

SHEET INDEX

SHEET	DESCRIPTION
G1.0	COVER SHEET
G1.1	PROJECT INFORMATION - UNIT SUMMARY, PARKING
G2.0	CONCEPTUAL PERSPECTIVES
G2.1	CONCEPTUAL PERSPECTIVES
G2.2	CONCEPTUAL PERSPECTIVES
G3.0	EXISTING PHOTO SURVEY
G3.1	EXISTING PHOTO SURVEY
A1.0	SITE PLAN
A2.0	OPEN SPACE PLAN
A2.1	FIRE ACCESS PLAN
A2.2	FIRE ACCESS MODEL
A2.3	FIRE ACCESS NOTES
A2.4	EGRESS PLANS
A2.4A	EGRESS PLANS
A2.5	WASTE MANAGEMENT PLAN
A2.6	FACADE ARTICULATION
A2.7	FACADE ARTICULATION
A2.8	FACADE ARTICULATION
A3.0	BUILDING COMPOSITE PLAN - SUB LEVEL P1 & P2
A3.1	BUILDING COMPOSITE PLAN - LEVEL P3 & 1 (PODIUM)
A3.2	BUILDING COMPOSITE PLAN - LEVEL 2-4
A3.3	BUILDING COMPOSITE PLAN - LEVEL 5 & ROOF PLAN
A4.0	CONCEPTUAL BUILDING ELEVATIONS
A4.1	CONCEPTUAL BUILDING ELEVATIONS
A5.0	CONCEPTUAL BUILDING SECTIONS
A6.0	COLOR AND MATERIAL BOARD
A7.0	CONCEPTUAL UNIT PLANS
A7.1	CONCEPTUAL UNIT PLANS
L-1	SITE PLAN - GROUND LEVEL
L-2	SITE PLAN - PODIUM LEVEL
L-3	SITE PLAN - LEVEL 5 ROOF AMENITY
L-4	PLANT PALETTE IMAGERY
C.1	EXISTING CONDITIONS
C.2	TYPICAL SECTIONS
C.3	CONCEPTUAL GRADING
C.4	CONCEPTUAL UTILITY PLAN



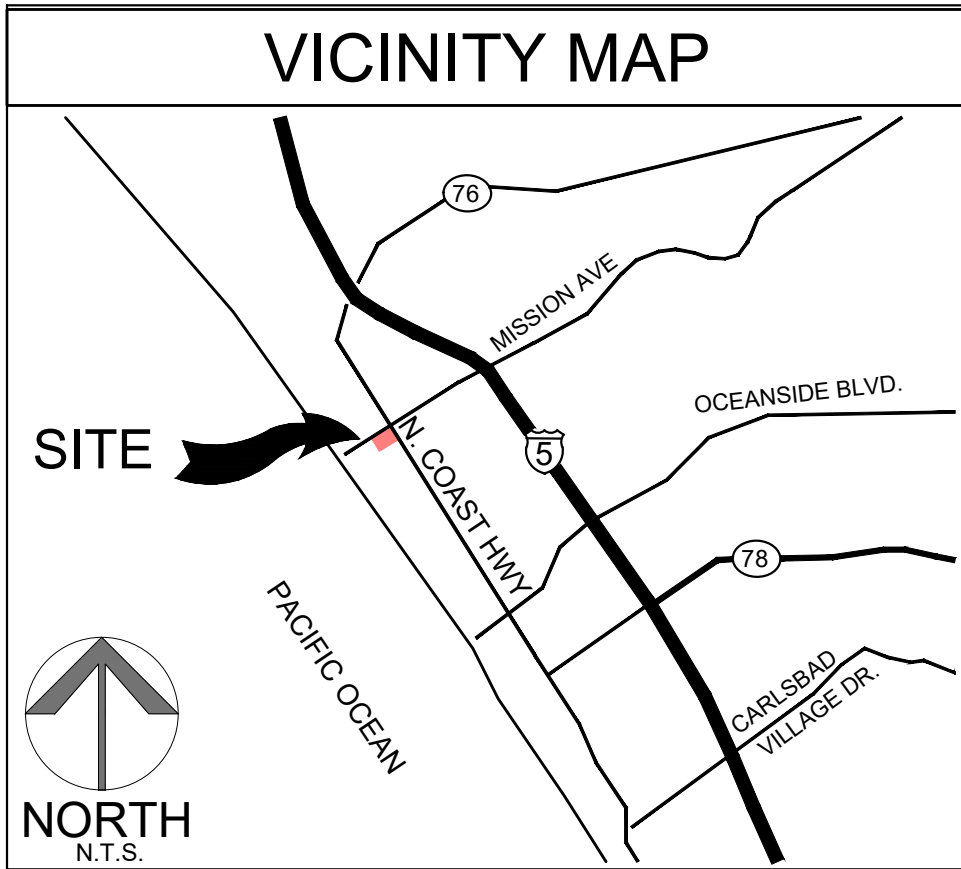
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REVISION LOG		
NO.	DESCRIPTION	Date
1	ORIGINAL	06-05-23
2	RESUBMITTAL	09-05-24
3		
4		
5		

401 MISSION AVENUE MIXED-USE

OCEANSIDE, CA
JH Real Estate Partners, Inc.

RESIDENTIAL BUILDING
Cover Sheet



G1.0

Scale N/A
Job No. 2022-124
Date 10-20-2024



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JHREP - 401 MISSION - OCEANSIDE03 DESIGNSCHEMATIC(401-22-124_G1.1 PROJECT INFORMATION.DWG



401 MISSION AVE MIXED-USE

OCEANSIDE, CA

BUILDING PROJECT DESCRIPTION	
A 332 UNIT DEVELOPMENT CONSISTING OF A 5-STORY TYPE III-A OVER 3 LEVELS OF TYPE I-A PARKING STRUCTURE	
GROSS LAND AREA	118,484 SQ.FT.
	± 2.72 ACRES
RESIDENTIAL GROSS AREA:	405,698 SQ. FT.
PARKING STRUCTURE GROSS AREA	238,550 SQ. FT.
TOTAL UNITS:	332 UNITS
FAR (PARKING STRUCTURE NOT INCLUDED):	3.42 FAR
OPEN SPACE:	144 S.F./D.U.
LOT COVERAGE:	69% 81,240 SQ. FT.
CURRENT ZONING:	D-1

AFFORDABLE RESIDENTIAL UNIT SUMMARY				
PLAN TYPE	SF	AFFORDABLE UNITS (LOW)*		MARKET RATE UNITS
STUDIO	564	2	6%	13
1BR/1BA	580-788	17	50%	148
2BR/2BA	1050-1138	11	32%	102
3BR/2BA	1267-1499	4	12%	35
TOTAL		34	10%	298 90%
				332

*AFFORDABLE LOW-INCOME LEVEL UNITS WILL BE PROPORTIONAL TO THE OVERALL PROJECT IN UNIT SIZE AND DISPERSED THROUGHOUT THE PROJECT

Residential Multi-Family Building																	07.10.24	
UNITS PER LEVEL SUMMARY																		
LEVEL	STUDIO	1BR							2BR				3BR					TOTAL
	S1	A0	A0.1	A0.2	A1	A1.1	A1.2	A2	B1	B1.1	B2	B3	C1	C1A	C1B	C1.1	C2	
5	3	4	3	4	2	3	3	12	9	1	12	3	1	2	1	1	2	66
4	3	4	3	4	2	4	3	13	9	1	11	3	1	2	1	2	2	68
3	3	4	3	4	2	4	3	13	9	1	11	3	1	2	1	2	2	68
2	3	4	3	4	2	4	3	13	9	1	11	1	1	2	1	2	2	66
1 (Podium)	3	4	3	4	2	4	3	15	7	1	9	1	1	2	1	2	2	64
	15	20	15	20	10	19	15	66	43	5	54	11	5	10	5	9	10	332
Totals	15	165							113				39					
	4.5%	6.0%	4.5%	6.0%	3.0%	5.7%	4.5%	19.9%	13.0%	1.5%	16.3%	3.3%	1.5%	3.0%	1.5%	2.7%	3.0%	
	4.5%	49.6%							34.1%				11.7%					
		54.1%											45.8%					

DWELING UNIT INFO					
Unit	Unit SF	Qty.	%	SF TOT.*	
S1	564	15	4.5%	8,460	
A0	580	20	6.0%	11,600	
A0.1	595	15	4.5%	8,925	
A0.2	586	20	6.0%	11,720	
A1	715	10	3.0%	7,150	
A1.1	741	19	5.7%	14,079	
A1.2	739	15	4.5%	11,085	
A2	788	66	19.9%	52,008	
B1	1,072	43	13.0%	46,096	
B1.1	1,098	5	1.5%	5,490	
B2	1,138	54	16.3%	61,452	
B3	1,050	11	3.3%	11,550	
C1	1,267	5	1.5%	6,335	
C1A	1,290	10	3.0%	12,900	
C1B	1,280	5	1.5%	6,400	
C1.1	1,282	9	2.7%	11,538	
C2	1,499	10	3.0%	14,990	
Avg.	909	332	100%	301,778	

* DENSITY: 122 D.U./ACRES
* RESIDENTIAL UNIT NET AREA

AVG. SF	
TYPE	SF
STUDIO	564
1-BR	706
2-BR	1103
3-BR	1338

PRIVATE O.S.		
Unit	DECK AREA	TOT. AREA
S1	0	0
A0	50	1,000
A0.1	83	1,245
A0.2	57	1,140
A1	61	610
A1.1	84	1,596
A1.2	58	870
A2	65	4,290
B1	61	2,623
B1.1	78	390
B2	65	3,510
B3	74	814
C1	89	445
C1A	69	690
C1B	76	380
C1.1	88	792
C2	122	1,220
TOTAL		21,615

OPEN SPACE SUMMARY			
TYPE	REQUIRED RATIO	REQUIRED SF	PROVIDED SF
COMMON OPEN SPACE	200 SF/DU	66,400	
OUTDOOR			19,492
INDOOR			6,776
PRIVATE OPEN SPACE			21,615
COMBINED COMMON AND PRIVATE OPEN SPACES	200 SF/DU	66,400	47,883 (144 SF/DU)

COMMON OPEN SPACE	
POOL COURTYARD A	7,520
COURTYARD B	5,069
RESIDENTIAL ROOF DECK*	750
PODIUM DECK 1	1,415
PODIUM DECK 2	1,338
DOG RUN	3,400
TOTAL	19,492

*Actual area limited to 750 sf for Egress

PUBLIC OPEN SPACE	
PLAZA 1	6,633
PLAZA 2	2,816
TOTAL	9,449

ADJOINING PUBLIC OPEN SPACE (ADJACENT TO PLAZA FRONTAGE)*	
PLAZA CONNECTORS	2,876
R.O.W. FRONTING PROPERTY	3,876
TOTAL	6,752

*NOTE: Adjoining areas (1) plaza connectors on actual site, and (2) R.O.W. not on actual site, will be undistiguisable from overal plaza areas in look, feel and experience.

TOTAL EXPERIENCED PUBLIC OPEN SPACE	
	16,201

EV PARKING REQUIRED				
	STALLS	RATIO	REQ'D	ACCESS.
RESIDENTIAL	409	0.5	205	9
RETAIL / RESTAURANT	127	Table*	25	2
ADDITIONAL SHARED	49	0.5	25	1
LEASING	5	0.5	2	1
TOTAL EVCS PARKING REQUIRED			257	13
TOTAL EVCS PARKING PROVIDED			257	13

NOTE: THE REQUIRED EV STALLS ARE INCLUDED IN THE COUNT TO MEET THE MINIMUM ZONING REQUIREMENTS FOR BOTH THE RESIDENTIAL & RETAIL PARKING REQUIREMENTS.

- ONE ACCESSIBLE EV STALL PER 25 EV STALLS
- RESIDENTIAL EV STALLS: 10% EV READY CHARGERS, 40% EV READY RECEPTACLES

* COMMERCIAL EV STALLS: C GBC TABLE 5.104.5.3.1 19 EV CAPABLE STALLS, 6 EV CHARGERS STALLS

BUILDING - PARKING PROVIDED			
	STD	Acc.	TOTAL
LEVEL P0	5	0	5
LEVEL P1	236	7	243
LEVEL P2	173	8	181
LEVEL P3	155	7	162
TOTAL STALLS	569	22	591
	96%	4%	

BUILDING - PARKING SUMMARY					
TYPE	COUNT	REQUIRED		PROVIDED	
		RATIO	STALLS	RATIO	STALLS
STUDIO	15	1.0	15	1.0	15
1 BR	165	1.0	165	1.0	165
2 BR	113	1.5	170	1.5	170
3 BR	39	1.5	59	1.5	59
TOTALS	332		409	1.23	409
GUEST			0		0
LEASING			0		5
USPS			1		1
Additional Shared					49
*Restaurant SF	8,999	1/100 SF	90	1/100 SF	90
*Retail SF	7,433	1/200 SF	37	1/200 SF	37
TOTAL STALLS REQUIRED		1.62	537	1.78	591

*For Retail and Restaurant, Excludes Back of House (BOH)

ACCESSIBLE STALLS REQUIRED			
	STALLS	RATIO	REQ'D
RESIDENTIAL	204	0.02	5
ADDITIONAL SHARED	24	0.02	1
LEASING	5	0.02	1
RETAIL	102	0.02	2
TOTAL ACCESSIBLE PARKING REQUIRED			9
TOTAL ACCESSIBLE PARKING PROVIDED			9

NOTE: PROVIDE (1) VAN AC. STALL FOR EVERY 6 AC. STALLS PROVIDED (PER TYPE)

BICYCLE PARKING		
REQUIRED PARKING STALLS	RATIO	
RESIDENTIAL	409	5%
COMMERCIAL	127	5%
TOTAL BICYCLE REQUIRED		28
TOTAL BICYCLE PROVIDED		42

4.7.25

ENCLOSED AMENITY SF	
AMENITIES	SF
INDOOR AMENITY	5,264
CO-WORK (Mezzanine)	1,228
BIKE STORAGE	284
TOTAL	6,776

LEASING AREA	
AMENITIES	SF
LEASING/ LOBBY	1,472
MAIL / PARCEL	464
TOTAL	1,936

RESIDENTIAL AREA (GSF) per C&C Definition	
Level 5	79,158
Level 4	81,178
Level 3	81,178
Level 2	78,915
Level 1 - Podium	81,229
P3 - Mezzanines	1,228
P2 -Street Level	2,812
TOTAL GROSS AREA	405,698
Land Area (sf)	118,484
F.A.R.	3.42

RETAIL / RESTAURANT (GSF)	
Restaurants 1 & 2	6,593
P2 -Street Level	
Restaurants	3,906
P3 -Mezzanines	
Restaurant	750
P5 Level - Roof Deck*	
Retail 1 & 2	7,433
P2 -Street Level	
TOTAL GROSS AREA	18,682

*Actual area limited to 750 sf for Egress

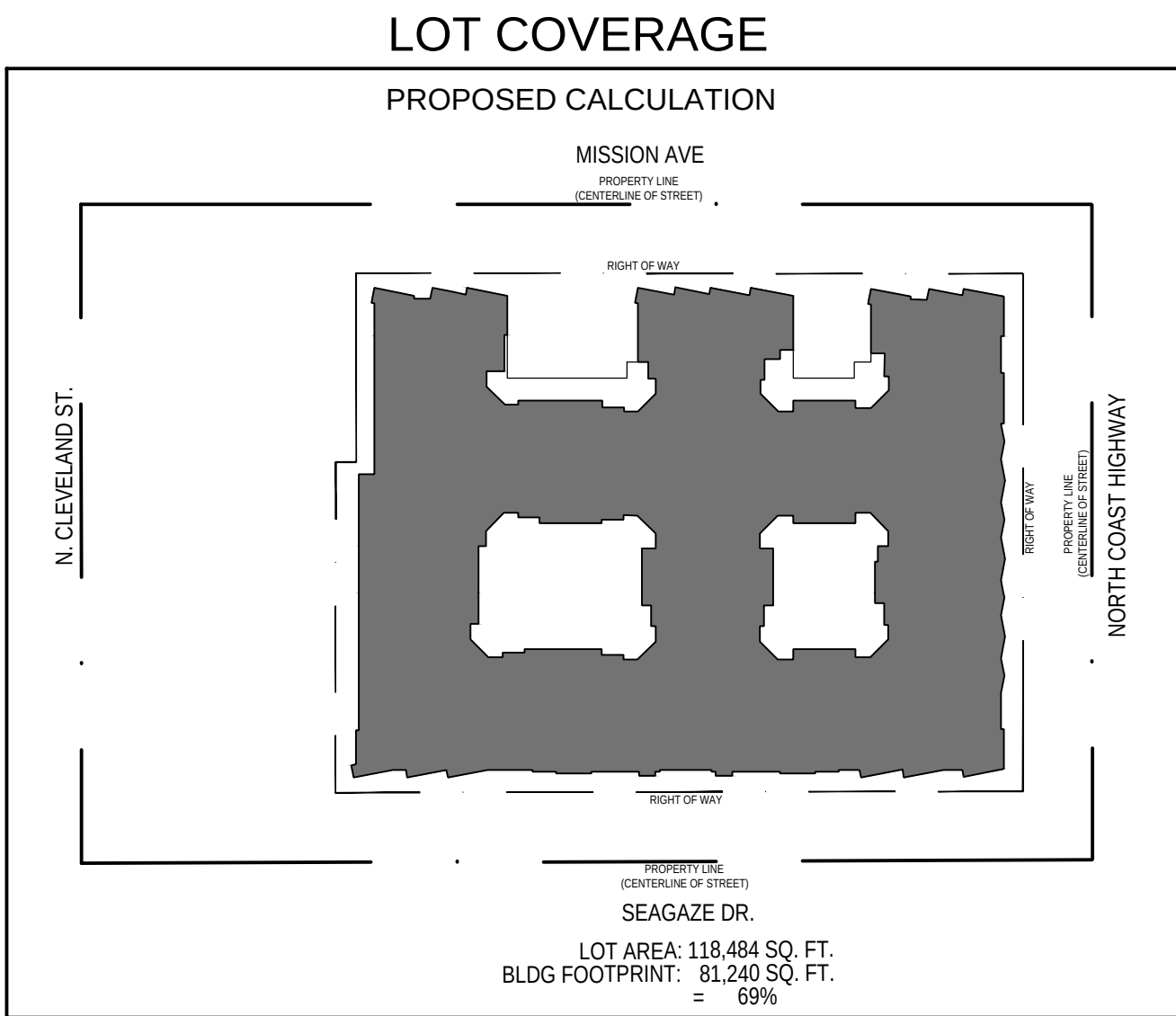
STRUCTURED PARKING AREA (GSF)	
P3	74,497
P2 -Street Level	75,913
P1 - Sub-T	88,140
TOTAL GROSS AREA	238,550

BEDROOM COUNT	
Studio	15
One Bedroom	165
Two Bedroom	226
Three Bedroom	117
TOTAL	523

RESIDENTIAL BUILDING Project Information - Unit Summary, Parking Analysis

GENERAL DISCLAIMER

THESE CONCEPTUAL ARCHITECTURAL PLANS ARE FOR PLANNING & DEVELOPMENT PURPOSES ONLY. REVISIONS MAY BE REQUIRED DUE TO FURTHER REQUIREMENTS, INVESTIGATION FROM GOVERNING AGENCIES AND BUILDING CODE ANALYSIS. PLEASE REFER TO CIVIL SURVEYS, DRAWINGS AND EXHIBITS FOR TECHNICAL INFORMATION AND MEASUREMENTS. PLEASE REFER TO THE LANDSCAPE ARCHITECT'S DRAWINGS AND EXHIBITS FOR ALL LANDSCAPE PLANTING, IRRIGATION, DESIGN AND SPECIFICATIONS.



G1.1

JOB NO. 2022-0124
DATE 04-08-2025

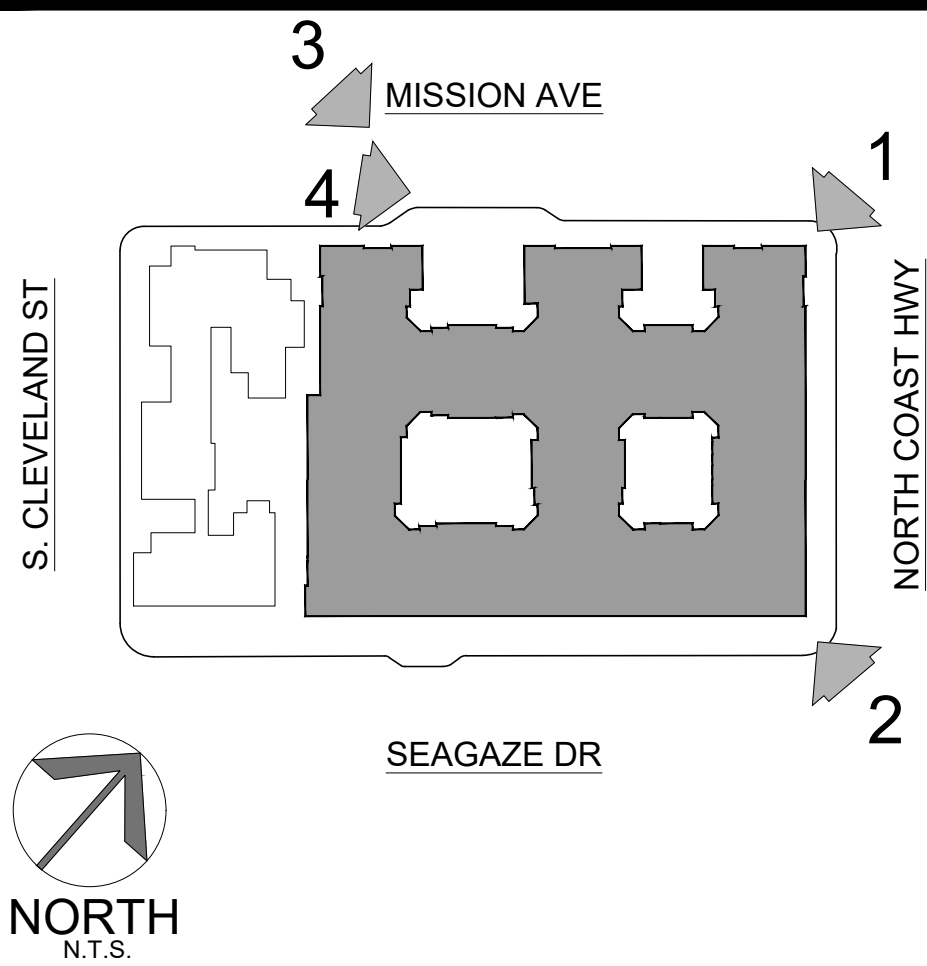


VIEW ON NORTH COAST HIGHWAY LOOKING SOUTH 1



VIEW ON NORTH COAST HIGHWAY LOOKING NORTH 2

KEY MAP



401 MISSION AVENUE MIXED-USE
 OCEANSIDE, CA
 JH Real Estate Partners, Inc.

RESIDENTIAL BUILDING
 Conceptual Perspectives



G2.0

Scale 1" = 20'
 Job No. 2022-124
 Date 08-22-2024

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VIEW ON MISSION AVE LOOKING EAST 3



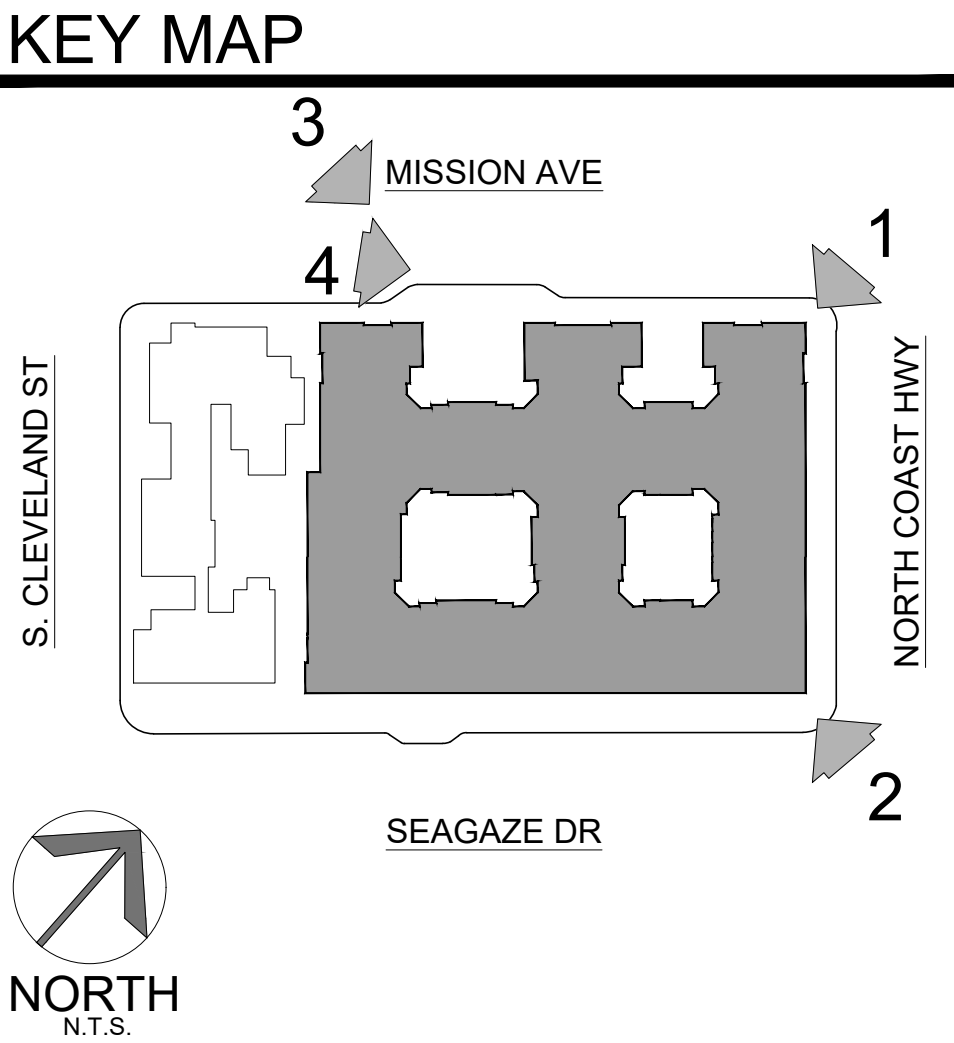
VIEW ON MISSION AVE LOOKING INTO COURTYARD 4



VIEW ON MISSION AVE LOOKING EAST (WITH CHRISTMAS TREE) 3



VIEW ON MISSION AVE LOOKING INTO COURTYARD (WITH CHRISTMAS TREE) 4



401 MISSION AVENUE MIXED-USE OCEANSIDE, CA JH Real Estate Partners, Inc.

RESIDENTIAL BUILDING
 Conceptual Perspectives



G2.1
 Scale 1" = 20'
 Job No. 2022-124
 Date 08-22-2024



ALTERNATE 1



ALTERNATE 2





VIEW ON MISSION AVE LOOKING EAST 5

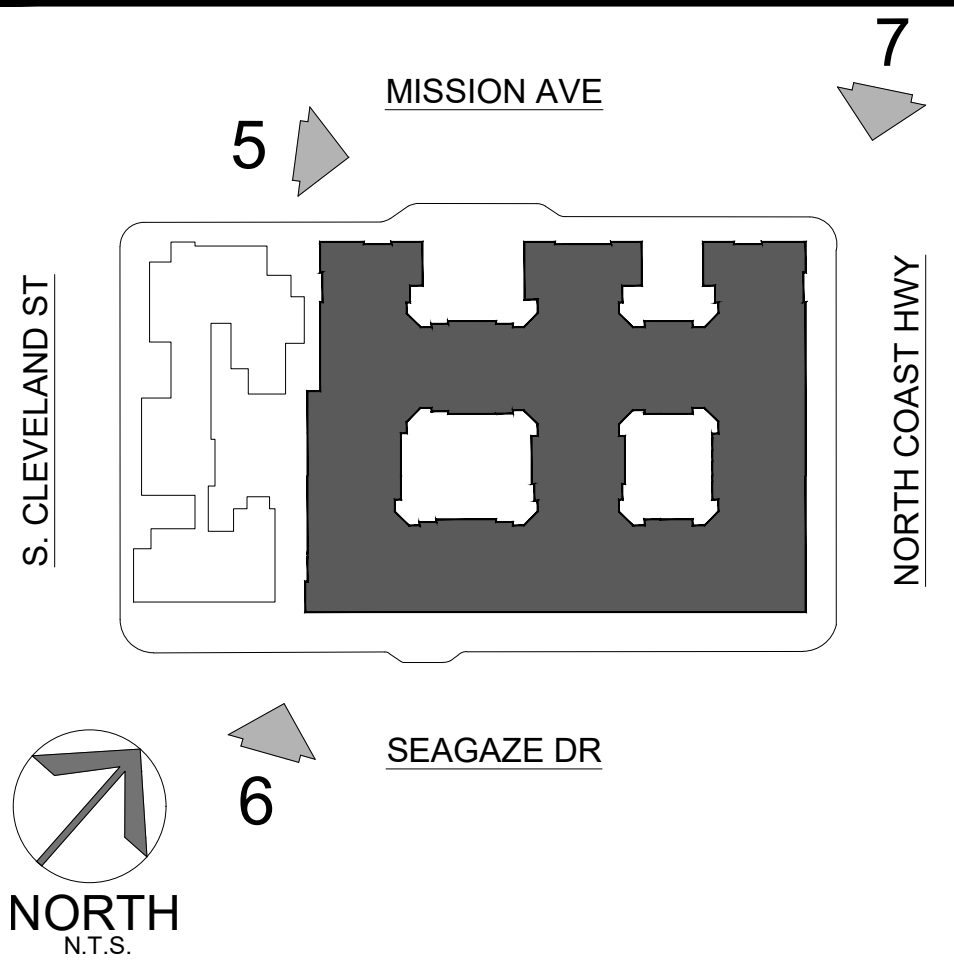


VIEW ON SEAGAZE DRIVE LOOKING NORTHEAST 6



VIEW ON NORTH COAST HIGHWAY LOOKING SOUTH 7

KEY MAP



401 MISSION AVENUE MIXED-USE
 OCEANSIDE, CA
 JH Real Estate Partners, Inc.

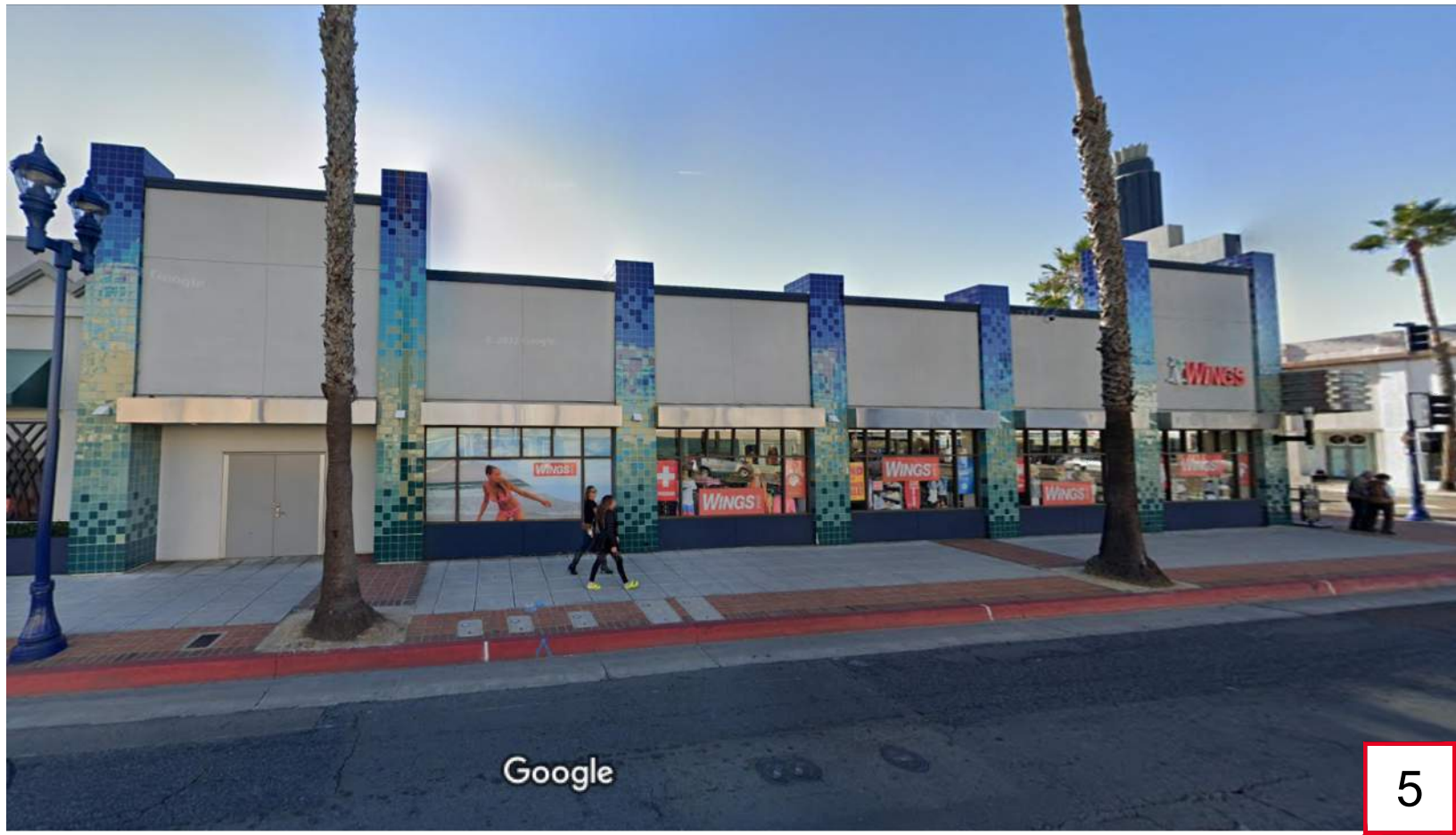
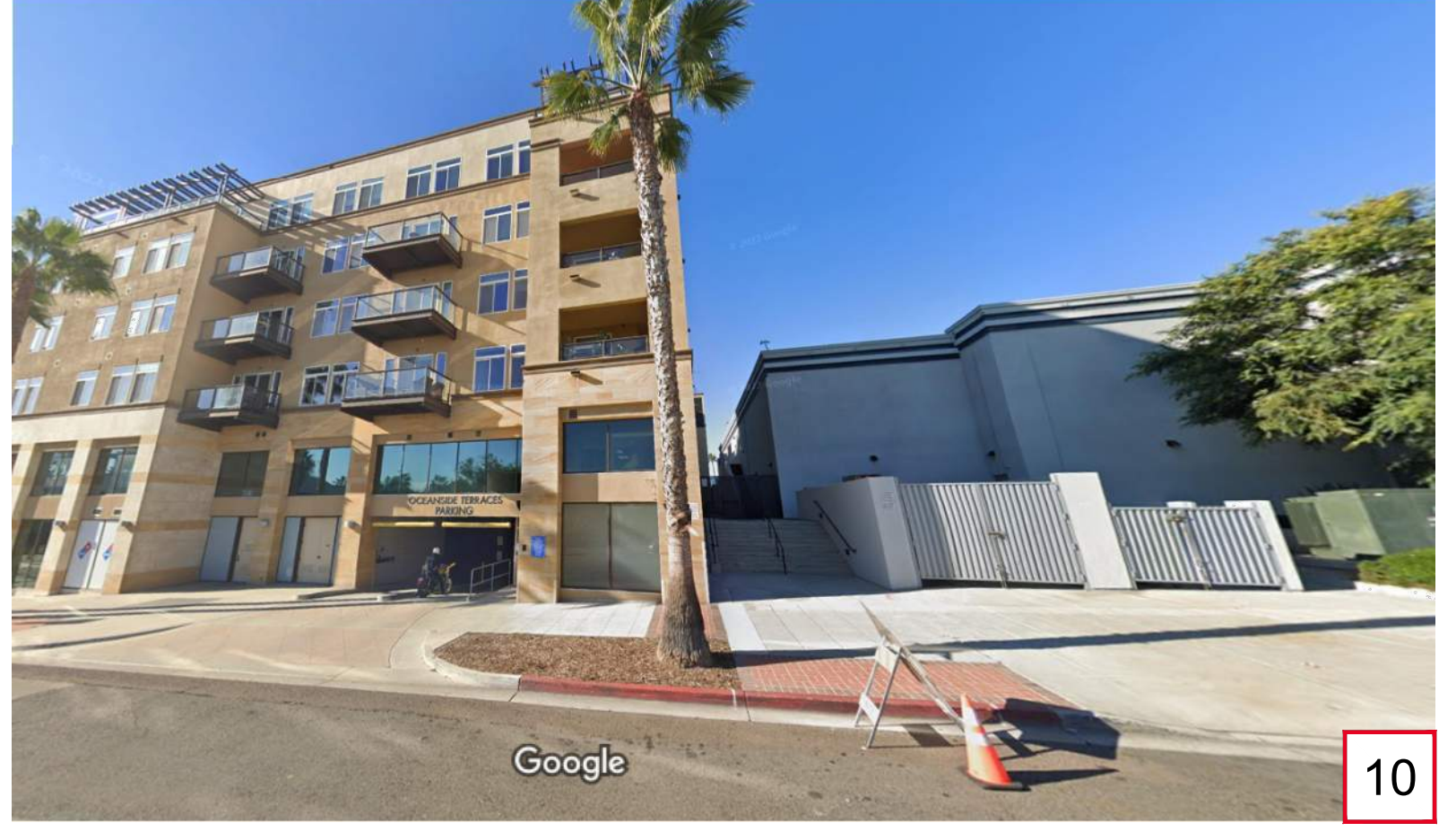
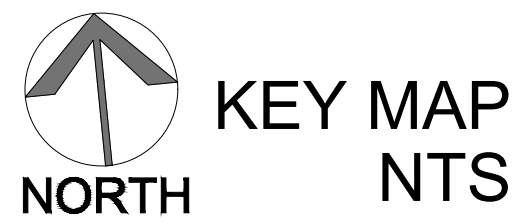
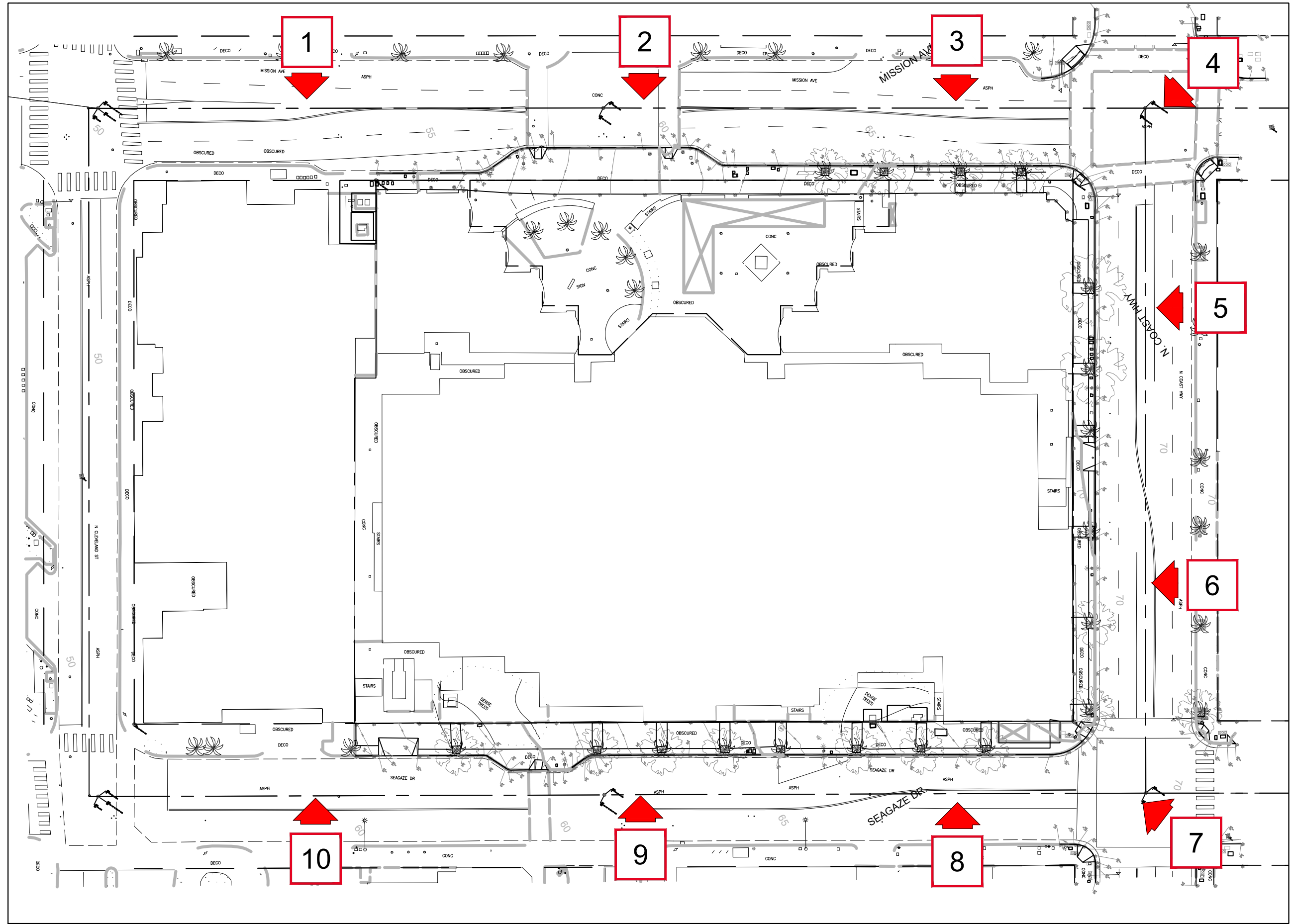
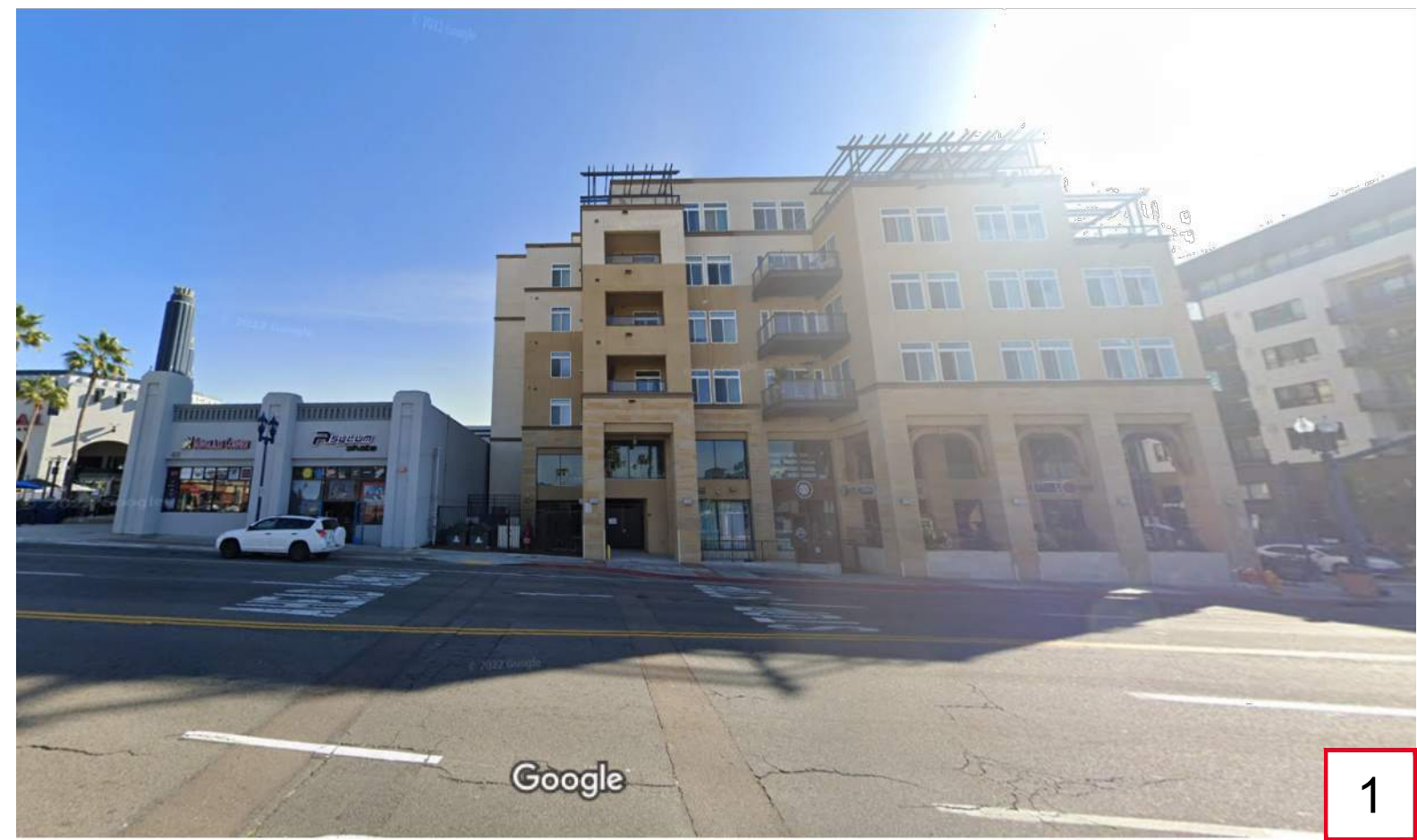
RESIDENTIAL BUILDING
 Conceptual Perspectives



