

# OCEANA IV HOA

## TURF REMOVAL LANDSCAPE IMPROVEMENTS CONSTRUCTION DOCUMENTS

**GENERAL NOTES**

- DO NOT SCALE FROM THESE DRAWINGS. ANY DIMENSIONAL DISCREPANCIES SHALL BE REPORTED TO LANDSCAPE ARCHITECT BEFORE WORK CONTINUES.
- CONTRACTOR TO CONFIRM ALL STRUCTURAL SLABS, WALLS, REINFORCING, AND FOOTINGS WITH LICENSED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. PROVIDE OWNER WITH A SET OF DRAWINGS SIGNED BY STRUCTURAL ENGINEER. REINFORCING SHOWN ON THESE DRAWINGS IS FOR PRICING ONLY.
- ALL WORK SHALL BE IN CONFORMANCE WITH APPLICABLE CODES, REGULATIONS AND ORDINANCES OF GOVERNING AGENCIES.
- CONTRACTOR SHALL TAKE ALL APPROPRIATE ACTIONS TO ENSURE THE HEALTH, SAFETY, AND WELFARE OF THE PUBLIC AT ALL TIMES DURING THE CONSTRUCTION PROCESS.
- NO TRENCHES OR EXCAVATIONS 5 FEET OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND ARE PERMITTED UNLESS THE NECESSARY PERMIT IS OBTAINED FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE ISSUANCE OF A BUILDING OR GRADING PERMIT. CONFIRM WITH SOILS ENGINEER.
- CONTRACTOR SHALL INSTALL ALL MATERIALS IN ACCORDANCE WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS DETAILS, NOTES AND SPECIFICATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND STAKING ALL SEWER, UTILITY AND WATER MAIN LINES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
- CONTRACTOR SHALL REVIEW EXISTING SITE CONDITIONS PRIOR TO BID SUBMITTAL AND COMMENCEMENT OF WORK. CONTRACTOR SHALL BRING ANY DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND SITE CONDITIONS TO THE IMMEDIATE ATTENTION OF THE OWNER AND LANDSCAPE ARCHITECT (L.A.). CONTRACTOR SHALL ASSUME COSTS AND RESPONSIBILITY FOR EXECUTING ALL NECESSARY REVISIONS IF HE FAILS TO GIVE NOTICE OF ALL DISCREPANCIES, INCLUDING, BUT NOT LIMITED TO ELEVATIONS, GRADE, AND MATERIALS PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR SHALL CONFIRM ALL DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION. DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER OR L.A. FOR RESOLUTION BY GENERAL CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.
- SPOT ELEVATIONS AND GRADES SHOWN ON THE DRAWINGS ARE ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT DISCREPANCIES TO THE OWNER OR L.A. PRIOR TO ANY GRADING AND SUCH CONSTRUCTION COMMENCES.
- WRITTEN NOTES SUPERSEDE DRAWINGS. IF CONDITIONS IN THE FIELD ARE IN CONFLICT WITH THE DRAWINGS, NOTIFY OWNER OR L.A. PRIOR TO PROCEEDING.
- NO SUBSTITUTIONS TO ANY SPECIFIED ITEM ON THE DRAWINGS WILL BE MADE BY THE CONTRACTOR WITHOUT WRITTEN APPROVAL FROM THE OWNER OR LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL REVIEW BID DOCUMENTS FOR CONFLICTS AND SHALL REPORT CONFLICTS OR DISCREPANCIES TO THE OWNER PRIOR TO SUBMITTING BID.
- CONTRACTOR SHALL REPORT CONFLICTS AND DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS TO OWNER OR L.A. TO RESOLVE PRIOR TO PROCEEDING WITH CONSTRUCTION RELATED TO SAID DISCREPANCIES.
- CONTRACTOR SHALL VERIFY AND CONFIRM EXISTING SITE CONDITIONS ALONG AREAS INDICATED BY LIMIT OF WORK. CONTRACTOR SHALL SUBMIT SHOP ORA WINGS TO VERIFY MEANS AND METHODS OF CONSTRUCTION AND JOINERY BETWEEN NEW AND EXISTING CONDITIONS. MATERIALS AND GRADE OCCUR.
- CONTRACTOR SHALL NOT FULLY INCUR COST OR PROCEED WITH CONSTRUCTION UNTIL SUCH DISCREPANCIES HAVE BEEN RESOLVED.
