

810 Mission Mixed Use Development Plan With Density Bonus

Description & Justification

10.09.23

810 MISSION

OVERVIEW

Project Description: The proposed project is located at 810 South Mission Avenue, encompassing a seven (7) story mixed-use development to include 206 multi-family dwelling units and totaling 326,647 square feet of building area; all dwelling units will be for rent. The dwelling unit count includes five (5) live-work units incorporated at the ground floor that will also provide commercial activity along Mission Avenue. Additionally, 31 of the dwelling units are to be designated as inclusionary units. A total of 255 parking stalls are provided within three (3) levels of parking, one and one-half (1.5) levels of which are subterranean parking.

Project Site: The project site is a single block bounded by Mission Avenue on the south, Pier View Way on the north, N. Nevada Street on the west, and N. Clementine Street on the east, excluding the narrow, one-story office building situated at the corner of Mission Avenue and Clementine Street. Totaling 1.42 acres (61,885 square feet) and comprised of two (2) parcels (Assessor's Parcel Numbers 7601863300 and 147-191-11-00), it is currently developed with the NCTD Headquarters office building and associated parking lot. The NCTD Headquarters is to be relocated as part of the proposed Oceanside Transit Center (OTC) project at 235 S. Tremont Street, thereby allowing for redevelopment of the 810 Mission site. The site slopes to the west with a change in grade of approximately ten (10) feet.

Project Setting: The project site is located near the heart of downtown Oceanside, in close proximity to the Civic Center and various commercial establishments and visitor attractions, including retail shops, restaurants, and personal services. The Oceanside City Beach is about one-half mile distance directly to the west, while the Oceanside Municipal Fishing Pier begins at the western terminus of Pier View Way. The OTC is located approximately one-half mile distance to the south-west, and functions as a major regional transit hub providing rail and bus connections to locations throughout Southern California.

Entitlement Request: The entitlement application is for a Mixed-Use Development Plan with Density Bonus and a Vesting Tentative Parcel Map to accommodate a vacation for the City alley and a parcel merger. The project site has a General Plan land use designation of Downtown (DT), and a zoning designation of Downtown, Subdistrict 2 (D-2). The stated objective of the D-2 zoning subdistrict is to provide sites for a financial center supported by professional offices, with residential use permitted as part of a mixed-use development.

MIXED-USE DEVELOPMENT PLAN

Mixed Use Development Regulations: Article 12, Section 1232 (Downtown District Property Development Regulations) of the Oceanside Zoning Ordinance defines mixed-use as the inclusion of multiple land use

reserved for EVs, and 17 of those spaces will be equipped with chargers. Additionally, seven (7) accessible parking spaces are provided, two (2) of which are van accessible.

Although the Zoning Ordinance does not require bicycle parking or storage, a total of 42 bicycle parking spaces (1 space per every 5 units) are provided to support alternative modes of travel by project residents; 16 of these spaces are located outdoors on the first level and 26 are located indoors on the second level. The outdoor spaces will be provided in the form of easily accessible bicycle racks, whereas the indoor spaces will be provided as secure bicycle lockers.

Building Design: The building's design is responsive to its downtown context, introducing a multi-story, urban housing format on a single city block. Particular consideration is given to reinforcing the area's pedestrian orientation and activating adjacent streets. Live-work units introduce an active ground floor program along Mission Avenue, while the main entrance and building lobby off Pier View Way is emphasized through solid corner massing and an attractive entry porch. Ground level dwelling units are oriented to the street while maintaining sufficient privacy with outdoor patios and generous landscape setbacks. Above grade parking is mostly "wrapped" by residential use and utilitarian space, and otherwise screened from public view through compatible architectural and landscape treatment.

Moreover, the building embraces Oceanside's coastal setting, as well as the community's unique blend of historic and contemporary design. It relies on solid massing and an efficient layout to establish a consistent urban street wall and define a comfortably scaled common courtyard that sits atop the parking podium on the third level. Architectural features include pitched roof accents, arches marking entries and passageways, exterior balconies, and canopies that enrich the building's appearance and create pleasing transitions between indoor and outdoor space. The exterior is a mix of stucco, composite siding, and brick veneer in typically light colors.

Amenities: The project incorporates a variety of indoor and outdoor amenities that will enhance the quality of life for residents. Altogether, approximately 22,454 square feet of open space is provided, which is comprised of 8,457 square feet of common outdoor space and 13,997 square feet of private outdoor space. This amount of open space is less than stipulated in the Downtown District Property Development Standards as indicated in Exhibit "A". Because the normal standard of 200 square feet of total open space per unit is not conducive to maintaining an economically viable density for an urban housing project that incorporates affordable units, this Mixed-Use Development Plan proposes a lesser quantitative standard of 109 square feet of open space per unit.

Emphasis is instead given to the quality of the outdoor open space, in particular, creating functional spaces such as porches, patios, and courtyards that extend indoor living to the outdoors. The courtyard on the third level features a pool and functions as the main common outdoor living area. Additionally, an upper-level amenity deck affords all residents and their guests a view of the ocean. Private open spaces are provided as balconies for upper-level units and generous private patios for ground level units. A considerable amount of indoor amenity area is also integrated, totaling 8,422 square feet; these indoor amenity spaces are distributed and designed to accommodate multiple functions in accordance with residents' future needs.

Landscape Design: The project introduces a high quality of landscape design appropriate to an urban housing development. Overall, landscape materials have been selected for low impact and to reduce maintenance, with an emphasis on selecting drought tolerant and water-wise plant types suitable to the coastal environment. As an urban project, special consideration is given to enhancing the public realm. At the street level, a regular planting of street trees is introduced to shade sidewalks, while generous landscape setbacks are provided a rich mixture of small trees, shrubs, and groundcover to beautify the site, add privacy to ground floor residences and patios, and screen parking where needed. The design of outdoor amenity areas focuses on comfort and flexible use; the podium courtyard in particular is enriched with enhanced paving, planter areas and site furniture, as well as a pool and spa.

ENGINEERING / INFRASTRUCTURE

Parcel Configuration: Existing parcels at the site will be reconfigured as a single consolidated parcel to house the proposed structure / land use. An existing City alley right-of-way dissecting the existing parcels east to west will be abandoned to make way for the new project parcel configuration. The existing utilities in the existing right-of-way will be relocated to the remaining perimeter City rights-of-way.

Project Grading: The site development will consist of a building structure footprint covering the majority of the project area. Pedestrian and vehicular access points will be designed to connect to existing grades along the City right-of-way.

Site Drainage: The existing site is 100 percent impervious therefore, storm volume discharges will not increase with the proposed project. The challenge will be in developing a drainage approach that discharges the storm flow from the site via gravity through curb face parkway drains along N. Nevada St.

Water: Existing 8" domestic water systems exist adjacent to the site in N. Clementine Street, Pier View Way, N. Nevada Street, and in the existing alley right of way that extends through the site. A hydraulic analysis was not complete at the site as it is anticipated the existing infrastructure will be adequate to support the project. A fire flow test was conducted on the existing domestic water system; the pressures and flowrates reported in the fire flow test are favorable to support the project. A conceptual design was completed to remove utilities from the existing alley crossing the site from east to west, freeing the site from the alley right of way constraint, tying the N. Clementine St. and N. Nevada Street systems to the Pier View Way system.

Sewer: Existing 8" sanitary sewer systems exist adjacent to the site in N. Clementine Street, N. Nevada St., and in the existing alley right of way that extends through the site. A sewer system capacity analysis was not complete at the site as it is anticipated the existing infrastructure will be adequate to support the project. A conceptual design was completed to remove utilities from the existing alley crossing the site from east to west, freeing the site from the alley right of way constraint, routing the N. Clementine St. sewer pipeline to Pier View Way and back to N. Nevada St. More than adequate surface grades exist at this site to accommodate this concept sewer alignment.

Dry Utilities:

SDG&E Electric: There is an existing SDG&E transformer off of Nevada Street just north of the alley that currently serves the existing building. This transformer will be removed in coordination with the service and meter removals when the existing building is demolished. There is an existing SDG&E 12KV electric line (partially underground and partially overhead) that extends from Nevada Street east along the alley to Clementine Street. This 12KV line will be removed to clear the site for the new development. In order for the existing electric facilities in the alley to be removed, new underground electric facilities will be extended east along Pier View Way and south down Clementine Street to reconnect to the existing overhead electric system the continues down the Alley east of the site. Electric service for the new development will come from this new 12KV underground system in Clementine Street. There will be coordination with SDG&E to maintain the existing electric service to 818 Mission Avenue.

SDG&E Gas: There is an existing 1-¼” Gas line that extends from Nevada Street east along the alley through the site to Clementine Street that will be in conflict with the proposed development. This existing gas line will be relocated north of the alley along Nevada Street, east along Pier View Way and south along Clementine Street to tie back into the existing gas system. New gas service for the site will come from this relocated gas line.

Communication (AT&T and COX): There is an existing AT&T underground system in Nevada Street. New AT&T facilities will be extended from Nevada Street to the MPOE room in the new building. New COX facilities will be extended from an existing Handhole in Pier View Way to the MPOE room in the new building.

AFFORDABLE HOUSING DENSITY BONUS

State Density Bonus Law: The State of California’s Density Bonus Law (Sections 65915- 65918 of the Government Code) was established to promote the construction of affordable housing units and allows developers to obtain more favorable development requirements from local governments in exchange for building or donating land for affordable or senior units. The Density Bonus Law allows projects to exceed the maximum density assigned by the local government, with the percentage increase in density dependent on the amount of affordable housing; it also provides for a reduction in parking requirements and the use of various incentives and concessions intended to make the provision of affordable housing more economically feasible.

Inclusionary Housing Ordinance: The City of Oceanside’s Inclusionary Housing Ordinance (Chapter 14c of the Municipal Code) and the Zoning Ordinance implement the State’s requirements for affordable housing. In particular, the Downtown Zoning Ordinance affirms that all residential stand alone and mixed- use development projects shall comply with the City’s inclusionary housing regulations. These regulations require developers to rent 10 percent of a development’s housing units at restricted rents that are affordable as low-income or sell 10 percent of the for-sale units at restricted prices to low or moderate-income levels; as an alternative, developers may pay an in-lieu fee. The Downtown Zoning Ordinance removes density limits for all mixed-use projects in the Downtown Zone.

Affordable Dwelling Units: The 810 Mission project proposes 206 total dwelling units, including: 53 studio units, 99 one-bedroom units; 40 two-bedroom units; 9 three-bedroom units, and 5 live-work units. Of these units, 10 percent (21 units) will be designated as affordable at the low-income level, and 5 percent (10 units) will be designated at the moderate-income level. Altogether, the affordable units will include 8 studio units, 15 one-bedroom units, and 6 two-bedroom units, and 2 three-bedroom units. The remaining 175 units will be designated as market rate. This breakdown complies with the City’s inclusionary Housing Ordinance and meets the provisions of the Density Bonus Law regarding affordable housing. Affordable units will be dispersed throughout the project and have access to all amenities available to market rate units.

Table 1 - Summary of Project Unit Count

TYPE OF UNITS	CALCULATIONS	PROPOSED
Market Rate Units	-	175 units
Affordable Units (Low Income)	10% Low Income units (Meets Inclusionary Housing Requirement)	21 units
Affordable Units (Moderate Income)	5% Moderate Income units	10 units
Total Units	No density limit per downtown zoning code	206 units

Incentives & Concessions: In addition to the density bonus units and the parking standards specified in the Density Bonus Law, the 810 Mission project is also entitled to certain incentives and concessions; these incentives and concessions may include a reduction in site development standards or a modification of zoning code or architectural design requirements; approval of mixed-use zoning; or other regulatory incentives or concessions which result in identifiable and actual cost reductions. By providing 10 percent low-income units, the project is entitled to one (1) incentive or concession. The Project is not requesting any incentives/concessions at this time, but reserves the right to do so prior to action by either the Downtown Advisory Committee or Community Development Commission.

Permitted Development Waivers: The Density Bonus Law also provides for waivers to be applied to development projects. The granting of waivers does not reduce the number of incentives allowed on a project, and the number of waivers that may be requested and granted is not limited.

Although a mixed-use project in the downtown zone may create its own development standards pursuant to Article 12, Section 1231 (KK), any deviation from the typical City zoning development regulations are subject to discretionary approval. The project proposed with this application is a density bonus project. In order to accommodate the project as proposed and as allowed under State Density Bonus Law, the project cannot

physically comply with all of the typical City of Oceanside development regulations. The requested waivers for development standards pursuant to State Density Bonus Law are listed in the following Table 2.

Table 2 - Development Standards Table: Required Waivers

DEVELOPMENT STANDARD	DOWNTOWN DISTRICT, SUBDISTRICT 2 (D-2) ZONE STANDARD	PROPOSED PROJECT	NOTES
Building Height	65 feet, and up to 90 feet upon approval of a Conditional Use Permit per Article 12, Section 1232(N)1(d)	90 feet without a Conditional Use Permit	Waiver to accommodate affordable units and development at density proposed; waiver would allow the proposed increase in height limit without a Conditional Use Permit
Exceptions to Height Limits	Specified roof structures may exceed base zoning code height limits by no more than 10 feet; exceptions subject to a Conditional Use Permit per Article 12, Section 1232(O) and Article 30, Section 3018 B	Roof structures and appurtenances will not exceed the proposed 90 foot height limit	Waiver to accommodate affordable units and development at density proposed; waiver will allow roof structures and appurtenances to exceed the 65 foot base height limit by more than 10 feet without a Conditional Use Permit, but will not exceed the proposed 90 foot height limit
Site Landscaping	25% minimum site landscaping; shall be provided on the lot surface, except for landscaping located directly above underground parking which is 50% or more below grade per Article 12, Section 1232 and Section 1232 (R)	25% provided all-on-site landscaping, including landscape areas located on upper level courts and terraces	Waiver to accommodate affordable units and development at density proposed; waiver would allow landscape on upper level courts and terraces to count toward the site landscaping requirement

Usable Open Space	Minimum 200 square feet per unit of total open space (totaling 41,200 square feet required for the proposed development) per Article 12, Section 1232 (FF)	109 square feet per unit of total open space (totaling 22,454 square feet provided for the proposed development)	Waiver to accommodate affordable units and development at density proposed; waiver would reduce the requirement for total open space
Private Outdoor Living Space	Minimum 48 square feet per unit per Article 12, Section 1232	Up to 54 dwelling units (26% of the 206 dwelling units) will not meet the requirement for a minimum 48 square feet private outdoor living space	Waiver to accommodate affordable units and development at density proposed; waiver allows some of the dwelling units (26%) to not meet the minimum 48 square feet per unit requirement; these units will be mostly comprised of studio and live-work units

SUMMARY

The 810 Mission project will redevelop the NCTD Headquarters site following its relocation to the Oceanside Transit Center (OTC). The resulting mixed-use development will increase the supply of market rate and affordable housing within downtown Oceanside and introduce commercial space in the form of live-work units on the ground floor along Mission Avenue. The additional residents will benefit from proximity to transit and help activate the surrounding area, supporting local business in the downtown, along Coast Highway, and other locations readily accessible from the site. Live-work and ground floor units will further activate adjacent downtown streets, while a range of indoor and outdoor amenity areas will accommodate an urban lifestyle and offer a superior quality of life for all building residents.

FINDINGS

The City of Oceanside Downtown Zoning Ordinance requires that a series of findings be made in support of approval of a Mixed-Use Development Plan. The required finding and rationale are as follows:

1. **Finding:** That the total number of dwelling units in the Downtown District shall not exceed 5,500 (or any future limit established by the City's General Plan).

Rationale: As of September 28, 2023, City Staff estimates that approximately 2,937 residential units existed in the Downtown District, including entitled units. The 206 dwelling units proposed for the project amount to approximately 8.04% of the remaining units and would not cause the total number of dwelling units in the Downtown District to exceed 5,500.

2. **Finding:** That the Mixed-Use Development Plan will enhance the potential for superior urban design in comparison with development under the regulations that exist if the Development Plan were not approved

Rationale: The proposed project introduces a pedestrian-friendly and transit-oriented development in an efficient and attractive urban housing format, and that complements the urban setting and enhances the public realm. It establishes a consistent street wall and provides generous landscape setbacks that define, shade, and beautify public space. It also incorporates street level residential and non-residential activity, including live-work units, residential patios, and a corner building lobby along Pier View Way. Although the project provides a significant amount of parking to serve the residents, a significant amount of parking is contained within a subterranean garage, with above ground parking screened from public view

3. **Finding:** That the Mixed-Use Development Plan is consistent with the adopted Land Use Element of the Redevelopment Plan and other applicable policies, and that is compatible with development in the area it will directly affect.

Rationale: The proposed urban mixed-use development is compatible with its downtown surroundings, and increases the available supply of rental housing within the downtown, including the provision of affordable units at a low- and moderate-income level. The proposed density and design takes advantage of transit proximity, and support pedestrian activity and transit usage.

4. **Finding:** That the Mixed-Use Development Plan includes adequate provisions for utilities, services, and emergency access, and public service demands will not exceed the capacity of existing systems.

Rationale: The area covered by the Mixed-Use Development Plan is a downtown infill location and will be adequately and conveniently served by existing and planned public services, utilities, and public facilities. All water, wastewater, and electrical services are available within the surrounding developed public roadway systems and within existing public utility easements.

5. **Finding:** That the traffic expected to be generated by development in accord with the Mixed-Use Development Plan will not exceed the capacity of affected streets.

Rationale: The projected traffic from the 810 Mission development project is consistent with the City's General Plan and will not exceed the capacity of affected streets.

6. **Finding:** That the Mixed-Use Development Plan will not significantly increase shading of adjacent land in comparison with shading from development under regulations that would exist if the Mixed-Use Development Plan were not approved.

Rationale: While the proposed project is of a height and intensity that is greater than the existing office and

associated surface parking, it does not exceed the height limit established by Downtown zoning.

7. **Finding:** That the benefits derived from the Mixed-Use Development Plan include but are not limited to traffic capture and pedestrian activity, by way of “active” street frontages and provision of flexible nonresidential use spaces at street level, where appropriate.

Rationale: The proposed project is designed to activate surrounding streets, in keeping with its downtown location. In particular, it places live-work units along Mission Avenue for commercial activation and to maintain pedestrian continuity. Additionally, it situates the building lobby and amenity space along Pier View Way, and introduces residential uses and patios at street level that afford “eyes on the street.”

Exhibit A:

SUBJECT	CODE REQUIRED	PROVIDED
FAR:	N/A for residential components of mixed-use projects (1232 D.6)	3.5 FAR (217,770 sf / 61,885 sf)
Density:	N/A for residential components of mixed-use projects (1232 D.6)	145 DU/AC (206 units / 1.42 acres)
Setbacks:	Front: 10' Rear: 5' Side: 10'	Front: 10' Rear: 5' Side: 10'
Height:	up to 90' for mixed-use structures above 65'	90' max.
Landscaping:	25% (15,713sf)	25% (15,713sf)
Open Space:	Total Open Space: 200 sf per unit (41,200 sf) Private Open Space: 48 sf per unit (9,888 sf)	Total Open Space: 109 sf per unit (22,454 sf) Private Open Space: 68 sf per unit (13,997 sf)
Off-Street Parking:	Resident/Guest Parking: Studios 53*1.0 = 53 1-BR Units 99*1.0 = 99 2-BR Units 40*1.5 = 60 3-BR Units 9*1.5 = 13.5 Live-Work Units 5*1.0 = 5 TOTAL 230.5	255 spaces
Accessible Parking:	Residential: 2% of dwelling units 206 DU x 0.02 = 5 accessible parking spaces = 4 spaces + 1 van accessible	5 spaces
Bicycle Parking:	none required	1 bicycle parking space per 5 units (11 spaces)
EV Parking:	Reserved EV Spaces - 15% of 234 spaces = 35 spaces (rounded down) Charger-Equipped Spaces - 50% of 35 spaces = 18 spaces	Reserved EV Spaces = 102 spaces Charger-Equipped Spaces = 17 spaces



810 MISSION AVE

OCEANSIDE, CA

MIXED-USE DEVELOPMENT PLAN RESUBMITTAL 5 - 12/03/2024



DEVELOPER

TOLL BROTHERS APARTMENT LIVING
23422 MILL CREEK DRIVE, SUITE 105
LAGUNA HILLS, CA 92653



ARCHITECT

ARCADIS INC
333 SOUTH HOPE STREET, SUITE C-200,
LOS ANGELES, CA 90071



CIVIL ENGINEER TRAFFIC & PARKING

STANTEC
801 SOUTH FIGUEROA STEET, #300
LOS ANGELES, CA 90017-3007



GEOTECHNICAL

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



DRY UTILITY

POWER PLUS - SAN DIEGO
436 N. QUINCE
ESCONDIDO, CA 92025



LANDSCAPE ARCHITECT

MCCULLOUGH
703 16TH STREET, SUITE 100
SAN DIEGO, CA 92101



MECHANICAL & ELECTRICAL

GOUVIS ENGINEERING
15 STUDEBAKER
IRVINE, CA 92618



810 MISSION AVE

810 South Mission Avenue
Oceanside, CA 92054

ARCADIS PROJECT NO. - 040-220001.01

DEVELOPER

Toll Brothers Apartment Living
23422 Mill Creek Drive
Suite 105
Laguna Hills, CA 92653
CONTACT - Michael McCann
PHONE - (949) 370-8155

Disclaimer

Signature & Seal

NOT FOR
CONSTRUCTION

Issue Drawing Log

REV	DATE	DESCRIPTION
	8/26/22	DP SUBMITTAL
	2/13/22	DP RESUBMITTAL
	10/09/23	DP RESUBMITTAL 2
	09/11/2024	DP RESUBMITTAL 4
	12/03/2024	DP RESUBMITTAL 5

Project Status / Issue Reason

COVER SHEET

G-000

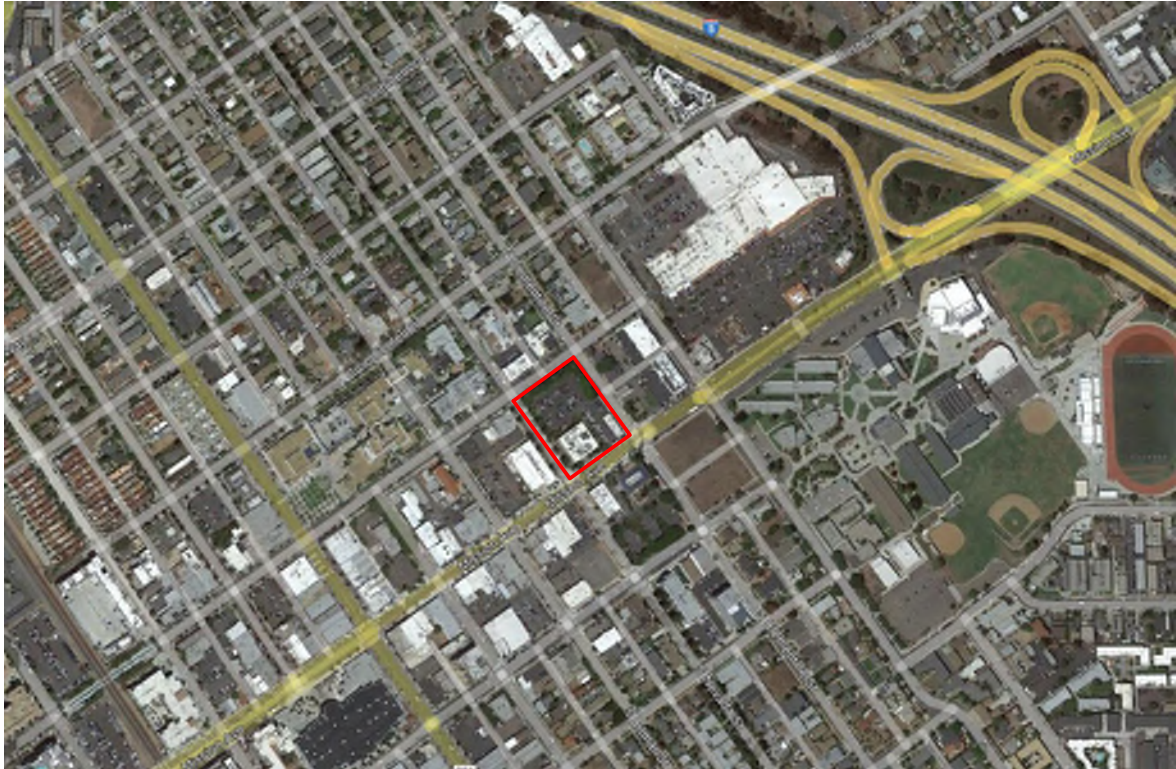
PROJECT DESCRIPTION	
A NEW 7-STORY 326,647 SF, MIXED-USE PROJECT INCLUDING 206 MULTIFAMILY RENTAL UNITS (INCLUDING 5 LIVE/WORK UNITS), WITH 255 PARKING SPACES ON 3 LEVELS OF PARKING (1.5 LEVELS OF SUBTERRANEAN PARKING)	
REQUESTED DISCRETIONARY APPROVALS: MIXED-USE DEVELOPMENT PLAN VESTING TENTATIVE PARCEL MAP	

DEVELOPMENT SUMMARY	
LEGAL DESCRIPTION	APN: 7601863300, 1471911100
	LOTS 1 THROUGH 9 INCLUSIVE AND 11 THROUGH 18 INCLUSIVE IN BLOCK 74 OF HORNE'S ADDITION, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 323, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 3, 1886.
APPLICANT	MICHAEL MCCANN TOLL BROTHERS APARTMENT LIVING 23422 MILL CREEK DRIVE, SUITE 105 LAGUNA HILLS, CA 92653 (949) 370-8155
SITE ADDRESS	810 SOUTH MISSION AVENUE OCEANSIDE, CA 92054
SITE AREA	GROSS: 61,885 SF (1.42 AC)
ZONING DESIGNATION	D-2 - DOWNTOWN DISTRICT - SUBDISTRICT 2
BUILDING AREAS (GFA)	TOTAL GFA NON-PARKING 217,770 SF TOTAL PARKING 108,877 SF TOTAL PROJECT 326,647 SF
UNIT COUNT	STUDIOS 53 (8 INCLUSIONARY) 1-BEDROOM 99 (16 INCLUSIONARY) 2-BEDROOM 40 (8 INCLUSIONARY) 3-BEDROOM 9 (1 INCLUSIONARY) LIVE-WORK 5 TOTAL 206 (31 INCLUSIONARY)

BUILDING CODE SUMMARY	
OCCUPANCY	R-2, S-2, A, B
CONSTRUCTION TYPE	TYPE IIIA, TYPE IA
STORIES	TYPE IIIA - 5, TYPE IA - 2 ABOVE GRADE, 2 BELOW GRADE
FIRE PROTECTION	NFPA 13 FIRE SPRINKLERS; CLASS 1 STANDPIPES; FIRE ALARM (COMPLYING WITH NFPA 72) WITH VOICE EVACUATION AND SMOKE DETECTION THROUGHOUT; EMERGENCY RESPONDER RADIO COVERAGE SYSTEM
APPLICABLE CODES	2021 OCEANSIDE ZONING CODE 2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA FIRE CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE 2022 ASME A17.3, SAFETY CODES FOR ELEVATORS AND ESCALATORS 2010 STANDARDS FOR ACCESSIBLE DESIGN - TITLE III RULE OF THE AMERICANS WITH DISABILITIES ACT (ADA) 2016 NFPA 13, INSTALLATION OF SPRINKLER SYSTEMS 2022 NFPA 70, NATIONAL ELECTRICAL CODE 2016 NFPA 72, NATIONAL FIRE ALARM AND SIGNALING CODE 2022 NFPA 80, STANDARD FOR FIRE DOORS AND OTHER OPENING PROTECTIVES

ZONING CONFORMANCE MATRIX				
SUBJECT	CODE SECTION	REQUIRED		PROVIDED
FLOOR AREA RATIO (F.A.R.)	OZO 1232	N/A FOR RESIDENTIAL COMPONENTS OF MIXED-USE PROJECTS (1232 D.6)		3.5 FAR (217,770 SF / 61,885 SF)
DENSITY	OZO 1232	N/A FOR RESIDENTIAL COMPONENTS OF MIXED-USE PROJECTS (1232 D.6)		145 DU/AC (206 UNITS / 1.42 ACRES)
SETBACKS	OZO 1232	FRONT: 10' REAR: 5' SIDE: 10'		FRONT: 10' REAR: 5' SIDE: 10'
HEIGHT	OZO 1232	65' MAX, REQUESTED WAIVER FOR 90' MAX		90' MAX
LANDSCAPING	OZO 1232	25% (15,713 SF)		25% (15,713 SF)
OPEN SPACE	OZO 1232	<u>DOWNTOWN DISTRICT STANDARDS:</u> PRIVATE OPEN SPACE: 48 SF PER UNIT (9,888 SF) TOTAL OPEN SPACE: 200 SF PER UNIT (41,200 SF) <u>DEVIATION REQUESTED:</u> TOTAL OPEN SPACE: 109 SF PER UNIT (22,454 SF)		SHARED OPEN SPACE: 8,457 SF PRIVATE OPEN SPACE: 13,997 SF TOTAL OPEN SPACE: 22,454 SF
OFF-STREET PARKING	OZO 3032 (USING CURRENT GOVERNMENT CODE PARKING RATIOS)	<u>RESIDENT/GUEST PARKING:</u> STUDIOS 53 * 1.0 = 53 1-BR UNITS 99 * 1.0 = 99 2-BR UNITS 40 * 1.5 = 60 3-BR UNITS 9 * 1.5 = 13.5 LIVE/WORK UNITS 5 * 1.0 = 5 TOTAL 230.5 TOTAL PARKING REQUIRED: 231 SPACES		255 SPACES
ACCESSIBLE PARKING	CBC 1109A	RESIDENTIAL: 2% OF ASSIGNED RESIDENT SPACES 234 RESIDENT SPACES x 0.02 = 5 ACCESSIBLE PARKING SPACES (1 VAN) VISITOR (GUEST): 5% OF UNASSIGNED SPACES 21 GUEST SPACES X 0.05 = 2 ACCESSIBLE GUEST SPACES		7 SPACES
BICYCLE PARKING	3108	NONE REQUIRED		1 BICYCLE PARKING SPACE PER 5 UNITS = 42 SPACES
EV PARKING	3048	RESERVED EV SPACES - 15% OF 234 SPACES = 35 SPACES (ROUNDED DOWN) CHARGER-EQUIPPED SPACES - 50% OF 35 SPACES = 18 SPACES		RESERVED EV SPACES = 102 SPACES CHARGER-EQUIPPED SPACES = 17 SPACES

SHEET INDEX	
NO.	SHEET NAME
GENERAL	
G-000	COVER SHEET
G-001	SHEET INDEX & PROJECT SUMMARY
G-002	AREA PLANS
G-003	SITE PLAN
G-004	SITE PHOTOS
G-005A	PERSPECTIVE VIEWS
G-005B	PERSPECTIVE VIEWS
G-005C	PERSPECTIVE VIEWS
G-006	TRASH MANAGEMENT PLAN
CIVIL	
SHEET C-1	TITLE SHEET
SHEET C-2	SITE SECTIONS AND DETAILS
SHEET C-3	MASTER TECHNICAL SITE PLAN
SHEET C-4	VESTING TENTATIVE TRACT MAP
SHEET C-5	PRELIMINARY GRADING & DRAINAGE
SHEET C-6	LID BMP FEATURES
SHEET C-7	PRELIMINARY WET UTILITIES
SHEET C-8	FIRE ACCESS CIRCULATION PLAN
SHEET C-9	ENCUMBRANCE MAP
LANDSCAPE	
L-010	EXISTING TREE PLAN
L-012	GROUND LEVEL LANDSCAPE PLAN
L-013	LEVEL 3 LANDSCAPE PLAN
L-014	LEVEL 7 LANDSCAPE PLAN
L-015	NOTES
ARCHITECTURAL	
A-1B1	LEVEL B1 FLOOR PLAN
A-101	LEVEL 1 FLOOR PLAN
A-102	LEVEL 2 FLOOR PLAN
A-103	LEVEL 3 FLOOR PLAN
A-104	LEVEL 4 FLOOR PLAN
A-105	LEVEL 5 FLOOR PLAN
A-106	LEVEL 6 FLOOR PLAN
A-107	LEVEL 7 FLOOR PLAN
A-108	ROOF PLAN
A-200	EXTERIOR FINISHES
A-201	EXTERIOR ELEVATIONS
A-202	EXTERIOR ELEVATIONS
A-301	BUILDING SECTIONS
A-411	ENLARGED UNIT PLANS

VICINITY MAP


DEVELOPER

Toll Brothers Apartment Living
23422 Mill Creek Drive
Suite 105
Laguna Hills, CA 92653
CONTACT - Michael McCann
PHONE - (949) 370-8155

Disclaimer

Signature & Seal

NOT FOR
CONSTRUCTION

Issue Drawing Log

REV	DATE	DESCRIPTION
	8/26/22	DP SUBMITTAL
	2/13/22	DP RESUBMITTAL
	10/09/23	DP RESUBMITTAL 2
	09/11/2024	DP RESUBMITTAL 4
	12/03/2024	DP RESUBMITTAL 5

Project Status / Issue Reason

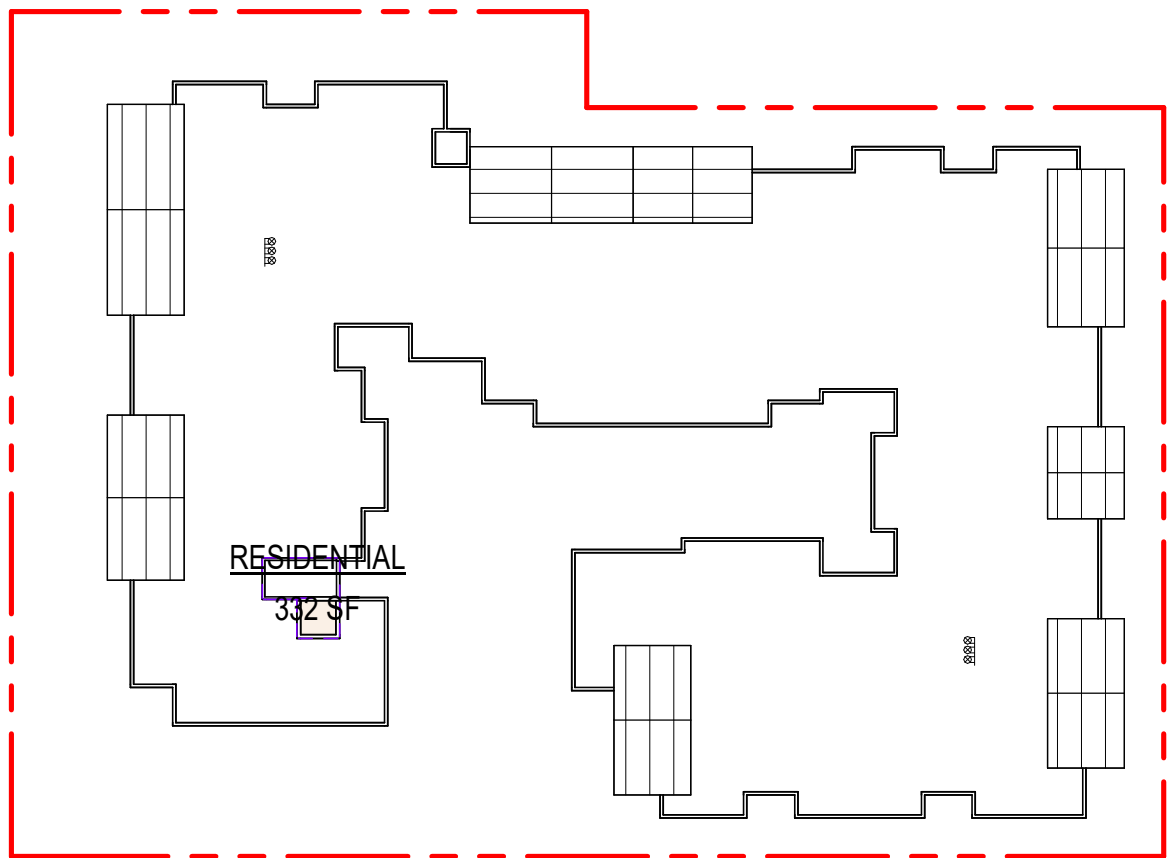
SHEET INDEX & PROJECT SUMMARY

PARKING COUNTS		
TYPE	COUNT	
(P) 8'-0" x 22'-0"	5	
(S) 8'-6" x 18'-0"	65	
(S) 9'-6" x 18'-0"	68	
8'-6" x 18'-0" STANDARD	2	
9'-0" x 18'-0" EV	15	
9'-0" x 18'-0" EV + HANDICAP VAN	2	
9'-6" x 18'-0" TANDEM	5	
10'-0" x 18'-0" EV	84	
10'-0" x 18'-0" EV + HANDICAP	1	
10'-0" x 18'-0" HANDICAP	6	
10'-0" x 18'-0" VAN	2	
GRAND TOTAL	255	

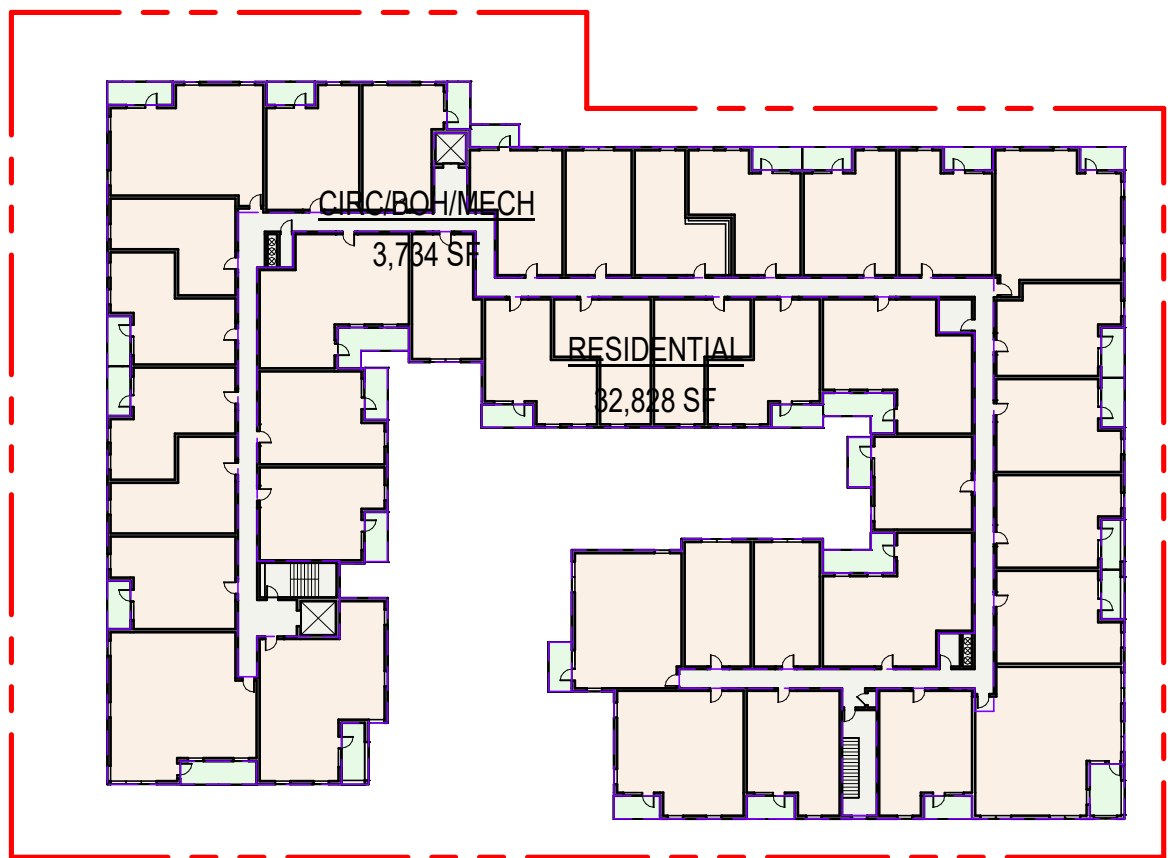
OPEN SPACE		
PROGRAM	AREA	
PRIVATE OPEN SPACE		
LEVEL 7		
PRIVATE OPEN SPACE	2,410 SF	
LEVEL 6		
PRIVATE OPEN SPACE	2,618 SF	
LEVEL 5		
PRIVATE OPEN SPACE	2,618 SF	
LEVEL 4		
PRIVATE OPEN SPACE	2,647 SF	
LEVEL 3		
PRIVATE OPEN SPACE	2,569 SF	
LEVEL 2		
PRIVATE OPEN SPACE	935 SF	
LEVEL 1		
PRIVATE OPEN SPACE	200 SF	
PRIVATE OPEN SPACE	13,997 SF	
SHARED OPEN SPACE		
LEVEL 7		
SHARED OPEN SPACE	1,192 SF	
LEVEL 3		
SHARED OPEN SPACE	5,781 SF	
LEVEL 1		
SHARED OPEN SPACE	1,484 SF	
SHARED OPEN SPACE	8,467 SF	
GRAND TOTAL	22,454 SF	

GROSS FLOOR AREA		
PROGRAM	AREA	
LEVEL B1		
CIRC/BOH/MECH	4,666 SF	
	4,666 SF	
LEVEL 1		
RESIDENTIAL	2,524 SF	
CIRC/BOH/MECH	4,905 SF	
AMENITY	3,412 SF	
	10,842 SF	
LEVEL 2		
RESIDENTIAL	12,807 SF	
CIRC/BOH/MECH	5,257 SF	
AMENITY	2,588 SF	
	20,652 SF	
LEVEL 3		
RESIDENTIAL	31,668 SF	
CIRC/BOH/MECH	3,943 SF	
AMENITY	832 SF	
	36,444 SF	
LEVEL 4		
RESIDENTIAL	32,828 SF	
CIRC/BOH/MECH	3,734 SF	
	36,562 SF	
LEVEL 5		
RESIDENTIAL	32,712 SF	
CIRC/BOH/MECH	3,734 SF	
	36,445 SF	
LEVEL 6		
RESIDENTIAL	32,712 SF	
CIRC/BOH/MECH	3,734 SF	
	36,446 SF	
LEVEL 7		
RESIDENTIAL	30,035 SF	
CIRC/BOH/MECH	3,756 SF	
AMENITY	1,590 SF	
	35,381 SF	
ROOF		
RESIDENTIAL	332 SF	
	332 SF	
GRAND TOTAL	217,770 SF	

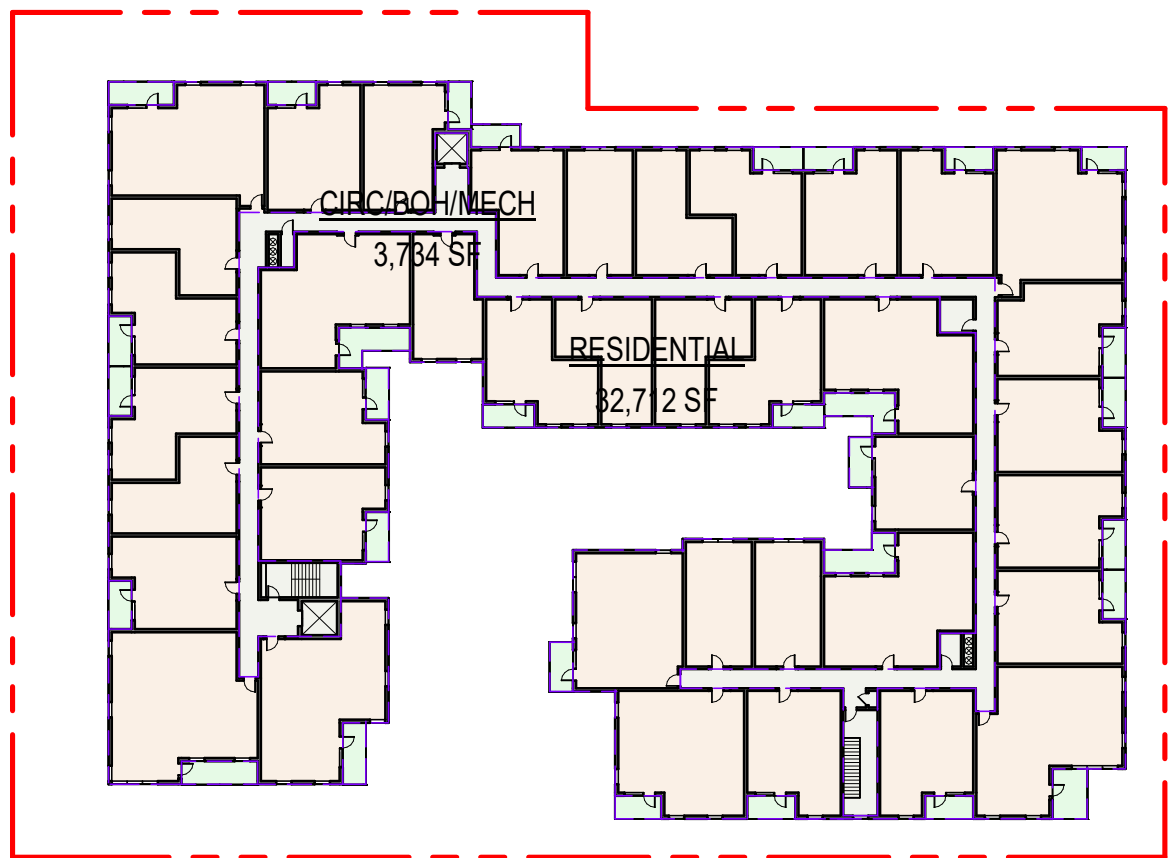
PARKING AREA (NON-GFA)		
PROGRAM	AREA	
LEVEL B1		
PARKING	49,575 SF	
	49,575 SF	
LEVEL 1		
PARKING	36,695 SF	
	36,695 SF	
LEVEL 2		
PARKING	22,607 SF	
	22,607 SF	
GRAND TOTAL	108,877 SF	