G2.2

Scale 1" = 20'
 Job No. 2022-124
 Date 08-22-2024





EXISTING VIEWS OF THE PROJECT SITE



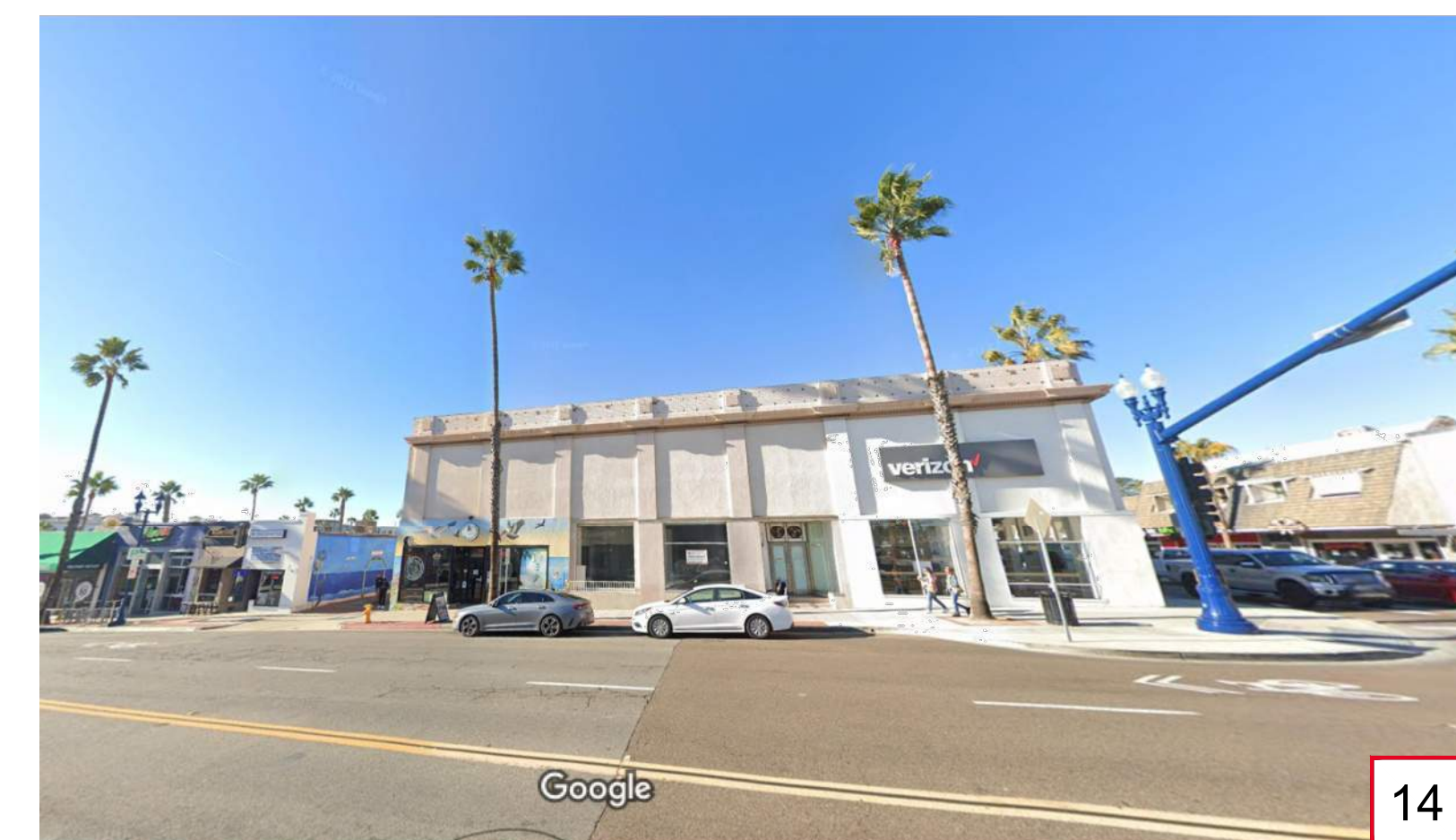
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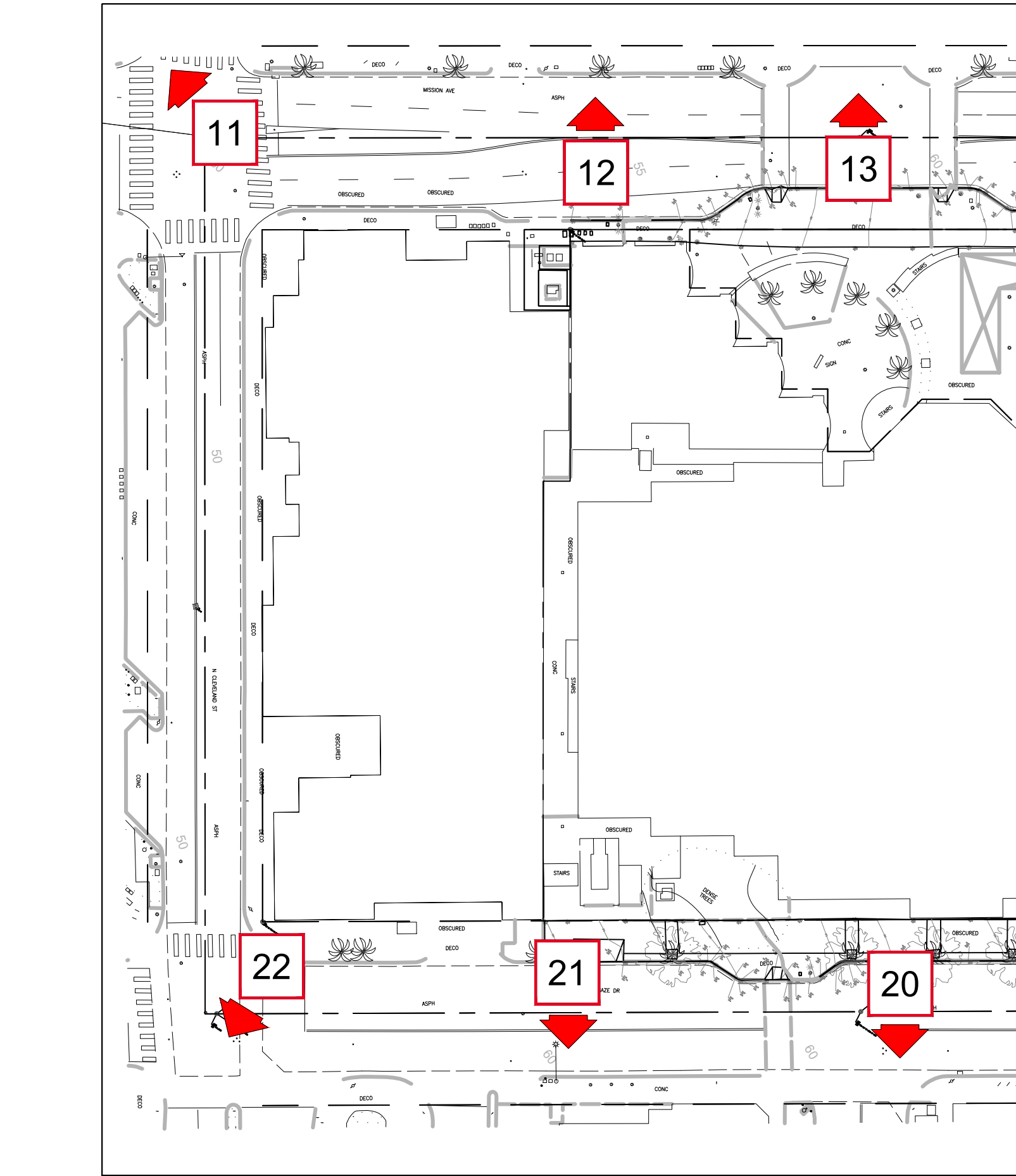
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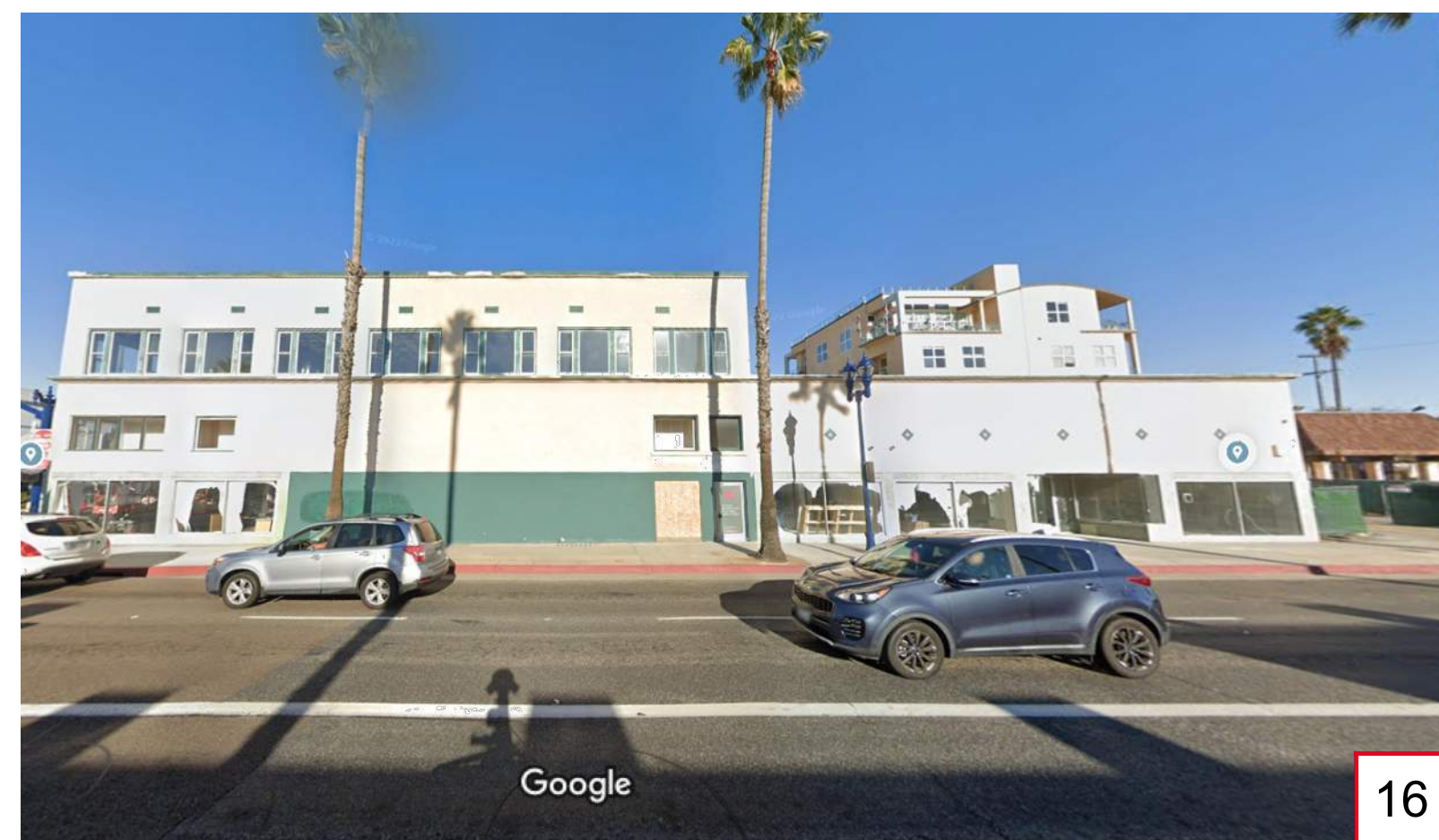
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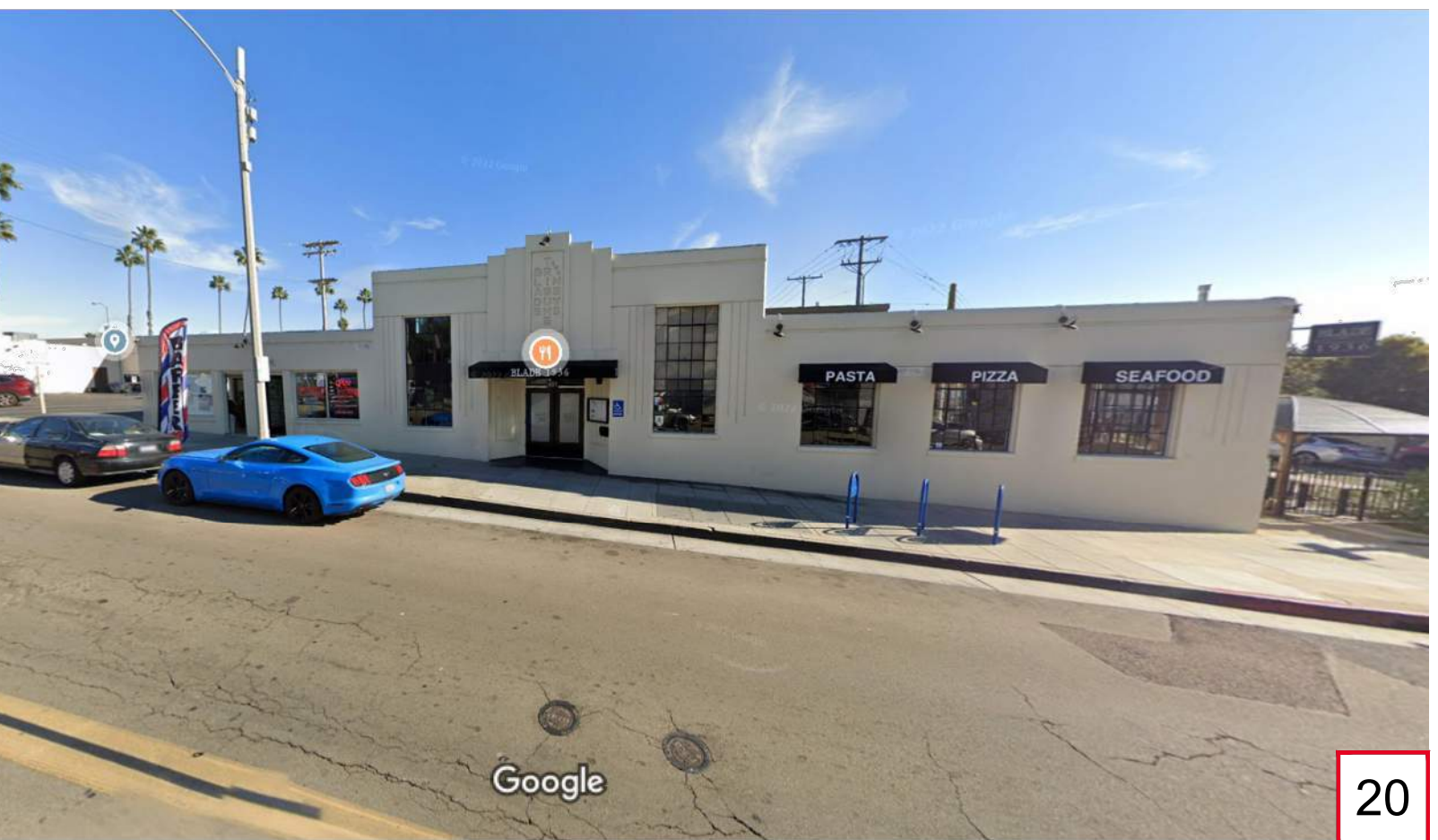
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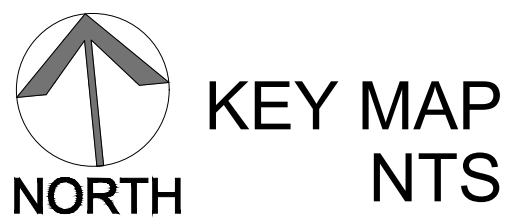
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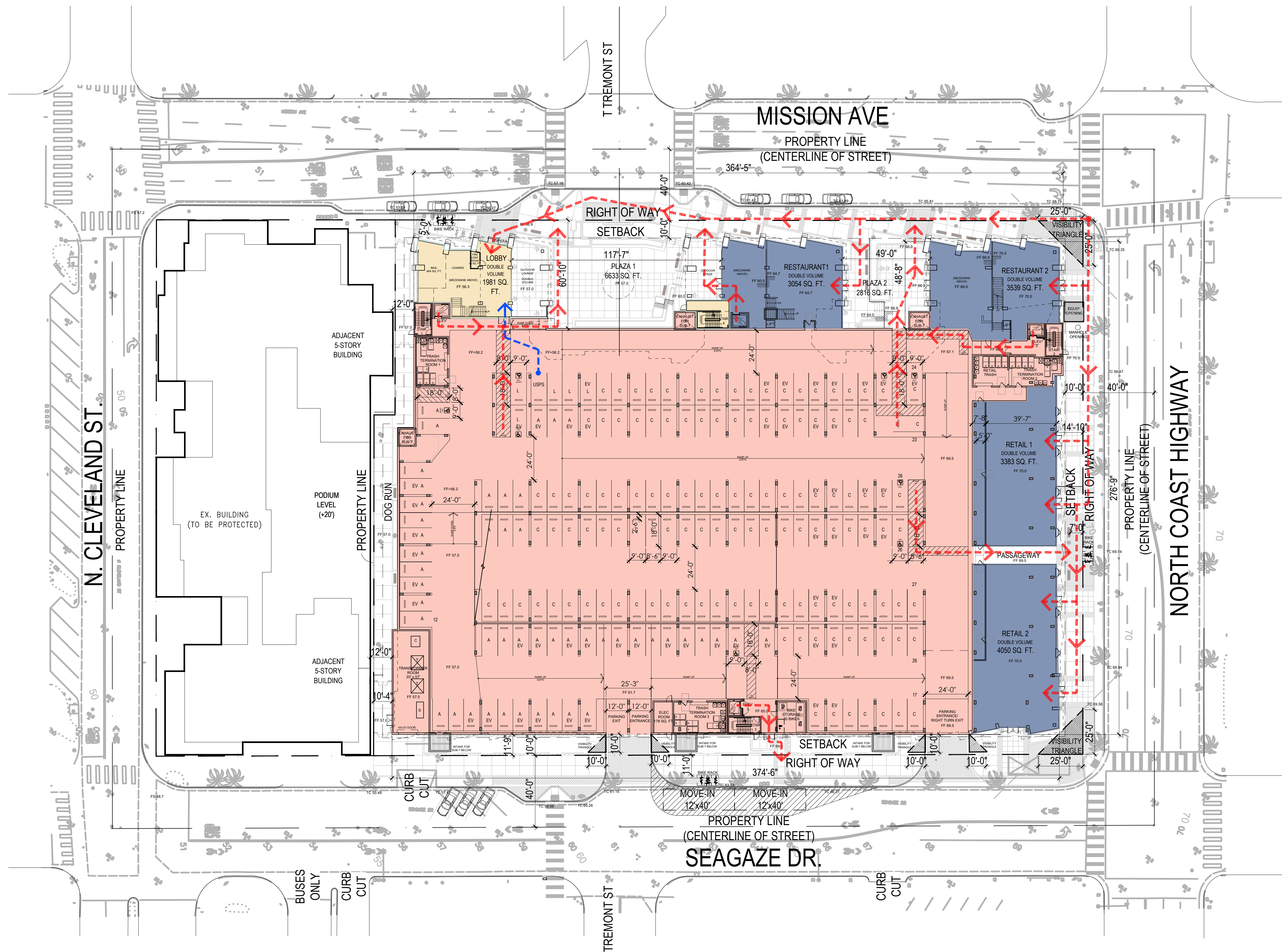
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22



EXISTING VIEWS SURROUNDING THE PROJECT SITE



LEGEND

- INDICATES RETAIL / RESTAURANT
- INDICATES GROUND FLOOR RESIDENTIAL AMENITY
- INDICATES STRUCTURED PARKING (5 LEVELS)
- USPS DESIGNATED PATH OF TRAVEL
- ACCESSIBLE PATH OF TRAVEL

GENERAL NOTES

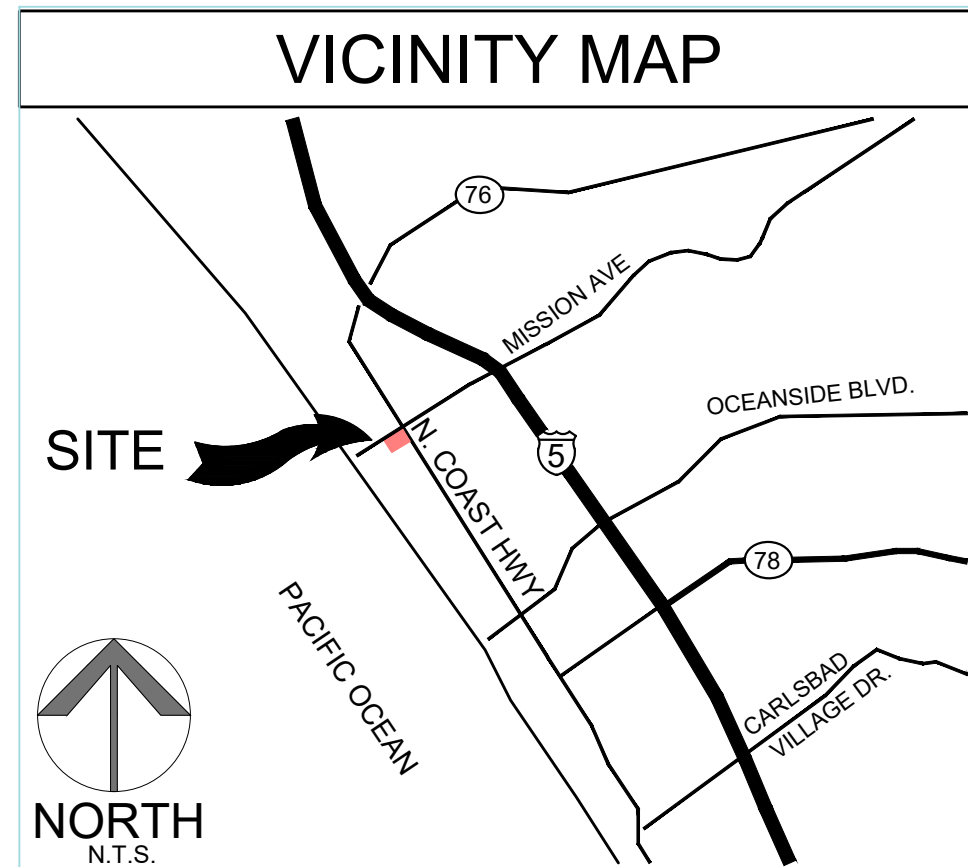
- SEE SHEETS L.1 - L.11 FOR LANDSCAPE.
- SEE SHEETS 1 - 8 FOR CIVIL.
- THE DESIGNATED "USPS ONLY" PARKING STALL SHALL HAVE STRIPING AND NAME IN WHITE OR YELLOW PARKING STALL STRIPING.
- PROMINENT SIGN STATING "USPS PARKING ONLY 7AM-6PM"

SITE PLAN NOTES

- THIS ARCHITECTURAL SITE PLAN IS PROVIDED FOR OVERALL SITE REFERENCE. THE LOCATION OF ITEMS INCLUDED IN THIS SET OF PLANS IS FOR AGENCY DEPARTMENT USE ONLY.
- THIS SITE PLAN IS FOR REFERENCE ONLY, AS AN ARCHITECTURAL PLAN FOR GENERAL LAYOUT AND IDENTIFICATION PURPOSES ONLY.
- FOR LOT LINE DIMENSIONS & HORIZONTAL CONTROL, SEE CIVIL DRAWINGS.
- FOR LANDSCAPE AND ALL SITE IMPROVEMENTS, SEE LANDSCAPE DRAWINGS.
- FOR PARKING GARAGE, SEE SEPARATE SUBMITTAL PACKAGE.
- FOR "FIRE LANE" DESIGN, SEE CIVIL AND LANDSCAPE DRAWINGS.
- FOR PERIMETER FENCING, SEE LANDSCAPE DRAWINGS.
- REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR SPECIFIC SITE REQUIREMENTS.
- ALL PROPERTY LINES, EASEMENTS, AND BUILDINGS, EXISTING AND PROPOSED ARE SHOWN ON THIS PLAN BUT MUST BE VERIFIED WITH THE CIVIL PLANS.
- BUILDING SIGNAGE IS DESIGNED BY OTHERS AND INSTALLED BY THE GENERAL CONTRACTOR.
- SITE SIGNAGE IS DESIGNED BY OTHERS AND INSTALLED BY THE CONTRACTOR.
- SITE WALLS ARE DESIGNED BY OTHERS.
- DECORATIVE SITE LIGHTING IS DESIGNED BY OTHERS.
- SURFACE WATER MUST DRAIN AWAY FROM BUILDING SEE CIVIL AND LANDSCAPE PLANS FOR DRAINAGE DESIGN.

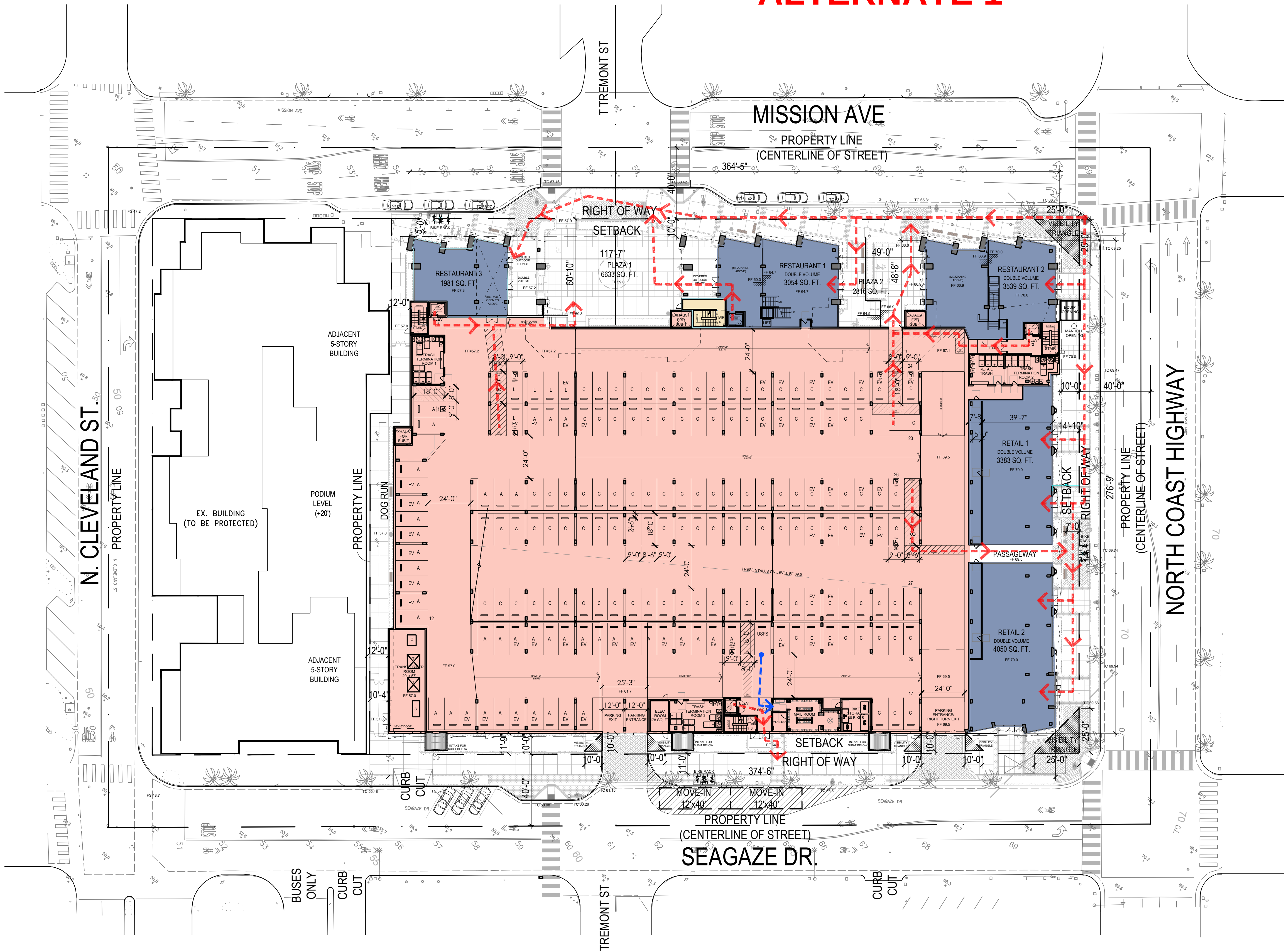
PARKING STALL LEGEND

- R RESIDENTIAL STALLS
- C COMMERCIAL / RETAIL / RESTAURANT STALLS
- A ADDITIONAL AVAILABLE STALLS
- EV ELECTRICAL VEHICLE STALLS



BUILDING PARKING LEVEL P2

ALTERNATE 1



LEGEND

- INDICATES RETAIL / RESTAURANT
- INDICATES GROUND FLOOR RESIDENTIAL AMENITY
- INDICATES STRUCTURED PARKING (5 LEVELS)
- USPS DESIGNATED PATH OF TRAVEL
- ACCESSIBLE PATH OF TRAVEL

GENERAL NOTES

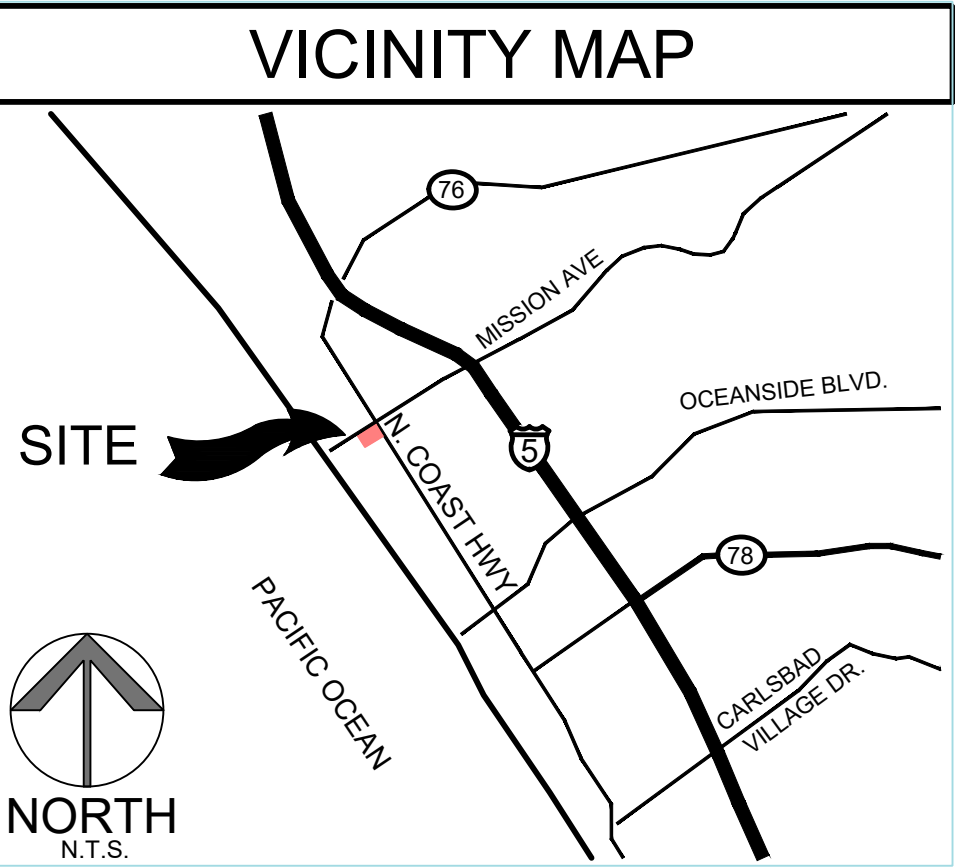
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PARKING STALL LEGEND

- R RESIDENTIAL STALLS
- C COMMERCIAL / RETAIL / RESTAURANT STALLS
- A ADDITIONAL AVAILABLE STALLS
- EV ELECTRICAL VEHICLE STALLS

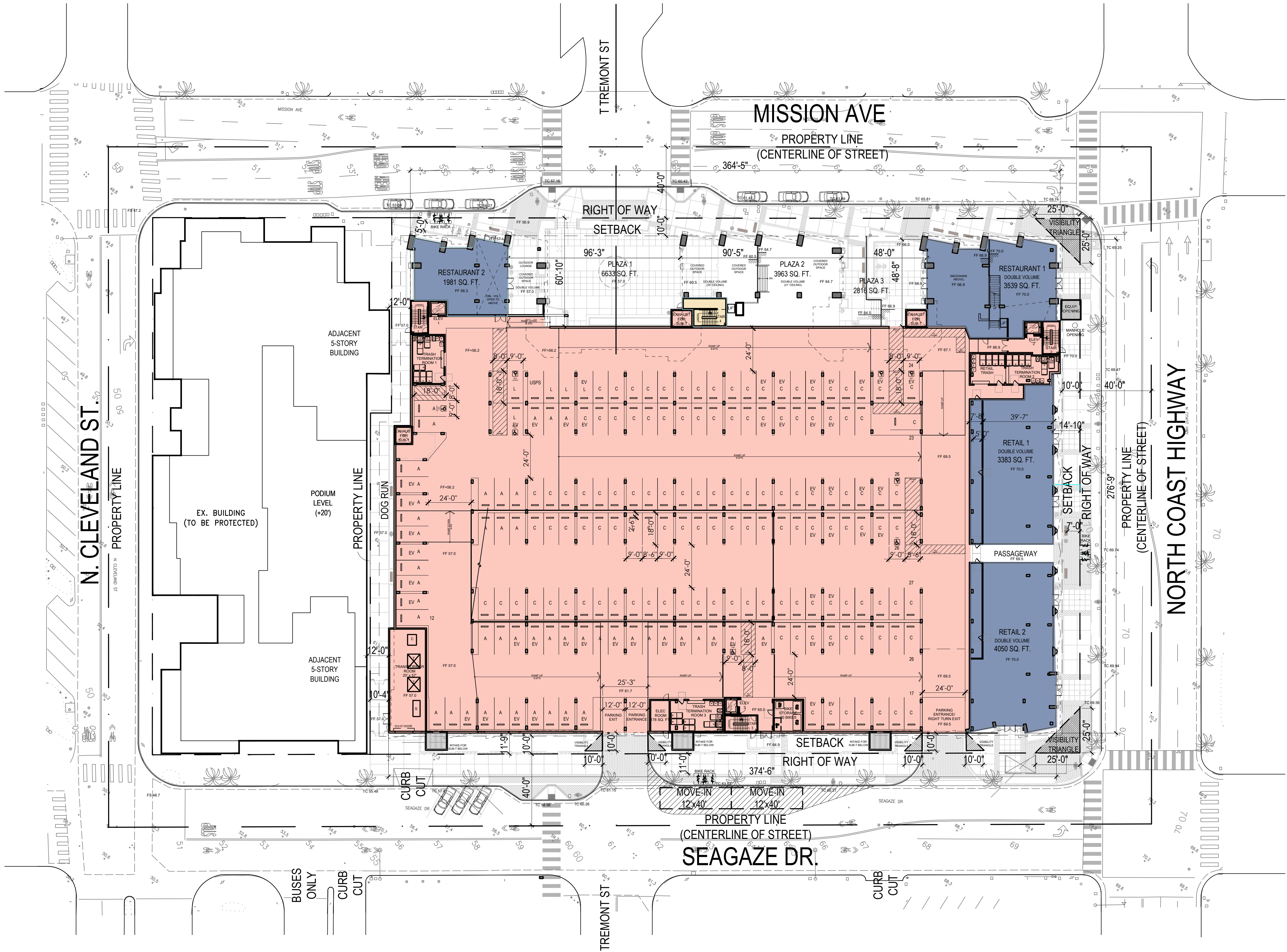


BUILDING PARKING LEVEL P2

401 MISSION AVE MIXED-USE

OCEANSIDE, CA

ALTERNATE 2



LEGEND

- INDICATES RETAIL / RESTAURANT
- INDICATES GROUND FLOOR RESIDENTIAL AMENITY
- INDICATES STRUCTURED PARKING (5 LEVELS)
- USPS DESIGNATED PATH OF TRAVEL
- ACCESSIBLE PATH OF TRAVEL

GENERAL NOTES

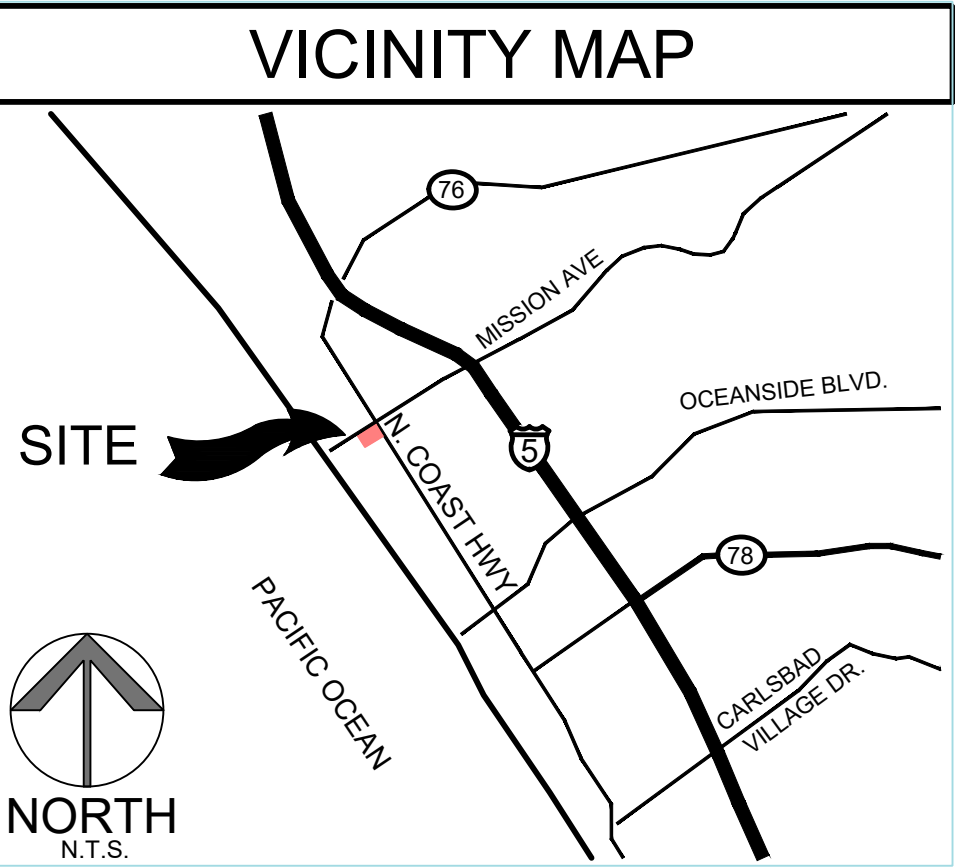
- SEE SHEETS L.1 - L.11 FOR LANDSCAPE.
- SEE SHEETS 1 - 8 FOR CIVIL.
- THE DESIGNATED "USPS ONLY" PARKING STALL SHALL HAVE STRIPING AND NAME IN WHITE OR YELLOW PARKING STALL STRIPING.
- PROMINENT SIGN STATING "USPS PARKING ONLY 7AM-6PM"

SITE PLAN NOTES

- THIS ARCHITECTURAL SITE PLAN IS PROVIDED FOR OVERALL SITE REFERENCE. THE LOCATION OF ITEMS INCLUDED IN THIS SET OF PLANS IS FOR AGENCY DEPARTMENT USE ONLY.
- THIS SITE PLAN IS FOR REFERENCE ONLY, AS AN ARCHITECTURAL PLAN FOR GENERAL LAYOUT AND IDENTIFICATION PURPOSES ONLY.
- FOR LOT LINE DIMENSIONS & HORIZONTAL CONTROL, SEE CIVIL DRAWINGS
- FOR LANDSCAPE AND ALL SITE IMPROVEMENTS, SEE LANDSCAPE DRAWINGS
- FOR PARKING GARAGE, SEE SEPARATE SUBMITTAL PACKAGE
- FOR "FIRE LANE" DESIGN, SEE CIVIL AND LANDSCAPE DRAWINGS
- FOR PERIMETER FENCING, SEE LANDSCAPE DRAWINGS
- REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR SPECIFIC SITE REQUIREMENTS
- ALL PROPERTY LINES, EASEMENTS, AND BUILDINGS, EXISTING AND PROPOSED ARE SHOWN ON THIS PLAN BUT MUST BE VERIFIED WITH THE CIVIL PLANS
- BUILDING SIGNAGE IS DESIGNED BY OTHERS AND INSTALLED BY THE GENERAL CONTRACTOR.
- SITE SIGNAGE IS DESIGNED BY OTHERS AND INSTALLED BY THE CONTRACTOR.
- SITE WALLS ARE DESIGNED BY OTHERS
- DECORATIVE SITE LIGHTING IS DESIGNED BY OTHERS.
- SURFACE WATER MUST DRAIN AWAY FROM BUILDING SEE CIVIL AND LANDSCAPE PLANS FOR DRAINAGE DESIGN.

PARKING STALL LEGEND

- R RESIDENTIAL STALLS
- C COMMERCIAL / RETAIL / RESTAURANT STALLS
- A ADDITIONAL AVAILABLE STALLS
- EV ELECTRICAL VEHICLE STALLS



BUILDING PARKING LEVEL P2

401 MISSION AVE MIXED-USE

OCEANSIDE, CA

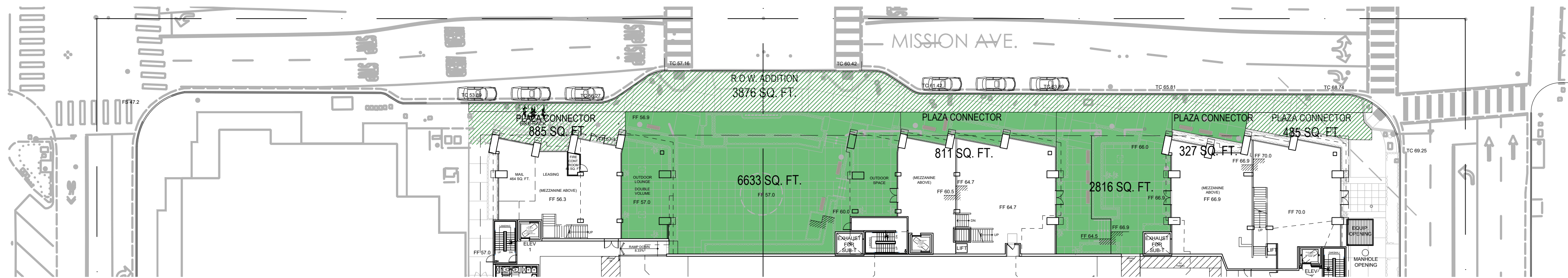


SITE PLAN



A1.0

1" = 30'
JOB NO. 2022-0124
DATE 07-29-2025



MISSION AVE. STREET LEVEL

LEGEND

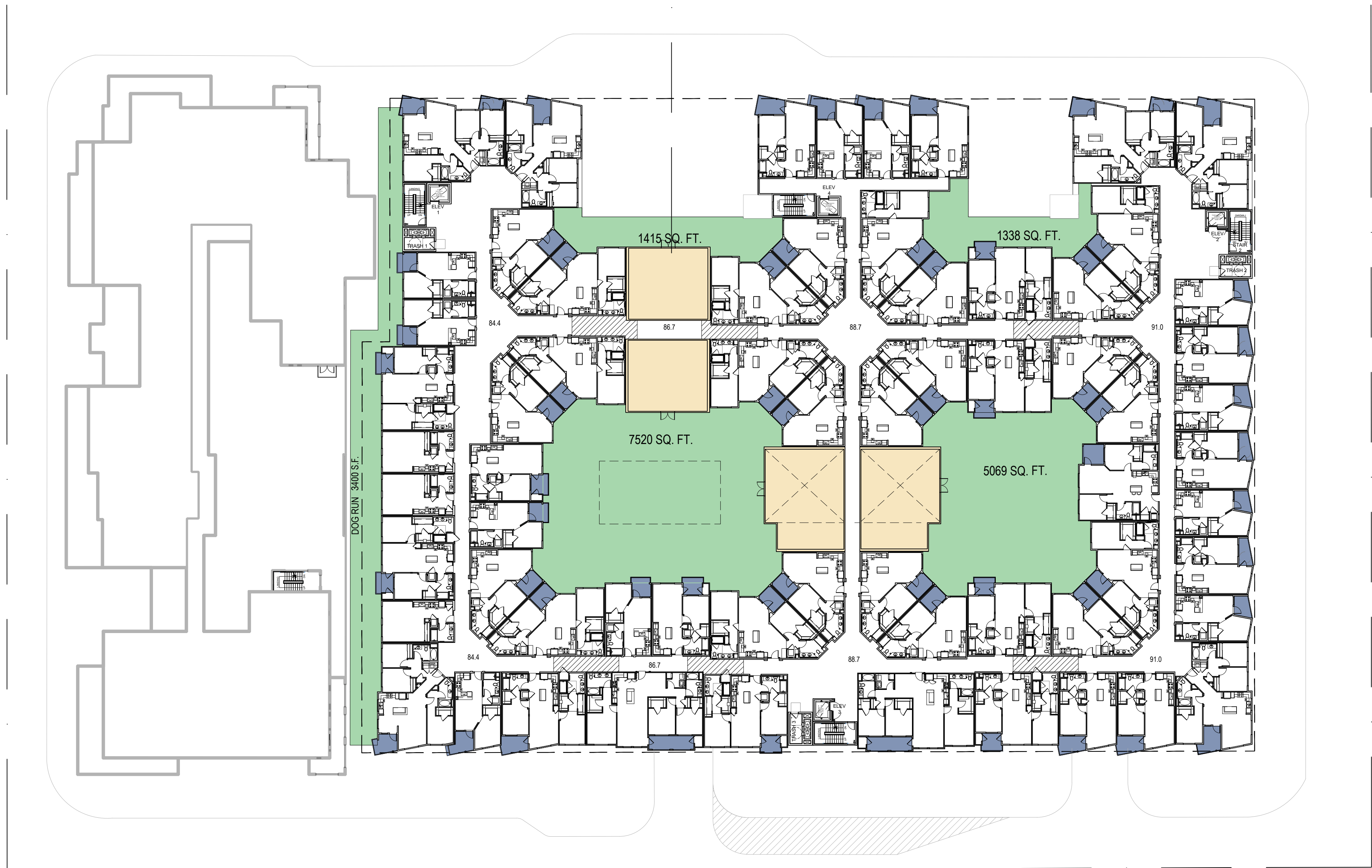
COMMON OUTDOOR OPEN SPACE (PRIVATE)

COMMON OUTDOOR OPEN SPACE (PUBLIC)

ADJOINING OPEN SPACE (PUBLIC)

PRIVATE OPEN SPACE (PATIO AND BALCONY)

ENCLOSED AMENITY SPACE



BUILDING L1
PODIUM LEVEL

5.23.25

OPEN SPACE SUMMARY			
TYPE	REQUIRED RATIO	REQUIRED SF	PROVIDED SF
COMMON OPEN SPACE	200 SF/DU	66,400	
OUTDOOR			19,492
INDOOR			6,776
PRIVATE OPEN SPACE			21,615
COMBINED COMMON AND PRIVATE OPEN SPACES	200 SF/DU	66,400	47,883 (144 SF/DU)

COMMON OPEN SPACE	
POOL COURTYARD A	7,520
COURTYARD B	5,069
RESIDENTIAL ROOF DECK*	750
PODIUM DECK 1	1,415
PODIUM DECK 2	1,338
DOG RUN	3,400
TOTAL	19,492

*Actual area limited to 750 sf for Egress

PUBLIC OPEN SPACE	
PLAZA 1	6,633
PLAZA 2	2,816
PLAZA CONNECTORS	1,138
TOTAL	10,587

ADJOINING PUBLIC OPEN SPACE (ADJACENT TO PLAZA FRONTAGE)*	
PLAZA CONNECTORS	1,370
R.O.W. FRONTING PROPERTY	3,876
TOTAL	5,246

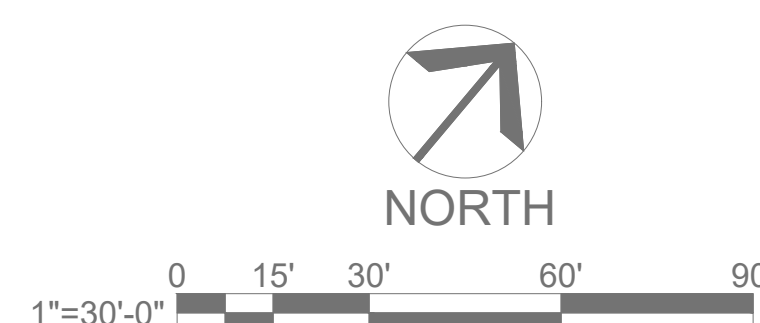
*NOTE: Adjoining areas (1) plaza connectors on actual site, and (2) R.O.W. not on actual site, will be undistinguishable from overall plaza areas in look, feel and experience.

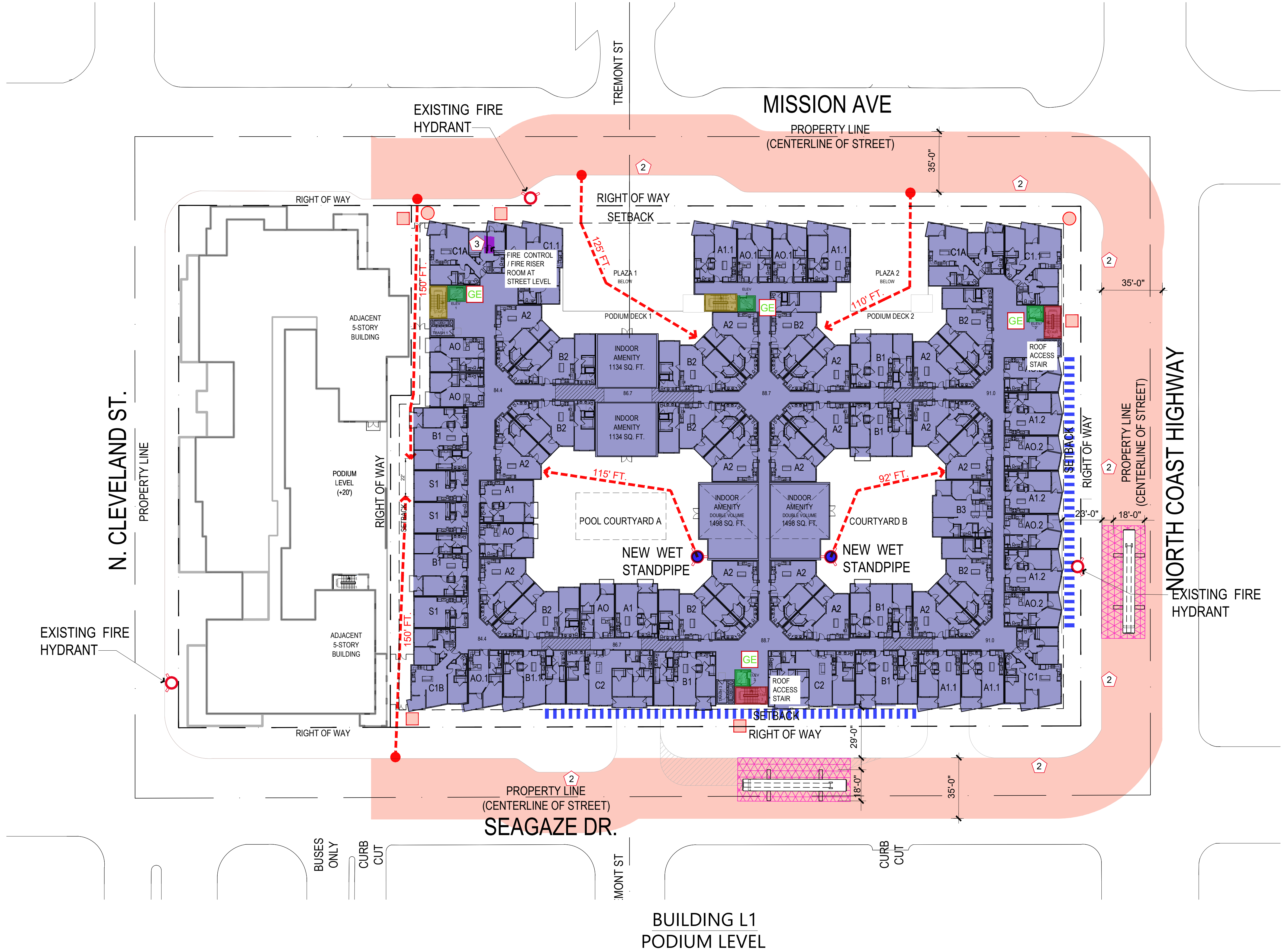
TOTAL EXPERIENCED PUBLIC OPEN SPACE	
	15,833

ENCLOSED AMENITY SF	
AMENITIES	SF
INDOOR AMENITY	5,264
CO-WORK (Mezzanine)	1,228
BIKE STORAGE	284
TOTAL	6,776

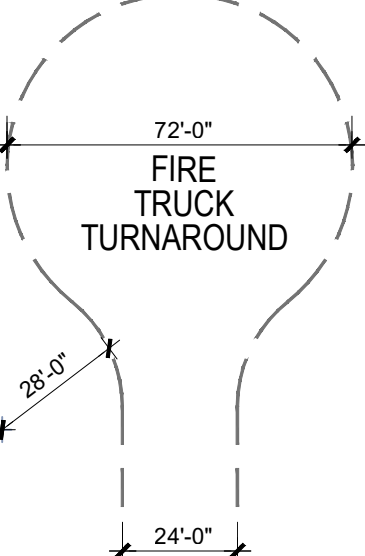
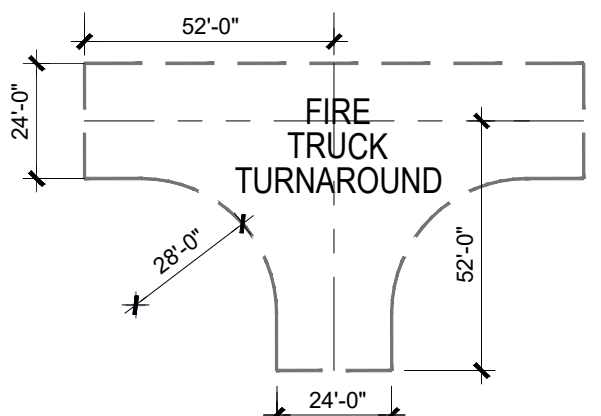
LEASING AREA	
AMENITIES	SF
LEASING/ LOBBY	1,472
MAIL / PARCEL	464
TOTAL	1,936

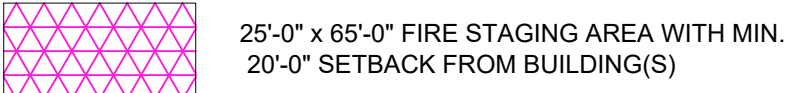
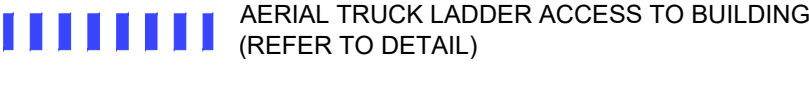
PRIVATE O.S.		
Unit	DECK AREA	TOT. AREA
S1	0	0
A0	50	1,000
A0.1	83	1,245
A0.2	57	1,140
A1	61	610
A1.1	84	1,596
A1.2	58	870
A2	65	4,290
B1	61	2,623
B1.1	78	390
B2	65	3,510
B3	74	814
C1	89	445
C1A	69	690
C1B	76	380
C1.1	88	792
C2	122	1,220
TOTAL		21,615





LEGEND





FIRE APPARATUS (60')

BUILDING ADDRESS IDENTIFICATION LOCATIONS WITH MINIMUM OF 8" HIGH WITH MINIMUM STROKE WIDTH OF 1/2". FINAL COUNT AND LOCATION SHALL BE FINALIZED WITH THE LOCAL JURISDICTION AND THE FIRE CODE OFFICIAL

GURNEY SIZED ELEVATOR(S)

KNOX BOX / LOCKED KEY SWITCH

FIRE LANE SIGN PER DETAIL

EXISTING PUBLIC FIRE HYDRANT

NEW WET STANDPIPE

150'-0" HOSE PULL

AERIAL TRUCK LADDER ACCESS TO BUILDING (REFER TO DETAIL)

25'-0" x 65'-0" FIRE STAGING AREA WITH MIN. 20'-0" SETBACK FROM BUILDING(S)

SITE KEYNOTES

1

DRIVEWAY / FIRELANE MEETING ALL-WEATHER SURFACE

2

PAINT CURB RED (AND SURFACE WHERE NO CURB)

3

FIRE ALARM ANNUNCIATOR PANEL / CONTROL ROOM

4

INSTALL "ENTRANCE - FIRE LANE" SIGN

5

INSTALL "NO PARKING - FIRE LANE" SIGN

6

FIRE SPRINKLER RISER (FR)

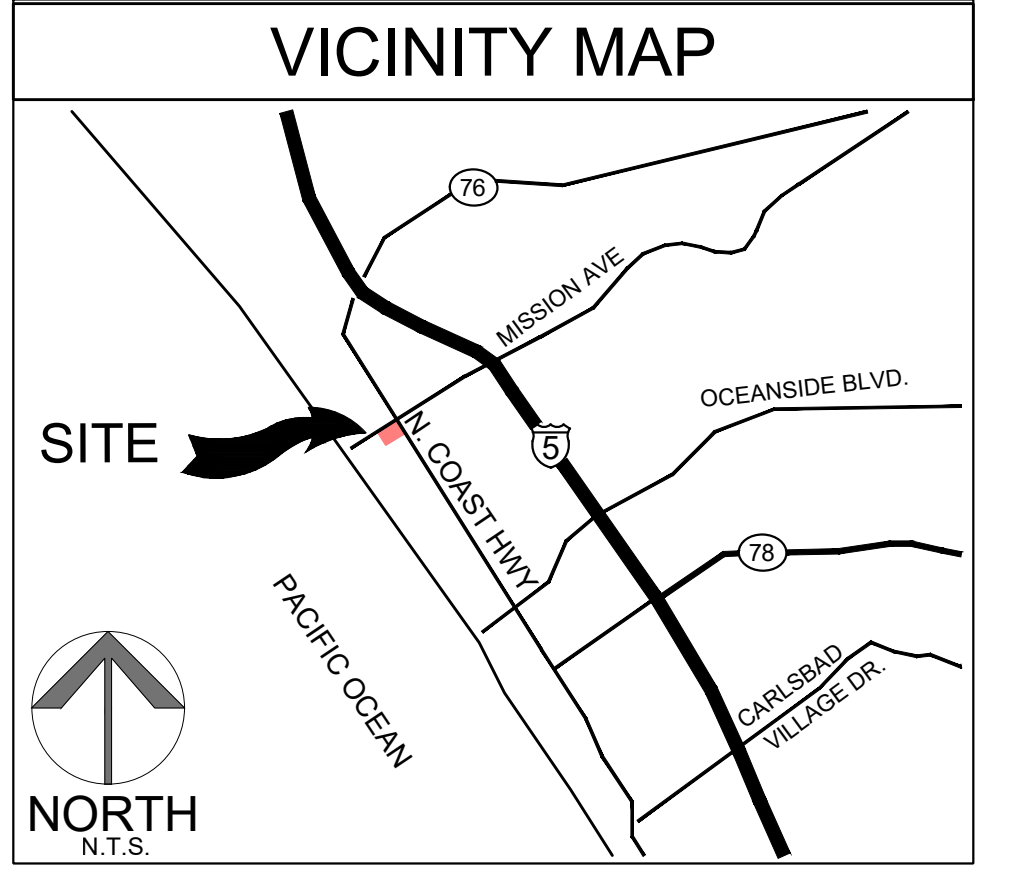
7

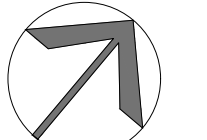
FIRE DEPARTMENT CONNECTION (FDC)

8

INSTALL KNOX BOX AT GATE

VICINITY MAP




NORTH
1"=30'-0"



401 MISSION AVENUE MIXED-USE

OCEANSIDE, CA

JH Real Estate Partners, Inc.

