

401 MISSION AVE

RESUBMITTAL SET
SEPTEMBER 2025
OCEANSIDE, CA





AGENCY RESUBMITTAL
OCEANSIDE, CA
OCTOBER 20, 2024
ARCHITECTURE

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401 MISSION AVE MIXED-USE

OCEANSIDE, CA

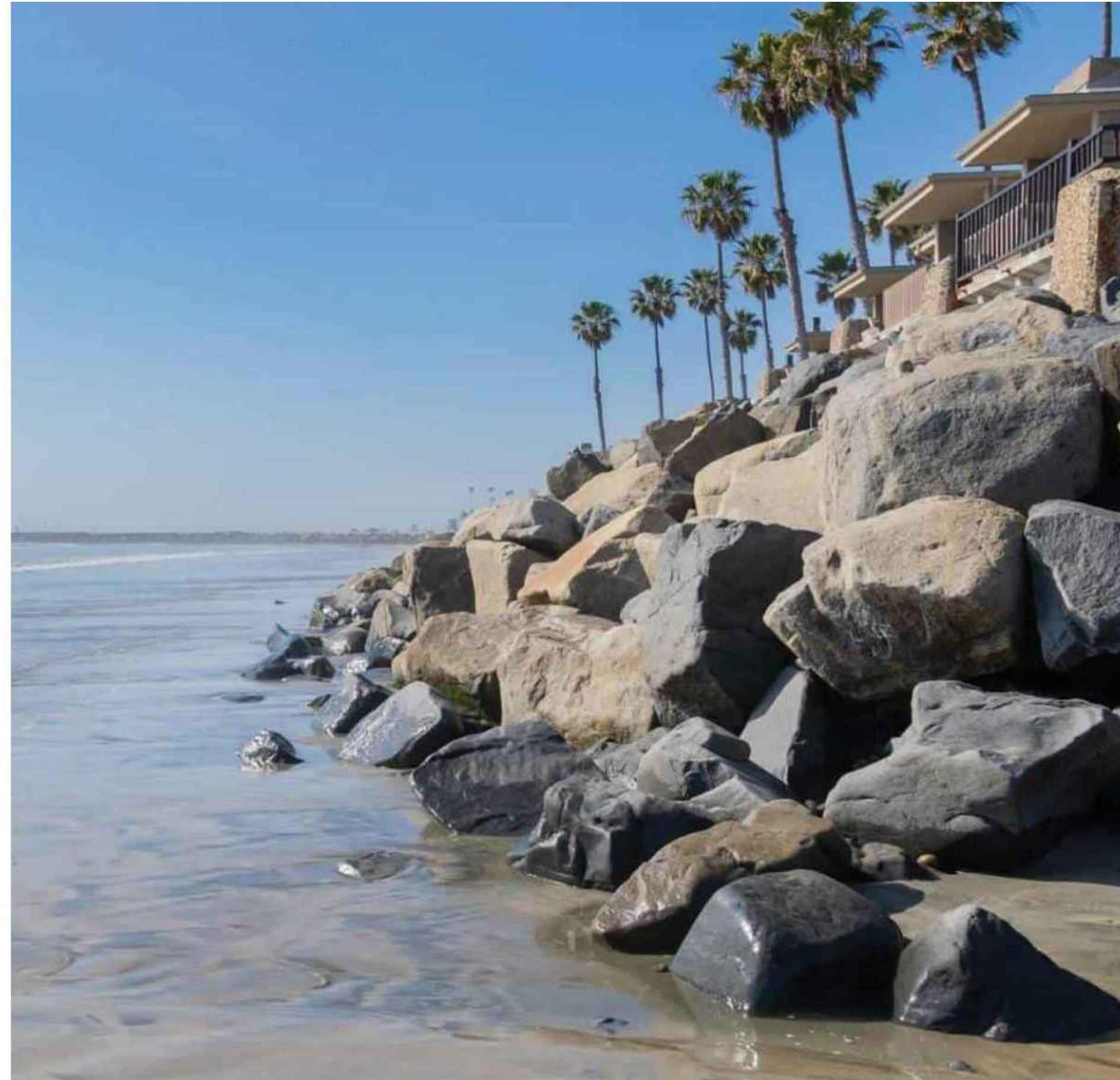
REVISION LOG		
NO.	DESCRIPTION	Date
1	ORIGINAL	06-05-23
2	RESUBMITTAL	09-05-24
3		
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SHEET INDEX



G1.0

N/A
JOB NO. 2022-0124
DATE 09-09-2025



THIS MIXED-USE BUILDING IS DESIGNED TO REDEFINE URBAN LIVING BY CREATING A DYNAMIC, COMMUNITY-CENTRIC ENVIRONMENT. IT AIMS TO SEAMLESSLY INTEGRATE WITH THE COASTAL CITY'S VIBRANT CULTURE, OFFERING RESIDENTS A HARMONIOUS BLEND OF MODERN LIVING AND COMMUNITY INTERACTION. THE PROPOSED DEVELOPMENT IS COMPRISED OF 273 APARTMENT HOMES OVER RETAIL AND RESTAURANTS IN THE CENTER OF DOWNTOWN OCEANSIDE.

Situated in the heart of Oceanside, this mixed-use building benefits from proximity to the beach, downtown amenities, and key transit routes, offering residents easy access to the best the city has to offer. The design leverages its prime location by incorporating views, pedestrian experience, and a coastal aesthetic that complements the surrounding environment.

The proposed development is comprised of 273 apartment homes with a percentage of affordable unit is situated at the corner of Coast Highway and Mission Ave. Designed with a keen understanding of the community's needs, **401 MISSION AVE** represents a modern aesthetic that honors the rich spirit of Oceanside. The design intends to incorporate local artists' work within the murals on the building's façade along Coast Highway and Seagaze Drive, creating a sense of continuity of the different types of art historically present in Oceanside.

The architectural vision for the project emphasizes sustainability, innovation, and connectivity. The building's design incorporates eco-friendly materials and energy-efficient systems, aligning with Oceanside's commitment to environmental stewardship. The architectural design inspiration derives from the local environment of ocean waves, breakwater rocks and wooden piers.

Communal spaces are strategically positioned to foster interaction among residents, promoting a sense of community on the rooftop view deck, a fitness center and co-working lounge.

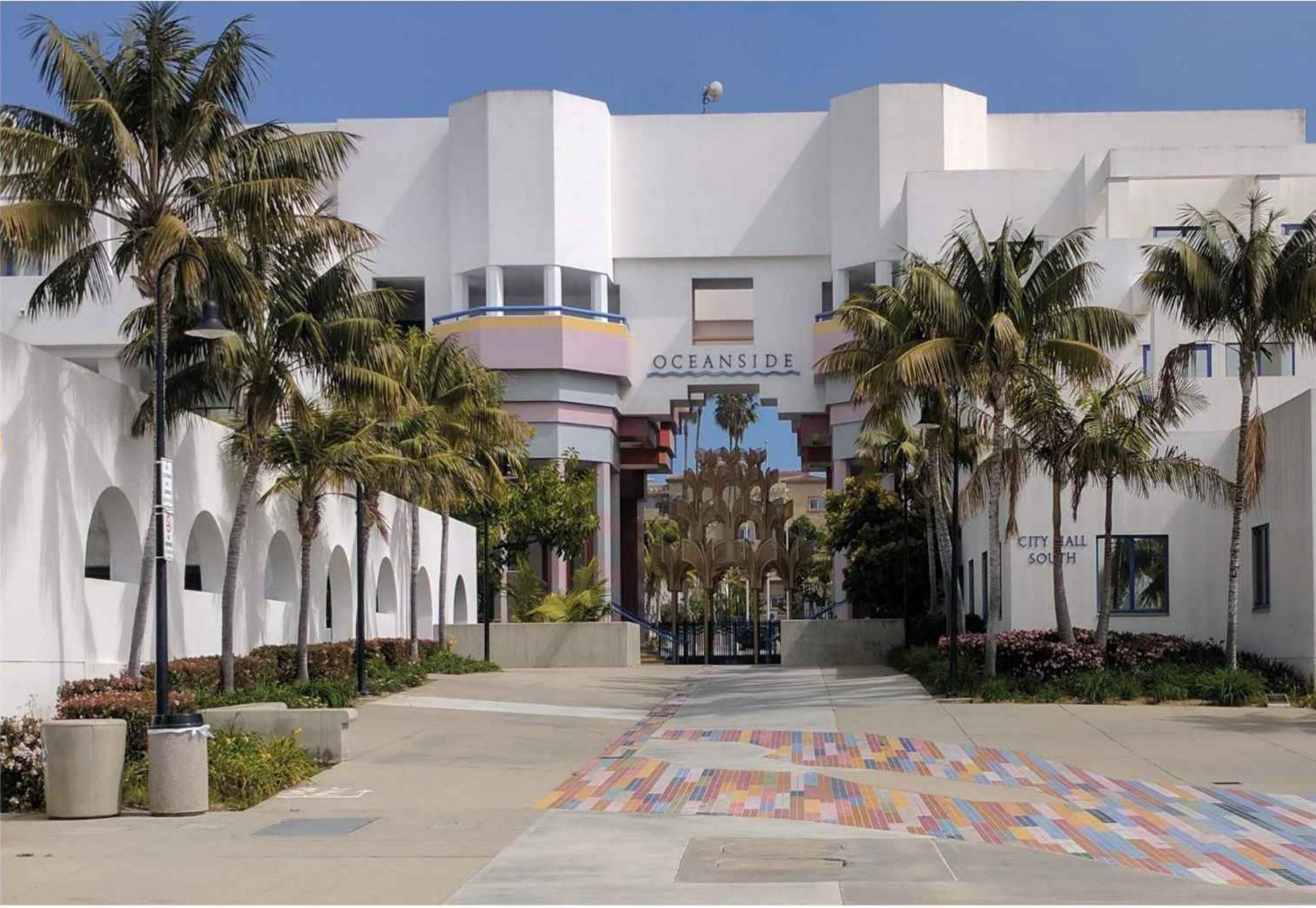
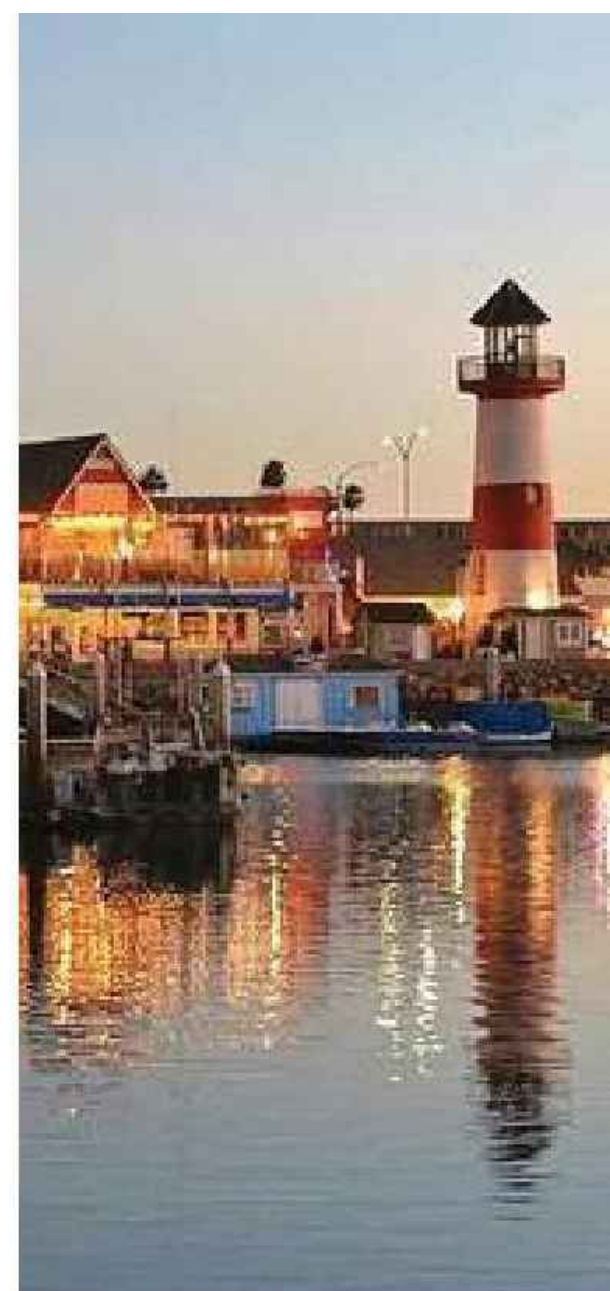
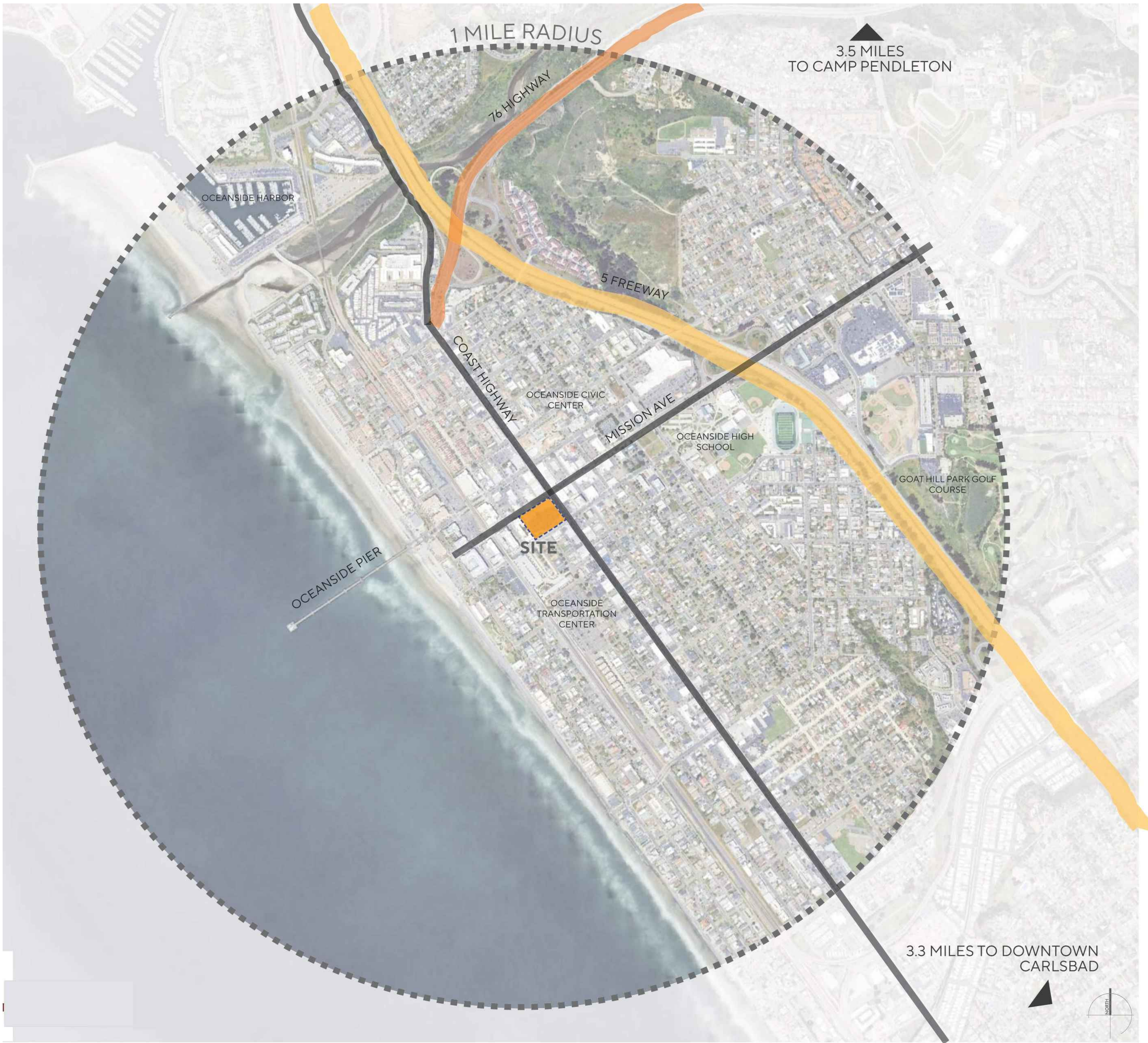
The podium level of the residential development includes two courtyards catered to the different needs of residents, providing different activities to entertain tenants of all ages. The two public plaza spaces at street level softens the edge on Misison Ave and creates a feeling of openness and connectivity, serving as a communal hub where residents can gather, socialize, and engage in various activities, such as continuing the Christmas tree lighting ceremony tradition. In addition, a dog run is integrated into the project, fostering a sense of community among pet owners and providing a dedicated space for pets to exercise and socialize.

The ground level retail and dining options cater to both the residents and the wider Oceanside community, enhancing the area's vibrancy.

The **401 MISSION AVE** project is poised to become a cornerstone of the Oceanside community, not only providing high-quality housing options but also contributing to the local economy and social fabric. By prioritizing walkability and public spaces, the development aligns with the city's vision for a more connected and resilient urban environment.

401 MISSION AVE MIXED-USE

OCEANSIDE, CA



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401 MISSION AVE MIXED-USE

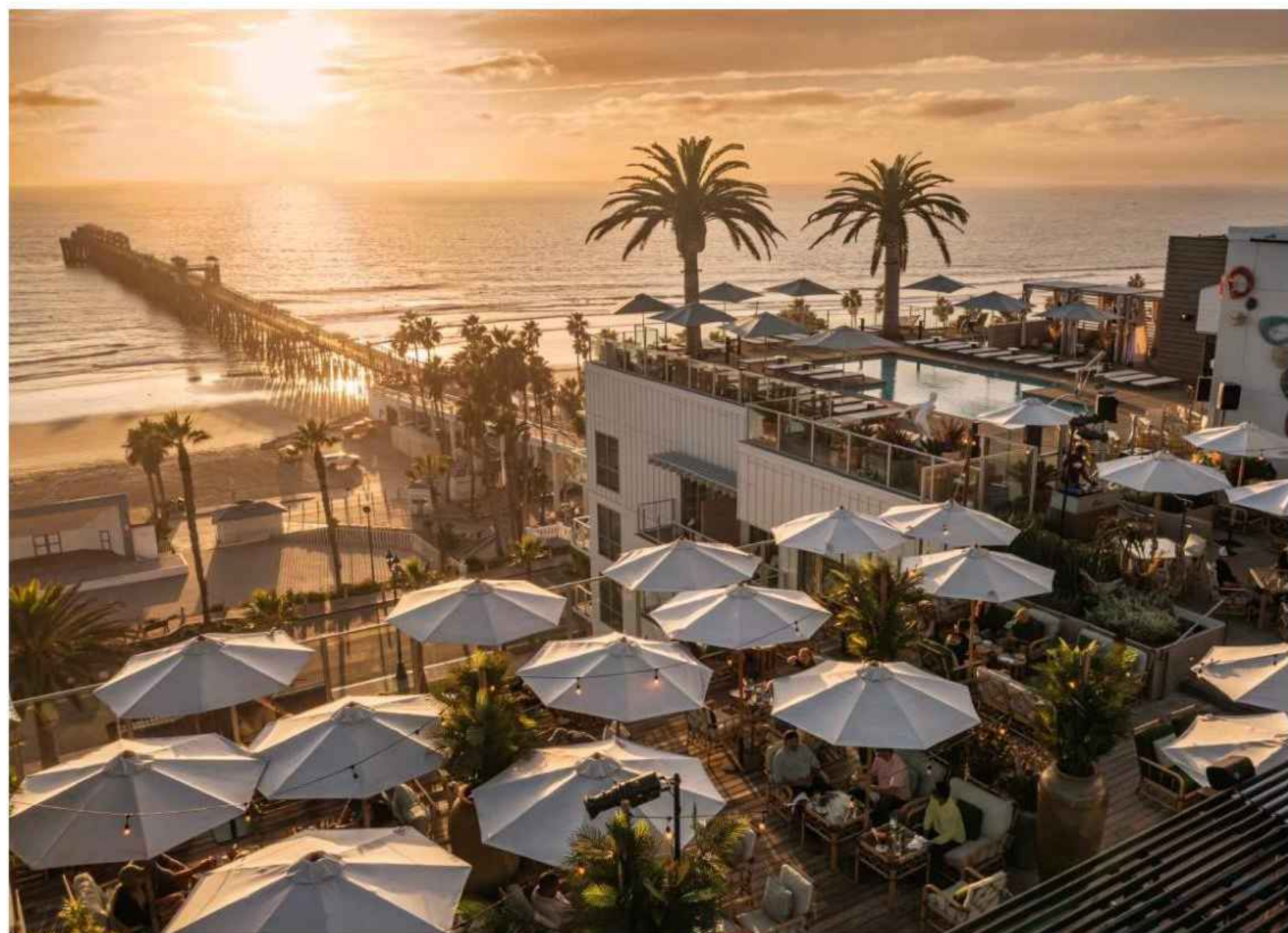
OCEANSIDE, CA

CONTEXT



G2.1

1" = 20'
JOB NO. 2022-0124
DATE 09-09-2025



Monday, September 22, 2025
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401 MISSION AVE MIXED-USE

OCEANSIDE, CA

LIFESTYLE

G2.2

1" = 20'
JOB NO. 2022-0124
DATE 09-09-2025

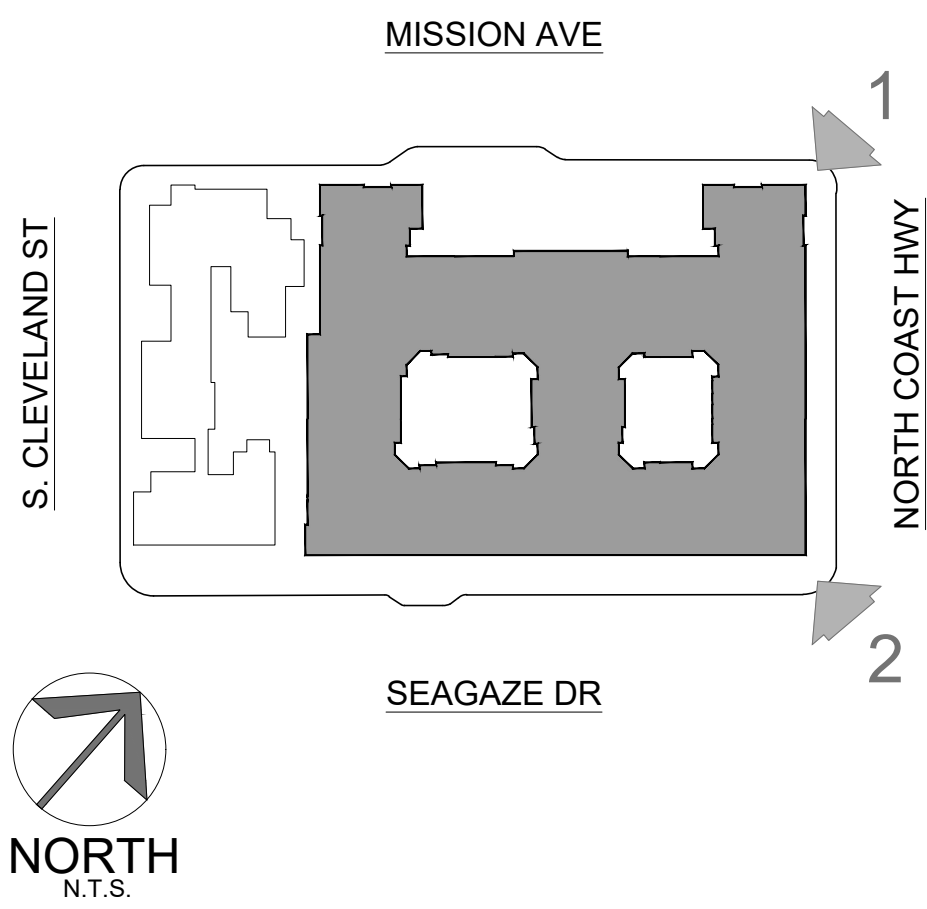


VIEW ON NORTH COAST HIGHWAY LOOKING SOUTH 1



VIEW ON NORTH COAST HIGHWAY LOOKING NORTH 2

KEY MAP



401 MISSION AVE MIXED-USE

OCEANSIDE, CA



RENDERINGS



G3.0

1" = 20'
JOB NO. 2022-0124
DATE 09-09-2025

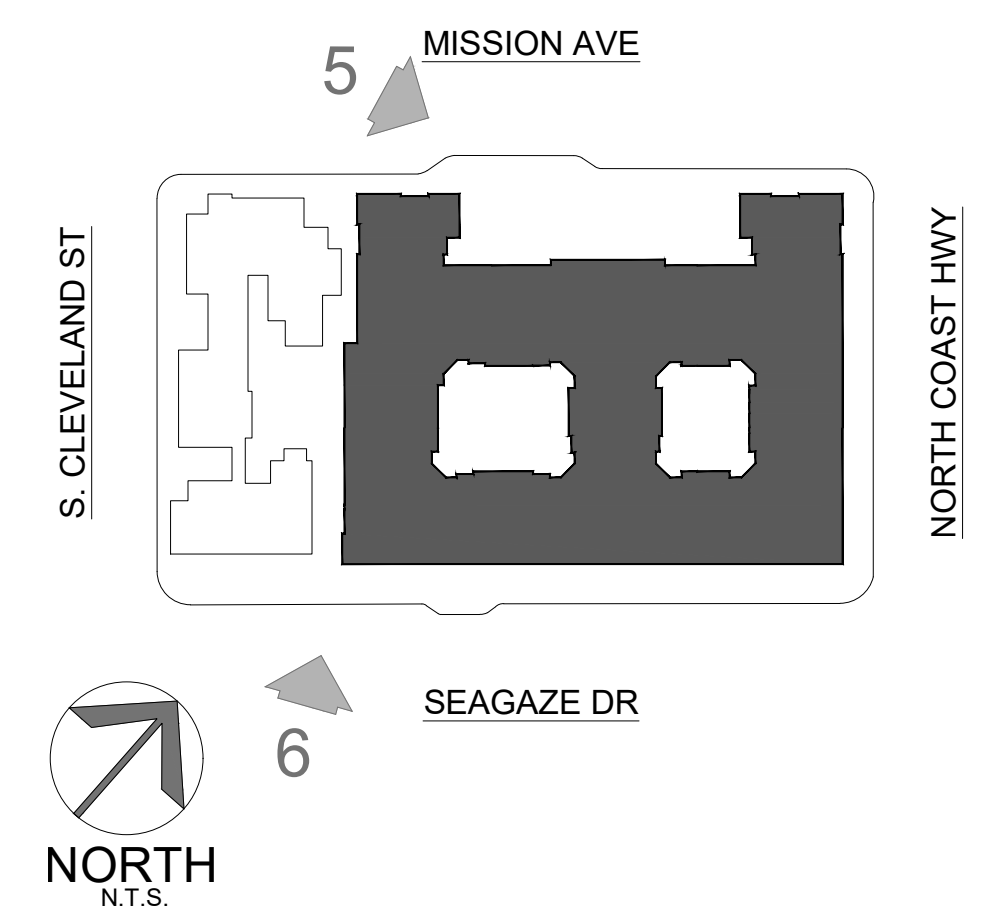


VIEW OF PLAZA ON MISSION AVE LOOKING EAST 5



VIEW ON SEAGAZE DRIVE LOOKING NORTHEAST 6

KEY MAP





VIEW ON MISSION AVE LOOKING EAST 3



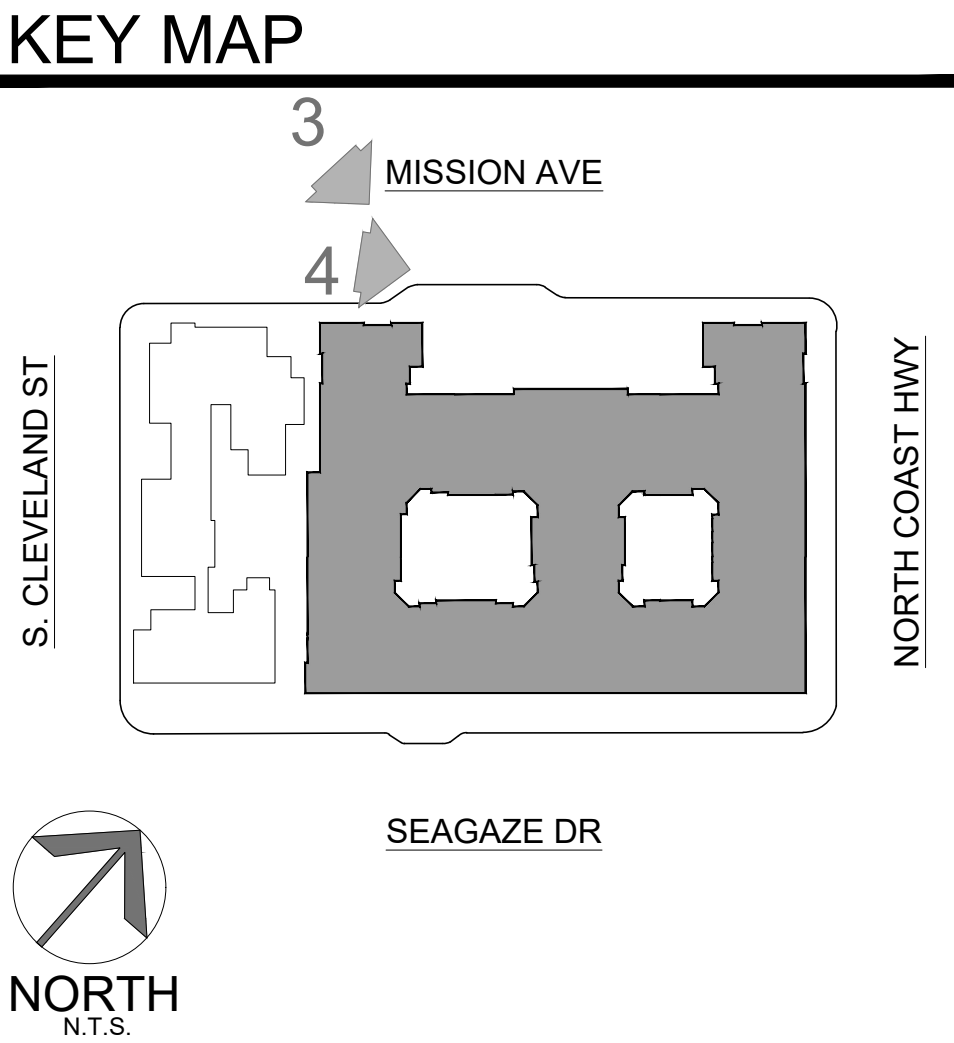
VIEW ON MISSION AVE LOOKING INTO COURTYARD 4



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



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



401 MISSION AVE MIXED-USE

OCEANSIDE, CA

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RENDERINGS



G3.2
1" = 20'
JOB NO. 2022-0124
DATE 09-09-2025

BUILDING PROJECT DESCRIPTION
A 326 UNIT DEVELOPMENT CONSISTING OF A 5-STORY TYPE III-A OVER 3.5 LEVELS OF TYPE I-A PARKING STRUCTURE

RESIDENTIAL GROSS AREA:	390,983 SQ. FT.
PARKING STRUCTURE GROSS AREA	252,852 SQ. FT.
RETAIL / RESTAURANT GROSS AREA	26,490 SQ. FT.
TOTAL UNITS:	326 UNITS
FAR (PARKING STRUCTURE NOT INCLUDED):	3.30 FAR
OPEN SPACE: 144 S.F. /D.U.	46,913 SQ. FT.
LOT COVERAGE:	66% 78,166 SQ. FT.
CURRENT ZONING:	D-1

AFFORDABLE RESIDENTIAL UNIT SUMMARY					
PLAN TYPE	SF	AFFORDABLE UNITS (LOW) *		MARKET RATE UNITS	TOTAL
STUDIO	564	2	6%	13	15
1BR/1BA	580-788	18	55%	158	176
2BR/2BA	1050-1154	10	30%	90	100
3BR/2BA	1267-1499	3	9%	32	35
TOTAL		33	10%	293	326

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

Residential Multi-Family Building																			09.11.25	
UNITS PER LEVEL SUMMARY																				
LEVEL	STUDIO	1BR								2BR					3BR					TOTAL
	S1	A0	A0.1	A0.2	A1	A1.1	A1.2	A1.3	A2	B1	B1.1	B2	B3	B4	C1	C1A	C1B	C1.1	C2	
5	3	6	1	4	3	2	3	3	11	8	1	9	2	1	1	2	1	1	2	64
4	3	7	1	4	5	2	3	3	11	8	1	9	2	1	1	2	1	1	2	67
3	3	7	1	4	5	2	3	3	11	8	1	9	2	1	1	2	1	1	2	67
2	3	7	1	4	5	2	3	3	11	6	1	9	2	1	1	2	1	1	2	65
1 (Podium)	3	7	1	4	4	2	3	3	11	5	1	9	2	1	1	2	1	1	2	63
	15	34	5	20	22	10	15	15	55	35	5	45	10	5	5	10	5	5	10	326
Totals	15	176								100					35					
	4.6%	10.4%	1.5%	6.1%	6.7%	3.1%	4.6%	4.6%	16.9%	10.7%	1.5%	13.8%	3.1%	1.5%	1.5%	3.1%	1.5%	1.5%	3.1%	100%
	4.6%	53.9%								30.6%					10.7%					
		58.5%								41.3%										

DWELLING UNIT INFO				
Unit	Unit SF	Qty.	%	SF TOT.*
S1	564	15	4.6%	8,460
A0	580	34	10.4%	19,720
A0.1	595	5	1.5%	2,975
A0.2	586	20	6.1%	11,720
A1	715	22	6.7%	15,730
A1.1	741	10	3.1%	7,410
A1.2	739	15	4.6%	11,085
A1.3	691	15	4.6%	10,365
A2	788	55	16.9%	43,340
B1	1,072	35	10.7%	37,520
B1.1	1,098	5	1.5%	5,490
B2	1,138	45	13.8%	51,210
B3	1,016	10	3.1%	10,160
B4	1,154	5	1.5%	5,770
C1	1,267	5	1.5%	6,335
C1A	1,290	10	3.1%	12,900
C1B	1,280	5	1.5%	6,400
C1.1	1,282	5	1.5%	6,410
C2	1,499	10	3.1%	14,990
Avg.	883	326	100%	287,990

* DENSITY: 120 D.U./ACRES
* RESIDENTIAL UNIT NET AREA

AVG. SF	
TYPE	SF
STUDIO	564
1-BR	695
2-BR	1102
3-BR	1344

PRIVATE OS.		
Unit	DECK AREA	TOT. AREA
S1	0	0
A0	50	1,700
A0.1	83	415
A0.2	57	1,140
A1	61	1,342
A1.1	84	840
A1.2	58	870
A1.3	61	915
A2	65	3,575
B1	61	2,135
B1.1	78	390
B2	65	2,925
B3	74	740
B4	88	440
C1	89	445
C1A	69	690
C1B	76	380
C1.1	88	440
C2	122	1,220
TOTAL		20,600

OPEN SPACE SUMMARY			
TYPE	REQUIRED RATIO	REQUIRED SF	PROVIDED SF
COMMON OPEN SPACE	200 SF/DU	65,200	
OUTDOOR			20,711
INDOOR			5,600
PRIVATE OPEN SPACE			20,602
COMBINED COMMON AND PRIVATE OPEN SPACES	200 SF/DU	65,200	46,913 (144 SF/DU)
FACTORING IN ADDITION OF 18,102 SF PUBLIC OPEN SPACE PROVIDED ON SITE			65,015 (199 SF/DU)

COMMON OPEN SPACE	
POOL COURTYARD A	8,421
COURTYARD B	5,730
RESIDENTIAL ROOF DECK*	2,100
PODIUM DECK 1	551
PODIUM DECK 2	509
DOG RUN	3,400
TOTAL	20,711

*Actual area limited to 750 SF (X2) for Egress

ENCLOSED AMENITY SF	
AMENITIES	SF
INDOOR AMENITY (Podium)	4,413
CO-WORK (P4 Level)	867
BIKE STORAGE (P2 Level)	320
TOTAL	5,600

LEASING & MAIL	
AMENITIES	SF
LEASING (P3 LEVEL)	1,230
MAIL / PARCEL (P2 LEVEL)	665
TOTAL	1,895

BUILDING - PARKING SUMMARY					
TYPE	COUNT	REQUIRED		PROVIDED	
		RATIO	STALLS	RATIO	STALLS
STUDIO	15	1.0	15	1.0	15
1 BR	176	1.0	176	1.0	176
2 BR	100	1.5	150	1.5	150
3 BR	35	1.5	53	1.5	53
TOTALS	326		394	1.21	394
GUEST			0		0
LEASING			0		5
USPS			1		1
Additional Shared					4
*Restaurant SF	8,911	1/100 SF	89	1/100 SF	89
*Retail SF	12,281	1/200 SF	61	1/200 SF	61
TOTAL STALLS REQUIRED		1.67	545	1.70	554

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

ACCESSIBLE STALLS REQUIRED			
	STALLS	RATIO	REQ'D
RESIDENTIAL	197	0.02	4
ADDITIONAL SHARED	2	0.02	1
LEASING	5	0.02	1
RETAIL	125	0.02	3
TOTAL ACCESSIBLE PARKING REQUIRED			9
TOTAL ACCESSIBLE PARKING PROVIDED			9

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

EV PARKING REQUIRED				
	STALLS	RATIO	REQ'D	ACCESS.
RESIDENTIAL	394	0.5	197	8
RETAIL / RESTAURANT	150	Table*	25	2
ADDITIONAL SHARED	4	0.5	2	1
LEASING	5	0.5	2	1
TOTAL EVCS PARKING REQUIRED			226	12
TOTAL EVCS PARKING PROVIDED			226	12

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: CGBC TABLE 5.106.5.3.1 19 EV CAPABLE STALLS.

6 EVCHARGER STALLS

BUILDING - PARKING PROVIDED			
	STD	Acc.	TOTAL
LEVEL P0	5	0	5
LEVEL P1	210	7	217
LEVEL P2	126	8	134
LEVEL P3	111	7	118
LEVEL P4	80		80
TOTAL STALLS	532	22	554

BICYCLE PARKING		
REQUIRED PARKING STALLS	RATIO	
RESIDENTIAL 394	5%	20
COMMERCIAL 150	5%	8
TOTAL BICYCLE REQUIRED		28
TOTAL BICYCLE PROVIDED		30

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.

MISSION AVE.

PROPERTY LINE
(CENTERLINE OF STREET)

RIGHT OF WAY

RIGHT OF WAY

PROPERTY LINE
(CENTERLINE OF STREET)

PROPERTY LINE
(CENTERLINE OF STREET)

PROPERTY LINE
(CENTERLINE OF STREET)

PROPERTY LINE
(CENTERLINE OF STREET)

RIGHT OF WAY

RIGHT OF WAY

PROPERTY LINE
(CENTERLINE OF STREET)

SEAGAZE DR.

