Appendix C
Landscape Design Plan

PACIFIC ST.

XING

PED

STOP

STOP

1:12 ramps with landing

1:12 ramps with landing

27.45

38.70

43.70

+/- 18.15

18.98

2%

2%

34.29

1:12 ramp with landing

Entry to lifeguard facilities

Date palm in tree grate

Pebble seating nodes

19.52

Fixed elevation at water treatment device

15.77

Leased Space 15.77

5%

Seat wall

Seat wall

Steps (9)

14.77

Seat walls (18" tall, 3ft deep)

Metrosideros Shade tree

15.14

(E) JR. SEAU BEACH COMMUNITY CENTER

Trash receptacles

Metrosideros in tree grate

15.77

(2) Steps

14.77

Moveable table and chairs

Large shared dining tables

Hanging lights

1:12 ramp

Moveable lounge seating

THE STRAND

Pier View Way

Landscape Site Plan

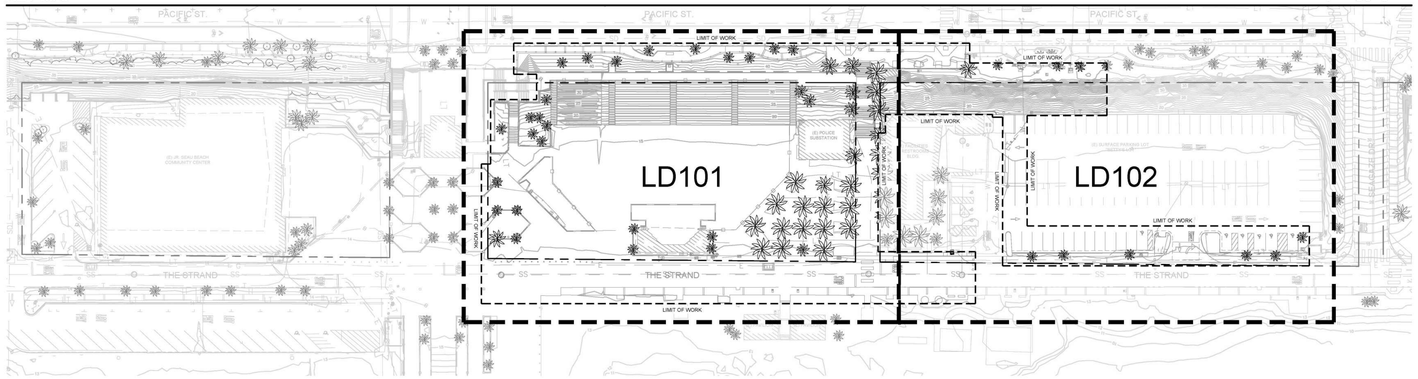
0 5 10 20
SCALE : 1" = 10'-0"

North

SCHMIDT DESIGN GROUP

KEY MAP

1" = 50'-0"



LANDSCAPE DEMOLITION NOTES

1. SUMMARY
   A. CLEAR AND GRUB THE PROJECT SITE PRIOR TO CONSTRUCTION, AS SPECIFIED HEREIN, AND AS NEEDED FOR A COMPLETE AND PROPER PREPARATION OF THE SITE.

   B. LOCATION AND ELEVATION OF ALL EXISTING IMPROVEMENTS WITHIN THE AREA OF WORK SHALL BE CONFIRMED BY FIELD MEASUREMENT PRIOR TO CONSTRUCTION OF NEW WORK.

   C. SEE CIVIL AND ARCHITECTURAL PLANS FOR ADDITIONAL DEMOLITION INFORMATION OF BUILDINGS, TEMPORARY FENCING, UTILITIES, ETC.

2. QUALITY ASSURANCE
   A. USE ADEQUATE NUMBERS OF SKILLED WORKPEOPLE WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIC REQUIREMENTS AND THE METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK OF THIS SECTION.

   B. NEITHER THE OWNER NOR THE ENGINEER OF WORK WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE.

3. PROJECT CONDITIONS
   A. TRAFFIC: CONDUCT SITE PREPARATION WORK TO ENSURE MINIMUM INTERFERENCE WITH EXISTING ROADS, STREETS, WALKS AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT EXISTING STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION.

   B. COMPLETE THE CLEARING AND SITE PREPARATION WORK BEFORE STARTING EARTHWORK. ERECT TEMPORARY BARRICADES, ENCLOSURES, AND PROTECTION OF ADJACENT PROPERTY AND EXISTING WORK BEFORE STARTING SITE CLEARING WORK.

   C. INSPECT AND REVIEW THE PROJECT SITE TO DETERMINE EXISTING CONDITIONS WHICH AFFECT CONSTRUCTION OPERATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL SUBSTRUCTURES, WHETHER SHOWN HEREON OR NOT, AND PROTECT THEM FROM DAMAGE. THE EXPENSE OF REPAIR OR REPLACEMENT OF SAID SUBSTRUCTURES SHALL BE BORNE BY THE CONTRACTOR.

   D. PROTECTION OF EXISTING TREES AND VEGETATION: PROTECT EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE, AGAINST CUTTING, BREAKING, OR SKINNING OF ROOTS, SKINNING AND BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE. PROVIDE TEMPORARY GUARDS TO PROTECT TREES AND VEGETATION TO REMAIN. SEE TREE PROTECTION NOTES ON THIS SHEET.

   E. STOCKPILE, STAGING AND CONSTRUCTION AREAS SHALL BE FENCED WITH 6' HT. FENCING PER THE REQUIREMENTS FOR FENCING AT THE LIMIT OF WORK LINE, SEE SPECIFICATIONS.

4. SITE CLEARING
   A. CLEAR THE PROJECT SITE OF SPECIFIED PLANT MATERIALS AND TREE STUMPS. (COMPLETELY REMOVE DEMO TREES AND ROOT MASS TO ALLOW FOR NEW TREE PLANTING). DISPOSE OF MATERIALS FROM THE CLEARING OPERATION OFF-SITE TO A LEGAL DISPOSAL AREA.

   B. REMOVE EXISTING WORK AND ITEMS WHICH ARE REQUIRED TO BE REMOVED IN SUCH MANNER THAT MINIMUM DAMAGE AND DISTURBANCE IS CAUSED TO ADJACENT AND CONNECTING WORK. CONTRACTOR SHALL REPAIR AT HIS/HER/ OWN EXPENSE ANY DAMAGES MADE TO EXISTING IMPROVEMENTS DURING MOBILIZATION, CONSTRUCTION OR THE ESTABLISHMENT PERIOD.

   C. ANY PLANT MATERIAL NOTED AS EXISTING TO REMAIN THAT IS REMOVED DURING SITE CLEARING WILL BE REPLACED WITH SIMILAR SPECIES OF SIMILAR SIZE. LANDSCAPE ARCHITECT TO REVIEW AND APPROVE ANY REPLACEMENT PLANT MATERIAL PRIOR TO PLANT PURCHASE.

5. IRRIGATION
   A. REMOVE EXISTING IRRIGATION HEADS AND VALVE BOXES IN AREAS INDICATED FOR REMOVAL. EXISTING SUBTERRANEAN IRRIGATION LATERALS AND MAINLINE TO BE ABANDONED IN PLACE. EXISTING SUBTERRANEAN AND MAINLINE SHALL BE REMOVED WHEN INTERFERENCE OCCURS WITH PROPOSED IMPROVEMENTS.

   B. CONTRACTOR TO PROVIDE TEMPORARY IRRIGATION SYSTEM OR HAND WATER AREAS AFFECTED DURING IRRIGATION DEMOLITION AND CONSTRUCTION.

TREE PROTECTION NOTES

1. TREE PROTECTION FENCE TO BE INSTALLED AT BOUNDARIES OF ALL CRITICAL ROOT ZONES WITHIN TREE DRIP CANOPY DRIP LINE OR 5X THE DIAMETER OF TREE TRUNK, WHICHEVER IS GREATER.
2. WHERE FEASIBLE, ALL WORK WITHIN CRITICAL ROOT ZONE SHALL BE DONE USING HAND TOOLS. WORK SHALL BE DONE IN A MANNER TO MINIMIZE DISTURBANCE OF TREE ROOTS AND SOIL.
3. DO NOT PRUNE OR TRIM TREES UNLESS INDICATED ON PLANS AS RECOMMENDED BY ARBORIST. CONSULT CERTIFIED ARBORIST FOR TRIMMING AND REMOVAL WORK. DO NOT SCUFF OR TEAR TREE ROOTS. DO NOT CUT OR DAMAGE ROOTS 1" IN DIAMETER OR LARGER.
4. EQUIPMENT AND VEHICLES SHALL STAY OUT OF CRITICAL ROOT ZONE TO AVOID SCORCHING OF FOLIAGE, TWIGS AND LIMBS CAUSED BY EXHAUST. DO NOT DAMAGE TREE TRUNKS AND LIMBS BY CONTACT WITH EQUIPMENT AND VEHICLES.
5. DO NOT DEPOSIT SOLVENTS, FUELS, POWDERED LIME OR OTHER HARMFUL MATERIALS IN OR NEAR TREE ROOT ZONE OR IN AREAS WHERE SUCH MATERIALS WILL LEAK OR WASH INTO TREE ROOT ZONE.
6. DO NOT PLACE SOIL IN EXCESS OF 3" ABOVE EXISTING GRADE IN CRITICAL ROOT ZONE.
7. DEMOLITION SHALL BE ACCOMPLISHED WITHOUT HARM TO TREE ROOTS AND SOILS. HEAVY EQUIPMENT MAY BE USED ONLY IF REMOVAL CAN BE ACCOMPLISHED WITHOUT DAMAGE TO TREE ROOTS AND SOILS. IF REMOVAL CANNOT BE ACCOMPLISHED WITHOUT DAMAGE TO TREE ROOTS AND SOILS, CONCRETE SHALL BE REMOVED BY HAND.
8. WHEN TRENCHING WITHIN CRITICAL ROOT ZONE, USE HAND TOOLS ONLY. TUNNEL UNDER AND AROUND ROOT 1" IN DIAMETER OR LARGER.
9. WHEN GRADING OR PLANTING WITHIN CRITICAL ROOT ZONE, USE HAND TOOLS ONLY. REMOVE EXISTING PLANT MATERIAL AND SOIL USING HAND TOOLS ONLY. REMOVE NO MORE THAN 2" SOIL AND REPLACE WITH NO MORE THAN A COMBINED TOTAL OF 4" PREPARED BEDDING MIX AND SURFACE MULCH. MULCH AND SOIL SHALL NOT CONTACT TREE TRUNKS OR COVER EXPOSED SURFACE ROOTS.
10. MACHINE TILLING IN TREE ROOT ZONE IS PROHIBITED. EXISTING SOIL MAY BE TILLED USING A HAND HELD FORK TO A MAXIMUM DEPTH OF 2".
11. ANY TREES DAMAGED DURING CONSTRUCTION WILL BE REMOVED AND REPLACED WITH SAME SPECIES OF EQUAL SIZE AND HEALTH (72" BOX MIN). LANDSCAPE ARCHITECT TO REVIEW AND APPROVE ANY REPLACEMENT PLANT MATERIAL PRIOR TO PLACEMENT.

LANDSCAPE DEMOLITION LEGEND

SYMBOL	DESCRIPTION
D-01A	CLEAR AND GRUB. REMOVE ALL EXISTING VEGETATION AND IRRIGATION EQUIPMENT, VALVES, AND ASSOCIATED VALVE BOXES, EXPOSED PIPE AND FITTINGS UNLESS NOTED OTHERWISE.
D-01B	CLEAR AND GRUB BLUFF AREAS. SELECTIVE REMOVAL OF EXISTING VEGETATION. LANDSCAPE ARCHITECT TO TAG FOR PRESERVATION OF EXISTING NATIVE SPECIES PRIOR TO CONSTRUCTION. REMOVE IRRIGATION EQUIPMENT, VALVES, ASSOCIATED VALVE BOXES, EXPOSED PIPE AND FITTINGS UNLESS NOTED OTHERWISE.
D-02	EXISTING ASPHALT TO BE RESTRIPED. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.
D-03	EXISTING BRICK PAVERS TO BE DEMOLISHED.
D-04	EXISTING CONCRETE PAVING TO BE DEMOLISHED. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.
D-05	EXISTING BRICK PAVERS TO BE REMAIN. PROTECT IN PLACE.
D-06	EXISTING TREE TO BE REMOVED; REMOVE IN ENTIRETY, GRIND STUMP 18" MINIMUM BELOW NEW PROPOSED FINISH GRADE
D-07	EXISTING TREE TO REMAIN. PROTECT IN PLACE.
D-08	EXISTING CONCRETE CURB TO BE DEMOLISHED.
D-09	EXISTING RAISED CONCRETE PLANTER WALL TO BE DEMOLISHED.
D-10	EXISTING BOLLARDS TO BE DEMOLISHED.
D-11	EXISTING POST AND CHAIN FENCING TO BE DEMOLISHED.
D-12	EXISTING UTILITY. SEE CIVIL PLANS FOR MORE INFORMATION.
D-13	EXISTING CRIB WALL TO REMAIN. PROTECT IN PLACE.
D-14	EXISTING RETAINING WALL TO BE DEMOLISHED.
D-15	EXISTING STRUCTURE TO BE DEMOLISHED. SEE ARCHITECTURAL DEMOLITION PLANS FOR MORE INFORMATION.
D-16	EXISTING BENCH TO BE REMOVED.
D-17	EXISTING TREE GRATE TO BE REMOVED.
D-18	EXISTING PEDESTRIAN LIGHTING TO BE DEMOLISHED.
D-19	EXISTING STEEL FENCE TO BE DEMOLISHED.
D-20	EXISTING CURB AND GUTTER TO REMAIN. PROTECT IN PLACE.
D-21	EXISTING PIPE GATE TO REMAIN. PROTECT IN PLACE.
D-22	EXISTING DECORATIVE CONCRETE PLANTER WALL TO BE DEMOLISHED.

LINETYPE LEGEND

- LIMIT OF WORK
- MATCHLINE
- PROPERTY LINE

SEE SHEET LD100 FOR LANDSCAPE DEMOLITION NOTES & LEGEND
SEE SHEETS LD101 - LD102 FOR LANDSCAPE DEMOLITION PLANS

BUILDING DEPARTMENT STAMP

CITY OF OCEANSIDE
300 NORTH COAST HIGHWAY
OCEANSIDE, CA 92054

PROJECT TITLE AND LOCATION

BEACHFRONT PHASE II PROJECTS
JUNIOR SEAU PIER AMPHITHEATER AND BANDSHELL
PACKAGE 2
301 NORTH STRAND
OCEANSIDE, CA 92054

ARCHITECT

JOHNSON FAVARO
Architecture and Urban Design
5898 Blackwelder Street
Culver City, CA 90232
(Tel) 310-559-5720

CONSULTANT

SCHMIDT DESIGN GROUP
1310 Rosecrans St., Suite G, San Diego, CA 92106
619.236.1462
LIC. CA 2138 | NV 219 | AZ 34139
SCHMIDTDESIGN.COM

STAMPS/SEALS

100% DESIGN DEVELOPMENT	08/30/24
100% SCHEMATIC DESIGN	04/10/24
PROGRAM CONFIRMATION	01/05/24

SHEET TITLE:

LANDSCAPE DEMOLITION NOTES & LEGEND

PROJECT NO.:	20-109	PROJECT ARCH:	JB
DRAWN:	VV, NM	CHECKED:	CT, JB

SHEET NUMBER

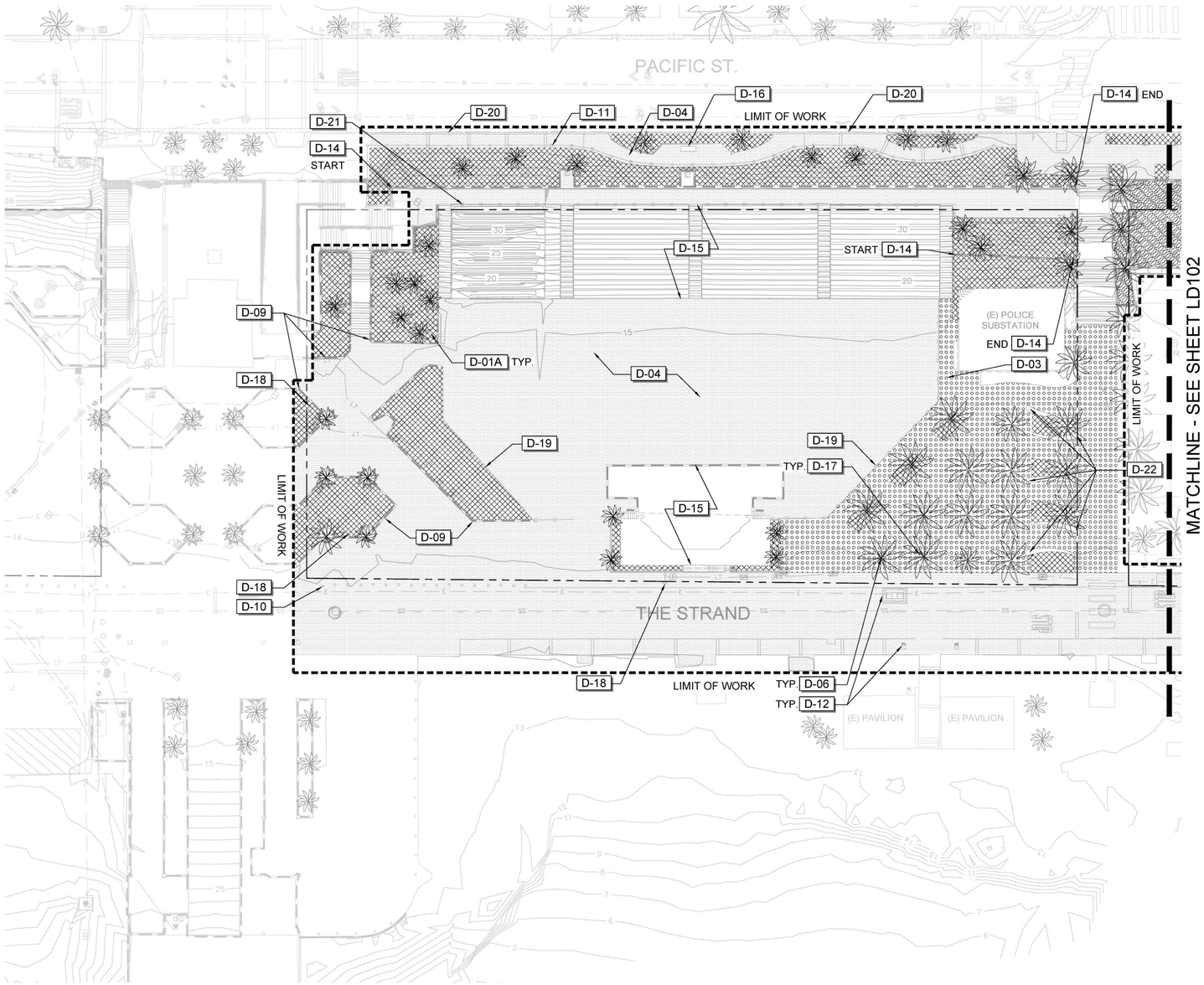
LD100

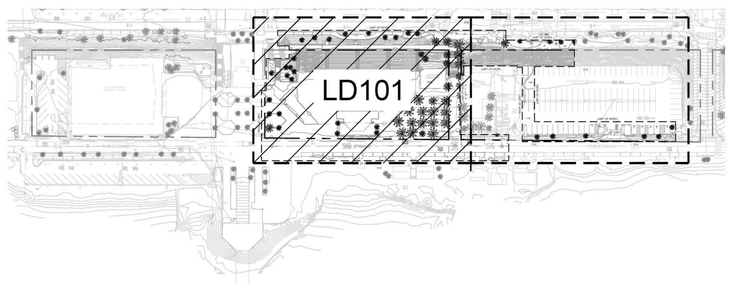
DATE: 08/30/24 SHEET: 1 OF: 15

PLOT DATE: 8/28/24

LANDSCAPE DEMOLITION LEGEND LD101

SYMBOL	DESCRIPTION
D-01A	CLEAR AND GRUB. REMOVE ALL EXISTING VEGETATION AND IRRIGATION EQUIPMENT, VALVES, AND ASSOCIATED VALVE BOXES, EXPOSED PIPE AND FITTINGS UNLESS NOTED OTHERWISE.
D-01B	CLEAR AND GRUB BLUFF AREAS. SELECTIVE REMOVAL OF EXISTING VEGETATION. LANDSCAPE ARCHITECT TO TAG FOR PRESERVATION OF EXISTING NATIVE SPECIES PRIOR TO CONSTRUCTION. REMOVE IRRIGATION EQUIPMENT, VALVES, ASSOCIATED VALVE BOXES, EXPOSED PIPE AND FITTINGS UNLESS NOTED OTHERWISE.
D-03	EXISTING BRICK PAVERS TO BE DEMOLISHED.
D-04	EXISTING CONCRETE PAVING TO BE DEMOLISHED. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.
D-06	EXISTING TREE TO BE REMOVED; REMOVE IN ENTIRETY, GRIND STUMP 18" MINIMUM BELOW NEW PROPOSED FINISH GRADE
D-09	EXISTING RAISED CONCRETE PLANTER WALL TO BE DEMOLISHED.
D-10	EXISTING BOLLARDS TO BE DEMOLISHED.
D-11	EXISTING POST AND CHAIN FENCING TO BE DEMOLISHED.
D-12	EXISTING UTILITY. SEE CIVIL PLANS FOR MORE INFORMATION.
D-14	EXISTING RETAINING WALL TO BE DEMOLISHED.
D-15	EXISTING STRUCTURE TO BE DEMOLISHED. SEE ARCHITECTURAL DEMOLITION PLANS FOR MORE INFORMATION.
D-16	EXISTING BENCH TO BE REMOVED.
D-17	EXISTING TREE GRATE TO BE REMOVED.
D-18	EXISTING PEDESTRIAN LIGHTING TO BE DEMOLISHED.
D-19	EXISTING STEEL FENCE TO BE DEMOLISHED.
D-20	EXISTING CURB AND GUTTER TO REMAIN. PROTECT IN PLACE.
D-21	EXISTING PIPE GATE TO REMAIN. PROTECT IN PLACE.
D-22	EXISTING DECORATIVE CONCRETE PLANTER WALL TO BE DEMOLISHED.





LINETYPE LEGEND

- LIMIT OF WORK
- MATCHLINE
- PROPERTY LINE

SEE SHEET LD100 FOR LANDSCAPE DEMOLITION NOTES & LEGEND
SEE SHEETS LD101 - LD102 FOR LANDSCAPE DEMOLITION PLANS

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

NORTH

PLOT DATE: 8/28/24

BUILDING DEPARTMENT STAMP

CITY OF OCEANSIDE
300 NORTH COAST HIGHWAY
OCEANSIDE, CA 92054

PROJECT TITLE AND LOCATION

BEACHFRONT PHASE II PROJECTS
JUNIOR SEAU PIER AMPHITHEATER AND BANDSHELL
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301 NORTH STRAND
OCEANSIDE, CA 92054

ARCHITECT

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CONSULTANT

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100% DESIGN DEVELOPMENT	08/30/24
100% SCHEMATIC DESIGN	04/10/24
PROGRAM CONFIRMATION	01/05/24

SHEET TITLE

LANDSCAPE DEMOLITION PLAN

PROJECT NO.:	20-109	PROJECT ARCH:	JB
DRAWN:	VV, NM	CHECKED:	CT, JB

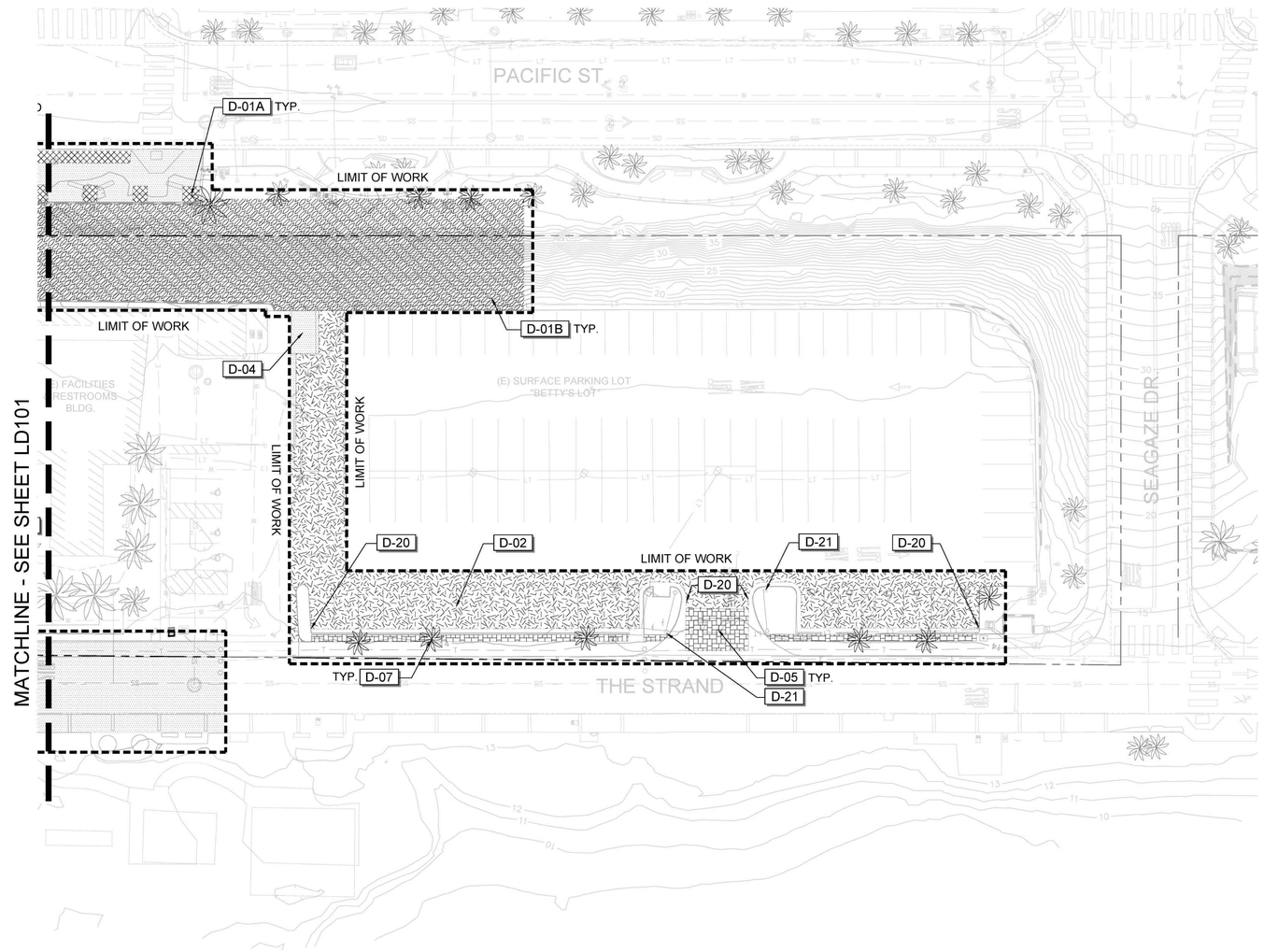
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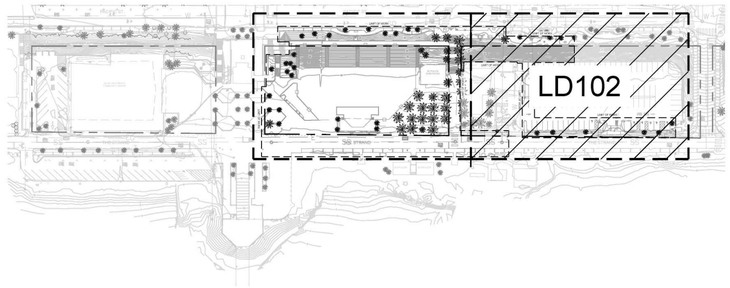
LD101

DATE: 08/30/24 SHEET: 2 OF: 15

LANDSCAPE DEMOLITION LEGEND LD102

SYMBOL	DESCRIPTION
D-01A	CLEAR AND GRUB. REMOVE ALL EXISTING VEGETATION AND IRRIGATION EQUIPMENT, VALVES, AND ASSOCIATED VALVE BOXES, EXPOSED PIPE AND FITTINGS UNLESS NOTED OTHERWISE.
D-01B	CLEAR AND GRUB BLUFF AREAS. SELECTIVE REMOVAL OF EXISTING VEGETATION. LANDSCAPE ARCHITECT TO TAG FOR PRESERVATION OF EXISTING NATIVE SPECIES PRIOR TO CONSTRUCTION. REMOVE IRRIGATION EQUIPMENT, VALVES, ASSOCIATED VALVE BOXES, EXPOSED PIPE AND FITTINGS UNLESS NOTED OTHERWISE.
D-02	EXISTING ASPHALT TO BE RESTRIPED. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.
D-04	EXISTING CONCRETE PAVING TO BE DEMOLISHED. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.
D-05	EXISTING BRICK PAVERS TO BE REMAIN. PROTECT IN PLACE.
D-07	EXISTING TREE TO REMAIN. PROTECT IN PLACE.
D-20	EXISTING CURB AND GUTTER TO REMAIN. PROTECT IN PLACE.
D-21	EXISTING PIPE GATE TO REMAIN. PROTECT IN PLACE.





LINETYPE LEGEND

- LIMIT OF WORK
- MATCHLINE
- PROPERTY LINE

SEE SHEET LD100 FOR LANDSCAPE DEMOLITION NOTES & LEGEND
SEE SHEETS LD101 - LD102 FOR LANDSCAPE DEMOLITION PLANS

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

NORTH

BUILDING DEPARTMENT STAMP

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300 NORTH COAST HIGHWAY
OCEANSIDE, CA 92054

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100% SCHEMATIC DESIGN	04/10/24
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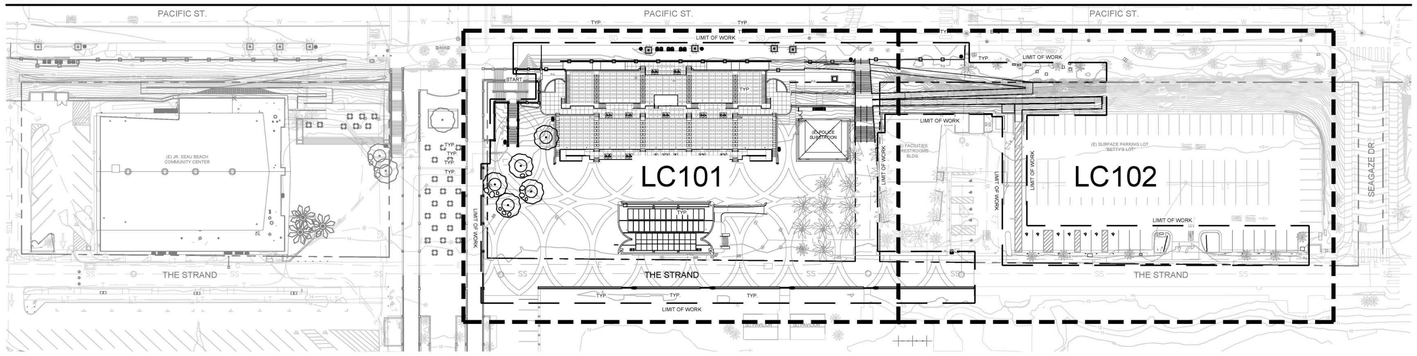
SHEET NUMBER

LD102

DATE: 08/30/24 SHEET: 3 OF: 15

PLOT DATE: 8/28/24

KEY MAP 1" = 50'-0"



LINETYPE LEGEND

- LIMIT OF WORK
- MATCHLINE
- PROPERTY LINE

AMERICANS WITH DISABILITIES NOTES:

1. ALL SLOPES SHOWN ON THIS PLAN WERE DESIGNED AT OR BELOW MAXIMUMS ALLOWED BY THE ACCESSIBILITY GUIDELINES. IN ORDER TO ALLOW FOR CONSTRUCTION TOLERANCES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE ACCESSIBILITY GUIDELINES AND IN THE EVENT THAT A DESIGN QUESTION SHOULD ARISE, OR A FIELD CONDITION PRESENTS ITSELF THAT IS DIFFERENT THAN SHOWN ON THESE PLANS, WORK SHOULD CEASE AND THE ENGINEER BE NOTIFIED SO THAT AN ACCEPTABLE SOLUTION CAN BE DETERMINED.
2. THE CONTRACTOR IS ADVISED TO CAREFULLY CHECK ALL PHASES OF WORK RELATING TO ACCESSIBILITY GUIDELINE ACCESS FOR THIS PROJECT. SINCE THE CODE DOES NOT ALLOW FOR A CONSTRUCTION TOLERANCE, THAT EXCEEDS MAXIMUM OR MINIMUM DIMENSIONS AND SLOPES AS CALLED OUT BY THE ACCESSIBILITY GUIDELINES ARE SUBJECT TO REJECTION BY THE CITY AND MAY BE REQUIRED TO BE REMOVED AND REPLACED.
3. SINCE THE CIVIL ENGINEER, SURVEYOR OR LANDSCAPE ARCHITECT CANNOT CONTROL THE EXACT METHODS OR MEANS USED BY THE GENERAL CONTRACTOR OR THEIR SUBCONTRACTOR DURING GRADING AND CONSTRUCTION OF THE PROJECT, THE CIVIL ENGINEER ASSUMES NO RESPONSIBILITY FOR FINAL ACCEPTANCE OF THE ACCESSIBILITY GUIDELINE RELATED ITEMS OF THIS PROJECT BY THE CITY, ANY OTHER AUTHORITY OR OTHER AFFECTED PARTIES.

COMPLIANCE WITH THE ACCESSIBILITY CODES AND STANDARDS CONSTRUCTION REQUIREMENTS WILL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THEIR SUB-CONTRACTORS.

CONSTRUCTION NOTES:

1. UNLESS SPECIFIED OTHERWISE, LANDSCAPE CONSTRUCTION AND LAYOUT WORK INCLUDES, BUT IS NOT LIMITED TO THE LOCATION, PLACEMENT AND DETAILING OF THE PAVING TO OCCUR ADJACENT TO THE BUILDING, CONCRETE MASONRY WALLS.
2. SEE ENGINEER'S PLAN FOR RETAINING WALLS, SITE DRAINAGE AND GRADING, FINISH GRADING, SITE UTILITY LAYOUT AND CONSTRUCTION.
3. DIMENSIONS INDICATED ON PLANS SHALL PREVAIL OVER PLAN SCALE. DIMENSIONS ARE TO FACES OF AND PERPENDICULAR FACE OF BUILDING WALLS UNLESS SHOWN OTHERWISE. ALL ANGLES AND CONNECTIONS ARE (90) DEGREES UNLESS NOTED OTHERWISE. WALKS CONNECTING DOORS ARE TO BE ALIGNED WITH FACE OF BUILDING UNLESS NOTED OTHERWISE.
4. ALL COORDINATE POINTS AND DIMENSIONS ARE TAKEN FROM THE BACK OF CURB UNLESS OTHERWISE NOTED.
5. EXPANSION JOINTS SHALL BE AS LOCATED ON THE PLANS AND WHERE CONCRETE MEETS EXISTING WALLS, PAVING, OR OTHER HARD SURFACES. EXPANSION JOINTS ON WALKS TO BE A MAXIMUM OF 30'-0" ON CENTER.
6. SCORE JOINTS SHALL BE AS SHOWN ON THE PLANS OR SET ON 5' ON CENTER SPACING AND ALIGN WITH BUILDING EDGES.
7. CONSTRUCT EXPANSION, WEAKENED-PLANE (CONTRACTION) AND CONSTRUCTION JOINTS IN ACCORDANCE WITH SECTION 303-5.4 OF (GREENBOOK) STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
8. ALL CONCRETE SHALL BE A MINIMUM STRENGTH OF 2500 PSI AT 28 DAYS FOR SIDEWALKS UNLESS OTHERWISE INDICATED. FINISH SHALL BE AS NOTED ON PLANS.
9. CONCRETE PAVING SHALL HAVE FINISHED GRADES SMOOTHED TO ELIMINATE PUDDLING OR STANDING WATER. ALL FINISH SURFACES SHALL MAINTAIN A 1.5% SLOPE AWAY FROM BUILDINGS AND WALLS INTO DRAINAGE STRUCTURES AND SHALL HAVE A MAX. CROSS SLOPE OF 1.5%. CONTRACTOR SHALL NOTIFY RESIDENT ENGINEER OF ANY CONFLICTS MAINTAINING DRAINAGE.
10. LAYOUT POINTS OF ALL RADIUS SHALL BE CONNECTED BY SMOOTH EVEN LINES TO CREATE THE CURVED CONFIGURATION AS SHOWN ON THE PLANS.
11. SEE IRRIGATION PLANS FOR SLEEVE LOCATIONS PRIOR TO CONSTRUCTION.
12. SEE ELECTRICAL PLANS FOR CONDUIT AND LIGHT POLE LOCATIONS PRIOR TO CONSTRUCTION.
13. ANTI-GRAFFITI COATING TO BE APPLIED TO VERTICAL AND HORIZONTAL SURFACES OF FREESTANDING AND RETAINING WALLS:
    - 13.1. ONE (1) COAT OF AQUA-TRETE CONCENTRATE (ATC)
      - 13.1.1. POURED IN PLACE CONCRETE WALLS OR STUCCO WALLS: APPLY TO SUBSTRATE AT A DILUTION RATIO OF 12 PARTS WATER TO 1 PART ATC. ALLOW CURE OF 24 HOURS.
      - 13.1.2. PRECISION BLOCK WALLS AND PRECAST CONCRETE CAPS: APPLY TO SUBSTRATE AT A DILUTION RATION OF 9 PARTS WATER TO 1 PART ATC. ALLOW CURE OF 24 HOURS.
    - 13.2. TWO (2) COATS OF PROTECTOSIL ANTI-GRAFFITI (PAG) NEAT (APPLIED WITH AN HVLP SPRAY APPARATUS ONLY).

