

ATTACHMENT 4
Copy of Plan Sheets Showing Permanent Storm Water BMPs



Use this checklist to ensure the required information has been included on the plans:

The plans must identify:

- Structural BMP(s) with ID numbers matching Form I-6 Summary of PDP Structural BMPs
- The grading and drainage design shown on the plans must be consistent with the delineation of DMAs shown on the DMA exhibit
- Details and specifications for construction of structural BMP(s)
- Signage indicating the location and boundary of structural BMP(s) as required by the City Engineer
- How to access the structural BMP(s) to inspect and perform maintenance
- Features that are provided to facilitate inspection (e.g., observation ports, cleanouts, silt posts, or other features that allow the inspector to view necessary components of the structural BMP and compare to maintenance thresholds)
- Manufacturer and part number for proprietary parts of structural BMP(s) when applicable
- Maintenance thresholds specific to the structural BMP(s), with a location-specific frame of reference (e.g., level of accumulated materials that triggers removal of the materials, to be identified based on viewing marks on silt posts or measured with a survey rod with respect to a fixed benchmark within the BMP)
- Recommended equipment to perform maintenance
- When applicable, necessary special training or certification requirements for inspection and maintenance personnel such as confined space entry or hazardous waste management
- Include landscaping plan sheets showing vegetation requirements for vegetated structural BMP(s)
- All BMPs must be fully dimensioned on the plans
- When proprietary BMPs are used, site specific cross section with outflow, inflow and model number shall be provided. Broucher photocopies are not allowed.



VESTING TENTATIVE MAP AND DEVELOPMENT PLAN

NCTD OCEANSIDE TRANSIT CENTER, 235 SOUTH TREMONT STREET
CITY OF OCEANSIDE, CALIFORNIA

GENERAL NOTES:

- TOTAL AREA: GROSS: 438,912 SF (10.06 ACRES)
- EXISTING ZONING: D-5, D-14, OP, PUT, R-3, D-5
- PROPOSED ZONING: D-1
- NUMBER OF EXISTING PARCELS: 8
- FEMA FLOOD INSURANCE RATE MAP NO.: 06073C0734J eff. 12/20/2019, ZONE X, WITH BFE ZONE AE, AO, AH, VE, AR
- CONTOUR INTERVAL: 1 FT
- MAX. SLOPE GRADIENT: 10% MAX
- PERCENT OF PROJECT IN STREETS: 19.20% (1.93 ACRES)
- AMOUNT OF GRADING: 286,000 CY CUT; 1,000 CY FILL
- ASSESSORS PARCEL NUMBERS: SEE SHEET C9

DESIGN NOTES:

- ALL STREET DESIGN SHALL CONFORM TO THE CITY OF OCEANSIDE DESIGN STANDARDS AS REQUIRED BY THE CITY ENGINEER.
- EASEMENTS SHALL BE PROVIDED, REMOVED OR RELOCATED AS REQUIRED BY THE CITY ENGINEER.
- ALL PROPOSED UTILITIES SHALL BE UNDERGROUND AND EASEMENTS PROVIDED.
- GEOTECHNICAL INVESTIGATION PREPARED BY: NOVA
- THE DEVELOPER SHALL INSTALL STREET LIGHTS PER THE CITY OF OCEANSIDE ENGINEERING DEPARTMENT TRAFFIC DIVISION, THE STREET LIGHT DESIGN MANUAL AND THE CITY OF OCEANSIDE STANDARD DRAWING NO. M-4. STREET LIGHT LOCATIONS MAY VARY IN FINAL DESIGN.
- ALL RETAINING WALLS IN EXCESS OF 4 FEET SHALL BE PLANTABLE.
- ALL PROPOSED SEWER IS PUBLIC AND SHALL BE INSTALLED PER CITY OF OCEANSIDE STANDARDS.
- ALL PROPOSED WATER IS PUBLIC AND SHALL BE INSTALLED PER CITY OF OCEANSIDE STANDARDS.
- FINISH GRADES ARE APPROXIMATE AND SUBJECT TO CHANGE IN FINAL DESIGN, AS ALLOWED PER SUBSTANTIAL CONFORMITY.
- ALL FUTURE DRIVEWAYS AND GEOMETRIC DESIGN SHALL BE DESIGNED IN COMPLIANCE WITH THE CITY OF OCEANSIDE ENGINEERS DESIGN STANDARDS.

BENCHMARK:

NATIONAL GEODETIC SURVEY DX3234, STAMPED PIER NO 2 1933

ELEVATION 28.65' (NAVD88)

AT THE END OF THE PIER EXTENDING WEST FROM THE WEST END OF THIRD STREET, APPROXIMATELY 420' WEST OF THE CENTER LINE OF PACIFIC STREET, SET IN THE TOP OF THE SOUTH CONCRETE CURBING ON THE PIER, 25.9' EAST OF THE STATION MARK

BASIS OF BEARINGS:

THE BASIS OF COORDINATES FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM (CCS83) ZONE VI, NAD 83 (2011.00 EPOCH), AS PER RECORD OF SURVEY 21787, FILED 8/21/2014 BY RBF CONSULTING, AS DETERMINED BY THE FOLLOWING CONTROL STATIONS:

3002 (DSME), 3004 (P474), 3005 (P478), 3006 (SBCC), 1004, 1005, 1006 AND 2102 (DX3432)

TOPOGRAPHY SOURCE:

THIS SURVEY IS BASED UPON AERIAL PHOTOGRAPHY FLOWN ON APRIL 2, 2021 BY R.J. LUNG AND ASSOCIATES.

LEGAL DESCRIPTION:

SEE SHEET C9

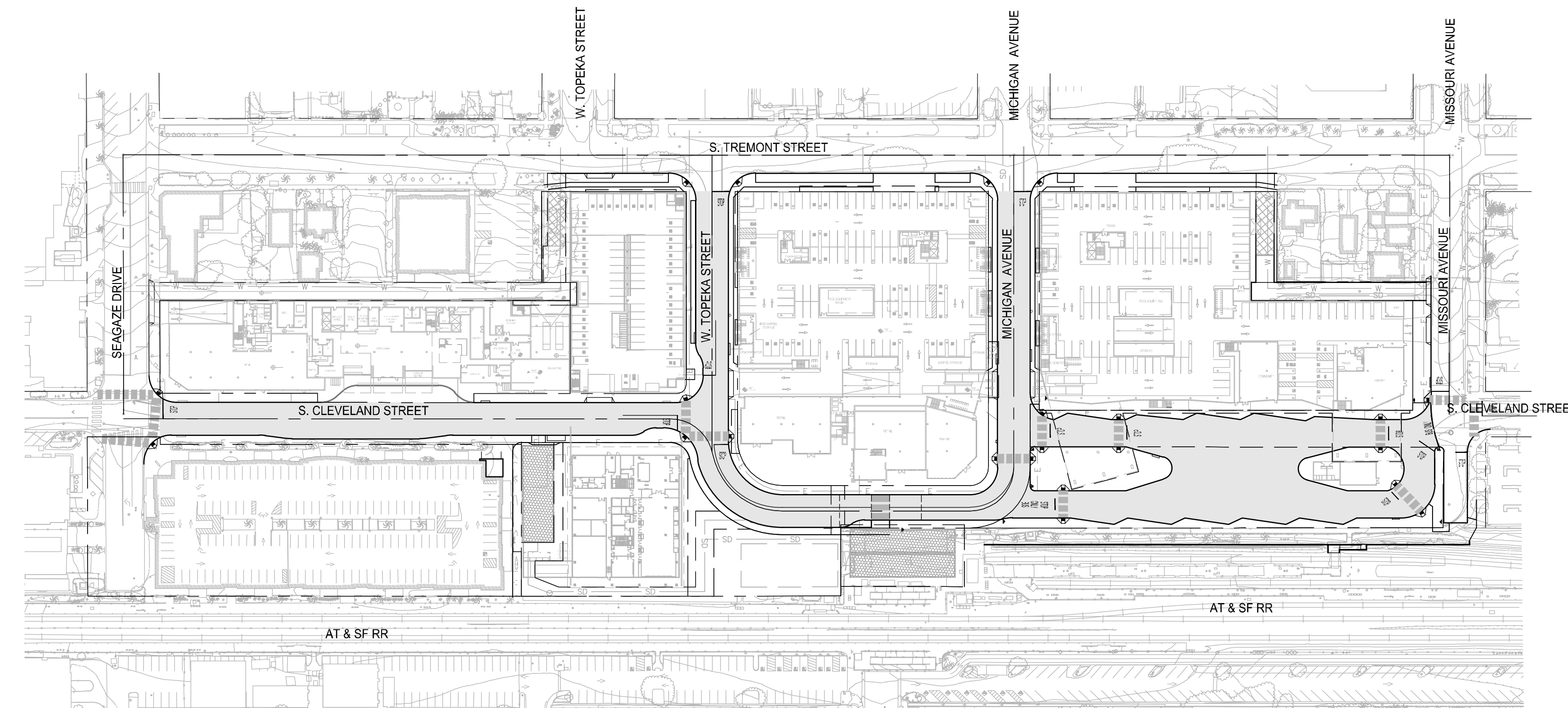
EASEMENTS:

SEE SHEET C10

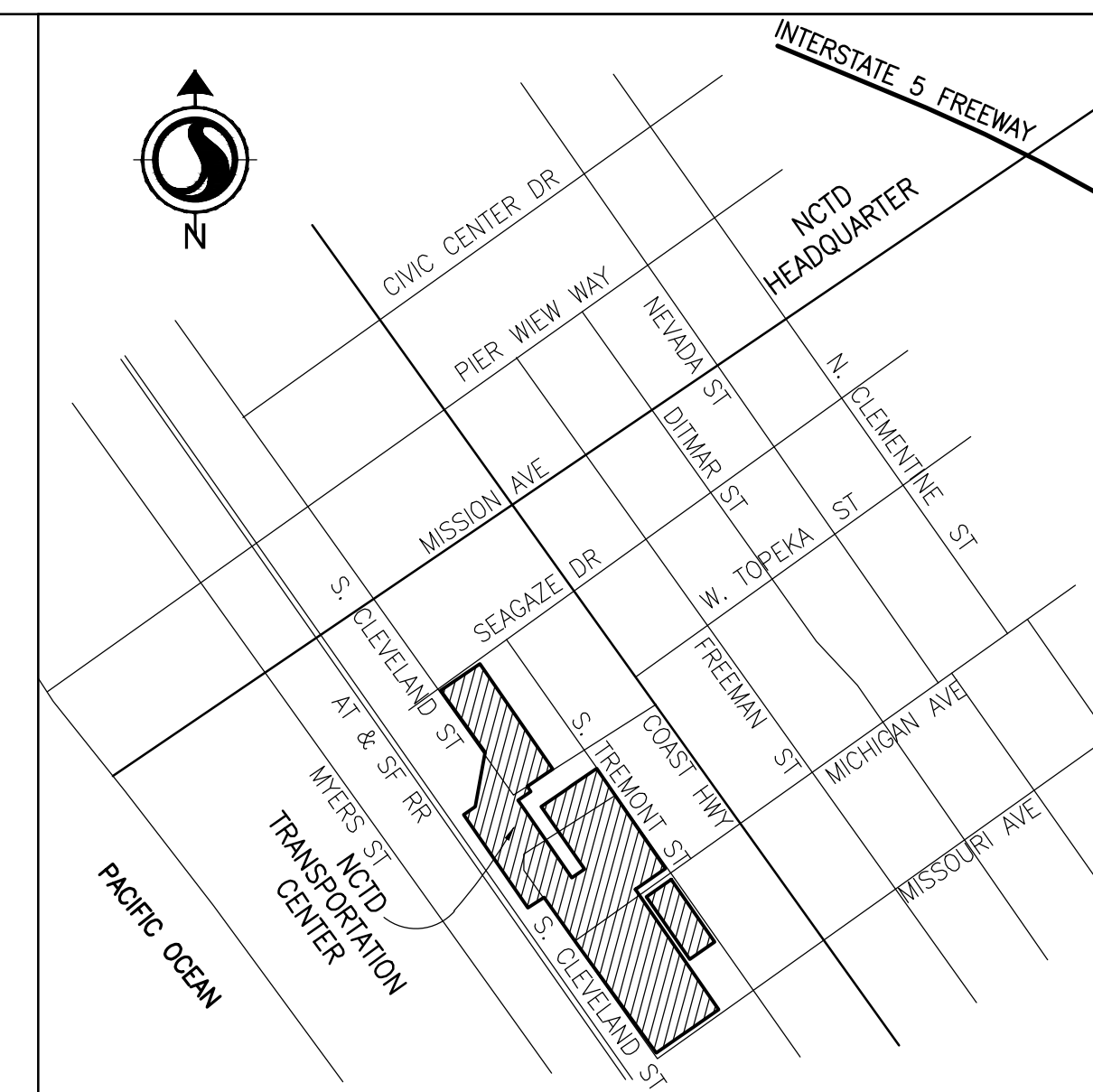
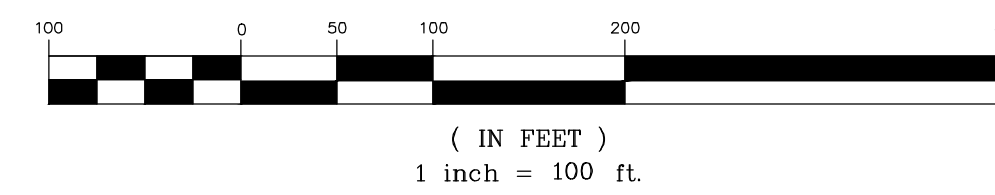
SITE DATA:

- SETBACKS:
 - BACKYARD: NONE
 - FRONT YARD: NONE
 - SIDE YARD: NONE
- LANDSCAPE COVERAGE: 43,891 SF

LOT #	DESCRIPTION	AREA (ACRES)
1	HOTEL	1.10
2	PARKING STRUCTURE	0.72
3	RESIDENTIAL MIXED USE	2.03
4	RESIDENTIAL	1.85
5	NCTD BUS STATION (PUBLIC ACCESS)	1.37
6	NCTD TRAIN PLATFORM PLAZA (PUBLIC ACCESS)	0.31
7	NCTD OFFICE	0.71
TOTAL		8.09
PUBLIC R.O.W.		2.06
SUBTOTAL SUBDIVISION BOUNDARY		10.15
LOT 8	CITY OF OCEANSIDE PARKING STRUCTURE	1.84
TRACT MAP PROJECT AREA		12.00



LOCATION MAP
GRAPHIC SCALE



VINCINITY MAP
NOT TO SCALE

LEGEND:

- BOUNDARY LINE
- CENTER LINE
- CURB AND GUTTER
- PROP. DRIVEWAY
- EXIST. CONTOUR
- PROP. CONTOUR
- EASEMENT LINE
- PROP. RETAINING WALL
- EXIST. SEWER
- EXIST. WATER
- EXIST. STORM DRAIN
- EXIST. GAS
- EXIST. OVERHEAD POWER
- PROP. SEWER
- PROP. WATER
- PROP. STORM DRAIN
- PROP. GAS
- EXIST. FIRE HYDRANT
- PROP. FIRE HYDRANT
- EXIST. SUBDIVISION BOUNDARY
- FIRE HYDRANT MANHOLE
- LANDSCAPE PLANTERS
- PUBLIC ACCESS EASEMENT
- TURF BLOCK BOMANITE GRASSCRETE
- UNDERGROUND WATER QUALITY BMP CHAMBERS
- PROP. ADA RAMP

DEVELOPMENT PLAN - D22-00016
TENTATIVE MAP - T22-00006
GENERAL PLAN AMENDMENT - GPA22-00002
REGULAR COASTAL PERMIT - RC22-00011

OWNER:

NORTH SAN DIEGO COUNTY TRANSIT DEVELOPMENT BOARD, AS TO TRACTS I, III AND PARCEL 2 OF TRACT II.
NORTH SAN DIEGO COUNTY TRANSIT BOARD, AS TO PARCEL 1 OF TRACT II.

DEVELOPER:

TOLL BROTHERS APARTMENT LIVING
MICHAEL MCCANN
23422 MILL CREEK DRIVE, SUITE 105
LAGUNA HILLS, CA 92653
(949) 370-8155

CIVIL ENGINEER:

STANTEC
EDWARD DAWSON GROVE
801 SOUTH FIGUEROA STREET, #300
LOS ANGELES, CA 90017-3007
TED.GROVE@STANTEC.COM

EDWARD DAWSON GROVE RCE 61374 DATE 08.23.24



ARCHITECT:

CALLISONRTKL INC
333 SOUTH HOPE STREET, SUITE C-200
LOS ANGELES, CA 90034

GEOTECHNICAL:

NOVA SERVICES
4373 VIEWRIDGE AVENUE, SUITE B
SAN DIEGO, CA 92123

SHEET INDEX:

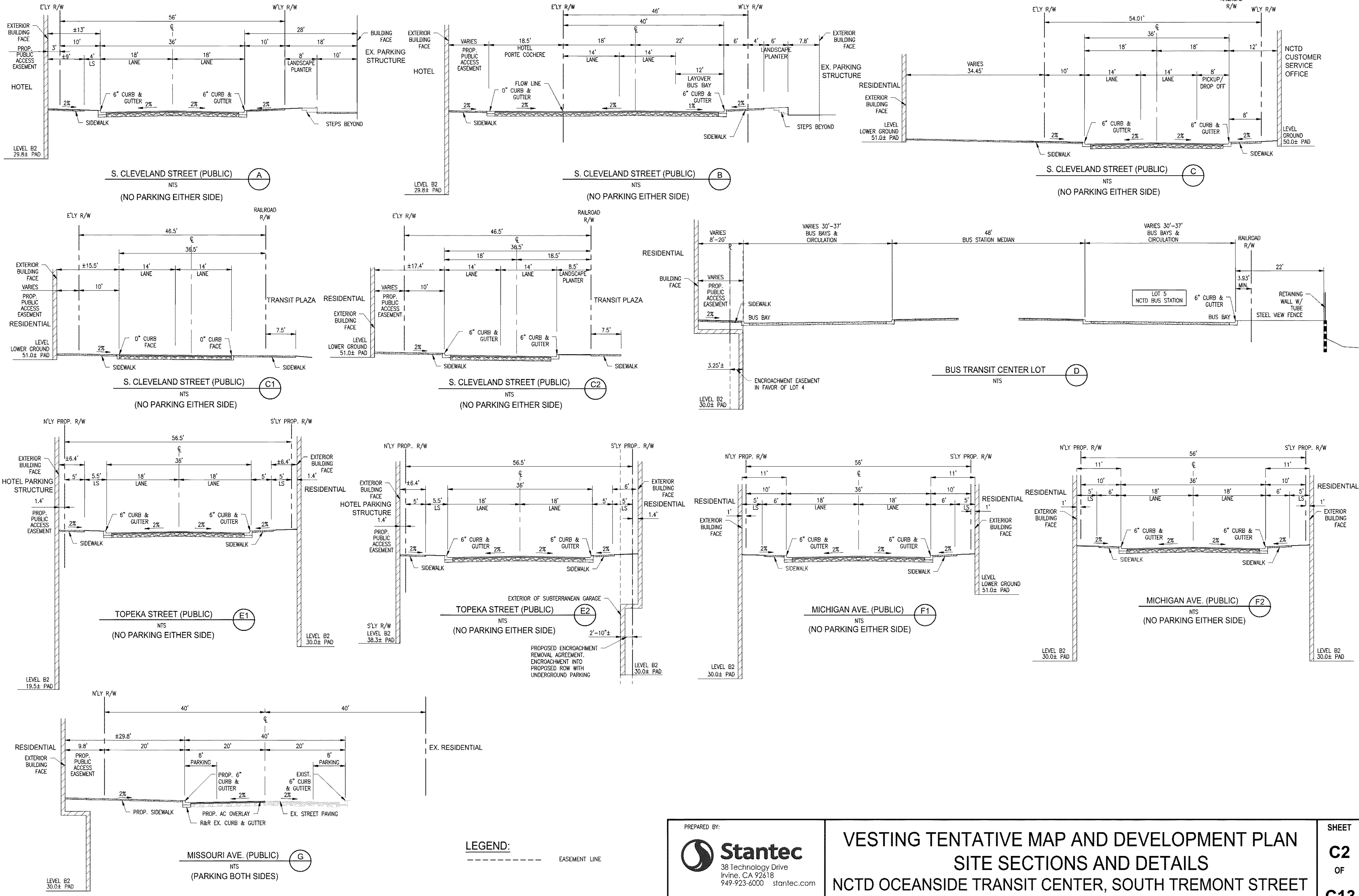
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- SHEET C2 - SITE SECTIONS AND DETAILS
- SHEET C3 - SITE SECTIONS AND DETAILS
- SHEET C4 - MASTER TECHNICAL SITE PLAN
- SHEET C5 - VESTING TENTATIVE TRACT MAP
- SHEET C6 - PRELIMINARY GRADING & DRAINAGE
- SHEET C7 - LID BMP FEATURES
- SHEET C8 - LID BMP FEATURES
- SHEET C9 - PRELIMINARY WET UTILITIES
- SHEET C10 - S. CLEVELAND ST. PRELIMINARY STORM DRAIN
- SHEET C11 - FIRE ACCESS CIRCULATION PLAN
- SHEET C12 - ENCUMBRANCE MAP
- SHEET C13 - ENCUMBRANCE MAP

PREPARED BY:

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949-923-6000 stantec.com

VESTING TENTATIVE MAP AND DEVELOPMENT PLAN
TITLE SHEET
NCTD OCEANSIDE TRANSIT CENTER, SOUTH TREMONT STREET
CITY OF OCEANSIDE, CALIFORNIA

SHEET
C1
OF
C13



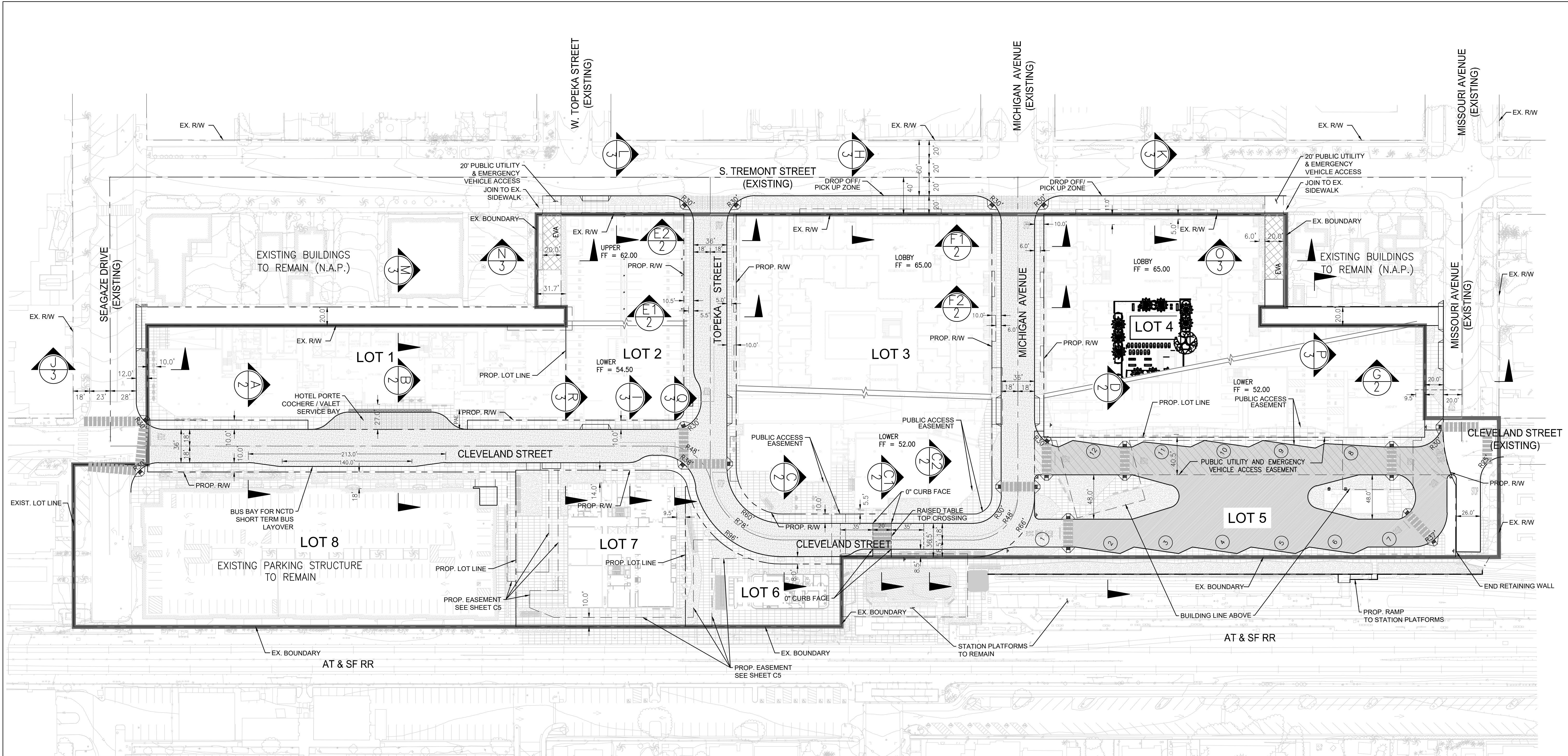
LEGEND:
 ----- EASEMENT LINE

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VESTING TENTATIVE MAP AND DEVELOPMENT PLAN
SITE SECTIONS AND DETAILS
NCTD OCEANSIDE TRANSIT CENTER, SOUTH TREMONT STREET
 CITY OF OCEANSIDE, CALIFORNIA

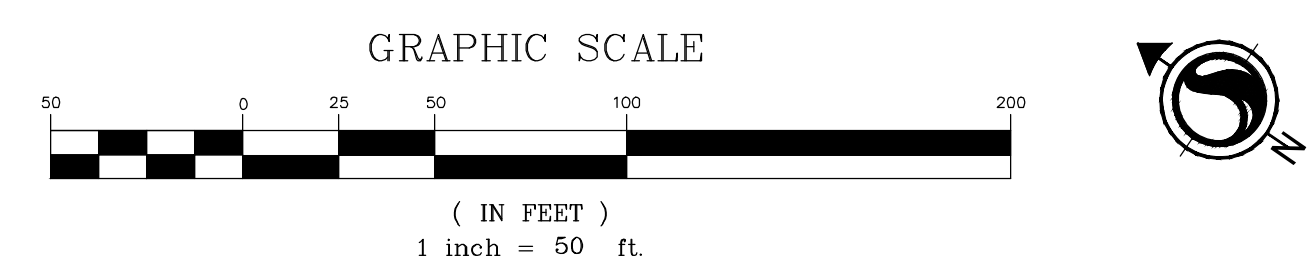
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LEGEND:

	R/W BOUNDARY LINE		PEDESTRIAN CROSSING
	CENTER LINE		PROP. ADA RAMP
	CURB AND GUTTER		EXIST. FIRE HYDRANT
	PROP. DRIVEWAY		PROP. PUBLIC FIRE HYDRANT
	EXIST. CONTOUR		PROJECT BOUNDARY
	PROP. CONTOUR		PUBLIC ACCESS EASEMENT
	EASEMENT LINE		FIRE HYDRANT
	PROP. RETAINING WALL		FIRE DEPARTMENT APPROVED EVA FINISHED SURFACE
	EXIST. SEWER		BUS TRANSFER PARKING STALL NUMBER
	EXIST. WATER		
	EXIST. STORM DRAIN		
	EXIST. GAS		
	EXIST. OVERHEAD POWER		
	PROP. SEWER		
	PROP. WATER		
	PROP. PUBLIC STORM DRAIN		
	PROP. RECYCLE WATER		
	PROP. GAS		

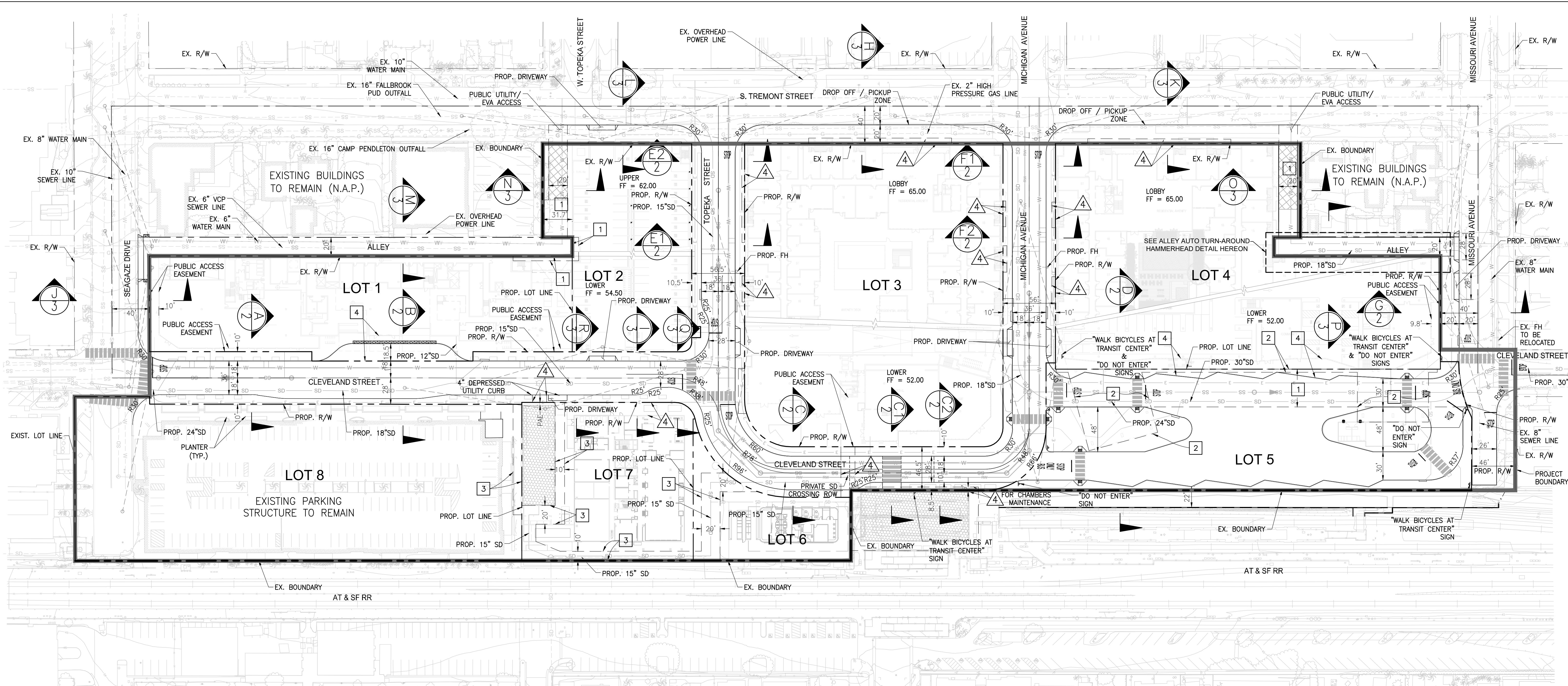


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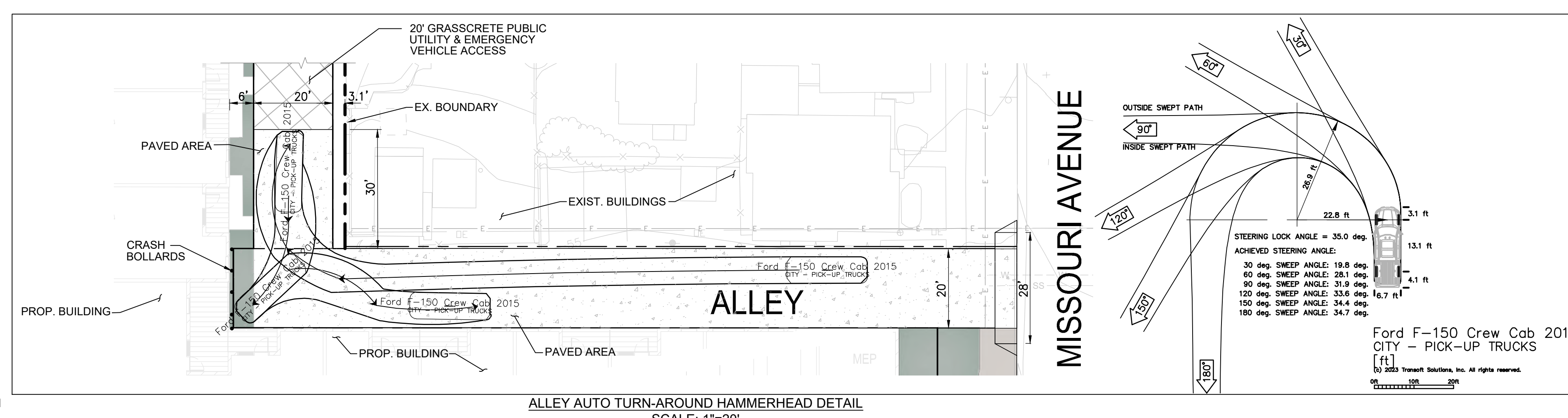
VESTING TENTATIVE MAP AND DEVELOPMENT PLAN
MASTER TECHNICAL SITE PLAN
 NCTD OCEANSIDE TRANSIT CENTER, SOUTH TREMONT STREET
 CITY OF OCEANSIDE, CALIFORNIA

SHEET
C4
 OF
C13



LEGEND:

	R/W BOUNDARY LINE
	CENTER LINE
	CURB AND GUTTER
	PROP. DRIVEWAY
	EXIST. CONTOUR
	PROP. CONTOUR
	EASEMENT LINE
	PROP. RETAINING WALL
	EXIST. SEWER
	EXIST. WATER
	EXIST. STORM DRAIN
	EXIST. GAS
	EXIST. OVERHEAD POWER
	PROP. SEWER
	PROP. WATER
	PROP. PUBLIC STORM DRAIN
	PROP. RECYCLE WATER
	PROP. GAS
	EXIST. FIRE HYDRANT
	PROP. PUBLIC FIRE HYDRANT
	PROJECT BOUNDARY
	LANDSCAPE PLANTERS
	PUBLIC ACCESS EASEMENT
	FIRE HYDRANT
	PRIVATE UNDERGROUND PEAK REDUCTION DETENTION CHAMBER



PROPOSED EASEMENTS

- 1 PUBLIC UTILITY AND EMERGENCY VEHICLE ACCESS
- 2 ENCROACHMENT EASEMENT IN FAVOR OF LOT 4
- 3 PUBLIC UTILITY EASEMENT
- 4 PUBLIC ACCESS EASEMENT
- 4 PROPOSED ENCROACHMENT REMOVAL AGREEMENT

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

SEE ENCUMBRANCE MAP SHEET C12 FOR EXISTING EASEMENTS AND RIGHT OF WAY TO BE QUITCLAIMED, OR ABANDONED

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VESTING TENTATIVE MAP AND DEVELOPMENT PLAN
NCTD OCEANSIDE TRANSIT CENTER, SOUTH TREMONT STREET
CITY OF OCEANSIDE, CALIFORNIA