N. CLEVELAND ST.

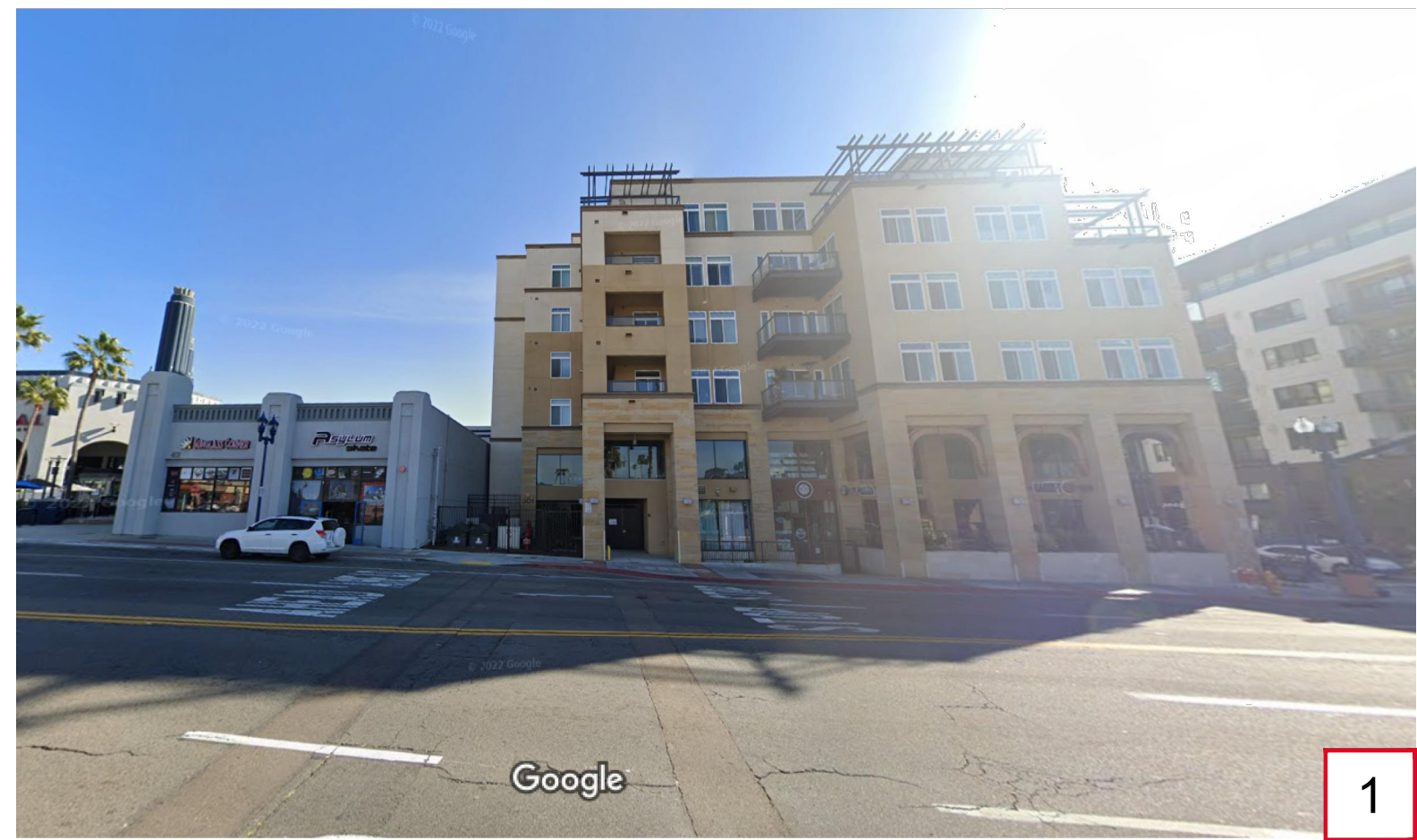
NORTH COAST HIGHWAY

LOT AREA: 118,484 SQ. FT.
BUILDING FOOTPRINT: 78,166 SQ. FT.
LOT COVERAGE = 66%

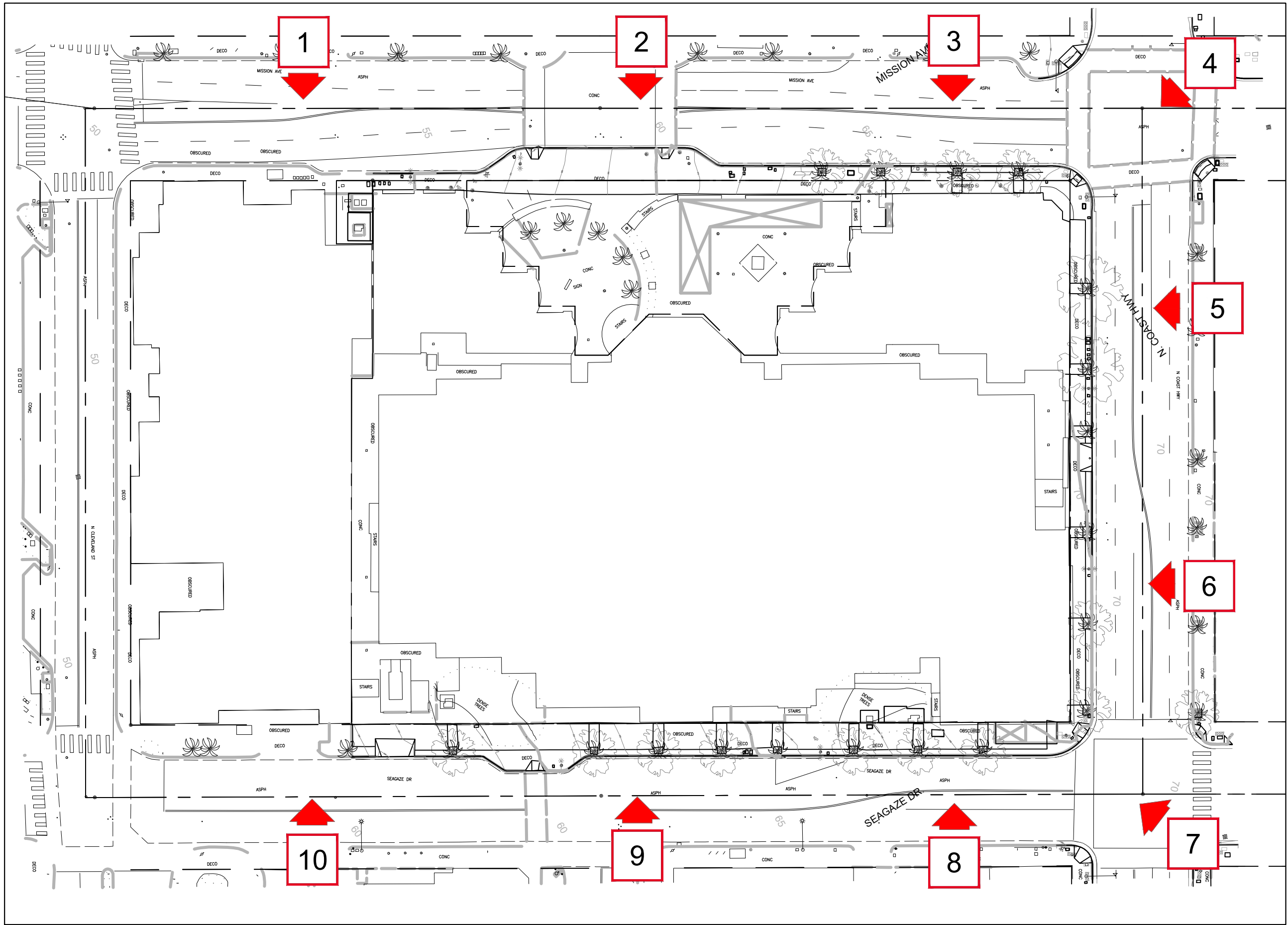
RESIDENTIAL AREA (GSF) per CBC Definition	
Level 5	77,206
Level 4	77,288
Level 3	77,288
Level 2	77,462
Level 1 - Podium	77,462
P4	867
P3 - Mezzanines	3,410
P2 -Street Level	0
TOTAL GROSS AREA	390,983
Land Area (sf)	118,484
F.A.R.	3.30

RETAIL / RESTAURANT (GSF)	
Restaurant 1 P2 Street Level - Mission	2.141
Restaurant 1 P3 Mezzanine	2.180
Coffee Shop P2 Street Level - Mission	560
Restaurant 2 P2 Street Level - Mission	1.981
Restaurant 3 P2 Street Level - Mission	4.277
Retail 1 P2 Street Level - Coast Hwy	3.364
Retail 2 P2 Street Level - Coast Hwy	4.050
Retail 3 P2 Street Level - Mission	4.566
Retail 4 P2 Street Level - Mission	3.371
TOTAL GROSS AREA	26.490

STRUCTURED PARKING AREA (GSF)	
P4	40,098
P3	62,284
P2 -Street Level	62,330
P1 - Sub-T	88,140
TOTAL GROSS AREA	252,852



1



7



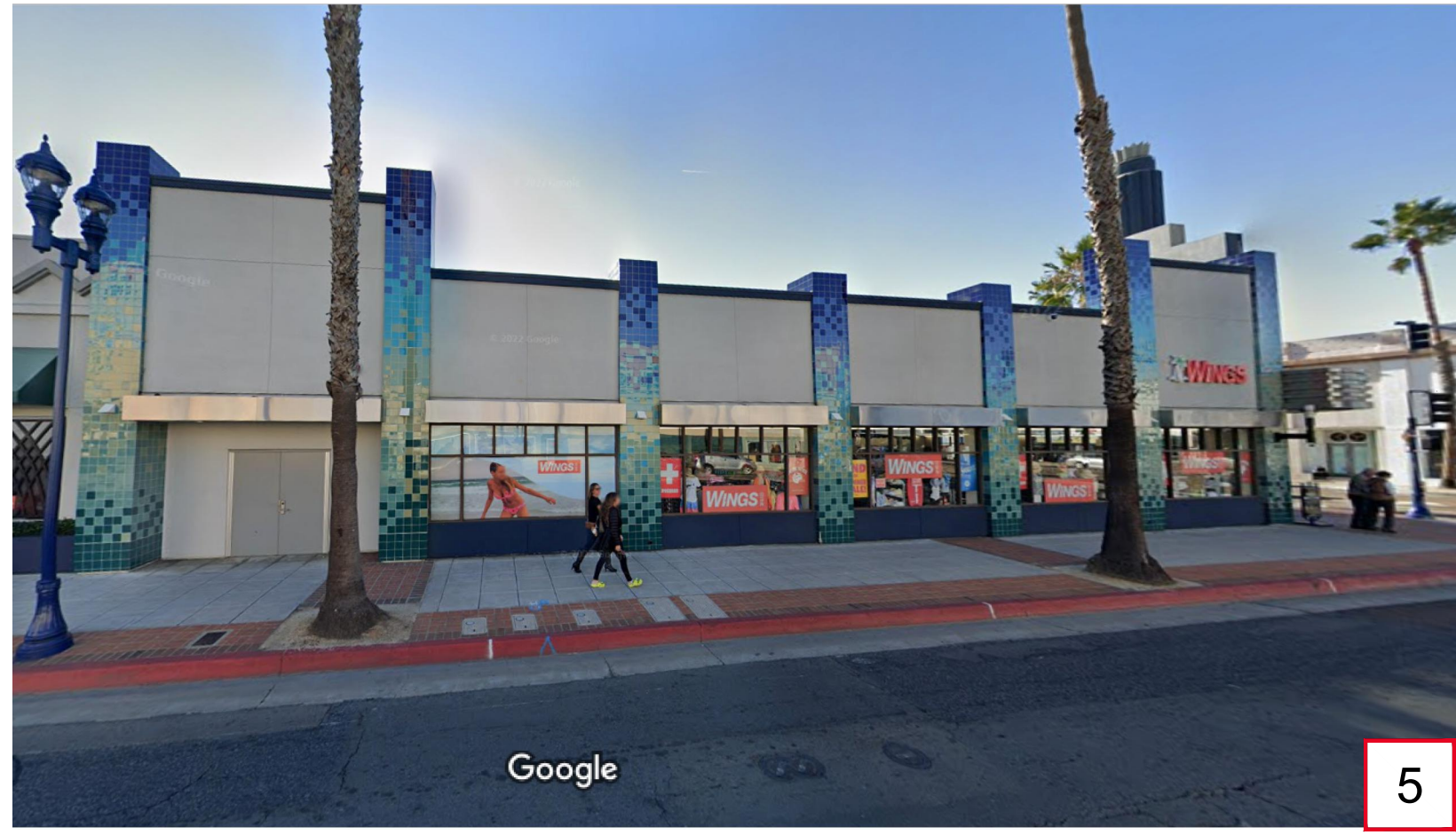
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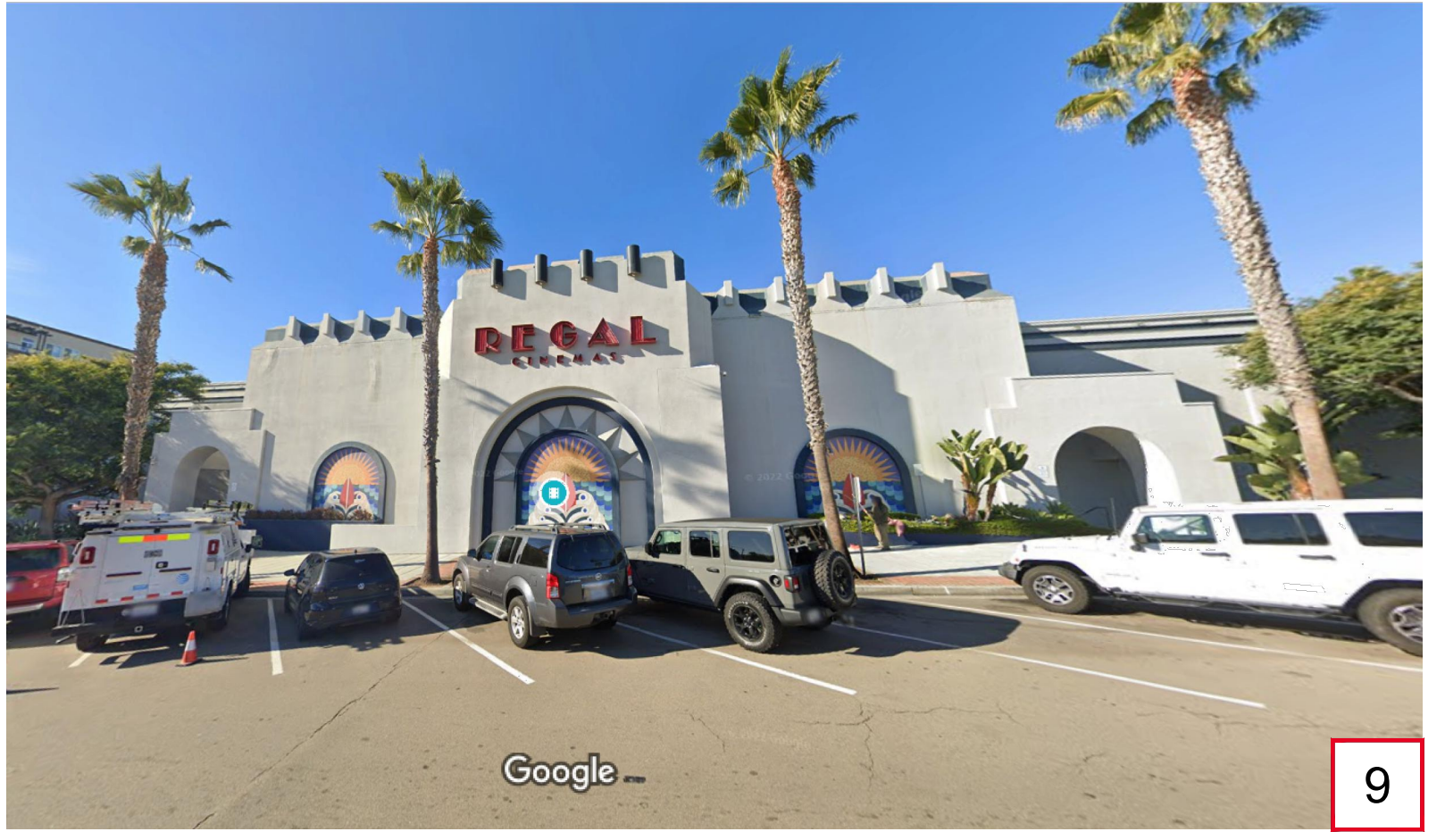


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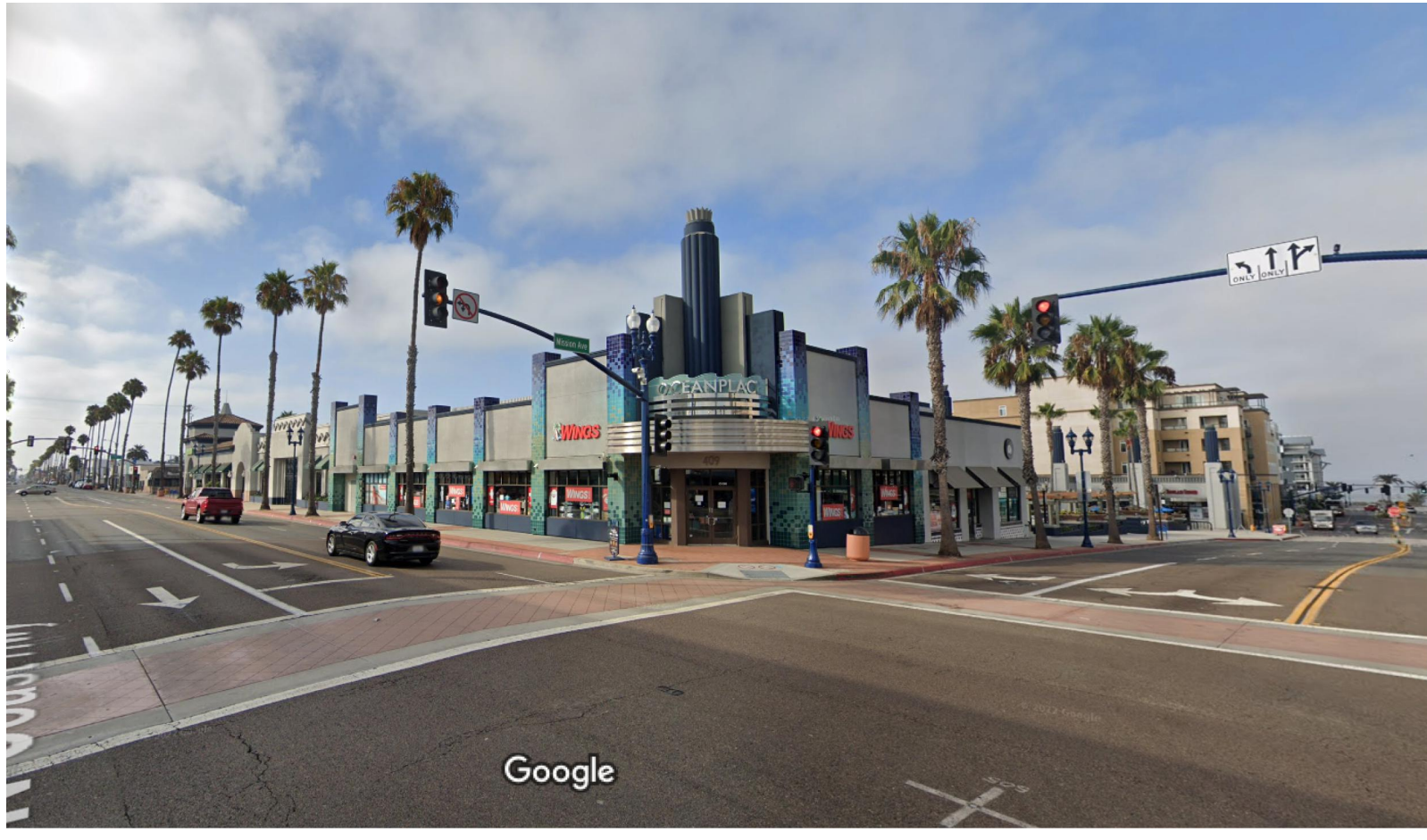


5

KEY MAP
NTS
NORTH



9



6



10

EXISTING VIEWS OF THE PROJECT SITE

401 MISSION AVE MIXED-USE

OCEANSIDE, CA



11



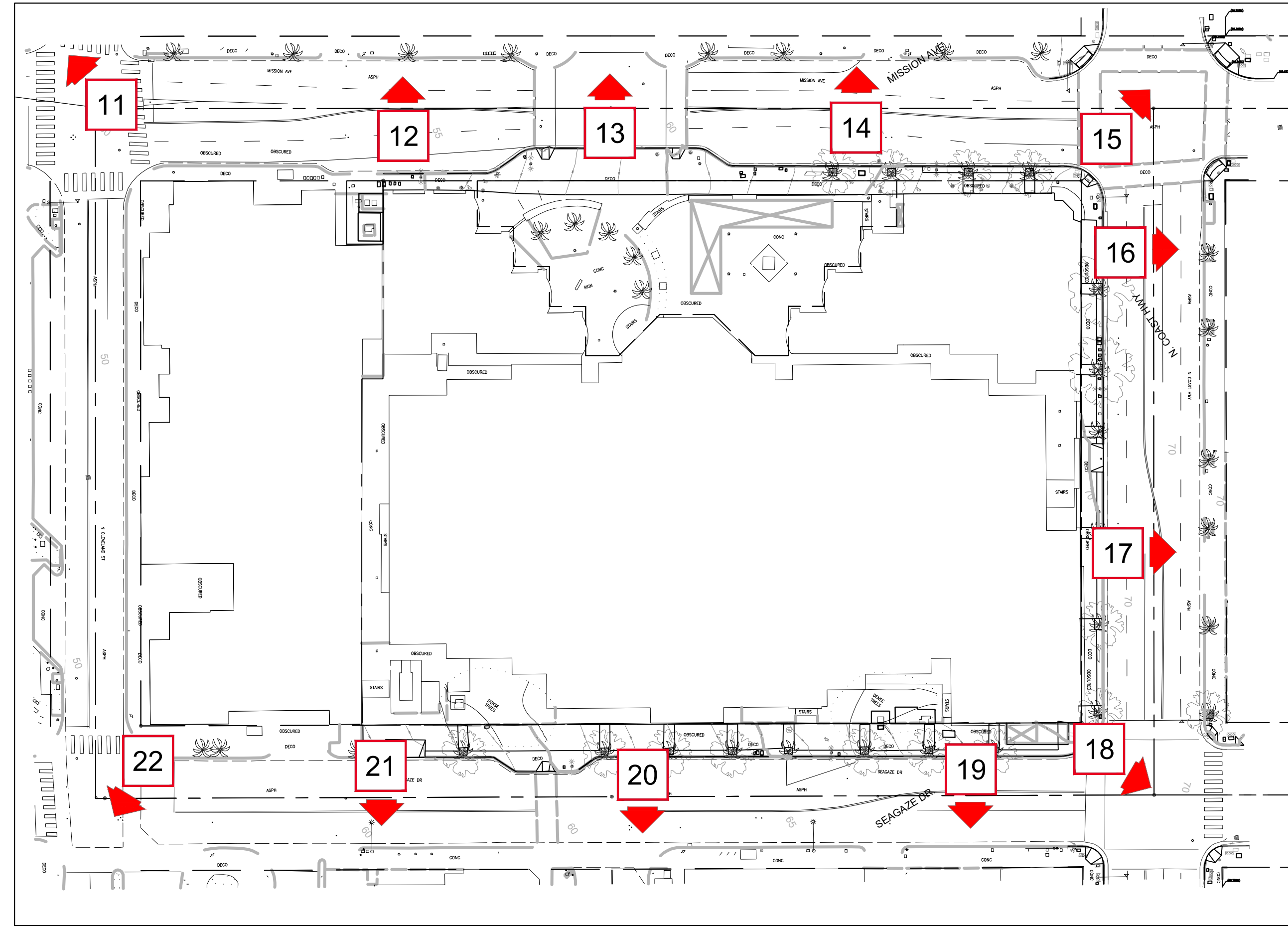
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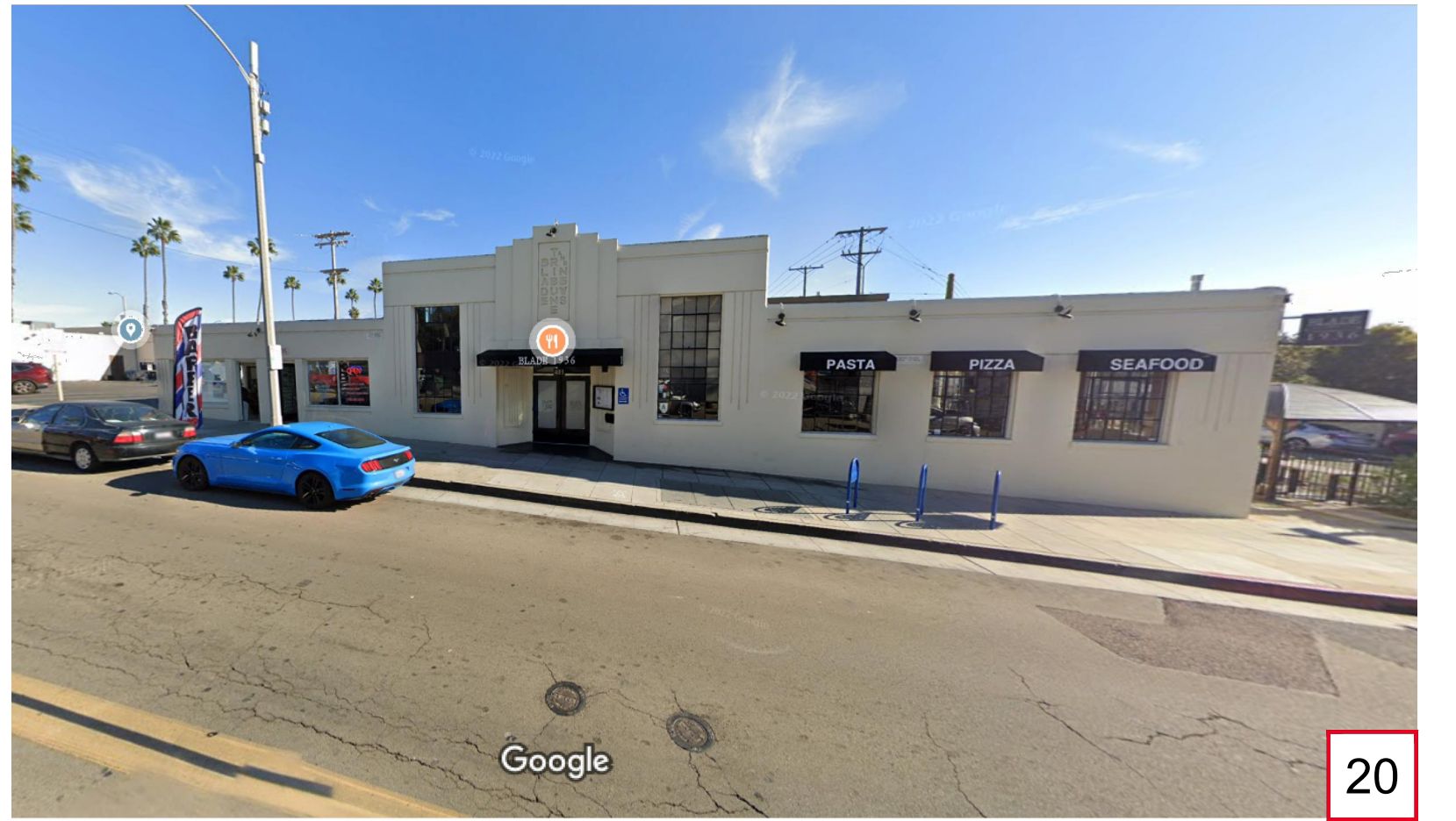
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NORTH
KEY MAP
NTS



19



20



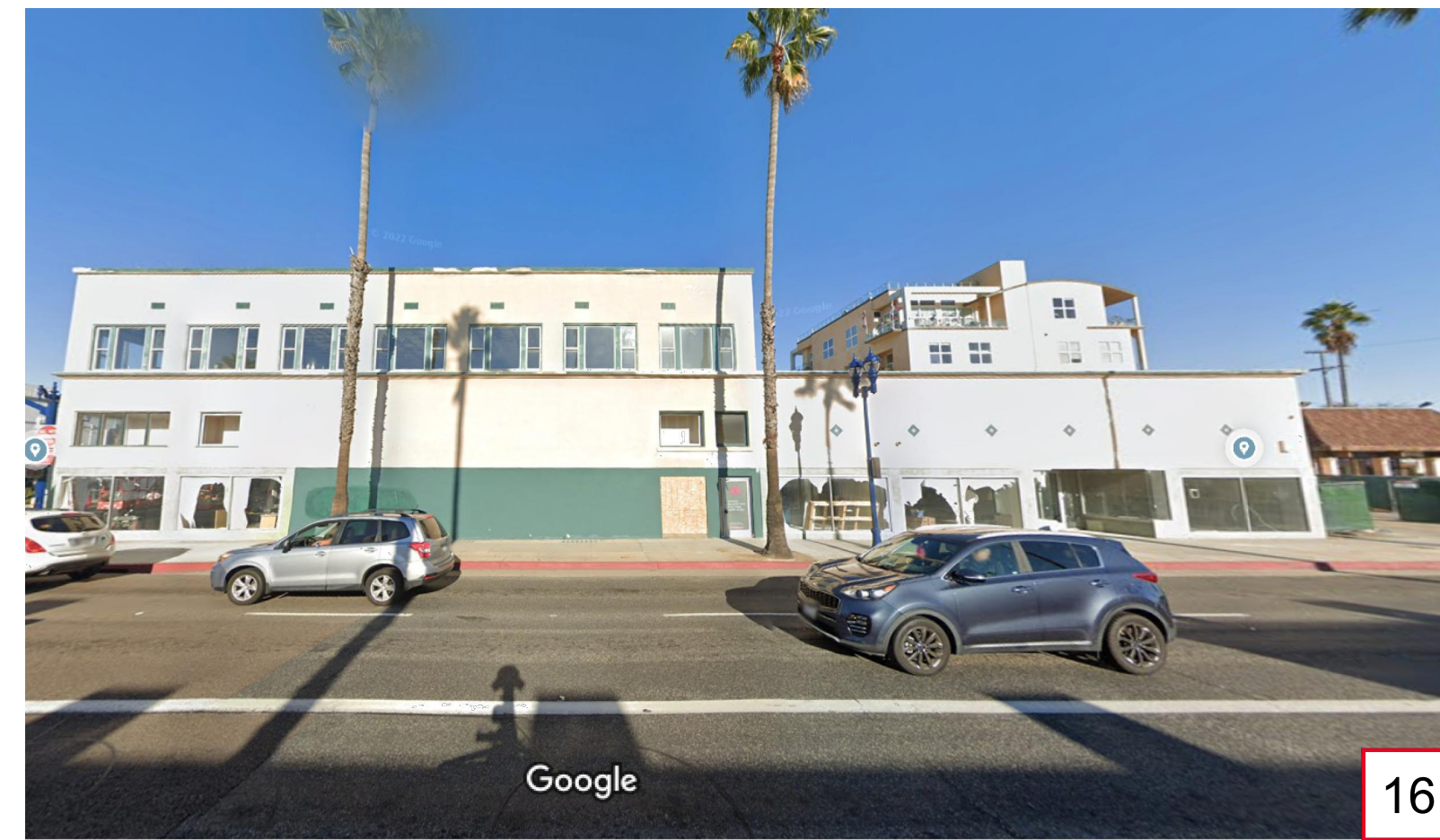
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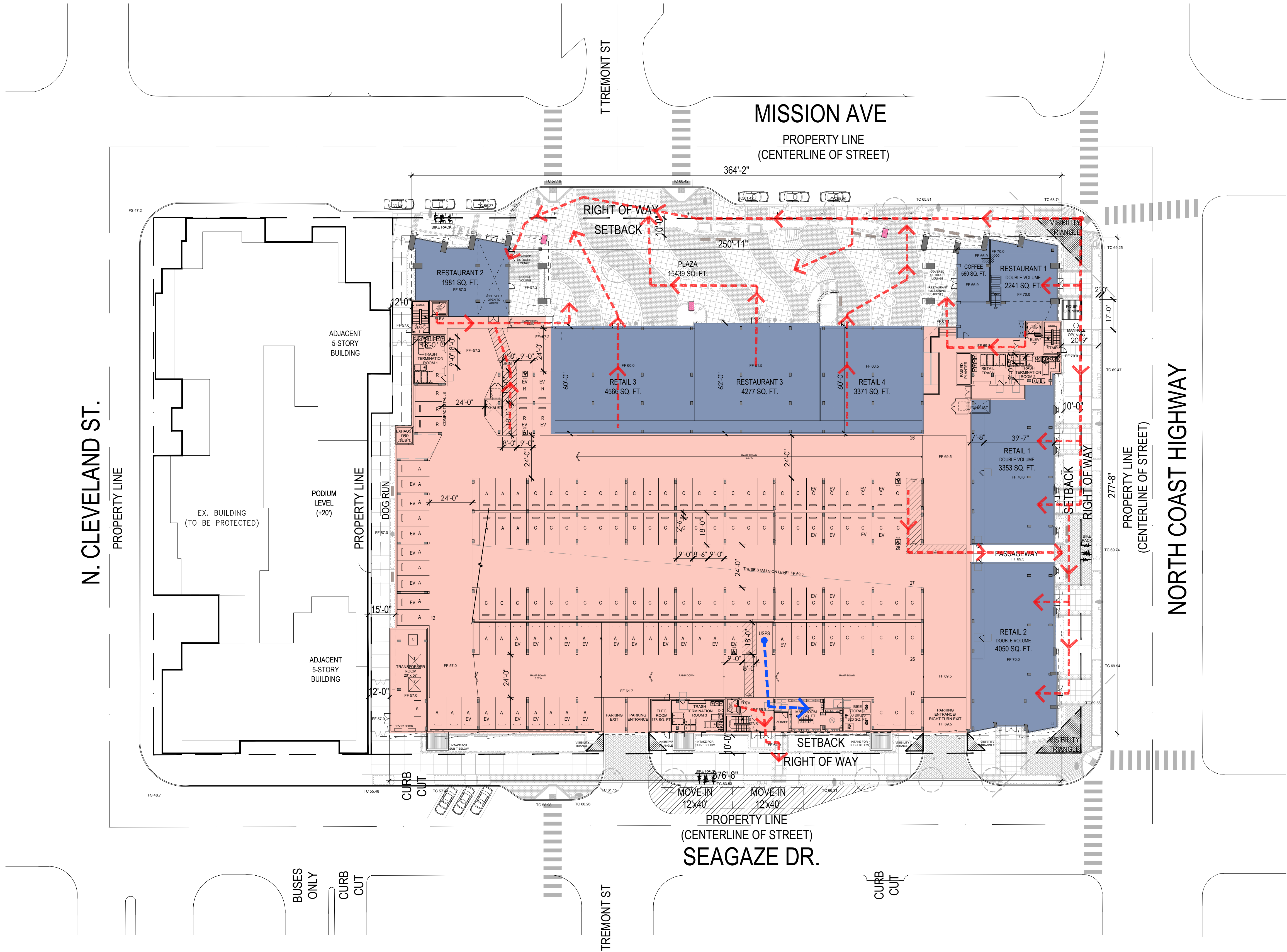


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22

EXISTING VIEWS SURROUNDING THE PROJECT SITE



BUILDING PARKING LEVEL P2

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

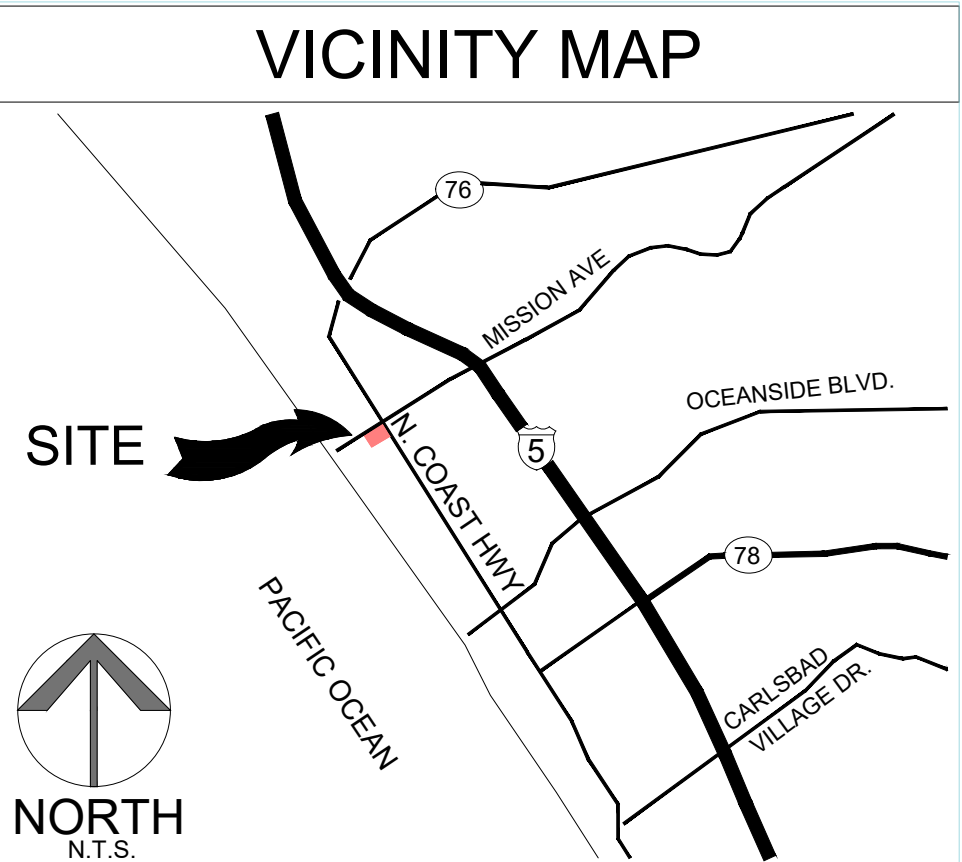
- SEE SHEETS L.1 - L.11 FOR LANDSCAPE.
- SEE SHEETS 1 - 8 FOR CIVIL.
- THE DESIGNATED "USPS ONLY" PARKING STALL SHALL HAVE STRIPING AND NAME IN WHITE OR YELLOW PARKING STALL STRIPING.
- PROMINENT SIGN STATING "USPS PARKING ONLY 7AM-6PM"

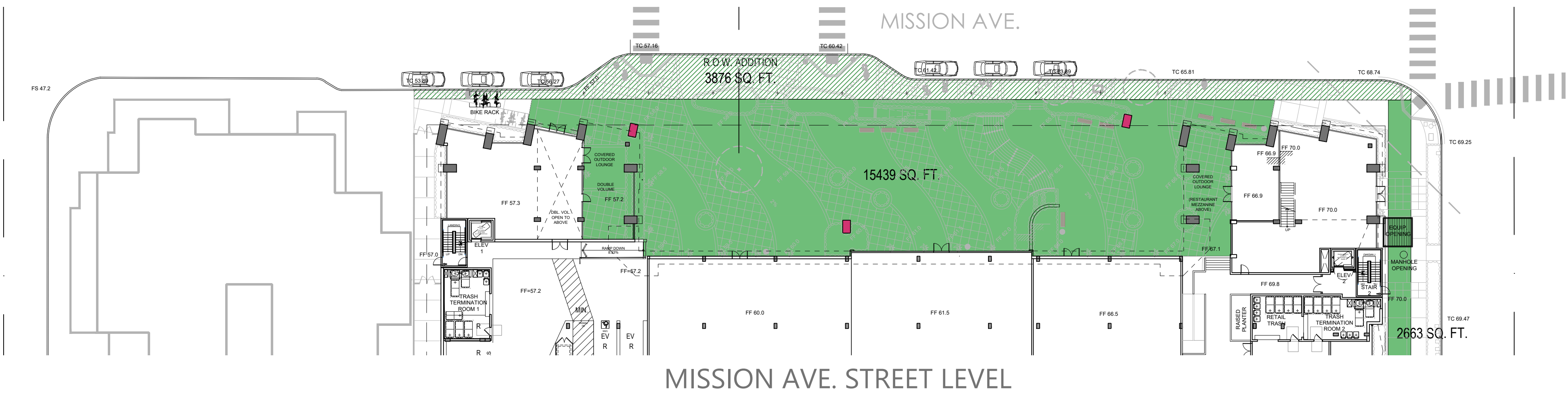
SITE PLAN NOTES

- 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 HARDSCAPE 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





LEGEND

COMMON OUTDOOR OPEN SPACE (PRIVATE)

COMMON OUTDOOR OPEN SPACE (PUBLIC)

ADJOINING OPEN SPACE (PUBLIC)

PRIVATE OPEN SPACE (PATIO AND BALCONY)

ENCLOSED AMENITY SPACE



OPEN SPACE SUMMARY			
TYPE	REQUIRED RATIO	REQUIRED SF	PROVIDED SF
COMMON OPEN SPACE	200 SF/DU	65,200	
OUTDOOR			20,711
INDOOR			5,600
PRIVATE OPEN SPACE			20,602
COMBINED COMMON AND PRIVATE OPEN SPACES	200 SF/DU	65,200	46,913 (144 SF/DU)
FACTORIZING IN ADDITION OF 18,102 SF PUBLIC OPEN SPACE PROVIDED ON SITE			65,015 (199 SF/DU)

COMMON OPEN SPACE	
POOL COURTYARD A	8,421
COURTYARD B	5,730
RESIDENTIAL ROOF DECK*	2,100
PODIUM DECK 1	551
PODIUM DECK 2	509
DOG RUN	3,400
TOTAL	20,711

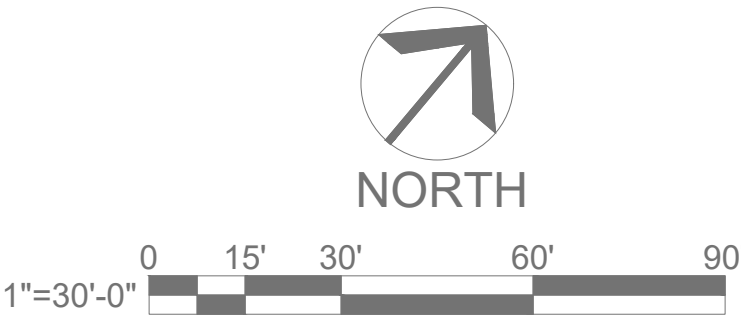
*Actual area limited to 750 SF (X2) for Egress

PUBLIC OPEN SPACE	
OCEAN PLACE PLAZA	15,439
N.COAST HW'Y WALKWAY	2,663
TOTAL	18,102

ENCLOSED AMENITY SF	
AMENITIES	SF
INDOOR AMENITY (Podium)	4,413
CO-WORK (P4 Level)	867
BIKE STORAGE (P2 Level)	320
TOTAL	5,600

LEASING & MAIL	
AMENITIES	SF
LEASING (P3 LEVEL)	1,230
MAIL / PARCEL (P2 LEVEL)	665
TOTAL	1,895

PRIVATE O.S.		
Unit	DECK AREA	TOT. AREA
S1	0	0
A0	50	1,700
A0.1	83	415
A0.2	57	1,140
A1	61	1,342
A1.1	84	840
A1.2	58	870
A1.3	61	915
A2	65	3,575
B1	61	2,135
B1.1	78	390
B2	65	2,925
B3	74	740
B4	88	440
C1	89	445
C1A	69	690
C1B	76	380
C1.1	88	440
C2	122	1,220
TOTAL		20,602



401 MISSION AVE MIXED-USE

OCEANSIDE, CA



OPEN SPACE PLAN



A2.0

1" = 30'
JOB NO. 2022-0124
DATE 09-09-2025

Diagram illustrating two types of fire truck turnarounds:

- Rectangular Turnaround:** Dimensions include a top width of 52'-0", a left height of 24'-0", a bottom width of 24'-0", a right height of 52'-0", and a 28'-0" radius for the bottom-left corner.
- Circular Turnaround:** Dimensions include a top width of 72'-0", a bottom width of 24'-0", and a 28'-0" radius for the bottom-left corner.