    AVAILABLE THROUGH EVONIK, CONTACT THE MANUFACTURER'S REPRESENTATIVE: MICHAEL HYDUK SPECIFIED PRODUCTS INC. 619-889-2012 Michael@specifiedproductswp.com
14. NO DEVIATIONS FROM PLANS SHALL OCCUR WITHOUT APPROVAL OF THE RESIDENT ENGINEER.
15. ANY PROPOSED WORK THAT IS INCONSISTENT WITH COMMON, SAFE CONSTRUCTION PRACTICES SHALL BE BROUGHT TO THE ATTENTION OF THE RESIDENT ENGINEER PRIOR TO COMMENCING WITH CONSTRUCTION.
16. CONTRACTOR SHALL VISIT SITE AND VERIFY ALL FIELD CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
17. CONTRACTOR SHALL REVIEW PLANS AND DETAILS TO ASCERTAIN LOCATIONS NECESSARY TO PROVIDE ELECTRICAL CONNECTIONS TO POWER IRRIGATION, LIGHTING, ETC.
18. CONTRACTOR SHALL DETERMINE THE LOCATION AND DEPTH OF ALL SITE UTILITIES PRIOR TO CONSTRUCTION. NOTIFY RESIDENT ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
19. THE CONTRACTOR SHALL HAVE RESIDENT ENGINEER VERIFY ALL CONSTRUCTION STAKING LOCATIONS PRIOR TO INSTALLATION OF CONCRETE & D.G. PAVING.
20. ALL HARDWARE SUCH AS NAILS, BOLTS, FASTENERS ETC. SHALL BE HOT DIPPED GALVANIZED UNLESS OTHERWISE NOTED.
21. THE CONTRACTOR SHALL PROVIDE A 3'X3' MOCK UP OF ALL PAVING MATERIALS AND SEAT WALLS FOR APPROVAL BY THE RESIDENT ENGINEER AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
22. THE CONTRACTOR SHALL REVIEW ALL PLANS AND SPECIFICATIONS BEFORE BEGINNING WORK. REFER TO TECHNICAL SPECIFICATIONS AND CONSTRUCTION DETAILS FOR INSTALLATION PROCEDURES.
23. UPON AWARD OF BID AND PRIOR TO COMMENCING WORK, THE CONTRACTOR IS TO PROVIDE FOR APPROVAL BY THE RESIDENT ENGINEER A 'PLAN OF ACTION' FOR IRRIGATION WATERING DURING THE COURSE OF CONSTRUCTION.
24. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE GEOTECHNICAL SOILS REPORT PRIOR TO PERFORMING NEW WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE AWARE OF THE EXISTING SOILS CONDITIONS WITHIN THE LIMITS OF WORK AND TO IMPLEMENT ALL EQUIPMENT REQUIRED TO PERFORM CONTRACT WORK IN EXISTING CONDITIONS.
25. DECORATIVE/ENHANCED CONCRETE SHALL BE REQUIRED TO MEET THE CALIFORNIA ACCESSIBILITY CODE (CALDAG) AND AMERICAN DISABILITY ACT (MOST CURRENT EDITIONS) WHERE APPLICABLE.

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)227-2600
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 LANDSCAPE ARCHITECT (LA'S PHONE # HERE).
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.
6. THE CONTRACTOR MUST NOTIFY THE CITY LANDSCAPE INSPECTOR (760-435-5098 OR 760-435-5081) 48 HOURS (TWO WORKING DAYS) PRIOR TO STARTING CONSTRUCTION. WITHIN THE 48 HOURS (2 WORKING DAYS) NOTICE, PRIOR TO BEGINNING LANDSCAPE CONSTRUCTION, THE JOB SUPERINTENDENT, LANDSCAPE CONTRACTOR, LANDSCAPE ARCHITECT OF WORK, AND THE CITY LANDSCAPE INSPECTOR SHALL MEET FOR A PRE-CONSTRUCTION SITE MEETING. ANY WORK NOT MEETING THE APPROVAL OF THE OWNER, OWNER'S REPRESENTATIVE OR THE APPROVED LANDSCAPE PLAN SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
7. ALL PROPERTY AND LOT LINES SHALL BE VERIFIED AND MARKED IN AN OBVIOUS MANNER PRIOR TO CONSTRUCTION.
8. A SOILS REPORT SHALL BE PREPARED BY (NAME OF SOILS LAB HERE). 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. CONTACT THE LANDSCAPE ARCHITECT (LA'S PHONE # HERE) FOR A COPY OF THE SOILS ANALYSIS, DATED (XX/XX/XX), 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, AND THE CITY OF OCEANSIDE GUIDELINES AND SPECIFICATIONS FOR LANDSCAPE DEVELOPMENT (1985, ADDENDA 1997) SHALL BE AT THE JOB SITE LOCATION 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. TURFED AREAS SHALL HAVE A MAXIMUM DESIGN SLOPE OF 4:1. 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. FOR DETAILS NOT REFERENCED OR SHOWN ON THESE PLANS, PLEASE REFER TO MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION.
16. 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 I HAVE RECEIVED FROM THE PROJECT ENGINEER OF WORK. I HAVE VERIFIED THAT THESE PLANS MEET THE REQUIREMENTS OF SAID POLICY.
17. 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.
18. LANDSCAPE CONTRACTOR SHALL PROVIDE CONTROLLER AND/ OR FLOW SENSOR CERTIFICATION (IF APPLICABLE) PRIOR TO TERMINATION OF CONTRACTOR'S MAINTENANCE PERIOD.

LANDSCAPE CONSTRUCTION LEGEND

SYMBOL		DESCRIPTION	DETAIL
	1A	4" PEDESTRIAN CONCRETE PAVING. COLOR: NATURAL GREY. FINISH: MEDIUM BROOM.	1/LC200
	1B	4" ENHANCED PEDESTRIAN CONCRETE PAVING. COLOR: INTEGRAL COLOR. AVAILABLE THROUGH DAVIS COLORS OR APPROVED EQUAL. FINISH: TOPCAST.	
	2	7" VEHICULAR CONCRETE PAVING. COLOR: INTEGRAL COLOR. AVAILABLE THROUGH: DAVIS COLORS OR APPROVED EQUAL. FINISH: TOPCAST.	
	3A	EXPANSION JOINT	2/LC200
	3B	SCORE JOINT	2/LC200
	4	18" WIDE LINEAR POURED-IN-PLACE ENHANCED CONCRETE BENCH. FINISH: TBD. COLOR: INTEGRAL COLOR BY DAVIS COLORS.	5/LC200
	5	SCULPTURAL PEBBLE SEATING. MODEL: SOMA STONE. SIZES: XS, S, M, L. COLOR: TBD. FINISH: TBD. AVAILABLE THROUGH: MANOS OR APPROVED EQUAL. PHONE: (510) 534-7141.	6/LC200
	6A	TRASH AND RECYCLING RECEPTACLE WITH RAIN COVER. MODEL: QR-ME253641W. FINISH: TBD. COLOR: TBD. MOUNT: SURFACE MOUNT. AVAILABLE THROUGH: QCP OR APPROVED EQUAL. PHONE: (866) 703-3434.	
	6B	TRASH RECEPTACLE ON PACIFIC ST. MODEL NO: QR-CE3036W-A25. AVAILABLE THROUGH: QCP OR APPROVED EQUAL. PHONE: (866) 703-3434.	
	7	42" HT. GUARDRAIL. CONCRETE POST AND 316 GRADE STAINLESS STEEL CABLE. RAIL EXTERIOR ENAMEL PAINT COLOR: TBD. FINISH: TBD. AVAILABLE THROUGH: TBD.	7/LC200
	8A	10 FT. DIA. ROUND TREE GRATE. COLOR: TBD. AVAILABLE THROUGH: IRON AGE DESIGNS OR APPROVED EQUAL. PHONE: (877) 418-3568.	3/LC200
	8B	5' X 5' SQUARE TREE GRATE	3/LC200
	9	WOOD AND METAL ADIRONDACK CHAIR. MODEL: AC-46ER-CHR. WOOD FINISH: THERMALLY MODIFIED WOOD SLATS. POWDER COAT FINISH: TBD. AVAILABLE THROUGH: SITE PIECES. PHONE: (800) 484-0797.	
	10	6' WIDE WOOD AND CONCRETE BENCH. AVAILABLE THROUGH: TBD.	
	11	TRENCH DRAIN. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.	SEE CIVIL PLANS
	12	PROPOSED TREE. SEE PLANTING PLANS FOR ADDITIONAL INFORMATION.	SEE PLANTING PLANS
	13	PROPOSED STAIRS. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.	SEE ARCH PLANS
	14	PROPOSED ADA RAMP. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.	SEE ARCH PLANS
	15	PROPOSED AMPHITHEATER. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.	SEE ARCH PLANS
	16	PROPOSED BAND SHELL. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.	SEE ARCH PLANS
	17	EXISTING PALM TREE TO REMAIN. PROTECT IN PLACE.	EXISTING
	18	EXISTING CURB AND GUTTER TO REMAIN. PROTECT IN PLACE.	EXISTING
	19	EXISTING PIPE GATE TO REMAIN. PROTECT IN PLACE.	EXISTING
	20	PROPOSED PARKING RESTRIPING. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.	SEE CIVIL PLANS
	21	PROPOSED CURB AND RAMP. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.	SEE CIVIL PLANS
	PA	PLANTING AREA. SEE LANDSCAPE PLANTING PLANS FOR ADDITIONAL INFORMATION.	SEE PLANTING PLANS

SEE SHEET LC100 FOR LANDSCAPE CONSTRUCTION NOTES & LEGEND
SEE SHEETS LC101 - LC102 FOR LANDSCAPE CONSTRUCTION PLANS
SEE SHEET LC200 FOR LANDSCAPE CONSTRUCTION DETAILS

BUILDING DEPARTMENT STAMP

CITY OF OCEANSIDE
300 NORTH COAST HIGHWAY
OCEANSIDE, CA 92054

PROJECT TITLE AND LOCATION

BEACHFRONT PHASE II PROJECTS
JUNIOR SEAU PIER AMPHITHEATER AND BANDSHELL
PACKAGE 2
301 NORTH STRAND
OCEANSIDE, CA 92054

ARCHITECT

JOHNSON FAVARO
Architecture and Urban Design
5898 Blackwelder Street
Culver City, CA 90232
(Tel) 310-559-5720

CONSULTANT

SCHMIDT DESIGN GROUP
1310 Rosecrans St., Suite G, San Diego, CA 92106
619.236.1462
LIC. CA 2138 | NV 219 | AZ 34139
SCHMIDTDESIGN.COM

STAMPS/SEALS

100% DESIGN DEVELOPMENT	08/30/24
100% SCHEMATIC DESIGN	04/10/24
PROGRAM CONFIRMATION	01/05/24

SHEET TITLE:

LANDSCAPE CONSTRUCTION NOTES & LEGEND

PROJECT NO.:	20-109	PROJECT ARCH:	JB
DRAWN:	VV, NM	CHECKED:	CT, JB

SHEET NUMBER

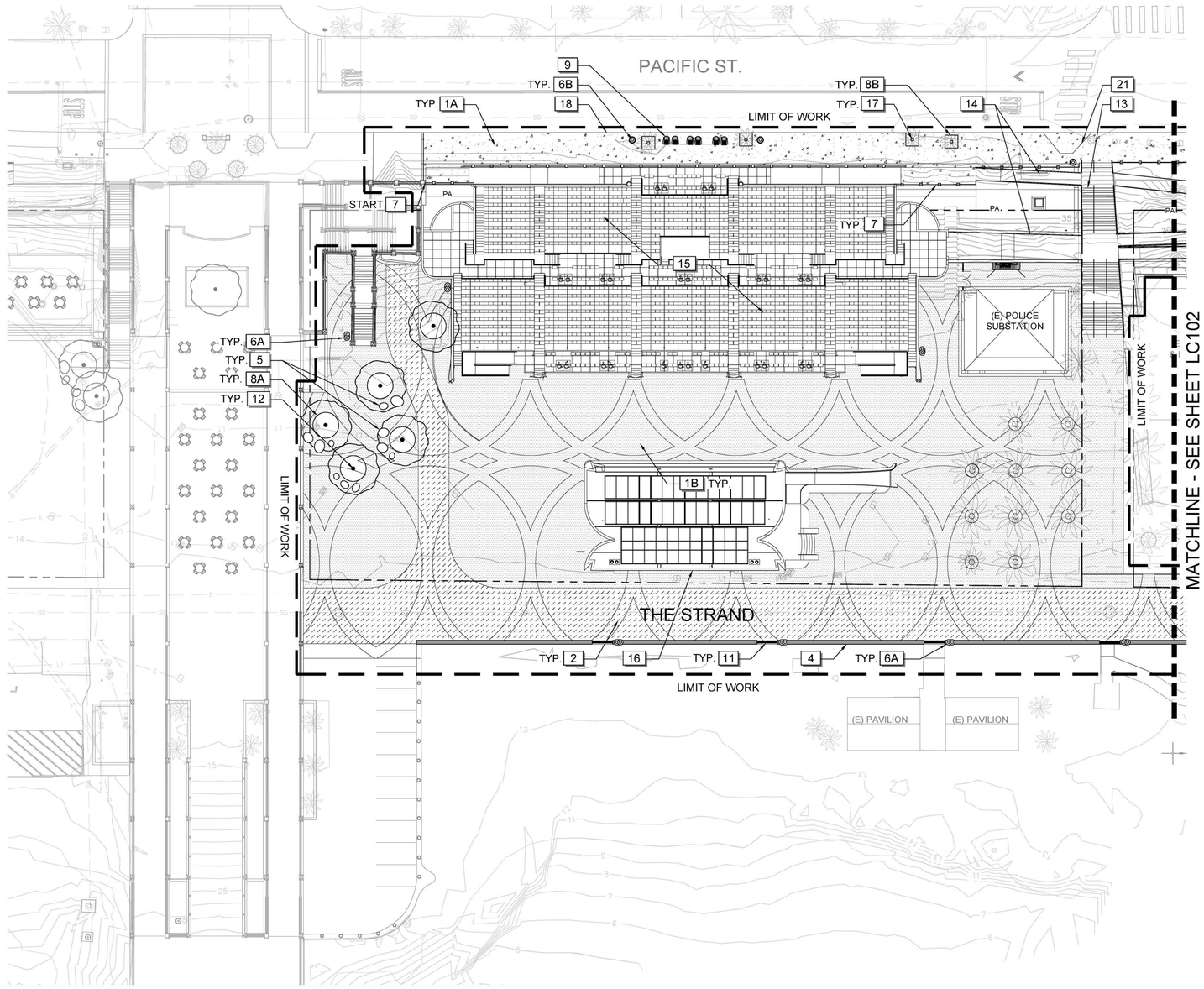
LC100

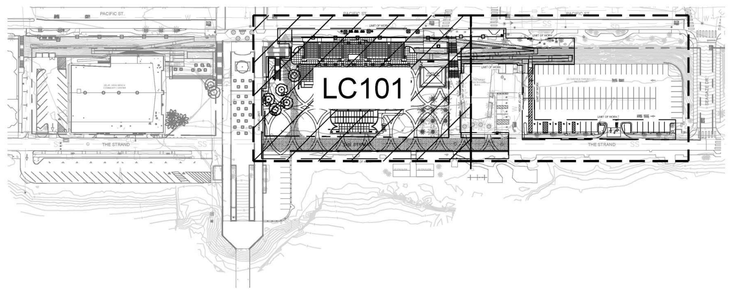
DATE: 08/30/24 SHEET: 4 OF: 15

PLOT DATE: 8/28/24

LANDSCAPE CONSTRUCTION LEGEND - LC101

SYMBOL		DESCRIPTION
	1A	4" PEDESTRIAN CONCRETE PAVING. COLOR: NATURAL GREY. FINISH: MEDIUM BROOM.
	1B	4" ENHANCED PEDESTRIAN CONCRETE PAVING. COLOR: INTEGRAL COLOR. AVAILABLE THROUGH DAVIS COLORS OR APPROVED EQUAL. FINISH: TOPCAST.
	2	7" VEHICULAR CONCRETE PAVING. COLOR: INTEGRAL COLOR. AVAILABLE THROUGH: DAVIS COLORS OR APPROVED EQUAL. FINISH: TOPCAST.
	4	18" WIDE LINEAR POURED-IN-PLACE ENHANCED CONCRETE BENCH. FINISH: TBD. COLOR: INTEGRAL COLOR BY DAVIS COLORS.
	5	SCULPTURAL PEBBLE SEATING. MODEL: SOMA STONE. SIZES: XS, S, M, L. COLOR: TBD. FINISH: TBD. AVAILABLE THROUGH: MANOS OR APPROVED EQUAL. PHONE: (510) 534-7141.
	6A	TRASH AND RECYCLING RECEPTACLE WITH RAIN COVER. MODEL: QR-ME253641W. FINISH: TBD. COLOR: TBD. MOUNT: SURFACE MOUNT. AVAILABLE THROUGH: QCP OR APPROVED EQUAL. PHONE: (866) 703-3434.
	6B	TRASH RECEPTACLE ON PACIFIC ST. MODEL NO: QR-CE3036W-A25. AVAILABLE THROUGH: QCP OR APPROVED EQUAL. PHONE: (866) 703-3434.
	7	42" HT. GUARDRAIL. CONCRETE POST AND 316 GRADE STAINLESS STEEL CABLE. RAIL EXTERIOR ENAMEL PAINT COLOR: TBD. FINISH: TBD. AVAILABLE THROUGH: TBD.
	8A	10 FT. DIA. ROUND TREE GRATE. COLOR: TBD. AVAILABLE THROUGH: IRON AGE DESIGNS OR APPROVED EQUAL. PHONE: (877) 418-3568.
	8B	5' X 5' SQUARE TREE GRATE
	9	WOOD AND METAL ADIRONDACK CHAIR. MODEL: AC-46ER-CHR. WOOD FINISH: THERMALLY MODIFIED WOOD SLATS. POWDER COAT FINISH: TBD. AVAILABLE THROUGH: SITE PIECES. PHONE: (800) 484-0797.
	11	TRENCH DRAIN. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.
	12	PROPOSED TREE. SEE PLANTING PLANS FOR ADDITIONAL INFORMATION.
	13	PROPOSED STAIRS. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
	14	PROPOSED ADA RAMP. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
	15	PROPOSED AMPHITHEATER. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
	16	PROPOSED BAND SHELL. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
	17	EXISTING PALM TREE TO REMAIN. PROTECT IN PLACE.
	18	EXISTING CURB AND GUTTER TO REMAIN. PROTECT IN PLACE.
	21	PROPOSED CURB AND RAMP. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.
	PA	PLANTING AREA. SEE LANDSCAPE PLANTING PLANS FOR ADDITIONAL INFORMATION.





LINETYPE LEGEND

- LIMIT OF WORK
- MATCHLINE
- PROPERTY LINE

SEE SHEET LC100 FOR LANDSCAPE CONSTRUCTION NOTES & LEGEND
SEE SHEETS LC101 - LC102 FOR LANDSCAPE CONSTRUCTION PLANS
SEE SHEET LC200 FOR LANDSCAPE CONSTRUCTION DETAILS

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

NORTH

PLOT DATE: 8/28/24

BUILDING DEPARTMENT STAMP

CITY OF OCEANSIDE
300 NORTH COAST HIGHWAY
OCEANSIDE, CA 92054

PROJECT TITLE AND LOCATION

BEACHFRONT PHASE II PROJECTS
JUNIOR SEAU PIER AMPHITHEATER AND BANDSHELL
PACKAGE 2
301 NORTH STRAND
OCEANSIDE, CA 92054

ARCHITECT

JOHNSON FAVARO
Architecture and Urban Design
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CONSULTANT

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1310 Rosecrans St., Suite G, San Diego, CA 92106
619.236.1462
LIC. CA 2138 | NV 219 | AZ 34139
SCHMIDTDESIGN.COM

STAMPS/SEALS

100% DESIGN DEVELOPMENT	08/30/24
100% SCHEMATIC DESIGN	04/10/24
PROGRAM CONFIRMATION	01/05/24

SHEET TITLE:

LANDSCAPE CONSTRUCTION PLAN

PROJECT NO.:	20-109	PROJECT ARCH:	JB
DRAWN:	VV, NM	CHECKED:	CT, JB

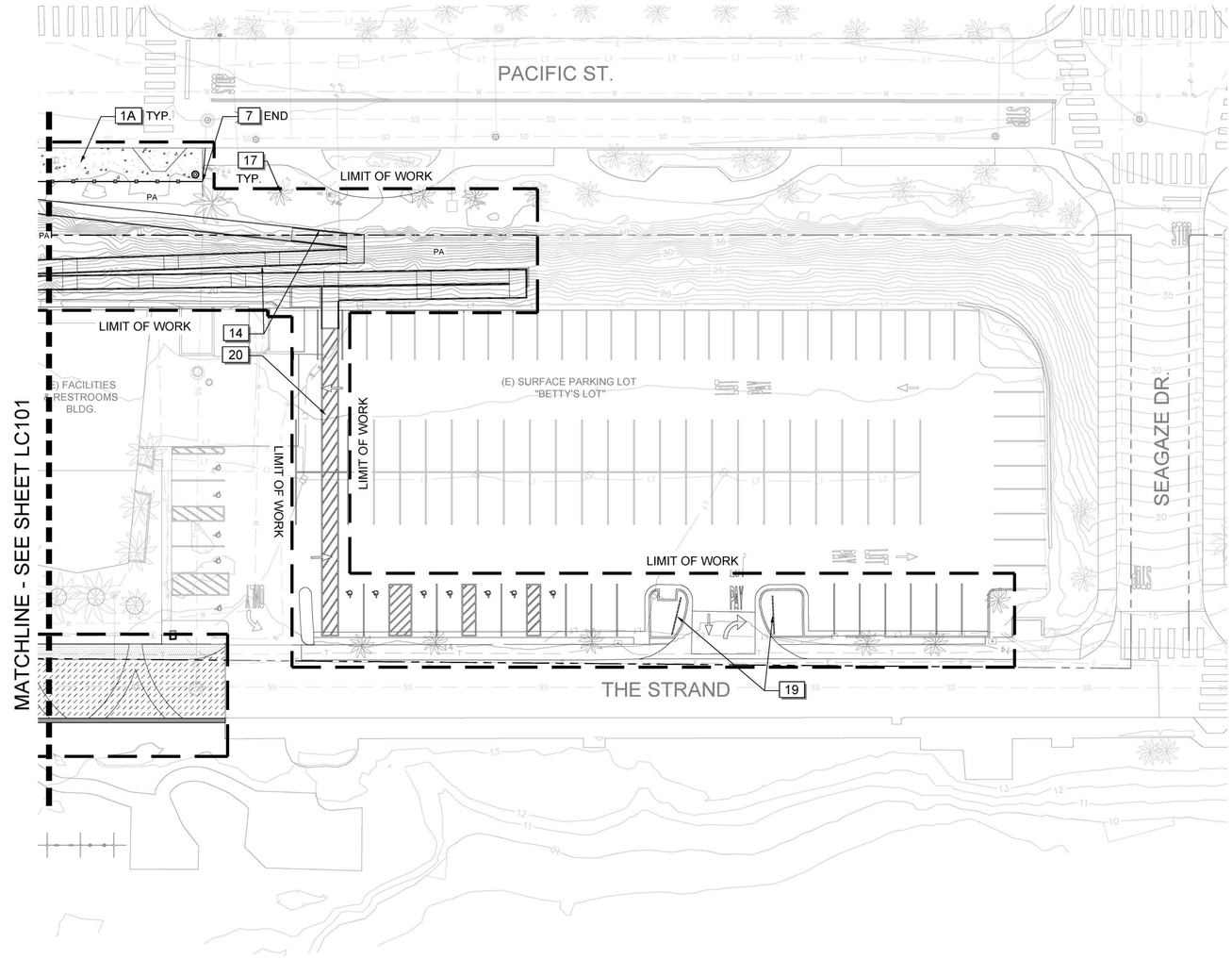
SHEET NUMBER

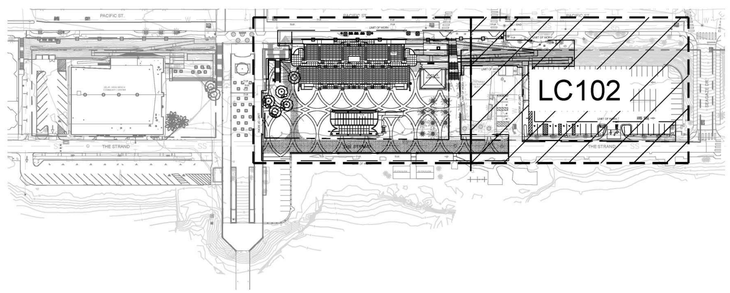
LC101

DATE: 08/30/24 SHEET: 5 OF: 15

LANDSCAPE CONSTRUCTION LEGEND - LC102

SYMBOL		DESCRIPTION
	1A	4" PEDESTRIAN CONCRETE PAVING. COLOR: NATURAL GREY. FINISH: MEDIUM BROOM.
	7	42" HT. GUARDRAIL. CONCRETE POST AND 316 GRADE STAINLESS STEEL CABLE. RAIL EXTERIOR ENAMEL PAINT COLOR: TBD. FINISH: TBD. AVAILABLE THROUGH: TBD.
	14	PROPOSED ADA RAMP. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
	17	EXISTING PALM TREE TO REMAIN. PROTECT IN PLACE.
	19	EXISTING PIPE GATE TO REMAIN. PROTECT IN PLACE.
	20	PROPOSED PARKING RESTRIPING. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.
PA		PLANTING AREA. SEE LANDSCAPE PLANTING PLANS FOR ADDITIONAL INFORMATION.





LINETYPE LEGEND

- LIMIT OF WORK
- MATCHLINE
- PROPERTY LINE

SEE SHEET LC100 FOR LANDSCAPE CONSTRUCTION NOTES & LEGEND
SEE SHEETS LC101 - LC102 FOR LANDSCAPE CONSTRUCTION PLANS
SEE SHEET LC200 FOR LANDSCAPE CONSTRUCTION DETAILS

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

NORTH

BUILDING DEPARTMENT STAMP

CITY OF OCEANSIDE
300 NORTH COAST HIGHWAY
OCEANSIDE, CA 92054

PROJECT TITLE AND LOCATION

BEACHFRONT PHASE II PROJECTS
JUNIOR SEAU PIER AMPHITHEATER AND BANDSHELL
PACKAGE 2
301 NORTH STRAND
OCEANSIDE, CA 92054

ARCHITECT

JOHNSON FAVARO
Architecture and Urban Design
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(Tel) 310-559-5720

CONSULTANT

SCHMIDT DESIGN GROUP
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LIC. CA 2138 | NV 219 | AZ 34139
SCHMIDTDESIGN.COM

STAMPS/SEALS

100% DESIGN DEVELOPMENT	08/30/24
100% SCHEMATIC DESIGN	04/10/24
PROGRAM CONFIRMATION	01/05/24

SHEET TITLE:

LANDSCAPE CONSTRUCTION PLAN

PROJECT NO.:	20-109	PROJECT ARCH:	JB
DRAWN:	VV, NM	CHECKED:	CT, JB

SHEET NUMBER

LC102

DATE: 08/30/24 SHEET: 6 OF: 15

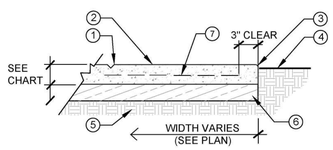
PLOT DATE: 8/28/24

LEGEND:

1. SCORE LINES AND EXPANSION JOINTS PER SOILS REPORT.
2. CONCRETE PAVING - PER CHART
3. 1/2 RAD. ON ALL OUTSIDE EDGES.
4. FINISH GRADE 1" BELOW EDGE OF PAVING IN TURF AREAS TO HAVE SOD, 2" IN SHRUB BEDS.
5. COMPACTED SUBGRADE PER SOILS REPORT.
6. BASE MATERIAL - PER CHART. CLASS II AGGREGATE TYPICAL.
7. REBAR - SEE CHART FOR SIZE

NOTES:

A. AT A MINIMUM PROVIDE THE FOLLOWING: CONSTRUCTION JOINTS: 10' O.C. EXPANSION JOINTS: 30' O.C.
B. ALL REINFORCEMENT MUST BE CENTERED IN CONCRETE PROFILE.
C. CONCRETE COLOR AND FINISH PER PLAN.
D. CONTRACTOR TO FOLLOW RECOMMENDATIONS OF SOILS REPORT AND/OR STRUCTURAL ENGINEER.



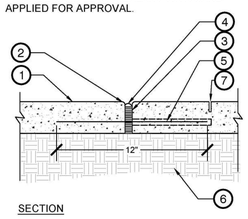
CONCRETE PAVING CHART			
TYPE	THICKNESS	STRENGTH	REBAR
PEDESTRIAN CONCRETE WALKS & SLABS	4" MIN. OVER NATIVE	520-C-2500	#3 BAR AT 18" O.C. BOTH WAYS
VEHICULAR CONCRETE	6" MIN. OVER 6" CLASS II BASE	520-C-4000	#4 BAR AT 18" O.C. BOTH WAYS

1 CONCRETE PAVING

NO SCALE

NOTES:

A. SEE LANDSCAPE CONSTRUCTION PLAN FOR EXPANSION JOINT LOCATIONS
B. AT A MINIMUM PROVIDE EXPANSION JOINTS FOR EVERY 400 SF OF CONTIGUOUS CONCRETE PAVING OR 30' O.C.
C. SAND DRESS ALL EXPANSION JOINTS. COLOR TO MATCH ADJACENT CONCRETE. PROVIDE SAMPLE OF SEALANT WITH SAND APPLIED FOR APPROVAL.



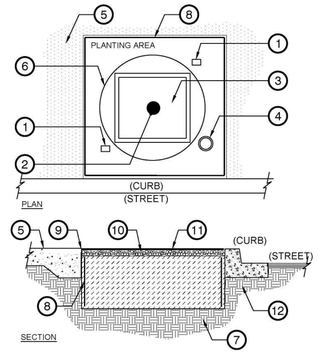
SECTION

LEGEND:

1. CONCRETE PAVING PER PLAN
2. 1/8" RADIUS - 1/4" DEPTH TOOLED EDGE
3. 1/4" FELT EXPANSION JOINT
4. POLYURETHANE SEALANT 'SONNEBORN' SL-2 SLOPE GRADE - CONFORM TO ASTM C920 TYPE M - GRADE T
5. 1/2" X 12" LONG SPEED DOWEL AT 36" ON CENTER MAX., ONE SIDE WITHIN SLEEVE FOR MOVEMENT AT ALL EXPANSION JOINTS
6. NATIVE SUBGRADE COMPACTED TO 90% RELATIVE COMPACTION, PER GEOTECH REPORT
7. SCORE LINE, SAW CUT AT 1" DEPTH TYPICAL OR 1/4" DEPTH OF CONCRETE PAVING BY 1/8" WIDE

2 EXPANSION / SCORE JOINT

NOT TO SCALE



LEGEND

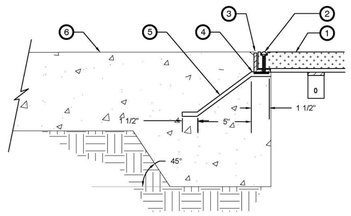
1. BUBBLER, SEE IRRIGATION DETAILS
2. TREE TRUNK, CENTERED IN TREE GRATE OPENING
3. TREE PLANTING IN TREE GRATE
4. DRAIN ASSEMBLY AT LOW CORNER OF CUT OUT
5. ADJACENT PAVING PER PLANS
6. ROOT BALL SIZE PER PLANTING LEGEND
7. PLANTING BACKFILL
8. ROOT BARRIER, TYP.
9. TREE GRATE ATTACHMENT, SEE DETAIL THIS SHEET
10. PEA GRAVEL TO BOTTOM OF GRATE
11. TREE GRATE PER LEGEND
12. 90% COMPACTED SUBGRADE

NOTES:

A. TREE GRATE SHALL BE LOCATED AS SHOWN ON PLAN. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND DETAILS WITH FRAME EMBEDDED IN CONCRETE EDGE.
B. LOCATE TREES IN CENTER OF GRATE, TYP.
C. TREE GRATE SHALL HAVE GALVANIZED, ANTI-PILFER HARDWARE. PAINT EXPOSED HARDWARE TO MATCH GRATE.
D. ALL TREES GRATES SHOULD BE FACTORY APPLIED FINISH, CONSISTING OF A MINIMUM OF ONE COAT PRIMER AND ONE COAT BLACK ENAMEL. TOP FINISH SHALL BE A SLIP RESISTANT COATING. SLIP RESISTANT COATING SHALL BE "SHARKGRIP", BY SHERWIN WILLIAMS OR APPROVED EQUAL. WHEN APPLIED FOLLOWING MANUFACTURERS INSTRUCTIONS, THE SLIP RESISTANT COATING SHALL PROVIDE A MINIMUM STATIC COEFFICIENT OF 0.6 OR THE MINIMUM RECOMMENDATION FOR COMPLIANCE WITH CALIFORNIA TITLE 24 OR THE ADAAG REQUIREMENTS, WHICH EVER IS MOST STRINGENT.

3 TREE GRATE INSTALLATION

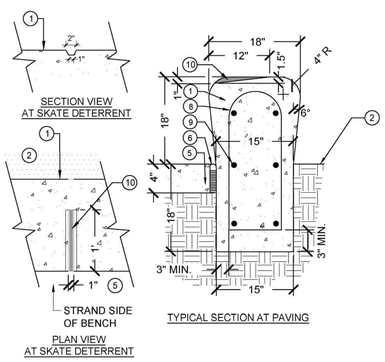
NO SCALE



LEGEND

1. TREE GRATE, SEE DETAIL.
2. ANTI-PILFER BOLT
3. STEEL ANGLE FRAME
4. BLOCK OUT UNDER FRAME WITH 1/4" MIN. MATERIALS SUCH AS WOOD OR FOAM BEFORE CONCRETE IS POURED
5. 4" REBAR
6. ADJACENT CONCRETE PAVING SEE PLANS
7. 90% COMPACTED SUBGRADE
8. SLOT, TYP.

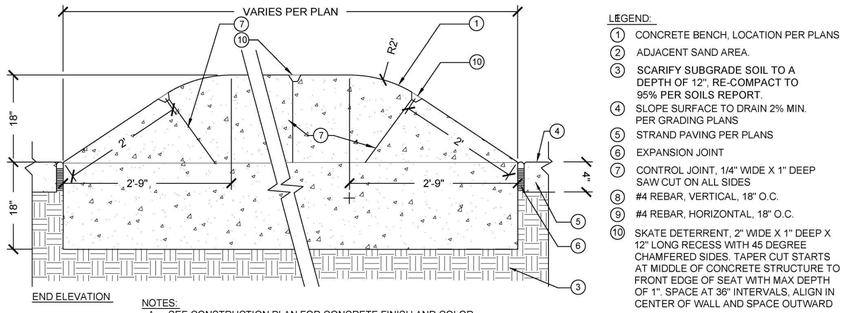
4 TREE GRATE ATTACHMENT



TYPICAL SECTION AT PAVING

5 POURED IN PLACE CONCRETE BENCH

1" = 1'-0"



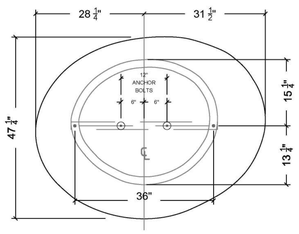
END ELEVATION

NOTES:

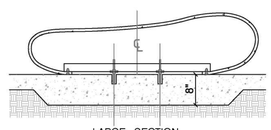
A. SEE CONSTRUCTION PLAN FOR CONCRETE FINISH AND COLOR.
B. PROVIDE CONSTRUCTION AND EXPANSION JOINTS ALIGNED WITH SKATE DETERRENT. PROVIDE EXPANSION JOINTS AT 30' O.C. MAXIMUM.
C. PROVIDE 4'-0" MOCK UP INCLUDING JOINT, TAPER, AND SKATE DETERRENT FOR APPROVAL PRIOR TO CONSTRUCTION.

LEGEND:

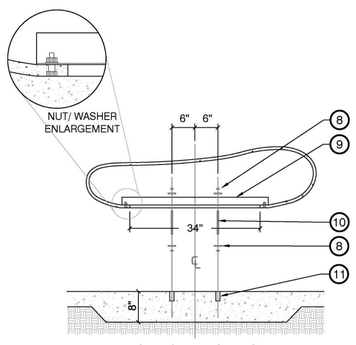
1. CONCRETE BENCH, LOCATION PER PLANS
2. ADJACENT SAND AREA.
3. SCARIFY SUBGRADE SOIL TO A DEPTH OF 12", RE-COMPACT TO 95% PER SOILS REPORT.
4. SLOPE SURFACE TO DRAIN 2% MIN. PER GRADING PLANS
5. STRAND PAVING PER PLANS
6. EXPANSION JOINT
7. CONTROL JOINT, 1/4" WIDE X 1" DEEP SAW CUT ON ALL SIDES
8. #4 REBAR, VERTICAL, 18" O.C.
9. #4 REBAR, HORIZONTAL, 18" O.C.
10. SKATE DETERRENT, 2" WIDE X 1" DEEP X 12" LONG RECESS WITH 45 DEGREE CHAMFERED SIDES. TAPER CUT STARTS AT MIDDLE OF CONCRETE STRUCTURE TO FRONT EDGE OF SEAT WITH MAX DEPTH OF 1". SPACE AT 36" INTERVALS, ALIGN IN CENTER OF WALL AND SPACE OUTWARD



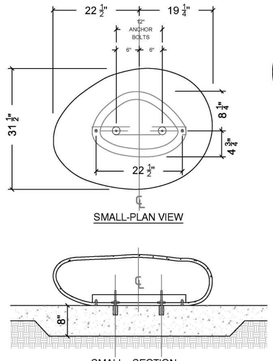
LARGE-PLAN VIEW



LARGE - SECTION

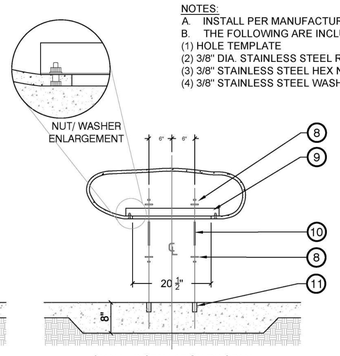


LARGE - INSTALLATION DIAGRAM



SMALL-PLAN VIEW

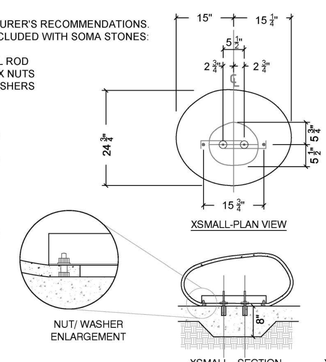
SMALL - SECTION



SMALL - INSTALLATION DIAGRAM

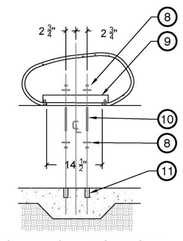
NOTES:

A. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
B. THE FOLLOWING ARE INCLUDED WITH SOMA STONES:
(1) HOLE TEMPLATE
(2) 3/8" DIA. STAINLESS STEEL ROD
(3) 3/8" STAINLESS STEEL HEX NUTS
(4) 3/8" STAINLESS STEEL WASHERS



XSMALL-PLAN VIEW

XSMALL - SECTION



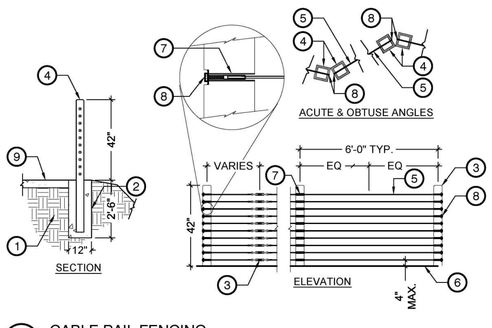
XSMALL - INSTALLATION DIAGRAM

LEGEND:

1. STONE PER PLANS
2. CONCRETE PAVING PER PLAN (MINIMUM 8" AT STONE SEATING)
3. ANCHOR BOLTS PER STONE SIZE (INCLUDED WITH STONES)
4. TRUNCATED DOMES PER SAN DIEGO STANDARD DETAIL (SDG-130). TILE CUTS SHOULD HAVE SMOOTH EDGE / AROUND STONES
5. 4" CURB, SEE DETAIL FOR ADDITIONAL INFORMATION
6. ADJACENT PLANTING AREA PER PLAN
7. EXPLANSION JOINT, SEE DETAIL FOR ADDITIONAL INFORMATION
8. 3/8" STAINLESS STEEL NUT AND WASHER PROVIDED WITH SOMA STONE
9. 2x2x0.125 STEEL ANGLE ANCHOR BAR PROVIDED ATTACHED TO SOMA STONE
10. 3/8" THREADED ROD PROVIDED WITH SOMA STONE
11. 1" DIA. HOLES DRILLED INTO SLAB LOCATIONS BASED ON TEMPLATE PROVIDED BY CONCRETEWORKS FILLED WITH HILTI HIT 200R INJECTABLE MORTAR

6 STONE INSTALLATION

3/4" = 1'-0"



LEGEND:

1. COMPACTED SUBGRADE PER SOILS REPORT
2. POURED IN PLACE CONCRETE RETAINING WALL
3. STAINLESS STEEL TURN BUCKLE ASSEMBLY 3/16" STAINLESS STEEL SWIVEL TOGGLE JAW TERMINAL MACHINE SWAGE, MACHINE SWAGE TERMINAL, CABLE TURNBUCKLE AND TOGGLE JAW. TURN BUCKLES MUST BE PLACED BETWEEN EACH TERMINAL END AND EQUIDISTANT FROM TERMINALS. TURN BUCKLES MUST BE NO FURTHER THAN 200' APART. ALIGN AT REQUIRED LOCATION.
4. 4" X 4" POURED IN PLACE CONCRETE POSTS. 1" CHAMFER TYP. 4 SIDES
5. 1/4" DIA. STAINLESS STEEL CABLE CLASS 316
6. FINISH GRADE
7. 1/2" I.D. GALVANIZED STEEL SLEEVE. GRIND EDGES SMOOTH
8. 7/16" THREADED PLUG WITH STAINLESS STEEL WASHER AND NUT. COUNTER SINK AND GRIND PLUG FLUSH WITH POST OR RECESS
9. ADJACENT CONCRETE PAVING PER PLAN

NOTES:

A. ALL HARDWARE SHALL BE 400 SERIES MARTENSITIC STAINLESS STEEL (TYP.)
B. MAXIMUM DISTANCE BETWEEN TURNBUCKLES SHALL BE 200'±
C. INTERMEDIATE TURNBUCKLES SHALL BE PLACED IN LINE, VERTICALLY ALIGNED.
D. CABLE SHALL NOT BE SPLICED BETWEEN INTERMEDIATE TURNBUCKLES AND END POSTS.
E. POSTS TO BE VERTICAL.
F. ALIGNMENT OF HOLES IN POSTS MAY VARY TO CONFORM TO SLOPE.
G. THE CONTRACTOR SHALL VERIFY ALL DEPENDENT DIMENSIONS IN THE FIELD BEFORE ORDERING OR FABRICATING ANY MATERIAL.
H. ALTERNATIVE DETAILS MAY BE SUBMITTED BY THE CONTRACTOR FOR APPROVAL BY THE LANDSCAPE ARCHITECT.