RESIDENTIAL BUILDING

Fire Access Plan



A2.1

Scale 1" = 30'

Job No. 2022-124

Date 10-20-2024

ATTACHMENTS

I. Attachment 1 - Fire Master Plan Notes

All of the notes listed in the INSPECTION REQUIREMENTS and GENERAL REQUIREMENTS sections shall be placed, verbatim, on the plan. Include individual notes, as applicable, from the PROJECT – SPECIFIC REQUIREMENTS section.

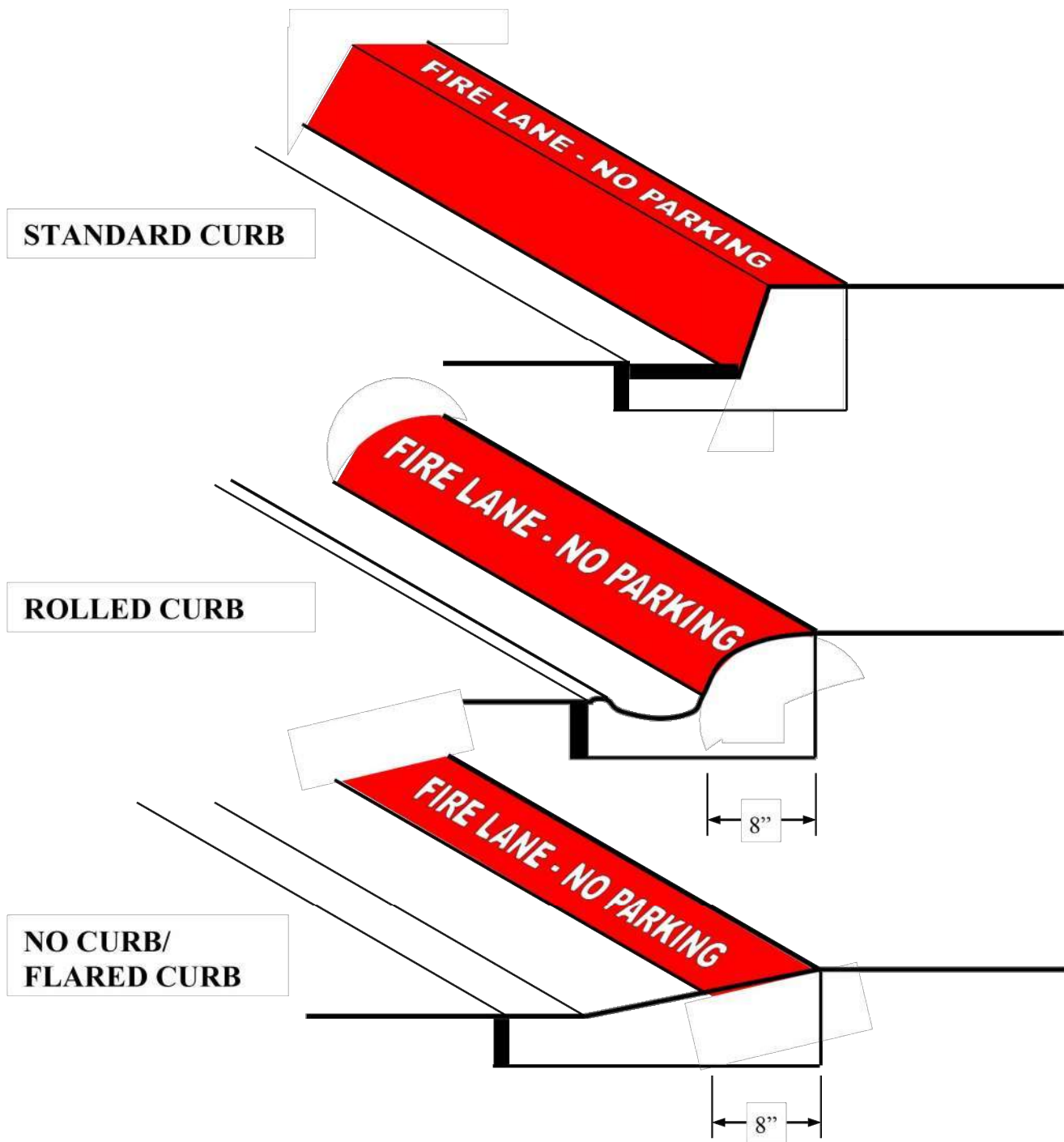
A. Inspection Requirements – Buildings Under Construction

1. Site inspections are required for this project. Please schedule all field inspections at least 24 hours in advance. Call the Oceanside Fire Prevention Bureau at (760) 435-4101, Monday through Friday.
2. A lumber drop inspection shall be performed prior to bringing combustible materials or combustible fixtures and finishes for structures of non-combustible construction onsite. All-weather access roads capable of supporting 78,000 lbs., topped with asphalt, concrete, or equivalent shall be in place and hydrants shall be operational at time of lumber drop inspection.
3. For projects in a wildland interface area, a vegetation clearance inspection is required prior to a lumber drop inspection.
4. An original approved, signed, wet-stamped fire master plan shall be available on-site at time of inspection.
5. Access roads and hydrants shall be maintained and remain clear of obstructions at all times during and after construction. Areas where parking is not permitted shall be clearly identified at all times.
6. Temporary fuel tanks of 60 or more gallons shall be reviewed, inspected, and permitted by the Fire Department prior to use.
7. The project address shall be clearly posted and visible from the public road during construction.
8. All gates in construction fencing shall be equipped with either a Knox or breakaway padlock.
9. Buildings of four or more stories shall be provided with stairs and a standpipe before reaching 35 feet in height.

B. General Requirements

1. Fire lane widths shall be measured from top face of the curb to top face of the curb for fire lanes with standard curbs and gutters, and from flow-line to flow-line for fire lanes with modified curb designs (e.g., rolled, ramped, etc.).
2. The developer is responsible to verify that all approved public works or grading department street improvement plans or precise grading plans conform to the minimum street width measurements per the approved fire master plan.
3. Fire lane signs and red curbs shall meet the Oceanside Fire Department Fire Lane Requirements. Additional fire lane markings may be required at the time of inspection depending on field conditions.

IX. Attachment 9 – Fire Lane Curb Identification



- Requirements:
- Fire lane entrance sign(s) shall be provided per Attachment 10 or 11.
 - Curbs shall be painted O.S.H.A. Safety Red.
 - “FIRE LANE – NO PARKING” shall be painted on top of curb in 3” lettering at a spacing of 30’ on center or portion thereof.

4. Address numbers shall be located and be of a color and size so as to be plainly visible and legible from the roadway from which the building is addressed. Address numbers shall be illuminated at night.
5. Access gates shall be approved prior to installation and shall be in compliance with Chapter 5 of the CFC and Oceanside Fire Department requirements.
6. Approved access walkways shall be provided to all required openings and all rescue windows.
7. Vegetation shall be selected and maintained in such a manner as to allow immediate access to all hydrants, valves, and fire department connections, pull stations, extinguishers, sprinkler risers, alarm control panels, rescue windows, and other devices or areas used for firefighting purposes. Vegetation or building features shall not obstruct address numbers or inhibit the functioning of alarm bells, horns, or strobes.
8. Dumpsters and trash containers larger than 1.5 cubic yards shall not be stored in buildings or placed within 10 feet of combustible walls, openings, or combustible roof eave lines unless protected by an approved sprinkler system.
9. Any future modification to the approved Fire Master Plan or approved site plan, including but not limited to road width, grade, speed humps, turning radii, gates or other obstructions, shall require review, inspection, and approval by the Fire Department.
10. This project may be subject to additional requirements not stated here-in upon examination of actual site and project conditions or disclosure of additional information.

C. Project – Specific Requirements
(Include only those notes that are applicable to the project as designed; some notes may need to be modified to address specific project conditions)

1. An automatic fire sprinkler system shall be installed in accordance with applicable codes and local ordinances, amendments, and guidelines. A separate plan submittal is required.
2. An underground piping plan is required for the installation of an automatic fire sprinkler system or for a private fire hydrant system. A separate plan submittal to the Fire Department is required.
3. A chemical classification and hazardous materials compliance plan shall be approved by the Oceanside Fire Department prior to any hazardous materials being stored or used on site. A separate plan submittal is required.
4. This property is located in or adjacent to a fuel modification area. Addition or alteration of structures or landscaping requires review and approval by the Oceanside Fire Department.

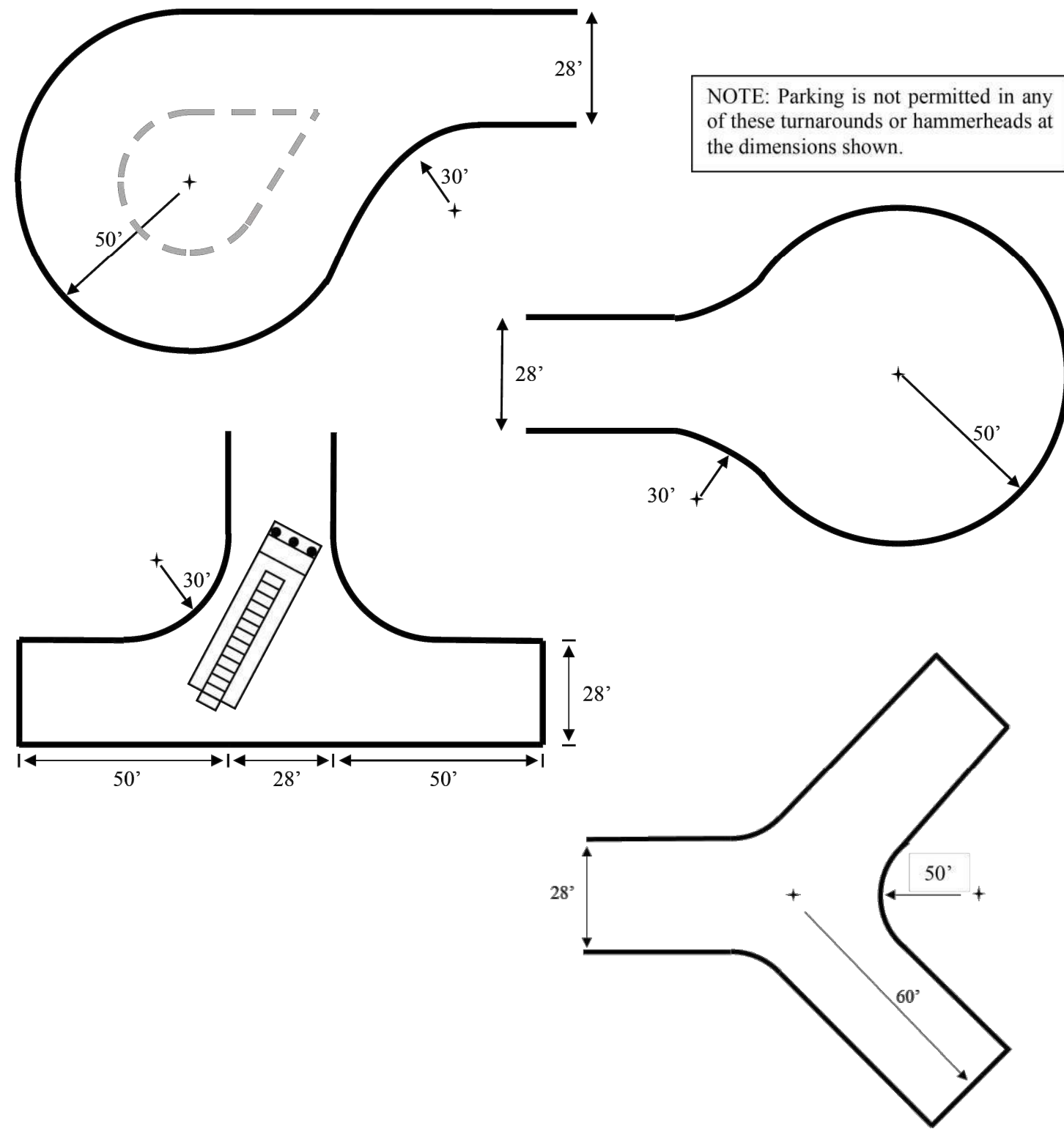
X. Attachment 10 – Fire Lane Entrance Signs

To be used only at vehicle entry points to areas that contain “Fire Lane – No Parking” signs or red curbs.



- All sign and lettering dimensions shown are minimum required.
- This sign shall be posted at all vehicle entrances to areas marked with either red curbs or fire lane “No Parking” signs.
- Signs shall be securely mounted facing the direction of travel and clearly visible to oncoming traffic entering the designated area. Signs shall be made of durable material and installed per Attachment 13.
- Towing company contact information is required for all properties with a standing written agreement for services with a towing company, per the California Vehicle Code.

VII. Attachment 7 – Minimum Turnaround and Hammerhead Dimensions



XII. Attachment 12 – Specifications for Fire Lane No Parking Sign



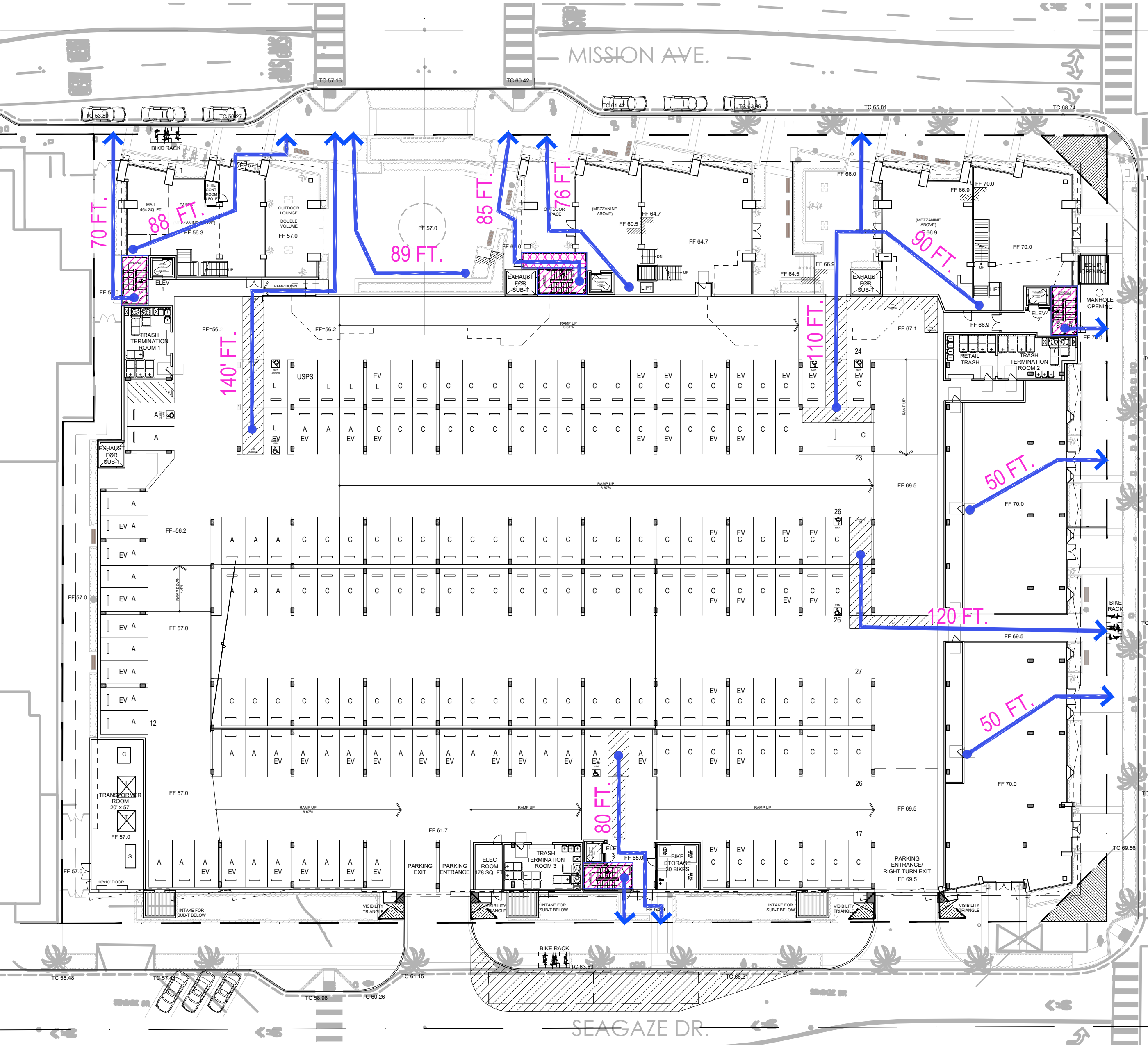
- All sign and lettering dimensions shown are minimums. “Arial Narrow” font is used in the example above though other legible sans-serif fonts may be acceptable.
- In areas where fire lane parking restrictions are enforced by the California Highway Patrol, “NO STOPPING – FIRE LANE” signs meeting Caltrans standards shall be used.
- Signs shall be securely mounted facing the direction of travel and clearly visible to oncoming traffic entering the designated area. Signs shall be made of durable material and installed per Attachments 13 and 14.

GENERAL NOTES

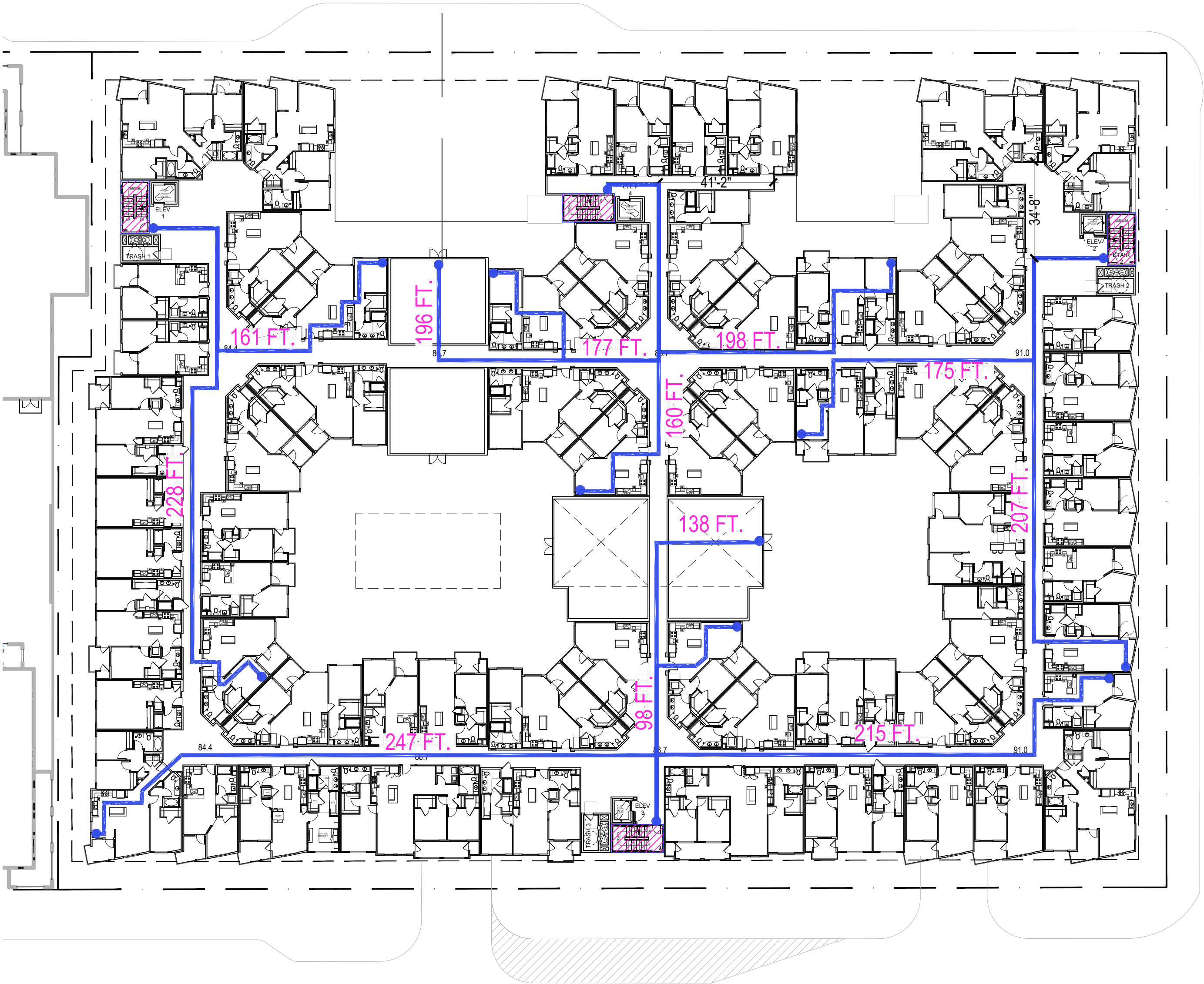
- EXIT ACCESS TRAVEL DISTANCES SHOWN ARE MEASURED FROM THE MOST REMOTE POINT WITHIN EACH DWELLING UNIT TO EITHER AN EXTERIOR EXIT STAIRWAY OR EXIT DISCHARGE AS PER CBC SECTION 1016.
- THE MAXIMUM LENGTHS OF EXIT ACCESS TRAVEL PER OCCUPANCY ARE LISTED BELOW AS PER CBC TABLE 1016.1:
A: 250 FEET (WITH SPRINKLER SYSTEM)
B: 300 FEET (WITH SPRINKLER SYSTEM)
R: 250 FEET (WITH SPRINKLER SYSTEM)
S-2: 400 FEET (WITH SPRINKLER SYSTEM)
- EGRESS THROUGH AN INTERVENING SPACE SHALL COMPLY WITH SECTION 1014.2
- THE COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED THE FOLLOWING DISTANCES PER SECTIONS 1014.3 AND 1028.8:
A: 75 FEET*
B: 100 FEET*
R-2: 125 FEET*
S-2: 100 FEET*
(* = PROVIDED THAT THE BUILDING IS PROTECTED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2)
- SEE ELECTRICAL DRAWINGS AND ARCHITECTURAL REFLECTED CEILING PLANS FOR ADDITIONAL INFORMATION REGARDING EXIT SIGNS
- EXIT ACCESS (SECTION 1002): THAT PORTION OF A MEANS OF EGRESS SYSTEM THAT LEADS FROM ANY OCCUPIED PORTION OF A BUILDING OR STRUCTURE TO AN EXIT.
- THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED TO A LEVEL OF NOT LESS THAN ONE FOOT-CANDLE AT THE WALKING SURFACE AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. SECTION 1006.2
- THE MEAN OF EGRESS ILLUMINATION SHALL BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF A POWER SUPPLY FAILURE, AN AUTOMATIC EMERGENCY ELECTRICAL SYSTEM SHALL BE PROVIDED PER SECTION 1006.3.
- APPROVED EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL AS REQUIRED BY BUILDING CODE 1011.1; AND SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED AS REQUIRED BY SECTION 1011.3 IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECTIONS 1011.5 AND 1011.6. NOTE: ADDITIONAL EXIT SIGNS MAY BE REQUIRED AT THE TIME OF FIELD INSPECTION.
- IN THE EVENT OF POWER FAILURE AN EMERGENCY ELECTRICAL SYSTEM SHALL ILLUMINATE EXIT SIGNS FOR A DURATION OF NOT LESS THAN 90 MINUTES IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECTION 1011.6.3

LEGEND

- 2-HOUR VERTICAL EXIT ENCLOSURE
 - 2-HOUR EXIT PASSAGEWAY
 - EXIT PATH
- NOTE: MAXIMUM TRAVEL DISTANCE FROM UNIT TO EXIT TO PUBLIC WAY SHALL NOT EXCEED 250 FEET.



LEVEL P1



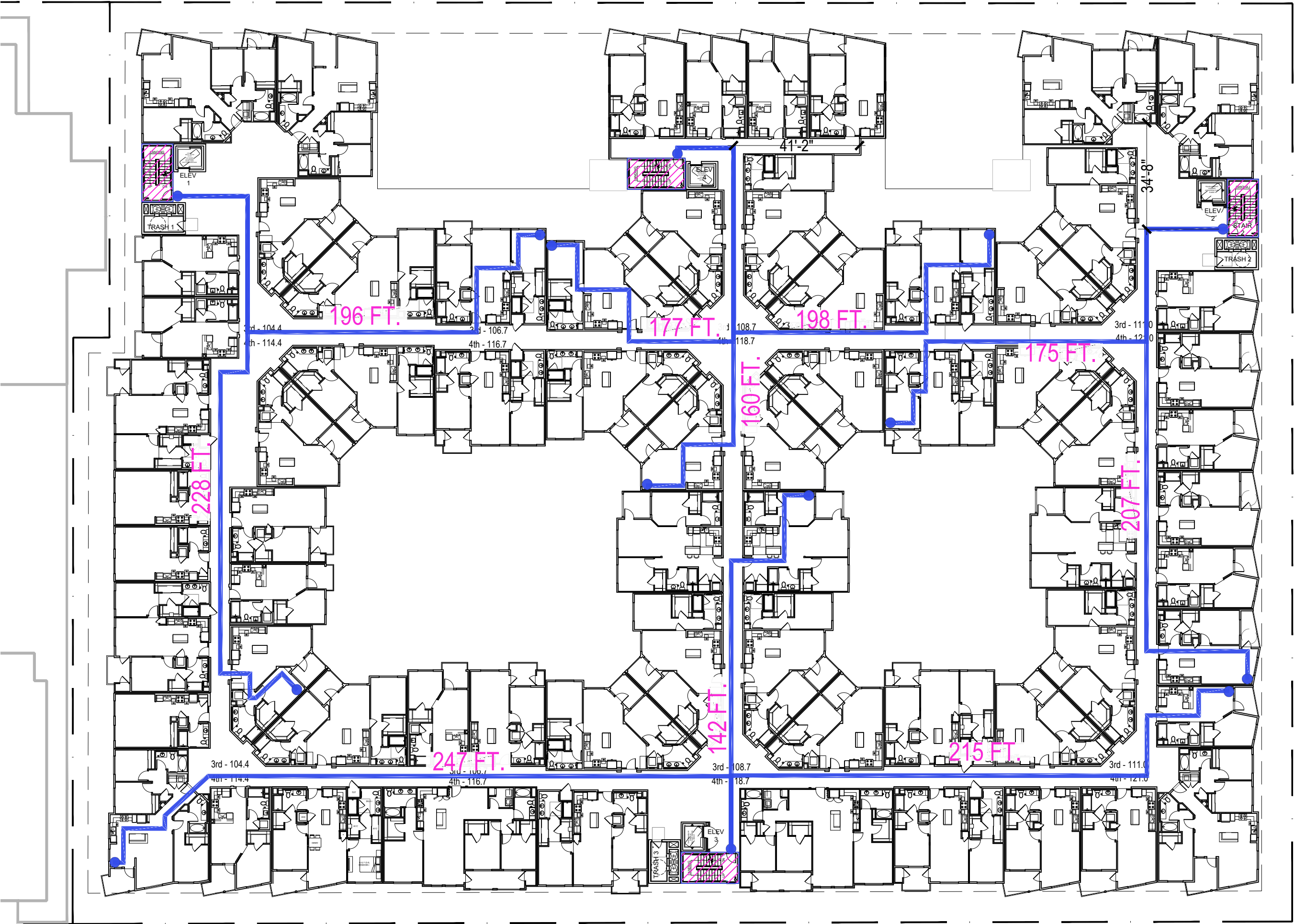
LEVEL 1

GENERAL NOTES

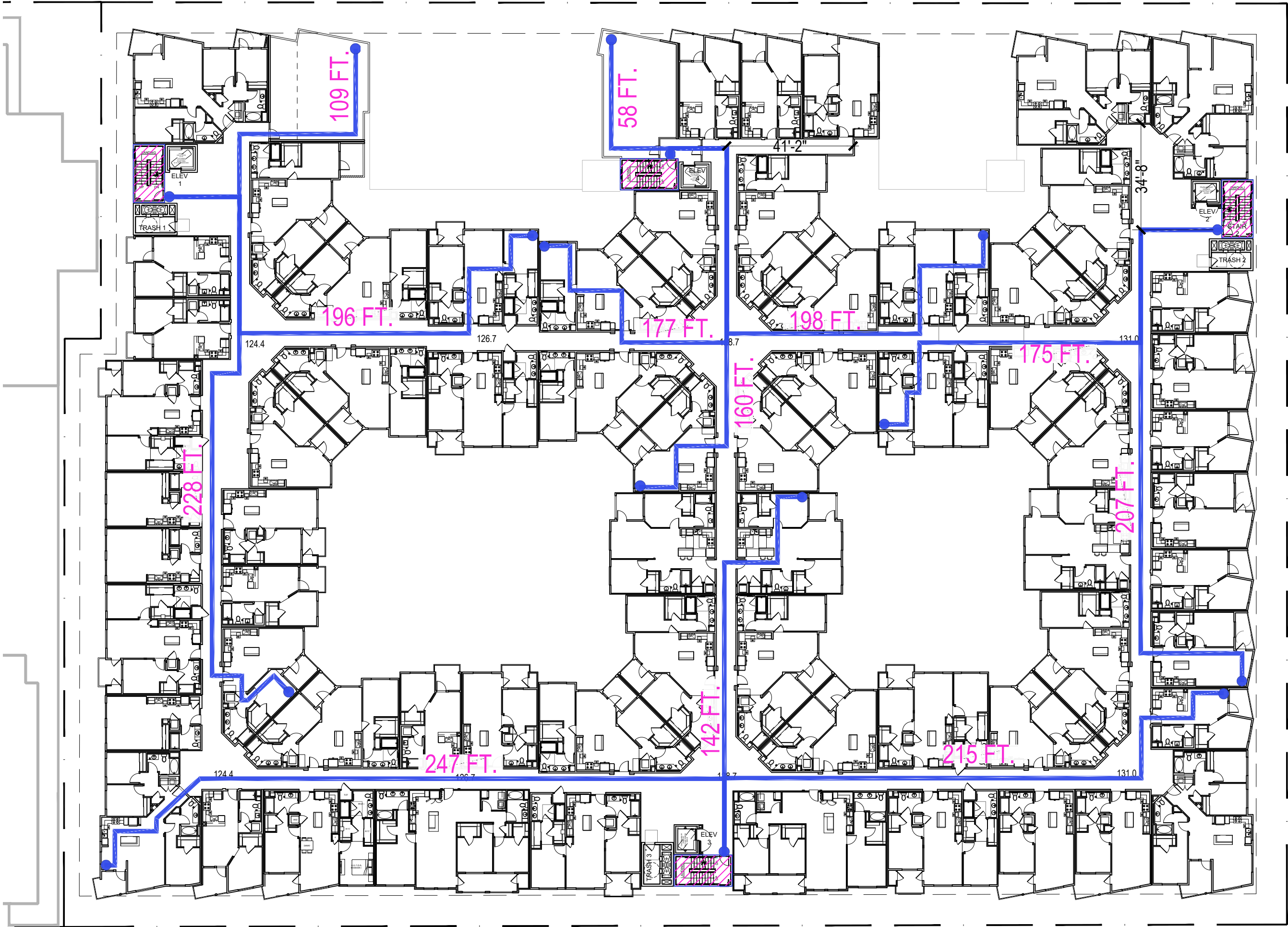
- 1. EXIT ACCESS TRAVEL DISTANCES SHOWN ARE MEASURED FROM THE MOST REMOTE POINT WITHIN EACH DWELLING UNIT TO EITHER AN EXTERIOR EXIT STAIRWAY OR EXIT DISCHARGE AS PER CBC SECTION 1016.
- 2. THE MAXIMUM LENGTHS OF EXIT ACCESS TRAVEL PER OCCUPANCY ARE LISTED BELOW AS PER CBC TABLE 1016.1:
 - A: 250 FEET (WITH SPRINKLER SYSTEM)
 - B: 300 FEET (WITH SPRINKLER SYSTEM)
 - R: 250 FEET (WITH SPRINKLER SYSTEM)
 - S-2: 400 FEET (WITH SPRINKLER SYSTEM)
- 3. EGRESS THROUGH AN INTERVENING SPACE SHALL COMPLY WITH SECTION 1014.2
- 4. THE COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED THE FOLLOWING DISTANCES PER SECTIONS 1014.3 AND 1028.8:
 - A: 75 FEET*
 - B: 100 FEET*
 - R-2: 125 FEET*
 - S-2: 100 FEET*(* = PROVIDED THAT THE BUILDING IS PROTECTED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2)
- 5. SEE ELECTRICAL DRAWINGS AND ARCHITECTURAL REFLECTED CEILING PLANS FOR ADDITIONAL INFORMATION REGARDING EXIT SIGNS
- 6. EXIT ACCESS (SECTION 1002): THAT PORTION OF A MEANS OF EGRESS SYSTEM THAT LEADS FROM ANY OCCUPIED PORTION OF A BUILDING OR STRUCTURE TO AN EXIT.
- 7. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED TO A LEVEL OF NOT LESS THAN ONE FOOT-CANDLE AT THE WALKING SURFACE AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. SECTION 1006.2
- 8. THE MEAN OF EGRESS ILLUMINATION SHALL BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF A POWER SUPPLY FAILURE, AN AUTOMATIC EMERGENCY ELECTRICAL SYSTEM SHALL BE PROVIDED PER SECTION 1006.3.
- 9. APPROVED EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL AS REQUIRED BY BUILDING CODE 1011.1; AND SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED AS REQUIRED BY SECTION 1011.3 IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECTIONS 1011.5 AND 1011.6. NOTE: ADDITIONAL EXIT SIGNS MAY BE REQUIRED AT THE TIME OF FIELD INSPECTION.
- 10. IN THE EVENT OF POWER FAILURE AN EMERGENCY ELECTRICAL SYSTEM SHALL ILLUMINATE EXIT SIGNS FOR A DURATION OF NOT LESS THAN 90 MINUTES IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECTION 1011.6.3

LEGEND

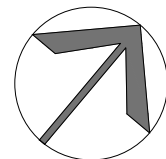
- 2-HOUR VERTICAL EXIT ENCLOSURE
- 2-HOUR EXIT PASSAGEWAY
- EXIT PATH
- NOTE: MAXIMUM TRAVEL DISTANCE FROM UNIT TO EXIT TO PUBLIC WAY SHALL NOT EXCEED 250 FEET.



LEVEL 2-4

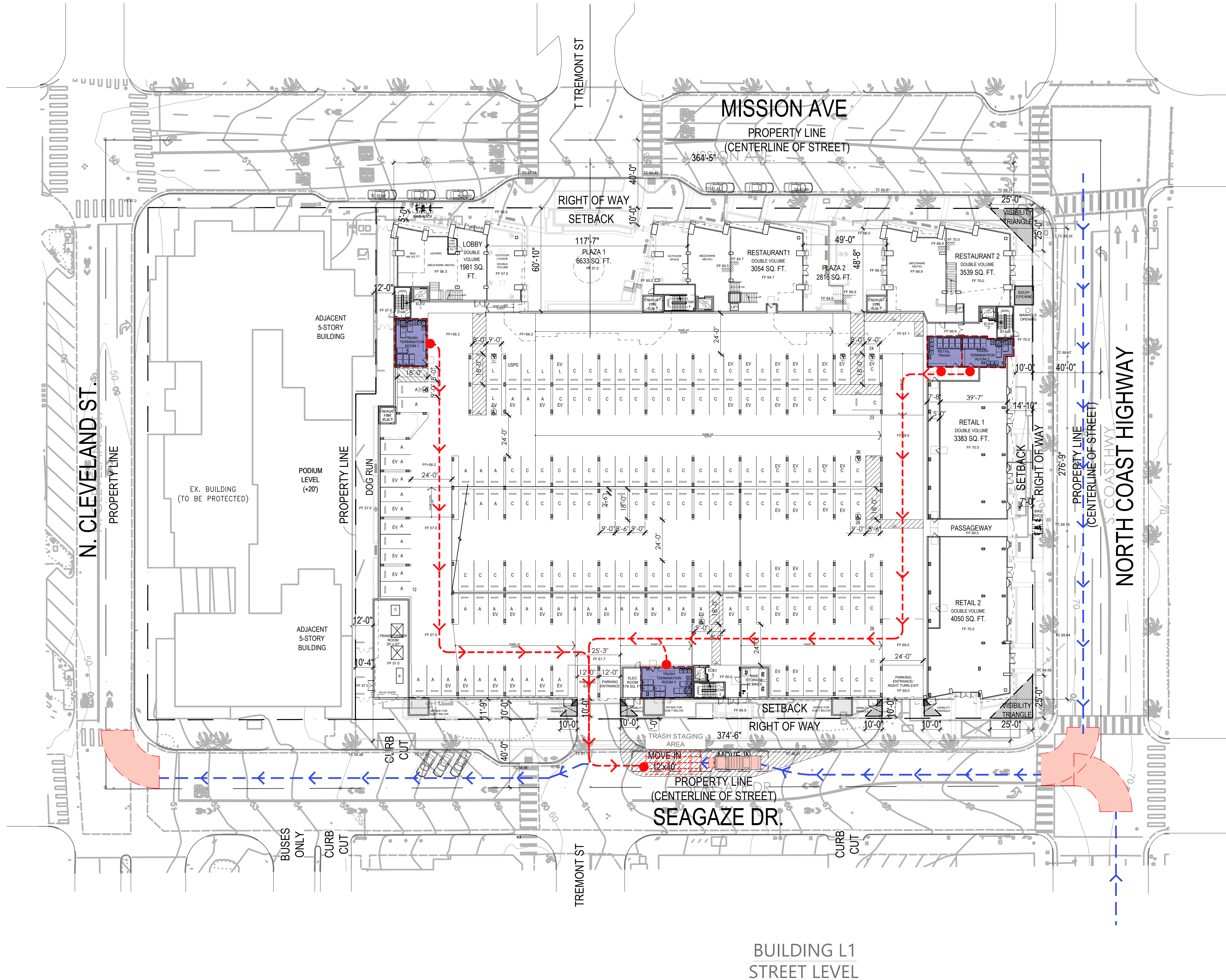


LEVEL 5



NORTH

1"=30'-0" 0 15' 30' 60' 90'



NARRATIVE

THE WRITTEN SOLID WASTE DISPOSAL AND RECYCLING MANAGEMENT PLAN FOR THE RESIDENTIAL BUILDING IS EXPLAINED AS FOLLOWS:

TRASH TRUCK ROUTING:
TRUCKS WILL APPROACH THE PROJECT FROM SOUTH COAST HIGHWAY, TURN WEST ON SEAGAZE DRIVE AND PARK ADJACENT TO THE TRASH STAGING AREAS AND COMMENCE OPERATIONS. AFTER COMPLETING PICK-UP, TRUCKS WILL CONTINUE ALONG THE PROPERTY AT SEAGAZE DRIVE TOWARDS CLEVELAND STREET.

TRASH ROOMS
SOLID WASTE: A MIN. TOTAL OF SIX (6) 4-CUBIC YARD TRASH BINS ARE TO BE ON SITE AT ALL TIMES FOR TWO TIMES A WEEK PICK-UP SCHEDULE.
TRASH ROOM #1 WILL HAVE (2) 4-CUBIC YARD TRASH BINS;
TRASH ROOM #2 WILL HAVE (2) 4-CUBIC YARD TRASH BINS;
TRASH ROOM #3 WILL HAVE (2) 4-CUBIC YARD TRASH BINS.
RECYCLABLE: A MIN. TOTAL OF (12) 4-CUBIC YARD RECYCLE BINS ARE TO BE ON SITE AT ALL TIMES FOR TWO TIMES A WEEK PICK-UP SCHEDULE.
TRASH ROOM #1 WILL HAVE (4) 4-CUBIC YARD TRASH BINS;
TRASH ROOM #2 WILL HAVE (4) 4-CUBIC YARD TRASH BINS;
TRASH ROOM #3 WILL HAVE (4) 4-CUBIC YARD TRASH BINS.
ORGANICS: A MIN. TOTAL OF (9) 64-GALLON ORGANIC CART ARE TO BE ON SITE AT ALL TIMES FOR TWO TIMES A WEEK PICK-UP SCHEDULE.
TRASH ROOM #1 WILL HAVE (3) 64-GALLON CART;
TRASH ROOM #2 WILL HAVE (3) 64-GALLON CART;
TRASH ROOM #3 WILL HAVE (3) 64-GALLON CART.

DIMENSIONS FOR TRASH ROOM #1 ARE +/- 18'-0" X 27'-0" (486 S.F.);
DIMENSIONS FOR TRASH ROOM #2 ARE +/- 17'-0" X 30'-0" (510 S.F.);
DIMENSIONS FOR TRASH ROOM #3 ARE +/- 18'-0" X 30'-0" (540 S.F.);
DIMENSIONS FOR RETAIL TRASH ROOM ARE +/- 17'-0" X 19'-0" (323 S.F.).

COLLECTION WILL BE VIA RECYCLABLE AND COMPACTED SOLID WASTE TRASH CHUTES LOCATED WITHIN THREE SEPARATE ENCLOSURES IN THE BUILDING AT EACH LEVEL. THE THREE TRASH TERMINATION ROOMS WILL PROVIDE FOR SOLID WASTE TRASH BINS AT EACH TRASH ROOM FOR TWO TIMES A WEEK PICK UP.
TENANTS WILL NOT ACCESS THE TRASH TERMINATION ROOMS DIRECTLY, BUT THROUGH TRASH-CHUTE ROOMS LOCATED AT EVERY LEVEL OF THE BUILDING OFF THE RESIDENTIAL CORRIDORS.
THE TRASH CHUTES WILL CONTAIN A MECHANISM THAT WILL ALLOW COMPLETE SHUT-OFF IN ORDER TO REMOVE / REPLACE THE BINS AS THEY REQUIRE EMPTYING AND LIMIT ACCESS TO ALL OTHER FLOORS WHEN ANY ONE CHUTE DOOR IS OPENED. A PORTER WILL BE REQUIRED TO MONITOR THE TRASH LEVELS THROUGHOUT THE DAY AS A PART OF DAILY DUTIES. A VEHICLE APPROPRIATE FOR TOWING TRASH BINS WILL BE PART OF CONTRACTING WITH THE SERVICE PROVIDER.

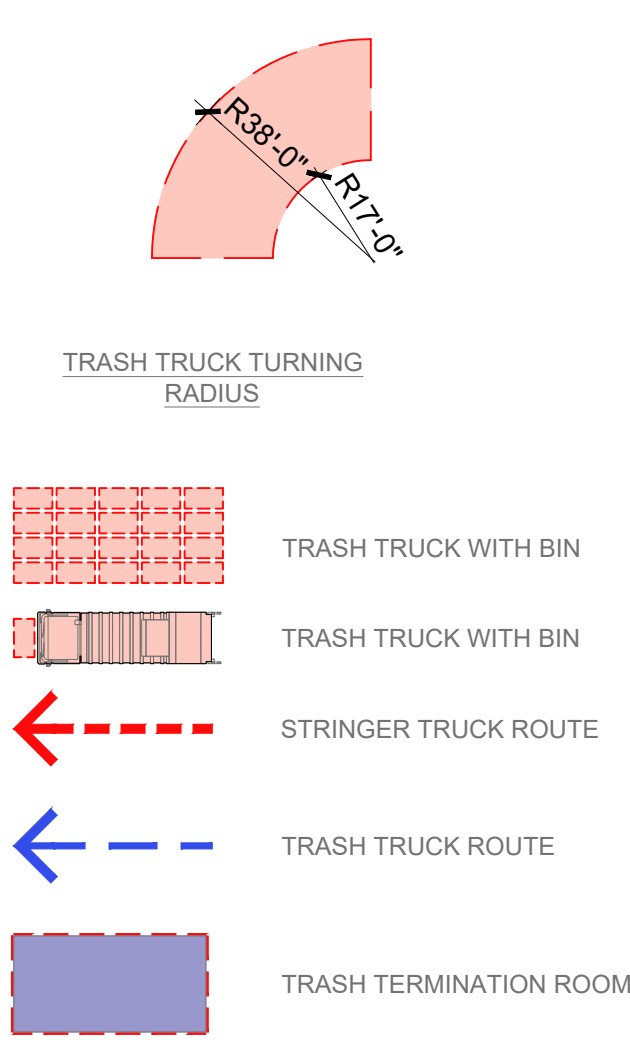
STAGING AREA
THE STAGING AREA OUTSIDE IS FOR THE COLLECTION OF ALL BINS IN CLOSE PROXIMITY TO WHERE THE HAULER (TRASH TRUCK) WILL PICK-UP THE BINS.

MAINTENANCE OF TRASH ROOMS
THE MAINTENANCE OF THE TRASH ROOMS WILL BE MONITORED AND MANAGED BY PROPERTY MANAGEMENT.

ROLL OUT SERVICE AND PICK-UP
TRASH COLLECTION BINS WILL BE MOVED FROM THE THREE TRASH ROOMS AT LEVEL 1 (PARKING STRUCTURE) WITH AN APPROPRIATE RETRIEVAL VEHICLE (STINGER-TRUCK). THE PROPERTY OWNER WILL CONTRACT FOR THE PROPERTY MANAGEMENT COMPANY TO PROVIDE ON-SITE TRASH MANAGEMENT TO ENSURE THAT FULL BINS ARE REPLACED WITH EMPTY ONES. A SERVICE PROVIDER WILL BE CONTRACTED BY THE PROPERTY OWNER TO EMPTY THE BINS AS NECESSARY PER SCHEDULE.

THE RENTAL / OWNERSHIP OF THE BINS AND THE TRASH SERVICE FOR THE TENANTS WILL BE PAID FOR BY THE BUILDING OWNER.
THE SERVICE PROVIDER WILL BE CONTRACTED TO PROVIDE STINGER-TRUCK SERVICE FOR CONVEYANCE OF BINS TO THE STAGING AREA AND COLLECTION OF BINS FROM THE STAGING AREA.

LEGEND

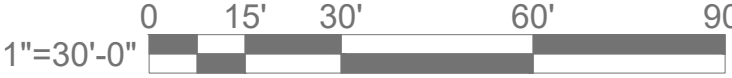


GENERAL NOTES

1. TRASH ENCLOSURE AREAS ARE FULLY ROOFED AND CONTAINED WITHIN THE PARKING STRUCTURE.
2. TWO TRASH PICKUPS A WEEK IS THE MAXIMUM ALLOWED BASED ON 0.5 CUBIC YARDS OF TRASH GENERATED PER RESIDENTIAL UNIT. SEE TRASH SUMMARY TABLE.
3. MINIMUM 16'x40' WIDE STAGING AREA AVAILABLE ON DAYS OF SERVICE FROM 6am to 6pm.
4. MINIMUM VERTICAL CLEARANCE OF 25' AT STAGING AREA FOR BIN CLEARANCE.
5. MINIMUM 13'-0" VERTICAL CLEARANCE FOR STINGER TRUCK.
6. ALL DRIVEWAYS & STAGING AREAS MUST BE ABLE TO CARRY MIN. 60,000 POUND GROSS VEHICLE WEIGHT
7. MAXIMUM BIN SIZE 4 CU. YD.



NORTH



401 MISSION AVE MIXED-USE

OCEANSIDE, CA

WASTE MANAGEMENT PLAN

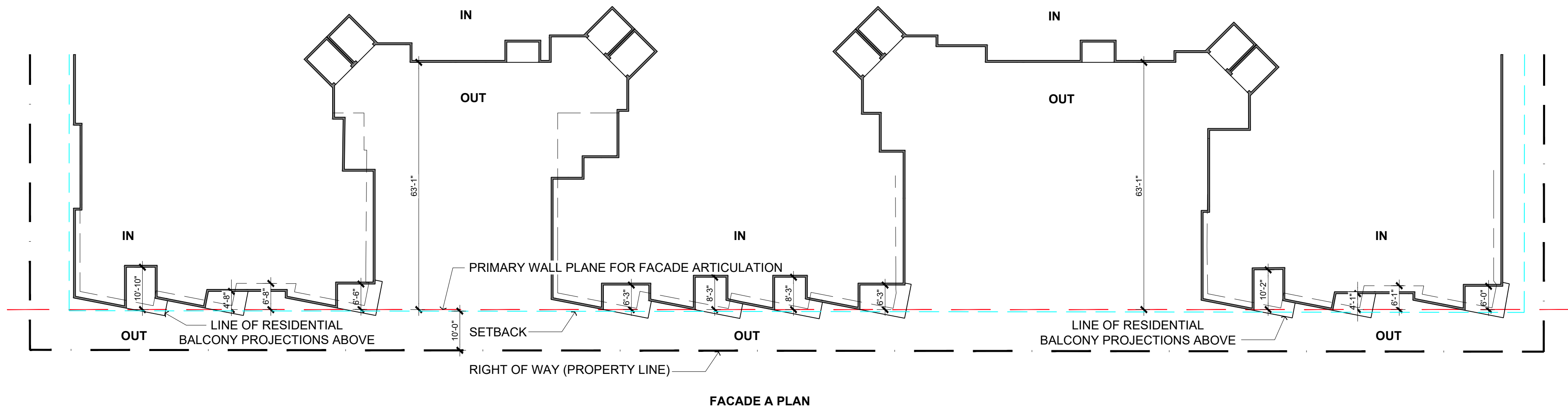


A2.5

1" = 30'

JOB NO. 2022-0124
DATE 06-02-2025





NORTH BUILDING ELEVATION 1
(MISSION AVE)

FACADE A ELEVATION			
REQUIRED % OF PRIMARY WALL PLANE	PROVIDED % OF PRIMARY WALL PLANE	REQUIRED AVERAGE OFFSET	PROVIDED AVERAGE OFFSET
LESS THAN 75%	37%	MINIMUM 5 FEET	15 FEET

□ TOTAL FACADE AREA: 29,605 SF

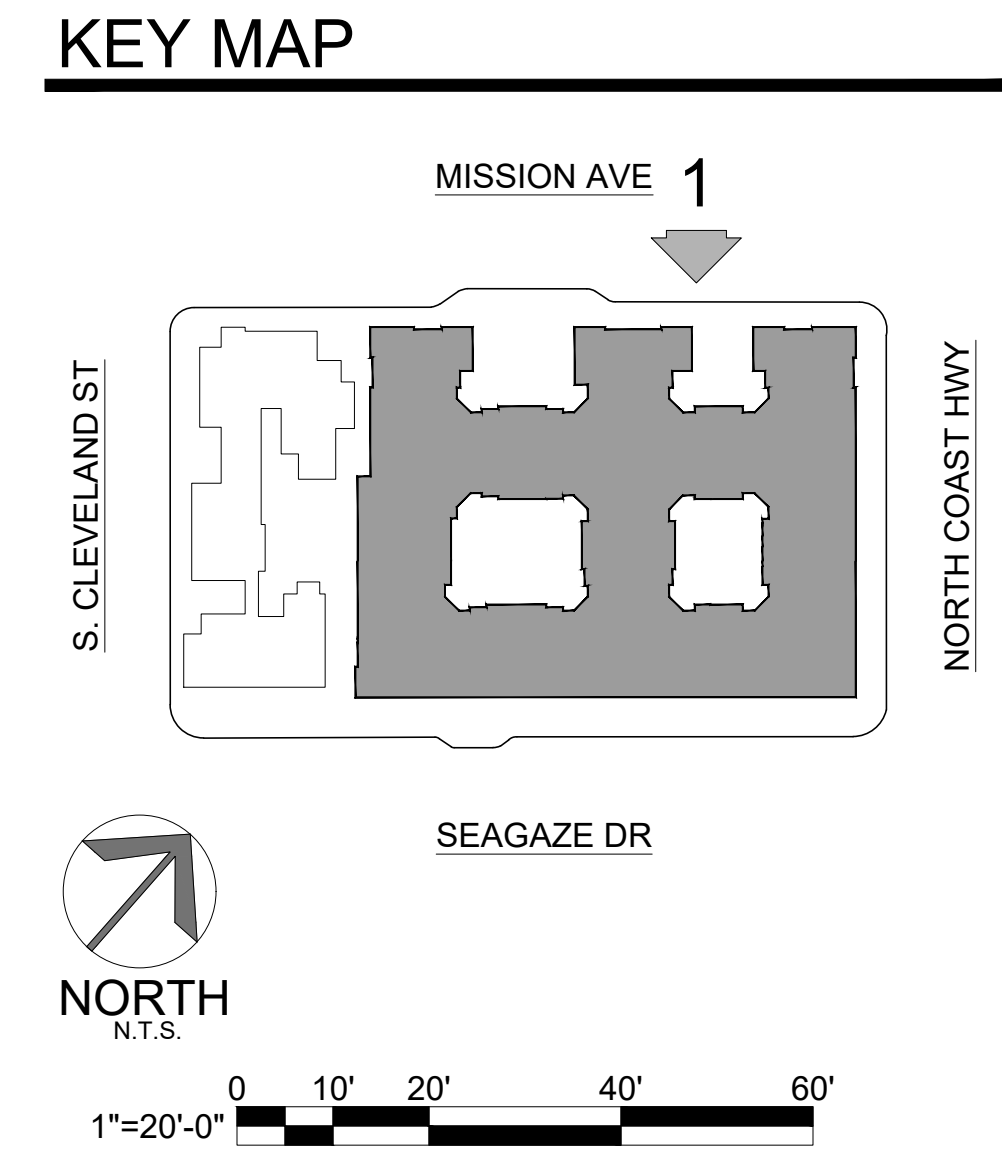
■ AREA OFFSET AT EXTERIOR BALCONIES : 4,920 SF (17%)

■ AREA OFFSET AT PLAZAS / COURTYARDS : 9,450 SF (32%)

■ AREA OFFSET AT RESTAURANTS / LOBBY : 4,075 SF (14%)
- IF ALLOWED AS ONLY PARTIAL RESTAURANT FACADE IS MORE THAN 5' OFFSET

TOTAL FACADE AREA: 29,605 SF
TOTAL OFFSET AREA: 18,445 SF
TOTAL FACADE AREA ON PRIMARY WALL PLANE: 11,160 SF
75% OF TOTAL FACADE AREA: 22,204 SF
11,160 SF < 22,204 SF

AVERAGE OFFSET DEPTH
(10'-10"+4'-8"+6'-8"+6'-6"+6'-3"+8'-3"+8'-3"+6'-3"+10'-2"+4'-1"+6'-1"+6'-0"+63'-1"+63'-1") / 14 = 15'-0"
15'-0" > 5'-0"



401 MISSION AVENUE MIXED-USE

OCEANSIDE, CA
JH Real Estate Partners, Inc.

