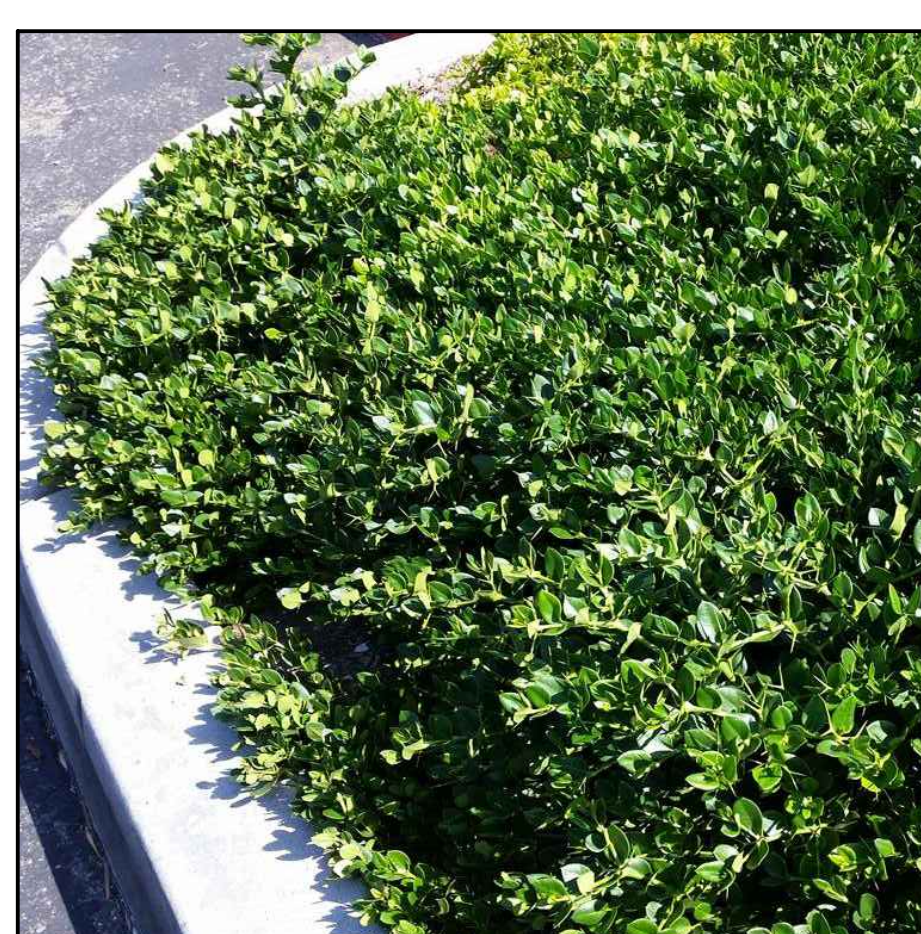


GROUNDCOVER



ACHILLEA MILLEFOLIUM
COMMON YARROW



CARISSA MACROCARPA
'GREEN CARPET'
TRAILING NATAL PLUM



GREVILLEA LANIGERA
'COASTAL GEM'
COASTAL GEM GREVILLEA



LANTANA MONTEVIDENSIS
'WHITE LIGHTING'