7 CABLE RAIL FENCING

3/8" = 1'-0"

SEE SHEET LC100 FOR LANDSCAPE CONSTRUCTION NOTES & LEGEND
SEE SHEETS LC101 - LC102 FOR LANDSCAPE CONSTRUCTION PLANS
SEE SHEET LC200 FOR LANDSCAPE CONSTRUCTION DETAILS

BUILDING DEPARTMENT STAMP

CITY OF OCEANSIDE
300 NORTH COAST HIGHWAY
OCEANSIDE, CA 92054

PROJECT TITLE AND LOCATION

BEACHFRONT PHASE II PROJECTS
JUNIOR SEAU PIER AMPHITHEATER AND BANDSHELL
PACKAGE 2

301 NORTH STRAND
OCEANSIDE, CA 92054

ARCHITECT

JOHNSON FAVARO
Architecture and Urban Design
5898 Blackwelder Street
Culver City, CA 90232
(Tel) 310-559-5720

CONSULTANT

SCHMIDT DESIGN GROUP
1310 Rosecrans St., Suite G, San Diego, CA 92106
619.236.1462
LIC. CA 2138 | NV 219 | AZ 34139
SCHMIDTDESIGN.COM

STAMPS/SEALS

100% DESIGN DEVELOPMENT	08/30/24
100% SCHEMATIC DESIGN	04/10/24
PROGRAM CONFIRMATION	01/05/24

SHEET TITLE:

LANDSCAPE CONSTRUCTION DETAILS

PROJECT NO.:	20-109	PROJECT ARCH:	JB
DRAWN:	VV, NM	CHECKED:	CT, JB

SHEET NUMBER

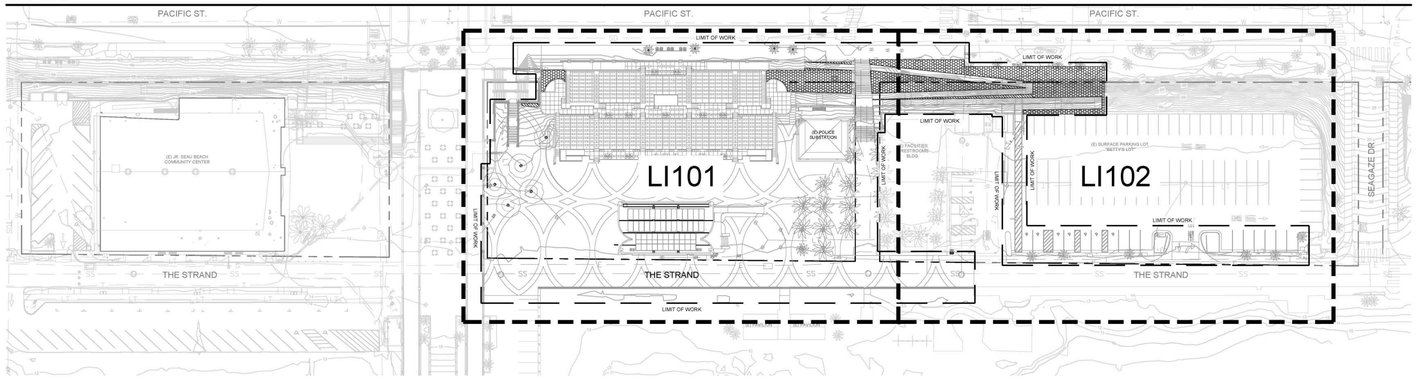
LC200

DATE: 08/30/24 SHEET: 7 OF: 15

PLOT DATE: 8/28/24

KEY MAP

1" = 50'-0"



IRRIGATION NOTES:

1. THE IRRIGATION SYSTEM DESIGN IS BASED ON AN AVAILABLE RECYCLED WATER PRESSURE OF XX PSI AT WATER SERVICE.
   WATER COMPANY: CITY OF OCEANSIDE
   PHONE NUMBER: (760) 633-2700
   CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION AND REPORT ANY DIFFERENCES TO THE OWNER'S REPRESENTATIVE.
2. AUTOMATIC IRRIGATION CONTROLLER IS TO BE SUPPLIED AND INSTALLED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONNECTION OF FIELD WIRES TO APPROPRIATE TERMINAL STRIPS.
3. CONTRACTOR TO ADJUST ALL SPRINKLERS TO AVOID OVERSPRAY ONTO WALLS, WALKS, STREETS, UTILITY BOXES,LIGHT POLES,FIRE HYDRANTS,FENCES, BUILDINGS AND OTHER IMPROVEMENTS. VERIFY ALL SPRINKLER HEAD LAYOUT WITH OWNER'S REPRESENTATIVE PRIOR TO COMMENCING WORK.
4. THE CONTRACTOR SHALL KEEP AN UP-TO-DATE COMPLETE "AS-BUILT" RECORD SET OF PRINTS WHICH SHALL BE UPDATED DAILY AND SHOW EVERY CHANGE FROM THE ORIGINAL DESIGN.
5. LATERAL LINE END RUNS SHALL BE 3/4" UNLESS OTHERWISE NOTED.
6. ALL CONTROL VALVES SHALL BE MANIFOLDED AND GROUPED IN GENERAL AREAS SHOWN ON PLAN. VALVES SHALL BE LOCATED IN PLANTING AREAS AND IMMEDIATELY ADJACENT TO WALKS, CURBS, OR PAVING AREAS AND SET AT RIGHT ANGLES TO EDGES. INSTALL VALVES BOXES 6" FROM EDGES OF HARDSCAPE AREAS.
7. IRRIGATION LINES SHALL BE INSTALLED IN PLANTING AREAS WHERE EVER FEASIBLE AND WITHIN 12" OF PLANTING AREA EDGES UNLESS SHOWN OTHERWISE.
8. CONTRACTOR SHALL REVIEW IRRIGATION SPECIFICATIONS PRIOR TO BEGINNING WORK. REFER TO TECHNICAL SPECIFICATIONS AND CONSTRUCTION DETAILS FOR INSTALLATION PROCEDURES
9. CONTRACTOR WILL BE RESPONSIBLE FOR ANY CITY OF OCEANSIDE BUILDING PERMITS OR ENCROACHMENT EASEMENT PERMITS NECESSARY FOR WORK.
10. CONTRACTOR SHALL COORDINATE WITH CITY OF OCEANSIDE FOR THE INSTALLATION OF WATER METERS AND SERVICE LINE. ALL PERMITS, FEES, CAPACITY CHARGES, ETC. SHALL BE PAID BY THE CITY OF OCEANSIDE.
11. PROVIDE 2 SPARE CONTROL WIRE FROM CONTROLLER TO EACH VALVE MANIFOLD. LOOP WIRE INTO EACH VALVE BOX AND TERMINATE IN VALVE BOX FURTHEST FROM CONTROLLER. PROVIDE MINIMUM 18" WIRE LOOP AT EACH VALVE BOX. CONTRACTOR TO USE ORANGE COLOR FOR SPARE WIRES AS RED IS USED FOR CALSENSE FLOW METER. COLORS TO BE APPROVED BY CITY REPRESENTATIVE PRIOR TO PLACEMENT.
12. PROVIDE 1 SPARE COMMON WIRE FROM CONTROLLER TO EACH VALVE MANIFOLD, LOOPED THROUGH ALL VALVE BOXES ON THE SITE. PROVIDE MINIMUM 18" WIRE LOOP AT EACH VALVE BOX. COLOR TO BE APPROVED BY CITY REPRESENTATIVE PRIOR TO PLACEMENT.
13. CONTRACTOR SHALL PROVIDE AND INSTALL ALL EQUIPMENT SHOWN ON THE PLANS UNLESS OTHERWISE INDICATED.
14. ALL IRRIGATION WIRES SHALL BE IN A CONDUIT FROM CONTROLLER TO THE FARTHEST END OF EACH VALVE MANIFOLD. SPARE WIRES SHALL BE 2 SPARE WIRES AND 1 SPARE COMMON WIRE IN SAME BUNDLE. SPARE WIRES SHALL BE SOLID COLOR WITH STRIPE; SPARE COMMON WIRE SHALL BE WHITE WITH STRIPE. SPARE IRRIGATION WIRES SHALL LOOP BACK THROUGH EACH VALVE BOX AND END AT FARTHEST VALVE.
15. NO IRRIGATION SLEEVING IS PERMITTED PERPENDICULAR AND OVER CONCRETE BROW DITCHES.
16. NO OTHER TRADES (PIPES) ARE ALLOWED (PARALLEL) IN THE SAME IRRIGATION TRENCH.
17. PRESSURE REGULATOR REQUIRED AT POINT-OF-CONNECTION(S) IF STATIC PRESSURE AT WATER METER IS XX PSI OR GREATER.
18. A SEPARATE WATER METER REQUIRED EXCLUSIVELY FOR LANDSCAPE IRRIGATION AND NOTED ON PLAN.
19. SPRINKLERS, ROTOR HEADS AND OTHER TYPES OF DISPERSION HEADS SHALL HAVE THE EXPOSED SURFACE COLORED PURPLE. THE EXPOSED SURFACE SHALL BE COLORED THROUGH THE USE OF INTEGRALLY MOLDED PURPLE PLASTIC OR PERMANENTLY ATTACHED PURPLE PLASTIC RING OR DISC. ALL SHRUB HEADS SHALL HAVE PURPLE CAPS. DECAL ON RISERS WILL NOT BE ACCEPTED.
20. BACKFLOW PREVENTER SHALL BE NO FURTHER THAN 18" AWAY FROM WATER METER.
21. CONTRACTOR TO PROVIDE 3RD PARTY IRRIGATION AUDIT REPORT

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	DETAIL
2Q 2H 4Q 4H 6Q 6H	HUNTER PROS-12-PRS40-CV-F SR SERIES SHRUB SPRAY, 40 PSI REGULATED 12IN. POP-UP, DRAIN CHECK VALVE, FLOGUARD	40	1/LI200
ES LCS RCS CS SS	HUNTER PROS-12-PRS40-CV-F STRIP SERIES SHRUB SPRAY, 40 PSI REGULATED 12IN. POP-UP, DRAIN CHECK VALVE, FLOGUARD	40	1/LI200
Q H F	HUNTER PROS-12-PRS40-CV-F 5 SERIES SHRUB SPRAY, 40 PSI REGULATED 12IN. POP-UP, DRAIN CHECK VALVE, FLOGUARD	40	1/LI200
Q T H F	HUNTER PROS-12-PRS40-CV-F 8 SERIES SHRUB SPRAY, 40 PSI REGULATED 12IN. POP-UP, DRAIN CHECK VALVE, FLOGUARD	40	1/LI200
SST	HUNTER PROS-12-PRS40-CV-F STRIP SERIES SHRUB SPRAY, 40 PSI REGULATED 12IN. POP-UP, DRAIN CHECK VALVE, FLOGUARD	40	1/LI200
Q T H F	HUNTER PROS-12-PRS40-CV-F 10 SERIES SHRUB SPRAY, 40 PSI REGULATED 12IN. POP-UP, DRAIN CHECK VALVE, FLOGUARD	40	1/LI200
Q T H F	HUNTER PROS-12-PRS40-CV-F 12 SERIES SHRUB SPRAY, 40 PSI REGULATED 12IN. POP-UP, DRAIN CHECK VALVE, FLOGUARD	40	1/LI200
Q T H TT TQ F	HUNTER PROS-12-PRS40-CV-F 12 SERIES SHRUB SPRAY, 40 PSI REGULATED 12IN. POP-UP, DRAIN CHECK VALVE, FLOGUARD	40	1/LI200
Q T H F	HUNTER PROS-12-PRS40-CV-F 15 SERIES SHRUB SPRAY, 40 PSI REGULATED 12IN. POP-UP, DRAIN CHECK VALVE, FLOGUARD	40	1/LI200
Q H	HUNTER PROS-12-PRS40-CV-F 17 SERIES SHRUB SPRAY, 40 PSI REGULATED 12IN. POP-UP, DRAIN CHECK VALVE, FLOGUARD	40	1/LI200
A B C D E F	HUNTER PROS-12-PRS40-CV-F ADJ SERIES SHRUB SPRAY, 40 PSI REGULATED 12IN. POP-UP, DRAIN CHECK VALVE, FLOGUARD	40	1/LI200
25Q 50Q 50H 10H 10F 20F	HUNTER PROS-PRS30-04-CV-MSBN 50 MULTI-STREAM BUBBLER, 4IN. POP-UP, FACTORY INSTALLED DRAIN CHECK VALVE, 50=0.5GPM.	30	1/LI200
0.25 0.50	HUNTER RZWS-18-CV 18IN. LONG RZWS WITH INSTALLED .25 GPM OR .50 GPM BUBBLER OPTIONS, CHECK VALVE, 1/2IN. SWING JOINT FOR CONNECTION TO 1/2IN. PIPE	30	2/LI200

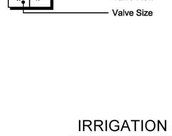
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	DETAIL
X	HUNTER I-20-12-PRB-R 1.5 SHRUB ROTOR, 12IN. POP-UP. ADJUSTABLE AND FULL CIRCLE. PLASTIC RISER. DRAIN CHECK VALVE. STANDARD NOZZLE. WITH PURPLE COVER FOR RECLAIMED WATER.	55	1/LI200
X	HUNTER I-20-12-PRB-R 2.0 SHRUB ROTOR, 12IN. POP-UP. ADJUSTABLE AND FULL CIRCLE. PLASTIC RISER. DRAIN CHECK VALVE. STANDARD NOZZLE. WITH PURPLE COVER FOR RECLAIMED WATER.	55	1/LI200
X	HUNTER I-20-12-PRB-R 2.5 SHRUB ROTOR, 12IN. POP-UP. ADJUSTABLE AND FULL CIRCLE. PLASTIC RISER. DRAIN CHECK VALVE. STANDARD NOZZLE. WITH PURPLE COVER FOR RECLAIMED WATER.	55	1/LI200
X	HUNTER I-20-12-PRB-R 3.0 SHRUB ROTOR, 12IN. POP-UP. ADJUSTABLE AND FULL CIRCLE. PLASTIC RISER. DRAIN CHECK VALVE. STANDARD NOZZLE. WITH PURPLE COVER FOR RECLAIMED WATER.	55	1/LI200
X	HUNTER I-20-12-PRB-R 4.0 SHRUB ROTOR, 12IN. POP-UP. ADJUSTABLE AND FULL CIRCLE. PLASTIC RISER. DRAIN CHECK VALVE. STANDARD NOZZLE. WITH PURPLE COVER FOR RECLAIMED WATER.	55	1/LI200
X	HUNTER I-20-12-PRB-R 5.0 SHRUB ROTOR, 12IN. POP-UP. ADJUSTABLE AND FULL CIRCLE. PLASTIC RISER. DRAIN CHECK VALVE. STANDARD NOZZLE. WITH PURPLE COVER FOR RECLAIMED WATER.	55	1/LI200
X	HUNTER I-20-12-PRB-R 6.0 SHRUB ROTOR, 12IN. POP-UP. ADJUSTABLE AND FULL CIRCLE. PLASTIC RISER. DRAIN CHECK VALVE. STANDARD NOZZLE. WITH PURPLE COVER FOR RECLAIMED WATER.	55	1/LI200
X	HUNTER I-20-12-PRB-R 8.0 SHRUB ROTOR, 12IN. POP-UP. ADJUSTABLE AND FULL CIRCLE. PLASTIC RISER. DRAIN CHECK VALVE. STANDARD NOZZLE. WITH PURPLE COVER FOR RECLAIMED WATER.	55	1/LI200

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	RAIN BIRD XCZ-100-LC WIDE FLOW DRIP CONTROL KIT, FOR LIGHT COMMERCIAL USES. 1IN. PEB VALVE, WITH 1IN. PRESSURE REGULATING 40PSI BASKET FILTER. 0.3-20 GPM.	
F	RAIN BIRD MDCFCAP DRIPLINE FLUSH VALVE CAP IN COMPRESSION FITTING COUPLER.	
A	RAIN BIRD ARV050 1/2IN. AIR RELIEF VALVE, MADE OF QUALITY RUST-PROOF MATERIALS, WITH A 6IN. DRIP VALVE BOX (SEB 7XB EMITTER BOX). USE WITH INSTALLATION BELOW SOIL. THE VALVE WILL ALLOW AIR TO ESCAPE THE PIPELINE, THUS PREVENTING WATER HAMMER OR BLOCKAGE.	
X	RAIN BIRD OPERIND DRIP SYSTEM OPERATION INDICATOR, STEM RISES 6IN. FOR CLEAR VISIBILITY WHEN DRIP SYSTEM IS CHARGED TO A MINIMUM OF 20PSI. INCLUDES 16IN. OF 1/4IN. DISTRIBUTION TUBING WITH CONNECTION FITTING PRE-INSTALLED.	
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFS-CV-09-18 XFS-CV SUB-SURFACE AND ON-SURFACE LANDSCAPE DRIPLINE WITH A HEAVY-DUTY 4.3 PSI CHECK VALVE. 0.9 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. SPECIFY XF INSERT FITTINGS.	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	RAIN BIRD PEB-PRS-D 1IN., 1-1/2IN., 2IN., 3IN. PLASTIC INDUSTRIAL REMOTE CONTROL VALVE. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH PRESSURE REGULATOR MODULE.	
	NELSON 7643 1" BRASS QUICK COUPLER VALVE WITH ACME THREADS FOR SLOW FLOW CONTROL, WITH LOCKING RUBBER COVER	/
	RAIN BIRD 44-LRC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	
	NIBCO T-211-YK CLASS 125 BRONZE GATE SHUT OFF VALVE WITH CROSS HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 1/4" - 3"	/
	SPEARS 2622 LINE SIZED BALL VALVE. LARGE INLET OPENING, AND PREVENTS BACK FLOW OF WATER AND DRAINAGE OF THE SYSTEM INTO LOW AREAS.	/
X	BUCKNER SUPERIOR 3100 NORMALLY OPEN BRASS MASTER VALVE THAT PROVIDES DIRTY WATER PROTECTION. AVAILABLE IN 3/4IN., 1IN., 1-1/4IN., 1-1/2IN., 2IN., 2-1/2IN. AND 3IN..	
	HUNTER HCV LINE SIZE IRRIGATION CHECK VALVE. INSTALL AT EACH IRRIGATION HEAD OR IN LATERAL LINE WHERE CHANGE IN ELEVATION EXCEEDS 10 VERTICAL FEET. PLANS SHOW SUGGESTED VALVE LOCATIONS ONLY. CONTRACTOR IS RESPONSIBLE TO INSTALL CHECK VALVES IN ALL LOCATIONS AS SITE CONDITIONS AND LOW HEAD DRAINAGE REQUIRE.	
	MATCO-NORCA 521C 1/2"-4" BRASS SWING CHECK VALVE, C X C. WITH BRASS SEAT. SAME SIZE AS MAINLINE PIPE.	/
	MATCO-NORCA 523T 1/2"-2" WHITE PVC INLINE CHECK VALVE. THREADED ENDS. STAINLESS STEEL SPRING LOADED. SAME SIZE AS MAINLINE PIPE.	
X	FEBCO 825YA REDUCED PRESSURE BACKFLOW PREVENTER	
FS	RAIN BIRD FS-200-P 2IN. FLOW SENSOR, PLASTIC PVC MODEL. SUGGESTED OPERATING RANGE 10.0 GPM TO 200.0 GPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE. COMPATIBLE W/ RAIN BIRD ESP-LXIVM(P)	LXD	LXME2(P)	ME3, OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET. INSTALL IN RAIN BIRD VALVE BOX.	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 PVC LATERAL LINE, MIN 3/4" UNLESS OTHERWISE INDICATED. INSTALL 15" BELOW GRADE, TYP. (INSTALL 18" BELOW GRADE WHERE 12" POP-UPS ARE USED.) LASCO FITTINGS, INC. OR EQUAL. PH: (800) 776-2756	
	IRRIGATION MAINLINE: PVC SCHEDULE 40 PVC MAINLINE - SCH. 40 PIPE FOR SIZES 3/4" TO 1-1/2", CLASS 315 PIPE FOR SIZES 2" AND LARGER WITH SCH. 80 FITTINGS OR BELL SOLVENT WELD. MAINLINE SIZE INDICATED PER PLAN. INSTALL MAINLINE 21" BELOW GRADE, TYP. LASCO FITTINGS, INC. OR EQUAL.	
	PIPE SLEEVE: PVC SCHEDULE 40 TYPICAL PIPE SLEEVE FOR IRRIGATION SHALL BE 2X PIPE SIZE DIAMETER AND SHALL ALLOW FOR IRRIGATION PIPING AND THE RELATED COUPLINGS TO EASILY SLIDE THROUGH. EXTEND 18" BEYOND HARDSCAPE. USE LASCO FITTINGS, INC. OR EQUAL. PH: (800) 776-2756	

Valve Callout



IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION
	DRIP/BUBBLER IRRIGATION
	OVERHEAD SPRAY

LINETYPE LEGEND

- LIMIT OF WORK
- MATCHLINE
- PROPERTY LINE

SEE SHEET LI100 FOR IRRIGATION NOTES & LEGEND
SEE SHEETS LI101 - LI102 FOR IRRIGATION PLANS
SEE SHEET LI200 FOR IRRIGATION DETAILS

BUILDING DEPARTMENT STAMP

CITY OF OCEANSIDE
300 NORTH COAST HIGHWAY
OCEANSIDE, CA 92054

PROJECT TITLE AND LOCATION

BEACHFRONT PHASE II PROJECTS
JUNIOR SEAU PIER AMPHITHEATER AND BANDSHELL
PACKAGE 2
301 NORTH STRAND
OCEANSIDE, CA 92054

ARCHITECT

JOHNSON FAVARO
Architecture and Urban Design
5898 Blackwelder Street
Culver City, CA 90232
(Tel) 310-559-5720

CONSULTANT

SCHMIDT DESIGN GROUP
1310 Rosecrans St., Suite G, San Diego, CA 92106
619.236.1462
LIC. CA 2138 | NV 219 | AZ 34139
SCHMIDTDESIGN.COM

STAMPS/SEALS

100% DESIGN DEVELOPMENT	08/30/24
100% SCHEMATIC DESIGN	04/10/24
PROGRAM CONFIRMATION	01/05/24

SHEET TITLE:

IRRIGATION NOTES & LEGEND

PROJECT NO.:	20-109	PROJECT ARCH:	JB
DRAWN:	VV, NM	CHECKED:	CT, JB

SHEET NUMBER

LI100

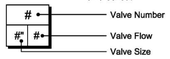
DATE: 08/30/24 SHEET: 8 OF: 15

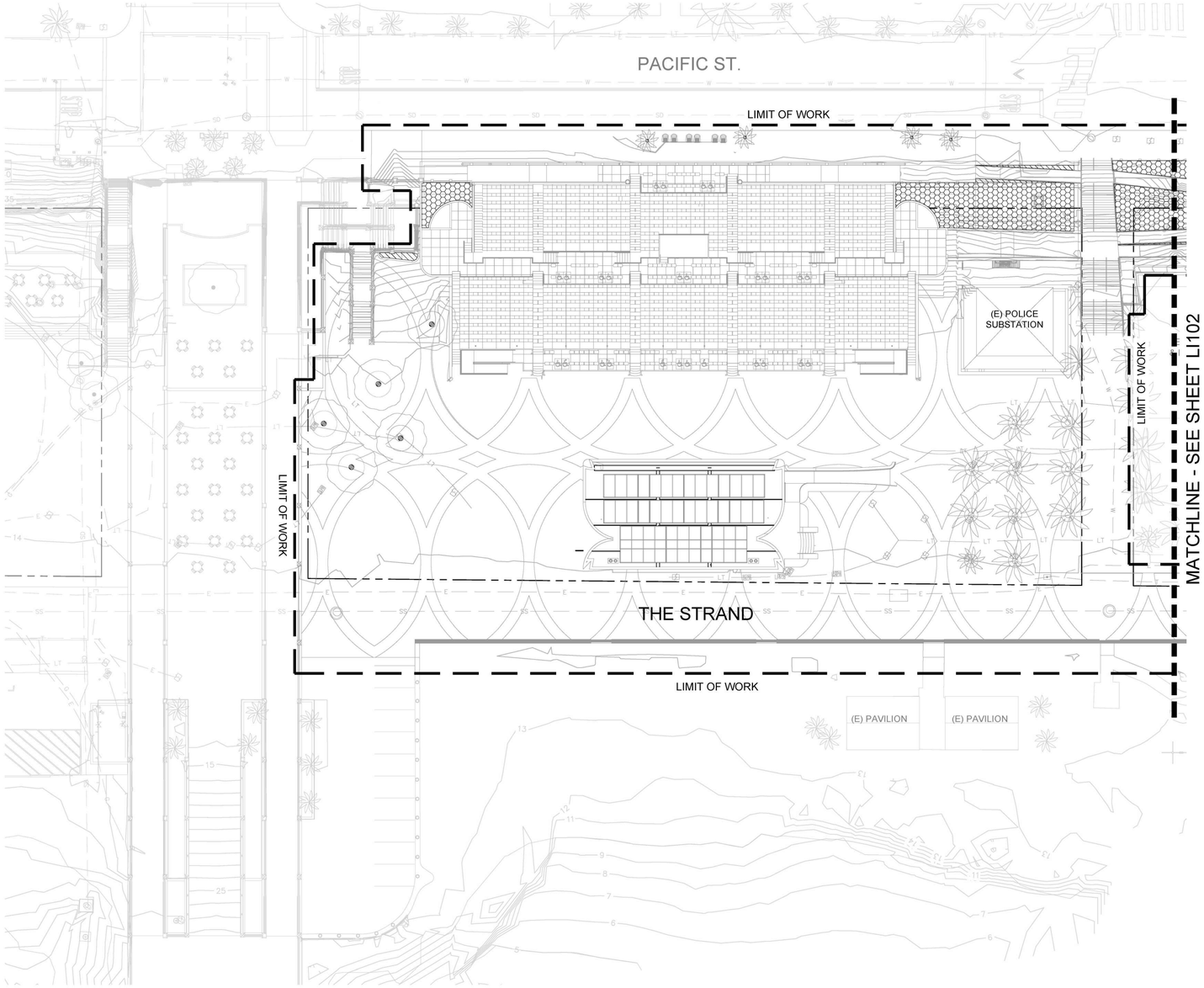
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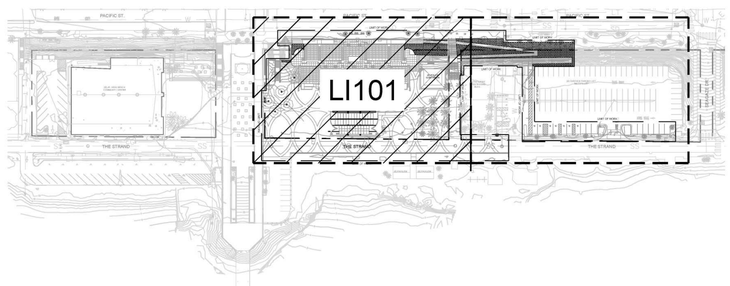
IRRIGATION SCHEDULE LI101

SYMBOL	DESCRIPTION
	DRIP/BUBBLER IRRIGATION
	OVERHEAD SPRAY

Valve Callout







LINETYPE LEGEND

- LIMIT OF WORK
- MATCHLINE
- PROPERTY LINE

SEE SHEET LI100 FOR IRRIGATION NOTES & LEGEND
SEE SHEETS LI101 - LI102 FOR IRRIGATION PLANS
SEE SHEET LI200 FOR IRRIGATION DETAILS

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

NORTH

BUILDING DEPARTMENT STAMP

CITY OF OCEANSIDE
300 NORTH COAST HIGHWAY
OCEANSIDE, CA 92054

PROJECT TITLE AND LOCATION

BEACHFRONT PHASE II PROJECTS
JUNIOR SEAU PIER AMPHITHEATER AND BANDSHELL
PACKAGE 2
301 NORTH STRAND
OCEANSIDE, CA 92054

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SCHMIDTDESIGN.COM

STAMPS/SEALS

100% DESIGN DEVELOPMENT	08/30/24
100% SCHEMATIC DESIGN	04/10/24
PROGRAM CONFIRMATION	01/05/24

SHEET TITLE:

IRRIGATION PLAN

PROJECT NO.:	20-109	PROJECT ARCH:	JB
DRAWN:	VV, NM	CHECKED:	CT, JB

SHEET NUMBER:

LI101

DATE: 08/30/24 SHEET: 9 OF: 15

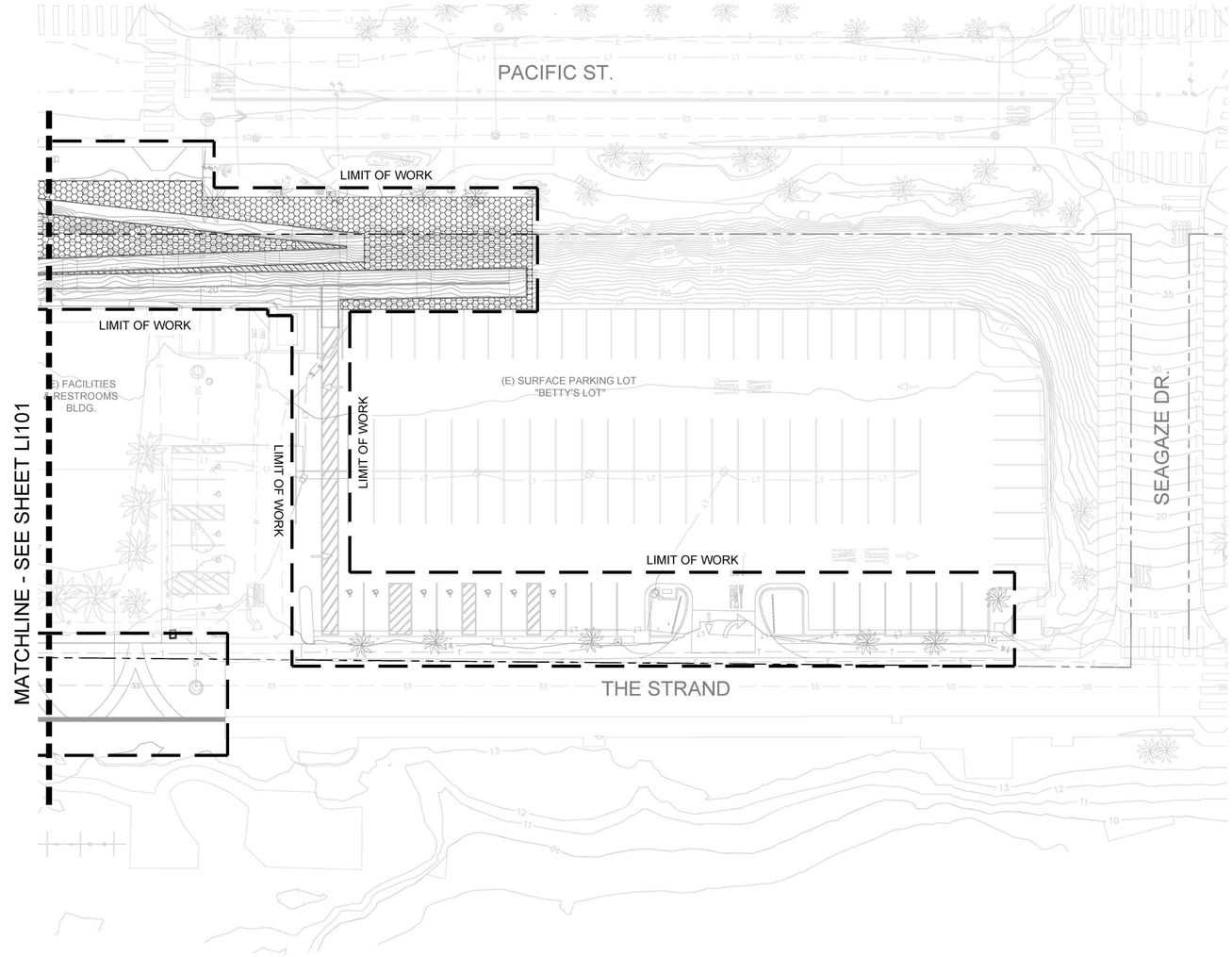
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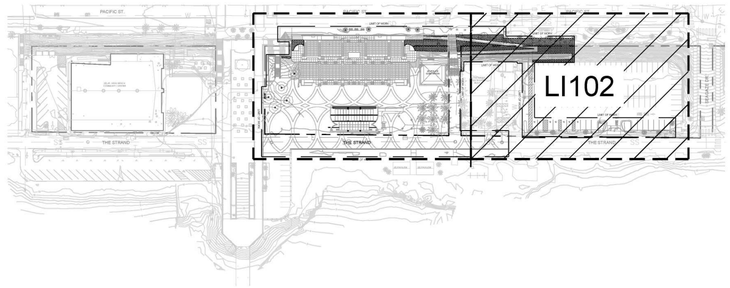
IRRIGATION SCHEDULE LI102

SYMBOL	DESCRIPTION
	DRIP/BUBBLER IRRIGATION
	OVERHEAD SPRAY

Valve Callout

- # — Valve Number
- #" — Valve Flow
- #+ — Valve Size





LINETYPE LEGEND

- LIMIT OF WORK
- MATCHLINE
- PROPERTY LINE

SEE SHEET LI100 FOR IRRIGATION NOTES & LEGEND
SEE SHEETS LI101 - LI102 FOR IRRIGATION PLANS
SEE SHEET LI200 FOR IRRIGATION DETAILS

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

NORTH

PLOT DATE: 8/28/24

BUILDING DEPARTMENT STAMP

CITY OF OCEANSIDE
300 NORTH COAST HIGHWAY
OCEANSIDE, CA 92054

PROJECT TITLE AND LOCATION

BEACHFRONT PHASE II PROJECTS
JUNIOR SEAU PIER AMPHITHEATER AND BANDSHELL
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STAMPS/SEALS

100% DESIGN DEVELOPMENT	08/30/24
100% SCHEMATIC DESIGN	04/10/24
PROGRAM CONFIRMATION	01/05/24

SHEET TITLE:

IRRIGATION PLAN

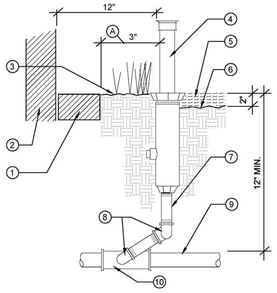
PROJECT NO.:	20-109	PROJECT ARCH:	JB
DRAWN:	VV, NM	CHECKED:	CT, JB

SHEET NUMBER:

LI102

DATE: 08/30/24 SHEET: 10 OF: 15

1 POP-UP ROTOR/SPRAY HEAD
NO SCALE

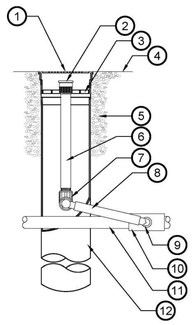


LEGEND:
1. WALK OR CURB
2. BUILDING WALL (WHERE APPLICABLE)
3. FINISH GRADE IN TURF AREAS
4. POP-UP ROTOR HEAD AND NOZZLE
5. MULCH LAYER IN PLANTING AREAS
6. FINISH GRADE IN PLANTING AREAS
7. SCH.80 P.V.C. NIPPLE (2 EACH) SIZE PER HEAD INLET
8. PVC STREET ELL (2 EACH) SIZE PER HEAD INLET
9. P.V.C. LATERAL (PER PLAN)
10. P.V.C. TEE OR ELL (SXSXT)

NOTES:
1. ALL P.V.C. FITTINGS SHALL BE SCH. 40 EXCEPT WHERE NOTED.
2. ALL SCH.80 P.V.C. THREADS SHALL BE WRAPPED WITH TEFLON TAPE. OR RECOMMENDED BY MANUFACTURER

(A) 3" SPRAY DISTANCE
6" ROTOR SPRAY DISTANCE

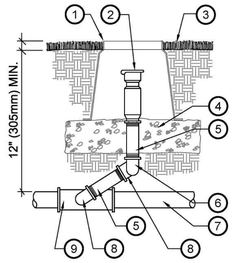
2 DEEP ROOT WATERING SYSTEM
NO SCALE



1. 4-INCH GRATE (INCLUDED)
2. BUBBLER NOZZLE (INCLUDED)
3. ROOT WATERING SYSTEM ASSEMBLY: INCLUDES BUBBLER WITH RISER, GRATE, SWING ASSEMBLY, 1/2" MALE NPT INLET, AND BASKET CANISTER. - SEE IRRIGATION LEGEND AND PLANS FOR MANUFACTURER/ MODEL#
4. FINISH GRADE
5. OPTIONAL PEA GRAVEL OR SAND SOCK FOR SANDY SOILS
6. 1/2-INCH PVC SCH 80 NIPPLE (INCLUDED)
7. 1/2-INCH 90-DEGREE ELBOW (INCLUDED)
8. 12-INCH SWING ASSEMBLY (INCLUDED)
9. 1/2-INCH MALE NPT INLET (INCLUDED)
10. PVC SCH 40 TEE OR EL
11. LATERAL PIPE
12. 4-INCH BASKET WEAVE CANISTER (INCLUDED)

NOTES:
1. SEE IRRIGATION PLANS FOR QUANTITY OF ASSEMBLIES PER TREE (TYP.)
2. DEPTH OF UNIT PER IRRIGATION LEGEND
3. MAINTAIN 2' MINIMUM CLEAR FROM TRUNK OF TREE.