- CONTRACTOR SHALL CONFIRM STATUS OF ALL EXISTING PLANT MATERIAL WITH OWNER OR L.A. PRIOR TO DEMOLITION. ALL DEMOLITION DEBRIS ARE TO BE DISPOSED OF IN A TIMELY MANNER TO A LEGAL DUMPING FACILITY.
- CONTRACTOR SHALL COORDINATE SECURE STORAGE AND STAGING FACILITIES WITH THE OWNER PRIOR TO DEMOLITION AND CONSTRUCTION.
- CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR MAINTAINING GRADES AND ASSURING PROPER DRAINAGE A WAY FROM BUILDINGS AND WALKWAYS. CONTRACTOR SHALL ALSO CONFIRM ALL EXISTING DRAINAGE IS PROPERLY DESIGNED AND FUNCTIONAL PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR PROTECTION OF ALL WORK PERFORMED UNTIL COMPLETION AND FINAL ACCEPTANCE BY THE OWNER. ALL WORK AND MATERIALS WHICH ARE DETERMINED BY THE OWNER OR L.A. TO BE DEFECTIVE OR DEFICIENT IN QUALITY OR WORKMANSHIP SHALL BE REMEDIED OR REMOVED AND REPLACED BY THE CONTRACTOR IN A TIMELY MANNER WITHOUT EXPENSE TO THE OWNER.
- CONTRACTOR SHALL REQUEST ANTICIPATED OBSERVATION OR REVIEW BY THE OWNER OR L.A. A MINIMUM OF 4 WORKING DAYS IN ADVANCE. THE OWNER OR L.A. IS NOT RESPONSIBLE FOR PROJECT DELAYS IN THE EVENT PROPER NOTIFICATION IS NOT MADE.
- OWNER IS RESPONSIBLE FOR OBTAINING FINAL CERTIFICATES OF COMPLETION, CERTIFICATES OF OCCUPANCY, OR SIMILAR AGENCY REQUIREMENTS.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
- WATERPROOFING CONSULTANT SHALL REVIEW ALL DETAILS AND DRAWINGS AND PROVIDE ALL NECESSARY WATERPROOFING DETAILING AND ELEMENTS TO PREVENT WATER INFILTRATION.
- CONTRACTOR SHALL PROTECT ALL EXISTING TREES DURING CONSTRUCTION.
- CONTRACTOR SHALL INSTALL ALL PAVING SUCH THAT ALL JOINTS ARE LEVEL AND FLUSH TYPICAL BETWEEN EXISTING AND NEW PAVING BOTH WITHIN LIMITS OF WORK AND 5' BEYOND PERIMETER OF LIMIT OF WORK.
- THIS CONSTRUCTION CONTRACT IS FOR THE CONSTRUCTION OF A COMPLETE AND FULLY FUNCTIONING INSTALLATION. THESE DOCUMENTS DESCRIBE THE DESIGN INTENT AND SPECIFIC REQUIREMENTS OF THE INSTALLATION. THESE DOCUMENTS DO NOT INTEND TO SHOW EVERY ITEM REQUIRED TO CONSTRUCT THE WORK. ITEMS SUCH AS FASTENERS, CONNECTORS, FILLERS, AND OTHER MISCELLANEOUS ELEMENTS REQUIRED FOR THE CONTROL OR OPERATION OF THE PROVIDED EQUIPMENT ARE NOT ALWAYS SHOWN BUT ARE CONSIDERED INCLUDED IN THE SCOPE OF WORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A FULLY FUNCTIONING INSTALLATION THAT MEETS THE DESIGN INTENT, INCLUDING THE SPECIFIC REQUIREMENTS INCLUDED IN THESE DOCUMENTS.
- THE GENERAL CONTRACTOR AND ALL THE SUBCONTRACTORS WILL VISIT THE SITE PRIOR TO BIDDING IN ORDER TO FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS AND THE IMPACT OF THE PROPOSED NEW WORK. INDICATED IN THE ORA WINGS AND SPECIFICATIONS OF THESE CONDITIONS. ANY REQUEST REGARDING THE COORDINATION OF NEW WORK OR EXISTING CONDITIONS MUST BE SUBMITTED TO THE OWNER'S REPRESENTATIVE IN WRITING PRIOR TO THE BID SUBMISSION AND WITH ADEQUATE TIME FOR RESPONSE TO ALL BIDDERS. THE OWNER'S REPRESENTATIVE WILL RESPOND TO QUESTIONS SUBMITTED IN A TIMELY MANNER, WITH WRITTEN CLARIFICATIONS FORWARDED TO ALL BIDDERS.
- THE CONTRACTOR SHALL VERIFY ALL LIMITS OF DEMOLITION AND LIMITS OF WORK ON SITE DURING THE PRE-CONSTRUCTION MEETINGS WITH THE OWNER'S REPRESENTATIVE, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR SHALL GRADE UNPAVED AREAS WITH ALLOWANCE FOR TOPSOIL & MULCH SO COMPACTED FINISHED GRADE IS 3" LOWER THAN ADJACENT PAVING UNLESS SHOWN OTHERWISE ON DRAWINGS.