RESIDENTIAL BUILDING
Facade Articulation



A2.6

Scale 1" = 20'
Job No. 2022-124
Date 12-09-2024

Architectural elevation of a building facade showing floor plate areas. The ground floor features green storefronts with areas: 165 SF, 275 SF, 135 SF, 270 SF, 270 SF, 270 SF, 270 SF, 270 SF, 270 SF, 270 SF, 135 SF, 275 SF, 165 SF. Upper floors have blue and white panels with areas: 85 SF, 105 SF, 85 SF, 105 SF, 85 SF, 105 SF, 85 SF, 105 SF, 85 SF, 105 SF, 85 SF, 105 SF. A central vertical panel shows a surfer graphic.



- TOTAL FACADE AREA: 21,035 SF
- AREA OFFSET AT EXTERIOR BALCONIES : 3,275 SF (16%)
- AREA OFFSET AT RETAIL / PARKING STRUCTURE : 3,040 SF (14%)
 - IF ALLOWED AS ONLY PARTIAL RETAIL FACADE IS MORE THAN 5' OFFSET

TOTAL FACADE AREA: 21,035 SF
TOTAL OFFSET AREA: 6,315 SF
TOTAL FACADE AREA ON PRIMARY WALL PLANE: 14,720 SF
75% OF TOTAL FACADE AREA: 15,776 SF
14,720 SF < 15,776 SF

KEY MAP



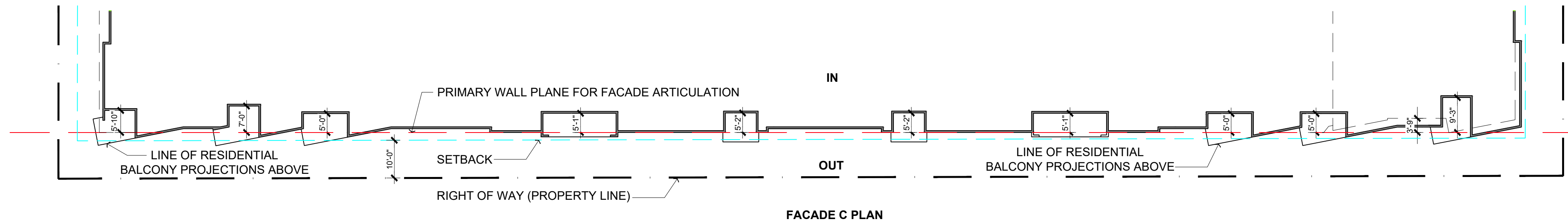
RESIDENTIAL BUILDING

Facade Articulation



A2.7

Scale 1" = 20'
Job No. 2022-124
Date 12-09-2024



SOUTH BUILDING ELEVATION 3
(SEAGAZE DRIVE)

FACADE C ELEVATION			
REQUIRED % OF PRIMARY WALL PLANE	PROVIDED % OF PRIMARY WALL PLANE	REQUIRED AVERAGE OFFSET	PROVIDED AVERAGE OFFSET
LESS THAN 75%	68%	MINIMUM 5 FEET	5'-7" FEET

☐ TOTAL FACADE AREA: 29,790 SF

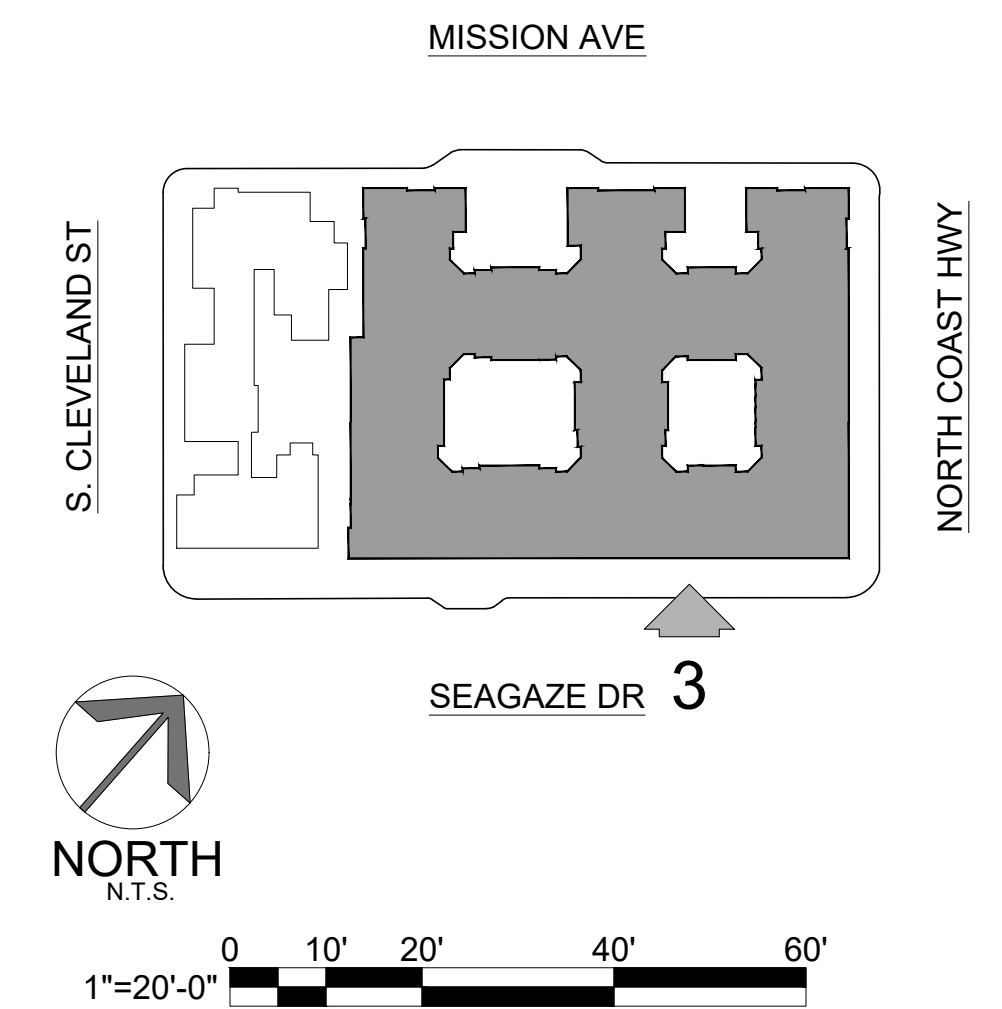
■ AREA OFFSET AT EXTERIOR BALCONIES : 4,125 SF (14%)

■ AREA OFFSET AT RETAIL / PARKING STRUCTURE : 5,750 SF (19%)
- IF ALLOWED AS ONLY PARTIAL RETAIL FACADE IS MORE THAN 5' OFFSET

TOTAL FACADE AREA: 29,790 SF
TOTAL OFFSET AREA: 9,875 SF
TOTAL FACADE AREA ON PRIMARY WALL PLANE: 19,915 SF
75% OF TOTAL FACADE AREA: 22,343 SF
19,915 SF < 22,343 SF

AVERAGE OFFSET DEPTH
(5'-10"+7'-0"+5'-0"+5'-1"+5'-2"+5'-2"+5'-1"+5'-0"+5'-0"+3'-9"+9'-3") / 11 = 5'-7"
5'-7" > 5'-0"

KEY MAP



401 MISSION AVENUE MIXED-USE
OCEANSIDE, CA
JH Real Estate Partners, Inc.

RESIDENTIAL BUILDING
Facade Articulation



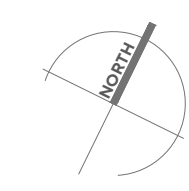
A2.8

Scale 1" = 20'
Job No. 2022-124
Date 12-09-2024

R	RESIDENTIAL STALLS
C	COMMERCIAL / RETAIL / RESTAURANT STALLS
A	ADDITIONAL AVAILABLE STALLS
EV	ELECTRICAL VEHICLE STALLS
L	LEASING STALLS



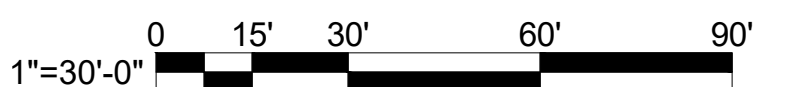
OCEANSIDE, CA

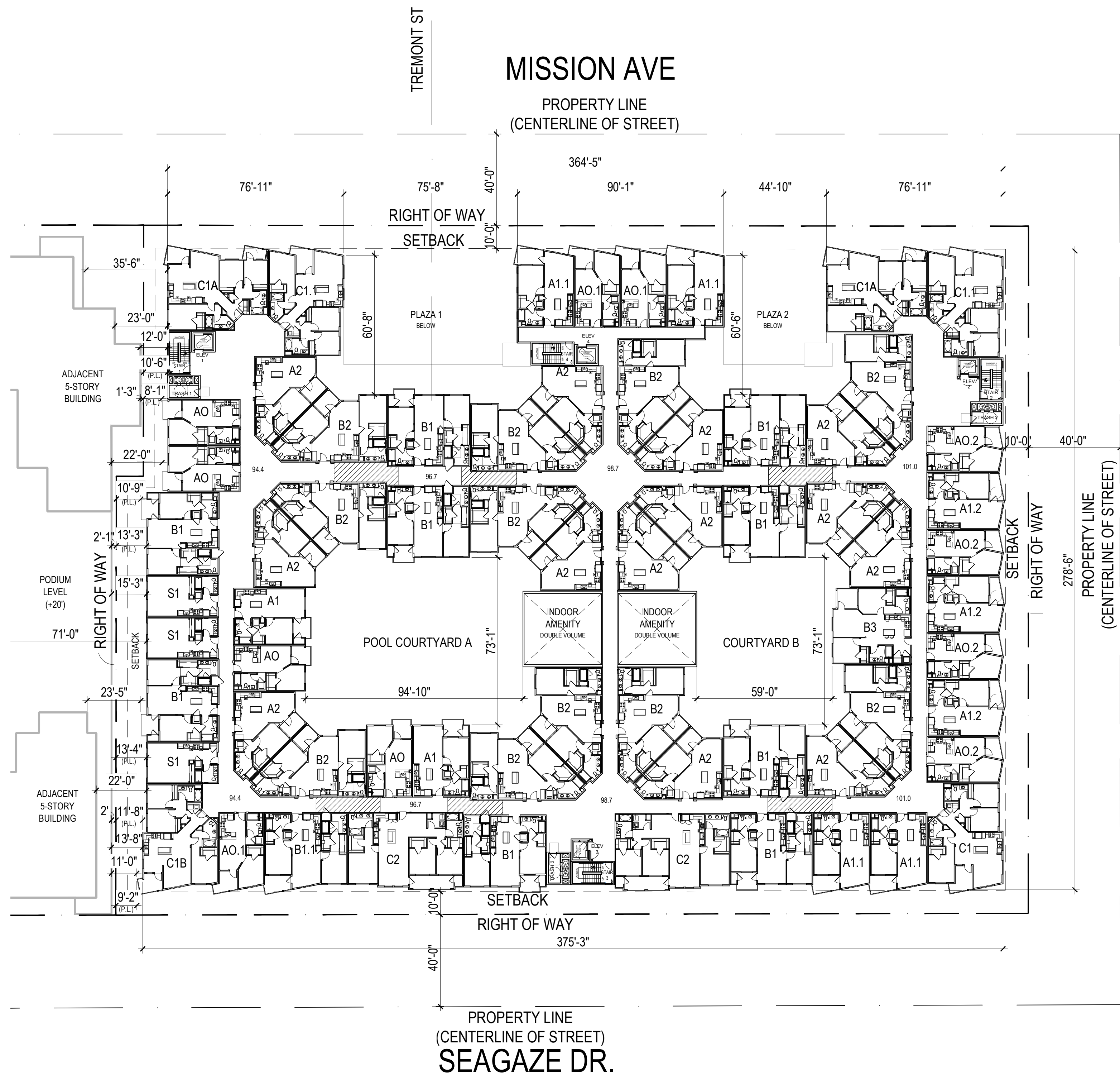

$$\begin{array}{c} 1''=30' \\ | \\ 120' \end{array}$$


1" = 30'

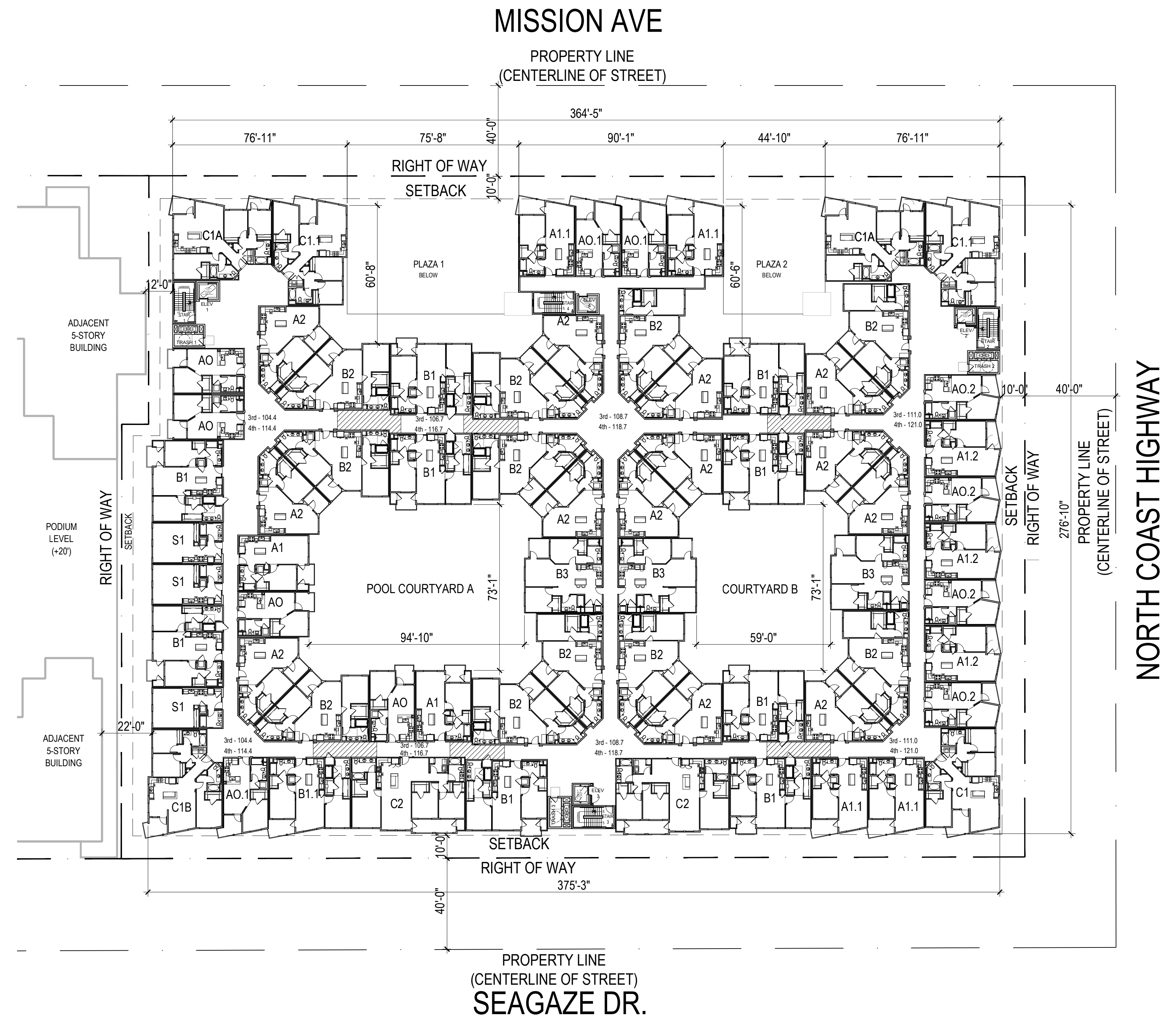
JOB NO. 2022-0124
DATE 06-02-2025

R	RESIDENTIAL STALLS
C	COMMERCIAL / RETAIL / RESTAURANT STALLS
A	ADDITIONAL AVAILABLE STALLS
EV	ELECTRICAL VEHICLE STALLS
L	LEASING STALLS

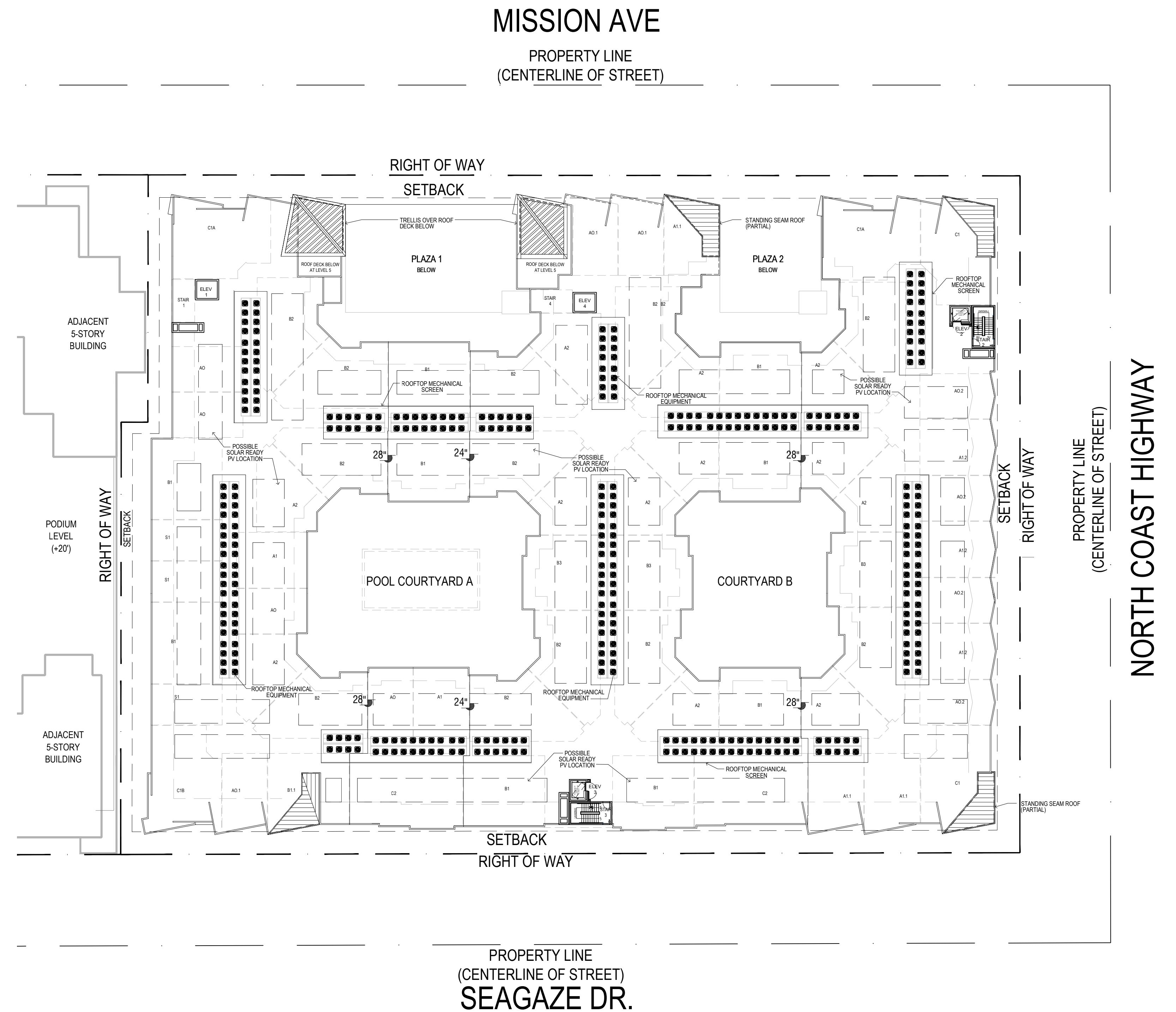
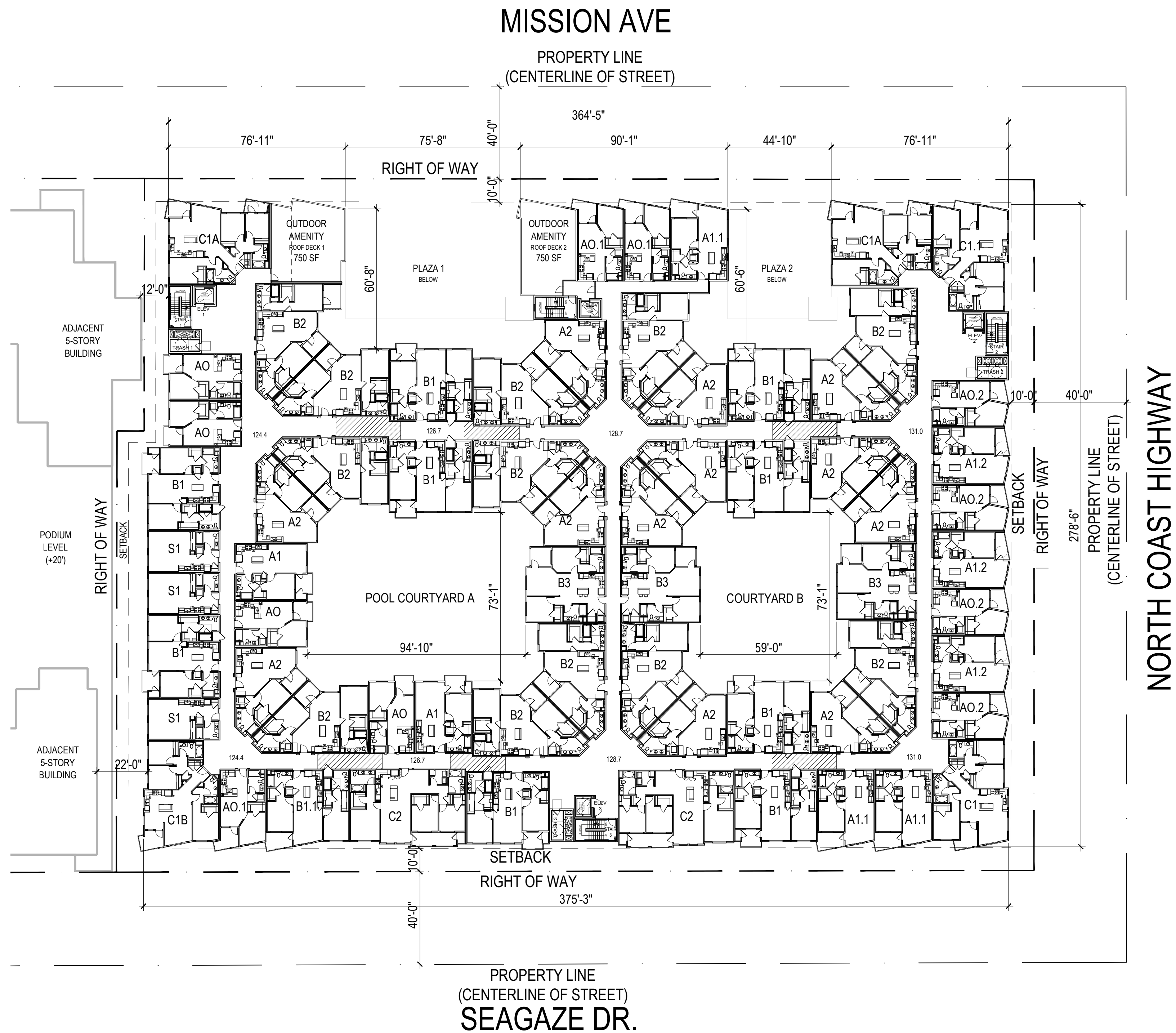


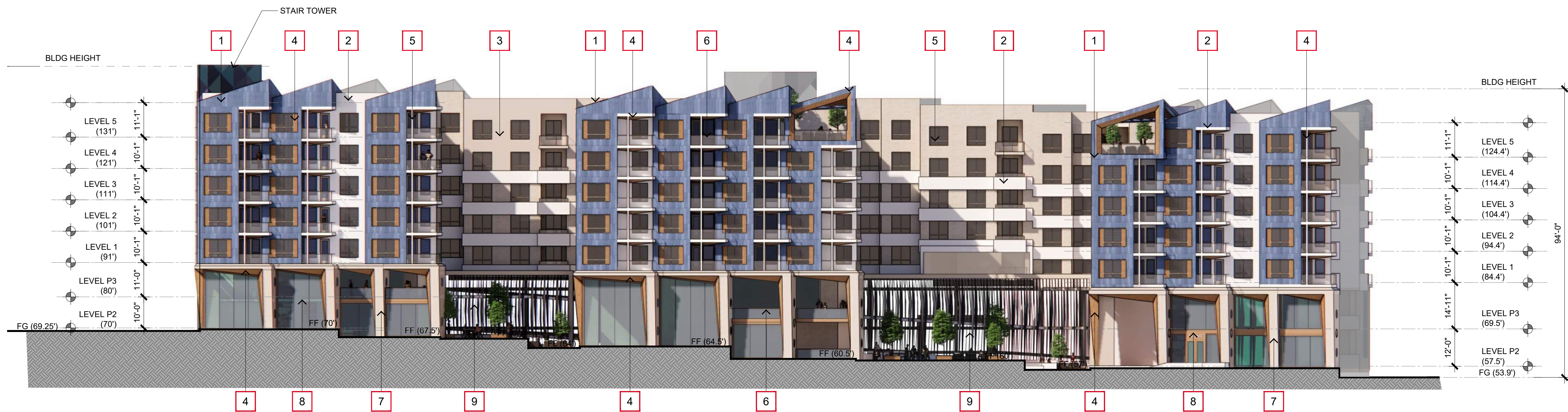


BUILDING LEVEL 2



BUILDING LEVEL 3-4

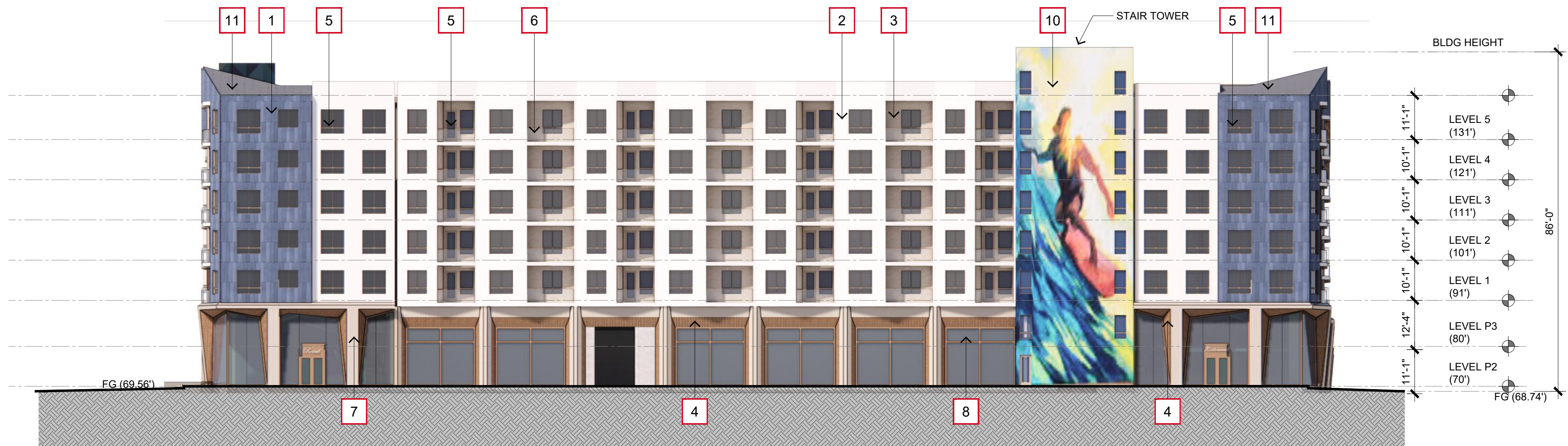




NORTH BUILDING ELEVATION 1
(MISSION AVE)

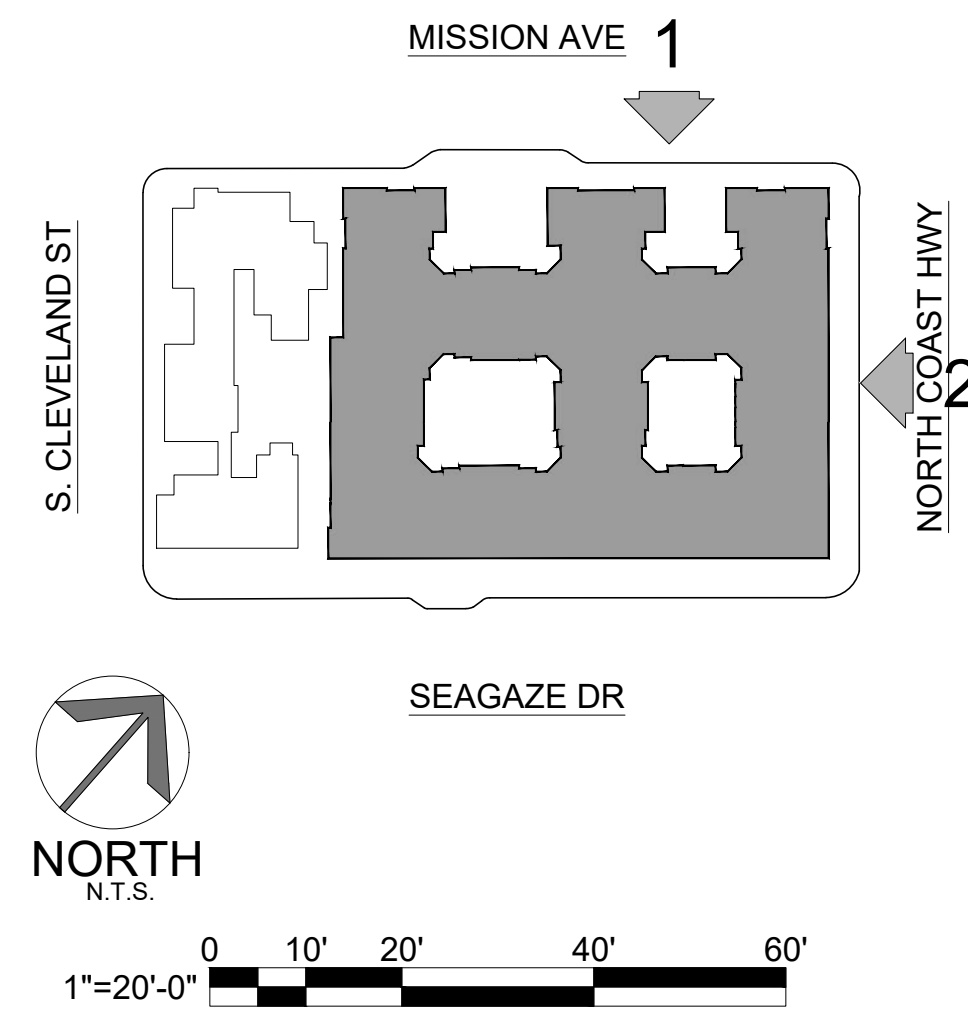
MATERIAL LEGEND

- 1 COMPOSITE PANELS
- 2 PAINTED STUCCO (WHITE SAND)
- 3 LIGHT SAND FINISH STUCCO (SAND BEACH)
- 4 SIMULATED WOOD
- 5 VINYL WINDOWS AND DOORS
- 6 GLASS RAILING
- 7 CONCRETE COLUMN
- 8 ALUMINUM STOREFRONT SYSTEM
- 9 METAL SCREEN SYSTEM
- 10 MURAL
- 11 STANDING SEAM METAL ROOF



EAST BUILDING ELEVATION 2
(NORTH COAST HIGHWAY)

KEY MAP



401 MISSION AVENUE MIXED-USE
OCEANSIDE, CA
JH Real Estate Partners, Inc.

RESIDENTIAL BUILDING
Conceptual Building Elevations



A4.0

Scale 1" = 20'
Job No. 2022-124
Date 08-22-2024

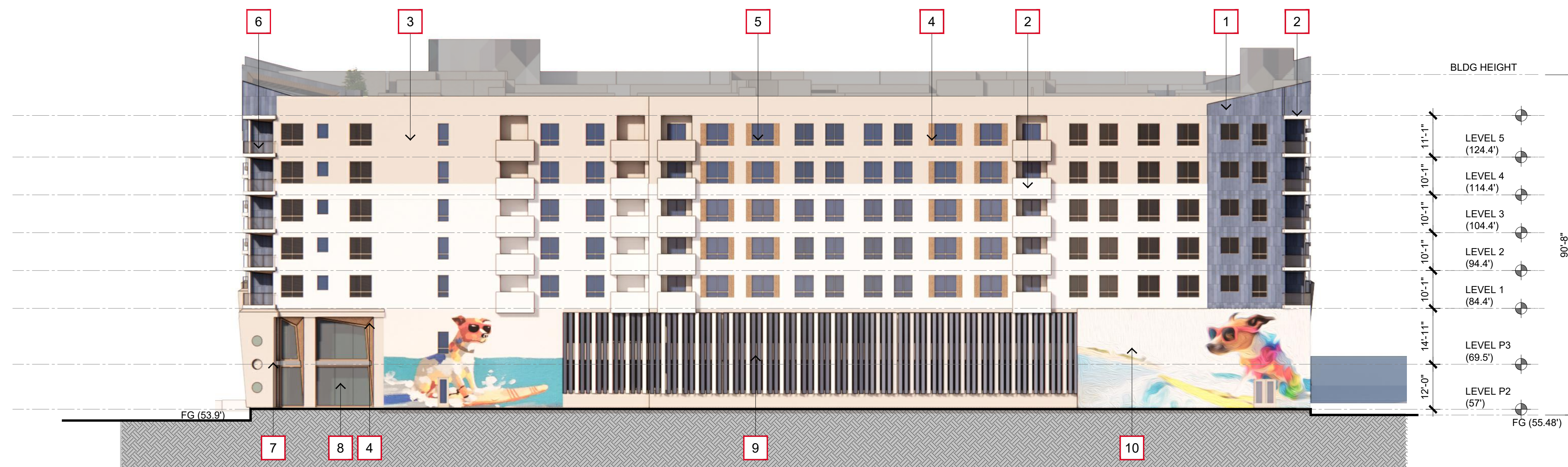




SOUTH BUILDING ELEVATION 3
(SEAGAZE DRIVE)

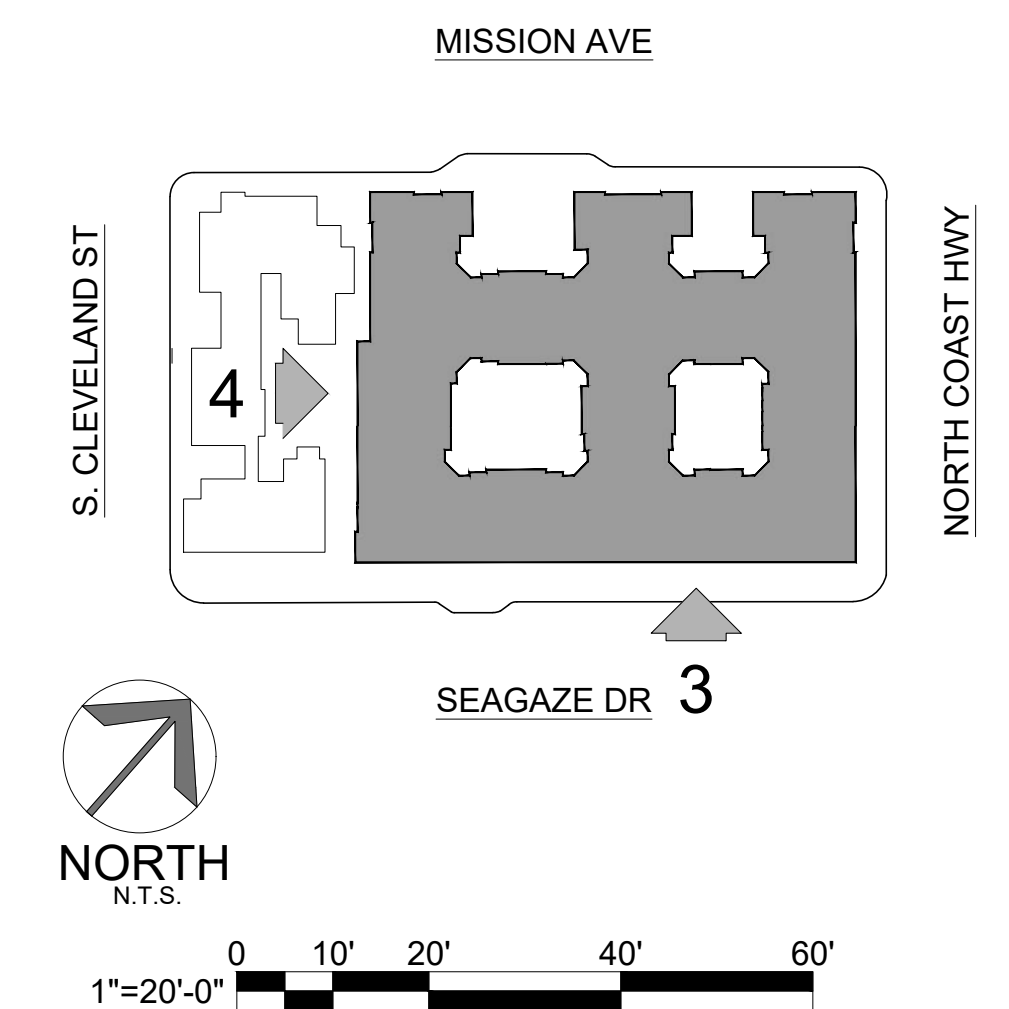
MATERIAL LEGEND

- 1 COMPOSITE PANELS
- 2 PAINTED STUCCO (WHITE SAND)
- 3 LIGHT SAND FINISH STUCCO (SAND BEACH)
- 4 SIMULATED WOOD
- 5 VINYL WINDOWS AND DOORS
- 6 GLASS RAILING
- 7 CONCRETE COLUMN
- 8 ALUMINUM STOREFRONT SYSTEM
- 9 METAL SCREEN SYSTEM
- 10 MURAL
- 11 STANDING SEAM METAL ROOF



WEST BUILDING ELEVATION 4
(ALLEY)

KEY MAP



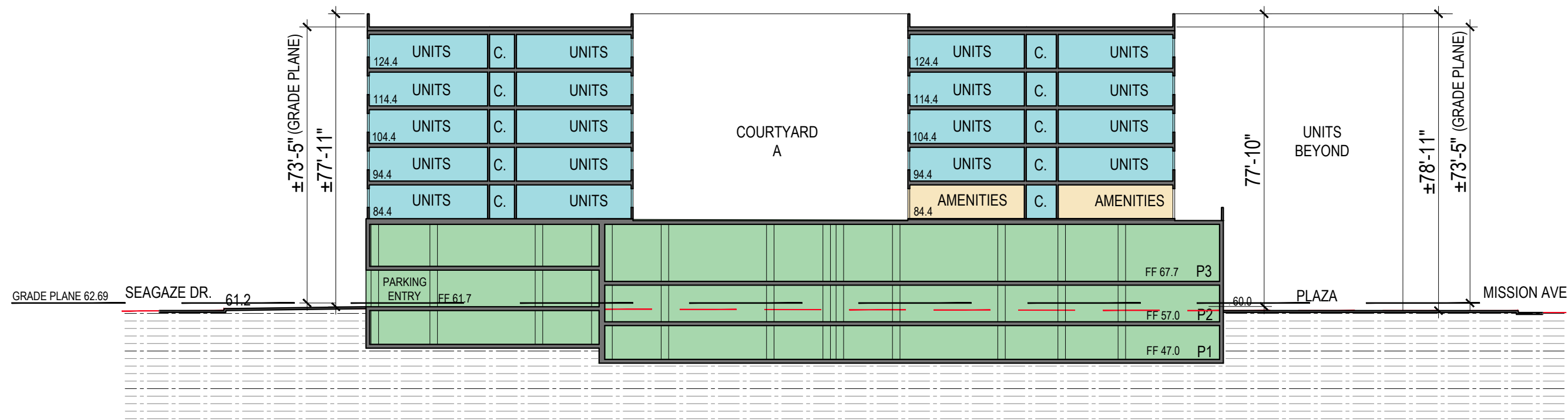
401 MISSION AVENUE MIXED-USE
OCEANSIDE, CA
JH Real Estate Partners, Inc.

RESIDENTIAL BUILDING
Conceptual Building Elevations

AO Architecture.
Design.
Relationships.

A4.1

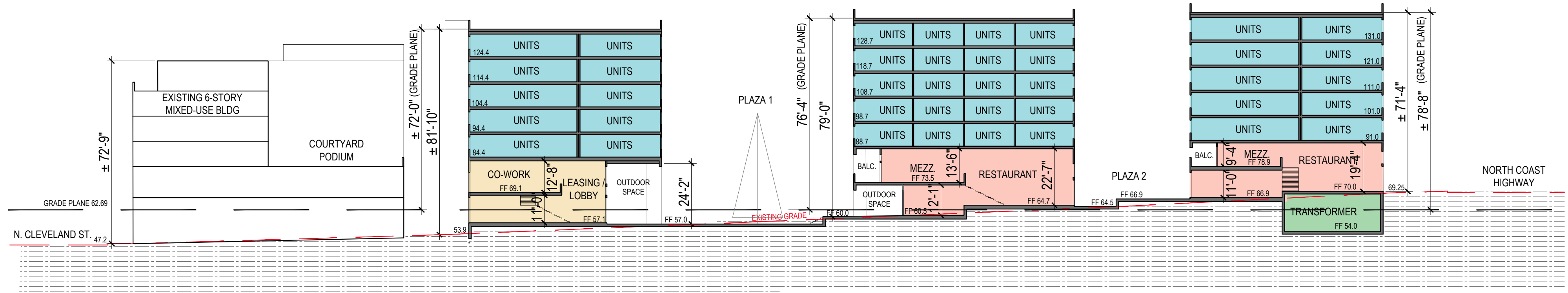
Scale 1" = 20'
Job No. 2022-124
Date 08-22-2024



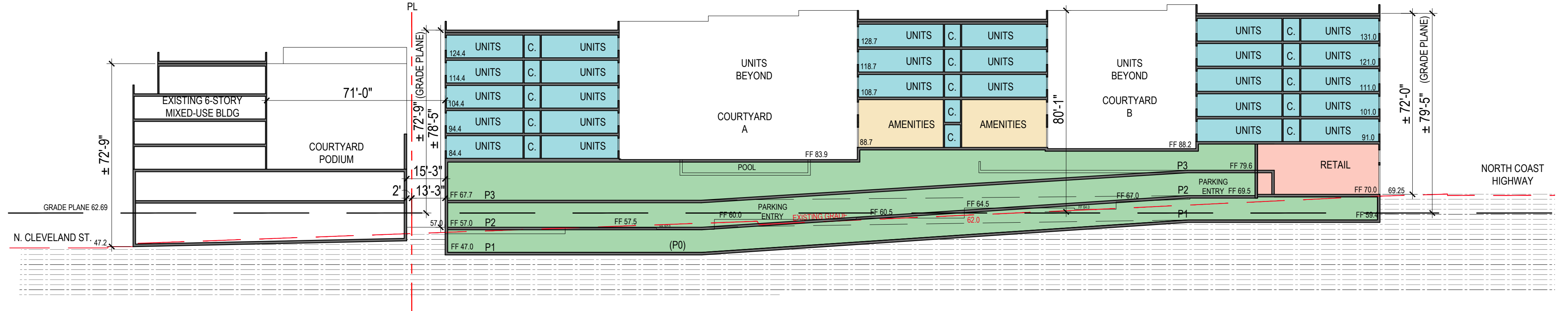
BUILDING SECTION C

LEGEND

- INDICATES AREA OF RESIDENTIAL
- INDICATES AREA OF PARKING
- INDICATES AREA OF RESIDENTIAL AMENITIES
- INDICATES AREA OF RETAIL / RESTAURANT

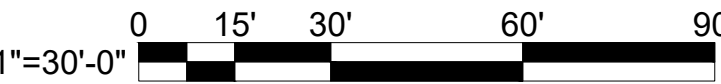
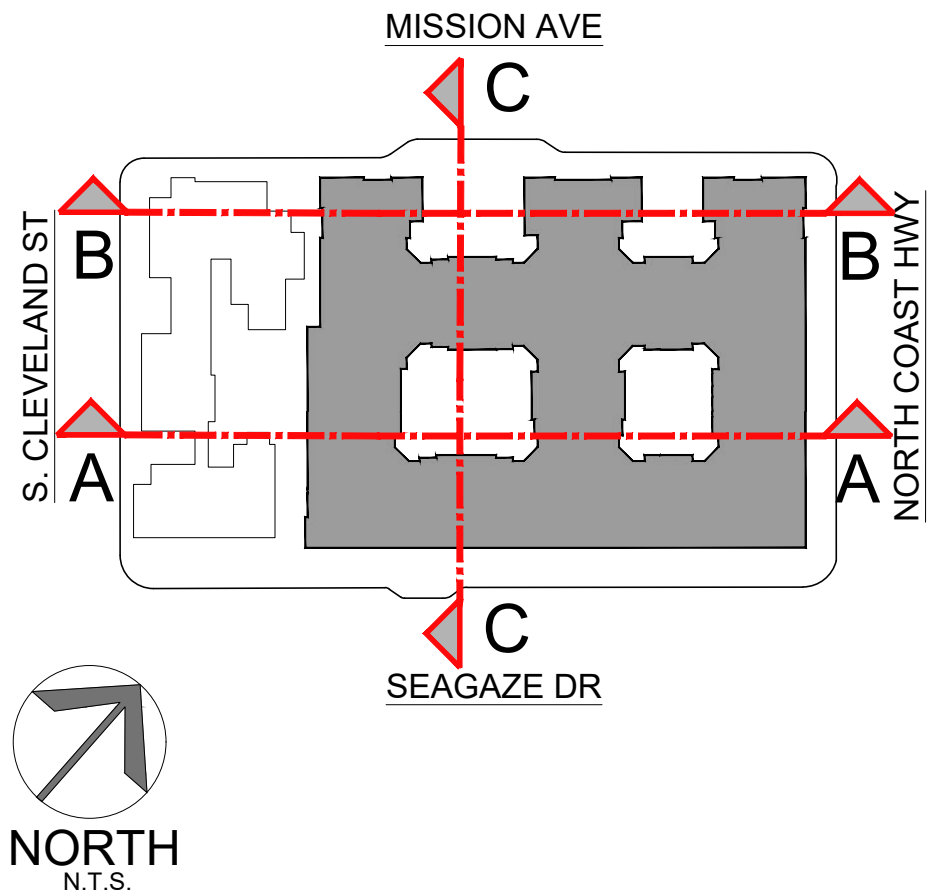