Legend: FIRE APPARATUS (60')

- ## 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

A map showing the location of the site. The site is marked with a red dot on the Pacific Coast Hwy (Highway 5). Other roads shown include Mission Ave, Oceanside Blvd., Highway 76, Highway 78, and Carl Sand Village Dr. A north arrow is provided in the bottom left corner.



NORTH

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.

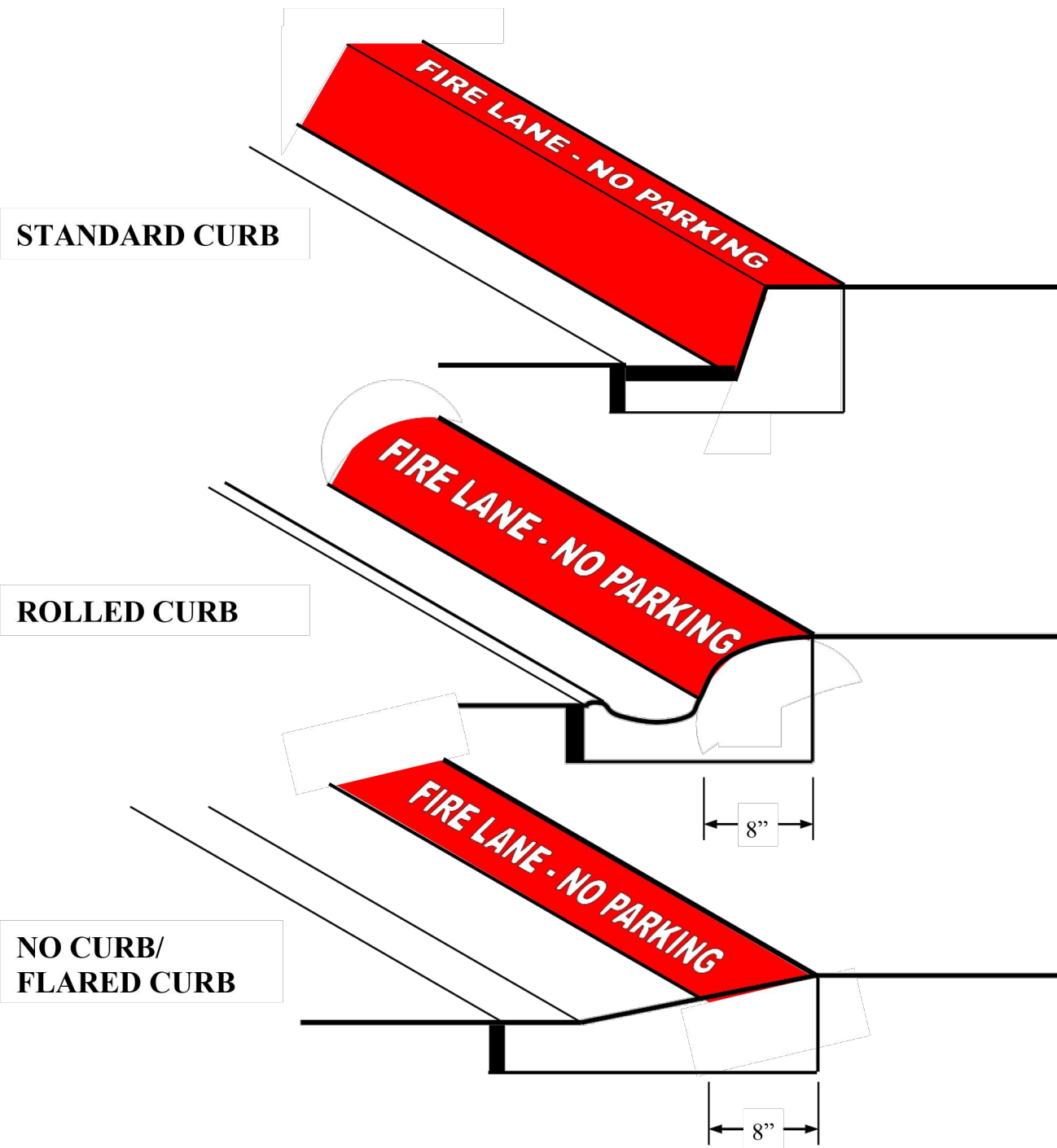
A. Inspection Requirements – Buildings Under Construction

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.

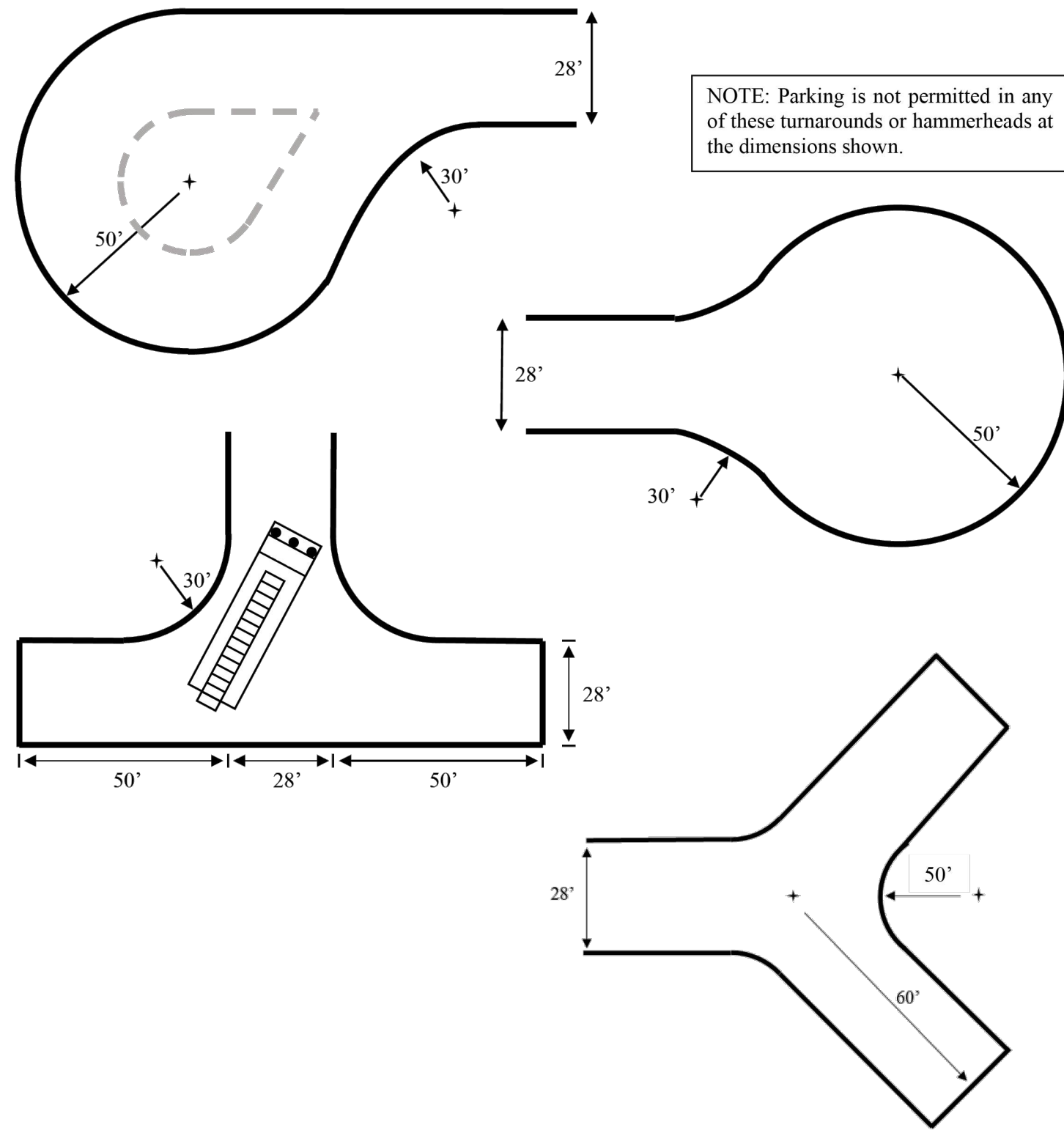
X. Attachment 10 – Fire Lane Entrance Signs

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



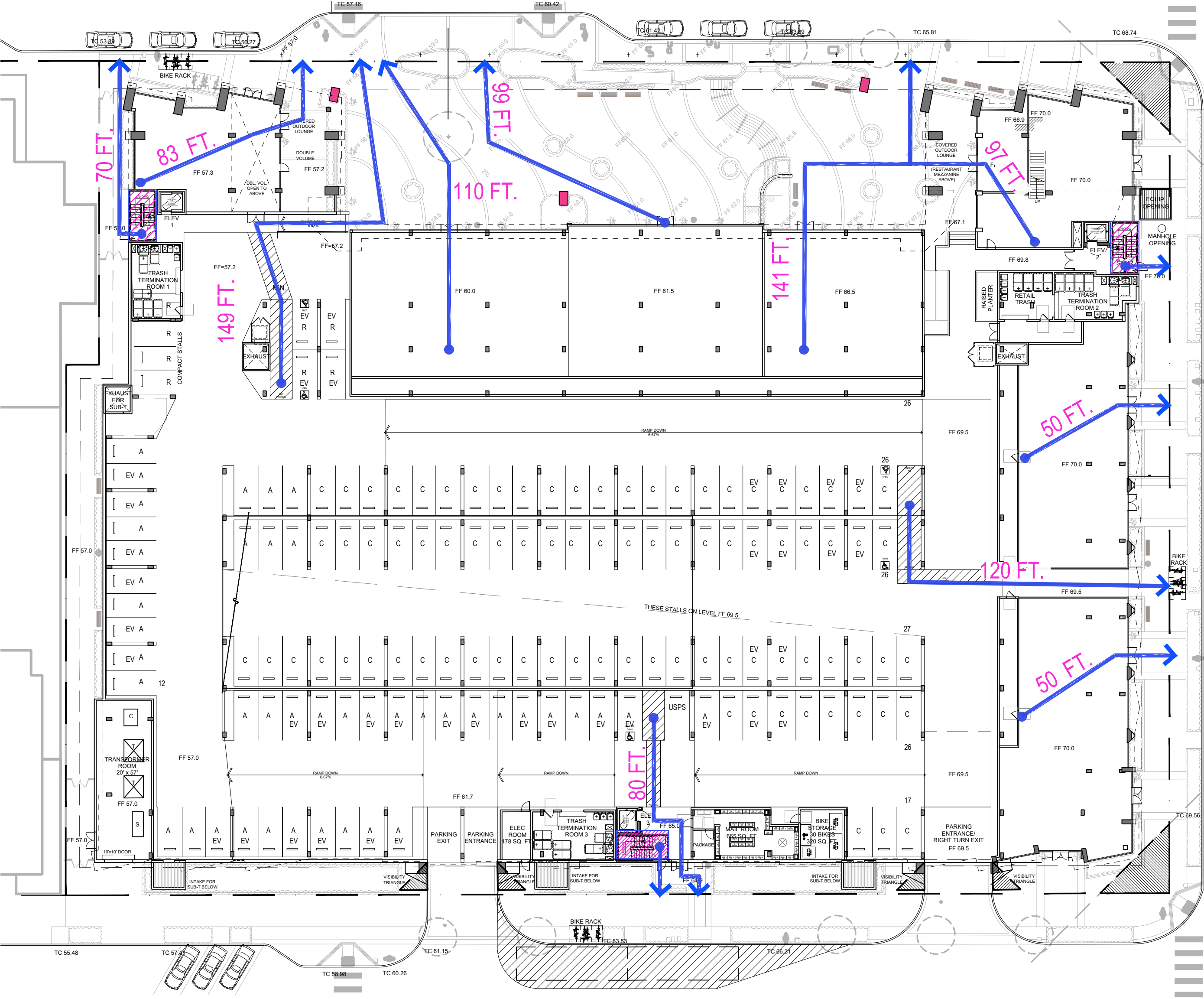
- All sign and lettering dimensions shown are minimums. “Arial Narrow” font is used in the example above though other legible sans-serif fonts may be acceptable.
- In areas where fire lane parking restrictions are enforced by the California Highway Patrol, “NO STOPPING – FIRE LANE” signs meeting Caltrans 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

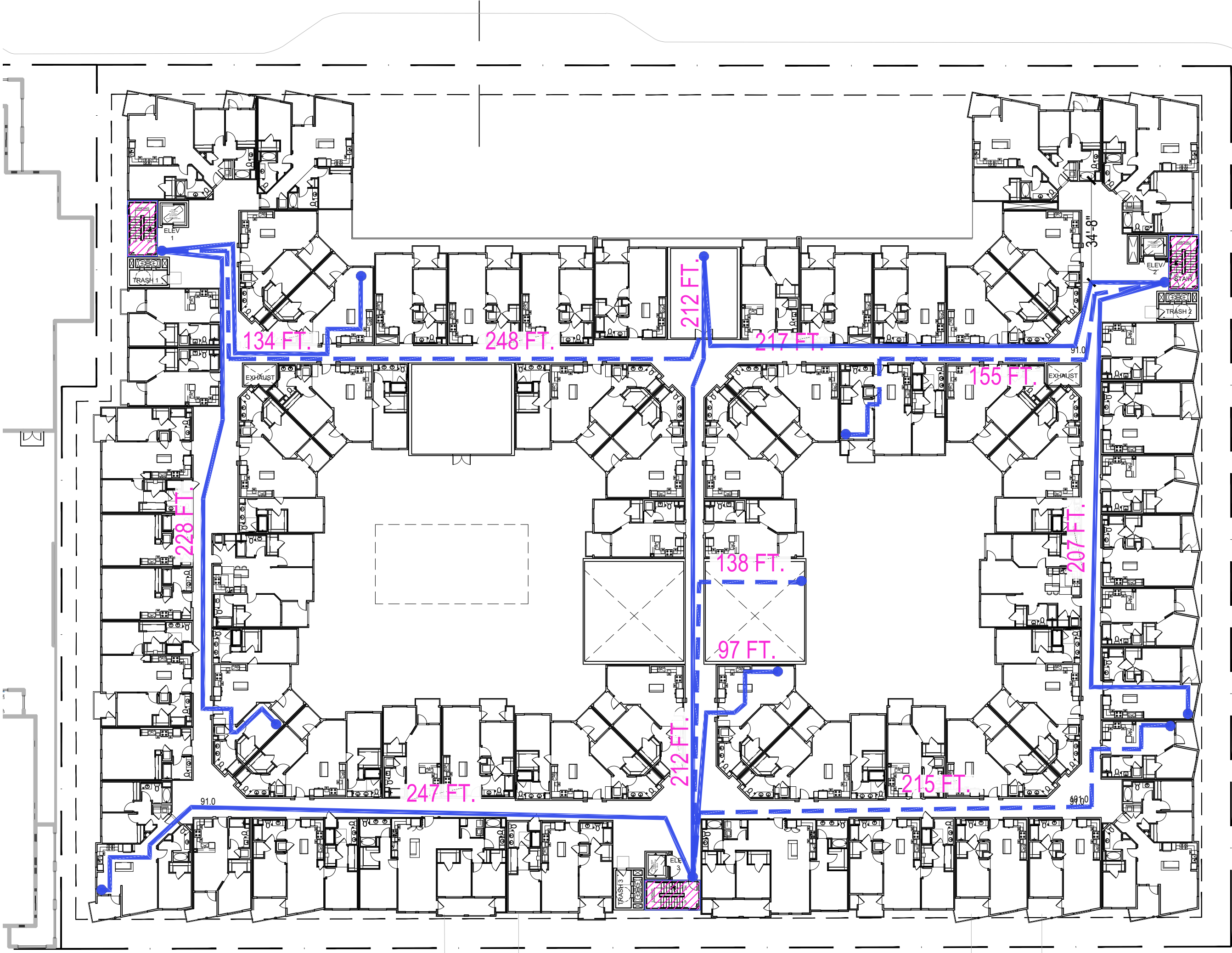
- 1. EXIT ACCESS TRAVEL DISTANCES SHOWN ARE MEASURED FROM THE MOST REMOTE POINT WITHIN EACH DWELLING UNIT TO EITHER AN EXTERIOR EXIT STAIRWAY OR EXIT DISCHARGE AS PER CBC SECTION 1016.
- 2. THE MAXIMUM LENGTHS OF EXIT ACCESS TRAVEL PER OCCUPANCY ARE LISTED BELOW AS PER CBC TABLE 1016.1:
 - A: 250 FEET (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 P2



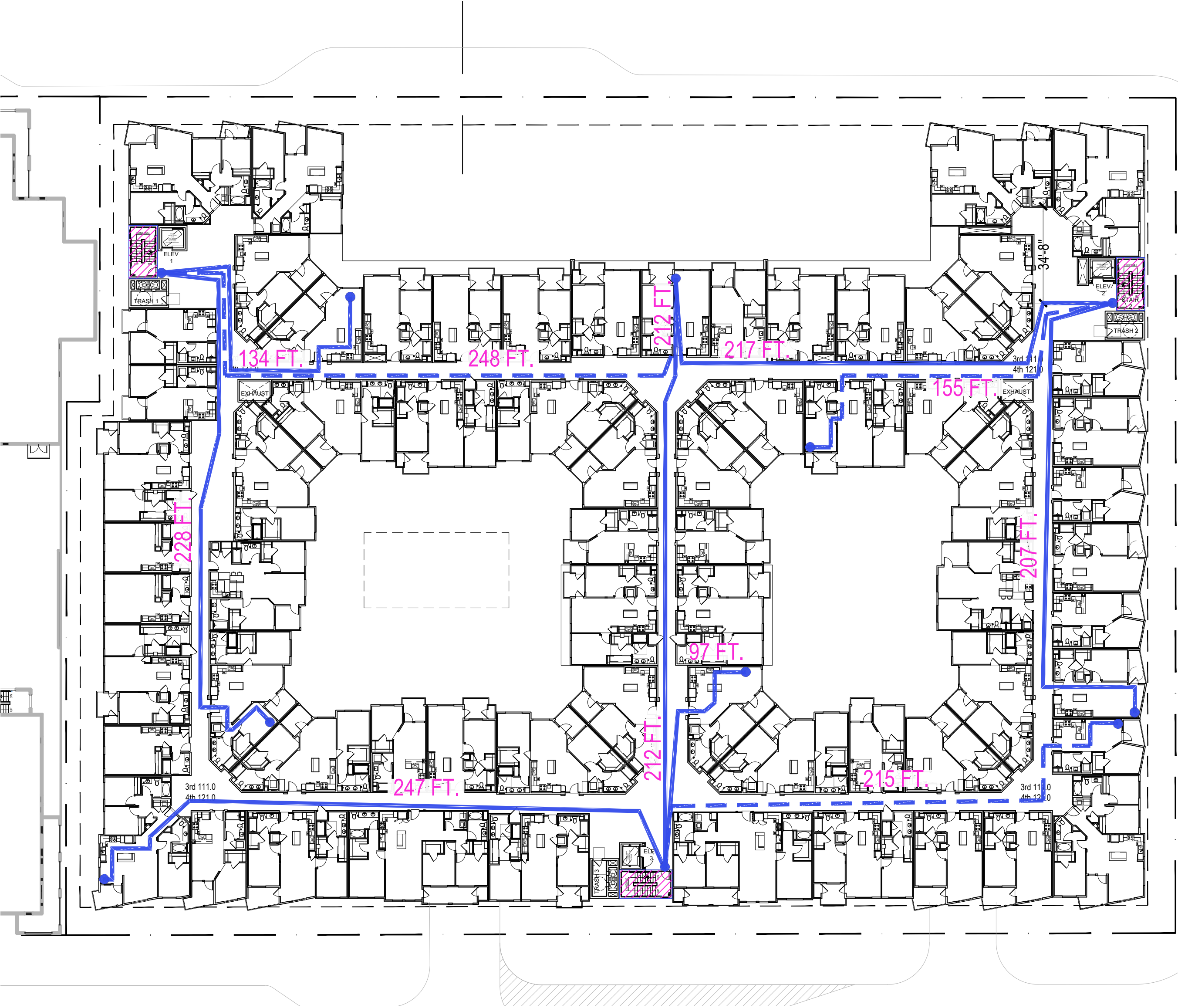
LEVEL 1

GENERAL NOTES

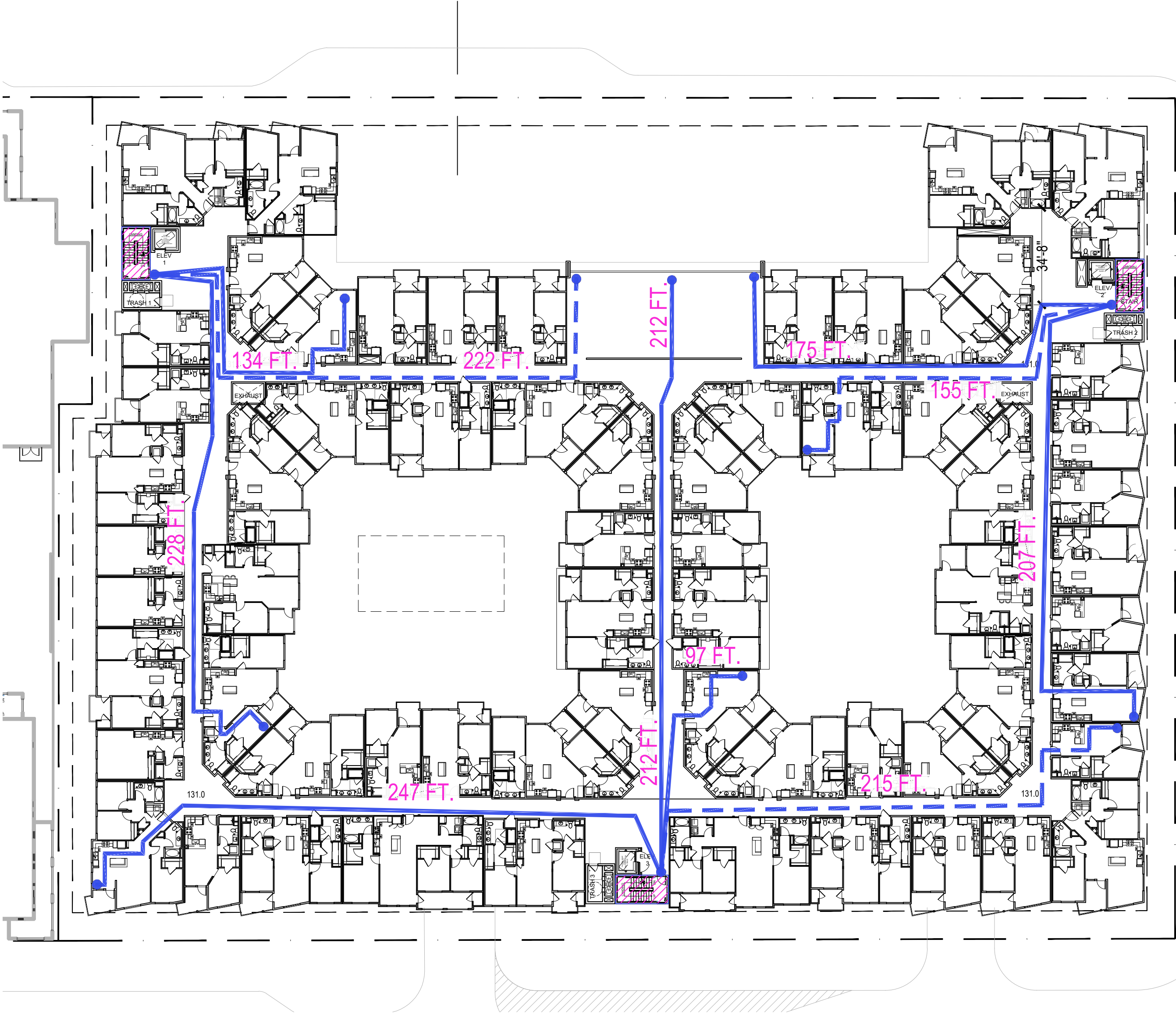
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- 10. IN THE EVENT OF POWER FAILURE AN EMERGENCY ELECTRICAL SYSTEM SHALL ILLUMINATE EXIT SIGNS FOR A DURATION OF NOT LESS THAN 90 MINUTES IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECTION 1011.6.3

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

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 FOUR (4) 2-CUBIC YARD TRASH BINS ARE TO BE ON SITE AT ALL TIMES FOR THREE TIMES A WEEK PICK-UP SCHEDULE.
TRASH ROOM #1 WILL HAVE (1) 2-CUBIC YARD TRASH BINS;
TRASH ROOM #2 WILL HAVE (2) 2-CUBIC YARD TRASH BINS;
TRASH ROOM #3 WILL HAVE (1) 2-CUBIC YARD TRASH BINS.
RECYCLABLE: A MIN. TOTAL OF (7) 4-CUBIC YARD RECYCLE BINS ARE TO BE ON SITE AT ALL TIMES FOR THREE TIMES A WEEK PICK-UP SCHEDULE.
TRASH ROOM #1 WILL HAVE (2) 4-CUBIC YARD TRASH BINS;
TRASH ROOM #2 WILL HAVE (3) 4-CUBIC YARD TRASH BINS;
TRASH ROOM #3 WILL HAVE (2) 4-CUBIC YARD TRASH BINS.
ORGANICS: A MIN. TOTAL OF (6) 64-GALLON ORGANIC CART ARE TO BE ON SITE AT ALL TIMES FOR THREE TIMES A WEEK PICK-UP SCHEDULE.
TRASH ROOM #1 WILL HAVE (2) 64-GALLON CART;
TRASH ROOM #2 WILL HAVE (2) 64-GALLON CART;
TRASH ROOM #3 WILL HAVE (1) 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 THREE 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.

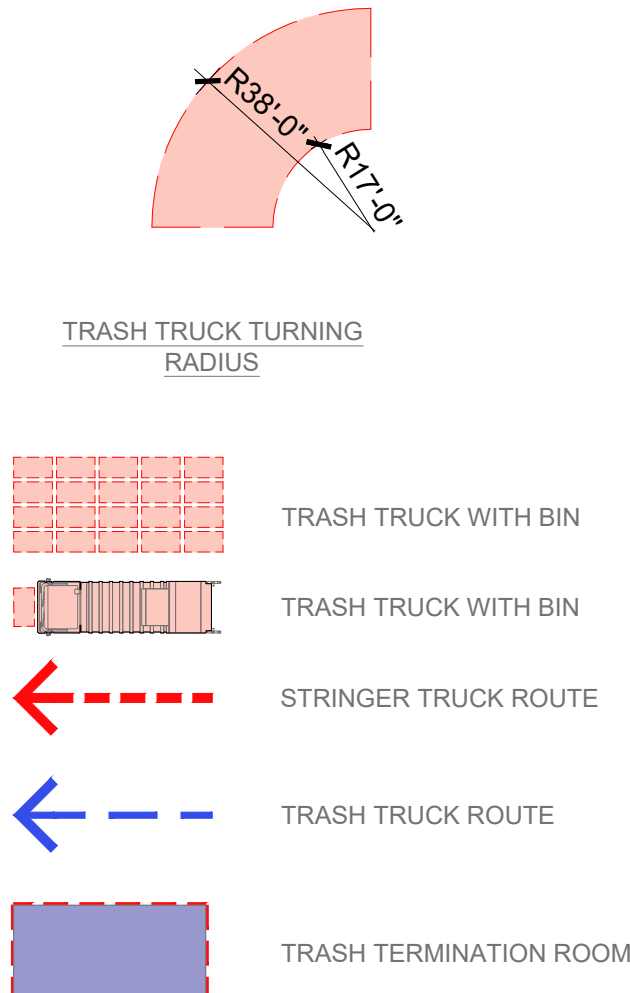
STAGING AREA
THE STAGING AREA OUTSIDE IS FOR THE COLLECTION OF ALL BINS IN CLOSE PROXIMITY TO WHERE THE HAULER (TRASH TRUCK) WILL PICK-UP THE BINS.

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.

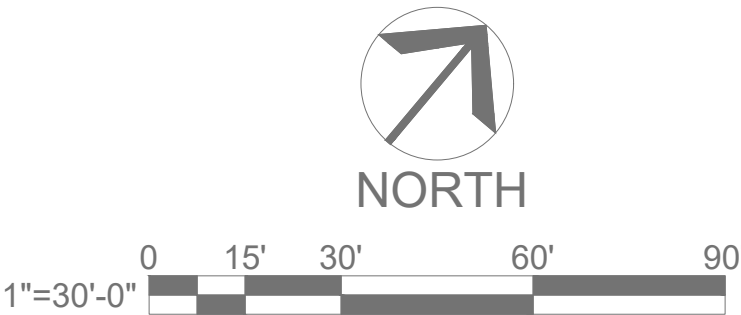
LEGEND



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.

RESIDENTIAL BUILDING TRASH SUMMARY						
SOLID WASTE CALCULATIONS						
UNITS	C.Y./WK /UNIT	TOTAL C.Y. (50%)	COMPACTION RATIO	COMPACT ED TRASH (C.Y.)	No. of 2 C.Y. BINS REQ'D	No. of 2 C.Y. BINS REQ'D
326	0.5	81.5	4 : 1	20	10	4
RECYCLING CALCULATIONS						
UNITS	C.Y./WK /UNIT	TOTAL C.Y. (50%)	COMPACTION RATIO	COMPACT ED TRASH (C.Y.)	No. of 4 C.Y. BINS REQ'D	No. of 4 C.Y. BINS REQ'D
326	0.5	81.5	1 : 1	82	21	7
ORGANICS CALCULATIONS						
UNITS	GALLONS/ WEEK	TOTAL (GAL / WEEK)	NUMBER OF 64 GALLON CARTS		No. of PICK-UPS PER WEEK	64 GAL. CARTS REQ'D
326	3	978	15		3	5



401 MISSION AVE MIXED-USE

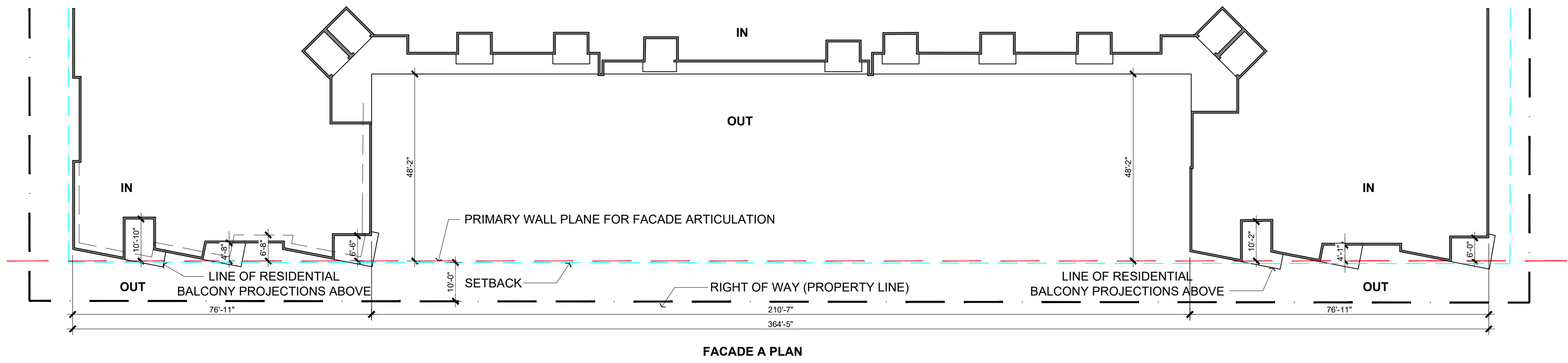
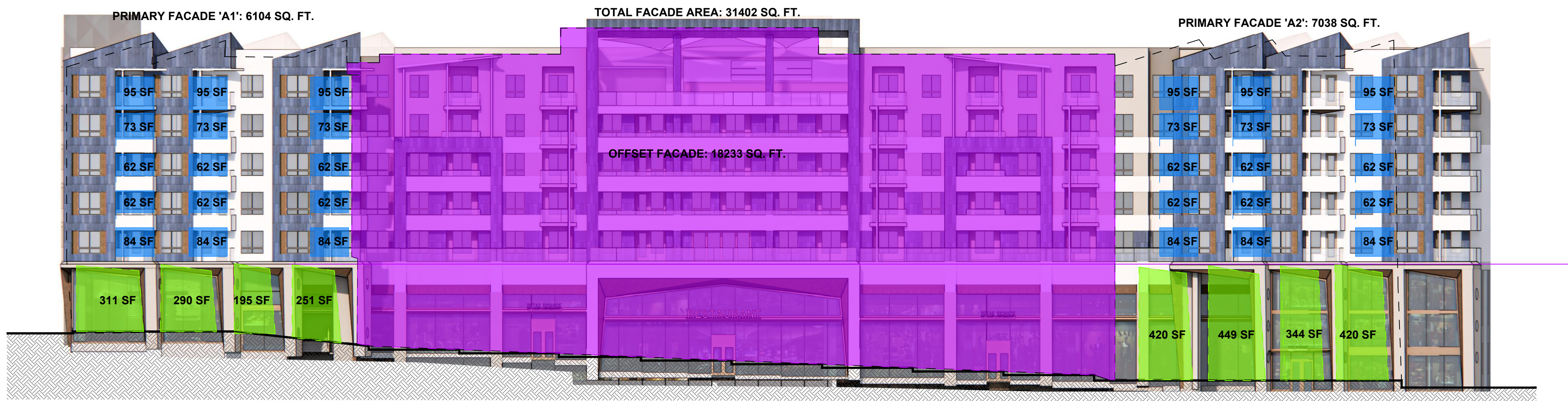
OCEANSIDE, CA

WASTE MANAGEMENT PLAN



A2.5

1" = 30'
JOB NO. 2022-0124
DATE 09-09-2025

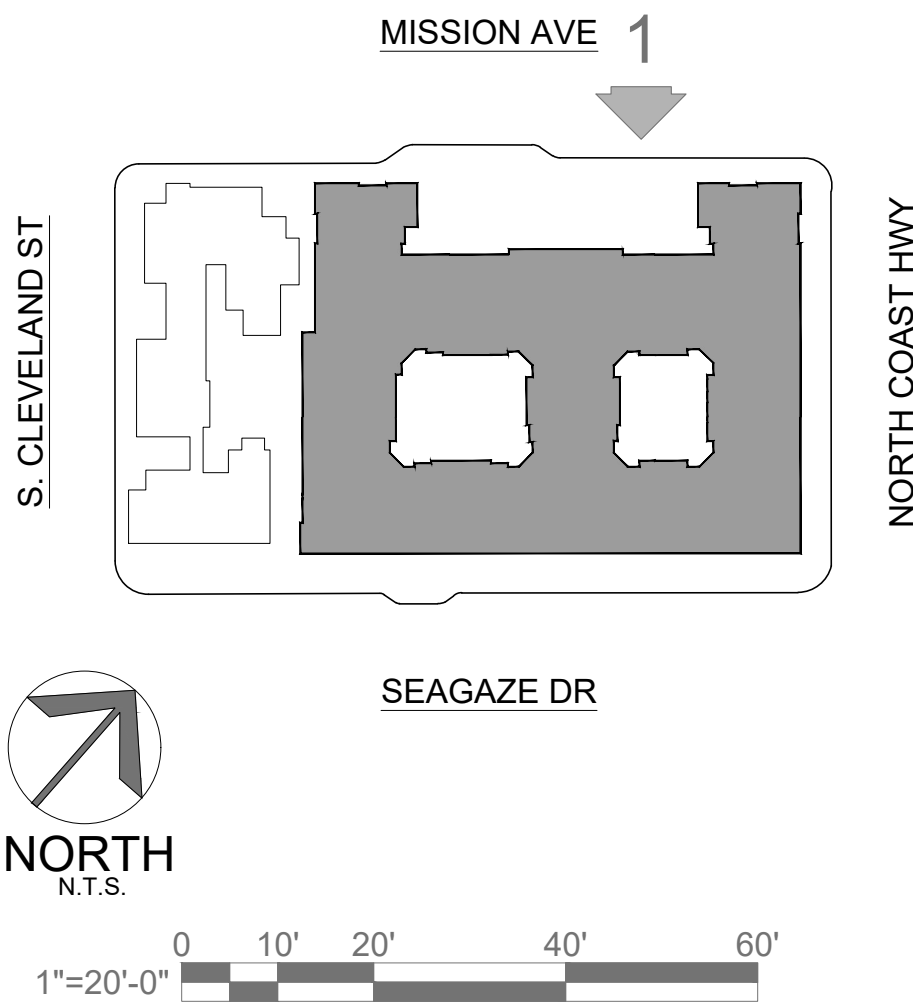


NORTH BUILDING ELEVATION 1
(MISSION AVE)

FACADE A ELEVATION			
REQUIRED % OF PRIMARY WALL PLANE	PROVIDED % OF PRIMARY WALL PLANE	REQUIRED AVERAGE OFFSET	PROVIDED AVERAGE OFFSET
LESS THAN 75%	43%	MINIMUM 5 FEET	30 FEET

- TOTAL FACADE AREA: 31,031 SF
 - AREA OFFSET AT EXTERIOR BALCONIES AT STREET FACE: 2,256 SF (7%)
 - AREA OFFSET AT PLAZAS / COURTYARDS : 17,645 SF (57%)
 - AREA OFFSET AT RESTAURANTS AT STREET FACE: 2,628 SF (9%)
 - IF ALLOWED AS ONLY PARTIAL RESTAURANT FACADE IS MORE THAN 5' OFFSET
- TOTAL FACADE AREA: 31,031 SF
TOTAL OFFSET AREA: 22,529 SF
TOTAL FACADE AREA ON PRIMARY WALL PLANE: 13,355 SF
75% OF TOTAL FACADE AREA: 23,273 SF
13,355 SF < 23,273 SF
- AVERAGE OFFSET DEPTH
6' X 43% + 48' X 57% = 3' + 27' = 30' (PRIMARILY DUE TO PLAZA COURTYARD)
30' > 5'

KEY MAP



401 MISSION AVE MIXED-USE

OCEANSIDE, CA

FACADE ARTICULATION



A2.6

JOB NO. 2022-0124
DATE 09-09-2025

The image displays two architectural drawings of a building facade. The top drawing is a plan view of the facade, showing a long, multi-story building with a central section featuring a large mural of a person surfing. The facade is divided into several vertical sections, each with a specific area in square feet (SF). The central section has a mural of a person surfing. The facade is divided into several vertical sections, each with a specific area in square feet (SF). The central section has a mural of a person surfing. The facade is divided into several vertical sections, each with a specific area in square feet (SF). The central section has a mural of a person surfing.