**PROJECT INFO**

TOTAL TURF REMOVAL & NEW LANDSCAPE AREA: APPROX. 21,500 S.F.  
 PROJECT TYPE: NEW LANDSCAPE PRIVATE DEVELOPMENT HOA INSTALLED  
 WATER SUPPLY: (E) METER - POTABLE  
**LANDSCAPE SCOPE OF WORK INCLUDES:**  
 TURF REMOVAL  
 PLANTING REFURBISHMENT  
 IRRIGATION REPAIR & REFURBISHMENT  
 SOFTSCAPE (D.G. PATH, ROCK, GRAVEL, ETC.)

**SHEET INDEX**

SHEET NO.	SHEET TITLE
L0.00	TITLE SHEET / KEY MAP
L0.01	OVERALL PLANT PALETTE
L1.00 - L1.01	PLANTING PLANS
L2.00	EXISTING CONDITION/PROPOSED RENDERING

- 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 OR AS FIELD ADJUSTED BY THE CONTRACTOR.
  - PLANS ARE CONCEPTUAL IN NATURE ONLY. WALKS, DRIVES, PARKING AND BUILDING LOCATIONS TO BE Laid OUT IN THE FIELD BY A LICENSED SURVEYOR.
  - THE CONTRACTOR SHALL VERIFY THE LOCATION FOR ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. THE CONTRACTOR TAKES FULL RESPONSIBILITY FOR ANY DAMAGE TO UTILITIES. VERIFY UTILITY LOCATIONS AND REPAIR ANY DAMAGE 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 PERMIT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REGULATION SET FORTH BY THE PERMITS AUTHORITY FOR CONSTRUCTION ACTIVITIES.
  - CONTRACTORS ARE TO BE RESPONSIBLE FOR THE BACKFILLING AND COMPACTING AND LOCAL MATERIALS TO BE USED AS INDICATED ON THE DRAWINGS. EXCESS MATERIAL FROM THE SITE.
  - THE CONTRACTOR SHALL AT ALL TIMES KEEP THE CONSTRUCTION SITE IN AN ORDERLY CONDITION. STORE MATERIALS IN A DESIGNATED AREA. EXCESS MATERIAL SHALL BE REMOVED FROM THE SITE.
  - ANY STRUCTURAL WORK, UTILITY WORK, ARCHITECTURAL WORK OR DEMOLITION WORK SHALL BE UNDER THE DIRECTION AND AUTHORITY OF THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COORDINATING ALL NECESSARY PERMITS FOR CONSTRUCTION ACTIVITIES. ANY RANGERY, DRAWINGS OR REPRESENTATIONS OF THESE ELEMENTS ON THE DRAWINGS ARE FOR INFORMATION PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION.