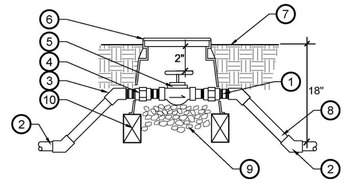
3 QUICK COUPLER
NO SCALE



NOTES:
1. ALL P.V.C. FITTINGS SHALL BE SCH. 40 EXCEPT WHERE NOTED.
2. ALL SCH.80 P.V.C. THREADS SHALL BE WRAPPED WITH TEFLON TAPE.
3. QUICK COUPLER VALVES SHALL BE OF A TYPE APPROVED FOR RECYCLED WATER.

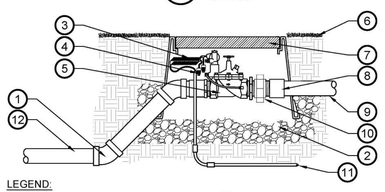
LEGEND:
1. 10" (254mm) ROUND PLASTIC VALVE BOX WITH LOCKING COVER AND Q.C. LABELED TOP.
2. QUICK COUPLER VALVE WITH ACME THREADS PER PLANS.
3. FINISH GRADE. ALLOW 2" (50mm) DEPTH FOR TOP MULCH OR 1" DEPTH AT LAWN
4. ONE CUBIC FOOT (.03m) PEA GRAVEL.
5. SCH.80 P.V.C. NIPPLE.
6. P.V.C. ELL (TXT).
7. SCH.40 P.V.C. MAINLINE.
8. MARLEX STREET ELLS (2) REQUIRED PER QUICK COUPLER.
9. SCH.40 P.V.C. TEE (SXSXT).

4 BALL / GATE ISOLATION VALVE
NOT TO SCALE



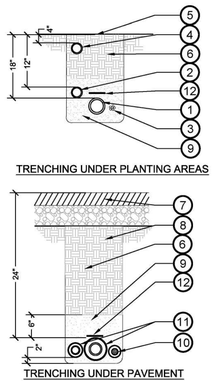
1. THREADED PVC SCH 80 NIPPLES (NO CLOSE NIPPLES TYP.)
2. PRESSURIZED PVC MAINLINE
3. PVC FEMALE SXT ADAPTER
4. PVC SCH 80 UNION - EITHER SIDE
5. VALVE AS SPECIFIED ON PLANS POSITION VALVE IN BOX SO THAT HANDLE IS FREE TO OPERATE
6. 10" ROUND PLASTIC VALVE BOX FOR 2" VALVE AND SMALLER RECTANGULAR PLASTIC VALVE BOX FOR 2 1/2" VALVE AND LARGER (PER SPECIFICATIONS) INSTALL 2" ABOVE FINISHED GRADE IN SHRUB BED; 1/2" ABOVE IN LAWN AREAS
7. FINISHED GRADE
8. PVC SCH 40 45DEG. FITTING
9. PEA GRAVEL 1/2" DIAMETER (APPROX. 1 CU. FT.)
10. UNMORTARED BRICK FOUNDATION

5 MASTER VALVE
NO SCALE



LEGEND:
1. SLIP X SLIP 45 DEGREE ELL (2 REQUIRED)
2. 3/4" GRAVEL SUMP IN, UNDER, AND AROUND VALVE BOX FILL TO TOP OF VALVE BOXES
3. USE 1/2" PVC SCRAP TO WRAP 12" OF ADDITIONAL WIRE BEFORE CONNECTING
4. CONNECT WIRES TO VALVE USING WATER TIGHT CONNECTORS
5. MASTER VALVE PER IRRIGATION EQUIPMENT LEGEND
6. FINISH SURFACE
7. RECTANGULAR CONCRETE VALVE BOX W/ LOCKING HINGED CAST IRON LID. PAINT LID PURPLE FOR RECYCLED WATER USE
8. PVC SCH. 40 MALE ADAPTER (2 REQUIRED)
9. PRESSURE SUPPLY LINE,ALIGN WITH FLOW SENSOR (SEE PLAN FOR SIZE)
10. SCH. 80 PVC UNION O-RING TYPE LASCO OR EQUAL
11. 1-1/4" SCH. 40 WIRE CONDUIT WITH SWEEP FOR MASTER VALVE WIRES (TO FLOW SENSOR)
12. PVC PIPE

6 TRENCHING DETAIL
NO SCALE



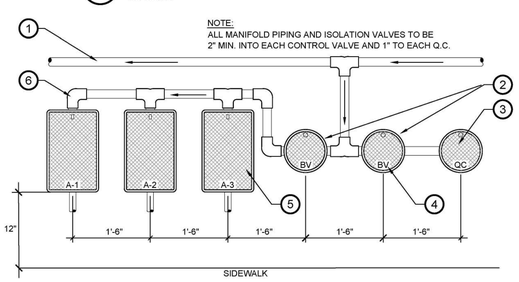
TRENCHING UNDER PLANTING AREAS

TRENCHING UNDER PAVEMENT

LEGEND:
1. PVC MAINLINE TYP.
2. PVC LATERAL LINE TYP.
3. L.V. WIRING (TYP)
4. IN-LINE DRIP TUBING TYP.
5. FINISH GRADE
6. BACKFILL MATERIAL PER SPECIFICATIONS
7. A.C. OR CONCRETE PAVING
8. BASE MATERIAL
9. INITIAL SAND BACKFILL REQUIRED IN TRENCHES UNDER PAVEMENT (TYP. ALL SITUATIONS). LAY PIPE ON 2" SAND BED. SAND TO EXTEND 6" ABOVE PIPE.
10. L.V. WIRING IN CONDUIT TYP.
11. IRRIGATION SLEEVES: 2 TIMES DIAMETER OF IRRIGATION LINES
12. 2 LAYERS OF CAUTION TAPE - CHRISTY OR EQUAL.

NOTES:
1. ALL PIPE AND CONTROL WIRE UNDER PAVEMENT SHALL BE INSTALLED IN A P.V.C. SLEEVE.
2. BACKFILL MATERIAL SHALL BE COMPACTED TO A RELATIVE COMPACTION OF 90% MIN.

7 MANIFOLD CONFIGURATION
No Scale

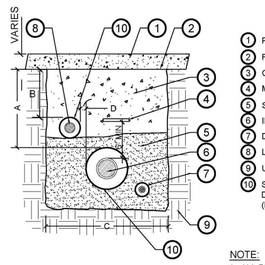


NOTE:
ALL MANIFOLD PIPING AND ISOLATION VALVES TO BE 2" MIN. INTO EACH CONTROL VALVE AND 1" TO EACH Q.C.

1. PRESSURE SUPPLY LINE (SEE PLAN FOR SIZE)
2. BALL VALVES (SEE IRRIGATION LEGEND)
3. QUICK COUPLER (SEE IRRIGATION LEGEND)
4. HEAT BRAND ALL VALVES
5. ELECTRIC CONTROL VALVE
6. MANIFOLD PIPE-SAME SIZE AS PRESSURE SUPPLY LINE LOCATED UNDERNEATH VALVE BOXES. ALL MAINLINE FITTINGS TO BE SCH. 80 PVC

NOTE: EACH MANIFOLD SHALL HAVE A MAXIMUM OF 15' SEPARATION. ALL MANIFOLDS ARE TO BE INSTALLED IN PLANTER AREAS WHENEVER POSSIBLE.

8 SLEEVING UNDER PAVEMENT
NTS

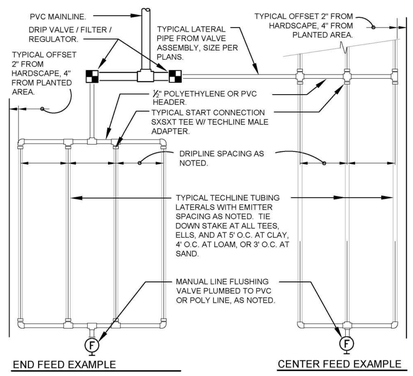


1. PAVING PER PLAN
2. FINISHED GRADE
3. CLEAN COMPACTED BACKFILL
4. MARKING STRIP
5. SAND BEDDING MATERIAL
6. IRRIGATION MAINLINE PER PLAN
7. DIRECT BURIAL CONTROL WIRES
8. LATERAL LINES PER PLAN
9. UNDISTURBED SOIL
10. SCH. 40 PVC SLEEVE 2x PIPE SIZE DIAMETER MIN. (EXTEND 12" MIN. BEYOND PAVING)

DIMENSION - PED.	A	B	C	D
2" - 12" SIZE	30"	24"	24"	6"
DIM - VEHICULAR				
2 - 12" SIZE	36"	30"	30"	6"

NOTE:
1. ALL PIPE AND CONTROL WIRE UNDER PAVEMENT SHALL BE INSTALLED IN A P.V.C. SLEEVE, 2X THE DIA. OF PIPE OR BUNDLE MIN.
2. BACKFILL MATERIAL SHALL BE COMPACTED PER SOILS REPORT.
3. PRESSURE MAINLINE SHALL BE INSTALLED ON A 6" SAND BED AND COVERED BY 6" OF SAND PRIOR TO ANY OTHER BACKFILL MATERIAL.

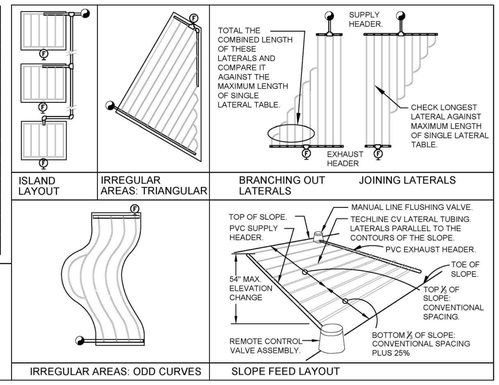
9 TYPICAL DRIPLINE REQUIREMENTS
NO SCALE



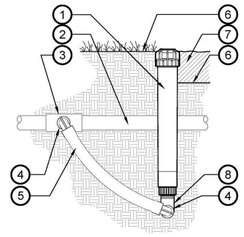
TECHLINE CV MAXIMUM LENGTH OF SINGLE LATERAL (FEET)										
DRIPPER SPACING		12"				18"				24"	
DRIPPER FLOW RATE (GPH)		0.26	0.4	0.6	0.9	0.26	0.4	0.6	0.9	0.6	0.9
INLET PRESSURE (PSI)	15	127	109	86	65	177	151	120	91	152	116
	25	427	325	256	194	604	459	361	274	458	348
	35	539	409	322	244	763	579	456	346	580	440
	45	618	469	369	280	877	664	523	397	666	506

TECHLINE CV FLOW PER 100 FEET								
DRIPPER SPACING	0.26 GPH DRIPPER		0.4 GPH DRIPPER		0.6 GPH DRIPPER		0.9 GPH DRIPPER	
	GPH	GPM	GPH	GPM	GPH	GPM	GPH	GPM
12"	26.40	0.44	40.00	0.67	61.00	1.02	92.00	1.53
18"	17.58	0.29	26.67	0.44	41.00	0.68	61.00	1.02
24"	N/A	N/A	N/A	N/A	31.00	0.51	46.00	0.77

WATER SOURCE: DRIP VALVE OR LATERAL FROM VALVE.
TYPICAL SUPPLY HEADER.
TYPICAL TECHLINE DRIPPER LINE TUBING TO BE BURIED 1" BELOW FINISH GRADE.
TYPICAL PVC OR POLY SUPPLY OR EXHAUST HEADER TO BE BURRIED MIN 12" BELOW GRADE.
F — MANUAL LINE FLUSING VALVE PLUMBED TO PVC OR POLY.



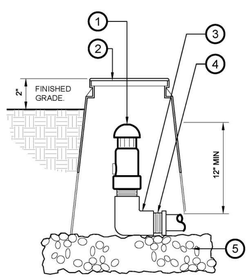
10 HUNTER DRIP INDICATOR
NO SCALE



1. HUNTER ECO INDICATOR - ECOID
2. LATERAL PIPE PER PLAN
3. FTP CONNECTION FROM LATERAL
4. SPIRAL BARB ELBOW
5. FLEX TUBING; FLEXSG OR EQUAL
6. FINISH GRADE PER PLAN
7. ADJCENT MULCH IF APPLICABLE
8. MARLEX STREET ELBOW

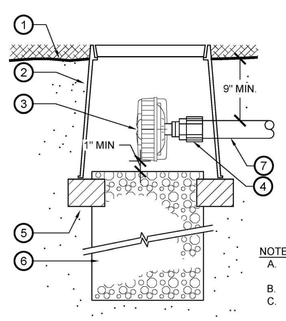
NOTES:
1. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
2. HUNTER ECO INDICATOR; WORKING PRESSURE: 15 PSI - 50 PSI.
3. CAN BE INSTALLED WITH RIGID PVC SYSTEM, PE TUBING, OR EMITTER LINE.
4. VISUAL: 6" YELLOW POP-UP STEM. STEM RETRACTS WHEN PRESSURE DROPS BELOW 10 PSI.

11 DRIP AIR RELIEF VALVE IN BOX PVC LATERAL
NO TO SCALE



LEGEND:
1. AIR RELIEF VALVE AS SPECIFIED.
2. 6" DRIP BOX
3. 1" FPTXMPT ELL.
4. 3/4"X1"MPT ADAPTER.
5. 3" THICK LAYER OF WASHED GRAVEL. THE BOX SHALL REST UPON THE ROCK BED. DO NOT EXTEND GRAVEL INTO BOX.

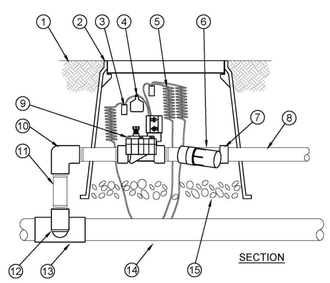
12 AUTOMATIC FLUSH VALVE
NO SCALE



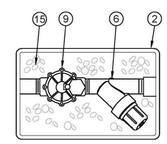
LEGEND
1. FINISH GRADE; 3" BELOW TOP OF LID IN PLANTING BED WITH MULCH, TYP.
2. VALVE BOX, PER SPECIFICATIONS
3. AUTOMATIC LINE FLUSHING VALVE PER LEGEND
4. PRC REDUCER ADAPTER S X 1/2" FPT (SIZE AS REQ'D)
5. BRICK SUPPORTS (THREE, TYP.)
6. 3/4" GRAVEL SUMP; 1 CUBIC FOOT
7. PLUMBED TO PVC LATERAL OR EXHAUST HEADER

NOTES:
A. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
B. INSTALL AT LOWEST POINT(S) ON A SYSTEM.
C. ALL VALVE BOXES TO INCLUDE 1/4" GALVANIZED STEEL WIRE MESH AND FABRIC (FOR RODENT CONTROL) AND INCLUDE BOLTS AND WASHERS (FOR BEEHIVE CONTROL).

13 TYPICAL DRIP CONTROL VALVE KIT
NO SCALE



LEGEND:
1. FINISH GRADE
2. VALVE BOX WITH COVER AS SPECIFIED IN THE IRRIGATION NOTES
3. WATERPROOF CONNECTION, TYP.
4. VALVE ID TAG
5. 30-INCH LINEAR LENGTH OF WIRE, COILED
6. PRESSURE REGULATING FILTER PER MANUF.'S RECOMMENDATIONS
7. PVC SCH 40 FEMALE ADAPTOR
8. LATERAL PIPE
9. REMOTE CONTROL VALVE PER IRRIGATION LEGEND
10. PVC SCH 40 ELL
11. PVC SCH 80 NIPPLE (LENGTH AS REQ'D.)
12. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL)
13. PVC SCH 40 TEE OR ELL
14. PVC MAINLINE
15. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL



PLAN

SEE SHEET LI100 FOR IRRIGATION NOTES & LEGEND
SEE SHEETS LI101 - LI102 FOR IRRIGATION PLANS
SEE SHEET LI200 FOR IRRIGATION DETAILS

PLOT DATE: 8/28/24

BUILDING DEPARTMENT STAMP

CITY OF OCEANSIDE
300 NORTH COAST HIGHWAY
OCEANSIDE, CA 92054

PROJECT TITLE AND LOCATION

BEACHFRONT PHASE II PROJECTS
JUNIOR SEAU PIER AMPHITHEATER AND BANDSHELL
PACKAGE 2
301 NORTH STRAND
OCEANSIDE, CA 92054

ARCHITECT

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619.236.1462
LIC. CA 2138 | NV 219 | AZ 34139
SCHMIDTDESIGN.COM

STAMPS/SEALS

100% DESIGN DEVELOPMENT	08/30/24
100% SCHEMATIC DESIGN	04/10/24
PROGRAM CONFIRMATION	01/05/24

SHEET TITLE:

IRRIGATION DETAILS

PROJECT NO.:	20-109	PROJECT ARCH:	JB
DRAWN:	VV, NM	CHECKED:	CT, JB

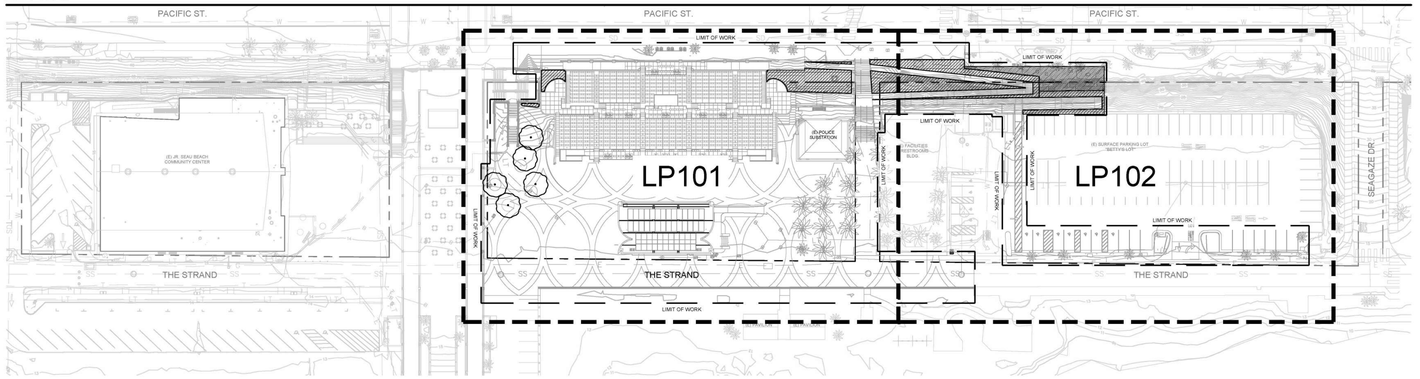
SHEET NUMBER

LI200

DATE: 08/30/24 SHEET: 11 OF: 15

KEY MAP

1" = 50'-0"



SOIL TEST NOTES:

1. CITY OF OCEANSIDE SOIL TEST REQUIREMENTS:
   a. AN AGRICULTURAL SUITABILITY SOILS REPORT SHALL BE PROVIDED BY THE CONTRACTOR AFTER THE CONCLUSION OF ROUGH GRADING.
   b. SOIL TEST SHALL BE CONDUCTED BY WALLACE LABS, INC. OR APPROVED EQUAL.
   c. AN AGRICULTURAL SUITABILITY SOILS REPORT SHALL BE PROVIDED BY THE CONTRACTOR AFTER RECOMMENDED SOIL AMENDMENTS HAVE BEEN INCORPORATED.
2. SOIL TEST:
   a. THE CONTRACTOR SHALL PROVIDE A MAP INDICATING THE SOIL SAMPLE LOCATION.
   b. SOIL SAMPLES SHALL BE TAKEN AT 6" TO 10" DEPTH, MIXED TOGETHER TO REPRESENT AN ADEQUATE CROSS SECTION OF CONDITIONS.
   c. SOIL TEST SHALL INCLUDE TESTS FOR SOIL FERTILITY, AGRICULTURAL SUITABILITY, ORGANIC CONTENT, N, P, K; PH; EC; SOIL TEXTURE; AND RECOMMENDATIONS FOR AMENDMENTS, LEACHING, MULCHING, AND MAINTENANCE FERTILIZATION.
   d. CONTRACTOR SHALL FURNISH THE LANDSCAPE ARCHITECT AND THE OWNER'S REPRESENTATIVE WITH A COPY OF TEST RESULTS AND RECEIVE WRITTEN APPROVAL FOR AMENDMENTS / SOIL PREPARATION PRIOR TO INSTALLATION.
3. SOIL PREPARATION
   a. SEE PLANTING SPECIFICATIONS

PLANTING NOTES

1. CONTRACTOR SHALL REVIEW PLANTING NOTES AND SPECIFICATIONS BEFORE BEGINNING WORK.
2. CONTRACTOR SHALL REVIEW PLANTING INSTALLATION DETAILS PRIOR TO BEGINNING WORK.
3. ALL WORK WILL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF OCEANSIDE AND THE TECHNICAL SPECIFICATIONS FOR THE PROJECT.
4. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES IN THE EXISTING CONDITIONS OR WITHIN THE PLANS PRIOR TO BEGINNING WORK.
5. FINISHED GRADES SHALL BE SMOOTHED TO ELIMINATE PUDDLING OR STANDING WATER. CONTRACTOR SHALL MAINTAIN A MINIMUM 2% DRAINAGE AWAY FROM BUILDINGS AND PAVING INTO DRAINAGE STRUCTURES OR TO STREET (SEE ENGINEERS GRADING AND DRAINAGE PLAN). CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY OF ANY CONFLICTS IN MAINTAINING DRAINAGE.
6. OWNER'S REPRESENTATIVE SHALL APPROVE ALL FINISH GRADING PRIOR TO PLACEMENT OF ANY PLANT MATERIAL.
7. CONTRACTOR SHALL IMMEDIATELY, UPON THE AWARD OF THE CONTRACT, ORDER, LOCATE AND PURCHASE (OR HAVE HELD) ALL PLANT MATERIAL REQUIRED BY THESE PLANS AND SPECIFICATIONS.
8. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE FOR OBSERVATION AT THE FOLLOWING TIMES:
   - MAINLINE - PRIOR TO BACKFILL AND PRESSURE TEST
   - LATERAL LINES - PRIOR TO BACKFILL
   - CONTROL WIRES - PRIOR TO BACKFILL
   - TREE LOCATIONS - PRIOR TO PLANTING
   - IRRIGATION COVERAGE - PRIOR TO PLANT PLACEMENT
   - PLANT APPROVAL AND SPOTTING PRIOR TO PLANTING
   - PRE-MAINTENANCE APPROVAL
   - POST-MAINTENANCE/FINAL APPROVAL.

- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY REPAIRS MADE NECESSARY THROUGH THE ACTIONS OR NEGLIGENCE OF HIS/HER CREW.
- SOIL AMENDMENTS AND LEACHING - SEE SPECIFICATIONS.
- SHRUB AND GROUNDCOVER MASS QUANTITIES ARE SHOWN ON PLANS. UNDER PLANT ALL TREES WITH THE ADJACENT SHRUB AND/ OR GROUNDCOVER AS INDICATED BY THE PLANS. PLANTS SHALL BE INSTALLED WITH TRIANGULAR SPACING. PLANT GROUNDCOVERS TO WITHIN 12" OF TREE OR SHRUB STEMS.
- PLANT SYMBOLS TAKE PRECEDENCE OVER PLANT QUANTITIES SPECIFIED. WHERE SHRUB SYMBOLS ARE MASSED, CONTRACTOR SHALL MAINTAIN A CONSISTENT ON CENTER , TRIANGULAR SPACING AS SPECIFIED IN LEGEND. CONTRACTOR SHALL VERIFY PLANT TOTALS FOR BID PURPOSES.
- ALL ROCKS AND DEBRIS TWO INCH (2") AND LARGER SHALL BE REMOVED FROM PLANTING AREAS AND THEN FROM THE SITE TO A LEGAL SITE OF DISPOSAL. WHERE THE GRASS IS TO BE LOCATED, ALL ROCKS AND DEBRIS ONE INCH (1") AND LARGER SHALL BE REMOVED FROM THE SITE TO A LEGAL SITE OF DISPOSAL.
- PRIOR TO BEGINNING THE PLANTING OPERATION, IRRIGATE ALL PLANTING AREAS NORMALLY FOR TWO WEEKS TO GERMINATE WEEDS. APPLY CONTACT HERBICIDE TO WEEDS ONLY PER MANUFACTURER, MONSANTO "ROUND-UP" OR EQUAL. REPEAT PROCESS IF WEEDS PERSIST.
- PERCOLATION TEST - SEE SPECIFICATIONS.
- PRIOR TO PLANTING, IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND ALL PLANTING AREAS SHALL BE THOROUGHLY WATERED.
- PLANT MATERIAL MAY BE REJECTED AT ANY TIME BY OWNER'S REPRESENTATIVE DUE TO CONDITION, FORM OR DAMAGE BEFORE OR AFTER PLANTING.
- TREE ROOT BARRIERS - SEE SPECIFICATIONS.
- MULCH - SEE SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL AREAS IN A WEED AND DEBRIS-FREE CONDITION THROUGHOUT THE ESTABLISHMENT PERIOD.
- PLANT MATERIAL SHALL BE GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
- IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENTS PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.
- MAINTAIN A THREE FOOT (3') AREA VOID OF ALL PLANT MATERIAL SURROUNDING ALL FIRE EQUIPMENT. MULCH ACCEPTABLE IN THE THREE FOOT (3') SURROUNDING AREA VOID OF PLANT MATERIAL.
- 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 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 SPECIFICATION

CONCEPT PLANT SCHEDULE

	SHADE TREE METROSIDEROS EXCELSA / NEW ZEALAND CHRISTMAS TREE	48" BOX	
	PALM TREE PHOENIX DACTYLIFERA / DATE PALM	15` BTH	
	EXISTING TREE EXISTING PALM / PROTECT IN PLACE	EXISTING	
	ENHANCED SHRUB PLANT PALETTE		
	AGAVE ATTENUATA RAY OF LIGHT / FOXTAIL AGAVE	5 GAL	12" oc
	AGAVE X 'BLUE FLAME' / BLUE FLAME AGAVE	5 GAL	24" oc
	ALOE CAMERONII / RED ALOE	5 GAL	24" oc
	ALOE VERA / MEDICINAL ALOE	5 GAL	24" oc
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	BAHIOPSIS LACINIATA / SAN DIEGO SUNFLOWER	1 GAL	24" oc
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	MUHLENBERGIA DUBIA / PINE MUHLY	1 GAL	30" oc
	SALVIA LEUCOPHYLLA 'POINT SAL SPREADER' / POINT SAL SPREADER PURPLE SAGE	1 GAL	36" oc
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	VERBENA LILACINA 'DE LA MINA' / DE LA MINA LILAC VERBENA	1 GAL	36" oc
	BLUFF PLANT PALETTE		
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EXISTING AND PROPOSED TREE ANALYSIS

EXISTING SHADE TREES:	0
EXISTING PALM TREES:	45
SHADE TREES REMOVED:	0
PALM TREES REMOVED:	36
SHADE TREES PROPOSED:	5
PALM TREES PROPOSED:	0
NET CHANGE IN SHADE TREES:	+5
NET CHANGE IN PALM TREES:	-36
NET SHADE TREES REMAINING:	5
NET PALM TREES REMAINING:	9

LINETYPE LEGEND

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- PROPERTY LINE

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PLANTING NOTES & LEGEND

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DRAWN:	VV, NM	CHECKED:	CT, JB

SHEET NUMBER

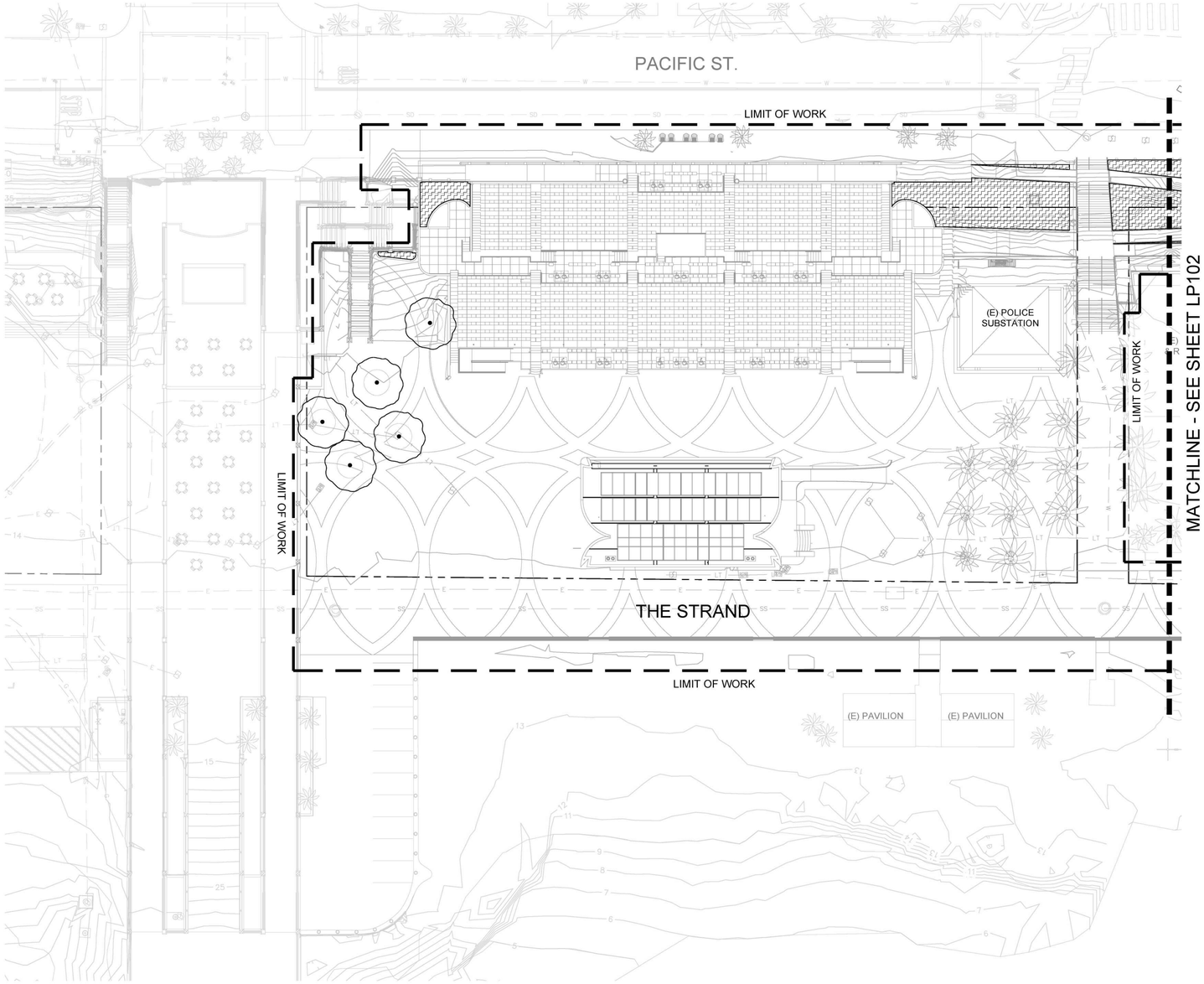
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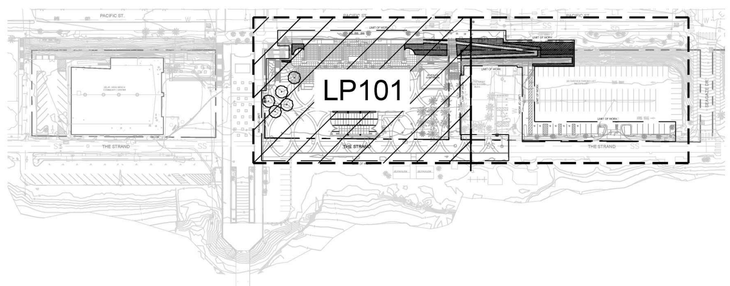
DATE: 08/30/24 SHEET: 12 OF: 15

PLOT DATE: 8/28/24

CONCEPT PLANT SCHEDULE

SHADE TREE		
METROSIDEROS EXCELSA / NEW ZEALAND CHRISTMAS TREE	48" BOX	
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NORTH

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PLANTING PLAN

PROJECT NO.:	20-109	PROJECT ARCH:	JB
DRAWN:	VV, NM	CHECKED:	CT, JB

SHEET NUMBER:

LP101

DATE: 08/30/24 SHEET: 13 OF: 15

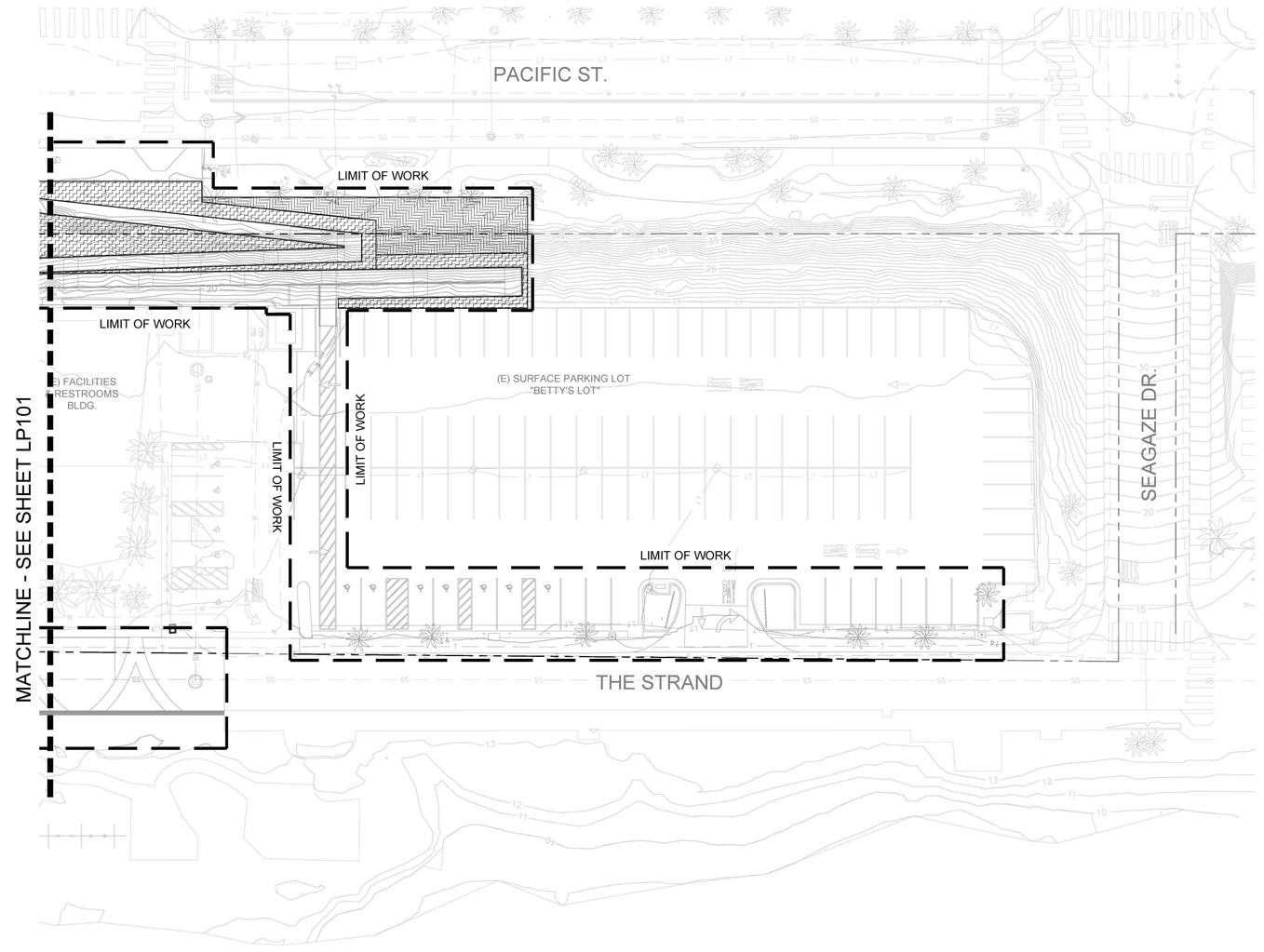
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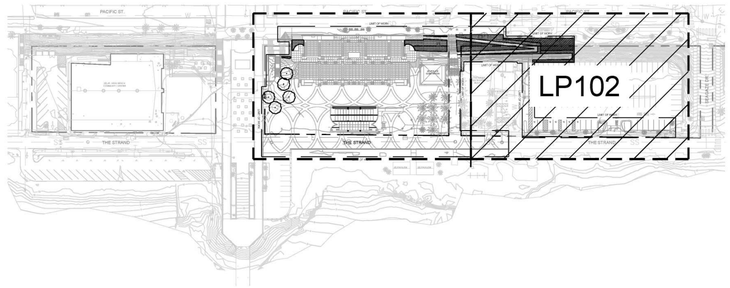
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STAMPS/SEALS

100% DESIGN DEVELOPMENT	08/30/24
100% SCHEMATIC DESIGN	04/10/24
PROGRAM CONFIRMATION	01/05/24

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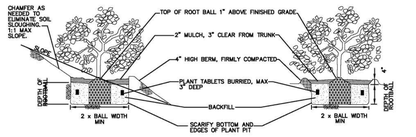
PLANTING PLAN

PROJECT NO.:	20-109	PROJECT ARCH:	JB
DRAWN:	VV, NM	CHECKED:	CT, JB

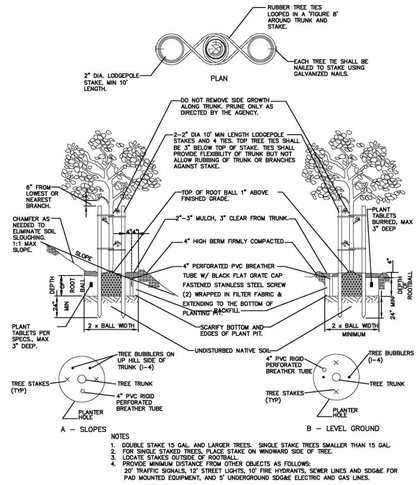
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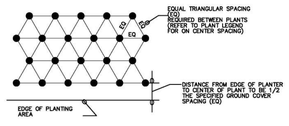
DATE: 08/30/24 SHEET 14 OF: 15



SHRUB PLANTING – SLOPES



SHRUB PLANTING – LEVEL GROUND

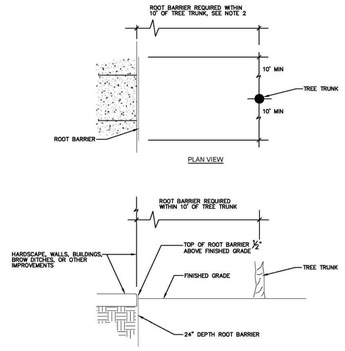


GROUND COVER SPACING

NOTES
1. DOUBLE STAKE 15 GAL. AND LARGER TREES. SINGLE STAKE TREES SMALLER THAN 15 GAL.
2. FOR SINGLE STAKED TREES, PLACE STAKE ON WINDWARD SIDE OF TREE.
3. LOCATE STAKES OUTSIDE OF ROOTBALL.
4. PROVIDE MINIMUM DISTANCE FROM OTHER OBJECTS AS FOLLOWS:
20' TRAFFIC SIGNALS, 12' STREET LIGHTS, 10' FIRE HYDRANTS, SEWER LINES AND SDG&E FOR PAD MOUNTED EQUIPMENT, AND 5' UNDERGROUND SDG&E ELECTRIC AND GAS LINES.