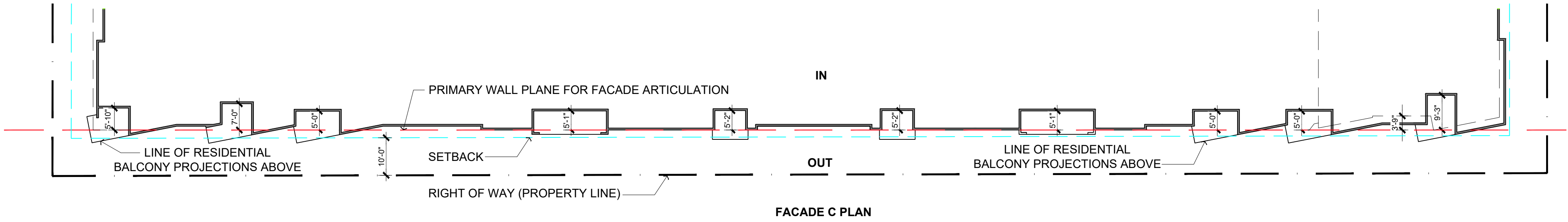
The bottom drawing is a section view of the facade, showing the building's profile and the location of the mural. It includes labels for the "PRIMARY WALL PLANE FOR FACADE ARTICULATION", "SETBACK", "RIGHT OF WAY (PROPERTY LINE)", and "FACADE B PLAN". The section view shows the building's profile and the location of the mural. It includes labels for the "PRIMARY WALL PLANE FOR FACADE ARTICULATION", "SETBACK", "RIGHT OF WAY (PROPERTY LINE)", and "FACADE B PLAN". The section view shows the building's profile and the location of the mural. It includes labels for the "PRIMARY WALL PLANE FOR FACADE ARTICULATION", "SETBACK", "RIGHT OF WAY (PROPERTY LINE)", and "FACADE B PLAN".

FACADE B ELEVATION			
REQUIRED % OF PRIMARY WALL PLANE	PROVIDED % OF PRIMARY WALL PLANE	REQUIRED AVERAGE OFFSET	PROVIDED AVERAGE OFFSET
LESS THAN 75%	70%	MINIMUM 5 FEET	5'-6" FEET

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





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

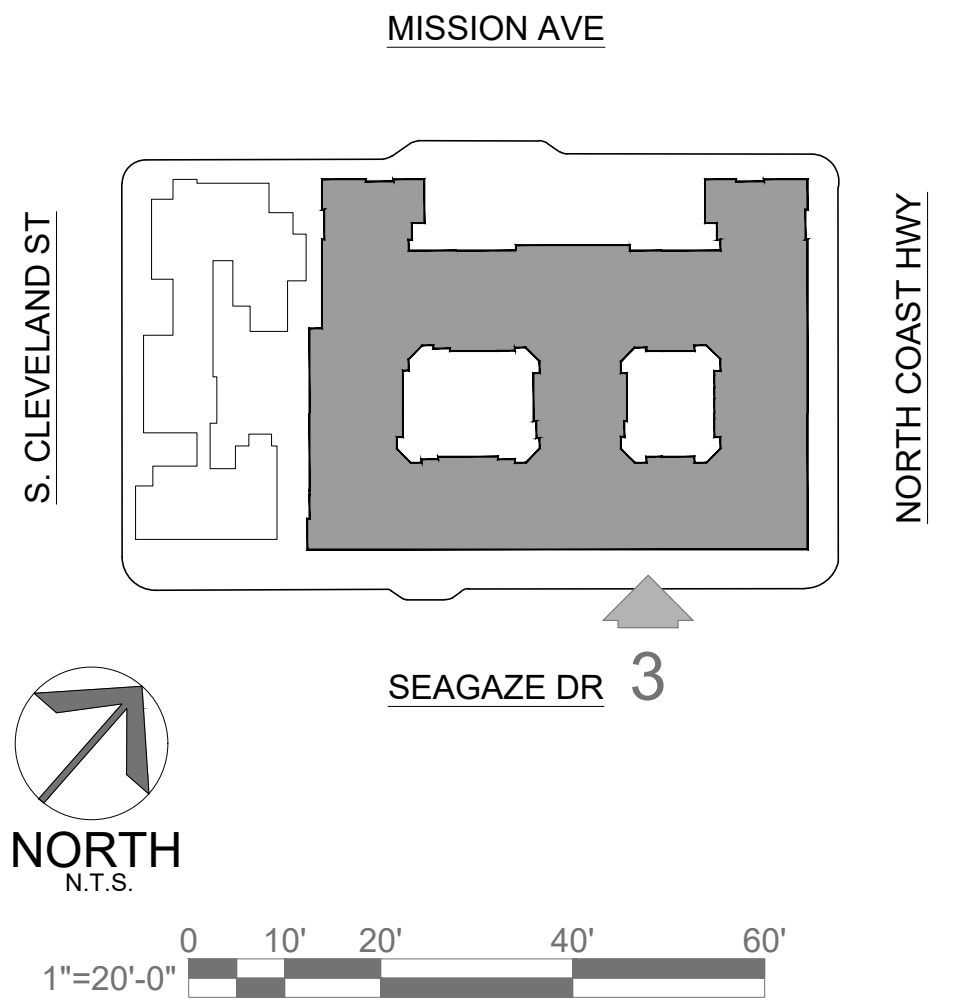
■ AREA OFFSET AT EXTERIOR BALCONIES : 4,125 SF (14%)

■ 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 AVE MIXED-USE

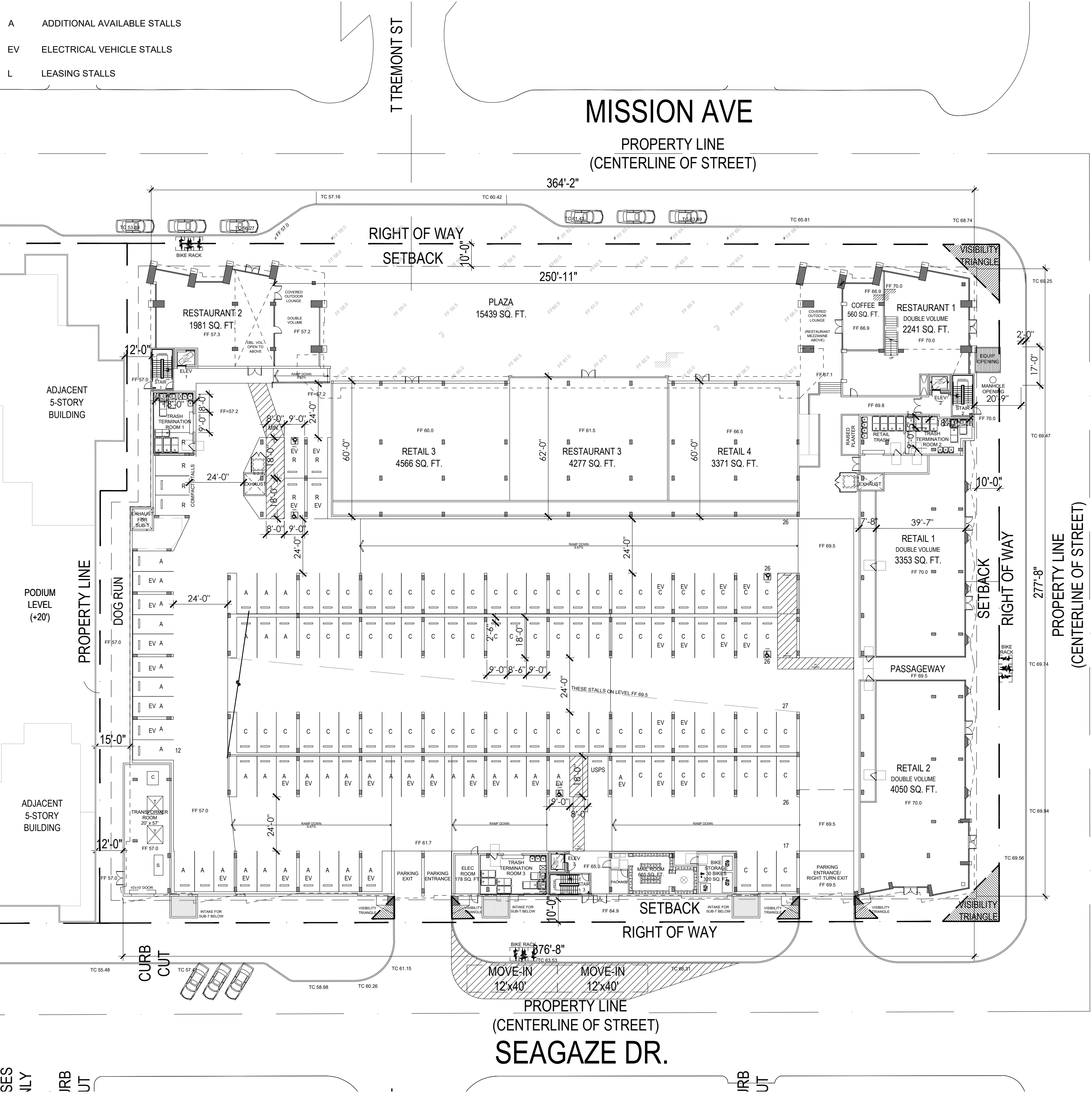
OCEANSIDE, CA

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

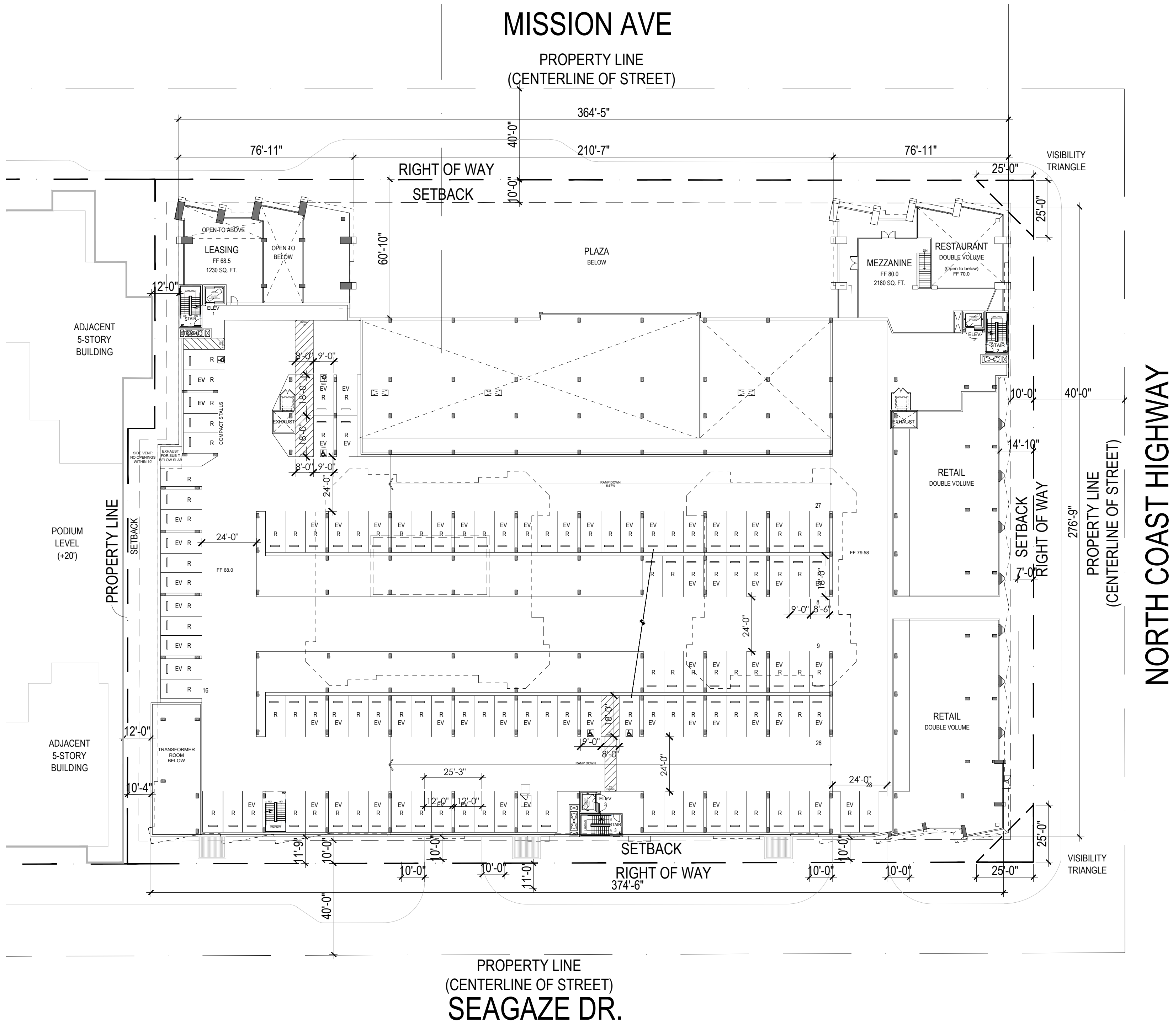


PARKING STALL LEGEND

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



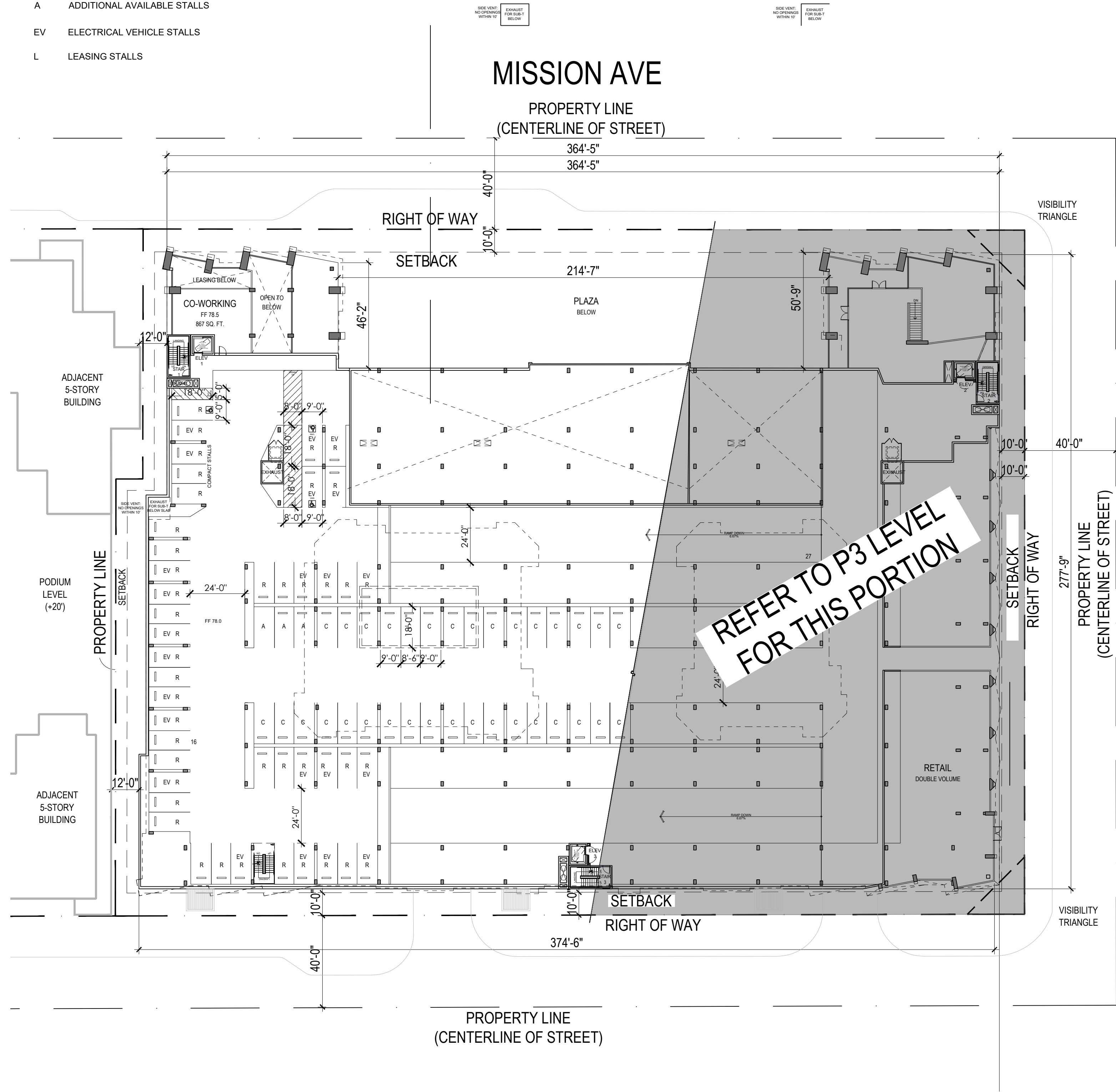
BUILDING PARKING LEVEL P2
(PLAZA & VEHICULAR ENTRY)



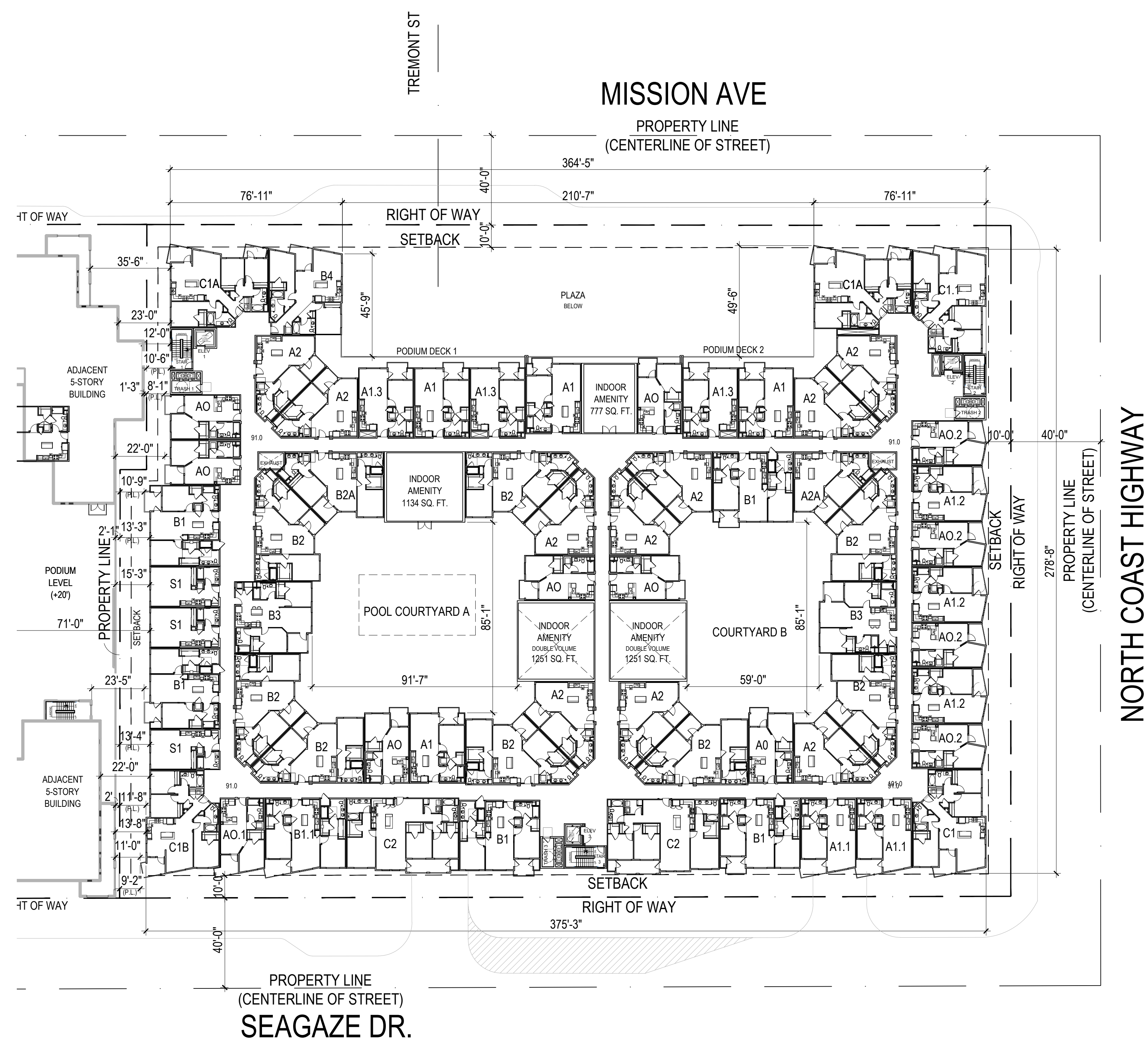
BUILDING PARKING LEVEL P3

PARKING STALL LEGEND

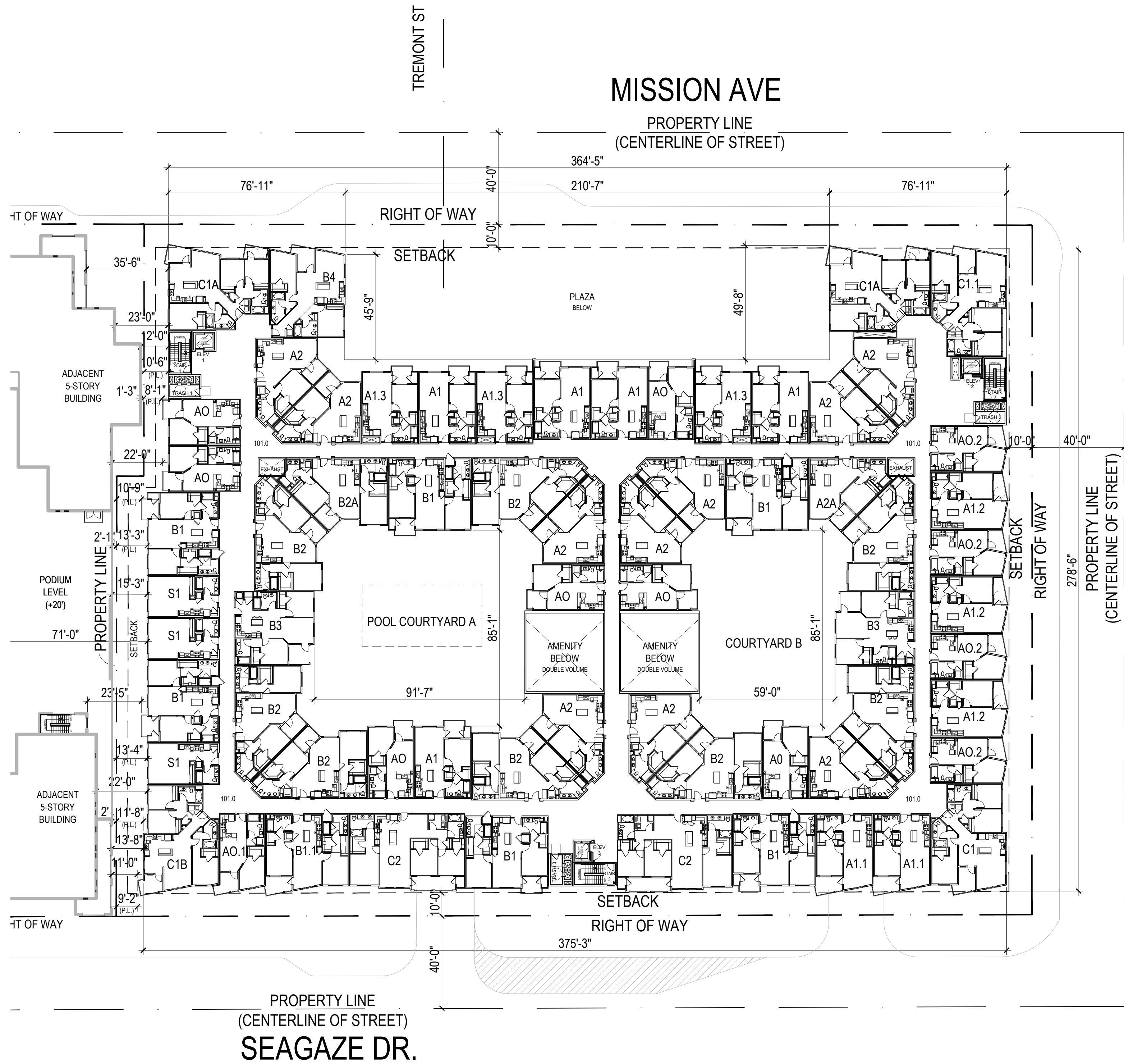
- R RESIDENTIAL STALLS
- C COMMERCIAL / RETAIL / RESTAURANT STALLS
- A ADDITIONAL AVAILABLE STALLS
- EV ELECTRICAL VEHICLE STALLS
- L LEASING STALLS



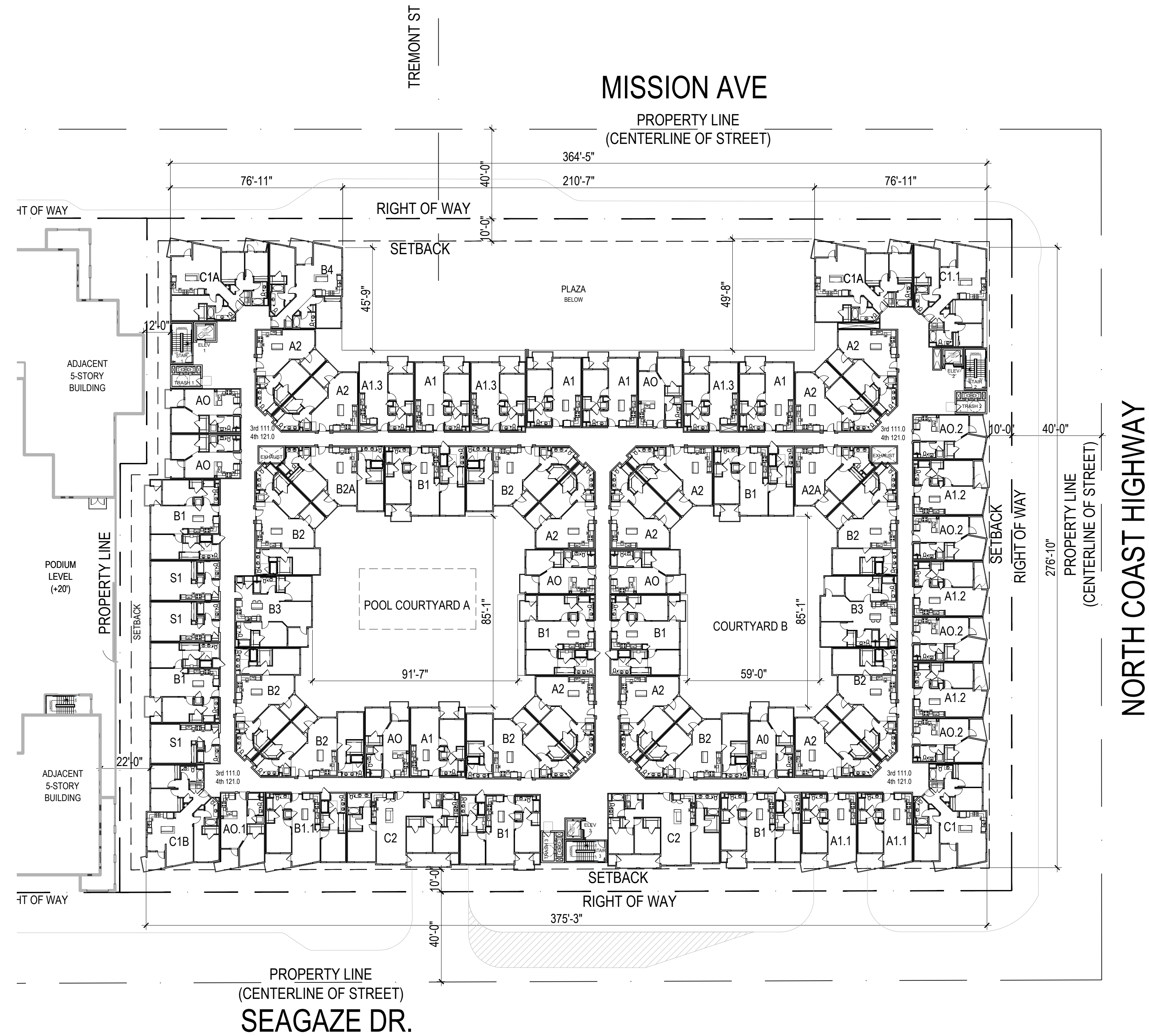
BUILDING PARKING LEVEL P4



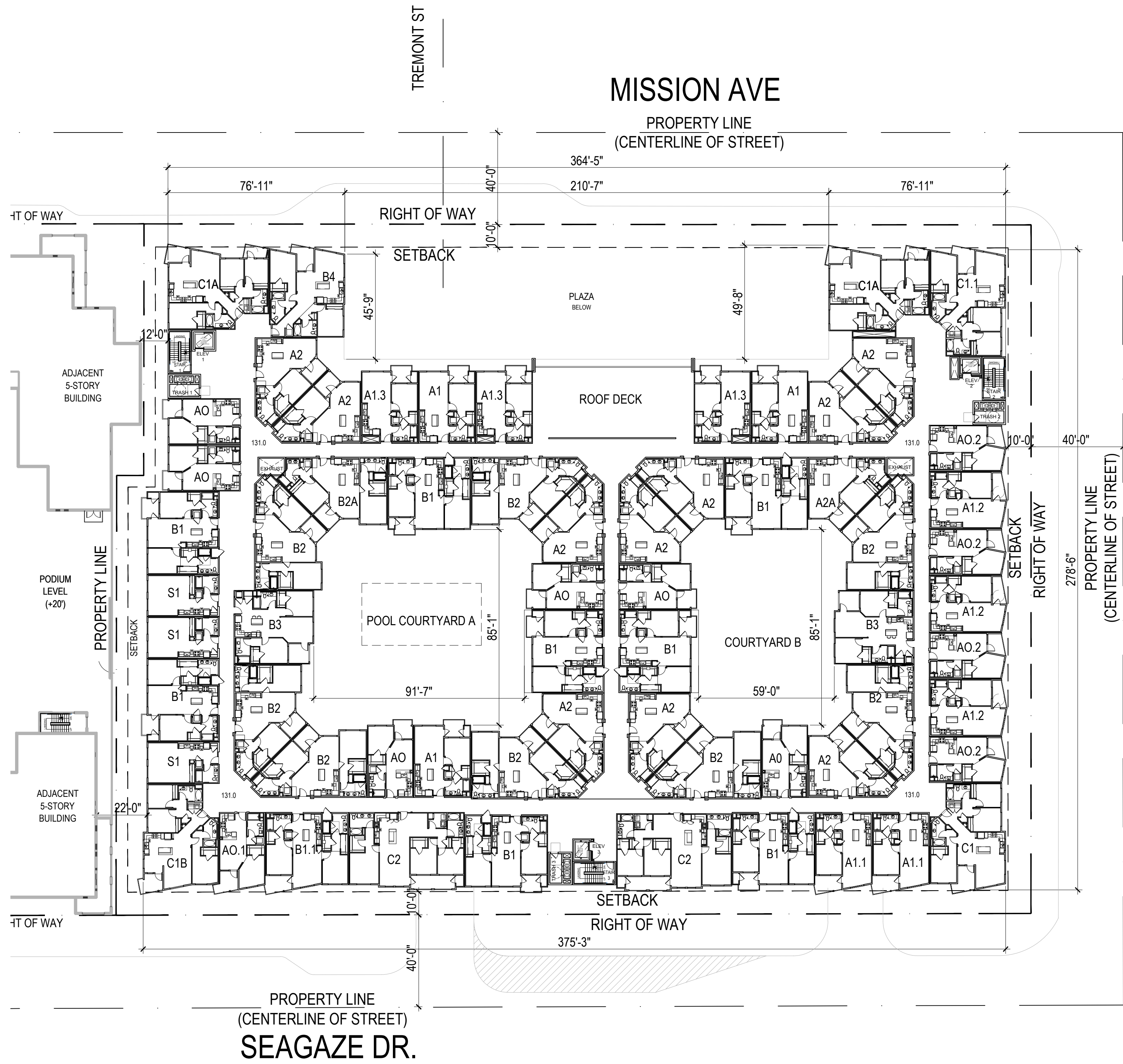
BUILDING LEVEL 1
PODIUM



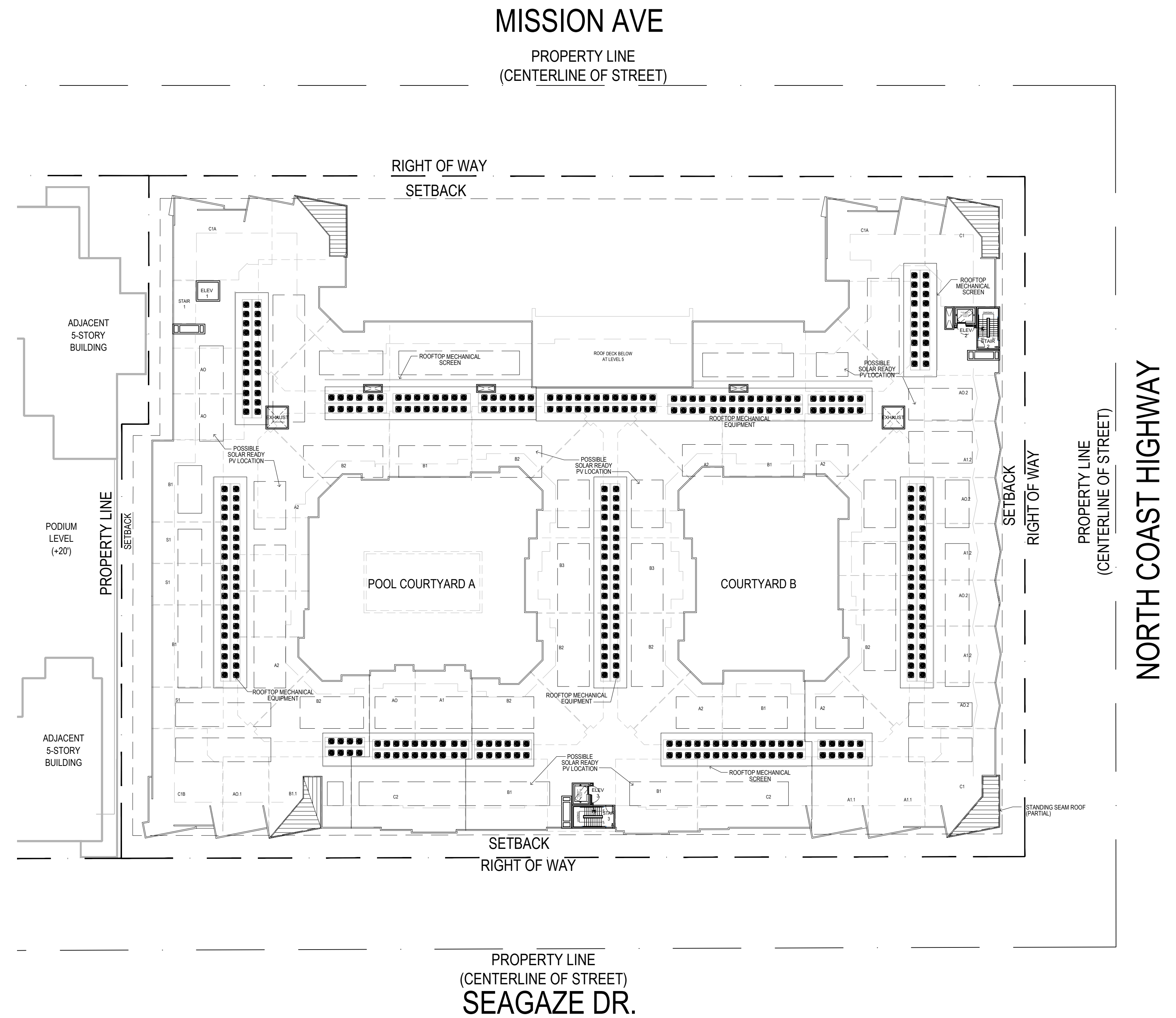
BUILDING LEVEL 2



BUILDING LEVEL 3-4



BUILDING LEVEL 5



BUILDING ROOF LEVEL



NORTH BUILDING ELEVATION 1
(MISSION AVE)

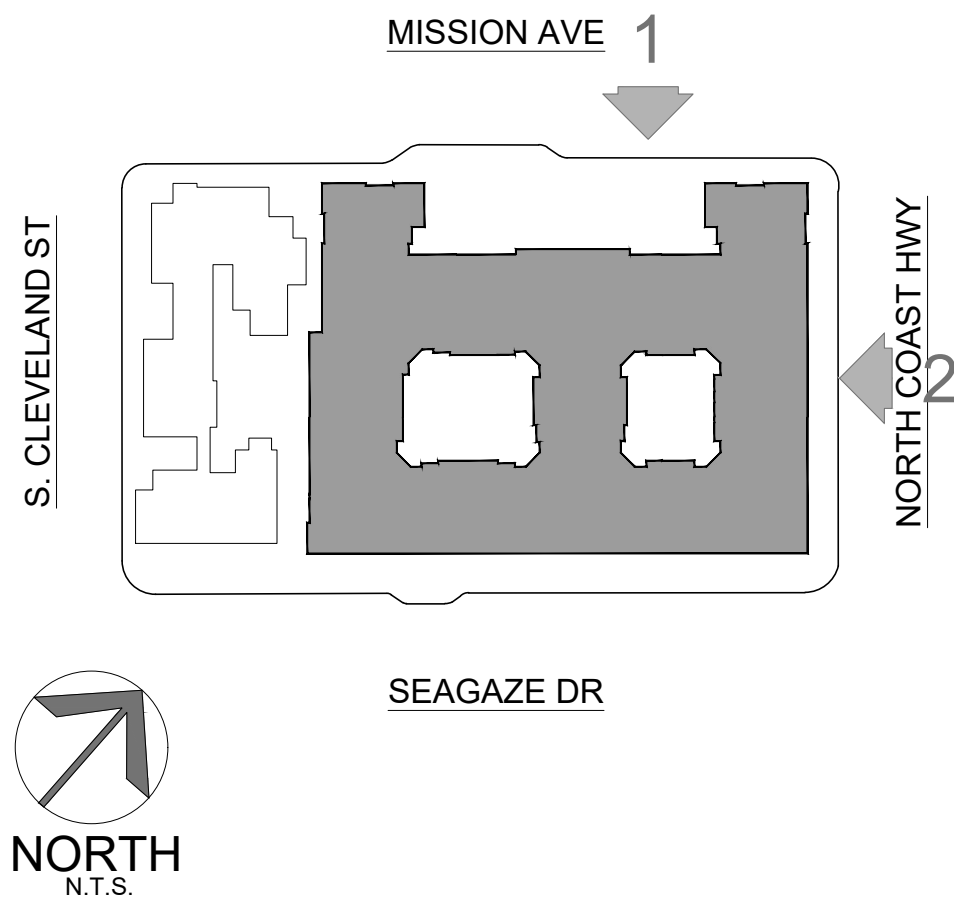
MATERIAL LEGEND

- 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)

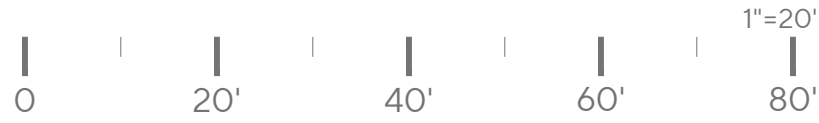
KEY MAP



401 MISSION AVE MIXED-USE

OCEANSIDE, CA

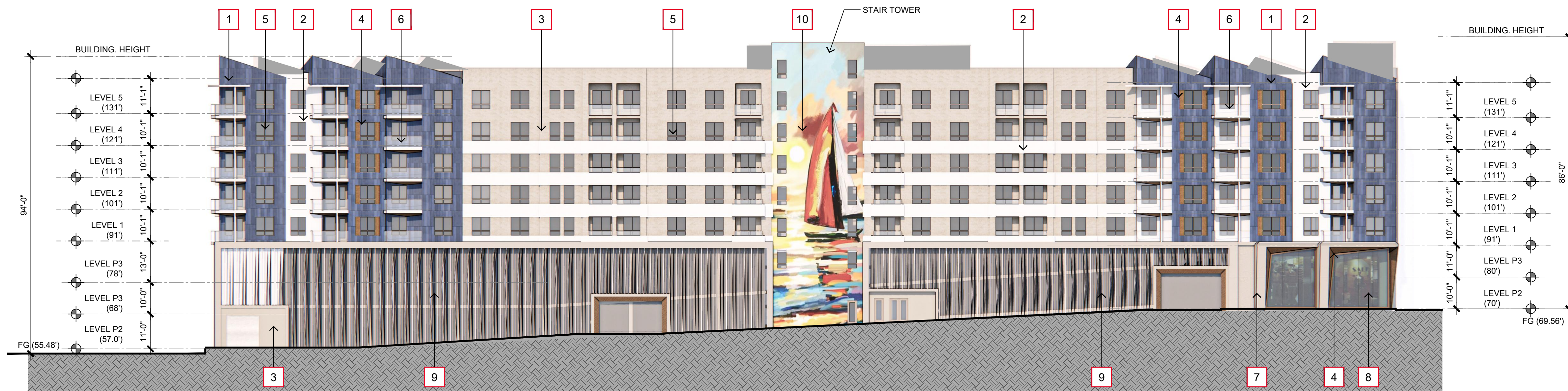
BUILDING ELEVATIONS



A4.0

1" = 20'
JOB NO. 2022-0124
DATE 09-09-2025





SOUTH BUILDING ELEVATION 3
(SEAGAZE DRIVE)