SHEET
C5
OF
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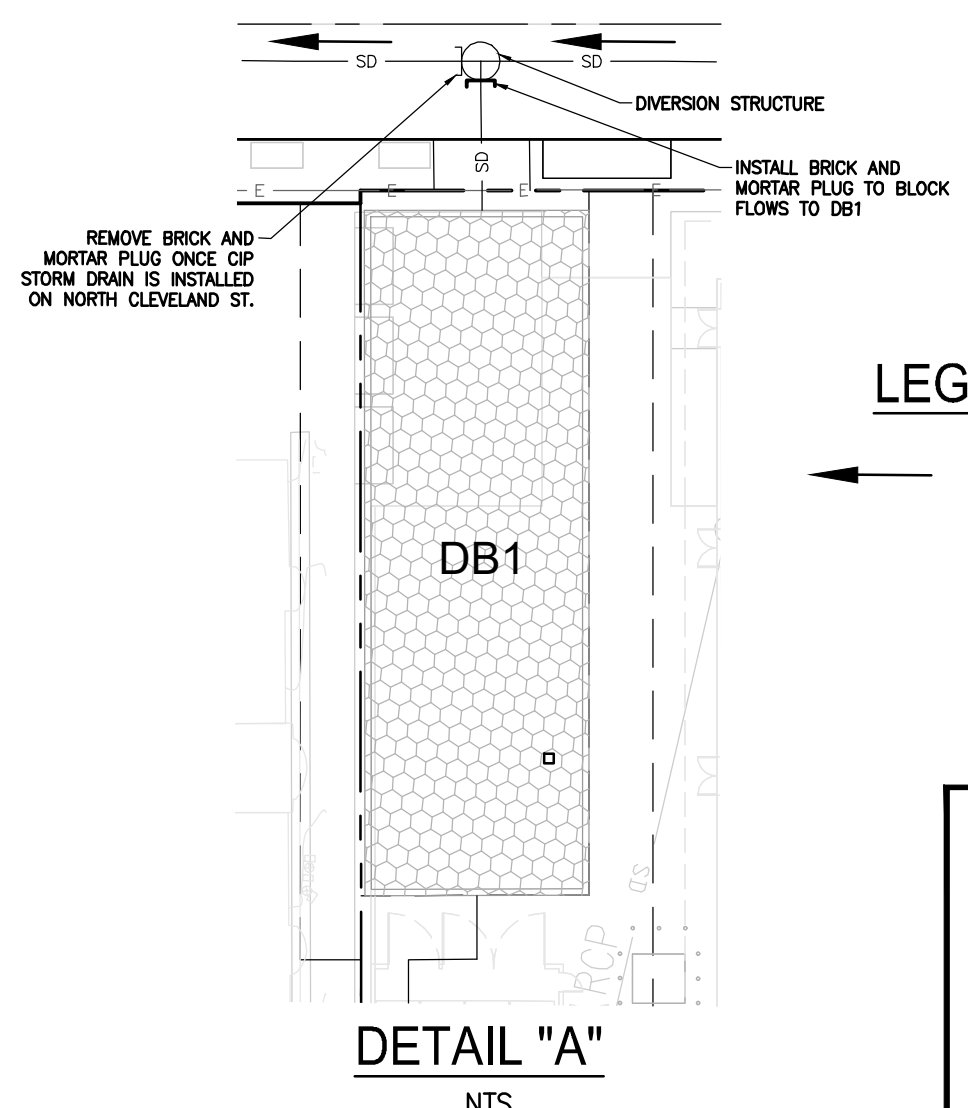
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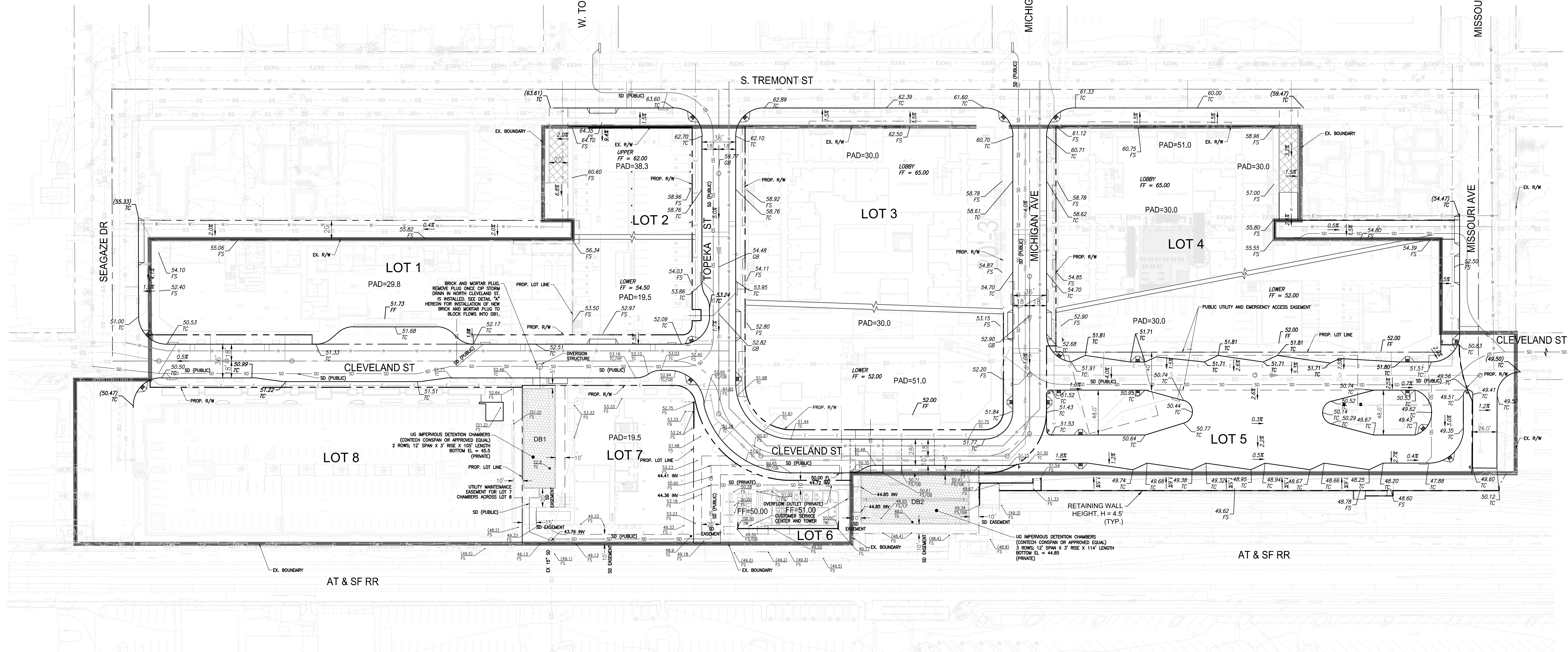
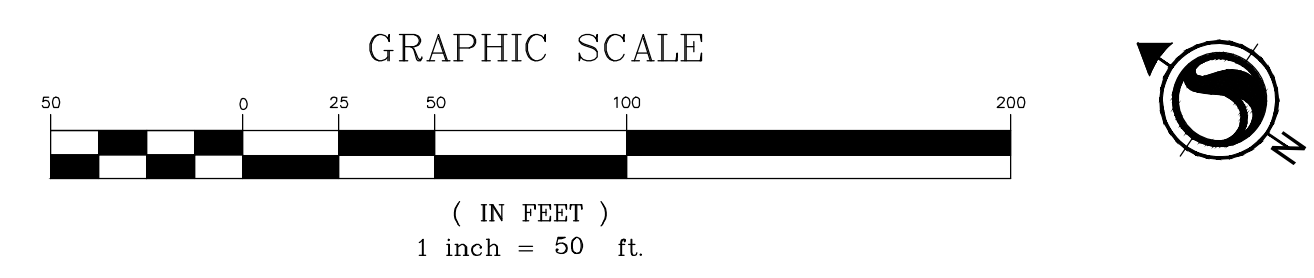
- GRADING NOTES:**
- TOTAL AMOUNT OF CUT: 247,000 CY; TOTAL AMOUNT OF FILL: 200 CY
 - RETAINING WALLS: LENGTH: 800 LF; MAX HEIGHT: 2 FT
 - VOLUMES ARE CALCULATED TO ESTIMATED BOTTOM OF FOUNDATION FLOOR FOR BUILDINGS AND SUBGRADE FOR ROAD/HARDSCAPES

LEGEND:

	R/W/ BOUNDARY LINE CENTER LINE		PROP. SEWER
	CURB AND GUTTER		PROP. WATER
	PROP. DRIVEWAY		PROP. PUBLIC STORM DRAIN
	EXIST. CONTOUR		PROP. RECYCLE WATER
	PROP. CONTOUR		PROP. GAS
	EASEMENT LINE		EXIST. FIRE HYDRANT
	PROP. RETAINING WALL		PROP. PUBLIC FIRE HYDRANT
	EXIST. SEWER		PROJECT BOUNDARY
	EXIST. WATER		PUBLIC ACCESS EASEMENT
	EXIST. STORM DRAIN		FIRE HYDRANT
	EXIST. GAS		PRIVATE UNDERGROUND PEAK REDUCTION DETENTION CHAMBERS
	EXIST. OVERHEAD POWER		ESTIMATED LOWEST LEVEL PAD ELEVATION TO BE DETERMINED WITH FINAL CONSTRUCTION DRAWINGS



LEGEND:
SD FLOW DIRECTION

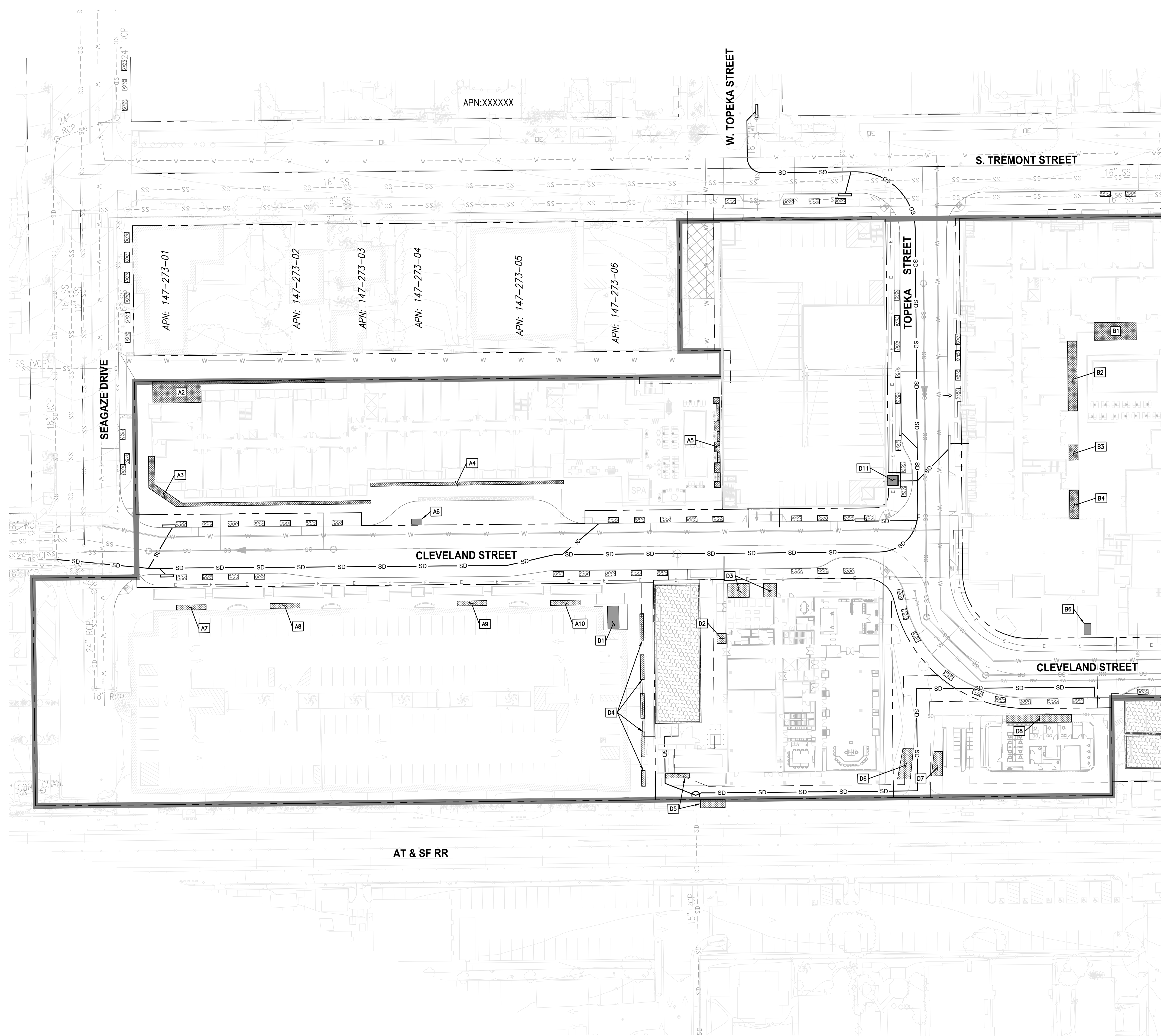


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**VESTING TENTATIVE MAP AND DEVELOPMENT PLAN
PRELIMINARY GRADING & DRAINAGE**
NCTD OCEANSIDE TRANSIT CENTER, SOUTH TREMONT STREET
CITY OF OCEANSIDE, CALIFORNIA


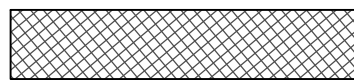

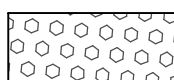

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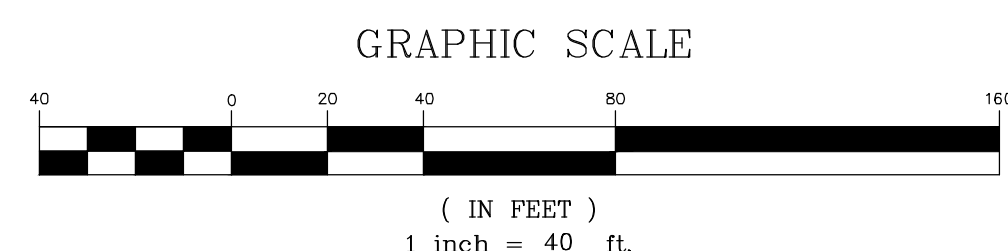
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MATCHLINE - SEE SHEET C8

LEGEND:

- IN-GROUND BIOFILTRATION PLANTER (PRIVATE) 
- RAISED BIOFILTRATION PLANTER (PRIVATE) 
- BIOFILTRATION PROPRIETARY UNIT (PRIVATE) 
- TREE WELLS (PUBLIC) 
- PROJECT BOUNDARY 



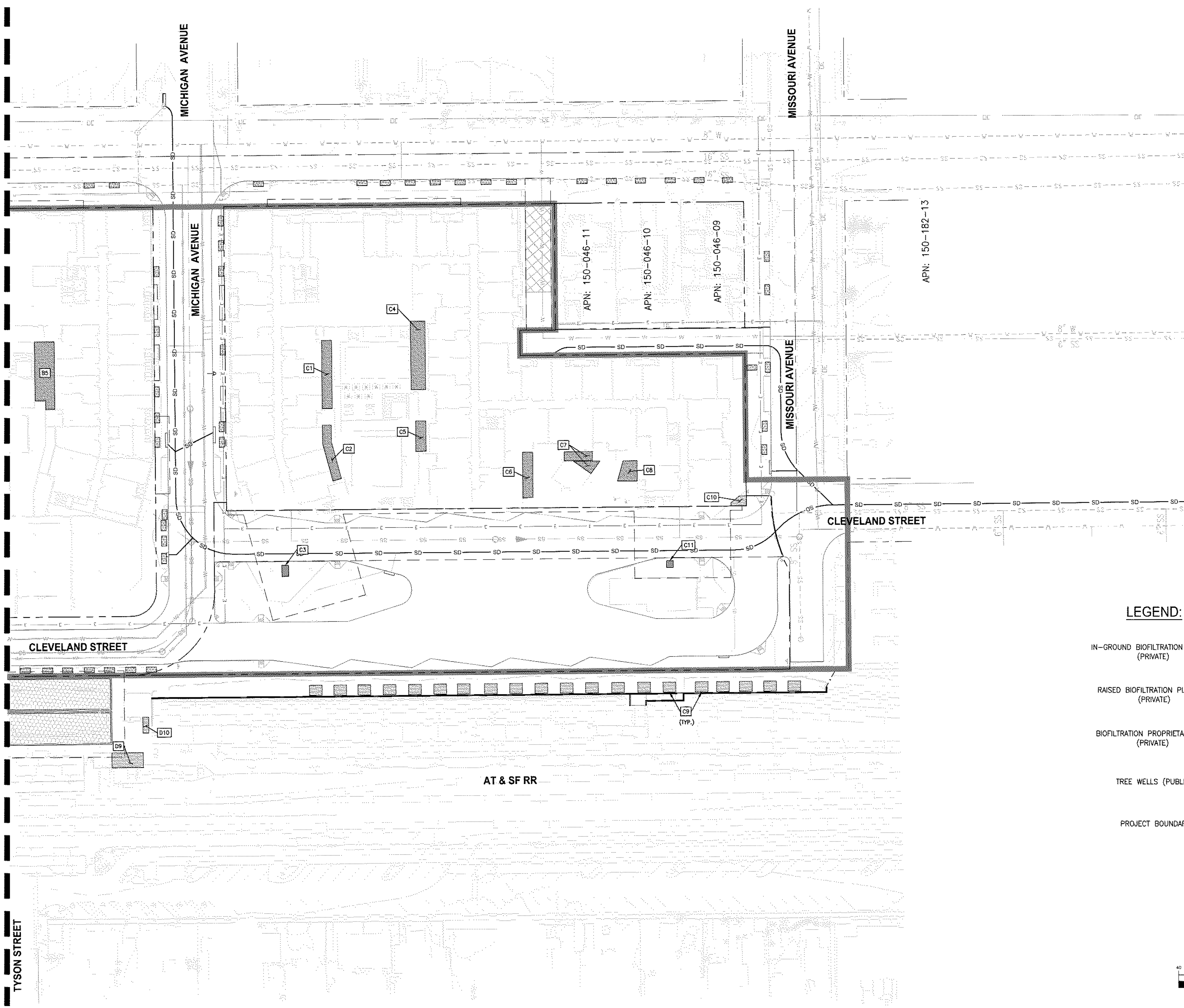
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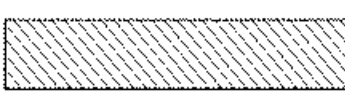
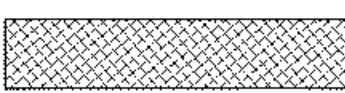

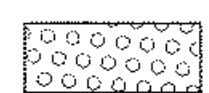

VESTING TENTATIVE MAP AND DEVELOPMENT PLAN
LID BMP FEATURES
NCTD OCEANSIDE TRANSIT CENTER, SOUTH TREMONT STREET
 CITY OF OCEANSIDE, CALIFORNIA

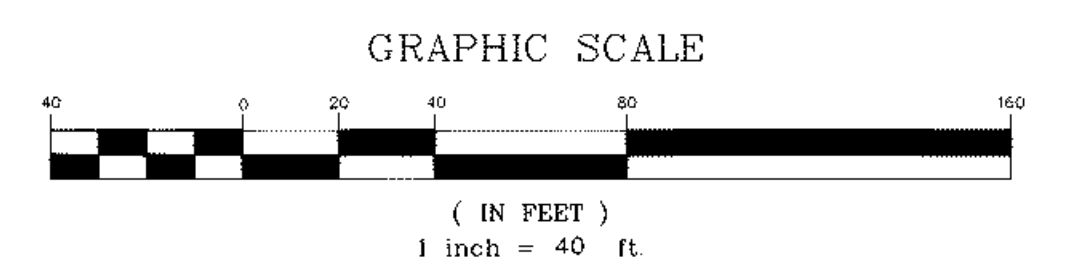
SHEET
C7
 OF
C13

MATCHLINE - SEE SHEET C7



LEGEND:

- IN-GROUND BIOFILTRATION PLANTER (PRIVATE) 
- RAISED BIOFILTRATION PLANTER (PRIVATE) 
- BIOFILTRATION PROPRIETARY UNIT (PRIVATE) 
- TREE WELLS (PUBLIC) 
- PROJECT BOUNDARY 



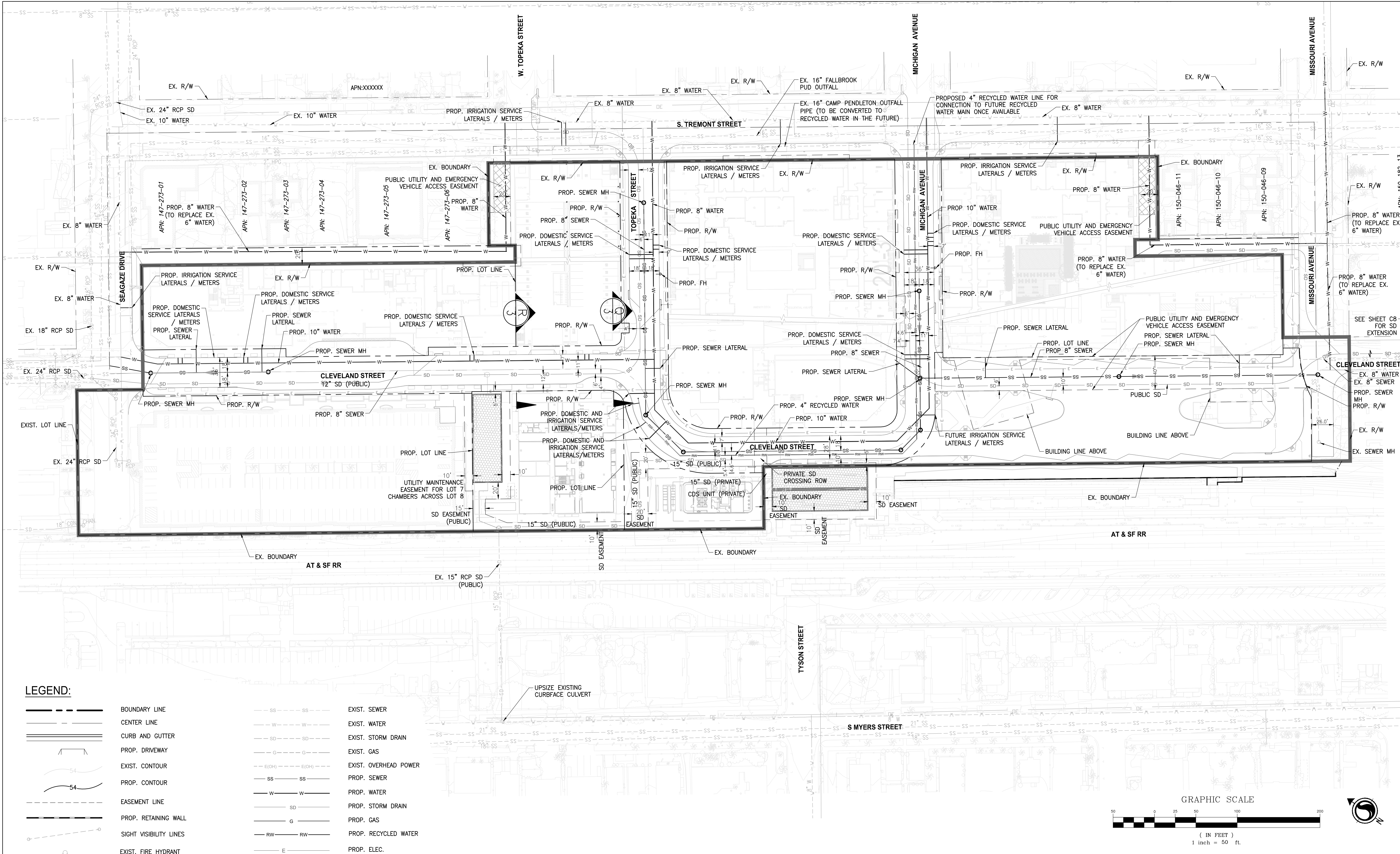
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VESTING TENTATIVE MAP AND DEVELOPMENT PLAN
 LID BMP FEATURES
 NCTD OCEANSIDE TRANSIT CENTER, SOUTH TREMONT STREET
 CITY OF OCEANSIDE, CALIFORNIA

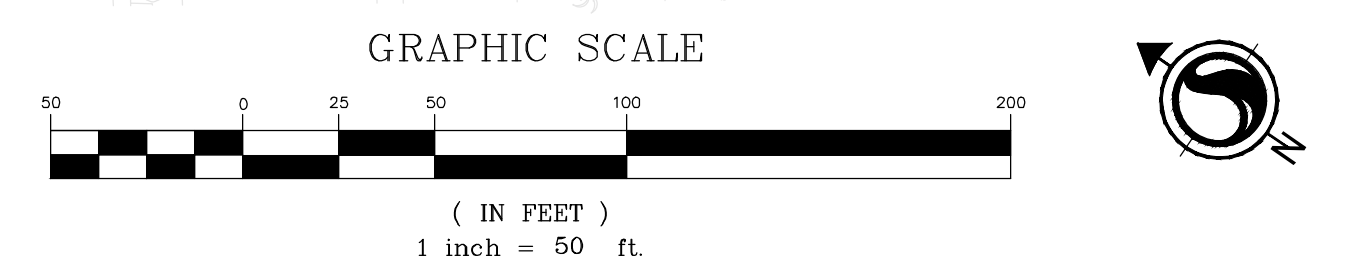
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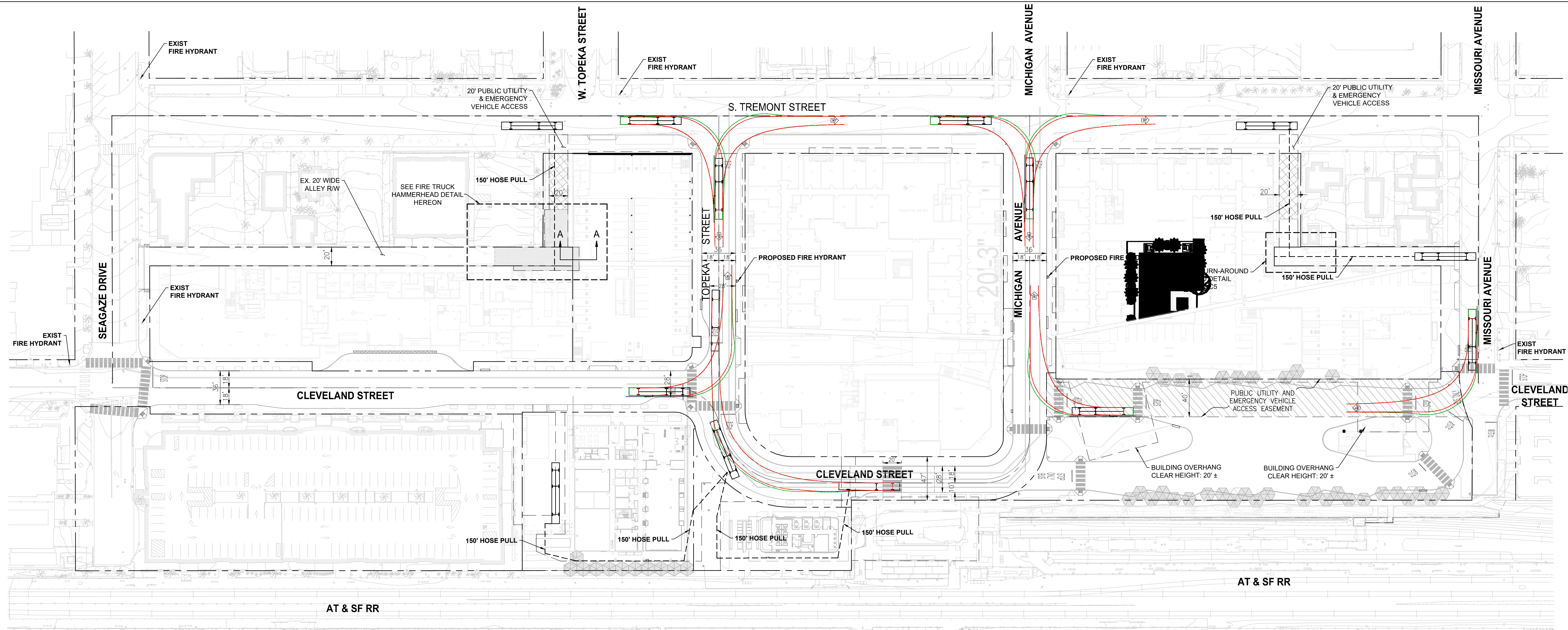
- | | | | |
|--|-----------------------------|--|---|
| | BOUNDARY LINE | | EXIST. SEWER |
| | CENTER LINE | | EXIST. WATER |
| | CURB AND GUTTER | | EXIST. STORM DRAIN |
| | PROP. DRIVEWAY | | EXIST. GAS |
| | EXIST. CONTOUR | | EXIST. OVERHEAD POWER |
| | PROP. CONTOUR | | PROP. SEWER |
| | EASEMENT LINE | | PROP. WATER |
| | PROP. RETAINING WALL | | PROP. STORM DRAIN |
| | SIGHT VISIBILITY LINES | | PROP. GAS |
| | EXIST. FIRE HYDRANT | | PROP. RECYCLED WATER |
| | PROP. PUBLIC FIRE HYDRANT | | PROP. ELEC. |
| | EXIST. SUBDIVISION BOUNDARY | | PEDESTRIAN CROSSING |
| | PUBLIC ACCESS EASEMENT | | PROP. ADA RAMP |
| | FIRE HYDRANT | | TURF BLOCK BOMANITE GRASSCRETE |
| | MANHOLE | | PRIVATE UNDERGROUND PEAK REDUCTION DETENTION CHAMBERS |



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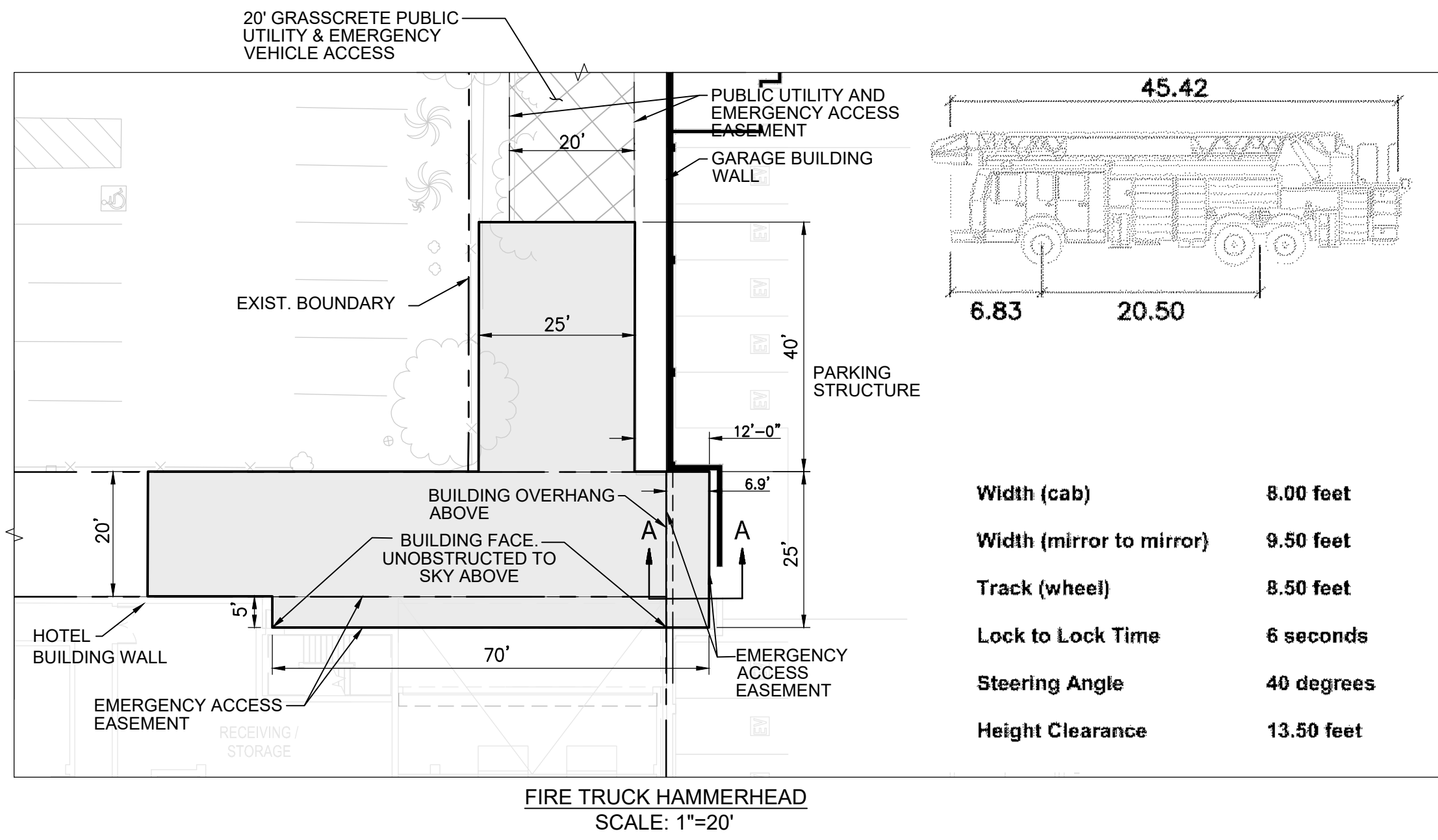
VESTING TENTATIVE MAP AND DEVELOPMENT PLAN
PRELIMINARY WET UTILITIES
NCTD OCEANSIDE TRANSIT CENTER, SOUTH TREMONT STREET
 CITY OF OCEANSIDE, CALIFORNIA

SHEET
C9
 OF
C13



LEGEND:

	R/W BOUNDARY LINE
	CENTER LINE
	CURB AND GUTTER
	PROP. DRIVEWAY
	EXIST. CONTOUR
	PROP. CONTOUR
	EASEMENT LINE
	PROP. RETAINING WALL
	EXIST. SEWER
	EXIST. WATER
	EXIST. STORM DRAIN
	EXIST. GAS
	EXIST. OVERHEAD POWER
	PROP. SEWER
	PROP. WATER
	PROP. PUBLIC STORM DRAIN
	PROP. GAS
	EXIST. FIRE HYDRANT
	PROP. PUBLIC FIRE HYDRANT
	PROJECT BOUNDARY
	PUBLIC ACCESS EASEMENT
	FIRE HYDRANT
	TURF BLOCK BOMANITE GRASSCRETE

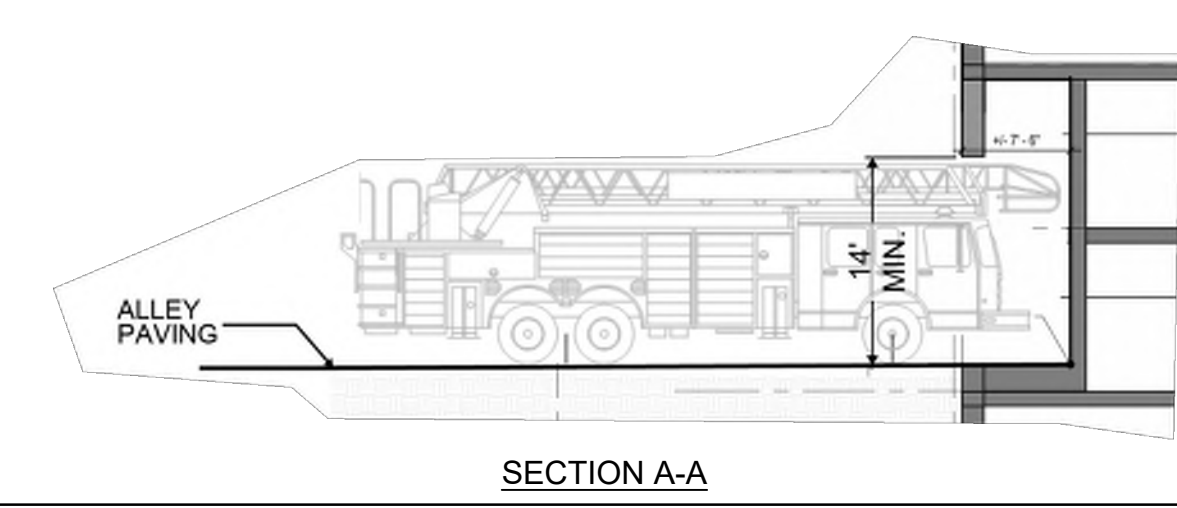
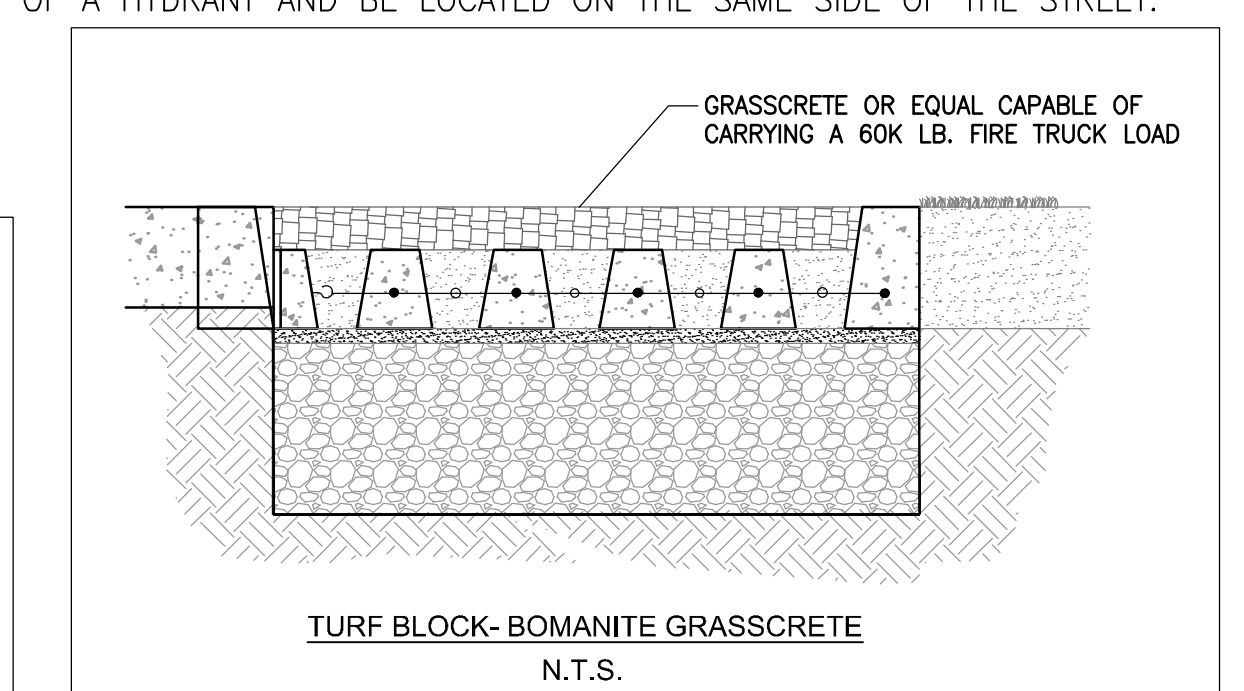
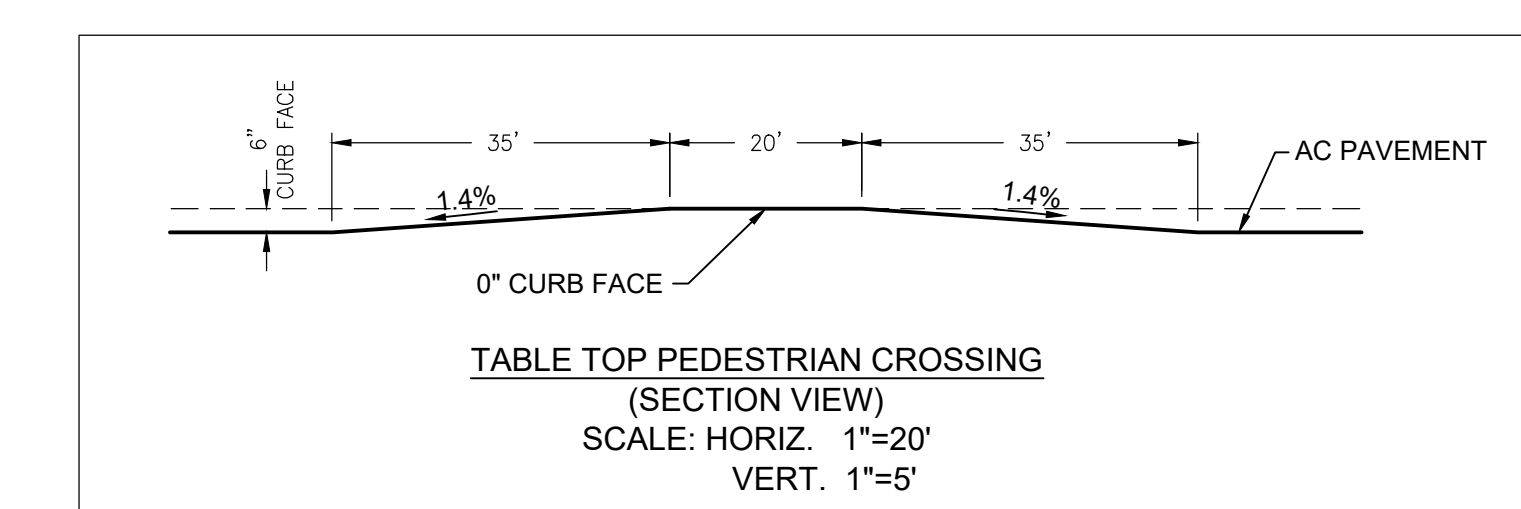
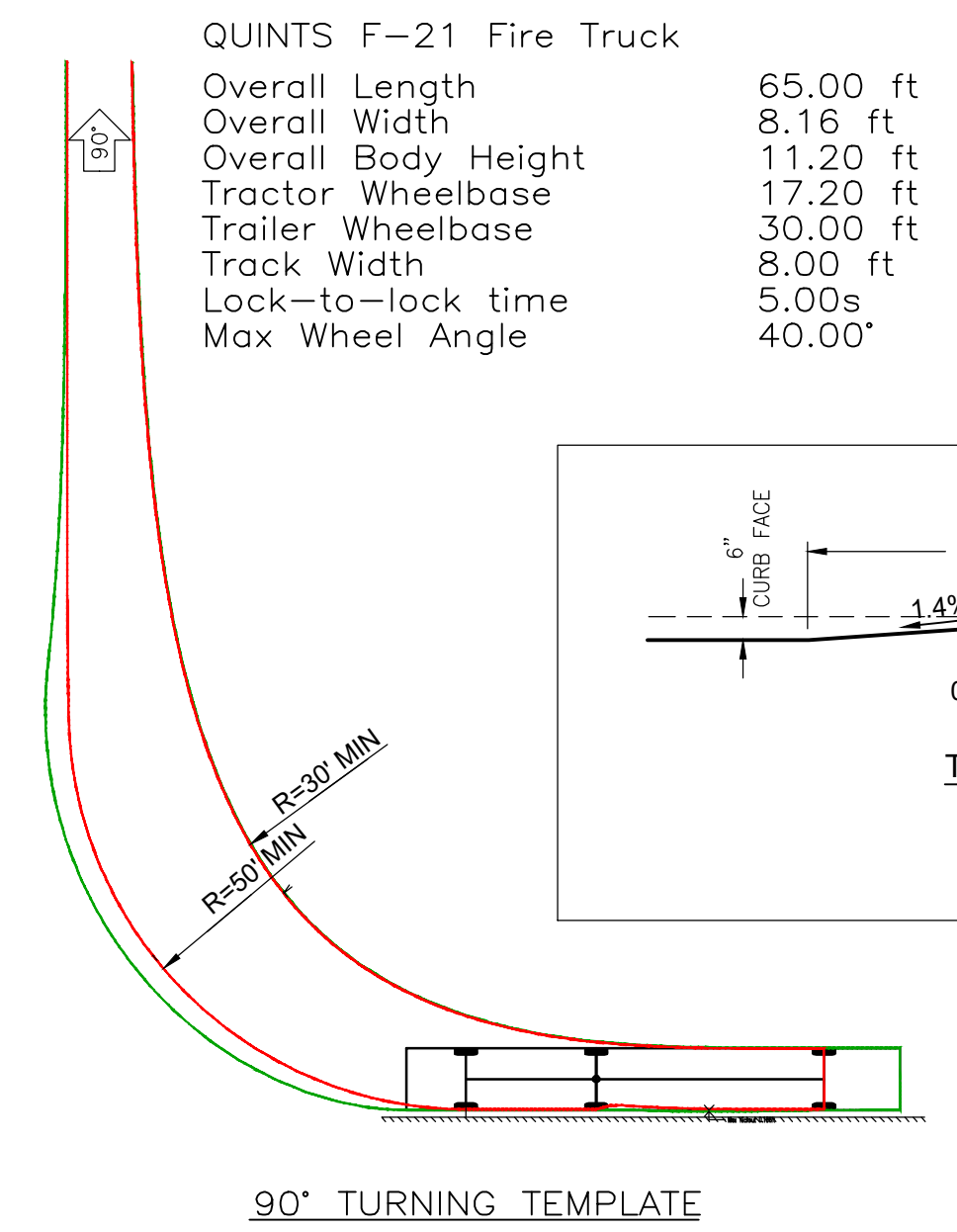