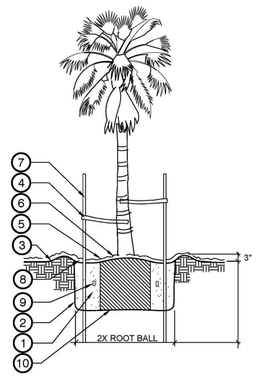
1 SHRUB PLANTING
NTS

2 TREE PLANTING & STAKING
NTS



NOTES:
1. ROOT BARRIER SHALL BE INSTALLED ADJACENT TO THE IMPROVEMENT AND NOT AROUND THE ROOTBALL.
2. ROOT BARRIER REQUIRED WHEN TREE TRUNK IS WITHIN 10' OF HARDSCAPE, WALLS, BUILDINGS, BROW DITCHES, OR OTHER IMPROVEMENTS.
3. FOR ROOT BARRIER INSTALLATION WITH THE TREE GRATES SEE L-4.
4. TREES SPECIFIED BELOW TO BE INSTALLED IN APPROVED ROOT BARRIERS OR BIO-BARRIERS
TREES LOCATED ALONG THE STREET/PUBLIC FAIRWAY
TREES WITHIN 6' OF ANY INTERIOR HARDSCAPE, PAVEMENT, ASPHALT, OR CURBS
TREES WITHIN 10' OF PUBLIC RIGHTS-OF-WAY, SIDEWALKS, CURBS, OR STREETS
TREE WELLS (CUT-OUT PLANTERS IN CONCRETE, PAVEMENT, OR HARDSCAPE)

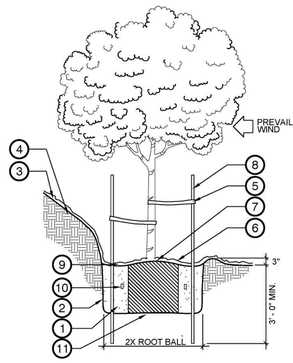
3 ROOT BARRIER
NTS



LEGEND:
1. PLANTING BACKFILL
75% PLASTER SAND
25% ORGANIC SOIL AMENDMENT
THOROUGHLY MIX PRIOR TO BACKFILL
2. ROUGHEN SIDES AND BOTTOM OF PIT
3. FINISHED GRADE
4. "CINCH TIE" MANUFACTURED BY V.I.T. COMPANY, INC. ATTACH PER MANUFACTURER'S SPECIFICATIONS AND SECURE WITH FURRING NAIL AT STAKE
5. 3 INCH MULCH LAYER
6. ROOTBALL SLIGHTLY HIGHER THAN FINISHED GRADE
7. (2) 2" DIA. LODGEPOLE STAKES. 8' LONG FOR 15 GALLON, 10' LONG FOR 24" BOX OR LARGER
8. FINISH GRADE TO BE MOUNDED AROUND SHRUB TO CREATE WATER BASIN
9. PLANTING TABLETS PER NOTES AND SPECIFICATIONS
10. SOIL BALL RESTING ON FIRM SOIL TO AVOID SETTLING
11. PLANT PALM VERTICALLY

NOTES:
A. MAINTAIN A 36" CIRCLE OF MULCH AROUND ALL TREES
B. REMOVE NURSERY STAKE
C. KEEP BARK MULCH 12" BACK FROM TREE TRUNK
D. KEEP MULCH 2-3" FROM TRUNK OF TREE OR SHRUB TYP.
E. WATER DURING BACKFILL TO ENSURE SAND FILLS ALL VOIDS
F. ADD VITAMIN B1 AT ONE TABLESPOON PER GALLON OF WATER DURING BACKFILL
- BLEND TWO CUPS OF BONE MEAL INTO BOTTOM OF PLANT PIT AREA

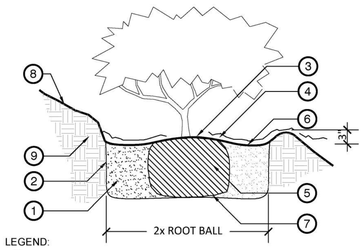
4 PALM TREE PLANTING
NOT TO SCALE



LEGEND:
1. PLANTING BACKFILL PER NOTES AND SPECIFICATIONS.
2. ROUGHEN SIDES AND BOTTOM OF PIT.
3. FINISHED GRADE
4. CHAMFER SLOPE TO PREVENT EROSION
5. "CINCH-TIE" MANUF. BY V.I.T. COMPANY, INC. . ATTACH PER MANUF. SPEC'S. AND SECURE WITH FURRING NAIL AT STAKE.
6. 3 INCH MULCH LAYER
7. ROOTBALL SLIGHTLY HIGHER THAN FINISHED GRADE.
8. (2) 2" DIA. LODGEPOLE STAKES. 8' LONG FOR 15 GALLON, 10' LONG FOR 24" BOX OR LARGER
9. FINISH GRADE TO BE MOUNDED AROUND SHRUB TO CREATE WATER BASIN
10. PLANTING TABLETS PER NOTES AND SPECIFICATIONS
11. SOIL BALL RESTING ON FIRM SOIL TO AVOID SETTLING

NOTES:
A. MAINTAIN A 36" CIRCLE OF MULCH AROUND ALL TREES
B. REMOVE NURSERY STAKE
C. KEEP MULCH 2-3" FROM TRUNK OF TREE OR TRUNK

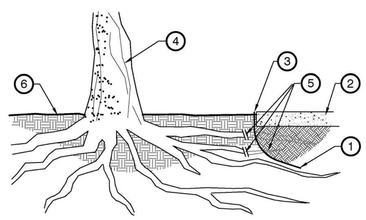
5 TREE PLANTING ON SLOPE
NOT TO SCALE



LEGEND:
1. PLANTING BACKFILL PER NOTES AND SPECIFICATIONS.
2. ROUGHEN SIDES AND BOTTOM OF PIT.
3. FINISHED GRADE.
4. 3 INCH MULCH LAYER.
5. ROOTBALL SLIGHTLY HIGHER THAN FINISHED GRADE.
6. WATER BASIN.
7. SOIL BALL RESTING ON FIRM SOIL TO AVOID SETTLING.
8. CHAMFER SLOPE TO PREVENT EROSION.
9. COMPACTED SUBGRADE.

NOTES:
A. KEEP MULCH 2-3" FROM TRUNK OF TREE OR SHRUB TYP.

6 SHRUB PLANTING ON SLOPE
NTS



LEGEND
1. 19" 'BIO BARRIER' OR APPROVED EQUAL BARRIER PER SPECIFICATIONS / EXTEND 10'-0" FROM TRUNK OF TREE IN EACH DIRECTION ALONG PAVING AS SHOWN
2. CONCRETE PAVING (SEE PLANS)
3. EXTEND TOP OF ROOT BARRIER 1/2" MINIMUM ABOVE FINISHED GRADE
4. EXISTING TREE PER PLANS
5. CUT EXISTING ROOTS UNDER 2" IN DIAMETER TO 6"-8" DEPTH & EXPOSE REMAINING ROOTS FOR LANDSCAPE ARCHITECT / ARBORIST TO FURTHER EVALUATE PRIOR TO ROOT PRUNING
6. FINISH SURFACE / SOIL SUBGRADE

NOTE:
A. CONTRACTOR SHALL INSTALL & ASSEMBLE ROOT BARRIER PER MANUFACTURERS RECOMMENDATIONS

7 ROOT BARRIER @ EXISTING TREE
NOT TO SCALE

SEE SHEET LP100 FOR PLANTING NOTES & LEGEND
SEE SHEETS LP101 - LP102 FOR PLANTING PLANS
SEE SHEET LP200 FOR PLANTING DETAILS

BUILDING DEPARTMENT STAMP

CITY OF OCEANSIDE
300 NORTH COAST HIGHWAY
OCEANSIDE, CA 92054

PROJECT TITLE AND LOCATION

BEACHFRONT PHASE II PROJECTS
JUNIOR SEAU PIER AMPHITHEATER AND BANDSHELL
PACKAGE 2
301 NORTH STRAND
OCEANSIDE, CA 92054

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STAMPS/SEALS

100% DESIGN DEVELOPMENT	08/30/24
100% SCHEMATIC DESIGN	04/10/24
PROGRAM CONFIRMATION	01/05/24

SHEET TITLE:

PLANTING DETAILS

PROJECT NO.:	20-109	PROJECT ARCH:	JB
DRAWN:	VV, NM	CHECKED:	CT, JB

SHEET NUMBER

LP200

DATE: 08/30/24 SHEET: 15 OF: 15

PLOT DATE: 8/28/24

LANDSCAPE DEMOLITION NOTES

1. SUMMARY
   A. CLEAR AND GRUB THE PROJECT SITE PRIOR TO CONSTRUCTION, AS SPECIFIED HEREIN, AND AS NEEDED FOR A COMPLETE AND PROPER PREPARATION OF THE SITE.

   B. LOCATION AND ELEVATION OF ALL EXISTING IMPROVEMENTS WITHIN THE AREA OF WORK SHALL BE CONFIRMED BY FIELD MEASUREMENT PRIOR TO CONSTRUCTION OF NEW WORK.

   C. SEE CIVIL AND ARCHITECTURAL PLANS FOR ADDITIONAL DEMOLITION INFORMATION OF BUILDINGS, TEMPORARY FENCING, UTILITIES, ETC.

2. QUALITY ASSURANCE
   A. USE ADEQUATE NUMBERS OF SKILLED WORKPEOPLE WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIC REQUIREMENTS AND THE METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK OF THIS SECTION.

   B. NEITHER THE OWNER NOR THE ENGINEER OF WORK WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE.

3. PROJECT CONDITIONS
   A. TRAFFIC: CONDUCT SITE PREPARATION WORK TO ENSURE MINIMUM INTERFERENCE WITH EXISTING ROADS, STREETS, WALKS AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT EXISTING STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION.

   B. COMPLETE THE CLEARING AND SITE PREPARATION WORK BEFORE STARTING EARTHWORK. ERECT TEMPORARY BARRICADES, ENCLOSURES, AND PROTECTION OF ADJACENT PROPERTY AND EXISTING WORK BEFORE STARTING SITE CLEARING WORK.

   C. INSPECT AND REVIEW THE PROJECT SITE TO DETERMINE EXISTING CONDITIONS WHICH AFFECT CONSTRUCTION OPERATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL SUBSTRUCTURES, WHETHER SHOWN HEREON OR NOT, AND PROTECT THEM FROM DAMAGE. THE EXPENSE OF REPAIR OR REPLACEMENT OF SAID SUBSTRUCTURES SHALL BE BORNE BY THE CONTRACTOR.

   D. PROTECTION OF EXISTING TREES AND VEGETATION: PROTECT EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE, AGAINST CUTTING, BREAKING, OR SKINNING OF ROOTS, SKINNING AND BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE. PROVIDE TEMPORARY GUARDS TO PROTECT TREES AND VEGETATION TO REMAIN. SEE TREE PROTECTION NOTES ON THIS SHEET.

   E. STOCKPILE, STAGING AND CONSTRUCTION AREAS SHALL BE FENCED WITH 6' HT. FENCING PER THE REQUIREMENTS FOR FENCING AT THE LIMIT OF WORK LINE, SEE SPECIFICATIONS.

4. SITE CLEARING
   A. CLEAR THE PROJECT SITE OF SPECIFIED PLANT MATERIALS AND TREE STUMPS. (COMPLETELY REMOVE DEMO TREES AND ROOT MASS TO ALLOW FOR NEW TREE PLANTING). DISPOSE OF MATERIALS FROM THE CLEARING OPERATION OFF-SITE TO A LEGAL DISPOSAL AREA.

   B. REMOVE EXISTING WORK AND ITEMS WHICH ARE REQUIRED TO BE REMOVED IN SUCH MANNER THAT MINIMUM DAMAGE AND DISTURBANCE IS CAUSED TO ADJACENT AND CONNECTING WORK. CONTRACTOR SHALL REPAIR AT HIS/HER/ OWN EXPENSE ANY DAMAGES MADE TO EXISTING IMPROVEMENTS DURING MOBILIZATION, CONSTRUCTION OR THE ESTABLISHMENT PERIOD.

   C. ANY PLANT MATERIAL NOTED AS EXISTING TO REMAIN THAT IS REMOVED DURING SITE CLEARING WILL BE REPLACED WITH SIMILAR SPECIES OF SIMILAR SIZE. LANDSCAPE ARCHITECT TO REVIEW AND APPROVE ANY REPLACEMENT PLANT MATERIAL PRIOR TO PLANT PURCHASE.

5. IRRIGATION
   A. REMOVE EXISTING IRRIGATION HEADS AND VALVE BOXES IN AREAS INDICATED FOR REMOVAL. EXISTING SUBTERRANEAN IRRIGATION LATERALS AND MAINLINE TO BE ABANDONED IN PLACE. EXISTING SUBTERRANEAN AND MAINLINE SHALL BE REMOVED WHEN INTERFERENCE OCCURS WITH PROPOSED IMPROVEMENTS.

   B. CONTRACTOR TO PROVIDE TEMPORARY IRRIGATION SYSTEM OR HAND WATER AREAS AFFECTED DURING IRRIGATION DEMOLITION AND CONSTRUCTION.

TREE PROTECTION NOTES

1. TREE PROTECTION FENCE TO BE INSTALLED AT BOUNDARIES OF ALL CRITICAL ROOT ZONES WITHIN TREE DRIP CANOPY DRIP LINE OR 5X THE DIAMETER OF TREE TRUNK, WHICHEVER IS GREATER.
2. WHERE FEASIBLE, ALL WORK WITHIN CRITICAL ROOT ZONE SHALL BE DONE USING HAND TOOLS. WORK SHALL BE DONE IN A MANNER TO MINIMIZE DISTURBANCE OF TREE ROOTS AND SOIL.
3. DO NOT PRUNE OR TRIM TREES UNLESS INDICATED ON PLANS AS RECOMMENDED BY ARBORIST. CONSULT CERTIFIED ARBORIST FOR TRIMMING AND REMOVAL WORK. DO NOT SCUFF OR TEAR TREE ROOTS. DO NOT CUT OR DAMAGE ROOTS 1" IN DIAMETER OR LARGER.
4. EQUIPMENT AND VEHICLES SHALL STAY OUT OF CRITICAL ROOT ZONE TO AVOID SCORCHING OF FOLIAGE, TWIGS AND LIMBS CAUSED BY EXHAUST. DO NOT DAMAGE TREE TRUNKS AND LIMBS BY CONTACT WITH EQUIPMENT AND VEHICLES.
5. DO NOT DEPOSIT SOLVENTS, FUELS, POWDERED LIME OR OTHER HARMFUL MATERIALS IN OR NEAR TREE ROOT ZONE OR IN AREAS WHERE SUCH MATERIALS WILL LEAK OR WASH INTO TREE ROOT ZONE.
6. DO NOT PLACE SOIL IN EXCESS OF 3" ABOVE EXISTING GRADE IN CRITICAL ROOT ZONE.
7. DEMOLITION SHALL BE ACCOMPLISHED WITHOUT HARM TO TREE ROOTS AND SOILS. HEAVY EQUIPMENT MAY BE USED ONLY IF REMOVAL CAN BE ACCOMPLISHED WITHOUT DAMAGE TO TREE ROOTS AND SOILS. IF REMOVAL CANNOT BE ACCOMPLISHED WITHOUT DAMAGE TO TREE ROOTS AND SOILS, CONCRETE SHALL BE REMOVED BY HAND.
8. WHEN TRENCHING WITHIN CRITICAL ROOT ZONE, USE HAND TOOLS ONLY. TUNNEL UNDER AND AROUND ROOT 1" IN DIAMETER OR LARGER.
9. WHEN GRADING OR PLANTING WITHIN CRITICAL ROOT ZONE, USE HAND TOOLS ONLY. REMOVE EXISTING PLANT MATERIAL AND SOIL USING HAND TOOLS ONLY. REMOVE NO MORE THAN 2" SOIL AND REPLACE WITH NO MORE THAN A COMBINED TOTAL OF 4" PREPARED BEDDING MIX AND SURFACE MULCH. MULCH AND SOIL SHALL NOT CONTACT TREE TRUNKS OR COVER EXPOSED SURFACE ROOTS.
10. MACHINE TILLING IN TREE ROOT ZONE IS PROHIBITED. EXISTING SOIL MAY BE TILLED USING A HAND HELD FORK TO A MAXIMUM DEPTH OF 2".
11. ANY TREES DAMAGED DURING CONSTRUCTION WILL BE REMOVED AND REPLACED WITH SAME SPECIES OF EQUAL SIZE AND HEALTH (72" BOX MIN). LANDSCAPE ARCHITECT TO REVIEW AND APPROVE ANY REPLACEMENT PLANT MATERIAL PRIOR TO PLACEMENT.

LANDSCAPE DEMOLITION LEGEND

DEMO

SYMBOL	CODE	DESCRIPTION
	D-01A	CLEAR AND GRUB. REMOVE ALL EXISTING VEGETATION AND IRRIGATION EQUIPMENT, VALVES, AND ASSOCIATED VALVE BOXES, EXPOSED PIPE AND FITTINGS UNLESS NOTED OTHERWISE
	D-01B	CLEAR AND GRUB BLUFF AREAS. SELECTIVE REMOVAL OF EXISTING VEGETATION. LANDSCAPE ARCHITECT TO TAG FOR PRESERVATION OF EXISTING NATIVE SPECIES PRIOR TO CONSTRUCTION. REMOVE IRRIGATION EQUIPMENT, VALVES, ASSOCIATED VALVE BOXES, EXPOSED PIPE AND FITTINGS UNLESS NOTED OTHERWISE.
	D-02	EXISTING CONCRETE PAVING TO BE DEMOLISHED. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.
	D-03	EXISTING ASPHALT TO BE DEMOLISHED. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.
	D-04	EXISTING TREE TO BE REMOVED. REMOVE IN ENTIRETY, GRIND STUMP MINIMUM 18" BELOW NEW PROPOSED FINISH GRADE.
	D-05	EXISTING TREE TO REMAIN. PROTECT IN PLACE.
	D-06	EXISTING CONCRETE CURB TO BE DEMOLISHED.
	D-07	EXISTING RAISED CONCRETE PLANTER WALL TO BE DEMOLISHED.
	D-08	EXISTING BOLLARD TO BE DEMOLISHED.
	D-09	EXISTING POST AND CHAIN FENCING TO BE DEMOLISHED.
	D-10	EXISTING UTILITY. SEE CIVIL PLANS FOR MORE INFORMATION.
	D-11	EXISTING CRIB WALL TO REMAIN. PROTECT IN PLACE.
	D-12	EXISTING CMU RETAINING WALL TO BE DEMOLISHED.
	D-13	EXISTING CURB AND GUTTER TO REMAIN. PROTECT IN PLACE.

SEE SHEET LD100 FOR LANDSCAPE DEMOLITION NOTES & LEGEND
SEE SHEET LD101 FOR LANDSCAPE DEMOLITION PLAN

BUILDING DEPARTMENT STAMP

CITY OF OCEANSIDE
300 NORTH COAST HIGHWAY
OCEANSIDE, CA 92054

PROJECT TITLE AND LOCATION

BEACHFRONT PHASE II PROJECTS
JUNIOR SEAU BEACH COMMUNITY CENTER
PACKAGE 1
300 NORTH STRAND
OCEANSIDE, CA 92054

ARCHITECT

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STAMPS/SEALS

100% DESIGN DEVELOPMENT	08/30/24
100% SCHEMATIC DESIGN	04/10/24
PROGRAM CONFIRMATION	01/05/24

SHEET TITLE:

LANDSCAPE DEMOLITION NOTES & LEGEND

PROJECT NO.:	20-109	PROJECT ARCH:	JB
DRAWN:	VV, NM	CHECKED:	CT, JB

SHEET NUMBER:

LD100

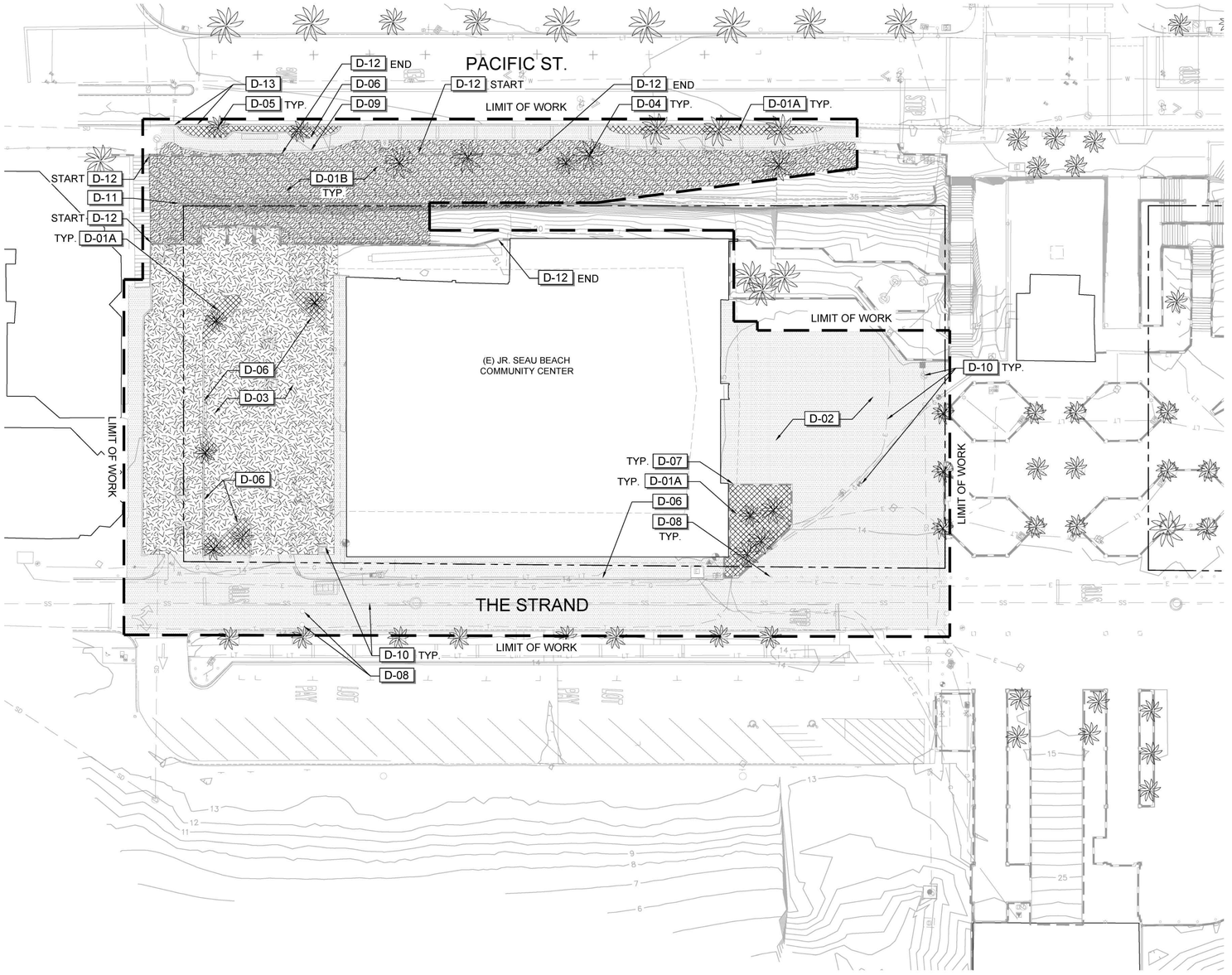
DATE: 08/30/24 SHEET: 1 OF: 15

PLOT DATE: 8/26/24

LANDSCAPE DEMOLITION LEGEND

DEMO

SYMBOL	CODE	DESCRIPTION
	D-01A	CLEAR AND GRUB. REMOVE ALL EXISTING VEGETATION AND IRRIGATION EQUIPMENT, VALVES, AND ASSOCIATED VALVE BOXES, EXPOSED PIPE AND FITTINGS UNLESS NOTED OTHERWISE
	D-01B	CLEAR AND GRUB BLUFF AREAS. SELECTIVE REMOVAL OF EXISTING VEGETATION. LANDSCAPE ARCHITECT TO TAG FOR PRESERVATION OF EXISTING NATIVE SPECIES PRIOR TO CONSTRUCTION. REMOVE IRRIGATION EQUIPMENT, VALVES, ASSOCIATED VALVE BOXES, EXPOSED PIPE AND FITTINGS UNLESS NOTED OTHERWISE.
	D-02	EXISTING CONCRETE PAVING TO BE DEMOLISHED. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.
	D-03	EXISTING ASPHALT TO BE DEMOLISHED. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.
	D-04	EXISTING TREE TO BE REMOVED. REMOVE IN ENTIRETY, GRIND STUMP MINIMUM 18" BELOW NEW PROPOSED FINISH GRADE.
	D-05	EXISTING TREE TO REMAIN. PROTECT IN PLACE.
	D-06	EXISTING CONCRETE CURB TO BE DEMOLISHED.
	D-07	EXISTING RAISED CONCRETE PLANTER WALL TO BE DEMOLISHED.
	D-08	EXISTING BOLLARD TO BE DEMOLISHED.
	D-09	EXISTING POST AND CHAIN FENCING TO BE DEMOLISHED.
	D-10	EXISTING UTILITY. SEE CIVIL PLANS FOR MORE INFORMATION.
	D-11	EXISTING CRIB WALL TO REMAIN. PROTECT IN PLACE.
	D-12	EXISTING CMU RETAINING WALL TO BE DEMOLISHED.
	D-13	EXISTING CURB AND GUTTER TO REMAIN. PROTECT IN PLACE.



LINETYPE LEGEND

LIMIT OF WORK

PROPERTY LINE

SEE SHEET LD100 FOR LANDSCAPE DEMOLITION NOTES & LEGEND
SEE SHEET LD101 FOR LANDSCAPE DEMOLITION PLAN

0 10 20 40

SCALE : 1" = 20'-0"

NORTH

PLOT DATE: 8/26/24

BUILDING DEPARTMENT STAMP

CITY OF OCEANSIDE
300 NORTH COAST HIGHWAY
OCEANSIDE, CA 92054

PROJECT TITLE AND LOCATION

BEACHFRONT PHASE II PROJECTS
JUNIOR SEAU BEACH COMMUNITY CENTER
PACKAGE 1
300 NORTH STRAND
OCEANSIDE, CA 92054

ARCHITECT

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STAMPS/SEALS

100% DESIGN DEVELOPMENT	08/30/24
100% SCHEMATIC DESIGN	04/10/24
PROGRAM CONFIRMATION	01/05/24

SHEET TITLE:

LANDSCAPE DEMOLITION PLAN

PROJECT NO.:	20-109	PROJECT ARCH:	JB
DRAWN:	VV, NM	CHECKED:	CT, JB

SHEET NUMBER

LD101

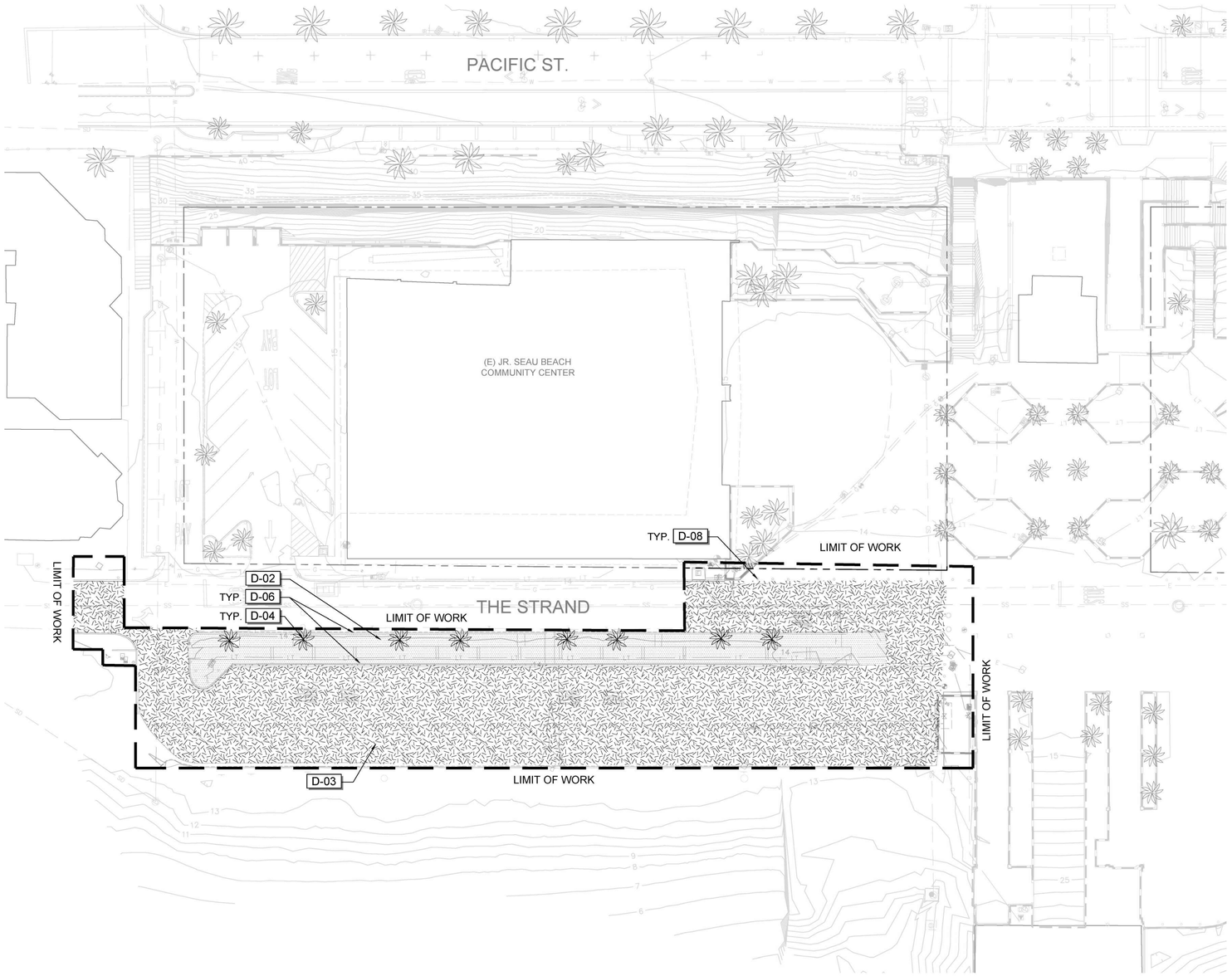
DATE: 08/30/24 SHEET: 2 OF: 15

PHASE 2 LANDSCAPE DEMOLITION PLAN

DEMO

SYMBOL	CODE	DESCRIPTION
	D-01A	CLEAR AND GRUB. REMOVE ALL EXISTING VEGETATION AND IRRIGATION EQUIPMENT, VALVES, AND ASSOCIATED VALVE BOXES, EXPOSED PIPE AND FITTINGS UNLESS NOTED OTHERWISE
	D-02	EXISTING CONCRETE PAVING TO BE DEMOLISHED. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.
	D-03	EXISTING ASPHALT TO BE DEMOLISHED. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.
	D-04	EXISTING TREE TO BE REMOVED. REMOVE IN ENTIRETY, GRIND STUMP MINIMUM 18" BELOW NEW PROPOSED FINISH GRADE.
	D-06	EXISTING CONCRETE CURB TO BE DEMOLISHED.
	D-08	EXISTING BOLLARD TO BE DEMOLISHED.

NOTE:
THIS SHEET IS INCLUDED AS A REFERENCE ONLY TO DOCUMENT THE INTENT OF THE MASTER PLAN. THE WORK DEPICTED IS OUTSIDE OF THE CURRENT PROJECT'S SCOPE, AND WOULD BE INITIATED BEFORE OR IN TANDEM WITH THE DEVELOPMENT OF BETTY'S LOT.



LINETYPE LEGEND

- LIMIT OF WORK
- PROPERTY LINE

SEE SHEET LD100 FOR LANDSCAPE DEMOLITION NOTES & LEGEND
SEE SHEET LD101 FOR LANDSCAPE DEMOLITION PLAN

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

NORTH

PLOT DATE: 8/26/24

BUILDING DEPARTMENT STAMP

CITY OF OCEANSIDE
300 NORTH COAST HIGHWAY
OCEANSIDE, CA 92054

PROJECT TITLE AND LOCATION

BEACHFRONT PHASE II PROJECTS
JUNIOR SEAU BEACH COMMUNITY CENTER
PACKAGE 1
300 NORTH STRAND
OCEANSIDE, CA 92054

ARCHITECT

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CONSULTANT

SCHMIDT DESIGN GROUP
1310 Rosecrans St., Suite G, San Diego, CA 92106
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STAMPS/SEALS

100% DESIGN DEVELOPMENT	08/30/24
100% SCHEMATIC DESIGN	04/10/24
PROGRAM CONFIRMATION	01/05/24

SHEET TITLE:

PHASE 2 LANDSCAPE DEMOLITION PLAN

PROJECT NO.:	20-109	PROJECT ARCH:	JB
DRAWN:	VV, NM	CHECKED:	CT, JB

SHEET NUMBER

LD102

DATE: 08/30/24 SHEET: 3 OF: 15

AMERICANS WITH DISABILITIES NOTES:

1. ALL SLOPES SHOWN ON THIS PLAN WERE DESIGNED AT OR BELOW MAXIMUMS ALLOWED BY THE ACCESSIBILITY GUIDELINES. IN ORDER TO ALLOW FOR CONSTRUCTION TOLERANCES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE ACCESSIBILITY GUIDELINES AND IN THE EVENT THAT A DESIGN QUESTION SHOULD ARISE, OR A FIELD CONDITION PRESENTS ITSELF THAT IS DIFFERENT THAN SHOWN ON THESE PLANS, WORK SHOULD CEASE AND THE ENGINEER BE NOTIFIED SO THAT AN ACCEPTABLE SOLUTION CAN BE DETERMINED.

2. THE CONTRACTOR IS ADVISED TO CAREFULLY CHECK ALL PHASES OF WORK RELATING TO ACCESSIBILITY GUIDELINE ACCESS FOR THIS PROJECT. SINCE THE CODE DOES NOT ALLOW FOR A CONSTRUCTION TOLERANCE, THAT EXCEEDS MAXIMUM OR MINIMUM DIMENSIONS AND SLOPES AS CALLED OUT BY THE ACCESSIBILITY GUIDELINES ARE SUBJECT TO REJECTION BY THE CITY AND MAY BE REQUIRED TO BE REMOVED AND REPLACED.

3. SINCE THE CIVIL ENGINEER, SURVEYOR OR LANDSCAPE ARCHITECT CANNOT CONTROL THE EXACT METHODS OR MEANS USED BY THE GENERAL CONTRACTOR OR THEIR SUBCONTRACTOR DURING GRADING AND CONSTRUCTION OF THE PROJECT, THE CIVIL ENGINEER ASSUMES NO RESPONSIBILITY FOR FINAL ACCEPTANCE OF THE ACCESSIBILITY GUIDELINE RELATED ITEMS OF THIS PROJECT BY THE CITY, ANY OTHER AUTHORITY OR OTHER AFFECTED PARTIES.

COMPLIANCE WITH THE ACCESSIBILITY CODES AND STANDARDS CONSTRUCTION REQUIREMENTS WILL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THEIR SUB-CONTRACTORS.

CONSTRUCTION NOTES:

1. UNLESS SPECIFIED OTHERWISE, LANDSCAPE CONSTRUCTION AND LAYOUT WORK INCLUDES, BUT IS NOT LIMITED TO THE LOCATION, PLACEMENT AND DETAILING OF THE PAVING TO OCCUR ADJACENT TO THE BUILDING, CONCRETE MASONRY WALLS.
2. SEE ENGINEER'S PLAN FOR RETAINING WALLS, SITE DRAINAGE AND GRADING, FINISH GRADING, SITE UTILITY LAYOUT AND CONSTRUCTION.
3. DIMENSIONS INDICATED ON PLANS SHALL PREVAIL OVER PLAN SCALE. DIMENSIONS ARE TO FACES OF AND PERPENDICULAR FACE OF BUILDING WALLS UNLESS SHOWN OTHERWISE. ALL ANGLES AND CONNECTIONS ARE (90) DEGREES UNLESS NOTED OTHERWISE. WALKS CONNECTING DOORS ARE TO BE ALIGNED WITH FACE OF BUILDING UNLESS NOTED OTHERWISE.
4. ALL COORDINATE POINTS AND DIMENSIONS ARE TAKEN FROM THE BACK OF CURB UNLESS OTHERWISE NOTED.
5. EXPANSION JOINTS SHALL BE AS LOCATED ON THE PLANS AND WHERE CONCRETE MEETS EXISTING WALLS, PAVING, OR OTHER HARD SURFACES. EXPANSION JOINTS ON WALKS TO BE A MAXIMUM OF 30'-0" ON CENTER.
6. SCORE JOINTS SHALL BE AS SHOWN ON THE PLANS OR SET ON 5' ON CENTER SPACING AND ALIGN WITH BUILDING EDGES.
7. CONSTRUCT EXPANSION, WEAKENED-PLANE (CONTRACTION) AND CONSTRUCTION JOINTS IN ACCORDANCE WITH SECTION 303-5.4 OF (GREENBOOK) STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
8. ALL CONCRETE SHALL BE A MINIMUM STRENGTH OF 2500 PSI AT 28 DAYS FOR SIDEWALKS UNLESS OTHERWISE INDICATED. FINISH SHALL BE AS NOTED ON PLANS.
9. CONCRETE PAVING SHALL HAVE FINISHED GRADES SMOOTHED TO ELIMINATE PUDDLING OR STANDING WATER. ALL FINISH SURFACES SHALL MAINTAIN A 1.5% SLOPE AWAY FROM BUILDINGS AND WALLS INTO DRAINAGE STRUCTURES AND SHALL HAVE A MAX. CROSS SLOPE OF 1.5%. CONTRACTOR SHALL NOTIFY RESIDENT ENGINEER OF ANY CONFLICTS MAINTAINING DRAINAGE.
10. LAYOUT POINTS OF ALL RADIUS SHALL BE CONNECTED BY SMOOTH EVEN LINES TO CREATE THE CURVED CONFIGURATION AS SHOWN ON THE PLANS.
11. SEE IRRIGATION PLANS FOR SLEEVE LOCATIONS PRIOR TO CONSTRUCTION.
12. SEE ELECTRICAL PLANS FOR CONDUIT AND LIGHT POLE LOCATIONS PRIOR TO CONSTRUCTION.
13. ANTI-GRAFFITI COATING TO BE APPLIED TO VERTICAL AND HORIZONTAL SURFACES OF FREESTANDING AND RETAINING WALLS:
    - 13.1. ONE (1) COAT OF AQUA-TRETE CONCENTRATE (ATC)
      - 13.1.1. POURED IN PLACE CONCRETE WALLS OR STUCCO WALLS: APPLY TO SUBSTRATE AT A DILUTION RATIO OF 12 PARTS WATER TO 1 PART ATC. ALLOW CURE OF 24 HOURS.
      - 13.1.2. PRECISION BLOCK WALLS AND PRECAST CONCRETE CAPS: APPLY TO SUBSTRATE AT A DILUTION RATION OF 9 PARTS WATER TO 1 PART ATC. ALLOW CURE OF 24 HOURS.
    - 13.2. TWO (2) COATS OF PROTECTOSIL ANTI-GRAFFITI (PAG) NEAT (APPLIED WITH AN HVLP SPRAY APPARATUS ONLY).