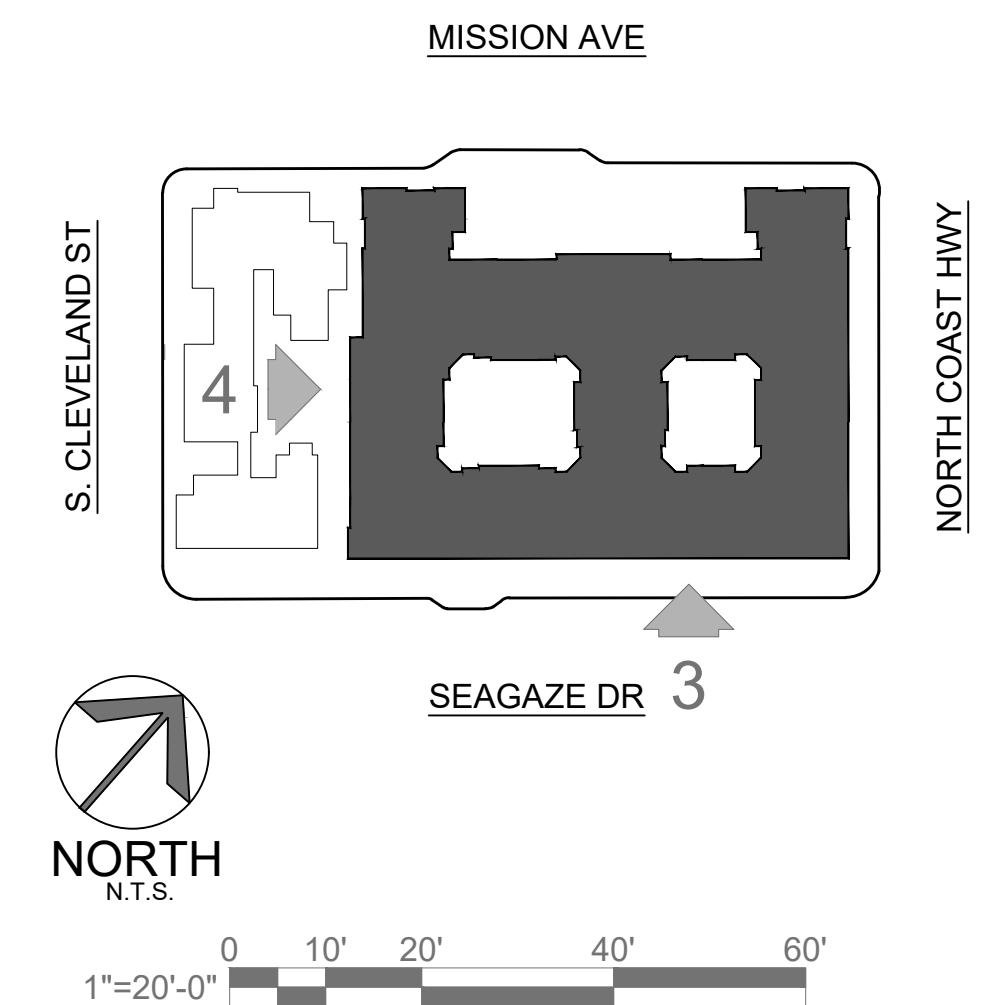
MATERIAL LEGEND

- | | |
|----|---------------------------------------|
| 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 |

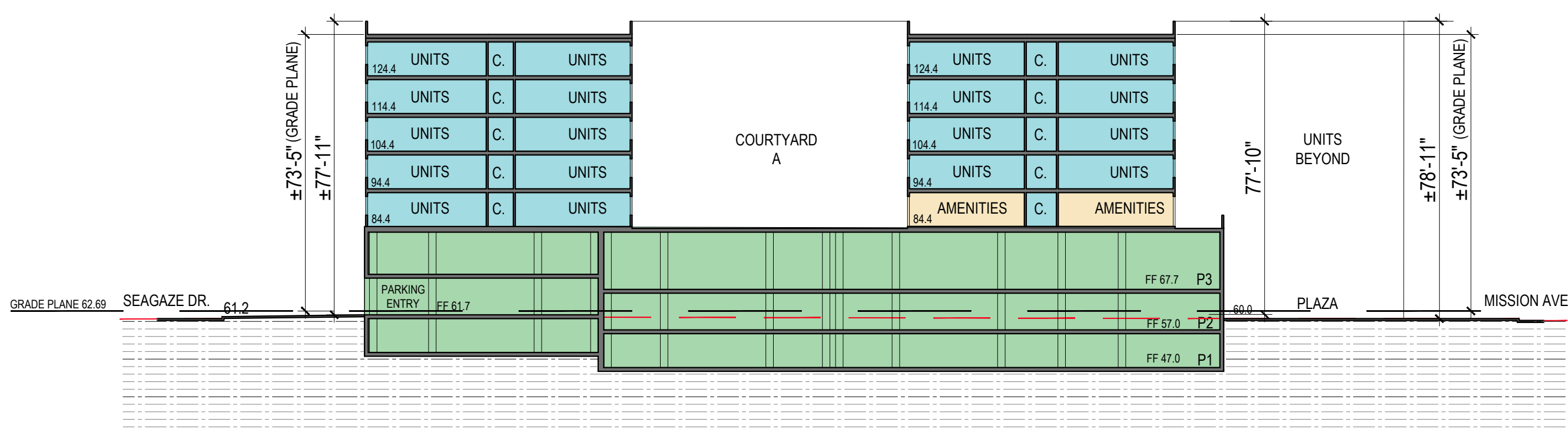


WEST BUILDING ELEVATION 4
(ALLEY)

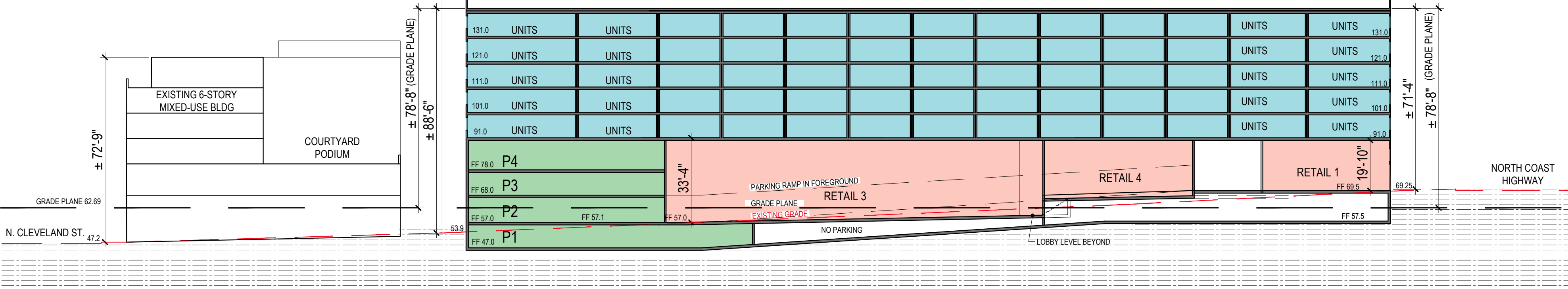
KEY MAP



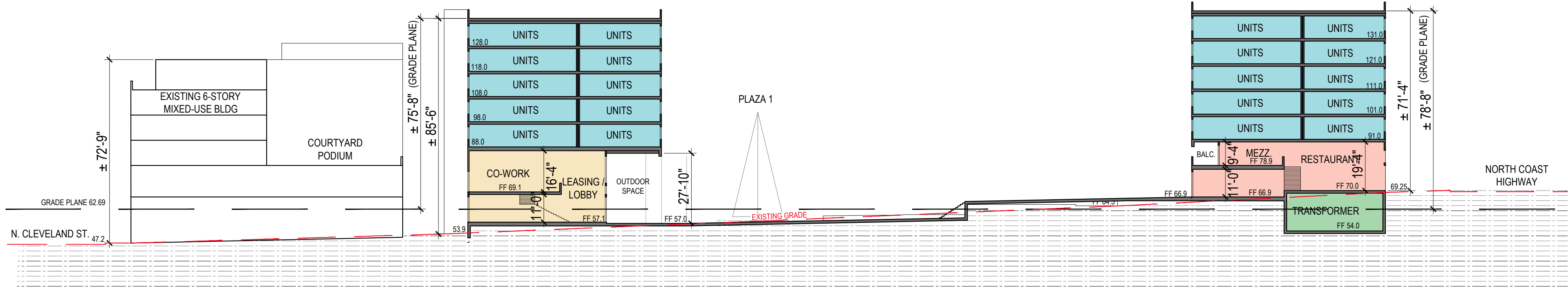
per 22, 2025 2:14:41 PM
JHREP - 401 MISSION - OCEANSIDE03 DESIGNSCHEMATIC/CAD/22-124_A4.0 - A4.2 BLDG ELEV.DWG



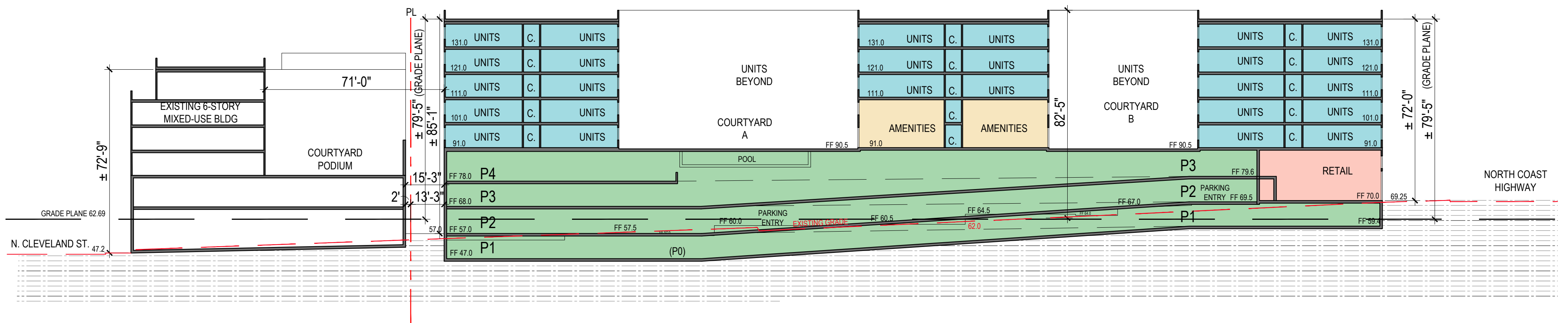
BUILDING SECTION C



BUILDING SECTION D



BUILDING SECTION B

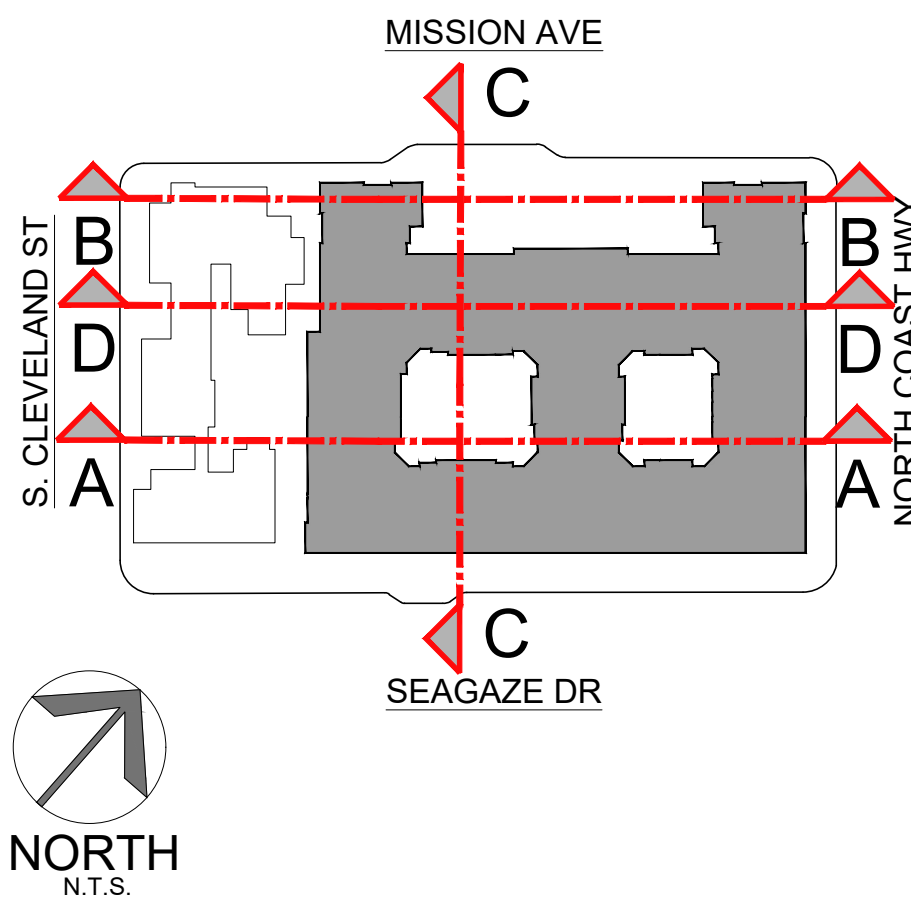


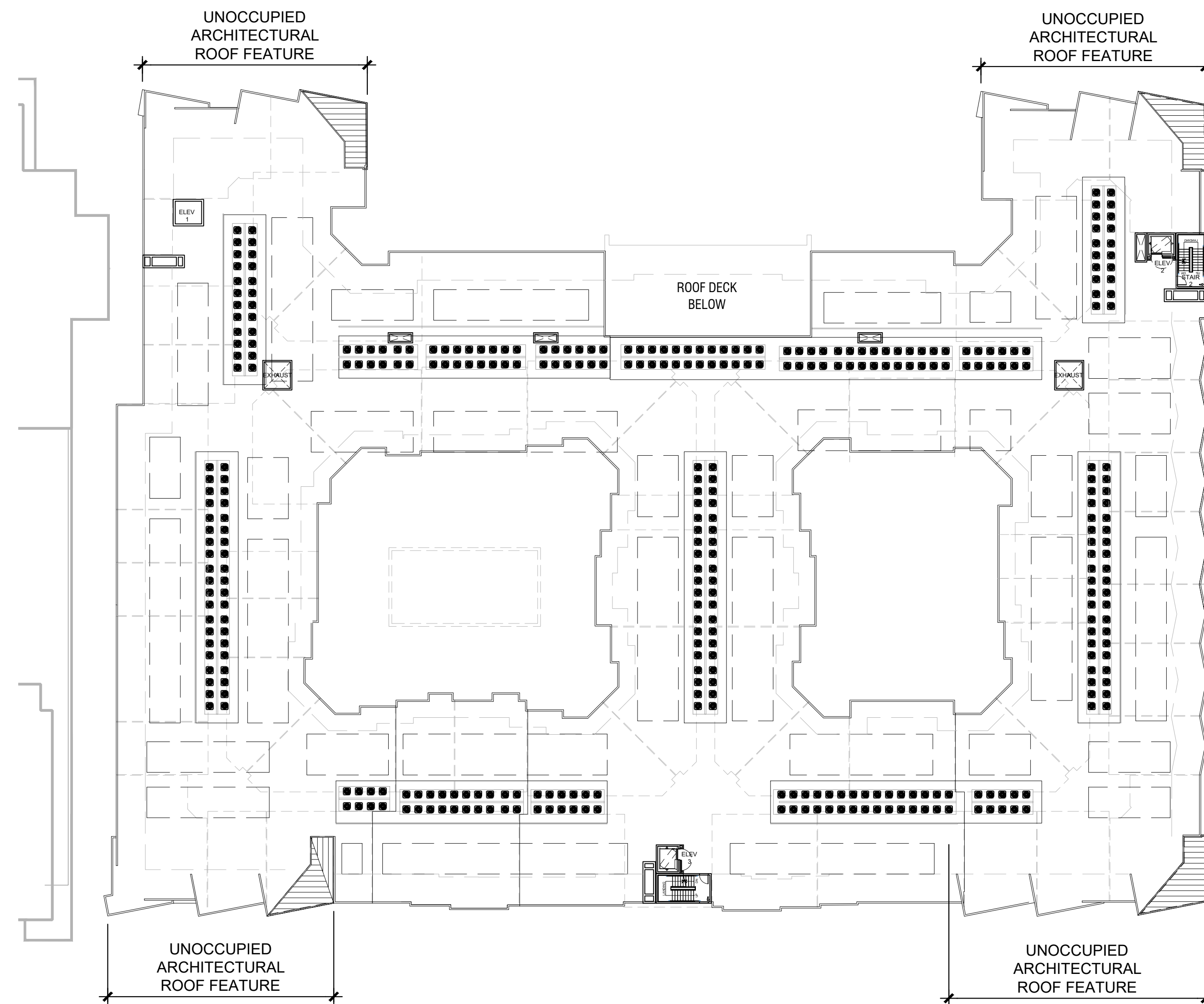
BUILDING SECTION A

LEGEND

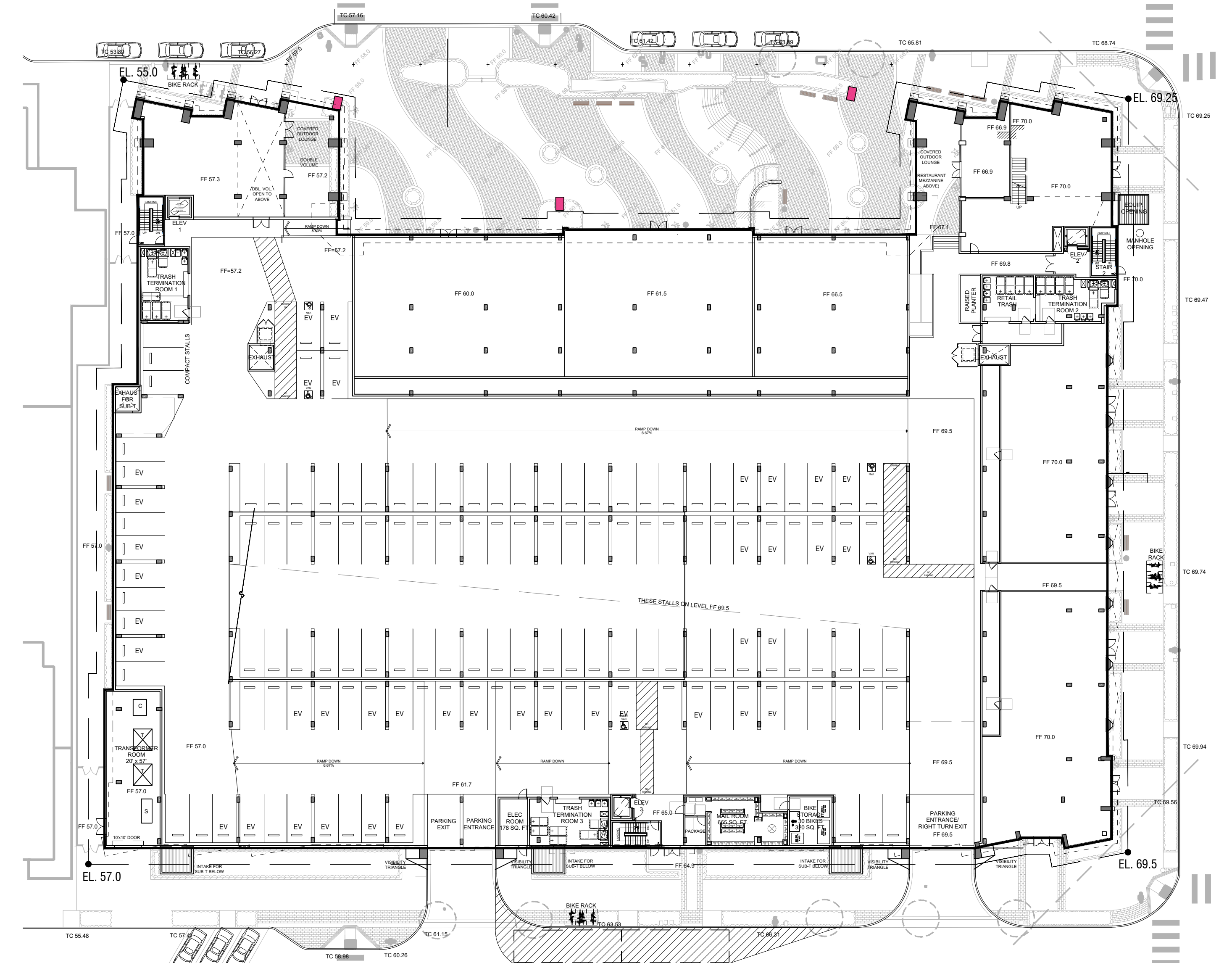
- INDICATES AREA OF RESIDENTIAL
- INDICATES AREA OF PARKING
- INDICATES AREA OF RESIDENTIAL AMENITIES
- INDICATES AREA OF RETAIL / RESTAURANT

KEY MAP





BUILDING ROOF LEVEL

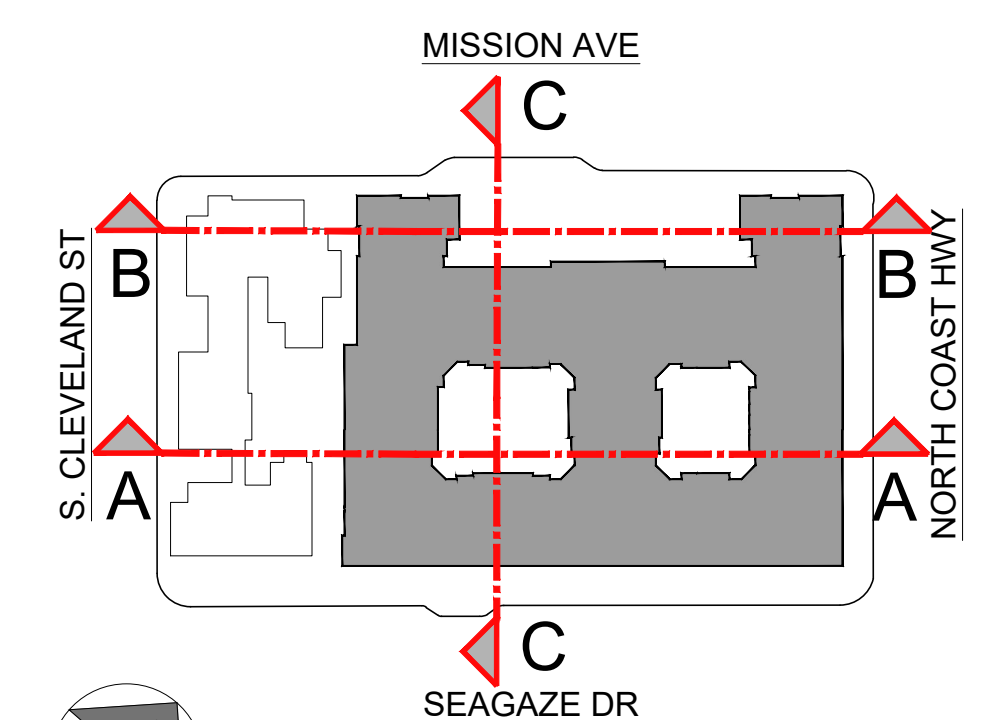


BUILDING L1 STREET LEVEL

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



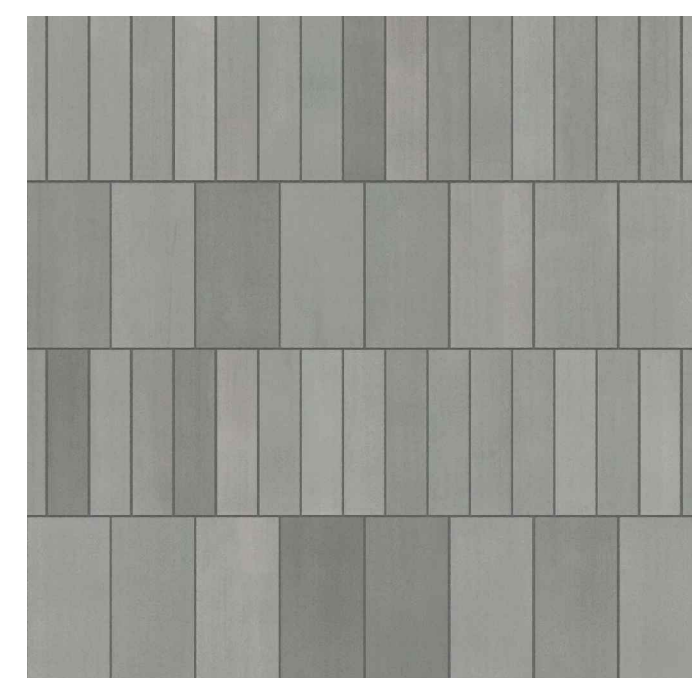
1"=30'-0"



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



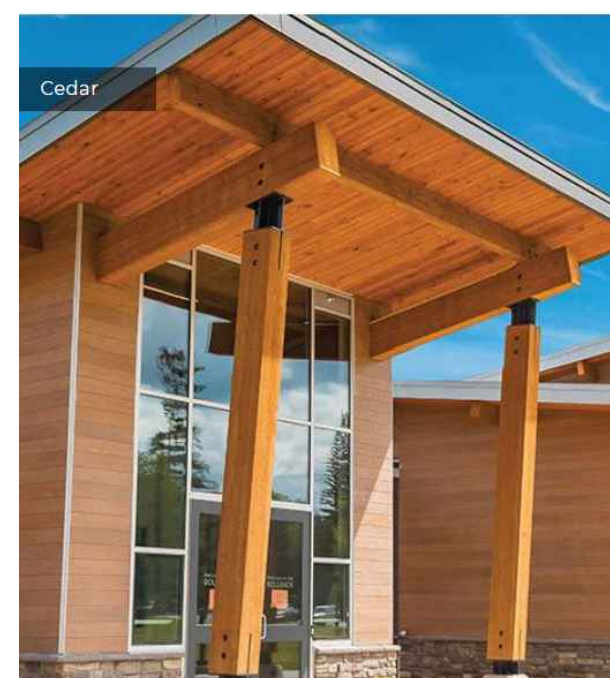
1. Composite Panels



2. Painted Stucco



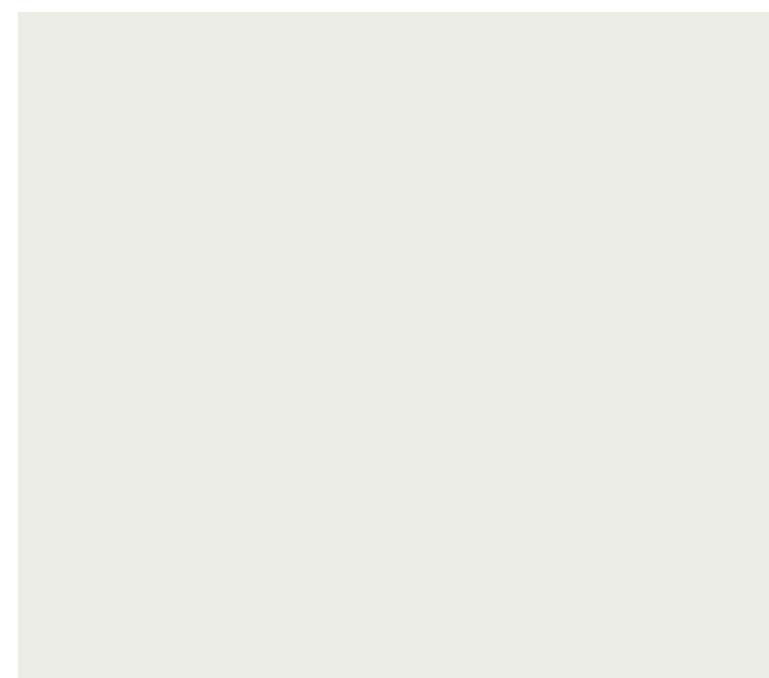
3. Light Sand Finish Stucco



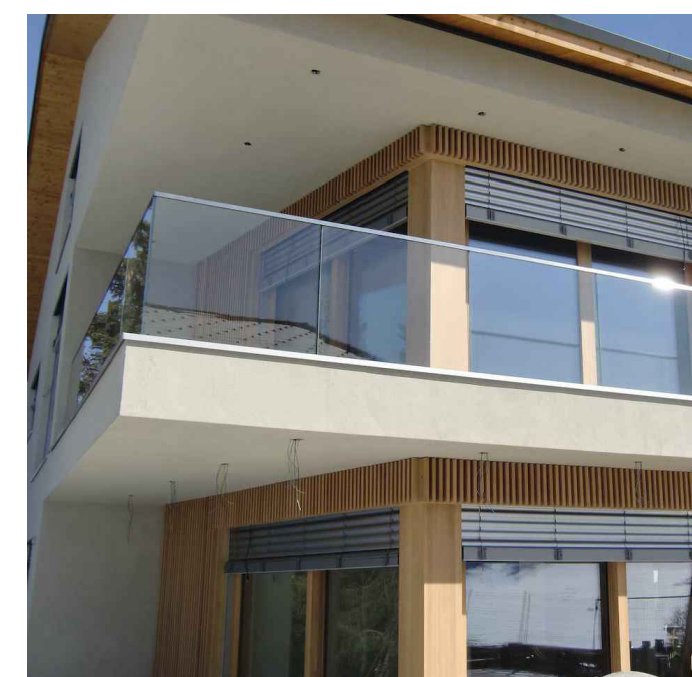
4. Simulated Wood



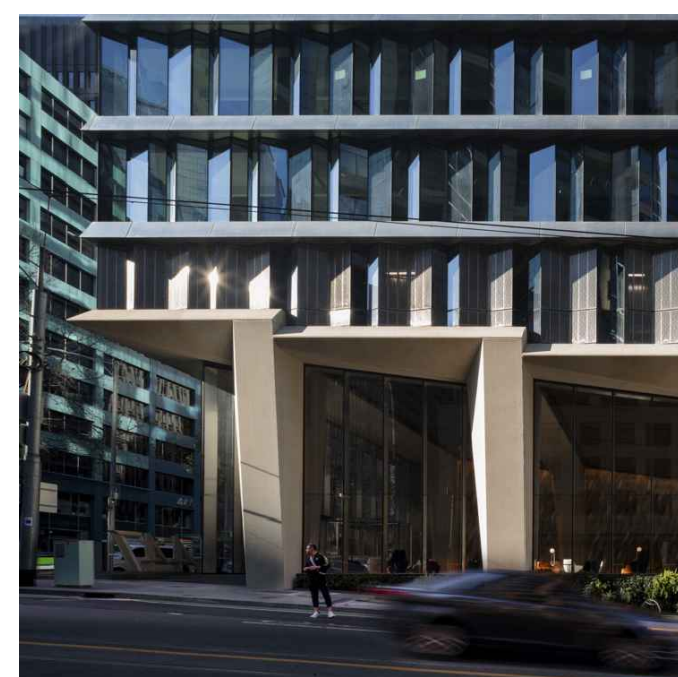
5. Vinyl Window / Door



A. SW9582 White Sand



6. Glasss Railing



7. Concrete Column



8. Aluminum Storefront System



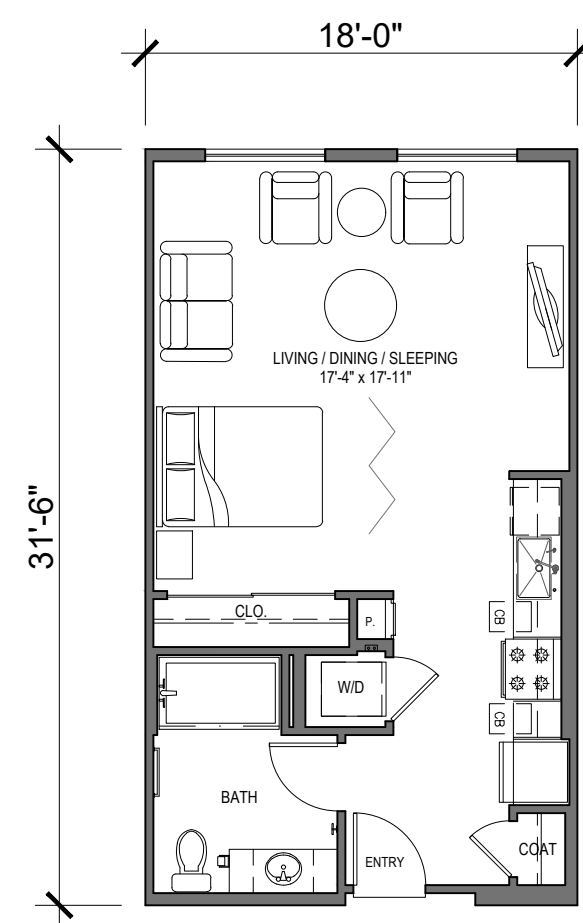
9. Metal Screen System



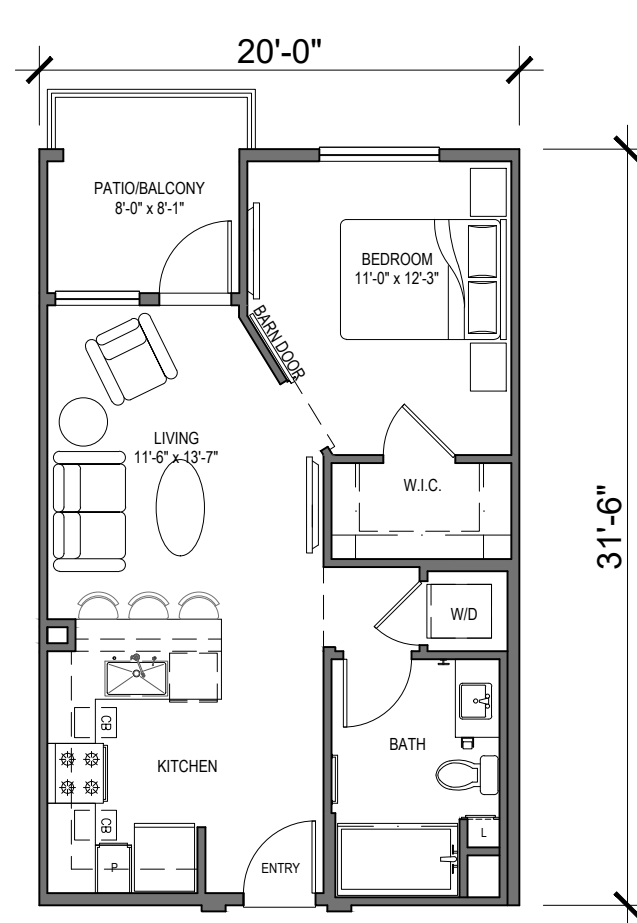
10. Artistic Murals (Examples)



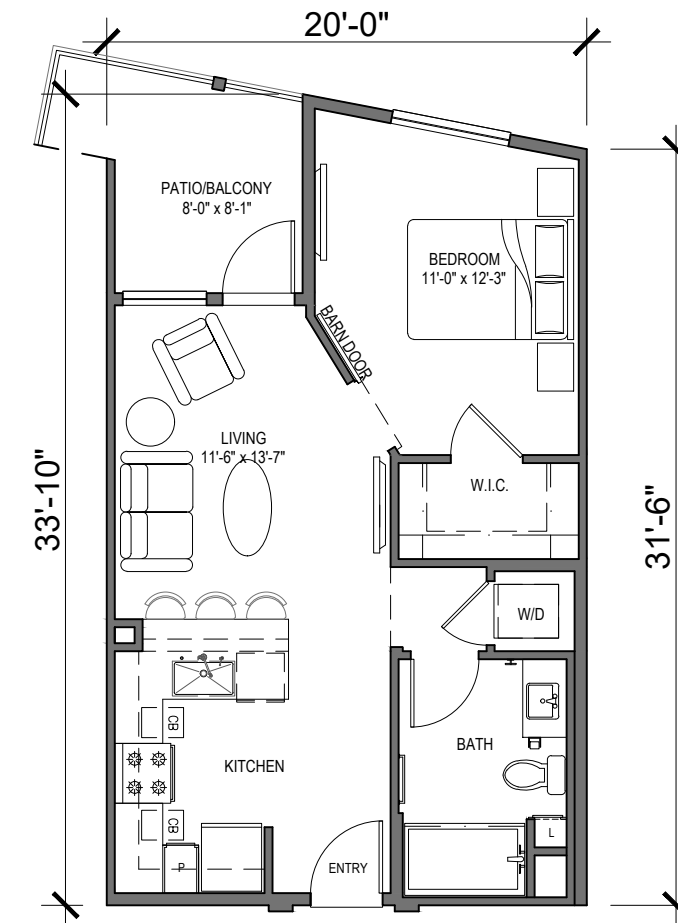
B. SW7529 Sand Beach



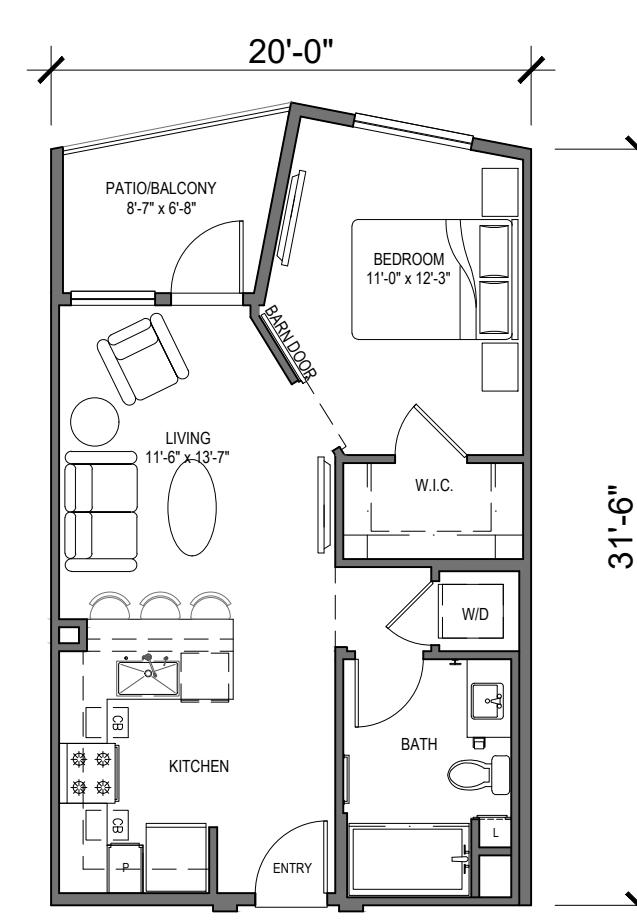
UNIT S1
STUDIO - 1 BATH
UNIT AREA: 564 SQ. FT.



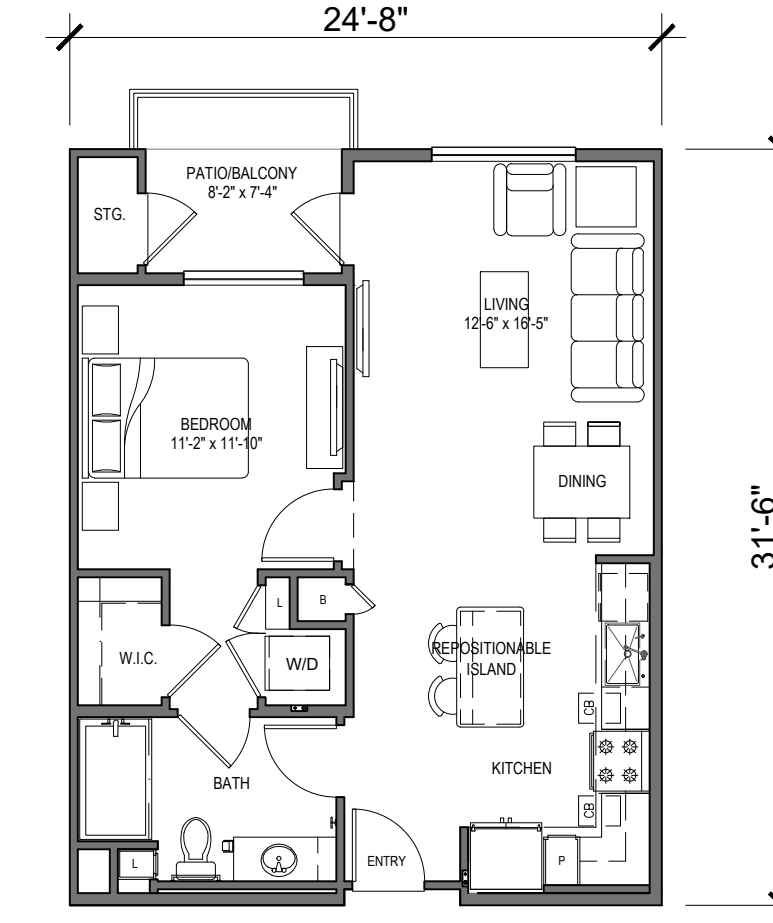
UNIT A0
Jr. 1BED - 1 BATH
UNIT AREA: 580 SQ. FT.
PATIO/BALCONY: 65 SQ. FT.