WHITE TRAILING LANTANA

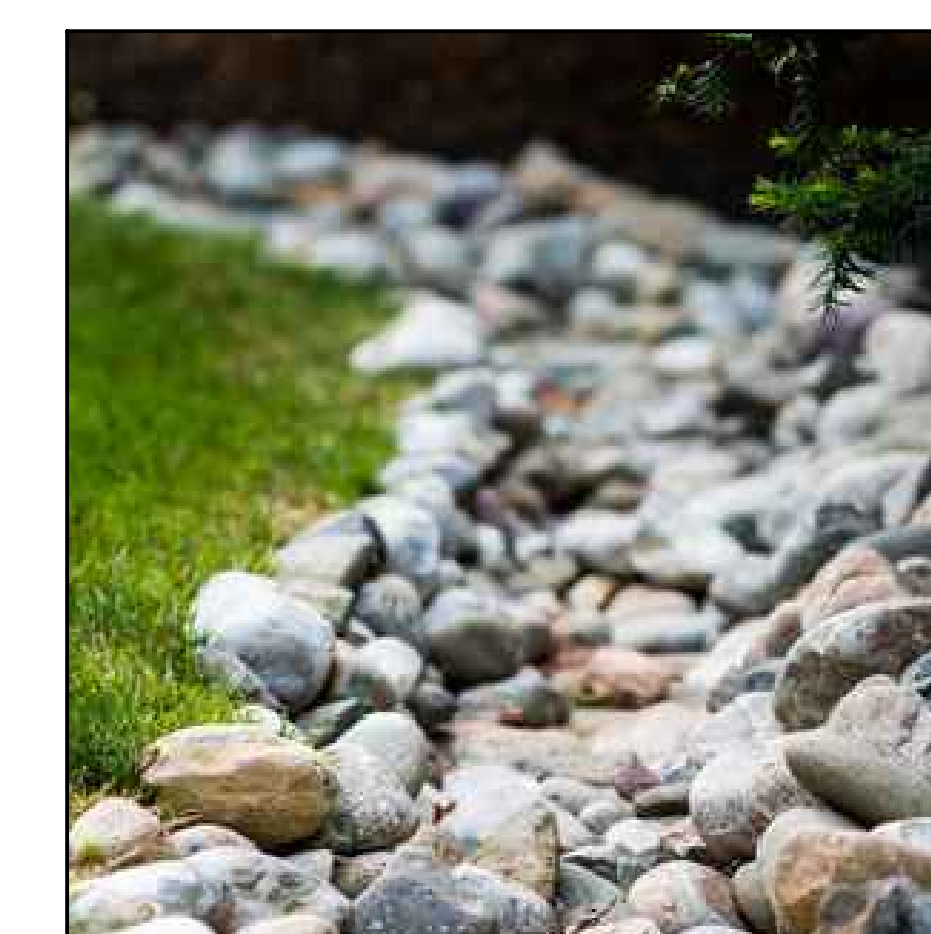


TRACHELOSPERMUM ASIATICUM
ASIATIC JASMINE

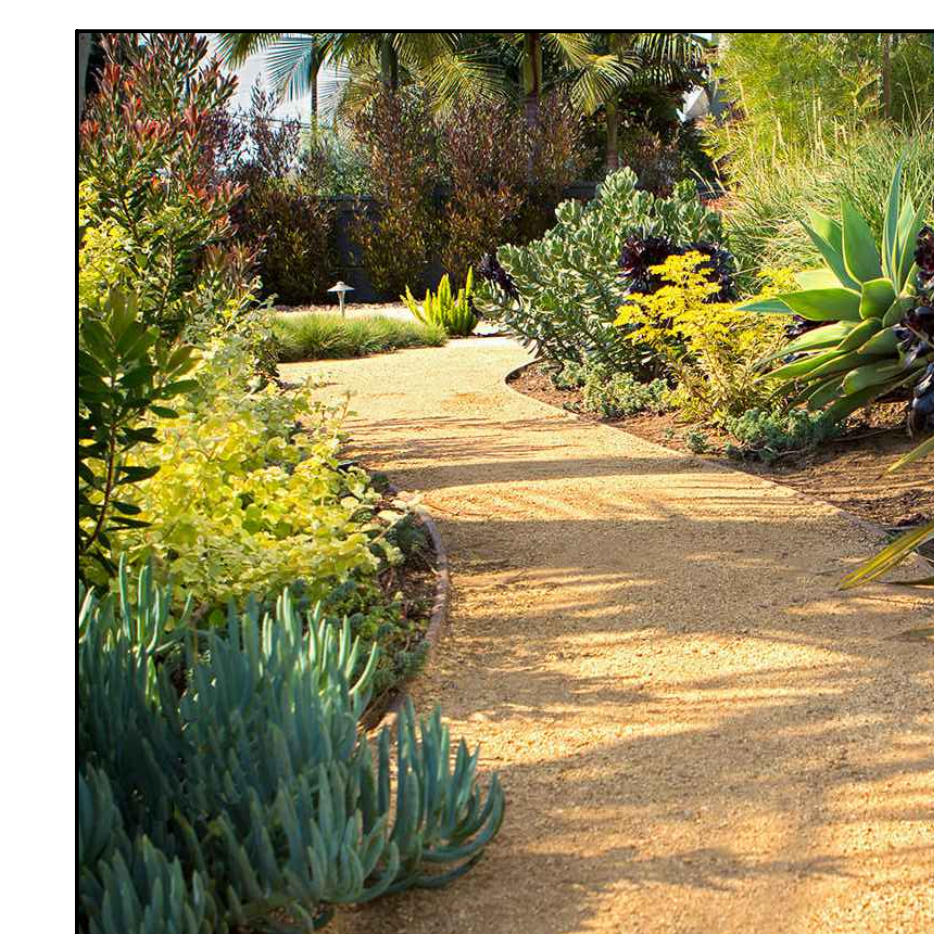


WESTRINGIA FRUTICOSA 'MUNDI'
TRAILING COAST ROSEMARY

SOFTSCAPE



BIOSWALE / DRY RIVER BED
RIVER ROCK
SIZE: 3" - 5"