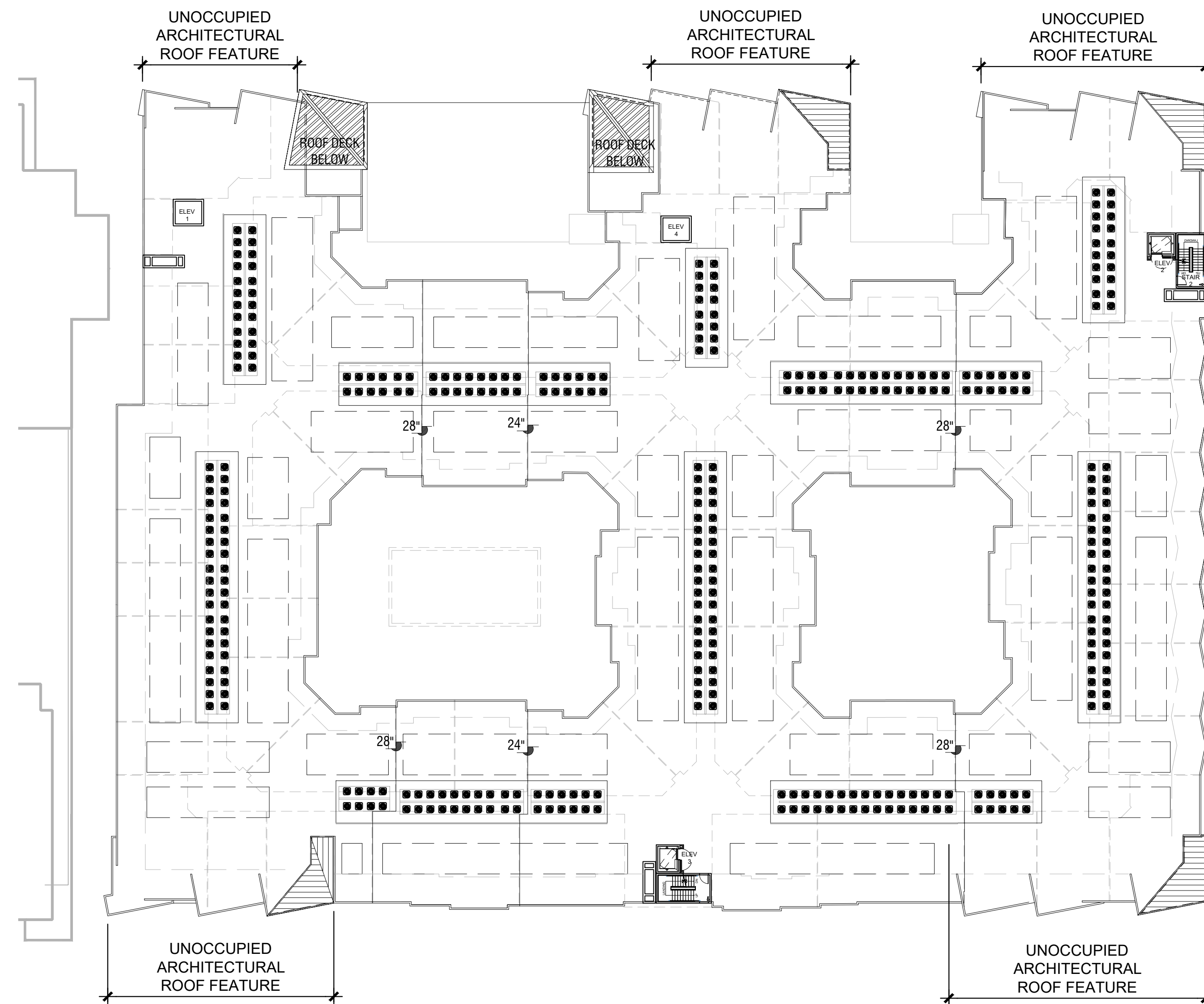
BUILDING SECTION B



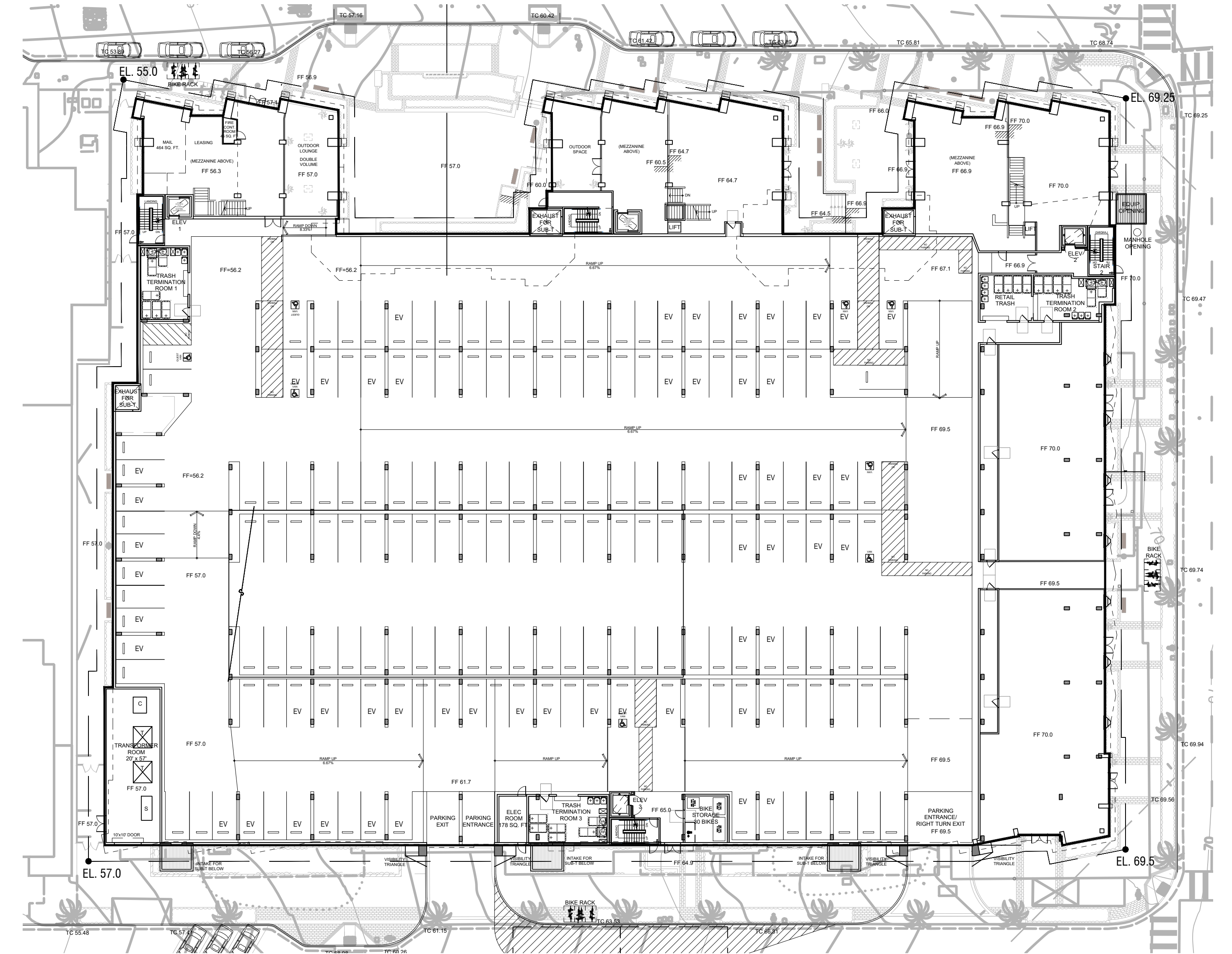
BUILDING SECTION A

KEY MAP





BUILDING ROOF LEVEL

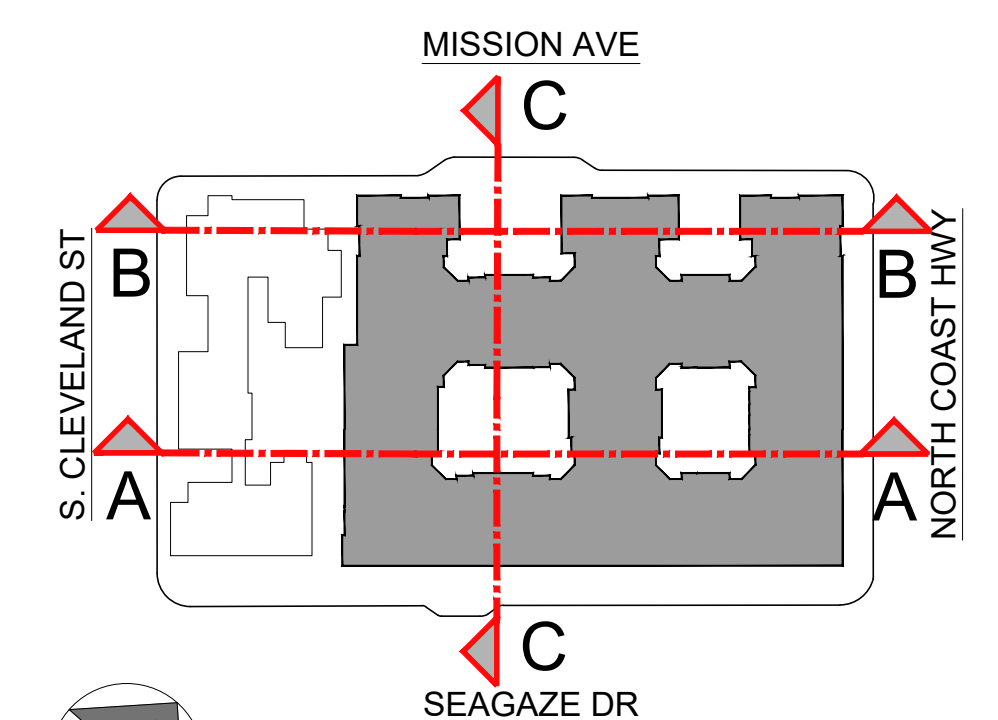


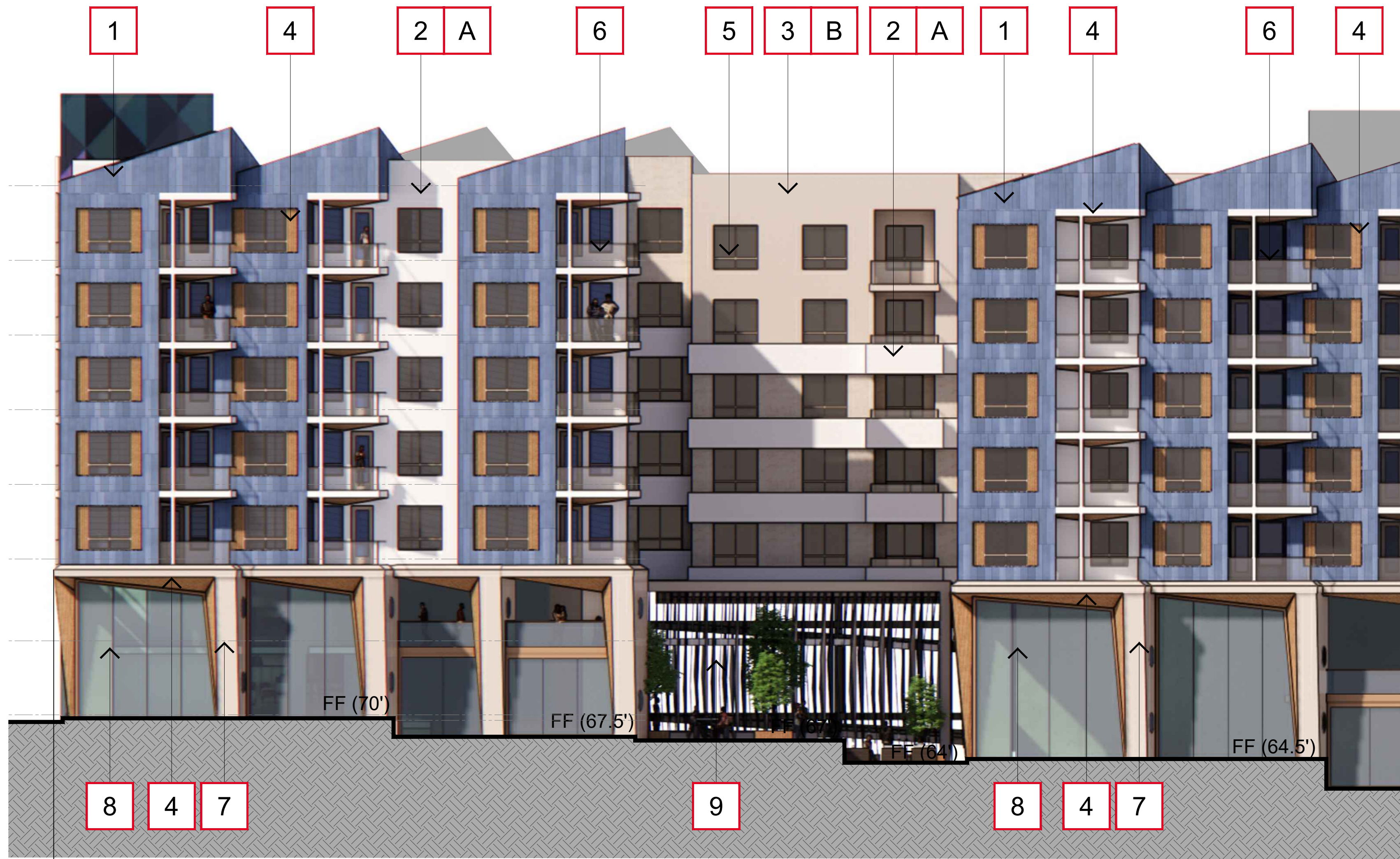
BUILDING L1 STREET LEVEL

55.0
69.25
69.5
57.0
250.75
Divided by / 4 = 62.69 (Grade Plane)

NOTE: REFER TO BUILDING SECTIONS ON SHEET A5.0

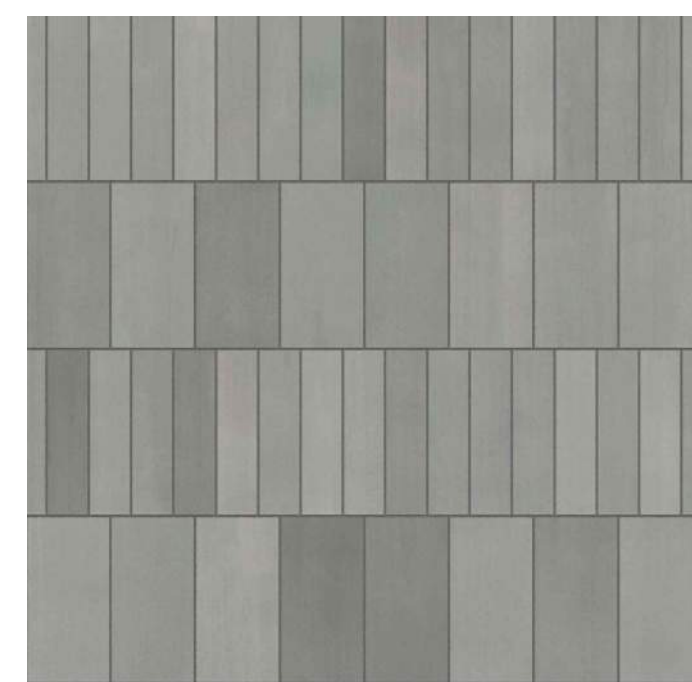
KEY MAP





MATERIAL LEGEND			
1	COMPOSITE PANELS	8	ALUMINUM STOREFRONT SYSTEM
2	PAINTED STUCCO	9	METAL SCREEN SYSTEM
3	LIGHT SAND FINISH STUCCO	10	MURAL
4	SIMULATED WOOD		
5	VINYL WINDOW/DOOR		
6	GLASS RAILING		
7	CONCRETE COLUMN		
A	SW9582 WHITE SAND		
B	SW7529 SAND BEACH		

NORTH ELEVATION



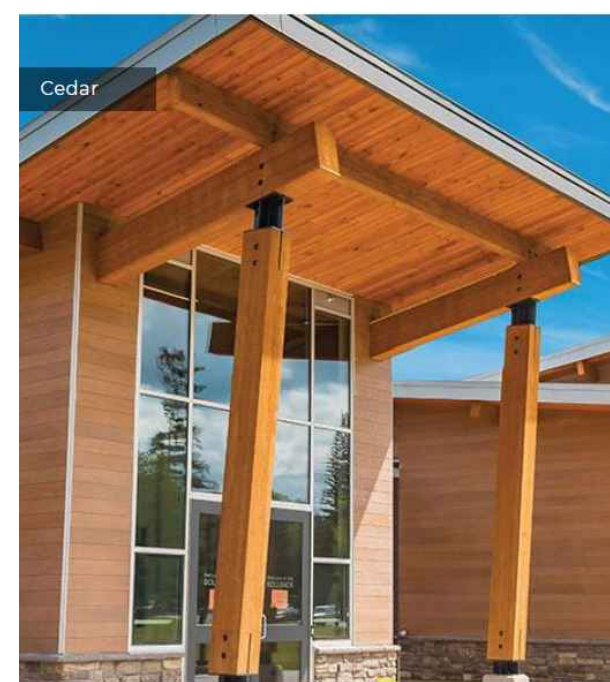
1. Composite Panels



2. Painted Stucco



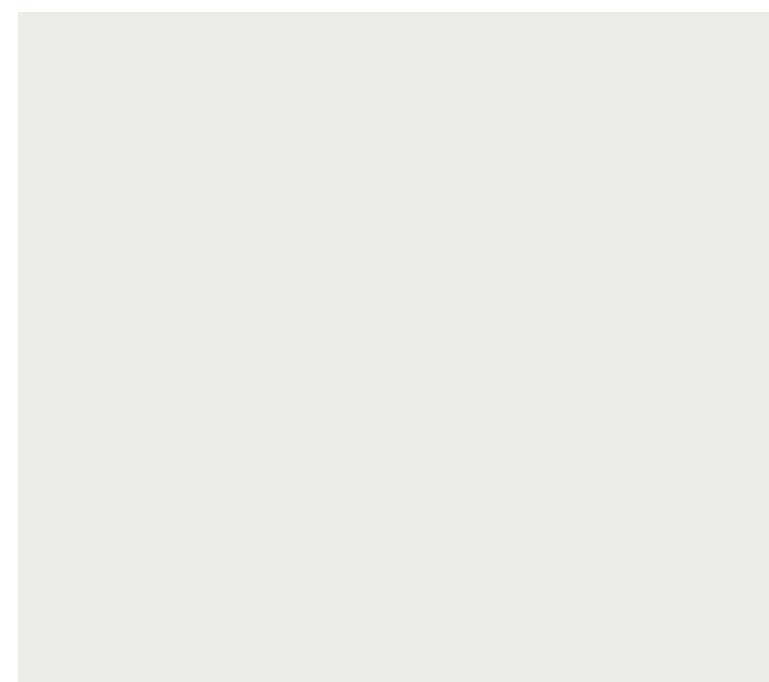
3. Light Sand Finish Stucco



4. Simulated Wood



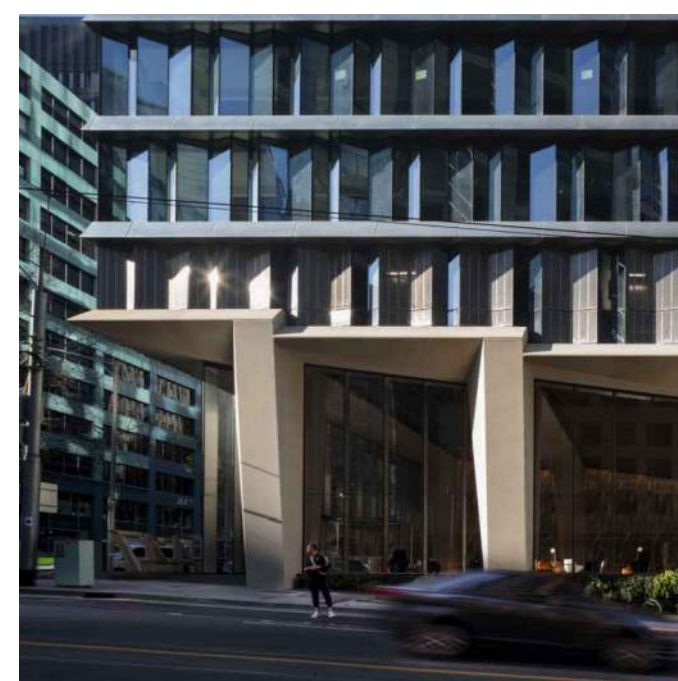
5. Vinyl Window / Door



A. SW9582 White Sand



6. Glasss Railing



7. Concrete Column



8. Aluminum Storefront System



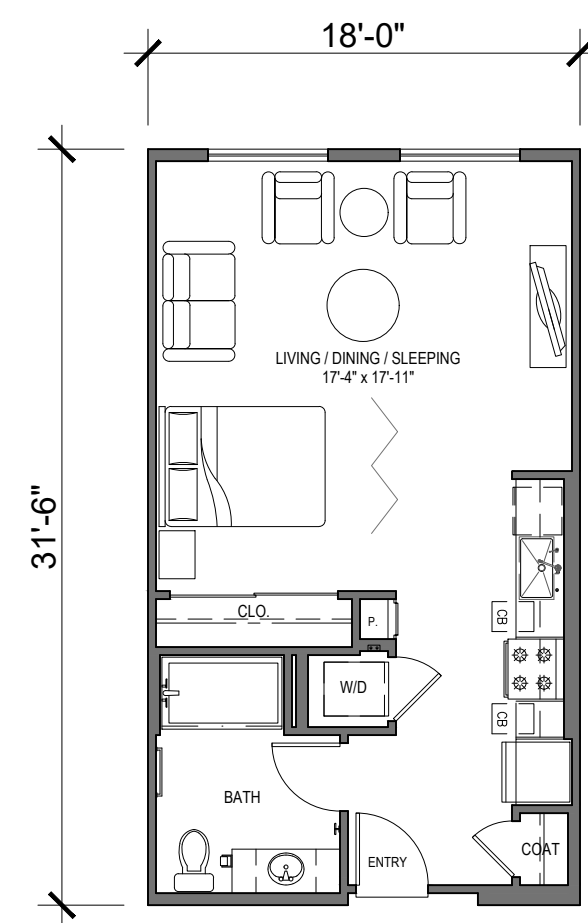
9. Metal Screen System



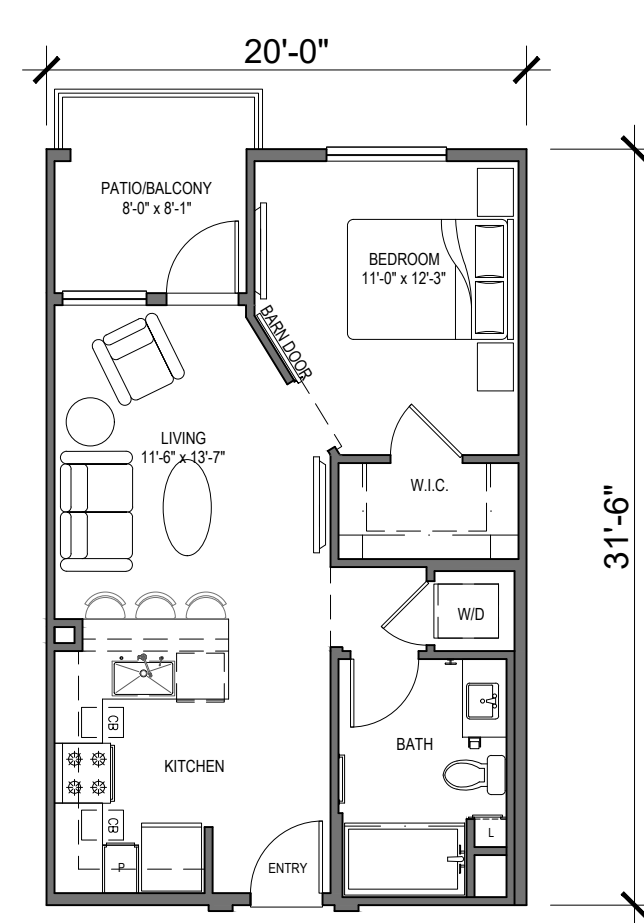
10. Artistic Murals (Examples)



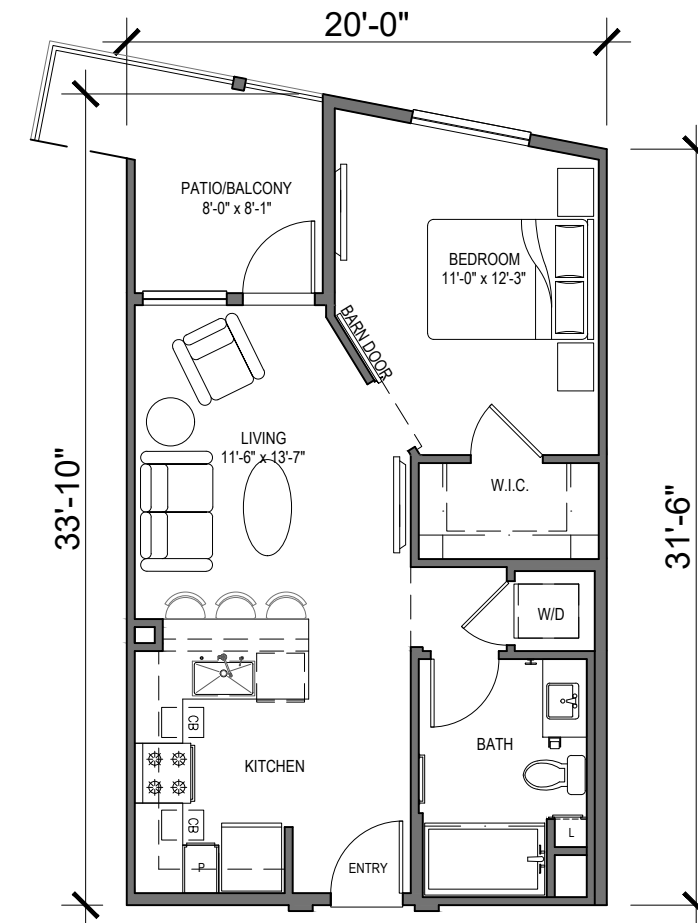
B. SW7529 Sand Beach



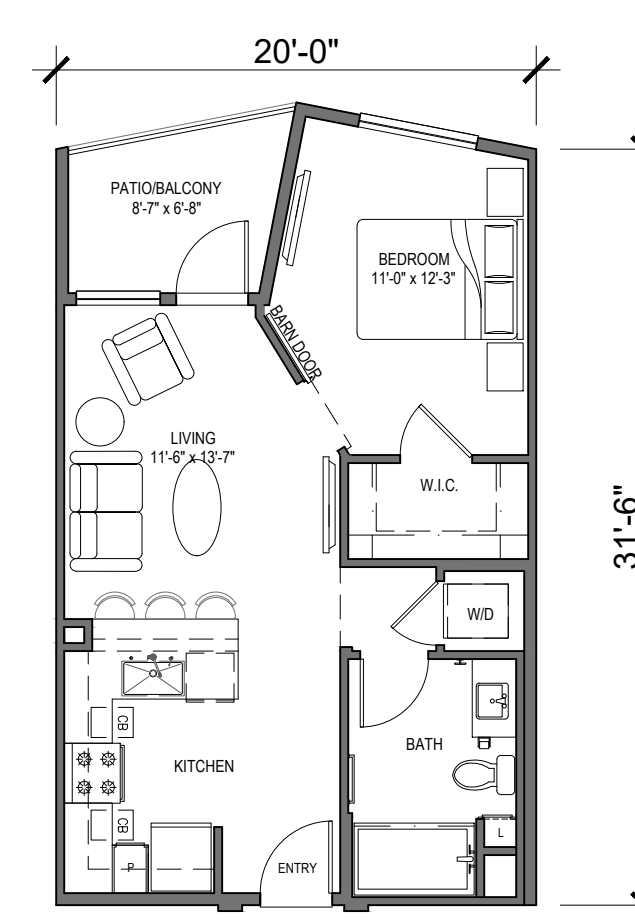
UNIT S1
STUDIO - 1 BATH
UNIT AREA: 564 SQ. FT.



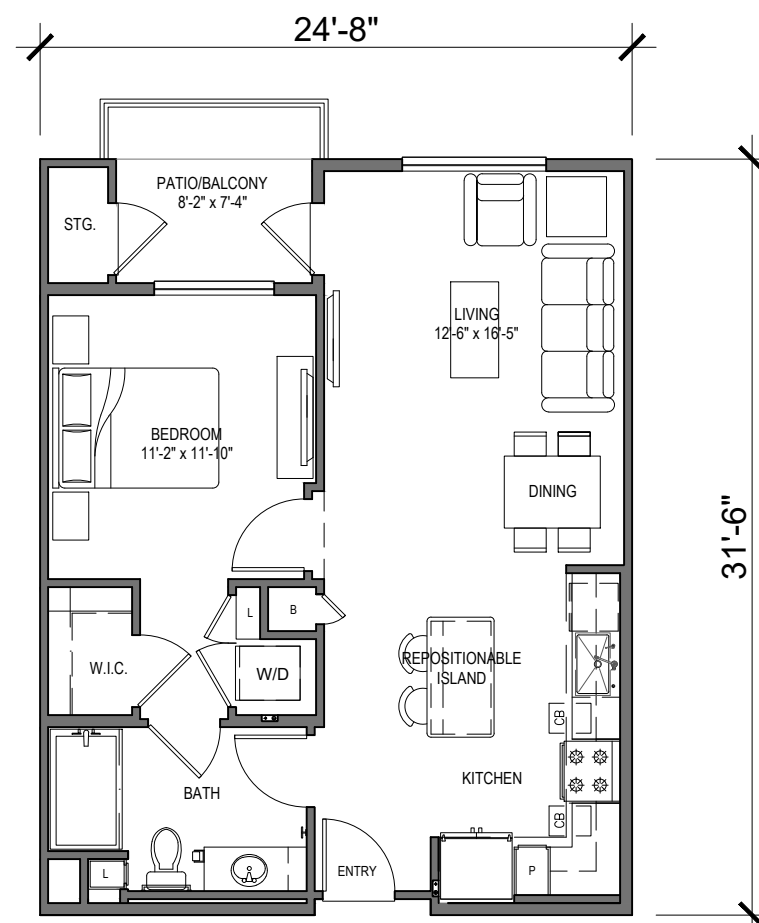
UNIT A0
Jr. 1BED - 1 BATH
UNIT AREA: 580 SQ. FT.
PATIO/BALCONY: 65 SQ. FT.



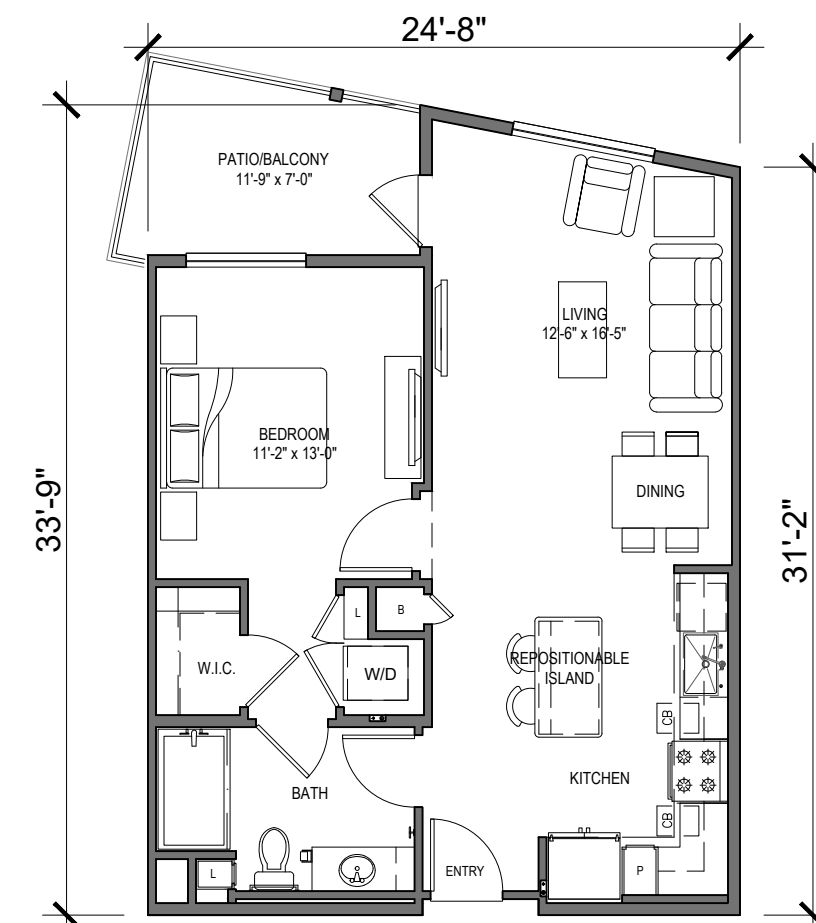
UNIT A0.1
Jr. 1BED - 1 BATH
UNIT AREA: 595 SQ. FT.
PATIO/BALCONY: 83 SQ. FT.



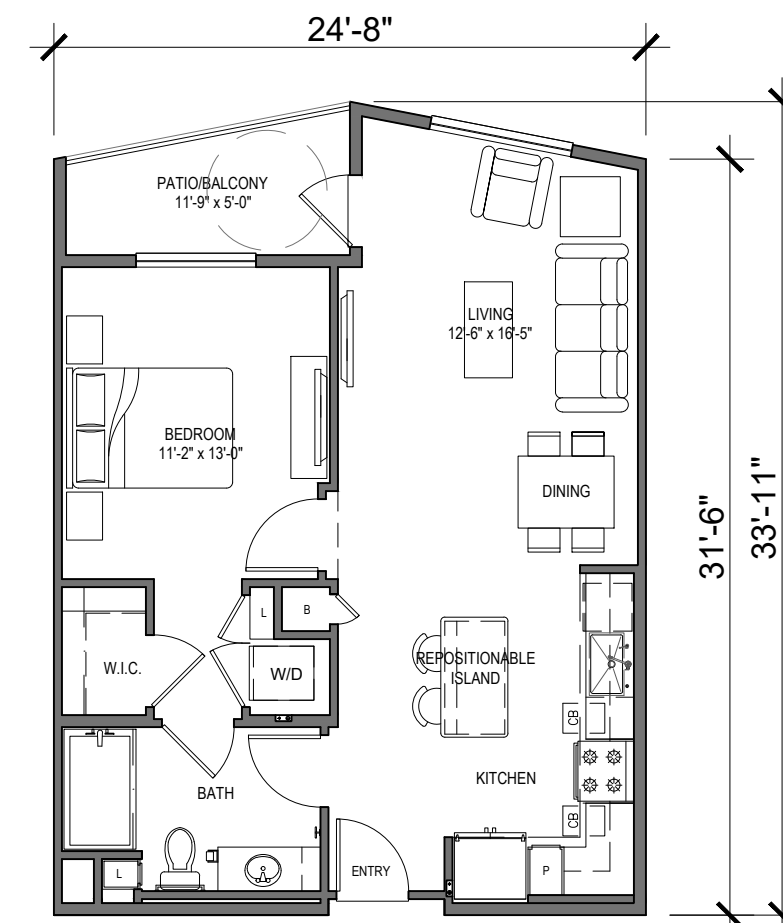
UNIT A0.2
Jr. 1BED - 1 BATH
UNIT AREA: 586 SQ. FT.
PATIO/BALCONY: 57 SQ. FT.



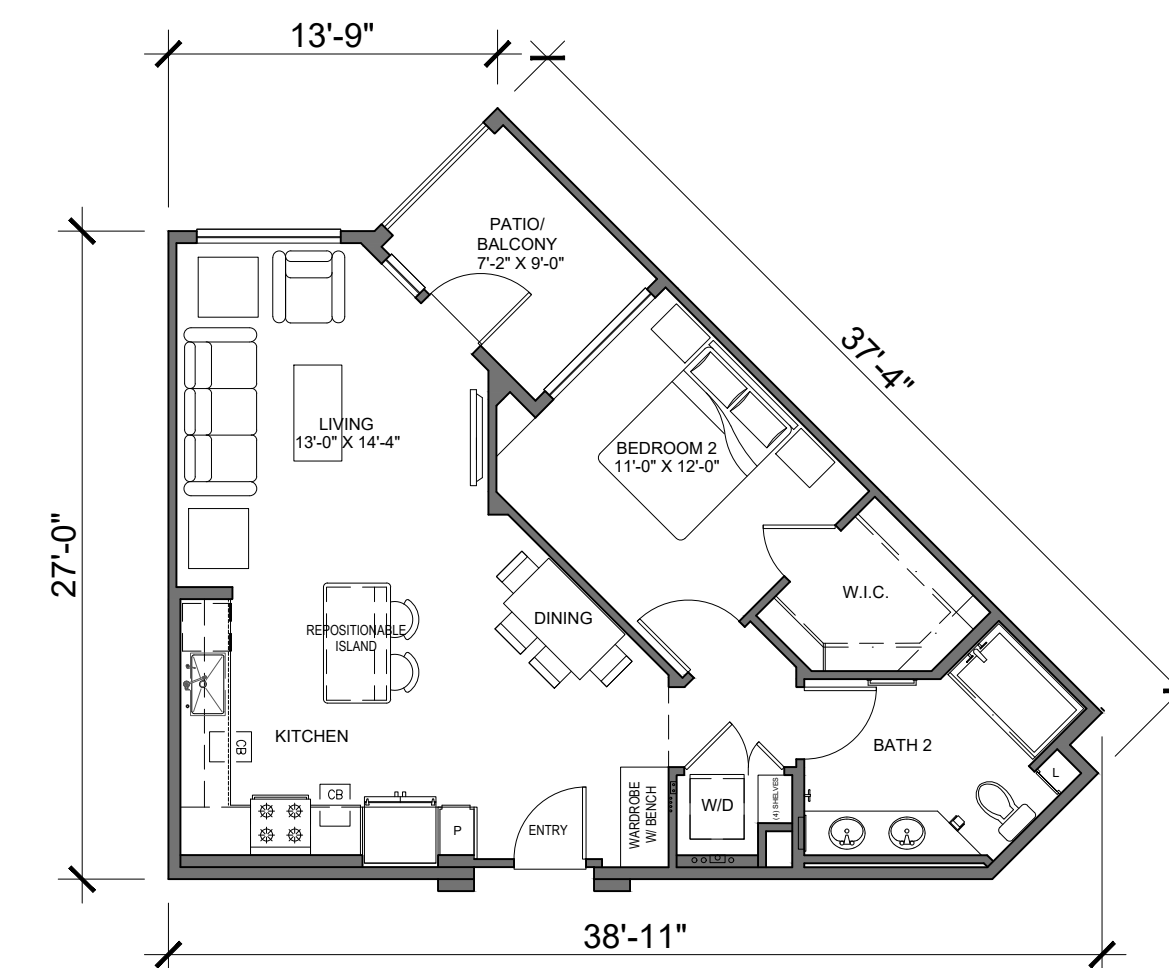
UNIT A1: 1BR / 1BA
LIVABLE AREA: 715 SQ. FT.
PATIO/BALCONY: 61 SQ. FT.



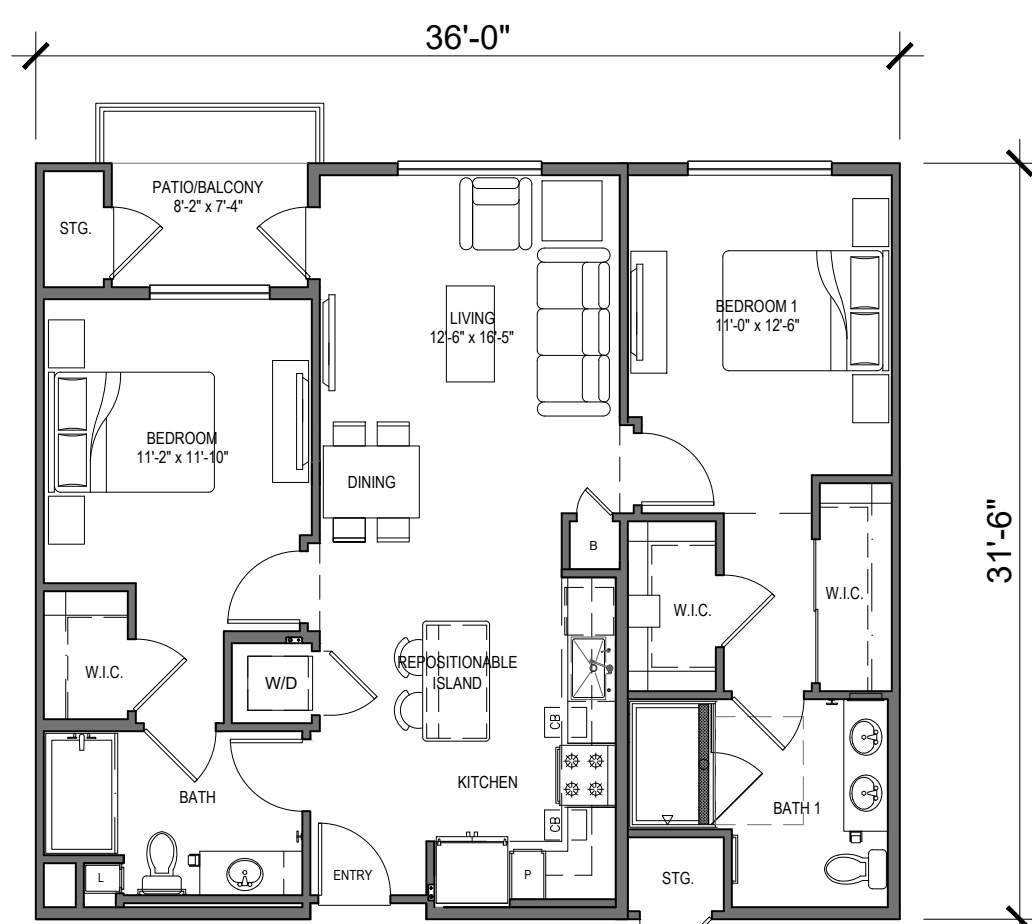
UNIT A1.1: 1BR / 1BA
LIVABLE AREA: 741 SQ. FT.
PATIO/BALCONY: 84 SQ. FT.



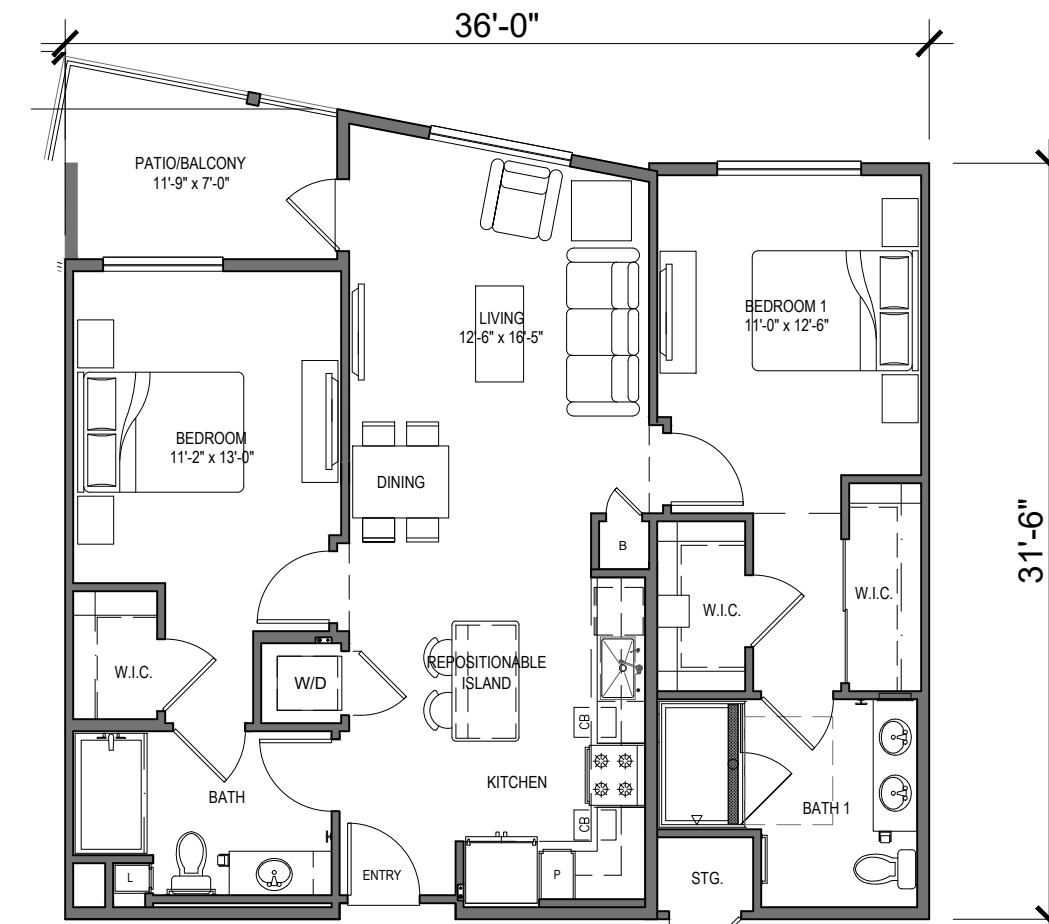
UNIT A1.2: 1BR / 1BA
LIVABLE AREA: 739 SQ. FT.
PATIO/BALCONY: 58 SQ. FT.



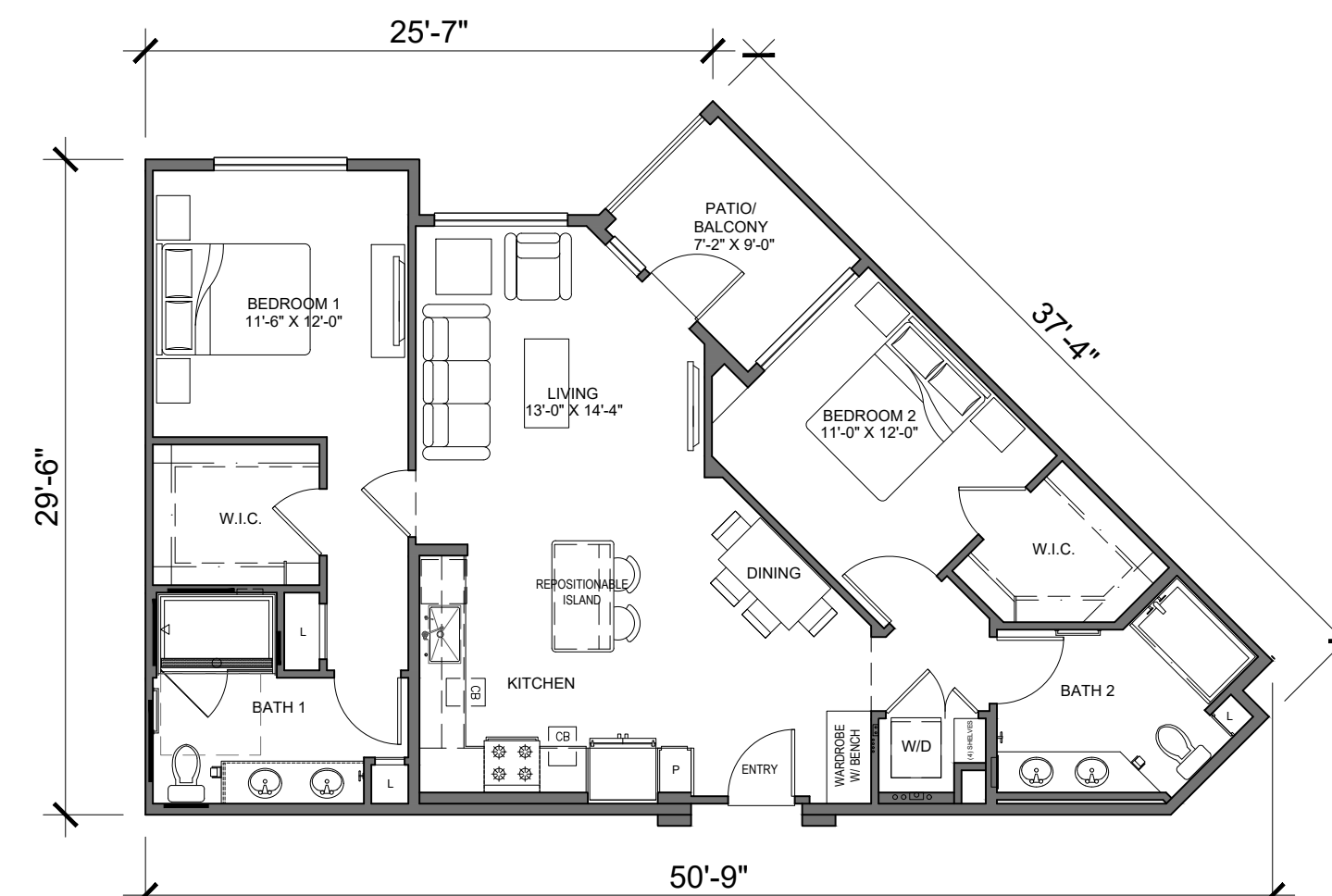
UNIT A2: 1BR / 1BA
LIVABLE AREA: 788 SQ. FT.
PATIO/BALCONY: 65 SQ. FT.



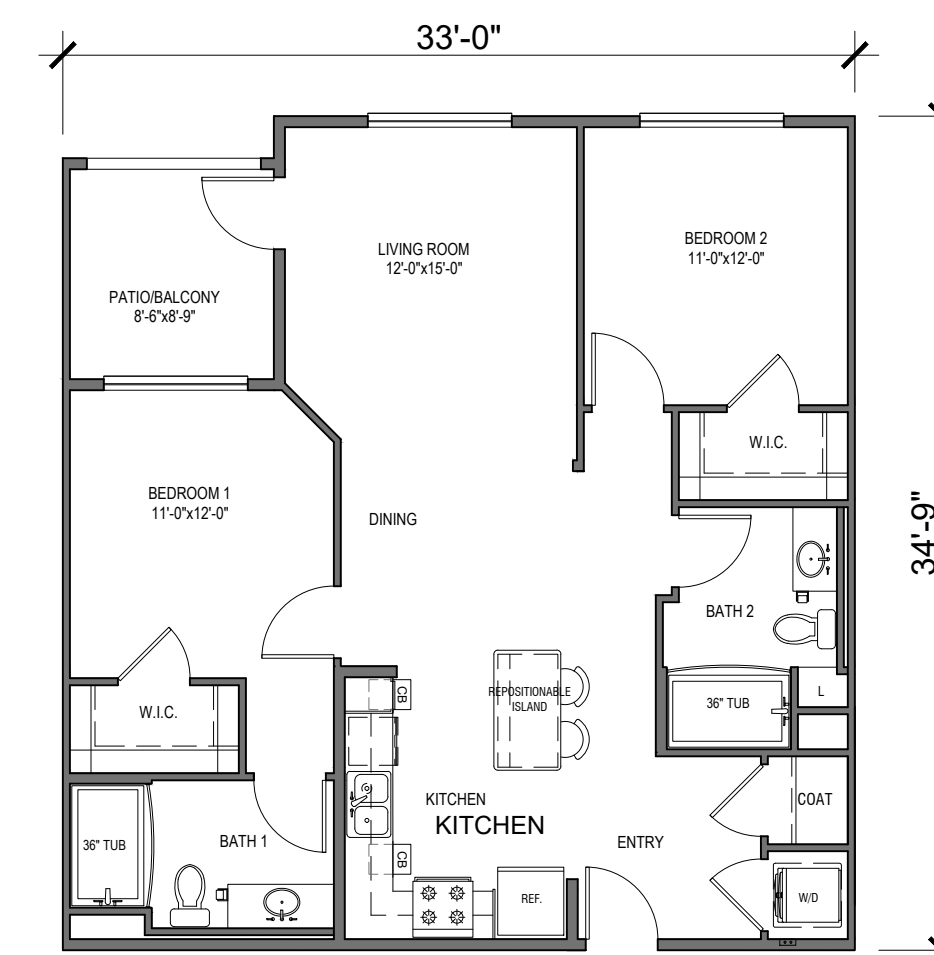
UNIT B1: 2BR / 2BA
LIVABLE AREA: 1072 SQ. FT.
PATIO/BALCONY: 61 SQ. FT.



UNIT B1.1: 2BR / 2BA
LIVABLE AREA: 1098 SQ. FT.
PATIO/BALCONY: 78 SQ. FT.



UNIT B2: 2BR / 2BA
LIVABLE AREA: 1138 SQ. FT.
PATIO/BALCONY: 65 SQ. FT.



UNIT B3: 2BR / 2BA
LIVABLE AREA: 1050 SQ. FT.
PATIO/BALCONY: 74 SQ. FT.

401 MISSION AVENUE MIXED-USE

OCEANSIDE, CA

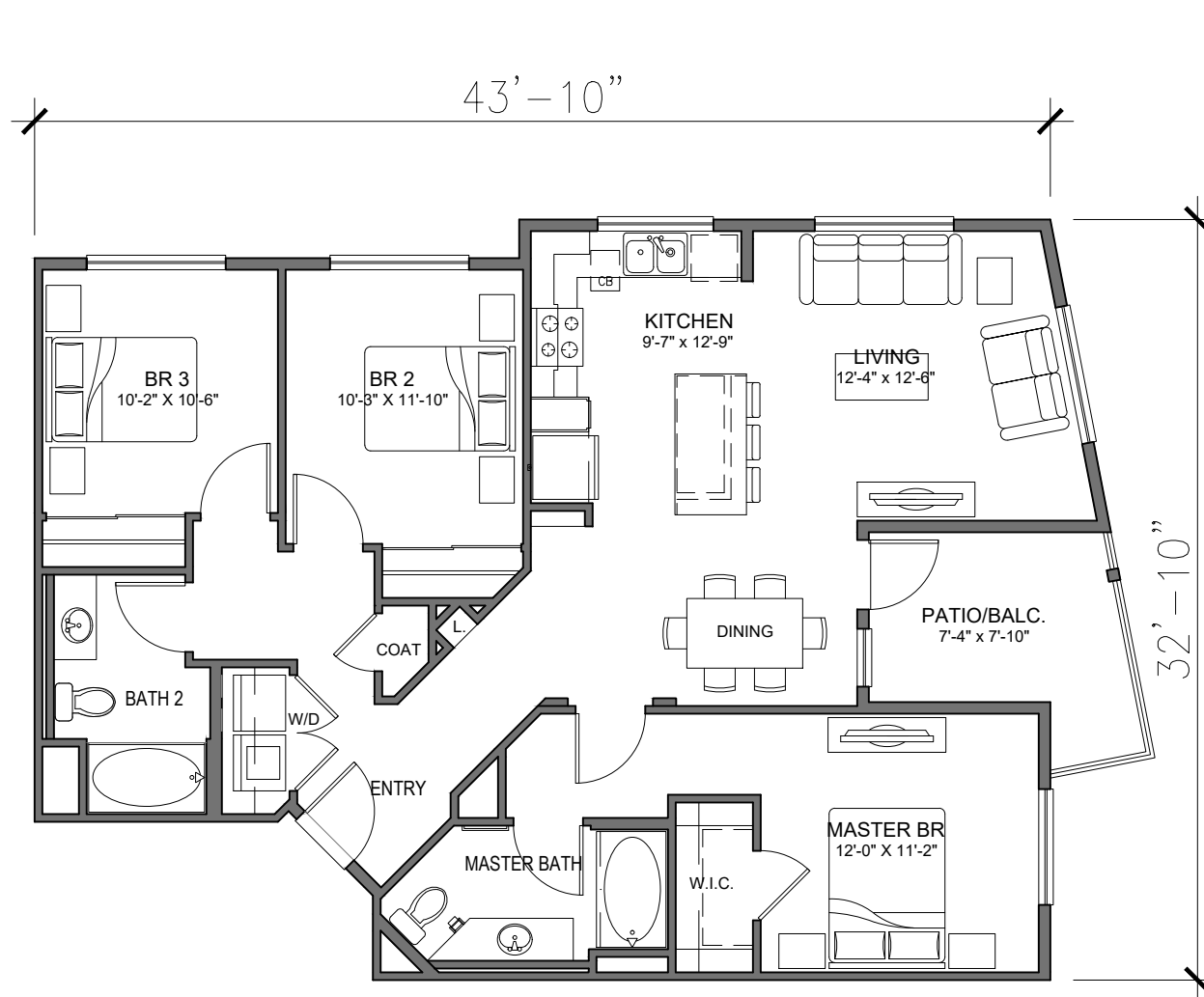
JH Real Estate Partners, Inc.