DESIGN VEHICLE

QUINTS F-21 Fire Truck

Overall Length	65.00 ft
Overall Width	8.16 ft
Overall Body Height	11.20 ft
Tractor Wheelbase	17.20 ft
Trailer Wheelbase	30.00 ft
Track Width	8.00 ft
Lock-to-lock time	5.00s
Max Wheel Angle	40.00°

- FIRE ACCESS NOTES**
- A MINIMUM VERTICAL CLEARANCE OF 13 FEET AND 6 INCHES SHALL BE PROVIDED AND MAINTAINED.
 - ACCESS ROADWAYS SHALL BE PROVIDED WITH A 50 FOOT OUTSIDE AND 30 FOOT INSIDE TURNING RADIUS.
 - THE GRADE FOR FIRE ACCESS ROADWAYS SHALL NOT EXCEED 12%.
 - ALL FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE PAINTED/STRIPED AS FIRE LANES.
 - EACH FDC SHALL BE LOCATED WITHIN 40' OF A HYDRANT AND BE LOCATED ON THE SAME SIDE OF THE STREET.



PREPARED BY:

Stantec
38 Technology Drive
Irvine, CA 92618
949-923-6000 stantec.com

VESTING TENTATIVE MAP AND DEVELOPMENT PLAN
FIRE ACCESS CIRCULATION PLAN
NCTD OCEANSIDE TRANSIT CENTER, SOUTH TREMONT STREET
CITY OF OCEANSIDE, CALIFORNIA

SHEET
C11
OF
C13

DRAWING: u:\204217900\drawing\sheet\17990c-1008r.mxd PLOTTED: 8/22/2022 10:25 AM BY: Elizabeth, Christian

TITLE DIGEST

TITLE ITEMS REFERRED TO HEREON ARE BASED ON INFORMATION CONTAINED IN FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT NO. NHSC-6555761, DATED MARCH 30, 2021.

THE FOLLOWING DIGEST OF TITLE ITEMS HAS BEEN PREPARED FOR THE CONVENIENCE OF THE USER. FOR FULL PARTICULARS, PLEASE REFER TO THOSE DOCUMENTS REFERENCED THEREIN.

PLOTTABLE EASEMENTS OF RECORD ARE INDICATED HEREON AND REFER TO THE CORRESPONDING ITEM NUMBER IN THE REFERENCED REPORT.

VESTING INTEREST

THE ESTATE OR INTEREST IN THE LAND DESCRIBED IN THIS REPORT IS:

A FEE.

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

TRACT I: (147-350-24-00 AND 147-350-25-00)

PARCEL 1:

LOTS 9 THROUGH 16, BLOCK 7, OCEANSIDE, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 344, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 1, 1885, LOT 9, BLOCK 7, BRYAN'S ADDITION, ACCORDING TO MAP THEREOF NO. 219, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 10, 1887.

PARCEL 2:

ALL OF BLOCK 8 OF BRYAN'S ADDITION, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 219, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 10, 1887.

TOGETHER WITH THOSE PORTIONS OF CLEVELAND STREET AND MICHIGAN AVENUE VACATED BY DOCUMENT RECORDED MARCH 14, 1994 AS INSTRUMENT NO. 94-0164097 WHICH WOULD REVERT TO SAID LAND BY OPERATION OF LAW.

PARCEL 3:

FRACTIONAL LOT 8 IN BLOCK 9 OF BRYAN'S ADDITION TO OCEANSIDE, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 219, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 10, 1887.

TOGETHER WITH THE NORTHERLY 20 FEET OF TOPEKA STREET AS VACATED AND CLOSED TO PUBLIC USE, LYING SOUTHEASTERLY OF AND ADJACENT TO SAID LOT.

PARCEL 4:

LOTS 1, 2, 3, 4 AND 5 IN BLOCK 10 OF BRYAN'S ADDITION, IN THE CITY OF OCEANSIDE, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 219, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 10, 1887.

ALSO THAT PORTION OF TOPEKA STREET LYING WESTERLY FROM CLEVELAND STREET AND NORTH OF AND ADJACENT TO SAID LOT 1, BLOCK 10, WHICH SAID PORTION OF TOPEKA STREETS WAS CLOSED TO PUBLIC USE BY RESOLUTION NO. 915, IN THE CITY COUNCIL OF THE CITY OF OCEANSIDE, CALIFORNIA.

ALSO TOGETHER WITH THOSE PORTIONS OF CLEVELAND STREET AND TYSON STREET VACATED BY DOCUMENT RECORDED MARCH 14, 1994 AS INSTRUMENT NO. 94-0164097 OF OFFICIAL RECORDS WHICH WOULD REVERT TO SAID LAND BY OPERATION OF LAW.

LEGAL DESCRIPTION (CONTINUED)

PARCEL 5:

THAT PORTION OF A TRACT OF LAND COMMONLY KNOWN AS THE DEPOT GROUNDS IN OCEANSIDE, TOGETHER WITH THAT CERTAIN 200.00 FOOT RIGHT-OF-WAY OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY LYING SOUTHEASTERLY OF SAID DEPOT GROUNDS, ALL IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 313, BY H.P. VINCENT, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, JULY 19, 1886, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF LOT 16, BLOCK 7 OF OCEANSIDE, ACCORDING TO MAP THEREOF NO. 344, FILED IN SAID COUNTY RECORDER'S OFFICE ON JULY 1, 1885; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 7 AND ITS SOUTHEASTERLY PROLONGATION 443.70 FEET, MORE OR LESS TO THE MOST EASTERLY CORNER OF SAID DEPOT GROUNDS; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID DEPOT GROUNDS, 150.00 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD BEING ALSO THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF BLOCK 10 OF BRYAN'S ADDITION TO OCEANSIDE AS SHOWN ON MAP THEREOF NO. 219, FILED IN SAID COUNTY RECORDER'S OFFICE ON MARCH 10, 1887; THENCE SOUTHEASTERLY ALONG SAID PROLONGATION AND SAID SOUTHWESTERLY LINE TO THE MOST SOUTHERLY CORNER OF LOT 5 IN SAID BLOCK 10; THENCE SOUTHWESTERLY ALONG THE SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF SAID LOT 5, A DISTANCE OF 75.00 FEET; THENCE NORTHWESTERLY ALONG A LINE THAT IS PARALLEL WITH AND 75.00 FEET SOUTHWESTERLY OF SAID SOUTHWESTERLY LINE OF BLOCK 10 OF BRYAN'S ADDITION, MAP NO. 219, A DISTANCE OF 371.70 FEET; THENCE AT RIGHT ANGLES, NORTHEASTERLY 47.00 FEET; THENCE ALONG A LINE THAT BEARS LEFT 45°00'00" FROM THE NORTHEASTERLY PROLONGATION OF THE LAST MENTIONED LINE, 181.02 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 50.00 FEET SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF SAID BLOCK 7 OF OCEANSIDE, MAP NO. 344; THENCE ALONG SAID PARALLEL LINE, NORTHWESTERLY TO A POINT ON THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF SAID LOT 16, BLOCK 7 OF MAP NO. 344; THENCE NORTHEASTERLY

TRACT II:

PARCEL 1: (APN 150-046-17-00)

LOTS 1, 2, 3, 4 AND 5 IN BLOCK 12 OF BRYAN'S ADDITION, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 219, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 10, 1887.

PARCEL 2: (APN 150-046-01-00 THROUGH 150-046-08-00)

LOTS 9 THROUGH 16 INCLUSIVE, IN BLOCK 12 OF BRYAN'S ADDITION, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 219, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY MARCH 10, 1887.

EXCEPTING THEREFROM, ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER ALL OF THE ABOVE DESCRIBED REAL PROPERTY, BUT WITHOUT ANY RIGHT TO PENETRATE, USE OR DISTURB THE SURFACE OF SAID PROPERTY OR ANY PORTION OF SAID PROPERTY WITHIN FIVE HUNDRED FEET (500') OF THE SURFACE THEREOF.

TOGETHER WITH PORTIONS OF CLEVELAND STREET AND MICHIGAN AVENUE VACATED BY DOCUMENT RECORDED MARCH 14, 1994 AS INSTRUMENT NO. 94-0164097 OF OFFICIAL RECORDS WHICH WOULD REVERT TO SAID LAND BY OPERATION OF LAW.

TRACT III:

PARCEL 1: (APN 150-043-01-00 THROUGH 150-043-04-00)

ALL OF LOTS 7 AND 8 IN BLOCK 10 AND 11 OF LOTS 1, 2, 3 AND 4 IN BLOCK 11, ALL BEING BYRON'S ADDITION TO OCEANSIDE, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 219, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 10, 1887, TOGETHER WITH THAT PORTION OF MICHIGAN AVENUE (80.00 FEET WIDE) LYING ADJACENT TO AND BETWEEN SAID BLOCKS AS VACATED AND CLOSED TO PUBLIC USE ON DECEMBER 23, 1931 BY RESOLUTION NO. 633 OF THE CITY COUNCIL OF THE CITY OF OCEANSIDE.

PREPARED BY:

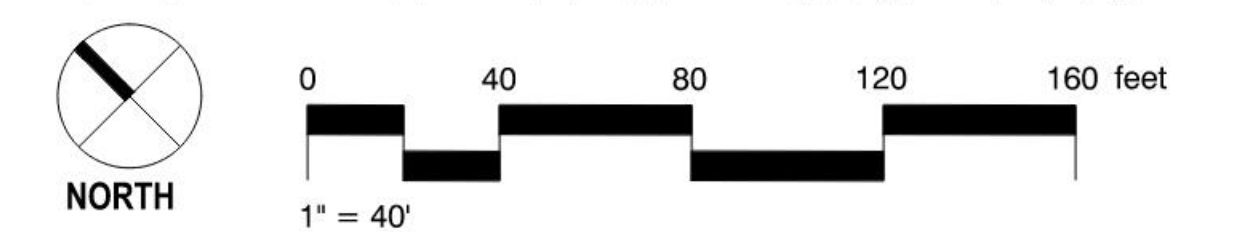
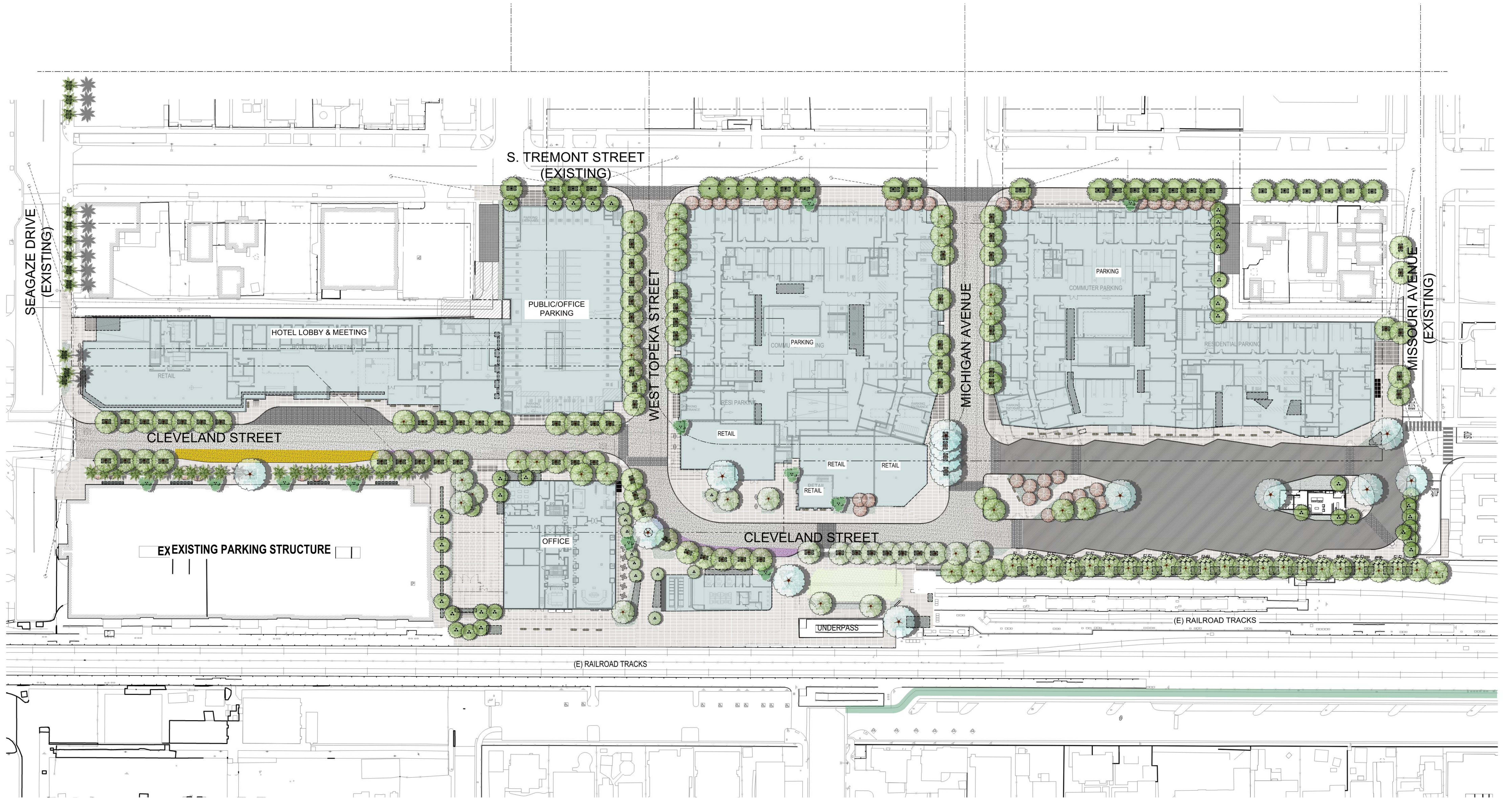
 **Stantec**
38 Technology Drive
Irvine, CA 92618
949-923-6000 stantec.com

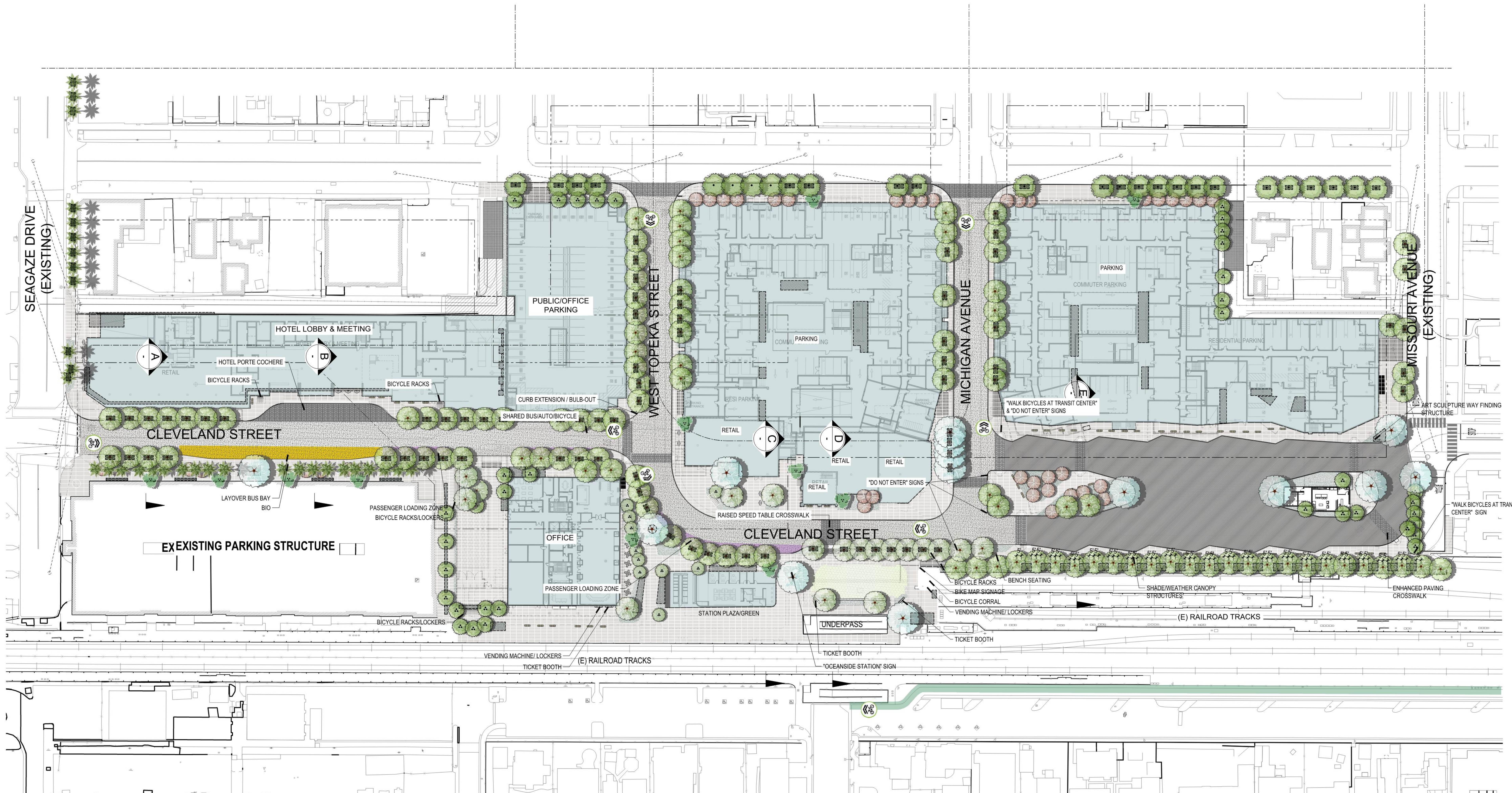
**VESTING TENTATIVE MAP AND DEVELOPMENT PLAN
ENCUMBRANCE MAP
NCTD OCEANSIDE TRANSIT CENTER, SOUTH TREMONT STREET
CITY OF OCEANSIDE, CALIFORNIA**

SHEET


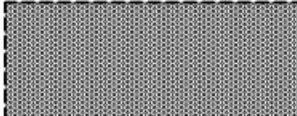
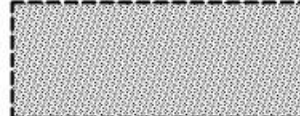
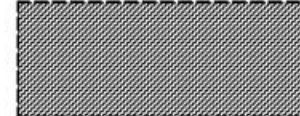
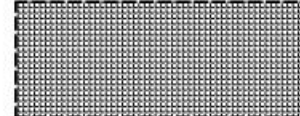
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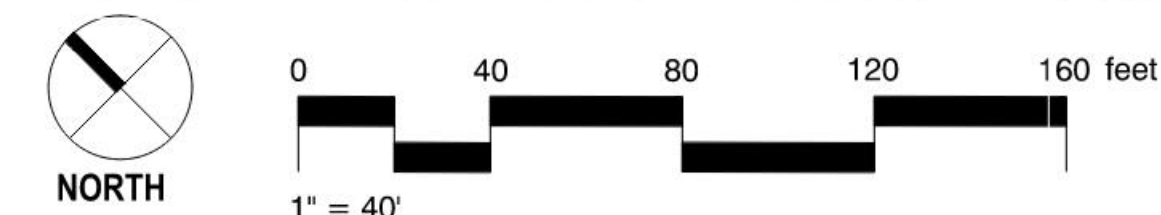
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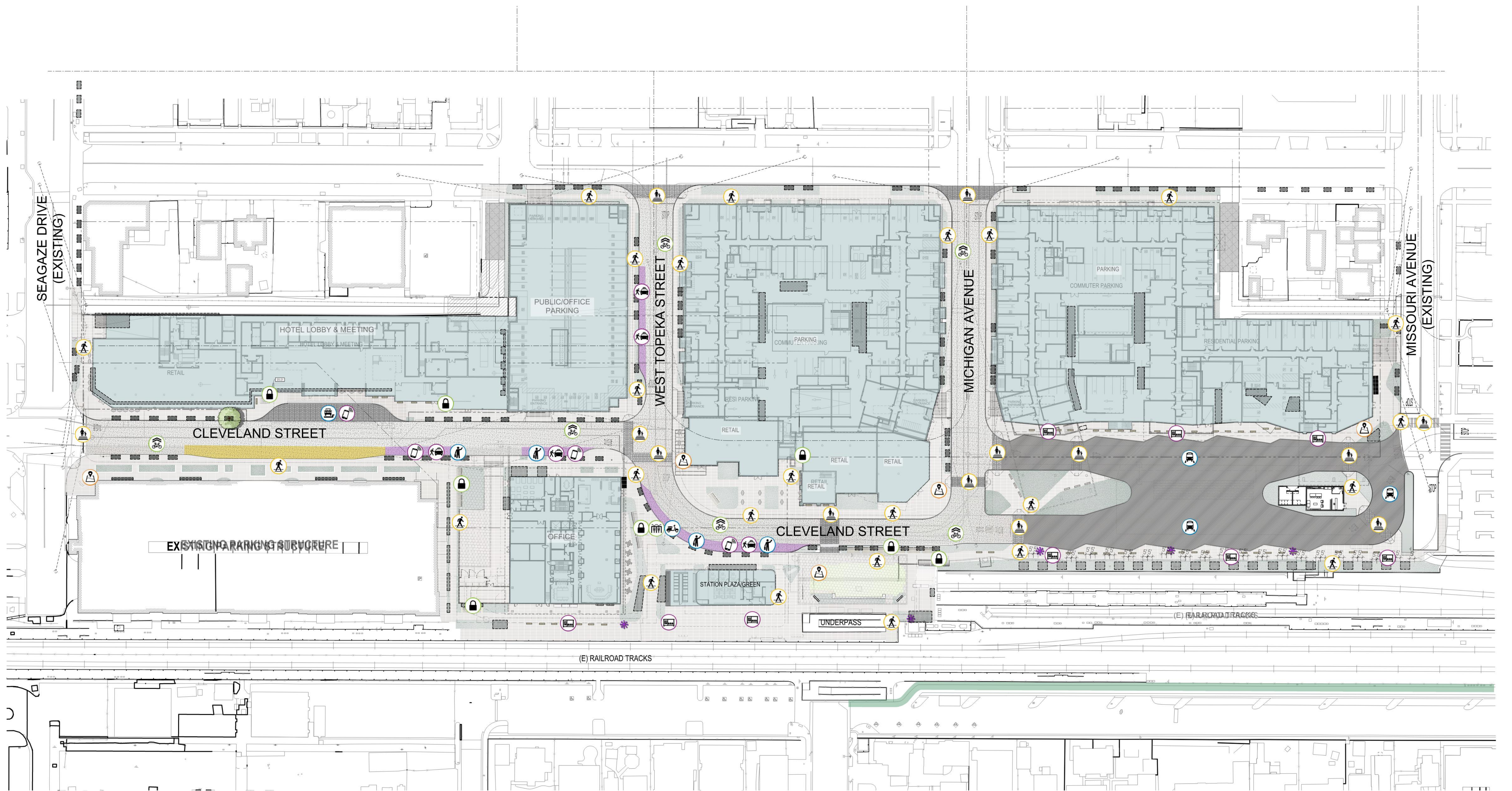




STORM WATER QUALITY LEGEND

-  IN GROUND BIO FILTRATION PLANTER
-  RAISED BIO FILTRATION PLANTER, ON GRADE
-  RAISED BIO FILTRATION PLANTER, OVER STRUCTURE
-  TREE WELL
-  PROPOSED GRASSCRETE OR PERMEABLE PAVERS





LEGEND

- SHARED BUS/AUTO/BICYCLE
- PEDESTRIAN ACCESSIBLE ROUTE
- CONNECTION TO RAIL TRAIL VIA EXISTING TUNNEL
- VEHICLE BUILDING GARAGE ENTRANCE
- DRINKING FOUNTAIN / BOTTLE FILLING STATION QUANTITY: 3
- RECYCLE/WASTE CONTAINERS QUANTITY: 37
- ART SCULPTURE WAY FINDING QUANTITY: 5
- MOBILE DEVICE CHARGING STATION QUANTITY: 8

TRANSIT AMENITIES

- ENHANCED TRANSIT WAITING AREAS
- PASSENGER LOADING ZONES
- REAL-TIME TRAVEL INFORMATION

PEDESTRIAN AMENITIES

- WALKWAYS
- CROSSINGS

BIKE AMENITIES

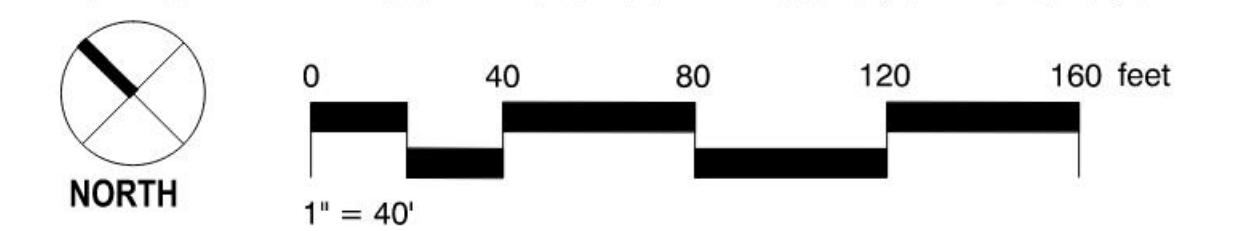
- BIKEWAYS
- BIKE PARKING
- BIKE SHARE

MOTORIZED SERVICE & AMENITIES

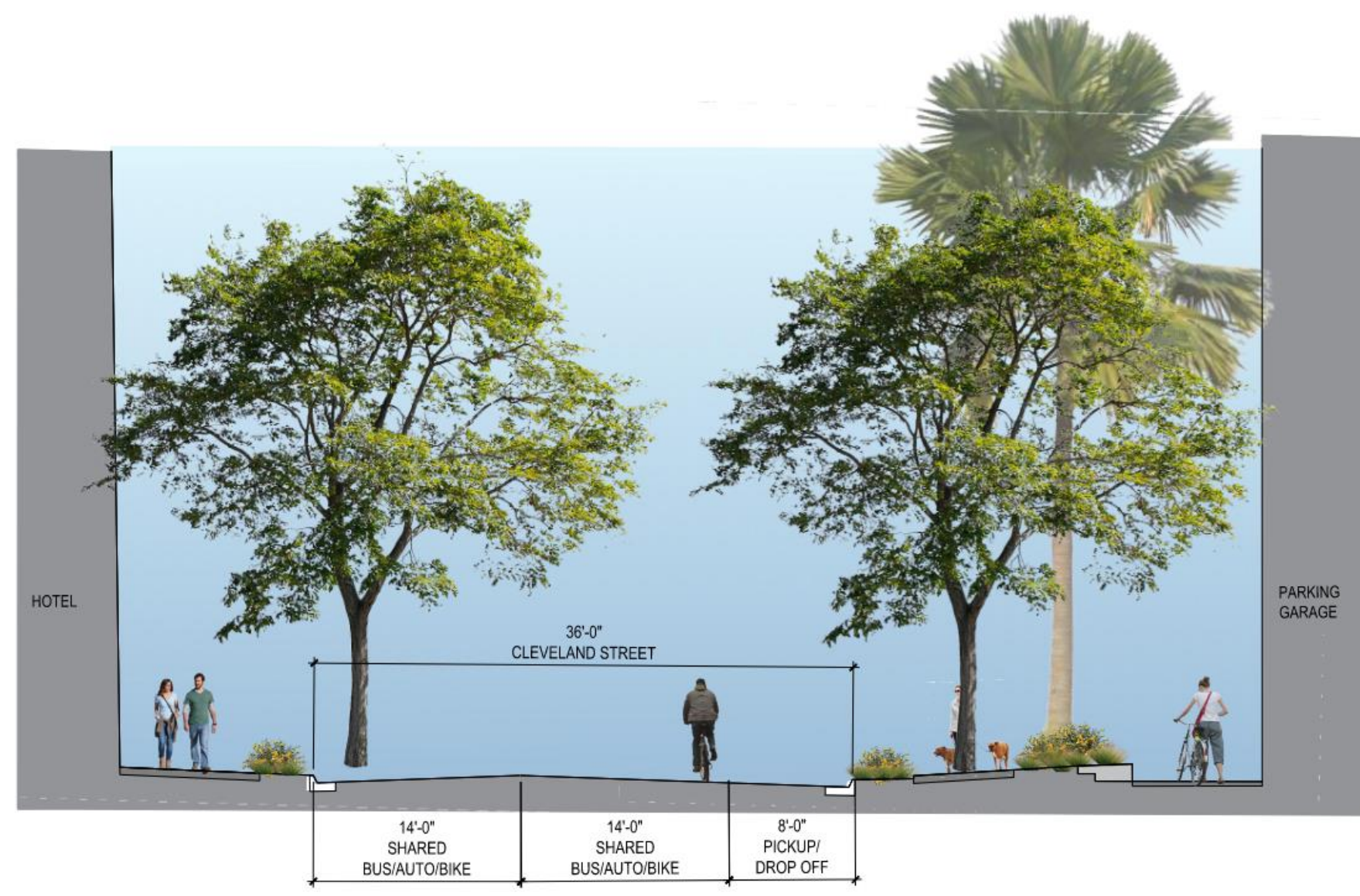
- DEDICATED TRANSIT LANES
- ELECTRIC BIKE & SCOOTERSHARE
- ON-DEMAND RIDESHARE
- FLEXIBLE CURB SPACE