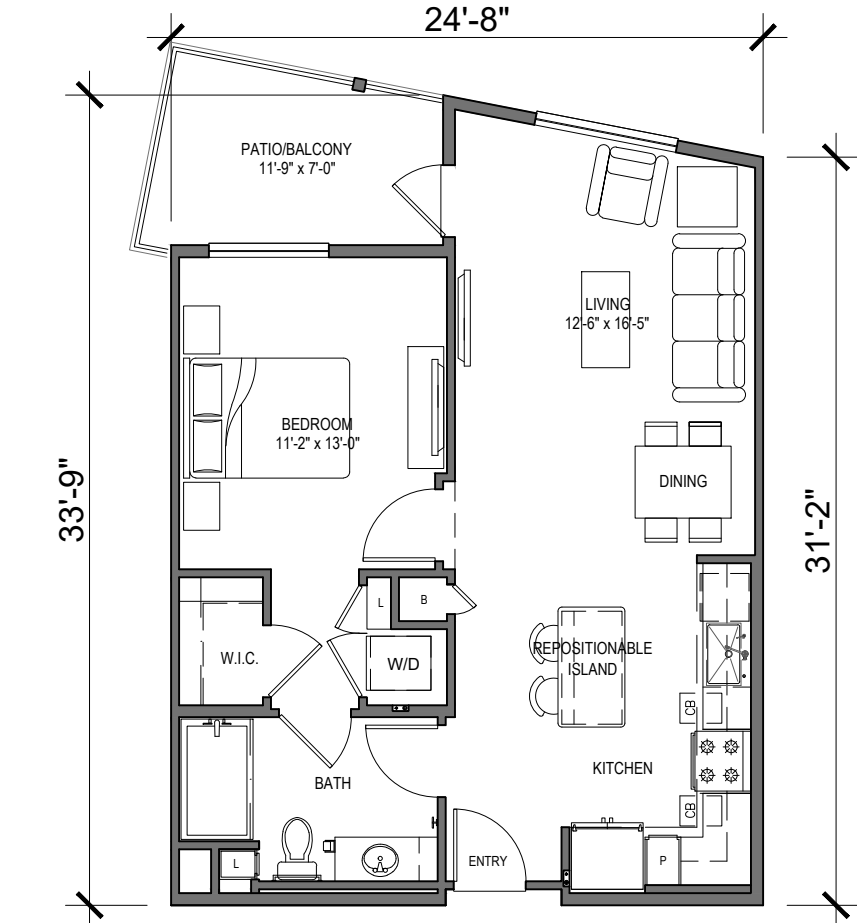
UNIT A0.1
Jr. 1BED - 1 BATH
UNIT AREA: 595 SQ. FT.
PATIO/BALCONY: 79 SQ. FT.



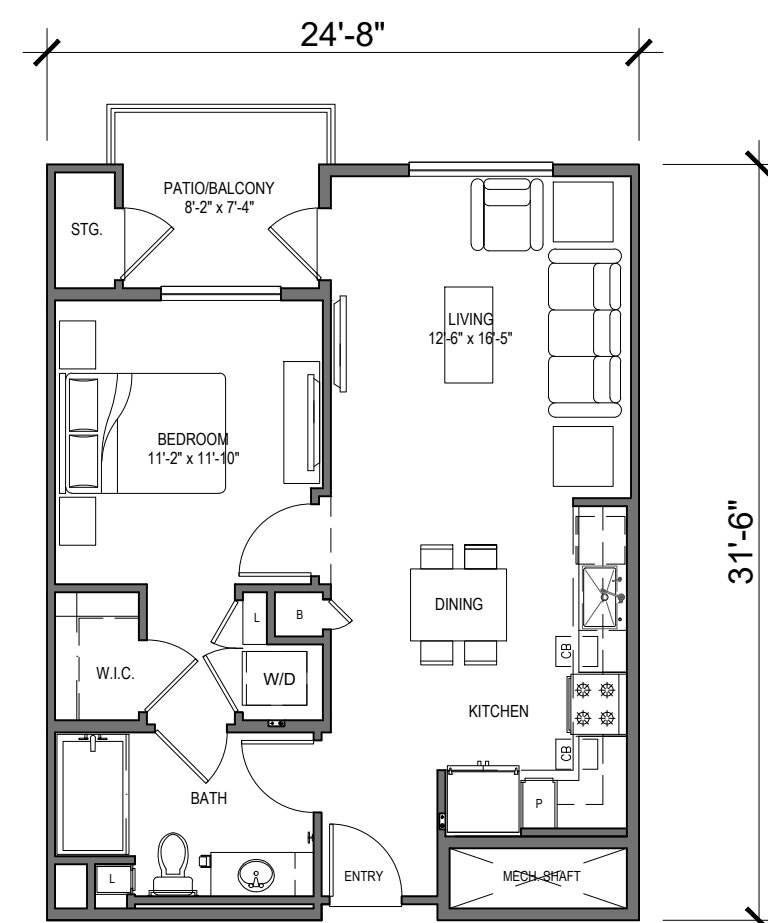
UNIT A0.2
Jr. 1BED - 1 BATH
UNIT AREA: 586 SQ. FT.
PATIO/BALCONY: 57 SQ. FT.



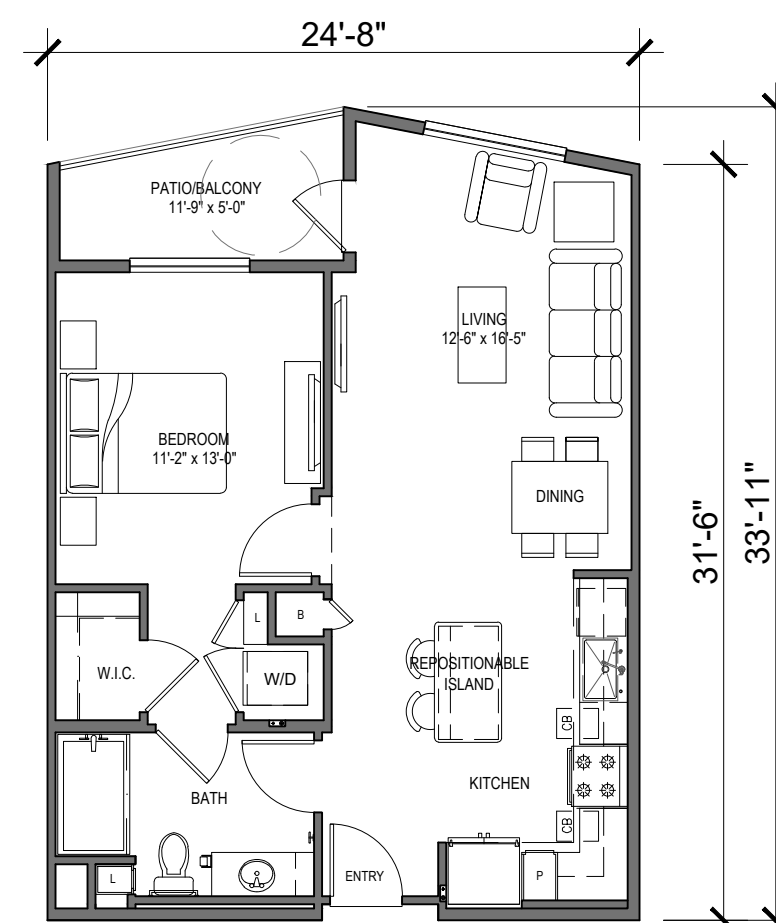
UNIT A1: 1BR / 1BA
LIVABLE AREA: 715 SQ. FT.
PATIO/BALCONY: 61 SQ. FT.



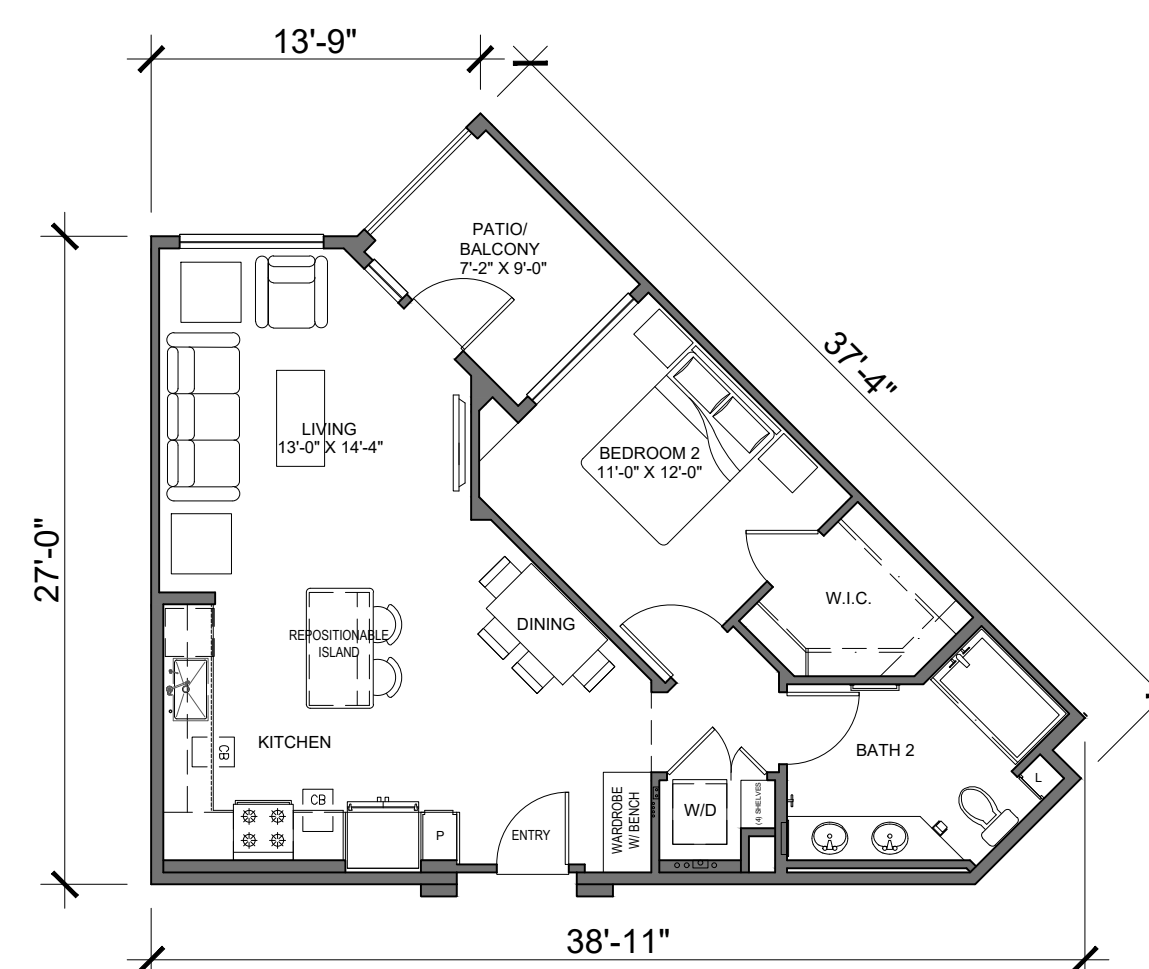
UNIT A1.1: 1BR / 1BA
LIVABLE AREA: 741 SQ. FT.
PATIO/BALCONY: 84 SQ. FT.



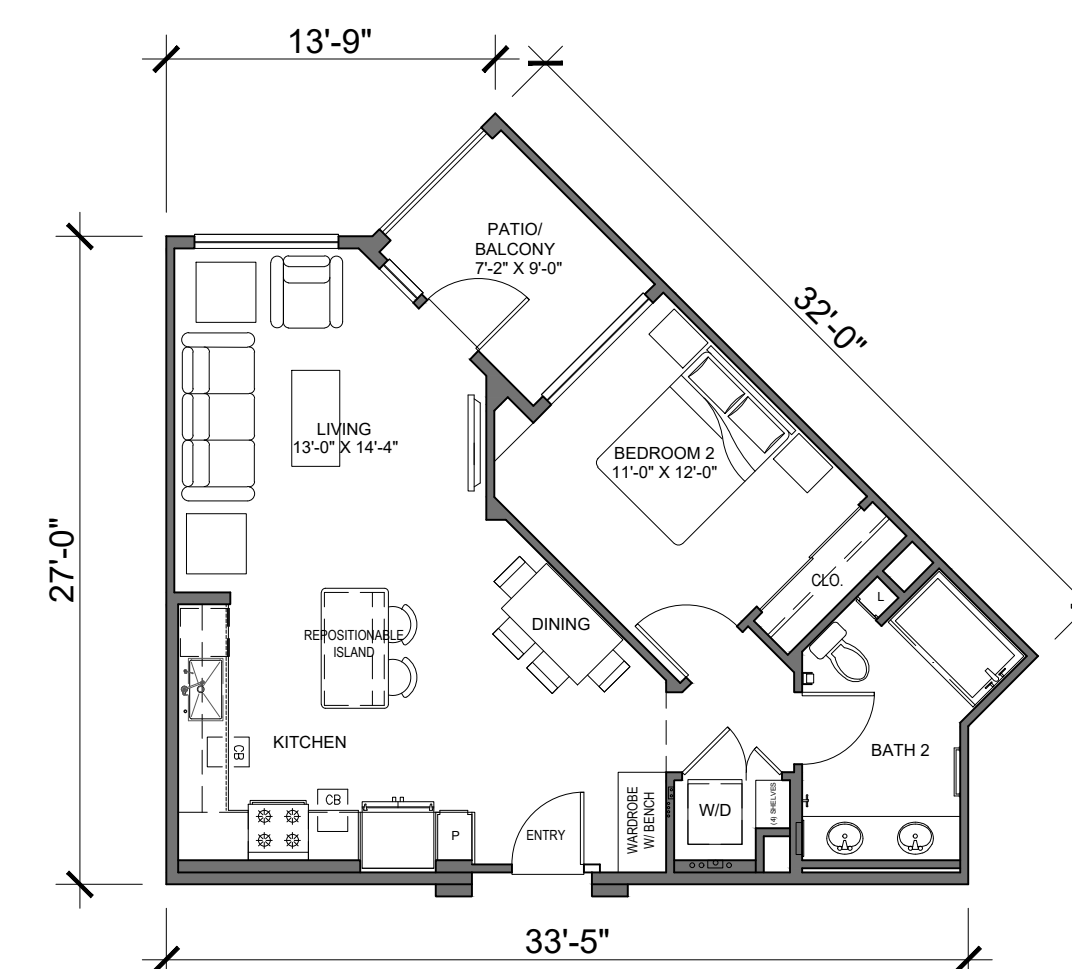
UNIT A1.3: 1BR / 1BA
LIVABLE AREA: 691 SQ. FT.
PATIO/BALCONY: 61 SQ. FT.



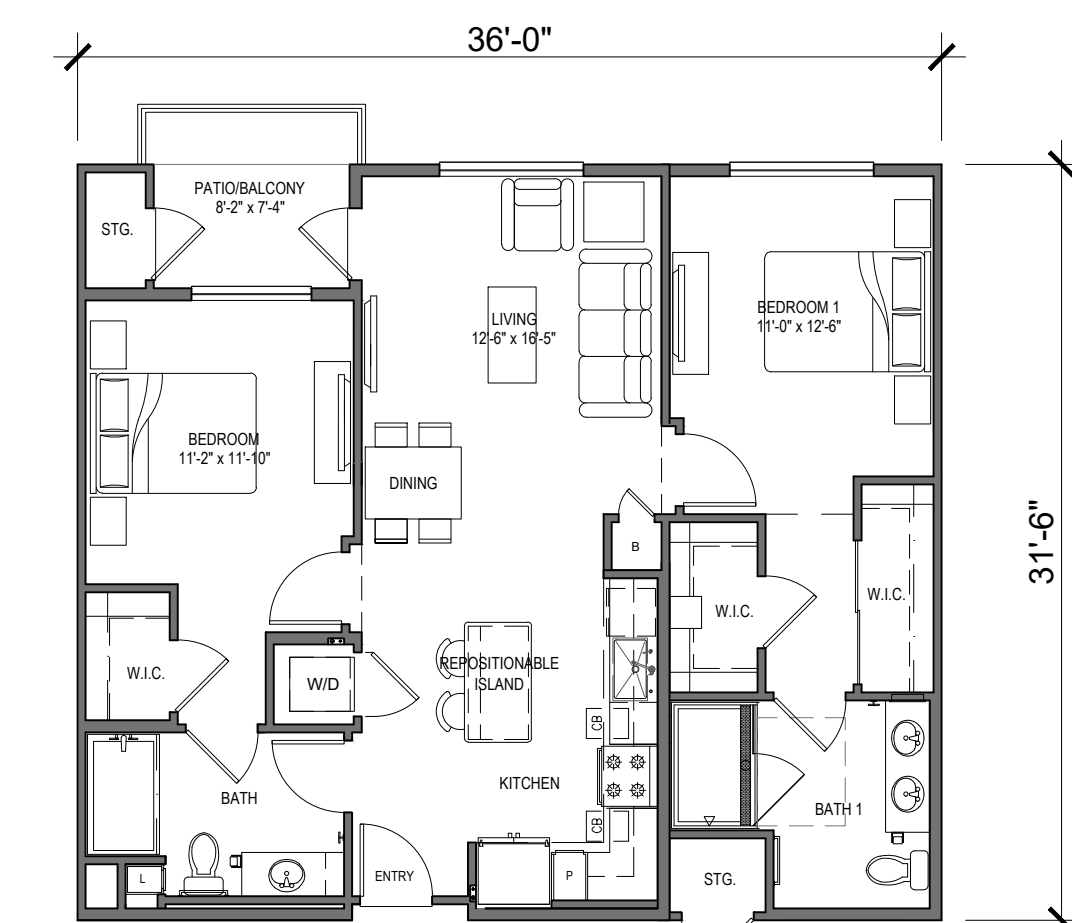
UNIT A1.2: 1BR / 1BA
LIVABLE AREA: 739 SQ. FT.
PATIO/BALCONY: 58 SQ. FT.



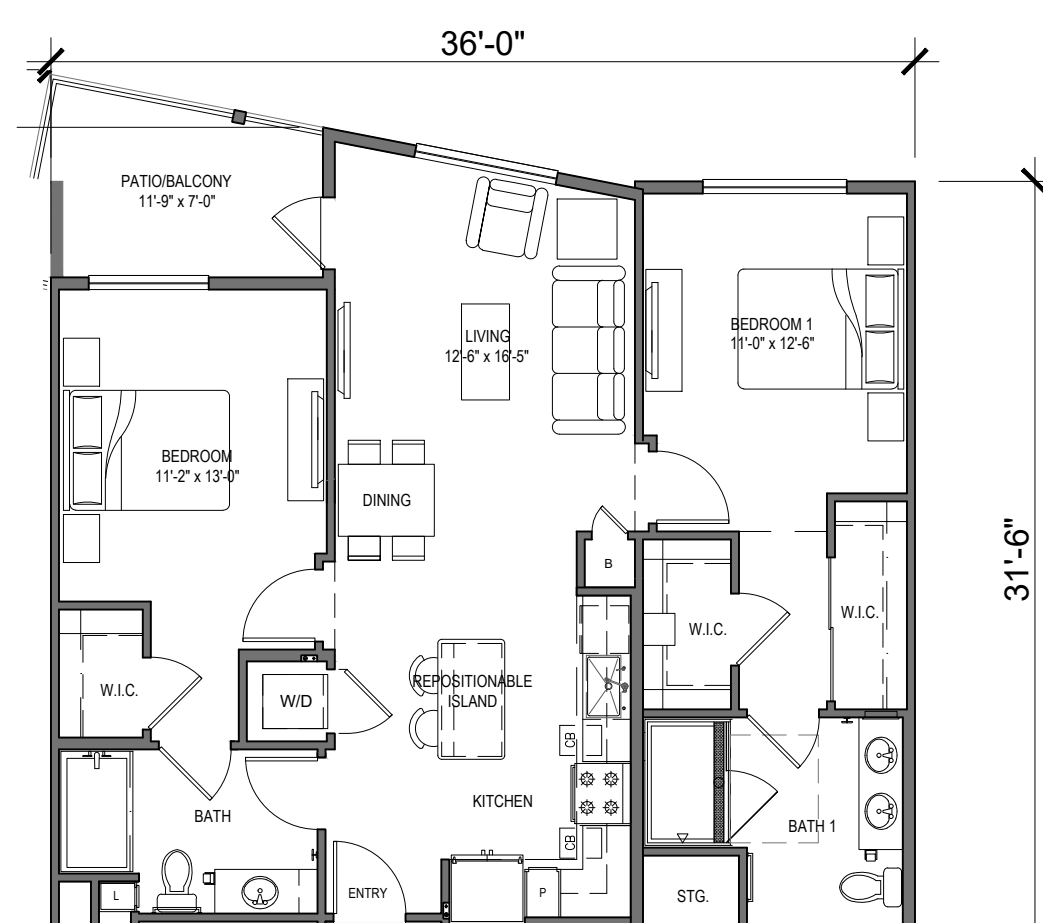
UNIT A2: 1BR / 1BA
LIVABLE AREA: 788 SQ. FT.
PATIO/BALCONY: 65 SQ. FT.



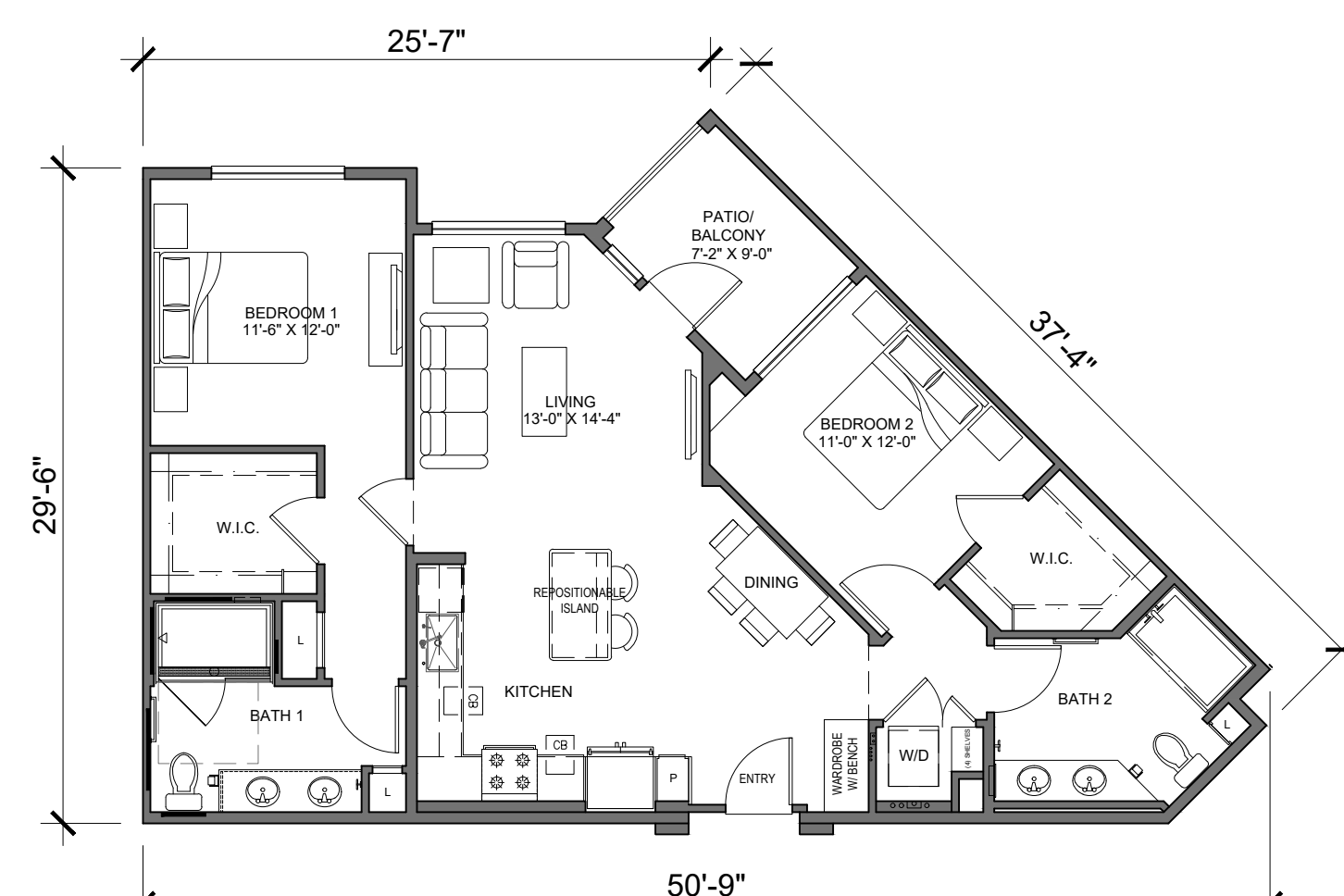
UNIT A2A: 1BR / 1BA
LIVABLE AREA: 756 SQ. FT.
PATIO/BALCONY: 65 SQ. FT.



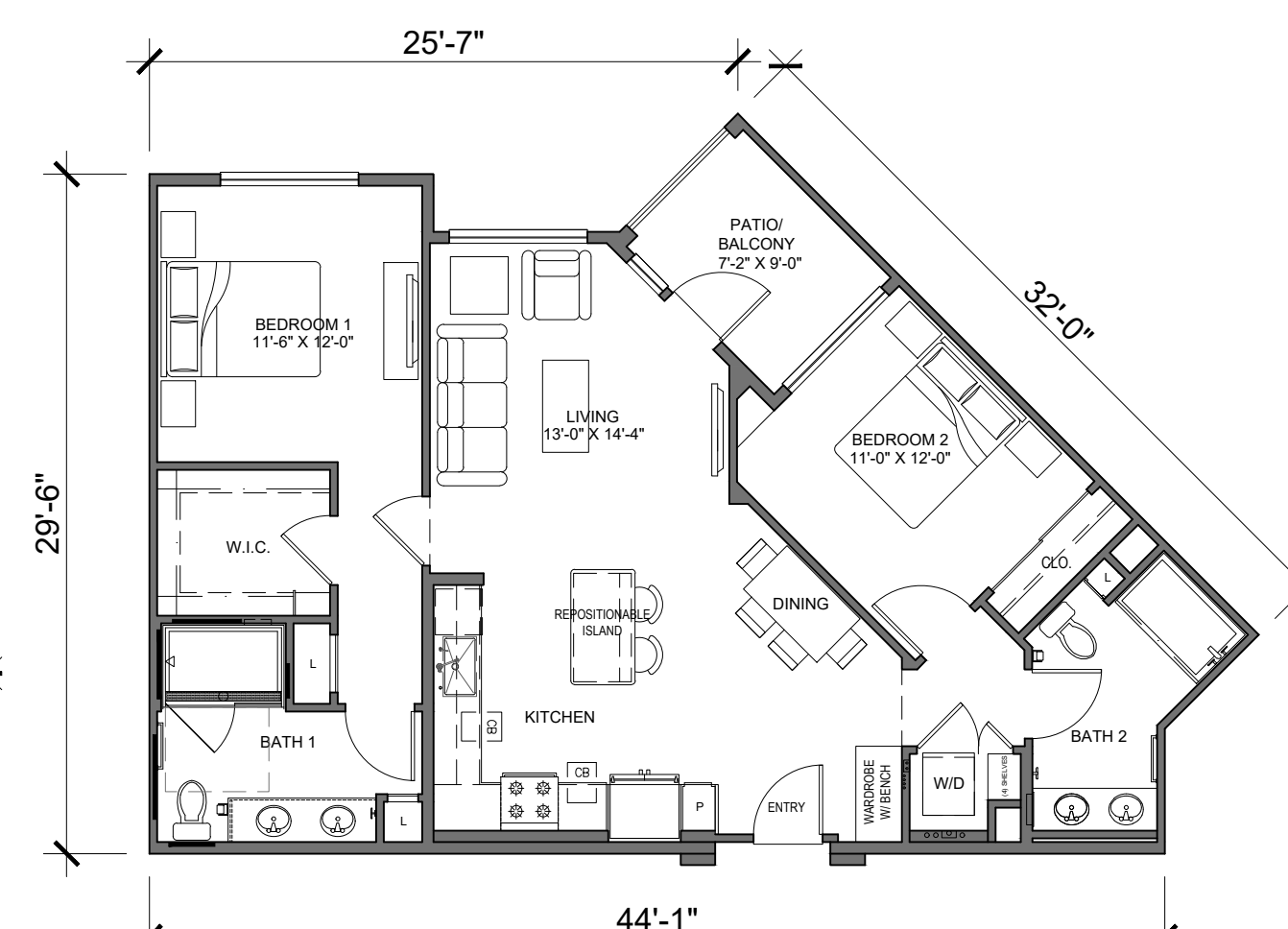
UNIT B1: 2BR / 2BA
LIVABLE AREA: 1072 SQ. FT.
PATIO/BALCONY: 61 SQ. FT.



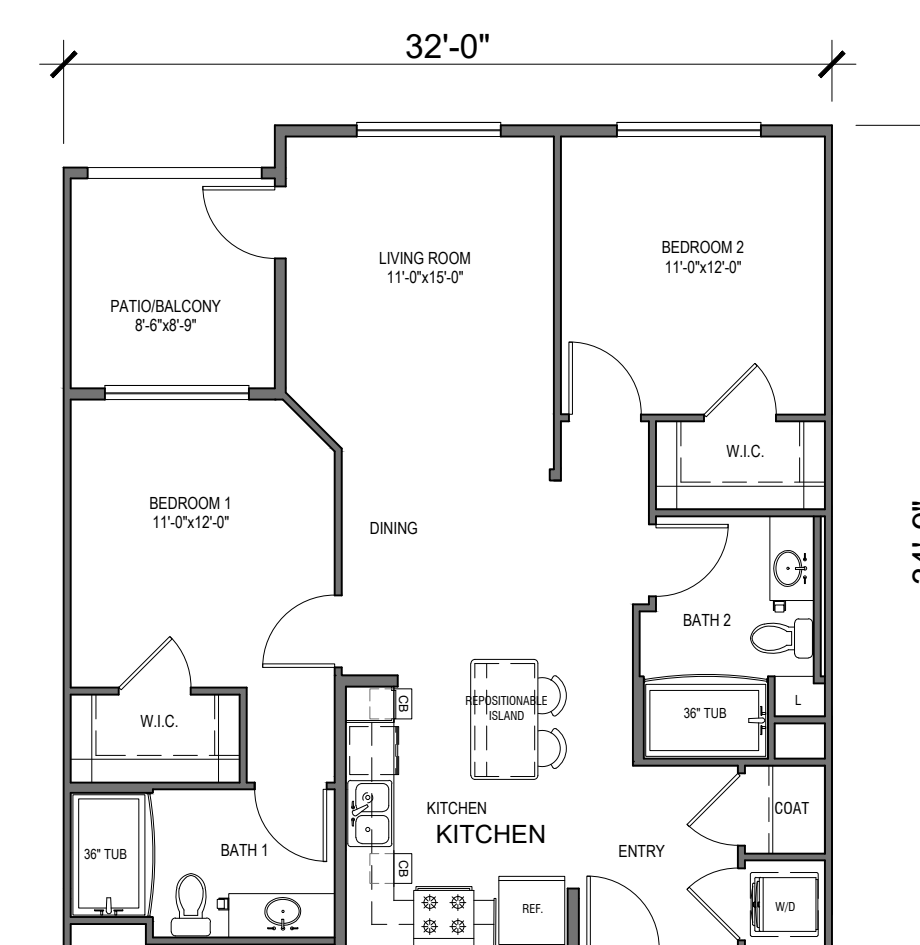
UNIT B1.1: 2BR / 2BA
LIVABLE AREA: 1098 SQ. FT.
PATIO/BALCONY: 78 SQ. FT.



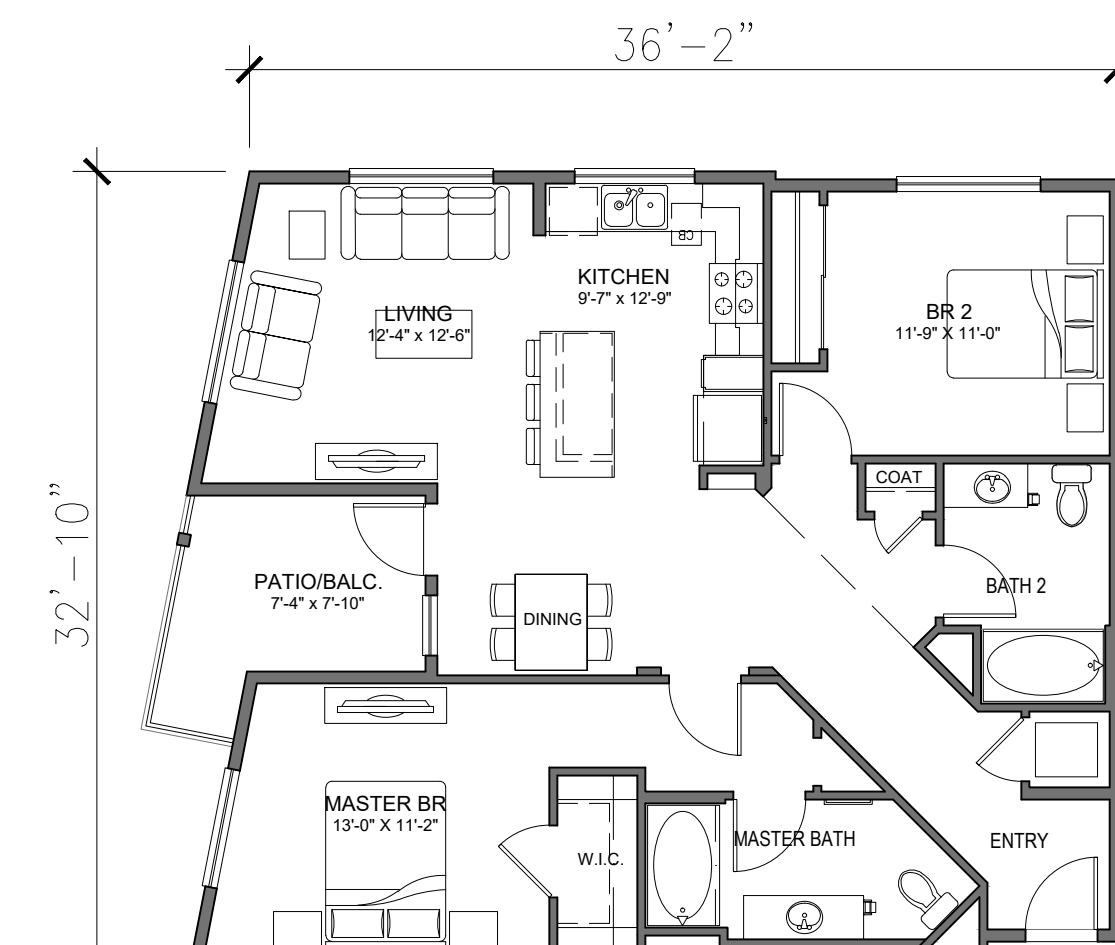
UNIT B2: 2BR / 2BA
LIVABLE AREA: 1138 SQ. FT.
PATIO/BALCONY: 65 SQ. FT.



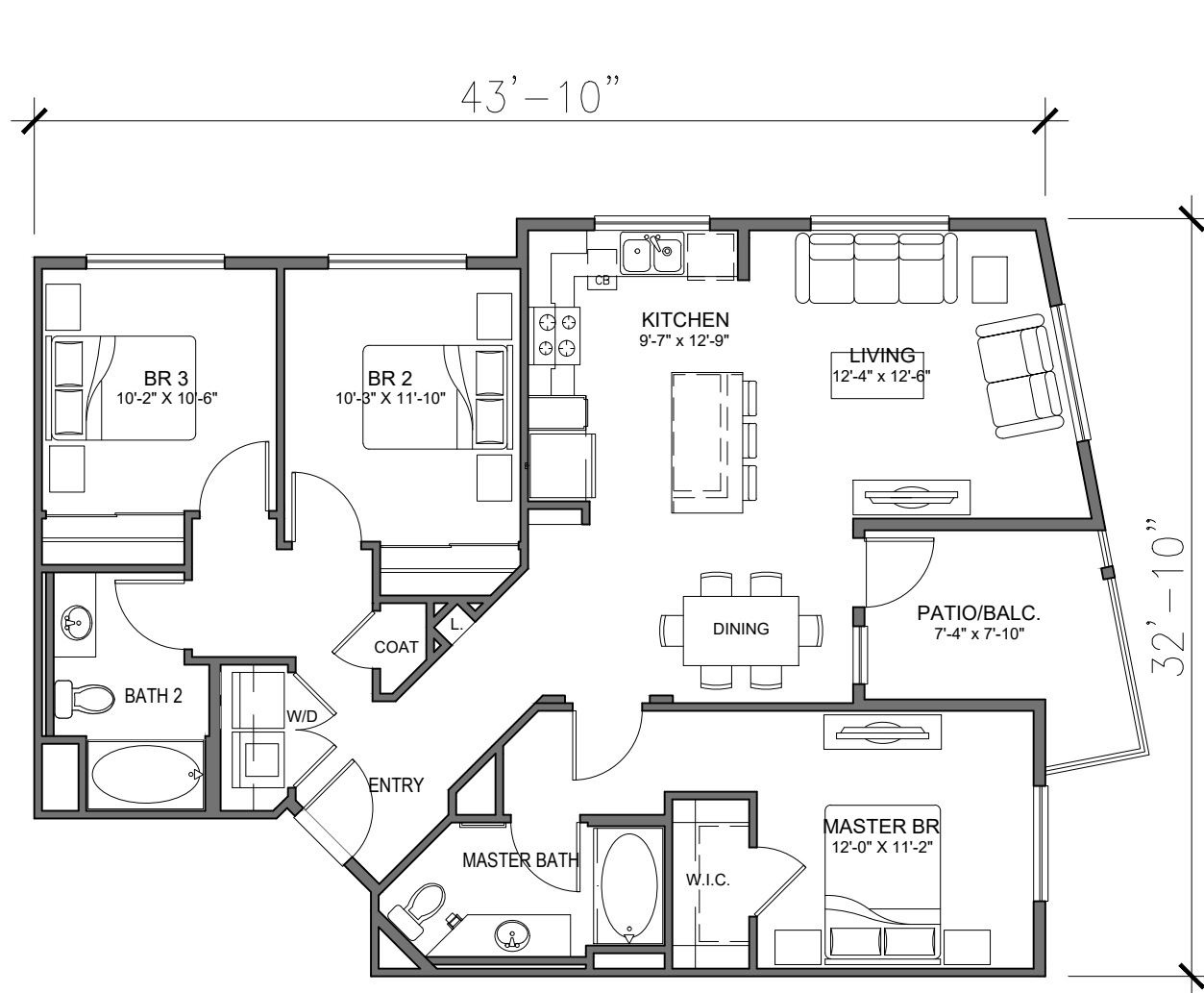
UNIT B2A: 2BR / 2BA
LIVABLE AREA: 1098 SQ. FT.
PATIO/BALCONY: 65 SQ. FT.