REVISION	DATE

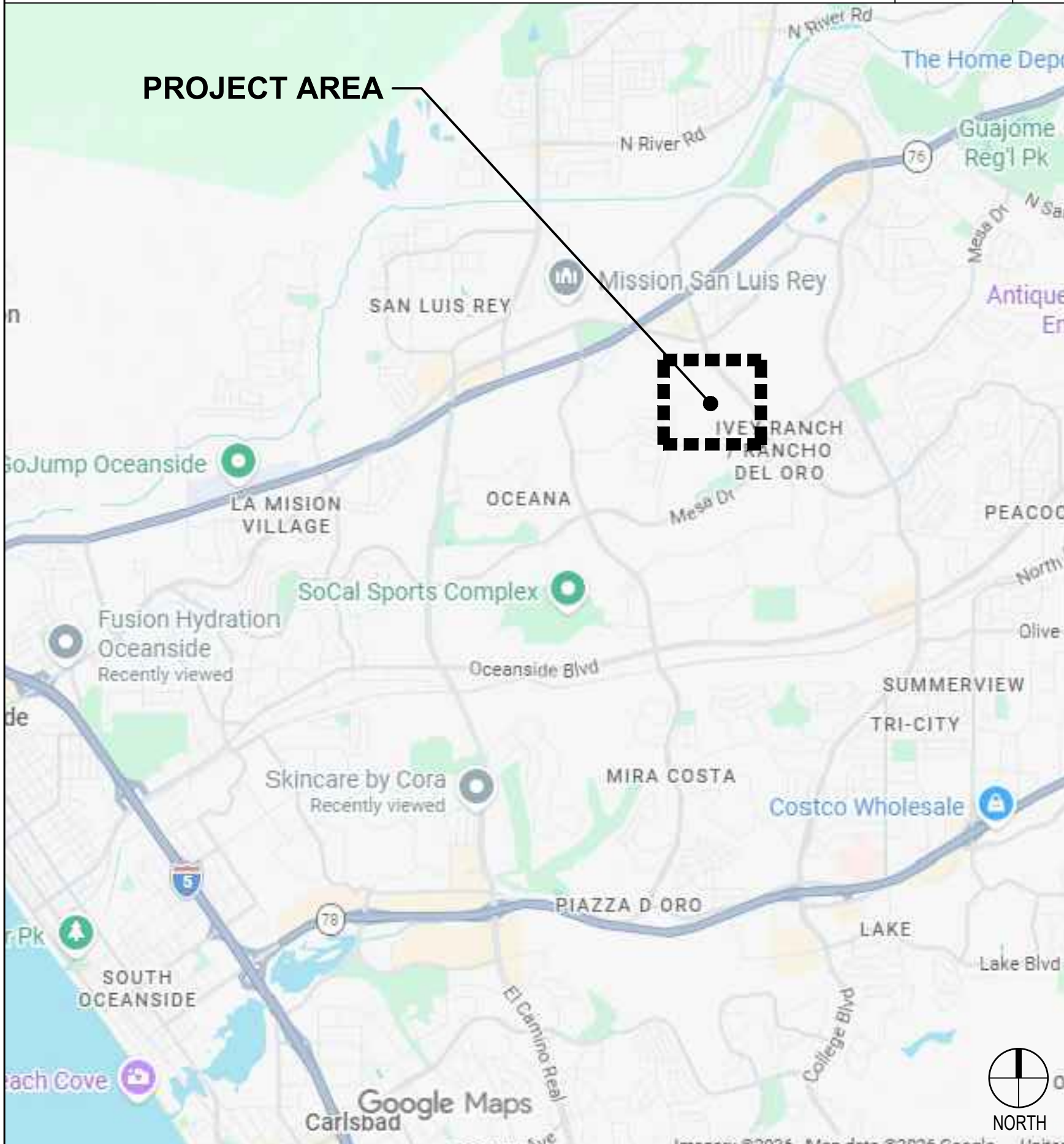
NO.	DATE	JOB CAPT.	NM	BB	BB/AM	AS SHOWN	DATE
							02.18.2026