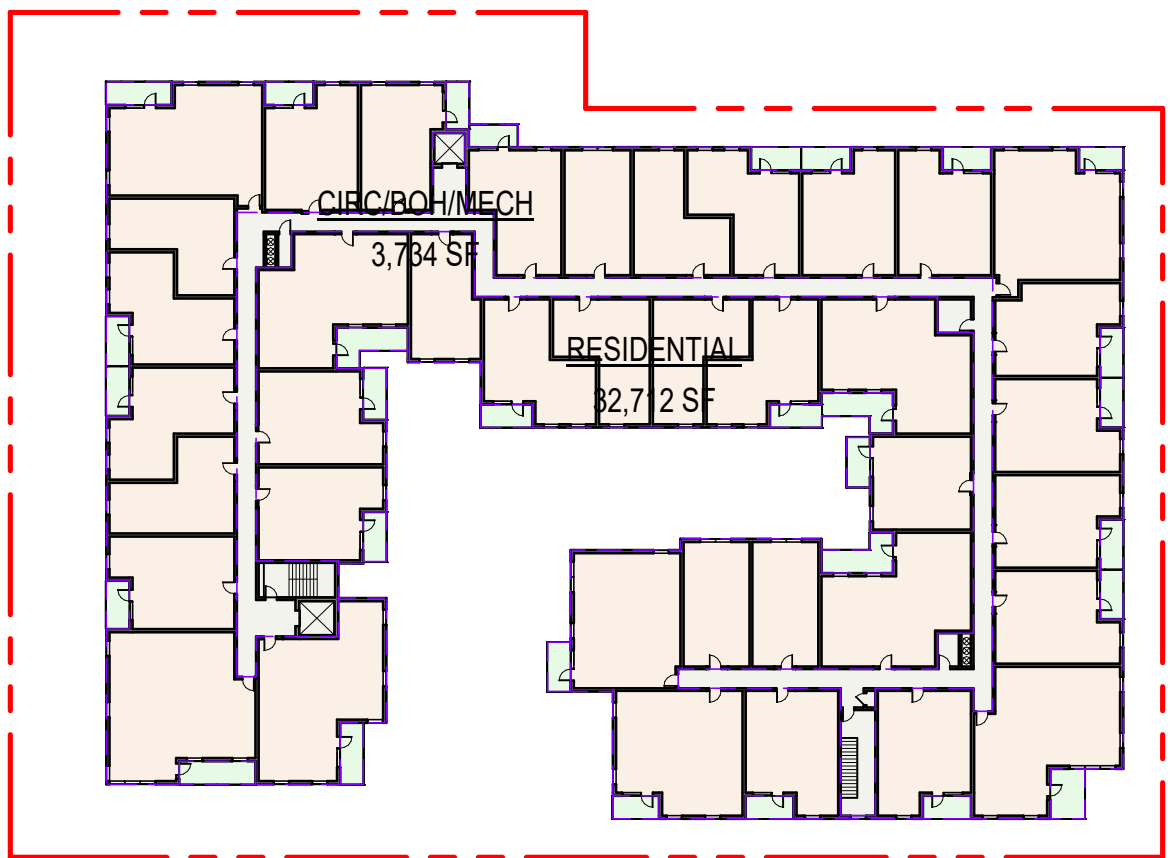
9 ROOF
SCALE: 1" = 50'-0"



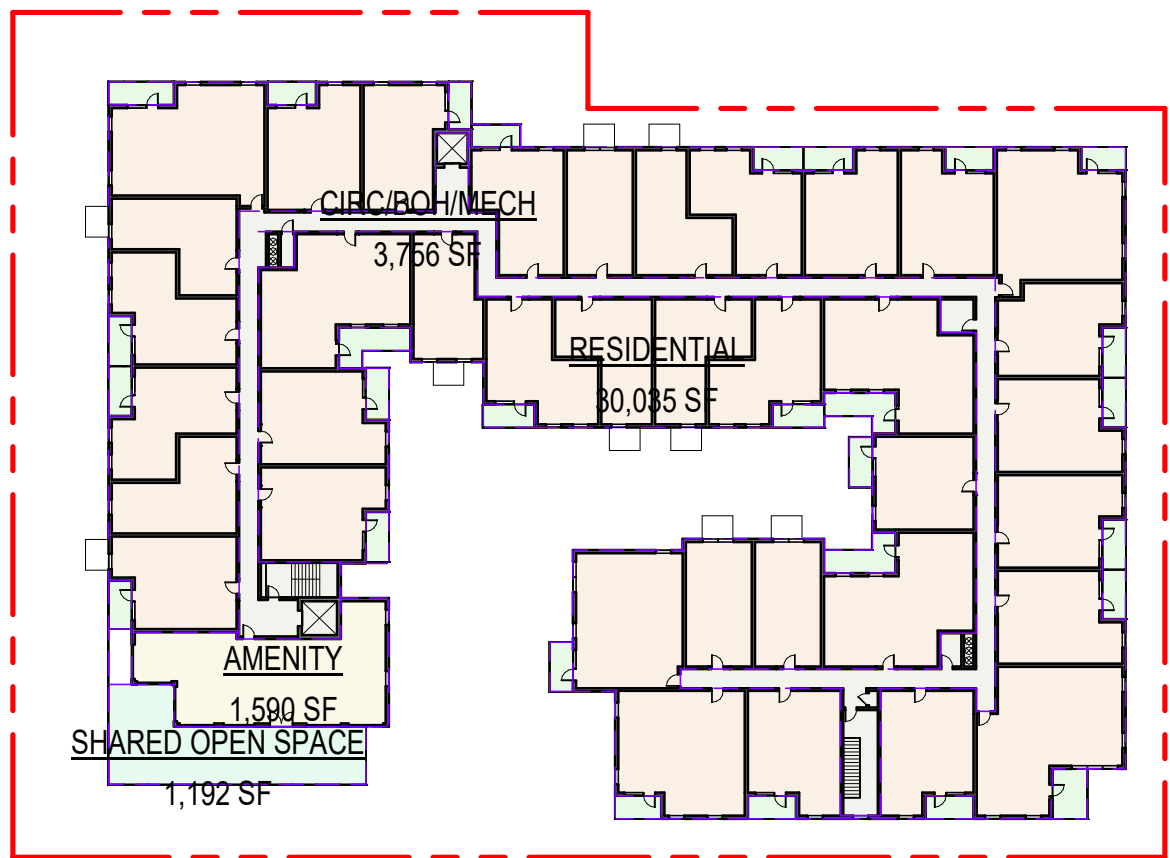
5 LEVEL 4
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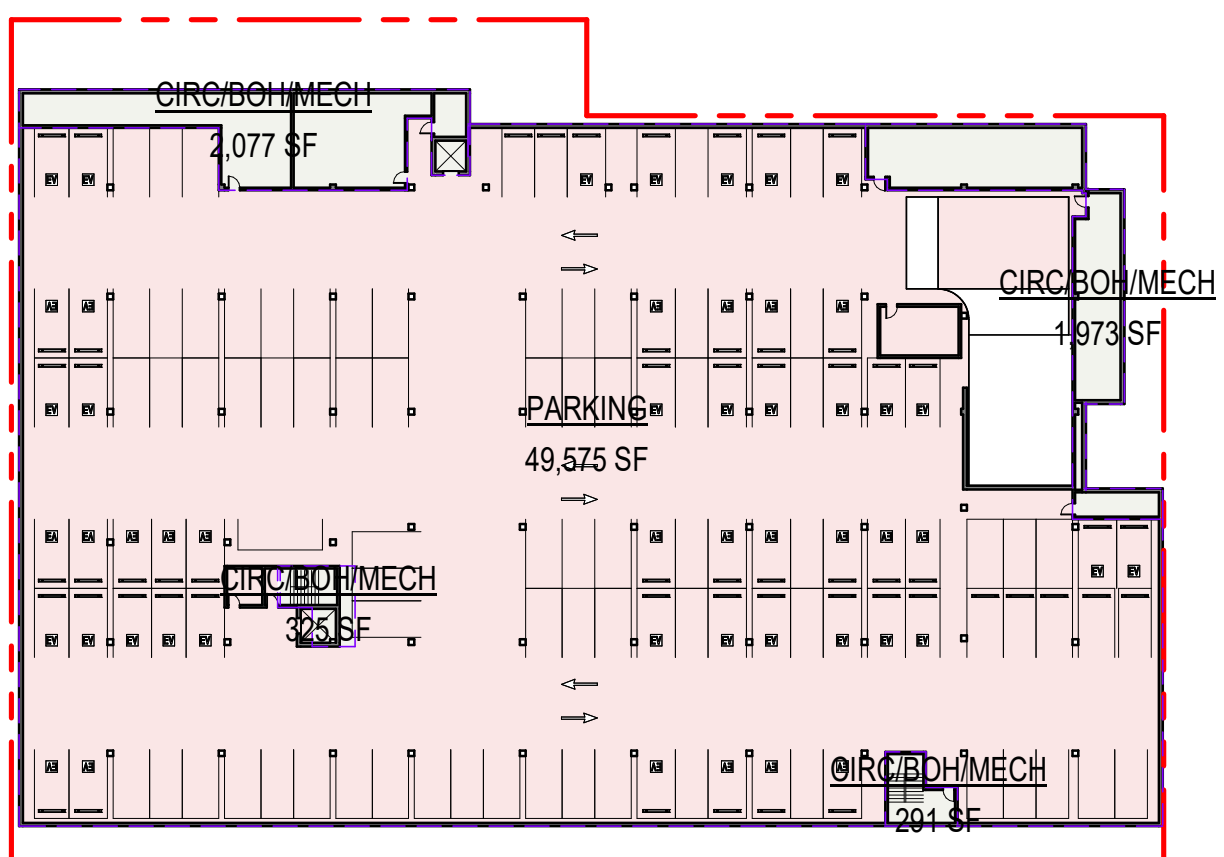
6 LEVEL 5
SCALE: 1" = 50'-0"



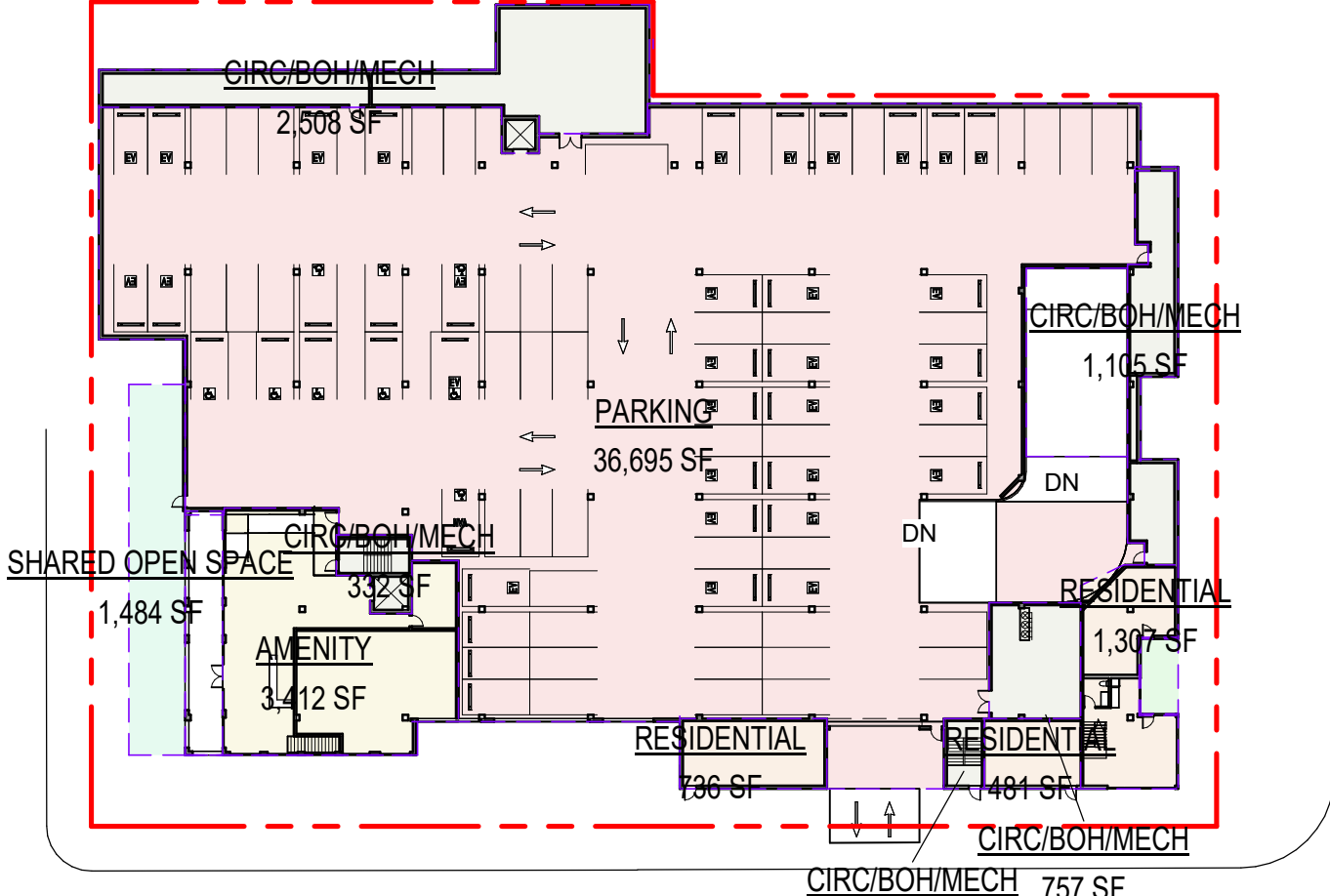
7 LEVEL 6
SCALE: 1" = 50'-0"



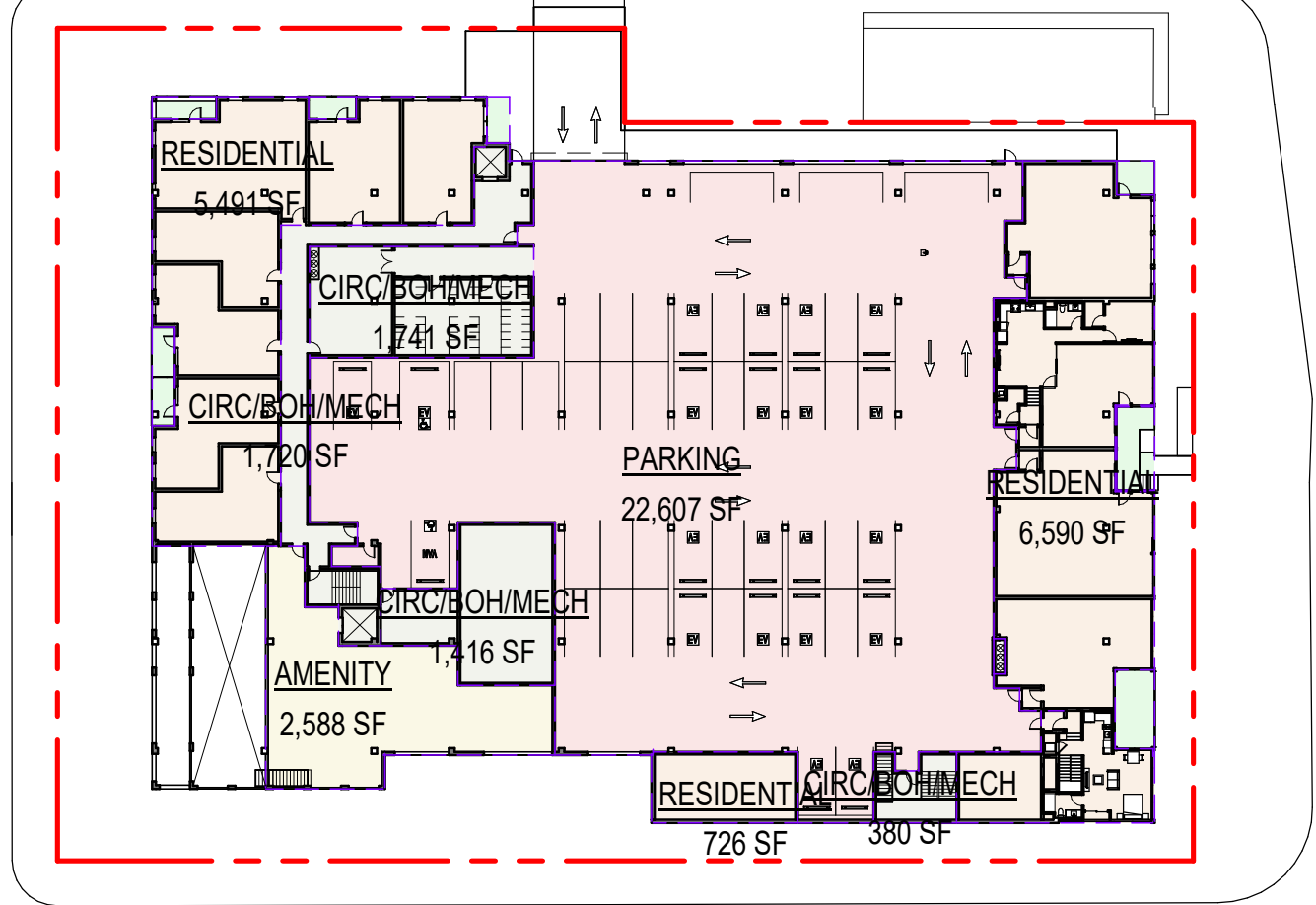
8 LEVEL 7
SCALE: 1" = 50'-0"



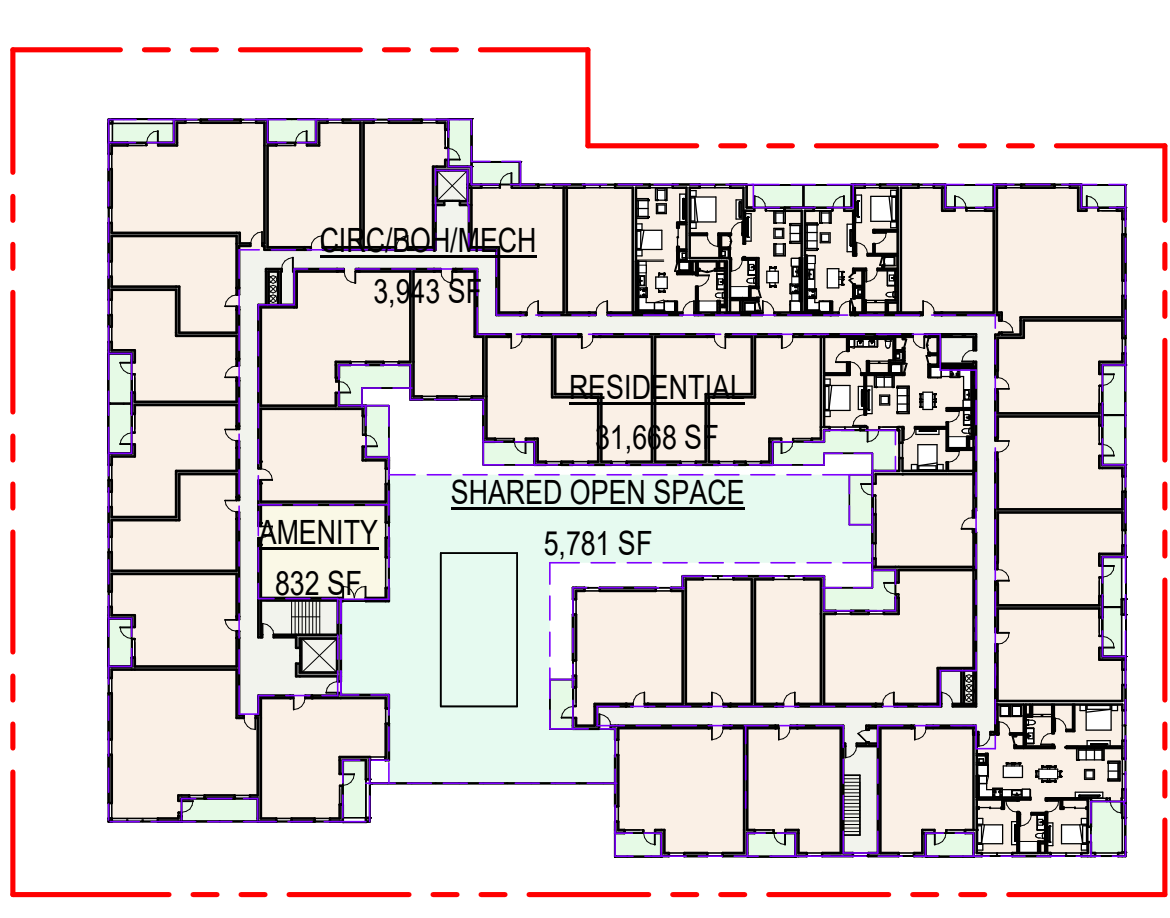
1 LEVEL B1
SCALE: 1" = 50'-0"



2 LEVEL 1
SCALE: 1" = 50'-0"



3 LEVEL 2
SCALE: 1" = 50'-0"



4 LEVEL 3
SCALE: 1" = 50'-0"

Disclaimer

Signature & Seal

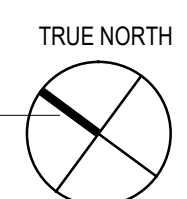
NOT FOR
CONSTRUCTION

Issue Drawing Log

REV	DATE	DESCRIPTION
	8/26/22	DP SUBMITTAL
	2/13/22	DP RESUBMITTAL
	10/09/23	DP RESUBMITTAL 2
	09/11/2024	DP RESUBMITTAL 4
	12/03/2024	DP RESUBMITTAL 5

Project Status / Issue Reason

AREA PLANS



810 South Mission Avenue
Oceanside, CA 92054

CRTLK PROJECT NO. - 040-220001.01

DEVELOPER
Toll Brothers Apartment Living
23422 Mill Creek Drive
Suite 105
Laguna Hills, CA 92653
CONTACT - Michael McCann
PHONE - (949) 370-8155

Disclaimer

Signature & Seal

NOT FOR
CONSTRUCTION

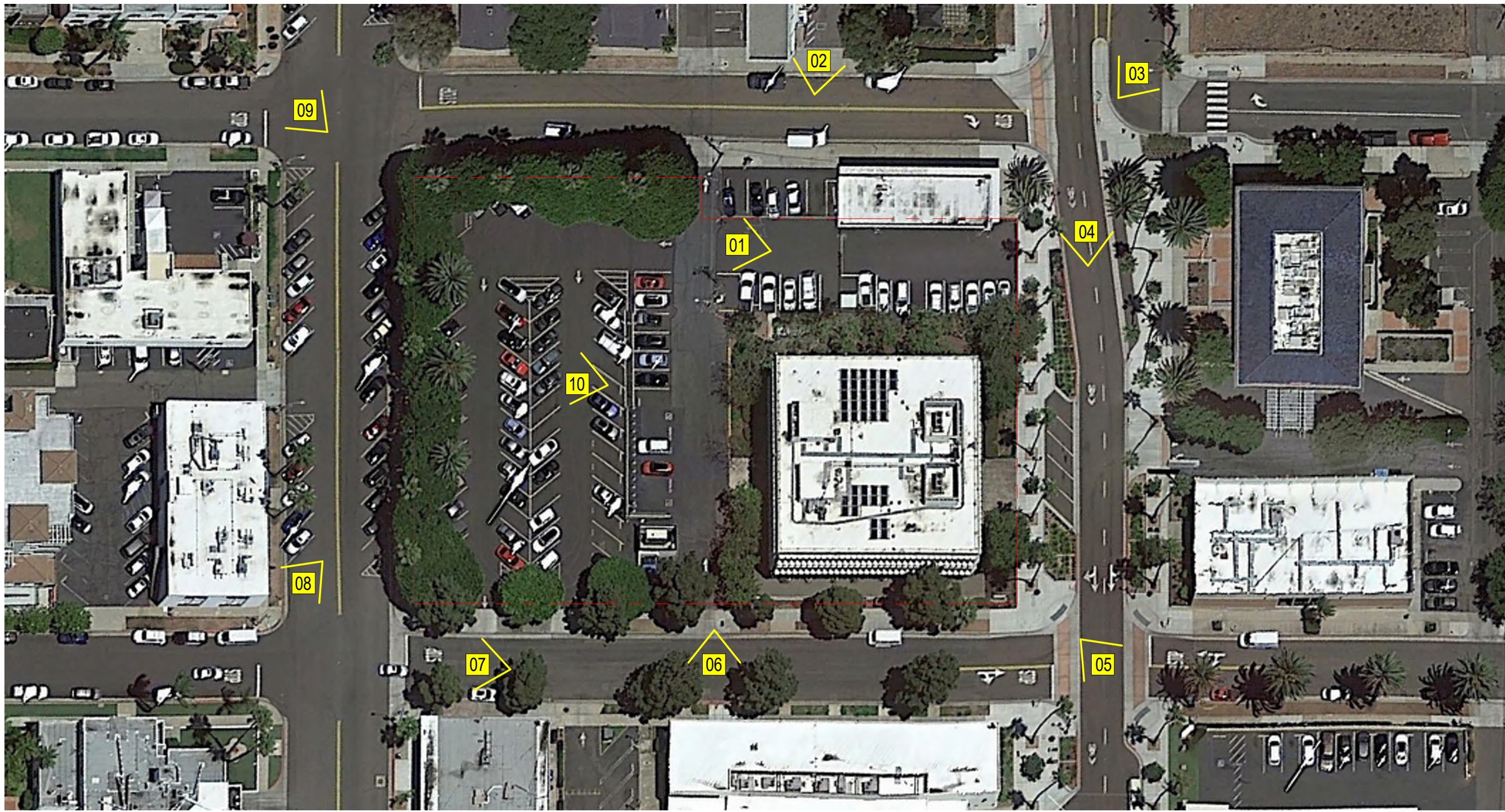
Issue Drawing Log

REV	DATE	DESCRIPTION
	8/26/22	DP SUBMITTAL
	2/13/22	DP RESUBMITTAL
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	09/11/2024	DP RESUBMITTAL 4
	12/03/2024	DP RESUBMITTAL 5

Project Status / Issue Reason

SITE PHOTOS

G-004



810 South Mission Avenue
Oceanside, CA 92054

CRTKL PROJECT NO. - 040-220001.01

DEVELOPER
Toll Brothers Apartment Living
23422 Mill Creek Drive
Suite 105
Laguna Hills, CA 92653
CONTACT - Michael McCann
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Issue Drawing Log

REV	DATE	DESCRIPTION
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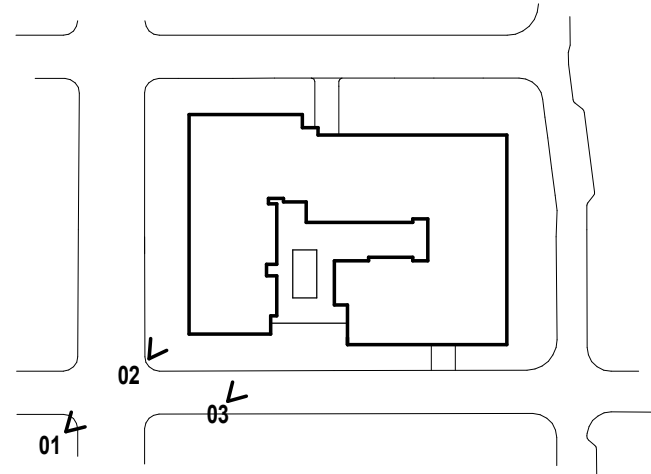
Project Status / Issue Reason

PERSPECTIVE VIEWS

G-005A



* RENDERINGS ARE FOR REFERENCE ONLY AND THE DESIGN IS SUBJECT TO CHANGE. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR PROPOSED DESIGN.



810 South Mission Avenue
Oceanside, CA 92054

CRTKL PROJECT NO. - 040-220001.01

DEVELOPER
Toll Brothers Apartment Living
23422 Mill Creek Drive
Suite 105
Laguna Hills, CA 92653
CONTACT - Michael McCann
PHONE - (949) 370-8155



01

Disclaimer

Signature & Seal

NOT FOR
CONSTRUCTION

Issue Drawing Log

REV	DATE	DESCRIPTION
	8/26/22	DP SUBMITTAL
	2/13/22	DP RESUBMITTAL
	10/09/23	DP RESUBMITTAL 2
	09/11/2024	DP RESUBMITTAL 4
	12/03/2024	DP RESUBMITTAL 5

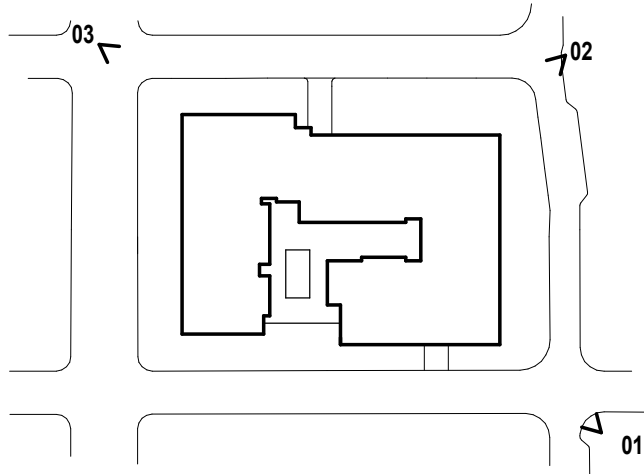


02



03

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Project Status / Issue Reason

PERSPECTIVE VIEWS

G-005B

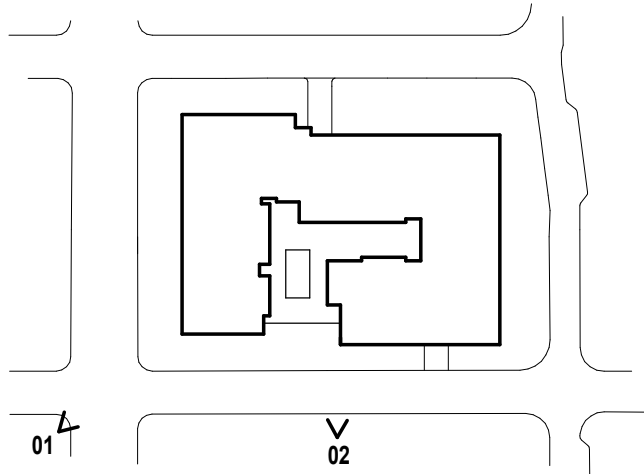
NOT FOR
CONSTRUCTION

Issue Drawing Log

REV	DATE	DESCRIPTION
	8/26/22	DP SUBMITTAL
	2/13/22	DP RESUBMITTAL
	10/09/23	DP RESUBMITTAL 2
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CONSTRUCTION

REV	DATE	DESCRIPTION
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	2/13/22	DP RESUBMITTAL
	10/09/23	DP RESUBMITTAL 2
	09/11/2024	DP RESUBMITTAL 4
	12/03/2024	DP RESUBMITTAL 5



810 MISSION - L2 TRASH ROOM

REQUIRED PER WASTE MANAGEMENT CALCULATIONS:
2X WEEKLY - PER RM.
(2) 3 CY BIN - RECYCLE
(4) 3 CY BIN - TRASH = 12 CY
(2) 3 CY BIN - ORGANICS = 6 CY

PROVIDED:
(2) 3 CY BIN - RECYCLE
(4) 3 CY BIN - TRASH = 12 CY
(2) 3 CY BIN - ORGANICS = 6 CY

* ASSUMED ORGANICS TO TRASH RATIO IS 30% - 40% MIN.

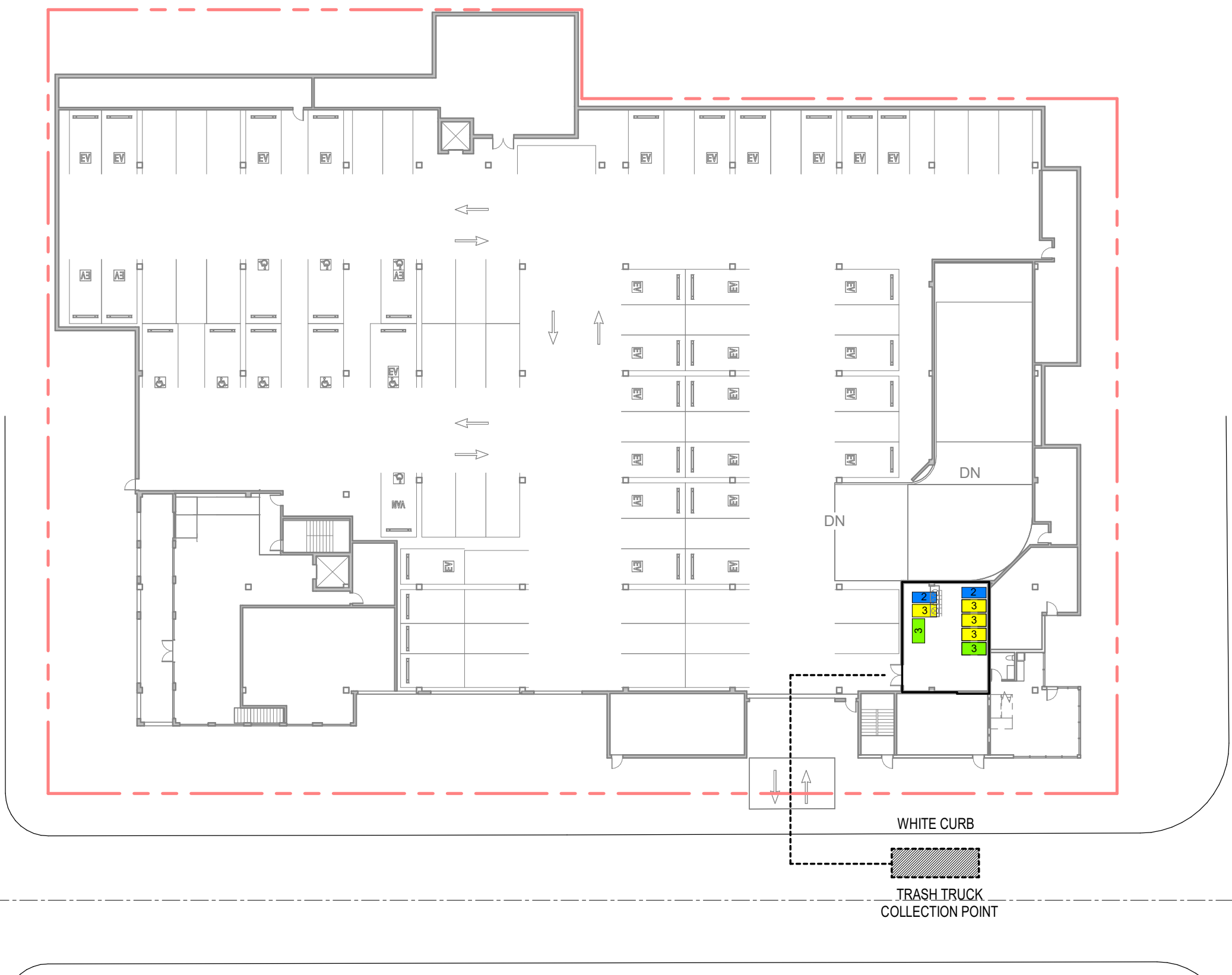
BUCHANAN COMPANY

WASTE CALCULATOR Rev. 5

Property:	Oceanside Transit Center (OTC) - Residential - 810 Mission			
Total # of Units:	206	Match		
		Daily	Weekly	
Studio(s):	53	31.8	222.6	
1 Bedroom(s):	99	69.3	485.1	
2 Bedroom(s):	40	36	252	
3 Bedroom(s):	9	99	693	
L/W (Live/Work):	5	55	385	
5 Bedroom(s):	0	63.86	447.02	
6 Bedroom(s):	0	0		
Collection Room(s):	2	*Add "0" if none, do not leave blank.		
Total CF Waste:	354.96	2484.72		
Total CY Waste:	13.1	92.0		
		Daily	Weekly	
Total	Uncompacted	Compacted	Uncompacted	Compacted
Recyclables CY:	3.0	0.9	21.2	6.0
Rubbish CY:	10.1	2.9	70.9	20.2
Per Collection Room	Uncompacted	Compacted	Uncompacted	Compacted
Recyclables CY:	1.5	0.4	10.6	3.0
Rubbish CY:	5.1	1.4	35.4	10.1
OR 18 CY FOR 2X WEEKLY COLLECTION				
OR 18 CY FOR 2X WEEKLY COLLECTION				
Bins Required Weekly Per Room				
	No Compactor		W/ Compactor	
Option: 2CY Recycling Bins	6		2	
Option: 2CY Rubbish Bins	18		6	
Option: 3CY Recycling Bins	4		2	
Option: 3CY Rubbish Bins	12		4	
(INCLUDING ORGANICS)				
Key: CF=Cubic Feet CY=Cubic Yards				

LEVEL 2 FLOOR PLAN_TRASH

SCALE: 1/32" = 1'-0"



810 MISSION - L1 TRASH ROOM

REQUIRED PER WASTE MANAGEMENT CALCULATIONS:
2X WEEKLY - PER RM.
(2) 3 CY BIN - RECYCLE
(4) 3 CY BIN - TRASH = 12 CY
(2) 3 CY BIN - ORGANICS = 6 CY

PROVIDED:
(2) 3 CY BIN - RECYCLE
(4) 3 CY BIN - TRASH = 12 CY
(2) 3 CY BIN - ORGANICS = 6 CY

* ASSUMED ORGANICS TO TRASH RATIO IS 30% - 40% MIN.

LEGEND:

- 2 CU. YARD - ORGANICS
- 3 CU. YARD - ORGANICS
- 3 CU. YARD - RECYCLE
- 4 CU. YARD - RECYCLE
- 3 CU. YARD - TRASH
- 4 CU. YARD - TRASH

LEVEL 1 FLOOR PLAN_TRASH

SCALE: 1/32" = 1'-0"

GENERAL NOTES:

1. TOTAL AREA:

GROSS: 61,885 SF (1.42 ACRES)
2. EXISTING ZONING:

D-2
3. PROPOSED ZONING:

D-2
4. NUMBER OF EXISTING PARCELS:

1
5. FEMA FLOOD INSURANCE RATE MAP NO.:

06073C0734J eff. 12/20/2019
6. CONTOUR INTERVAL:

1 FT
7. MAX. SLOPE GRADIENT:

5% MAX
8. PERCENT OF PROJECT IN STREETS:

NONE
9. AMOUNT OF GRADING:

41,000 CY CUT; 0 CY FILL
10. ASSESSORS PARCEL NUMBERS:

APN: 147-191-11-00

DESIGN NOTES:

1. ALL STREET DESIGN SHALL CONFORM TO THE CITY OF OCEANSIDE DESIGN STANDARDS AS REQUIRED BY THE CITY ENGINEER.
2. EASEMENTS SHALL BE PROVIDED, REMOVED OR RELOCATED AS REQUIRED BY THE CITY ENGINEER.
3. ALL PROPOSED UTILITIES SHALL BE UNDERGROUNDED AND EASEMENTS PROVIDED.
4. GEOTECHNICAL INVESTIGATION PREPARED BY: NOVA
5. 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.
6. ALL RETAINING WALLS IN EXCESS OF 4 FEET SHALL BE PLANTABLE.
7. ALL PROPOSED SEWER IS PUBLIC AND SHALL BE INSTALLED PER CITY OF OCEANSIDE STANDARDS.
8. ALL PROPOSED WATER IS PUBLIC AND SHALL BE INSTALLED PER CITY OF OCEANSIDE STANDARDS.
9. FINISH GRADES ARE APPROXIMATE AND SUBJECT TO CHANGE IN FINAL DESIGN, AS ALLOWED PER SUBSTANTIAL CONFORMITY.
10. 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:

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:

LOTS 1 THROUGH 9, INCLUSIVE AND 11 THROUGH 18, INCLUSIVE IN BLOCK 74 OF HORNE'S ADDITION, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 323, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 3, 1886.

APN: 147-191-11-00

EASEMENTS:

SEE SHEET 4

SITE DATA:

1. SETBACKS:

BACKYARD:

NONE

FRONT YARD:

NONE

SIDE YARD:

NONE
2. LANDSCAPE COVERAGE:

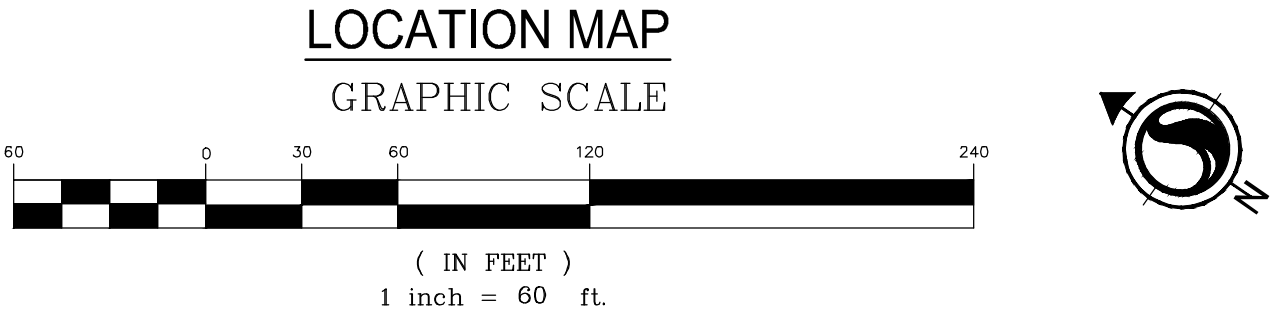
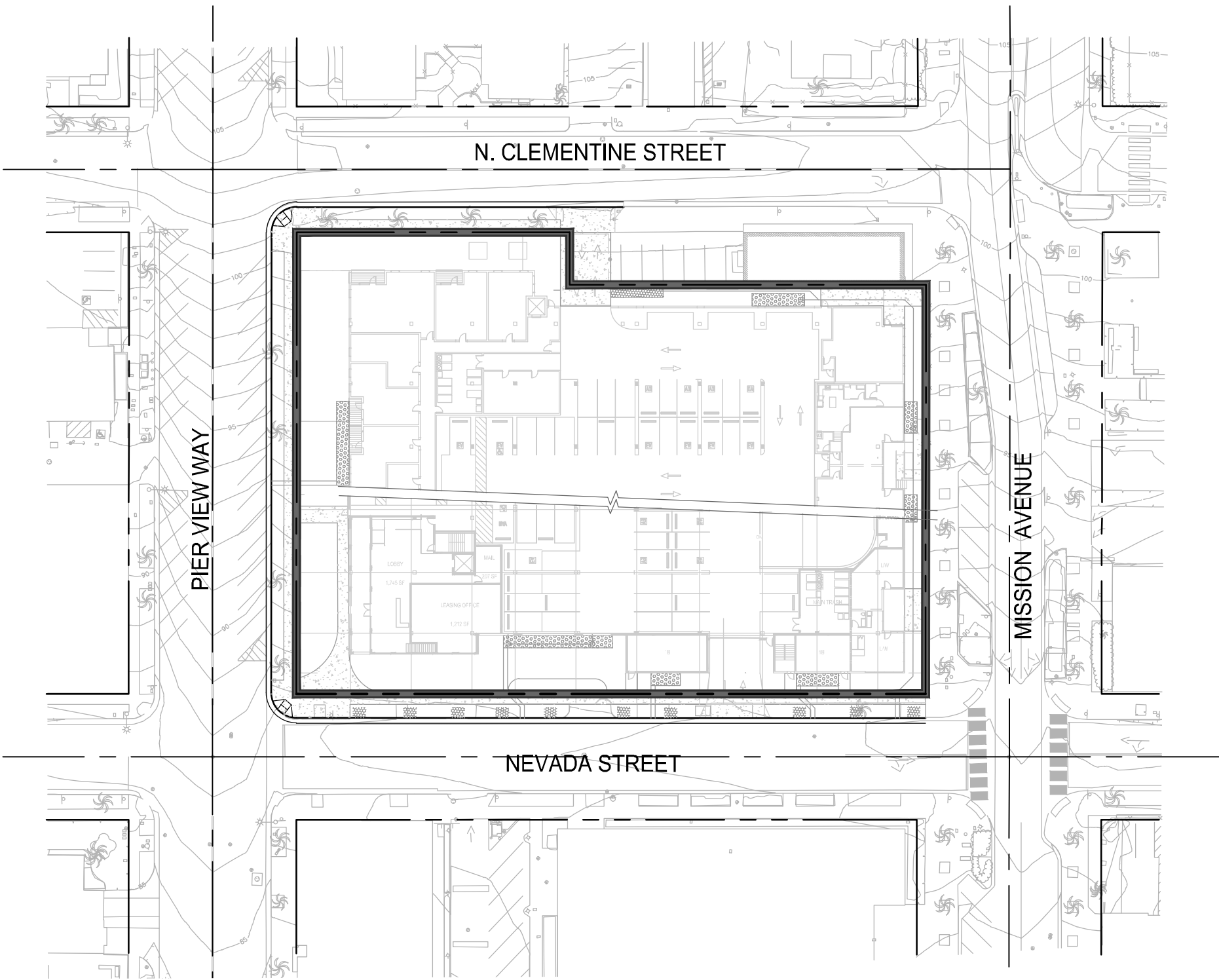
15,213 SF

LOT #	DESCRIPTION	AREA (ACRES)
1	MIXED USE	1.42
TOTAL		1.42

VESTING TENTATIVE MAP

810 MISSION AVENUE

CITY OF OCEANSIDE, CALIFORNIA



OWNER:

NORTH SAN DIEGO COUNTY TRANSIT DEVELOPMENT BOARD, A PUBLIC AGENCY

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

ARCHITECT:

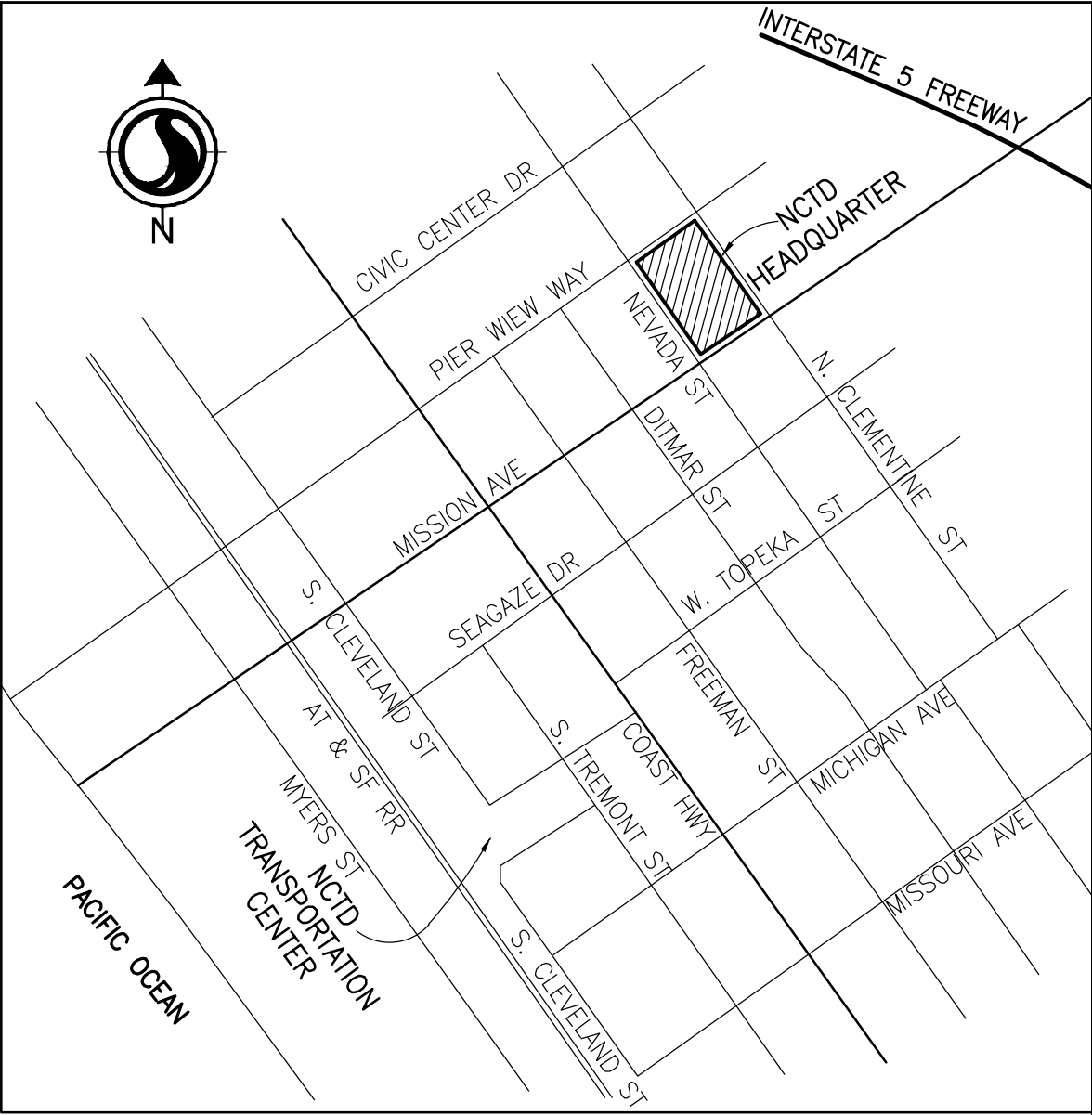
CALLISONRTKL INC
333 SOUTH HOPE STREET, SUITE C-200
LOS ANGELES, CA 90034

GEOTECHNICAL:

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

ASSESSOR'S PARCEL NUMBER:

1471911100 & 7601863300



VINCINITY MAP

NOT TO SCALE

SHEET INDEX:

- SHEET C1 - TITLE SHEET
- SHEET C2 - SITE SECTIONS AND DETAILS
- SHEET C3 - MASTER TECHNICAL SITE PLAN
- SHEET C4 - VESTING TENTATIVE TRACT MAP
- SHEET C5 - PRELIMINARY GRADING & DRAINAGE
- SHEET C6 - LID BMP FEATURES
- SHEET C7 - PRELIMINARY WET UTILITIES
- SHEET C8 - FIRE ACCESS CIRCULATION PLAN
- SHEET C9 - ENCUMBRANCE MAP

LEGEND:

- BOUNDARY LINE

CENTER LINE

CURB AND GUTTER

PROP. DRIVEWAY

EXIST. CONTOUR

PROP. CONTOUR

EASEMENT LINE

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. ADA RAMP

PLANTER AREA

DOMESTIC WATER

SANITARY SEWER

WATER QUALITY BMP PLANTER

GREEN STREET TREE WELL BMP

MIXED USE DEVELOPMENT PLAN - RD22-00004
TENTATIVE MAP - RT22-00001
DENSITY BOUNUS - DB22-00008

VESTING TENTATIVE MAP

TITLE SHEET

810 MISSION AVENUE

CITY OF OCEANSIDE, CALIFORNIA

SHEET

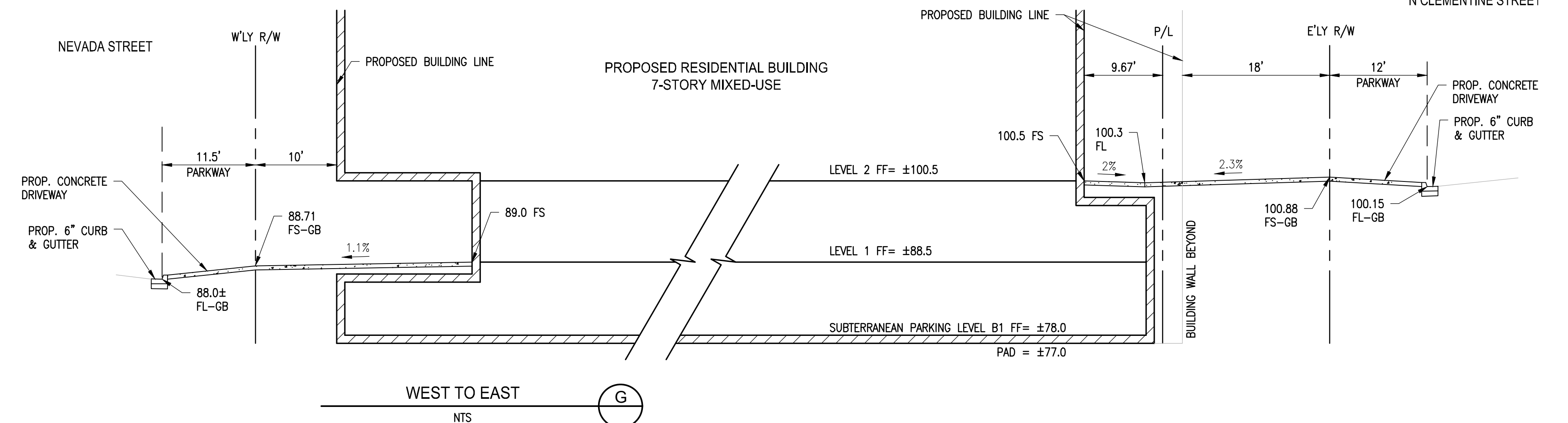
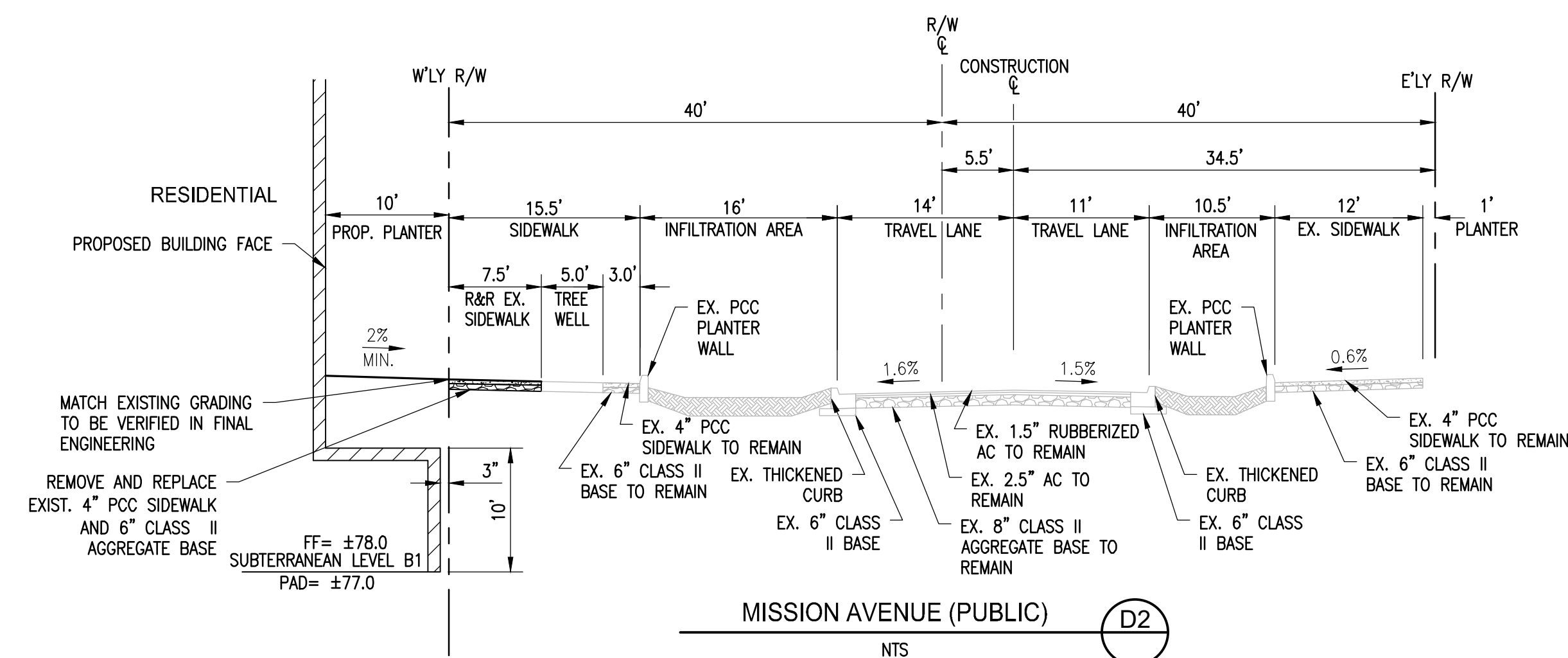
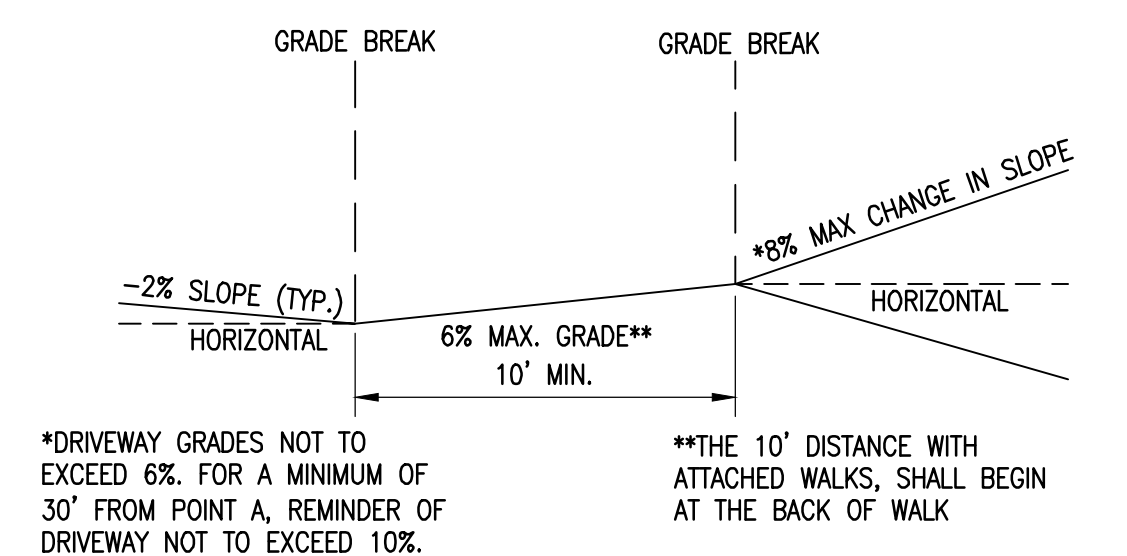
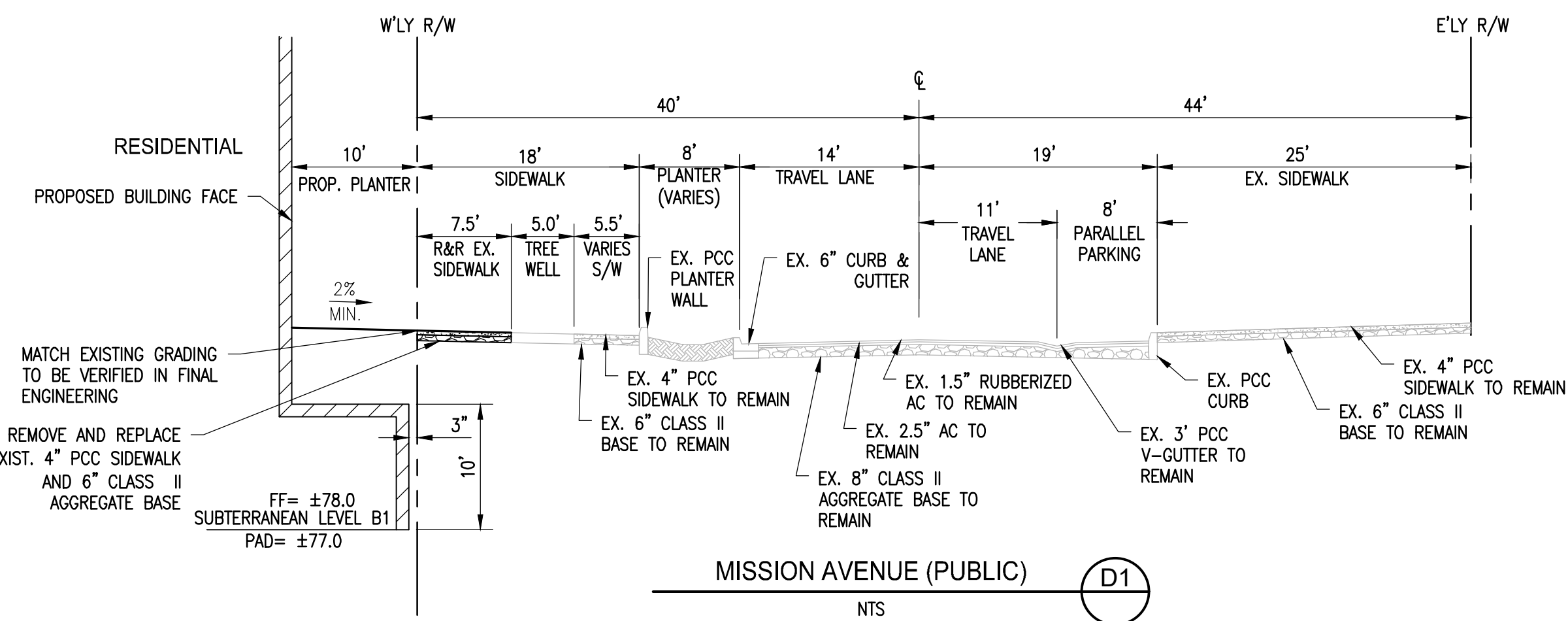
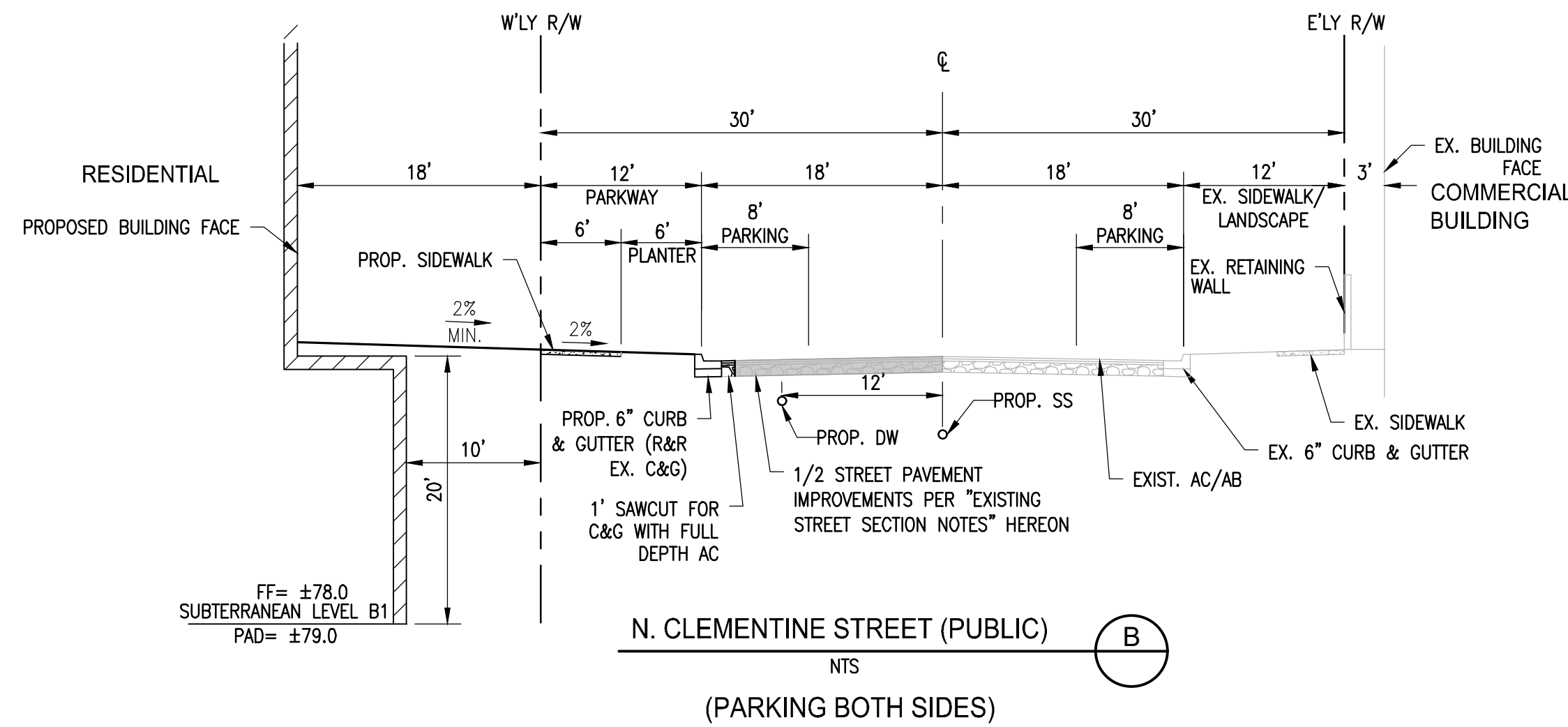
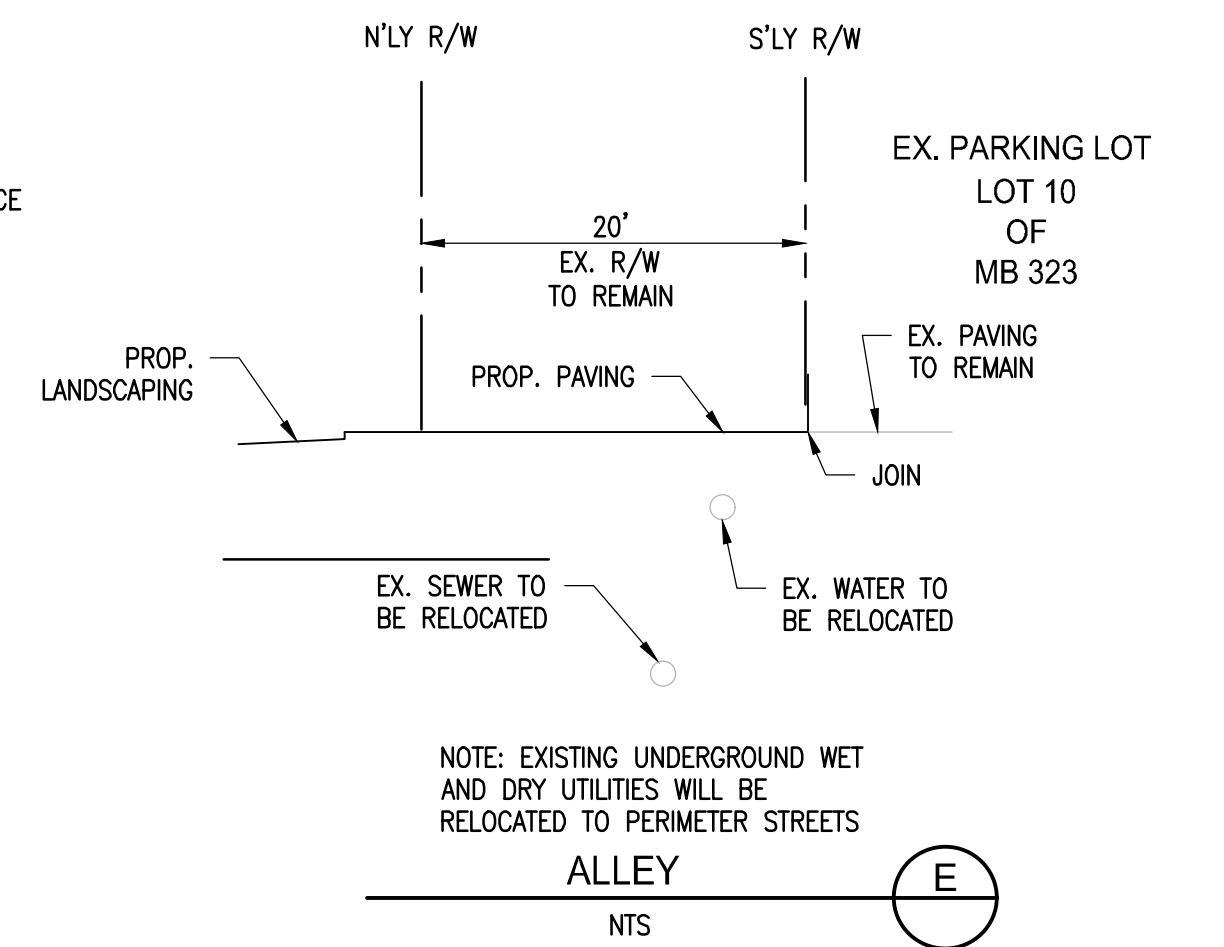
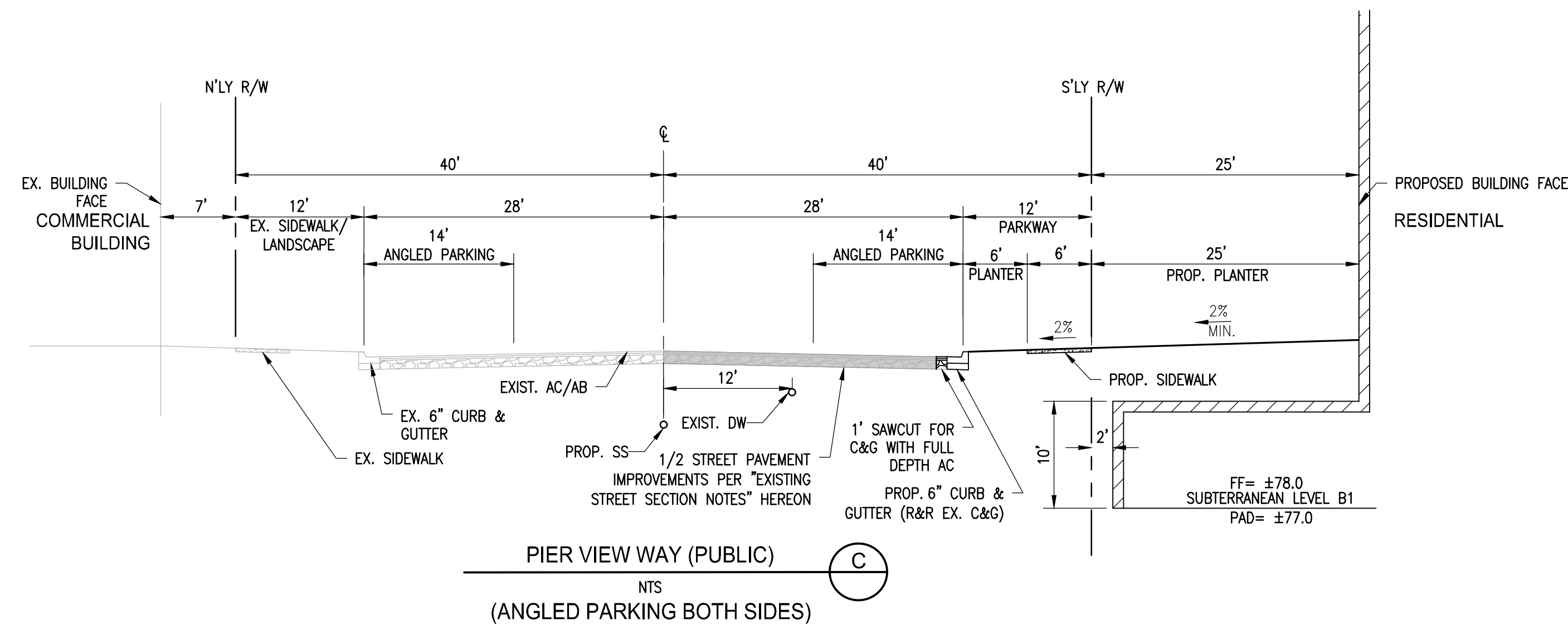
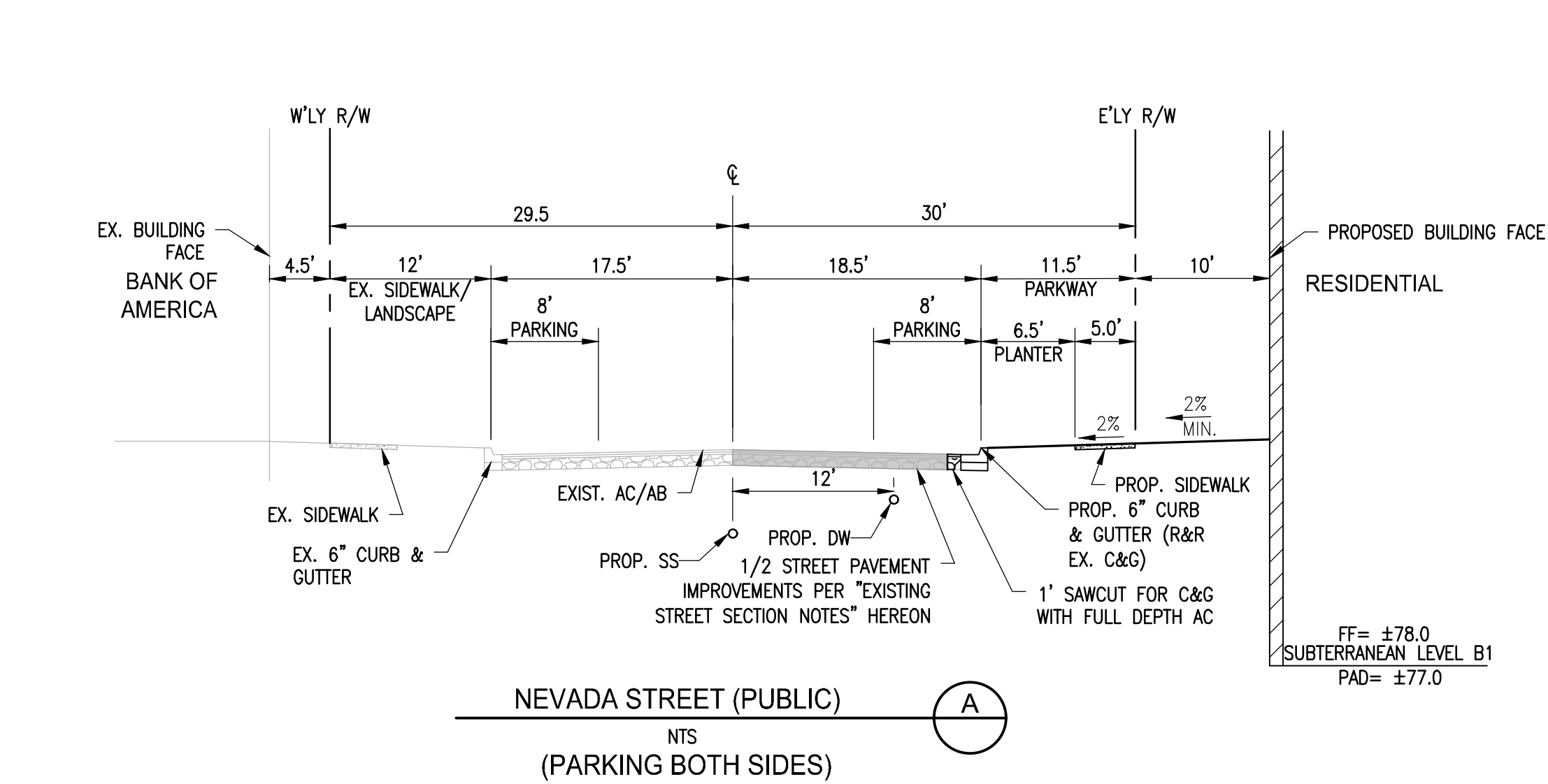
C1

OF

C9

NOVEMBER 19, 2024

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EXISTING STREET SECTION NOTES:

- PRIOR TO APPROVAL OF CONSTRUCTION DRAWINGS FOR PUBLIC RIGHT OF WAY IMPROVEMENTS ALL EXISTING PERIMETER STREET SHALL BE CORE SAMPLED TO CONFIRM EXISTING STRUCTURAL SECTION.
- IF ANY STREET STRUCTURAL SECTION IS FOUND TO BE SUB-STANDARD, THE STREET STRUCTURAL SECTION SHALL BE IMPROVED TO MEET CITY OF OCEANSIDE ENGINEERING GUIDELINES AND STANDARDS, AND THE PROJECT GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

PREPARED BY:



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

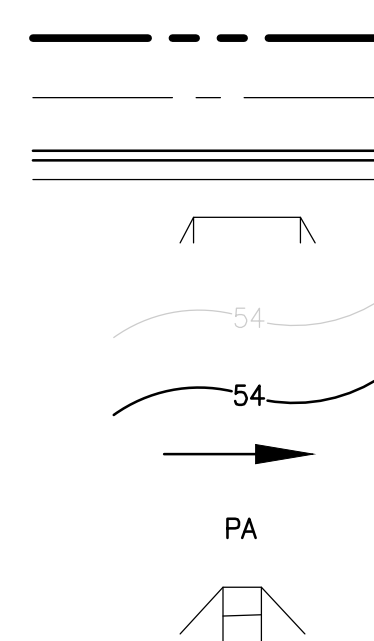
**VESTING TENTATIVE MAP
SITE SECTIONS AND DETAILS
810 MISSION AVENUE
CITY OF OCEANSIDE, CALIFORNIA**

**SHEET
C2
OF
C9**

NOVEMBER 19, 2024

DRAWING: u:\2042217900\engineering\sheet_files\217900c-1014r.dwg PLOTTED: 8/2/2022 7:45 AM BY: Eizondo, Christian

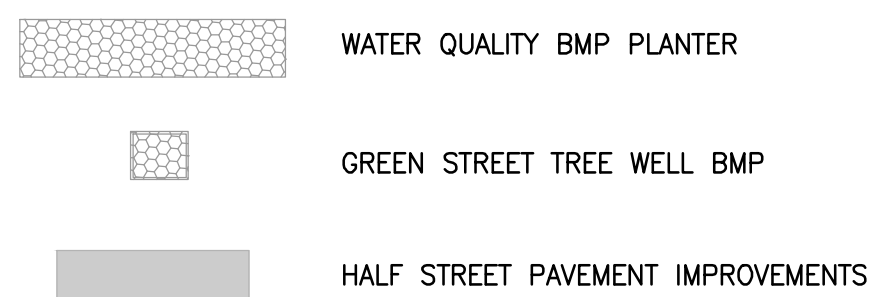
LEGEND:



BOUNDARY LINE
CENTER LINE
CURB AND GUTTER
PROP. DRIVEWAY
EXIST. CONTOUR
PROP. CONTOUR
DIRECTION OF TRAVEL
PLANTER AREA
PROP. ADA RAMP

SS SS
W W
SD SD
G G
E(OH) E(OH)
S
W W
SD
G

EXIST. SEWER
EXIST. WATER
EXIST. STORM DRAIN
EXIST. GAS
EXIST. OVERHEAD POWER
PROP. SEWER
PROP. WATER
PROP. STORM DRAIN
PROP. GAS
EXIST. FIRE HYDRANT



WATER QUALITY BMP PLANTER
GREEN STREET TREE WELL BMP
HALF STREET PAVEMENT IMPROVEMENTS

PREPARED BY:

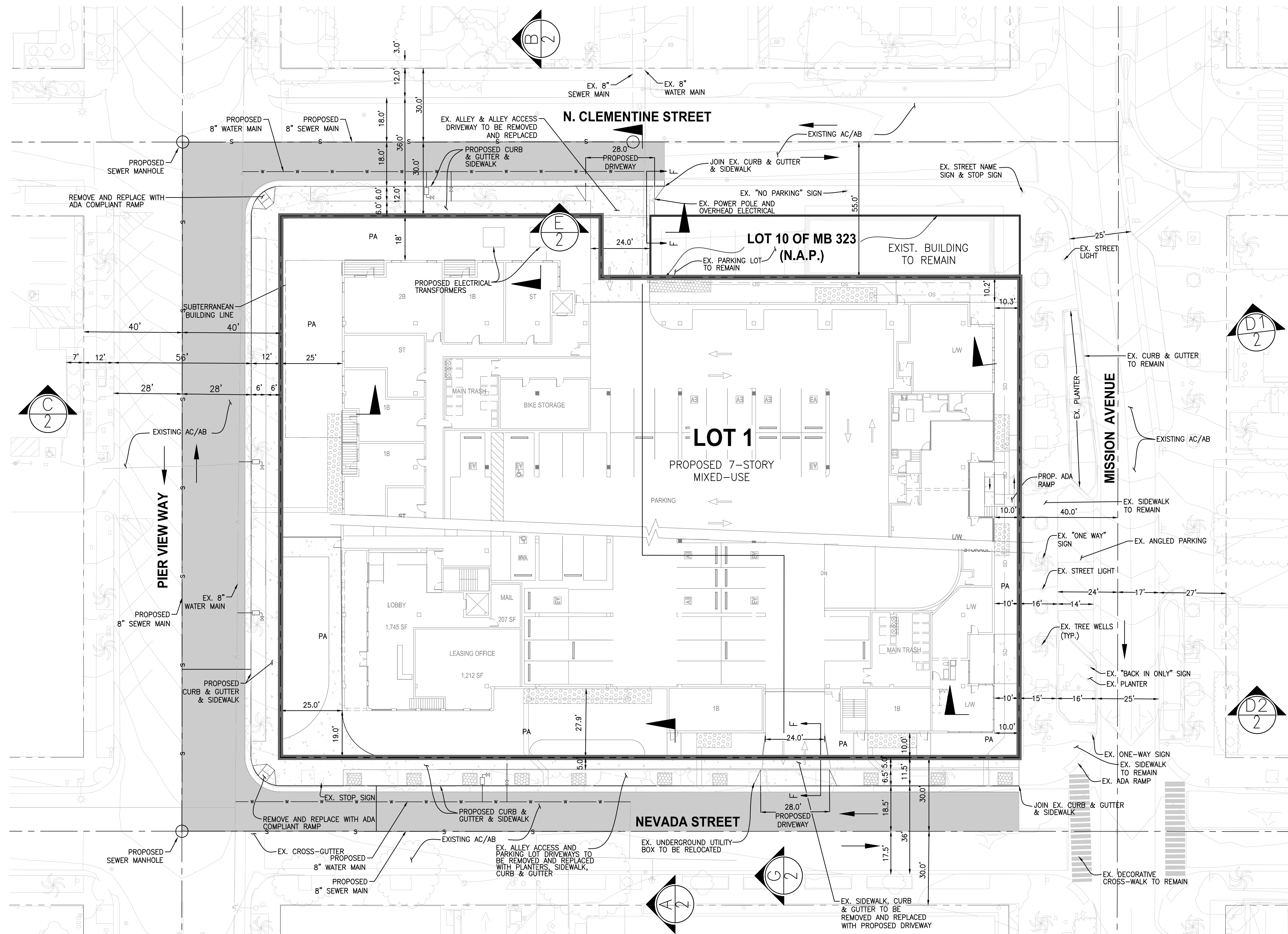


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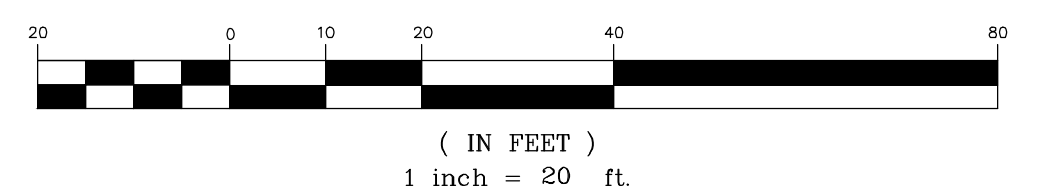
VESTING TENTATIVE MAP
MASTER TECHNICAL SITE PLAN
810 MISSION AVENUE
CITY OF OCEANSIDE, CALIFORNIA

SHEET
C3
OF
C9

NOVEMBER 19, 2024

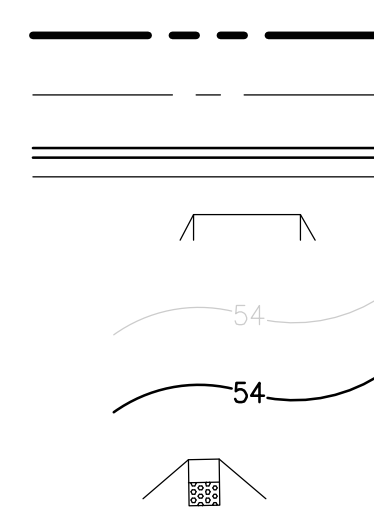


GRAPHIC SCALE

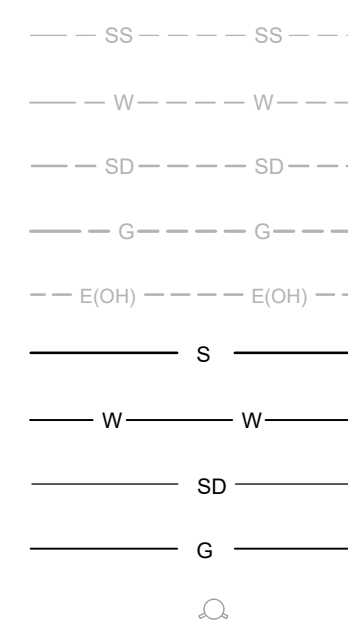


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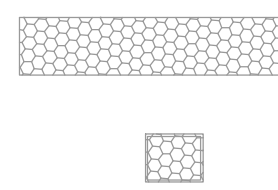
LEGEND:



BOUNDARY LINE
CENTER LINE
CURB AND GUTTER
DRIVEWAY
EXIST. CONTOUR
PROP. CONTOUR
PROP. ADA RAMP



EXIST. SEWER
EXIST. WATER
EXIST. STORM DRAIN
EXIST. GAS
EXIST. OVERHEAD POWER
PROP. SEWER
PROP. WATER
PROP. STORM DRAIN
PROP. GAS
EXIST. FIRE HYDRANT



WATER QUALITY BMP PLANTER
GREEN STREET TREE WELL BMP

PREPARED BY:



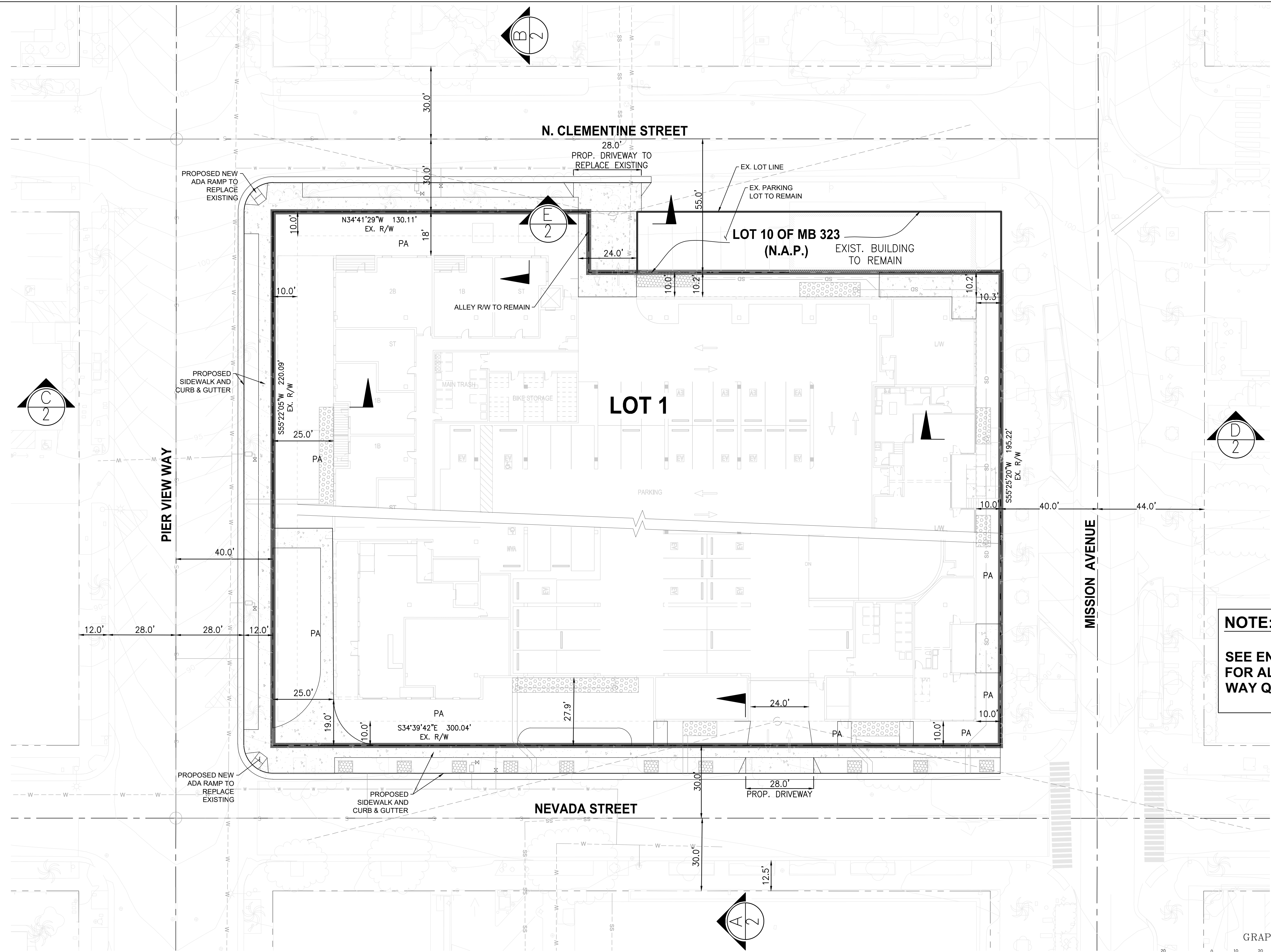
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VESTING TENTATIVE MAP

810 MISSION AVENUE
CITY OF OCEANSIDE, CALIFORNIA

SHEET
C4
OF
C9

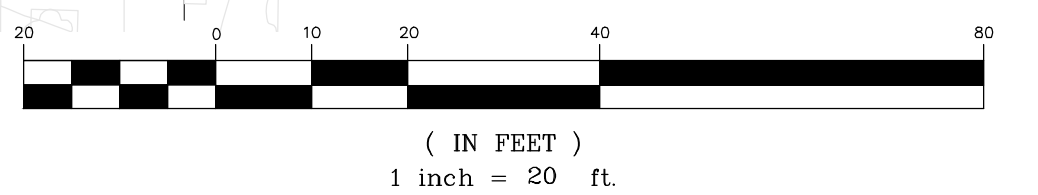
NOVEMBER 19, 2024



NOTE:

SEE ENCUMBRANCE MAP SHEET C9
FOR ALL EASEMENTS AND RIGHT OF
WAY QUITCLAIMS

GRAPHIC SCALE



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LEGEND:

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	CENTER LINE
	CURB AND GUTTER
	DRIVEWAY
	EXIST. CONTOUR
	PROP. CONTOUR
	PROP. ADA RAMP
	GREEN STREET TREE WELL BMP

	EXIST. SEWER
	EXIST. WATER
	EXIST. STORM DRAIN
	EXIST. GAS
	EXIST. OVERHEAD POWER
	PROP. SEWER
	PROP. WATER
	PROP. STORM DRAIN
	PROP. GAS
	EXIST. FIRE HYDRANT

	WATER QUALITY BMP PLANTER
	GREEN STREET TREE WELL BMP

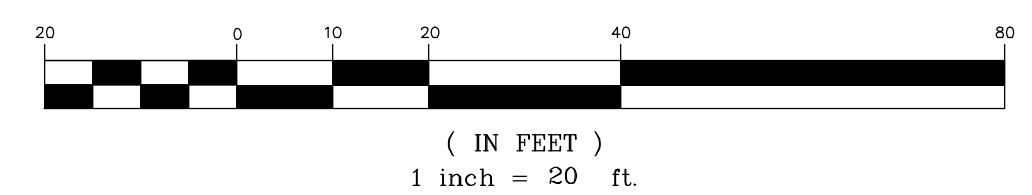
GRADING NOTES:

- TOTAL AMOUNT OF CUT: 41,000 CY; TOTAL AMOUNT OF FILL: 0 CY
 - VOLUMES ARE CALCULATED TO ESTIMATED BOTTOM OF FOUNDATION
- FLOOR FOR BUILDINGS AND SUBGRADE FOR ROAD/HARDSCAPES

STORM DRAIN SYSTEM NOTES:

- ALL ONSITE STORM DRAINS AND WATER QUALITY FEATURES SHALL BE PRIVATELY MAINTAINED.