SUPPORT SERVICES & AMENITIES

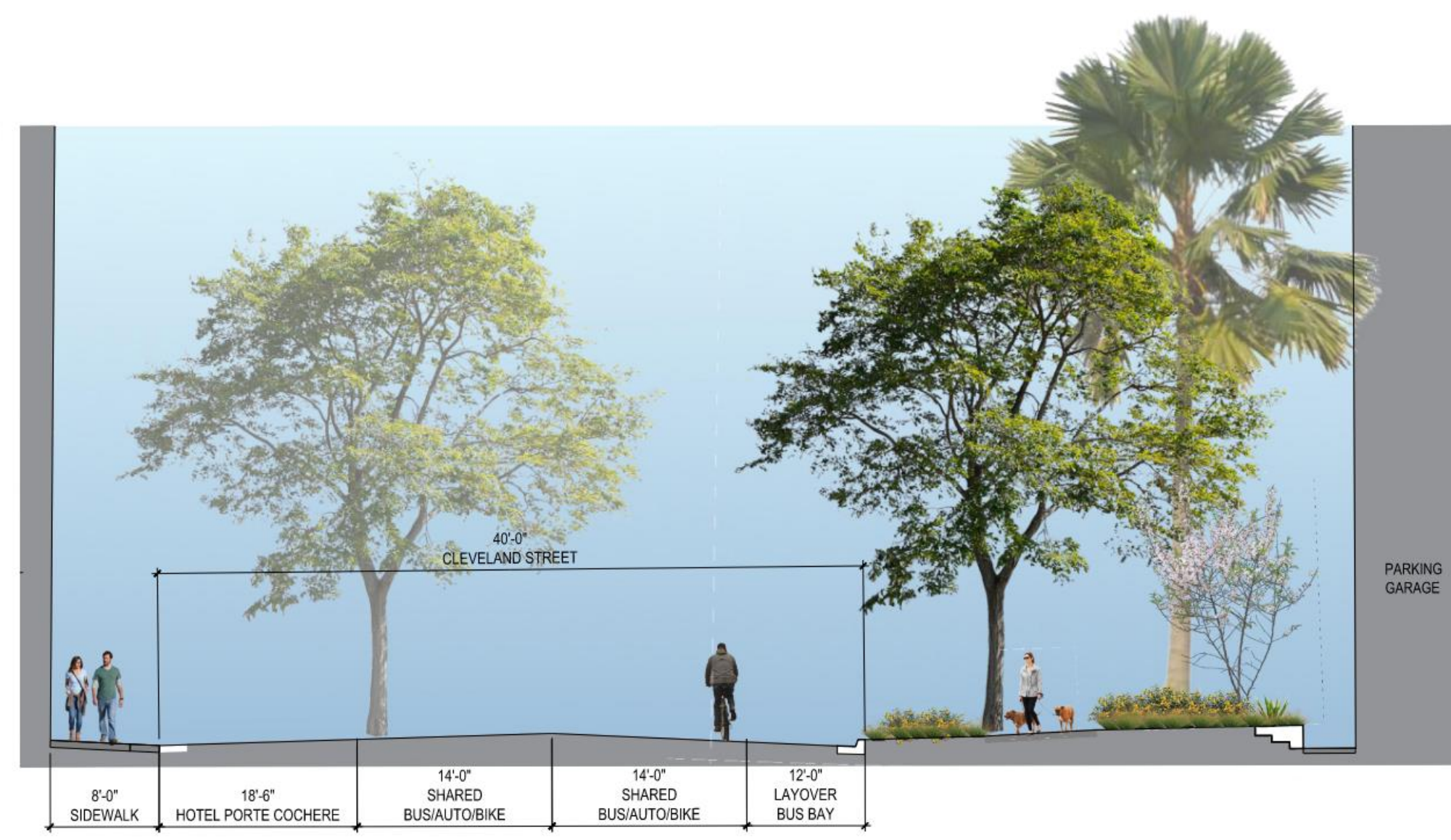
- WAYFINDING
- PACKAGE DELIVERY



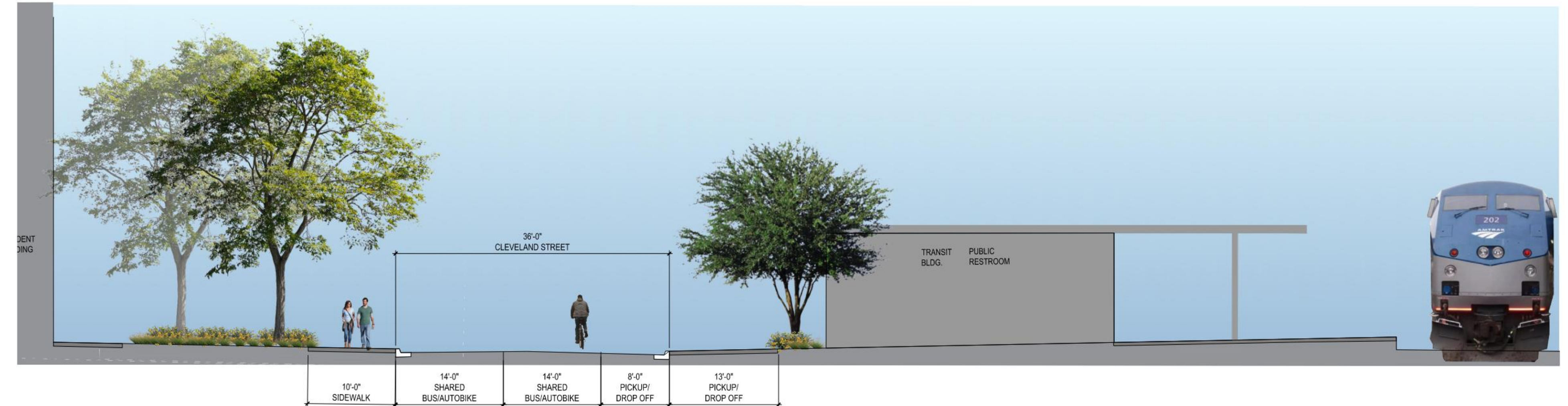




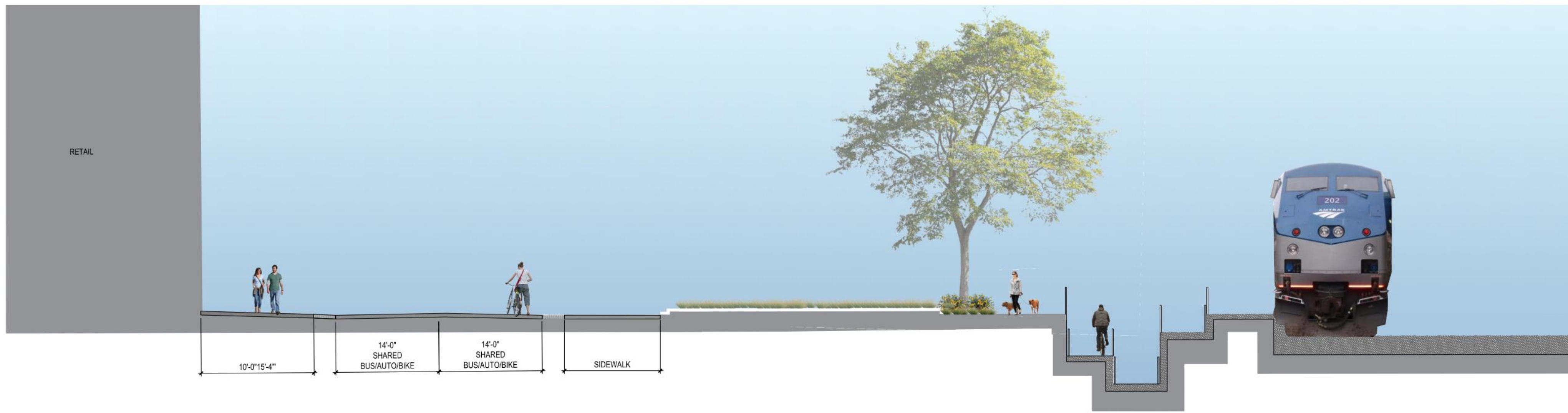
STREET SECTION - A
SCALE: 1=10'-0"



STREET SECTION - B
SCALE: 1=10'-0"



STREET SECTION - C
SCALE: 1=10'-0"



STREET SECTION - D
SCALE: 1=10'-0"












STREET SECTION - E
SCALE: 1=10'-0"



KEY MAP
SCALE: 1=100'-0"

CONCEPT PLANT SCHEDULE


	GENERAL STREET TREE ARJUTUS X MARINA / MARINA STRAWBERRY TREE STANDARD BAUHINIA PURPUREA / PURPLE ORCHID TREE CASSIA LEPTOPHYLLA / GOLD MEDALLION TREE CHLORIS LINEARIS / DESERT WILLOW LAURUS NOBILIS / SWEET BAY METROSIDEROS EXCELSA / NEW ZEALAND CHRISTMAS TREE TABEBUIA IMPETIGINOSA / PINK TRUMPET TREE	213	24" BOX 15 GAL 24" BOX 24" BOX 15 GAL 24" BOX 24" BOX
	TREMONT STREET TREE ALEZIA JULBRISSENY SILK TREE GEUJERA PARVIFLORA / AUSTRALIAN WILLOW JACARANDA MIMOSIFOLIA / JACARANDA MULTI-TRUNK PLATANUS MEXICANA / MEXICAN SYCAMORE SEARSIA LANCEA / AFRICAN SIBAC	46	24" BOX 24" BOX 24" BOX 24" BOX 24" BOX
	DUNE TREE AGONIS FLEXUOSA / PEPPERMINT TREE GEUJERA PARVIFLORA / AUSTRALIAN WILLOW MELALEUCA QUINQUENERVIA / CAEPUT TREE MULTI-TRUNK PROSPERIS CHLORIS / THORNLESS THORNLESS CHILEAN MESQUITE TABEBUIA IMPETIGINOSA / PINK TRUMPET TREE	33	24" BOX 24" BOX 24" BOX 24" BOX 24" BOX
	FEATURE TREE CERCIS OCCIDENTALIS / WESTERN REDBUD MULTI-TRUNK CHONANTHUS RETUSUS / CHINESE FRINGE TREE PITTOSPORUM PHYLLOIDES / DESERT WILLOW PITTOSPORUM SCHINUS MOLLE / CALIFORNIA PEPPER TABEBUIA CHRYSOTRICHIA / GOLDEN TRUMPET TREE TRUANA TRU / TRU TREE TRISTANOPSIS LAURINA / WATER GUM	28	15 GAL 15 GAL 15 GAL 24" BOX 15 GAL 24" BOX 15 GAL
	SMALL FLOWERING TREE ACACIA BAILEYANA / BAILEY ACACIA ACACIA COVENTRY / BLUE BUSH ACACIA ACACIA GULTRIFRONS / KNIFE ACACIA ACACIA DEALBATA / SILVER WATTLE ALBIZIA JULBRISSENY / SILK TREE CERCIS OCCIDENTALIS / WESTERN REDBUD MULTI-TRUNK LAGERSTROEMIA INDICA / CRAFT MYRTLE LEPTOSPERMUM LAEVIGATUM / AUSTRALIAN TEA TREE MELALEUCA NESOPHILA / PINK MELALEUCA MULTI-TRUNK PLUMERIA RUBRA / RED FRANGIPANI TABEBUIA IMPETIGINOSA / PINK TRUMPET TREE	20	24" BOX 15 GAL 15 GAL 15 GAL 24" BOX 24" BOX 15 GAL 15 GAL 15 GAL 15 GAL 24" BOX
	SMALL FEATURE TREE ALOE HERCULES / HERCULES ALOE ALOE BANESEI / TREE ALOE CORDYLINE AUSTRALIS / GRASS PALM DRACAENA DRACO / DRAGON TREE DRACAENA MARGINATA / DRACAENA FICUS ELASTICA / RUBBER TREE FICUS LYRATA / FIGLEAF TREE JUNIPERUS CHINENSIS / TORULOSA / HOLLYWOOD JUNIPER YUCCA ALFONSI / ALOE YUCCA YUCCA AUSTRALIS / YUCCA YUCCA RIGIDA / MEXICAN BLUE YUCCA YUCCA ROSTRATA / BEAKED YUCCA	89	15 GAL 15 GAL 15 GAL 15 GAL 15 GAL 15 GAL 15 GAL 15 GAL 15 GAL 15 GAL 15 GAL 15 GAL
	STREET PALM WASHINGTONIA ROBUSTA / MEXICAN FAN PALM WASHINGTONIA X FILIBUSTA / HYBRID FAN PALM	82	12 BTH 12 BTH
	ACCENT TREE BEALICARNEA RECURVATA / PONY TAIL PALM CUPRESSUS MACROCARPA / MONTEREY CYPRESS DRACAENA DRACO / DRAGON TREE YUCCA BREVIFOLIA / JOSHUA TREE YUCCA ELEPHANTIPES / GIANT YUCCA	25	24" BOX 24" BOX 24" BOX 24" BOX 24" BOX
	VERTICAL SCREENING TREE ELAEODENDRUM DECIPENS / JAPANESE BLUEBERRY TREE HETEROMELES ARBUTIFOLIA / TOYON LAURUS NOBILIS / SWEET BAY MYRICA CALIFORNICA / PACIFIC WAX MYRTLE PODOCARPUS GRACILIOR / FERN PINE	71	15 GAL 15 GAL 15 GAL 15 GAL 15 GAL

	TREMONT STREETScape 2'-3" O.C. AEONIUM X ZWARTKOP / ZWARTKOP AEONIUM DIANELLA REVOLUTA / SPREADING FLAX LILY DURANTA ERICATA / GOLD MOUND / GOLD MOUND DEWDRIPS GREVILLEA KILAUEA / GREVILLEA HAKEA SUAVEOLENS / SWEET HAKEA LEUCODENDRON LAKUMI / BREADSADDLE CONEBUSH LIGUSTRUM JAPONICUM / TEXAS JAPANESE PRIVET LIGUSTRUM SINENSE / SUNSHINE / SUNSHINE CHINESE PRIVET LOMANDRA CONFERTIFOLIA / SEASCAPE / SEASCAPE MAT RUSH LOMANDRA LONGICOLA / TANKA / TANKA DWARF MAT RUSH PENNETUM X FAIRY TAILS / FAIRY TAILS FOUNTAIN GRASS PENSTEMON EATONII / FIRECRACKER PENSTEMON POLYGALA MYRTIFOLIA / SWEET PEA SHRUB SALVIA LEUCANTHA / SANTA BARBARA / SANTA BARBARA MEXICAN BUSH SAGE SALVIA X ALLEN CHICKERING / ALLEN CHICKERING SAGE TEUCRIUM CHAMAEDRYIS / GERMANDER TEUCRIUM X LUCIDRYS / HEDGE GERMANDER VERBENA LILACINA DE LA MINA / DE LA MINA LILAC VERBENA	6,111 SF	1 GAL - 5 GAL 1 GAL - 5 GAL 1 GAL - 5 GAL 1 GAL - 5 GAL 1 GAL - 5 GAL 1 GAL - 5 GAL 1 GAL - 5 GAL 1 GAL - 5 GAL 1 GAL - 5 GAL 1 GAL - 5 GAL 1 GAL - 5 GAL 1 GAL - 5 GAL 1 GAL - 5 GAL 1 GAL - 5 GAL 1 GAL - 5 GAL 1 GAL - 5 GAL 1 GAL - 5 GAL 1 GAL - 5 GAL
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	ALLEY MIX 2'-3" O.C. ACHILLEA MILLEFOLIUM / COMMON YARROW DIANELLA REVOLUTA / BLUE TWIST TM / BLUE TWIST FLAX LILY DIANELLA TASMANICA / FLAX LILY DIETES IRIDIODES / FORTNIGHT LILY LOMANDRA CONFERTIFOLIA / SMALL MAT RUSH LOMANDRA LONGICOLA / MAT RUSH LOMANDRA X LOMLON TM / LIME TUFF DWARF MAT RUSH MUEHLENBERGIA CAPILLARIS / PINK MUHLY GRASS PHORMIUM COOKIANUM / MOUNTAIN FLAX SESLERIA AUTUMNALIS / AUTUMN MOOR GRASS	1,272 SF	1 GAL 1 GAL 1 GAL 1 GAL 1 GAL 1 GAL 1 GAL 1 GAL 1 GAL 1 GAL
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	BIO FILTRATION PLANTER 2'-3" O.C. ACHILLEA MILLEFOLIUM / COMMON YARROW AGROSTIS PALLENS / THINGRASS ANEMOPSIS CALIFORNICA / YERBA MANSA CAREX SPICATA / SAN DIEGO SEDGE CAREX SUBFUSCA / BROWN SEDGE CAREX TUBULICOLA / FOOHLL SEDGE DISTICHIS SPICATA / SALTGRASS ELEOCHARIS MACROSTACHYA / COMMON SPIKERUSH FESTUCA CALIFORNICA / CALIFORNIA FESCUE FESTUCA RUBRA / RED FESCUE IVY HAYESIANA / SAN DIEGO POVERTY WEED JUNCUS PATENS / CALIFORNIA GRAY RUSH MAHONIA NEVINII / NEVIN MAHONIA MUEHLENBERGIA RIGENS / DEER GRASS RIBES SPECIOSUM / FUCHSIA FLOWERING GOOSEBERRY ROSA CALIFORNICA / CALIFORNIA WILD ROSE SCIRPUS CERNUUS / LOW BULRUSH	19,758 SF	4" POT 1 GAL 1 GAL 1 GAL 1 GAL 1 GAL 1 GAL 1 GAL 1 GAL 1 GAL 1 GAL 1 GAL 1 GAL 1 GAL 1 GAL
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	HARDY TURF FESTUCA ARUNDINACEA / MARATHON II / MARATHON II FESCUE	5,129 SF	SOD
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	GENERAL STREETScape 2'-3" O.C. ACACIA COGNATA / ACCOG01 / COUSIN ITT LITTLE RIVER WATTLE AEONIUM ARBOREUM / TREE AEONIUM AGAVE ATTENUATA / FOXTAIL AGAVE ARISTIDA PURPUREA / PURPLE THREEAWN CARISSA MACROCARPA / TUTTLE / TUTTLE NATAL PLUM DIANELLA TASMANICA TR20 TM / TASRED FLAX LILY ERIOGONUM FASCICULATUM / CALIFORNIA BUCKWHEAT GREVILLEA ROSMARNIFOLIA / DWARF FORM / DWARF ROSEMARY GREVILLEA GREVILLEA X CANBERRA GEM / CANBERRA GEM GREVILLEA LIGUSTRUM JAPONICUM / TEXAS JAPANESE PRIVET LOMANDRA CONFERTIFOLIA / SEASCAPE / SEASCAPE MAT RUSH MUEHLENBERGIA LINDHEIMERI / LINDHEIMER'S MUHLY MYRSINE AFRICANA / AFRICAN BOXWOOD PEDILANTHUS MACROCARPUS / LADY'S SLIPPER SENECIO SERPENS / BLUE CHALKSTICKS TRACHELOSPERMIUM JASMINOIDES / CHINESE STAR JASMINE	11,048 SF	1 GAL - 5 GAL 1 GAL - 5 GAL 1 GAL - 5 GAL 1 GAL - 5 GAL 1 GAL - 5 GAL 1 GAL - 5 GAL 1 GAL - 5 GAL 1 GAL - 5 GAL 1 GAL - 5 GAL 1 GAL - 5 GAL 1 GAL - 5 GAL 1 GAL - 5 GAL 1 GAL - 5 GAL 1 GAL - 5 GAL 1 GAL - 5 GAL 1 GAL - 5 GAL 1 GAL - 5 GAL
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	RAISED PLANTER MIX 2'-3" O.C. ACHILLEA MILLEFOLIUM / COMMON YARROW CAREX TESTACEA / ORANGE SEDGE DUDLEYA BRITTONII / GIANT CHALK DUDLEYA ERIOGONUM GIGANTEUM COMPACTUM / COMPACT SAINT CATHERINE'S LACE MISCANTHUS SINENSIS / ADAGIO / ADAGIO EULALIA GRASS PENNETUM ALBORECROCIDES / FOUNTAIN GRASS PENSTEMON SPECTABILIS / SHOWY PENSTEMON PORTULACARIA AFRA / ELEPHANT BUSH SALVIA X BEES BLISS / BEES BLISS SAGE SENECIO ANTEPURIORUM / SWIZZE STICKS SENECIO CRASSISSIMUS / VERTICAL LEAF SENECIO SENECIO VITALIS / BLUE CHALK FINGERS SESLERIA AUTUMNALIS / AUTUMN MOOR GRASS VERBENA LILACINA DE LA MINA / DE LA MINA LILAC VERBENA	196 SF	1 GAL - 5 GAL 1 GAL - 5 GAL 1 GAL 1 GAL - 5 GAL 1 GAL - 5 GAL 1 GAL - 5 GAL 1 GAL - 5 GAL 1 GAL - 5 GAL 1 GAL - 5 GAL 1 GAL - 5 GAL 1 GAL - 5 GAL 1 GAL - 5 GAL 1 GAL - 5 GAL 1 GAL - 5 GAL
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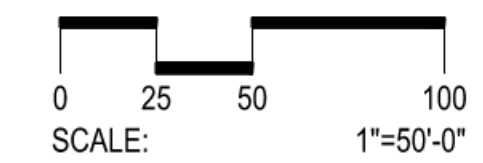
	DUNE MIX 2'-3" O.C. ABRONIA VILLOSA / DESERT SAND VERBENA AGAVE SHAWII / COASTAL AGAVE ARISTIDA PURPUREA / PURPLE THREEAWN BOUTELOUA GRACILIS / BLONDE AMBITION / BLONDE AMBITION BLUE GRAMA CAREX BUCHANANII / LEATHER LEAF SEDGE DUDLEYA BRITTONII / GIANT CHALK DUDLEYA LIMONIUM PEREZII / STATICE MUEHLENBERGIA DUBIA / PINE MUHLY OPUNTIA SANTA-RITA / TUBAC TM / SANTA RITA PRICKLYPEAR SALICORNIA PACIFICA / PICKLEWEED SPHAERALCEA AMBIGUA / DESERT GLOBEMALLOW XEROSICYOS DANGUYI / SILVER DOLLAR VINE	17,881 SF	1 GAL 1 GAL - 5 GAL 1 GAL - 5 GAL 1 GAL - 5 GAL 1 GAL - 5 GAL 1 GAL - 5 GAL 1 GAL - 5 GAL 1 GAL - 5 GAL 1 GAL - 5 GAL 1 GAL - 5 GAL 1 GAL - 5 GAL 1 GAL - 5 GAL 1 GAL - 5 GAL
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Toll Brothers Apartment Living
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EXISTING TREE PLAN

SCALE: 1" = 50'-0"



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	REMOVAL STATUS
10	EXISTING ARBUTUS X 'MARINA' TO BE REMOVED	18
8	EXISTING ARECASTRUM ROMANOFFIANUM TO BE REMOVED	6
9	EXISTING CUPANIOPSIS ANACARDIODES TO BE REMOVED	
11	EXISTING ERYTHRINA CAFFRA TO BE REMOVED	
19	EXISTING EUCALYPTUS CAMALDULENSIS TO BE REMOVED	
14	EXISTING EUCALYPTUS ROSACEA TO BE REMOVED	
17	EXISTING MELALEUCA NESOPHILA TO BE REMOVED	
16	EXISTING MELALEUCA QUINQUENRIVA TO BE REMOVED	
15	EXISTING PHOENIX CANARIENSIS TO BE REMOVED	
5	EXISTING PINUS CANARIENSIS TO BE REMOVED	
13	EXISTING PLATANUS RACEMOSA TO BE REMOVED	
12	EXISTING TRISTANIA CONFERTA TO BE REMOVED	

TREE REPLACEMENT TABLE

	PROPOSED PLANTING	CURRENT PLANTING
DBH	2772'	888'
BTH	768'	950'

TREE PROTECTION NOTES:

- A ROOT PROTECTION ZONE SHALL BE DEFINED BY A FOUR-FOOT HIGH TWO-BY-FOUR BARRIER CONSTRUCTED AROUND ANY POTENTIALLY IMPACTED TREE. THIS BARRIER SHALL BE AT THE DRIP LINE OR AT A DISTANCE FROM THE TRUNK EQUAL TO SIX INCHES FOR EACH INCH OF TRUNK DIAMETER 4 1/2 FEET ABOVE THE GROUND IF THIS METHOD DEFINES A LARGER AREA.
- SHOULD IT BE NECESSARY TO TRENCH WITHIN THE 8 FT RADIUS OF TREE, TRENCHES SHALL BE HAND DUG. NO ROOTS LARGER THAN ONE INCH SHALL BE CUT UNLESS NO OTHER ALTERNATIVE IS FEASIBLE. ALL SMALLER ROOTS THAT MUST BE CUT SHALL BE SAW CUT (NO TRENCHERS) FLUSH WITH THE SIDE OF THE TRENCH. IF AT ANY TIME 25 PERCENT OF THE AREA WITHIN THE ROOT PROTECTION ZONE IS BEING SEPARATED FROM THE TREES BY A TRENCH, THE LINE SHALL BE LOCATED BY BORING OR AN ALTERNATIVE LOCATION FOR THE TRENCH ESTABLISHED. THE MINIMUM CLEARANCE BETWEEN AN OPEN TRENCH AND A STREET TREE SHALL BE ONE (1) FOOT, OR SIX (6) INCHES FOR EACH INCH OF TRUNK DIAMETER MEASURED AT 4.5 FEET ABOVE EXISTING GRADE IF THIS METHOD DEFINES A LARGER DISTANCE. THE MAXIMUM CLEARANCE SHALL BE TEN (10) FEET. THE CONTRACTOR SHALL CONFORM TO THESE PROVISIONS UNLESS OTHERWISE DIRECTED OTHERWISE.
- AT NO TIME SHALL ANY EQUIPMENT, MATERIALS, SUPPLIES OR FILL BE ALLOWED WITHIN THE PRESCRIBED ROOT PROTECTION ZONE UNLESS OTHERWISE DIRECTED. THE ROOT PROTECTION ZONE IS DEFINED AS THE LARGER OF THE DRIP LINE OF THE TREE OR THE DISTANCE FROM THE TRUNK EQUAL TO SIX (6) INCHES FOR EACH INCH OF TRUNK DIAMETER MEASURED AT 4.5 FEET ABOVE EXISTING GRADE.
- WHEN DEALING WITH COLUMNAR TREE SPECIES THE DRIP LINE AND ROOT PROTECTION ZONE IS INADEQUATE AND MUST BE ADJUSTED TO REFLECT A ROOT PROTECTION RADIUS OF 40% OF THE OVERALL TREE HEIGHT.

3049 Urban Forestry Program

All new development that requires administrative or discretionary review shall comply with the urban forestry standards outlined in Table 1.

**Table 1
 Minimum Tree Canopy and Permeable Surface Area Requirements**

Project Site Area	Minimum Tree Canopy Area	Minimum Permeable Surface Area
1 acre or more	12%	22%
1/2 acre to 1 acre	9%	16%
Less than 1/2 acre	7%	10%

Permeable surfaces should allow water to pass through it, with pores or openings, and may include gravel, pervious concrete, porous asphalt, paving stone, or similar materials.

Tree canopy area shall be measured using the projected maximum growth of selected tree species, based on planting location.

Projects must also provide a Landscape and Tree Canopy Management Plan (LTCMP). The LTCMP shall include information regarding regular, seasonal, and emergency maintenance, trash abatement, irrigation, treeplant care, tree replacement, insect and disease infestation prevention, integrated pest management, and appropriate response process etc. Projects that do not maintain landscape in a manner consistent with the approved LTCMP shall be subject to code enforcement action.

In the event a project site cannot feasibly accommodate the minimum permeable surface area required, additional tree canopy, in excess of the minimum requirement, can be credited to meet the minimum permeable surface area requirement.

In the event a project site cannot feasibly accommodate the minimum tree canopy area, the project may plant in the public right-of-way (e.g., parkway) adjacent to the project site or on an alternative site within the City, as approved by the Director of the Public Works Department. Should the City establish a Tree Fund or similar in-lieu fee program, projects that cannot meet minimum requirements may contribute to said program as an alternative means of compliance.

Disclaimer

Signature & Seal



Issue Drawing Log

REV	DATE	DESCRIPTION
1	08-26-2022	DP SUBMITTAL 1
2	02-13-2023	DP SUBMITTAL 2
3	10-09-2023	DP SUBMITTAL 3
4	04-10-2024	DP SUBMITTAL 4
5	06-20-2024	DP SUBMITTAL 5
6	08-19-2024	DP SUBMITTAL 6

Schematic Design

EXISTING TREE PLAN

L-001

	GENERAL STREET TREE	213	
	ARBITUS X 'MARINA' / MARINA STRAWBERRY TREE STANDARD	24" BOX	
	BAUHINIA PURPUREA / PURPLE ORCHID TREE	15 GAL	
	CASSIA LEPTOPHYLLA / GOLD MEDALLION TREE	24" BOX	
	CHILOPSIS LINEARIS / DESERT WILLOW	24" BOX	
	LAURUS NOBILIS / SWEET BAY	15 GAL	
	METROSIDEROS EXCELSA / NEW ZEALAND CHRISTMAS TREE	24" BOX	
TABEBUIA IMPETIGINOSA / PINK TRUMPET TREE	24" BOX		

	TREMONT STREET TREE	46	
	ALBIZIA JULIBRISIN / SILK TREE	24" BOX	
	GEJERA PARVIFLORA / AUSTRALIAN WILLOW	24" BOX	
	JACARANDA MIMOSIFOLIA / JACARANDA MULTI-TRUNK	24" BOX	
	PLATANUS MEXICANA 'ALAMO' / MEXICAN SYCAMORE	24" BOX	
	SEARSIA LANCEA / AFRICAN SUMAC	24" BOX	

	DUNE TREE	33	
	AGONIS FLEXUOSA / PEPPERMINT TREE	24" BOX	
	GEJERA PARVIFLORA / AUSTRALIAN WILLOW	24" BOX	
	MELALEUCA QUINQUENERVIA / CAJEPUT TREE MULTI-TRUNK	24" BOX	
	PROSOPIS CHILENSIS 'THORNLESS' / THORNLESS CHILEAN MESQUITE	24" BOX	
	TABEBUIA IMPETIGINOSA / PINK TRUMPET TREE	24" BOX	

	FEATURE TREE	28	
	CERCIS OCCIDENTALIS / WESTERN REDBUD MULTI-TRUNK	15 GAL	
	CHIONANTHUS RETUSUS / CHINESE FRINGE TREE	15 GAL	
	PITTIOSPORUM PHILLYRAE/OIDES / DESERT WILLOW PITTIOSPORUM	15 GAL	
	SCHINUS MOLLE / CALIFORNIA PEPPER	24" BOX	
	TABEBUIA CHRYSOTRICHA / GOLDEN TRUMPET TREE	15 GAL	
	TIPUANA TIPU / TIPU TREE	24" BOX	
	TRISTANOPSIS LAURINA / WATER GUM	15 GAL	

	SMALL FLOWERING TREE	20	
	ACACIA BAILEYANA / BAILEY ACACIA	24" BOX	
	ACACIA COVENYI / BLUE BUSH ACACIA	15 GAL	
	ACACIA CULTRIFORMIS / KNIFE ACACIA	15 GAL	
	ACACIA DEALBATA / SILVER WATTLE	15 GAL	
	ALBIZIA JULIBRISIN / SILK TREE	24" BOX	
	CERCIS OCCIDENTALIS / WESTERN REDBUD MULTI-TRUNK	24" BOX	
	LAGERSTROEMIA INDICA / CRAPE MYRTLE	15 GAL	
	LEPTOSPERMUM LAEVIGATUM / AUSTRALIAN TEA TREE	15 GAL	
	MELALEUCA NESOPHILA / PINK MELALEUCA MULTI-TRUNK	15 GAL	
	PLUMERIA RUBRA / RED FRANGIPANI	15 GAL	
	TABEBUIA IMPETIGINOSA / PINK TRUMPET TREE	24" BOX	

	SMALL FEATURE TREE	89	
	ALOE 'HERCULES' / HERCULES ALOE	15 GAL	
	ALOE BAINESII / TREE ALOE	15 GAL	
	CORDYLINE AUSTRALIS / GRASS PALM	15 GAL	
	DRACAENA DRACO / DRAGON TREE	15 GAL	
	DRACAENA MARGINATA / DRACAENA	15 GAL	
	FICUS ELASTICA / RUBBER TREE	15 GAL	
	FICUS LYRATA / FIDDLE LEAF FIG	15 GAL	
	JUNIPERUS CHINENSIS 'TORULOSA' / HOLLYWOOD JUNIPER	15 GAL	
	YUCCA ALOIFOLIA / ALOE YUCCA	15 GAL	
	YUCCA AUSTRALIS / YUCCA	15 GAL	
	YUCCA RIGIDA / MEXICAN BLUE YUCCA	15 GAL	
	YUCCA ROSTRATA / BEAKED YUCCA	15 GAL	

	STREET PALM	82	
	WASHINGTONIA ROBUSTA / MEXICAN FAN PALM	12" BTH	
	WASHINGTONIA X FILIBUSTA / HYBRID FAN PALM	12" BTH	

	ACCENT TREE	25	
	BEAUCARNEA RECURVATA / PONY TAIL PALM	24" BOX	
	CUPRESSUS MACROCARPA / MONTEREY CYPRESS	24" BOX	
	DRACAENA DRACO / DRAGON TREE	24" BOX	
	YUCCA BREVIFOLIA / JOSHUA TREE	24" BOX	

	VERTICAL SCREENING TREE	71	
	ELAEOCARPUS DECIPIENS / JAPANESE BLUEBERRY TREE	15 GAL	
	HETEROMELES ARBUTIFOLIA / TOYON	15 GAL	
	LAURUS NOBILIS / SWEET BAY	15 GAL	
	MYRICA CALIFORNICA 'BUXIFOLIA' / PACIFIC WAX MYRTLE	15 GAL	
	PODOCARPUS GRACILIOR / FERN PINE	15 GAL	

	GENERAL STREETScape	11,048 SF	
	2'-3" O.C.		
	ACACIA COGNATA 'ACCOG01' / COUSIN LITTLE RIVER WATTLE	1 GAL - 5 GAL	
	AEONIUM ARBOREUM / TREE AEONIUM	1 GAL - 5 GAL	
	AGAVE ATTENUATA / FOXTAIL AGAVE	1 GAL - 5 GAL	
	ARISTIDA PURPUREA / PURPLE THREEAWN	1 GAL - 5 GAL	
	CARISSA MACROCARPA 'TUTTLE' / TUTTLE NATAL PLUM	1 GAL - 5 GAL	
	DIANELLA TASMANICA TR20' TM / TASRED FLAX LILY	1 GAL - 5 GAL	
	ERIOGONUM FASCICULATUM / CALIFORNIA BUCKWHEAT	1 GAL - 5 GAL	
	GREVILLEA ROSMARINIFOLIA 'DWARF FORM' / DWARF ROSEMARY GREVILLEA	1 GAL - 5 GAL	
	GREVILLEA X 'CANBERRA GEM' / CANBERRA GEM GREVILLEA	1 GAL - 5 GAL	
	LIGUSTRUM JAPONICUM 'TEXANUM' / TEXAS JAPANESE PRIVET	1 GAL - 5 GAL	
	LOMANDRA CONFERTIFOLIA 'SEASCAPE' / SEASCAPE MAT RUSH	1 GAL - 5 GAL	
	MUHLENBERGIA LINDHEIMERI / LINDHEIMER'S MUHLY	1 GAL - 5 GAL	
	MYRSINE AFRICANA / AFRICAN BOXWOOD	1 GAL - 5 GAL	
	PEDILANTHUS MACROCARPUS / LADY'S SLIPPER	1 GAL - 5 GAL	
	SENECIO SERPENS / BLUE CHALKSTICKS	1 GAL - 5 GAL	
	TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE	1 GAL - 5 GAL	

	RAISED PLANTER MIX	196 SF	
	2'-3" O.C.		
	ACHILLEA MILLEFOLIUM / COMMON YARROW	1 GAL - 5 GAL	
	CAREX TESTACEA / ORANGE SEDGE	1 GAL - 5 GAL	
	DUDLEYA BRITTONII / GIANT CHALK DUDLEYA	1 GAL	
	ERIOGONUM GIGANTEUM COMPACTUM / COMPACT SAINT CATHERINE'S LACE	1 GAL - 5 GAL	
	MISCANTHUS SINENSIS 'ADAGIO' / ADAGIO EULALIA GRASS	1 GAL - 5 GAL	
	PENNISETUM ALOPECUROIDES / FOUNTAIN GRASS	1 GAL - 5 GAL	
	PENSTEMON SPECTABILIS / SHOWY PENSTEMON	1 GAL - 5 GAL	
	PORTULACARIA AFRA / ELEPHANT BUSH	1 GAL	
	SALVIA X 'BEE'S BLISS' / BEE'S BLISS SAGE	1 GAL - 5 GAL	
	SENECIO ANTEPHORBUM / SWIZZLE SETCKS	1 GAL - 5 GAL	
	SENECIO CRASSISSIMUS / VERTICAL LEAF SENECIO	1 GAL	
	SENECIO VITALIS / BLUE CHALK FINGERS	1 GAL	
	SESLERIA AUTUMNALIS / AUTUMN MOOR GRASS	1 GAL - 5 GAL	
	VERBENA LILACINA 'DE LA MINA' / DE LA MINA LILAC VERBENA	1 GAL - 5 GAL	

	DUNE MIX	17,881 SF	
	2'-3" O.C.		
	ABRONIA VILLOSA / DESERT SAND VERBENA	1 GAL	
	AGAVE SHAWII / COASTAL AGAVE	1 GAL - 5 GAL	
	ARISTIDA PURPUREA / PURPLE THREEAWN	1 GAL - 5 GAL	
	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	1 GAL - 5 GAL	
	CAREX BUCHANANII / LEATHER LEAF SEDGE	1 GAL - 5 GAL	
	DUDLEYA BRITTONII / GIANT CHALK DUDLEYA	1 GAL - 5 GAL	
	LIMONIUM PEREZZI / STATICE	1 GAL - 5 GAL	
	MUHLENBERGIA DUBIA / PINE MUHLY	1 GAL - 5 GAL	
	OPUNTIA SANTA-RITA 'TUBAC' TM / SANTA RITA PRICKLYPEAR	1 GAL - 5 GAL	
	SALICORNIA PACIFICA / PICKLEWEED	1 GAL - 5 GAL	
	SPHAERALCEA AMBIGUA / DESERT GLOBEMALLOW	1 GAL - 5 GAL	
	XEROSICYOS DANGUYI / SILVER DOLLAR VINE	1 GAL	

	TREMONT STREETScape	6,111 SF	
	2'-3" O.C.		
	AEONIUM X 'ZWARTKOP' / ZWARTKOP AEONIUM	1 GAL - 5 GAL	
	DIANELLA REVOLUTA / SPREADING FLAX LILY	1 GAL - 5 GAL	
	DURANTA ERRECTA 'GOLD MOUND' / GOLD MOUND DEWDROPS	1 GAL - 5 GAL	
	GREVILLEA KILAUEA / GREVILLEA	1 GAL - 5 GAL	
	HAKEA SUAVEOLENS / SWEET HAKEA	1 GAL - 5 GAL	
	LEUCADENDRON LAXUM / BREDASDORP CONEBUSH	1 GAL - 5 GAL	
	LIGUSTRUM JAPONICUM 'TEXANUM' / TEXAS JAPANESE PRIVET	1 GAL - 5 GAL	
	LIGUSTRUM SINENSE 'SUNSHINE' / SUNSHINE CHINESE PRIVET	1 GAL - 5 GAL	
	LOMANDRA CONFERTIFOLIA 'SEASCAPE' / SEASCAPE MAT RUSH	1 GAL - 5 GAL	
	LOMANDRA LONGIFOLIA 'TANIKA' / TANIKA DWARF MAT RUSH	1 GAL - 5 GAL	
	PENNISETUM X 'FAIRY TAILS' / FAIRY TAILS FOUNTAIN GRASS	1 GAL	
	PENSTEMON EATONII / FIRECRACKER PENSTEMON	1 GAL	
	POLYGALA MYRTIFOLIA / SWEET PEA SHRUB	1 GAL - 5 GAL	
	SALVIA LEUCANTHA 'SANTA BARBARA' / SANTA BARBARA MEXICAN BUSH SAGE	1 GAL - 5 GAL	
	SALVIA X 'ALLEN CHICKERING' / ALLEN CHICKERING SAGE	1 GAL - 5 GAL	
	TEUCRIUM CHAMAEDRYS / GERMANDER	1 GAL - 5 GAL	
TEUCRIUM X LUCIDRYS / HEDGE GERMANDER	1 GAL - 5 GAL		
VERBENA LILACINA 'DE LA MINA' / DE LA MINA LILAC VERBENA	1 GAL - 5 GAL		

	ALLEY MIX	1,272 SF	
	2'-3" O.C.		
	ACHILLEA MILLEFOLIUM / COMMON YARROW	1 GAL	
	DIANELLA REVOLUTA 'BLUE TWIST' TM / BLUE TWIST FLAX LILY	1 GAL	
	DIANELLA TASMANICA / FLAX LILY	1 GAL	
	DIETES IRIDIODES / FORTNIGHT LILY	1 GAL	
	LOMANDRA CONFERTIFOLIA / SMALL MAT RUSH	1 GAL	
	LOMANDRA LONGIFOLIA / MAT RUSH	1 GAL	
	LOMANDRA X 'LOMLON' TM / LIME TUFF DWARF MAT RUSH	1 GAL	
	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS	1 GAL	
	PHORMIUM COOKIANUM / MOUNTAIN FLAX	1 GAL	
	SESLERIA AUTUMNALIS / AUTUMN MOOR GRASS	1 GAL	

	BIO FILTRATION PLANTER	19,758 SF	
	2'-3" O.C.		
	ACHILLEA MILLEFOLIUM / COMMON YARROW	4" POT	
	AGROSTIS PALLENS / THINGRASS	1 GAL	
	ANEMOPSIS CALIFORNICA / YERBA MANSANA	1 GAL	
	CAREX SPISSA / SAN DIEGO SEDGE	1 GAL	
	CAREX SUBFUSCA / BROWN SEDGE	1 GAL	
	CAREX TUMULICOLA / FOOTHILL SEDGE	1 GAL	
	DISTICHLIS SPICATA / SALTGRASS	1 GAL	
	ELEOCHARIS MACROSTACHYA / COMMON SPIKERUSH	1 GAL	
	FESTUCA CALIFORNICA / CALIFORNIA FESCUE	1 GAL	
	FESTUCA RUBRA / RED FESCUE	1 GAL	
	IVA HAYESIANA / SAN DIEGO POVERTY WEED	1 GAL	
	JUNCUS PATENS / CALIFORNIA GRAY RUSH	1 GAL	
	MAHONIA NEVINI / NEVIN MAHONIA	1 GAL	
	MUHLENBERGIA RIGENS / DEER GRASS	1 GAL	
	RIBES SPECIOSUM / FUCHSIA FLOWERING GOOSEBERRY	1 GAL	
	ROSA CALIFORNICA / CALIFORNIA WILD ROSE	1 GAL	
SCIRPUS CERNUIUS / LOW BULRUSH	1 GAL		

	HARDY TURF	5,129 SF	
	FESTUCA ARUNDINACEA 'MARATHON II' / MARATHON II FESCUE	SOD	

LONGTERM MAINTENANCE:
ALL REQUIRED LANDSCAPE AREAS TO BE MAINTAINED BY OWNER, INCLUDING ROW PLANTING. THE LANDSCAPED AREAS SHALL BE MAINTAINED FREE OFF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. LANDSCAPE AS PART OF THE PROJECT SHALL BE MAINTAINED AND IRRIGATED FOR THE LIFE OF THE PERMIT.