    AVAILABLE THROUGH EVONIK, CONTACT THE MANUFACTURER'S REPRESENTATIVE: MICHAEL HYDUK SPECIFIED PRODUCTS INC. 619-889-2012 Michael@specifiedproductswp.com
14. NO DEVIATIONS FROM PLANS SHALL OCCUR WITHOUT APPROVAL OF THE RESIDENT ENGINEER.
15. ANY PROPOSED WORK THAT IS INCONSISTENT WITH COMMON, SAFE CONSTRUCTION PRACTICES SHALL BE BROUGHT TO THE ATTENTION OF THE RESIDENT ENGINEER PRIOR TO COMMENCING WITH CONSTRUCTION.
16. CONTRACTOR SHALL VISIT SITE AND VERIFY ALL FIELD CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
17. CONTRACTOR SHALL REVIEW PLANS AND DETAILS TO ASCERTAIN LOCATIONS NECESSARY TO PROVIDE ELECTRICAL CONNECTIONS TO POWER IRRIGATION, LIGHTING, ETC.
18. CONTRACTOR SHALL DETERMINE THE LOCATION AND DEPTH OF ALL SITE UTILITIES PRIOR TO CONSTRUCTION. NOTIFY RESIDENT ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
19. THE CONTRACTOR SHALL HAVE RESIDENT ENGINEER VERIFY ALL CONSTRUCTION STAKING LOCATIONS PRIOR TO INSTALLATION OF CONCRETE & D.G. PAVING.
20. ALL HARDWARE SUCH AS NAILS, BOLTS, FASTENERS ETC. SHALL BE HOT DIPPED GALVANIZED UNLESS OTHERWISE NOTED.
21. THE CONTRACTOR SHALL PROVIDE A 3'X3' MOCK UP OF ALL PAVING MATERIALS AND SEAT WALLS FOR APPROVAL BY THE RESIDENT ENGINEER AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
22. THE CONTRACTOR SHALL REVIEW ALL PLANS AND SPECIFICATIONS BEFORE BEGINNING WORK. REFER TO TECHNICAL SPECIFICATIONS AND CONSTRUCTION DETAILS FOR INSTALLATION PROCEDURES.
23. UPON AWARD OF BID AND PRIOR TO COMMENCING WORK; THE CONTRACTOR IS TO PROVIDE FOR APPROVAL BY THE RESIDENT ENGINEER A 'PLAN OF ACTION' FOR IRRIGATION WATERING DURING THE COURSE OF CONSTRUCTION.
24. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE GEOTECHNICAL SOILS REPORT PRIOR TO PERFORMING NEW WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE AWARE OF THE EXISTING SOILS CONDITIONS WITHIN THE LIMITS OF WORK AND TO IMPLEMENT ALL EQUIPMENT REQUIRED TO PERFORM CONTRACT WORK IN EXISTING CONDITIONS.
25. DECORATIVE/ENHANCED CONCRETE SHALL BE REQUIRED TO MEET THE CALIFORNIA ACCESSIBILITY CODE (CALDAG) AND AMERICAN DISABILITY ACT (MOST CURRENT EDITIONS) WHERE APPLICABLE.

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)227-2600
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 LANDSCAPE ARCHITECT (LA'S PHONE # HERE).
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.
6. THE CONTRACTOR MUST NOTIFY THE CITY LANDSCAPE INSPECTOR (760-435-5098 OR 760-435-5081) 48 HOURS (TWO WORKING DAYS) PRIOR TO STARTING CONSTRUCTION. WITHIN THE 48 HOURS (2 WORKING DAYS) NOTICE, PRIOR TO BEGINNING LANDSCAPE CONSTRUCTION, THE JOB SUPERINTENDENT, LANDSCAPE CONTRACTOR, LANDSCAPE ARCHITECT OF WORK, AND THE CITY LANDSCAPE INSPECTOR SHALL MEET FOR A PRE-CONSTRUCTION SITE MEETING. ANY WORK NOT MEETING THE APPROVAL OF THE OWNER, OWNER'S REPRESENTATIVE OR THE APPROVED LANDSCAPE PLAN SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
7. ALL PROPERTY AND LOT LINES SHALL BE VERIFIED AND MARKED IN AN OBVIOUS MANNER PRIOR TO CONSTRUCTION.
8. A SOILS REPORT SHALL BE PREPARED BY (NAME OF SOILS LAB HERE). 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. CONTACT THE LANDSCAPE ARCHITECT (LA'S PHONE # HERE) FOR A COPY OF THE SOILS ANALYSIS, DATED (XX/XX/XX), 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, AND THE CITY OF OCEANSIDE GUIDELINES AND SPECIFICATIONS FOR LANDSCAPE DEVELOPMENT (1985, ADDENDA 1997) SHALL BE AT THE JOB SITE LOCATION 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. TURFED AREAS SHALL HAVE A MAXIMUM DESIGN SLOPE OF 4:1. 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. FOR DETAILS NOT REFERENCED OR SHOWN ON THESE PLANS, PLEASE REFER TO MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION.
16. 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 I HAVE RECEIVED FROM THE PROJECT ENGINEER OF WORK. I HAVE VERIFIED THAT THESE PLANS MEET THE REQUIREMENTS OF SAID POLICY.
17. 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.
18. LANDSCAPE CONTRACTOR SHALL PROVIDE CONTROLLER AND/ OR FLOW SENSOR CERTIFICATION (IF APPLICABLE) PRIOR TO TERMINATION OF CONTRACTOR'S MAINTENANCE PERIOD.

LANDSCAPE CONSTRUCTION LEGEND

SYMBOL	CODE	DESCRIPTION	DETAIL
	1A	4" PEDESTRIAN CONCRETE PAVING. COLOR: NATURAL GREY. FINISH: MEDIUM BROOM.	1/LC200
	1B	4" ENHANCED PEDESTRIAN CONCRETE PAVING. COLOR: INTEGRAL COLOR TBD. AVAILABLE THROUGH DAVIS COLORS OR APPROVED EQUAL. FINISH: TOPCAST.	
	2	7" ENHANCED VEHICULAR RATED CONCRETE PAVING. COLOR: INTEGRAL COLOR. FINISH: TOPCAST.	
	3A	EXPANSION JOINT	2/LC200
	3B	SCORE JOINT	2/LC200
	4	42" HT. GUARDRAIL. CONCRETE POST AND 316 GRADE STAINLESS STEEL CABLE. RAIL EXTERIOR ENAMEL PAINT COLOR: TBD. FINISH: TBD. AVAILABLE THROUGH: TBD.	5/LC200
	5	SCULPTURAL PEBBLE SEATING. MODEL: SOMA STONE. SIZES: XS, S, M, L. COLOR: TBD. FINISH: TBD. AVAILABLE THROUGH: MANOS OR APPROVED EQUAL. PHONE: (510) 534-7141.	6/LC200
	6A	TRASH AND RECYCLING RECEPTACLE WITH RAIN COVER. MODEL: QR-ME253641W. FINISH: TBD. COLOR: TBD. MOUNT: SURFACE MOUNT. AVAILABLE THROUGH: QCP OR APPROVED EQUAL. PHONE: (866) 703-3434.	
	6B	TRASH RECEPTACLE ON PACIFIC ST. MODEL NO: QR-CE3036W-A25. AVAILABLE THROUGH: QCP OR APPROVED EQUAL. PHONE: (866) 703-3434.	
	7	6' WIDE WOOD AND CONCRETE BENCH. MODEL: STRATA BEAM. STYLE: BACKED END, INTERMEDIATE ARMS. AVAILABLE THROUGH: LANDSCAPE FORMS. PHONE: (800) 521-2546.	
	8A	10 FT. DIA. ROUND TREE GRATE. COLOR: TBD. AVAILABLE THROUGH: IRON AGE DESIGNS OR APPROVED EQUAL. PHONE: (877) 418-3568.	3/LC200
	8B	5 FT. DIA. ROUND TREE GRATE. COLOR: TBD. AVAILABLE THROUGH: IRON AGE DESIGNS OR APPROVED EQUAL. PHONE: (877) 418-3568.	
	8C	5' X 5' SQUARE TREE GRATE	3/LC200
	9	WOOD AND METAL ADIRONDACK CHAIR. MODEL: AC-46ER-CHR. WOOD FINISH: THERMALLY MODIFIED WOOD SLATS. POWDER COAT FINISH: TBD. AVAILABLE THROUGH: SITE PIECES. PHONE: (800) 484-0797.	
	10	PROPOSED TREE. SEE LANDSCAPE PLANTING PLAN FOR ADDITIONAL INFORMATION.	SEE PLANTING PLANS
	11	EXISTING PALM TREE TO REMAIN. PROTECT IN PLACE.	EXISTING
	12	EXISTING CURB AND GUTTER TO REMAIN. PROTECT IN PLACE.	SEE ARCH PLANS
	13	EXISTING JR. SEAU BEACH COMMUNITY CENTER. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.	SEE PLANTING PLANS
	PA	PLANTING AREA. SEE LANDSCAPE PLANTING PLANS FOR ADDITIONAL INFORMATION.	

SEE SHEET LC100 FOR LANDSCAPE CONSTRUCTION NOTES & LEGEND
SEE SHEET LC101 FOR LANDSCAPE CONSTRUCTION PLAN
SEE SHEET LC200 FOR LANDSCAPE CONSTRUCTION DETAILS

BUILDING DEPARTMENT STAMP

CITY OF OCEANSIDE
300 NORTH COAST HIGHWAY
OCEANSIDE, CA 92054

PROJECT TITLE AND LOCATION

BEACHFRONT PHASE II PROJECTS
JUNIOR SEAU BEACH COMMUNITY CENTER
PACKAGE 1
300 NORTH STRAND
OCEANSIDE, CA 92054

ARCHITECT

JOHNSON FAVARO
Architecture and Urban Design
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LANDSCAPE CONSTRUCTION NOTES & LEGEND

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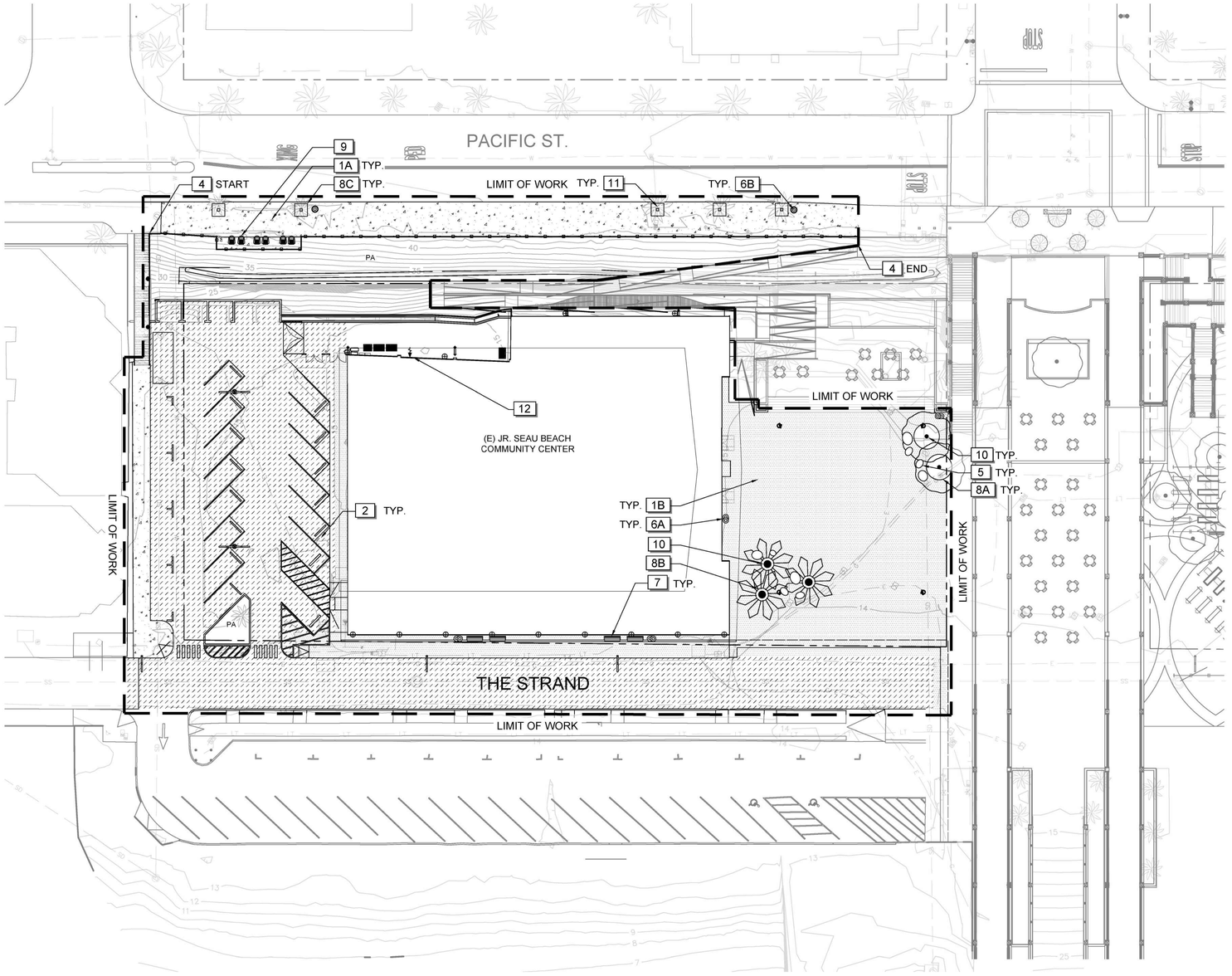
LC100

DATE: 08/30/24 SHEET: 4 OF: 15

PLOT DATE: 8/26/24

LANDSCAPE CONSTRUCTION LEGEND

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	1A	4" PEDESTRIAN CONCRETE PAVING. COLOR: NATURAL GREY. FINISH: MEDIUM BROOM.	1/LC200
	1B	4" ENHANCED PEDESTRIAN CONCRETE PAVING. COLOR: INTEGRAL COLOR TBD. AVAILABLE THROUGH DAVIS COLORS OR APPROVED EQUAL. FINISH: TOPCAST.	
	2	7" ENHANCED VEHICULAR RATED CONCRETE PAVING. COLOR: INTEGRAL COLOR. FINISH: TOPCAST.	
	3A	EXPANSION JOINT	2/LC200
	3B	SCORE JOINT	2/LC200
	4	42" HT. GUARDRAIL. CONCRETE POST AND 316 GRADE STAINLESS STEEL CABLE. RAIL EXTERIOR ENAMEL PAINT COLOR: TBD. FINISH: TBD. AVAILABLE THROUGH: TBD.	5/LC200
	5	SCULPTURAL PEBBLE SEATING. MODEL: SOMA STONE. SIZES: XS, S, M, L. COLOR: TBD. FINISH: TBD. AVAILABLE THROUGH: MANOS OR APPROVED EQUAL. PHONE: (510) 534-7141.	6/LC200
	6A	TRASH AND RECYCLING RECEPTACLE WITH RAIN COVER. MODEL: QR-ME253641W. FINISH: TBD. COLOR: TBD. MOUNT: SURFACE MOUNT. AVAILABLE THROUGH: QCP OR APPROVED EQUAL. PHONE: (866) 703-3434.	
	6B	TRASH RECEPTACLE ON PACIFIC ST. MODEL NO: QR-CE3036W-A25. AVAILABLE THROUGH: QCP OR APPROVED EQUAL. PHONE: (866) 703-3434.	
	7	6' WIDE WOOD AND CONCRETE BENCH. MODEL: STRATA BEAM. STYLE: BACKED END, INTERMEDIATE ARMS. AVAILABLE THROUGH: LANDSCAPE FORMS. PHONE: (800) 521-2546.	
	8A	10 FT. DIA. ROUND TREE GRATE. COLOR: TBD. AVAILABLE THROUGH: IRON AGE DESIGNS OR APPROVED EQUAL. PHONE: (877) 418-3568.	3/LC200
	8B	5 FT. DIA. ROUND TREE GRATE. COLOR: TBD. AVAILABLE THROUGH: IRON AGE DESIGNS OR APPROVED EQUAL. PHONE: (877) 418-3568.	
	8C	5' X 5' SQUARE TREE GRATE	3/LC200
	9	WOOD AND METAL ADIRONDACK CHAIR. MODEL: AC-46ER-CHR. WOOD FINISH: THERMALLY MODIFIED WOOD SLATS. POWDER COAT FINISH: TBD. AVAILABLE THROUGH: SITE PIECES. PHONE: (800) 484-0797.	
	10	PROPOSED TREE. SEE LANDSCAPE PLANTING PLAN FOR ADDITIONAL INFORMATION.	SEE PLANTING PLANS
	11	EXISTING PALM TREE TO REMAIN. PROTECT IN PLACE.	EXISTING
	12	EXISTING CURB AND GUTTER TO REMAIN. PROTECT IN PLACE.	SEE ARCH PLANS
	13	EXISTING JR. SEAU BEACH COMMUNITY CENTER. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.	SEE PLANTING PLANS
	PA	PLANTING AREA. SEE LANDSCAPE PLANTING PLANS FOR ADDITIONAL INFORMATION.	



LINETYPE LEGEND

LIMIT OF WORK

PROPERTY LINE

SEE SHEET LC100 FOR LANDSCAPE CONSTRUCTION NOTES & LEGEND
SEE SHEET LC101 FOR LANDSCAPE CONSTRUCTION PLAN
SEE SHEET LC200 FOR LANDSCAPE CONSTRUCTION DETAILS

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

NORTH

BUILDING DEPARTMENT STAMP

CITY OF OCEANSIDE
300 NORTH COAST HIGHWAY
OCEANSIDE, CA 92054

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LC101

DATE: 08/30/24 SHEET: 5 OF: 15

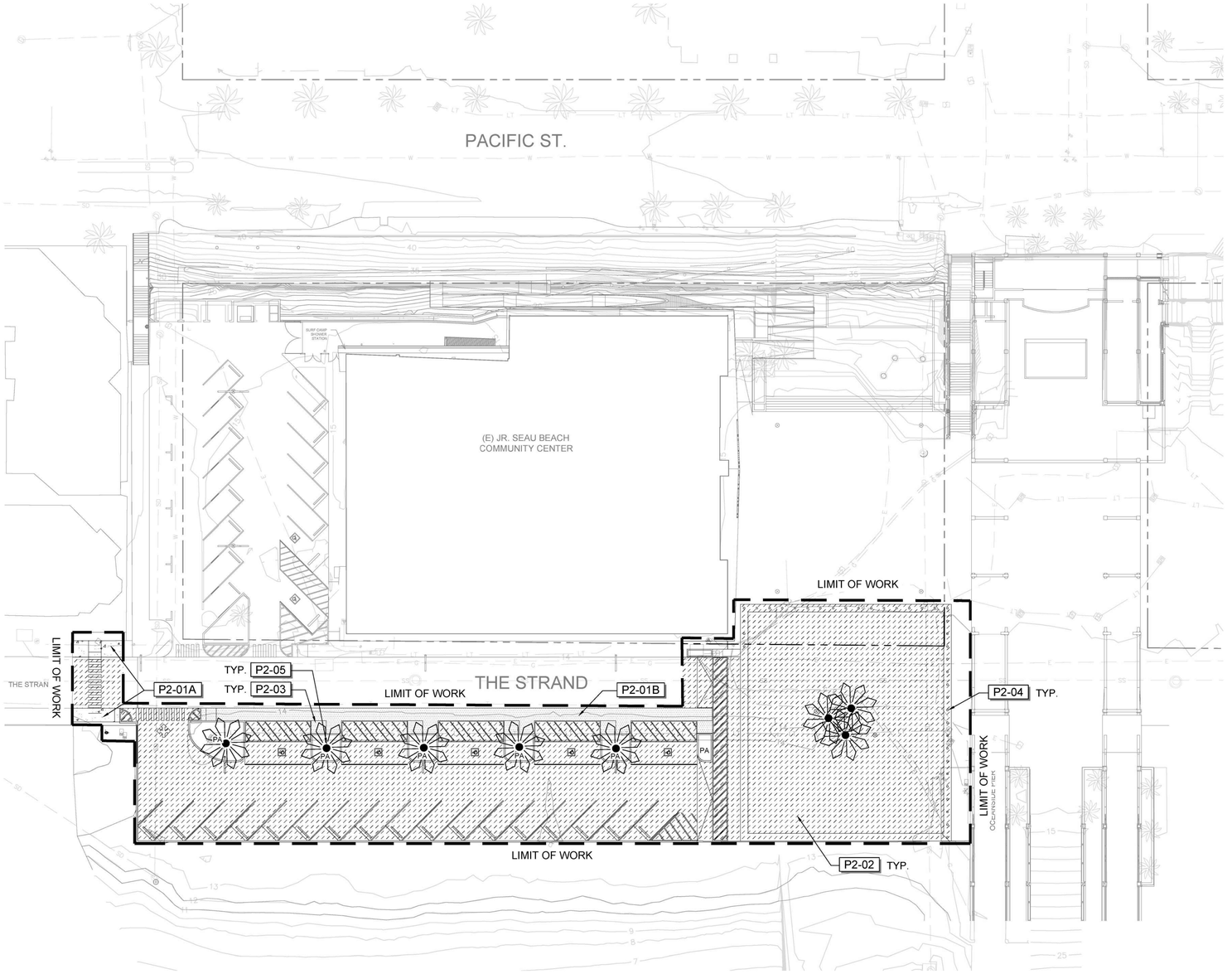
PLOT DATE: 8/26/24

PHASE 2 LANDSCAPE CONSTRUCTION LEGEND

PHASE 2

SYMBOL	CODE	DESCRIPTION
	P2-01A	4" PEDESTRIAN CONCRETE PAVING. COLOR: NATURAL GREY. FINISH: MEDIUM BROOM.
	P2-01B	4" ENHANCED PEDESTRIAN CONCRETE PAVING. COLOR: INTEGRAL COLOR TBD. AVAILABLE THROUGH DAVIS COLORS OR APPROVED EQUAL. FINISH: TOPCAST.
	P2-02	7" ENHANCED VEHICULAR RATED CONCRETE PAVING. COLOR: INTEGRAL COLOR. FINISH: TOPCAST.
	P2-03	ADA RAMP. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
	P2-04	BOLLARDS PER ARCHITECT. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
	P2-05	PROPOSED TREE. SEE PHASE 2 LANDSCAPE PLANTING PLANS FOR ADDITIONAL INFORMATION.
	PA	PLANTING AREA. SEE LANDSCAPE PLANTING PLANS FOR ADDITIONAL INFORMATION.

NOTE:
THIS SHEET IS INCLUDED AS A REFERENCE ONLY TO DOCUMENT THE INTENT OF THE MASTER PLAN. THE WORK DEPICTED IS OUTSIDE OF THE CURRENT PROJECT'S SCOPE, AND WOULD BE INITIATED BEFORE OR IN TANDEM WITH THE DEVELOPMENT OF BETTY'S LOT.



LINETYPE LEGEND

LIMIT OF WORK

PROPERTY LINE

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SEE SHEET LC101 FOR LANDSCAPE CONSTRUCTION PLAN
SEE SHEET LC200 FOR LANDSCAPE CONSTRUCTION DETAILS

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SCALE : 1" = 20'-0"

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SHEET TITLE

PHASE 2 LANDSCAPE CONSTRUCTION PLAN

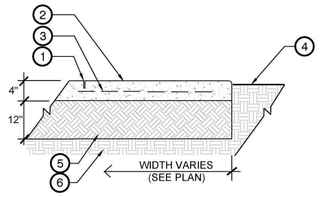
PROJECT NO.:	20-109	PROJECT ARCH:	JB
DRAWN:	VV, NM	CHECKED:	CT, JB

SHEET NUMBER

LC102

DATE: 08/30/24 SHEET: 6 OF: 15

PLOT DATE: 8/26/24



SECTION:

CONCRETE PAVING CHART			
TYPE	THICKNESS	STRENGTH	REBAR
PEDESTRIAN CONCRETE WALKS & SLABS	4" MIN. OVER NATIVE	520-C-2500	#3 BAR AT 18" O.C. BOTH WAYS
VEHICULAR CONCRETE	6" MIN. OVER 6" CLASS II BASE	520-C-4000	#4 BAR AT 18" O.C. BOTH WAYS

LEGEND:

1. SCORE LINES AND EXPANSION JOINTS, SPACING PER NOTES.
2. CONCRETE PAVING, PER CONSTRUCTION LEGEND.
3. #3 BARS @ 18" O.C. BOTH WAYS PER GEOTECH REPORT
4. FINISH GRADE - 1" BELOW EDGE OF PAVING IN TURF AREAS TO HAVE SOD, 2" IN SHRUB BEDS
5. 12" SCARIFY AND COMPACT EXISTING SOIL PER GEOTECH REPORT
6. NATIVE SUBGRADE, COMPACT TO 90% PER GEOTECH REPORT

NOTES:

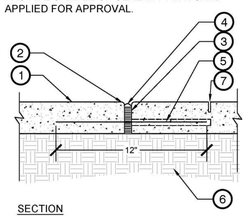
A. AT A MINIMUM PROVIDE THE FOLLOWING: CONSTRUCTION JOINTS: 10' O.C. EXPANSION JOINTS: 30' O.C.
B. CONCRETE COLOR AND FINISH PER PLAN.
C. CONTRACTOR TO FOLLOW RECOMMENDATIONS OF SOILS REPORT AND/OR STRUCTURAL ENGINEER.
D. ALL SURFACE, SUBBASE, AND SUBGRADE THICKNESSES AND COMPACTION PERCENTAGES ARE SUBJECT TO CHANGE IN CONFORMANCE WITH FINAL GEOTECHNICAL REPORT.

1 CONCRETE PAVING

NOT TO SCALE

NOTES:

A. SEE LANDSCAPE CONSTRUCTION PLAN FOR EXPANSION JOINT LOCATIONS
B. AT A MINIMUM PROVIDE EXPANSION JOINTS FOR EVERY 400 SF OF CONTIGUOUS CONCRETE PAVING OR 30' O.C.
C. SAND DRESS ALL EXPANSION JOINTS. COLOR TO MATCH ADJACENT CONCRETE. PROVIDE SAMPLE OF SEALANT WITH SAND APPLIED FOR APPROVAL.



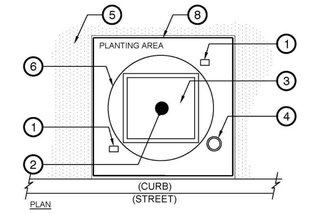
SECTION

LEGEND:

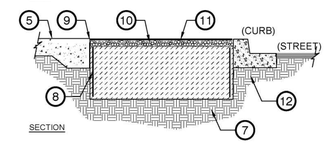
1. CONCRETE PAVING PER PLAN
2. 1/8" RADIUS - 1/4" DEPTH TOOLED EDGE
3. 1/4" FELT EXPANSION JOINT
4. POLYURETHANE SEALANT 'SONNEBORN' SL-2 SLOPE GRADE - CONFORM TO ASTM C920 TYPE M - GRADE T
5. 1/2" X 12" LONG SPEED DOWEL AT 36" ON CENTER MAX., ONE SIDE WITHIN SLEEVE FOR MOVEMENT AT ALL EXPANSION JOINTS
6. NATIVE SUBGRADE COMPACTED TO 90% RELATIVE COMPACTION, PER GEOTECH REPORT
7. SCORE LINE, SAW CUT AT 1" DEPTH TYPICAL OR 1/4" DEPTH OF CONCRETE PAVING BY 1/8" WIDE

2 EXPANSION / SCORE JOINT

NOT TO SCALE



PLAN



SECTION

LEGEND

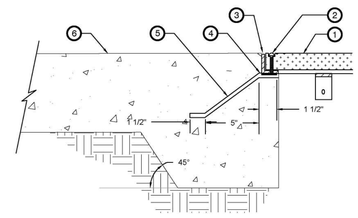
1. BUBBLER, SEE IRRIGATION DETAILS
2. TREE TRUNK, CENTERED IN TREE GRATE OPENING
3. TREE PLANTING IN TREE GRATE
4. DRAIN ASSEMBLY AT LOW CORNER OF CUT OUT
5. ADJACENT PAVING PER PLANS
6. ROOT BALL SIZE PER PLANTING LEGEND
7. PLANTING BACKFILL
8. ROOT BARRIER, TYP.
9. TREE GRATE ATTACHMENT, SEE DETAIL THIS SHEET
10. PEA GRAVEL TO BOTTOM OF GRATE
11. TREE GRATE PER LEGEND
12. 90% COMPACTED SUBGRADE

NOTES:

A. TREE GRATE SHALL BE LOCATED AS SHOWN ON PLAN. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND DETAILS WITH FRAME EMBEDDED IN CONCRETE EDGE.
B. LOCATE TREES IN CENTER OF GRATE, TYP.
C. TREE GRATE SHALL HAVE GALVANIZED, ANTI-PILFER HARDWARE. PAINT EXPOSED HARDWARE TO MATCH GRATE.
D. ALL TREES GRATES SHOULD BE FACTORY APPLIED FINISH, CONSISTING OF A MINIMUM OF ONE COAT PRIMER AND ONE COAT BLACK ENAMEL. TOP FINISH SHALL BE A SLIP RESISTANT COATING. SLIP RESISTANT COATING SHALL BE "SHARKGRIP", BY SHERWIN WILLIAMS OR APPROVED EQUAL. WHEN APPLIED FOLLOWING MANUFACTURERS INSTRUCTIONS, THE SLIP RESISTANT COATING SHALL PROVIDE A MINIMUM STATIC COEFFICIENT OF 0.6 OR THE MINIMUM RECOMMENDATION FOR COMPLIANCE WITH CALIFORNIA TITLE 24 OR THE ADAAG REQUIREMENTS, WHICH EVER IS MOST STRINGENT.

3 TREE GRATE INSTALLATION

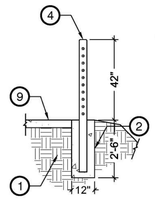
NO SCALE



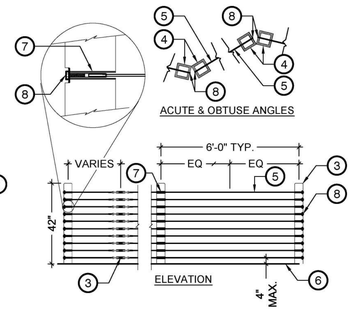
LEGEND

1. TREE GRATE, SEE DETAIL.
2. ANTI-PILFER BOLT
3. STEEL ANGLE FRAME
4. BLOCK OUT UNDER FRAME WITH 1/4" MIN. MATERIALS SUCH AS WOOD OR FOAM BEFORE CONCRETE IS POURED
5. 4" REBAR
6. ADJACENT CONCRETE PAVING SEE PLANS
7. 90% COMPACTED SUBGRADE
8. SLOT, TYP.

4 TREE GRATE ATTACHMENT



SECTION



ELEVATION

LEGEND:

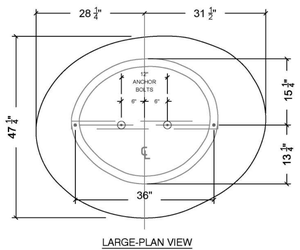
1. COMPACTED SUBGRADE PER SOILS REPORT
2. POURED IN PLACE CONCRETE RETAINING WALL
3. STAINLESS STEEL TURN BUCKLE ASSEMBLY 3/16" STAINLESS STEEL SWIVEL TOGGLE JAW TERMINAL MACHINE SWAGE, MACHINE SWAGE TERMINAL, CABLE TURNBUCKLE AND TOGGLE JAW. TURN BUCKLES MUST BE PLACED BETWEEN EACH TERMINAL END AND EQUIDISTANT FROM TERMINALS. TURN BUCKLES MUST BE NO FURTHER THAN 200' APART. ALIGN AT REQUIRED LOCATION.
4. 4" X 4" POURED IN PLACE CONCRETE POSTS. 1" CHAMFER TYP. 4 SIDES
5. 1/4" DIA. STAINLESS STEEL CABLE
6. FINISH GRADE
7. 1/2" I.D. GALVANIZED STEEL SLEEVE. GRIND EDGES SMOOTH
8. 7/16" THREADED PLUG WITH STAINLESS STEEL WASHER AND NUT. COUNTER SINK AND GRIND PLUG FLUSH WITH POST OR RECESS
9. ADJACENT CONCRETE PAVING PER PLAN

NOTES:

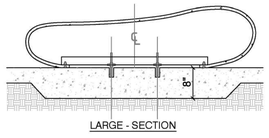
A. ALL HARDWARE SHALL BE 400 SERIES MARTENSITIC STAINLESS STEEL (TYP.)
B. MAXIMUM DISTANCE BETWEEN TURNBUCKLES SHALL BE 200'±
C. INTERMEDIATE TURNBUCKLES SHALL BE PLACED IN LINE, VERTICALLY ALIGNED.
D. CABLE SHALL NOT BE SPLICED BETWEEN INTERMEDIATE TURNBUCKLES AND END POSTS.
E. POSTS TO BE VERTICAL.
F. ALIGNMENT OF HOLES IN POSTS MAY VARY TO CONFORM TO SLOPE.
G. THE CONTRACTOR SHALL VERIFY ALL DEPENDENT DIMENSIONS IN THE FIELD BEFORE ORDERING OR FABRICATING ANY MATERIAL.
H. ALTERNATIVE DETAILS MAY BE SUBMITTED BY THE CONTRACTOR FOR APPROVAL BY THE LANDSCAPE ARCHITECT.