GRAPHIC SCALE



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VESTING TENTATIVE MAP
PRELIMINARY GRADING & DRAINAGE
810 MISSION AVENUE
CITY OF OCEANSIDE, CALIFORNIA

SHEET
C5
OF
C9
NOVEMBER 19, 2024

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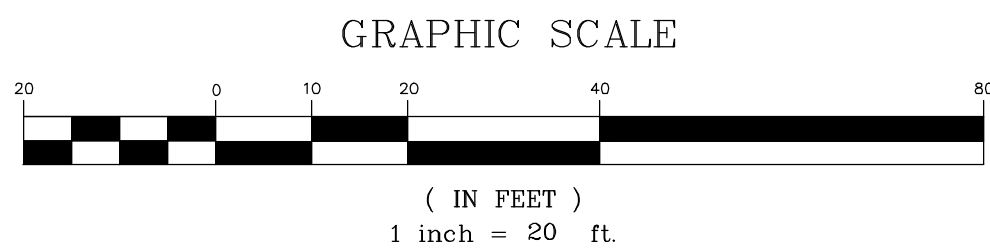
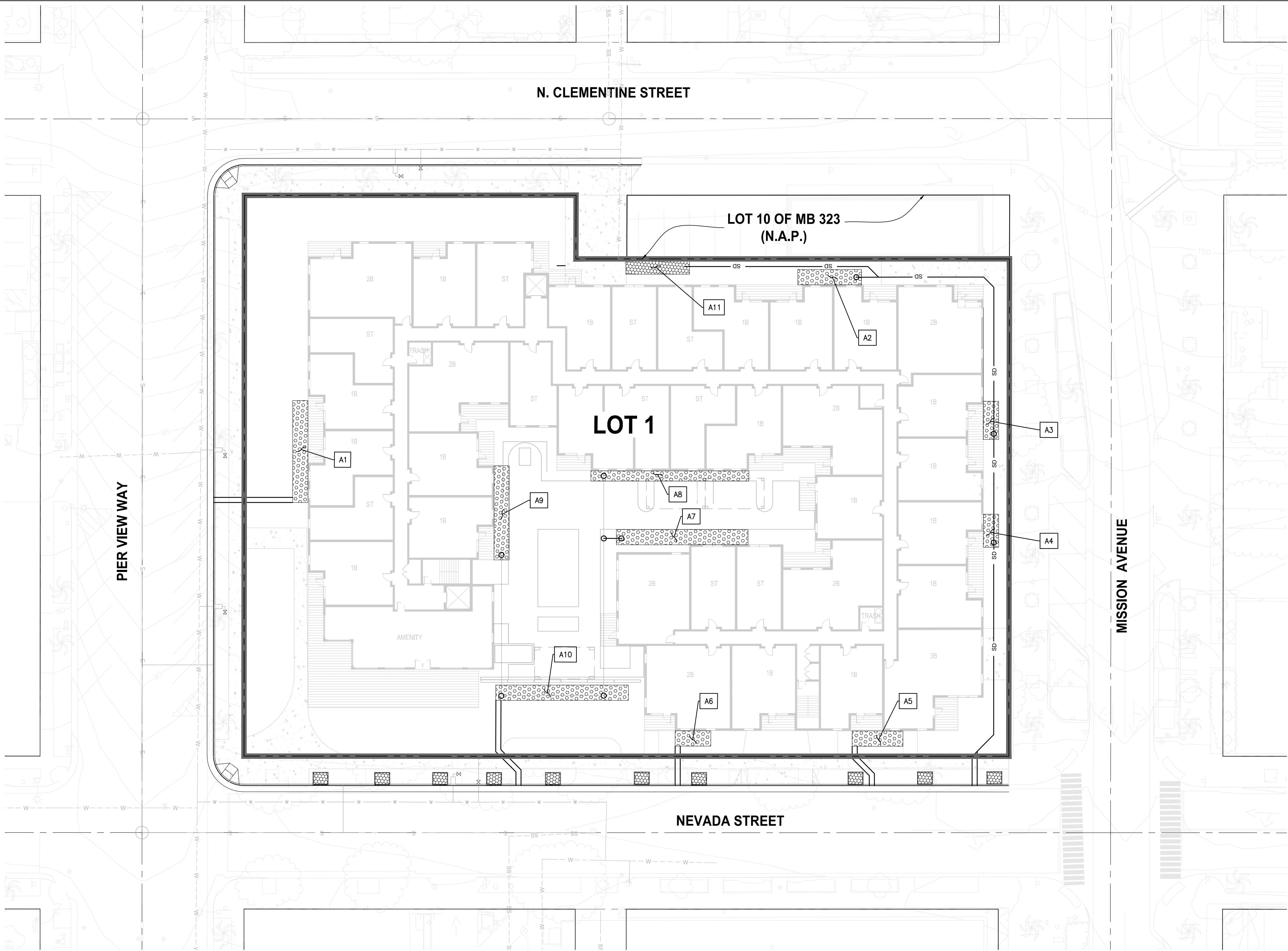
LEGEND:

IN-GROUND BIOFILTRATION PLANTER (PRIVATE)

RAISED BIOFILTRATION PLANTER (PRIVATE)

TREE WELLS (PUBLIC)

PROJECT BOUNDARY



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VESTING TENTATIVE MAP
LID BMP FEATURES
810 MISSION AVENUE
CITY OF OCEANSIDE, CALIFORNIA

SHEET
C6
OF
C9

NOVEMBER 19, 2024

DRAWING: u:\204217900\engineering\sheet_files\217900-10171ms.dwg PLOTTED: 8/6/2022 7:45 AM BY: Eizondo, Christian

LEGEND:

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- CENTER LINE
- CURB AND GUTTER
- DRIVEWAY
- EXIST. CONTOUR
- PROPOSED CONTOUR
- PROP. ADA RAMP

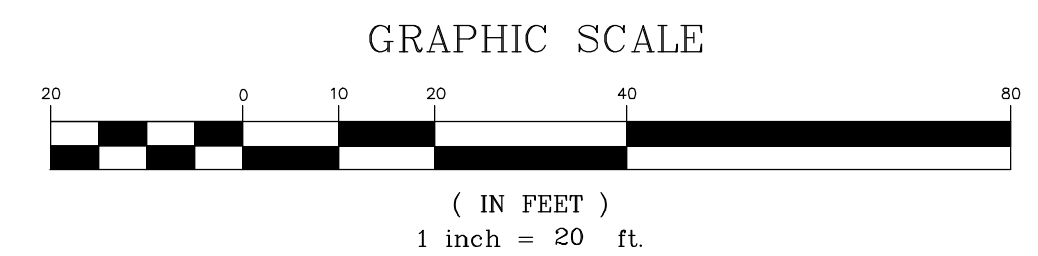
- EXIST. SEWER
- EXIST. WATER
- EXIST. STORM DRAIN
- EXIST. GAS
- EXIST. OVERHEAD POWER
- PROPOSED SEWER
- PROPOSED WATER
- PROPOSED STORM DRAIN
- PROPOSED GAS
- EXIST. FIRE HYDRANT
- PROPOSED BACKFLOW PREVENTER

- WATER QUALITY BMP PLANTER
- GREEN STREET TREE WELL BMP

PREPARED BY:

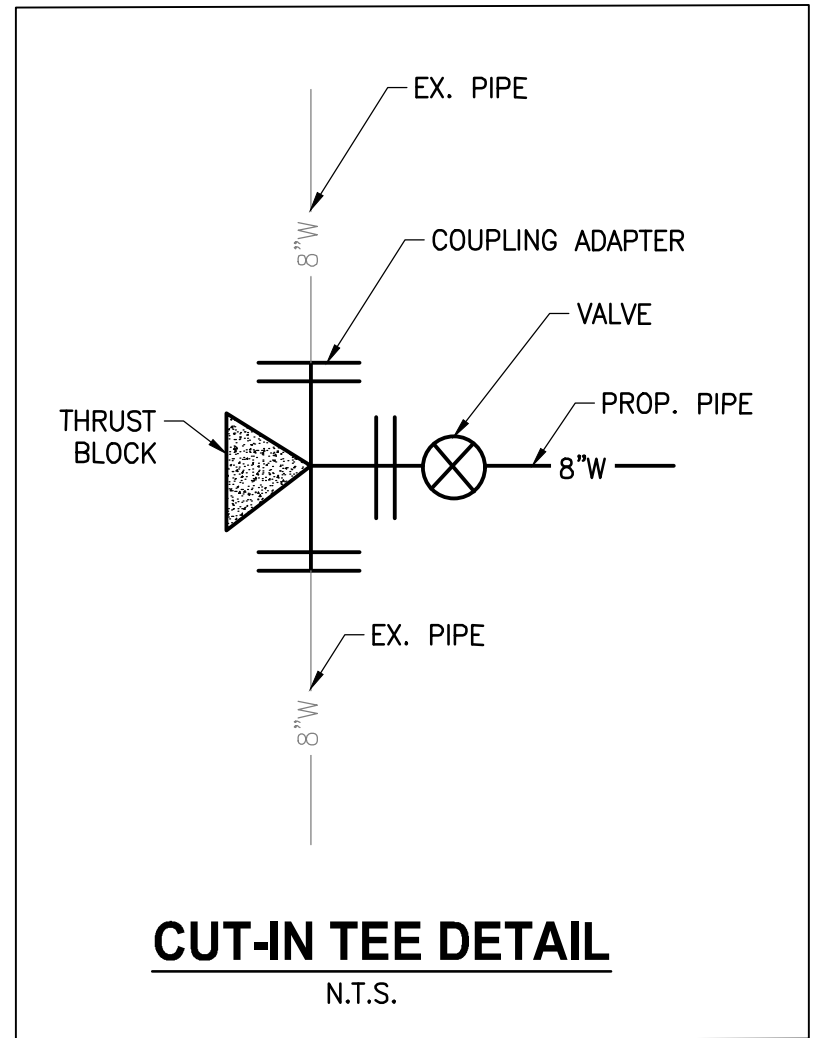
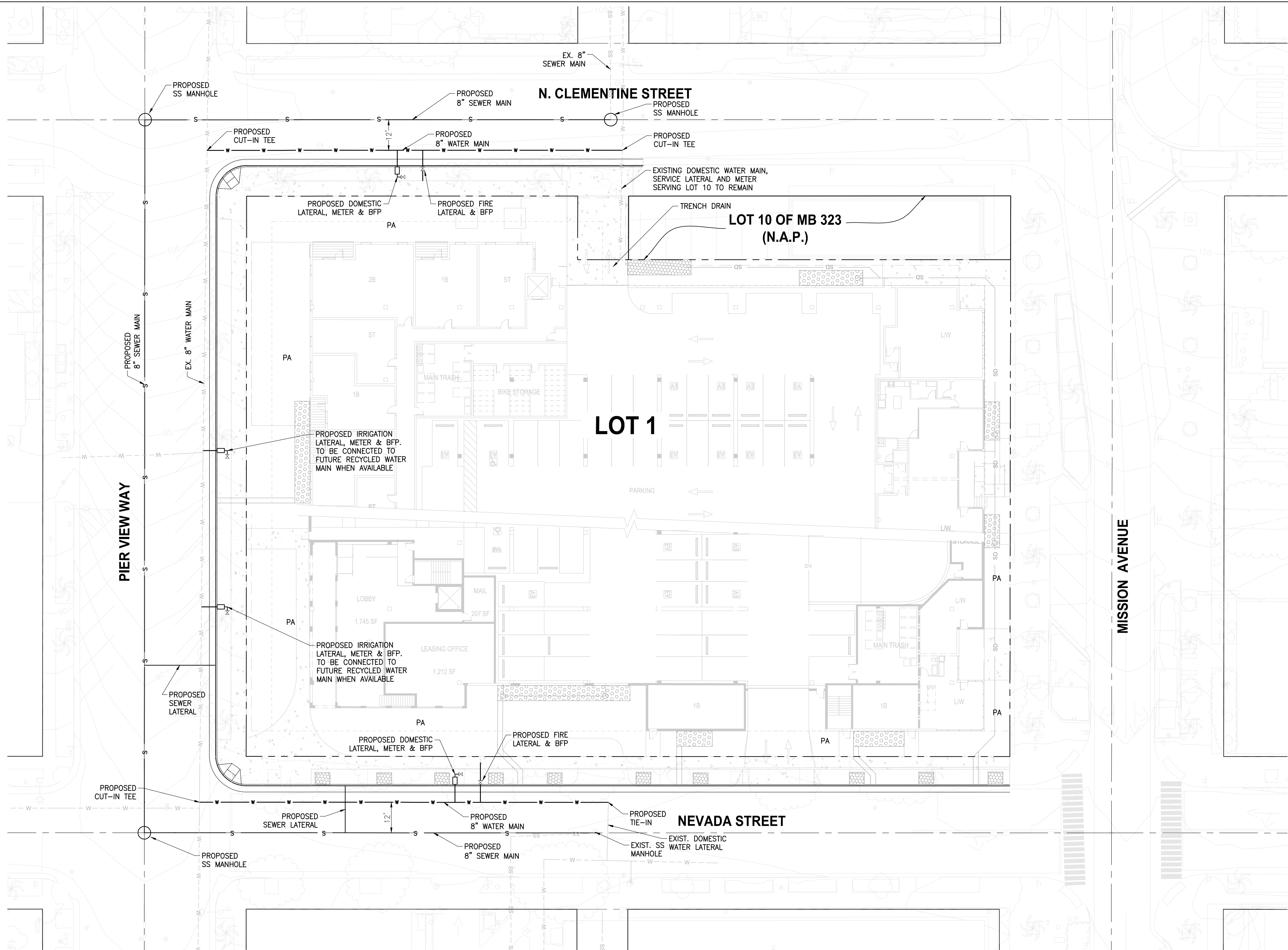
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VESTING TENTATIVE MAP
PRELIMINARY WET UTILITIES
810 MISSION AVENUE
CITY OF OCEANSIDE, CALIFORNIA

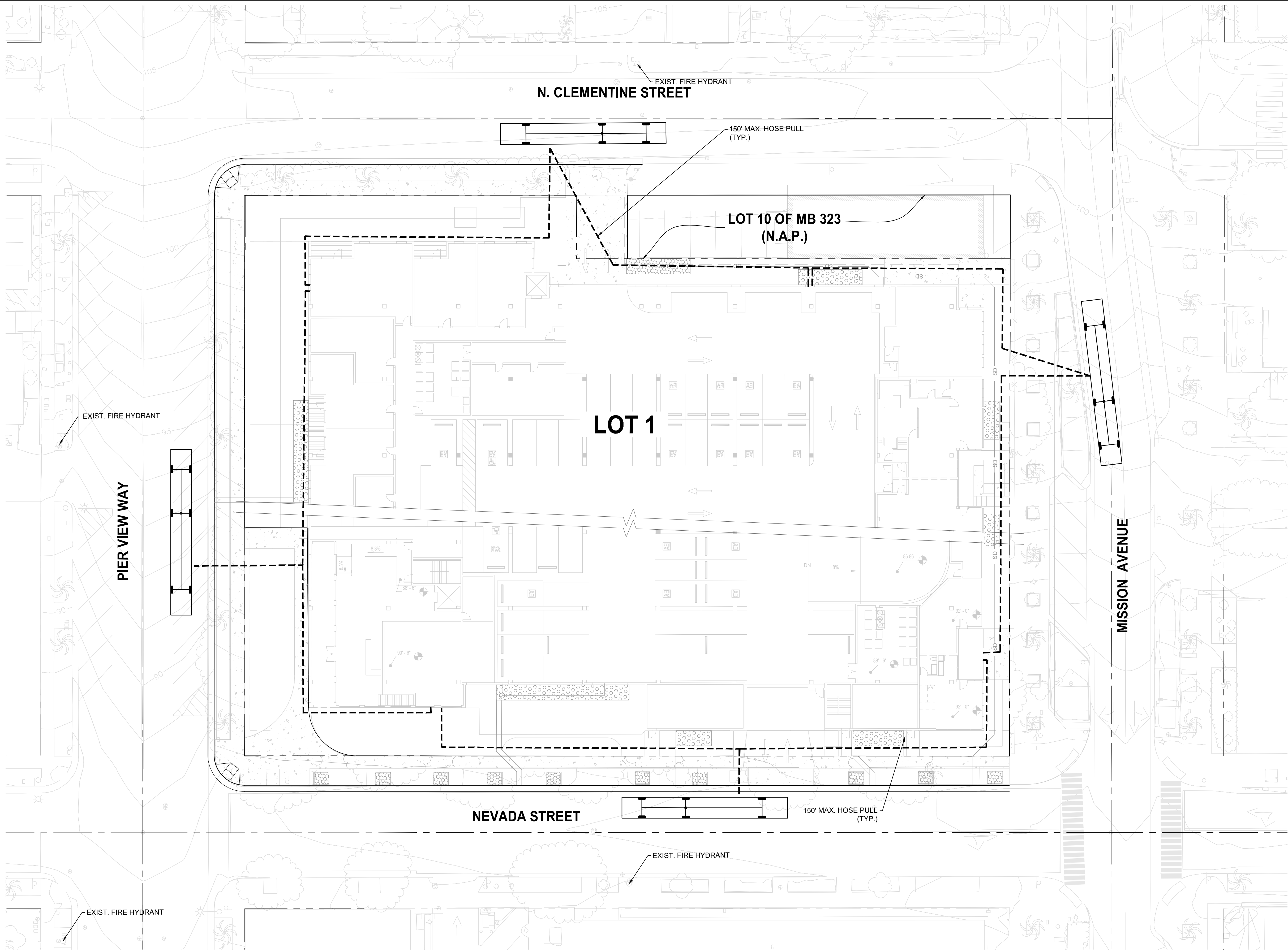


SHEET
C7
OF
C9

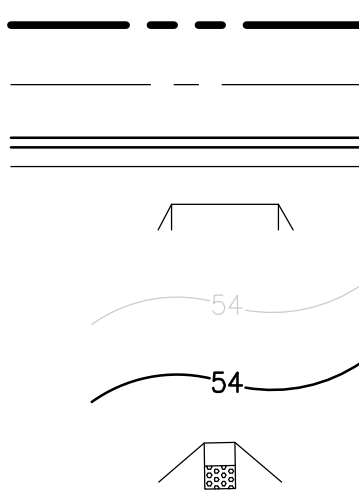
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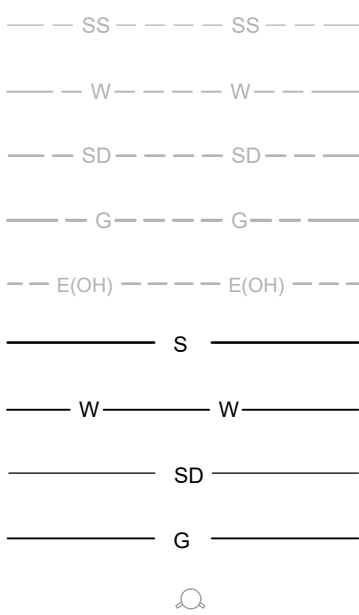
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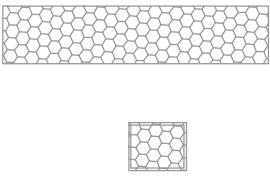
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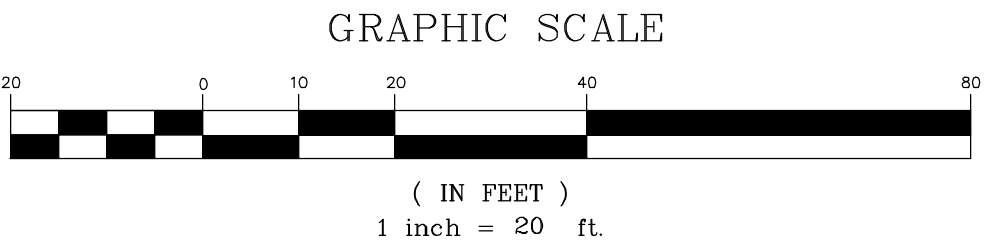
BOUNDARY LINE
CENTER LINE
CURB AND GUTTER
DRIVEWAY
EXIST. CONTOUR
PROP. CONTOUR
PROP. ADA RAMP



EXIST. SEWER
EXIST. WATER
EXIST. STORM DRAIN
EXIST. GAS
EXIST. OVERHEAD POWER
PROP. SEWER
PROP. WATER
PROP. STORM DRAIN
PROP. GAS
EXIST. FIRE HYDRANT



WATER QUALITY BMP PLANTER
GREEN STREET TREE WELL BMP



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**VESTING TENTATIVE MAP
FIRE ACCESS CIRCULATION PLAN
810 MISSION AVENUE
CITY OF OCEANSIDE, CALIFORNIA**

**SHEET
C8
OF
C9**

NOVEMBER 19, 2024

TITLE DIGEST

TITLE ITEMS REFERRED TO HEREON ARE BASED ON INFORMATION CONTAINED IN FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT NO. NHSC-6555760, DATED AUGUST 19, 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.

EXCEPTIONS

-
- 4

AN EASEMENT TO SAN DIEGO CONSOLIDATED GAS AND ELECTRIC COMPANY FOR A GAS PIPE LINE RECORDED FEBRUARY 2, 1942 IN BOOK 1301, PAGE 312, OFFICIAL RECORDS.
(AFFECTS LOT 8, BLOCK 74, HORNE'S ADDITION. LOCATION OF THE EASEMENT IS INDETERMINATE FROM RECORD INFORMATION)
-
- 5

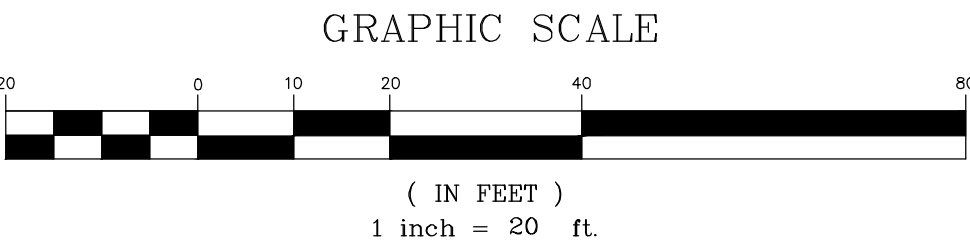
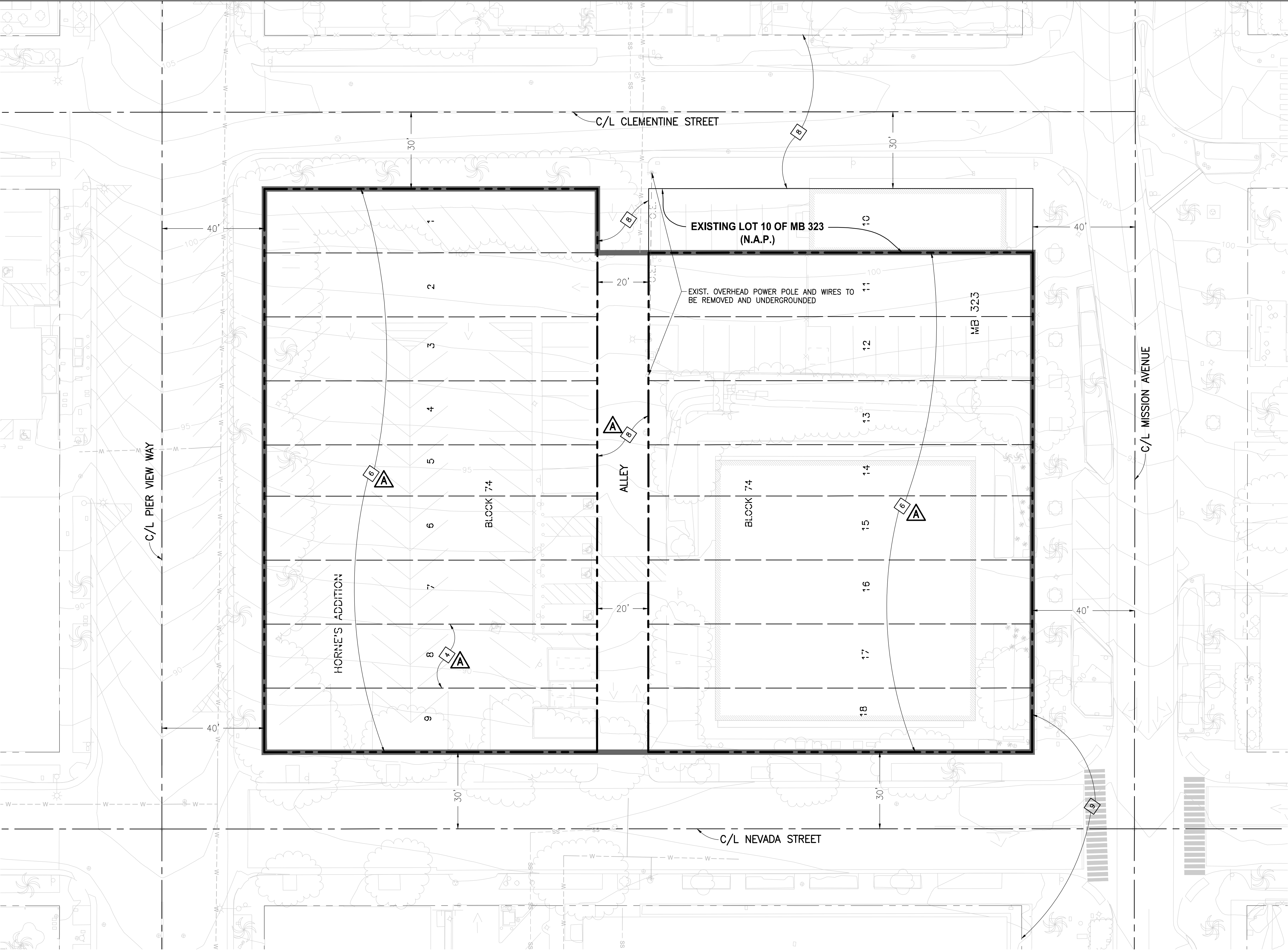
INTENTIONALLY DELETED
- 6
- A "MEMORANDUM OF LEASE AGREEMENT" RECORDED APRIL 12, 2004 AS INSTRUMENT NO. 2004-0310879, OFFICIAL RECORDS. (AFFECTS LOTS 1-9 AND 11-18, BLOCK 74, HORNE'S ADDITION).
- 7
- A "DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS ON REAL PROPERTY KNOWN AS NORTH COUNTY TRANSIT DISTRICT BUILDING" RECORDED AUGUST 25, 2004 AS INSTRUMENT NO. 2004-0808765, OFFICIAL RECORDS. (AFFECTS LOTS 1-9 AND 11-18, BLOCK 74, HORNE'S ADDITION).
- 8
- AN "ENCROACHMENT REMOVAL AGREEMENT PROPOSED ENCROACHMENT ON RIGHT-OF-WAY (ERA13-00004)" RECORDED JULY 10, 2013 AS INSTRUMENT NO. 2013-0431417, OFFICIAL RECORDS. AN "AMENDMENT TO ENCROACHMENT REMOVAL AGREEMENT BY AND BETWEEN THE CITY OF OCEANSIDE AND NORTH COUNTY TRANSIT DISTRICT (ERA 13-00004)" RECORDED MARCH 3, 2016 AS INSTRUMENT NO. 2016-0095154, OFFICIAL RECORDS. (AFFECTS ALLEY, BLOCK 74, HORNE'S ADDITION, AND CLEMENTINE STREET).
- 9
- AN "ENCROACHMENT REMOVAL AGREEMENT PROPOSED ENCROACHMENT ON RIGHT-OF-WAY (ERA14-00001)" RECORDED APRIL 27, 2015 AS INSTRUMENT NO. 2015-0204695, OFFICIAL RECORDS. (AFFECTS MISSION AVENUE AND NEVADA STREET).
- 10
- AN "ENCROACHMENT REMOVAL AGREEMENT PROPOSED ENCROACHMENT ON RIGHT-OF-WAY (ERA 15-00005)" RECORDED FEBRUARY 29, 2016 AS INSTRUMENT NO. 2016-0087570, OFFICIAL RECORDS.
- 11
- A "DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS ON REAL PROPERTY KNOWN AS 810 MISSION AVENUE" RECORDED DECEMBER 16, 2016 AS INSTRUMENT NO. 2016-0691304, OFFICIAL RECORDS. (AFFECTS LOTS 1-9 AND 11-18, BLOCK 74, HORNE'S ADDITION).
- 12
- A "NOTICE OF COMPLETION FOR IFB# 20002-28024R" RECORDED APRIL 28, 2020 AS INSTRUMENT NO. 2020-0213976, OFFICIAL RECORDS.
- 12a
- A "NOTICE OF COMPLETION FOR IFB# 20001-0S-JOC 119001-01" RECORDED APRIL 16, 2021 AS INSTRUMENT NO. 2021-0295860, OFFICIAL RECORDS.
- 13
- RIGHTS OF PARTIES IN POSSESSION.

EASEMENT / RIGHT OF WAY DISPOSITION NOTES

EXISTING EASEMENTS AND RIGHT OF WAY TO BE QUITCLAIMED, OR ABANDONED

LEGEND:

	BOUNDARY LINE		EXIST. SEWER
	CENTER LINE		EXIST. WATER
	CURB AND GUTTER		EXIST. STORM DRAIN
	DRIVEWAY		EXIST. GAS
	EXIST. CONTOUR		EXIST. OVERHEAD POWER
	PROP. CONTOUR		PROP. SEWER
			PROP. WATER
			PROP. STORM DRAIN
			PROP. GAS
			EXIST. FIRE HYDRANT



PREPARED BY:



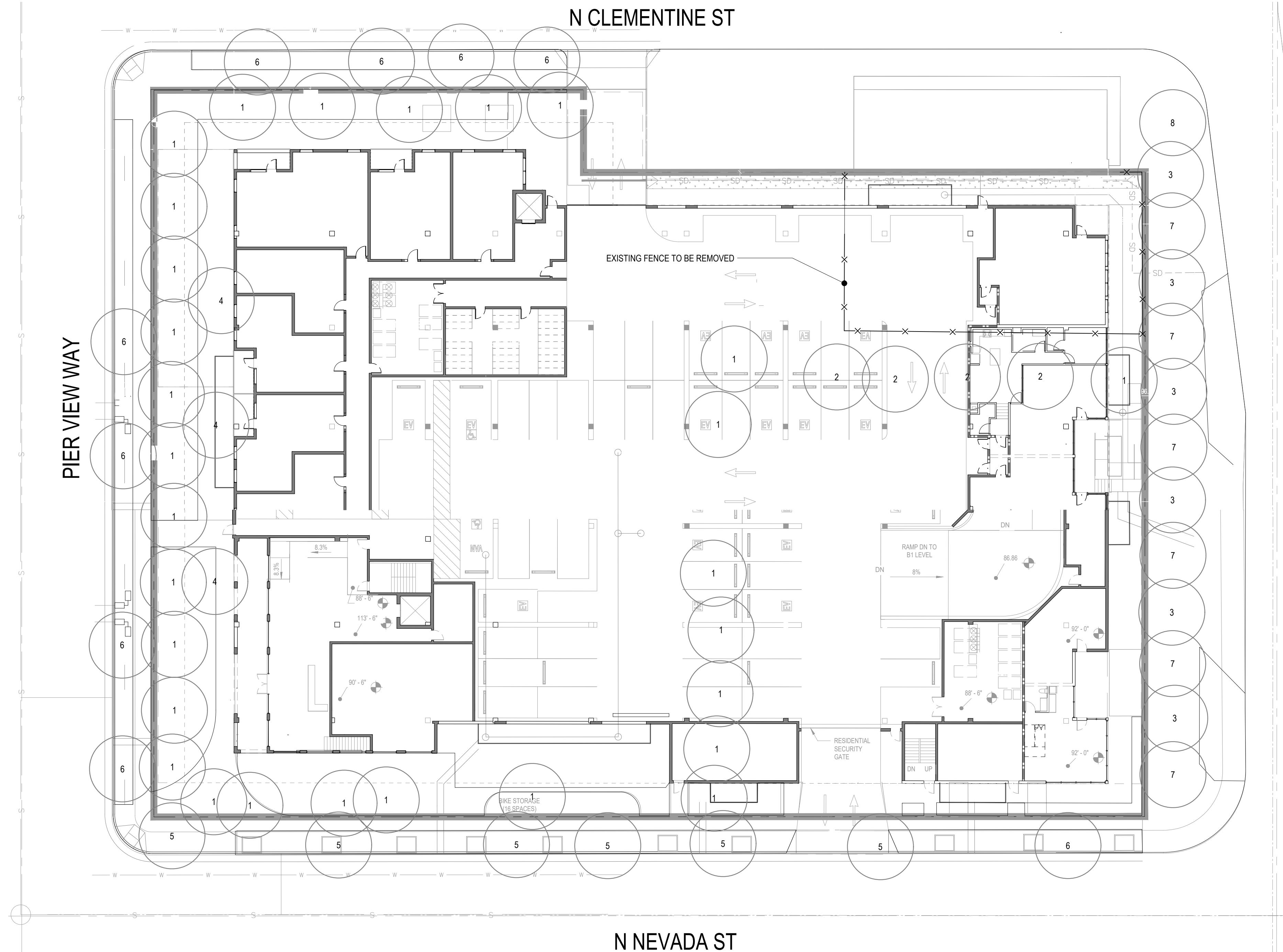
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VESTING TENTATIVE MAP
ENCUMBRANCE MAP
810 MISSION AVENUE
CITY OF OCEANSIDE, CALIFORNIA

SHEET

C9
OF
C9

NOVEMBER 19, 2024



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	QTY
1	EXISTING FICUS NITIDA TO BE REMOVED	29
2	EXISTING JACARANDA MIMOSIFOLIA TO BE REMOVED	4
3	EXISTING METROSIDEROS EXCELSA TO BE REMOVED	6
4	EXISTING PHOENIX DACTYLIFERA TO BE REMOVED	3
5	EXISTING PINUS CANARIENSIS TO BE REMOVED	6
6	EXISTING WASHINGTONIA ROBUSTA TO BE REMOVED	9
7	EXISTING WASHINGTONIA ROBUSTA TO REMAIN	6
8	EXISTING PHOENIX DACTYLIFERA TO REMAIN	1

CATEGORIES	QUANTITY	10YR CALIPER (INCHES)	TOTAL DBH (INCHES)
GENERAL STREET TREE	31	12	372
FEATURE TREE	10	24	240

CATEGORIES	QUANTITY	10YR CALIPER (INCHES)	TOTAL DBH (INCHES)
STREET TREE	14	30	420
EXISTING TREE TO REMAIN	7	EXISTING	378

URBAN FORESTRY PROGRAM

Tree Type	Canopy Area (sf)	Quantity	
GENERAL STREET TREE	290	23	6,670
EXISTING TREE TO REMAIN	145	7	1,015
SMALL FEATURE TREE	75	4	300
SMALL FLOWERING TREE	80	1	80
FEATURE TREE	500	1	500
	1090	36	
	TOTAL		8,565
	REQUIRED		7,423
	SURPLUS		1,142

TOTAL SITE AREA	61,855
-----------------	--------

PERCENTAGE OF SITE	14%
--------------------	-----

PERMEABLE SURFACE AREA	15000 sf
REQUIRED	13608.1 sf
SURPLUS	1391.9 sf

PERCENTAGE OF SITE 24%

1 EXISTING TREES OVERLAID ON PROPOSED BUILDING

SCALE: 1" = 20'-0"

TREE PROTECTION NOTES:

1. 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 6 INCHES FOR EACH INCH OF TRUNK DIAMETER 4 1/2 FEET ABOVE THE GROUND IF THIS METHOD DEFINES A LARGER AREA.
2. 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.
3. 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.
4. 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.

Disclaimer

Signature & Seal

**NOT FOR
CONSTRUCTION**

Issue Drawing Log

REV	DATE	DESCRIPTION
1	08-26-2022	SPECIFIC PLAN AGENCY SUBMITTAL
2	02-20-2023	SPECIFIC PLAN AGENCY SUBMITTAL
3	10-02-2023	SPECIFIC PLAN AGENCY SUBMITTAL
4	09-03-2024	SPECIFIC PLAN AGENCY SUBMITTAL
5	10-25-2024	SPECIFIC PLAN AGENCY SUBMITTAL
6	11-19-2024	SPECIFIC PLAN AGENCY SUBMITTAL

Project Status / Issue Reason

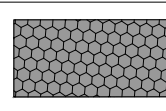
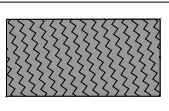
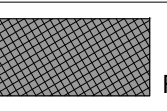
EXISTING TREE PLAN

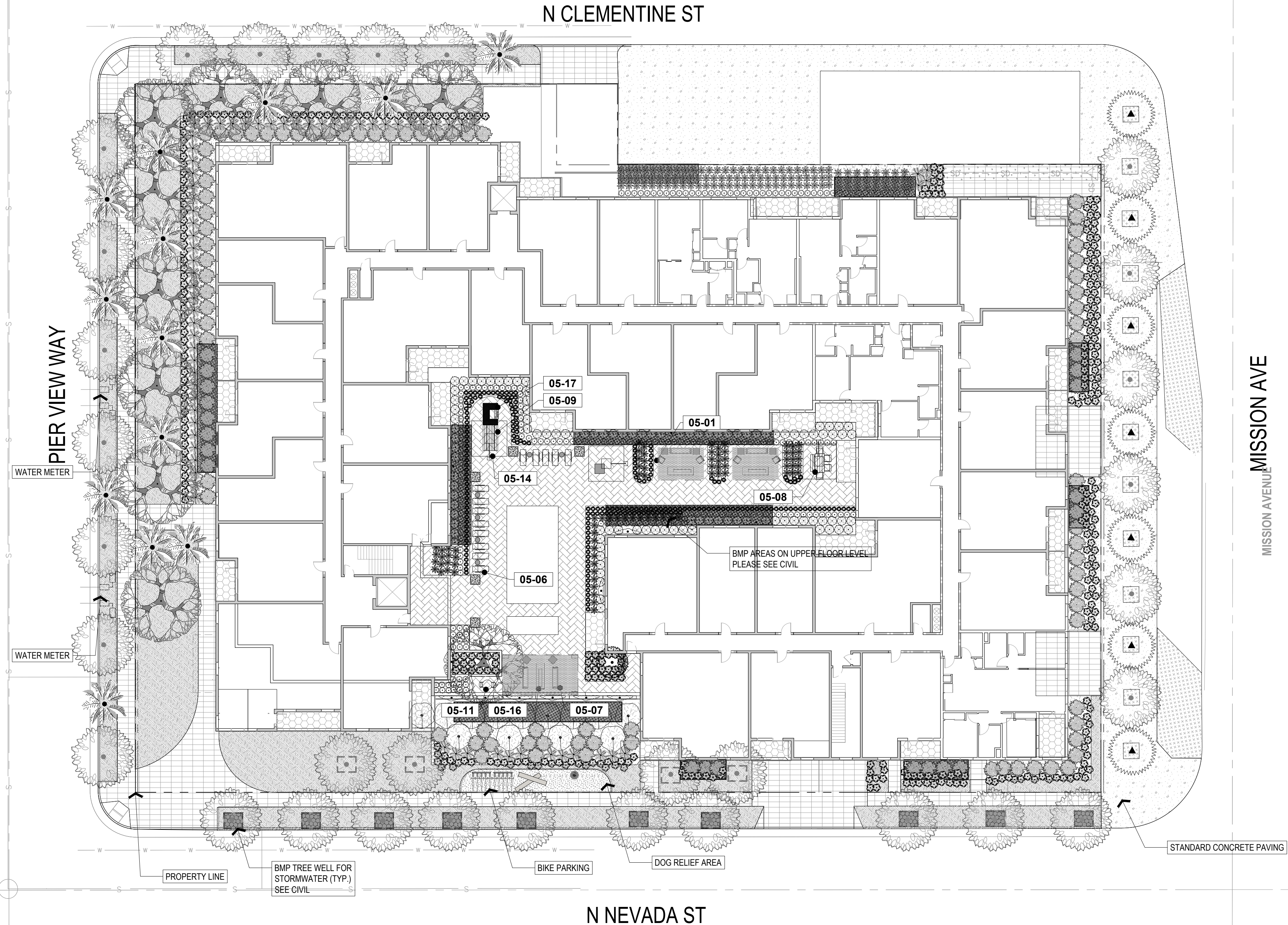
L-010

1 GROUND LEVEL LANDSCAPE PLAN

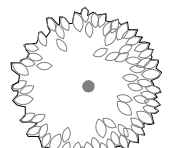
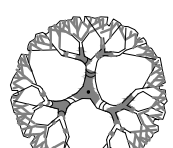
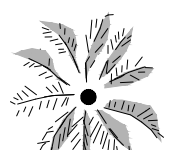
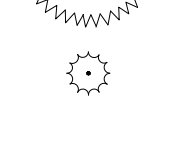
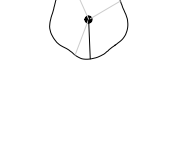
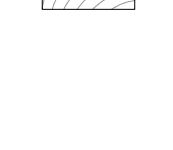
SCALE: 1" = 20'-0"

STORM WATER SCHEDULE

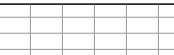
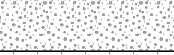
	GREEN STREET TREE WELL (PUBLIC)		IN-GROUND BIOFILTRATION PLANTER		RAISED BIOFILTRATION PLANTER
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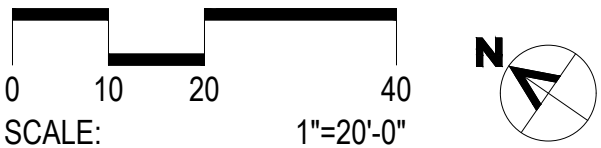


CONCEPT PLANT SCHEDULE

	GENERAL STREET TREE ARBUTUS X 'MARINA' / MARINA STRAWBERRY TREE STANDARD BAUHIA PURPUREA / PURPLE ORCHID TREE CASSIA LEPTOPHYLLA / GOLD MEDALLION TREE CHLOPSIS LINEARIS / DESERT WILLOW LAURUS NOBILIS / SWEET BAY METROSIDEROS EXCELSA / NEW ZEALAND CHRISTMAS TREE TABEBUIA IMPETIGINOSA / PINK TRUMPET TREE	32	24" BOX 15 GAL 24" BOX 24" BOX 15 GAL 24" BOX 24" BOX
	FEATURE TREE CERCIS OCCIDENTALIS / WESTERN REDBUD MULTI-TRUNK CHIONANTHUS RETUSUS / CHINESE FRINGE TREE PITTOSPORUM PHILLYRAEODES / DESERT WILLOW SCHINUS MOLLE / CALIFORNIA PEPPER TABEBUIA CHRYSOTRICHIA / GOLDEN TRUMPET TREE TIPUANA TIPU / TIPU TREE TRISTANIOPSIS LAURINA / WATER GUM	10	15 GAL 15 GAL 24" BOX 15 GAL 24" BOX 15 GAL
	STREET PALM WASHINGTONIA ROBUSTA / MEXICAN FAN PALM WASHINGTONIA X FILIBUSTA / HYBRID FAN PALM	14	12" BTH 12" BTH
	EXISTING TREE TO REMAIN	7	
	STRAPPY PLANT - SHADE DIANELLA REVOLUTA 'BIG REV' / BIG REV FLAX LILY DIETES GRANDIFLORA / FORTNIGHT LILY LIRIOPE MUSCARI / LILY TURF PHORMIUM COLENSOI / NEW ZEALAND FLAX PHORMIUM TENAX 'TINY TIGER' / DWARF FLAX	45	5 GAL 5 GAL 5 GAL 5 GAL 5 GAL
	LARGE SCREENING SHRUB ELAEAGARPUS DECIPRENS / JAPANESE BLUEBERRY TREE HETEROMELES ARBUTIFOLIA / TOYON MALOSMA LAURINA / LAUREL SUMAC PITTOSPORUM TENUIFOLIUM 'OLIVER TWIST' / OLIVER TWIST TAWHIWI RHUS INTEGRIFOLIA / LEMONADE BERRY	12	15 GAL 15 GAL 15 GAL 15 GAL 15 GAL
	FLOWERING PLANT - SHADE BEGONIA CROCINEA / ANGEL WING BEGONIA MAHONIA X 'SOFT CARESS' / SOFT CARESS MAHONIA RHODODENDRON OCCIDENTALE / WESTERN AZALEA RUSSELLIA EQUISETIFORMIS / FIRECRACKER PLANT STRELITZIA REGINAE / BIRD OF PARADISE	107	5 GAL 5 GAL 5 GAL 5 GAL 5 GAL
	LARGE FLOWERING SHRUB BRUNFELSIA PAUCIFLORA / YESTERDAY, TODAY AND TOMORROW CALLISTEMON CITRINUS / LEMON BOTTLEBRUSH SHRUB ERIOGONUM GIGANTEUM / ST. CATHERINE'S LACE HIBISCUS ROSA-SINENSIS 'CALIFORNIA GOLD' / CALIFORNIA GOLD CHINESE HIBISCUS LEUCODENDRON X 'SAFARI SUNSET' / SAFARI SUNSET CONEBUSH LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE RHAPHIOLEPS INDICA / INDIAN HAWTHORN ROMNEYA COULTERI / MATILIA POPPY	94	15 GAL 15 GAL 15 GAL 15 GAL 15 GAL 15 GAL 15 GAL
	FLOWERING PERENNIAL - SUN ANIGOSANTHOS X 'BUSH RANGER' / BUSH RANGER KANGAROO PAW BULBINE FRUTESCENS / STALKED BULBINE ENCCELIA CALIFORNICA / CALIFORNIA ENCCELIA MIMULUS AURANTIACUS / STICKY MONKEY FLOWER SALVIA OLEVANDII / OLEVAND SAGE SALVIA LEUCANTHA / MEXICAN BUSH SAGE SALVIA LEUCOPHYLLA / PURPLE SAGE VERBENA LILACINA / LILAC VERBENA VIGUIERA LACINIATA / SAN DIEGO COUNTY VIGUIERA ZAUSCHNERIA CALIFORNICA / CALIFORNIA FUCHSIA	276	5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL
	LARGE ORNAMENTAL GRASS - SUN CALAMAGROSTIS X ACUTIFLORA KARL FOERSTER / KARL FOERSTER FEATHER REED GRASS CAREX SPURSA / SAN DIEGO SEDGE MISCANTHUS SINENSIS / EULALIA GRASS MUHLBERGIA RIGENS / DEER GRASS	80	5 GAL 5 GAL 5 GAL 5 GAL
	ALLEY MIX 2'-3' O.C. ACHILLEA MILLEFOLIUM / COMMON YARROW DIANELLA REVOLUTA 'BLUE TWIST' TM / BLUE TWIST FLAX LILY DIANELLA TASMANICA / FLAX LILY DIETES REDIDODES / FORTNIGHT LILY LOMANDRA CONFERTIFOLIA / SMALL MAT RUSH LOMANDRA LONGIFOLIA / MAT RUSH LOMANDRA X 'LOMLON' TM / LIME TUFF DWARF MAT RUSH MUHLBERGIA CAPILLARIS / PINK MUHLY GRASS PHORMIUM COCKANUM / MOUNTAIN FLAX SESLERIA AUTUNNALIS / AUTUMN MOOR GRASS	9,221 SF	1 GAL 1 GAL 1 GAL 1 GAL 1 GAL 1 GAL 1 GAL 1 GAL

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY
01 PAVEMENTS, RAMPS, CURBS			
	01-01	CONCRETE SIDEWALK, NATURAL GREY	7,264 SF
	01-10	DECOMPOSED GRANITE: SOUTHWEST BOULDER 'DESERT GOLD' W/ STABILIZER	323 SF
05 SITE FURNISHINGS			
	05-21	BIKE RACK	2
	05-22	ENTRY SCULPTURE	2
	05-23	TRASH RECEPTACLE	1
09 PLANTING AND LANDSCAPE			
	09-01	PLANTING AREA	15,662 SF
EXISTING TO REMAIN			
	E-101	EXISTING CONCRETE SIDEWALK (TO REMAIN)	7,622 SF
	E-102	EXISTING PLANTERS (TO REMAIN)	1,320 SF



810 South Mission Avenue
Oceanside, CA 92054



McColloughLA.com

CRTKL PROJECT NO. - 040-220001.01

OWNER

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Issue Drawing Log

REV	DATE	DESCRIPTION
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6	11-19-2024	SPECIFIC PLAN AGENCY SUBMITTAL

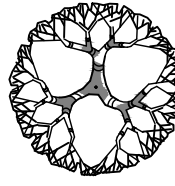
Project Status / Issue Reason

GROUND LEVEL LANDSCAPE PLAN

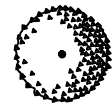
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CONCEPT PLANT SCHEDULE



FEATURE TREE	1	24" BOX
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



SMALL FLOWERING TREE	1	24" BOX
ACACIA BAILEYANA / BAILEY ACACIA		15 GAL
ACACIA COVENYI / BLUE BUSH ACACIA		15 GAL
ACACIA CULTRIFORMIS / KNIFE ACACIA		15 GAL
ACACIA DEALBATA / SILVER WATTLE		24" BOX
ALBIZIA JULIBRISIN / SILK TREE		24" BOX
CERCIS OCCIDENTALIS / WESTERN REDBUD MULTI-TRUNK		15 GAL
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



CLUMPING GRASS - SHADE	208	5 GAL
CAREX DIVULSA / EUROPEAN GREY SEDGE		5 GAL
CAREX PANSA / MEADOW SEDGE		5 GAL
CAREX TESTACEA / ORANGE SEDGE		5 GAL
CAREX TUMULCOLA / FOOTHILL SEDGE		5 GAL
FESTUCA GLAUCA / BLUE FESCUE		5 GAL
FESTUCA MAIREI / ATLAS FESCUE		5 GAL
FESTUCA RUBRA / RED FESCUE		5 GAL
MUHLENBERGIA DUBIA / PINE MUHLY		5 GAL



STRAPPY PLANT - SHADE	168	5 GAL
DIANELLA REVOLUTA 'BIG REV' / BIG REV FLAX LILY		5 GAL
DIETES GRANDIFLORA / FORTNIGHT LILY		5 GAL
LIRIOPE MUSCARI / LILYTURE		5 GAL
PHORMIUM COLENSO / NEW ZEALAND FLAX		5 GAL
PHORMIUM TENAX 'TINY TIGER' / DWARF FLAX		5 GAL



HEDGE	107	15 GAL
BUXUS SEMPERVIRENS / COMMON BOXWOOD		15 GAL
CARISSA MACROCARPA / NATAL PLUM		15 GAL
CRASSULA OVATA / LARGE JADE PLANT		15 GAL
FICUS NITIDA / WEeping FIG		15 GAL
PODOCARPUS HEUNKELII / LONG LEAFED YELLOW WOOD		15 GAL
RHAPHIOLEPIS INDICA / INDIAN HAWTHORN		15 GAL
SYZYGIUM AUSTRALE / LILLY PILLY STANDARD		15 GAL