TRASH
TRASH IS TO BE STORED IN INTERNAL TRASH ROOMS AND WILL BE ROLLED OUT TO THE STREET AND COLLECTED TWICE A WEEK.

INVASIVE PLANT NOTE:
ALL EXISTING, INVASIVE PLANT SPECIES, INCLUDING VEGETATIVE PARTS AND ROOT SYSTEMS, SHALL BE COMPLETELY REMOVED FROM THE PREMISES WHEN THE COMBINATION OF SPECIES, TYPE, LOCATION, AND SURROUNDING ENVIRONMENTAL CONDITIONS PROVIDES A MEANS FOR THE SPECIES TO INVADE OTHER AREAS OF NATIVE PLANT MATERIAL THAT ARE ON OR OFF OF THE PREMISES.

ROOT BARRIER:
NON-BIODEGRADABLE ROOT BARRIERS SHALL BE INSTALLED AROUND ALL NEW STREET TREES WITHIN 5' OF HARDSCAPE SURFACES.

PLANTING NOTES:
A. FINAL LANDSCAPE PLANS SHALL ACCURATELY SHOW PLACEMENT OF TREES, SHRUBS, AND GROUNDCOVERS.
B. LANDSCAPE ARCHITECT SHALL BE AWARE OF UTILITY, SEWER, STORM DRAIN EASEMENT AND PLACE PLANTING LOCATIONS ACCORDINGLY TO MEET CITY OF OCEANSIDE REQUIREMENTS.
C. ALL REQUIRED LANDSCAPE AREA (INCLUDING THE R.O.W.) SHALL BE MAINTAINED BY OWNER OR AS STATED IN ANY LEGAL DOCUMENT SUCH AS, BUT NOT LIMITED TO A LEASE AGREEMENT. THE LANDSCAPE AREAS SHALL BE MAINTAINED PER CITY OF OCEANSIDE REQUIREMENTS.
D. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE COVERAGE FOR ALL PLANTING AREAS SHOWN ON THE PLAN. LOW VOLUME EQUIPMENT SHALL PROVIDE SUFFICIENT WATER FOR PLANT GROWTH WITH A MINIMUM WATER LOSS DUE TO WATER RUN-OFF. IRRIGATION SYSTEMS SHALL USE HIGH QUALITY, AUTOMATIC CONTROL VALVES, CONTROLLERS AND OTHER NECESSARY IRRIGATION EQUIPMENT. ALL COMPONENTS SHALL BE OF NON-CORROSIVE MATERIAL. ALL DRIP SYSTEMS SHALL BE ADEQUATELY FILTERED AND REGULATED PER THE MANUFACTURER'S RECOMMENDED DESIGN PARAMETERS. ALL IRRIGATION IMPROVEMENTS SHALL FOLLOW THE CITY OF OCEANSIDE GUIDELINES AND WATER CONSERVATION ORDINANCE.
E. THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL AESTHETIC, AND MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS, AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM AN AGRICULTURAL SUITABILITY SOIL SAMPLE TAKEN FROM THE SITE. GROUND COVERS OR BARK MULCH SHALL FILL IN BETWEEN THE SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOTRANSPIRATION AND RUN-OFF. ALL THE FLOWER AND SHRUB BEDS SHALL BE MULCHED TO A 3" DEPTH TO HELP CONSERVE WATER, LOWER THE SOIL TEMPERATURE AND REDUCE WEED GROWTH. THE SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS. ALL LANDSCAPE IMPROVEMENTS SHALL FOLLOW THE CITY OF OCEANSIDE GUIDELINES.

STREET TREE NOTES:
STREET TREES AND OTHER TREES SHALL BE SPACED:
A. 8 FEET (PREVIOUSLY 3 FEET) FROM TRANSFORMERS, CABLE, AND PULL BOXES.
B. 5 FEET FROM MAILBOXES
C. 5 FEET FROM FIRE HYDRANTS (ALL SIDES)
D. 10 FEET FROM CENTERLINE (PREVIOUSLY 7 FEET) OF ALL UTILITY LINES (WITHOUT EASEMENT) (SEWER, WATER, STORM DRAINS, DOUBLE CHECK DETECTORS, AIR RELIEF VALVES AND GAS)
E. 10 FEET FROM EASEMENT BOUNDARIES (SEWER, WATER, STORM DRAINS, ACCESS OR OTHER UTILITIES)
F. 10 FEET FROM DRIVEWAYS (UNLESS A LINE OF SIGHT IS DETERMINED BY THE TRAFFIC DIVISION TO BE OTHERWISE)
G. 10 FEET FROM TRAFFIC AND DIRECTIONAL SIGNS
H. 15 FEET (MINIMUM) FROM STREETLIGHTS, OTHER UTILITY POLES, (DETERMINED BY SPECIFICATIONS)
I. STREET TREES SHALL BE PLANTED 3' OUTSIDE RIGHT-OF-WAY DOES NOT ALLOW SPACE. SUBJECT TO THE CITY ENGINEER'S APPROVAL.
J. LINE OF SIGHT AT ARTERIALS, COLLECTOR AND LOCAL STREETS SHALL BE REVIEWED AND DETERMINED BY TRAFFIC ENGINEER. A MINIMUM OF TWENTY-FIVE FEET (25') FROM STREET INTERSECTION OR AS APPROVED BY THE TRAFFIC ENGINEER.
K. MINIMUM FIFTEEN FEET (15') STREETLIGHT AND STOP SIGN OR CLEARANCE DETERMINED BY SPECIFICATIONS.
L. SCREEN ALL UTILITIES ACCORDING TO SPECIFIC AGENCY REQUIREMENTS.

ROOT BARRIER NOTES:
ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL PAVING SURFACES WHERE A PAVING SURFACE IS LOCATED WITHIN 6 FEET OF A TREE TRUNK ON SITE (PRIVATE) AND WITHIN 10 FEET OF A TREE TRUNK IN THE RIGHT-OF-WAY (PUBLIC). ROOT BARRIERS SHALL EXTEND 5 FEET IN EACH DIRECTION FROM THE CENTERLINE OF THE TRUNK, FOR A TOTAL DISTANCE OF 10 FEET. ROOT BARRIERS SHALL BE A MINIMUM 24 INCHES IN DEPTH. INSTALLING A ROOT BARRIER AROUND THE TREE'S ROOT BALL IS UNACCEPTABLE.

FIRE NOTES:
A. LANDSCAPE IMPROVEMENT PLAN SET AND INSTALLATION ARE REQUIRED TO IMPLEMENT APPROVED FIRE DEPT. REGULATIONS, CODES, AND STANDARDS AT THE TIME OF PROJECT APPROVAL.
B. ALL FIRE HYDRANTS, DOUBLE CHECK DETECTORS, POST INDICATING VALVES, AND FIRE DEPARTMENT CONNECTIONS SHALL BE PROVIDED WITH A 3-FOOT CLEARANCE AROUND ALL FIRE APPARATUS.
C. ALL TREES AT MATURITY SHALL MEET A HORIZONTAL CLEARANCE ALONG ALL ROADWAYS FROM CURB TO CURB. HORIZONTAL ROADWAY CLEARANCE FOR A ONE-STORY BUILDING IS 28-FEET WIDE.
D. ALL TREES AT MATURITY SHALL MEET A VERTICAL CLEARANCE OF 14-FEET FROM THE TOP OF THE ROADWAY TO THE LOWEST BRANCHES.

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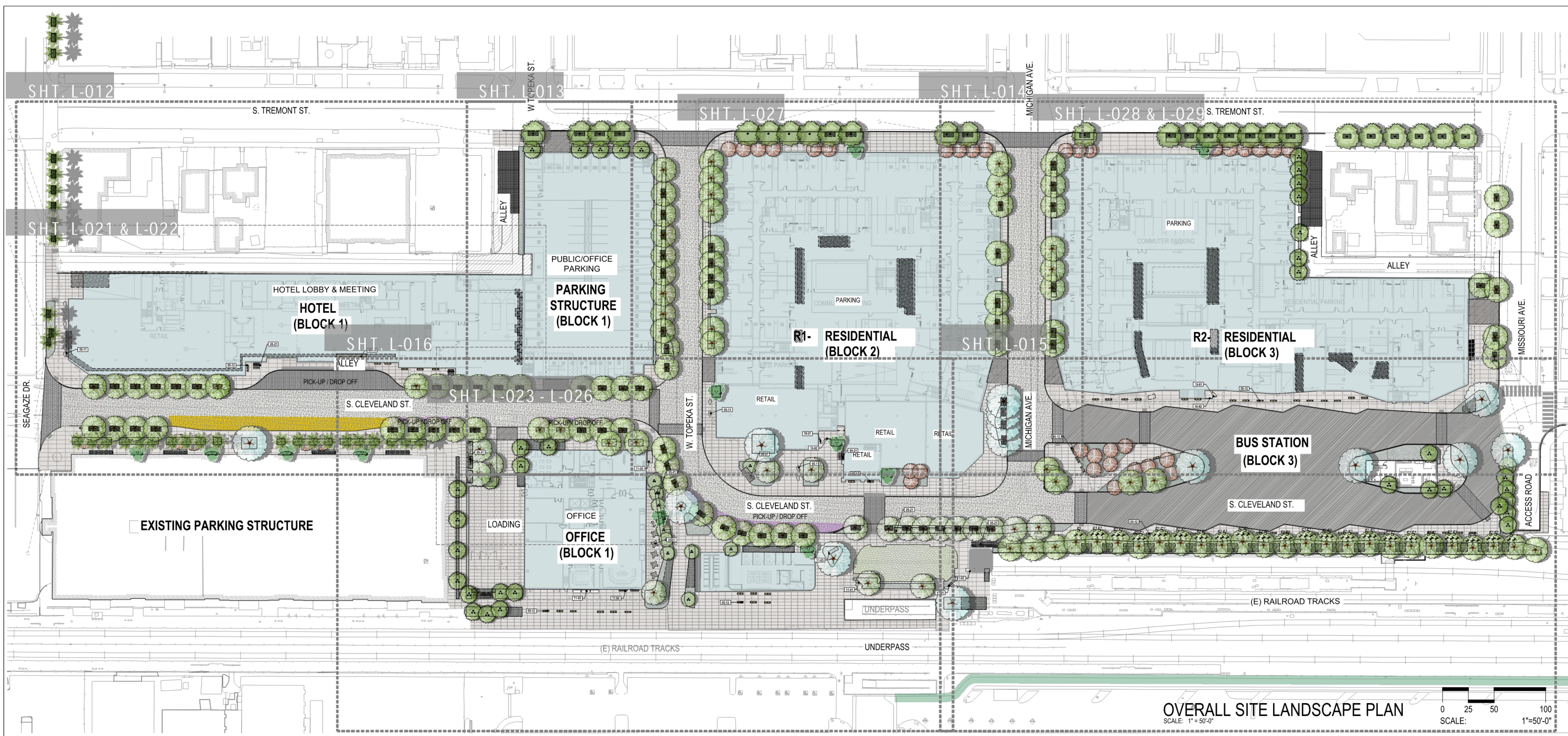
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Signature & Seal

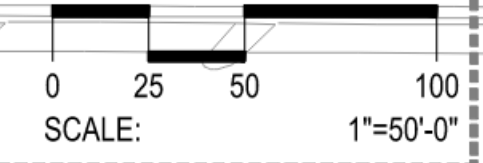
Issue Drawing Log

REV	DATE	DESCRIPTION
1	08-26-2022	DP SUBMITTAL 1
2	02-13-2023	DP SUBMITTAL 2
3	10-09-2023	DP SUBMITTAL 3
4	04-10-2024	DP SUBMITTAL 4
5	06-29-2024	DP SUBMITTAL 5
6	08-19-2024	DP SUBMITTAL 6

Schematic Design
LEGEND & NOTES



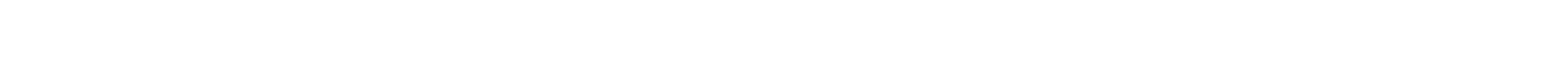
OVERALL SITE LANDSCAPE PLAN
 SCALE: 1" = 50'-0"



SYMBOL	DESCRIPTION	QTY
01-01	CONCRETE SIDEWALK, NATURAL GREY	96,215 SF
01-05	BELGARD HARDSCAPES MODULINE N 51.4% 18X12 RECTANGLES 34.3% 12X12 SQUARES 11.4% 6X12 RECTANGLES 2.9% 6X6 SQUARES	8,500 SF
01-07	ASPHALT CONCRETE PAVING	66,984 SF
01-12	TRUNCATED DOME TILES	673 SF
01-13	SIDEWALK PAVING TEXTURE/COLOR VARIATION AT DRIVEWAY ENTRANCES	2,500 SF
01-14	CONCRETE PAVING AT BUS TERMINAL	32,000 SF
SYMBOL	DESCRIPTION	QTY
05-11	BISTRO TABLE (BY TENANT)	23
05-12	BENCH - TYPE I	74
05-21	BIKE RACK	18
SYMBOL	DESCRIPTION	QTY
09-01	PLANTING AREA	44,213 SF

STORM WATER SCHEDULE

SYMBOL	DESCRIPTION	QTY
10-01	IRON SECURITY FENCE (SEE DETAIL SHEET L031)	15 LF
10-02	IRON SECURITY GATE (SEE DETAIL SHEET L031)	2 EA
SYMBOL	DESCRIPTION	QTY
11-01	TICKET KIOSK	4 EA
11-02	VENDING MACHINE	4 EA
11-03	INFORMATION / WAY FINDING SIGN	1 EA
11-04	LOCKERS	2 EA
11-05	POTENTIAL BIKE SHARE DOCKS	2 EA



Disclaimer

Signature & Seal



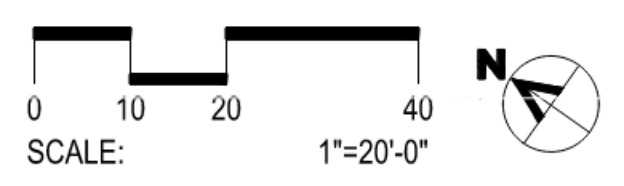
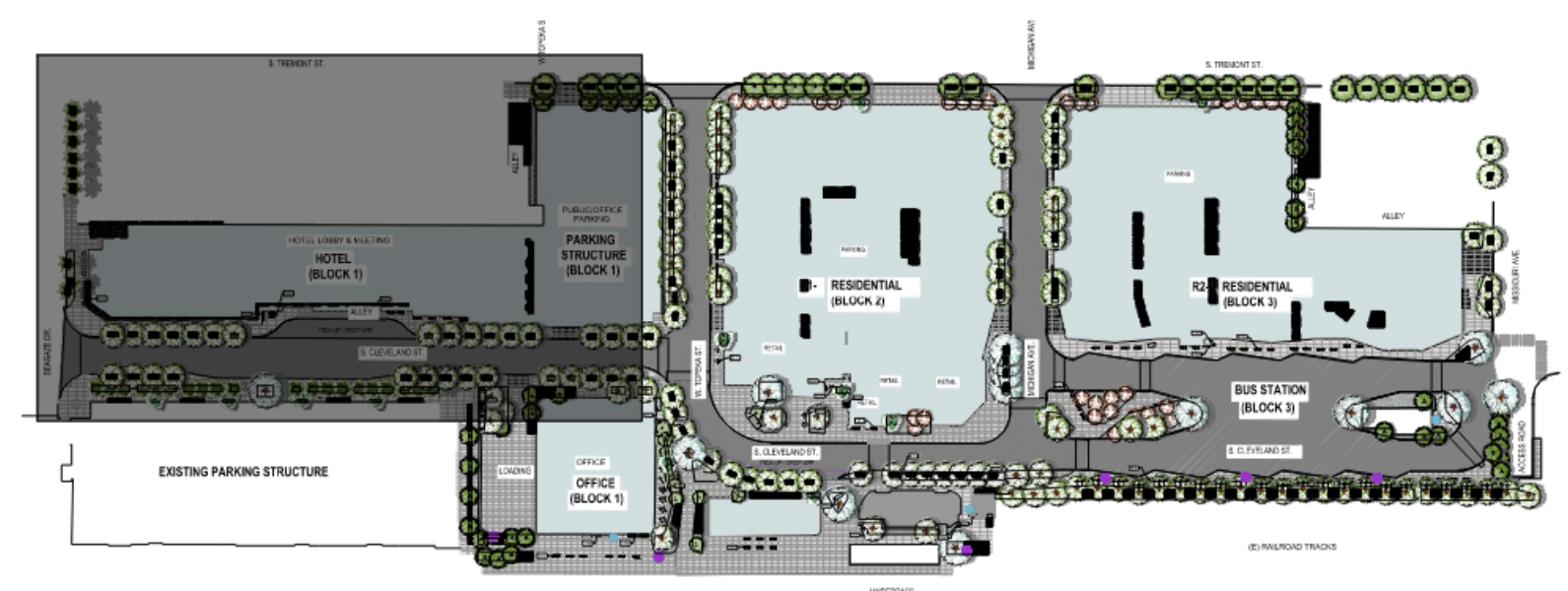
Issue Drawing Log

REV	DATE	DESCRIPTION
1	08-28-2022	DP SUBMITTAL 1
2	02-13-2023	DP SUBMITTAL 2
3	10-05-2023	DP SUBMITTAL 3
4	04-10-2024	DP SUBMITTAL 4
5	06-20-2024	DP SUBMITTAL 5
6	08-19-2024	DP SUBMITTAL 6

Schematic Design

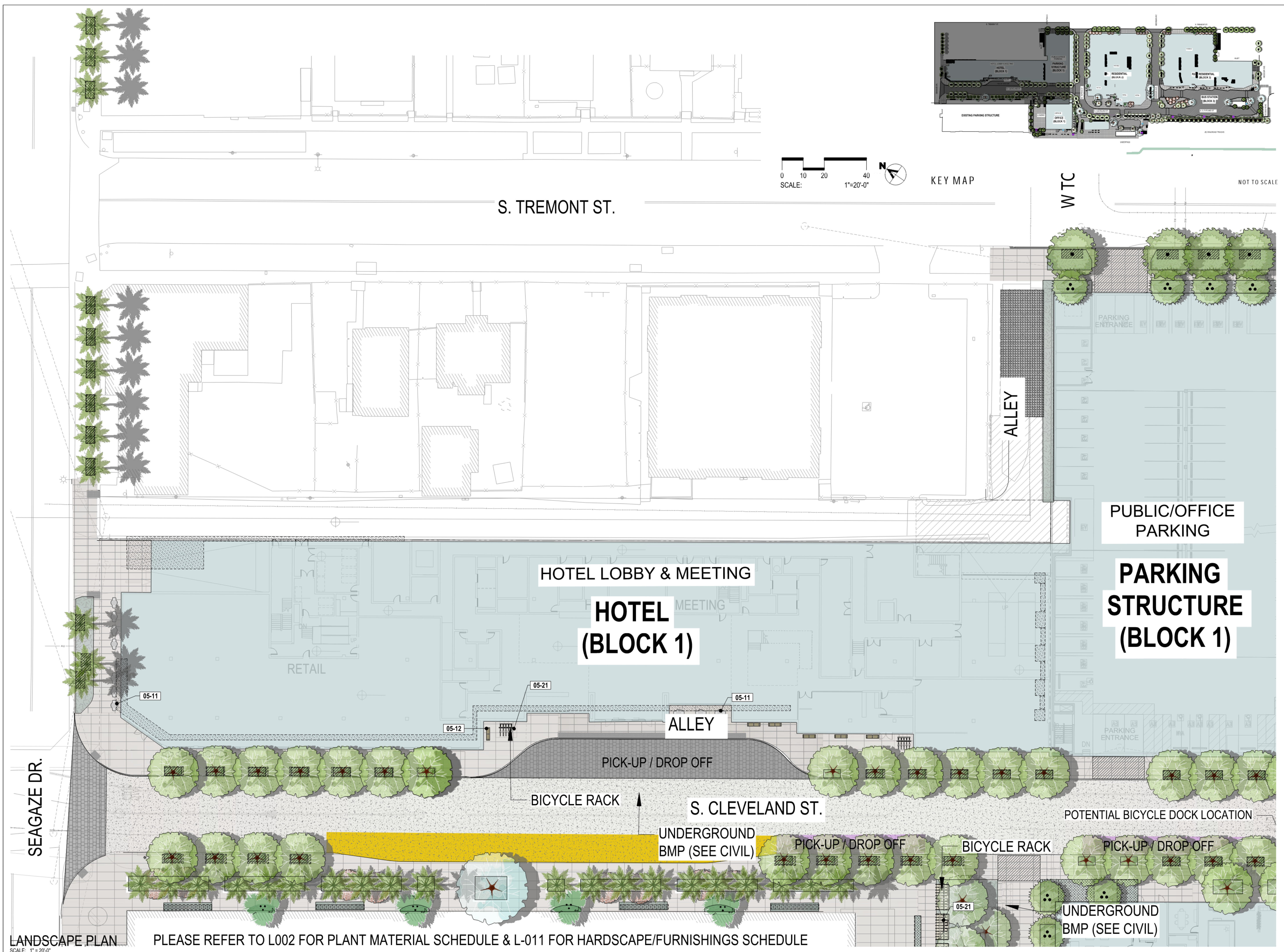
OVERALL SITE LANDSCAPE PLAN

PLEASE REFER TO L002 FOR PLANT MATERIAL SCHEDULE



KEY MAP

NOT TO SCALE



S. TREMONT ST.

WTC

ALLEY

PUBLIC/OFFICE PARKING

PARKING STRUCTURE (BLOCK 1)

HOTEL LOBBY & MEETING

HOTEL (BLOCK 1)

RETAIL

ALLEY

PICK-UP / DROP OFF

BICYCLE RACK

UNDERGROUND BMP (SEE CIVIL)

PICK-UP / DROP OFF

BICYCLE RACK

PICK-UP / DROP OFF

POTENTIAL BICYCLE DOCK LOCATION

UNDERGROUND BMP (SEE CIVIL)

SEAGAZE DR.

LANDSCAPE PLAN
 SCALE: 1" = 20'-0"

PLEASE REFER TO L002 FOR PLANT MATERIAL SCHEDULE & L-011 FOR HARDSCAPE/FURNISHINGS SCHEDULE

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Issue Drawing Log

REV	DATE	DESCRIPTION
1	08-28-2022	DP SUBMITTAL 1
2	02-13-2023	DP SUBMITTAL 2
3	10-05-2023	DP SUBMITTAL 3
4	04-10-2024	DP SUBMITTAL 4
5	06-29-2024	DP SUBMITTAL 5
6	08-19-2024	DP SUBMITTAL 6

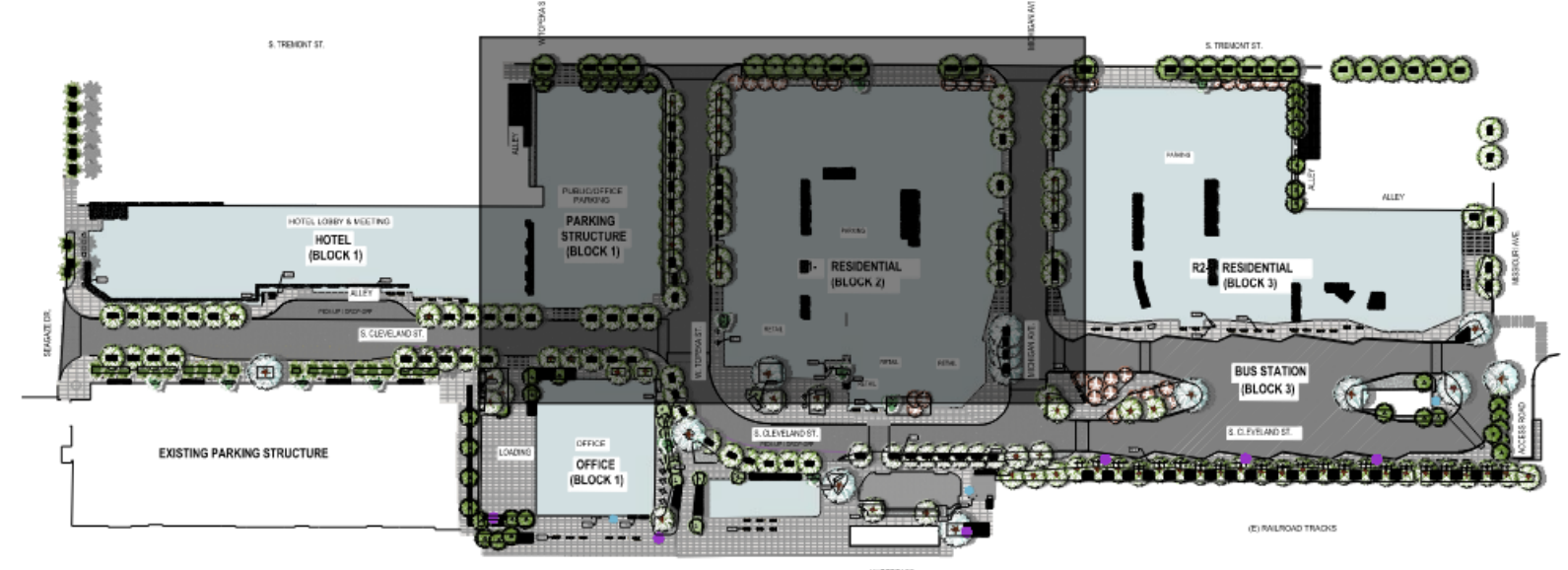
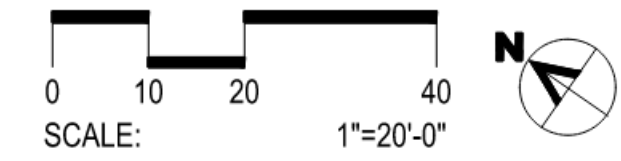
Schematic Design

LANDSCAPE PLAN

L-012



LANDSCAPE PLAN
 SCALE: 1" = 20'-0"



KEY MAP

NOT TO SCALE

Disclaimer

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Issue Drawing Log

REV	DATE	DESCRIPTION
1	08-26-2022	DP SUBMITTAL 1
2	02-13-2023	DP SUBMITTAL 2
3	10-05-2023	DP SUBMITTAL 3
4	04-10-2024	DP SUBMITTAL 4
5	06-29-2024	DP SUBMITTAL 5
6	08-19-2024	DP SUBMITTAL 6

Schematic Design

LANDSCAPE PLAN

L-013

PLEASE REFER TO L002 FOR PLANT MATERIAL SCHEDULE & L-011 FOR HARDSCAPE/FURNISHINGS SCHEDULE

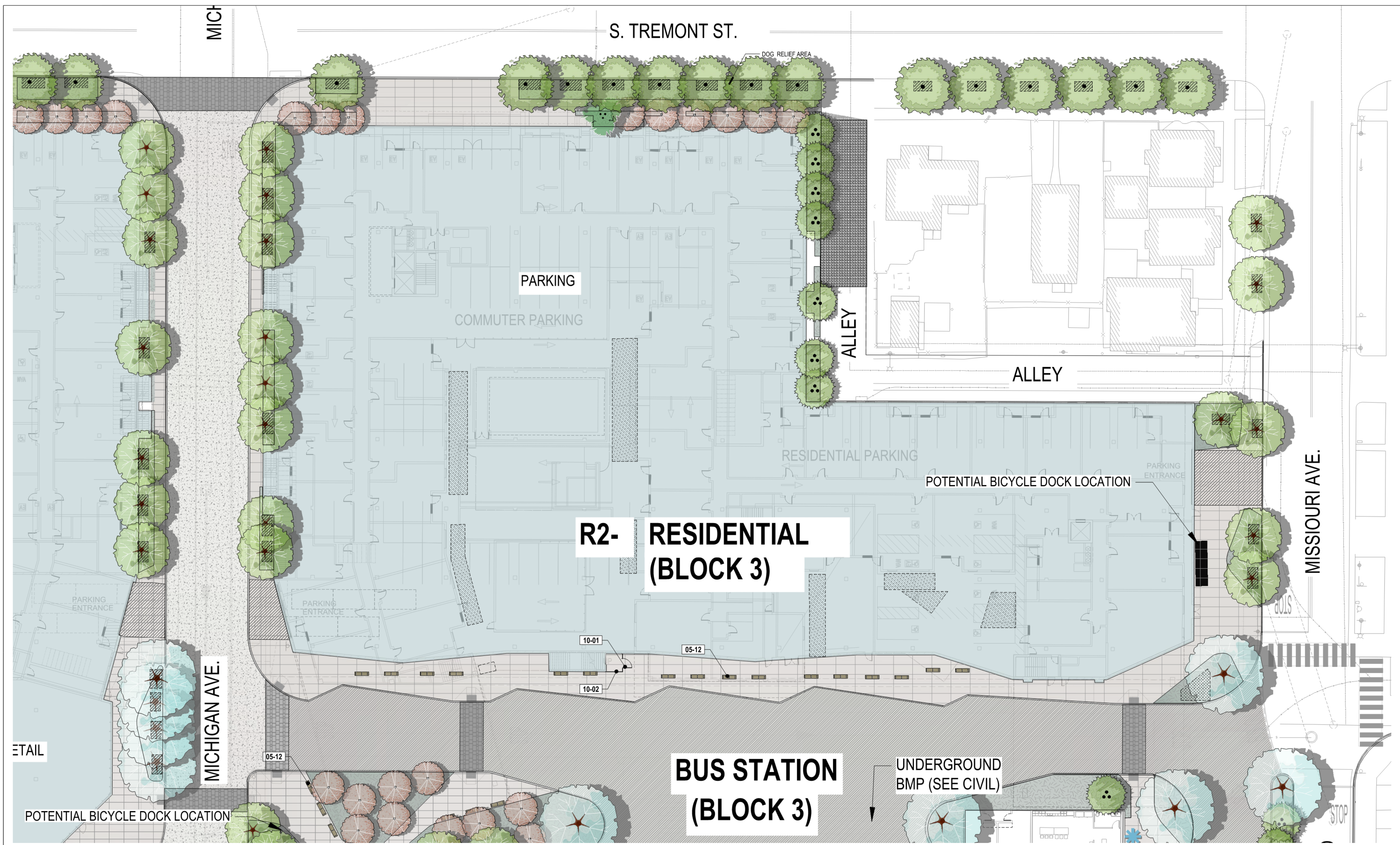
Disclaimer

Signature & Seal

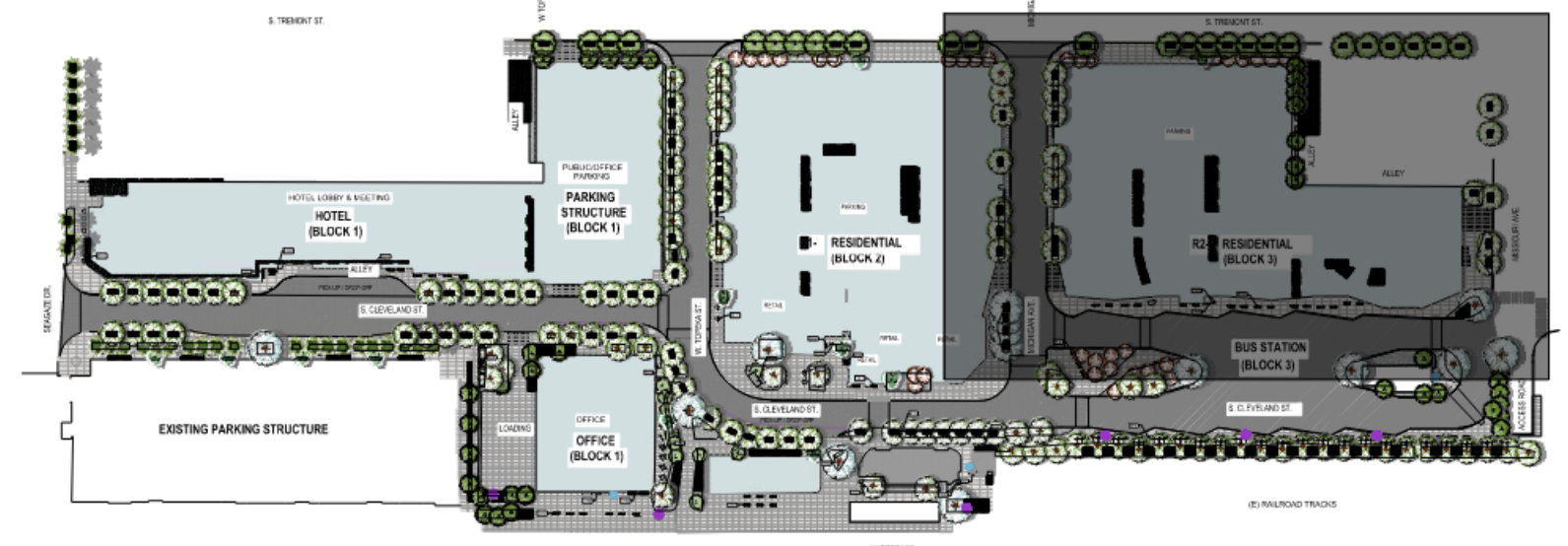
NOT FOR CONSTRUCTION

Issue Drawing Log

REV	DATE	DESCRIPTION
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2	02-13-2023	DP SUBMITTAL 2
3	10-05-2023	DP SUBMITTAL 3
4	04-10-2024	DP SUBMITTAL 4
5	05-29-2024	DP SUBMITTAL 5
6	08-19-2024	DP SUBMITTAL 6



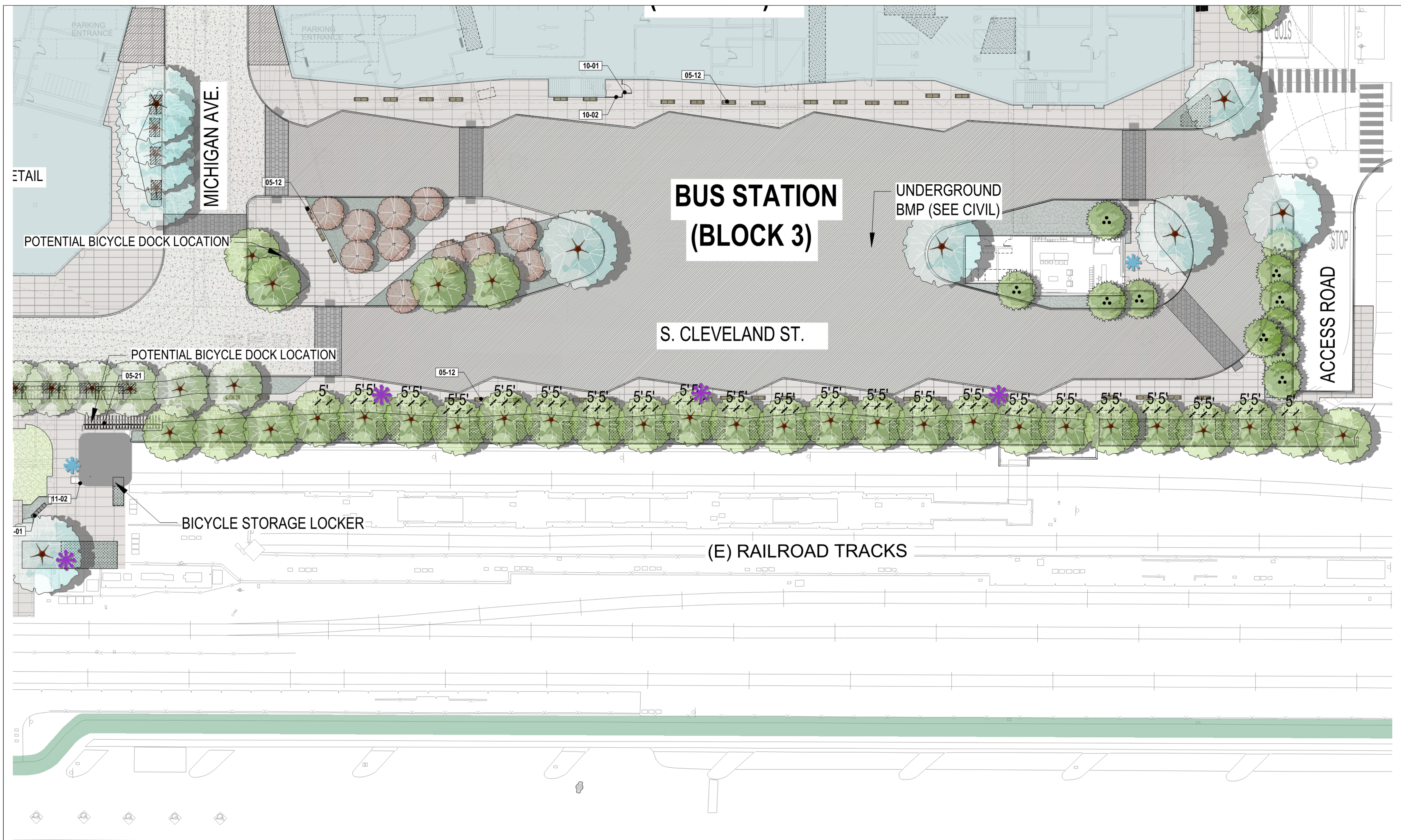
LANDSCAPE PLAN
 SCALE: 1"=20'-0"