RESIDENTIAL BUILDING
Conceptual Unit Plans

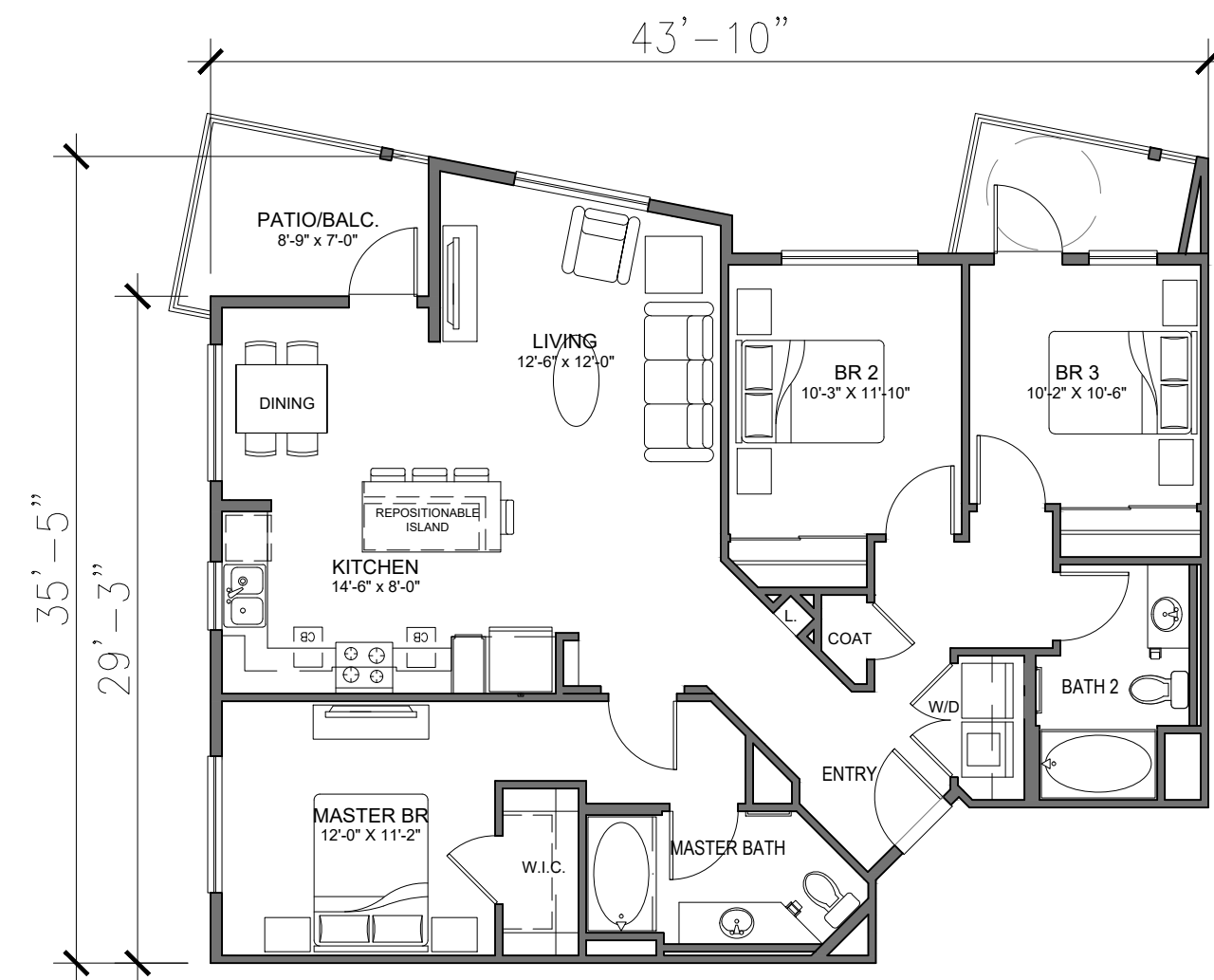
AO Architecture.
Design.
Relationships.

A7.0

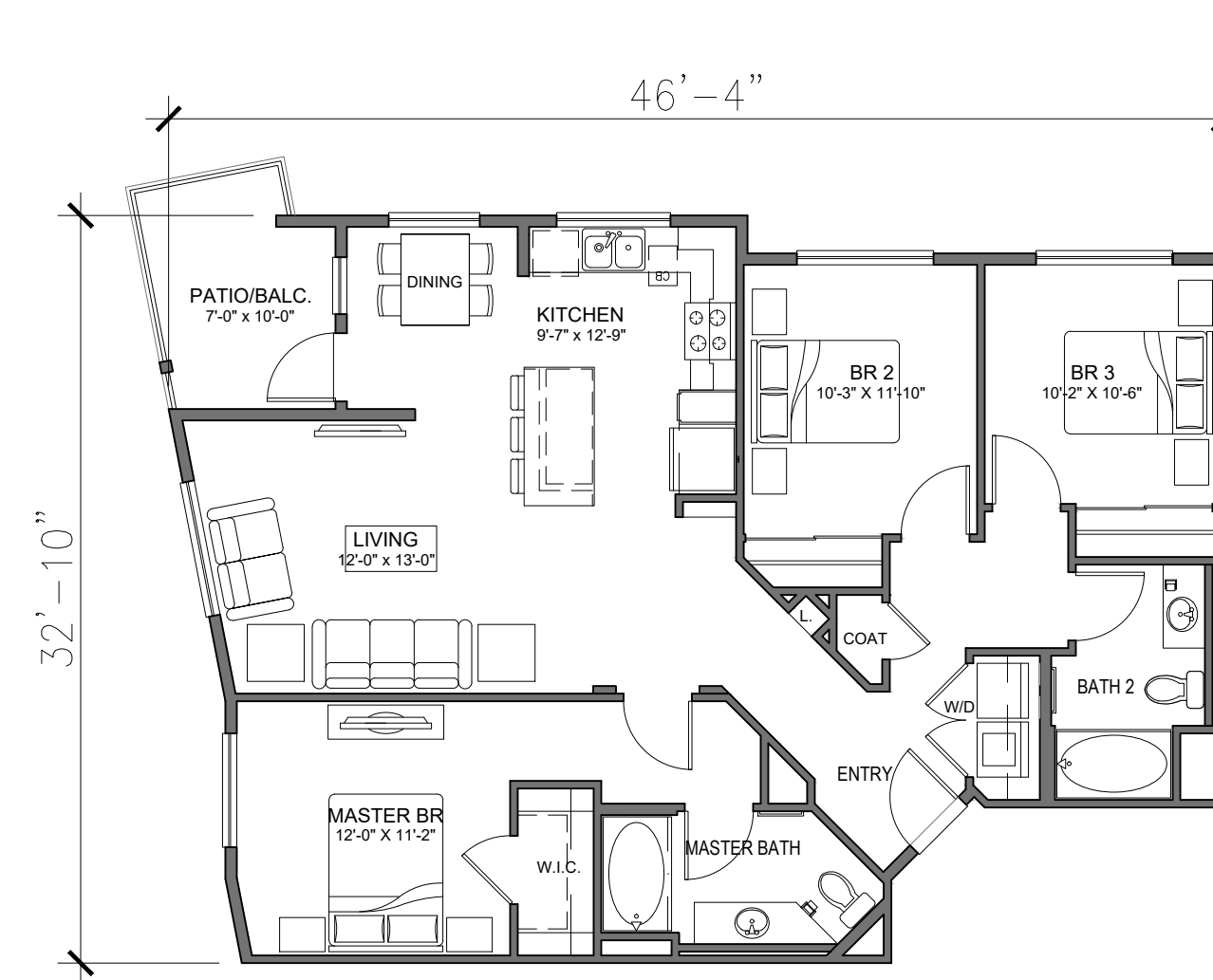
Scale 1" = 8'
Job No. 2022-124
Date 05-24-2024



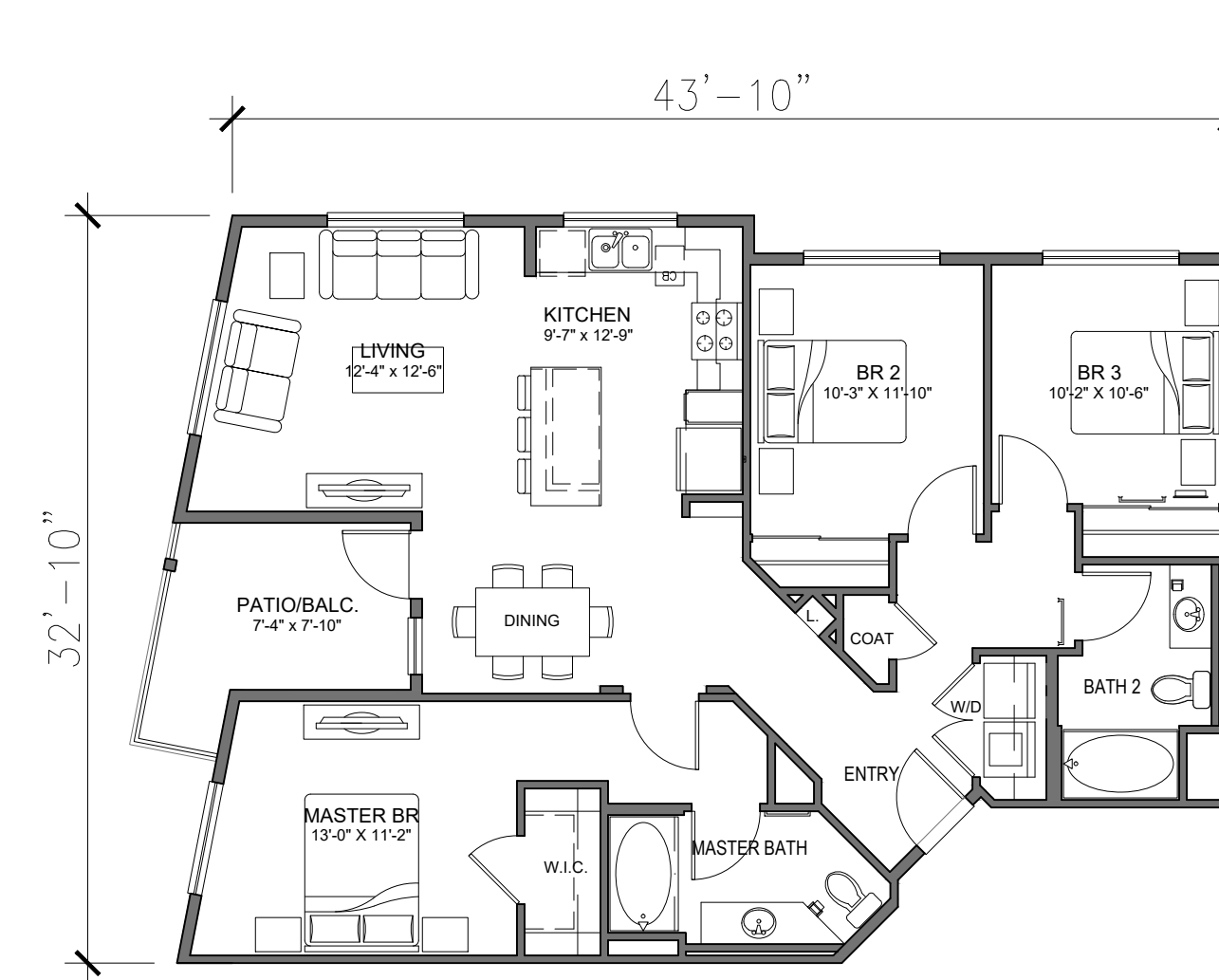
UNIT C1: 3BR / 2BA
LIVABLE AREA: 1267 SQ. FT.
PATIO/BALCONY: 89 SQ. FT.



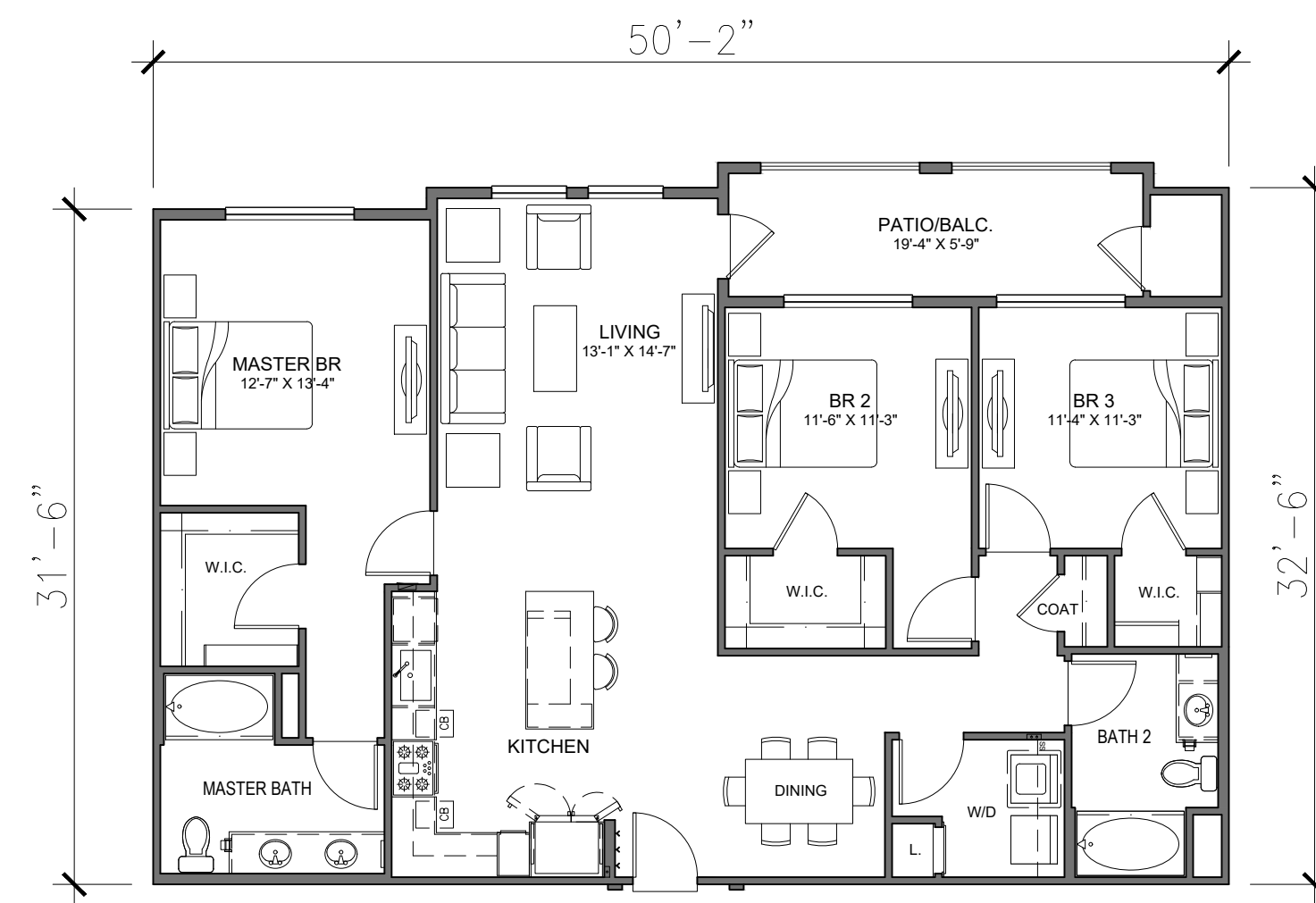
UNIT C1A: 3BR / 2BA
LIVABLE AREA: 1290 SQ. FT.
PATIO/BALCONY: 69 SQ. FT.



UNIT C1B: 3BR / 2BA
LIVABLE AREA: 1280 SQ. FT.
PATIO/BALCONY: 76 SQ. FT.



UNIT C1.1: 3BR / 2BA
LIVABLE AREA: 1282 SQ. FT.
PATIO/BALCONY: 88 SQ. FT.



UNIT C2: 3BR / 2BA
LIVABLE AREA: 1499 SQ. FT.
PATIO/BALCONY: 122 SQ. FT.

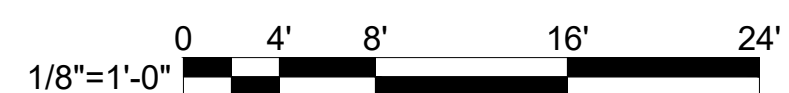
401 MISSION AVENUE MIXED-USE

OCEANSIDE, CA

JH Real Estate Partners, Inc.



RESIDENTIAL BUILDING
Conceptual Unit Plans



A7.1

Scale 1" = 8'
Job No. 2022-124
Date 05-24-2024

OCEANSIDE NOTES:

PAVING NOTE:

- ALL PEDESTRIAN PAVING SHALL COMPLY WITH THE MOST CURRENT EDITION OF THE AMERICAN DISABILITY ACT.

SITE GRADING & DRAINAGE NOTE:

- REFER TO CIVIL ENGINEER'S PLANS FOR ALL DRAINAGE AND GRADING INFORMATION, TYP.

OVERHEAD LINE / UTILITY EASEMENT NOTE:

- PROJECT CONTAINS NO SDG&E EASEMENT AND / OR OVERHEAD UTILITY LINES.

MAINTENANCE RESPONSIBILITY NOTE:

- PRIVATE ON-SITE AND PUBLIC R.O.W. LANDSCAPING TO BE MAINTAINED BY OWNER / DEVELOPER.

STREET TREES & OTHER TREES SHALL BE SPACED:

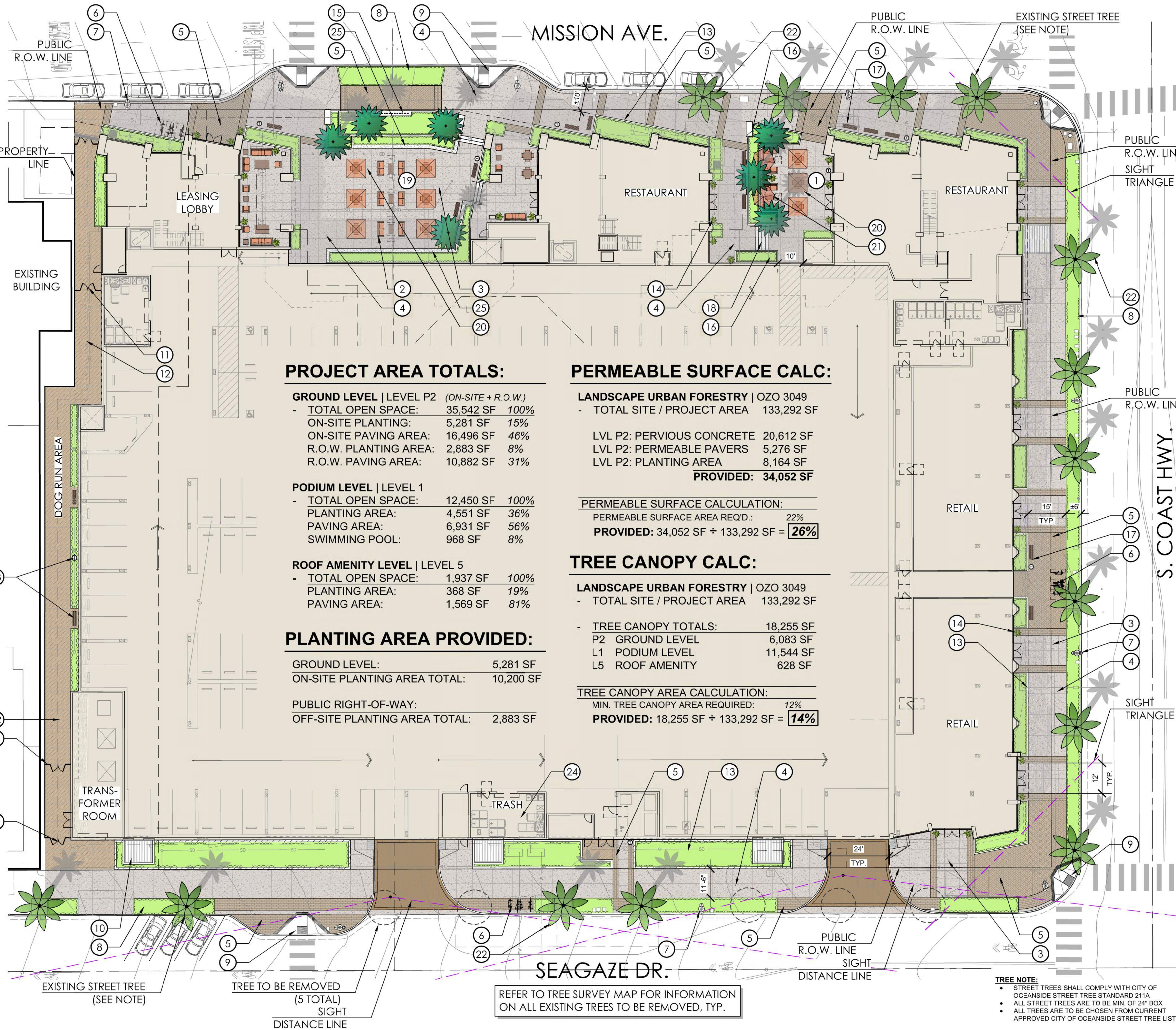
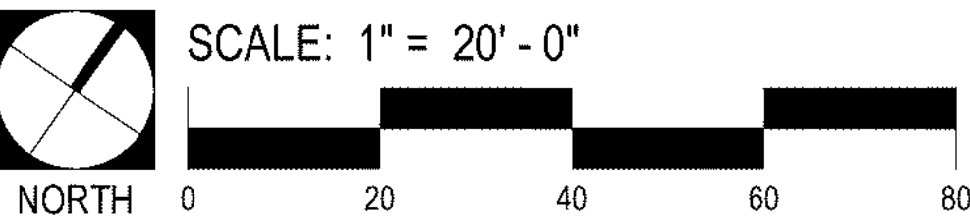
- 8 FEET FROM TRANSFORMERS, CABLE, AND PULL BOXES.
- 5 FEET FROM MAILBOXES
- 5 FEET FROM FIRE HYDRANTS (ALL SIDES)
- 10 FEET FROM CENTERLINE OF ALL UTILITY LINES (WITHOUT EASEMENT) (SEWER, WATER, STORM DRAINS, DOUBLE CHECK DETECTORS, AIR RELIEF VALVES AND GAS)
- 10 FEET FROM EASEMENT BOUNDARIES (SEWER, 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 CONTROL BARRIER NOTE:

- 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.



PROJECT AREA TOTALS:

GROUND LEVEL LEVEL P2 (ON-SITE + R.O.W.)			
- TOTAL OPEN SPACE:	35,542 SF	100%	
ON-SITE PLANTING:	5,281 SF	15%	
ON-SITE PAVING AREA:	16,496 SF	46%	
R.O.W. PLANTING AREA:	2,883 SF	8%	
R.O.W. PAVING AREA:	10,882 SF	31%	

PODIUM LEVEL LEVEL 1			
- TOTAL OPEN SPACE:	12,450 SF	100%	
PLANTING AREA:	4,551 SF	36%	
PAVING AREA:	6,931 SF	56%	
SWIMMING POOL:	968 SF	8%	

ROOF AMENITY LEVEL LEVEL 5			
- TOTAL OPEN SPACE:	1,937 SF	100%	
PLANTING AREA:	368 SF	19%	
PAVING AREA:	1,569 SF	81%	

PLANTING AREA PROVIDED:

GROUND LEVEL:	5,281 SF
ON-SITE PLANTING AREA TOTAL:	10,200 SF

PUBLIC RIGHT-OF-WAY:	
OFF-SITE PLANTING AREA TOTAL:	2,883 SF

PERMEABLE SURFACE CALC:

LANDSCAPE URBAN FORESTRY OZO 3049		
- TOTAL SITE / PROJECT AREA	133,292 SF	

LVL P2: PERVIOUS CONCRETE	20,612 SF
LVL P2: PERMEABLE PAVERS	5,276 SF
LVL P2: PLANTING AREA	8,164 SF
PROVIDED:	34,052 SF

PERMEABLE SURFACE CALCULATION:		
PERMEABLE SURFACE AREA REQ'D:	22%	
PROVIDED:	34,052 SF ÷ 133,292 SF =	26%

TREE CANOPY CALC:

LANDSCAPE URBAN FORESTRY OZO 3049		
- TOTAL SITE / PROJECT AREA	133,292 SF	

- TREE CANOPY TOTALS:	18,255 SF
P2 GROUND LEVEL	6,083 SF
L1 PODIUM LEVEL	11,544 SF
L5 ROOF AMENITY	628 SF

TREE CANOPY AREA CALCULATION:		
MIN. TREE CANOPY AREA REQUIRED:	12%	
PROVIDED:	18,255 SF ÷ 133,292 SF =	14%

LEGEND

- RAISED SUN TERRACE FOR DINING & LOUNGE SEATING
- OVERSIZED SOFT LOUNGE SEATING WITH LARGE COFFEE TABLE & SHADE UMBRELLA
- COLORED ACCENT PERVIOUS CONCRETE PAVING WITH SAWCUT GRID PATTERN (PER O.Z.O. 3049)
- COLORED PERVIOUS CONCRETE PAVING WITH LARGE SAWCUT GRID PATTERN (PER O.Z.O. 3049)
- INTERLOCKING CONCRETE PERMEABLE PAVER FIELD & STANDARD INTERLOCKING CONCRETE PAVER BANDING
- BIKE RACK LOCATION, TYPICAL.
- EXISTING STREET POLE LIGHT, PROTECT IN PLACE
- LANDSCAPED PARKWAY UTILIZING DROUGHT TOLERATE PLANTING & DRIP IRRIGATION
- ADA ACCESSIBLE RAMP & CROSSWALK LOCATION
- ARCHITECTURAL AIRWAY / LIGHT WELL LOCATION. SEE ARCHITECTURAL PLANS. TYP.
- FULL HEIGHT TUBULAR STEEL ACCESS GATE & MASONRY WALL AT EAST PROPERTY LINE
- PERVIOUS CONCRETE PAVING / ACCESS WALK, PER OCEANSIDE ZONING ORDINANCE 3049
- LOW CURB WALL PLANTER AT BUILDING FOUNDATION
- ACCENT POTTERY WITH PLANTING
- LARGE STYLIZED PROJECT SIGNAGE WITH ACCENT LIGHTING
- POURED-IN PLACE BOARD-FORM CONCRETE RAISED PLANTER WALLS
- BENCH SEATING & TRASH RECEPTACLES, TYPICAL
- DECORATIVE STEPS AND HANDRAILS TO RAISED SUN TERRACE
- LARGE OPEN PLAZA WITH MOVEABLE FURNITURE FOR SEASONAL EVENTS
- DINING SETS WITH LARGE MARKET UMBRELLAS
- LOUNGE SEATING & TABLES UNDER BUILT-IN CANTILEVERED RETRACTABLE UMBRELLAS
- EXISTING FAN PALM / STREET TREES. PROTECT IN PLACE
- GATE ENCLOSED DOG RUN AREA WITH BENCH SEATING, PET WASTE BAG DISPENSER & TRASH
- DEDICATED TRASH ROOM WITHIN BUILDING -REFER TO ARCHITECTURAL PLAN FOR STORAGE & COLLECTION INFO
- LOW BROAD SEAT WALL PLANTER, TYP.

PLANT MATERIAL

EXISTING STREET TREES:			
	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	14	(PROTECT IN PLACE)
	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	5	(TO BE REMOVED)

- PROTECT IN PLACE - TREE NOTE:**
- NO MECHANICAL GRADING TO CAUSE A CHANGE OF GRADE OR ELEVATION AROUND THE BASE OF TREES OR WITHIN THE DRIP LINE OF THE TREES.
 - NO MECHANICAL EQUIPMENT OR TRENCHING WITHIN THE DRIP LINE OF THE TREES TO AVOID DISTURBANCE OF THE ROOT SYSTEM.
 - NO EXCESSIVE PRUNING OR EQUIPMENT AROUND THE CANOPY TO CAUSE INJURY TO BRANCHES, TRUNK AND COMPACTION OF ROOTS.
 - IF THE EXISTING TREES ARE DAMAGED OR DESTROYED BY CONSTRUCTION ACTIVITIES THAT THE TREES ARE TO BE REPLACED IN KIND AND OF THE SAME SIZE DIAMETER.
 - REFER TO TREE SURVEY MAP FOR INFORMATION ON ALL EXISTING TREES TO BE REMOVED, TYP.

ACCENT CANOPY TREE / PALM TREE:

	PHOENIX D. 'MEDJOO'	7	14ft. BTH
	MEDJOO DATE PALM		

SHRUBS:	
	LANDSCAPE PLANTER AREAS

- TREE NOTE:**
- STREET TREES SHALL COMPLY WITH CITY OF OCEANSIDE STREET TREE STANDARD 211A
 - ALL STREET TREES ARE TO BE MIN. OF 24" BOX
 - ALL TREES ARE TO BE CHOSEN FROM CURRENT APPROVED CITY OF OCEANSIDE STREET TREE LIST

401 MISSION BLVD, Oceanside CA. | Site Plan - Level P2 (Ground Level)

OCEANSIDE NOTES:

PAVING NOTE:

- ALL PEDESTRIAN PAVING SHALL COMPLY WITH THE MOST CURRENT EDITION OF THE AMERICAN DISABILITY ACT.

SITE GRADING & DRAINAGE NOTE:

- REFER TO CIVIL ENGINEER'S PLANS FOR ALL DRAINAGE AND GRADING INFORMATION, TYP.

OVERHEAD LINE / UTILITY EASEMENT NOTE:

- PROJECT CONTAINS NO SD&E EASEMENT AND / OR OVERHEAD UTILITY LINES.

MAINTENANCE RESPONSIBILITY NOTE:

- PRIVATE ON-SITE AND PUBLIC R.O.W. LANDSCAPING TO BE MAINTAINED BY OWNER / DEVELOPER.

STREET TREES & OTHER TREES SHALL BE SPACED:

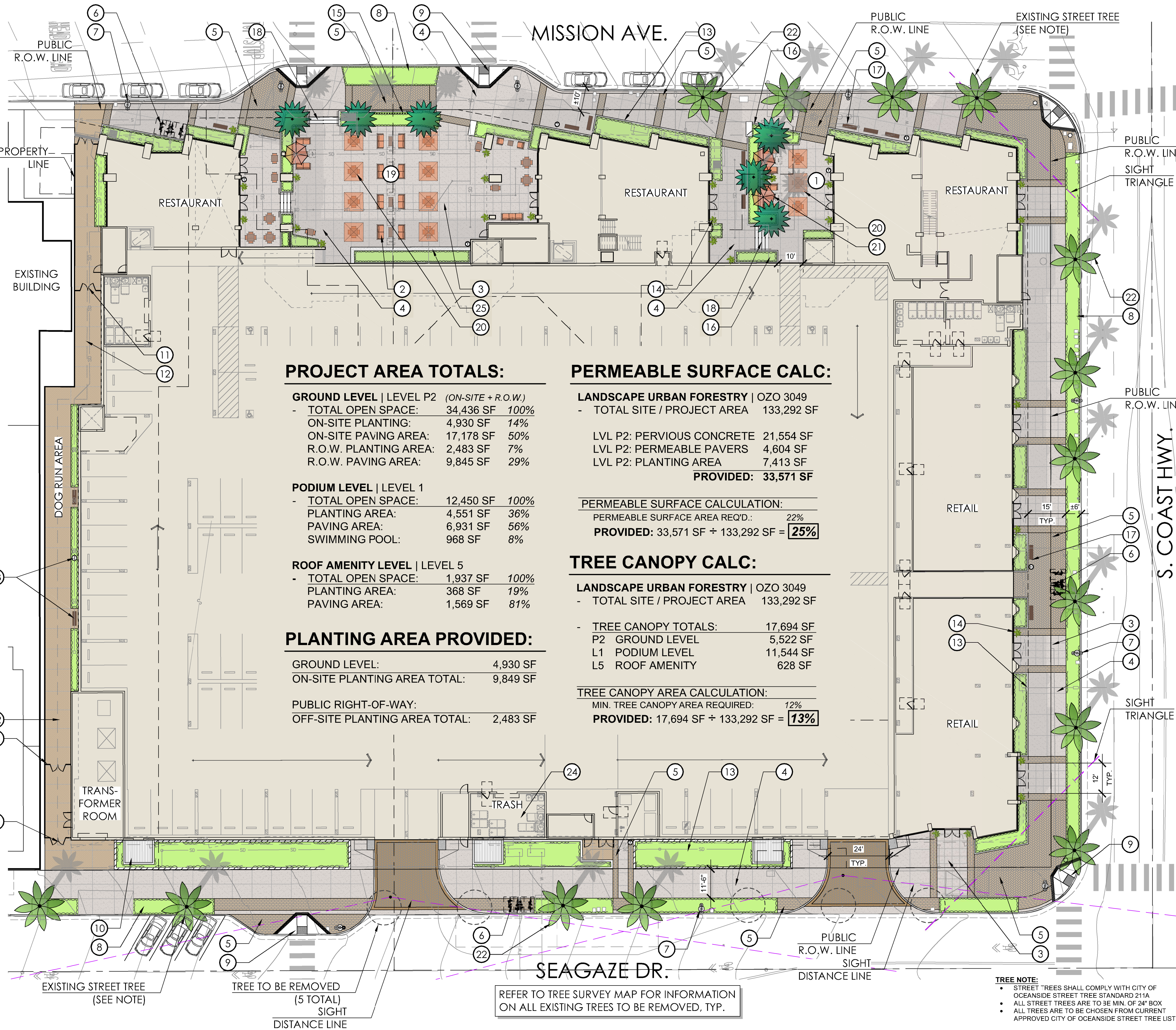
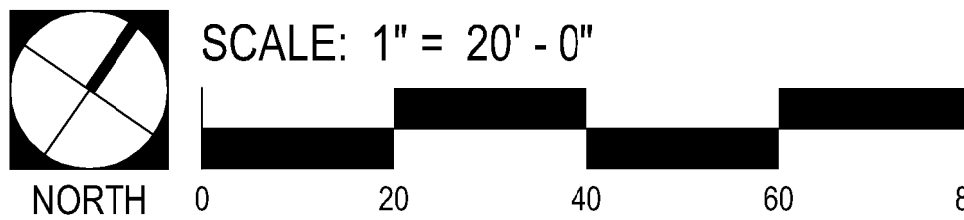
- 8 FEET FROM TRANSFORMERS, CABLE, AND PULL BOXES.
- 5 FEET FROM MAILBOXES
- 5 FEET FROM FIRE HYDRANTS (ALL SIDES)
- 10 FEET FROM CENTERLINE OF ALL UTILITY LINES (WITHOUT EASEMENT) (SEWER, WATER, STORM DRAINS, DOUBLE CHECK DETECTORS, AIR RELIEF VALVES AND GAS)
- 10 FEET FROM EASEMENT BOUNDARIES (SEWER, 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 STREET'S 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 CONTROL BARRIER NOTE:

- 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 APPARATUS.
- 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.



PROJECT AREA TOTALS:

GROUND LEVEL LEVEL P2 (ON-SITE + R.O.W.)			
- TOTAL OPEN SPACE:	34,436 SF	100%	
ON-SITE PLANTING:	4,930 SF	14%	
ON-SITE PAVING AREA:	17,178 SF	50%	
R.O.W. PLANTING AREA:	2,483 SF	7%	
R.O.W. PAVING AREA:	9,845 SF	29%	

PODIUM LEVEL LEVEL 1			
- TOTAL OPEN SPACE:	12,450 SF	100%	
PLANTING AREA:	4,551 SF	36%	
PAVING AREA:	6,931 SF	56%	
SWIMMING POOL:	968 SF	8%	

ROOF AMENITY LEVEL LEVEL 5			
- TOTAL OPEN SPACE:	1,937 SF	100%	
PLANTING AREA:	368 SF	19%	
PAVING AREA:	1,569 SF	81%	

PLANTING AREA PROVIDED:

GROUND LEVEL:	4,930 SF
ON-SITE PLANTING AREA TOTAL:	9,849 SF

PUBLIC RIGHT-OF-WAY:	
OFF-SITE PLANTING AREA TOTAL:	2,483 SF

PERMEABLE SURFACE CALC:

LANDSCAPE URBAN FORESTRY OZO 3049		
- TOTAL SITE / PROJECT AREA	133,292 SF	

LVL P2: PERVIOUS CONCRETE	21,554 SF
LVL P2: PERMEABLE PAVERS	4,604 SF
LVL P2: PLANTING AREA	7,413 SF
PROVIDED:	33,571 SF

PERMEABLE SURFACE CALCULATION:		
PERMEABLE SURFACE AREA REQ'D:	22%	
PROVIDED:	33,571 SF ÷ 133,292 SF =	25%

TREE CANOPY CALC:

LANDSCAPE URBAN FORESTRY OZO 3049		
- TOTAL SITE / PROJECT AREA	133,292 SF	

- TREE CANOPY TOTALS:	17,694 SF
P2 GROUND LEVEL	5,522 SF
L1 PODIUM LEVEL	11,544 SF
L5 ROOF AMENITY	628 SF

TREE CANOPY AREA CALCULATION:		
MIN. TREE CANOPY AREA REQUIRED:	12%	
PROVIDED:	17,694 SF ÷ 133,292 SF =	13%

LEGEND

- RAISED SUN TERRACE FOR DINING & LOUNGE SEATING
- OVERSIZED SOFT LOUNGE SEATING WITH LARGE COFFEE TABLE & SHADE UMBRELLA
- COLORLED ACCENT PERVIOUS CONCRETE PAVING WITH SAWCUT GRID PATTERN (PER O.Z.O. 3049)
- COLORLED PERVIOUS CONCRETE PAVING WITH LARGE SAWCUT GRID PATTERN (PER O.Z.O. 3049)
- INTERLOCKING CONCRETE PERMEABLE PAVER FIELD & STANDARD INTERLOCKING CONCRETE PAVER BANDING
- BIKE RACK LOCATION, TYPICAL.
- EXISTING STREET POLE LIGHT, PROTECT IN PLACE
- LANDSCAPED PARKWAY UTILIZING DROUGHT TOLERATE PLANTING & DRIP IRRIGATION
- ADA ACCESSIBLE RAMP & CROSSWALK LOCATION
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- FULL HEIGHT TUBULAR STEEL ACCESS GATE & MASONRY WALL AT EAST PROPERTY LINE
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- DEDICATED TRASH ROOM WITHIN BUILDING - REFER TO ARCHITECTURAL PLAN FOR STORAGE & COLLECTION INFO
- LOW BROAD SEAT WALL PLANTER, TYP.

PLANT MATERIAL

EXISTING STREET TREES:

	WASHINGTONIA ROBUSTA	14	(PROTECT IN PLACE)
	MEXICAN FAN PALM		
	WASHINGTONIA ROBUSTA	5	(TO BE REMOVED)
	MEXICAN FAN PALM		

- PROTECT IN PLACE - TREE NOTE:**
- NO MECHANICAL GRADING TO CAUSE A CHANGE OF GRADE OR ELEVATION AROUND THE BASE OF TREES OR WITHIN THE DRIP LINE OF THE TREES.
 - NO MECHANICAL EQUIPMENT OR TRENCHING WITHIN THE DRIP LINE OF THE TREES TO AVOID DISTURBANCE OF THE ROOT SYSTEM.
 - NO EXCESSIVE PRUNING OR EQUIPMENT AROUND THE CANOPY TO CAUSE INJURY TO BRANCHES, TRUNK AND COMPACTION OF ROOTS.
 - IF THE EXISTING TREES ARE DAMAGED OR DESTROYED BY CONSTRUCTION ACTIVITIES THAT THE TREES ARE TO BE REPLACED IN KIND AND OF THE SAME SIZE DIAMETER.
 - REFER TO TREE SURVEY MAP FOR INFORMATION ON ALL EXISTING TREES TO BE REMOVED, TYP.

ACCENT CANOPY TREE / PALM TREE:

	PHOENIX D. 'MEDJOOL'	6	14ft. BTH
	MEDJOOL DATE PALM		

SHRUBS:

	LANDSCAPE PLANTER AREAS
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- TREE NOTE:**
- STREET TREES SHALL COMPLY WITH CITY OF OCEANSIDE STREET TREE STANDARD 211A
 - ALL STREET TREES ARE TO BE MIN. OF 24" BOX
 - ALL TREES ARE TO BE CHOSEN FROM CURRENT APPROVED CITY OF OCEANSIDE STREET TREE LIST

401 MISSION BLVD, Oceanside CA. | Site Plan - Level P2 (Ground Level)

OCEANSIDE NOTES:

PAVING NOTE:

- ALL PEDESTRIAN PAVING SHALL COMPLY WITH THE MOST CURRENT EDITION OF THE AMERICAN DISABILITY ACT.

SITE GRADING & DRAINAGE NOTE:

- REFER TO CIVIL ENGINEER'S PLANS FOR ALL DRAINAGE AND GRADING INFORMATION, TYP.

OVERHEAD LINE / UTILITY EASEMENT NOTE:

- PROJECT CONTAINS NO SD&E EASEMENT AND / OR OVERHEAD UTILITY LINES.

MAINTENANCE RESPONSIBILITY NOTE:

- PRIVATE ON-SITE AND PUBLIC R.O.W. LANDSCAPING TO BE MAINTAINED BY OWNER / DEVELOPER.

STREET TREES & OTHER TREES SHALL BE SPACED:

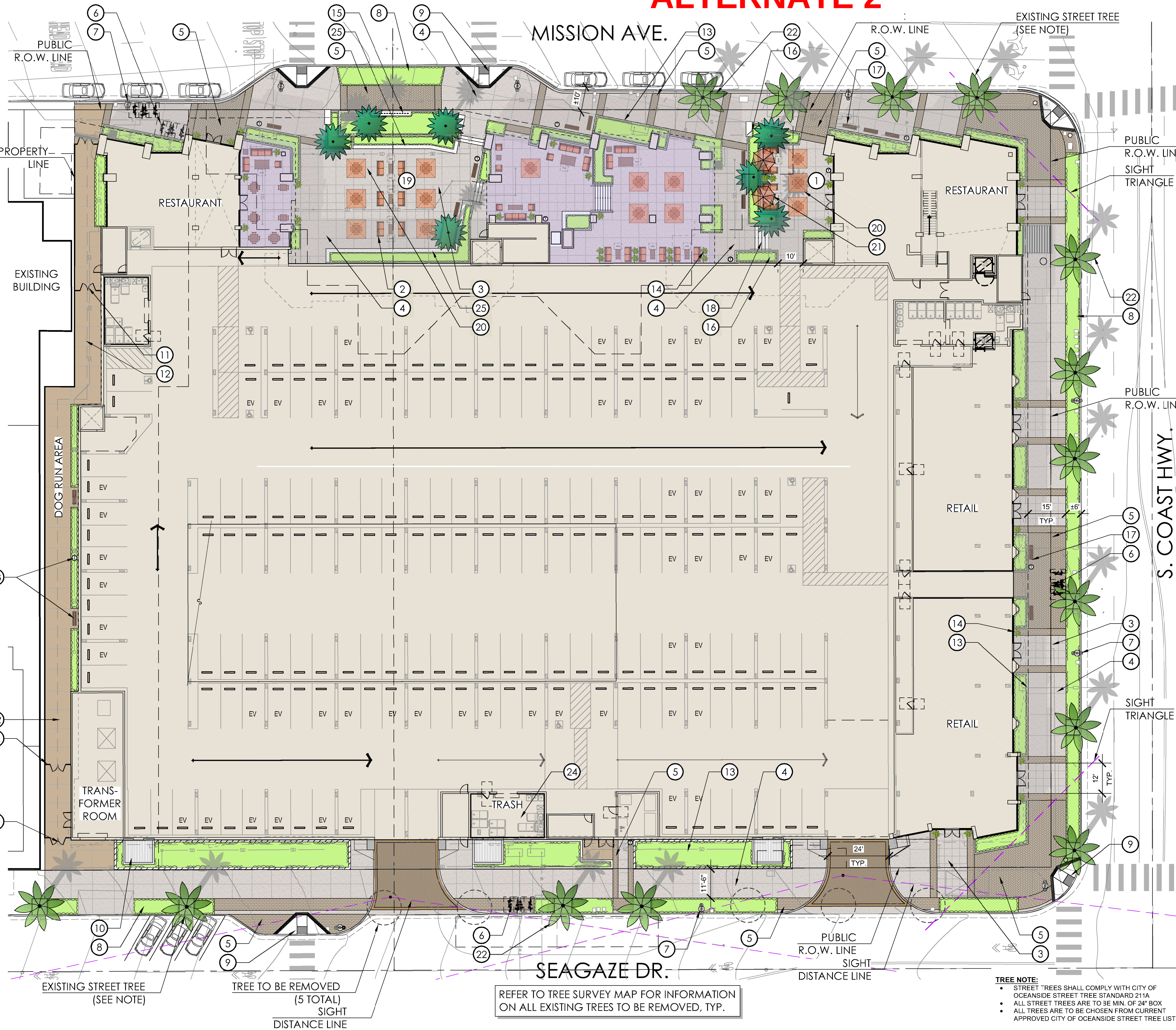
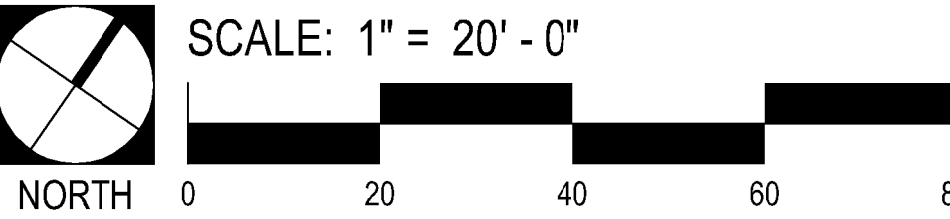
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- 10 FEET FROM CENTERLINE OF ALL UTILITY LINES (WITHOUT EASEMENT) (SEWER, WATER, STORM DRAINS, DOUBLE CHECK DETECTORS, AIR RELIEF VALVES AND GAS)
- 10 FEET FROM EASEMENT BOUNDARIES (SEWER, WATER, STORM DRAINS, ACCESS OR OTHER UTILITIES)
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- 15 FEET (MINIMUM) FROM STREETLIGHTS, OTHER UTILITY POLES, (DETERMINED BY SPECIFICATIONS)
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- SCREEN ALL UTILITIES ACCORDING TO SPECIFIC AGENCY REQUIREMENTS.

ROOT CONTROL BARRIER NOTE:

- 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.
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- 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 APPARATUS.
- 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.



- LEGEND**
- RAISED SUN TERRACE FOR DINING & LOUNGE SEATING
 - OVERSIZED SOFT LOUNGE SEATING WITH LARGE COFFEE TABLE & SHADE UMBRELLA
 - COLORLED ACCENT PERVIOUS CONCRETE PAVING WITH SAWCUT GRID PATTERN (PER O.Z.O. 3049)
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 - INTERLOCKING CONCRETE PERMEABLE PAVER FIELD & STANDARD INTERLOCKING CONCRETE PAVER BANDING
 - BIKE RACK LOCATION, TYPICAL.
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 - LOW BROAD SEAT WALL PLANTER, TYP.

- PLANT MATERIAL**
- EXISTING STREET TREES:**
- WASHINGTONIA ROBUSTA MEXICAN FAN PALM 14 (PROTECT IN PLACE)
 - WASHINGTONIA ROBUSTA MEXICAN FAN PALM 5 (TO BE REMOVED)
- PROTECT IN PLACE - TREE NOTE:**
- NO MECHANICAL GRADING TO CAUSE A CHANGE OF GRADE OR ELEVATION AROUND THE BASE OF TREES OR WITHIN THE DRIP LINE OF THE TREES.
 - NO MECHANICAL EQUIPMENT OR TRENCHING WITHIN THE DRIP LINE OF THE TREES TO AVOID DISTURBANCE OF THE ROOT SYSTEM.
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 - IF THE EXISTING TREES ARE DAMAGED OR DESTROYED BY CONSTRUCTION ACTIVITIES THAT THE TREES ARE TO BE REPLACED IN KIND AND OF THE SAME SIZE DIAMETER.
 - REFER TO TREE SURVEY MAP FOR INFORMATION ON ALL EXISTING TREES TO BE REMOVED, TYP.
- ACCENT CANOPY TREE / PALM TREE:**
- PHOENIX D. 'MEDJOO' MEDJOO DATE PALM 7 14ft. BTH
- SHRUBS:**
- LANDSCAPE PLANTER AREAS

401 MISSION BLVD, Oceanside CA. | Site Plan - Level P2 (Ground Level)

OCEANSIDE NOTES:

- PAVING NOTE:**
- ALL PEDESTRIAN PAVING SHALL COMPLY WITH THE MOST CURRENT EDITION OF THE AMERICAN DISABILITY ACT.
- SITE GRADING & DRAINAGE NOTE:**
- REFER TO CIVIL ENGINEER'S PLANS FOR ALL DRAINAGE AND GRADING INFORMATION, TYP.
- OVERHEAD LINE / UTILITY EASEMENT NOTE:**
- PROJECT CONTAINS NO SDG&E EASEMENT AND / OR OVERHEAD UTILITY LINES.
- MAINTENANCE RESPONSIBILITY NOTE:**
- PRIVATE ON-SITE AND PUBLIC R.O.W. LANDSCAPING TO BE MAINTAINED BY OWNER / DEVELOPER.