**GENERAL NOTES**

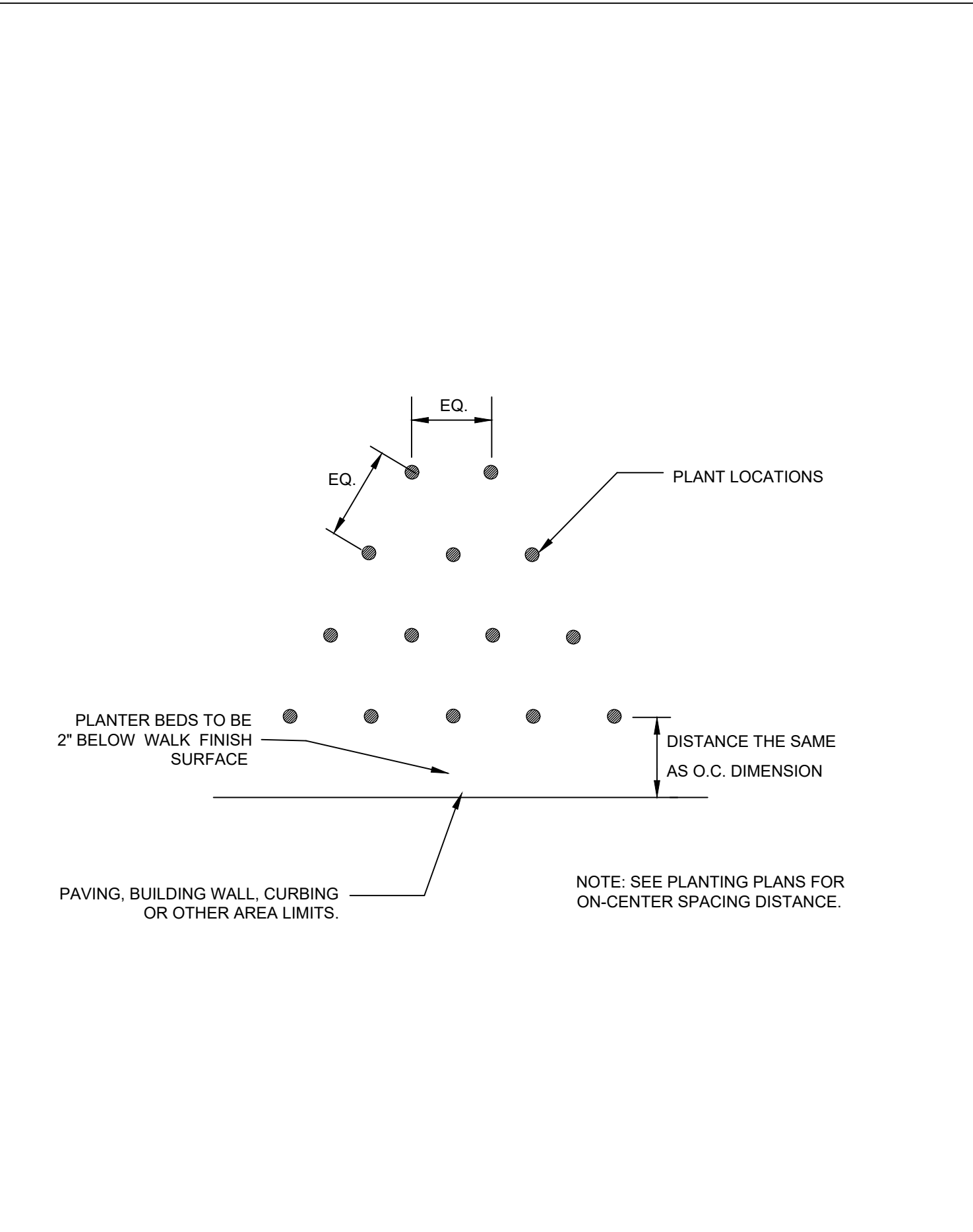
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**OVERALL SITE PLAN / KEY MAP**