KEY MAP

NOT TO SCALE

PLEASE REFER TO L002 FOR PLANT MATERIAL SCHEDULE & L-011 FOR HARDSCAPE/FURNISHINGS SCHEDULE



Disclaimer

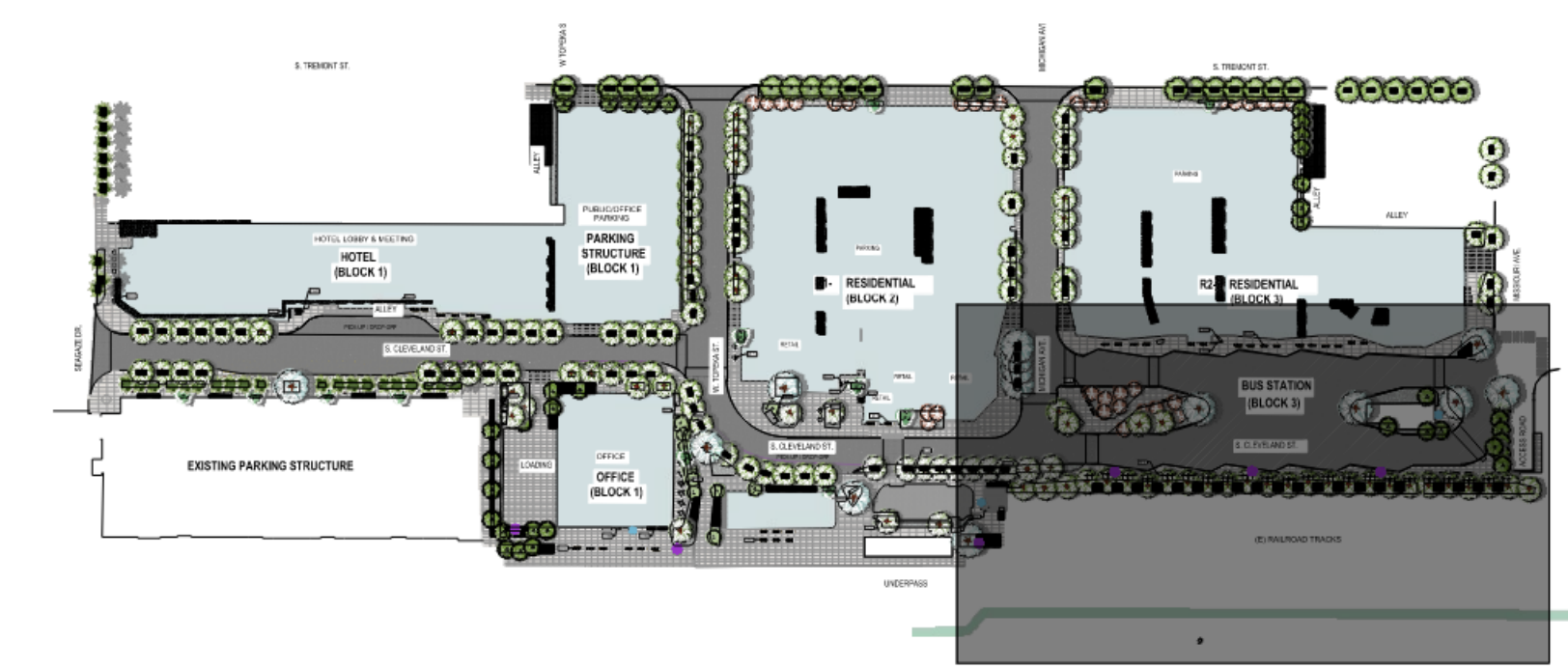
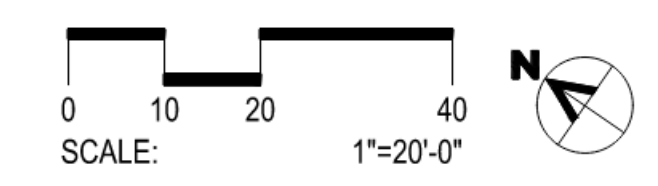
Signature & Seal

NOT FOR CONSTRUCTION

Issue Drawing Log

REV	DATE	DESCRIPTION
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2	02-13-2023	DP SUBMITTAL 2
3	10-05-2023	DP SUBMITTAL 3
4	04-10-2024	DP SUBMITTAL 4
5	06-29-2024	DP SUBMITTAL 5
6	08-19-2024	DP SUBMITTAL 6

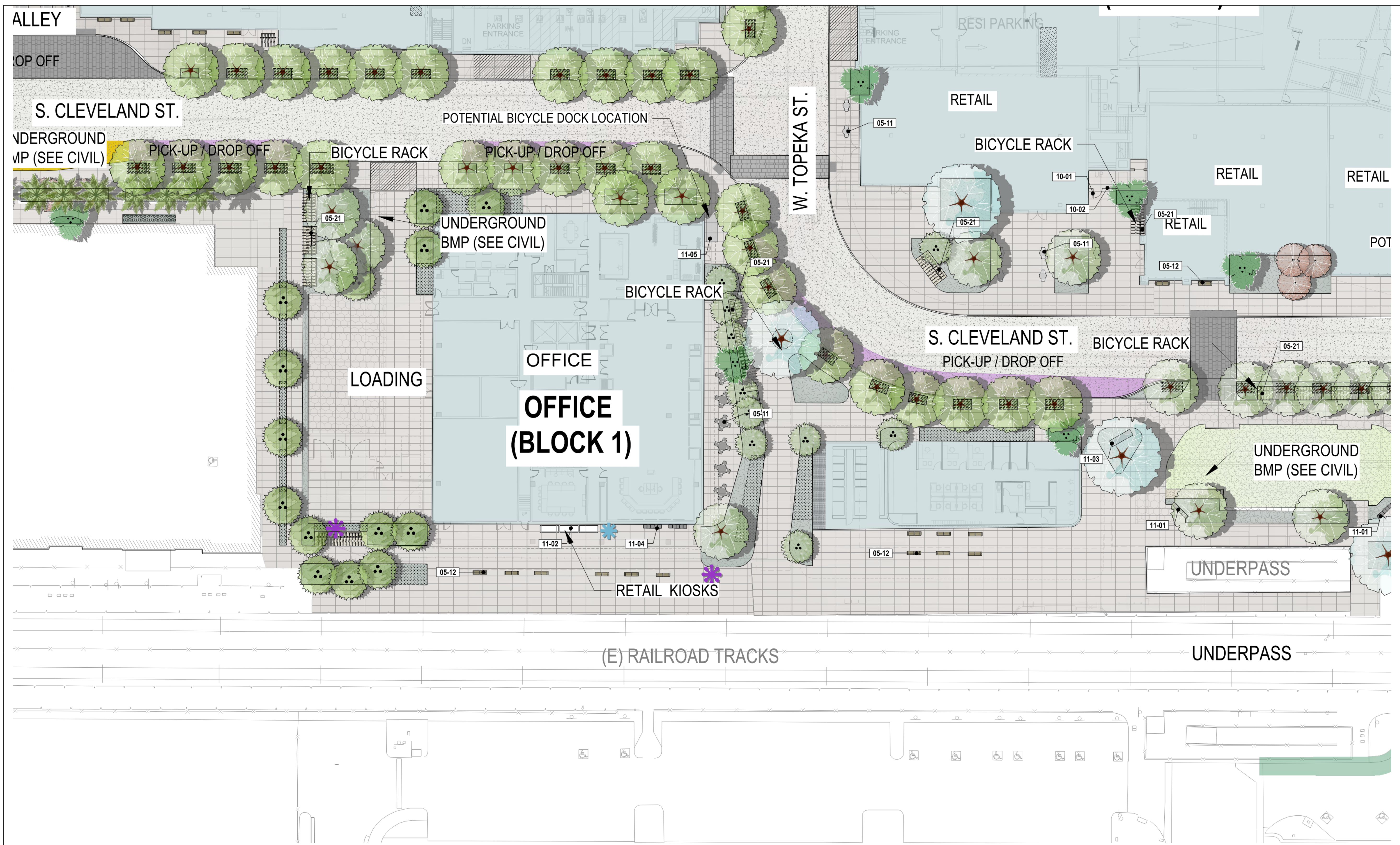
LANDSCAPE PLAN
 SCALE: 1"=20'-0"



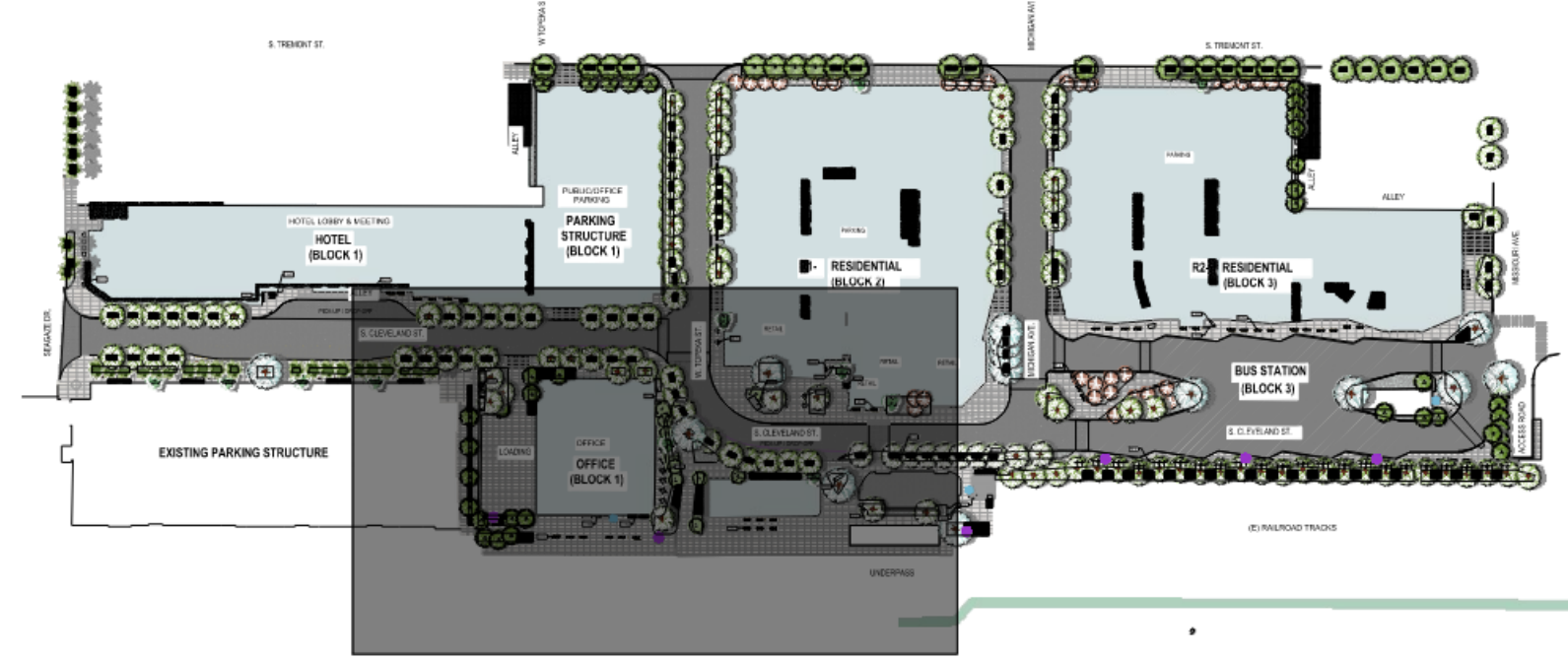
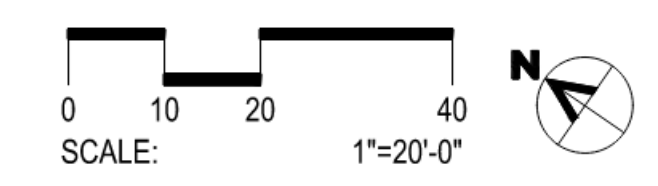
PLEASE REFER TO L002 FOR PLANT MATERIAL SCHEDULE & L-011 FOR HARDSCAPE/FURNISHINGS SCHEDULE

Schematic Design
LANDSCAPE PLAN

L-015



LANDSCAPE PLAN
 SCALE: 1"=20'-0"



KEY MAP

NOT TO SCALE

PLEASE REFER TO L002 FOR PLANT MATERIAL SCHEDULE & L-011 FOR HARDSCAPE/FURNISHINGS SCHEDULE

Disclaimer

Signature & Seal



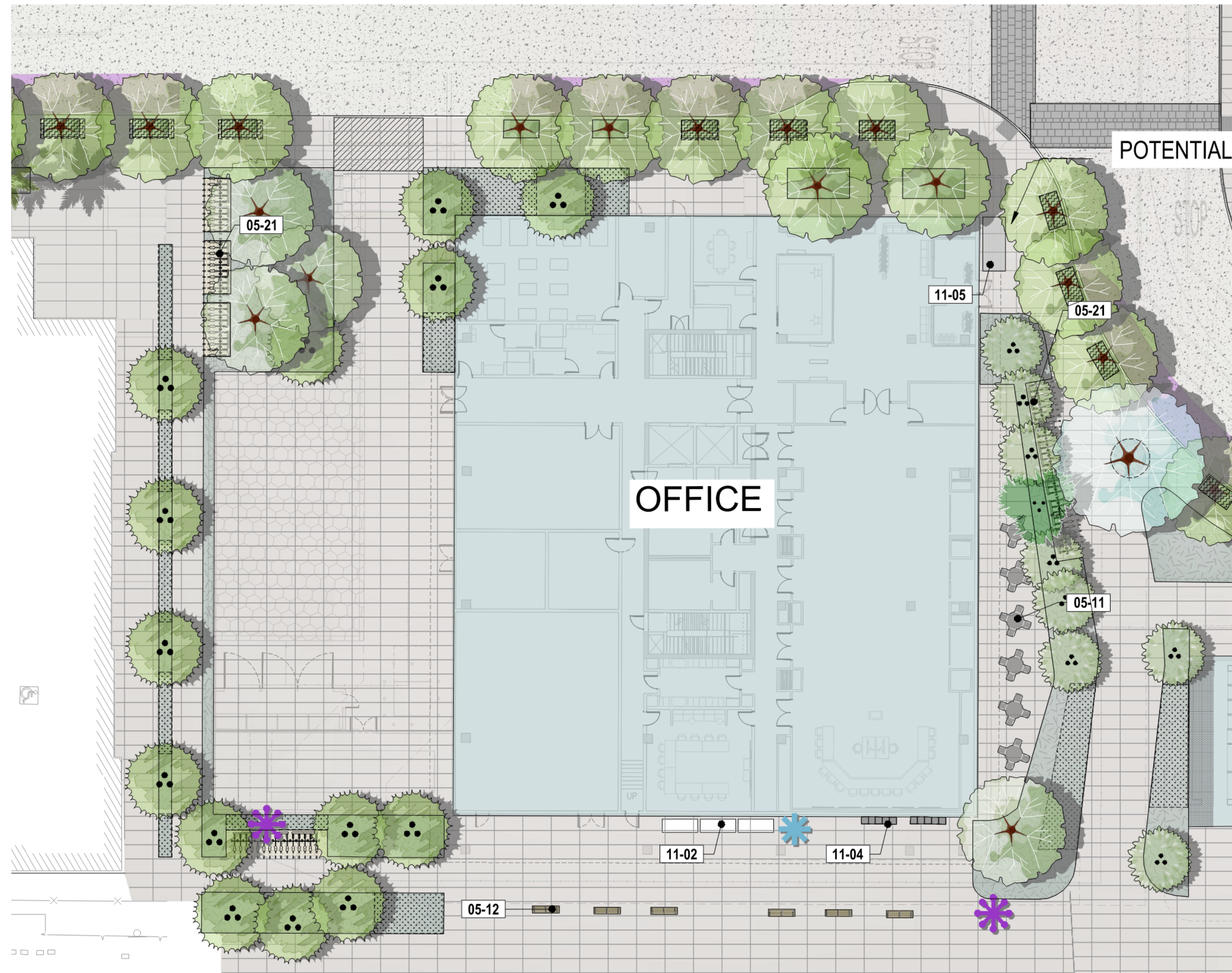
Issue Drawing Log

REV	DATE	DESCRIPTION
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2	02-13-2023	DP SUBMITTAL 2
3	10-09-2023	DP SUBMITTAL 3
4	04-10-2024	DP SUBMITTAL 4
5	06-29-2024	DP SUBMITTAL 5
6	08-19-2024	DP SUBMITTAL 6

Schematic Design

LANDSCAPE PLAN

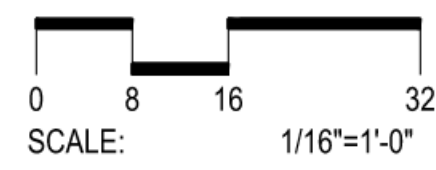
L-016



POTENTIAL BICYCLE DOCK LOCATION

OFFICE

OFFICE (LEVEL 1) LANDSCAPE PLAN
 SCALE: 1" = 16'-0"



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NOT FOR CONSTRUCTION

Issue Drawing Log

REV	DATE	DESCRIPTION
1	08-26-2022	DP SUBMITTAL 1
2	02-13-2023	DP SUBMITTAL 2
3	10-09-2023	DP SUBMITTAL 3
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5	06-20-2024	DP SUBMITTAL 5
6	08-19-2024	DP SUBMITTAL 6


Schematic Design


OFFICE (LEVEL 1) LANDSCAPE PLAN

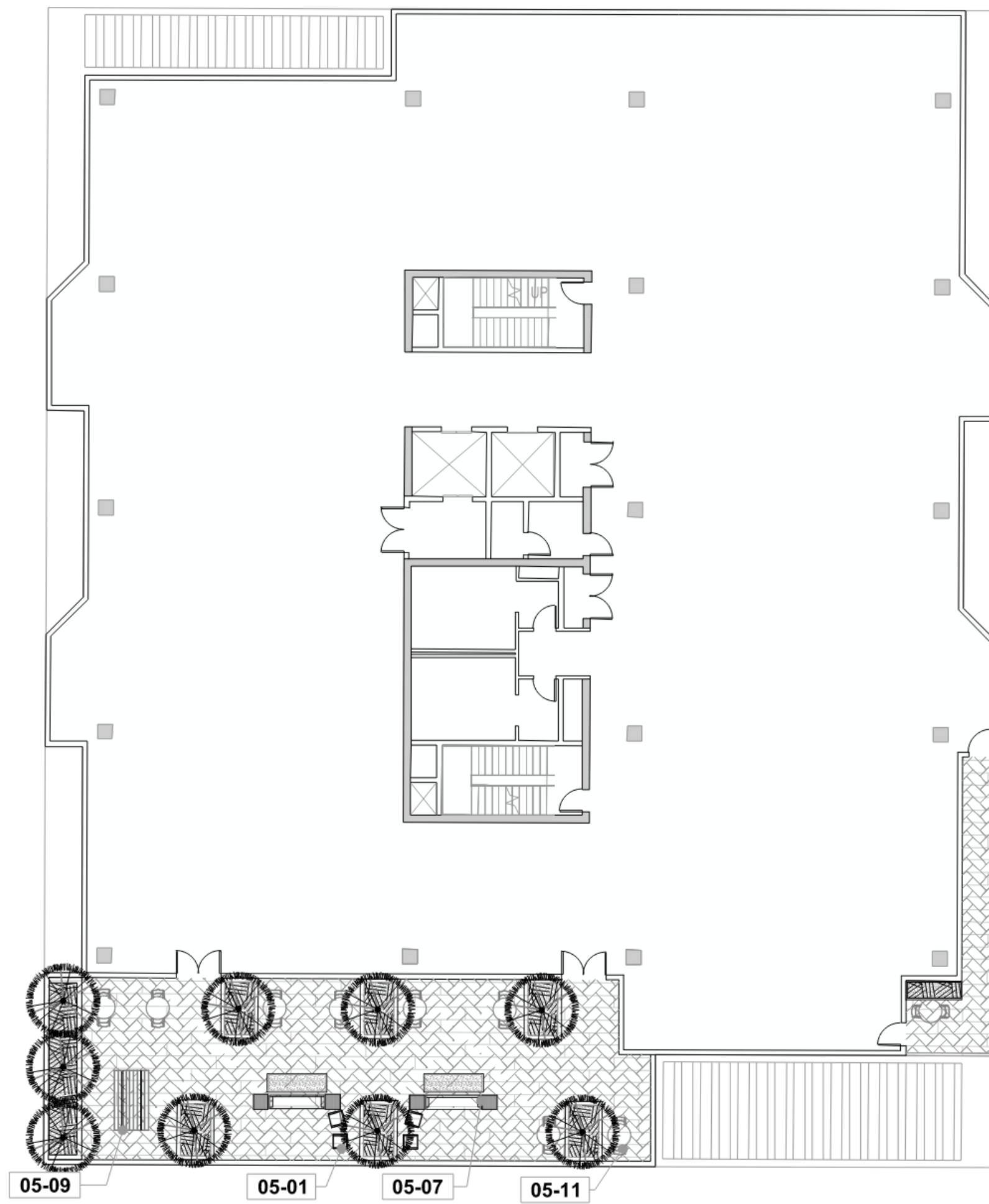
L-023

FOR GROUND LEVEL SCHEDULES, SEPLEASE REFER TO L002 FOR PLANT MATERIAL SCHEDULE & L-011 FOR HARDSCAPE/FURNISHINGS SCHEDULEE L-011

CONCEPT PLANT SCHEDULE 3RD FLOOR

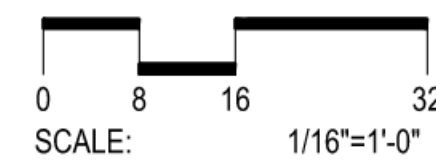
	SMALL FEATURE TREE	9	
	ALOE 'HERCULES' / HERCULES ALOE		15 GAL
	ALOE BAINESII / TREE ALOE		15 GAL
	CORDYLINE AUSTRALIS / GRASS PALM		15 GAL
	DRACAENA DRACO / DRAGON TREE		15 GAL
	DRACAENA MARGINATA / DRACAENA		15 GAL
	FICUS ELASTICA / RUBBER TREE		15 GAL
	FICUS LYRATA / FIDDLE LEAF FIG		15 GAL
	JUNIPERUS CHINENSIS 'TORULOSA' / HOLLYWOOD JUNIPER		15 GAL
	YUCCA ALOIFOLIA / ALOE YUCCA		15 GAL
	YUCCA AUSTRALIS / YUCCA		15 GAL
	YUCCA RIGIDA / MEXICAN BLUE YUCCA		15 GAL
	YUCCA ROSTRATA / BEAKED YUCCA		15 GAL


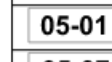
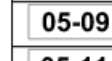

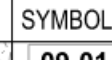
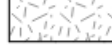
	POOLSIDE MIX	269 SF	
	2'-3" O.C.		
	AECHMEA BLANCHETIANA / ORANGE BROMELIAD		1 GAL - 5 GAL
	ALOE FERDIX / BITTER TREE ALOE		1 GAL - 5 GAL
	ALOE RAMOSISSIMA / MAIDEN'S QUIVER TREE		1 GAL - 5 GAL
	ALOE REITZII / REITZ'S ALOE		1 GAL - 5 GAL
	ALOE RUDIKOPPE / LITTLE RED RIDING HOOD ALOE		1 GAL - 5 GAL
	ALOE VERA / MEDICINAL ALOE		1 GAL - 5 GAL
	ALOE X 'ALWAYS RED' / ALWAYS RED ALOE		1 GAL - 5 GAL
	ALOE X 'BLUE ELF' / BLUE ELF ALOE		1 GAL - 5 GAL
	ALPINIA ZERUMBET 'VARIEGATA' / VARIEGATED SHELL GINGER		1 GAL - 5 GAL
	AR BUTUS UNEDO / STRAWBERRY TREE SHRUB		1 GAL - 5 GAL
	ASPARAGUS RETROFRACTUS / MING ASPARAGUS FERN		1 GAL - 5 GAL
	ASPARAGUS SETACEUS / ASPARAGUS FERN		1 GAL - 5 GAL
	BESCHORNERIA YUCCOIDES / AMOLE		1 GAL - 5 GAL
	CORDYLINE AUSTRALIS / GRASS PALM		1 GAL - 5 GAL
	CORDYLINE FRUTICOSA 'RED SISTER' / RED SISTER TI PLANT		1 GAL - 5 GAL
	CORDYLINE FRUTICOSA 'SOLEDAD PURPLE' / SOLEDAD PURPLE TI PLANT		1 GAL - 5 GAL
	COTYLEDON ORBICULATA / COTYLEDON		1 GAL - 5 GAL
	CUPHEA IGNEA / CIGAR PLANT		1 GAL - 5 GAL
	DIETES VEGETA / AFRICAN IRIS		1 GAL - 5 GAL
	DIETES VEGETA 'VARIEGATA' / VARIEGATED AFRICAN IRIS		1 GAL - 5 GAL
	DIPLADENIA X 'DEEP RED TM' / MANDINIA DEEP RED MANDEVILLA		1 GAL - 5 GAL
	DORYANTHES PALMERI / SPEAR LILY		1 GAL - 5 GAL
	DRACAENA MARGINATA / DRACAENA		1 GAL - 5 GAL
	EPIDENDRUM RADICANS 'ORANGE' / ORANGE REED STEM ORCHID		1 GAL - 5 GAL
	EPIDENDRUM RADICANS 'PURPLE' / PURPLE REED STEM ORCHID		1 GAL - 5 GAL
	MONSTERA DELICIOSA / SPLIT-LEAF PHILODENDRON		1 GAL - 5 GAL
	MYRICA CALIFORNICA / PACIFIC WAX MYRTLE		1 GAL - 5 GAL
	NEOREGELIA COMPACTA VARIEGATA / VARIEGATED COMPACT BROMELIAD		1 GAL - 5 GAL
	PACHYPODIUM LAMEREI / MADAGASCAR PALM		1 GAL - 5 GAL
	PHILODENDRON SELLOUM / TREE PHILODENDRON		1 GAL - 5 GAL
	STRELITZIA NICOLAI / GIANT BIRD OF PARADISE		1 GAL - 5 GAL
	STRELITZIA REGINAE / BIRD OF PARADISE		1 GAL - 5 GAL
	WOODWARDIA FIMBRIATA / GIANT CHAIN FERN		1 GAL - 5 GAL
	ZAMIA FURFURACEA / CARDBOARD PALM		1 GAL - 5 GAL



OFFICE (LEVEL 3) LANDSCAPE PLAN

SCALE: 1" = 16'-0"



SCHEDULE 3RD FLOOR		
SYMBOL	DESCRIPTION	QTY
	01 PAVEMENTS, RAMPS, CURBS	
	01-09 PEDESTAL PAVERS	2,050 SF
	05 SITE FURNISHINGS	
SYMBOL	DESCRIPTION	QTY
	05-01 LOUNGE CHAIR - TYPE I	4
	05-07 OUTDOOR SOFA	2
	05-09 DINING TABLE - TYPE II	1
	05-11 BISTRO TABLE	9
	09 PLANTING AND LANDSCAPE	
SYMBOL	DESCRIPTION	QTY
	09-01 PLANTING AREA	304 SF

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Signature & Seal



Issue Drawing Log

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4	04-10-2024	DP SUBMITTAL 4
5	06-29-2024	DP SUBMITTAL 5
6	08-19-2024	DP SUBMITTAL 6

Schematic Design

OFFICE (LEVEL 3) LANDSCAPE PLAN

L-025

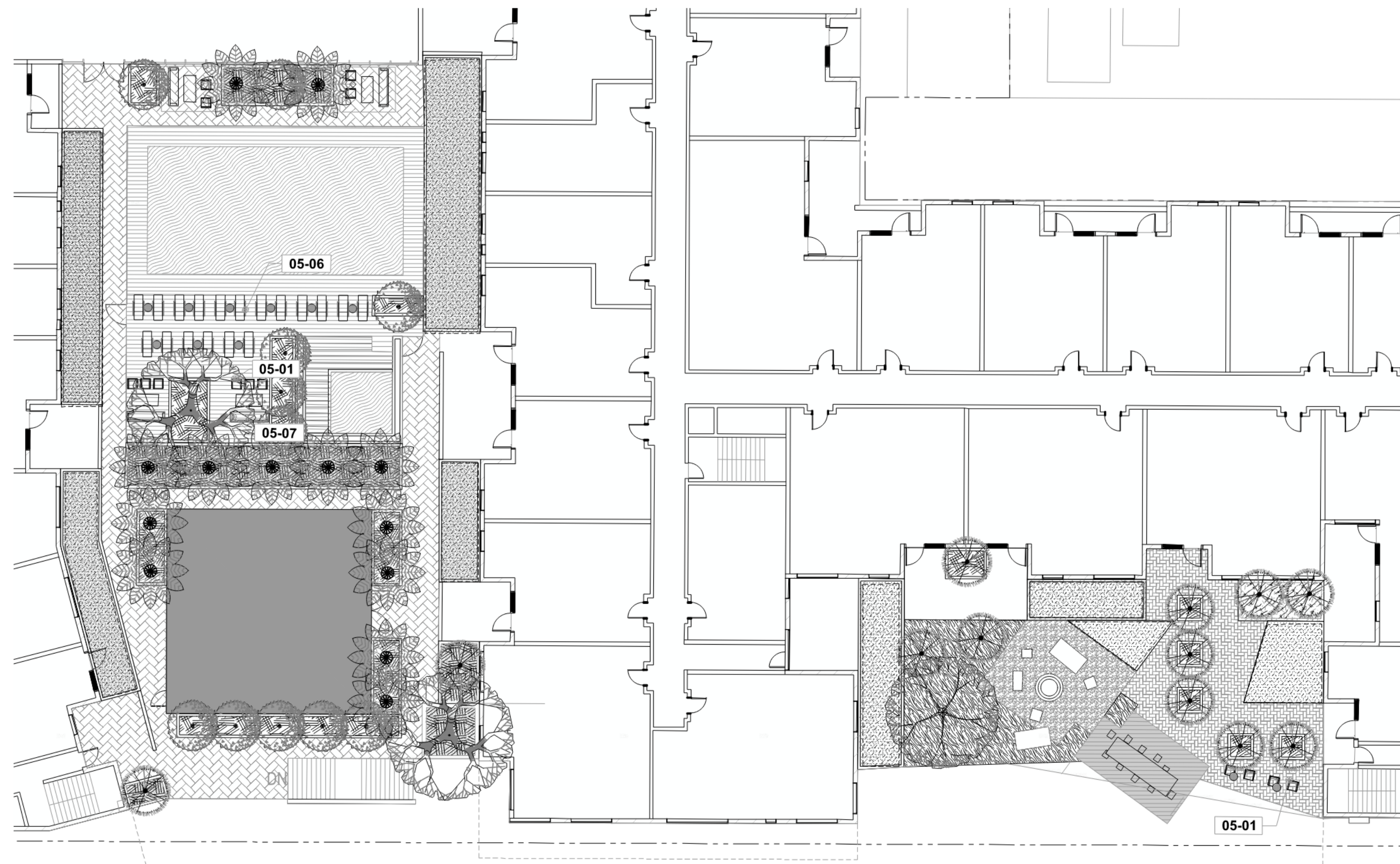
CONCEPT PLANT SCHEDULE POOL DECK

Symbol	Plant Name	Quantity	Notes	
[Symbol]	FEATURE TREE	2		
	AGONIS FLEXUOSA / PEPPERMINT TREE	24" BOX		
	CINNAMOMUM CAMPHORA / CAMPHOR TREE MULTI-TRUNK	24" BOX		
	QUERCUS AGRIFOLIA / COAST LIVE OAK MULTI-TRUNK	24" BOX		
	QUERCUS ENGELMANNII / ENGELMANN OAK	24" BOX		
	QUERCUS SUBER / CORK OAK	24" BOX		
	SCHINUS MOLLE / CALIFORNIA PEPPER	24" BOX		
	TIPUANA TIPU / TIPU TREE	24" BOX		
	[Symbol]	SMALL FLOWERING TREE	11	
		ACACIA BAILEYANA / BAILEY ACACIA	24" BOX	
ACACIA COVENYI / BLUE BUSH ACACIA		15 GAL		
ACACIA CULTRIFORMIS / KNIFE ACACIA		15 GAL		
ACACIA DEALBATA / SILVER WATTLE		15 GAL		
ALBIZIA JULIBRISSIN / SILK TREE		24" BOX		
CERCIS OCCIDENTALIS / WESTERN REDBUD MULTI-TRUNK		24" BOX		
LAGERSTROEMIA INDICA / CRAPE MYRTLE		15 GAL		
LEPTOSPERMUM LAEVIGATUM / AUSTRALIAN TEA TREE		15 GAL		
MELALEUCA NESOPHILA / PINK MELALEUCA MULTI-TRUNK		15 GAL		
FLUMERIA RUBRA / RED FRANGIPANI		15 GAL		
TABEBUIA IMPETIGINOSA / PINK TRUMPET TREE		24" BOX		
[Symbol]		SMALL FEATURE TREE	1	
		ALOE 'HERCULES' / HERCULES ALOE	15 GAL	
		ALOE BAINESII / TREE ALOE	15 GAL	
		CORDYLINA AUSTRALIS / GRASS PALM	15 GAL	
		DRACAENA DRACO / DRAGON TREE	15 GAL	
	DRACAENA MARGINATA / DRACAENA	15 GAL		
	FICUS ELASTICA / RUBBER TREE	15 GAL		
	FICUS LYRATA / FIDDLE LEAF FIG	15 GAL		
	JUNIPERUS CHINENSIS 'TORULOSA' / HOLLYWOOD JUNIPER	15 GAL		
	YUCCA ALOIFOLIA / ALOE YUCCA	15 GAL		
	YUCCA AUSTRALIS / YUCCA	15 GAL		
	YUCCA RIGIDA / MEXICAN BLUE YUCCA	15 GAL		
	YUCCA ROSTRATA / BEAKED YUCCA	15 GAL		

Symbol	Plant Name	Quantity	Notes
[Symbol]	POOLSIDE MIX	2,151 SF	
	2'-3" O.C.		
	AECHMEA BLANCHETIANA / ORANGE BROMELIAD	1 GAL - 5 GAL	
	ALOE FEROX / BITTER TREE ALOE	1 GAL - 5 GAL	
	ALOE RAMOSISSIMA / MAIDEN'S QUIVER TREE	1 GAL - 5 GAL	
	ALOE REITZII / REITZ'S ALOE	1 GAL - 5 GAL	
	ALOE RUDIKOPPE / LITTLE RED RIDING HOOD ALOE	1 GAL - 5 GAL	
	ALOE VERA / MEDICINAL ALOE	1 GAL - 5 GAL	
	ALOE X 'ALWAYS RED' / ALWAYS RED ALOE	1 GAL - 5 GAL	
	ALOE X 'BLUE ELF' / BLUE ELF ALOE	1 GAL - 5 GAL	
	ALPINA ZERUMBET VARIEGATA / VARIEGATED SHELL GINGER	1 GAL - 5 GAL	
	ARBUTUS UNEDO / STRAWBERRY TREE SHRUB	1 GAL - 5 GAL	
	ASPARAGUS RETROFRACTUS / MING ASPARAGUS FERN	1 GAL - 5 GAL	
	ASPARAGUS SETACEUS / ASPARAGUS FERN	1 GAL - 5 GAL	
	BESCHORNERIA YUCCOIDES / AMOLE	1 GAL - 5 GAL	
	CORDYLINA AUSTRALIS / GRASS PALM	1 GAL - 5 GAL	
	CORDYLINA FRUTICOSA 'RED SISTER' / RED SISTER TI PLANT	1 GAL - 5 GAL	
	CORDYLINA FRUTICOSA 'SOLEDAD PURPLE' / SOLEDAD PURPLE TI PLANT	1 GAL - 5 GAL	
	COTYLEDON ORBICULATA / COTYLEDON	1 GAL - 5 GAL	
	CUPHEA IGNEA / CIGAR PLANT	1 GAL - 5 GAL	
	DIETES VEGETA / AFRICAN IRIS	1 GAL - 5 GAL	
	DIETES VEGETA VARIEGATA / VARIEGATED AFRICAN IRIS	1 GAL - 5 GAL	
	DIPLODENIA X 'DEEP RED' TM / MANDINIA DEEP RED MANDEVILLA	1 GAL - 5 GAL	
	DORYANTHES PALMERI / SPEAR LILY	1 GAL - 5 GAL	
	DRACAENA MARGINATA / DRACAENA	1 GAL - 5 GAL	
	EPIDENDRUM RADICANS 'ORANGE' / ORANGE REED STEM ORCHID	1 GAL - 5 GAL	
	EPIDENDRUM RADICANS 'PURPLE' / PURPLE REED STEM ORCHID	1 GAL - 5 GAL	
	MONSTERA DELICIOSA / SPLIT-LEAF PHILODENDRON	1 GAL - 5 GAL	
	MYRICA CALIFORNICA / PACIFIC WAX MYRTLE	1 GAL - 5 GAL	
	NEOREGELIA COMPACTA VARIEGATA / VARIEGATED COMPACT BROMELIAD	1 GAL - 5 GAL	
	PACHYPODIUM LAMEREI / MADAGASCAR PALM	1 GAL - 5 GAL	
	PHILODENDRON SELLOUM / TREE PHILODENDRON	1 GAL - 5 GAL	
STRELITZIA NICOLAI / GIANT BIRD OF PARADISE	1 GAL - 5 GAL		
STRELITZIA REGINAE / BIRD OF PARADISE	1 GAL - 5 GAL		
WOODWARDIA FIMBRIATA / GIANT CHAIN FERN	1 GAL - 5 GAL		
ZAMIA FURFURACEA / CARDBOARD PALM	1 GAL - 5 GAL		