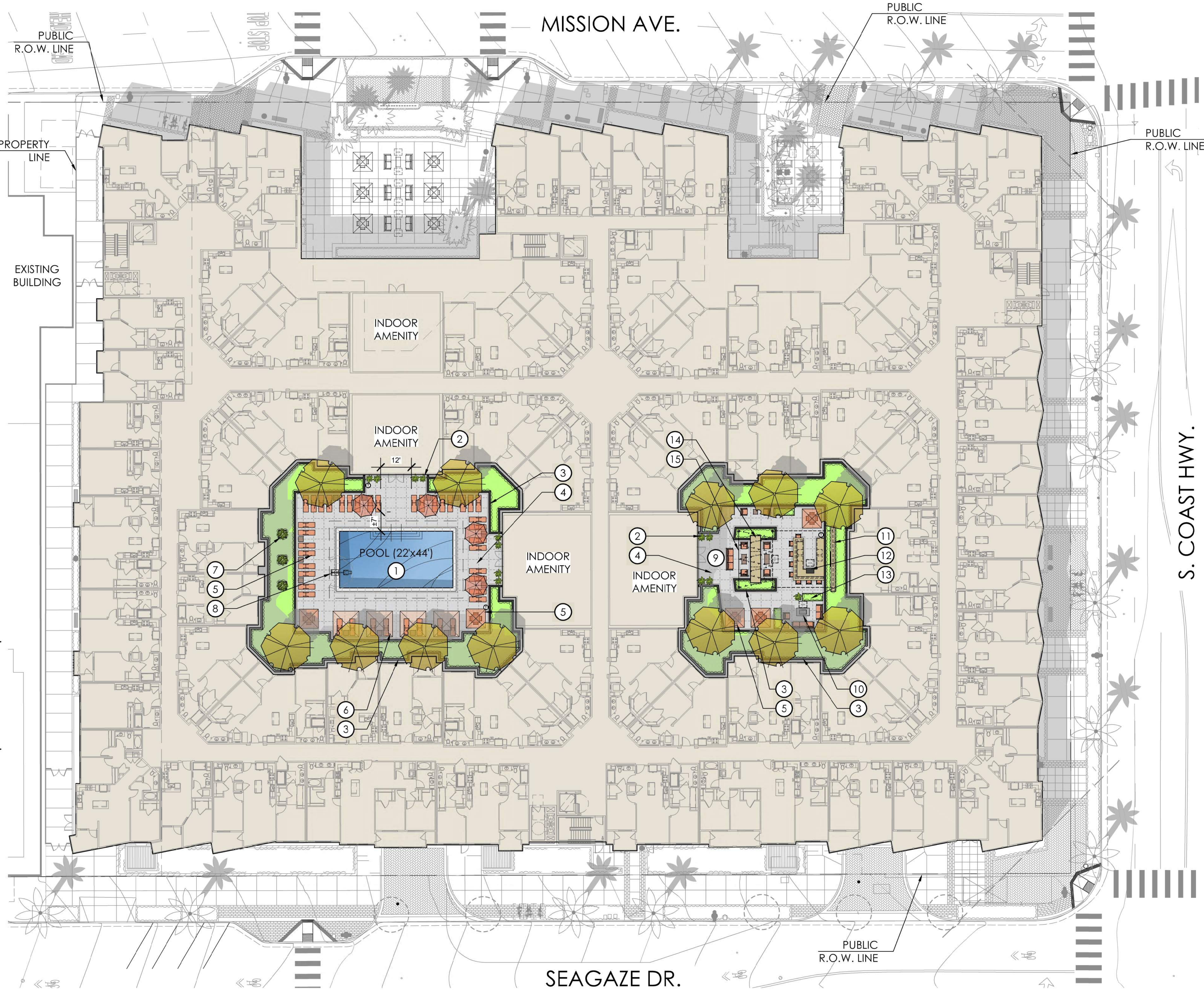
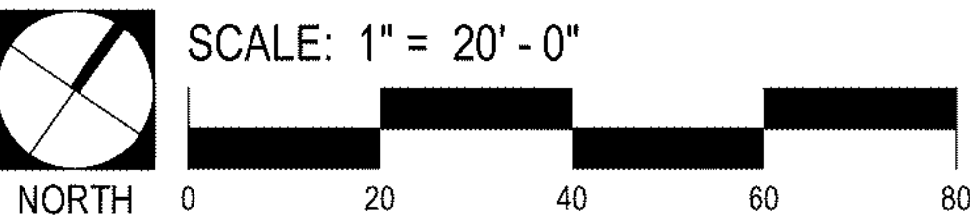
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 - ALL FIRE HYDRANTS, DOUBLE CHECK DETECTORS, POST INDICATING VALVES, AND FIRE DEPARTMENT CONNECTIONS SHALL BE PROVIDED WITH A 3-FOOT CLEARANCE AROUND ALL FIRE APPARATUSES.
 - ALL TREES AT MATURITY SHALL MEET A HORIZONTAL CLEARANCE ALONG ALL ROADWAYS 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.

PROJECT AREA TOTALS:

PODIUM LEVEL LEVEL 1			
- TOTAL OPEN SPACE:	12,450 SF	100%	
PLANTING AREA:	4,551 SF	36%	
PAVING AREA:	6,931 SF	56%	
SWIMMING POOL:	968 SF	8%	

PLANTING AREA PROVIDED:

- PODIUM LEVEL :	4,551 SF
ON-SITE PLANTING AREA TOTAL :	10,200 SF



LEGEND

- 1 ±3FT DEEP RESIDENT SWIMMING POOL WITH DECORATIVE PRECAST COPING (ON PODIUM)
- 2 DECORATIVE POTS WITH ACCENT PLANTING
- 3 RAISED BUILT PLANTER WALL ON PODIUM
- 4 ENHANCED PAVING (ON PODIUM)
- 5 CHAISE LOUNGE CHAIRS & SIDE TABLES
- 6 DECORATIVE SHADE CABANAS & LOUNGE CHAIRS
- 7 LARGE LOW PLANTER BOWLS SET ON MASONRY BUILT PILASTERS, (3) TOTAL
- 8 ADA ACCESSIBLE CHAIR LIFT, TYPICAL
- 9 RESIDENT LOUNGE AREA WITH DOUBLE-SIDED FIREPLACE & BBQ ENTERTAINMENT BAR
- 10 NATURAL GAS FIRE TABLE & LOUNGE SEATING AREA
- 11 DECORATIVE MEDIA WALL WITH TV & SHADE OVERHEAD
- 12 LARGE BARBEQUE KITCHEN WITH BAR SEATING & UNDERCOUNTER APPLIANCES
- 13 PREFAB DECORATIVE FIBERGLASS PLANTERS
- 14 MODERN LINEAR DOUBLE SIDED FIREPLACE WITH SOFT LOUNGE SEATING & COFFEE TABLE
- 15 DECORATIVE STRING CAFE LIGHTING

PLANT MATERIAL

- PATIO TREES:**
- ARBUSUS U. 'MARINA' 12 38" BOX MARINA STRAWBERRY TREE
 - LAGERSTROEMIA I. 'NATCHEZ' NATCHEZ CRAPE MYRTLE
- SHRUBS:**
- LANDSCAPE PLANTER AREAS

401 MISSION BLVD, Oceanside CA. | Site Plan - Level 1 (Podium Level)

OCEANSIDE NOTES:

PAVING NOTE:

- ALL PEDESTRIAN PAVING SHALL COMPLY WITH THE MOST CURRENT EDITION OF THE AMERICAN DISABILITY ACT.

SITE GRADING & DRAINAGE NOTE:

- REFER TO CIVIL ENGINEER'S PLANS FOR ALL DRAINAGE AND GRADING INFORMATION, TYP.

OVERHEAD LINE / UTILITY EASEMENT NOTE:

- PROJECT CONTAINS NO SDG&E EASEMENT AND / OR OVERHEAD UTILITY LINES.

MAINTENANCE RESPONSIBILITY NOTE:

- PRIVATE ON-SITE AND PUBLIC R.O.W. LANDSCAPING TO BE MAINTAINED BY OWNER / DEVELOPER.

FIRE NOTES:

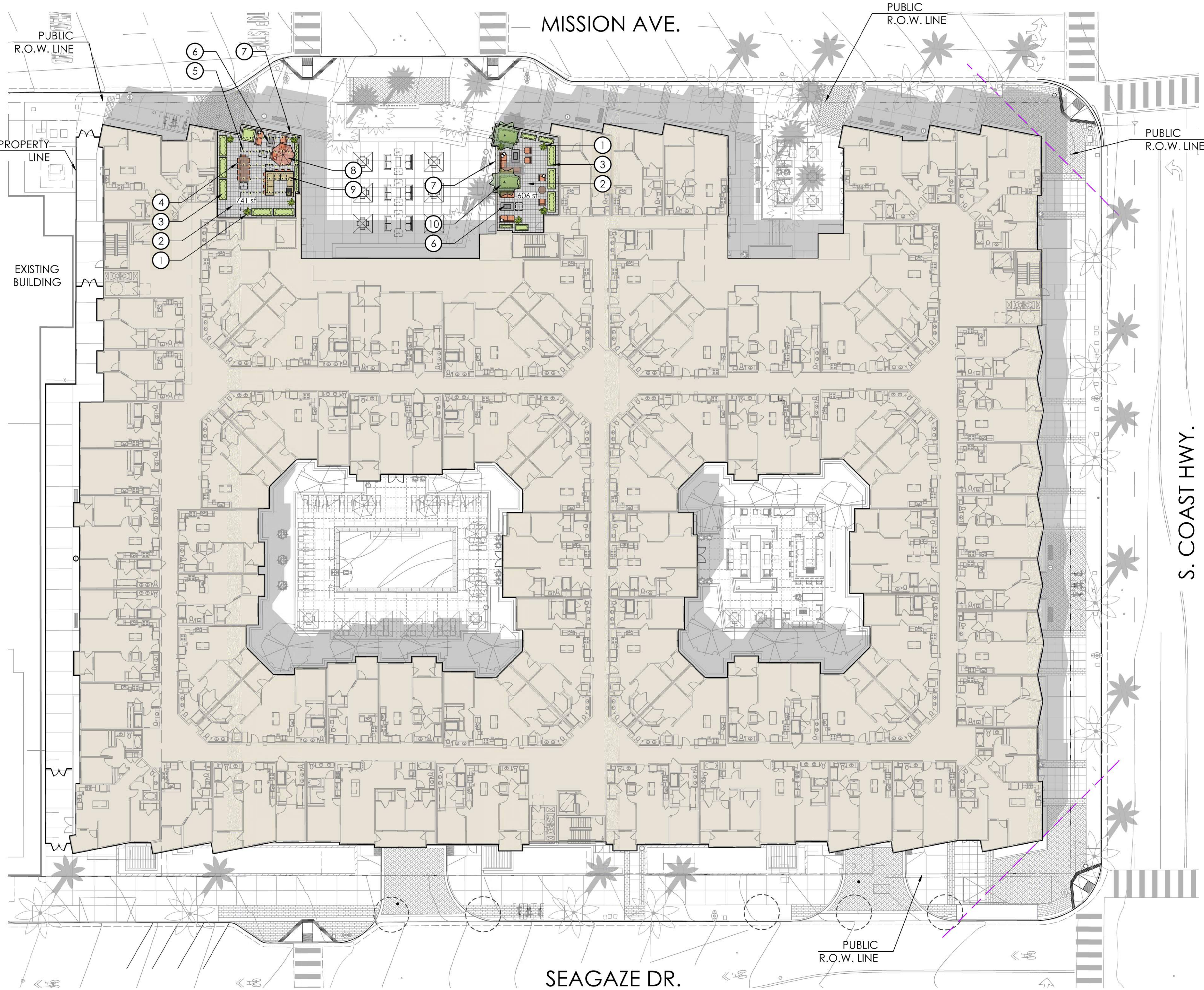
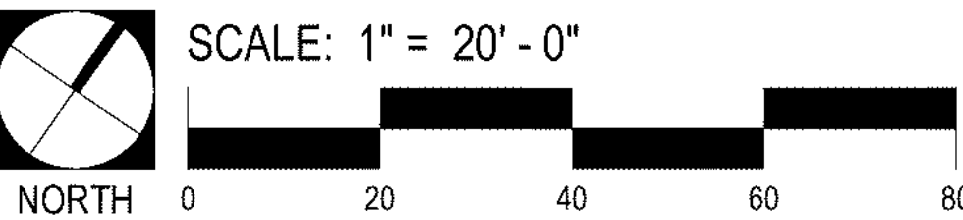
- LANDSCAPE IMPROVEMENT PLAN SET AND INSTALLATION ARE REQUIRED TO IMPLEMENT APPROVED FIRE DEPT. REGULATIONS, CODES, AND STANDARDS AT THE TIME OF PROJECT APPROVAL.
- ALL FIRE HYDRANTS, DOUBLE CHECK DETECTORS, POST INDICATING VALVES, AND FIRE DEPARTMENT CONNECTIONS SHALL BE PROVIDED WITH A 3-FOOT CLEARANCE 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.

PROJECT AREA TOTALS:

ROOF AMENITY LEVEL LEVEL 5			
- TOTAL OPEN SPACE:	1,937 SF	100%	
PLANTING AREA:	368 SF	19%	
PAVING AREA:	1,569 SF	81%	

PLANTING AREA PROVIDED:

- ROOF LEVEL :	368 SF
ON-SITE PLANTING AREA TOTAL :	10,200 SF



LEGEND

- 1 DECORATIVE POTS WITH ACCENT PLANTING
- 2 DECORATIVE PAVING
- 3 PREFABRICATED FIBERGLASS PLANTERS WITH SELF-WATERING IRRIGATION BLADDER
- 4 LONG RECTANGULAR DINING TABLE
- 5 DECORATIVE CAFE STRING LIGHTING
- 6 PREFABRICATED RECTANGULAR FIRE TABLE & SOFT LOUNGE SEATING
- 7 TEMPERED GLASS VIEW BARRIER WALL
- 8 LARGE MARKET UMBRELLA
- 9 LARGE BARBEQUE KITCHEN WITH BAR SEATING & UNDERCOUNTER APPLIANCES
- 10 PREFABRICATED FIBERGLASS TREE PLANTERS

PLANT MATERIAL

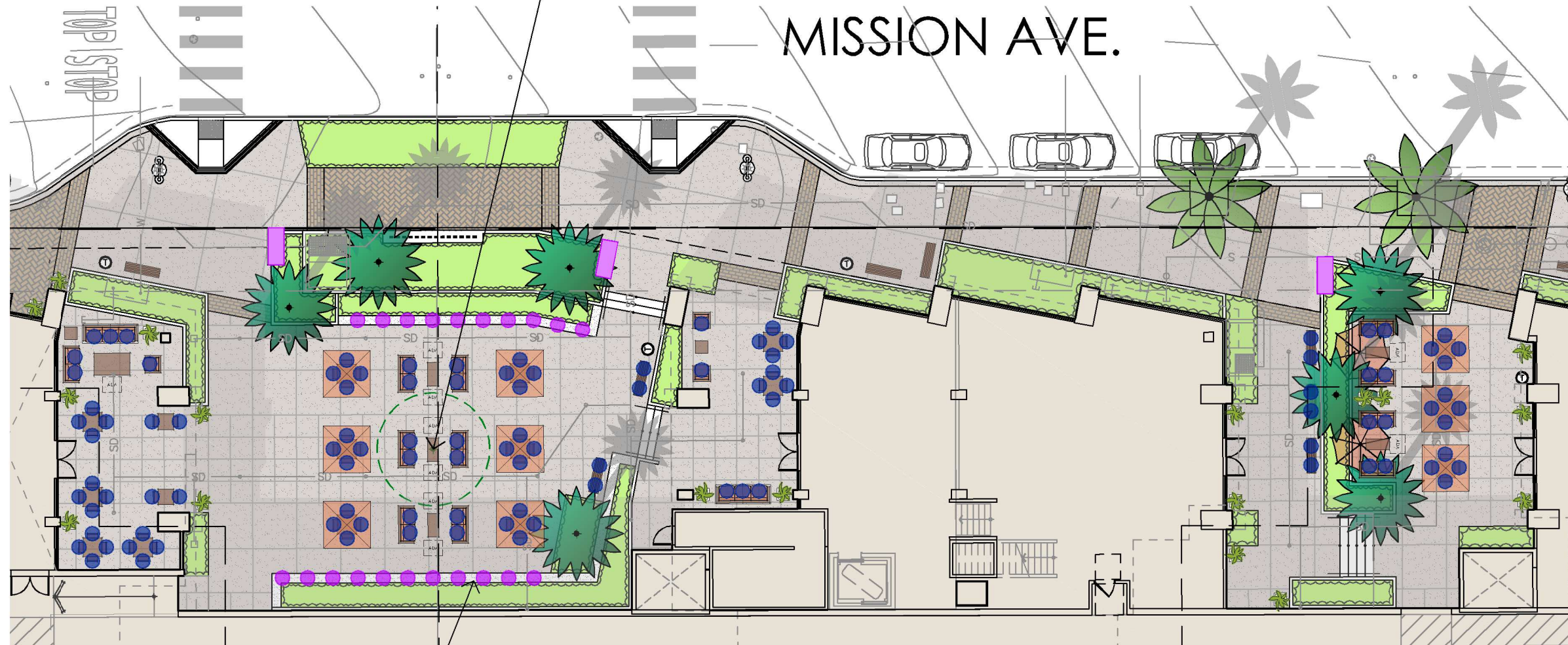
- SMALL ACCENT TREES:**
- LAGERSTROEMIA I. 'NATCHEZ' 2 36" BOX
 - NATCHEZ CRAPE MYRTLE
- SHRUBS:**
- LANDSCAPE PLANTER AREAS

401 MISSION BLVD, Oceanside CA. | Site Plan - Level 5 (Roof Amenity)

ALTERNATE 1

CHRISTMAS TREE STAGING AREA
(SITE FURNISHING TO BE STORED DURING SEASON)

MISSION AVE.



- PLAZA SEATING - FURNITURE
±105 PEOPLE
- PLAZA SEATING - SEAT WALL
±21 PEOPLE

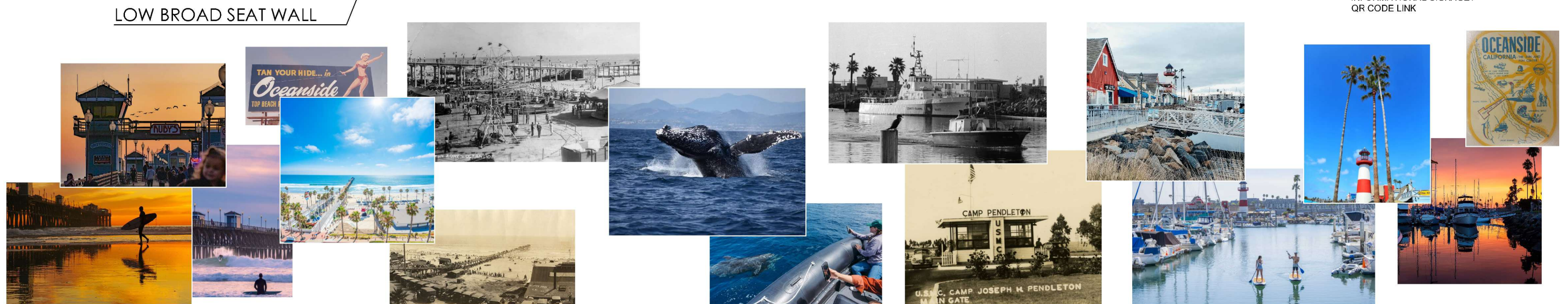
ART WALK THEME

- SURFING CULTURE & WATERSPORTS
- OCEANSIDE PIER & BEACH
- MARINE LIFE & WHALE WATCHING
- RICH MILITARY HISTORY
- OCEANSIDE HARBOR & SAILING

OCEANSIDE HISTORY / CULTURE
QR CODE LOCATION

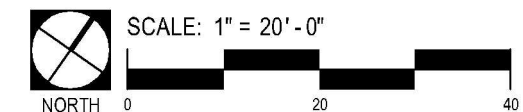


INFORMATIONAL SIGNAGE /
QR CODE LINK



401 MISSION BLVD, Oceanside CA. | History & Culture

JH Real Estate Partners, Inc. | 520 Newport Center Dr., Suite 780 | Newport Beach, CA 92660 | July 18, 2025

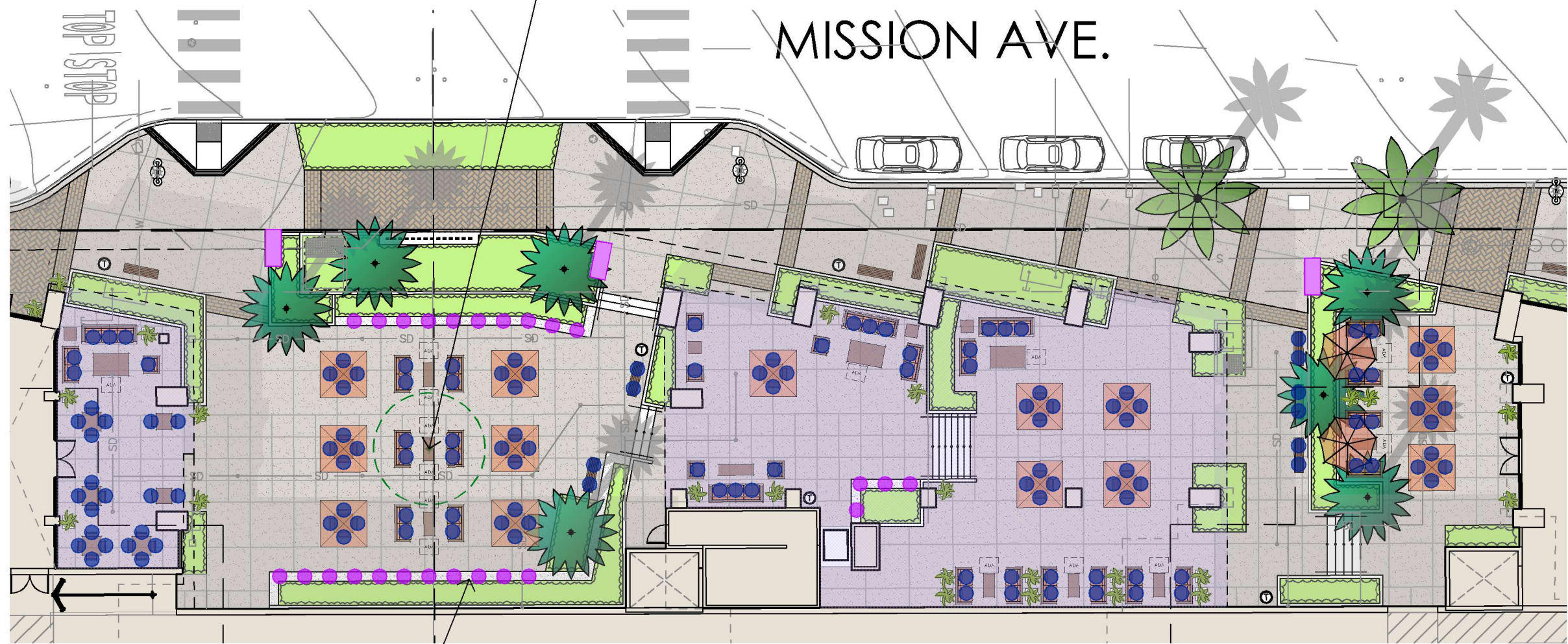


SMP
ENVIRONMENTAL DESIGN
SUMMERS/MURPHY & PARTNERS, INC.
34197 COAST HWY SUITE 200
DANA POINT CA 92629
(949) 443-1446

ALTERNATE 2

CHRISTMAS TREE STAGING AREA
(SITE FURNISHING TO BE STORED DURING SEASON)

MISSION AVE.



PLAZA SEATING - FURNITURE
±142 PEOPLE

PLAZA SEATING - SEAT WALL
±25 PEOPLE

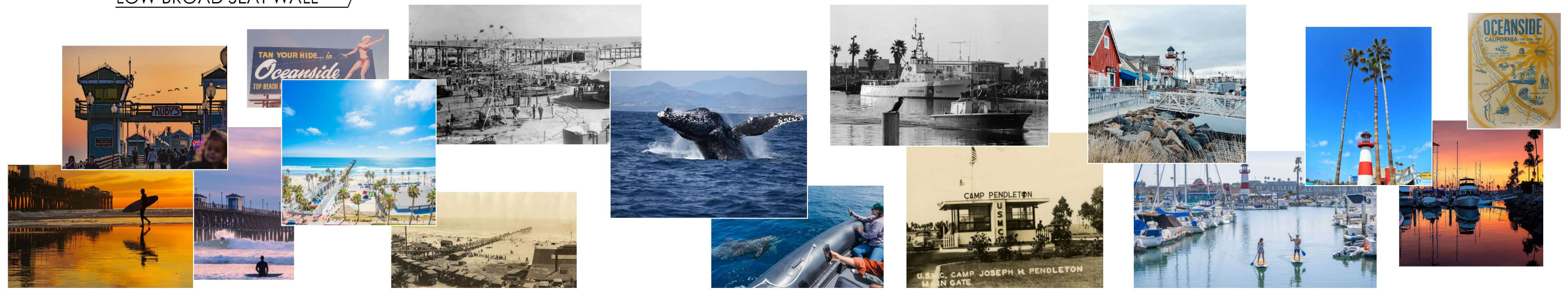
ART WALK THEME

- SURFING CULTURE & WATERSPORTS
- OCEANSIDE PIER & BEACH
- MARINE LIFE & WHALE WATCHING
- RICH MILITARY HISTORY
- OCEANSIDE HARBOR & SAILING

OCEANSIDE HISTORY / CULTURE
QR CODE LOCATION

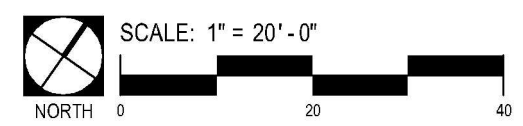


INFORMATIONAL SIGNAGE /
QR CODE LINK



401 MISSION BLVD, Oceanside CA. | History & Culture

JH Real Estate Partners, Inc. | 520 Newport Center Dr., Suite 780 | Newport Beach, CA 92660 | July 18, 2025



SMP
ENVIRONMENTAL DESIGN
SUMMERS/MURPHY & PARTNERS, INC.
34197 COAST HWY SUITE 200
DANA POINT CA 92629
(949) 443-1446



ARBUTUS 'MARINA'
MARINA STRAWBERRY TREE



LAGERSTROEMIA I. 'NATCHEZ'
NATCHEZ CRAPE MYRTLE



PHOENIX D. 'MEDJOOL'
MEDJOOL DATE PALM



STRELITZIA NICOLAI
GIANT BIRD OF PARADISE



TIPUANA TIPU
TIPU TREE



AEONIUM CANARIENSE
CANARY ISLAND AEONIUM



AEONIUM A. 'ZWARTKOPF'
PURPLE AEONIUM



AGAVE AMERICANA
CENTURY PLANT



AGAVE ATTENUATA
FOXTAIL AGAVE



AGAVE 'BLUE GLOW'
BLUE GLOW AGAVE



ASPIDISTRA ELATIOR
CAST IRON PLANT



ASPARAGUS D. 'MYERS'
FOXTAIL FERN



CHONDROPETALUM TECTORUM
CAPE RUSH



DIANELLA T. 'VARIEGATA'
VARIEGATED FLAX LILY



FURCRAEA F. 'MEDIOPICTA'
MAURITIUS HEMP



NANDINA D. 'MOON BAY'
MOON BAY HEAVENLY BAMBOO



PEDILANTHUS BRACTEATUS
TALL SLIPPER PLANT



PHILODENDRON 'XANADU'
XANADU PHILODENDRON



PHORMIUM 'AMAZING RED'
AMAZING RED FLAX



ROSMARINUS O. 'PROSTRATUS'
TRAILING ROSEMARY



SANSEVIERIA HYBRID
SNAKE PLANT



SENECIO MANDRALISCAE
BLUE CHALKSTICKS

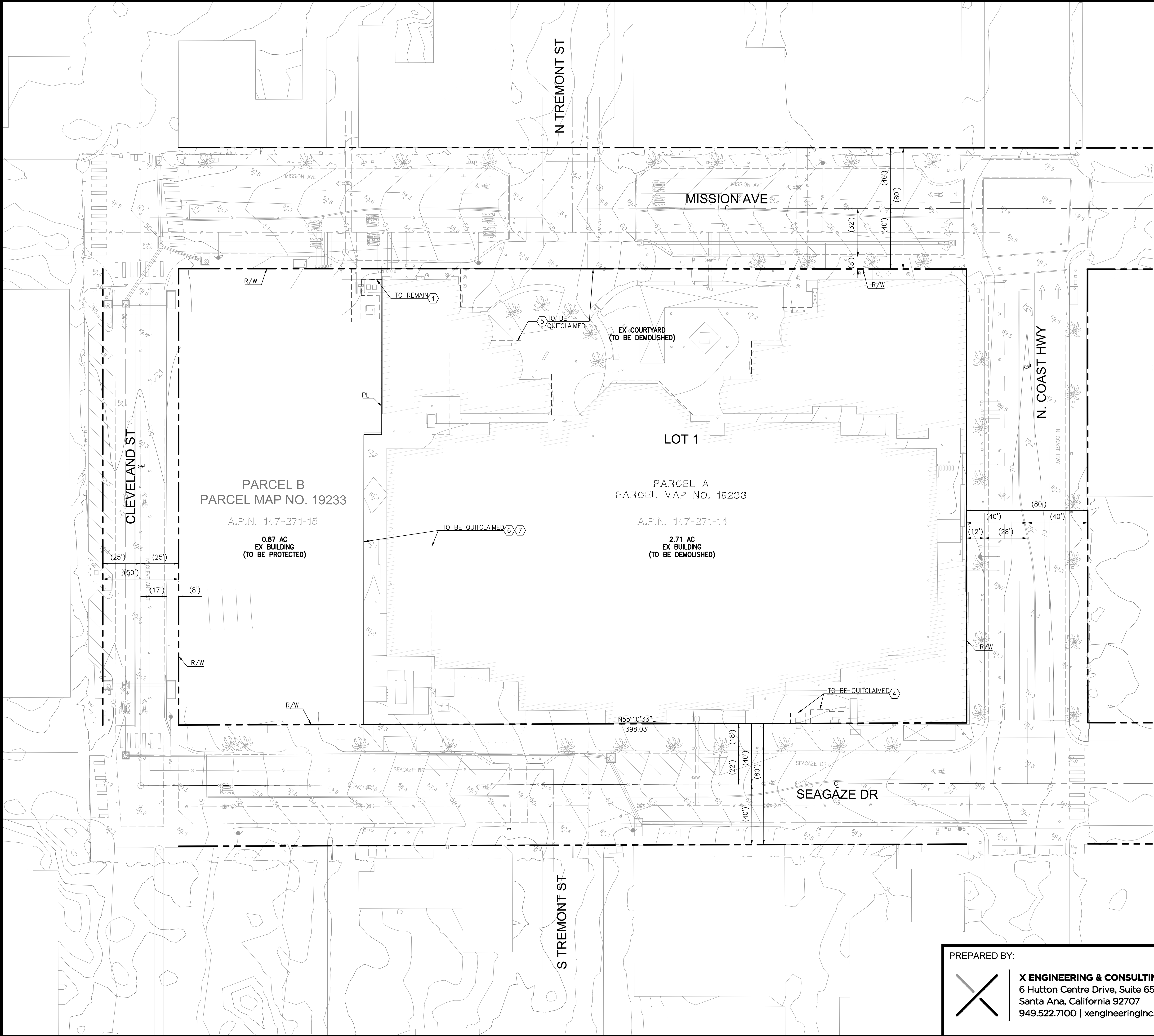


SENECIO VITALIS
NARROW-LEAF CHALKSTICKS



WESTRINGIA F. 'WYNABBIE GEM'
WYNABBIE GEM COAST ROSEMARY

401 MISSION BLVD, Oceanside CA. | Plant Palette Imagery



EXISTING EASEMENT NOTES

- 1 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. THE EXTENT TO WHICH THIS ITEM AFFECTS THE SUBJECT PROPERTY CAN NOT BE DETERMINED FROM THE TITLE REPORT OR DOCUMENTS PROVIDED AND IS NOT PLOTTED HEREON.
- 2 A NOTICE THAT THE SUBJECT PROPERTY IS LOCATED WITHIN A REDEVELOPMENT AGENCY PROJECT AREA RECORDED JULY 13, 1978 AS INSTRUMENT NO. 78-293056 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 3 A NOTICE THAT THE SUBJECT PROPERTY IS LOCATED WITHIN A REDEVELOPMENT AGENCY PROJECT AREA RECORDED AUGUST 12, 1982 AS INSTRUMENT NO. 82-248561 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 4 AN EASEMENT FOR ELECTRIC UTILITIES, INGRESS AND EGRESS RECORDED JANUARY 13, 1999 AS INSTRUMENT NO. 1999-020515 OF OFFICIAL RECORDS IN FAVOR OF SAN DIEGO GAS & ELECTRIC. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS APPROXIMATELY PLOTTED HEREON.
- 5 AN EASEMENT FOR PUBLIC PASSAGE OF PEDESTRIANS RECORDED FEBRUARY 17, 1999 AS INSTRUMENT NO. 1999-0095213 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 6 MATTERS CONTAINED IN DOCUMENT ENTITLED "CONSTRUCTION EASEMENT ENCROACHMENT AGREEMENT", RECORDED APRIL 1, 2005 AS INSTRUMENT NO. 2005-0265200 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 7 AN EASEMENT FOR CONSTRUCTION AND UNDERGROUND IMPROVEMENTS RECORDED APRIL 1, 2005 AS INSTRUMENT NO. 2005-265200 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 8 AN EASEMENT FOR ELECTRIC UTILITIES RECORDED DECEMBER 30, 2005 AS INSTRUMENT NO. 2005-1119125 OF OFFICIAL RECORDS IN FAVOR OF SAN DIEGO GAS & ELECTRIC. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT THE EXACT LOCATION CAN NOT BE DETERMINED AND IS NOT PLOTTED HEREON. EASEMENT TO BE QUITCLAIMED.

LEGEND

PROPERTY LINE	_____
R/W	_____
STREET CENTERLINE	_____
EASEMENT	_____

BENCHMARK

DESIGNATION: PIER RM 2 ELEVATION: 28.65 NAVD88 1993

DESCRIPTION:

IN OCEANSIDE AT THE EAST END OF THE PIER EXTENDING WEST FROM THE WEST END OF THIRD STREET, APPROXIMATELY 420 FT. WEST OF THE CENTERLINE OF PACIFIC STREET, SET IN THE TOP OF THE SOUTH CONCRETE CURBING ON THE PIER, 25.9 FEET. EAST OF THE STATION MARK.

FOUND NGS BRASS DISK SET IN PIER CURBING WITH CROSS STAMPED "PIER NO 2 1933", FLUSH, NORTHING (USFT) 2016134.61 EASTING (USFT) 6214596.96

COMBINATION FACTOR 0.9999119

PER NGS DATA SHEET DX3432

BASIS OF BEARINGS

THE BEARINGS HEREON ARE BASED ON THE SAN DIEGO COUNTY REAL TIME NETWORK USING CALIFORNIA COORDINATE SYSTEM 83, ZONE 6, NAD 83, EPOCH 2011.00, AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS GLOBAL POSITIONING STATIONS P478 AND DSME BEING NORTH N 37° 25' 20" E AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) AND MEETS ALL THE REQUIREMENTS OF THE CALIFORNIA PUBLIC RESOURCES CODE, AS SHOWN ON A MAP OF RECORD OF SURVEY MAP NO. 22165 ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA.

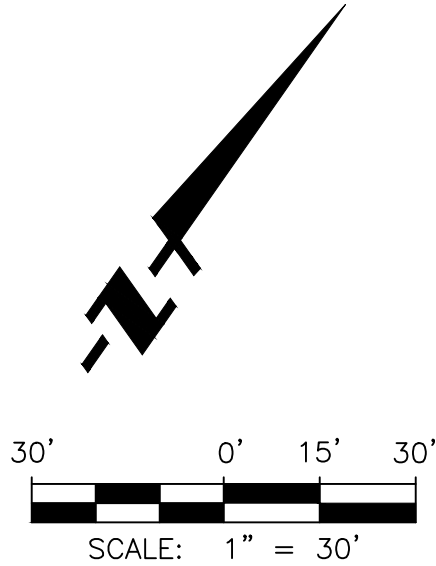
ASSESSOR'S PARCEL NUMBER

147-271-14

LEGAL DESCRIPTION

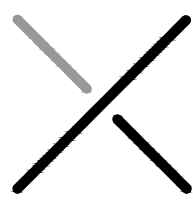
ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A OF PARCEL MAP NO. 19233, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, ON MAY 16, 2003 AS INSTRUMENT NO. 2003-0574372 OF PARCEL MAPS.



DATE PREPARED: 2/20/2025

PREPARED BY:

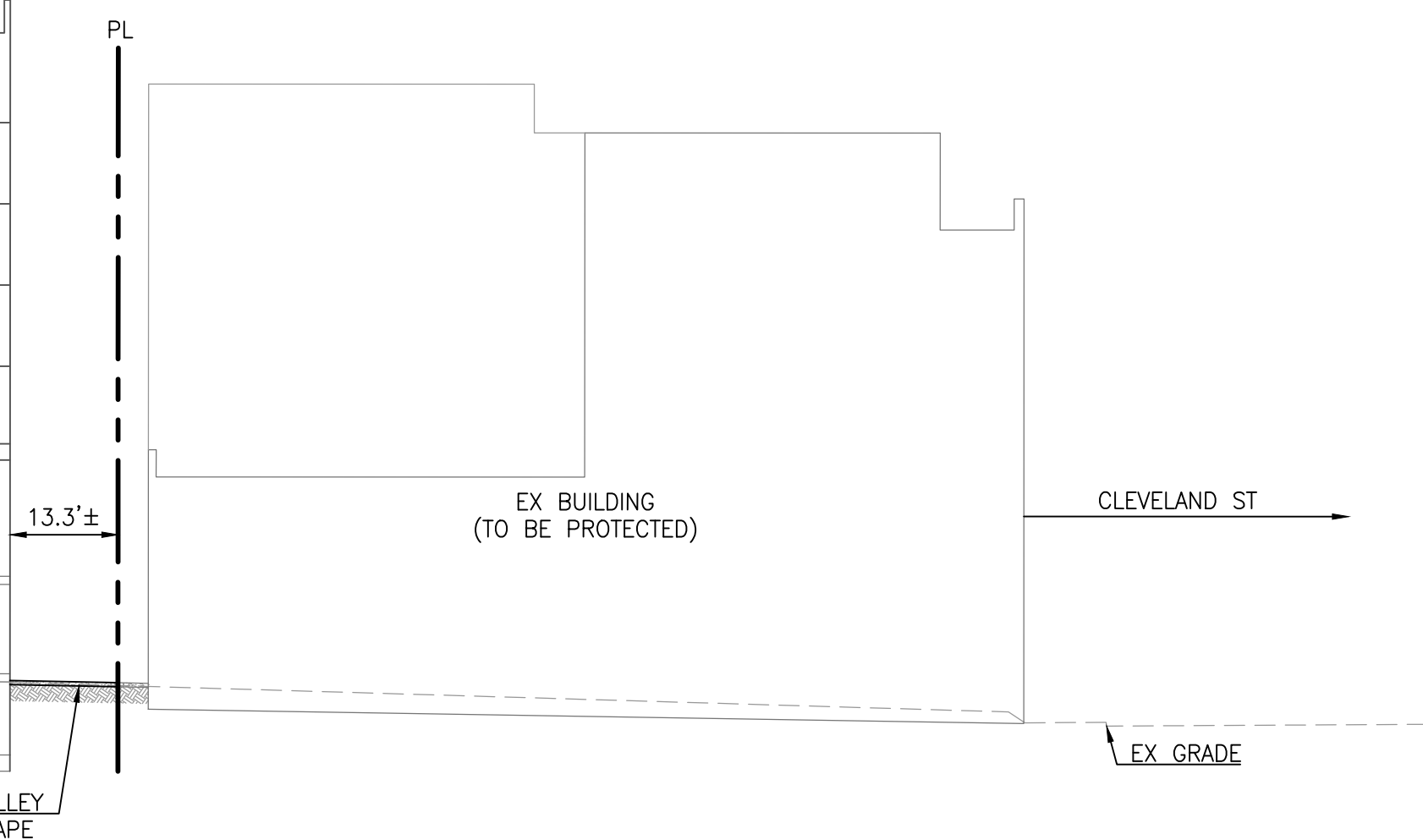
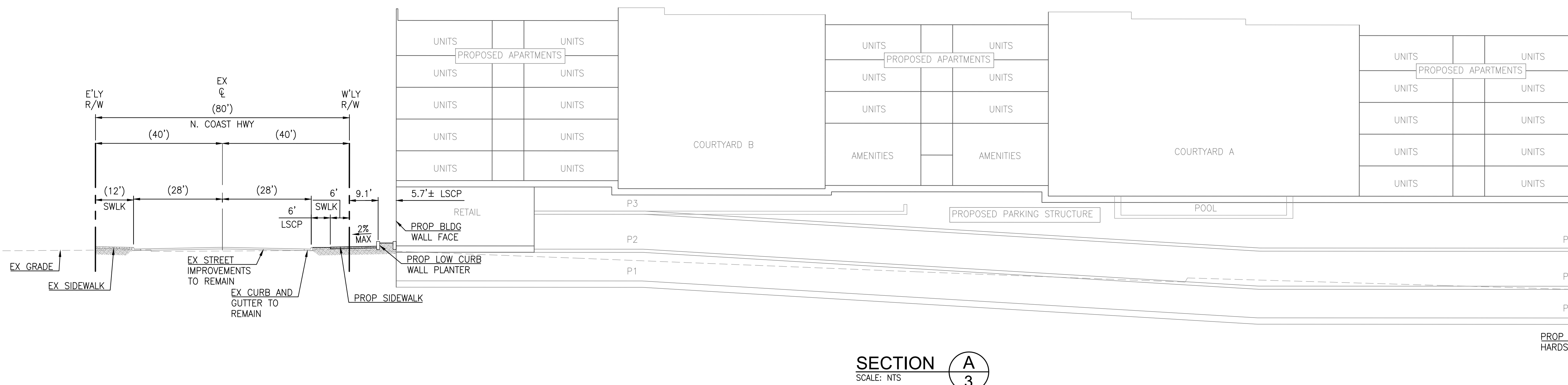
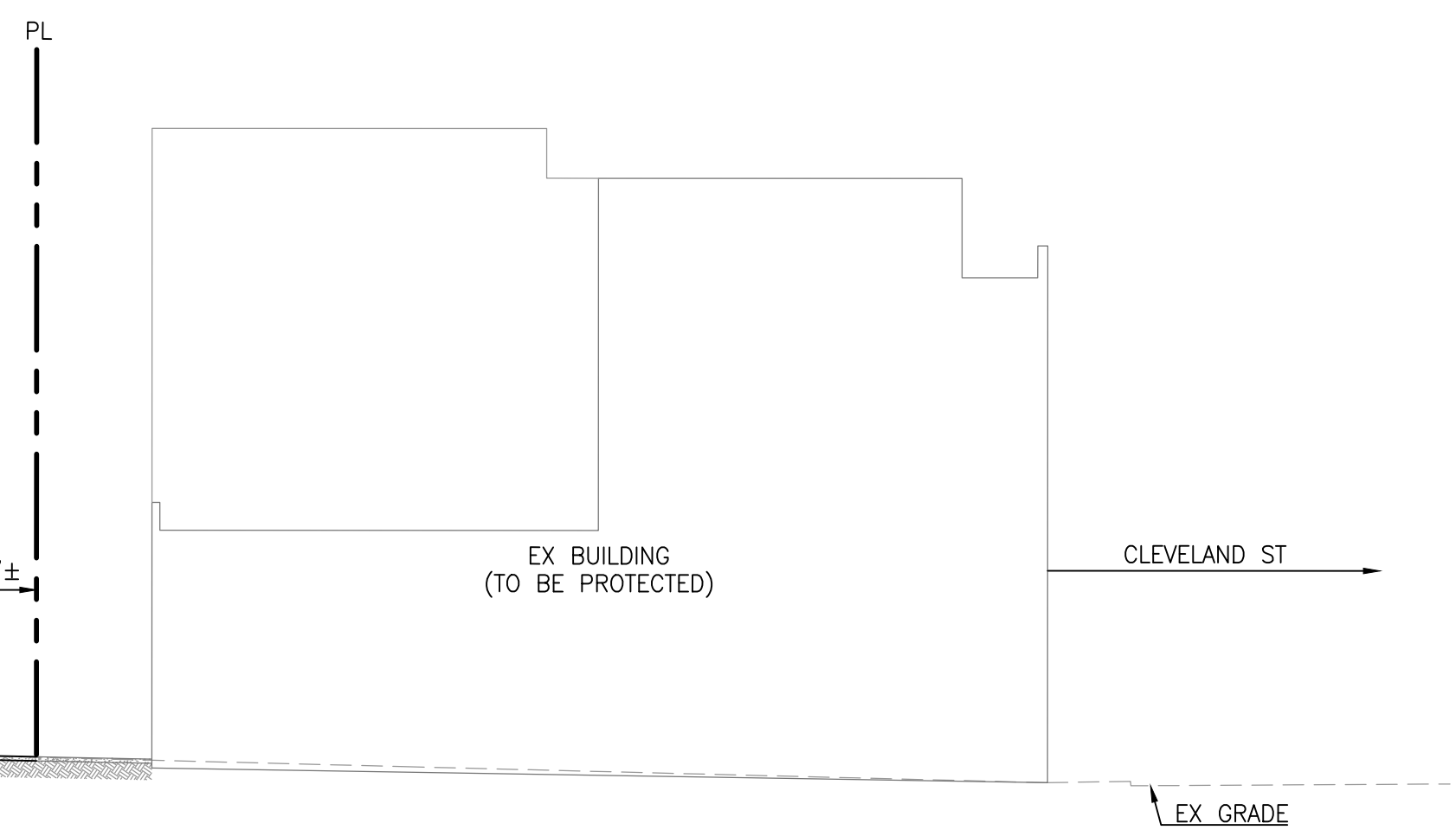
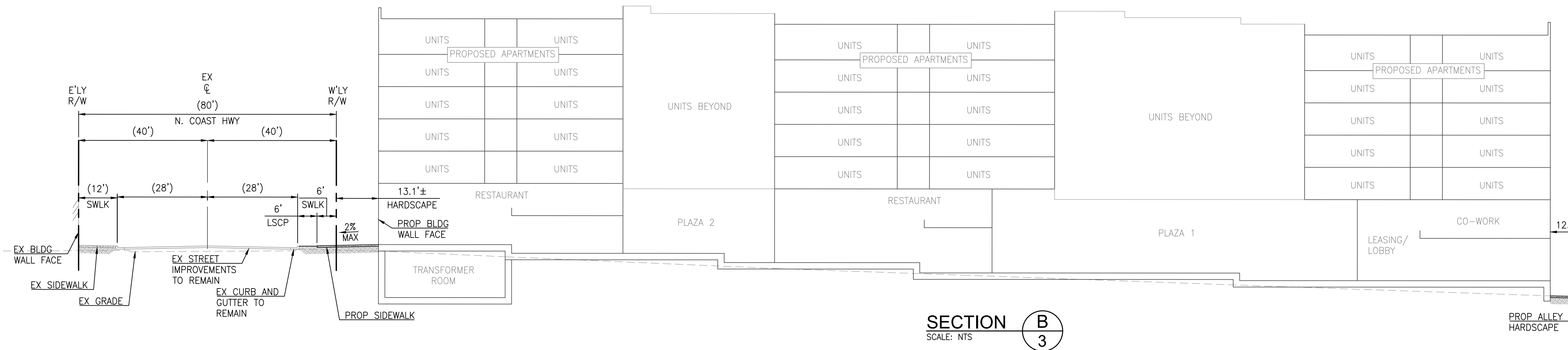
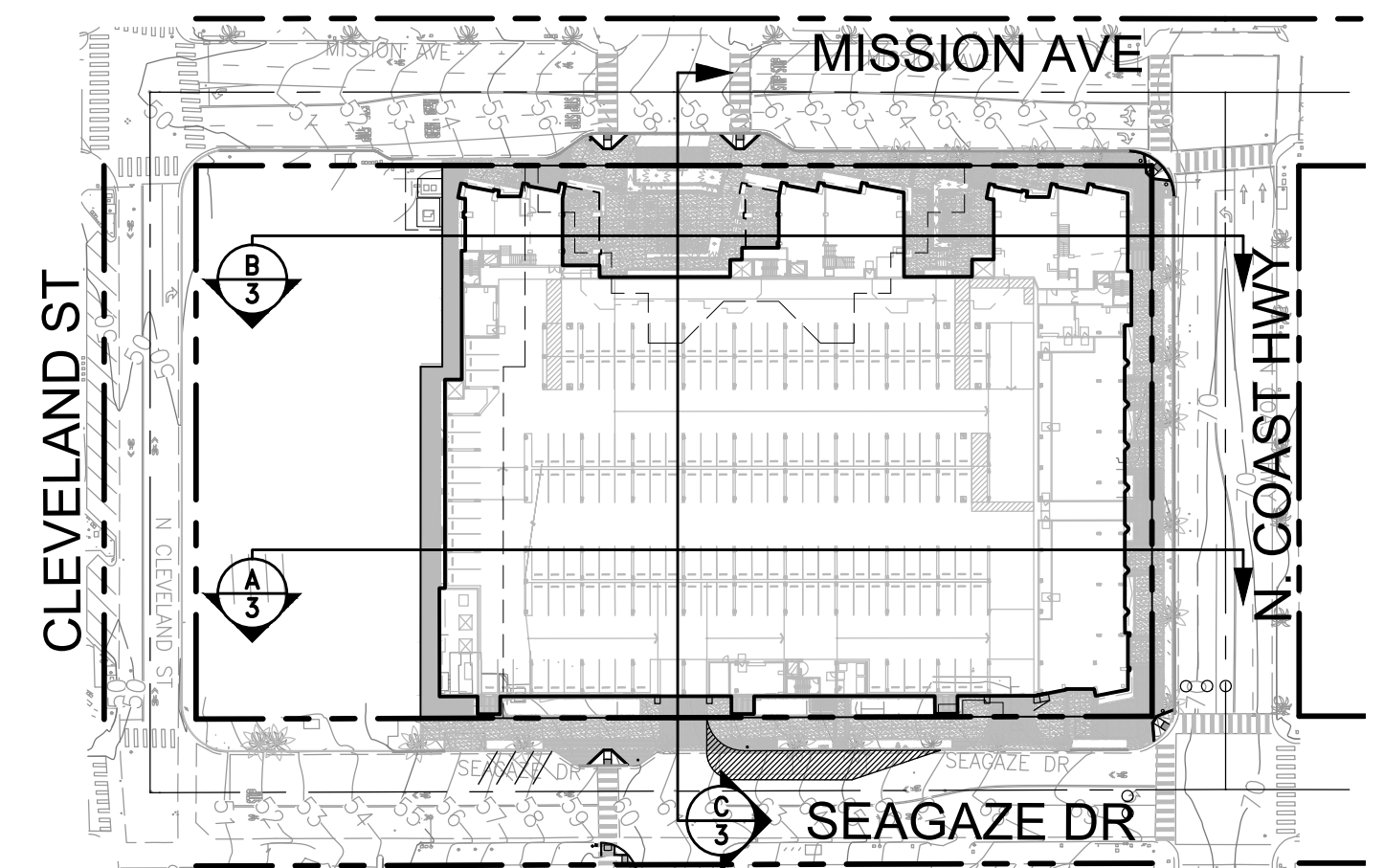
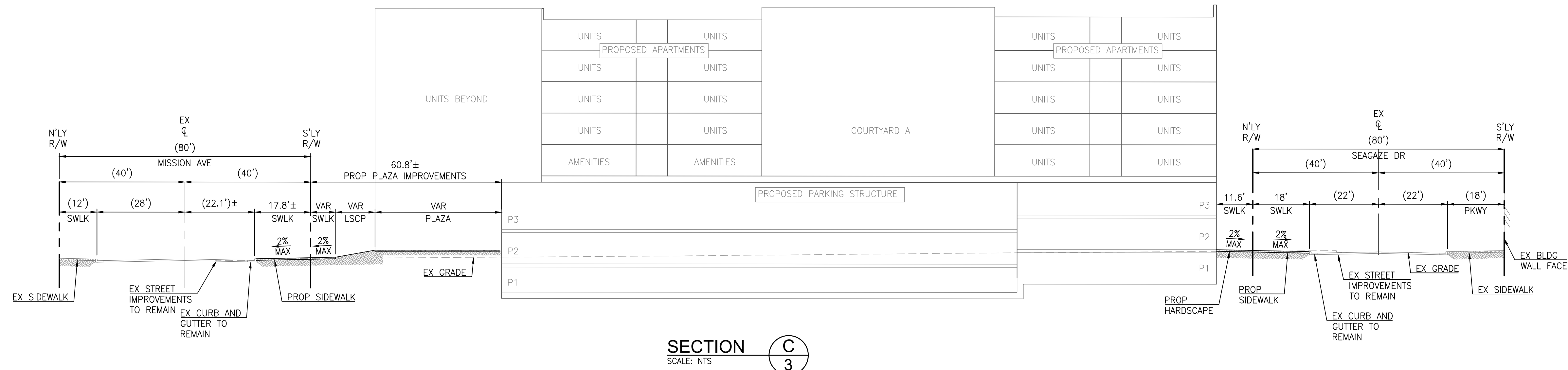


X ENGINEERING & CONSULTING, INC.
6 Hutton Centre Drive, Suite 650
Santa Ana, California 92707
949.522.7100 | xengineeringinc.com