FLOWERING PLANT - SHADE	84	5 GAL
BEGONIA COCCINEA / ANGEL WING BEGONIA		5 GAL
MAHONIA X 'SOFT CARESS' / SOFT CARESS MAHONIA		5 GAL
RHODODENDRON OCCIDENTALE / WESTERN AZALEA		5 GAL
RUSSELLIA Equisetiformis / FIRECRACKER PLANT		5 GAL
STRELITZIA REGINAE / BIRD OF PARADISE		5 GAL



TALL SUCCULENT	5	15 GAL
ALOE BARBADENSIS / BARBADOS ALOE		15 GAL
ALOE FEROX / BITTER TREE ALOE		15 GAL
BEAUCARNEA RECURVATA / PONY TAIL PALM		15 GAL
EUPHORBIA AMMAK / CANDELABRA SPURGE		15 GAL
EUPHORBIA INGENS / CANDELABRA TREE		15 GAL
EUPHORBIA TRIANGULARIS / TREE EUPHORBIA		15 GAL
YUCCA ALOIFOLIA / ALOE YUCCA		15 GAL
YUCCA ELEPHANTIPES / GIANT YUCCA		15 GAL



VINE	13	5 GAL
CALLIANDRA HAEMATOCEPHALA / PINK POWDERPUFF		5 GAL
DISTICTIS BUCCINATORIA / BLOOD RED TRUMPET VINE		5 GAL
DISTICTIS X 'RIVERS' / ROYAL TRUMPET VINE		5 GAL
FICUS REPENS / CREEPING FIG		5 GAL
GREVIA OCCIDENTALIS / LAVENDER STARFLOWER		5 GAL
PANDOREA JASMINOIDES 'ALBA' / WHITE BOWER VINE		5 GAL
PARTHENOCISSUS TRICUSPIDATA / BOSTON IVY		5 GAL
ROSA CALIFORNICA / CALIFORNIA WILD ROSE		5 GAL
SOLANUM JASMINOIDES / POTATO VINE		5 GAL



FLOWERING PERENNIAL - SUN	38	5 GAL
ANIGZOANTHOS X 'BUSH RANGER' / BUSH RANGER KANGAROO PAW		5 GAL
BULBINE FRUTESCENS / STALKED BULBINE		5 GAL
ENCELIA CALIFORNICA / CALIFORNIA ENCELIA		5 GAL
MIMULUS AURANTIACUS / STICKY MONKEYFLOWER		5 GAL
SALVIA CLEVELANDII / CLEVELAND SAGE		5 GAL
SALVIA LEUCANTHA / MEXICAN BUSH SAGE		5 GAL
SALVIA LEUCOPHYLLA / PURPLE SAGE		5 GAL
VERBENA LILACINA / LILAC VERBENA		5 GAL
VIGUIERA LACINIATA / SAN DIEGO COUNTY VIGUIERA		5 GAL
ZAUSCHNERIA CALIFORNICA / CALIFORNIA FUCHSIA		5 GAL

REFERENCE NOTES SCHEDULE

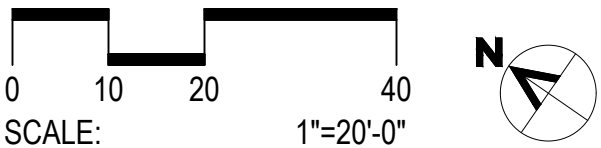
SYMBOL	CODE	DESCRIPTION	QTY
01 PAVEMENTS, RAMPS, CURBS			
	01-04	ENHANCED PAVING - TYPE II	4,549 SF
	01-09	PEDESTAL PAVERS	3,504 SF
05 SITE FURNISHINGS			
	05-01	LOUNGE CHAIR - TYPE I	4
	05-04	SIDE TABLE - TYPE I	6
	05-05	SIDE TABLE - TYPE II	6
	05-06	CHAISE LOUNGE	13
	05-07	OUTDOOR SOFA	4
	05-08	DINING TABLE - TYPE I	1
	05-09	DINING TABLE - TYPE II	1
	05-11	BISTRO TABLE	2
	05-14	UMBRELLA	3
	05-15	FREE STANDING PLANTER	5
	05-16	FIRE TABLE	3
	05-17	BBQ COUNTER	1
	05-18	COFFEE TABLE	1
09 PLANTING AND LANDSCAPE			
	09-01	PLANTING AREA	1,091 SF

1 LEVEL 3 LANDSCAPE PLAN

SCALE: 1" = 20'-0"

STORM WATER SCHEDULE

	GREEN STREET TREE WELL (PUBLIC)		IN-GROUND BIOFILTRATION PLANTER		RAISED BIOFILTRATION PLANTER
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Project Status / Issue Reason

LEVEL 3 LANDSCAPE PLAN

OWNER

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REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
01-09	PEDESTAL PAVERS	1,354 SF
05 SITE FURNISHINGS		
SYMBOL	DESCRIPTION	QTY
05-01	LOUNGE CHAIR - TYPE I	4
05-02	LOUNGE CHAIR - TYPE II	6
05-03	BAR CHAIR	8
05-10	DINING TABLE - TYPE III	2
09 PLANTING AND LANDSCAPE		
SYMBOL	DESCRIPTION	QTY
09-01	PLANTING AREA	34 SF

CONCEPT PLANT SCHEDULE

SMALL FEATURE TREE	7	15 GAL
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

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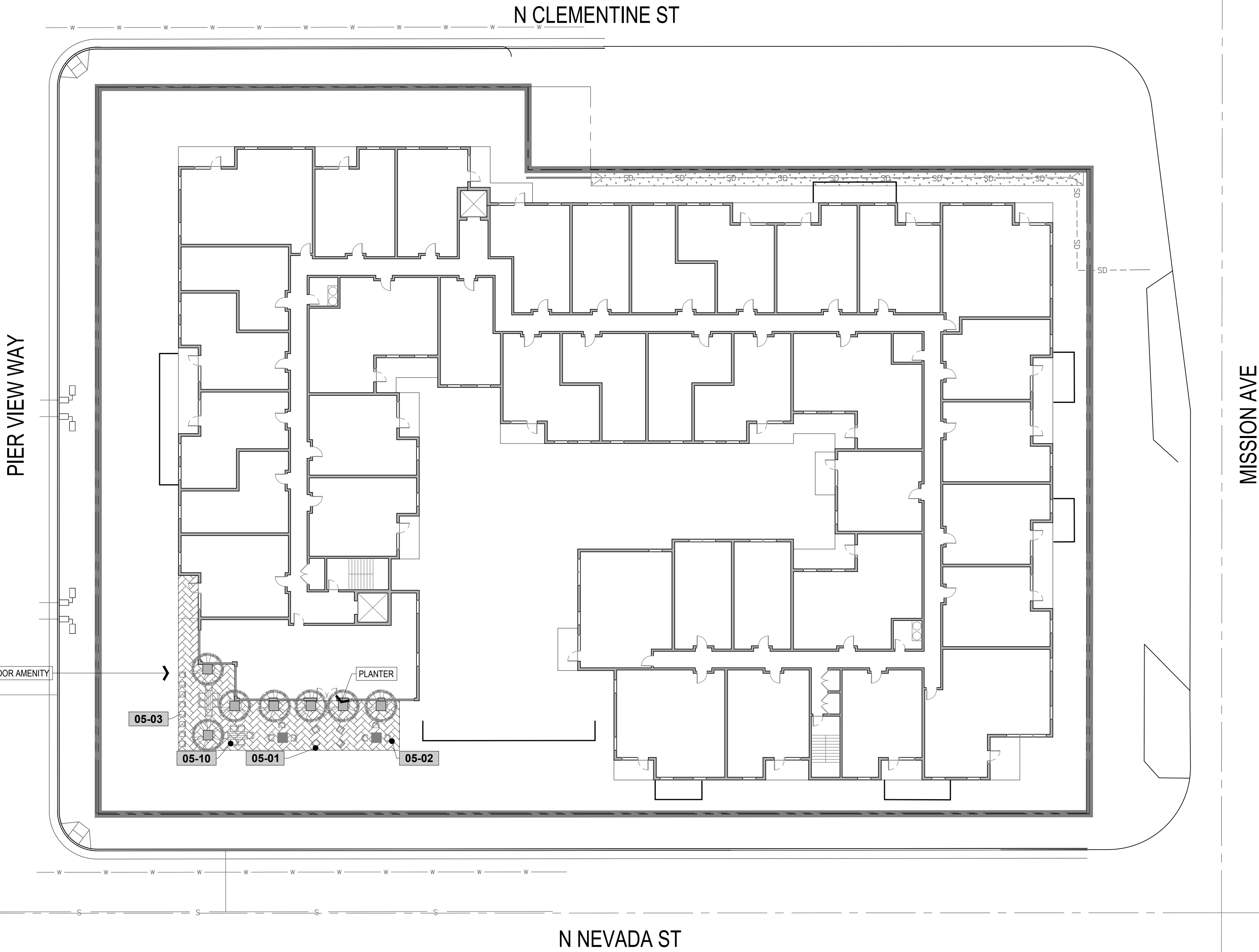
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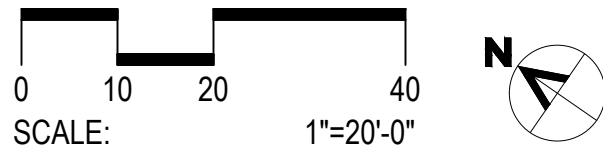
Project Status / Issue Reason

LEVEL 7 LANDSCAPE PLAN

L-014



1 LEVEL 7 LANDSCAPE PLAN
SCALE: 1" = 20'-0"



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.

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-BIODEGRADEABLE 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 IF THE 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 APPARATUSES.
- 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.

ALL PEDESTRIAN PAVING (BOTH DECORATIVE AND STANDARD) SHALL COMPLY WITH THE MOST CURRENT EDITION OF THE AMERICAN DISABILITY ACT.

1 NOTES



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Issue Drawing Log

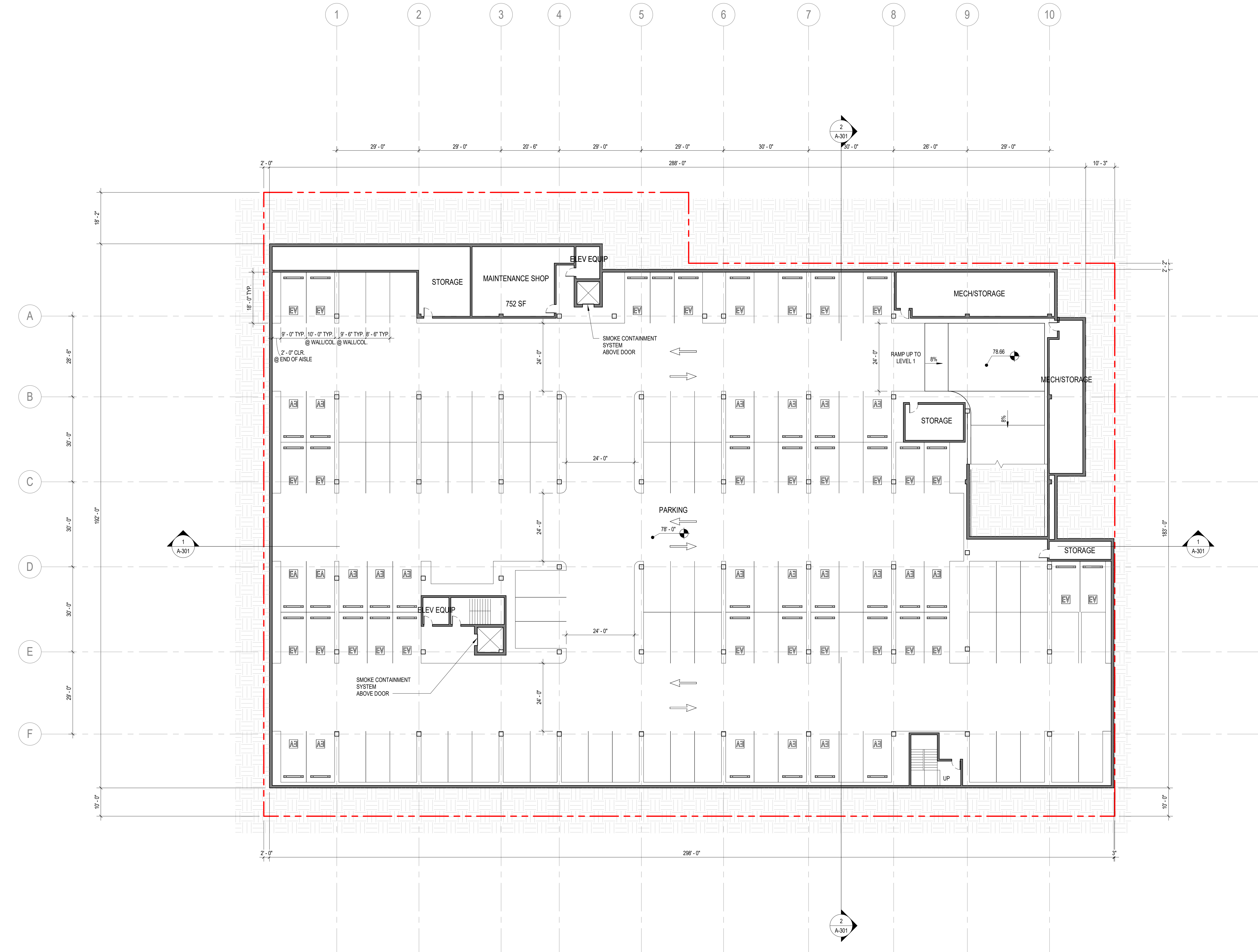
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Project Status / Issue Reason

NOTES

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REV	DATE	DESCRIPTION
	8/26/22	DP SUBMITTAL
	2/13/22	DP RESUBMITTAL
	10/09/23	DP RESUBMITTAL 2
	09/11/2024	DP RESUBMITTAL 4
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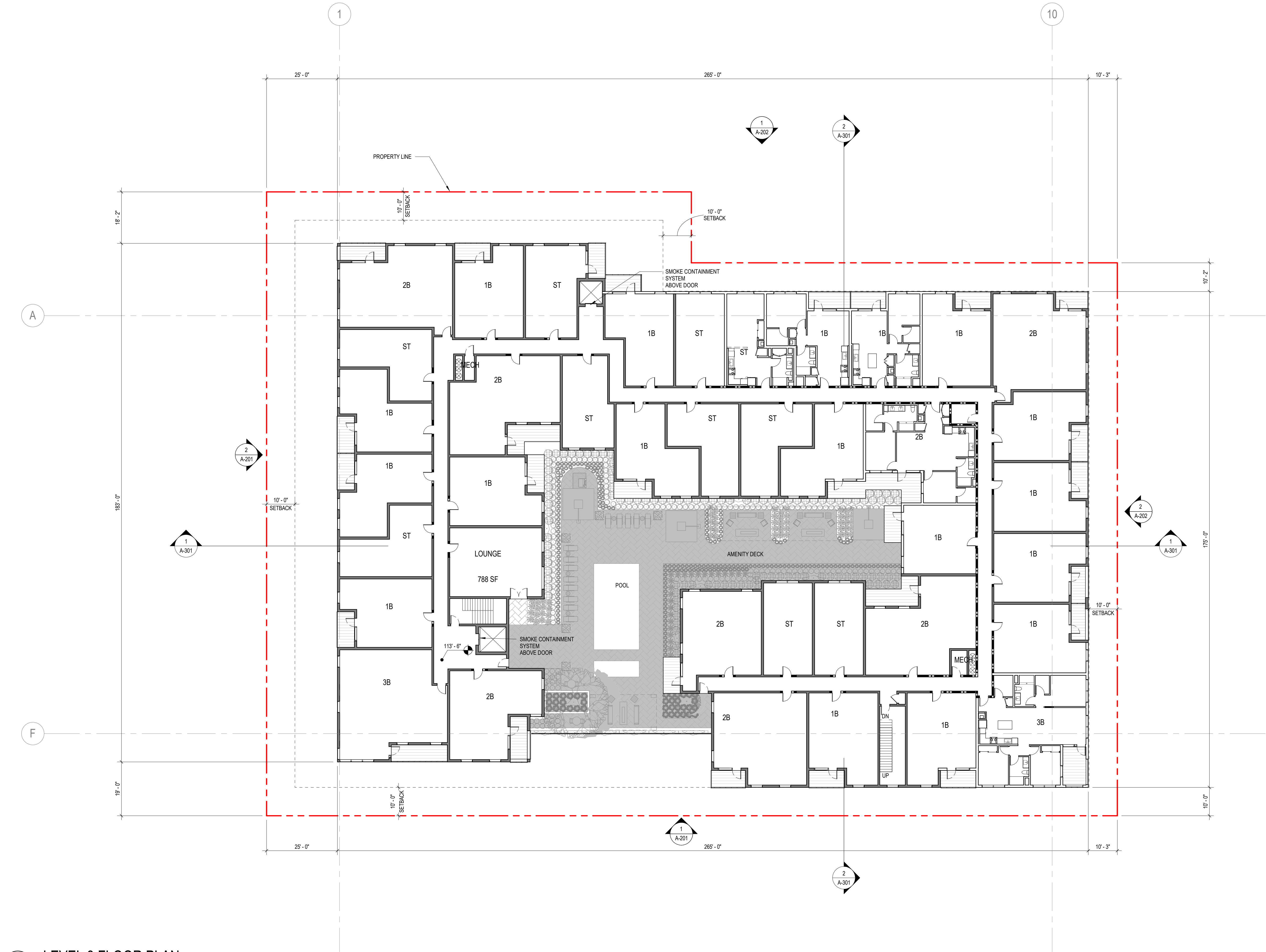


1 LEVEL B1 FLOOR PLAN
SCALE: 1/16" = 1'-0"

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Issue Drawing Log

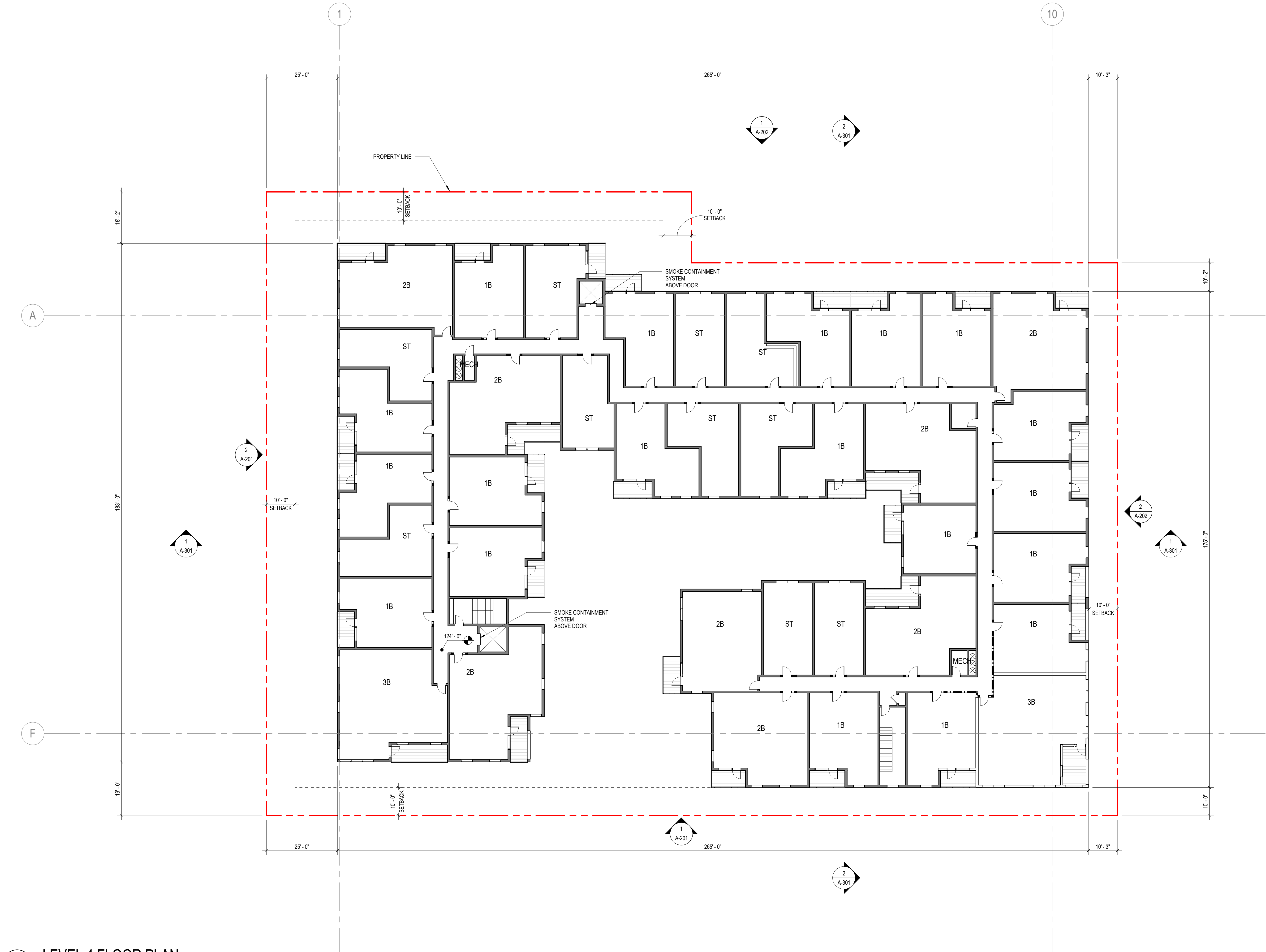
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	09/11/2024	DP RESUBMITTAL 4
	12/03/2024	DP RESUBMITTAL 5



1 LEVEL 3 FLOOR PLAN
SCALE: 1/16" = 1'-0"

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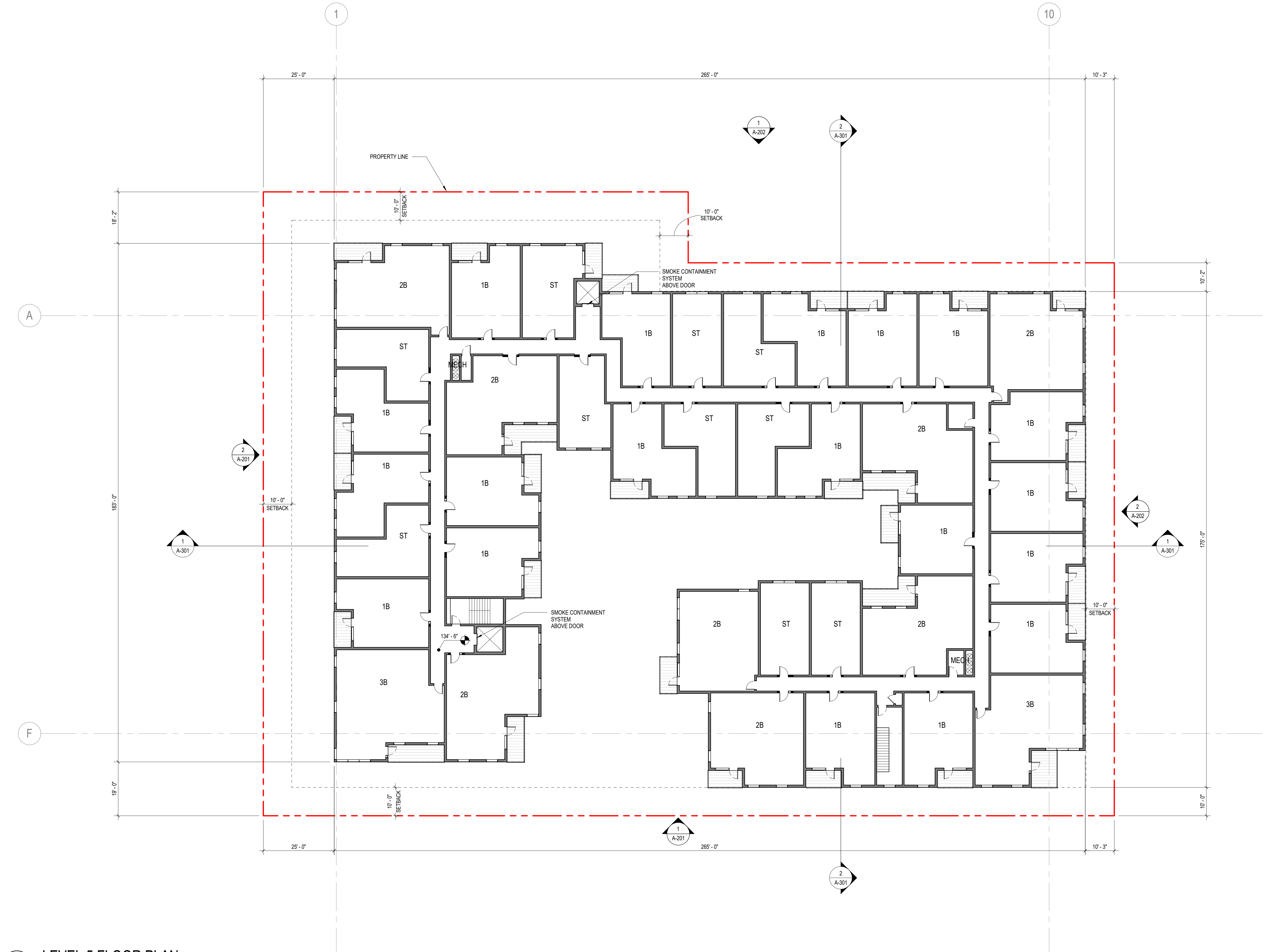
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	12/03/2024	DP RESUBMITTAL 5



1 LEVEL 4 FLOOR PLAN
SCALE: 1/16" = 1'-0"

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CONSTRUCTION

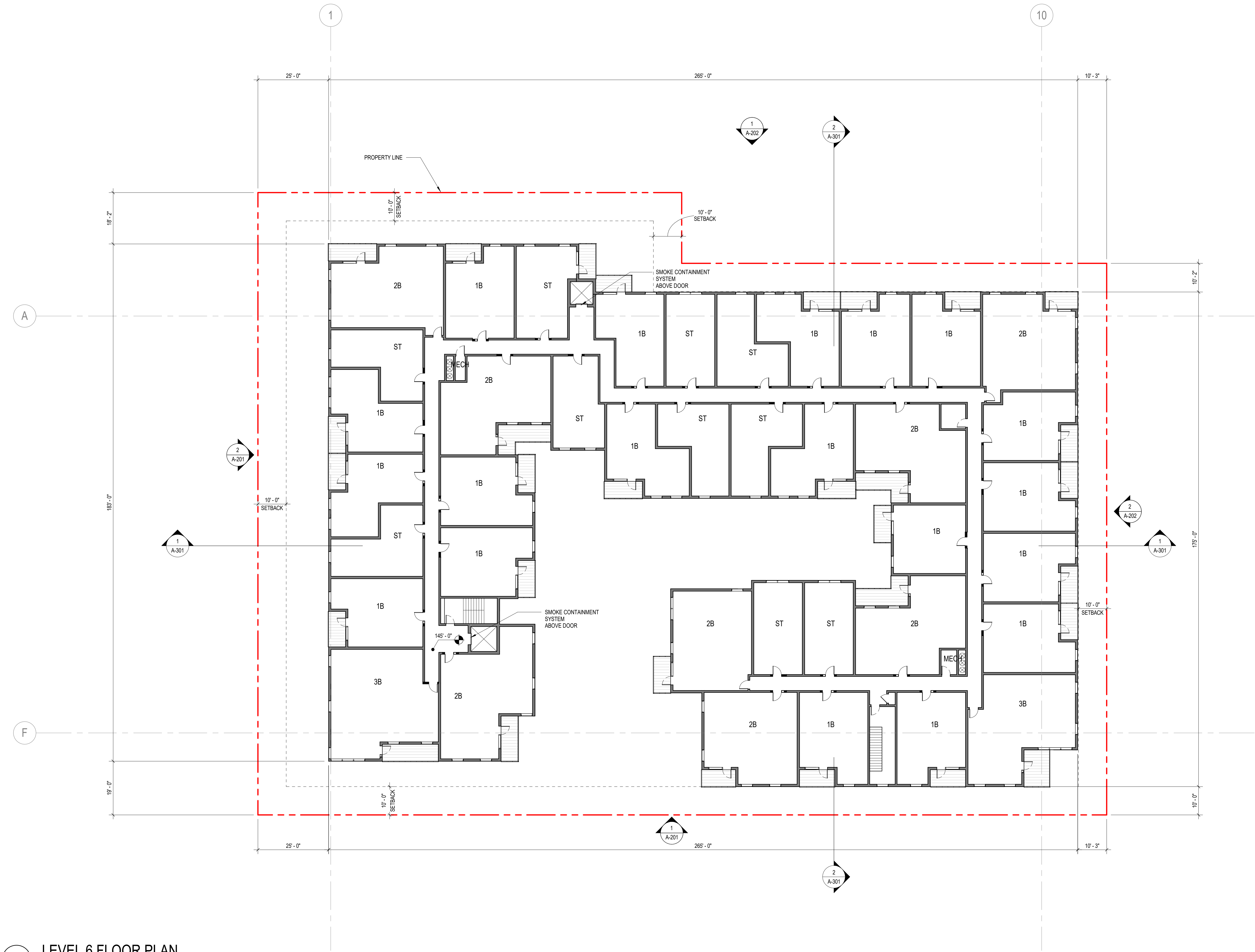
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	09/11/2024	DP RESUBMITTAL 4
	12/03/2024	DP RESUBMITTAL 5



1 LEVEL 5 FLOOR PLAN
SCALE: 1/16" = 1'-0"

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CONSTRUCTION

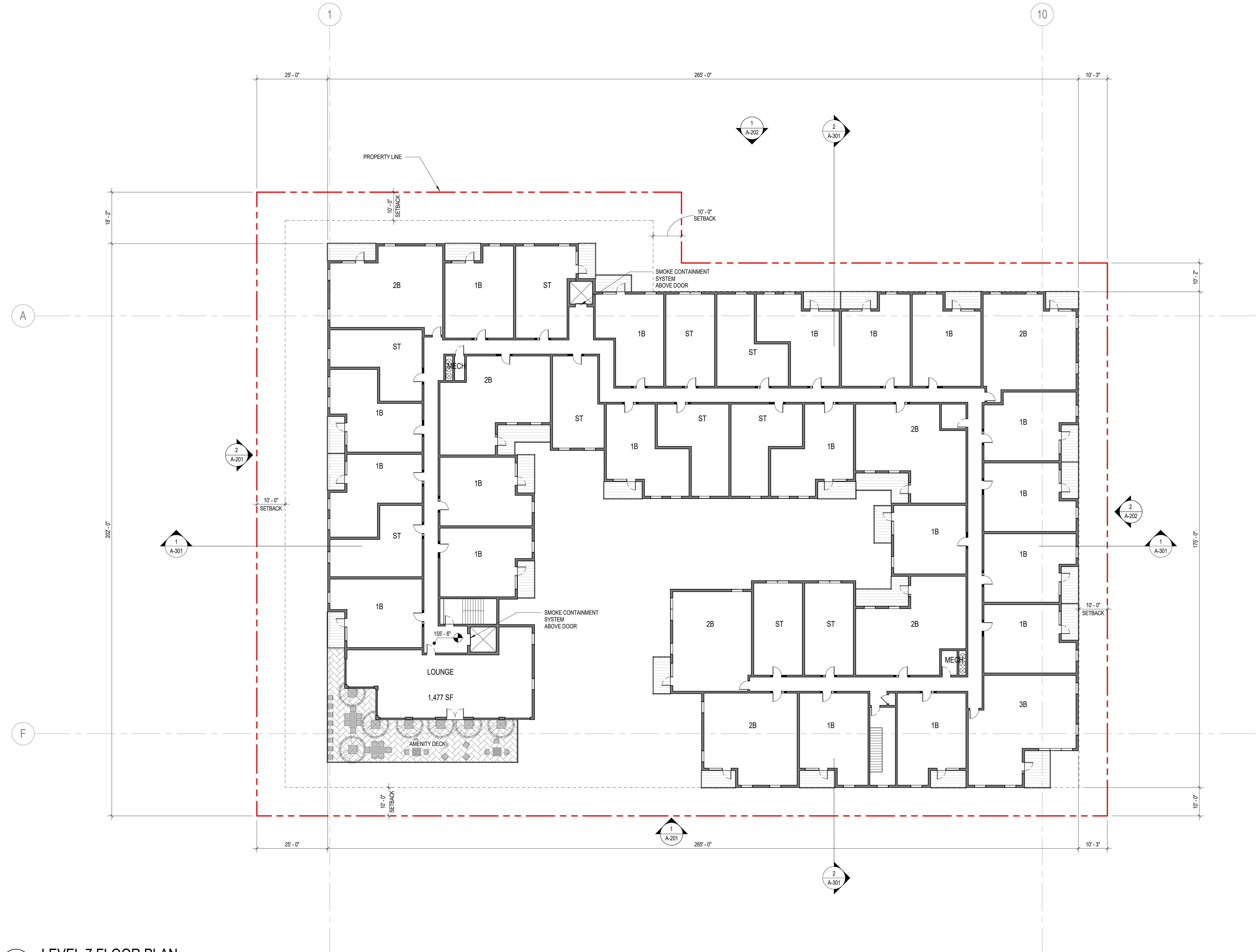
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	10/09/23	DP RESUBMITTAL 2
	09/11/2024	DP RESUBMITTAL 4
	12/03/2024	DP RESUBMITTAL 5



1 LEVEL 6 FLOOR PLAN
SCALE: 1/16" = 1'-0"

NOT FOR
CONSTRUCTION

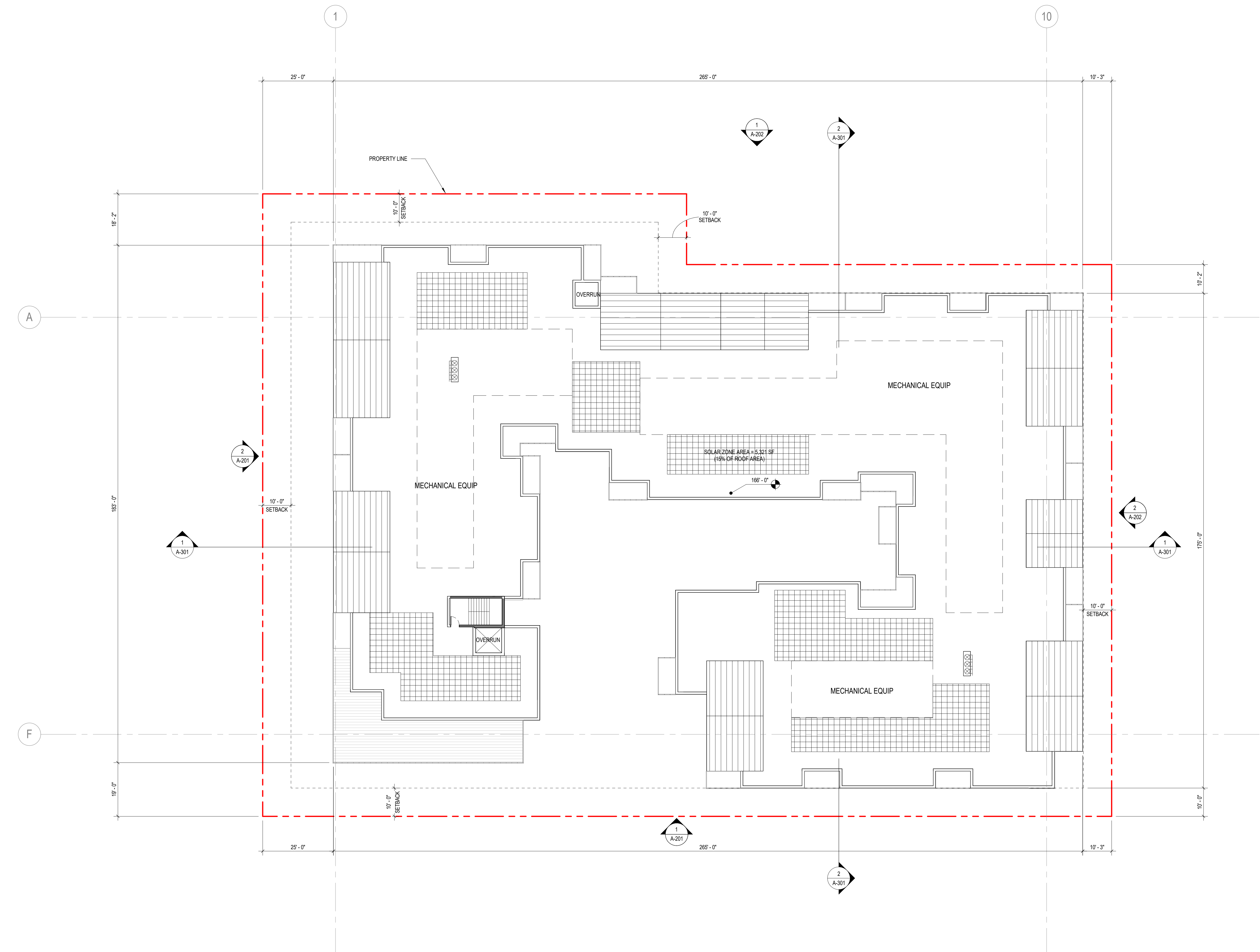
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	2/13/22	DP RESUBMITTAL
	10/09/23	DP RESUBMITTAL 2
	09/11/2024	DP RESUBMITTAL 4
	12/03/2024	DP RESUBMITTAL 5



1 LEVEL 7 FLOOR PLAN
SCALE: 1/16" = 1'-0"

NOT FOR
CONSTRUCTION

REV	DATE	DESCRIPTION
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	2/13/22	DP RESUBMITTAL
	10/09/23	DP RESUBMITTAL 2
	09/11/2024	DP RESUBMITTAL 4
	12/03/2024	DP RESUBMITTAL 5



1 ROOF PLAN
SCALE: 1/16" = 1'-0"

810 South Mission Avenue
Oceanside, CA 92054

CRTKL PROJECT NO. - 040-220001.01

DEVELOPER
Toll Brothers Apartment Living
23422 Mill Creek Drive
Suite 105
Laguna Hills, CA 92653
CONTACT - Michael McCann
PHONE - (949) 370-8155

Disclaimer

Signature & Seal

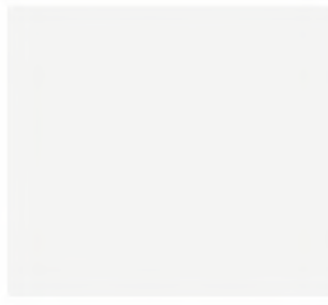
NOT FOR
CONSTRUCTION

Issue Drawing Log

REV	DATE	DESCRIPTION
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	2/13/22	DP RESUBMITTAL
	10/09/23	DP RESUBMITTAL 2
	09/11/2024	DP RESUBMITTAL 4
	12/03/2024	DP RESUBMITTAL 5

Project Status / Issue Reason

EXTERIOR FINISHES

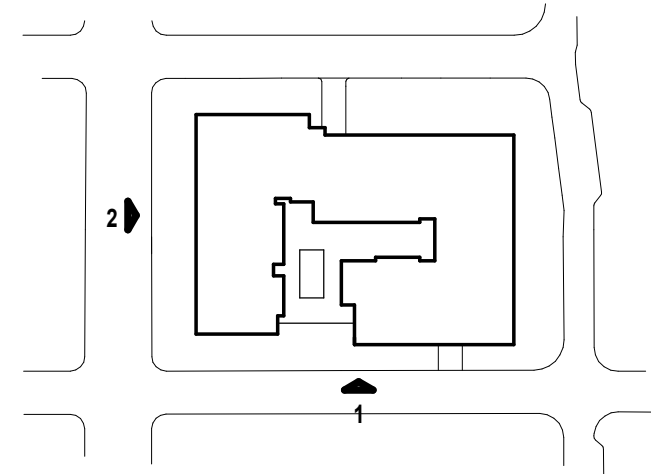
CODE	DESCRIPTION	COLOR	LOCATION	NOTES	
GLASS					
GL-01	INSULATED GLASS UNIT	Clear	Typical Vision Panel	Insulated glass unit with Low-E coating Black Primary and Secondary seals	
GL-03	INSULATED GLASS UNIT	low iron	Typical Storefront Glazing	Insulated glass unit with Low-E coating Black Primary and Secondary seals	
STUCCO					
STU-01	STUCCO	White	Exterior Wall finish	Stucco texture: smooth	
FIBER CEMENT SIDING					
FCB-03	COMPOSITE FIBER CEMENT	Bronze	Exterior Wall finish		
BRICK VENEER					
BR-01	BRICK	Dark Grey / Black	Typical Exterior Wall at Base		
METAL COATING					
MTL-01	METAL COATING	Dark Grey	Fascia, Mechanical Louvers		
MTL-02	METAL COATING	Dark Bronze	Typical finish for all window mullions (Aluminum window system)		
MTL-03	METAL COATING	White	Exterior Wall finish		
MTL-06	METAL COATING	Orange	Garage Exterior		



1 SOUTH ELEVATION (N NEVADA ST)
SCALE: 1/16" = 1'-0"



2 WEST ELEVATION (PIER VIEW WAY)
SCALE: 1/16" = 1'-0"



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Issue Drawing Log

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	09/11/2024	DP RESUBMITTAL 4
	12/03/2024	DP RESUBMITTAL 5

Project Status / Issue Reason

EXTERIOR ELEVATIONS

NOT FOR
CONSTRUCTION

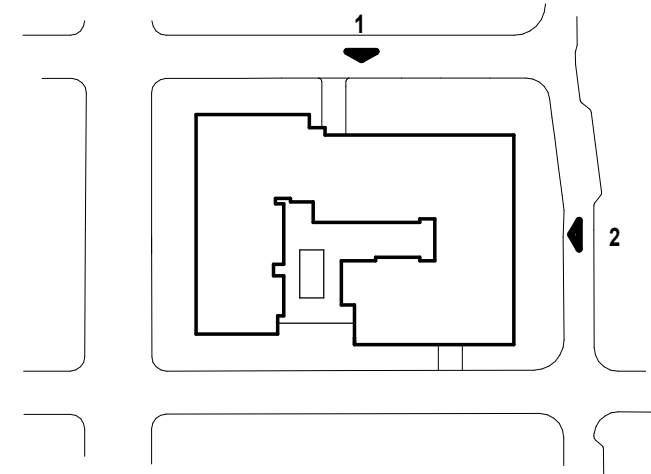
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	2/13/22	DP RESUBMITTAL
	10/09/23	DP RESUBMITTAL 2
	09/11/2024	DP RESUBMITTAL 4
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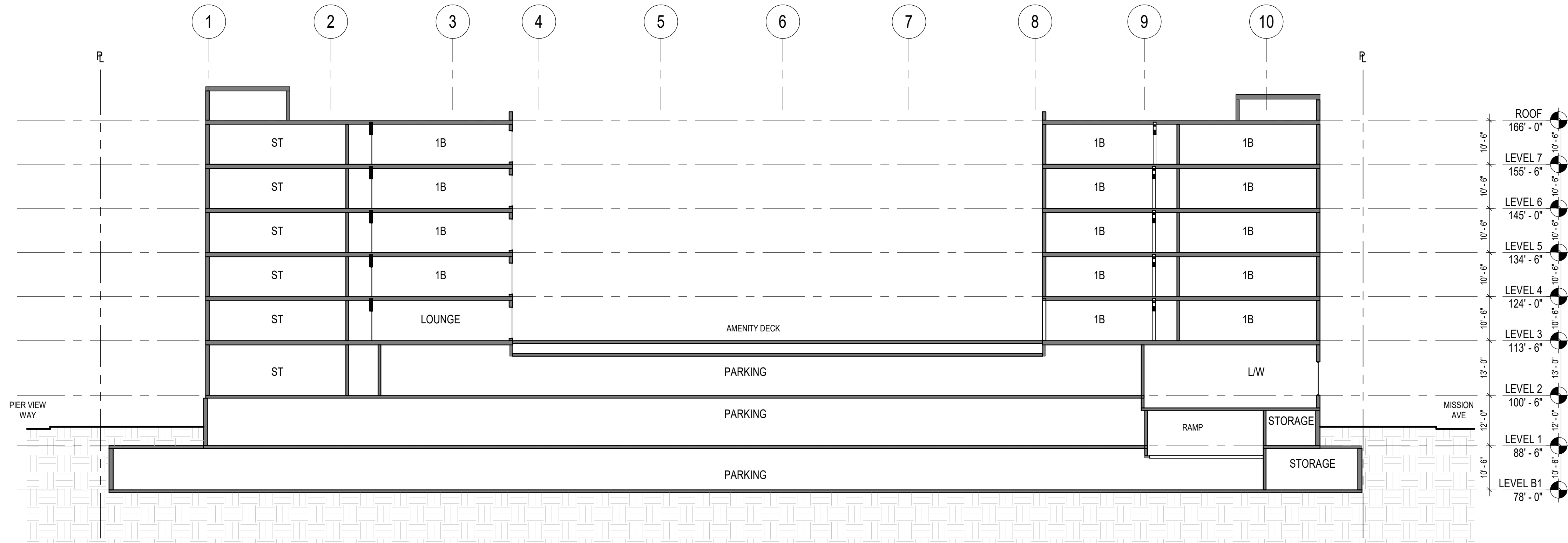