Symbol	Plant Name	Quantity	Notes
[Symbol]	POOL AREA TREE/PALM	13	
	BRANHEA ARMATA / MEXICAN BLUE PALM	24" BOX	
	CARYOTA MITIS / CLUMPING FISHTAIL PALM	24" BOX	
	CHAMAEROPS HUMILIS / MEDITERRANEAN FAN PALM	24" BOX	
	DYSPIS LUTESCENS / ARECA PALM	15 GAL	
	HOWEA FORSTERIANA / KENTIA PALM	24" BOX	
	PANDANUS UTILIS / SCREW PINE	24" BOX	
	PHOENIX DACTYLIFERA 'MEDJOO' / MEDJOO DATE PALM	10' BTH	

REFERENCE NOTES SCHEDULE POOL DECK		
01 PAVEMENTS, RAMPS, CURBS		
SYMBOL	DESCRIPTION	QTY
[Symbol]	01-09 PEDESTAL PAVERS	3,229 SF
[Symbol]	01-11 DECK	1,973 SF
05 SITE FURNISHINGS		
SYMBOL	DESCRIPTION	QTY
[Symbol]	05-01 LOUNGE CHAIR - TYPE I	10
[Symbol]	05-06 CHAISE LOUNGE	18
[Symbol]	05-07 OUTDOOR SOFA	4
09 PLANTING AND LANDSCAPE		
SYMBOL	DESCRIPTION	QTY
[Symbol]	09-01 PLANTING AREA	2,151 SF
12 WATER FEATURES		
SYMBOL	DESCRIPTION	QTY
[Symbol]	12-01 POOL/SPA	1,394 SF



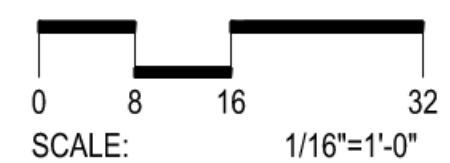
CONCEPT PLANT SCHEDULE AMENITY SPACE

Symbol	Plant Name	Quantity	Notes	
[Symbol]	DUNE TREE	1		
	AGONIS FLEXUOSA / PEPPERMINT TREE	24" BOX		
	GELIERA PARVIFLORA / AUSTRALIAN WILLOW	24" BOX		
	MELALEUCA QUINQUENERVIA / CAJUPUT TREE MULTI-TRUNK	24" BOX		
	PROSOPIS CHILENSIS 'THORNLESS' / THORNLESS CHILEAN MESQUITE	24" BOX		
	TABEBUIA IMPETIGINOSA / PINK TRUMPET TREE	24" BOX		
[Symbol]	SMALL FEATURE TREE	11		
	ALOE 'HERCULES' / HERCULES ALOE	15 GAL		
	ALOE BAINESII / TREE ALOE	15 GAL		
	CORDYLINA AUSTRALIS / GRASS PALM	15 GAL		
	DRACAENA DRACO / DRAGON TREE	15 GAL		
	DRACAENA MARGINATA / DRACAENA	15 GAL		
	FICUS ELASTICA / RUBBER TREE	15 GAL		
	FICUS LYRATA / FIDDLE LEAF FIG	15 GAL		
	JUNIPERUS CHINENSIS 'TORULOSA' / HOLLYWOOD JUNIPER	15 GAL		
	YUCCA ALOIFOLIA / ALOE YUCCA	15 GAL		
	YUCCA AUSTRALIS / YUCCA	15 GAL		
	YUCCA RIGIDA / MEXICAN BLUE YUCCA	15 GAL		
	YUCCA ROSTRATA / BEAKED YUCCA	15 GAL		
	[Symbol]	RAISED PLANTER MIX	669 SF	
		2'-3" O.C.		
		ACHILLEA MILLEFOLIUM / COMMON YARROW	1 GAL - 5 GAL	
		CAREX TESTACEA / ORANGE SEDGE	1 GAL - 5 GAL	
DUDLEYA BRITTONII / GIANT CHALK DUDLEYA		1 GAL		
ERIOGONUM GIGANTEUM COMPACTUM / COMPACT SAINT CATHERINE'S LACE		1 GAL - 5 GAL		
MISCANTHUS SINENSIS 'ADAGIO' / ADAGIO EULALIA GRASS		1 GAL - 5 GAL		
PENNISETUM ALOPECUROIDES / FOUNTAIN GRASS		1 GAL - 5 GAL		
PENSTEMON SPECTABILIS / SHOWY PENSTEMON		1 GAL - 5 GAL		
PORTULACARIA AFRA / ELEPHANT BUSH		1 GAL		
SALVIA X 'BEE'S BLISS' / BEE'S BLISS SAGE		1 GAL - 5 GAL		
SENECIO ANTEPHORBIIUM / SWITZLE STICKS		1 GAL - 5 GAL		
SENECIO CRASSISSIMUS / VERTICAL LEAF SENECIO		1 GAL		
SENECIO VITALIS / BLUE CHALK FINGERS		1 GAL		
SESLERIA AUTUMNALIS / AUTUMN MOOR GRASS		1 GAL - 5 GAL		
VERBENA LILACINA 'DE LA MINA' / DE LA MINA LILAC VERBENA		1 GAL - 5 GAL		
[Symbol]		DUNE MIX	749 SF	
	2'-3" O.C.			
	ABRONIA VILLOSA / DESERT SAND VERBENA	1 GAL		
	AGAVE SHAWII / COASTAL AGAVE	1 GAL - 5 GAL		
	ARISTIDA PURPUREA / PURPLE THREAWN	1 GAL - 5 GAL		
	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	1 GAL - 5 GAL		
	CAREX BUCHANANII / LEATHER LEAF SEDGE	1 GAL - 5 GAL		
	DUDLEYA BRITTONII / GIANT CHALK DUDLEYA	1 GAL - 5 GAL		
	LIMONILUM PEREZII / STATICE	1 GAL - 5 GAL		
	MUHLENBERGIA DUBIA / PINE MUHLY	1 GAL - 5 GAL		
	OPUNTIA SANTA-RITA 'TUBAC' TM / SANTA RITA PRICKLYPEAR	1 GAL - 5 GAL		
	SALICORNIA PACIFICA / PICKLEWEED	1 GAL - 5 GAL		
	SPHAERALCEA AMBIGUA / DESERT GLOBEMALLOW	1 GAL - 5 GAL		
	XEROSICYOS DANGUYI / SILVER DOLLAR VINE	1 GAL		
	[Symbol]	BIO FILTRATION PLANTER	19,758 SF	
		2'-3" O.C.		
		ACHILLEA MILLEFOLIUM / COMMON YARROW	4" POT	
AGROSTIS PALLENS / THINGRASS		1 GAL		
ANEMOPSIS CALIFORNICA / YERBA MANSÁ		1 GAL		
CAREX SPISSA / SAN DIEGO SEDGE		1 GAL		
CAREX SUBFUSCA / BROWN SEDGE		1 GAL		
CAREX TUMULICOLA / FOOTHILL SEDGE		1 GAL		
DISTICHIS SPICATA / SALTGRASS		1 GAL		
ELEOCHARIS MACROSTACHYA / COMMON SPIKERUSH		1 GAL		
FESTUCA CALIFORNICA / CALIFORNIA FESCUE		1 GAL		
FESTUCA RUBRA / RED FESCUE		1 GAL		
IVA HAYESIANA / SAN DIEGO POVERTY WEED		1 GAL		
JUNCUS PATENS / CALIFORNIA GRAY RUSH		1 GAL		
MAHONIA NEVINII / NEVIN MAHONIA		1 GAL		
MUHLENBERGIA RIGENS / DEER GRASS		1 GAL		
RIBES SPECIOSUM / FUCHSIA FLOWERING GOOSEBERRY		1 GAL		
ROSA CALIFORNICA / CALIFORNIA WILD ROSE	1 GAL			
SCIRPUS CERNUIUS / LOW BULRUSH	1 GAL			

REFERENCE NOTES SCHEDULE AMENITY SPACE		
01 PAVEMENTS, RAMPS, CURBS		
SYMBOL	DESCRIPTION	QTY
[Symbol]	01-09 PEDESTAL PAVERS	1,094 SF
[Symbol]	01-10 DECOMPOSED GRANITE: SOUTHWEST BOULDER 'DESERT GOLD' W/ STABILIZER	380 SF
[Symbol]	01-11 DECK	295 SF
05 SITE FURNISHINGS		
SYMBOL	DESCRIPTION	QTY
[Symbol]	05-01 LOUNGE CHAIR - TYPE I	4
09 PLANTING AND LANDSCAPE		
SYMBOL	DESCRIPTION	QTY
[Symbol]	09-01 PLANTING AREA	1,548 SF

R2 - RESIDENTIAL (BLOCK 3) LEVEL 2 AMENITY PLAN

SCALE: 1" = 16'-0"

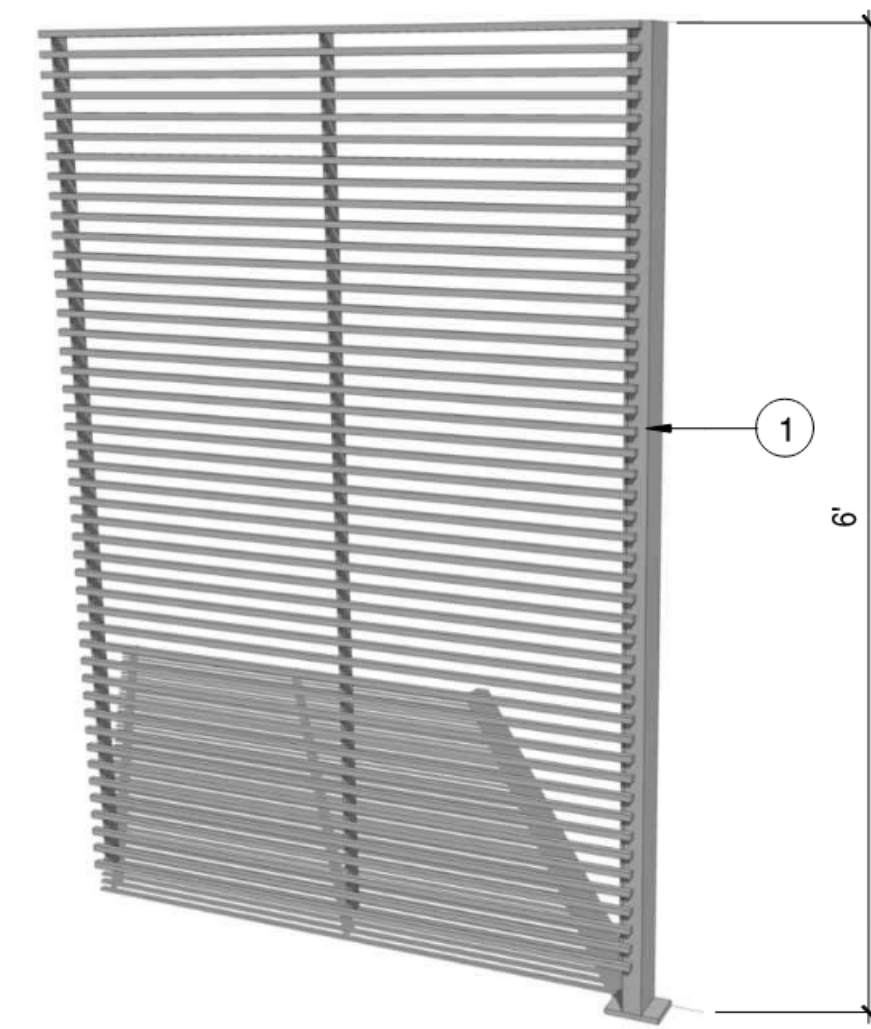


Disclaimer

Signature & Seal

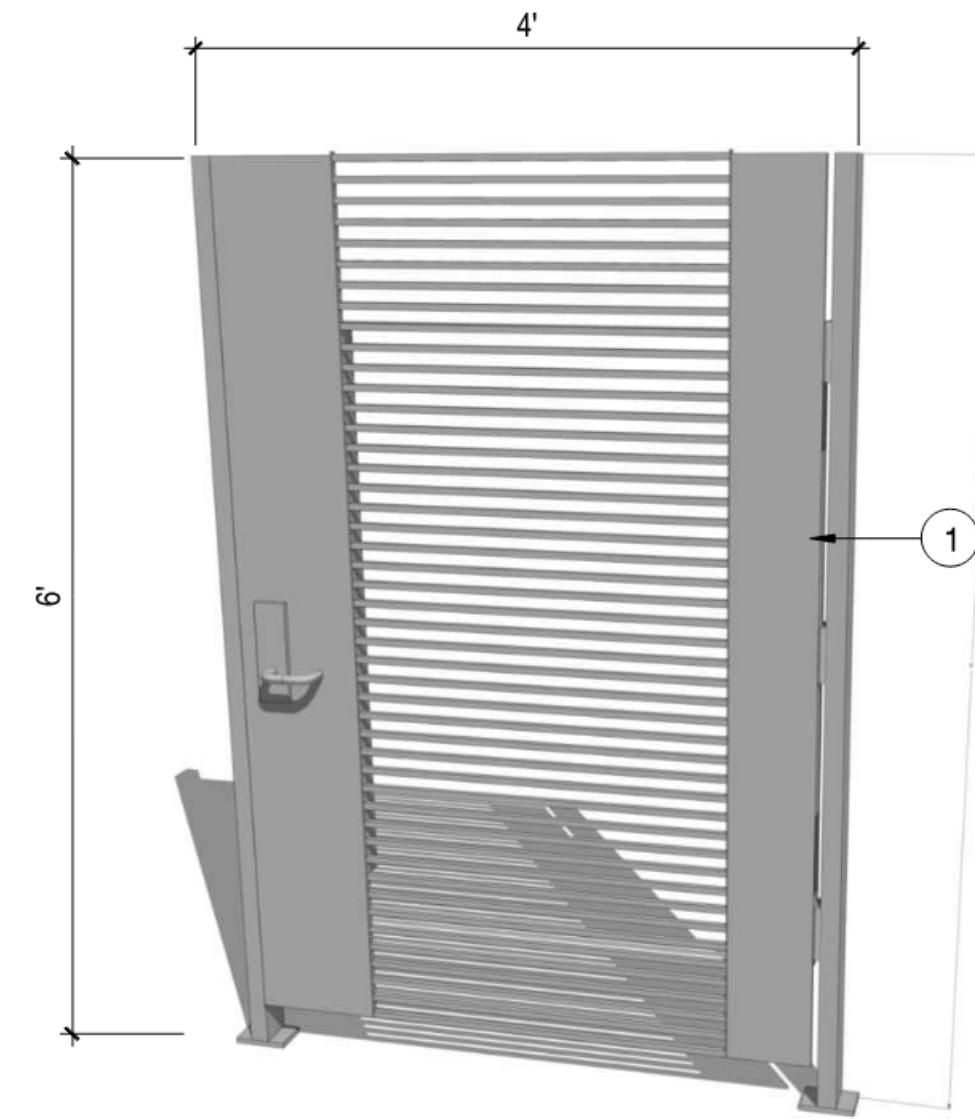


Issue Drawing Log		
REV	DATE	DESCRIPTION
1	08-28-2022	DP SUBMITTAL 1
2	02-13-2023	DP SUBMITTAL 2
3	10-09-2023	DP SUBMITTAL 3
4	04-10-2024	DP SUBMITTAL 4
5	06-29-2024	DP SUBMITTAL 5
6	08-19-2024	DP SUBMITTAL 6



1 POWDER COATED TUBE STEEL GATE

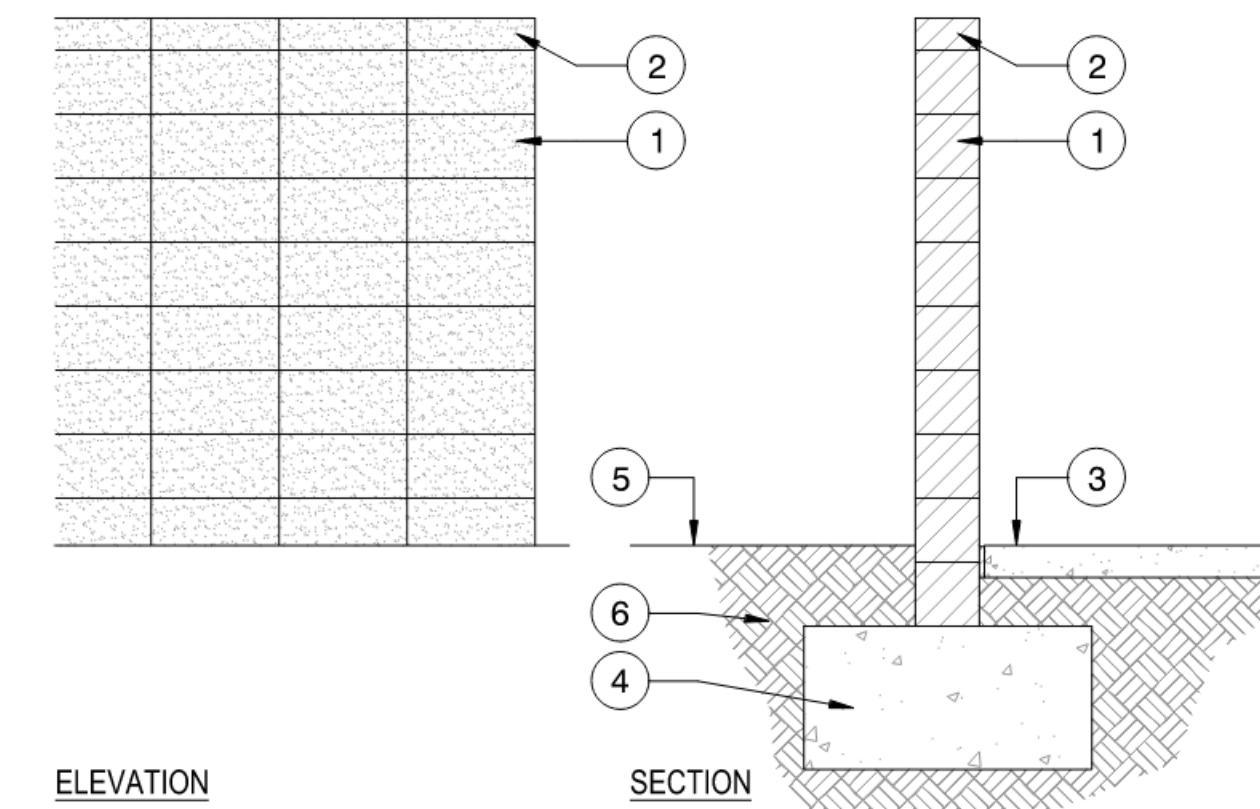
FENCE



1 POWDER COATED TUBE STEEL GATE
2 STAINLESS STEEL GATE LATCH AND HARDWARE

GATE

- 1 8x8x16 CMU WALL IN STACKED BOND PATTERN. SOLID GROUT FILL.
- 2 8x4x16 CMU WALL CAP. FLUSH WITH WALL.
- 3 ADJACENT FINISH PER PLAN.
- 4 CONCRETE FOOTING AND REINFORCEMENT PER STRUCTURAL ENGINEER.
- 5 FINISH GRADE.
- 6 COMPACTED SUBGRADE PER SOILS REPORT.



ELEVATION

SECTION

CMU FREE STANDING WALL

Disclaimer

Signature & Seal



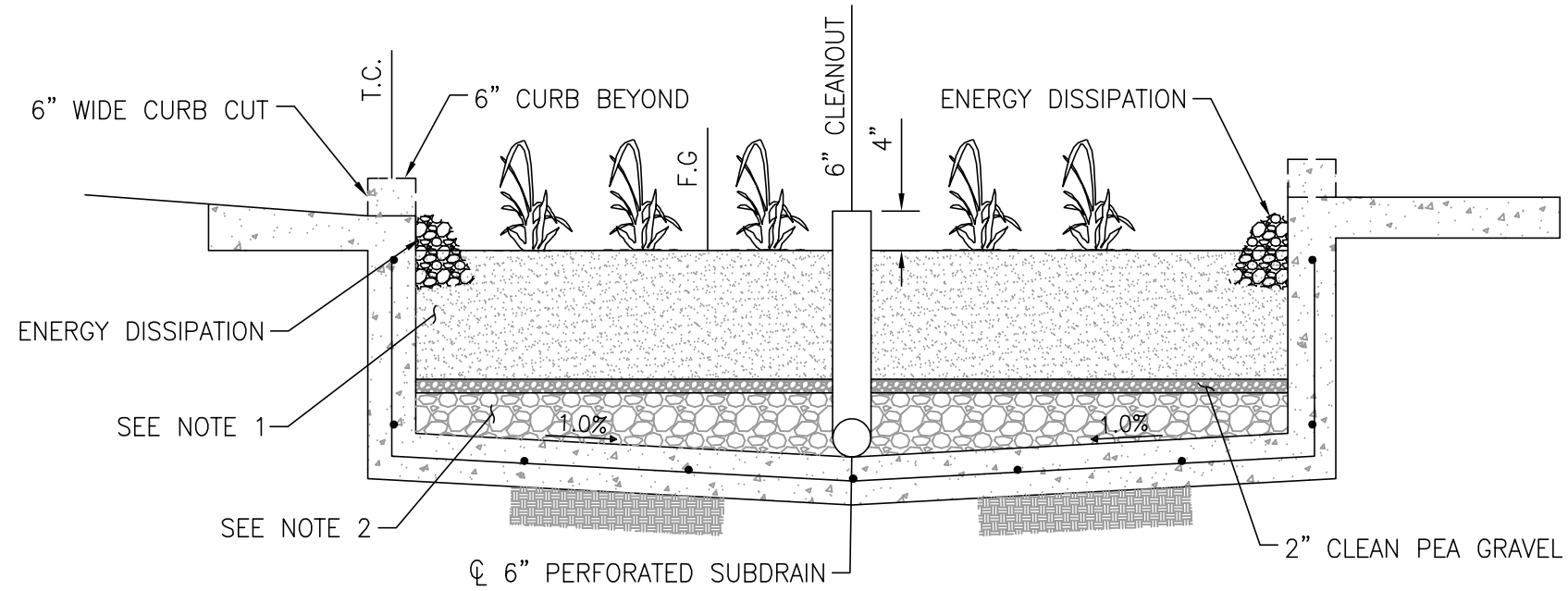
Issue Drawing Log

REV	DATE	DESCRIPTION
1	08-28-2022	DP SUBMITTAL 1
2	02-13-2023	DP SUBMITTAL 2
3	10-09-2023	DP SUBMITTAL 3
4	04-10-2024	DP SUBMITTAL 4
5	06-20-2024	DP SUBMITTAL 5
6	08-19-2024	DP SUBMITTAL 6

Schematic Design

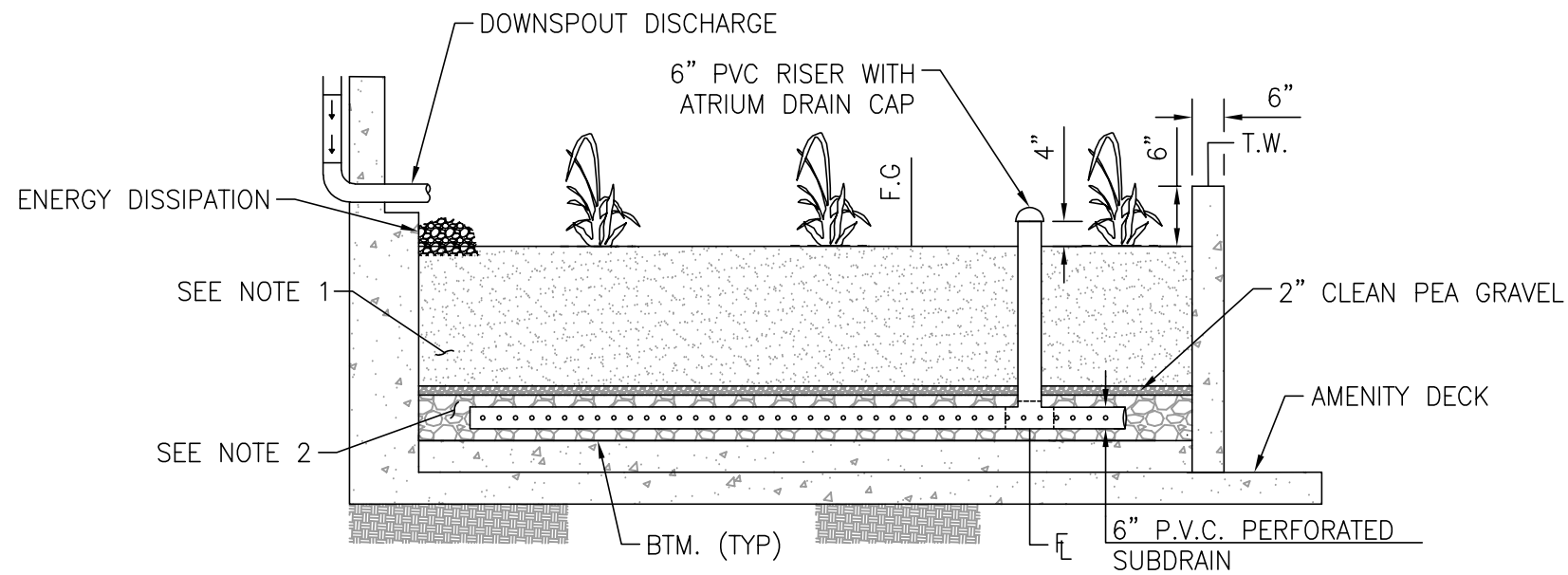
WALL & FENCE DETAILS

L-031



IN-GROUND BIO-FILTRATION PLANTER

NOT TO SCALE

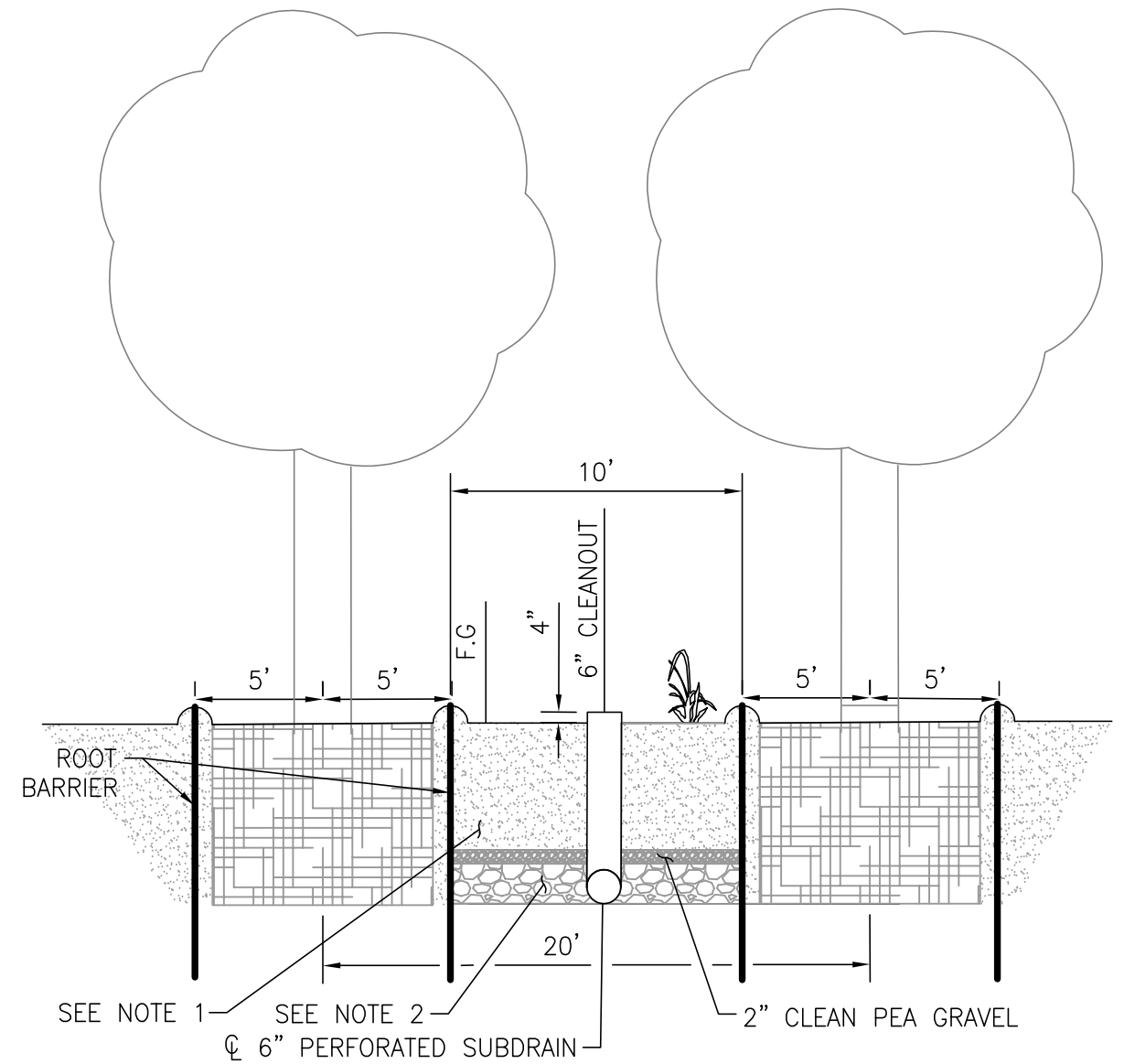


RAISED BIO-FILTRATION PLANTER BOX

NOT TO SCALE

NOTES

1. 2' SOIL MEDIA INFILTRATION = 5 IN./HR. MIN., 50-60% SAND, 20-30% TOPSOIL, 20-30% COMPOST. PARTICLE SIZE: 3/8 INCH MINUS
2. 6" OF 3/4" CRUSHED WASHED STONES, RECYCLED MATERIAL NOT PERMISSIBLE
3. ALL PENETRATION THROUGH PLANTER BOX SHALL BE SEALED WATER TIGHT



IN-GROUND BIO-FILTRATION PLANTER (ALTERNATE DESIGN)

NOT TO SCALE

PREPARED BY:



38 TECHNOLOGY DRIVE
IRVINE, CA 92618
949.923.6000 stantec.com

PREPARED FOR:



NCTD OCEANSIDE TRANSIT CENTER
235 S. TREMONT AVENUE
CITY OF OCEANSIDE, CALIFORNIA
BIO-FILTRATION PLANTER EXHIBIT

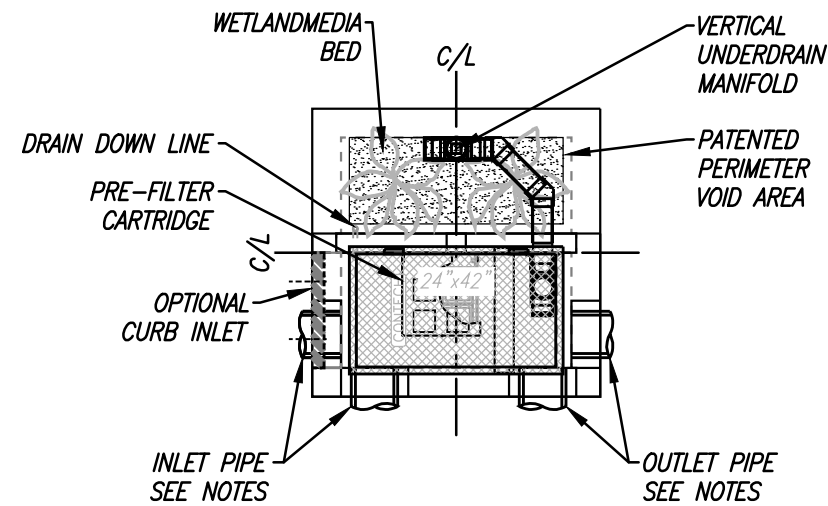
DATE:
08/09/2024
SHEET 1
OF 1

JOB NO.
2042577600

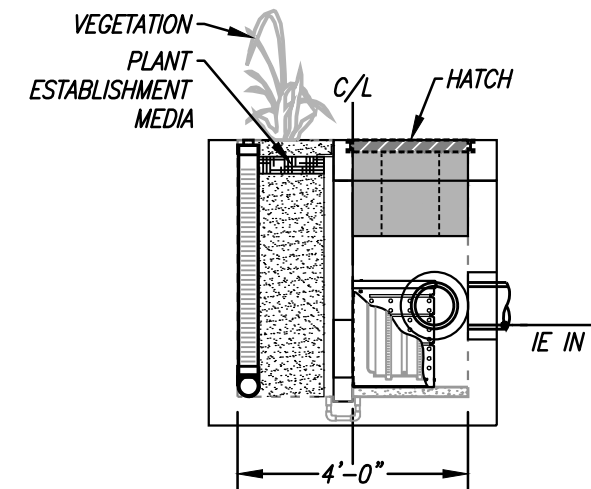
SITE SPECIFIC DATA

PROJECT NUMBER	2042217900		
PROJECT NAME	Oceanside TOD		
PROJECT LOCATION	Tremont Site		
STRUCTURE ID	C11		
<i>TREATMENT REQUIRED</i>			
TREATMENT FLOW (CFS)	0.021		
PRETREATMENT LOADING RATE (GPM/SF)	2.1 GPM/SF		
WETLAND MEDIA LOADING RATE (GPM/SF)	1.0		
PEAK BYPASS REQUIRED (CFS) – IF APPLICABLE	____ (CFS)		
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			
	PRETREATMENT	BIOFILTRATION	DISCHARGE
RIM ELEVATION			
SURFACE LOAD	PEDESTRIAN		
NOTES: INTERNAL BYPASS REQUIRED.			

* PRELIMINARY ONLY - NOT FOR CONSTRUCTION



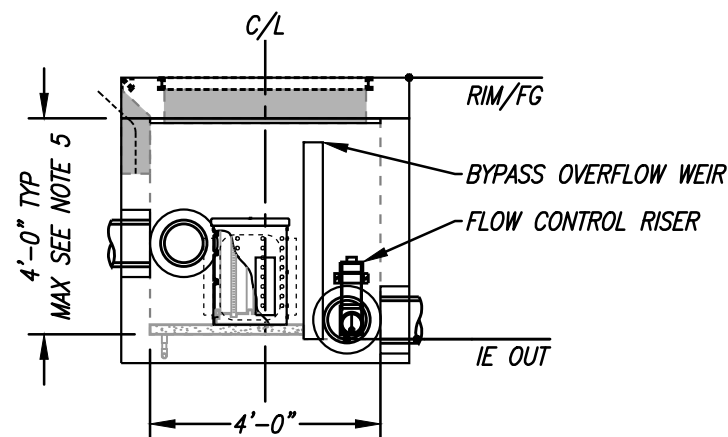
PLAN VIEW



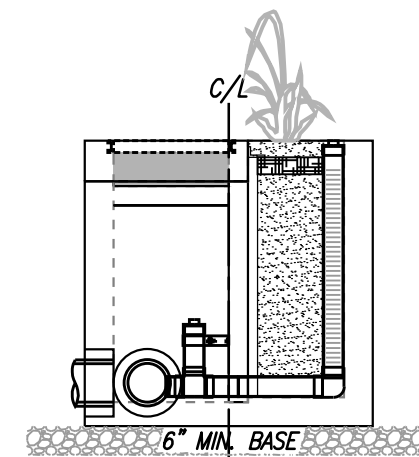
LEFT END VIEW

INSTALLATION NOTES

1. CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURER'S SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURER'S CONTRACT.
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5. VERTICAL HEIGHT VARIES BASED ON SITE SPECIFIC REQUIREMENTS.