DECOMPOSED GRANITE
CALIFORNIA GOLD
SIZE: 1/4" FINES

SHADE



AGAVE ATTENUATA 'VARIEGATA'
VARIEGATED FOXTAIL AGAVE



AJUGA REPTANS 'CATLIN'S GIANT'
CATLIN'S GIANT BUGLEWEED



MIMULUS AURANTIACUS
STICKY MONKEY FLOWER



LOMANDRA 'PLATINUM BEAUTY'
VARIEGATED DWARF MAT RUSH



SALVIA SPATHACEA
HUMMINGBIRD SAGE

TREES

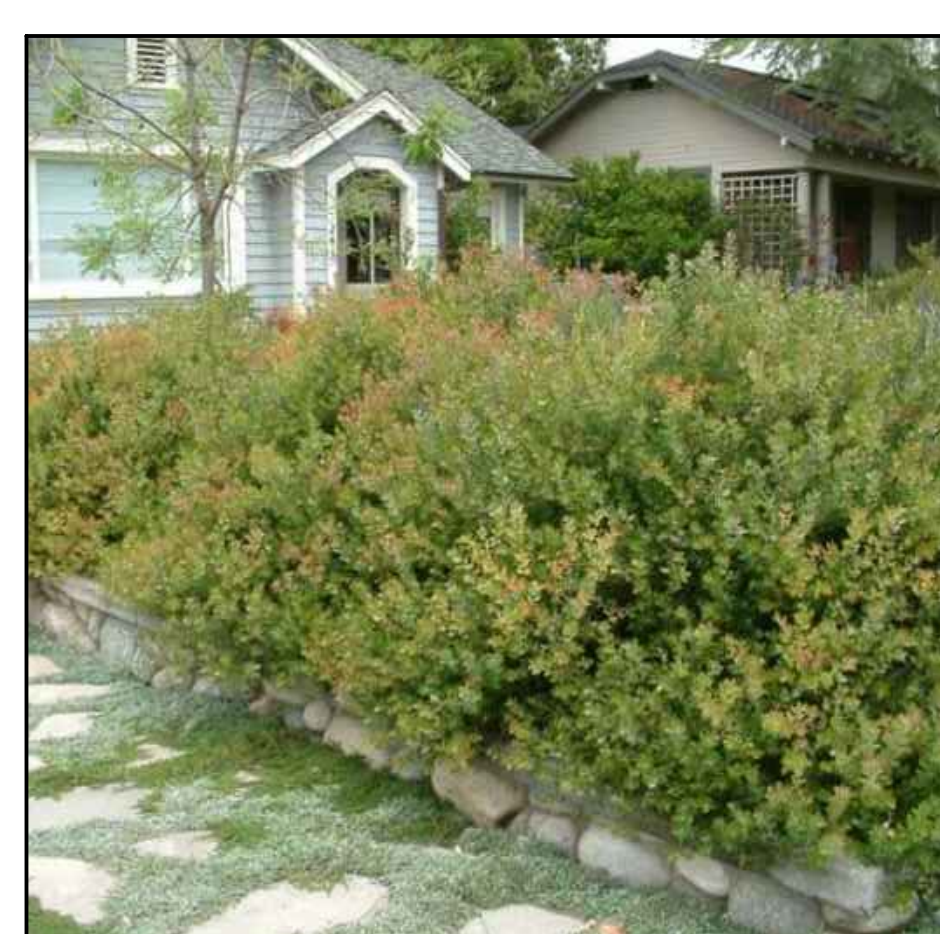


ARBUTUS X 'MARINA'
STRAWBERRY TREE

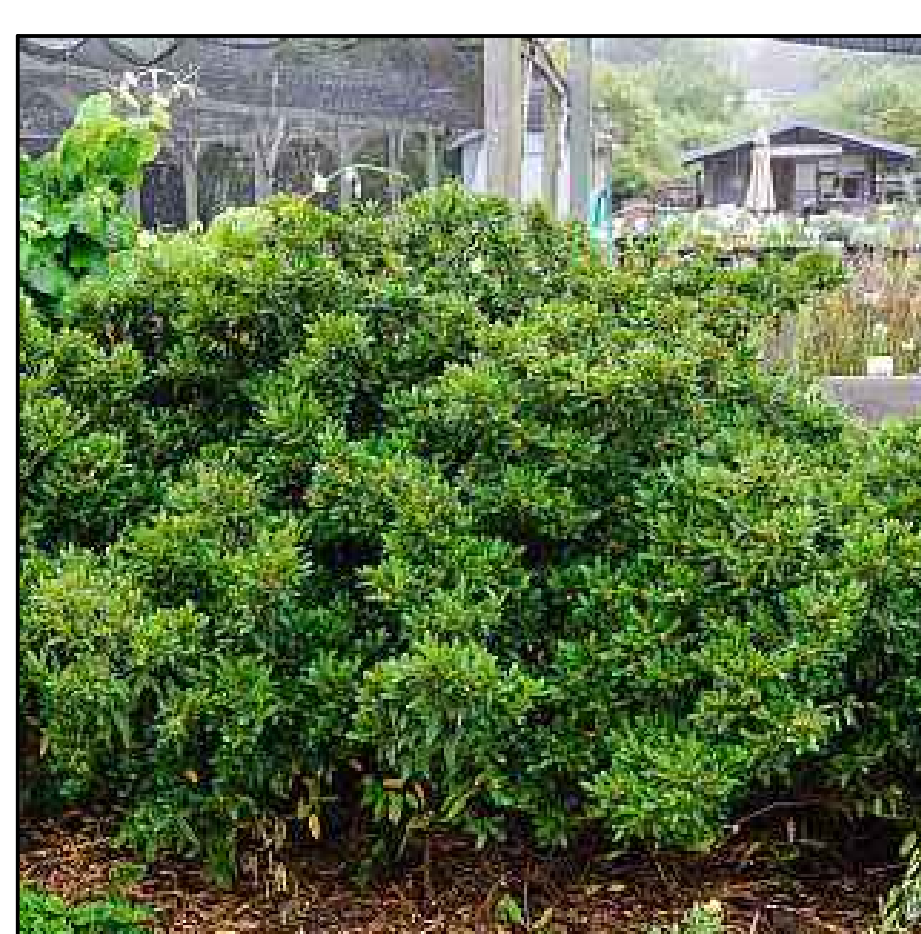


CERCIS OCCIDENTALIS
WESTERN REDBUD

LARGE SHRUBS



ARCTOSTAPHYLOS 'SUNSET'
SUNSET MANZANITA



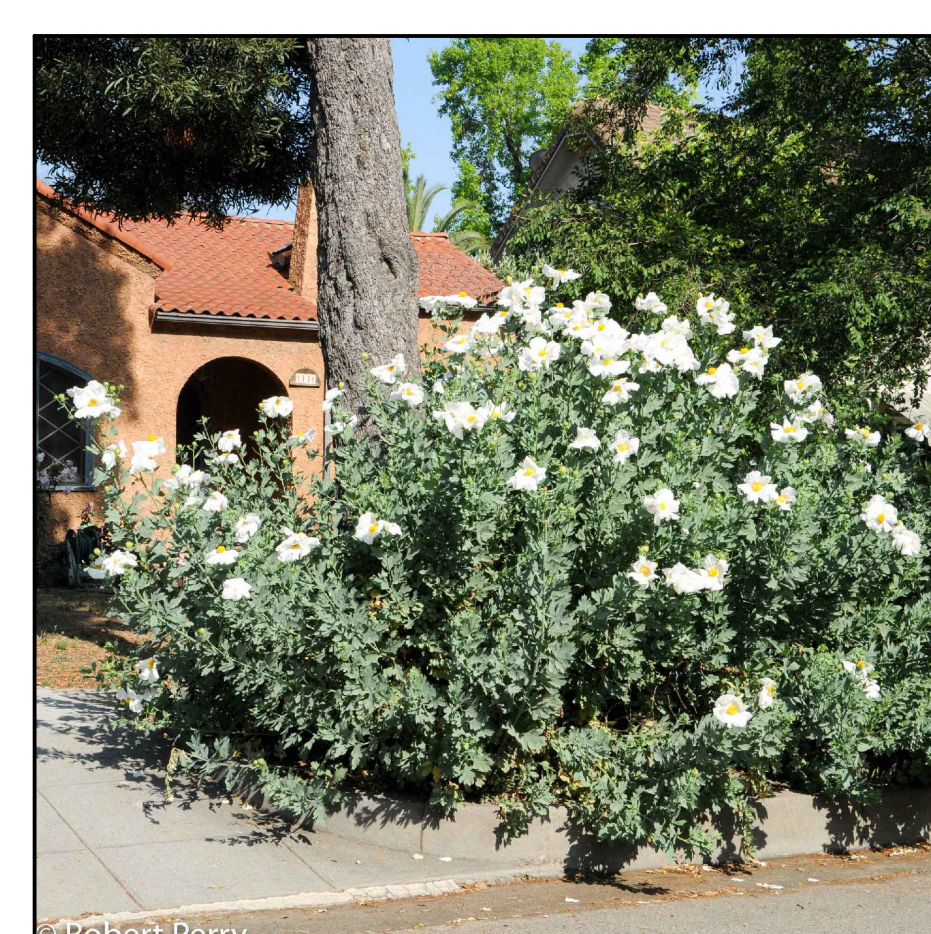
FRANGULA CALIFORNICA
'MOUND SAN BRUNO'
MOUND SAN BRUNO COFFEEBERRY