1 NORTH ELEVATION (N CLEMENTINE ST)
SCALE: 1/16" = 1'-0"

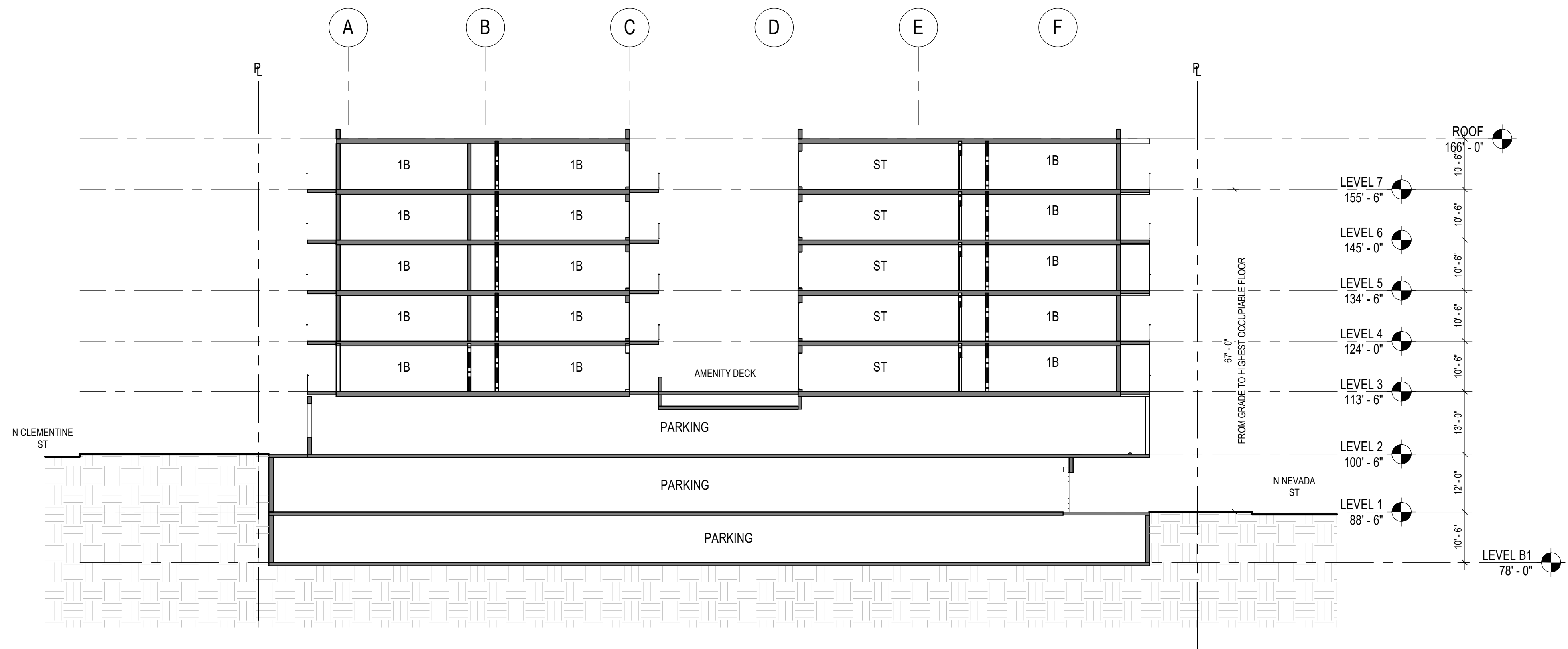


2 EAST ELEVATION (MISSION AVE)
SCALE: 1/16" = 1'-0"





1 BUILDING SECTION E-W
SCALE: 1/16" = 1'-0"



2 BUILDING SECTION N-S
SCALE: 1/16" = 1'-0"

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CONSTRUCTION**

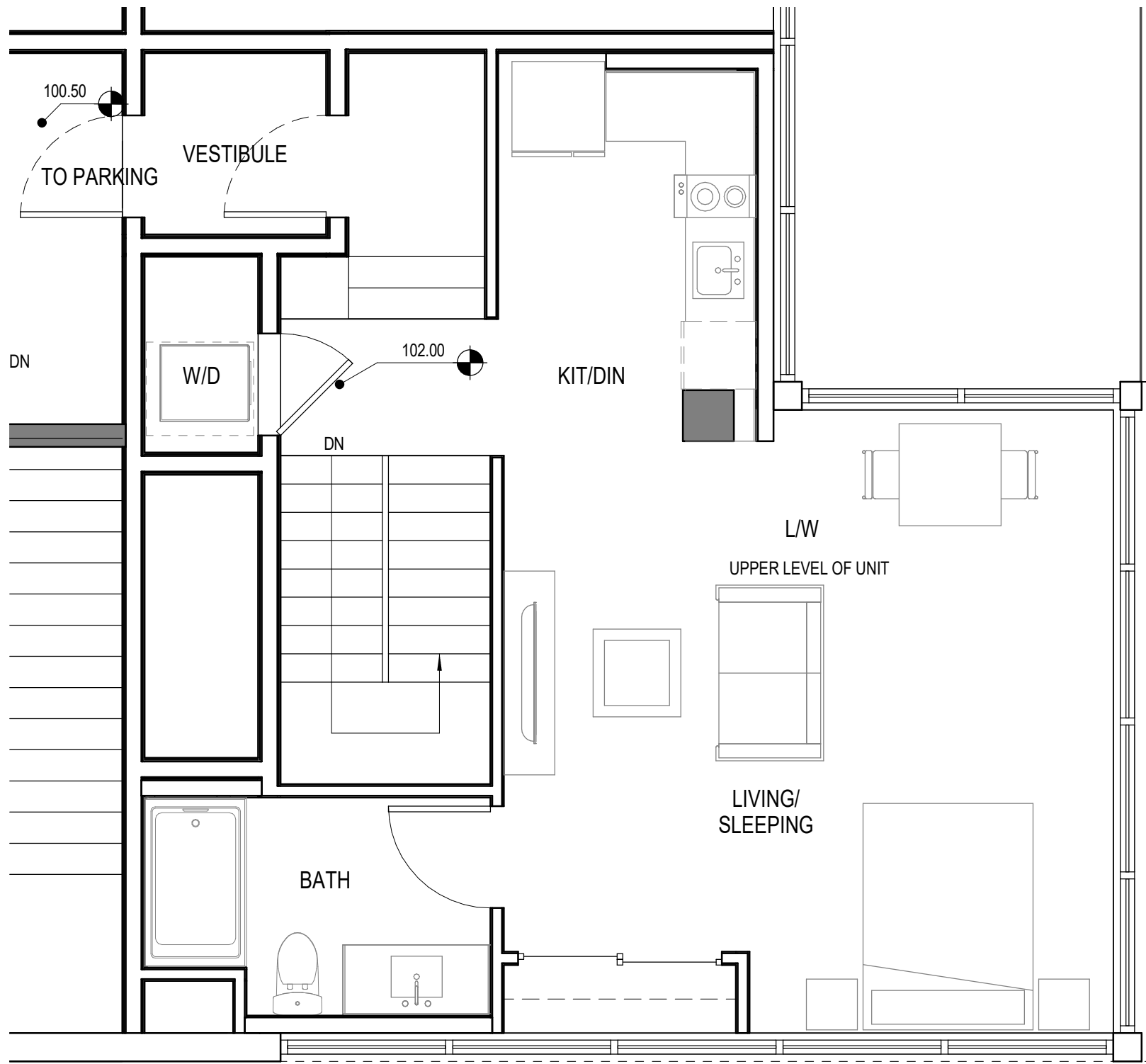
Issue Drawing Log

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	09/11/2024	DP RESUBMITTAL 4
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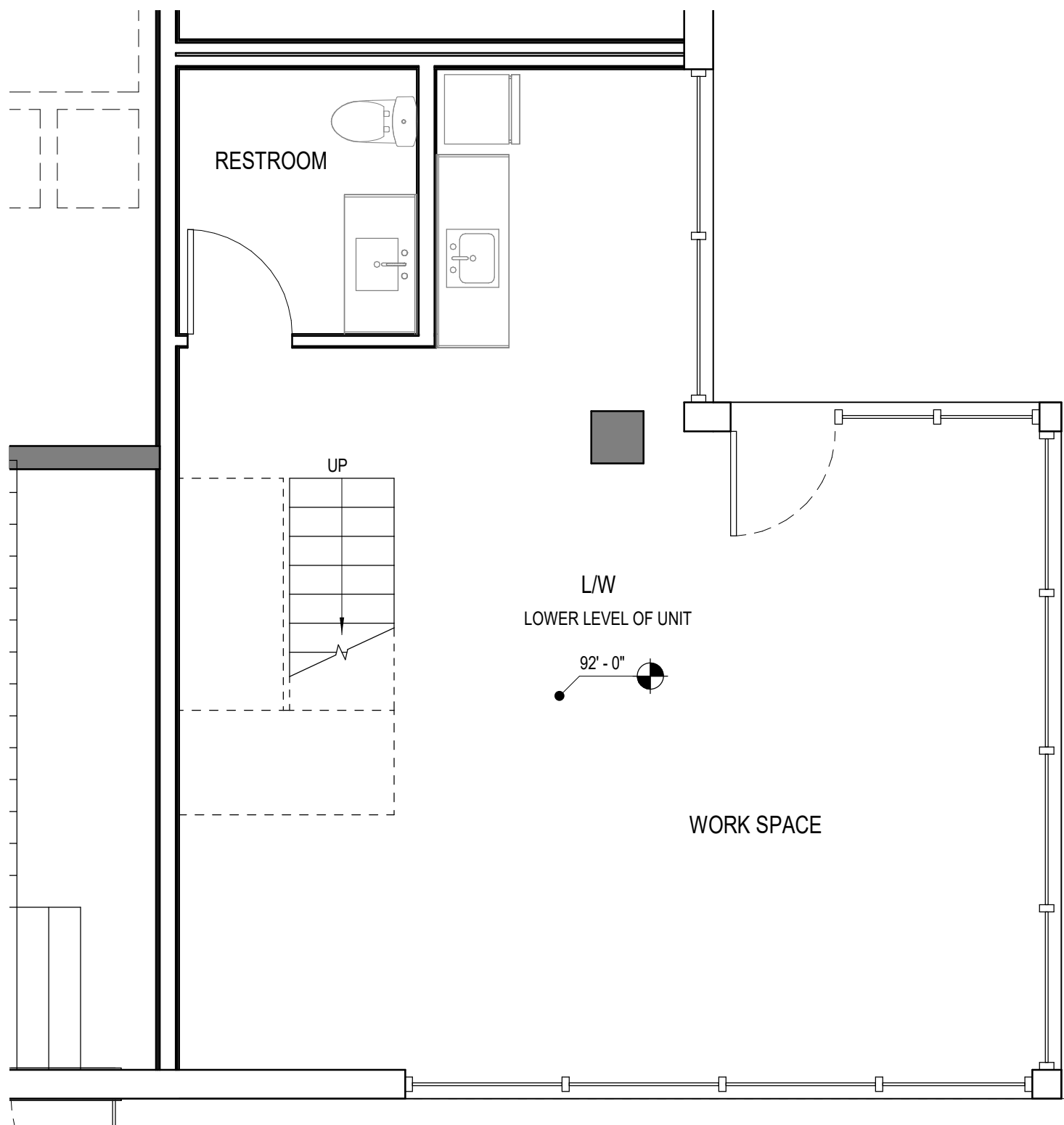
Project Status / Issue Reason

BUILDING SECTIONS

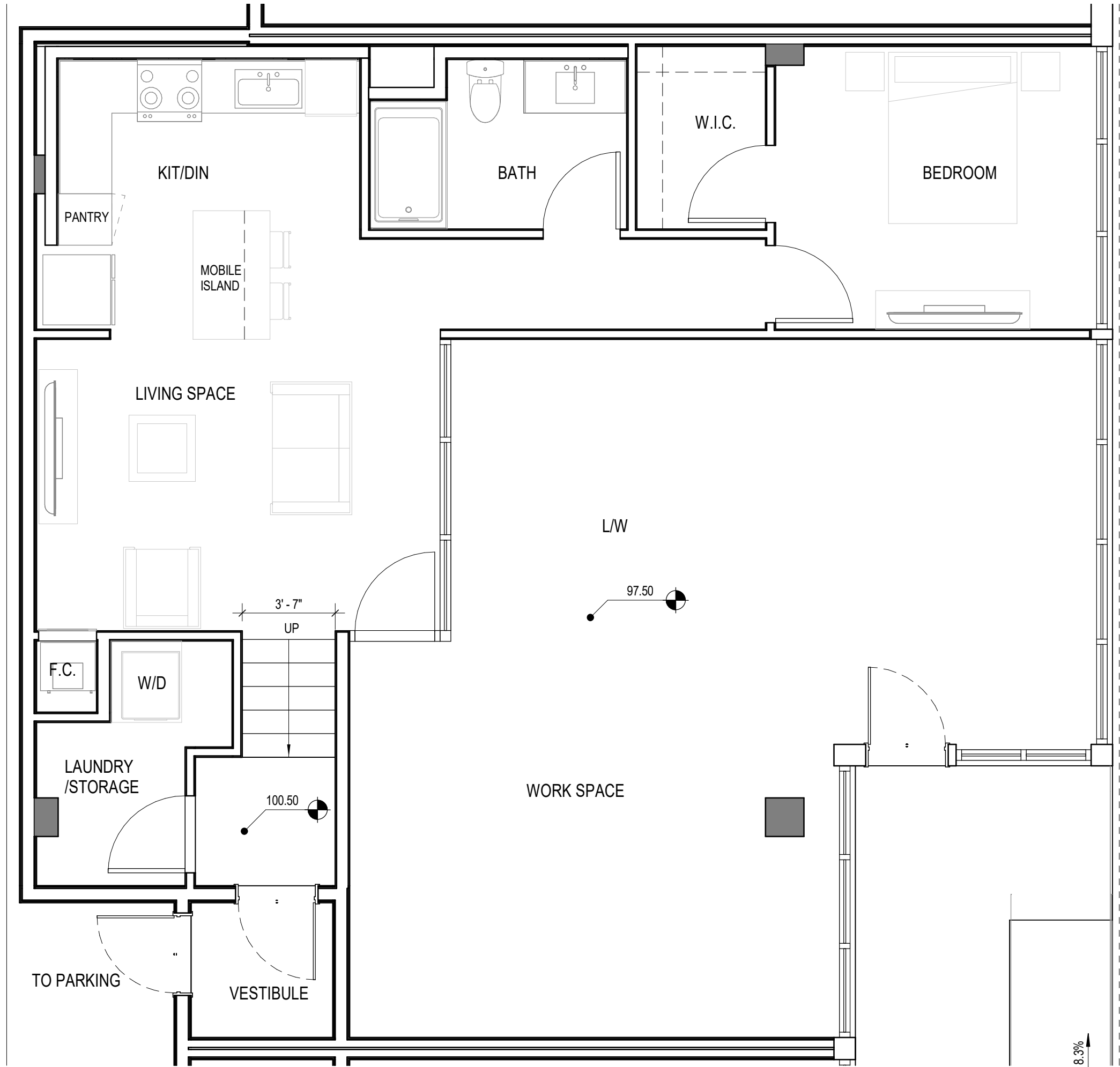
A-301



3 UNIT PLAN L/W3 UPPER
SCALE: 1/4" = 1'-0"



2 UNIT PLAN L/W3 LOWER
SCALE: 1/4" = 1'-0"



1 UNIT PLAN L/W2
SCALE: 1/4" = 1'-0"

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	12/03/2024	DP RESUBMITTAL 5

Project Status / Issue Reason

ENLARGED UNIT PLANS

4.01C ATTACHMENT C

OWNER

Toll Brothers Apartment Living
23422 Mill Creek Drive
Suite 105
Laguna Hills, CA 92653
CONTACT - Michael McCann
PHONE - (949) 370-8155

PLANT SCHEDULE		
TREES	BOTANICAL / COMMON NAME	QTY
1	EXISTING FICUS NITIDA TO BE REMOVED	29
2	EXISTING JACARANDA MIMOSIFOLIA TO BE REMOVED	4
3	EXISTING METROSIDEROS EXCELSA TO BE REMOVED	6
4	EXISTING PHOENIX DACTYLIFERA TO BE REMOVED	3
5	EXISTING PINUS CANARIENSIS TO BE REMOVED	6
6	EXISTING WASHINGTONIA ROBUSTA TO BE REMOVED	9
7	EXISTING WASHINGTONIA ROBUSTA TO REMAIN	6
8	EXISTING PHOENIX DACTYLIFERA TO REMAIN	1

CATEGORIES	QUANTITY	10YR CALIPER (INCHES)	TOTAL DBH (INCHES)
GENERAL STREET TREE	31	12	372
FEATURE TREE	10	24	240
CATEGORIES	QUANTITY	10YR CALIPER (INCHES)	TOTAL DBH (INCHES)
STREET TREE	14	30	420
EXISTING TREE TO REMAIN	7	EXISTING	378

URBAN FORESTRY PROGRAM			
Tree Type	Canopy Area (sf)	Quantity	
GENERAL STREET TREE	290	23	6,670 sf
EXISTING TREE TO REMAIN	145	7	1,015 sf
SMALL FEATURE TREE	75	4	300 sf
SMALL FLOWERING TREE	80	1	80 sf
FEATURE TREE	500	1	500 sf
	1090	36	
TOTAL			8,565 sf
REQUIRED			7,423 sf
SURPLUS			1,142 sf

TOTAL SITE AREA	61,855
PERCENTAGE OF SITE	14%
PERMEABLE SURFACE AREA	15000 sf
REQUIRED	13608.1 sf
SURPLUS	1391.9 sf
PERCENTAGE OF SITE	24%

809 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	15%	25%
1/2 acre to 1 acre	6%	16%
Less than 1/2 acre	2%	10%

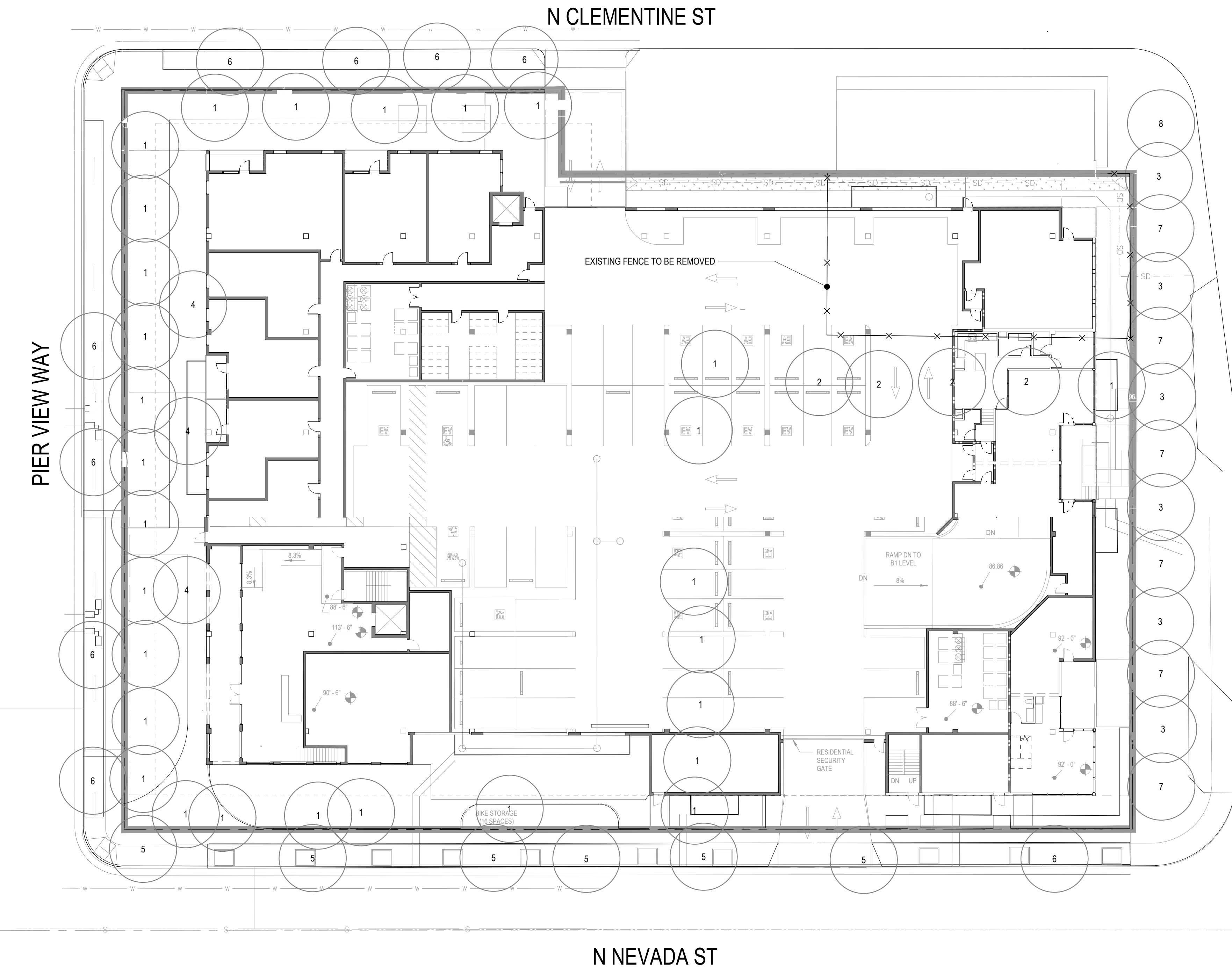
Permeable surfaces should allow water to pass through it, with pores or openings, and may include gravel, pervious concrete, porous asphalt, paving stone, or similar materials.

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 protocols, 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.

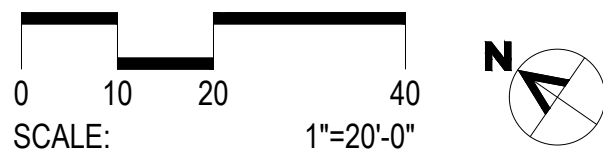
In the event a project site cannot feasibly accommodate the minimum tree canopy area, the project may plant in the public right-of-way (e.g., parkway) adjacent to the project site or on an alternative site within the City, as approved by the Director of the Public Works Department. Should the City establish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



1 EXISTING TREES OVERLAID ON PROPOSED BUILDING
SCALE: 1" = 20'-0"

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 6 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.



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CONSTRUCTION

Issue Drawing Log

REV	DATE	DESCRIPTION
1	08-26-2022	SPECIFIC PLAN AGENCY SUBMITTAL
2	02-20-2023	SPECIFIC PLAN AGENCY SUBMITTAL
3	10-02-2023	SPECIFIC PLAN AGENCY SUBMITTAL
4	09-03-2024	SPECIFIC PLAN AGENCY SUBMITTAL
5	10-25-2024	SPECIFIC PLAN AGENCY SUBMITTAL
6	11-19-2024	SPECIFIC PLAN AGENCY SUBMITTAL

Project Status / Issue Reason

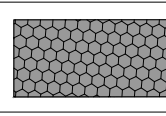
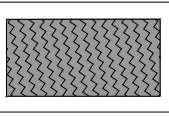
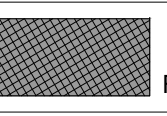
EXISTING TREE PLAN

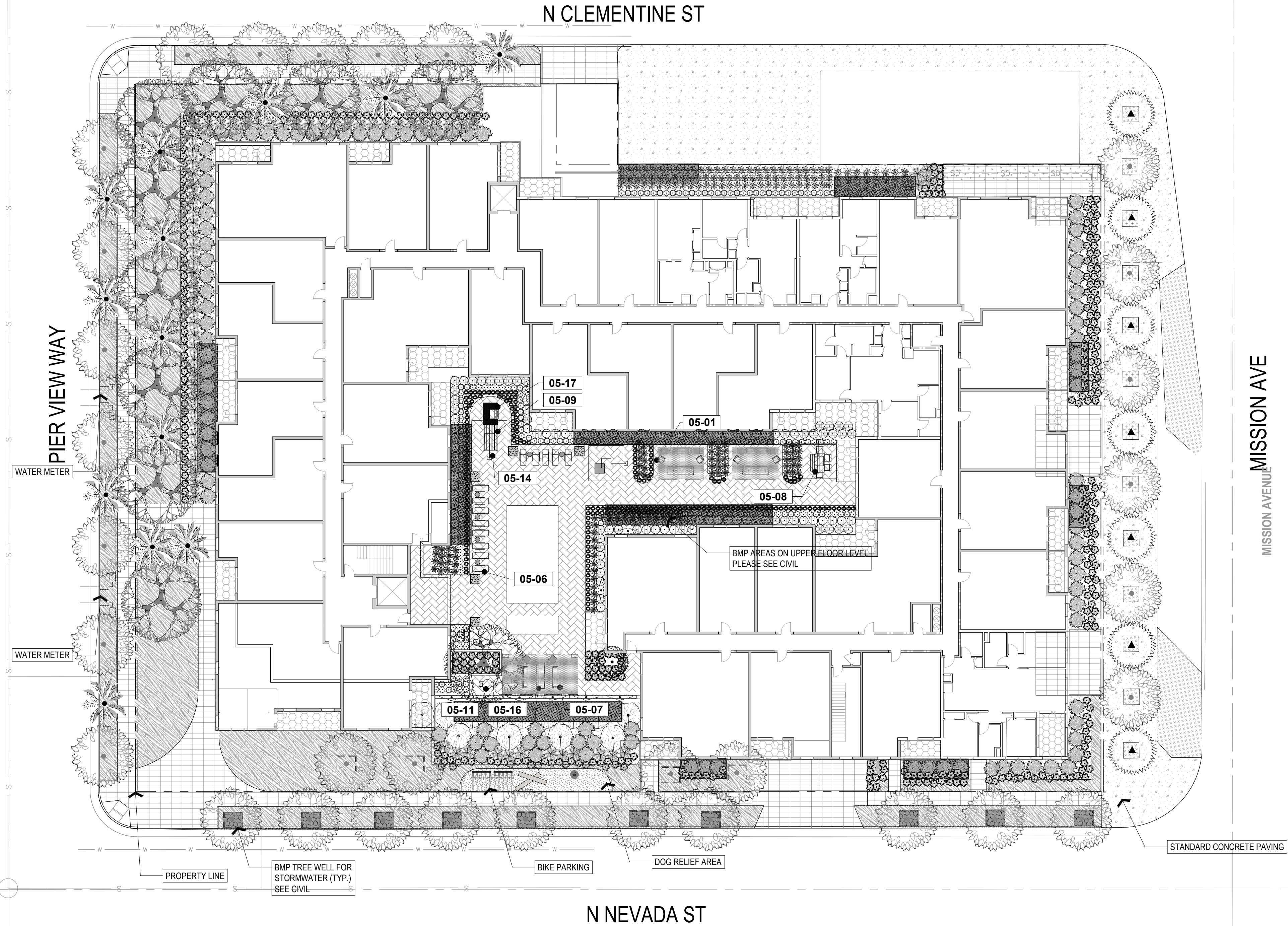
L-010

1 GROUND LEVEL LANDSCAPE PLAN

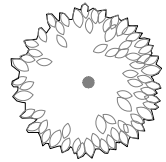
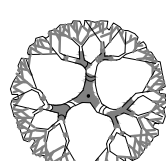
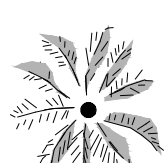
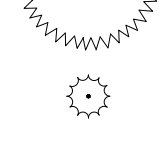
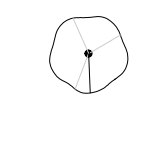
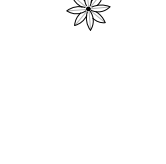
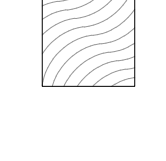
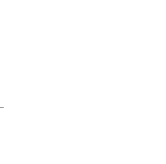
SCALE: 1" = 20'-0"

STORM WATER SCHEDULE

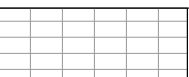
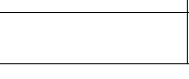
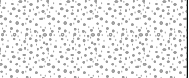
	GREEN STREET TREE WELL (PUBLIC)		IN-GROUND BIOFILTRATION PLANTER		RAISED BIOFILTRATION PLANTER
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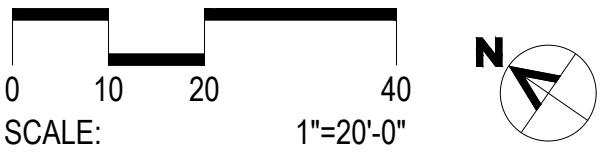


CONCEPT PLANT SCHEDULE

	GENERAL STREET TREE ARBUTUS X 'MARINA' / MARINA STRAWBERRY TREE STANDARD BAUHIA PURPUREA / PURPLE ORCHID TREE CASSIA LEPTOPHYLLA / GOLD MEDALLION TREE CHLOPSIS LINEARIS / DESERT WILLOW LAURUS NOBILIS / SWEET BAY METROSIDEROS EXCELSA / NEW ZEALAND CHRISTMAS TREE TABEBUIA IMPETIGINOSA / PINK TRUMPET TREE	32	24" BOX 15 GAL 24" BOX 24" BOX 15 GAL 24" BOX 24" BOX
	FEATURE TREE CERCIS OCCIDENTALIS / WESTERN REDBUD MULTI-TRUNK CHIONANTHUS RETUSUS / CHINESE FRINGE TREE PITTOSPORUM PHILLYRAEODES / DESERT WILLOW PITTOSPORUM SCHINUS MOLLE / CALIFORNIA PEPPER TABEBUIA CHRYSOTRICHIA / GOLDEN TRUMPET TREE TIPUANA TIPU / TIPU TREE TRISTANIOPSIS LAURINA / WATER GUM	10	15 GAL 15 GAL 15 GAL 24" BOX 15 GAL 24" BOX 15 GAL
	STREET PALM WASHINGTONIA ROBUSTA / MEXICAN FAN PALM WASHINGTONIA X FILIBUSTA / HYBRID FAN PALM	14	12" BTH 12" BTH
	EXISTING TREE TO REMAIN	7	
	STRAPPY PLANT - SHADE DIANELLA REVOLUTA 'BIG REV' / BIG REV FLAX LILY DIETES GRANDIFLORA / FORTNIGHT LILY LIRIOPE MUSCARI / LILY TURF PHORMIUM COLENSOI / NEW ZEALAND FLAX PHORMIUM TENAX 'TINY TIGER' / DWARF FLAX	45	5 GAL 5 GAL 5 GAL 5 GAL 5 GAL
	LARGE SCREENING SHRUB ELAEAGARPUS DECIPENS / JAPANESE BLUEBERRY TREE HETEROMELES ARBUTIFOLIA / TOYON MALOSMA LAURINA / LAUREL SUMAC PITTOSPORUM TENUIFOLIUM 'OLIVER TWIST' / OLIVER TWIST TAWHIWI RHUS INTEGRIFOLIA / LEMONADE BERRY	12	15 GAL 15 GAL 15 GAL 15 GAL 15 GAL
	FLOWERING PLANT - SHADE BEGONIA CROCINEA / ANGEL WING BEGONIA MAHONIA X 'SOFT CARESS' / SOFT CARESS MAHONIA RHODODENDRON OCCIDENTALE / WESTERN AZALEA RUSSELLIA EQUISETIFORMIS / FIRECRACKER PLANT STRELTZIA REGINAE / BIRD OF PARADISE	107	5 GAL 5 GAL 5 GAL 5 GAL 5 GAL
	LARGE FLOWERING SHRUB BRUNFELSIA PAUCIFLORA / YESTERDAY, TODAY AND TOMORROW CALLISTEMON CITRINUS / LEMON BOTTLEBRUSH SHRUB ERIOGONUM GIGANTEUM / ST. CATHERINE'S LACE HIBISCUS ROSA-SINENSIS 'CALIFORNIA GOLD' / CALIFORNIA GOLD CHINESE HIBISCUS LEUCODENDRON X 'SAFARI SUNSET' / SAFARI SUNSET CONEBUSH LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE RHAPHIOLEPIS INDICA / INDIAN HAWTHORN ROMNEYA COULTERI / MATILIA POPPY	94	15 GAL 15 GAL 15 GAL 15 GAL 15 GAL 15 GAL 15 GAL
	FLOWERING PERENNIAL - SUN ANIGOSANTHOS X 'BUSH RANGER' / BUSH RANGER KANGAROO PAW BULBINE FRUTESCENS / STALKED BULBINE ENCHELIA CALIFORNICA / CALIFORNIA ENCCELIA MIMULUS AURANTIACUS / STICKY MONKEY FLOWER SALVIA OLEVANDII / OLEVAND SAGE SALVIA LEUCANTHA / MEXICAN BUSH SAGE SALVIA LEUCOPHYLLA / PURPLE SAGE VERBENA LILACINA / LILAC VERBENA VIGUIERA LACINIATA / SAN DIEGO COUNTY VIGUIERA ZAUSCHNERIA CALIFORNICA / CALIFORNIA FUCHSIA	276	5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL
	LARGE ORNAMENTAL GRASS - SUN CALAMAGROSTIS X ACUTIFLORA KARL FOERSTER / KARL FOERSTER FEATHER REED GRASS CAREX SPURSA / SAN DIEGO SEDGE MISCANTHUS SINENSIS / EULALIA GRASS MUHLBERGIA RIGENS / DEER GRASS	80	5 GAL 5 GAL 5 GAL 5 GAL
	ALLEY MIX 2'-3' O.C. ACHILLEA MILLEFOLIUM / COMMON YARROW DIANELLA REVOLUTA 'BLUE TWIST' TM / BLUE TWIST FLAX LILY DIANELLA TASMANICA / FLAX LILY DIETES REDIDODES / FORTNIGHT LILY LOMANDRA CONFERTIFOLIA / SMALL MAT RUSH LOMANDRA LONGIFOLIA / MAT RUSH LOMANDRA X 'LOMLON' TM / LIME TUFF DWARF MAT RUSH MUHLBERGIA CAPILLARIS / PINK MUHL GRASS PHORMIUM COCKANUM / MOUNTAIN FLAX SESLERIA AUTUNNALIS / AUTUMN MOOR GRASS	9,221 SF	1 GAL 1 GAL 1 GAL 1 GAL 1 GAL 1 GAL 1 GAL 1 GAL 1 GAL

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY
01 PAVEMENTS, RAMPS, CURBS			
	01-01	CONCRETE SIDEWALK, NATURAL GREY	7,264 SF
	01-10	DECOMPOSED GRANITE: SOUTHWEST BOULDER 'DESERT GOLD' W/ STABILIZER	323 SF
05 SITE FURNISHINGS			
	05-21	BIKE RACK	2
	05-22	ENTRY SCULPTURE	2
	05-23	TRASH RECEPTACLE	1
09 PLANTING AND LANDSCAPE			
	09-01	PLANTING AREA	15,662 SF
EXISTING TO REMAIN			
	E-101	EXISTING CONCRETE SIDEWALK (TO REMAIN)	7,622 SF
	E-102	EXISTING PLANTERS (TO REMAIN)	1,320 SF



810 South Mission Avenue
Oceanside, CA 92054



McColloughLA.com

CRTKL PROJECT NO. - 040-220001.01

OWNER

Toll Brothers Apartment Living
23422 Mill Creek Drive
Suite 105
Laguna Hills, CA 92653
CONTACT - Michael McCann
PHONE - (949) 370-8155

Disclaimer

Signature & Seal

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CONSTRUCTION

Issue Drawing Log

REV	DATE	DESCRIPTION
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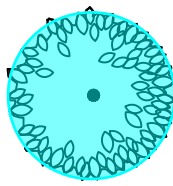
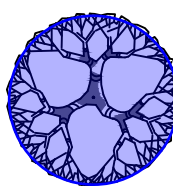
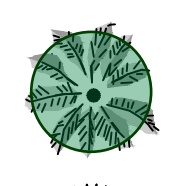
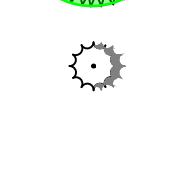
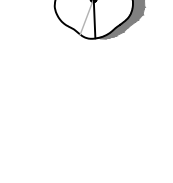
Project Status / Issue Reason

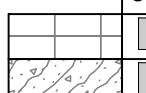
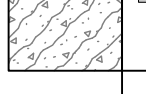
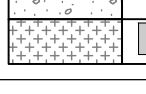
GROUND LEVEL LANDSCAPE PLAN

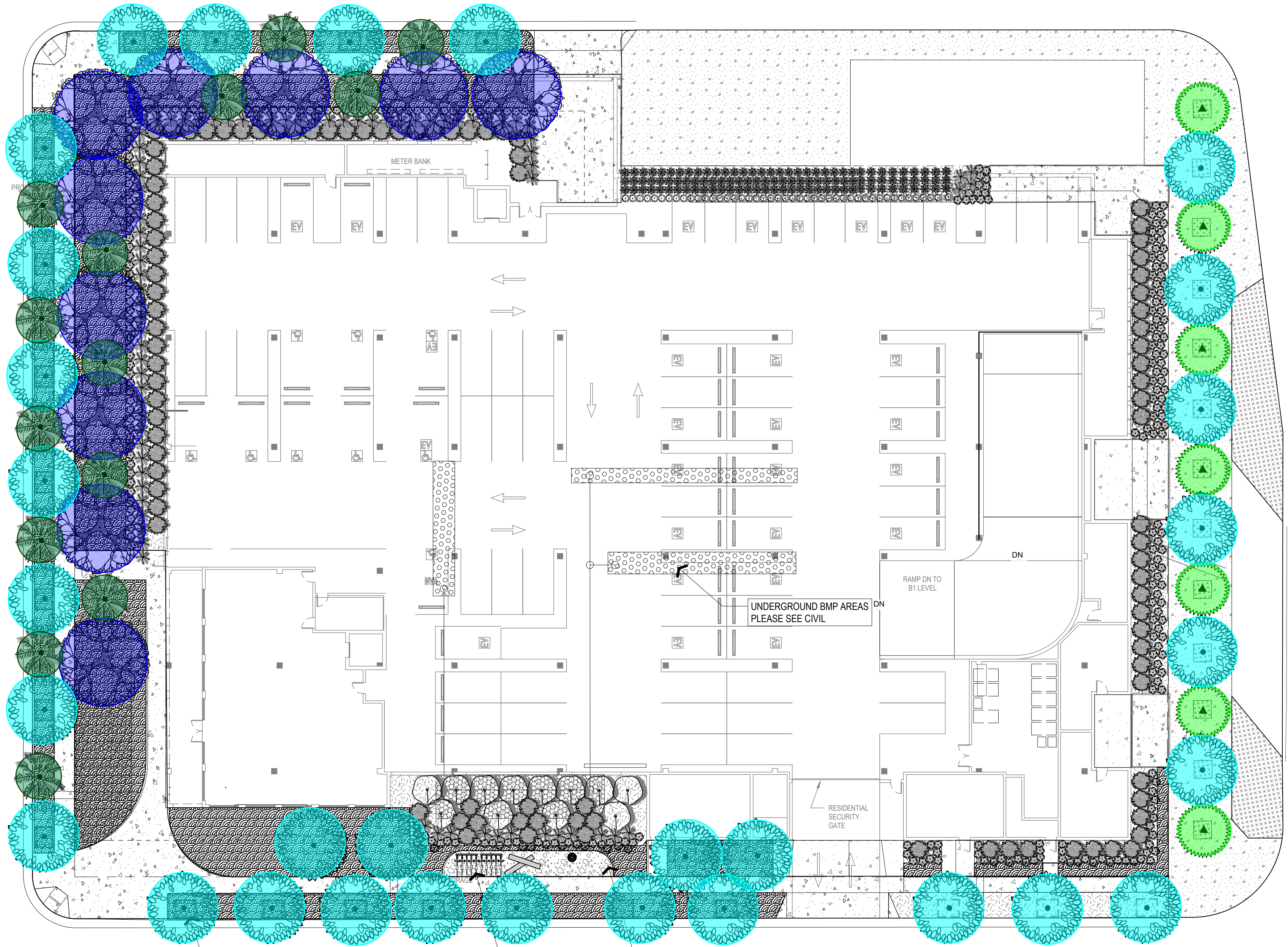
OWNER

Toll Brothers Apartment Living
23422 Mill Creek Drive
Suite 105
Laguna Hills, CA 92653
CONTACT - Michael McCann
PHONE - (949) 370-8155

CONCEPT PLANT SCHEDULE

	GENERAL STREET TREE ARBUTUS X 'MARINA' / MARINA STRAWBERRY TREE STANDARD CALLISTEMON VIMINALIS / WEEPING BOTTLEBRUSH CASSIA LEPTOPHYLLA / GOLD MEDALLION TREE CHLOPSIS LINEARIS / DESERT WILLOW LOPHOSTEMON CONFERTUS / BRISBANE BOX METROSIDEROS EXCELSA / NEW ZEALAND CHRISTMAS TREE TABEBUIA IMPETIGINOSA / PINK TRUMPET TREE	31	24" BOX 24" BOX 24" BOX 24" BOX 24" BOX 24" BOX 24" BOX
	FEATURE TREE AGONIS FLEXUOSA / PEPPERMINT TREE CINNAMOMUM CAMPHORA / CAMPHOR TREE MULTI-TRUNK QUERCUS AGRIFOLIA / COAST LIVE OAK MULTI-TRUNK QUERCUS ENGELMANNII / ENGELMANN OAK QUERCUS SUBER / CORK OAK SCHINUS MOLLE / CALIFORNIA PEPPER TIPUANA TIPU / TIPU TREE	10	24" BOX 24" BOX 24" BOX 24" BOX 24" BOX 24" BOX 24" BOX
	STREET PALM WASHINGTONIA ROBUSTA / MEXICAN FAN PALM WASHINGTONIA X FILIBUSTA / HYBRID FAN PALM	14	12" BTH 12" BTH
	EXISTING TREE TO REMAIN	7	
	STRAPPY PLANT - SHADE DIANELLA REVOLUTA 'BIG REV' / BIG REV FLAX LILY DIETES GRANDIFLORA / FORTNIGHT LILY LIRIOPE MUSCARI / LILYTUFF PHORMIUM COLENSOI / NEW ZEALAND FLAX PHORMIUM TENAX 'TINY TIGER' / DWARF FLAX	45	5 GAL 5 GAL 5 GAL 5 GAL 5 GAL
	LARGE SCREENING SHRUB ELAEOCARPUS DECIPIENS / JAPANESE BLUEBERRY TREE HETEROMELES ARBUTIFOLIA / TOYON MALOSMA LAURINA / LAUREL SUMAC PITTOSPORUM TENUIFOLIUM 'OLIVER TWIST' / OLIVER TWIST TAMHIWHI RHUS INTEGRIFOLIA / LEMONADE BERRY	12	15 GAL 15 GAL 15 GAL 15 GAL 15 GAL
	FLOWERING PLANT - SHADE BEGONIA COCCINEA / ANGEL WING BEGONIA MAHONIA X 'SOFT CARESS' / SOFT CARESS MAHONIA RHODODENDRON OCCIDENTALE / WESTERN AZALEA RUSSELLIA Equisetiformis / FIRECRACKER PLANT STRELITZIA REGINAE / BIRD OF PARADISE	107	5 GAL 5 GAL 5 GAL 5 GAL 5 GAL
	LARGE FLOWERING SHRUB BRUNFELSIA PAUCIFLORA / YESTERDAY, TODAY AND TOMORROW CALLISTEMON CITRINUS / LEMON BOTTLEBRUSH SHRUB ERIOGONUM GIGANTEUM / ST. CATHERINE'S LACE HIBISCUS ROSA-SINENSIS 'CALIFORNIA GOLD' / CALIFORNIA GOLD CHINESE HIBISCUS LEUCADENDRON X 'SAFARI SUNSET' / SAFARI SUNSET CONEBUSH LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE RHAPHIOLEPIS INDICA / INDIAN HAWTHORN ROMNEYA COULTERI / MATILUA POPPY	94	15 GAL 15 GAL 15 GAL 15 GAL 15 GAL 15 GAL 15 GAL 15 GAL
	FLOWERING PERENNIAL - SUN ANIGOZANTHOS X 'BUSH RANGER' / BUSH RANGER KANGAROO PAW BULBINE FRUTESCENS / STALKED BULBINE ENCELIA CALIFORNICA / CALIFORNIA ENCELIA MIMULUS AURANTIACUS / STICKY MONKEYFLOWER SALVIA CLEVELANDII / CLEVELAND SAGE SALVIA LEUCANTHA / MEXICAN BUSH SAGE SALVIA LEUCOPHYLLA / PURPLE SAGE VERBENA LILACINA / LILAC VERBENA VIGUIERA LACINIATA / SAN DIEGO COUNTY VIGUIERA ZAUSCHNERIA CALIFORNICA / CALIFORNIA FUCHSIA	276	5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL
	LARGE ORNAMENTAL GRASS - SUN CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS CAREX SPISSA / SAN DIEGO SEDGE MISCANTHUS SINENSIS / EUALIA GRASS MUHLENBERGIA RIGENS / DEER GRASS	80	5 GAL 5 GAL 5 GAL 5 GAL
	GRASSY STREET 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 LONGIFOLIA / MAT RUSH LOMANDRA X 'LOMLON' TM / LIME TUFF DWARF MAT RUSH MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS PHORMIUM COOKIANUM / MOUNTAIN FLAX SESLERIA AUTUMNALIS / AUTUMN MOOR GRASS	9,221 SF	1 GAL 1 GAL 1 GAL 1 GAL 1 GAL 1 GAL 1 GAL 1 GAL 1 GAL

REFERENCE NOTES SCHEDULE		
01 PAVEMENTS, RAMPS, CURBS		
SYMBOL	DESCRIPTION	QTY
 01-01	CONCRETE SIDEWALK, NATURAL GREY	8,184 SF
 01-10	DECOMPOSED GRANITE: SOUTHWEST BOULDER 'DESERT GOLD' W/ STABILIZER	323 SF
05 SITE FURNISHINGS		
SYMBOL	DESCRIPTION	QTY
 05-21	BIKE RACK	2
 05-22	ENTRY SCULPTURE	2
 05-23	TRASH RECEPTACLE	1
09 PLANTING AND LANDSCAPE		
SYMBOL	DESCRIPTION	QTY
 09-01	PLANTING AREA	16,052 SF
EXISTING TO REMAIN		
SYMBOL	DESCRIPTION	QTY
 E-101	EXISTING CONCRETE SIDEWALK (TO REMAIN)	7,627 SF
 E-102	EXISTING PLANTERS (TO REMAIN)	1,408 SF

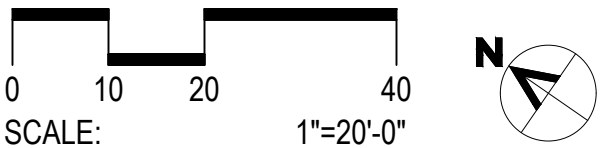


MISSION AVE

N NEVADA ST

1 GROUND LEVEL LANDSCAPE PLAN

SCALE: 1" = 20'-0"



Project Status / Issue Reason

GROUND LEVEL LANDSCAPE PLAN

L-012

OWNER

Toll Brothers Apartment Living
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Signature & Seal

NOT FOR
CONSTRUCTION

Issue Drawing Log

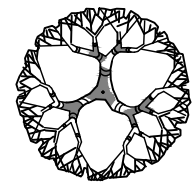
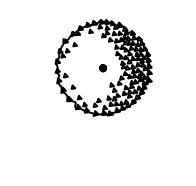
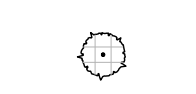
REV	DATE	DESCRIPTION
1	08-26-2022	SPECIFIC PLAN AGENCY SUBMITTAL
2	02-20-2023	SPECIFIC PLAN AGENCY SUBMITTAL
3	10-02-2023	SPECIFIC PLAN AGENCY SUBMITTAL
4	09-03-2024	SPECIFIC PLAN AGENCY SUBMITTAL
5	10-25-2024	SPECIFIC PLAN AGENCY SUBMITTAL
6	11-19-2024	SPECIFIC PLAN AGENCY SUBMITTAL

Project Status / Issue Reason

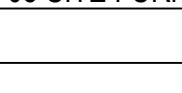
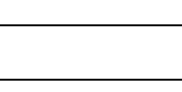
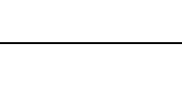
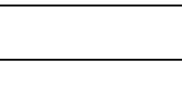
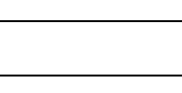
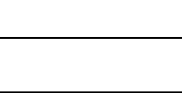
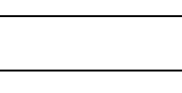
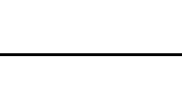
LEVEL 3 LANDSCAPE PLAN