5 CABLE RAIL FENCING

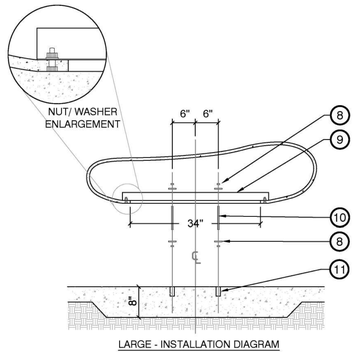
3/8" = 1'-0"



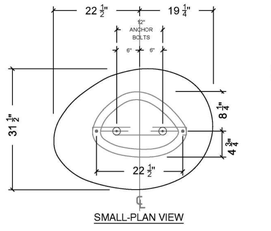
LARGE-PLAN VIEW



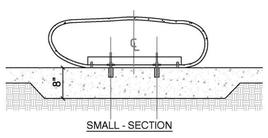
LARGE - SECTION



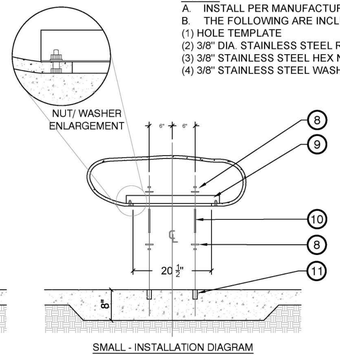
LARGE - INSTALLATION DIAGRAM



SMALL-PLAN VIEW



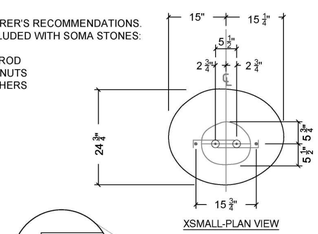
SMALL - SECTION



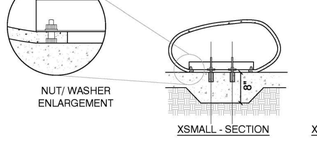
SMALL - INSTALLATION DIAGRAM

NOTES:

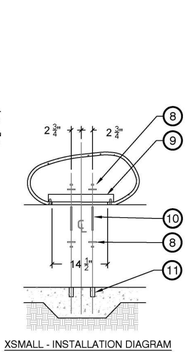
A. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
B. THE FOLLOWING ARE INCLUDED WITH SOMA STONES:
(1) HOLE TEMPLATE
(2) 3/8" DIA. STAINLESS STEEL ROD
(3) 3/8" STAINLESS STEEL HEX NUTS
(4) 3/8" STAINLESS STEEL WASHERS



XSMALL-PLAN VIEW



XSMALL - SECTION



XSMALL - INSTALLATION DIAGRAM

LEGEND:

1. STONE PER PLANS
2. CONCRETE PAVING PER PLAN (MINIMUM 8" AT STONE SEATING)
3. ANCHOR BOLTS PER STONE SIZE (INCLUDED WITH STONES)
4. TRUNCATED DOMES PER SAN DIEGO STANDARD DETAIL (SDG-130). TILE CUTS SHOULD HAVE SMOOTH EDGE / AROUND STONES
5. 4" CURB, SEE DETAIL FOR ADDITIONAL INFORMATION
6. ADJACENT PLANTING AREA PER PLAN
7. EXPLANSION JOINT, SEE DETAIL FOR ADDITIONAL INFORMATION
8. 3/8" STAINLESS STEEL NUT AND WASHER PROVIDED WITH SOMA STONE
9. 2x2x0.125 STEEL ANGLE ANCHOR BAR PROVIDED ATTACHED TO SOMA STONE
10. 3/8" THREADED ROD PROVIDED WITH SOMA STONE
11. 1" DIA. HOLES DRILLED INTO SLAB LOCATIONS BASED ON TEMPLATE PROVIDED BY CONCRETEWORKS FILLED WITH HILTI HIT 200R INJECTABLE MORTAR

6 STONE INSTALLATION

3/4" = 1'-0"

SEE SHEET LC100 FOR LANDSCAPE CONSTRUCTION NOTES & LEGEND
SEE SHEET LC101 FOR LANDSCAPE CONSTRUCTION PLANS
SEE SHEET LC200 FOR LANDSCAPE CONSTRUCTION DETAILS

BUILDING DEPARTMENT STAMP

CITY OF OCEANSIDE
300 NORTH COAST HIGHWAY
OCEANSIDE, CA 92054

PROJECT TITLE AND LOCATION

BEACHFRONT PHASE II PROJECTS

JUNIOR SEAU BEACH COMMUNITY CENTER

PACKAGE 1

300 NORTH STRAND
OCEANSIDE, CA 92054

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JOHNSON FAVARO

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CONSULTANT

SCHMIDT DESIGN GROUP
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619.2361462
LIC. CA 2138 | NV 219 | AZ 34139
SCHMIDTDESIGN.COM

STAMPS/SEALS

100% DESIGN DEVELOPMENT	08/30/24
100% SCHEMATIC DESIGN	04/10/24
PROGRAM CONFIRMATION	01/05/24

SHEET TITLE

LANDSCAPE CONSTRUCTION DETAILS

PROJECT NO.:	20-109	PROJECT ARCH:	JB
DRAWN:	VV, NM	CHECKED:	CT, JB

SHEET NUMBER

LC200

DATE: 08/30/24 SHEET: 7 OF: 15

PLOT DATE: 8/26/24

IRRIGATION NOTES:

1. THE IRRIGATION SYSTEM DESIGN IS BASED ON AN AVAILABLE RECYCLED WATER PRESSURE OF XX PSI AT WATER SERVICE.
   WATER COMPANY: CITY OF OCEANSIDE
   PHONE NUMBER: (760) 633-2700
   CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION AND REPORT ANY DIFFERENCES TO THE OWNER'S REPRESENTATIVE.
2. AUTOMATIC IRRIGATION CONTROLLER IS TO BE SUPPLIED AND INSTALLED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONNECTION OF FIELD WIRES TO APPROPRIATE TERMINAL STRIPS.
3. CONTRACTOR TO ADJUST ALL SPRINKLERS TO AVOID OVERSPRAY ONTO WALLS, WALKS, STREETS, UTILITY BOXES,LIGHT POLES,FIRE HYDRANTS,FENCES, BUILDINGS AND OTHER IMPROVEMENTS. VERIFY ALL SPRINKLER HEAD LAYOUT WITH OWNER'S REPRESENTATIVE PRIOR TO COMMENCING WORK.
4. THE CONTRACTOR SHALL KEEP AN UP-TO-DATE COMPLETE "AS-BUILT" RECORD SET OF PRINTS WHICH SHALL BE UPDATED DAILY AND SHOW EVERY CHANGE FROM THE ORIGINAL DESIGN.
5. LATERAL LINE END RUNS SHALL BE 3/4" UNLESS OTHERWISE NOTED.
6. ALL CONTROL VALVES SHALL BE MANIFOLDED AND GROUPED IN GENERAL AREAS SHOWN ON PLAN. VALVES SHALL BE LOCATED IN PLANTING AREAS AND IMMEDIATELY ADJACENT TO WALKS, CURBS, OR PAVING AREAS AND SET AT RIGHT ANGLES TO EDGES. INSTALL VALVES BOXES 6" FROM EDGES OF HARDSCAPE AREAS.
7. IRRIGATION LINES SHALL BE INSTALLED IN PLANTING AREAS WHERE EVER FEASIBLE AND WITHIN 12" OF PLANTING AREA EDGES UNLESS SHOWN OTHERWISE.
8. CONTRACTOR SHALL REVIEW IRRIGATION SPECIFICATIONS PRIOR TO BEGINNING WORK. REFER TO TECHNICAL SPECIFICATIONS AND CONSTRUCTION DETAILS FOR INSTALLATION PROCEDURES
9. CONTRACTOR WILL BE RESPONSIBLE FOR ANY CITY OF OCEANSIDE BUILDING PERMITS OR ENCROACHMENT EASEMENT PERMITS NECESSARY FOR WORK.
10. CONTRACTOR SHALL COORDINATE WITH CITY OF OCEANSIDE FOR THE INSTALLATION OF WATER METERS AND SERVICE LINE. ALL PERMITS, FEES, CAPACITY CHARGES, ETC. SHALL BE PAID BY THE CITY OF OCEANSIDE.
11. PROVIDE 2 SPARE CONTROL WIRE FROM CONTROLLER TO EACH VALVE MANIFOLD. LOOP WIRE INTO EACH VALVE BOX AND TERMINATE IN VALVE BOX FURTHEST FROM CONTROLLER. PROVIDE MINIMUM 18" WIRE LOOP AT EACH VALVE BOX. CONTRACTOR TO USE ORANGE COLOR FOR SPARE WIRES AS RED IS USED FOR CALSENSE FLOW METER. COLORS TO BE APPROVED BY CITY REPRESENTATIVE PRIOR TO PLACEMENT.
12. PROVIDE 1 SPARE COMMON WIRE FROM CONTROLLER TO EACH VALVE MANIFOLD, LOOPED THROUGH ALL VALVE BOXES ON THE SITE. PROVIDE MINIMUM 18" WIRE LOOP AT EACH VALVE BOX. COLOR TO BE APPROVED BY CITY REPRESENTATIVE PRIOR TO PLACEMENT.
13. CONTRACTOR SHALL PROVIDE AND INSTALL ALL EQUIPMENT SHOWN ON THE PLANS UNLESS OTHERWISE INDICATED.
14. ALL IRRIGATION WIRES SHALL BE IN A CONDUIT FROM CONTROLLER TO THE FARTHEST END OF EACH VALVE MANIFOLD. SPARE WIRES SHALL BE 2 SPARE WIRES AND 1 SPARE COMMON WIRE IN SAME BUNDLE. SPARE WIRES SHALL BE SOLID COLOR WITH STRIPE; SPARE COMMON WIRE SHALL BE WHITE WITH STRIPE. SPARE IRRIGATION WIRES SHALL LOOP BACK THROUGH EACH VALVE BOX AND END AT FARTHEST VALVE.
15. NO IRRIGATION SLEEVING IS PERMITTED PERPENDICULAR AND OVER CONCRETE BROW DITCHES.
16. NO OTHER TRADES (PIPES) ARE ALLOWED (PARALLEL) IN THE SAME IRRIGATION TRENCH.
17. PRESSURE REGULATOR REQUIRED AT POINT-OF-CONNECTION(S) IF STATIC PRESSURE AT WATER METER IS XX PSI OR GREATER.
18. A SEPARATE WATER METER REQUIRED EXCLUSIVELY FOR LANDSCAPE IRRIGATION AND NOTED ON PLAN.
19. SPRINKLERS, ROTOR HEADS AND OTHER TYPES OF DISPERSION HEADS SHALL HAVE THE EXPOSED SURFACE COLORED PURPLE. THE EXPOSED SURFACE SHALL BE COLORED THROUGH THE USE OF INTEGRALLY MOLDED PURPLE PLASTIC OR PERMANENTLY ATTACHED PURPLE PLASTIC RING OR DISC. ALL SHRUB HEADS SHALL HAVE PURPLE CAPS. DECAL ON RISERS WILL NOT BE ACCEPTED.
20. BACKFLOW PREVENTER SHALL BE NO FURTHER THAN 18" AWAY FROM WATER METER.
21. CONTRACTOR TO PROVIDE 3RD PARTY IRRIGATION AUDIT REPORT

IRRIGATION SCHEDULE

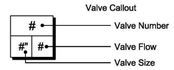
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	DETAIL
2Q 2H 4Q 4H 6Q 6H	HUNTER PROS-12-PRS40-CV-F SR SERIES SHRUB SPRAY, 40 PSI REGULATED 12IN. POP-UP, DRAIN CHECK VALVE, FLOGUARD	40	/
ES LCS RCS CS SS	HUNTER PROS-12-PRS40-CV-F STRIP SERIES SHRUB SPRAY, 40 PSI REGULATED 12IN. POP-UP, DRAIN CHECK VALVE, FLOGUARD	40	/
Q H F	HUNTER PROS-12-PRS40-CV-F 5 SERIES SHRUB SPRAY, 40 PSI REGULATED 12IN. POP-UP, DRAIN CHECK VALVE, FLOGUARD	40	/
Q T H F	HUNTER PROS-12-PRS40-CV-F 8 SERIES SHRUB SPRAY, 40 PSI REGULATED 12IN. POP-UP, DRAIN CHECK VALVE, FLOGUARD	40	/
SST	HUNTER PROS-12-PRS40-CV-F STRIP SERIES SHRUB SPRAY, 40 PSI REGULATED 12IN. POP-UP, DRAIN CHECK VALVE, FLOGUARD	40	/
Q T H F	HUNTER PROS-12-PRS40-CV-F 10 SERIES SHRUB SPRAY, 40 PSI REGULATED 12IN. POP-UP, DRAIN CHECK VALVE, FLOGUARD	40	/
Q T H F	HUNTER PROS-12-PRS40-CV-F 12 SERIES SHRUB SPRAY, 40 PSI REGULATED 12IN. POP-UP, DRAIN CHECK VALVE, FLOGUARD	40	/
Q T H HT HQ F	HUNTER PROS-12-PRS40-CV-F 12 SERIES SHRUB SPRAY, 40 PSI REGULATED 12IN. POP-UP, DRAIN CHECK VALVE, FLOGUARD	40	/
Q T H F	HUNTER PROS-12-PRS40-CV-F 15 SERIES SHRUB SPRAY, 40 PSI REGULATED 12IN. POP-UP, DRAIN CHECK VALVE, FLOGUARD	40	/
Q H	HUNTER PROS-12-PRS40-CV-F 17 SERIES SHRUB SPRAY, 40 PSI REGULATED 12IN. POP-UP, DRAIN CHECK VALVE, FLOGUARD	40	/
4 6 8 10 15 17	HUNTER PROS-12-PRS40-CV-F ADJ SERIES SHRUB SPRAY, 40 PSI REGULATED 12IN. POP-UP, DRAIN CHECK VALVE, FLOGUARD	40	/
25Q 50Q 50H 10H 10F 20F	HUNTER PROS-PRS30-04-CV-MSBN 50 MULTI-STREAM BUBBLER, 4IN. POP-UP, FACTORY INSTALLED DRAIN CHECK VALVE, 50=0.5GPM.	30	/
0.25 0.50	HUNTER RZWS-18-CV 18IN. LONG RZWS WITH INSTALLED .25 GPM OR .50 GPM BUBBLER OPTIONS, CHECK VALVE, 1/2IN. SWING JOINT FOR CONNECTION TO 1/2IN. PIPE	30	/

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	DETAIL
X	HUNTER I-20-12-PRB-R 1.5 SHRUB ROTOR, 12IN. POP-UP, ADJUSTABLE AND FULL CIRCLE. PLASTIC RISER. DRAIN CHECK VALVE. STANDARD NOZZLE. WITH PURPLE COVER FOR RECLAIMED WATER.	55	/
X	HUNTER I-20-12-PRB-R 2.0 SHRUB ROTOR, 12IN. POP-UP, ADJUSTABLE AND FULL CIRCLE. PLASTIC RISER. DRAIN CHECK VALVE. STANDARD NOZZLE. WITH PURPLE COVER FOR RECLAIMED WATER.	55	/
X	HUNTER I-20-12-PRB-R 2.5 SHRUB ROTOR, 12IN. POP-UP, ADJUSTABLE AND FULL CIRCLE. PLASTIC RISER. DRAIN CHECK VALVE. STANDARD NOZZLE. WITH PURPLE COVER FOR RECLAIMED WATER.	55	/
X	HUNTER I-20-12-PRB-R 3.0 SHRUB ROTOR, 12IN. POP-UP, ADJUSTABLE AND FULL CIRCLE. PLASTIC RISER. DRAIN CHECK VALVE. STANDARD NOZZLE. WITH PURPLE COVER FOR RECLAIMED WATER.	55	/
X	HUNTER I-20-12-PRB-R 4.0 SHRUB ROTOR, 12IN. POP-UP, ADJUSTABLE AND FULL CIRCLE. PLASTIC RISER. DRAIN CHECK VALVE. STANDARD NOZZLE. WITH PURPLE COVER FOR RECLAIMED WATER.	55	/
X	HUNTER I-20-12-PRB-R 5.0 SHRUB ROTOR, 12IN. POP-UP, ADJUSTABLE AND FULL CIRCLE. PLASTIC RISER. DRAIN CHECK VALVE. STANDARD NOZZLE. WITH PURPLE COVER FOR RECLAIMED WATER.	55	/
X	HUNTER I-20-12-PRB-R 6.0 SHRUB ROTOR, 12IN. POP-UP, ADJUSTABLE AND FULL CIRCLE. PLASTIC RISER. DRAIN CHECK VALVE. STANDARD NOZZLE. WITH PURPLE COVER FOR RECLAIMED WATER.	55	/
X	HUNTER I-20-12-PRB-R 8.0 SHRUB ROTOR, 12IN. POP-UP, ADJUSTABLE AND FULL CIRCLE. PLASTIC RISER. DRAIN CHECK VALVE. STANDARD NOZZLE. WITH PURPLE COVER FOR RECLAIMED WATER.	55	/

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	DETAIL
	RAIN BIRD XCZ-100-LC WIDE FLOW DRIP CONTROL KIT, FOR LIGHT COMMERCIAL USES. 1IN. PEB VALVE, WITH 1IN. PRESSURE REGULATING 40PSI BASKET FILTER. 0.3-20 GPM.		
F	RAIN BIRD MDCFCAP DRIPLINE FLUSH VALVE CAP IN COMPRESSION FITTING COUPLER.		
A	RAIN BIRD ARV050 1/2IN. AIR RELIEF VALVE, MADE OF QUALITY RUST-PROOF MATERIALS, WITH A 6IN. DRIP VALVE BOX (SEB 7XB EMITTER BOX). USE WITH INSTALLATION BELOW SOIL. THE VALVE WILL ALLOW AIR TO ESCAPE THE PIPELINE, THUS PREVENTING WATER HAMMER OR BLOCKAGE.		
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFS-CV-09-18 XFS-CV SUB-SURFACE AND ON-SURFACE LANDSCAPE DRIPLINE WITH A HEAVY-DUTY 4.3 PSI CHECK VALVE. 0.9 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. SPECIFY XF INSERT FITTINGS.	30	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	RAIN BIRD PEB-PRS-D 1IN., 1-1/2IN., 2IN., 3IN. PLASTIC INDUSTRIAL REMOTE CONTROL VALVE. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH PRESSURE REGULATOR MODULE.	
	NELSON 7643 1" BRASS QUICK COUPLER VALVE WITH ACME THREADS FOR SLOW FLOW CONTROL, WITH LOCKING RUBBER COVER	/
	RAIN BIRD 44-LRC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	
	NIBCO T-211-YK CLASS 125 BRONZE GATE SHUT OFF VALVE WITH CROSS HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 1/4" - 3"	/
	SPEARS 2622 LINE SIZED BALL VALVE. LARGE INLET OPENING, AND PREVENTS BACK FLOW OF WATER AND DRAINAGE OF THE SYSTEM INTO LOW AREAS.	/
X	BUCKNER SUPERIOR 3100 NORMALLY OPEN BRASS MASTER VALVE THAT PROVIDES DIRTY WATER PROTECTION. AVAILABLE IN 3/4IN., 1IN., 1-1/4IN., 1-1/2IN., 2IN., 2-1/2IN. AND 3IN..	
	HUNTER HCV LINE SIZE IRRIGATION CHECK VALVE. INSTALL AT EACH IRRIGATION HEAD OR IN LATERAL LINE WHERE CHANGE IN ELEVATION EXCEEDS 10 VERTICAL FEET. PLANS SHOW SUGGESTED VALVE LOCATIONS ONLY. CONTRACTOR IS RESPONSIBLE TO INSTALL CHECK VALVES IN ALL LOCATIONS AS SITE CONDITIONS AND LOW HEAD DRAINAGE REQUIRE.	
	MATCO-NORCA 521C 1/2"-4" BRASS SWING CHECK VALVE, C X C. WITH BRASS SEAT. SAME SIZE AS MAINLINE PIPE.	/
	MATCO-NORCA 523T 1/2"-2" WHITE PVC INLINE CHECK VALVE. THREADED ENDS. STAINLESS STEEL SPRING LOADED. SAME SIZE AS MAINLINE PIPE.	
X	FEBCO 825YA REDUCED PRESSURE BACKFLOW PREVENTER	
FS	RAIN BIRD FS-200-P 2IN. FLOW SENSOR, PLASTIC PVC MODEL. SUGGESTED OPERATING RANGE 10.0 GPM TO 200.0 GPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE. COMPATIBLE W/ RAIN BIRD: ESP-LXIVM(P) | LXD | LXME2(P) | ME3, OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET. INSTALL IN RAIN BIRD VALVE BOX.	

Valve Callout



LINETYPE LEGEND

LIMIT OF WORK

PROPERTY LINE

SEE SHEET LI100 FOR IRRIGATION NOTES & LEGEND
SEE SHEET LI101 FOR IRRIGATION PLAN
SEE SHEET LI200 FOR IRRIGATION DETAILS

BUILDING DEPARTMENT STAMP

CITY OF OCEANSIDE
300 NORTH COAST HIGHWAY
OCEANSIDE, CA 92054

PROJECT TITLE AND LOCATION

BEACHFRONT PHASE II PROJECTS
JUNIOR SEAU BEACH COMMUNITY CENTER
PACKAGE 1
300 NORTH STRAND
OCEANSIDE, CA 92054

ARCHITECT

JOHNSON FAVARO
Architecture and Urban Design
5898 Blackwelder Street
Culver City, CA 90232
(Tel) 310-559-5720

CONSULTANT

SCHMIDT DESIGN GROUP
1310 Rosecrans St., Suite G, San Diego, CA 92106
619.236.1462
LIC. CA 2138 | NV 219 | AZ 34139
SCHMIDTDESIGN.COM

STAMPS/SEALS

100% DESIGN DEVELOPMENT	08/30/24
100% SCHEMATIC DESIGN	04/10/24
PROGRAM CONFIRMATION	01/05/24

SHEET TITLE:

LANDSCAPE IRRIGATION NOTES & LEGEND

PROJECT NO.:	20-109	PROJECT ARCH:	JB
DRAWN:	VV, NM	CHECKED:	CT, JB

SHEET NUMBER

LI100

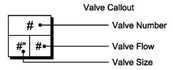
DATE: 08/30/24 SHEET: 8 OF: 15

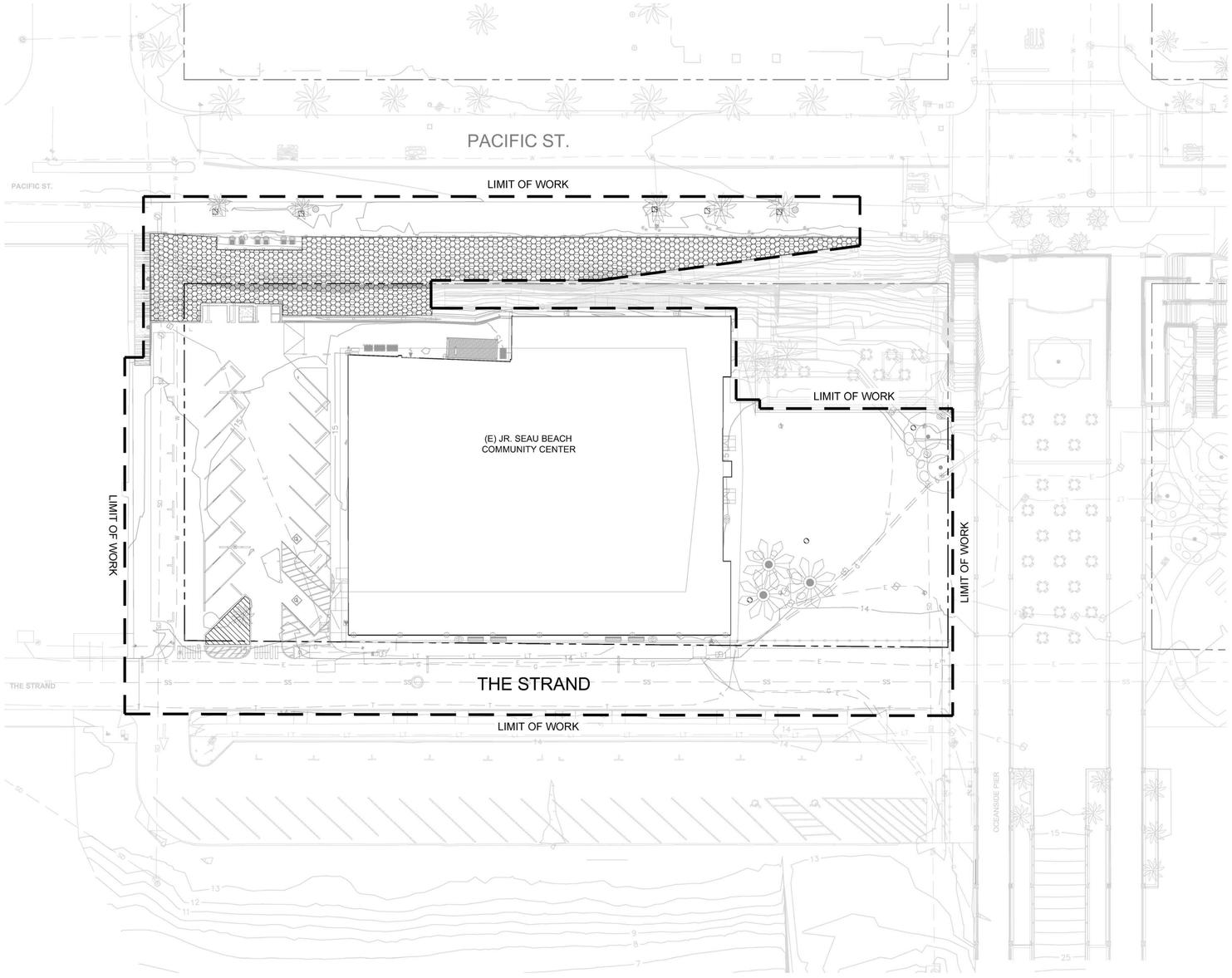
PLOT DATE: 8/26/24

IRRIGATION SCHEDULE LI101

SYMBOL	DESCRIPTION
	DRIP/BUBBLER IRRIGATION
	OVERHEAD SPRAY

Valve Callout





LINETYPE LEGEND

LIMIT OF WORK

PROPERTY LINE

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SEE SHEET LI101 FOR IRRIGATION PLAN
SEE SHEET LI200 FOR IRRIGATION DETAILS

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

NORTH

BUILDING DEPARTMENT STAMP

CITY OF OCEANSIDE
300 NORTH COAST HIGHWAY
OCEANSIDE, CA 92054

PROJECT TITLE AND LOCATION

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100% SCHEMATIC DESIGN	04/10/24
PROGRAM CONFIRMATION	01/05/24

SHEET TITLE

LANDSCAPE IRRIGATION PLAN

PROJECT NO.:	20-109	PROJECT ARCH:	JB
DRAWN:	VV, NM	CHECKED:	CT, JB

SHEET NUMBER

LI101

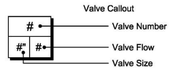
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PLOT DATE: 8/26/24

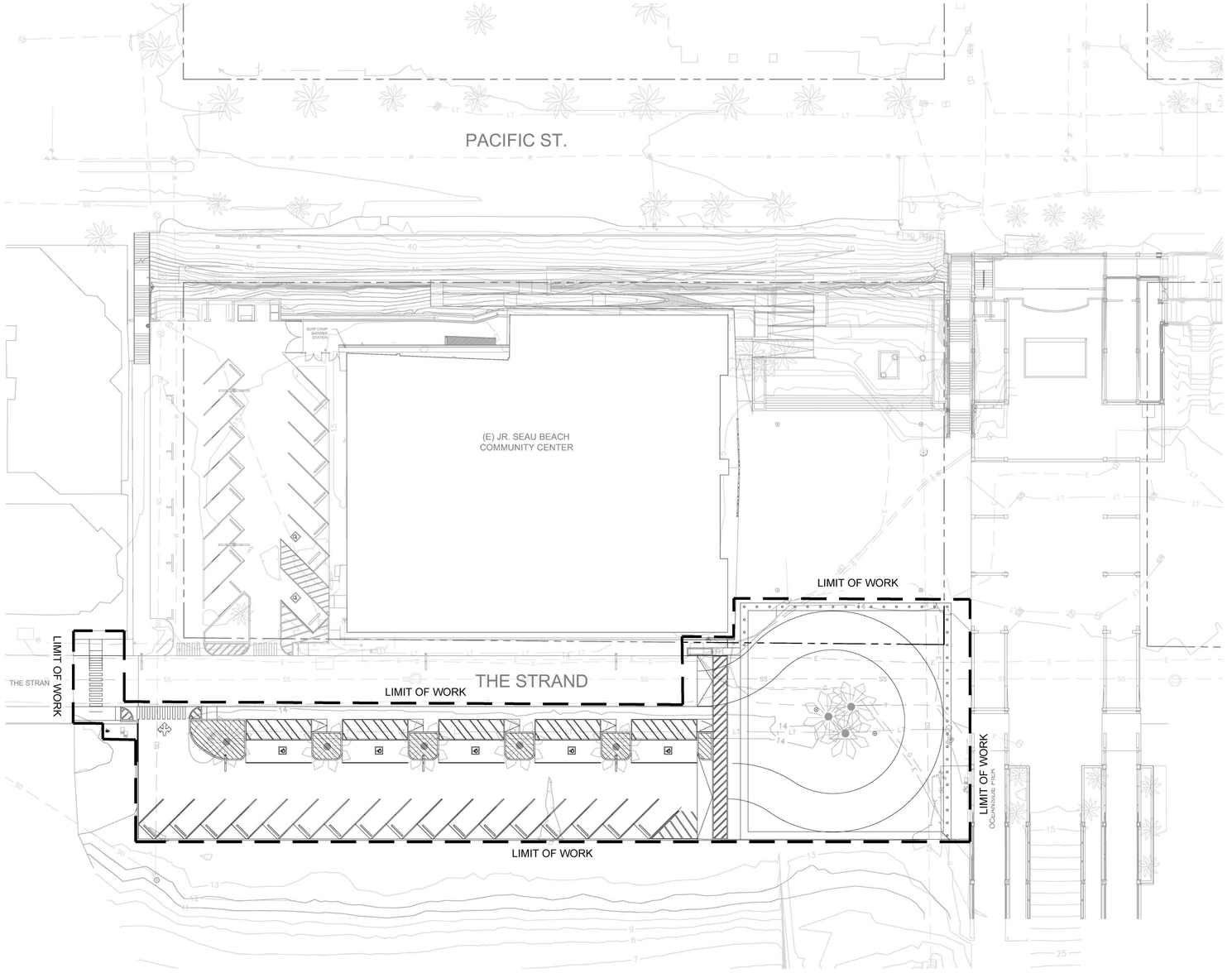
IRRIGATION SCHEDULE LI101

SYMBOL	DESCRIPTION
	DRIP/BUBBLER IRRIGATION
	OVERHEAD SPRAY

Valve Callout



***NOTE**:*
THIS SHEET IS INCLUDED AS A REFERENCE ONLY TO DOCUMENT THE INTENT OF THE MASTER PLAN. THE WORK DEPICTED IS OUTSIDE OF THE CURRENT PROJECT'S SCOPE, AND WOULD BE INITIATED BEFORE OR IN TANDEM WITH THE DEVELOPMENT OF BETTY'S LOT.



LINETYPE LEGEND

LIMIT OF WORK

PROPERTY LINE

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SEE SHEET LI101 FOR IRRIGATION PLAN
SEE SHEET LI200 FOR IRRIGATION DETAILS

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

NORTH

PLOT DATE: 8/26/24

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100% SCHEMATIC DESIGN	04/10/24
PROGRAM CONFIRMATION	01/05/24

SHEET TITLE:

PHASE 2 LANDSCAPE IRRIGATION PLAN

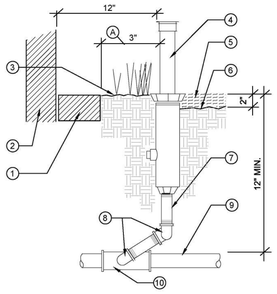
PROJECT NO.:	20-109	PROJECT ARCH:	JB
DRAWN:	VV, NM	CHECKED:	CT, JB

SHEET NUMBER

LI102

DATE: 08/30/24 SHEET: 10 OF: 15

1 POP-UP ROTOR/SPRAY HEAD
NO SCALE

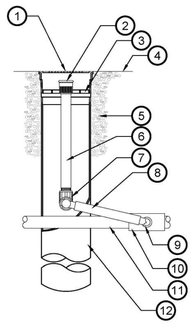


LEGEND:
1. WALK OR CURB
2. BUILDING WALL (WHERE APPLICABLE)
3. FINISH GRADE IN TURF AREAS
4. POP-UP ROTOR HEAD AND NOZZLE
5. MULCH LAYER IN PLANTING AREAS
6. FINISH GRADE IN PLANTING AREAS
7. SCH.80 P.V.C. NIPPLE (2 EACH) SIZE PER HEAD INLET
8. PVC STREET ELL (2 EACH) SIZE PER HEAD INLET
9. P.V.C. LATERAL (PER PLAN)
10. P.V.C. TEE OR ELL (SXSXT)

NOTES:
1. ALL P.V.C. FITTINGS SHALL BE SCH. 40 EXCEPT WHERE NOTED.
2. ALL SCH.80 P.V.C. THREADS SHALL BE WRAPPED WITH TEFLON TAPE. OR RECOMMENDED BY MANUFACTURER

(A) 3" SPRAY DISTANCE
6" ROTOR SPRAY DISTANCE

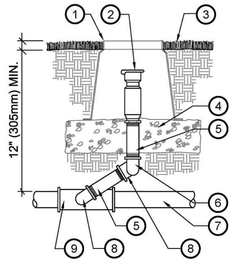
2 DEEP ROOT WATERING SYSTEM
NO SCALE



1. 4-INCH GRATE (INCLUDED)
2. BUBBLER NOZZLE (INCLUDED)
3. ROOT WATERING SYSTEM ASSEMBLY: INCLUDES BUBBLER WITH RISER, GRATE, SWING ASSEMBLY, 1/2" MALE NPT INLET, AND BASKET CANISTER. - SEE IRRIGATION LEGEND AND PLANS FOR MANUFACTURER/ MODEL#
4. FINISH GRADE
5. OPTIONAL PEA GRAVEL OR SAND SOCK FOR SANDY SOILS
6. 1/2-INCH PVC SCH 80 NIPPLE (INCLUDED)
7. 1/2-INCH 90-DEGREE ELBOW (INCLUDED)
8. 12-INCH SWING ASSEMBLY (INCLUDED)
9. 1/2-INCH MALE NPT INLET (INCLUDED)
10. PVC SCH 40 TEE OR EL
11. LATERAL PIPE
12. 4-INCH BASKET WEAVE CANISTER (INCLUDED)

NOTES:
1. SEE IRRIGATION PLANS FOR QUANTITY OF ASSEMBLIES PER TREE (TYP.)
2. DEPTH OF UNIT PER IRRIGATION LEGEND
3. MAINTAIN 2' MINIMUM CLEAR FROM TRUNK OF TREE.

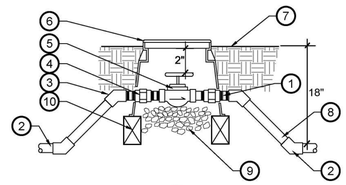
3 QUICK COUPLER
NO SCALE



LEGEND:
1. 10" (254mm) ROUND PLASTIC VALVE BOX WITH LOCKING COVER AND Q.C. LABELED TOP.
2. QUICK COUPLER VALVE WITH ACME THREADS PER PLANS.
3. FINISH GRADE. ALLOW 2" (50mm) DEPTH FOR TOP MULCH OR 1" DEPTH AT LAWN
4. ONE CUBIC FOOT (.03m) PEA GRAVEL.
5. SCH.80 P.V.C. NIPPLE.
6. P.V.C. ELL (TXT).
7. SCH.40 P.V.C. MAINLINE.
8. MARLEX STREET ELLS (2) REQUIRED PER QUICK COUPLER.
9. SCH.40 P.V.C. TEE (SXSXT).

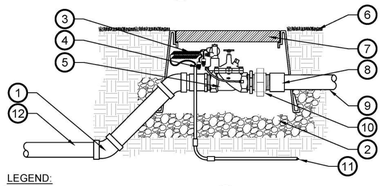
NOTES:
1. ALL P.V.C. FITTINGS SHALL BE SCH. 40 EXCEPT WHERE NOTED.
2. ALL SCH.80 P.V.C. THREADS SHALL BE WRAPPED WITH TEFLON TAPE.
3. QUICK COUPLER VALVES SHALL BE OF A TYPE APPROVED FOR RECYCLED WATER.

4 BALL / GATE ISOLATION VALVE
NOT TO SCALE



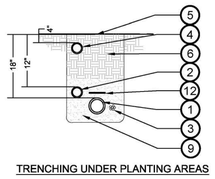
1. THREADED PVC SCH 80 NIPPLES (NO CLOSE NIPPLES TYP.)
2. PRESSURIZED PVC MAINLINE
3. PVC FEMALE SXT ADAPTER
4. PVC SCH 80 UNION - EITHER SIDE
5. VALVE AS SPECIFIED ON PLANS POSITION VALVE IN BOX SO THAT HANDLE IS FREE TO OPERATE
6. 10" ROUND PLASTIC VALVE BOX FOR 2" VALVE AND SMALLER RECTANGULAR PLASTIC VALVE BOX FOR 2 1/2" VALVE AND LARGER (PER SPECIFICATIONS) INSTALL 2" ABOVE FINISHED GRADE IN SHRUB BED; 1/2" ABOVE IN LAWN AREAS
7. FINISHED GRADE
8. PVC SCH 40 45DEG. FITTING
9. PEA GRAVEL 1/2" DIAMETER (APPROX. 1 CU. FT.)
10. UNMORTARED BRICK FOUNDATION

5 MASTER VALVE
NO SCALE



LEGEND:
1. SLIP X SLIP 45 DEGREE ELL (2 REQUIRED)
2. 3/4" GRAVEL SUMP IN, UNDER, AND AROUND VALVE BOX FILL TO TOP OF VALVE BOXES
3. USE 1/2" PVC SCRAP TO WRAP 12" OF ADDITIONAL WIRE BEFORE CONNECTING
4. CONNECT WIRES TO VALVE USING WATER TIGHT CONNECTORS
5. MASTER VALVE PER IRRIGATION EQUIPMENT LEGEND
6. FINISH SURFACE
7. RECTANGULAR CONCRETE VALVE BOX W/ LOCKING HINGED CAST IRON LID. PAINT LID PURPLE FOR RECYCLED WATER USE
8. PVC SCH. 40 MALE ADAPTER (2 REQUIRED)
9. PRESSURE SUPPLY LINE,ALIGN WITH FLOW SENSOR (SEE PLAN FOR SIZE)
10. SCH. 80 PVC UNION O-RING TYPE LASCO OR EQUAL
11. 1-1/4" SCH. 40 WIRE CONDUIT WITH SWEEP FOR MASTER VALVE WIRES (TO FLOW SENSOR)
12. PVC PIPE

6 TRENCHING DETAIL
NO SCALE



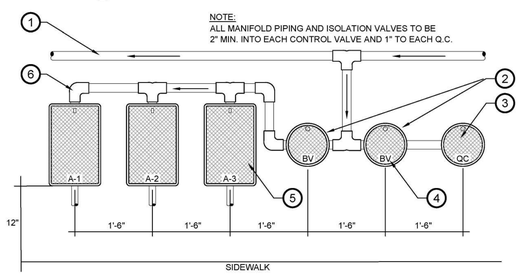
TRENCHING UNDER PLANTING AREAS

TRENCHING UNDER PAVEMENT

LEGEND:
1. PVC MAINLINE TYP.
2. PVC LATERAL LINE TYP.
3. L.V. WIRING (TYP)
4. IN-LINE DRIP TUBING TYP.
5. FINISH GRADE
6. BACKFILL MATERIAL PER SPECIFICATIONS
7. A.C. OR CONCRETE PAVING
8. BASE MATERIAL
9. INITIAL SAND BACKFILL REQUIRED IN TRENCHES UNDER PAVEMENT (TYP. ALL SITUATIONS). LAY PIPE ON 2" SAND BED. SAND TO EXTEND 6" ABOVE PIPE.
10. L.V. WIRING IN CONDUIT TYP.
11. IRRIGATION SLEEVES: 2 TIMES DIAMETER OF IRRIGATION LINES
12. 2 LAYERS OF CAUTION TAPE - CHRISTY OR EQUAL.

NOTES:
1. ALL PIPE AND CONTROL WIRE UNDER PAVEMENT SHALL BE INSTALLED IN A P.V.C. SLEEVE.
2. BACKFILL MATERIAL SHALL BE COMPACTED TO A RELATIVE COMPACTION OF 90% MIN.

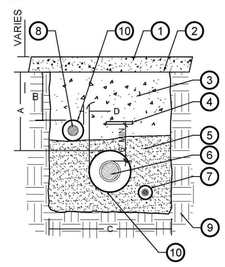
7 MANIFOLD CONFIGURATION
No Scale



1. PRESSURE SUPPLY LINE (SEE PLAN FOR SIZE)
2. BALL VALVES (SEE IRRIGATION LEGEND)
3. QUICK COUPLER (SEE IRRIGATION LEGEND)
4. HEAT BRAND ALL VALVES
5. ELECTRIC CONTROL VALVE
6. MANIFOLD PIPE-SAME SIZE AS PRESSURE SUPPLY LINE LOCATED UNDERNEATH VALVE BOXES. ALL MAINLINE FITTINGS TO BE SCH. 80 PVC

NOTE: EACH MANIFOLD SHALL HAVE A MAXIMUM OF 15' SEPARATION. ALL MANIFOLDS ARE TO BE INSTALLED IN PLANTER AREAS WHENEVER POSSIBLE.

8 SLEEVING UNDER PAVEMENT
NTS

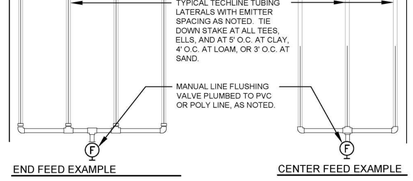


1. PAVING PER PLAN
2. FINISHED GRADE
3. CLEAN COMPACTED BACKFILL
4. MARKING STRIP
5. SAND BEDDING MATERIAL
6. IRRIGATION MAINLINE PER PLAN
7. DIRECT BURIAL CONTROL WIRES
8. LATERAL LINES PER PLAN
9. UNDISTURBED SOIL
10. SCH. 40 PVC SLEEVE 2x PIPE SIZE DIAMETER MIN. (EXTEND 12" MIN. BEYOND PAVING)

DIMENSION - PED.	A	B	C	D
2" - 12" SIZE	30"	24"	24"	6"
DIM - VEHICULAR				
2 - 12" SIZE	36"	30"	30"	6"

NOTE:
1. ALL PIPE AND CONTROL WIRE UNDER PAVEMENT SHALL BE INSTALLED IN A P.V.C. SLEEVE, 2X THE DIA. OF PIPE OR BUNDLE MIN.
2. BACKFILL MATERIAL SHALL BE COMPACTED PER SOILS REPORT.
3. PRESSURE MAINLINE SHALL BE INSTALLED ON A 6" SAND BED AND COVERED BY 6" OF SAND PRIOR TO ANY OTHER BACKFILL MATERIAL.