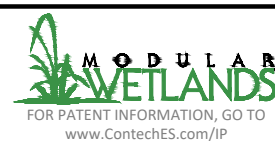


ELEVATION VIEW



RIGHT END VIEW

8/15/23 SCOTT SERICH



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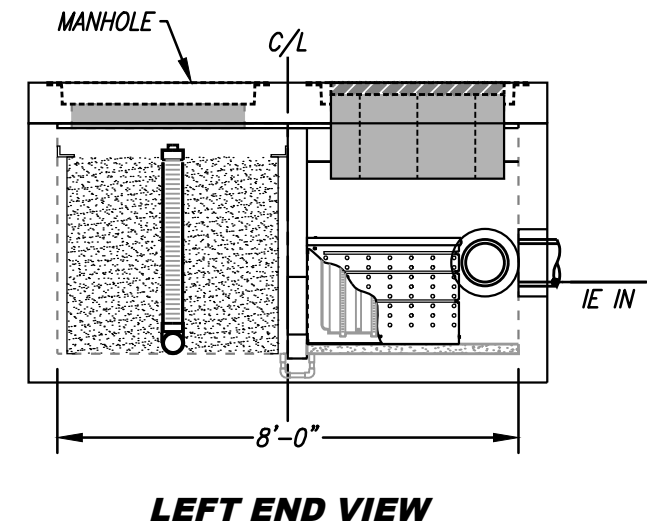
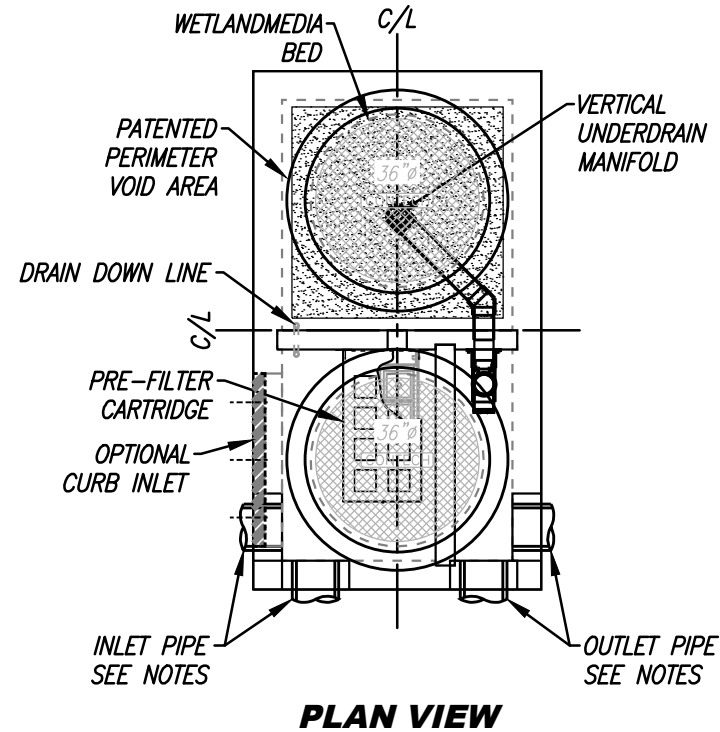


MWS-L-4-4-V
STORMWATER BIOFILTRATION SYSTEM
STANDARD DETAIL

SITE SPECIFIC DATA

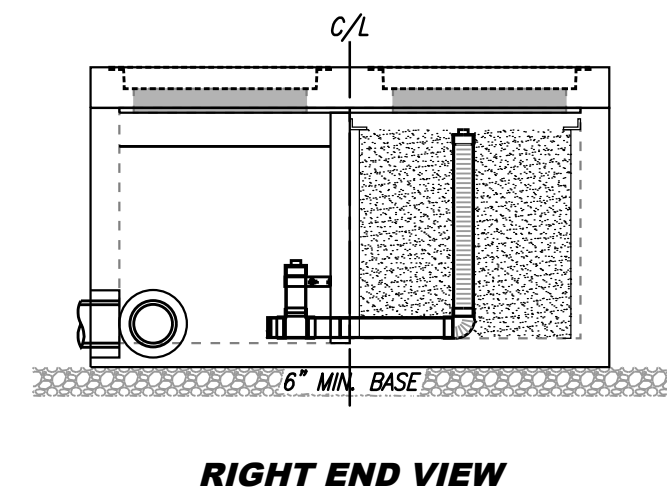
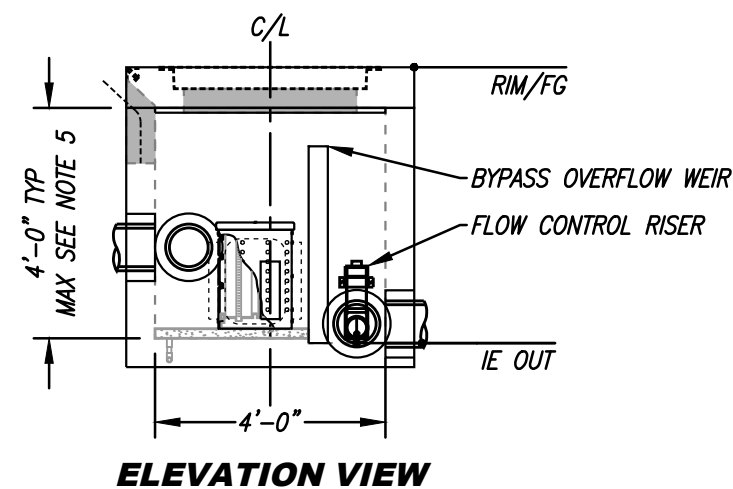
PROJECT NUMBER	2042217900		
PROJECT NAME	Oceanside TOD		
PROJECT LOCATION	Tremont Site		
STRUCTURE ID	A6		
TREATMENT REQUIRED			
TREATMENT FLOW (CFS)	0.078		
PRETREATMENT LOADING RATE (GPM/SF)	2.1 GPM/SF		
WETLAND MEDIA LOADING RATE (GPM/SF)	1.0		
PEAK BYPASS REQUIRED (CFS) - IF APPLICABLE	____ (CFS)		
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			
	PRETREATMENT	BIOFILTRATION	DISCHARGE
RIM ELEVATION			
SURFACE LOAD	HS-20		
NOTES: INTERNAL BYPASS REQUIRED.			

* PRELIMINARY ONLY - NOT FOR CONSTRUCTION

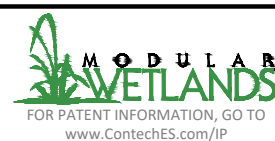


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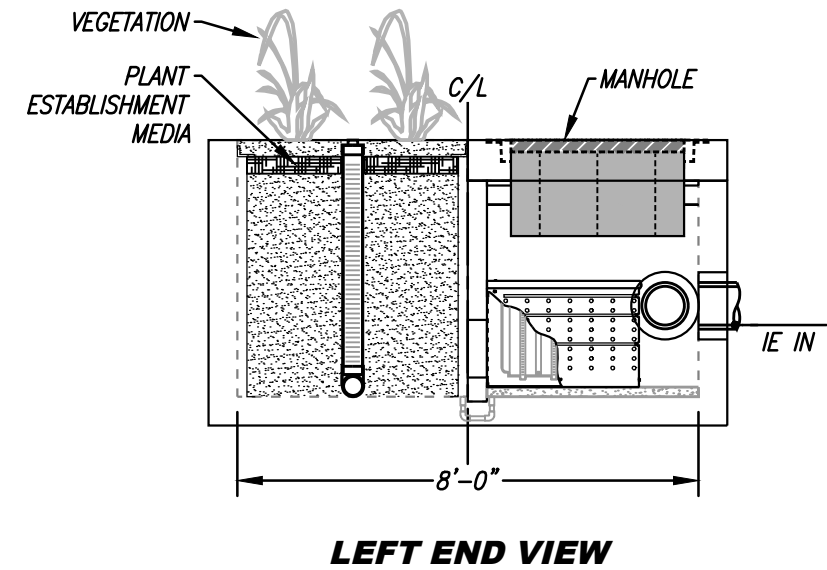
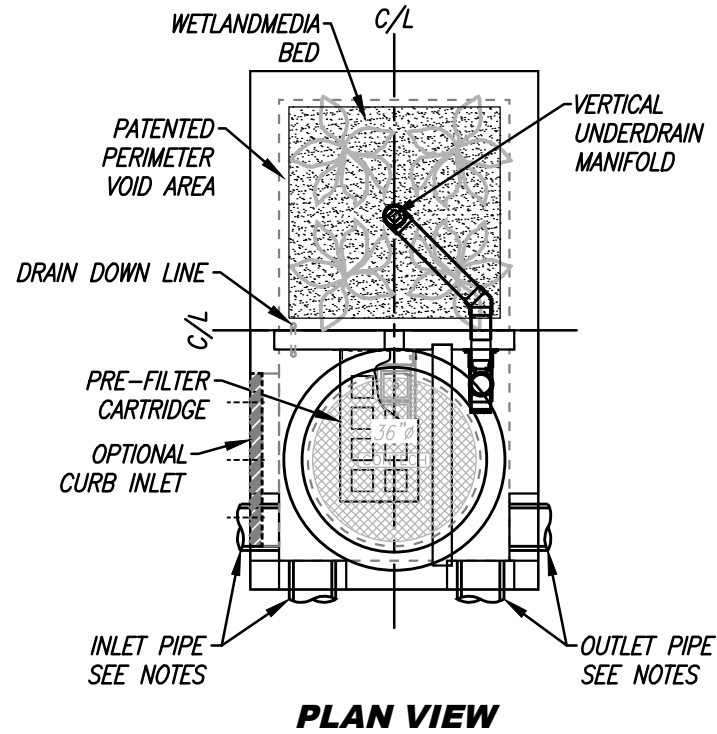


MWS-L-4-8-V-UG
STORMWATER BIOFILTRATION SYSTEM
STANDARD DETAIL

SITE SPECIFIC DATA

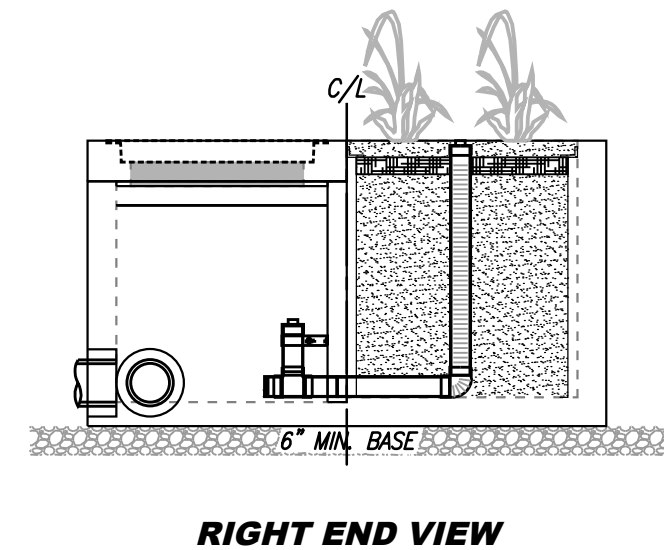
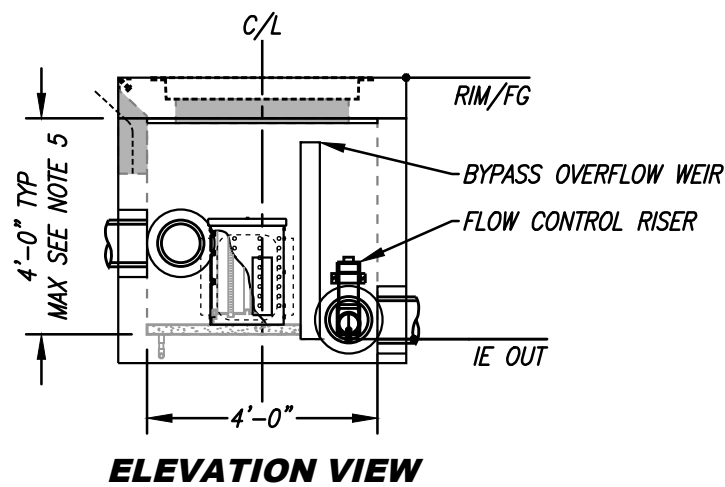
PROJECT NUMBER	2042217900		
PROJECT NAME	Oceanside TOD		
PROJECT LOCATION	Tremont Site		
STRUCTURE ID	B6		
TREATMENT REQUIRED			
TREATMENT FLOW (CFS)	0.088		
PRETREATMENT LOADING RATE (GPM/SF)	2.1 GPM/SF		
WETLAND MEDIA LOADING RATE (GPM/SF)	1.0		
PEAK BYPASS REQUIRED (CFS) – IF APPLICABLE	____ (CFS)		
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			
	PRETREATMENT	BIOFILTRATION	DISCHARGE
RIM ELEVATION			
SURFACE LOAD	PEDESTRIAN		
NOTES: INTERNAL BYPASS REQUIRED.			

* PRELIMINARY ONLY - NOT FOR CONSTRUCTION

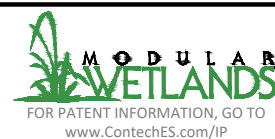


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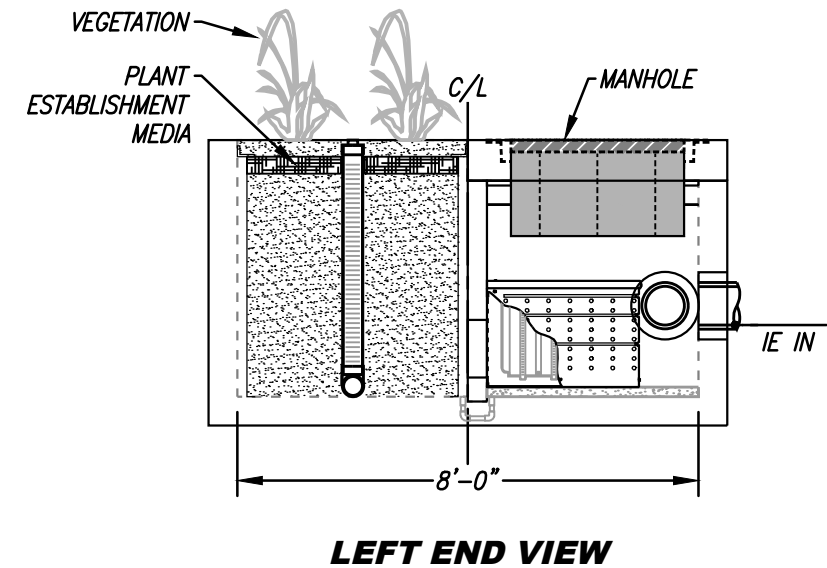
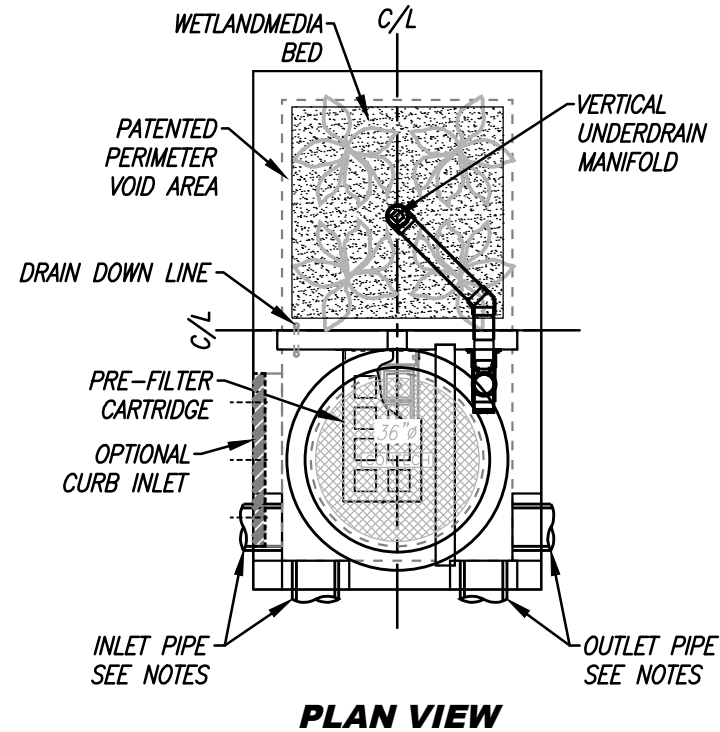


MWS-L-4-8-V
STORMWATER BIOFILTRATION SYSTEM
STANDARD DETAIL

SITE SPECIFIC DATA

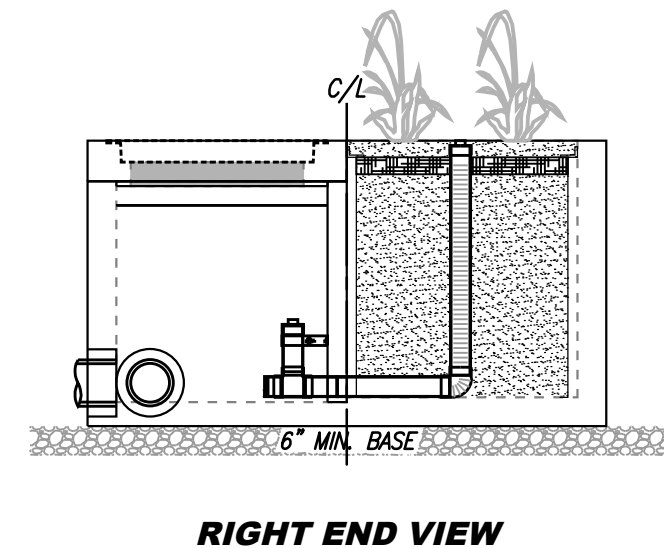
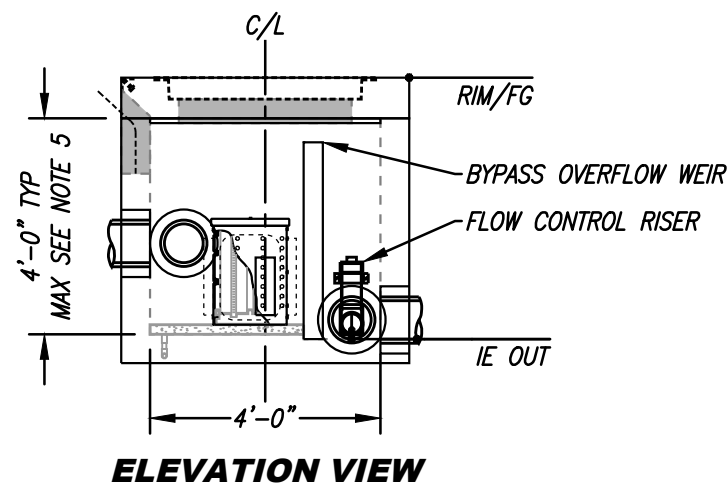
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PROJECT NAME	Oceanside TOD		
PROJECT LOCATION	Tremont Site		
STRUCTURE ID	C3		
TREATMENT REQUIRED			
TREATMENT FLOW (CFS)	0.076		
PRETREATMENT LOADING RATE (GPM/SF)	2.1 GPM/SF		
WETLAND MEDIA LOADING RATE (GPM/SF)	1.0		
PEAK BYPASS REQUIRED (CFS) – IF APPLICABLE	____ (CFS)		
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			
	PRETREATMENT	BIOFILTRATION	DISCHARGE
RIM ELEVATION			
SURFACE LOAD	PEDESTRIAN		
NOTES: INTERNAL BYPASS REQUIRED.			

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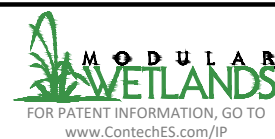


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MWS-L-4-8-V
STORMWATER BIOFILTRATION SYSTEM
STANDARD DETAIL

SITE SPECIFIC DATA			
PROJECT NUMBER	2042217900		
PROJECT NAME	Oceanside TOD		
PROJECT LOCATION	Tremont Site		
STRUCTURE ID	D12		
TREATMENT REQUIRED			
VOLUME BASED (CF)	FLOW BASED (CFS)		
N/A	0.175		
PEAK BYPASS REQUIRED (CFS) – IF APPLICABLE			OFFLINE
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2	N/A	N/A	N/A
OUTLET PIPE			
	PRETREATMENT	BIOFILTRATION	DISCHARGE
RIM ELEVATION			
SURFACE LOAD	PEDESTRIAN		
FRAME & COVER	ø30"	OPEN PLANTER	ø24"
NOTES: INTERNAL BYPASS REQUIRED.			

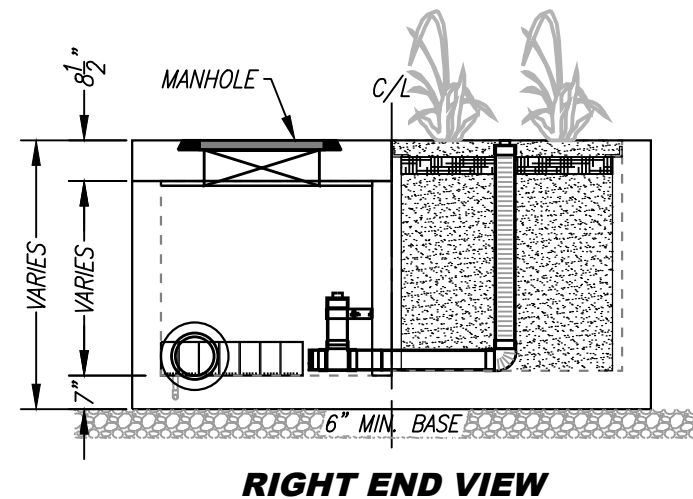
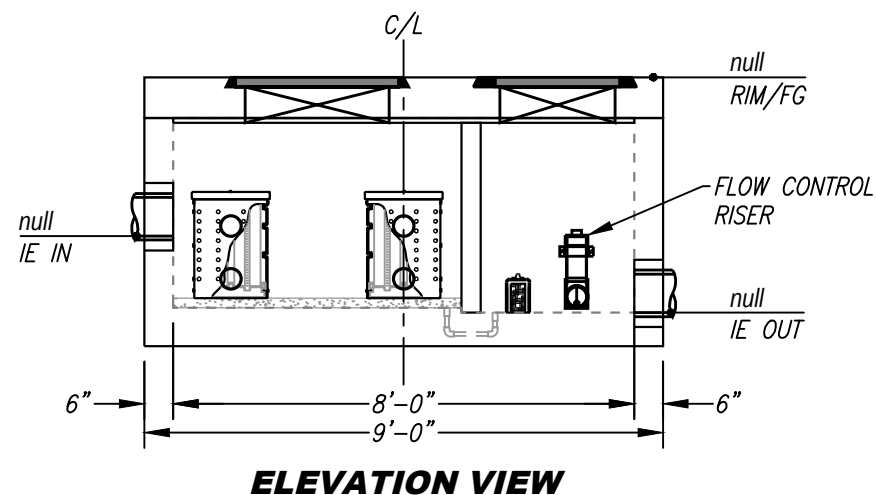
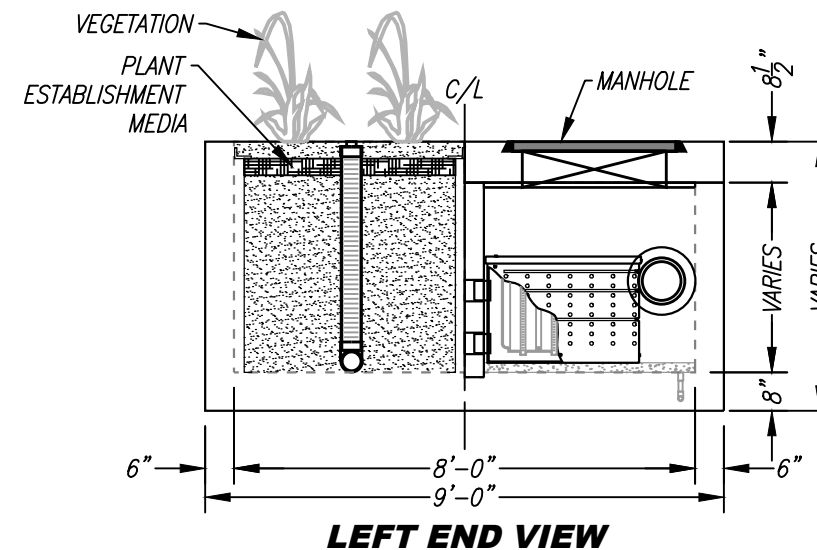
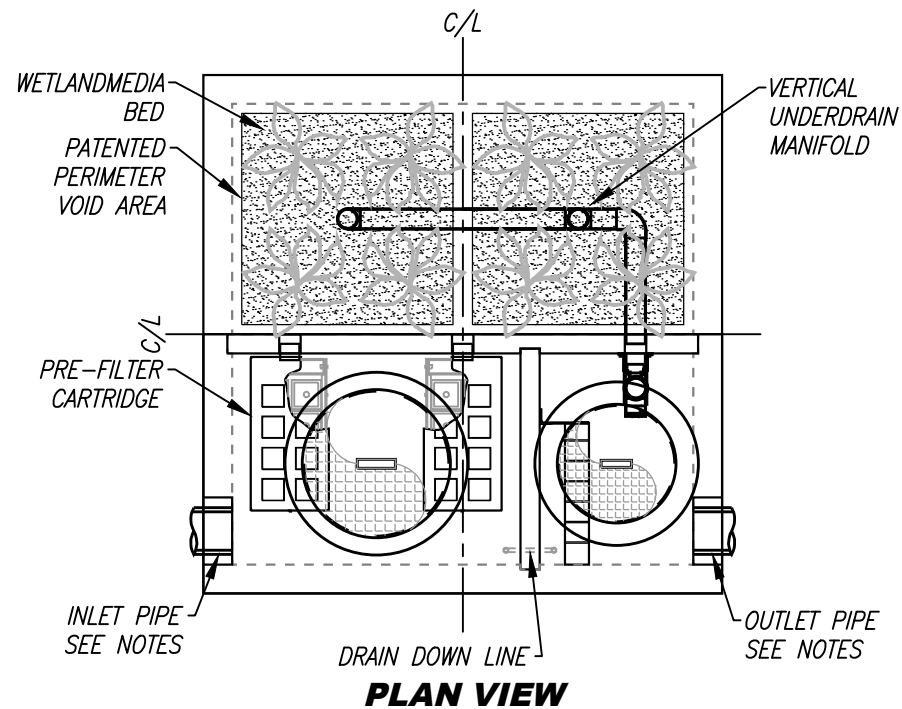
* PRELIMINARY NOT FOR CONSTRUCTION

INSTALLATION NOTES

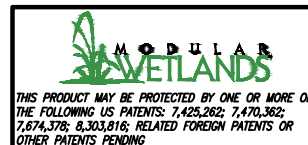
1. CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURERS SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURERS CONTRACT.
2. UNIT MUST BE INSTALLED ON LEVEL BASE. MANUFACTURER RECOMMENDS A MINIMUM 6" LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE TO VERIFY PROJECT ENGINEERS RECOMMENDED BASE SPECIFICATIONS.
4. CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERNAL CONNECTING PIPES. ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE. (PIPES CANNOT INTRUDE BEYOND FLUSH). INVERT OF OUTFLOW PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR. ALL PIPES SHALL BE SEALED WATER TIGHT PER MANUFACTURERS STANDARD CONNECTION DETAIL.
5. CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL RISERS, MANHOLES, AND HATCHES. CONTRACTOR TO GROUT ALL MANHOLES AND HATCHES TO MATCH FINISHED SURFACE UNLESS SPECIFIED OTHERWISE.
6. VEGETATION SUPPLIED AND INSTALLED BY OTHERS. ALL UNITS WITH VEGETATION MUST HAVE DRIP OR SPRAY IRRIGATION SUPPLIED AND INSTALLED BY OTHERS.
7. CONTRACTOR RESPONSIBLE FOR CONTACTING BIO CLEAN FOR ACTIVATION OF UNIT. MANUFACTURERS WARRANTY IS VOID WITH OUT PROPER ACTIVATION BY A BIO CLEAN REPRESENTATIVE.

GENERAL NOTES

1. MANUFACTURER TO PROVIDE ALL MATERIALS UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS, ELEVATIONS, SPECIFICATIONS AND CAPACITIES ARE SUBJECT TO CHANGE. FOR PROJECT SPECIFIC DRAWINGS DETAILING EXACT DIMENSIONS, WEIGHTS AND ACCESSORIES PLEASE CONTACT BIO CLEAN.



TREATMENT FLOW (CFS)	0.231
OPERATING HEAD (FT)	3.4
PRETREATMENT LOADING RATE (GPM/SF)	2.0
WETLAND MEDIA LOADING RATE (GPM/SF)	1.0



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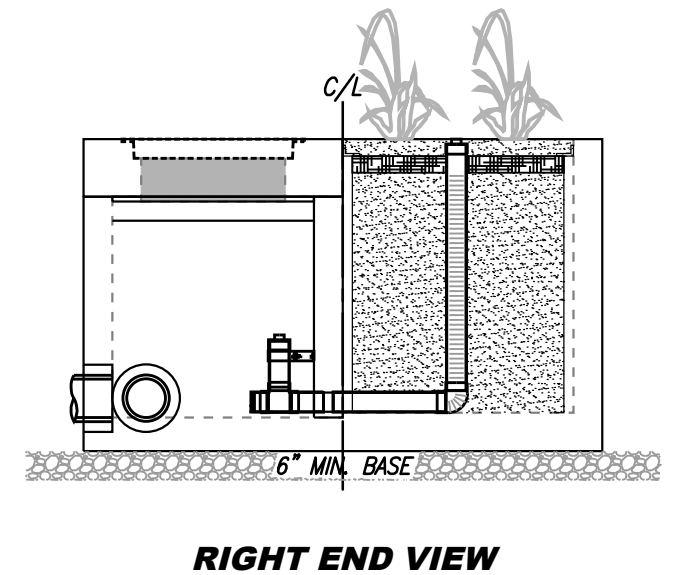
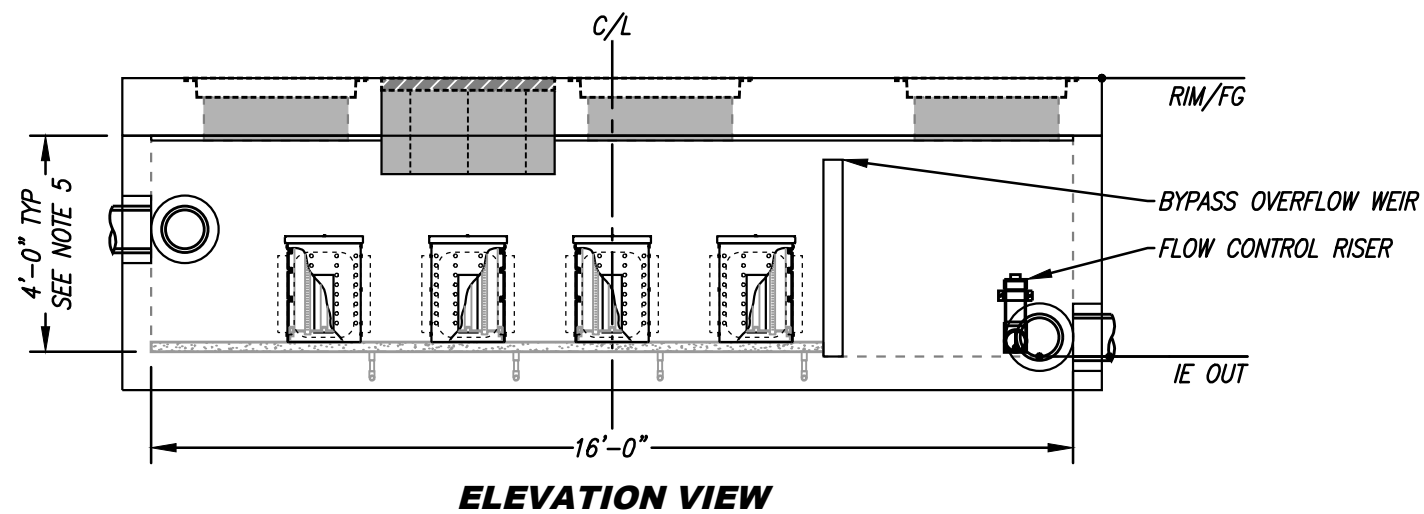
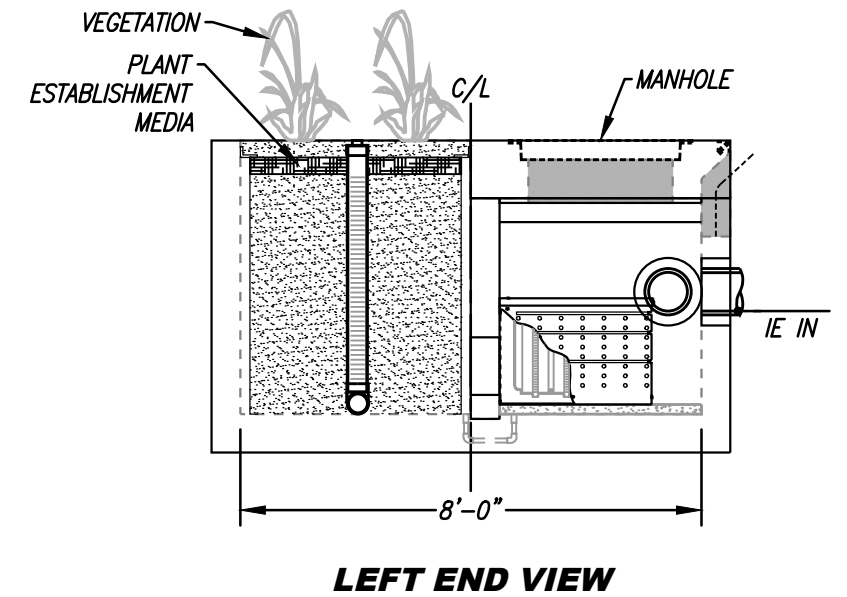
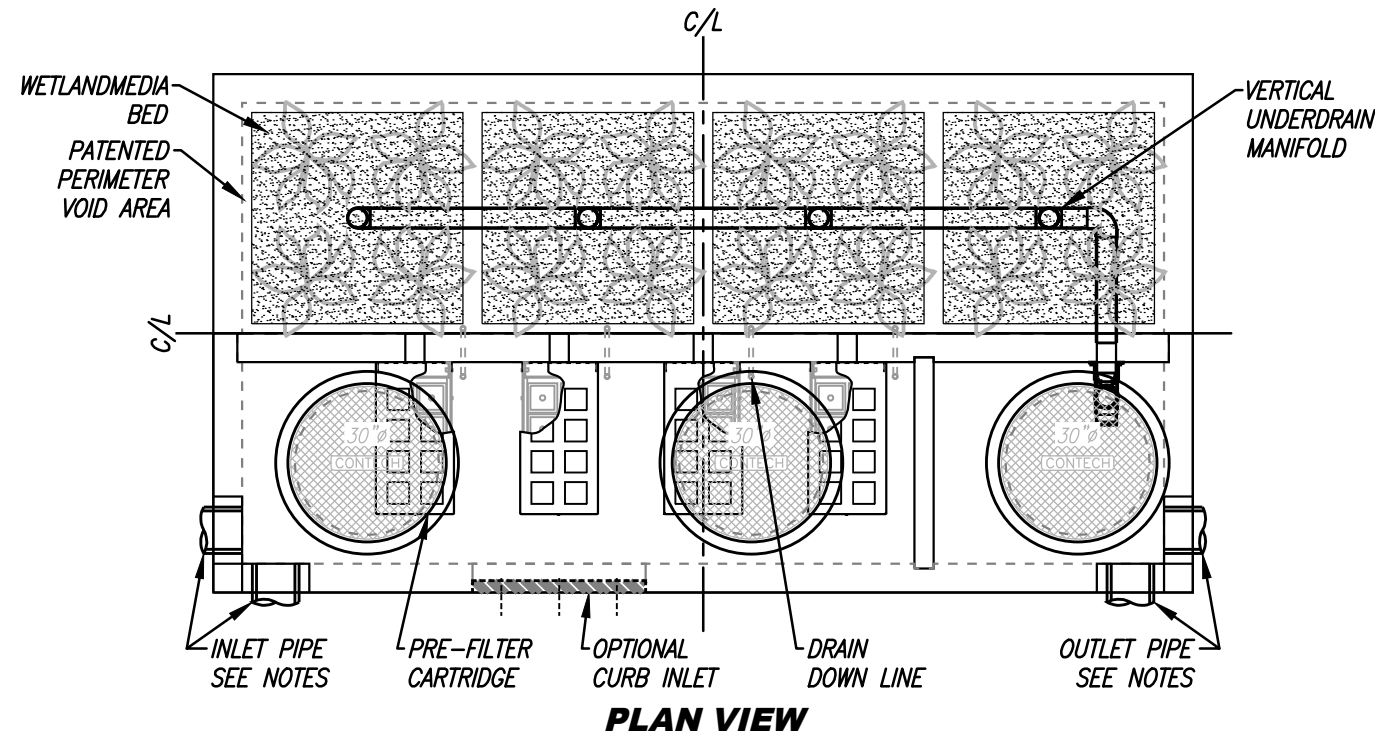


MWS-L-8-8-V
STORMWATER BIOFILTRATION SYSTEM
STANDARD DETAIL

SITE SPECIFIC DATA

PROJECT NUMBER	2042217900		
PROJECT NAME	Oceanside TOD		
PROJECT LOCATION	Tremont Site		
STRUCTURE ID	D1		
TREATMENT REQUIRED			
TREATMENT FLOW (CFS)	0.348		
PRETREATMENT LOADING RATE (GPM/SF)	2.1 GPM/SF		
WETLAND MEDIA LOADING RATE (GPM/SF)	1.0		
PEAK BYPASS REQUIRED (CFS) – IF APPLICABLE	___ (CFS)		
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			
	PRETREATMENT	BIOFILTRATION	DISCHARGE
RIM ELEVATION			
SURFACE LOAD	PEDESTRIAN		
NOTES: INTERNAL BYPASS REQUIRED.			

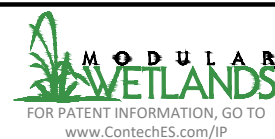
* PRELIMINARY ONLY - NOT FOR CONSTRUCTION



INSTALLATION NOTES

1. CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURER'S SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURER'S CONTRACT.
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4. CONTRACTOR RESPONSIBLE FOR CONTACTING CONTECH FOR ACTIVATION OF UNIT. MANUFACTURER'S WARRANTY IS VOID WITHOUT PROPER ACTIVATION BY A CONTECH REPRESENTATIVE.
5. VERTICAL HEIGHT VARIES BASED ON SITE SPECIFIC REQUIREMENTS.

8/14/23 SCOTT SERICH



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MWS-L-8-16-V
STORMWATER BIOFILTRATION SYSTEM
STANDARD DETAIL