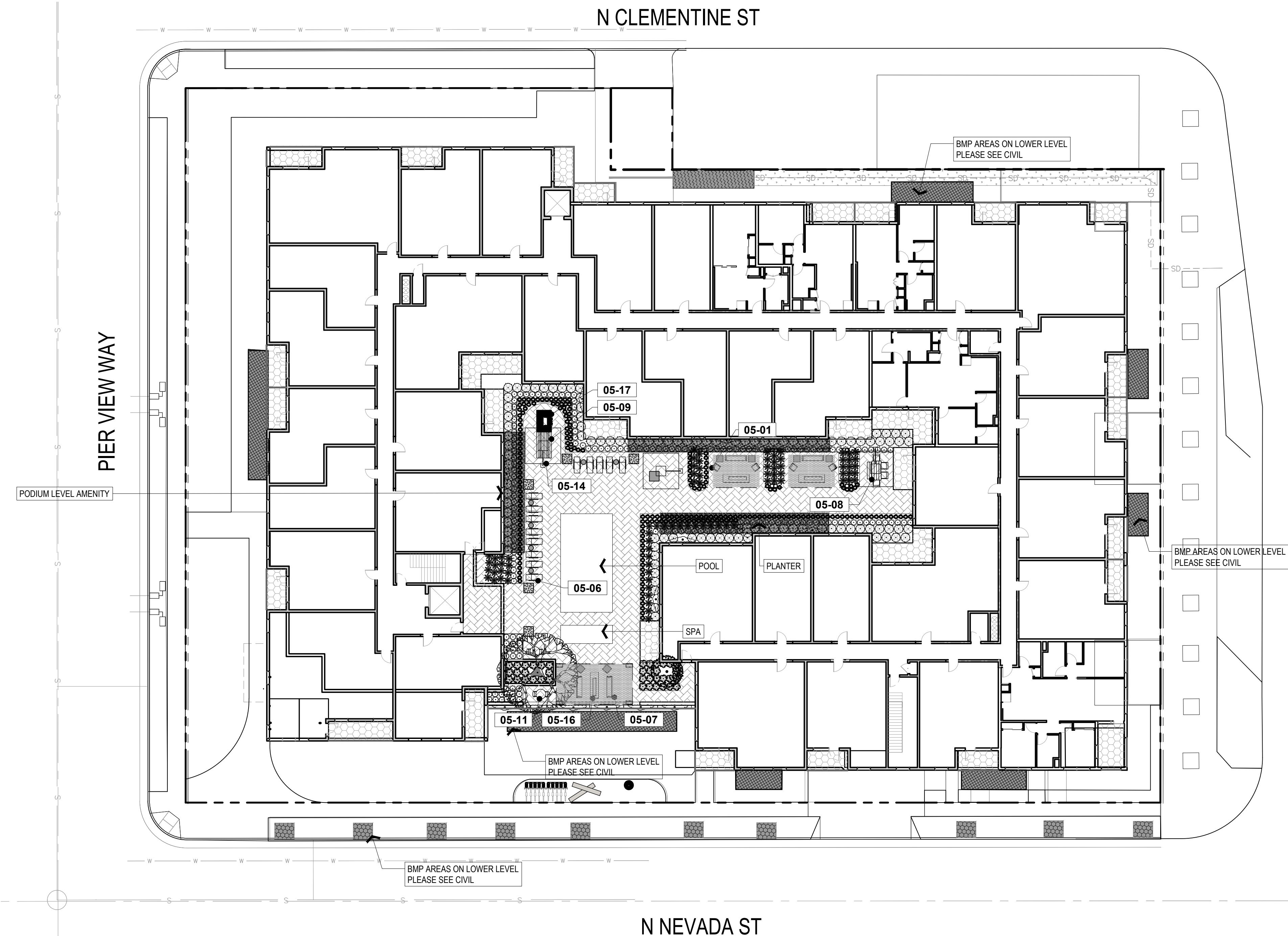
L-013

CONCEPT PLANT SCHEDULE

	FEATURE TREE AGONIS FLEXUOSA / PEPPERMINT TREE CINNAMOMUM CAMPHORA / CAMPHOR TREE MULTI-TRUNK QUERCUS AGRIFOLIA / COAST LIVE OAK MULTI-TRUNK QUERCUS ENGELMANNII / ENGELMANN OAK QUERCUS SUBER / CORK OAK SCHINUS MOLLE / CALIFORNIA PEPPER TIPUANA TIPU / TIPU TREE	1	24" BOX 24" BOX 24" BOX 24" BOX 24" BOX 24" BOX
	SMALL FLOWERING TREE ACACIA BAILEYANA / BAILEY ACACIA ACACIA COVENYI / BLUE BUSH ACACIA ACACIA CULTRIFORMIS / KNIFE ACACIA ACACIA DEALBATA / SILVER WATTLE ALBIZIA JULIBRISSIN / SILK TREE CERCIS OCCIDENTALIS / WESTERN REDBUD MULTI-TRUNK LAGERSTROEMIA INDICA / CRAPE MYRTLE LEPTOSPERMUM LAEVIGATUM / AUSTRALIAN TEA TREE MELALEUCA NESOPHILA / PINK MELALEUCA MULTI-TRUNK PLUMERIA RUBRA / RED FRANCOIPANI TABEBUIA IMPETIGINOSA / PINK TRUMPET TREE	1	24" BOX 15 GAL 15 GAL 15 GAL 24" BOX 24" BOX 15 GAL 15 GAL 15 GAL 15 GAL 15 GAL 24" BOX
	CLUMPING GRASS - SHADE CAREX DIVULSA / EUROPEAN GREY SEDGE CAREX PANSA / MEADOW SEDGE CAREX TESTACEA / ORANGE SEDGE CAREX TUMULCOLA / FOOTHILL SEDGE FESTUCA GLAUCA / BLUE FESCUE FESTUCA MAIREI / ATLAS FESCUE FESTUCA RUBRA / RED FESCUE MUHLENBERGIA DUBIA / PINE MUHLY	208	5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL
	STRAPPY PLANT - SHADE DIANELLA REVOLUTA 'BIG REV' / BIG REV FLAX LILY DIETES GRANDIFLORA / FORTNIGHT LILY LIRIOPE MUSCARI / LILYTURE PHORMIUM COLENSO / NEW ZEALAND FLAX PHORMIUM TENAX 'TINY TIGER' / DWARF FLAX	168	5 GAL 5 GAL 5 GAL 5 GAL 5 GAL
	HEDGE BUXUS SEMPERVIRENS / COMMON BOXWOOD CARISSA MACROCARPA / NATAL PLUM CRASSULA OVATA / LARGE JADE PLANT FICUS NITIDA / WEeping FIG PODOCARPUS HEUNKELII / LONG LEAFED YELLOW WOOD RHAPHIOLEPIS INDICA / INDIAN HAWTHORN SYZYGIIUM AUSTRALE / LILLY PILLY STANDARD	107	15 GAL 15 GAL 15 GAL 15 GAL 15 GAL 15 GAL 15 GAL
	FLOWERING PLANT - SHADE BEGONIA COCCINEA / ANGEL WING BEGONIA MAHONIA X 'SOFT CARESS' / SOFT CARESS MAHONIA RHODODENDRON OCCIDENTALE / WESTERN AZALEA RUSSELLIA EUISETIFORMIS / FIRECRACKER PLANT STRELITZIA REGINAE / BIRD OF PARADISE	84	5 GAL 5 GAL 5 GAL 5 GAL 5 GAL
	TALL SUCCULENT ALOE BARBADENSIS / BARBADOS ALOE ALOE FEROX / BITTER TREE ALOE BEAUCARNEA RECURVATA / PONY TAIL PALM EUPHORBIA AMMAK / CANDELABRA SPURGE EUPHORBIA INGENS / CANDELABRA TREE EUPHORBIA TRIANGULARIS / TREE EUPHORBIA YUCCA ALOIFOLIA / ALOE YUCCA YUCCA ELEPHANTIPES / GIANT YUCCA	5	15 GAL 15 GAL 15 GAL 15 GAL 15 GAL 15 GAL 15 GAL
	VINE CALLIANDRA HAEMATOCEPHALA / PINK POWDERPUFF DISTICTIS BUCCINATORIA / BLOOD RED TRUMPET VINE DISTICTIS X 'RIVERS' / ROYAL TRUMPET VINE FICUS REPENS / CREEPING FIG GREVIA OCCIDENTALIS / LAVENDER STARFLOWER PANDOREA JASMINOIDES 'ALBA' / WHITE BOWER VINE PARTHENOCISSUS TRICUSPIDATA / BOSTON IVY ROSA CALIFORNICA / CALIFORNIA WILD ROSE SOLANUM JASMINOIDES / POTATO VINE	13	5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL
	FLOWERING PERENNIAL - SUN ANIGOZANTHOS X 'BUSH RANGER' / BUSH RANGER KANGAROO PAW BULBINE FRUTESCENS / STALKED BULBINE ENCELIA CALIFORNICA / CALIFORNIA ENCELIA MIMULUS AURANTIACUS / STICKY MONKEYFLOWER SALVIA CLEVELANDII / CLEVELAND SAGE SALVIA LEUCANTHIA / MEXICAN BUSH SAGE SALVIA LEUCOPHYLLA / PURPLE SAGE VERBENA LILACINA / LILAC VERBENA VIGUIERA LACINIATA / SAN DIEGO COUNTY VIGUIERA ZAUSCHNERIA CALIFORNICA / CALIFORNIA FUCHSIA	38	5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL

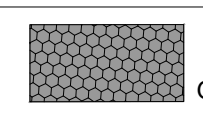
REFERENCE NOTES SCHEDULE

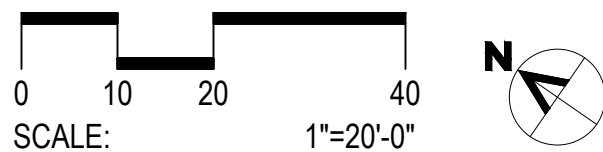
SYMBOL	CODE	DESCRIPTION	QTY
01 PAVEMENTS, RAMPS, CURBS			
	01-04	ENHANCED PAVING - TYPE II	4,549 SF
	01-09	PEDESTAL PAVERS	3,504 SF
05 SITE FURNISHINGS			
	05-01	LOUNGE CHAIR - TYPE I	4
	05-04	SIDE TABLE - TYPE I	6
	05-05	SIDE TABLE - TYPE II	6
	05-06	CHAISE LOUNGE	13
	05-07	OUTDOOR SOFA	4
	05-08	DINING TABLE - TYPE I	1
	05-09	DINING TABLE - TYPE II	1
	05-11	BISTRO TABLE	2
	05-14	UMBRELLA	3
	05-15	FREE STANDING PLANTER	5
	05-16	FIRE TABLE	3
	05-17	BBQ COUNTER	1
	05-18	COFFEE TABLE	1
09 PLANTING AND LANDSCAPE			
	09-01	PLANTING AREA	1,091 SF



1 LEVEL 3 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

STORM WATER SCHEDULE

	GREEN STREET TREE WELL (PUBLIC)		IN-GROUND BIOFILTRATION PLANTER		RAISED BIOFILTRATION PLANTER
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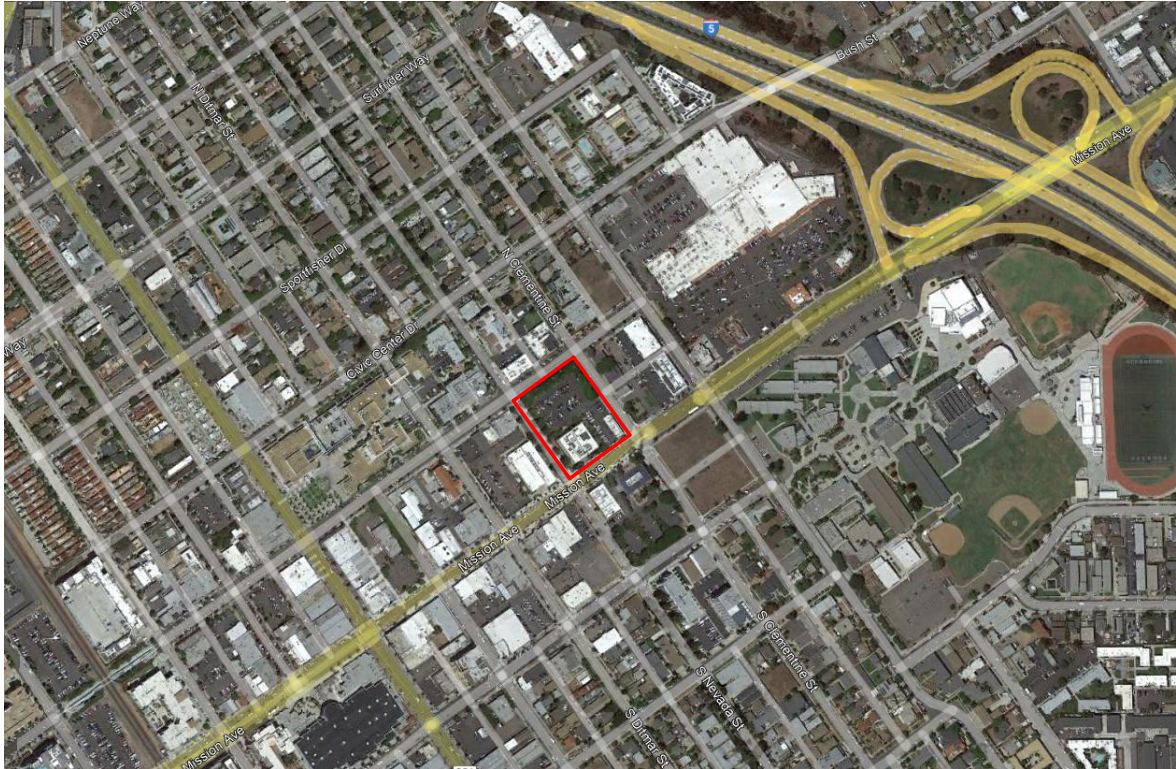
PROJECT DESCRIPTION	
A NEW 7-STORY 326,647 SF, MIXED-USE PROJECT INCLUDING 206 MULTIFAMILY RENTAL UNITS (INCLUDING 5 LIVE/WORK UNITS), WITH 255 PARKING SPACES ON 3 LEVELS OF PARKING (1.5 LEVELS OF SUBTERRANEAN PARKING)	
REQUESTED DISCRETIONARY APPROVALS: MIXED-USE DEVELOPMENT PLAN VESTING TENTATIVE PARCEL MAP	

DEVELOPMENT SUMMARY	
LEGAL DESCRIPTION	APN: 7601863300, 1471911100 LOTS 1 THROUGH 9 INCLUSIVE AND 11 THROUGH 18 INCLUSIVE IN BLOCK 74 OF HORNE'S ADDITION, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 323, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 3, 1886.
APPLICANT	MICHAEL MCCANN TOLL BROTHERS APARTMENT LIVING 23422 MILL CREEK DRIVE, SUITE 105 LAGUNA HILLS, CA 92653 (949) 370-8155
SITE ADDRESS	810 SOUTH MISSION AVENUE OCEANSIDE, CA 92054
SITE AREA	GROSS: 61,885 SF (1.42 AC)
ZONING DESIGNATION	D-2 - DOWNTOWN DISTRICT - SUBDISTRICT 2
BUILDING AREAS (GFA)	TOTAL GFA NON-PARKING 217,770 SF TOTAL PARKING 108,877 SF TOTAL PROJECT 326,647 SF
UNIT COUNT	STUDIOS 53 (8 INCLUSIONARY) 1-BEDROOM 99 (16 INCLUSIONARY) 2-BEDROOM 40 (8 INCLUSIONARY) 3-BEDROOM 9 (1 INCLUSIONARY) LIVE-WORK 5 TOTAL 206 (31 INCLUSIONARY)

BUILDING CODE SUMMARY	
OCCUPANCY	R-2, S-2, A, B
CONSTRUCTION TYPE	TYPE IIIA, TYPE IA
STORIES	TYPE IIIA - 5, TYPE IA - 2 ABOVE GRADE, 2 BELOW GRADE
FIRE PROTECTION	NFPA 13 FIRE SPRINKLERS; CLASS 1 STANDPIPES; FIRE ALARM (COMPLYING WITH NFPA 72) WITH VOICE EVACUATION AND SMOKE DETECTION THROUGHOUT; EMERGENCY RESPONDER RADIO COVERAGE SYSTEM
APPLICABLE CODES	2021 OCEANSIDE ZONING CODE 2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA FIRE CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE 2022 ASME A17.3, SAFETY CODES FOR ELEVATORS AND ESCALATORS 2010 STANDARDS FOR ACCESSIBLE DESIGN - TITLE III RULE OF THE AMERICANS WITH DISABILITIES ACT (ADA) 2016 NFPA 13, INSTALLATION OF SPRINKLER SYSTEMS 2022 NFPA 70, NATIONAL ELECTRICAL CODE 2016 NFPA 72, NATIONAL FIRE ALARM AND SIGNALING CODE 2022 NFPA 80, STANDARD FOR FIRE DOORS AND OTHER OPENING PROTECTIVES

ZONING CONFORMANCE MATRIX				
SUBJECT	CODE SECTION	REQUIRED		PROVIDED
FLOOR AREA RATIO (F.A.R.)	OZO 1232	N/A FOR RESIDENTIAL COMPONENTS OF MIXED-USE PROJECTS (1232 D.6)		3.5 FAR (217,770 SF / 61,885 SF)
DENSITY	OZO 1232	N/A FOR RESIDENTIAL COMPONENTS OF MIXED-USE PROJECTS (1232 D.6)		145 DU/AC (206 UNITS / 1.42 ACRES)
SETBACKS	OZO 1232	FRONT: 10' REAR: 5' SIDE: 10'		FRONT: 10' REAR: 5' SIDE: 10'
HEIGHT	OZO 1232	65' MAX, REQUESTED WAIVER FOR 90' MAX		90' MAX
LANDSCAPING	OZO 1232	25% (15,713 SF)		25% (15,713 SF)
OPEN SPACE	OZO 1232	DOWNTOWN DISTRICT STANDARDS: PRIVATE OPEN SPACE: 48 SF PER UNIT (8,888 SF) TOTAL OPEN SPACE: 200 SF PER UNIT (41,200 SF) DEVIATION REQUESTED: TOTAL OPEN SPACE: 109 SF PER UNIT (22,454 SF)		SHARED OPEN SPACE: 8,457 SF PRIVATE OPEN SPACE: 13,997 SF TOTAL OPEN SPACE: 22,454 SF
OFF-STREET PARKING	OZO 3032 (USING CURRENT GOVERNMENT CODE PARKING RATIOS)	RESIDENT/GUEST PARKING: STUDIOS 53 * 1.0 = 53 1-BR UNITS 99 * 1.0 = 99 2-BR UNITS 40 * 1.5 = 60 3-BR UNITS 9 * 1.5 = 13.5 LIVE/WORK UNITS 5 * 1.0 = 5 TOTAL 230.5 TOTAL PARKING REQUIRED: 231 SPACES		255 SPACES
ACCESSIBLE PARKING	CBC 1109A	RESIDENTIAL: 2% OF ASSIGNED RESIDENT SPACES 234 RESIDENT SPACES x 0.02 = 5 ACCESSIBLE PARKING SPACES (1 VAN) VISITOR (GUEST): 5% OF UNASSIGNED SPACES 21 GUEST SPACES X 0.05 = 2 ACCESSIBLE GUEST SPACES		7 SPACES
BICYCLE PARKING	3108	NONE REQUIRED		1 BICYCLE PARKING SPACE PER 5 UNITS = 42 SPACES
EV PARKING	3048	RESERVED EV SPACES - 15% OF 234 SPACES = 35 SPACES (ROUNDED DOWN) CHARGER-EQUIPPED SPACES - 50% OF 35 SPACES = 18 SPACES		RESERVED EV SPACES = 102 SPACES CHARGER-EQUIPPED SPACES = 18 SPACES

SHEET INDEX	
NO.	SHEET NAME
GENERAL	
G-000	COVER SHEET
G-001	SHEET INDEX & PROJECT SUMMARY
G-002	AREA PLANS
G-003	SITE PLAN
G-004	SITE PHOTOS
G-005A	PERSPECTIVE VIEWS
G-005B	PERSPECTIVE VIEWS
G-005C	PERSPECTIVE VIEWS
G-006	TRASH MANAGEMENT PLAN
CIVIL	
SHEET C-1	TITLE SHEET
SHEET C-2	SITE SECTIONS AND DETAILS
SHEET C-3	MASTER TECHNICAL SITE PLAN
SHEET C-4	VESTING TENTATIVE TRACT MAP
SHEET C-5	PRELIMINARY GRADING & DRAINAGE
SHEET C-6	LID BMP FEATURES
SHEET C-7	PRELIMINARY WET UTILITIES
SHEET C-8	FIRE ACCESS CIRCULATION PLAN
SHEET C-9	ENCUMBRANCE MAP
LANDSCAPE	
L-010	EXISTING TREE PLAN
L-012	GROUND LEVEL LANDSCAPE PLAN
L-013	LEVEL 3 LANDSCAPE PLAN
L-014	LEVEL 7 LANDSCAPE PLAN
L-015	NOTES
ARCHITECTURAL	
A-1B1	LEVEL B1 FLOOR PLAN
A-101	LEVEL 1 FLOOR PLAN
A-102	LEVEL 2 FLOOR PLAN
A-103	LEVEL 3 FLOOR PLAN
A-104	LEVEL 4 FLOOR PLAN
A-105	LEVEL 5 FLOOR PLAN
A-106	LEVEL 6 FLOOR PLAN
A-107	LEVEL 7 FLOOR PLAN
A-108	ROOF PLAN
A-200	EXTERIOR FINISHES
A-201	EXTERIOR ELEVATIONS
A-202	EXTERIOR ELEVATIONS
A-301	BUILDING SECTIONS
A-411	ENLARGED UNIT PLANS

VICINITY MAP


DEVELOPER

Toll Brothers Apartment Living
23422 Mill Creek Drive
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CONTACT - Michael McCann
PHONE - (949) 370-8155

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CONSTRUCTION

Issue Drawing Log

REV	DATE	DESCRIPTION
	8/26/22	DP SUBMITTAL
	2/13/22	DP RESUBMITTAL
	10/09/23	DP RESUBMITTAL 2
	09/11/2024	DP RESUBMITTAL 4
	12/03/2024	DP RESUBMITTAL 5
	09/29/2025	

Project Status / Issue Reason

SHEET INDEX & PROJECT SUMMARY

OWNER

Toll Brothers Apartment Living
23422 Mill Creek Drive
Suite 105
Laguna Hills, CA 92653
CONTACT - Michael McCann
PHONE - (949) 370-8155

REFERENCE NOTES SCHEDULE		
01 PAVEMENTS, RAMPS, CURBS		
SYMBOL	DESCRIPTION	QTY
	01-09 PEDESTAL PAVERS	1,354 SF
05 SITE FURNISHINGS		
SYMBOL	DESCRIPTION	QTY
	05-01 LOUNGE CHAIR - TYPE I	4
	05-02 LOUNGE CHAIR - TYPE II	6
	05-03 BAR CHAIR	8
	05-10 DINING TABLE - TYPE III	2
09 PLANTING AND LANDSCAPE		
SYMBOL	DESCRIPTION	QTY
	09-01 PLANTING AREA	34 SF

CONCEPT PLANT SCHEDULE

SMALL FEATURE TREE		7	
	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	

Disclaimer

Signature & Seal

NOT FOR
CONSTRUCTION

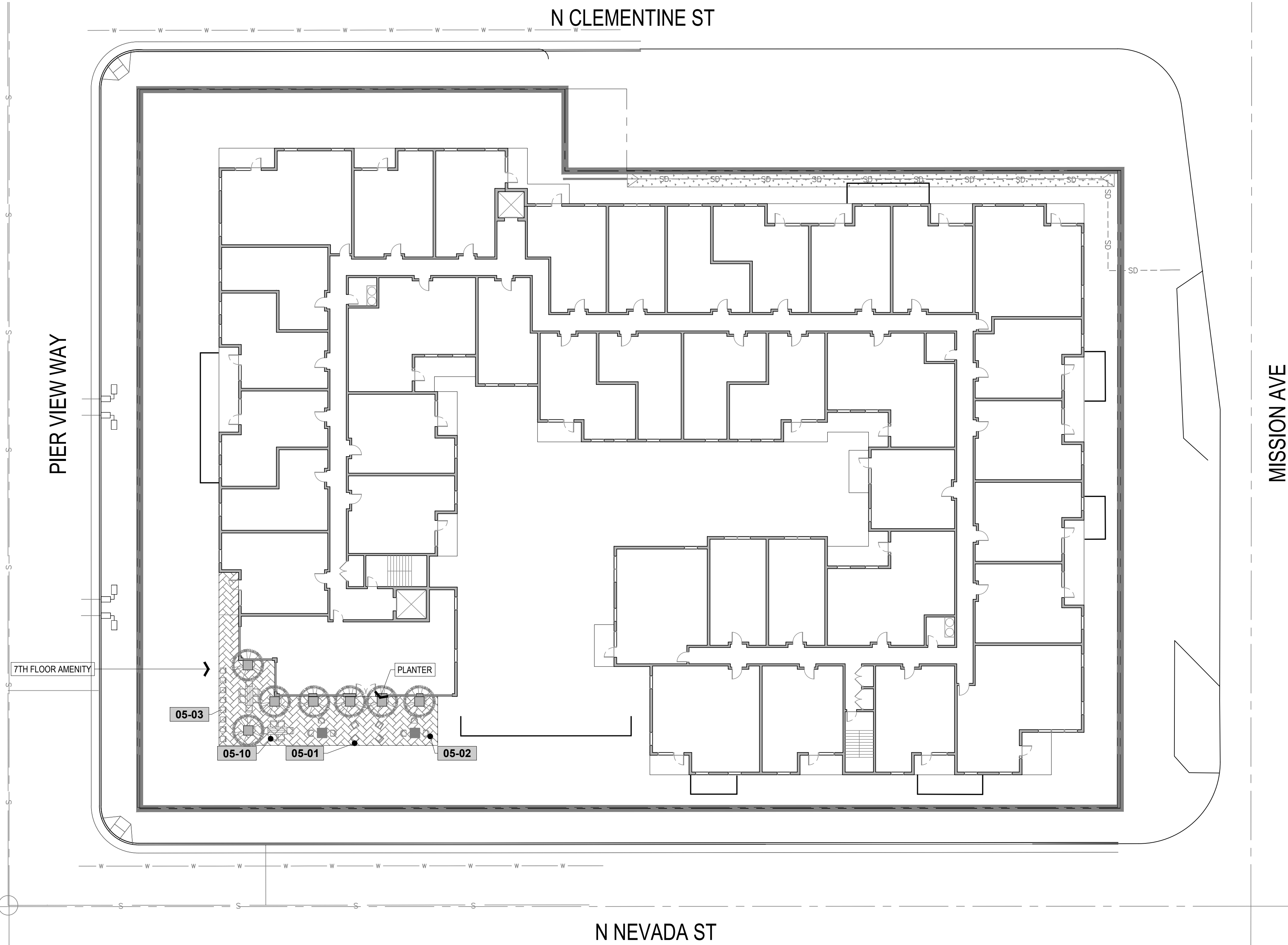
Issue Drawing Log

REV	DATE	DESCRIPTION
1	08-26-2022	SPECIFIC PLAN AGENCY SUBMITTAL
2	02-20-2023	SPECIFIC PLAN AGENCY SUBMITTAL
3	10-02-2023	SPECIFIC PLAN AGENCY SUBMITTAL
4	09-03-2024	SPECIFIC PLAN AGENCY SUBMITTAL
5	10-25-2024	SPECIFIC PLAN AGENCY SUBMITTAL
6	11-19-2024	SPECIFIC PLAN AGENCY SUBMITTAL

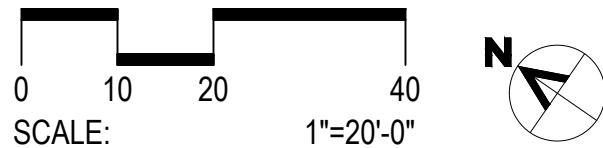
Project Status / Issue Reason

LEVEL 7 LANDSCAPE PLAN

L-014



1 LEVEL 7 LANDSCAPE PLAN
SCALE: 1" = 20'-0"



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.

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-BIODEGRADEABLE ROOT BARRIERS SHALL BE INSTALLED AROUND ALL NEW STREET TREES WITHIN 5' OF HARDSCAPE SURFACES.

PLANTING NOTES:

- FINAL LANDSCAPE PLANS SHALL ACCURATELY SHOW PLACEMENT OF TREES, SHRUBS, AND GROUNDCOVERS.
- LANDSCAPE ARCHITECT SHALL BE AWARE OF UTILITY, SEWER, STORM DRAIN EASEMENT AND PLACE PLANTING LOCATIONS ACCORDINGLY TO MEET CITY OF OCEANSIDE REQUIREMENTS.
- 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.
- 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.
- 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:

- 8 FEET (PREVIOUSLY 3 FEET) FROM TRANSFORMERS, CABLE, AND PULL BOXES.
- 5 FEET FROM MAILBOXES
- 5 FEET FROM FIRE HYDRANTS (ALL SIDES)
- 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)
- 10 FEET FROM EASEMENT BOUNDARIES (SEWER, WATER, STORM DRAINS, ACCESS OR OTHER UTILITIES)
- 10 FEET FROM DRIVEWAYS (UNLESS A LINE OF SIGHT IS DETERMINED BY THE TRAFFIC DIVISION TO BE OTHERWISE)
- 10 FEET FROM TRAFFIC AND DIRECTIONAL SIGNS
- 15 FEET (MINIMUM) FROM STREETLIGHTS, OTHER UTILITY POLES, (DETERMINED BY SPECIFICATIONS)
- STREET TREES SHALL BE PLANTED 3' OUTSIDE RIGHT-OF-WAY IF THE RIGHT-OF-WAY DOES NOT ALLOW SPACE, SUBJECT TO THE CITY ENGINEER'S APPROVAL.
- 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.
- MINIMUM FIFTEEN FEET (15') STREETLIGHT AND STOP SIGN OR CLEARANCE DETERMINED BY SPECIFICATIONS.
- 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:

- LANDSCAPE IMPROVEMENT PLAN SET AND INSTALLATION ARE REQUIRED TO IMPLEMENT APPROVED FIRE DEPT. REGULATIONS, CODES, AND STANDARDS AT THE TIME OF PROJECT APPROVAL.
- ALL FIRE HYDRANTS, DOUBLE CHECK DETECTORS, POST INDICATING VALVES, AND FIRE DEPARTMENT CONNECTIONS SHALL BE PROVIDED WITH A 3-FOOT CLEARANCE AROUND ALL FIRE APPARATUSES.
- 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.
- ALL TREES AT MATURITY SHALL MEET A VERTICAL CLEARANCE OF 14-FEET FROM THE TOP OF THE ROADWAY TO THE LOWEST BRANCHES.

ALL PEDESTRIAN PAVING (BOTH DECORATIVE AND STANDARD) SHALL COMPLY WITH THE MOST CURRENT EDITION OF THE AMERICAN DISABILITY ACT.

1 NOTES



OWNER

Toll Brothers Apartment Living
23422 Mill Creek Drive
Suite 105
Laguna Hills, CA 92653
CONTACT - Michael McCann
PHONE - (949) 370-8155

Disclaimer

Signature & Seal



Issue Drawing Log

REV	DATE	DESCRIPTION
1	08-26-2022	SPECIFIC PLAN AGENCY SUBMITTAL
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5	10-25-2024	SPECIFIC PLAN AGENCY SUBMITTAL
6	11-19-2024	SPECIFIC PLAN AGENCY SUBMITTAL

Project Status / Issue Reason

NOTES

L-015

GENERAL NOTES:

1. TOTAL AREA:

GROSS: 61,885 SF (1.42 ACRES)
2. EXISTING ZONING:

D-2
3. PROPOSED ZONING:

D-2
4. NUMBER OF EXISTING PARCELS:

1
5. FEMA FLOOD INSURANCE RATE MAP NO.:

06073C0734J eff. 12/20/2019
6. CONTOUR INTERVAL:

1 FT
7. MAX. SLOPE GRADIENT:

5% MAX
8. PERCENT OF PROJECT IN STREETS:

NONE
9. AMOUNT OF GRADING:

41,000 CY CUT; 0 CY FILL
10. ASSESSORS PARCEL NUMBERS:

APN: 147-191-11-00

DESIGN NOTES:

1. ALL STREET DESIGN SHALL CONFORM TO THE CITY OF OCEANSIDE DESIGN STANDARDS AS REQUIRED BY THE CITY ENGINEER.
2. EASEMENTS SHALL BE PROVIDED, REMOVED OR RELOCATED AS REQUIRED BY THE CITY ENGINEER.
3. ALL PROPOSED UTILITIES SHALL BE UNDERGROUNDED AND EASEMENTS PROVIDED.
4. GEOTECHNICAL INVESTIGATION PREPARED BY: NOVA
5. 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.
6. ALL RETAINING WALLS IN EXCESS OF 4 FEET SHALL BE PLANTABLE.
7. ALL PROPOSED SEWER IS PUBLIC AND SHALL BE INSTALLED PER CITY OF OCEANSIDE STANDARDS.
8. ALL PROPOSED WATER IS PUBLIC AND SHALL BE INSTALLED PER CITY OF OCEANSIDE STANDARDS.
9. FINISH GRADES ARE APPROXIMATE AND SUBJECT TO CHANGE IN FINAL DESIGN, AS ALLOWED PER SUBSTANTIAL CONFORMITY.
10. 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:

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:

LOTS 1 THROUGH 9, INCLUSIVE AND 11 THROUGH 18, INCLUSIVE IN BLOCK 74 OF HORNE'S ADDITION, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 323, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 3, 1886.

APN: 147-191-11-00

EASEMENTS:

SEE SHEET 4

SITE DATA:

1. SETBACKS:

BACKYARD:

NONE

FRONT YARD:

NONE

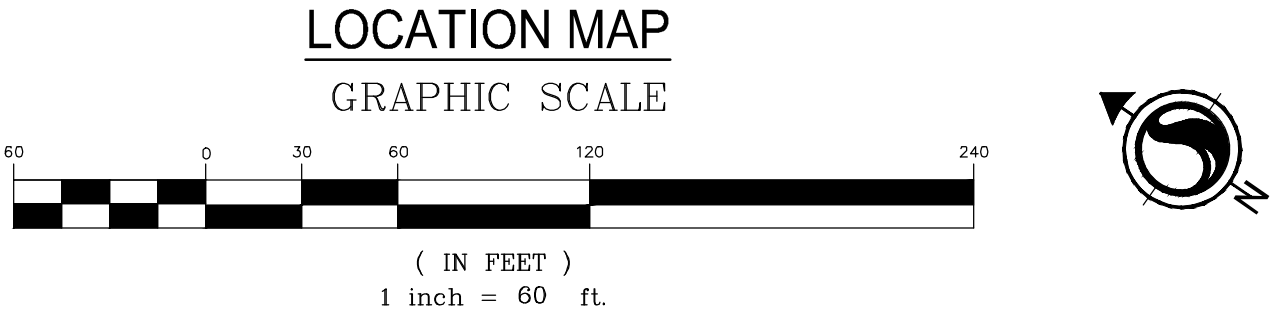
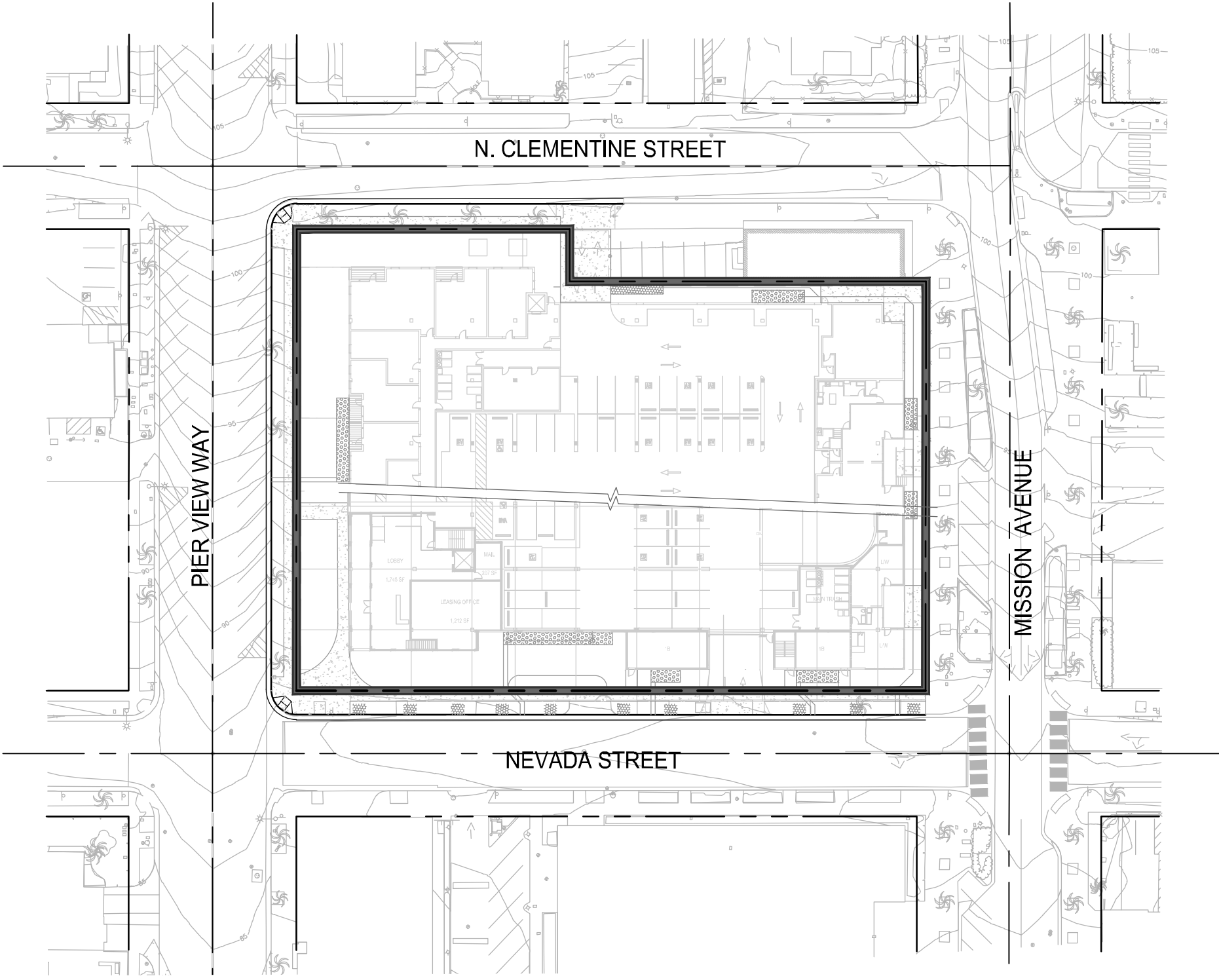
SIDE YARD:

NONE
2. LANDSCAPE COVERAGE:

15,213 SF

LOT #	DESCRIPTION	AREA (ACRES)
1	MIXED USE	1.42
TOTAL		1.42

VESTING TENTATIVE MAP
810 MISSION AVENUE
CITY OF OCEANSIDE, CALIFORNIA



OWNER:

NORTH SAN DIEGO COUNTY TRANSIT
DEVELOPMENT BOARD, A PUBLIC AGENCY

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

ARCHITECT:

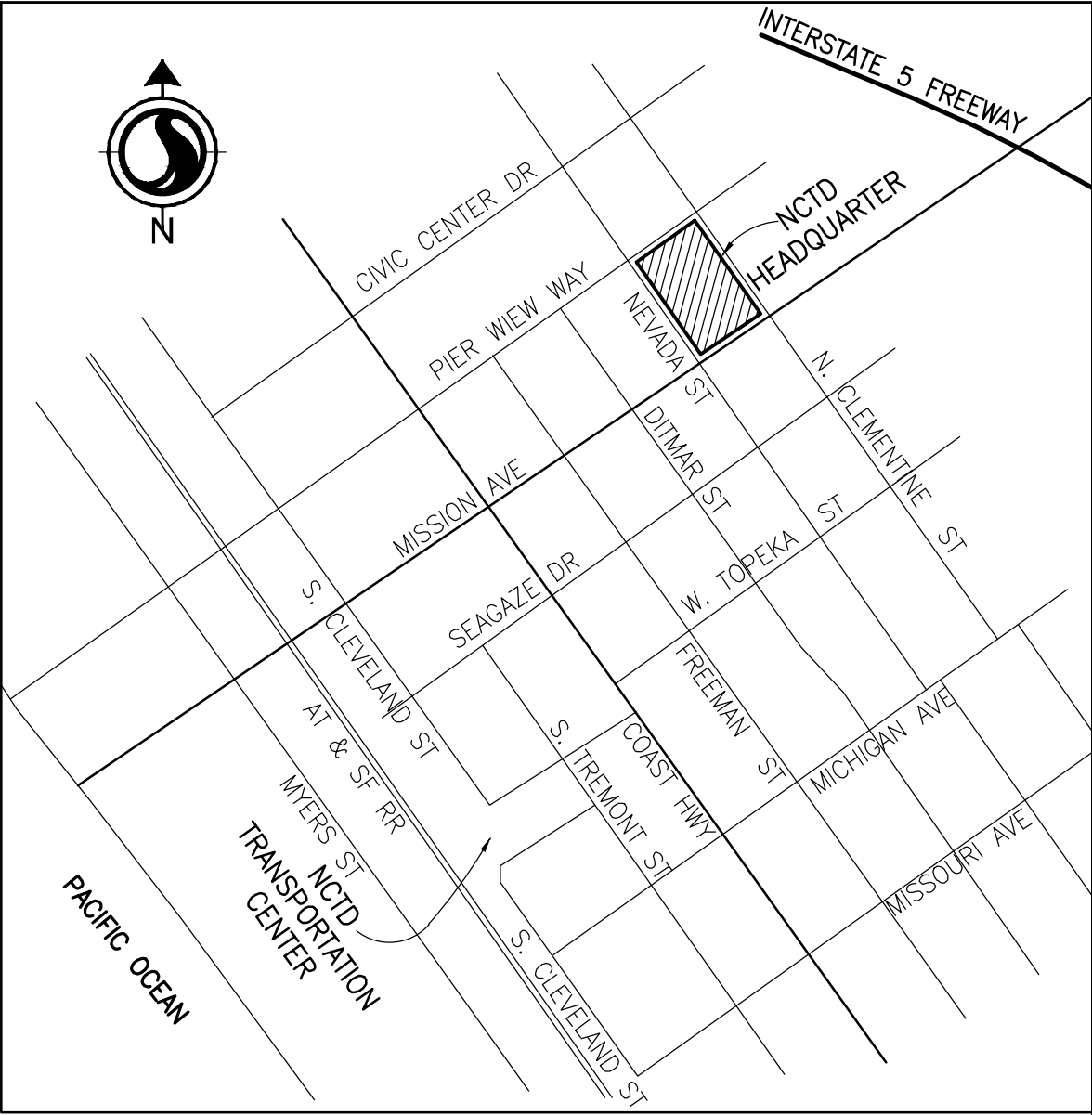
CALLISONRTKL INC
333 SOUTH HOPE STREET, SUITE C-200
LOS ANGELES, CA 90034

GEOTECHNICAL:

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

ASSESSOR'S PARCEL NUMBER:

1471911100 & 7601863300



VINCINITY MAP
NOT TO SCALE

SHEET INDEX:

- SHEET C1 - TITLE SHEET
- SHEET C2 - SITE SECTIONS AND DETAILS
- SHEET C3 - MASTER TECHNICAL SITE PLAN
- SHEET C4 - VESTING TENTATIVE TRACT MAP
- SHEET C5 - PRELIMINARY GRADING & DRAINAGE
- SHEET C6 - LID BMP FEATURES
- SHEET C7 - PRELIMINARY WET UTILITIES
- SHEET C8 - FIRE ACCESS CIRCULATION PLAN
- SHEET C9 - ENCUMBRANCE MAP

LEGEND:

- BOUNDARY LINE

CENTER LINE

CURB AND GUTTER

PROP. DRIVEWAY

EXIST. CONTOUR

PROP. CONTOUR

EASEMENT LINE

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. ADA RAMP

PLANTER AREA

DOMESTIC WATER

SANITARY SEWER

WATER QUALITY BMP PLANTER

GREEN STREET TREE WELL BMP

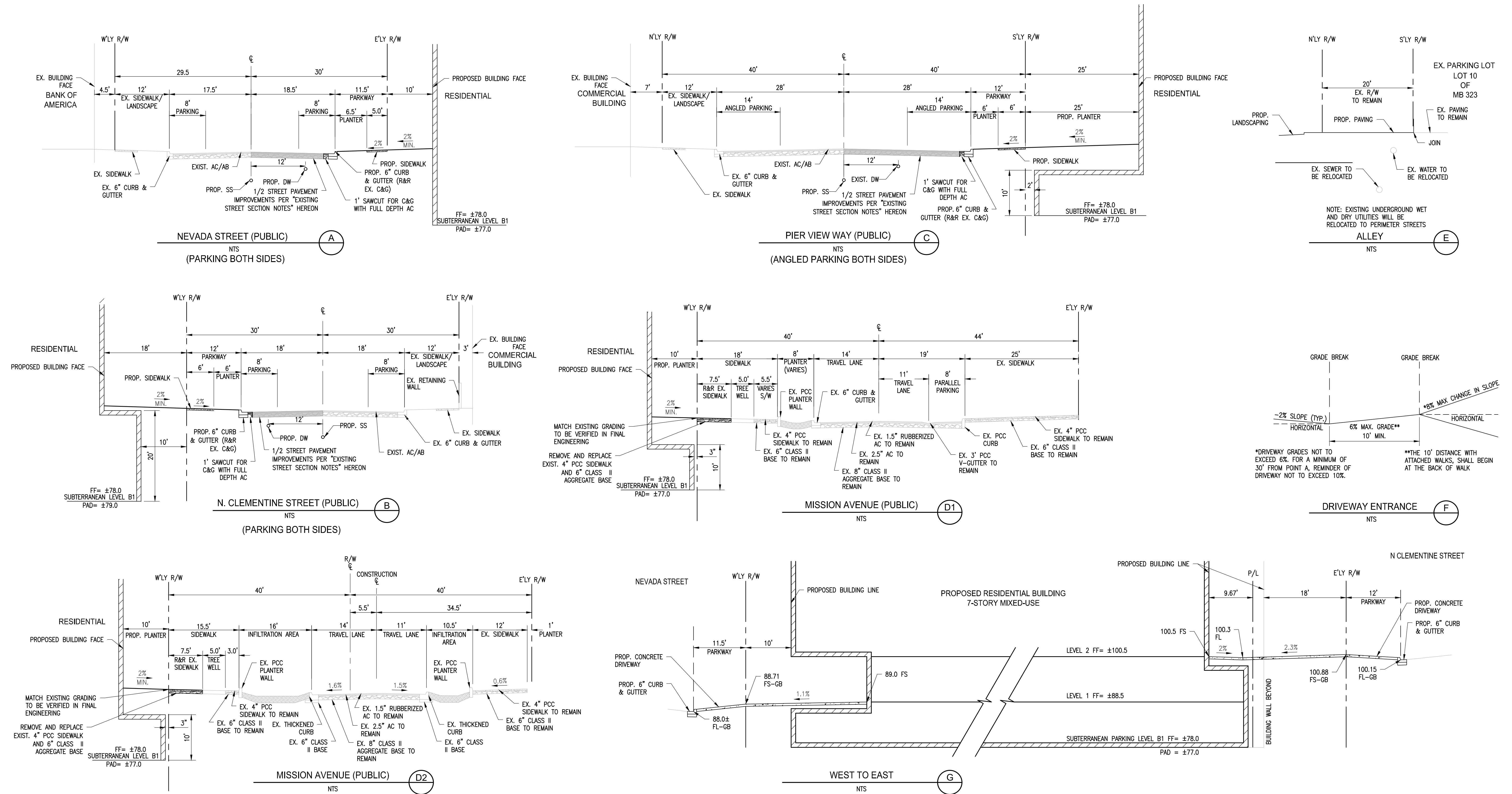
MIXED USE DEVELOPMENT PLAN - RD22-00004
TENTATIVE MAP - RT22-00001
DENSITY BOUNUS - DB22-00008