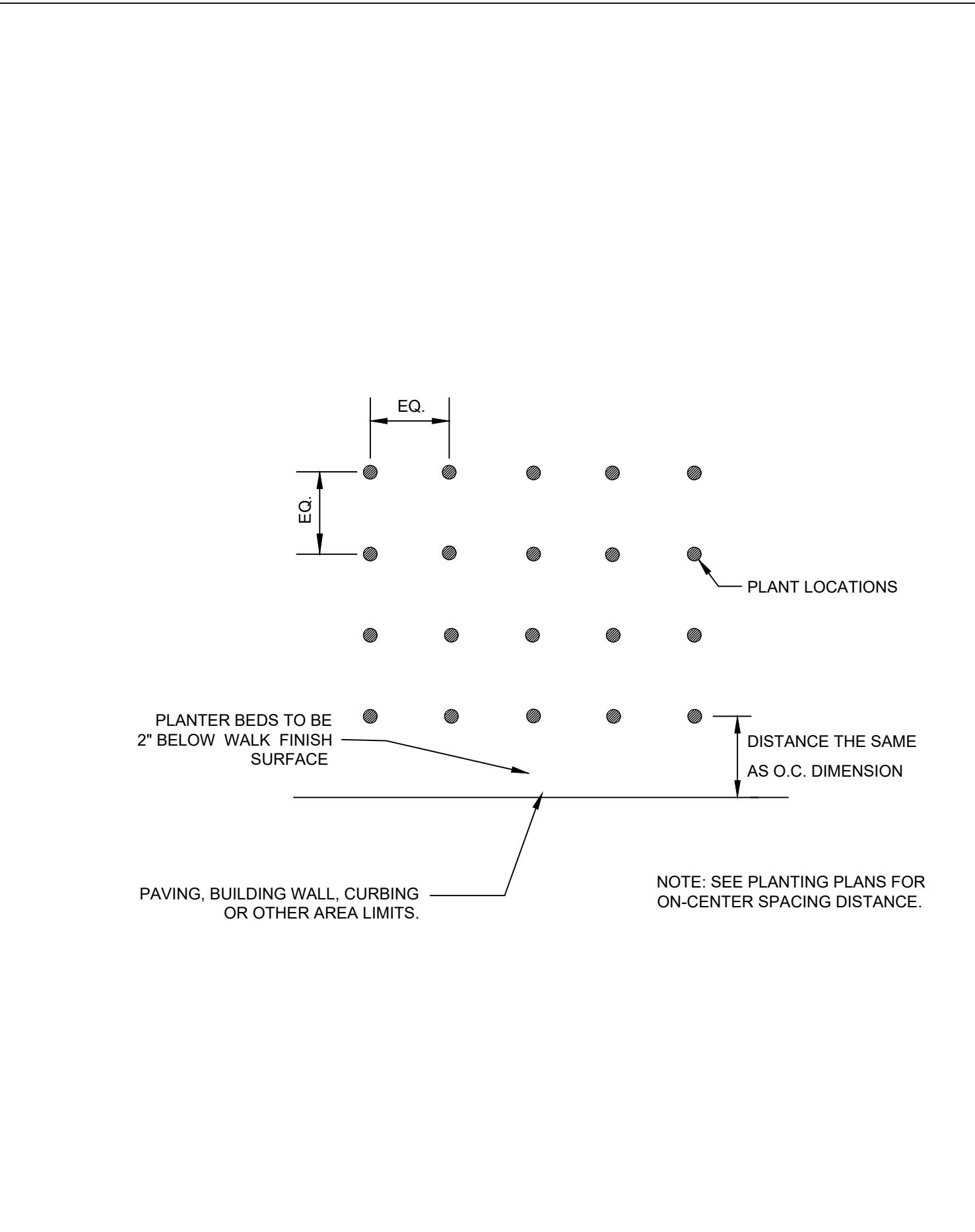
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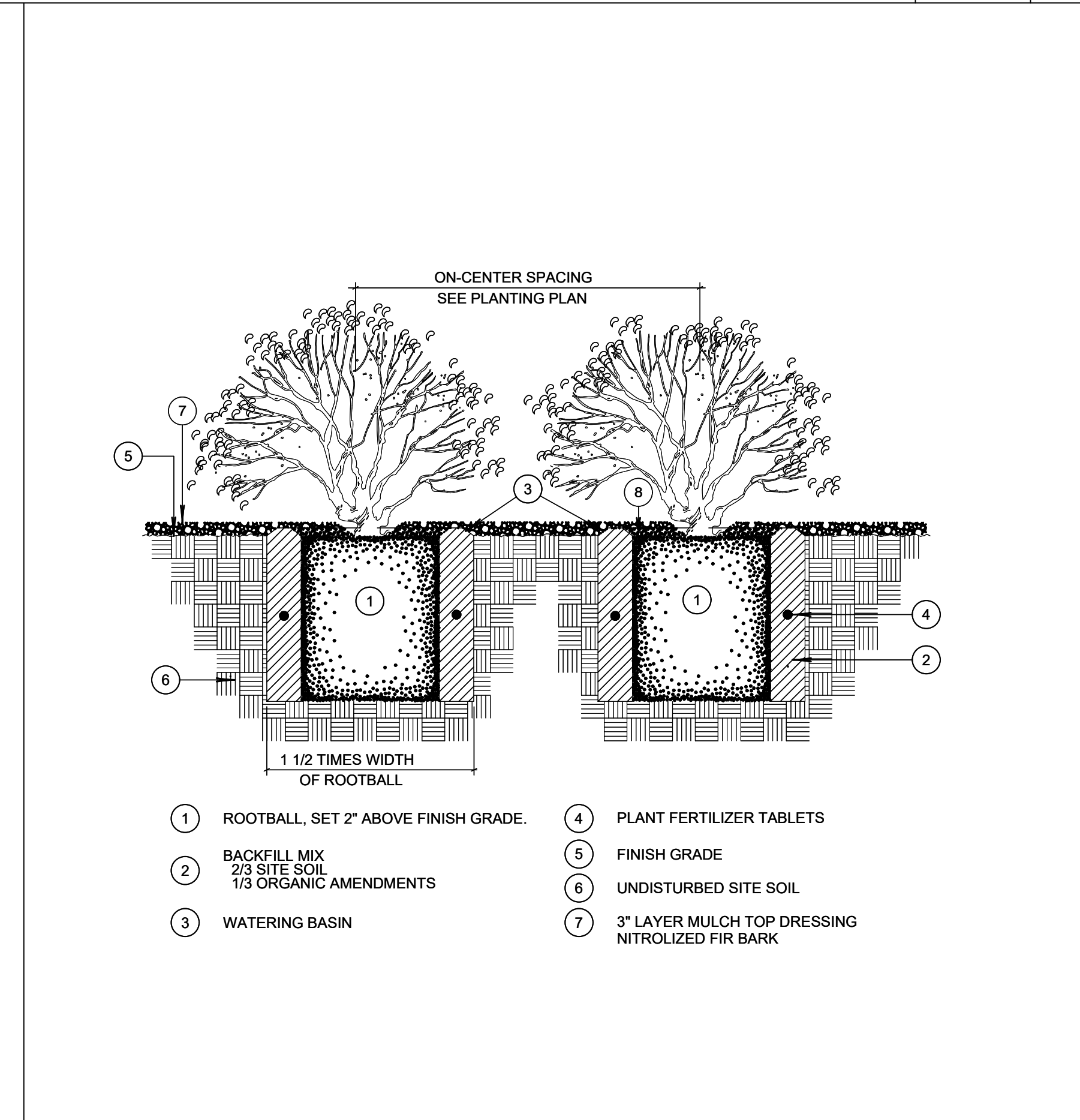
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**PLANTING LEGEND & NOTES**

**TITLE SHEET**

**OCEANA IV HOA**

**TURF REMOVAL LANDSCAPE IMPROVEMENTS**

PROJECT: SPOONBILL WAY OCEANSIDE, CA 92057

**L0.00**