FURCRAEA FOETIDA 'MEDIOPICTA'
VARIEGATED MAURITIUS HEMP



LEONOTIS LEONURUS
LION'S TAIL



ROMNEYA COULTERI
MATILIJA POPPY



SALVIA APIANA
WHITE SAGE

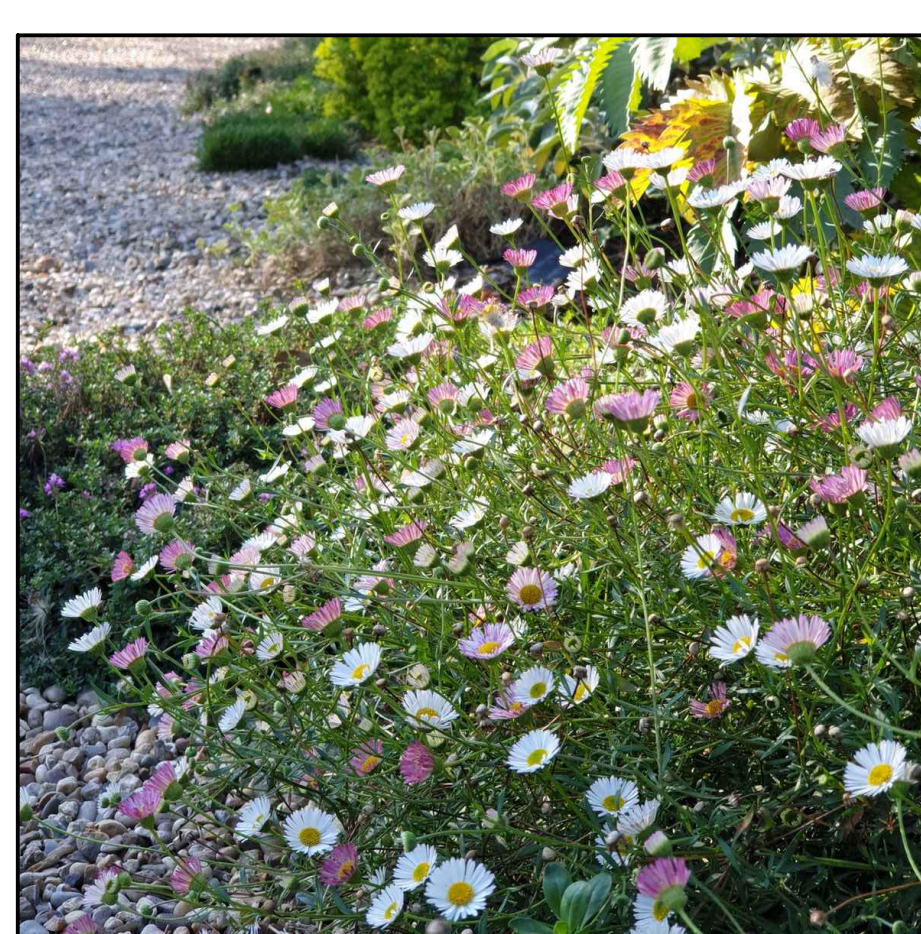


SALVIA LEUCANTHA
MEXICAN BUSH SAGE

SMALL/MEDIUM SHRUBS



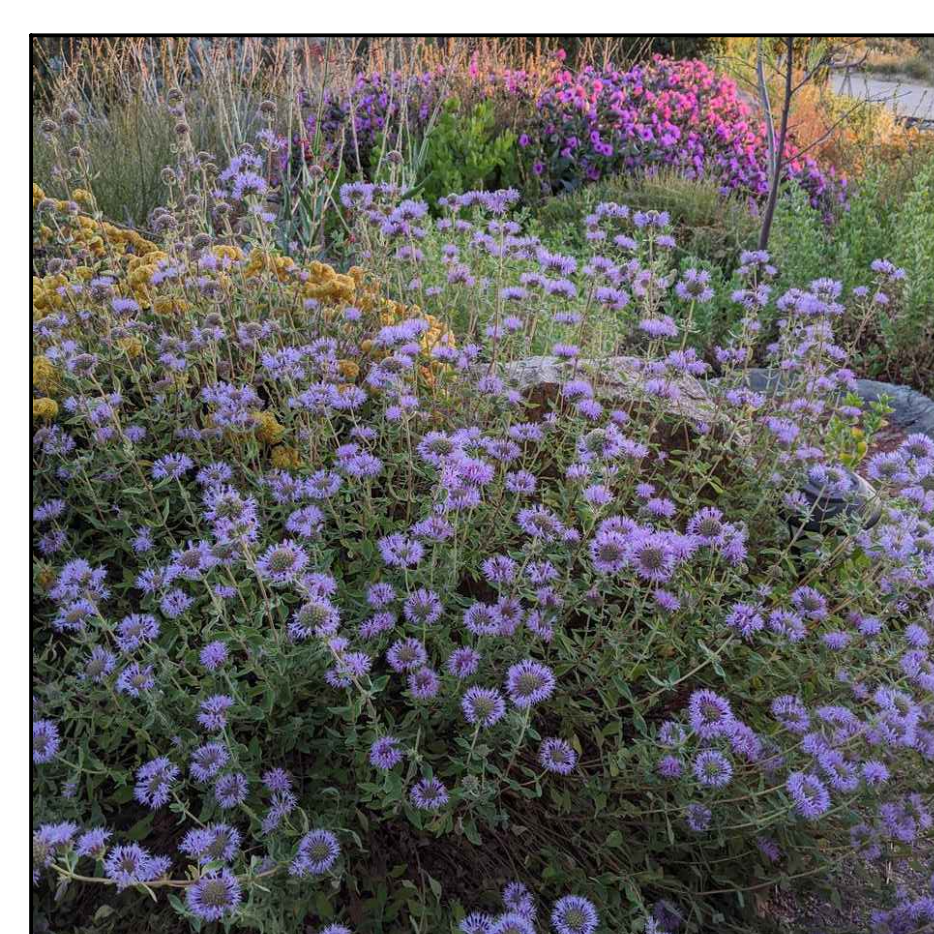
ENCELIA CALIFORNICA
CALIFORNIA BUSH SUNFLOWER



ERIGERON KARVINSKIANUS
SANTA BARBARA DAISY



HESPERALOE PARVIFLORA
RED YUCCA



MONARDELLA VILLOSA
COYOTE MINT



OLEA EUROPAEA 'MONTRA'
LITTLE OLLIE DWARF OLIVE



SALVIA CLEVELANDII
CLEVELAND SAGE



SPHAERALCEA AMBIGUA
DESERT MALLOW

PROJECT GENERAL NOTES:

- VERIFY DIMENSIONS AND ACCEPT CONDITIONS BEFORE PROCEEDING WITH WORK. DO NOT MEASURE FROM DRAWINGS.