9 TYPICAL DRIPLINE REQUIREMENTS
NO SCALE



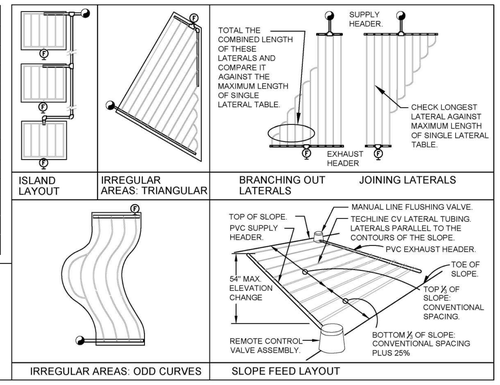
TECHLINE CV MAXIMUM LENGTH OF SINGLE LATERAL (FEET)

DRIPPER SPACING		12"				18"				24"	
DRIPPER FLOW RATE (GPH)		0.26	0.4	0.6	0.9	0.26	0.4	0.6	0.9	0.6	0.9
INLET PRESSURE (PSI)	15	127	109	86	65	177	151	120	91	152	116
	25	427	325	256	194	604	459	361	274	458	348
	35	539	409	322	244	763	579	456	346	580	440
	45	618	469	369	280	877	664	523	397	666	506

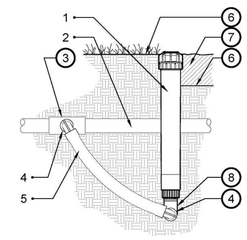
TECHLINE CV FLOW PER 100 FEET

DRIPPER SPACING	0.26 GPH DRIPPER		0.4 GPH DRIPPER		0.6 GPH DRIPPER		0.9 GPH DRIPPER	
	GPH	GPM	GPH	GPM	GPH	GPM	GPH	GPM
12"	26.40	0.44	40.00	0.67	61.00	1.02	92.00	1.53
18"	17.58	0.29	26.67	0.44	41.00	0.68	61.00	1.02
24"	N/A	N/A	N/A	N/A	31.00	0.51	46.00	0.77

WATER SOURCE: DRIP VALVE OR LATERAL FROM VALVE.
TYPICAL SUPPLY HEADER.
TYPICAL TECHLINE DRIPPER LINE TUBING TO BE BURIED 1" BELOW FINISH GRADE.
TYPICAL PVC OR POLY SUPPLY OR EXHAUST HEADER TO BE BURRIED MIN 12" BELOW GRADE.
(F) MANUAL LINE FLUSING VALVE PLUMBED TO PVC OR POLY.



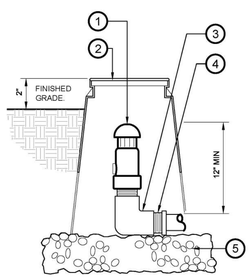
10 HUNTER DRIP INDICATOR
NO SCALE



1. HUNTER ECO INDICATOR - ECOID
2. LATERAL PIPE PER PLAN
3. FTP CONNECTION FROM LATERAL
4. SPIRAL BARB ELBOW
5. FLEX TUBING; FLEXSG OR EQUAL
6. FINISH GRADE PER PLAN
7. ADJCENT MULCH IF APPLICABLE
8. MARLEX STREET ELBOW

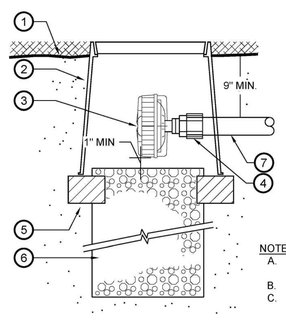
NOTES:
1. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
2. HUNTER ECO INDICATOR; WORKING PRESSURE: 15 PSI - 50 PSI.
3. CAN BE INSTALLED WITH RIGID PVC SYSTEM, PE TUBING, OR EMITTER LINE.
4. VISUAL: 6" YELLOW POP-UP STEM. STEM RETRACTS WHEN PRESSURE DROPS BELOW 10 PSI.

11 DRIP AIR RELIEF VALVE IN BOX PVC LATERAL
NO TO SCALE



LEGEND:
1. AIR RELIEF VALVE AS SPECIFIED.
2. 6" DRIP BOX
3. 1" FPTXMPT ELL.
4. 3/4"X1"MPT ADAPTER.
5. 3" THICK LAYER OF WASHED GRAVEL. THE BOX SHALL REST UPON THE ROCK BED. DO NOT EXTEND GRAVEL INTO BOX.

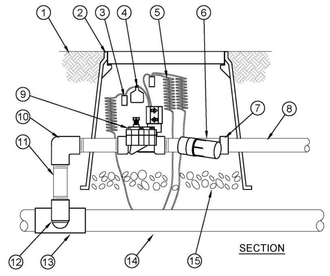
12 AUTOMATIC FLUSH VALVE
NO SCALE



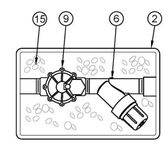
LEGEND
1. FINISH GRADE; 3" BELOW TOP OF LID IN PLANTING BED WITH MULCH, TYP.
2. VALVE BOX, PER SPECIFICATIONS
3. AUTOMATIC LINE FLUSHING VALVE PER LEGEND
4. PRC REDUCER ADAPTER S X 1/2" FPT (SIZE AS REQ'D)
5. BRICK SUPPORTS (THREE, TYP.)
6. 3/4" GRAVEL SUMP; 1 CUBIC FOOT
7. PLUMBED TO PVC LATERAL OR EXHAUST HEADER

NOTES:
A. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
B. INSTALL AT LOWEST POINT(S) ON A SYSTEM.
C. ALL VALVE BOXES TO INCLUDE 1/4" GALVANIZED STEEL WIRE MESH AND FABRIC (FOR RODENT CONTROL) AND INCLUDE BOLTS AND WASHERS (FOR BEEHIVE CONTROL).

13 TYPICAL DRIP CONTROL VALVE KIT
NO SCALE



LEGEND:
1. FINISH GRADE
2. VALVE BOX WITH COVER AS SPECIFIED IN THE IRRIGATION NOTES
3. WATERPROOF CONNECTION, TYP.
4. VALVE ID TAG
5. 30-INCH LINEAR LENGTH OF WIRE, COILED
6. PRESSURE REGULATING FILTER PER MANUF.'S RECOMMENDATIONS
7. PVC SCH 40 FEMALE ADAPTOR
8. LATERAL PIPE
9. REMOTE CONTROL VALVE PER IRRIGATION LEGEND
10. PVC SCH 40 ELL
11. PVC SCH 80 NIPPLE (LENGTH AS REQ'D.)
12. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL)
13. PVC SCH 40 TEE OR ELL
14. PVC MAINLINE
15. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL



PLAN

SEE SHEET LI100 FOR IRRIGATION NOTES & LEGEND
SEE SHEET LI101 FOR IRRIGATION PLAN
SEE SHEET LI200 FOR IRRIGATION DETAILS

BUILDING DEPARTMENT STAMP

CITY OF OCEANSIDE
300 NORTH COAST HIGHWAY
OCEANSIDE, CA 92054

PROJECT TITLE AND LOCATION

BEACHFRONT PHASE II PROJECTS
JUNIOR SEAU BEACH COMMUNITY CENTER
PACKAGE 1
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STAMPS/SEALS

100% DESIGN DEVELOPMENT	08/30/24
100% SCHEMATIC DESIGN	04/10/24
PROGRAM CONFIRMATION	01/05/24

SHEET TITLE:

LANDSCAPE IRRIGATION DETAILS

PROJECT NO.:	20-109	PROJECT ARCH:	JB
DRAWN:	VV, NM	CHECKED:	CT, JB

SHEET NUMBER

LI200

DATE: 08/30/24 SHEET: 11 OF: 15

PLOT DATE: 8/26/24

SOIL TEST NOTES:

1. CITY OF OCEANSIDE SOIL TEST REQUIREMENTS:
   a. AN AGRICULTURAL SUITABILITY SOILS REPORT SHALL BE PROVIDED BY THE CONTRACTOR AFTER THE CONCLUSION OF ROUGH GRADING.
   b. SOIL TEST SHALL BE CONDUCTED BY WALLACE LABS, INC. OR APPROVED EQUAL.
   c. AN AGRICULTURAL SUITABILITY SOILS REPORT SHALL BE PROVIDED BY THE CONTRACTOR AFTER RECOMMENDED SOIL AMENDMENTS HAVE BEEN INCORPORATED.
2. SOIL TEST:
   a. THE CONTRACTOR SHALL PROVIDE A MAP INDICATING THE SOIL SAMPLE LOCATION.
   b. SOIL SAMPLES SHALL BE TAKEN AT 6" TO 10" DEPTH, MIXED TOGETHER TO REPRESENT AN ADEQUATE CROSS SECTION OF CONDITIONS.
   c. SOIL TEST SHALL INCLUDE TESTS FOR SOIL FERTILITY, AGRICULTURAL SUITABILITY, ORGANIC CONTENT, N, P, K; PH; EC; SOIL TEXTURE; AND RECOMMENDATIONS FOR AMENDMENTS, LEACHING, MULCHING, AND MAINTENANCE FERTILIZATION.
   d. CONTRACTOR SHALL FURNISH THE LANDSCAPE ARCHITECT AND THE OWNER'S REPRESENTATIVE WITH A COPY OF TEST RESULTS AND RECEIVE WRITTEN APPROVAL FOR AMENDMENTS / SOIL PREPARATION PRIOR TO INSTALLATION.
3. SOIL PREPARATION
   a. SEE PLANTING SPECIFICATIONS

PLANTING NOTES

1. CONTRACTOR SHALL REVIEW PLANTING NOTES AND SPECIFICATIONS BEFORE BEGINNING WORK.
2. CONTRACTOR SHALL REVIEW PLANTING INSTALLATION DETAILS PRIOR TO BEGINNING WORK.
3. ALL WORK WILL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF OCEANSIDE AND THE TECHNICAL SPECIFICATIONS FOR THE PROJECT.
4. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES IN THE EXISTING CONDITIONS OR WITHIN THE PLANS PRIOR TO BEGINNING WORK.
5. FINISHED GRADES SHALL BE SMOOTHED TO ELIMINATE PUDDLING OR STANDING WATER. CONTRACTOR SHALL MAINTAIN A MINIMUM 2% DRAINAGE AWAY FROM BUILDINGS AND PAVING INTO DRAINAGE STRUCTURES OR TO STREET (SEE ENGINEERS GRADING AND DRAINAGE PLAN). CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY OF ANY CONFLICTS IN MAINTAINING DRAINAGE.
6. OWNER'S REPRESENTATIVE SHALL APPROVE ALL FINISH GRADING PRIOR TO PLACEMENT OF ANY PLANT MATERIAL.
7. CONTRACTOR SHALL IMMEDIATELY, UPON THE AWARD OF THE CONTRACT, ORDER, LOCATE AND PURCHASE (OR HAVE HELD) ALL PLANT MATERIAL REQUIRED BY THESE PLANS AND SPECIFICATIONS.
8. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE FOR OBSERVATION AT THE FOLLOWING TIMES:
   - MAINLINE - PRIOR TO BACKFILL AND PRESSURE TEST
   - LATERAL LINES - PRIOR TO BACKFILL
   - CONTROL WIRES - PRIOR TO BACKFILL
   - TREE LOCATIONS - PRIOR TO PLANTING
   - IRRIGATION COVERAGE - PRIOR TO PLANT PLACEMENT
   - PLANT APPROVAL AND SPOTTING PRIOR TO PLANTING
   - PRE-MAINTENANCE APPROVAL
   - POST-MAINTENANCE/FINAL APPROVAL.

- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY REPAIRS MADE NECESSARY THROUGH THE ACTIONS OR NEGLIGENCE OF HIS/HER CREW.
- SOIL AMENDMENTS AND LEACHING - SEE SPECIFICATIONS.
- SHRUB AND GROUNDCOVER MASS QUANTITIES ARE SHOWN ON PLANS. UNDER PLANT ALL TREES WITH THE ADJACENT SHRUB AND/ OR GROUNDCOVER AS INDICATED BY THE PLANS. PLANTS SHALL BE INSTALLED WITH TRIANGULAR SPACING. PLANT GROUNDCOVERS TO WITHIN 12" OF TREE OR SHRUB STEMS.
- PLANT SYMBOLS TAKE PRECEDENCE OVER PLANT QUANTITIES SPECIFIED. WHERE SHRUB SYMBOLS ARE MASSED, CONTRACTOR SHALL MAINTAIN A CONSISTENT ON CENTER , TRIANGULAR SPACING AS SPECIFIED IN LEGEND. CONTRACTOR SHALL VERIFY PLANT TOTALS FOR BID PURPOSES.
- ALL ROCKS AND DEBRIS TWO INCH (2") AND LARGER SHALL BE REMOVED FROM PLANTING AREAS AND THEN FROM THE SITE TO A LEGAL SITE OF DISPOSAL. WHERE THE GRASS IS TO BE LOCATED, ALL ROCKS AND DEBRIS ONE INCH (1") AND LARGER SHALL BE REMOVED FROM THE SITE TO A LEGAL SITE OF DISPOSAL.
- PRIOR TO BEGINNING THE PLANTING OPERATION, IRRIGATE ALL PLANTING AREAS NORMALLY FOR TWO WEEKS TO GERMINATE WEEDS. APPLY CONTACT HERBICIDE TO WEEDS ONLY PER MANUFACTURER, MONSANTO "ROUND-UP" OR EQUAL. REPEAT PROCESS IF WEEDS PERSIST.
- PERCOLATION TEST - SEE SPECIFICATIONS.
- PRIOR TO PLANTING, IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND ALL PLANTING AREAS SHALL BE THOROUGHLY WATERED.
- PLANT MATERIAL MAY BE REJECTED AT ANY TIME BY OWNER'S REPRESENTATIVE DUE TO CONDITION, FORM OR DAMAGE BEFORE OR AFTER PLANTING.
- TREE ROOT BARRIERS - SEE SPECIFICATIONS.
- MULCH - SEE SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL AREAS IN A WEED AND DEBRIS-FREE CONDITION THROUGHOUT THE ESTABLISHMENT PERIOD.
- PLANT MATERIAL SHALL BE GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
- IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENTS PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.
- MAINTAIN A THREE FOOT (3') AREA VOID OF ALL PLANT MATERIAL SURROUNDING ALL FIRE EQUIPMENT. MULCH ACCEPTABLE IN THE THREE FOOT (3') SURROUNDING AREA VOID OF PLANT MATERIAL.
- 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 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 SPECIFICATION

CONCEPT PLANT SCHEDULE

	SHADE TREE METROSIDEROS EXCELSA / NEW ZEALAND CHRISTMAS TREE	48" BOX	
	PALM TREE PHOENIX DACTYLIFERA / DATE PALM	15` BTH	
	EXISTING TREE EXISTING PALM / PROTECT IN PLACE	EXISTING	
	ENHANCED SHRUB PLANT PALETTE		
	AGAVE ATTENUATA RAY OF LIGHT / FOXTAIL AGAVE	5 GAL	12" oc
	AGAVE X 'BLUE FLAME' / BLUE FLAME AGAVE	5 GAL	24" oc
	ALOE CAMERONII / RED ALOE	5 GAL	24" oc
	ALOE VERA / MEDICINAL ALOE	5 GAL	24" oc
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	CAREX DIVULSA / EUROPEAN GREY SEDGE	1 GAL	18" oc
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	ERIGERON KARVINSKIANUM / SANTA BARBARA DAISY	1 GAL	24" oc
	LEYMUS CONDENSATUS 'CANYON PRINCE' / CANYON PRINCE GIANT WILD RYE	1 GAL	36" oc
	MUHLENBERGIA DUBIA / PINE MUHLY	1 GAL	30" oc
	SALVIA LEUCOPHYLLA 'POINT SAL SPREADER' / POINT SAL SPREADER PURPLE SAGE	1 GAL	36" oc
	SALVIA X 'POZO BLUE' / POZO BLUE SAGE	1 GAL	36" oc
	SENECIO AMANIENSIS / AMANI SENECIO	1 GAL	18" oc
	SESLERIA AUTUMNALIS / AUTUMN MOOR GRASS	1 GAL	18" oc
	VERBENA LILACINA 'DE LA MINA' / DE LA MINA LILAC VERBENA	1 GAL	36" oc
	BLUFF PLANT PALETTE		
	ABRONIA MARITIMA / RED SAND VERBENA	1 GAL	24" oc
	ACMISPON GLABER / DEERWEED	1 GAL	36" oc
	ADENOSTOMA FASCICULATUM / CHAMISE	1 GAL	36" oc
	ARTEMISIA CALIFORNICA / CALIFORNIA SAGEBRUSH	1 GAL	24" oc
	ATRIPLEX CALIFORNICA / CALIFORNIA SALTBUSH	1 GAL	24" oc
	BACCHARIS PILULARIS 'PIGEON POINT' / PIGEON POINT COYOTE BRUSH	1 GAL	36" oc
	CAMISSONIA CHEIRANTHIFOLIA / BEACH EVENING PRIMROSE	1 GAL	24" oc
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	SALVIA MELLIFERA / BLACK SAGE	1 GAL	36" oc

EXISTING AND PROPOSED TREE ANALYSIS

EXISTING SHADE TREES:	0
EXISTING PALM TREES:	22
SHADE TREES REMOVED:	0
PALM TREES REMOVED:	16
SHADE TREES PROPOSED:	5
PALM TREES PROPOSED:	2
NET CHANGE IN SHADE TREES:	+5
NET CHANGE IN PALM TREES:	-14
NET SHADE TREES REMAINING:	5
NET PALM TREES REMAINING:	8

LINETYPE LEGEND

LIMIT OF WORK

PROPERTY LINE

SEE SHEET LP100 FOR PLANTING NOTES & LEGEND
SEE SHEET LP101 FOR PLANTING PLAN
SEE SHEET LP200 FOR PLANTING DETAILS

BUILDING DEPARTMENT STAMP

CITY OF OCEANSIDE
300 NORTH COAST HIGHWAY
OCEANSIDE, CA 92054

PROJECT TITLE AND LOCATION

BEACHFRONT PHASE II PROJECTS
JUNIOR SEAU BEACH COMMUNITY CENTER
PACKAGE 1

300 NORTH STRAND
OCEANSIDE, CA 92054

ARCHITECT

JOHNSON FAVARO
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STAMPS/SEALS

100% DESIGN DEVELOPMENT	08/30/24
100% SCHEMATIC DESIGN	04/10/24
PROGRAM CONFIRMATION	01/05/24

SHEET TITLE:

LANDSCAPE PLANTING NOTES & LEGEND

PROJECT NO.:	20-109	PROJECT ARCH:	JB
DRAWN:	VV, NM	CHECKED:	CT, JB

SHEET NUMBER

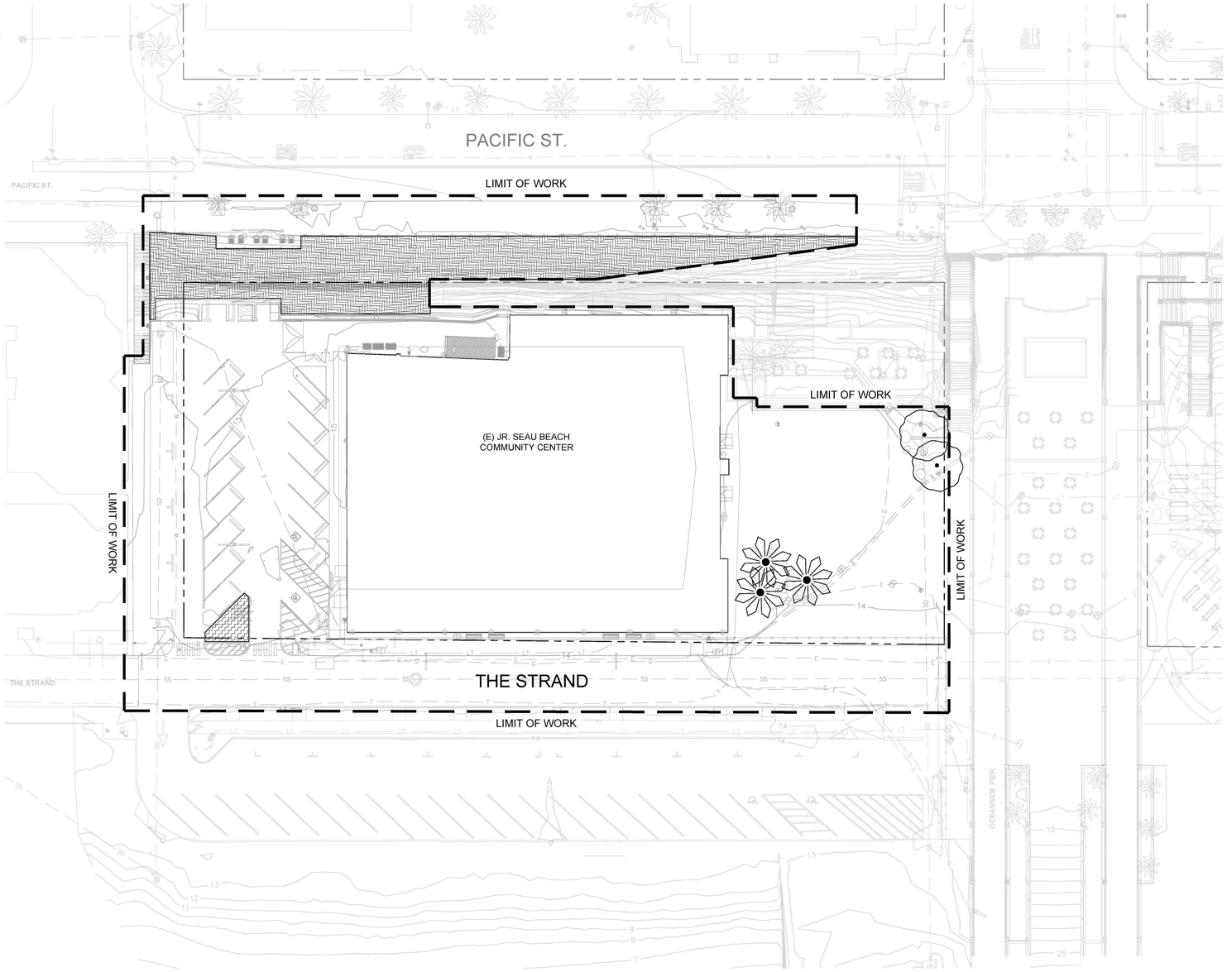
LP100

DATE: 08/30/24 SHEET: 12 OF: 15

PLOT DATE: 8/26/24

CONCEPT PLANT SCHEDULE

	SHADE TREE		
	METROSIDEROS EXCELSA / NEW ZEALAND CHRISTMAS TREE	48" BOX	
	PALM TREE		
	PHOENIX DACTYLIFERA / DATE PALM	15` BTH	
	EXISTING TREE		
	EXISTING PALM / PROTECT IN PLACE	EXISTING	
	ENHANCED SHRUB PLANT PALETTE		
	AGAVE ATTENUATA RAY OF LIGHT / FOXTAIL AGAVE	5 GAL	12" oc
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LINETYPE LEGEND

LIMIT OF WORK

PROPERTY LINE

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SEE SHEET LP101 FOR PLANTING PLAN
SEE SHEET LP200 FOR PLANTING DETAILS

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

NORTH

BUILDING DEPARTMENT STAMP

CITY OF OCEANSIDE
300 NORTH COAST HIGHWAY
OCEANSIDE, CA 92054

PROJECT TITLE AND LOCATION

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100% SCHEMATIC DESIGN	04/10/24
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SHEET TITLE

LANDSCAPE PLANTING PLAN

PROJECT NO.:	20-109	PROJECT ARCH:	JB
DRAWN:	VV, NM	CHECKED:	CT, JB

SHEET NUMBER

LP101

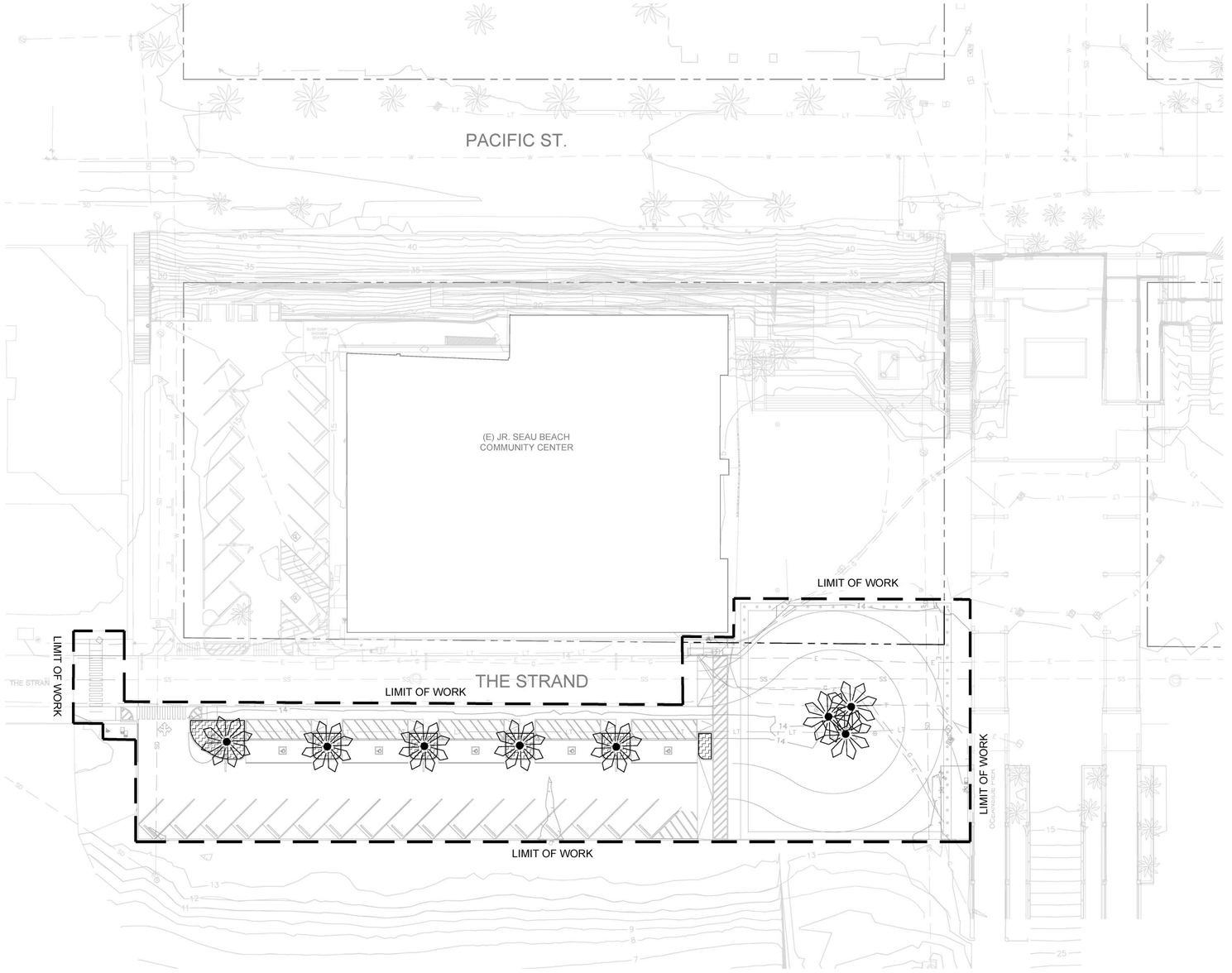
DATE: 08/30/24 SHEET: 13 OF: 15

PLOT DATE: 8/26/24

PHASE 2 CONCEPT PLANT SCHEDULE

	PALM TREE		
	PHOENIX DACTYLIFERA / DATE PALM	15' BTH	
	ENHANCED SHRUB PLANT PALETTE		
	AGAVE ATTENUATA RAY OF LIGHT / FOXTAIL AGAVE	5 GAL	12" oc
	AGAVE X 'BLUE FLAME' / BLUE FLAME AGAVE	5 GAL	24" oc
	ALOE CAMERONII / RED ALOE	5 GAL	24" oc
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***NOTE**:*
THIS SHEET IS INCLUDED AS A REFERENCE ONLY TO DOCUMENT THE INTENT OF THE MASTER PLAN. THE WORK DEPICTED IS OUTSIDE OF THE CURRENT PROJECT'S SCOPE, AND WOULD BE INITIATED BEFORE OR IN TANDEM WITH THE DEVELOPMENT OF BETTY'S LOT.



LINETYPE LEGEND

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SCALE : 1" = 20'-0"

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STAMPS/SEALS

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100% SCHEMATIC DESIGN	04/10/24
PROGRAM CONFIRMATION	01/05/24

SHEET TITLE:

PHASE 2 LANDSCAPE PLANTING PLAN

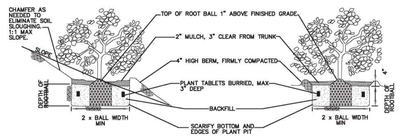
PROJECT NO.:	20-109	PROJECT ARCH:	JB
DRAWN:	VV, NM	CHECKED:	CT, JB

SHEET NUMBER

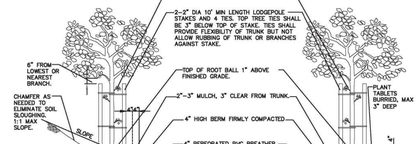
LP102

DATE: 08/30/24 SHEET: 14 OF: 15

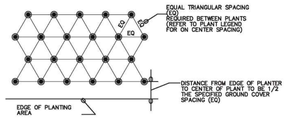
PLOT DATE: 8/26/24



SHRUB PLANTING – SLOPES



SHRUB PLANTING – LEVEL GROUND



GROUND COVER SPACING

1 SHRUB PLANTING

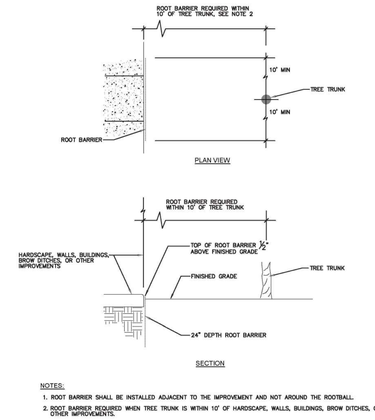
NTS

NOTES

1. DOUBLE STAKE 15 GAL. AND LARGER TREES. SINGLE STAKE TREES SMALLER THAN 15 GAL.
2. FOR SINGLE STAKED TREES, PLACE STAKE ON WINDWARD SIDE OF TREE.
3. LOCATE STAKES OUTSIDE OF ROOTBALL.
4. PROVIDE MINIMUM DISTANCE FROM OTHER OBJECTS AS FOLLOWS: 20' TRAFFIC SIGNALS, 12' STREET LIGHTS, 10' FIRE HYDRANTS, SEWER LINES AND SDG&E FOR PAD MOUNTED EQUIPMENT, AND 5' UNDERGROUND SDG&E ELECTRIC AND GAS LINES.

2 TREE PLANTING & STAKING

NTS

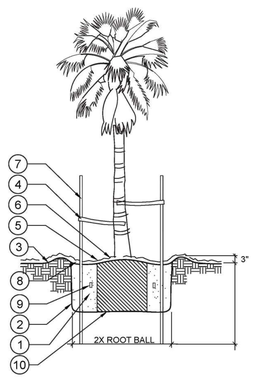


NOTES:

1. ROOT BARRIER SHALL BE INSTALLED ADJACENT TO THE IMPROVEMENT AND NOT AROUND THE ROOTBALL.
2. ROOT BARRIER REQUIRED WHEN TREE TRUNK IS WITHIN 10' OF HARDSCAPE, WALLS, BUILDINGS, BROW DITCHES, OR OTHER IMPROVEMENTS.
3. FOR ROOT BARRIER INSTALLATION WITH THE TREE GRATES SEE L–4.
4. TREES SPECIFIED BELOW TO BE INSTALLED IN APPROVED ROOT BARRIERS OR BIO-BARRIERS
   - TREES LOCATED ALONG THE STREET/PUBLIC PARKWAY
   - TREES WITHIN 6' OF ANY INTERIOR HARDSCAPE, PAVEMENT, ASPHALT, OR CURBS
   - TREES WITHIN 10' OF PUBLIC RIGHTS-OF-WAY, SIDEWALKS, CURBS, OR STREETS
   - TREE WELLS (CUT-OUT PLANTERS IN CONCRETE, PAVEMENT, OR HARDSCAPE)

3 ROOT BARRIER

NTS



LEGEND:

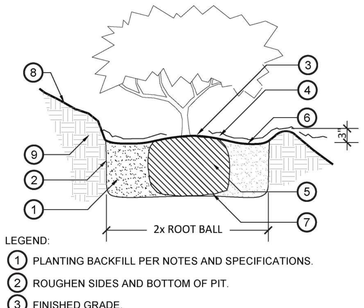
1. PLANTING BACKFILL
   75% PLASTER SAND
   25% ORGANIC SOIL AMENDMENT
   THOROUGHLY MIX PRIOR TO BACKFILL
2. ROUGHEN SIDES AND BOTTOM OF PIT
3. FINISHED GRADE
4. "CINCH TIE" MANUFACTURED BY V.I.T. COMPANY, INC. ATTACH PER MANUFACTURER'S SPECIFICATIONS AND SECURE WITH FURRING NAIL AT STAKE
5. 3 INCH MULCH LAYER
6. ROOTBALL SLIGHTLY HIGHER THAN FINISHED GRADE
7. (2) 2" DIA. LODGEPOLE STAKES. 8' LONG FOR 15 GALLON, 10' LONG FOR 24" BOX OR LARGER
8. FINISH GRADE TO BE MOUNDED AROUND SHRUB TO CREATE WATER BASIN
9. PLANTING TABLETS PER NOTES AND SPECIFICATIONS
10. SOIL BALL RESTING ON FIRM SOIL TO AVOID SETTLING
11. PLANT PALM VERTICALLY

NOTES:

A. MAINTAIN A 36" CIRCLE OF MULCH AROUND ALL TREES
B. REMOVE NURSERY STAKE
C. KEEP BARK MULCH 12" BACK FROM TREE TRUNK
D. KEEP MULCH 2-3" FROM TRUNK OF TREE OR SHRUB TYP.
E. WATER DURING BACKFILL TO ENSURE SAND FILLS ALL VOIDS
F. ADD VITAMIN B1 AT ONE TABLESPOON PER GALLON OF WATER DURING BACKFILL
   - BLEND TWO CUPS OF BONE MEAL INTO BOTTOM OF PLANT PIT AREA

4 PALM TREE PLANTING

NOT TO SCALE



LEGEND:

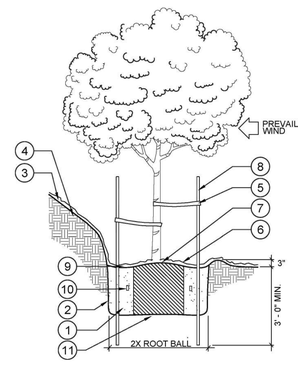
1. PLANTING BACKFILL PER NOTES AND SPECIFICATIONS.
2. ROUGHEN SIDES AND BOTTOM OF PIT.
3. FINISHED GRADE.
4. 3 INCH MULCH LAYER.
5. ROOTBALL SLIGHTLY HIGHER THAN FINISHED GRADE.
6. WATER BASIN.
7. SOIL BALL RESTING ON FIRM SOIL TO AVOID SETTLING.
8. CHAMFER SLOPE TO PREVENT EROSION.
9. COMPACTED SUBGRADE.

NOTES:

A. KEEP MULCH 2-3" FROM TRUNK OF TREE OR SHRUB TYP.

5 SHRUB PLANTING ON SLOPE

NTS



LEGEND:

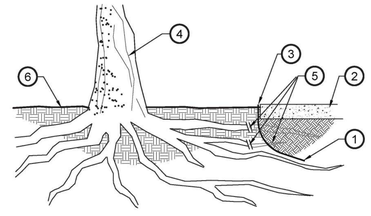
1. PLANTING BACKFILL PER NOTES AND SPECIFICATIONS.
2. ROUGHEN SIDES AND BOTTOM OF PIT.
3. FINISHED GRADE
4. CHAMFER SLOPE TO PREVENT EROSION
5. "CINCH-TIE" MANUF. BY V.I.T. COMPANY, INC. . ATTACH PER MANUF. SPEC'S. AND SECURE WITH FURRING NAIL AT STAKE.
6. 3 INCH MULCH LAYER
7. ROOTBALL SLIGHTLY HIGHER THAN FINISHED GRADE.
8. (2) 2" DIA. LODGEPOLE STAKES. 8' LONG FOR 15 GALLON, 10' LONG FOR 24" BOX OR LARGER
9. FINISH GRADE TO BE MOUNDED AROUND SHRUB TO CREATE WATER BASIN
10. PLANTING TABLETS PER NOTES AND SPECIFICATIONS
11. SOIL BALL RESTING ON FIRM SOIL TO AVOID SETTLING

NOTES:

A. MAINTAIN A 36" CIRCLE OF MULCH AROUND ALL TREES
B. REMOVE NURSERY STAKE
C. KEEP MULCH 2-3" FROM TRUNK OF TREE OR TRUNK

6 TREE PLANTING ON SLOPE

NOT TO SCALE



LEGEND

1. 19" 'BIO BARRIER' OR APPROVED EQUAL BARRIER PER SPECIFICATIONS / EXTEND 10'-0" FROM TRUNK OF TREE IN EACH DIRECTION ALONG PAVING AS SHOWN
2. CONCRETE PAVING (SEE PLANS)
3. EXTEND TOP OF ROOT BARRIER 1/2" MINIMUM ABOVE FINISHED GRADE
4. EXISTING TREE PER PLANS
5. CUT EXISTING ROOTS UNDER 2" IN DIAMETER TO 6"-8" DEPTH & EXPOSE REMAINING ROOTS FOR LANDSCAPE ARCHITECT / ARBORIST TO FURTHER EVALUATE PRIOR TO ROOT PRUNING
6. FINISH SURFACE / SOIL SUBGRADE

NOTE:

A. CONTRACTOR SHALL INSTALL & ASSEMBLE ROOT BARRIER PER MANUFACTURERS RECOMMENDATIONS

7 ROOT BARRIER @ EXISTING TREE

NOT TO SCALE

SEE SHEET LP100 FOR PLANTING NOTES & LEGEND
SEE SHEET LP101 FOR PLANTING PLAN
SEE SHEET LP200 FOR PLANTING DETAILS

BUILDING DEPARTMENT STAMP

CITY OF OCEANSIDE
300 NORTH COAST HIGHWAY
OCEANSIDE, CA 92054

PROJECT TITLE AND LOCATION

BEACHFRONT PHASE II PROJECTS

JUNIOR SEAU BEACH COMMUNITY CENTER

PACKAGE 1

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OCEANSIDE, CA 92054

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SCHMIDTDESIGN.COM

STAMPS/SEALS

100% DESIGN DEVELOPMENT	08/30/24
100% SCHEMATIC DESIGN	04/10/24
PROGRAM CONFIRMATION	01/05/24

SHEET TITLE:

LANDSCAPE PLANTING DETAILS

PROJECT NO.:	20-109	PROJECT ARCH:	JB
DRAWN:	VV, NM	CHECKED:	CT, JB

SHEET NUMBER

LP200

DATE: 08/30/24 SHEET: 15 OF: 15

PLOT DATE: 8/26/24