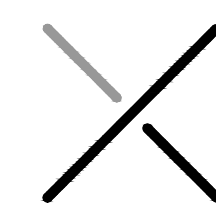
EXISTING CONDITIONS
401 MISSION AVENUE MIXED-USE
EASEMENTS AND RIGHTS-OF WAY
ENTITLEMENT PLAN
CITY OF OCEANSIDE, CALIFORNIA

SHEET
C.1
OF
4

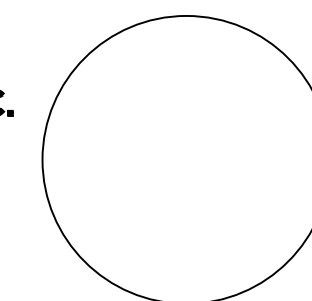


DATE PREPARED: 2/20/2025

PREPARED BY:



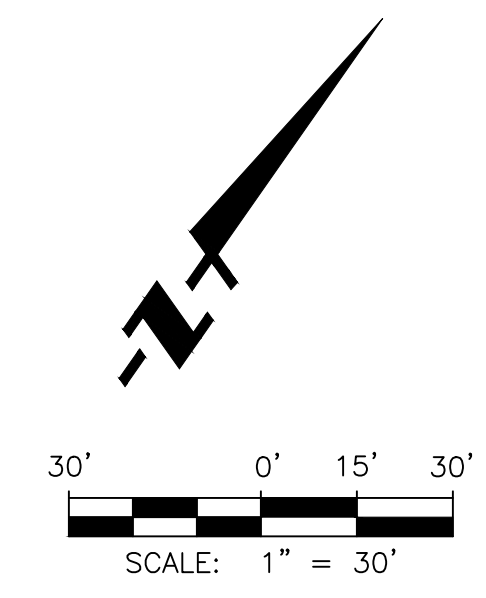
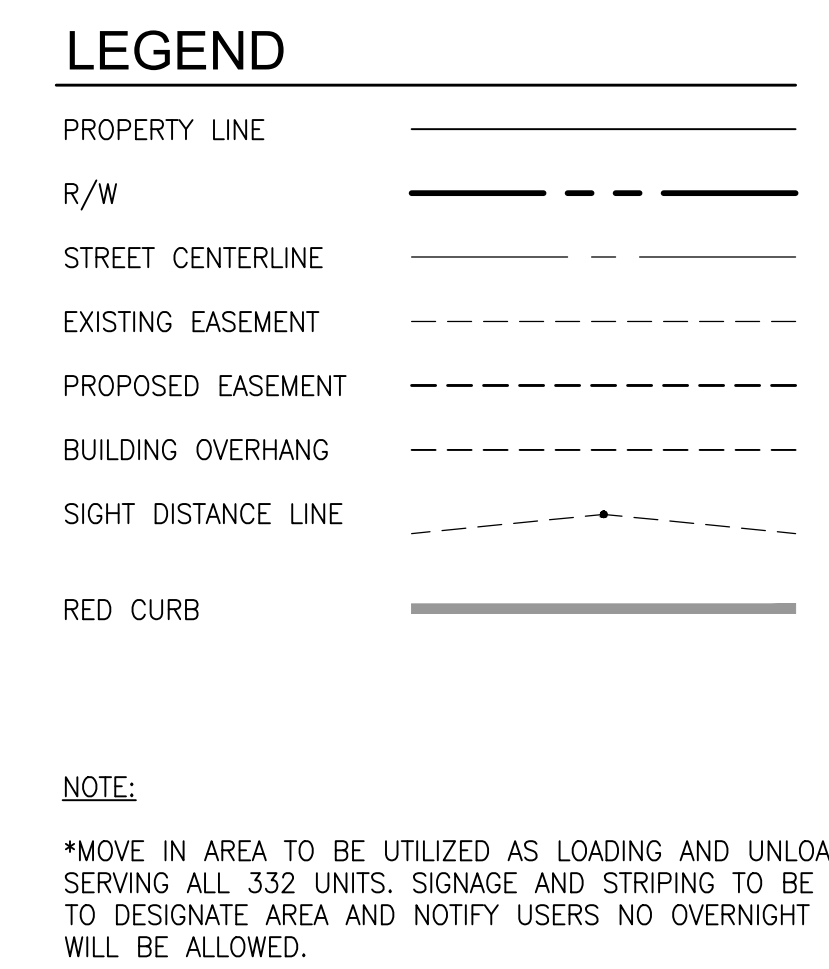
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Santa Ana, California 92707
949.522.7100 | xengineeringinc.com



TYPICAL SECTIONS
401 MISSION AVENUE MIXED-USE
ENTITLEMENT PLAN
CITY OF OCEANSIDE, CALIFORNIA

SHEET
C.2
OF
4

P:\135\022\Plans\Entitlement\135-002-402as.dwg Plotted At: April 11, 2025 12:01 PM Last Saved By: DonAcra Last Saved At: August 24, 2024 9:16 PM

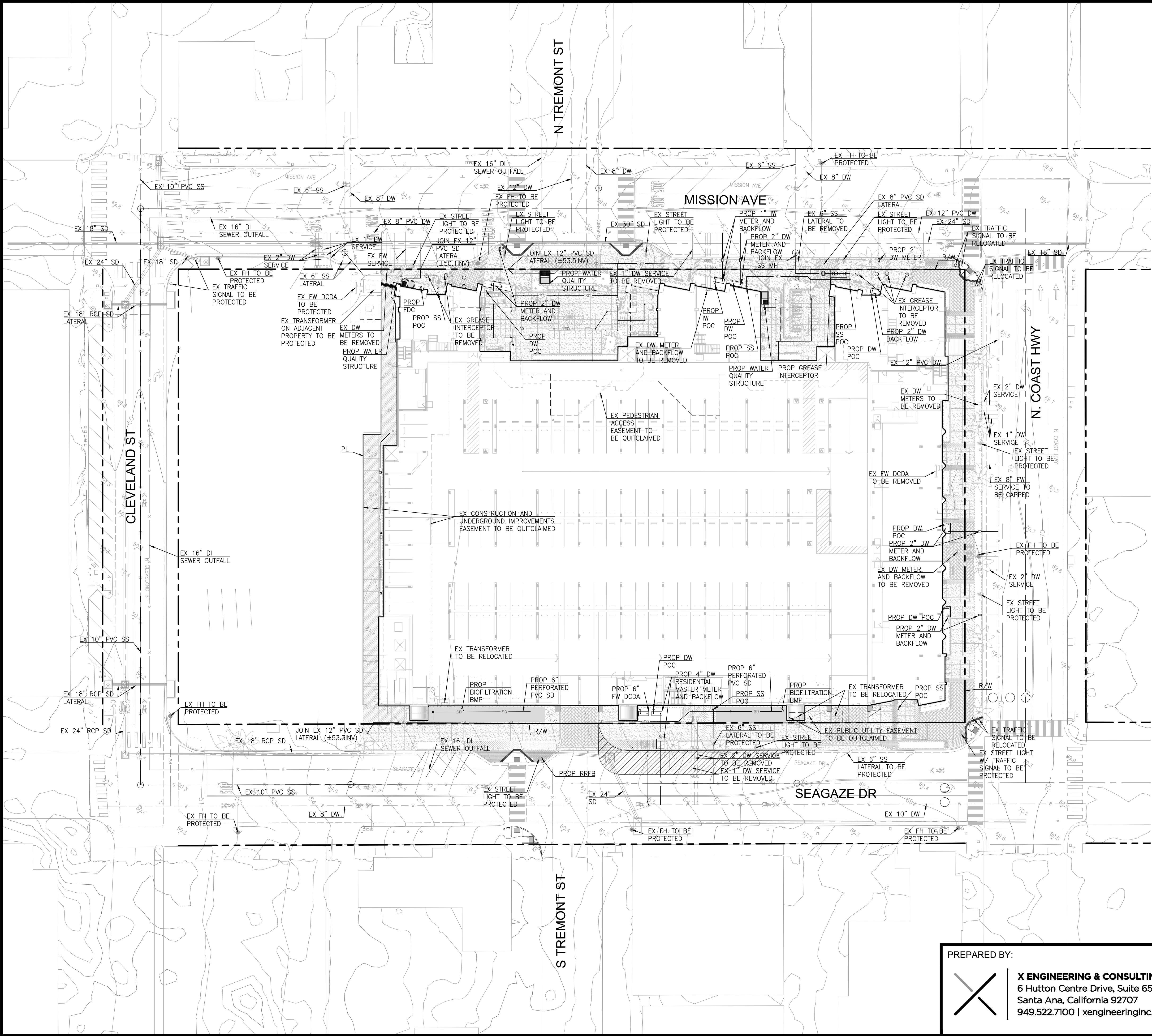


PREPARED BY:  **X ENGINEERING & CONSULTING, INC.**
 6 Hutton Centre Drive, Suite 650
 Santa Ana, California 92707
 949.522.7100 | xengineeringinc.com



CONCEPTUAL GRADING
401 MISSION AVENUE MIXED-USE
ENTITLEMENT PLAN
CITY OF OCEANSIDE, CALIFORNIA

SHEET
C.3
OF
4



FIXTURE COUNT AND SUPPLY DEMAND

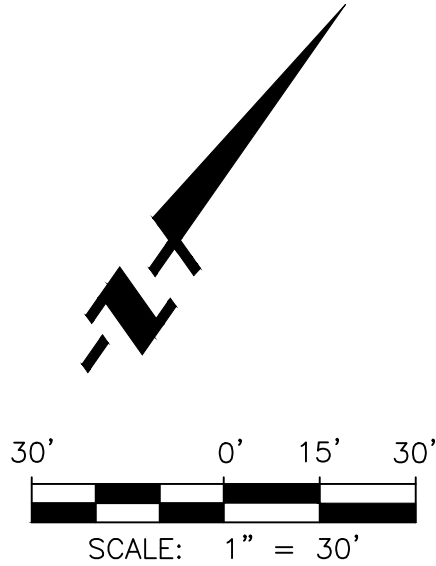
	UNIT TYPE	NUMBER OF UNITS	TOTAL NUMBER OF FIXTURES	SUPPLY DEMAND
	STUDIO	15	60	
	1 BR	165	660	
	2 BR	113	791	
	3 BR	39	273	
	AMENITY	—	14	
	TOTAL	—	332	1,798
				300 GPM

LEGEND

PROPERTY LINE	— — — — —
R/W	— — — — —
STREET CENTERLINE	— — — — —
EASEMENT	— — — — —
PROPOSED DOMESTIC WATER	— W — W —
PROPOSED FIRE WATER	— FW — FW —
PROPOSED IRRIGATION WATER	— IW — IW —
PROPOSED SEWER	— S — S —
PROPOSED STORM DRAIN	— SD — SD —
EXISTING DOMESTIC WATER	— W — W —
EXISTING FIRE WATER	— FW — FW —
EXISTING SEWER	— S — S —
EXISTING STORM DRAIN	— SD — SD —

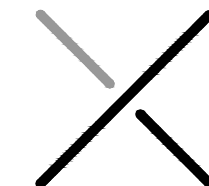
NOTES

1. ANY UNUSED WATER SERVICES OR SEWER LATERALS SHALL BE ABANDONED IN ACCORDANCE WITH WATER UTILITIES REQUIREMENTS.



DATE PREPARED: 4/16/2025

PREPARED BY:



X ENGINEERING & CONSULTING, INC.
6 Hutton Centre Drive, Suite 650
Santa Ana, California 92707
949.522.7100 | xengineeringinc.com



CONCEPTUAL UTILITY PLAN
401 MISSION AVENUE MIXED-USE

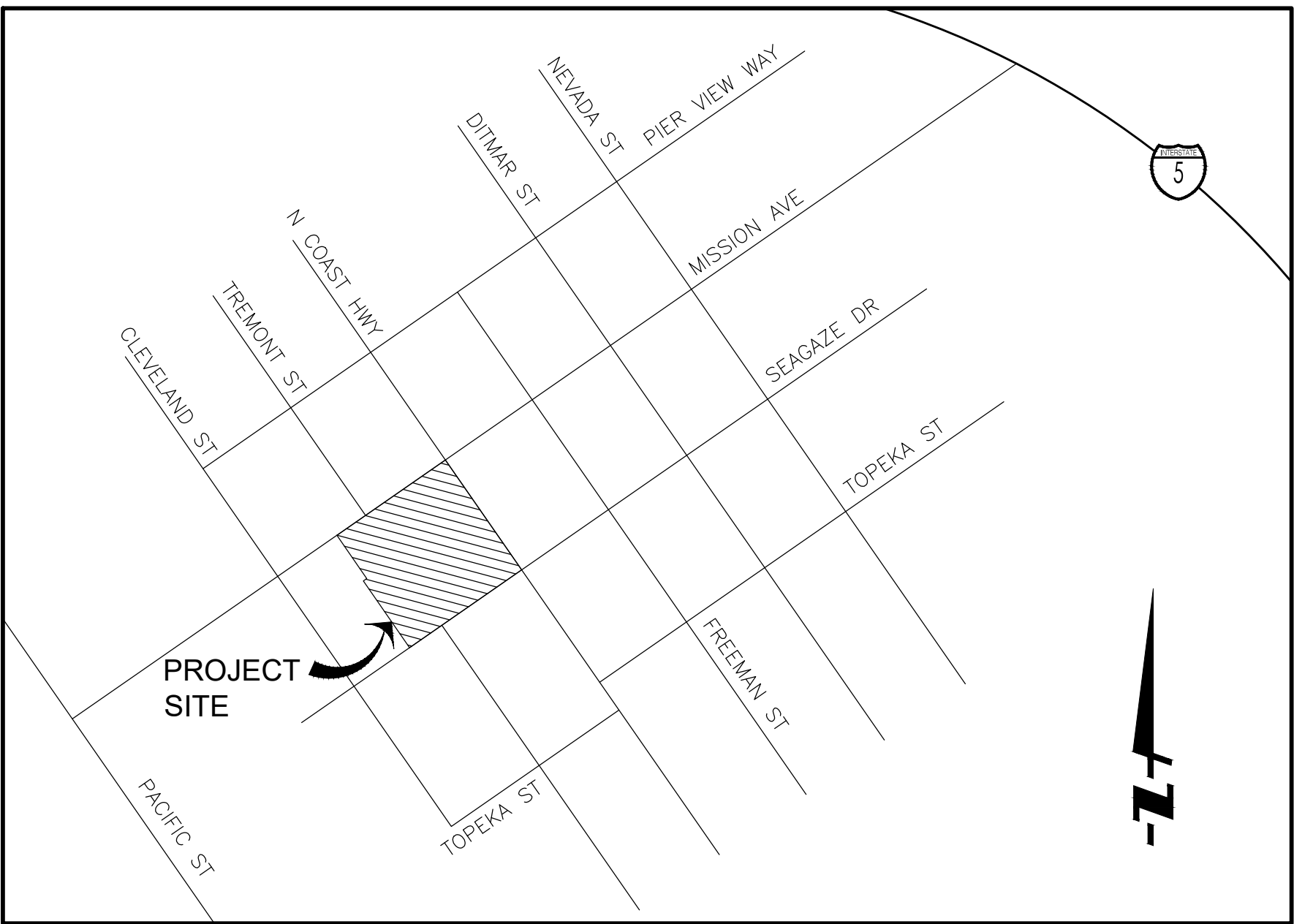
ENTITLEMENT PLAN
CITY OF OCEANSIDE, CALIFORNIA

SHEET
C.4
OF
4

TENTATIVE TRACT NO. XXXXX

BEING A SUBDIVISION OF PARCEL 1 OF PARCEL MAP NO. 19233, IN THE CITY OF OCEANSIDE, FILE NO. 2003-0574372 OF PARCEL MAPS. IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES

401 MISSION AVENUE
CITY OF OCEANSIDE,
IN THE COUNTY OF SAN DIEGO,
STATE OF CALIFORNIA



VICINITY MAP
NOT TO SCALE

OWNER

OCEAN PLACE RETAIL VII, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
520 NEWPORT CENTER DR., SUITE 780
NEWPORT BEACH, CA 92660
TEL: 949.723.8989

CONTACT: ERNIE RIVAS

CIVIL ENGINEER

X ENGINEERING & CONSULTING
6 HUTTON CENTRE DR., SUITE 650
SANTA ANA, CA 92707
TEL: 949.522.7100

CONTACT: SULEEN LAO, PE

BENCHMARK

DESIGNATION: PIER RM 2 ELEVATION: 28.65 NAVD88 1993

DESCRIPTION:

IN OCEANSIDE AT THE EAST END OF THE PIER EXTENDING WEST FROM THE WEST END OF THIRD STREET, APPROXIMATELY 420 FT. WEST OF THE CENTERLINE OF PACIFIC STREET, SET IN THE TOP OF THE SOUTH CONCRETE CURBING ON THE PIER, 25.9 FEET EAST OF THE STATION MARK.

FOUND NGS BRASS DISK SET IN PIER CURBING WITH CROSS STAMPED "PIER NO 2 1933", FLUSH, NORTHING (USFT) 2016134.61 EASTING (USFT) 6214596.96

COMBINATION FACTOR 0.9999119

PER NGS DATA SHEET DX3432

BASIS OF BEARINGS

THE BEARINGS HEREON ARE BASED ON THE SAN DIEGO COUNTY REAL TIME NETWORK USING CALIFORNIA COORDINATE SYSTEM 83, ZONE 6, NAD 83, EPOCH 2011.00, AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS GLOBAL POSITIONING STATIONS P478 AND DSME BEING NORTH N 37° 25' 20" E AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) AND MEETS ALL THE REQUIREMENTS OF THE CALIFORNIA PUBLIC RESOURCES CODE, AS SHOWN ON A MAP OF RECORD OF SURVEY MAP NO. 22165 ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA.

ASSESSOR'S PARCEL NUMBER

147-271-14

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A OF PARCEL MAP NO. 19233, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, ON MAY 16, 2003 AS INSTRUMENT NO. 2003-0574372 OF PARCEL MAPS.

FEMA FLOOD ZONE

THE PROJECT IS LOCATED IN FEMA FLOOD ZONE X, AN AREA OF MINIMAL FLOOD HAZARD PER FIRM MAP 06073C0734J EFF. 12/20/2019

ZONING

GENERAL PLAN DESIGNATION: GENERAL COMMERCIAL
ZONING CLASSIFICATION: D-1
EXISTING LAND USE: MIXED-USE
PROPOSED LAND USE: MIXED-USE

ENTITLEMENT NUMBERS

TENTATIVE TRACT MAP RT23-00001
COASTAL PERMIT RRP23-00002
DEVELOPMENT PLAN RD23-00002
DENSITY BONUS DB23-00005

TOPOGRAPHIC SURVEY

COMPLETED JULY 22, 2022 BY PHOTO GEODETIC CORPORATION

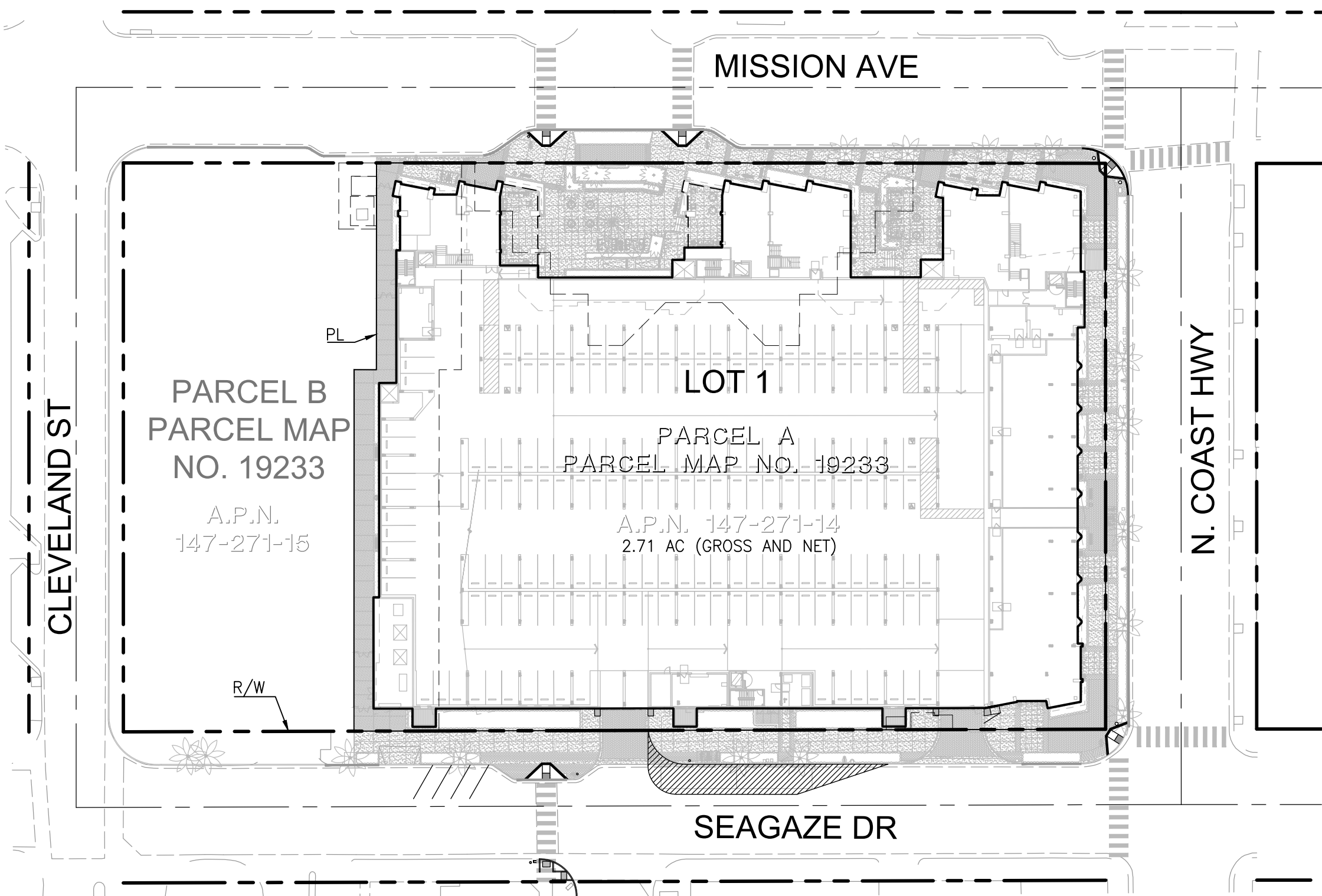
EARTHWORK SUMMARY

	CUT (CY)	FILL (CY)
RAW	35,990	740
OVER-EXCAVATION	3,793	3,793
SHRINKAGE (10%)		4,000
SUBSIDENCE (0.1')		900
TOTALS	39,783	9,433
30,350 CY NET EXPORT		

PRELIMINARY PAVING QUANTITY ESTIMATE: 27,125 SF

PROPOSED LOT SUMMARY

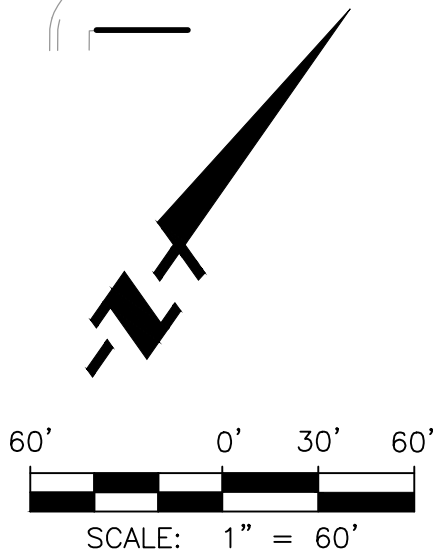
LETTERED LOTS: 0
TOTAL AREA FOR LETTERED LOTS: 0 AC
NUMBERED LOTS: 1
TOTAL AREA OF NUMBERED LOTS: 2.71 AC



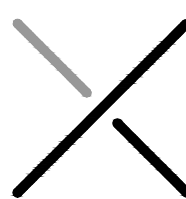
INDEX MAP

SHEET INDEX

TITLE SHEET	1
TENTATIVE TRACT MAP	2
TYPICAL SECTIONS	3
CONCEPTUAL GRADING	4
CONCEPTUAL UTILITY PLAN	5



PREPARED BY:



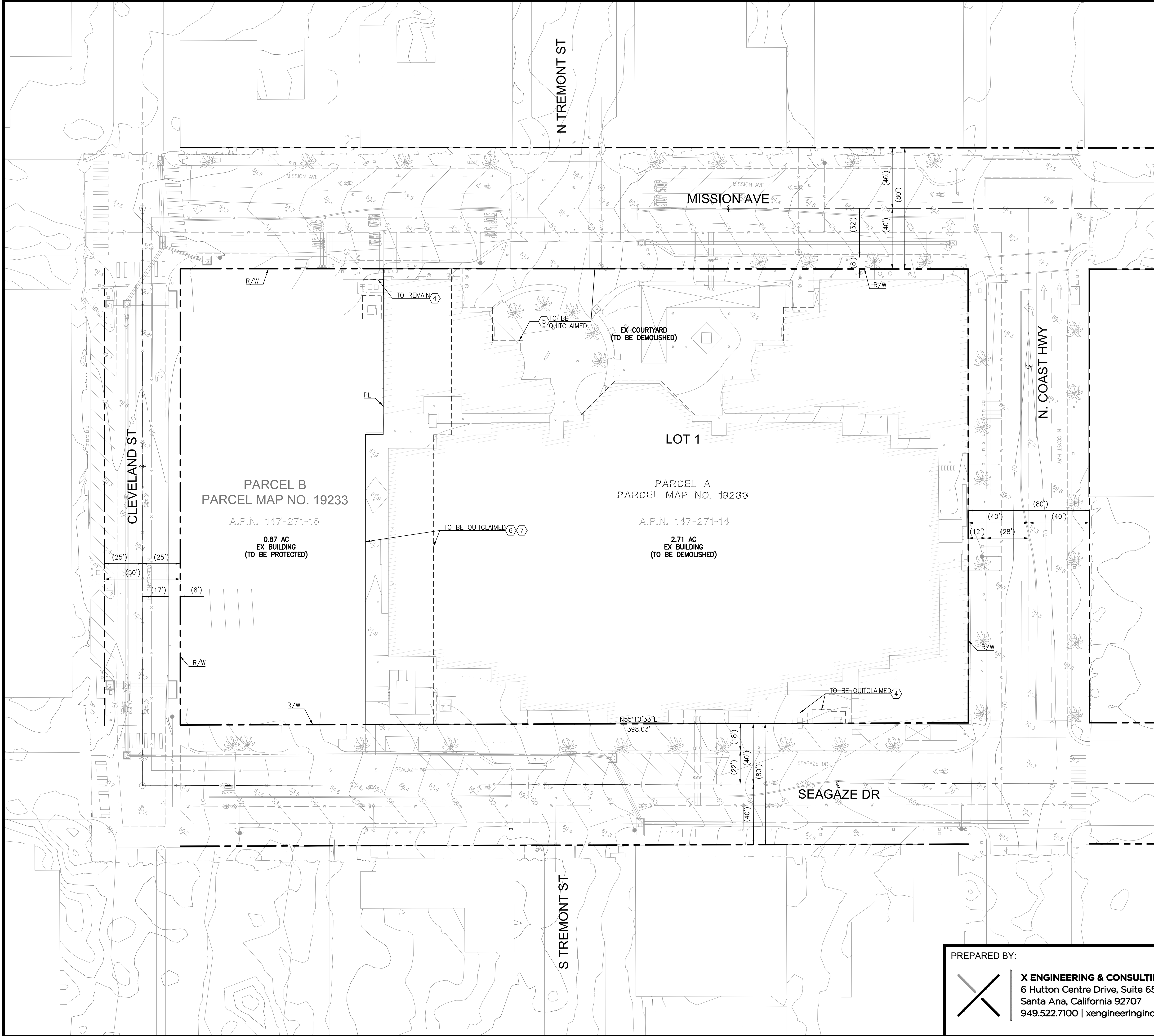
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DATE PREPARED: 4/11/2025

TITLE SHEET
401 MISSION AVENUE MIXED-USE
TENTATIVE TRACT NO. XXXXX
CITY OF OCEANSIDE, CALIFORNIA

SHEET
1
OF
5

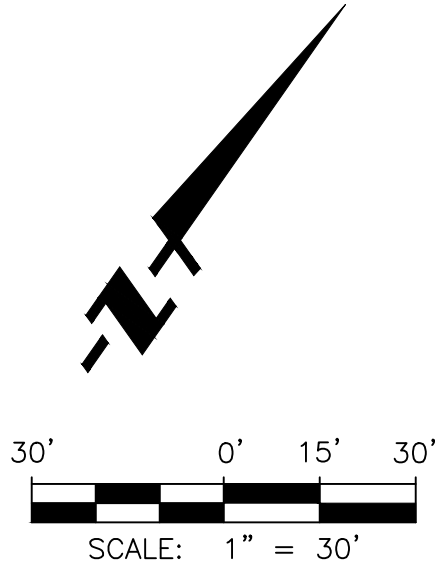


EXISTING EASEMENT NOTES

- 1 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. THE EXTENT TO WHICH THIS ITEM AFFECTS THE SUBJECT PROPERTY CAN NOT BE DETERMINED FROM THE TITLE REPORT OR DOCUMENTS PROVIDED AND IS NOT PLOTTED HEREON.
- 2 A NOTICE THAT THE SUBJECT PROPERTY IS LOCATED WITHIN A REDEVELOPMENT AGENCY PROJECT AREA RECORDED JULY 13, 1978 AS INSTRUMENT NO. 78-293056 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 3 A NOTICE THAT THE SUBJECT PROPERTY IS LOCATED WITHIN A REDEVELOPMENT AGENCY PROJECT AREA RECORDED AUGUST 12, 1982 AS INSTRUMENT NO. 82-248561 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 4 AN EASEMENT FOR ELECTRIC UTILITIES, INGRESS AND EGRESS RECORDED JANUARY 13, 1999 AS INSTRUMENT NO. 1999-020515 OF OFFICIAL RECORDS IN FAVOR OF SAN DIEGO GAS & ELECTRIC. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS APPROXIMATELY PLOTTED HEREON.
- 5 AN EASEMENT FOR PUBLIC PASSAGE OF PEDESTRIANS RECORDED FEBRUARY 17, 1999 AS INSTRUMENT NO. 1999-0095213 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 6 MATTERS CONTAINED IN DOCUMENT ENTITLED "CONSTRUCTION EASEMENT ENCROACHMENT AGREEMENT", RECORDED APRIL 1, 2005 AS INSTRUMENT NO. 2005-0265200 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 7 AN EASEMENT FOR CONSTRUCTION AND UNDERGROUND IMPROVEMENTS RECORDED APRIL 1, 2005 AS INSTRUMENT NO. 2005-265200 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 8 AN EASEMENT FOR ELECTRIC UTILITIES RECORDED DECEMBER 30, 2005 AS INSTRUMENT NO. 2005-1119125 OF OFFICIAL RECORDS IN FAVOR OF SAN DIEGO GAS & ELECTRIC. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT THE EXACT LOCATION CAN NOT BE DETERMINED AND IS NOT PLOTTED HEREON. EASEMENT TO BE QUITCLAIMED.

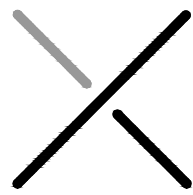
LEGEND

PROPERTY LINE	
R/W	
STREET CENTERLINE	
EASEMENT	



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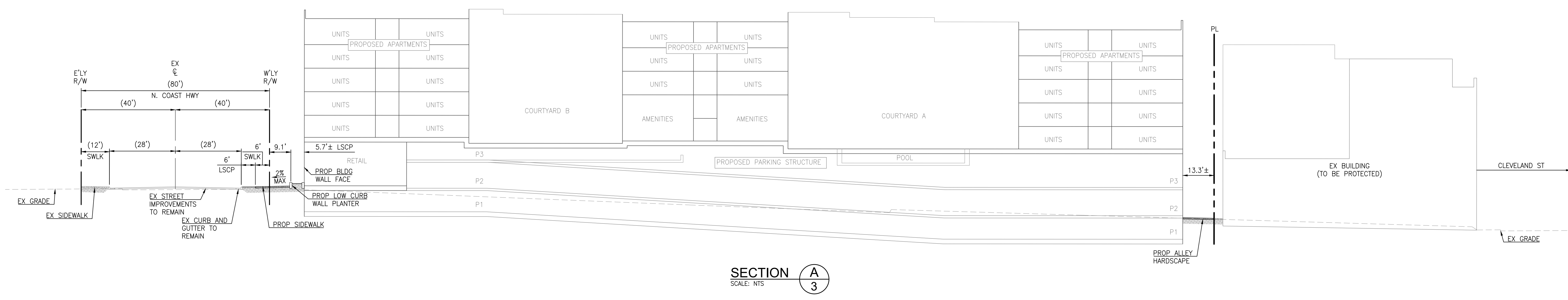
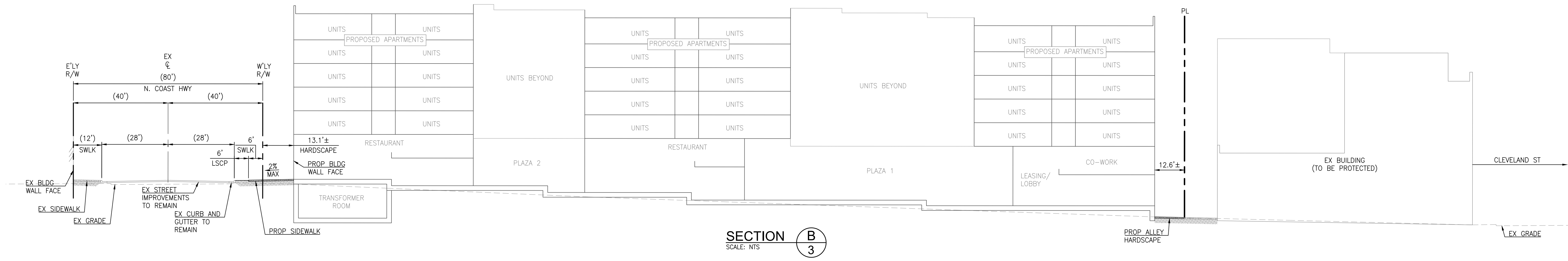
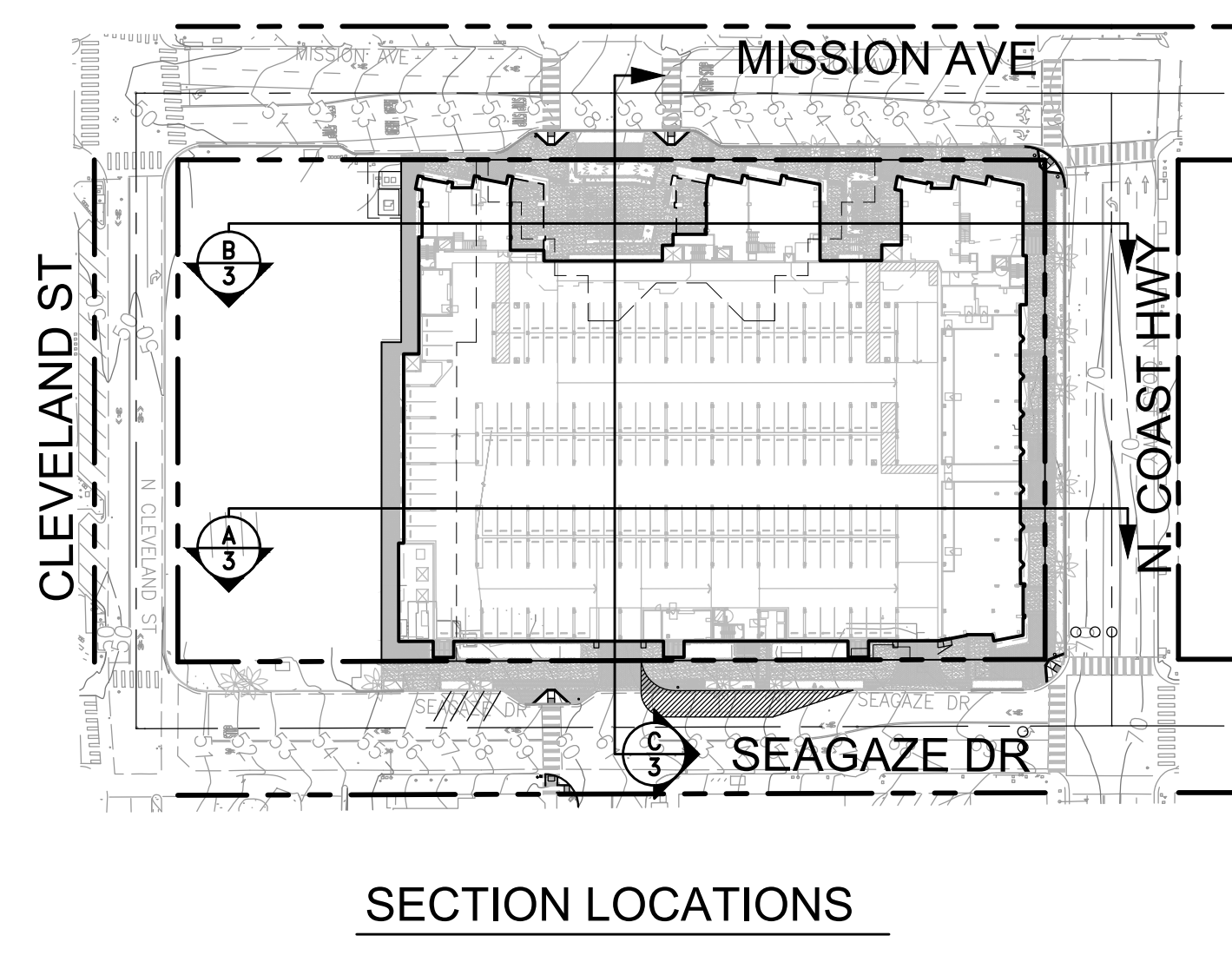
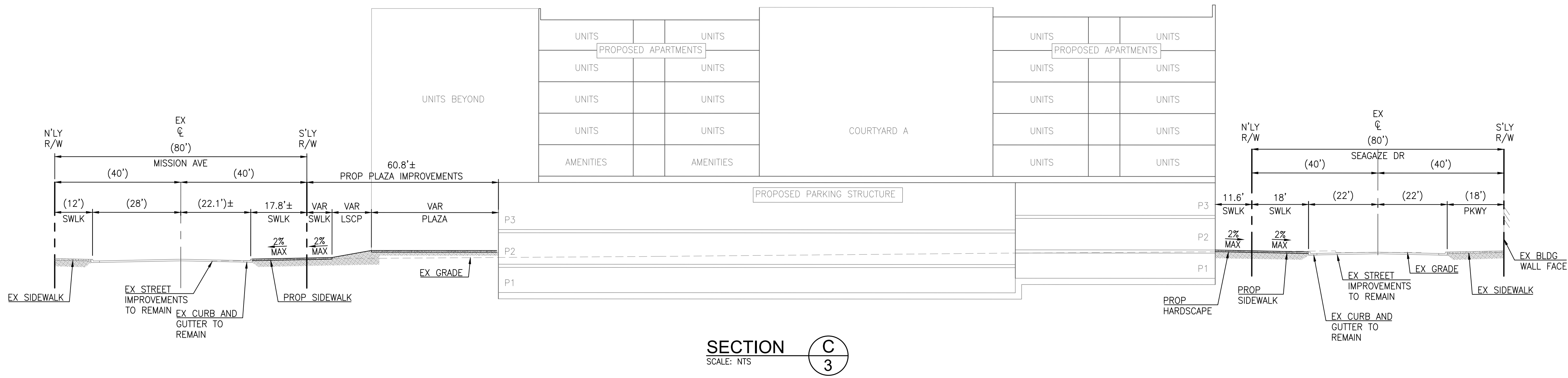


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TENTATIVE TRACT MAP
401 MISSION AVENUE MIXED-USE
EASEMENTS AND RIGHTS-OF WAY
TENTATIVE TRACT NO. XXXXX
CITY OF OCEANSIDE, CALIFORNIA

SHEET
2
OF
5



PREPARED BY:

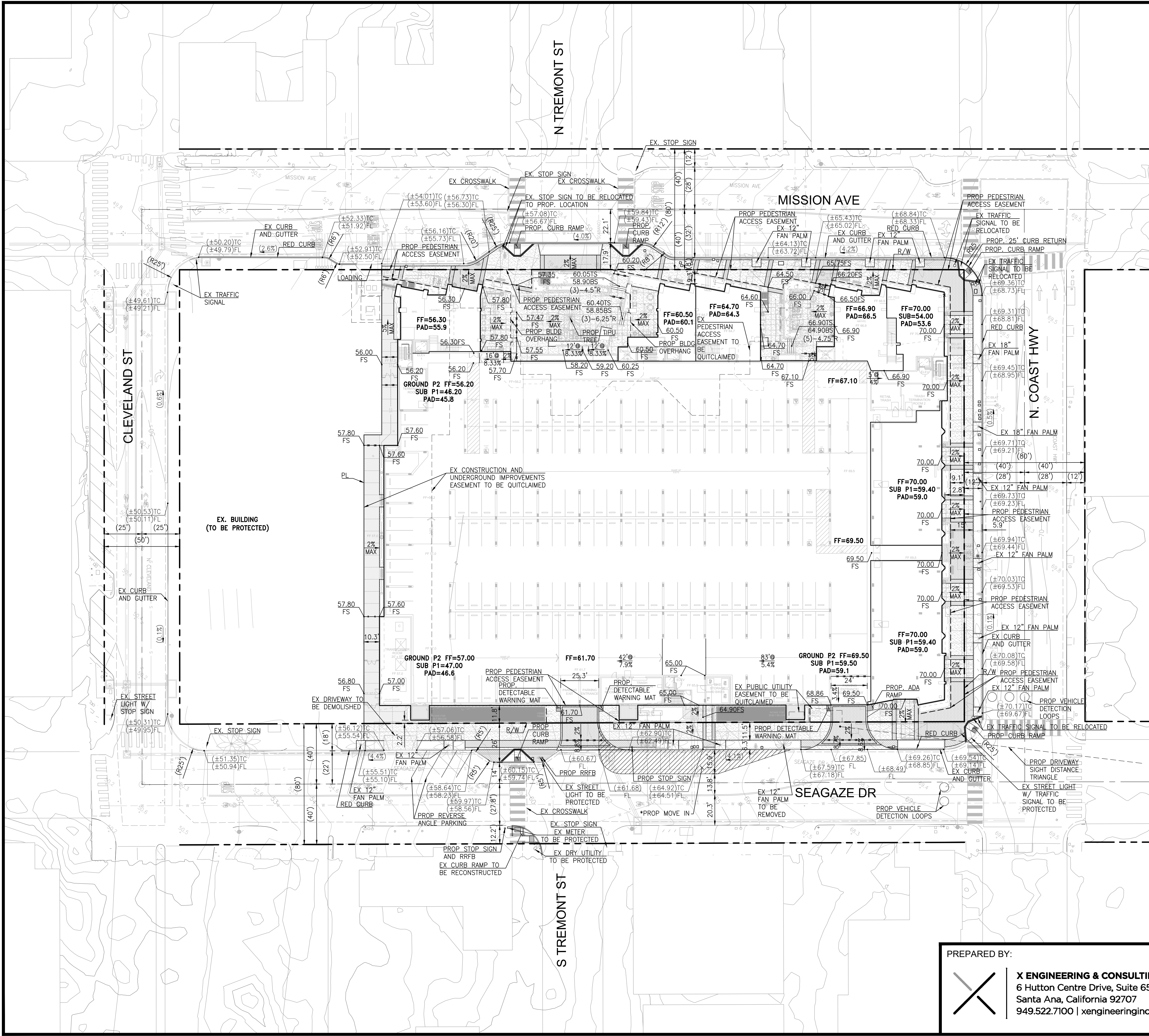
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DATE PREPARED: 4/11/2025

TYPICAL SECTIONS
401 MISSION AVENUE MIXED-USE
TENTATIVE TRACT NO. XXXXX
CITY OF OCEANSIDE, CALIFORNIA

SHEET
3
OF
5

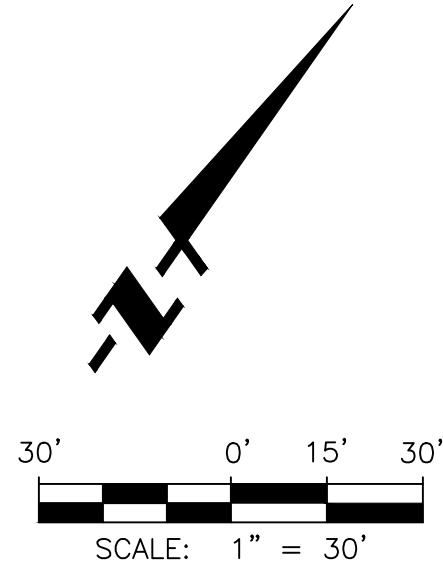


LEGEND

PROPERTY LINE	---
R/W	---
STREET CENTERLINE	---
EXISTING EASEMENT	---
PROPOSED EASEMENT	---
BUILDING OVERHANG	---
SIGHT DISTANCE LINE	---
RED CURB	---

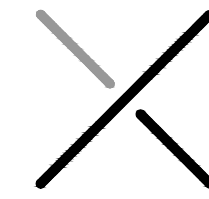
NOTE:

*MOVE IN AREA TO BE UTILIZED AS LOADING AND UNLOADING ZONE SERVING ALL 332 UNITS. SIGNAGE AND STRIPING TO BE PROVIDED TO DESIGNATE AREA AND NOTIFY USERS NO OVERNIGHT PARKING WILL BE ALLOWED.

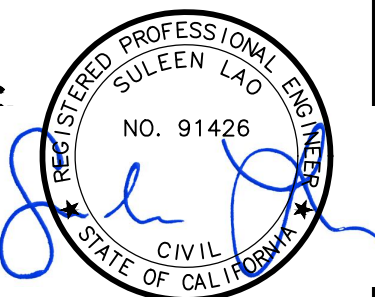


DATE PREPARED: 4/11/2025

PREPARED BY:



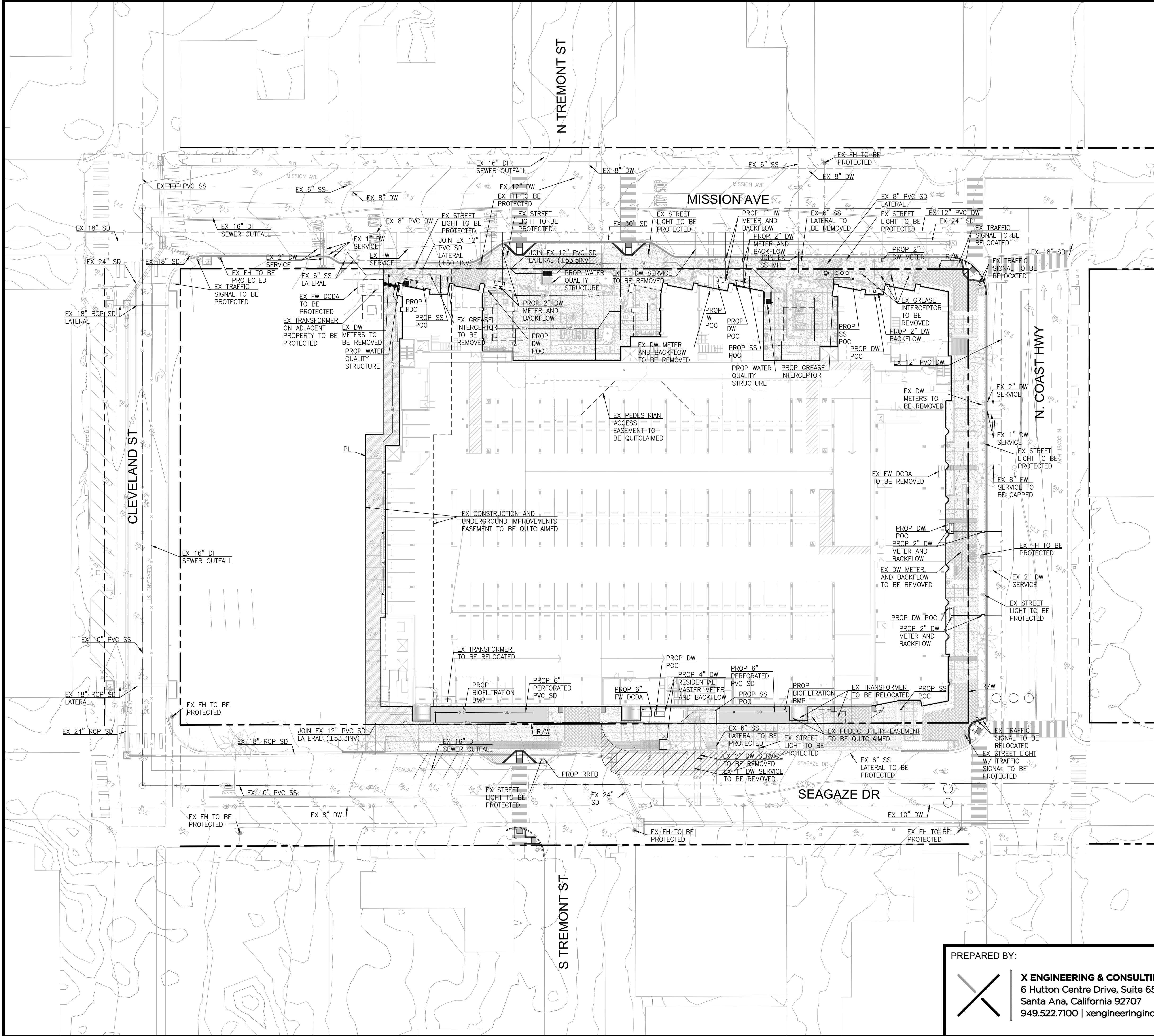
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CONCEPTUAL GRADING
401 MISSION AVENUE MIXED-USE

TENTATIVE TRACT NO. XXXXX
CITY OF OCEANSIDE, CALIFORNIA

SHEET
4
OF
5



FIXTURE COUNT AND SUPPLY DEMAND

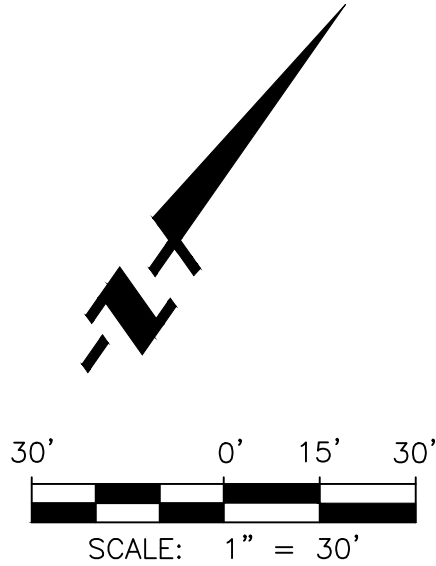
	UNIT TYPE	NUMBER OF UNITS	TOTAL NUMBER OF FIXTURES	SUPPLY DEMAND
	STUDIO	15	60	
	1 BR	165	660	
	2 BR	113	791	
	3 BR	39	273	
	AMENITY	—	14	
	TOTAL	—	332	1,798
				300 GPM

LEGEND

PROPERTY LINE	— — — — —
R/W	— — — — —
STREET CENTERLINE	— — — — —
EASEMENT	— — — — —
PROPOSED DOMESTIC WATER	— W — W —
PROPOSED FIRE WATER	— FW — FW —
PROPOSED IRRIGATION WATER	— IW — IW —
PROPOSED SEWER	— S — S —
PROPOSED STORM DRAIN	— SD — SD —
EXISTING DOMESTIC WATER	— W — W —
EXISTING FIRE WATER	— FW — FW —
EXISTING SEWER	— S — S —
EXISTING STORM DRAIN	— SD — SD —

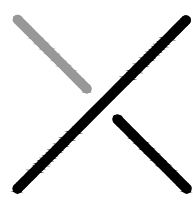
NOTES

1. ANY UNUSED WATER SERVICES OR SEWER LATERALS SHALL BE ABANDONED IN ACCORDANCE WITH WATER UTILITIES REQUIREMENTS.



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CONCEPTUAL UTILITY PLAN
401 MISSION AVENUE MIXED-USE

TENTATIVE TRACT NO. XXXXX
CITY OF OCEANSIDE, CALIFORNIA

SHEET
5
OF
5