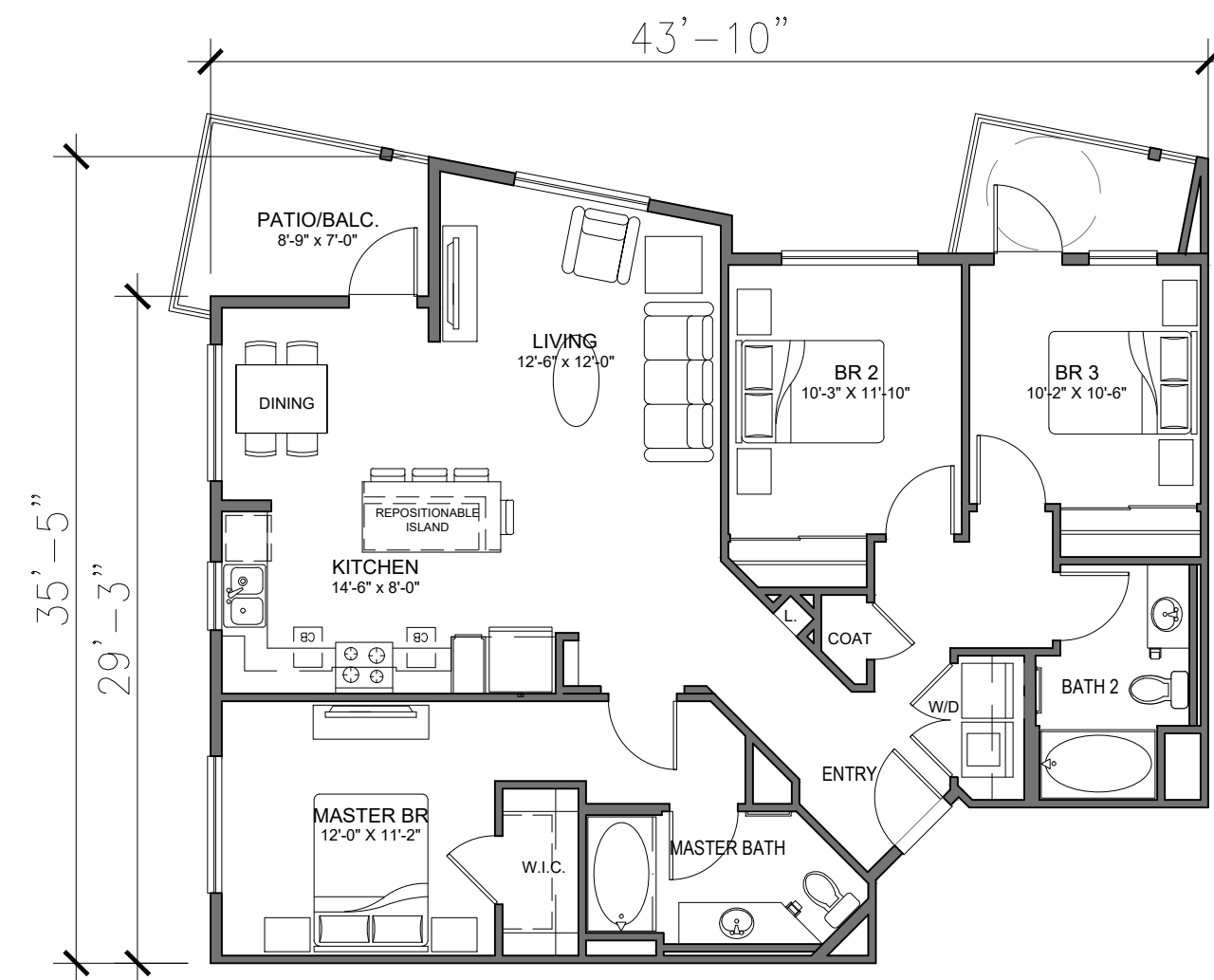
UNIT B3: 2BR / 2BA
LIVABLE AREA: 1016 SQ. FT.
PATIO/BALCONY: 74 SQ. FT.



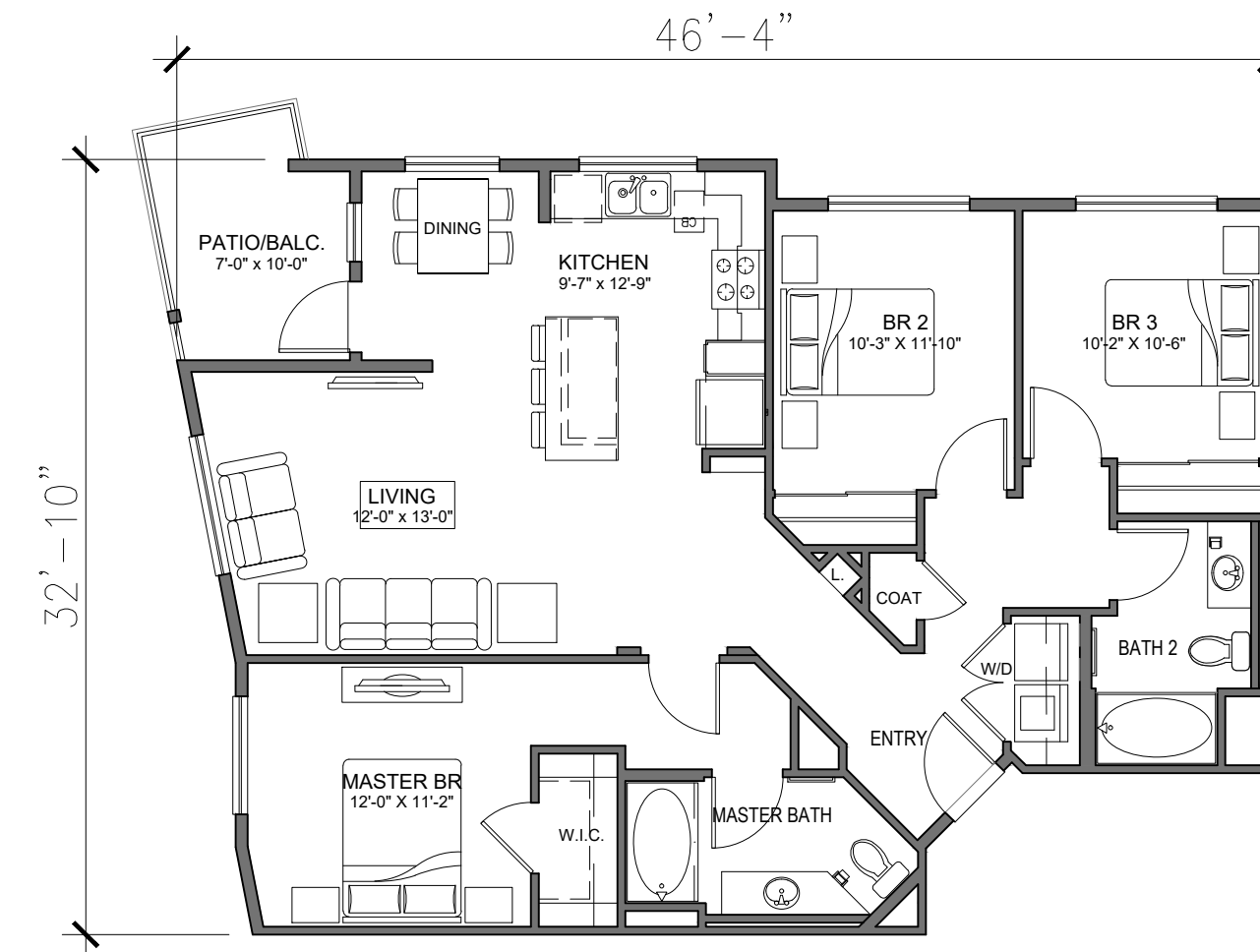
UNIT B4: 2BR / 2BA
LIVABLE AREA: 1154 SQ. FT.
PATIO/BALCONY: 88 SQ. FT.



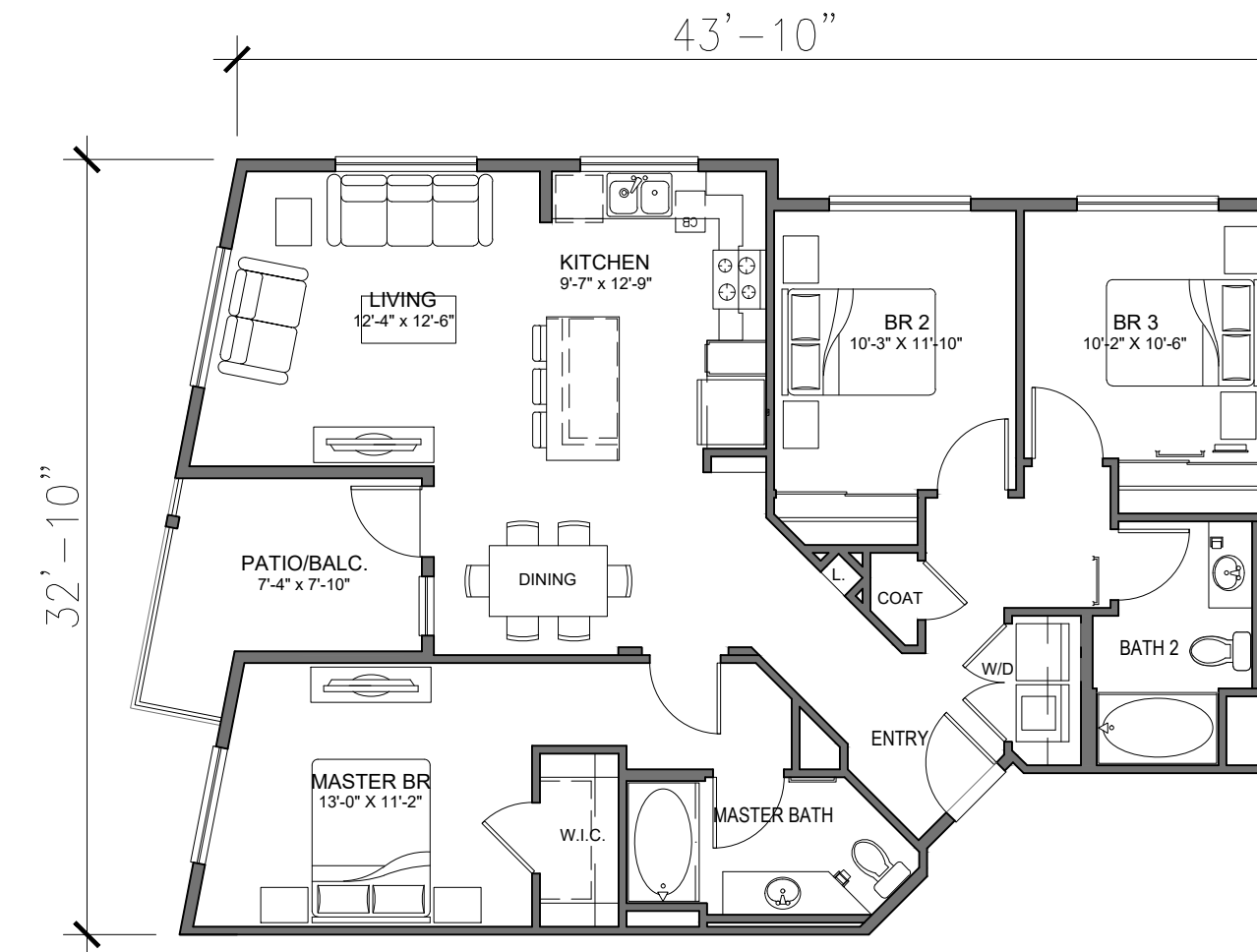
UNIT C1: 3BR / 2BA
LIVABLE AREA: 1267 SQ. FT.
PATIO/BALCONY: 89 SQ. FT.



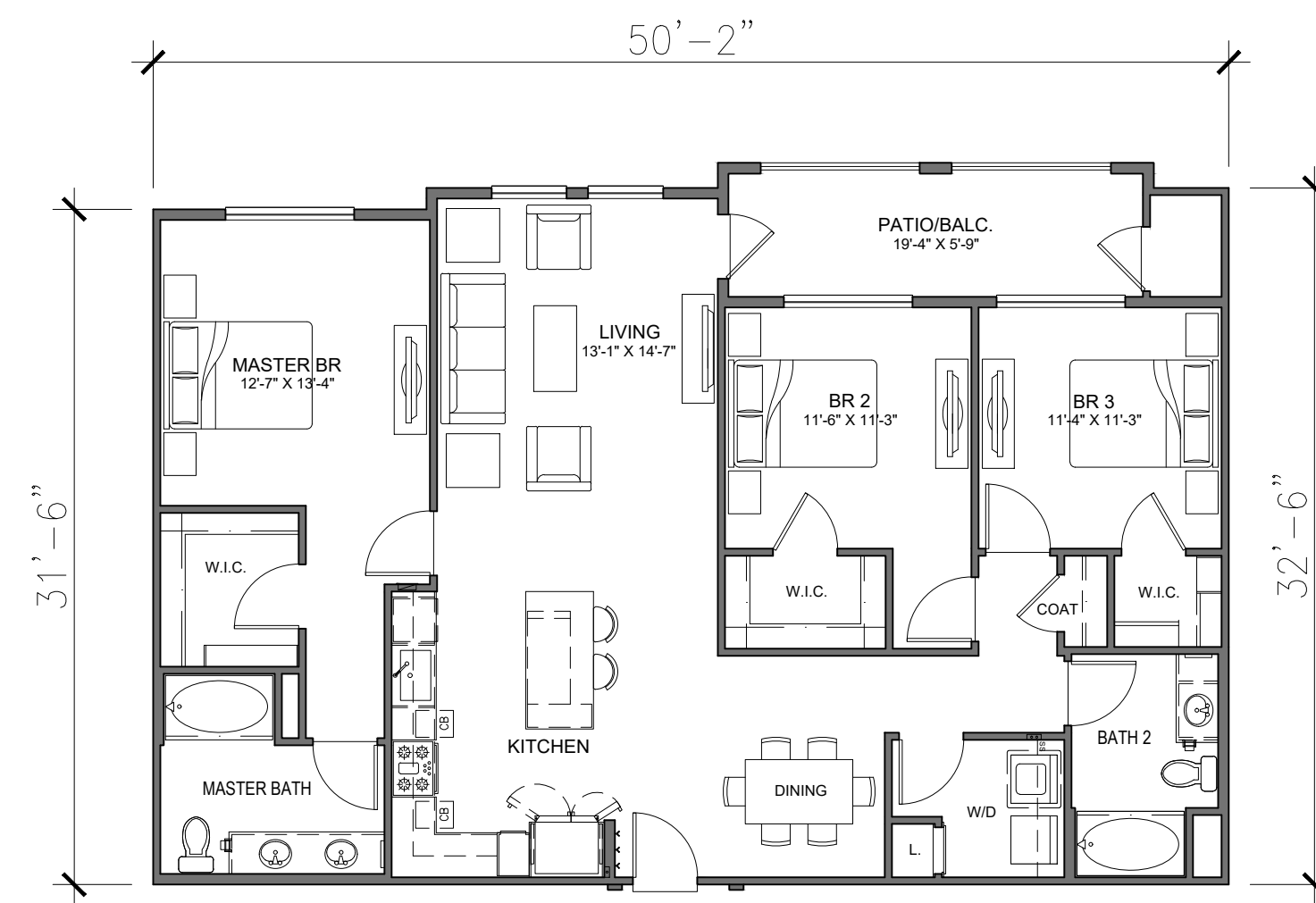
UNIT C1A: 3BR / 2BA
LIVABLE AREA: 1290 SQ. FT.
PATIO/BALCONY: 69 SQ. FT.



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.

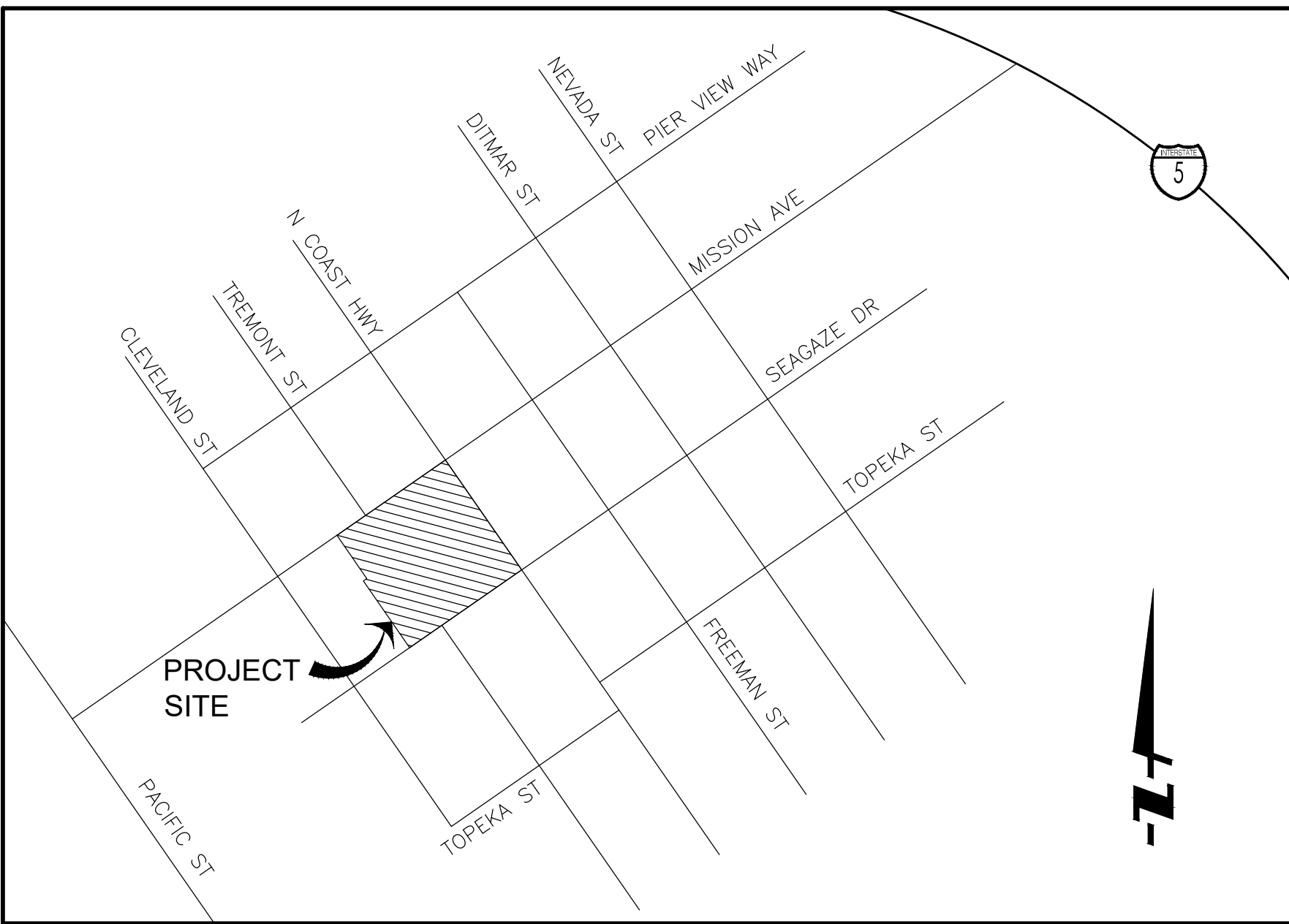


UNIT C2: 3BR / 2BA
LIVABLE AREA: 1499 SQ. FT.
PATIO/BALCONY: 122 SQ. FT.

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

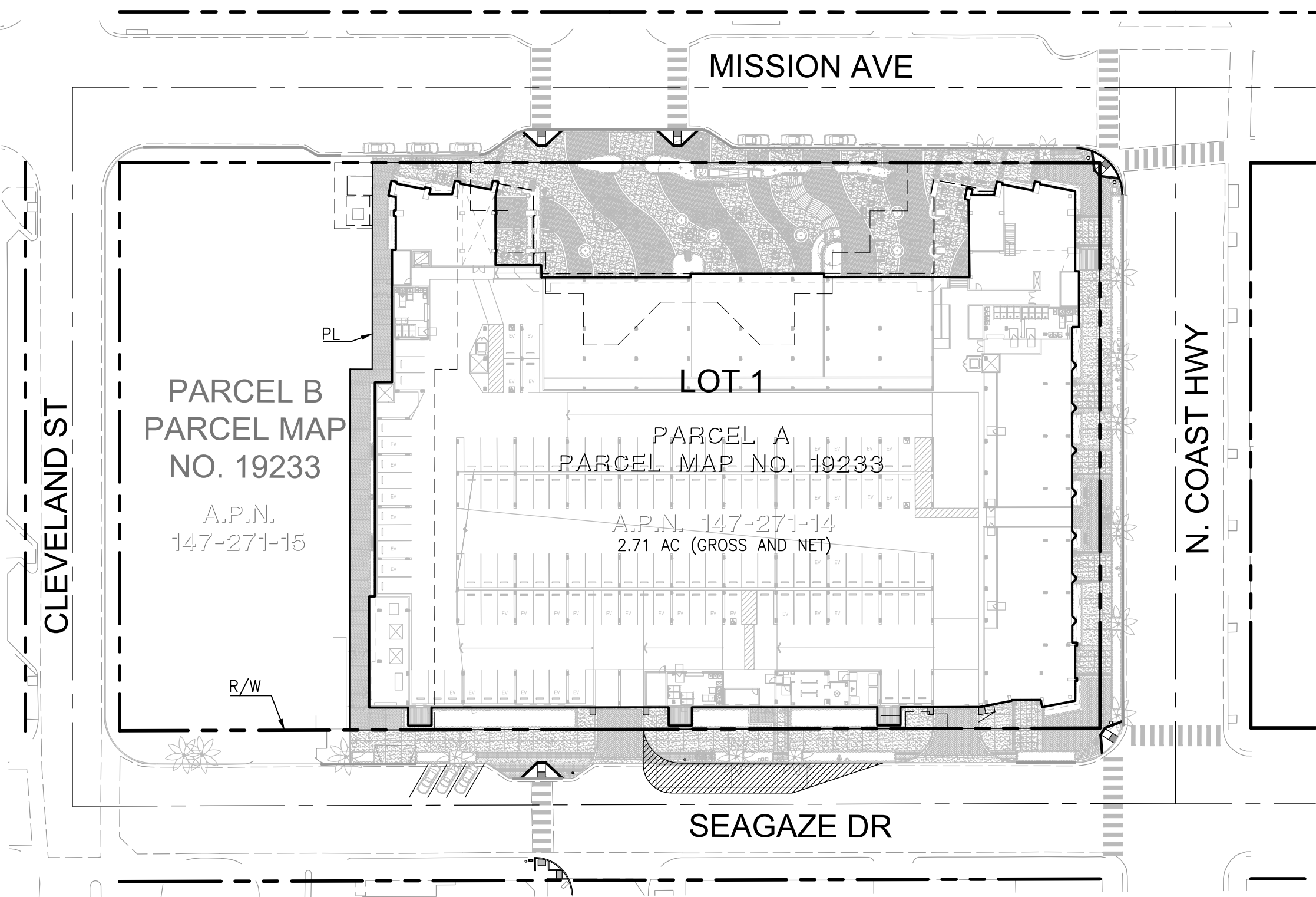
EARTHWORK SUMMARY

	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

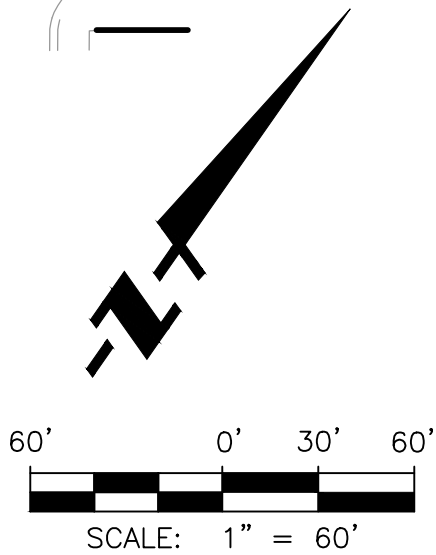
LETTERED LOTS: 0
TOTAL AREA FOR LETTERED LOTS: 0 AC
NUMBERED LOTS: 1
TOTAL AREA OF NUMBERED LOTS: 2.71 AC



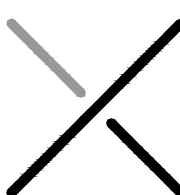
INDEX MAP

SHEET INDEX

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



PREPARED BY:



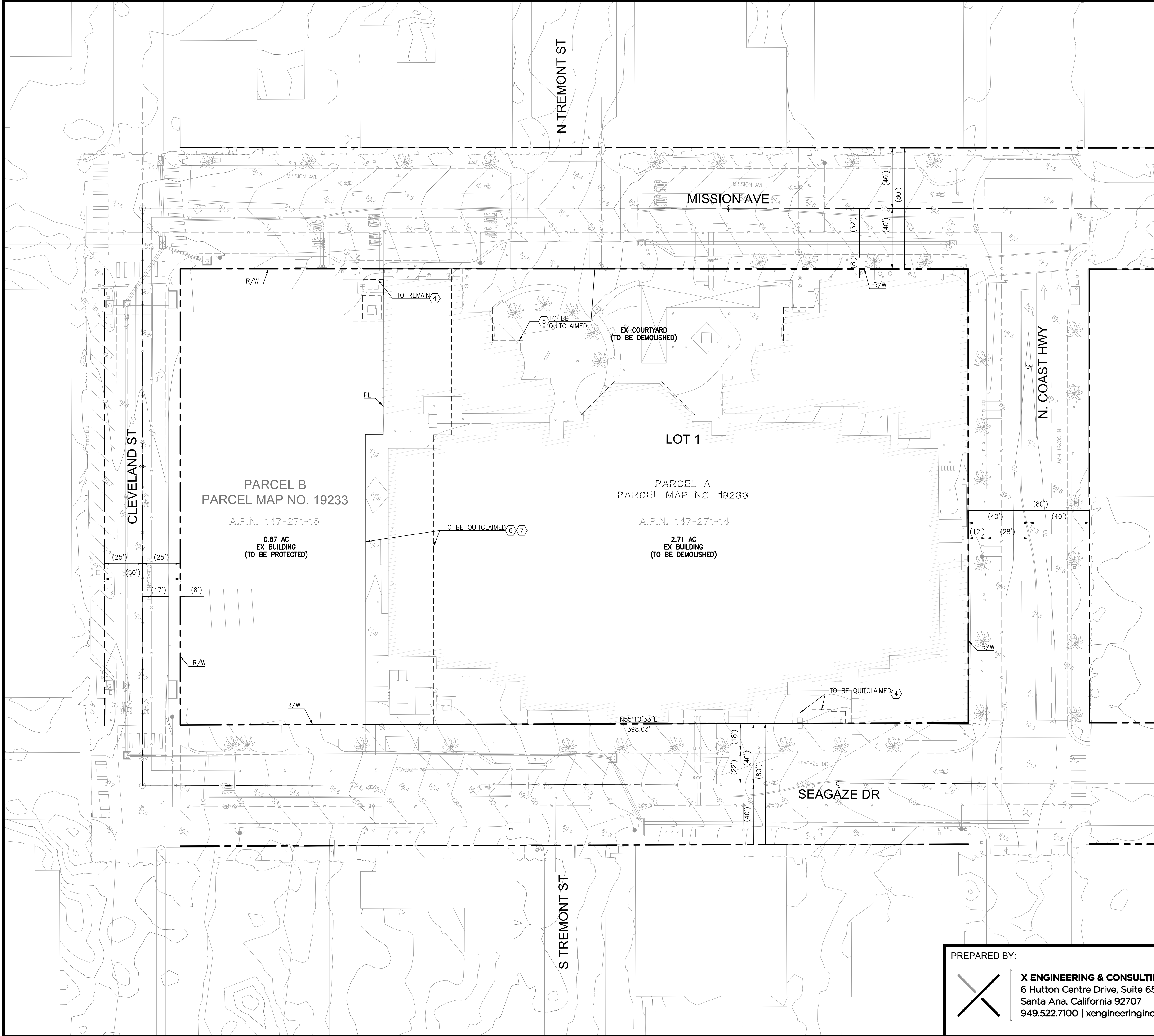
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Santa Ana, California 92707
949.522.7100 | xengineeringinc.com



DATE PREPARED: 9/12/2025

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

SHEET
1
OF
5

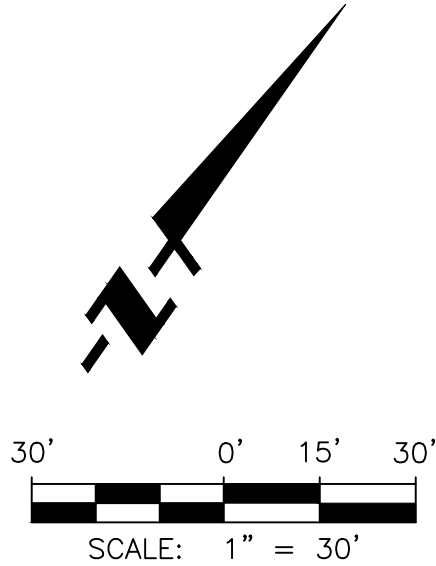


EXISTING EASEMENT NOTES

- 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.
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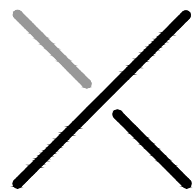
LEGEND

PROPERTY LINE	
R/W	
STREET CENTERLINE	
EASEMENT	



DATE PREPARED: 9/12/2025

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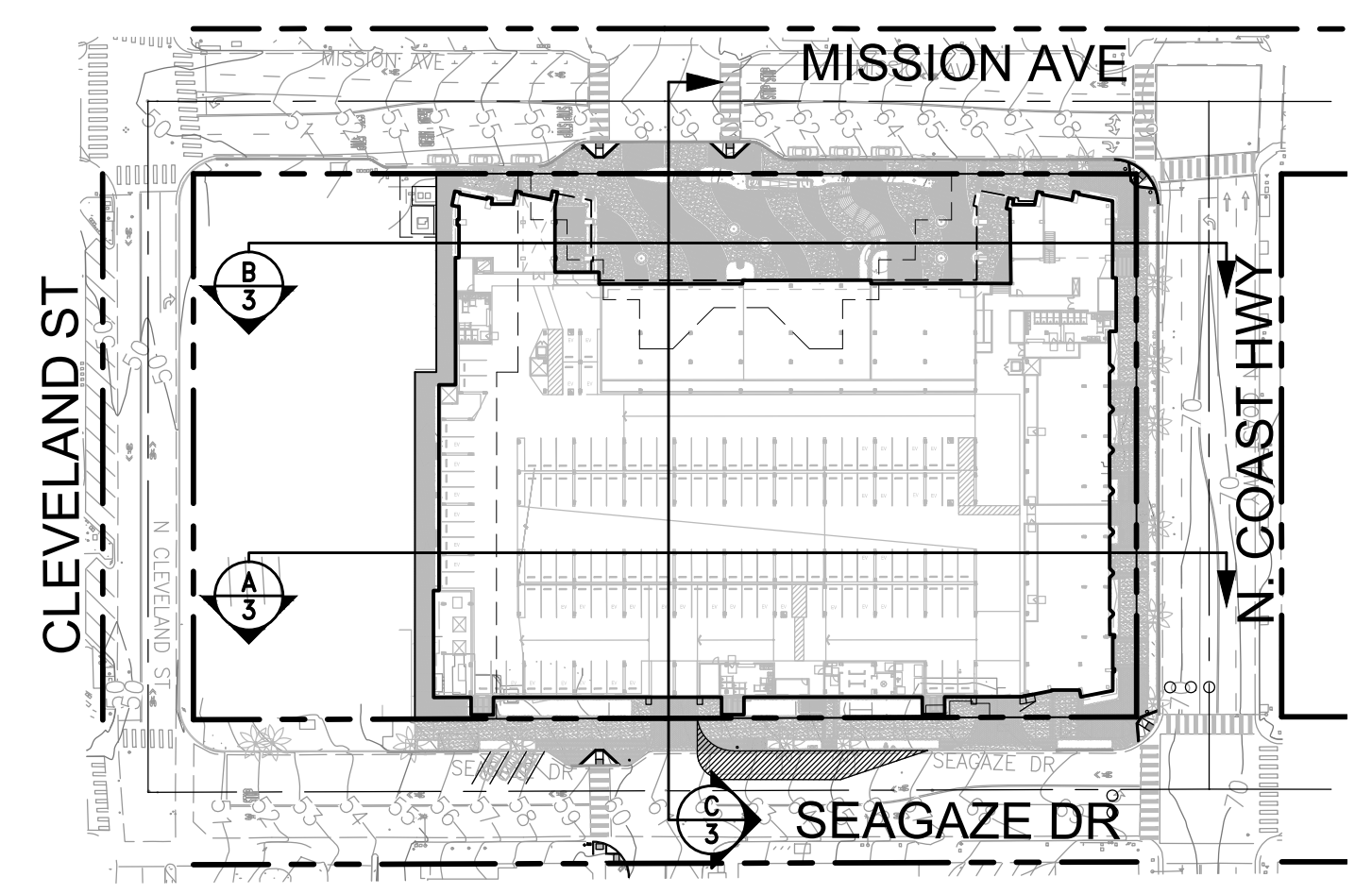
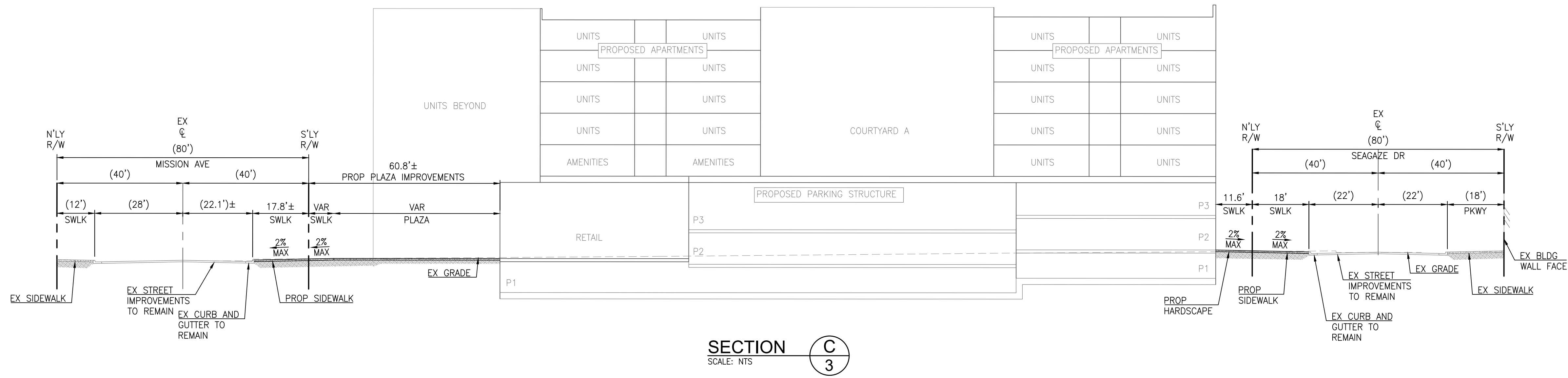


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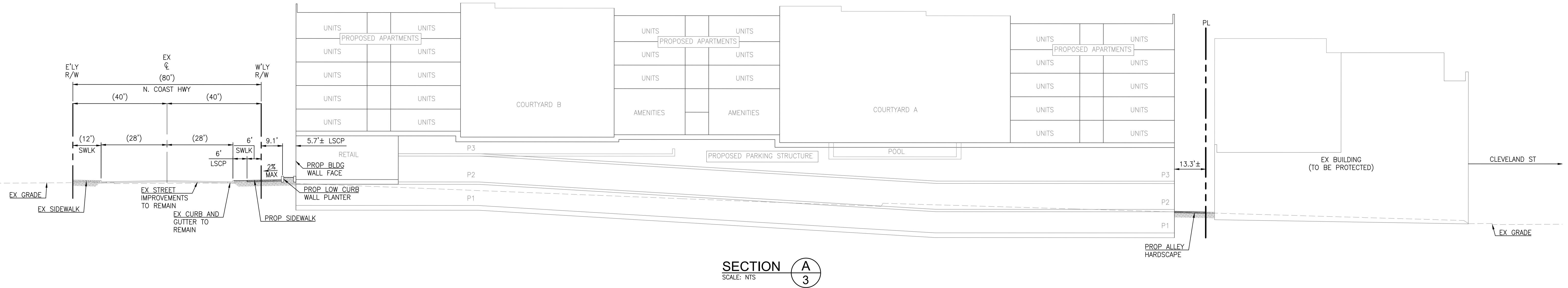


TENTATIVE TRACT MAP
401 MISSION AVENUE MIXED-USE
EASEMENTS AND RIGHTS-OF WAY
TENTATIVE TRACT NO. XXXXX
CITY OF OCEANSIDE, CALIFORNIA

SHEET
2
OF
5



SECTION LOCATIONS



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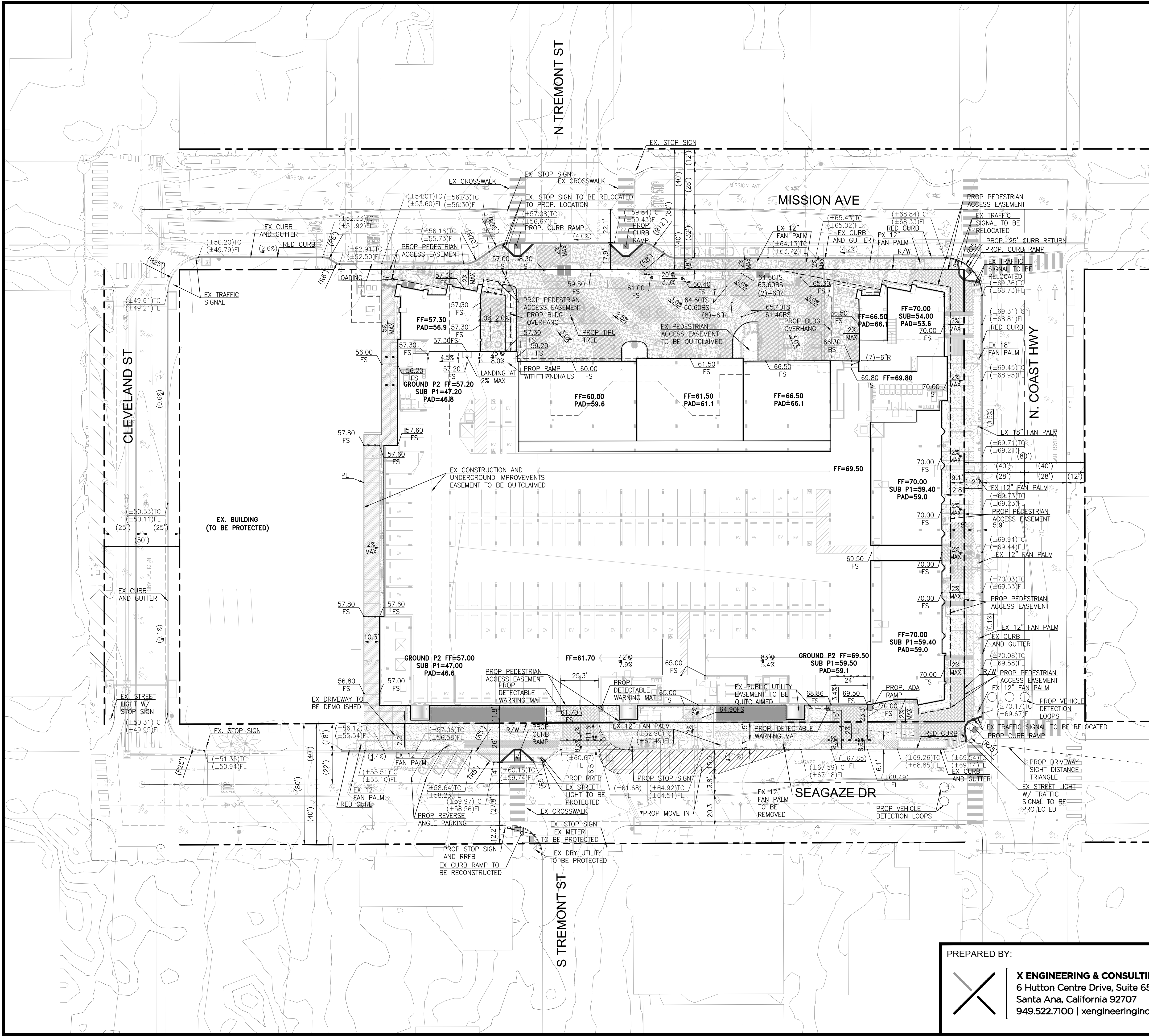


DATE PREPARED: 9/12/2025

TYPICAL SECTIONS
401 MISSION AVENUE MIXED-USE

TENTATIVE TRACT NO. XXXXX
CITY OF OCEANSIDE, CALIFORNIA

SHEET
3
OF
5

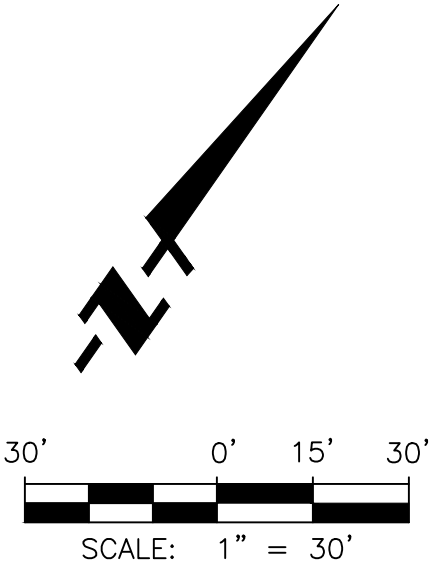


LEGEND

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

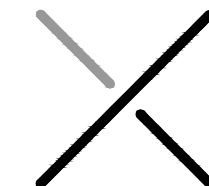
NOTE:

*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.