- ALL LANDSCAPE ELEMENTS TO BE LOCATED AS INDICATED ON THE PLAN AS FIELD ADJUSTED BY THE CONTRACTOR.
- PLANS ARE CONCEPTUAL IN NATURE ONLY. SHALL DRIVES, PARKING AND BUILDING LOCATIONS TO BE Laid OUT IN THE FIELD BY A LICENSED SURVEYOR.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. THE CONTRACTOR TAKES FULL RESPONSIBILITY FOR ANY DAMAGE TO UTILITIES. THE CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AND DEPTHS PRIOR TO ANY DAMAGING AT THE CONTRACTOR'S OWN EXPENSE.
- CONTRACTORS SHALL OBTAIN ALL PERMITS FOR CONSTRUCTION ACTIVITIES AS REQUIRED BY THE LOCAL, MUNICIPALITY, STATE AND FEDERAL REGULATIONS. ALL PERMITS SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF THE WORK ASSOCIATED WITH THE PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PERMITS REQUIRED FOR CONSTRUCTION ACTIVITIES.
- CONTRACTORS ARE TO BE RESPONSIBLE FOR OBTAINING AND CONTRACTING AND LOCAL AND FEDERAL REGULATIONS. ALL PERMITS SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF THE WORK ASSOCIATED WITH THE PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PERMITS REQUIRED FOR CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR SHALL AT ALL TIMES KEEP THE CONSTRUCTION SITE IN AN ORDERLY CONDITION. STORE MATERIALS IN THE DESIGNATED LOCATION. MAINTAIN THE DESIGNATED DRIVEWAYS. ALL EXCESS MATERIAL FROM THE SITE SHALL BE REMOVED FROM THE SITE.
- ANY STRUCTURAL WORK, UTILITY WORK, ARCHITECTURAL WORK OR CHANGE WORK SHALL BE UNDER THE DIRECTION AND AUTHORITY OF THE ARCHITECTURAL PROFESSIONALS DESIGNING AND COORDINATING THOSE ASPECTS OF THE PROJECT. ANY RANGERY, GRADINGS OR REPRESENTATIONS OF THESE ELEMENTS ON THE LANDSCAPE PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION.

NO.	DATE	REVISION

JOB CAPT.	NM
DRAWN BY:	BB
CHECKED BY:	BB/AM
SCALE:	AS SHOWN
DATE:	02.18.2026

OVERALL PLANT PALETTE

OCEANA IV HOA
TURF REMOVAL LANDSCAPE IMPROVEMENTS
SPOONBILL WAY
OCEANSIDE, CA 92057