VESTING TENTATIVE MAP
TITLE SHEET
810 MISSION AVENUE
CITY OF OCEANSIDE, CALIFORNIA

SHEET
C1
OF
C9

NOVEMBER 19, 2024

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PREPARED BY:



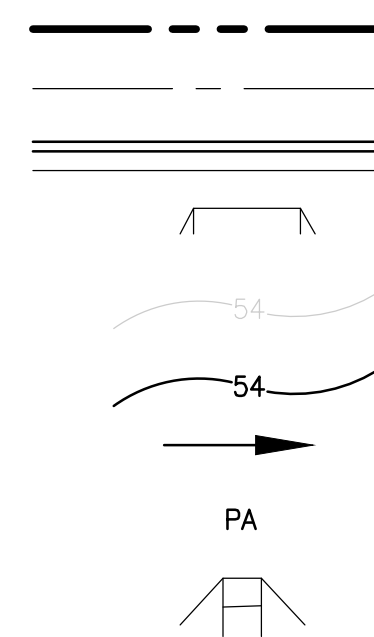
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Irvine, CA 92618
949-923-6000 stantec.com

**VESTING TENTATIVE MAP
SITE SECTIONS AND DETAILS
810 MISSION AVENUE
CITY OF OCEANSIDE, CALIFORNIA**

SHEET
C2
OF
C9
NOVEMBER 19, 2024

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LEGEND:



BOUNDARY LINE
CENTER LINE
CURB AND GUTTER
PROP. DRIVEWAY
EXIST. CONTOUR
PROP. CONTOUR
DIRECTION OF TRAVEL
PLANTER AREA
PROP. ADA RAMP

SS SS
W W
SD SD
G G
E(OH) E(OH)
S
W W
SD
G

EXIST. SEWER
EXIST. WATER
EXIST. STORM DRAIN
EXIST. GAS
EXIST. OVERHEAD POWER
PROP. SEWER
PROP. WATER
PROP. STORM DRAIN
PROP. GAS
EXIST. FIRE HYDRANT

WATER QUALITY BMP PLANTER
GREEN STREET TREE WELL BMP
HALF STREET PAVEMENT IMPROVEMENTS

PREPARED BY:

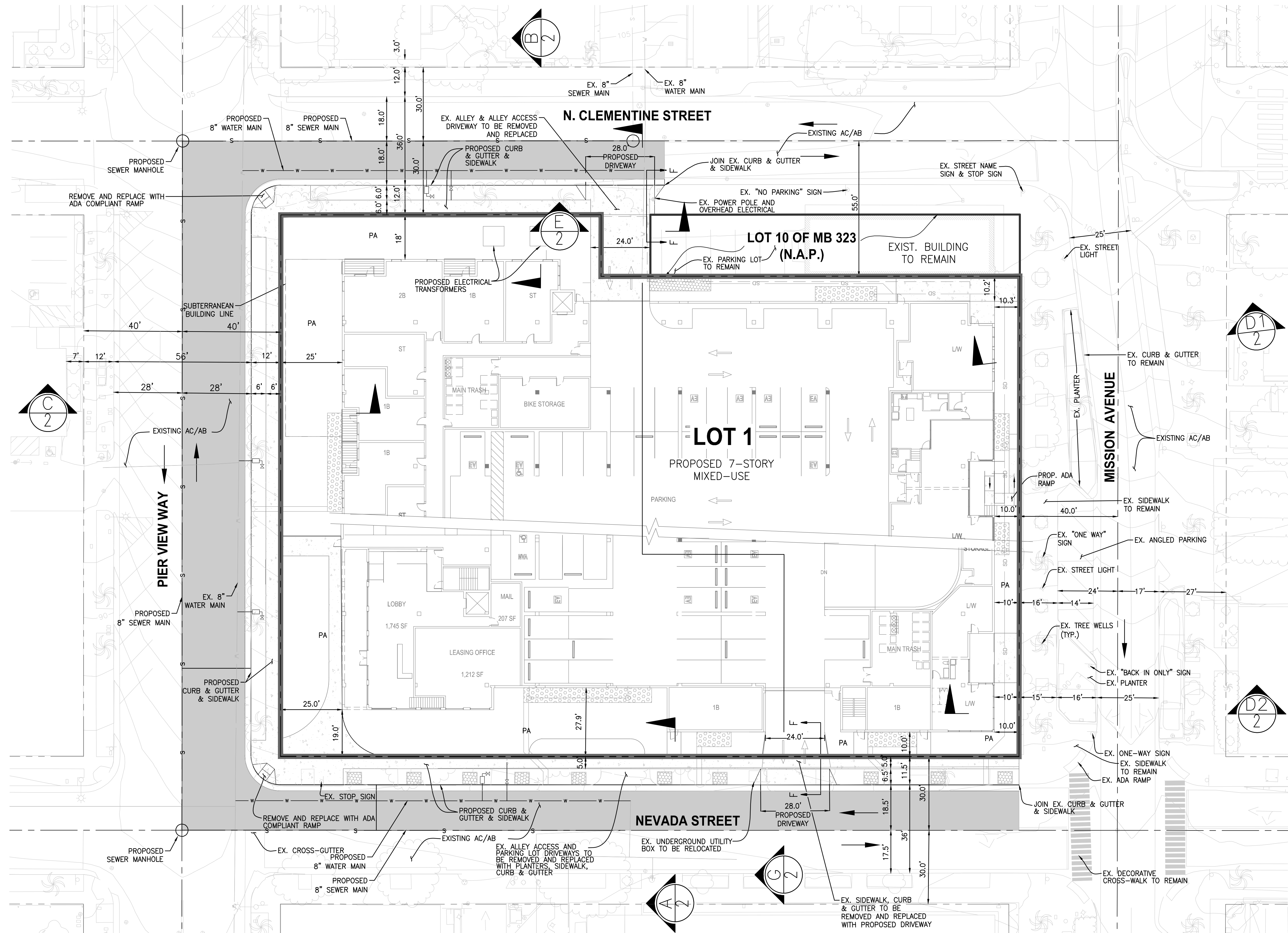


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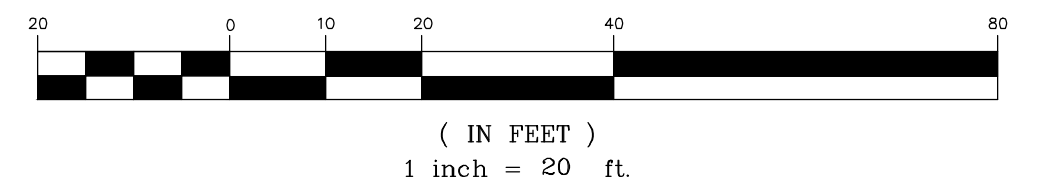
VESTING TENTATIVE MAP
MASTER TECHNICAL SITE PLAN
810 MISSION AVENUE
CITY OF OCEANSIDE, CALIFORNIA

SHEET
C3
OF
C9

NOVEMBER 19, 2024



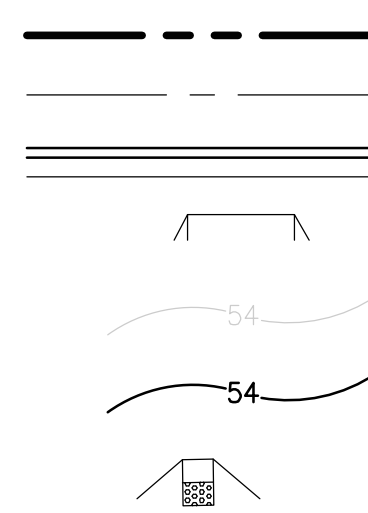
GRAPHIC SCALE



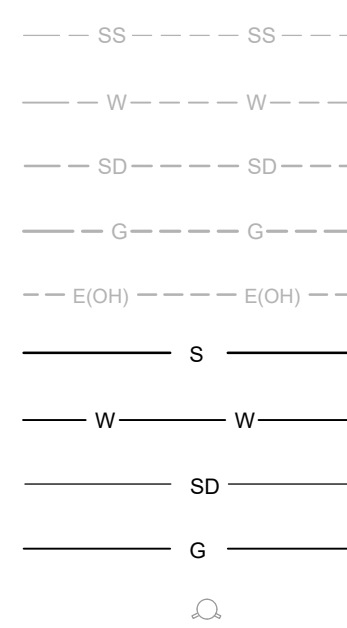
(IN FEET)
1 inch = 20 ft.

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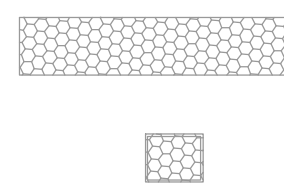
LEGEND:



BOUNDARY LINE
CENTER LINE
CURB AND GUTTER
DRIVEWAY
EXIST. CONTOUR
PROP. CONTOUR
PROP. ADA RAMP



EXIST. SEWER
EXIST. WATER
EXIST. STORM DRAIN
EXIST. GAS
EXIST. OVERHEAD POWER
PROP. SEWER
PROP. WATER
PROP. STORM DRAIN
PROP. GAS
EXIST. FIRE HYDRANT



WATER QUALITY BMP PLANTER
GREEN STREET TREE WELL BMP

PREPARED BY:



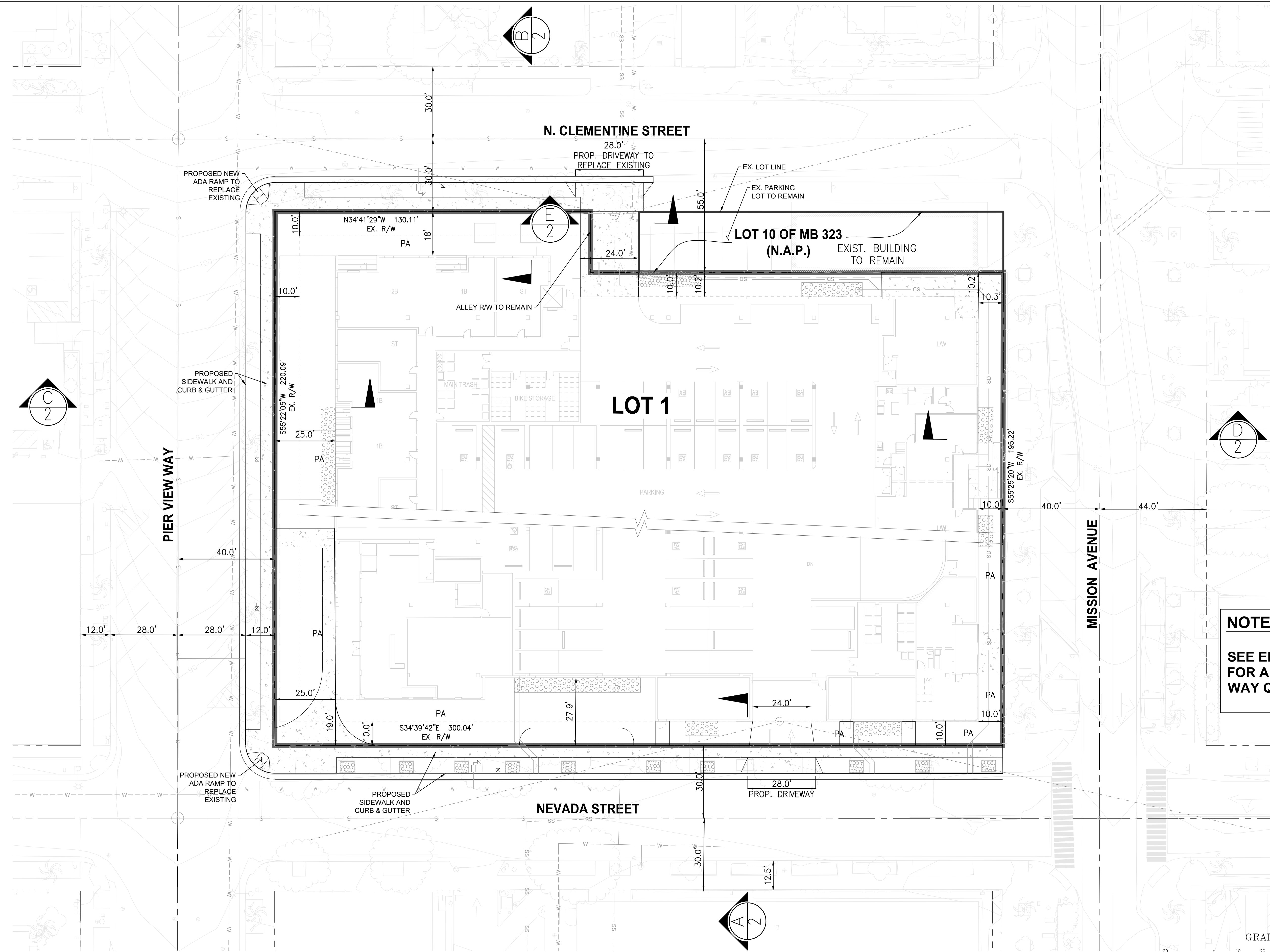
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VESTING TENTATIVE MAP

810 MISSION AVENUE
CITY OF OCEANSIDE, CALIFORNIA

SHEET
C4
OF
C9

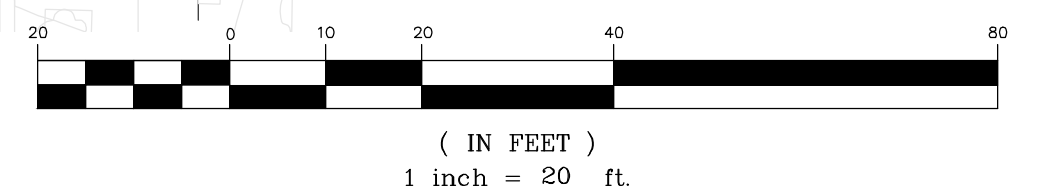
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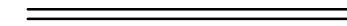
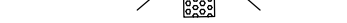
SEE ENCUMBRANCE MAP SHEET C9
FOR ALL EASEMENTS AND RIGHT OF
WAY QUITCLAIMS

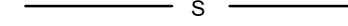
GRAPHIC SCALE



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LEGEND:

	BOUNDARY LINE
	CENTER LINE
	CURB AND GUTTER
	DRIVEWAY
	EXIST. CONTOUR
	PROP. CONTOUR
	PROP. ADA RAMP
	GREEN STREET TREE WELL BMP

	EXIST. SEWER
	EXIST. WATER
	EXIST. STORM DRAIN
	EXIST. GAS
	EXIST. OVERHEAD POWER
	PROP. SEWER
	PROP. WATER
	PROP. STORM DRAIN
	PROP. GAS
	EXIST. FIRE HYDRANT

	WATER QUALITY BMP PLANTER
	GREEN STREET TREE WELL BMP

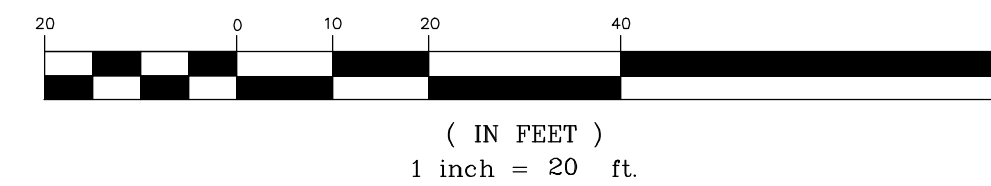
GRADING NOTES:

- TOTAL AMOUNT OF CUT: 41,000 CY; TOTAL AMOUNT OF FILL: 0 CY
 - VOLUMES ARE CALCULATED TO ESTIMATED BOTTOM OF FOUNDATION
- FLOOR FOR BUILDINGS AND SUBGRADE FOR ROAD/HARDSCAPES

STORM DRAIN SYSTEM NOTES:

- ALL ONSITE STORM DRAINS AND WATER QUALITY FEATURES SHALL BE PRIVATELY MAINTAINED.

GRAPHIC SCALE



PREPARED BY:

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Irvine, CA 92618
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VESTING TENTATIVE MAP
PRELIMINARY GRADING & DRAINAGE
810 MISSION AVENUE
CITY OF OCEANSIDE, CALIFORNIA

SHEET

C5
OF
C9

NOVEMBER 19, 2024

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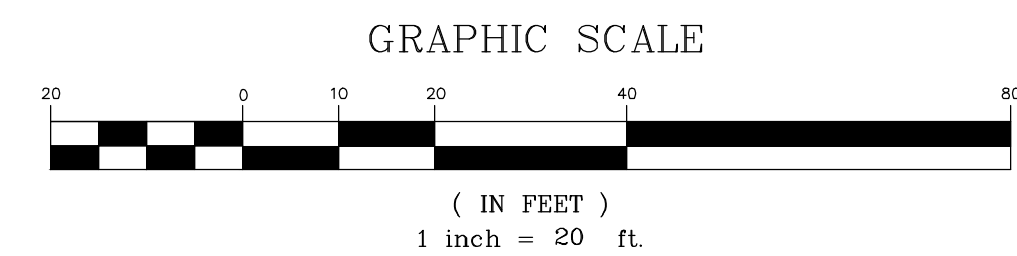
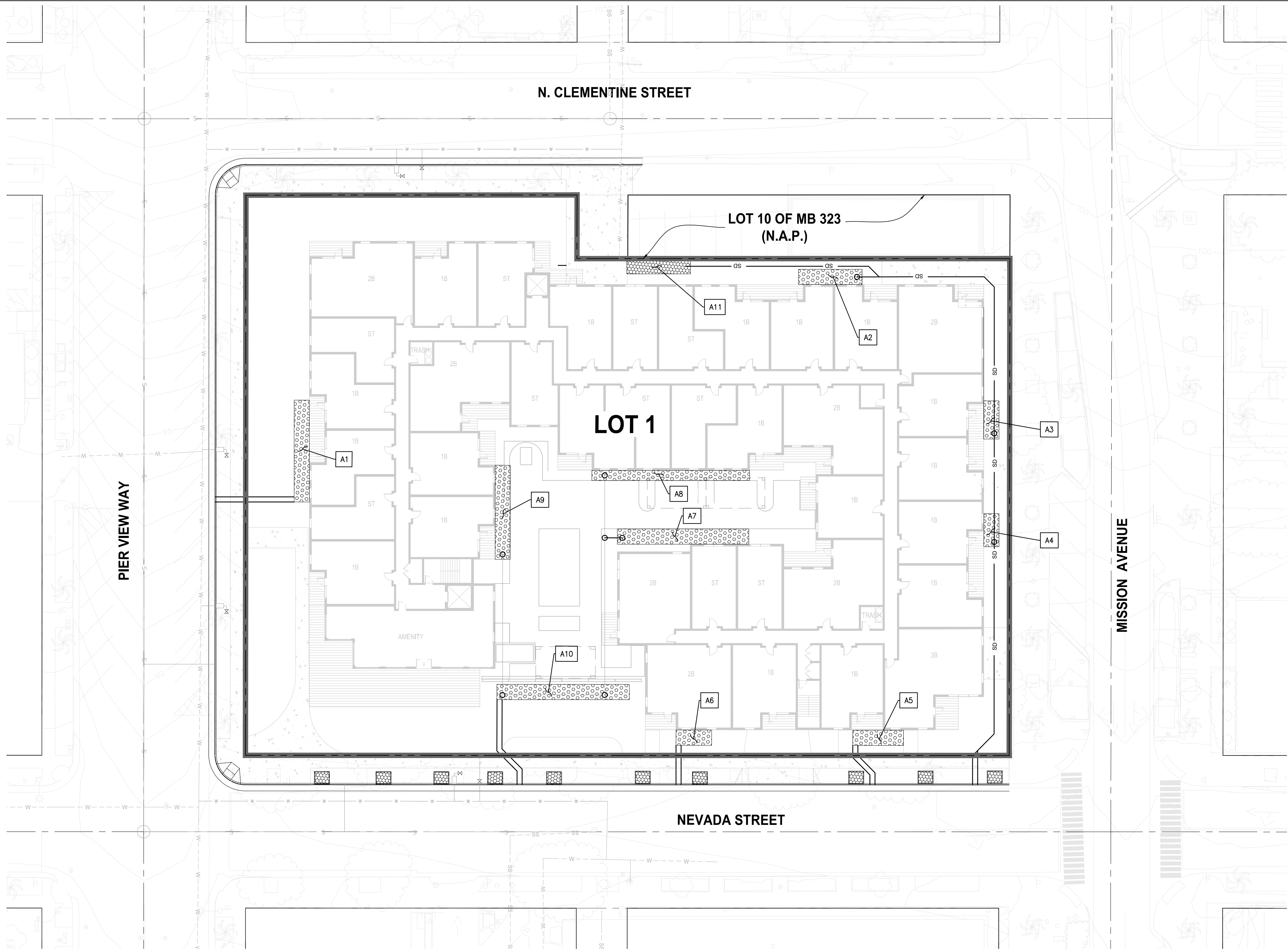
LEGEND:

IN-GROUND BIOFILTRATION PLANTER (PRIVATE)

RAISED BIOFILTRATION PLANTER (PRIVATE)

TREE WELLS (PUBLIC)

PROJECT BOUNDARY



PREPARED BY:



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VESTING TENTATIVE MAP
LID BMP FEATURES
810 MISSION AVENUE
CITY OF OCEANSIDE, CALIFORNIA

SHEET
C6
OF
C9

NOVEMBER 19, 2024

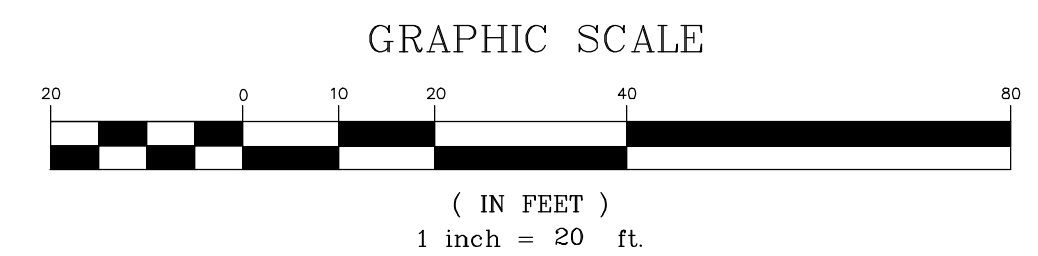
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LEGEND:

- BOUNDARY LINE
--- CENTER LINE
=== CURB AND GUTTER
--- DRIVEWAY
--- EXIST. CONTOUR
--- PROPOSED CONTOUR
--- PROP. ADA RAMP

- SS --- EXIST. SEWER
--- W --- EXIST. WATER
--- SD --- EXIST. STORM DRAIN
--- G --- EXIST. GAS
--- E(OH) --- EXIST. OVERHEAD POWER
--- S --- PROPOSED SEWER
--- W --- PROPOSED WATER
--- SD --- PROPOSED STORM DRAIN
--- G --- PROPOSED GAS
--- EXIST. FIRE HYDRANT
--- PROPOSED BACKFLOW PREVENTER

- WATER QUALITY BMP PLANTER
--- GREEN STREET TREE WELL BMP



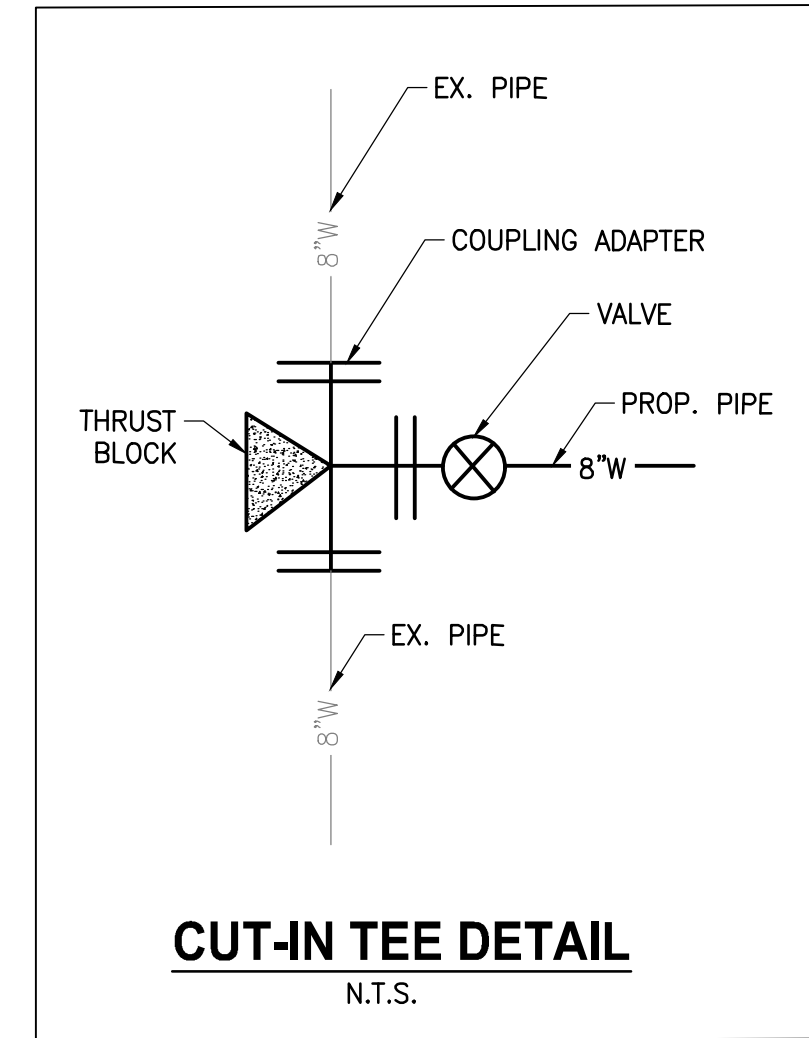
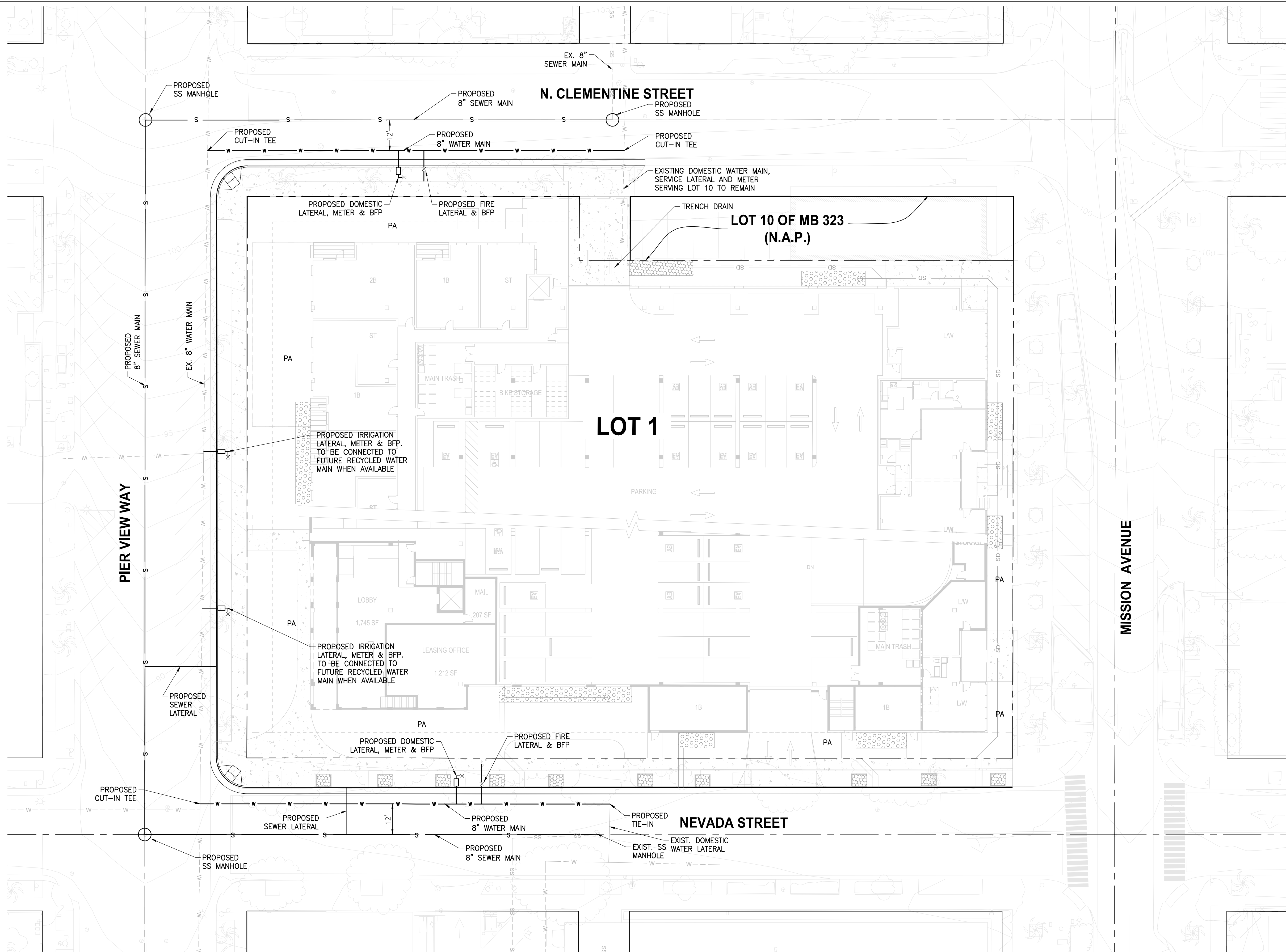
PREPARED BY:

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

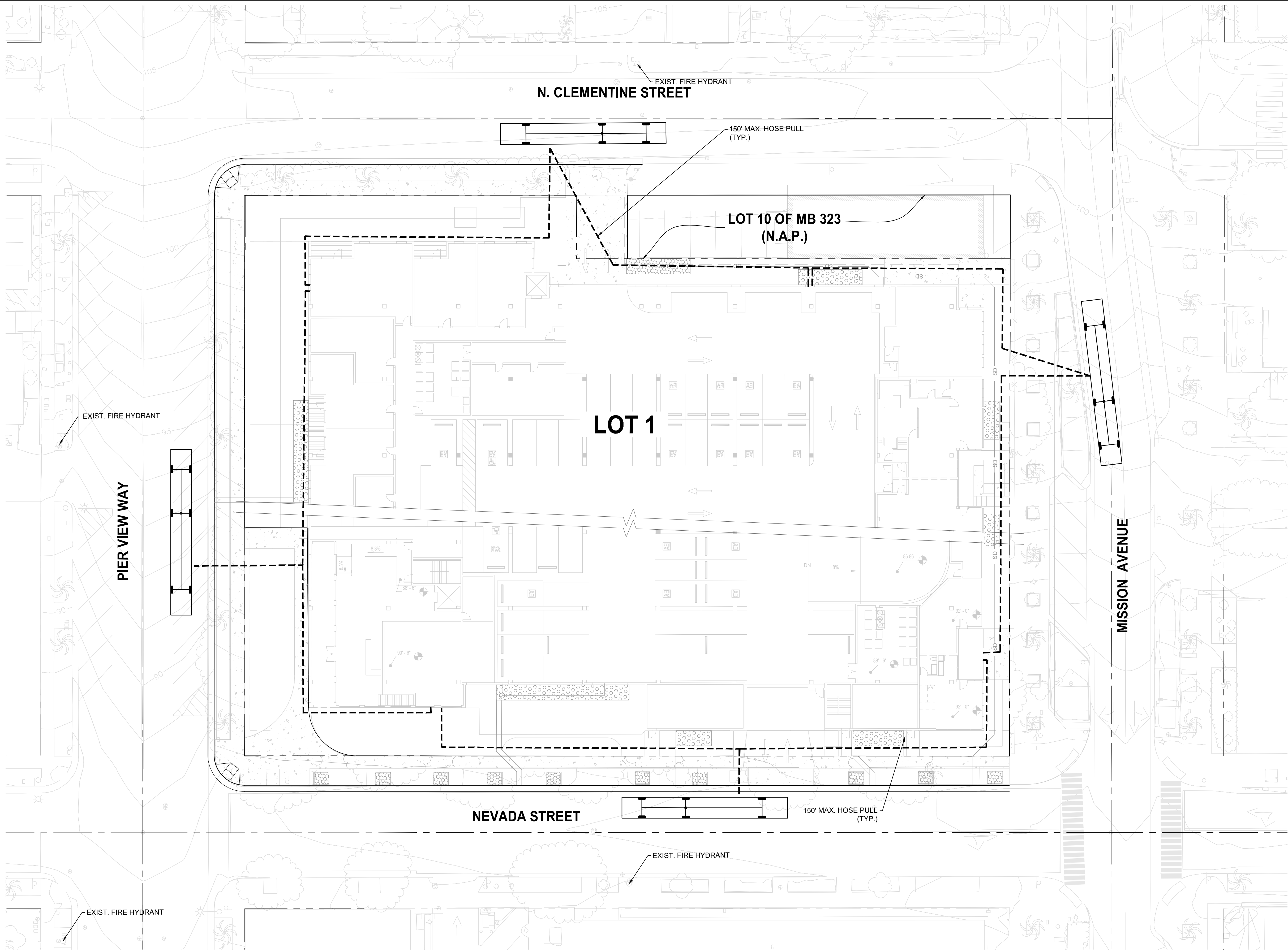
VESTING TENTATIVE MAP
PRELIMINARY WET UTILITIES
810 MISSION AVENUE
CITY OF OCEANSIDE, CALIFORNIA

SHEET
C7
OF
C9

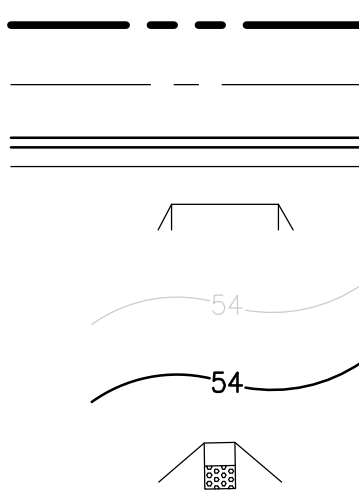
NOVEMBER 19, 2024



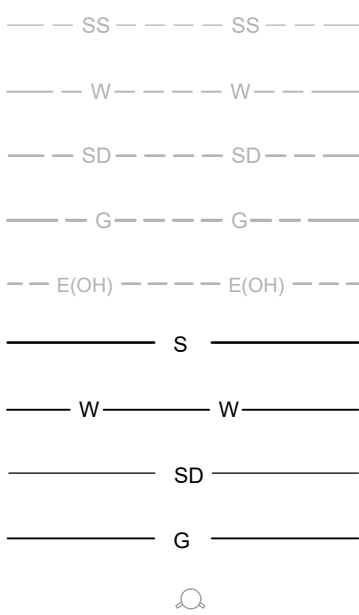
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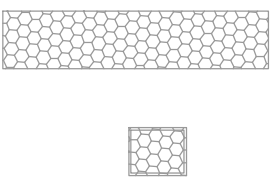
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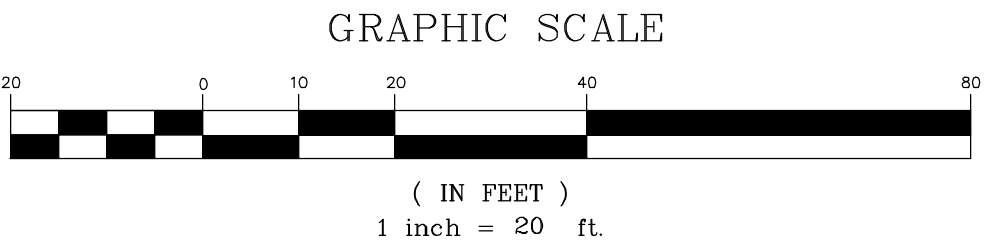
BOUNDARY LINE
CENTER LINE
CURB AND GUTTER
DRIVEWAY
EXIST. CONTOUR
PROP. CONTOUR
PROP. ADA RAMP



EXIST. SEWER
EXIST. WATER
EXIST. STORM DRAIN
EXIST. GAS
EXIST. OVERHEAD POWER
PROP. SEWER
PROP. WATER
PROP. STORM DRAIN
PROP. GAS
EXIST. FIRE HYDRANT



WATER QUALITY BMP PLANTER
GREEN STREET TREE WELL BMP



PREPARED BY:



Stantec
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Irvine, CA 92618
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**VESTING TENTATIVE MAP
FIRE ACCESS CIRCULATION PLAN
810 MISSION AVENUE
CITY OF OCEANSIDE, CALIFORNIA**

**SHEET
C8
OF
C9**

NOVEMBER 19, 2024

TITLE DIGEST

TITLE ITEMS REFERRED TO HEREON ARE BASED ON INFORMATION CONTAINED IN FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT NO. NHSC-6555760, DATED AUGUST 19, 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.

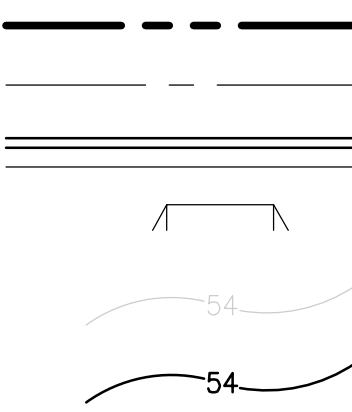
EXCEPTIONS

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- 4 AN EASEMENT TO SAN DIEGO CONSOLIDATED GAS AND ELECTRIC COMPANY FOR A GAS PIPE LINE RECORDED FEBRUARY 2, 1942 IN BOOK 1301, PAGE 312, OFFICIAL RECORDS.
(AFFECTS LOT 8, BLOCK 74, HORNE'S ADDITION. LOCATION OF THE EASEMENT IS INDETERMINATE FROM RECORD INFORMATION)
- 5 INTENTIONALLY DELETED
- 6 A "MEMORANDUM OF LEASE AGREEMENT" RECORDED APRIL 12, 2004 AS INSTRUMENT NO. 2004-0310879, OFFICIAL RECORDS. (AFFECTS LOTS 1-9 AND 11-18, BLOCK 74, HORNE'S ADDITION).
- 7 A "DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS ON REAL PROPERTY KNOWN AS NORTH COUNTY TRANSIT DISTRICT BUILDING" RECORDED AUGUST 25, 2004 AS INSTRUMENT NO. 2004-0808765, OFFICIAL RECORDS. (AFFECTS LOTS 1-9 AND 11-18, BLOCK 74, HORNE'S ADDITION).
- 8 AN "ENCROACHMENT REMOVAL AGREEMENT PROPOSED ENCROACHMENT ON RIGHT-OF-WAY (ERA13-00004)" RECORDED JULY 10, 2013 AS INSTRUMENT NO. 2013-0431417, OFFICIAL RECORDS. AN "AMENDMENT TO ENCROACHMENT REMOVAL AGREEMENT BY AND BETWEEN THE CITY OF OCEANSIDE AND NORTH COUNTY TRANSIT DISTRICT (ERA 13-00004)" RECORDED MARCH 3, 2016 AS INSTRUMENT NO. 2016-0095154, OFFICIAL RECORDS. (AFFECTS ALLEY, BLOCK 74, HORNE'S ADDITION, AND CLEMENTINE STREET).
- 9 AN "ENCROACHMENT REMOVAL AGREEMENT PROPOSED ENCROACHMENT ON RIGHT-OF-WAY (ERA14-00001)" RECORDED APRIL 27, 2015 AS INSTRUMENT NO. 2015-0204695, OFFICIAL RECORDS. (AFFECTS MISSION AVENUE AND NEVADA STREET).
- 10 AN "ENCROACHMENT REMOVAL AGREEMENT PROPOSED ENCROACHMENT ON RIGHT-OF-WAY (ERA 15-00005)" RECORDED FEBRUARY 29, 2016 AS INSTRUMENT NO. 2016-0087570, OFFICIAL RECORDS.
- 11 A "DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS ON REAL PROPERTY KNOWN AS 810 MISSION AVENUE" RECORDED DECEMBER 16, 2016 AS INSTRUMENT NO. 2016-0691304, OFFICIAL RECORDS. (AFFECTS LOTS 1-9 AND 11-18, BLOCK 74, HORNE'S ADDITION).
- 12 A "NOTICE OF COMPLETION FOR IFB# 20002-28024R" RECORDED APRIL 28, 2020 AS INSTRUMENT NO. 2020-0213976, OFFICIAL RECORDS.
- 12a A "NOTICE OF COMPLETION FOR IFB# 20001-0S-JOC 119001-01" RECORDED APRIL 16, 2021 AS INSTRUMENT NO. 2021-0295860, OFFICIAL RECORDS.
- 13 RIGHTS OF PARTIES IN POSSESSION.

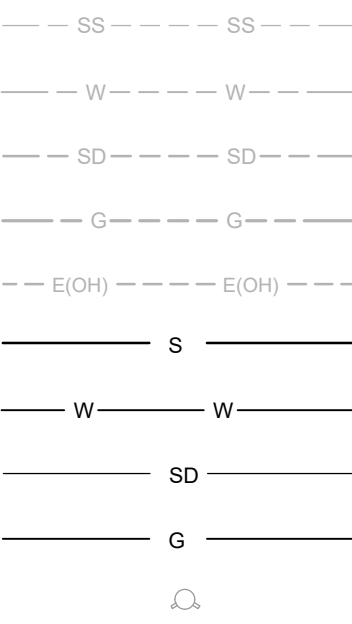
EASEMENT / RIGHT OF WAY DISPOSITION NOTES

 EXISTING EASEMENTS AND RIGHT OF WAY TO BE QUITCLAIMED, OR ABANDONED

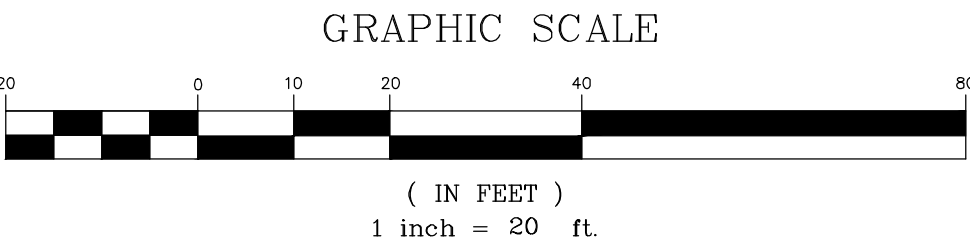
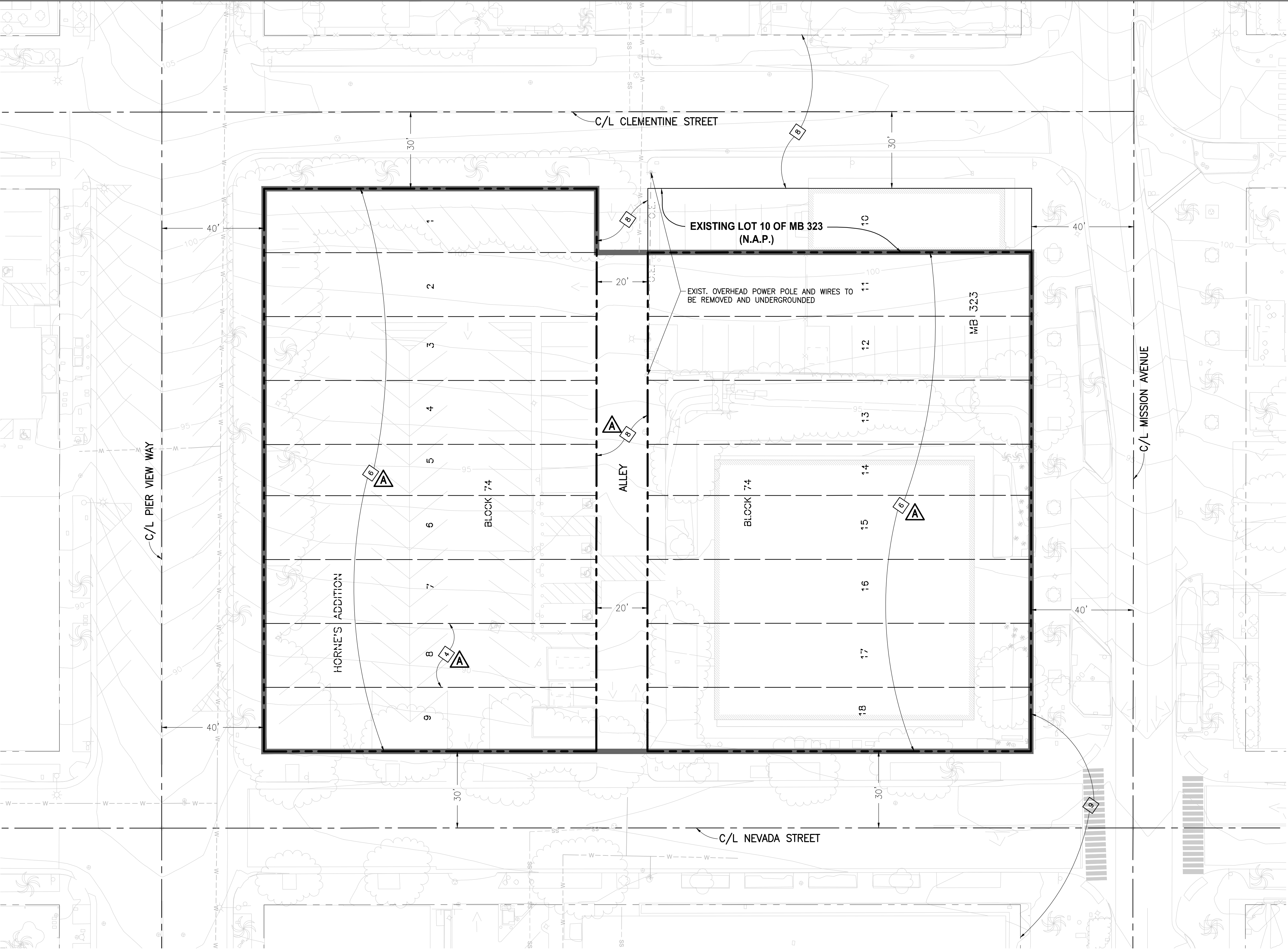
LEGEND:



BOUNDARY LINE
CENTER LINE
CURB AND GUTTER
DRIVEWAY
EXIST. CONTOUR
PROP. CONTOUR



EXIST. SEWER
EXIST. WATER
EXIST. STORM DRAIN
EXIST. GAS
EXIST. OVERHEAD POWER
PROP. SEWER
PROP. WATER
PROP. STORM DRAIN
PROP. GAS
EXIST. FIRE HYDRANT



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PREPARED BY:

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VESTING TENTATIVE MAP
ENCUMBRANCE MAP
810 MISSION AVENUE
CITY OF OCEANSIDE, CALIFORNIA

SHEET
C9
OF
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NOVEMBER 19, 2024