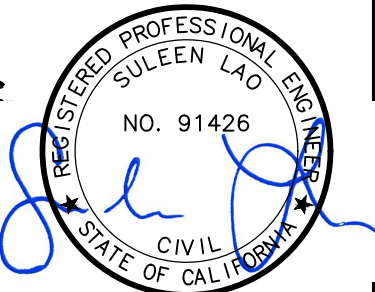


DATE PREPARED: 9/12/2025

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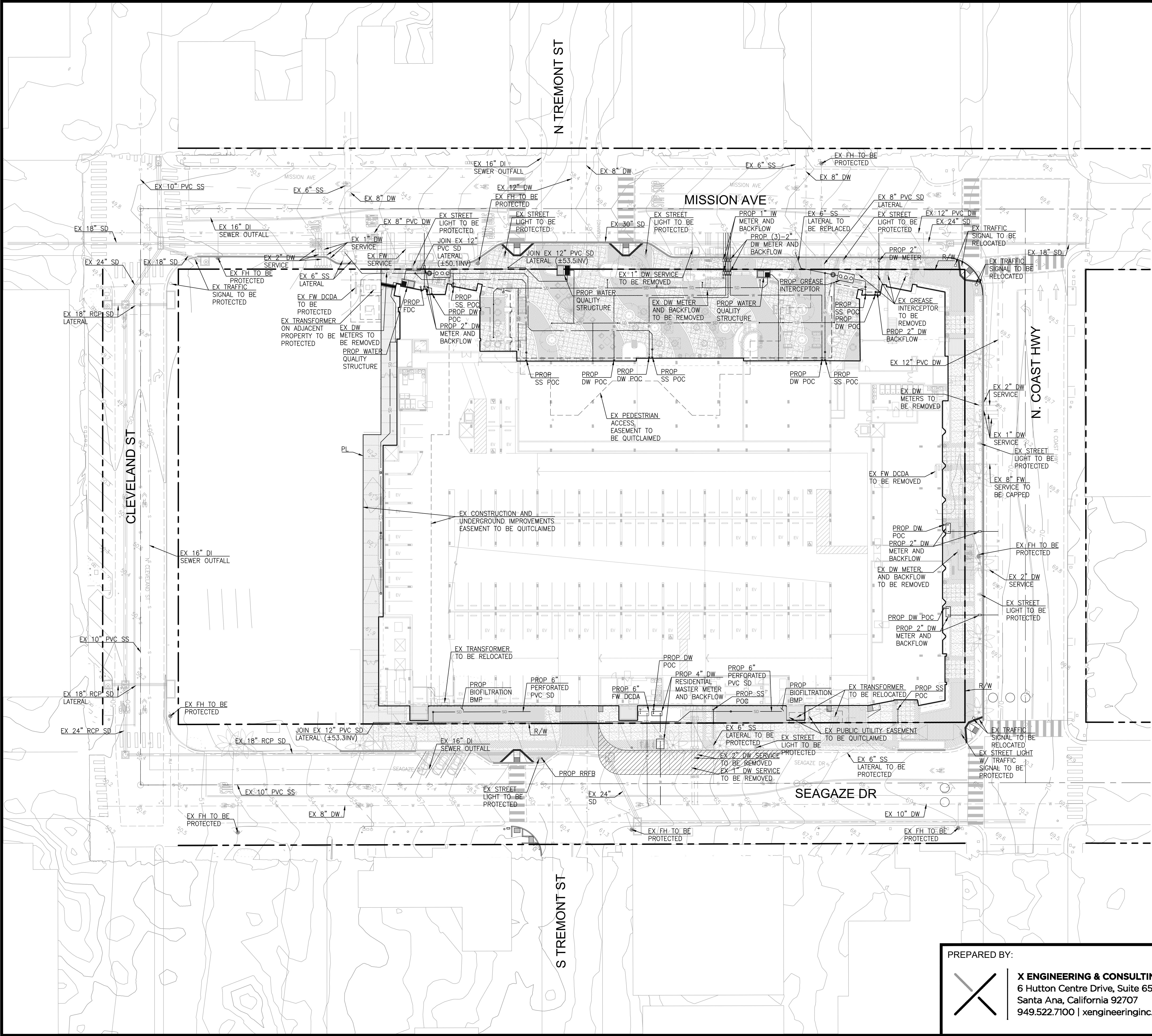
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CONCEPTUAL GRADING
401 MISSION AVENUE MIXED-USE

TENTATIVE TRACT NO. XXXXX
CITY OF OCEANSIDE, CALIFORNIA

SHEET
4
OF
5



FIXTURE COUNT AND SUPPLY DEMAND

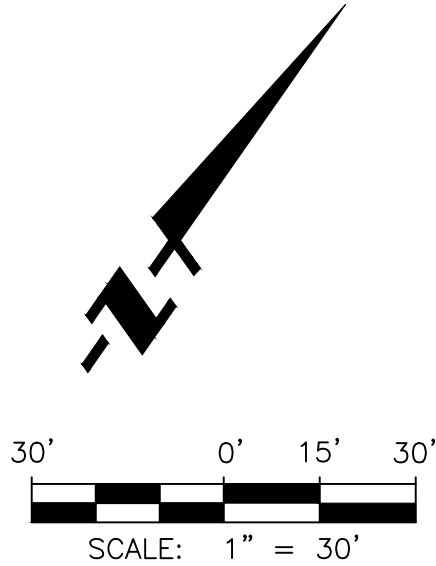
UNIT TYPE	NUMBER OF UNITS	TOTAL NUMBER OF FIXTURES	SUPPLY DEMAND
STUDIO	15	60	
1 BR	165	660	
2 BR	113	791	
3 BR	39	273	
AMENITY	—	14	
TOTAL	—	1,798	300 GPM

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 - - -

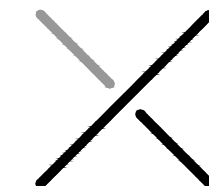
NOTES

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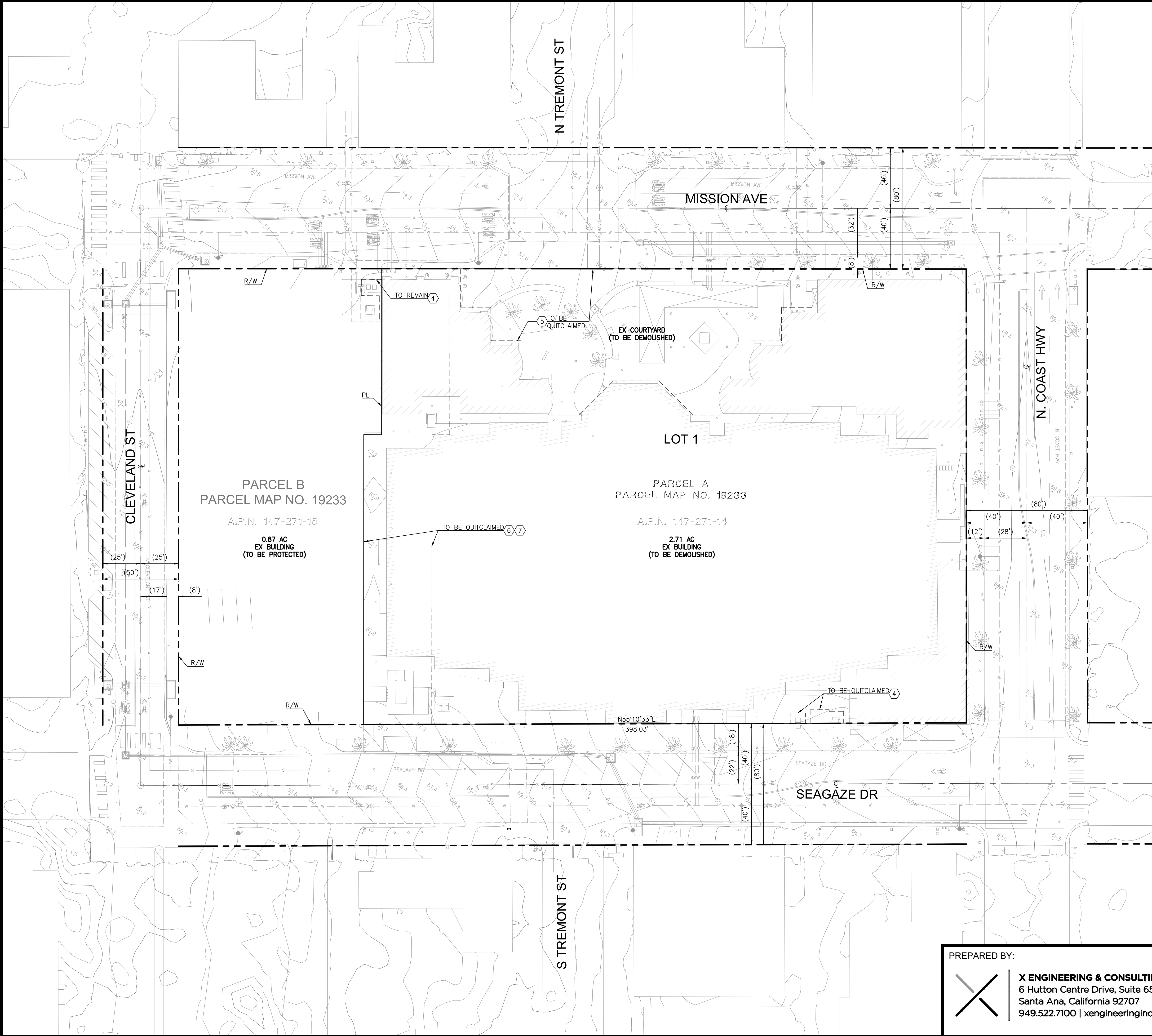
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CONCEPTUAL UTILITY PLAN
401 MISSION AVENUE MIXED-USE

TENTATIVE TRACT NO. XXXXX
CITY OF OCEANSIDE, CALIFORNIA

SHEET
5
OF
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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.

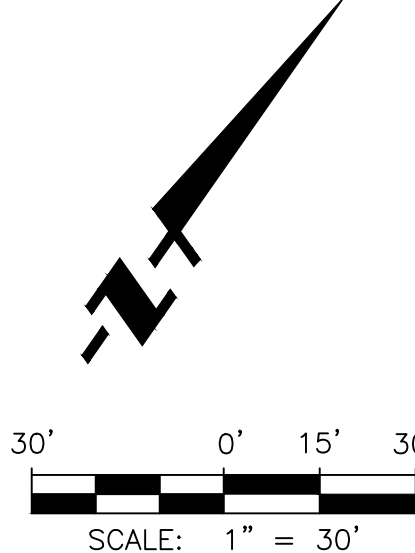
ASSESSOR'S PARCEL NUMBER

147-271-14

LEGAL DESCRIPTION

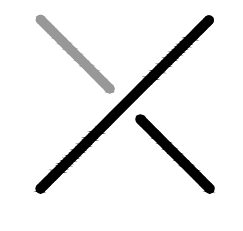
ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

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: 9/12/2025

PREPARED BY:



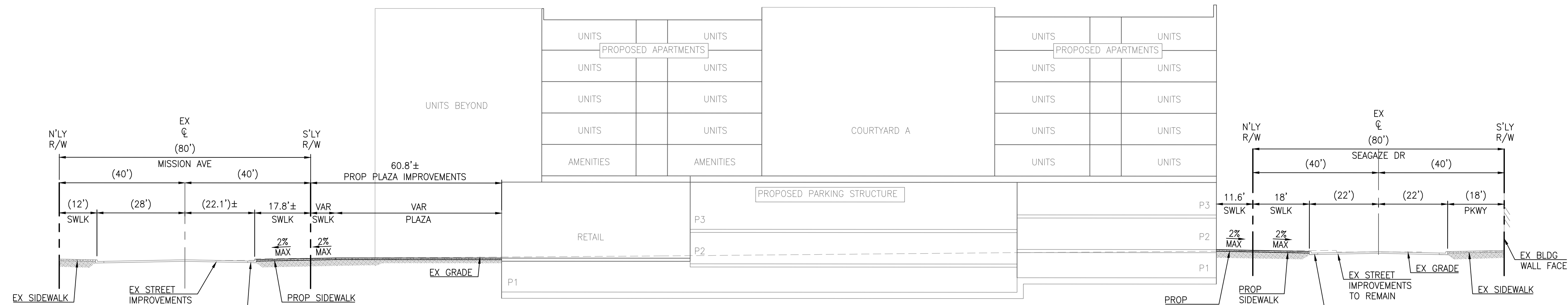
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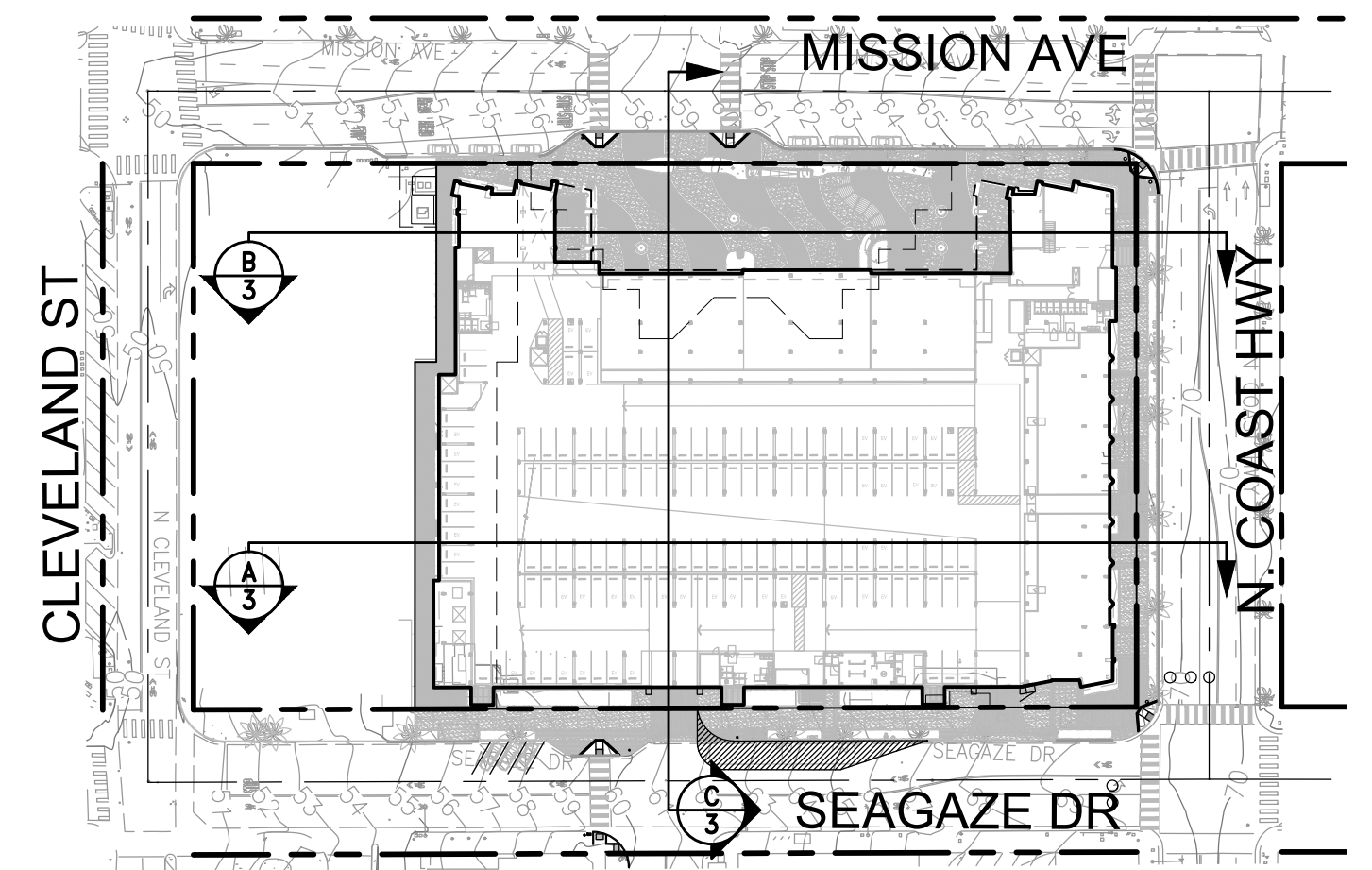
EXISTING CONDITIONS

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

Sheet
C.1
OF
4



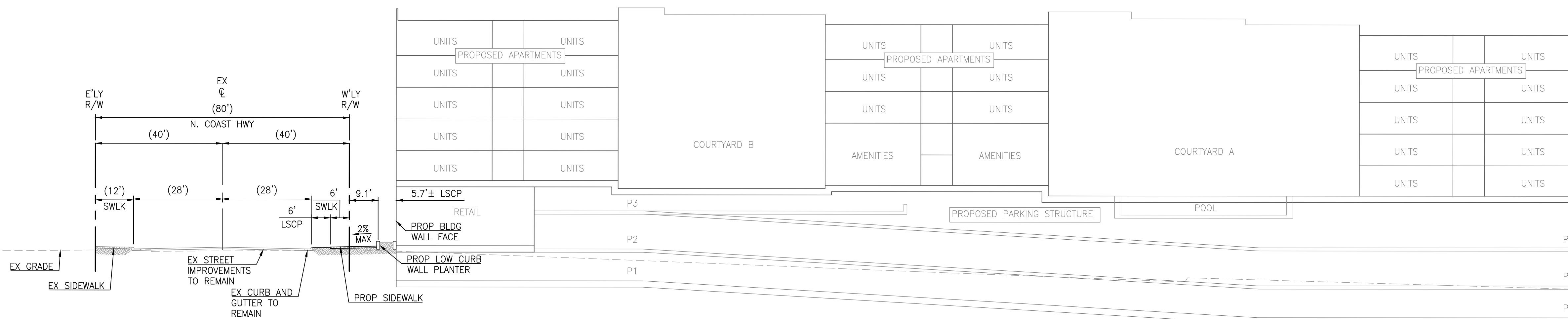
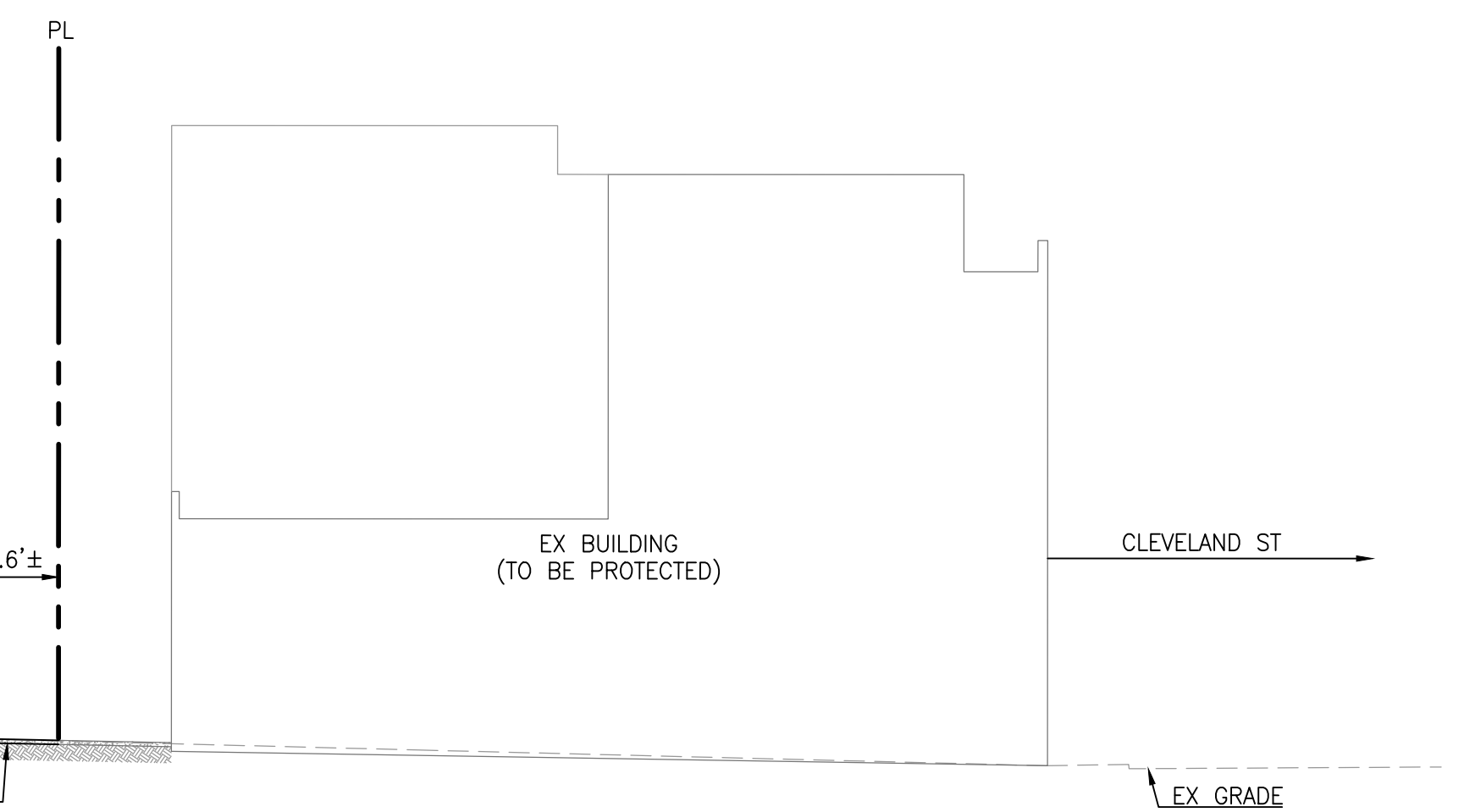
SECTION C
SCALE: NTS



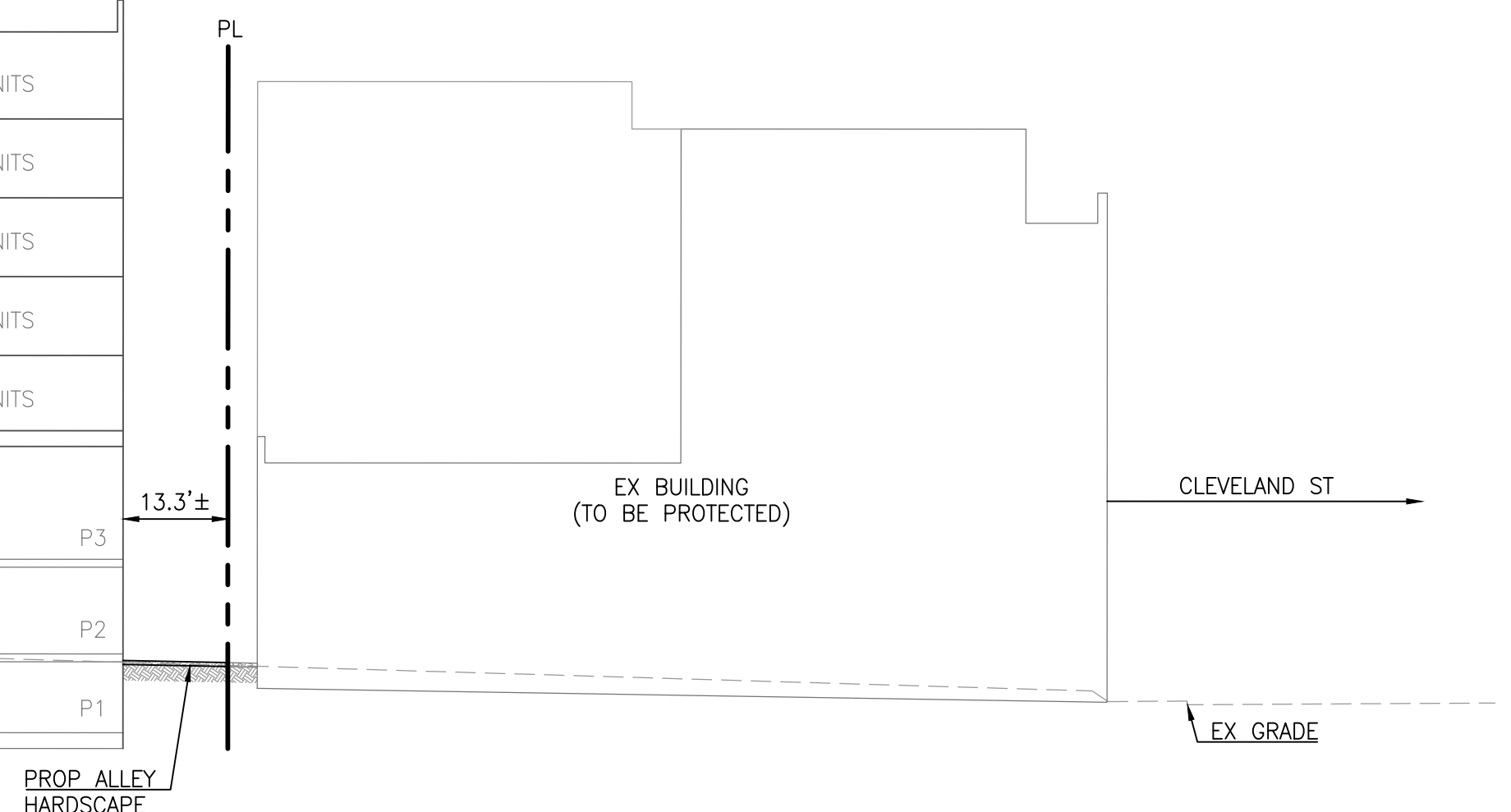
SECTION LOCATIONS



SECTION B
SCALE: NTS

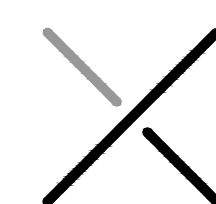


SECTION A
SCALE: NTS

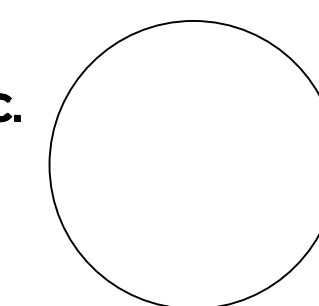


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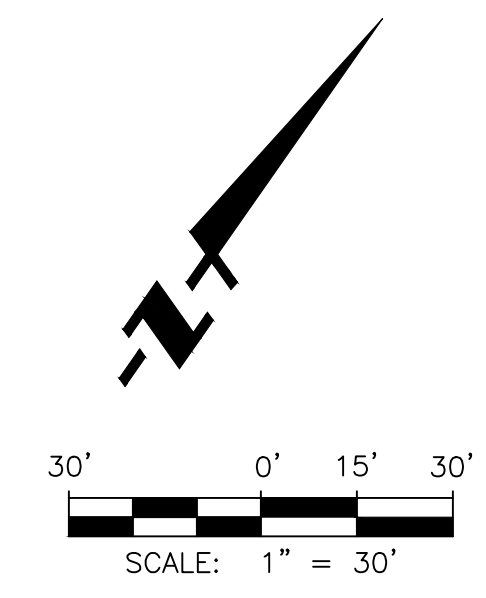
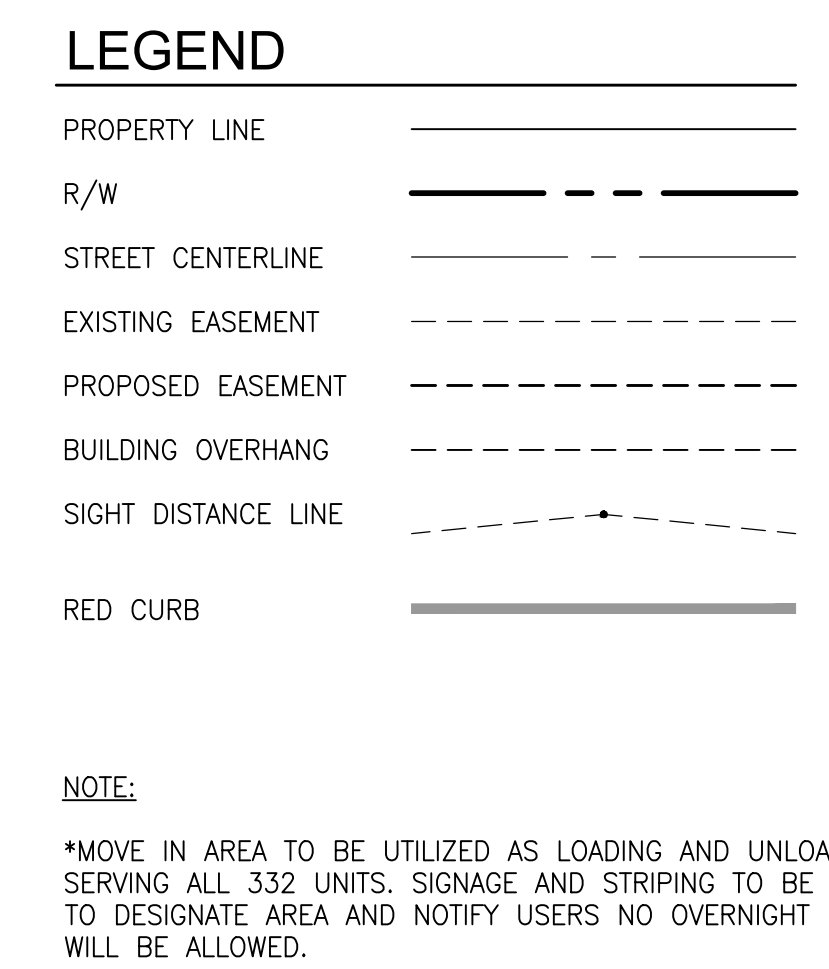
TYPICAL SECTIONS
401 MISSION AVENUE MIXED-USE
ENTITLEMENT PLAN
CITY OF OCEANSIDE, CALIFORNIA

SHEET

C.2

OF

4

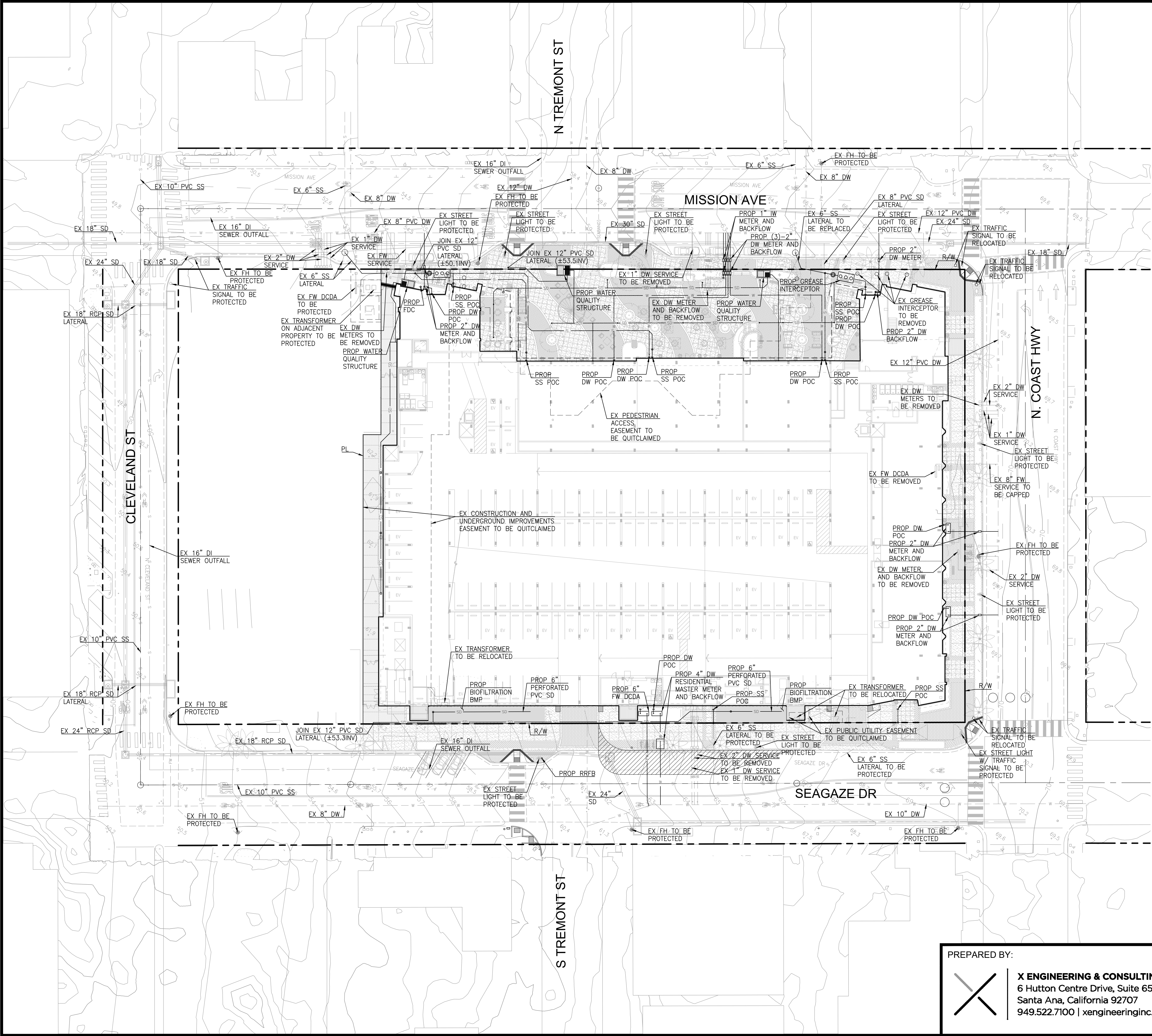


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CONCEPTUAL GRADING
401 MISSION AVENUE MIXED-USE
ENTITLEMENT PLAN
CITY OF OCEANSIDE, CALIFORNIA

SHEET
C.3
OF
4



FIXTURE COUNT AND SUPPLY DEMAND

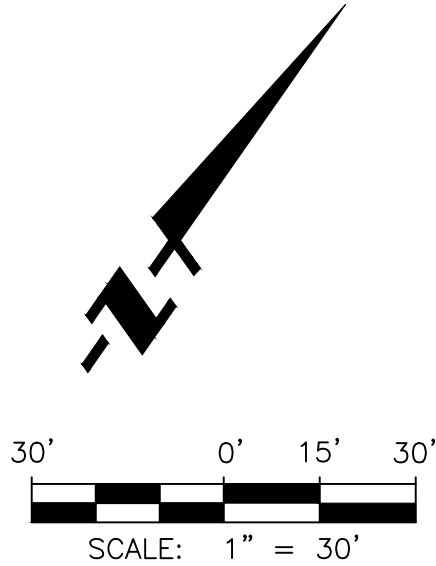
UNIT TYPE	NUMBER OF UNITS	TOTAL NUMBER OF FIXTURES	SUPPLY DEMAND
STUDIO	15	60	
1 BR	165	660	
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3 BR	39	273	
AMENITY	—	14	
TOTAL	—	1,798	300 GPM

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	———

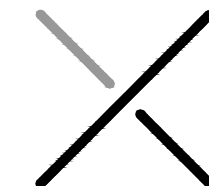
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CONCEPTUAL UTILITY PLAN
401 MISSION AVENUE MIXED-USE

ENTITLEMENT PLAN
CITY OF OCEANSIDE, CALIFORNIA

SHEET
C.4
OF
4

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:

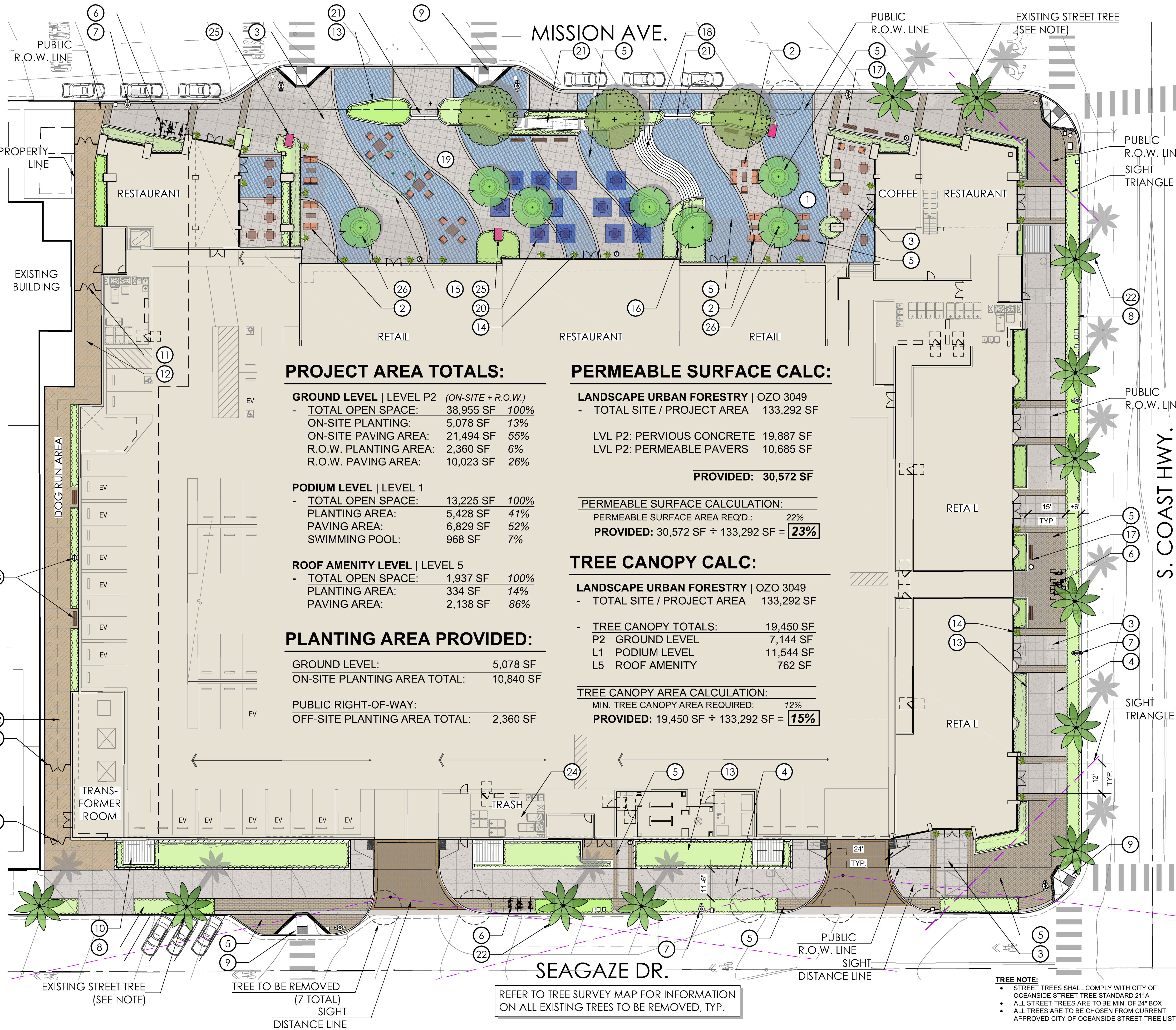
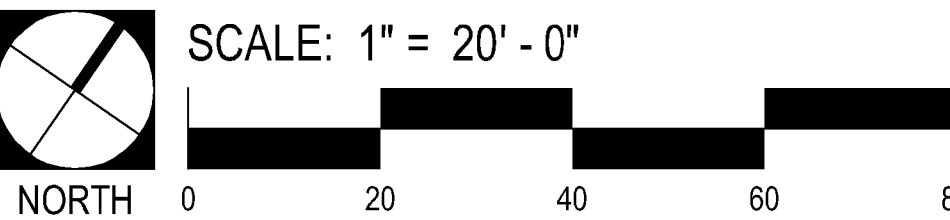
- 8 FEET FROM TRANSFORMERS, CABLE, AND PULL BOXES.
- 5 FEET FROM MAILBOXES
- 5 FEET FROM FIRE HYDRANTS (ALL SIDES)
- 10 FEET FROM CENTERLINE OF ALL UTILITY LINES (WITHOUT EASEMENT) (SEWER, WATER, STORM DRAINS, DOUBLE CHECK DETECTORS, AIR RELIEF VALVES AND GAS)
- 10 FEET FROM EASEMENT BOUNDARIES (SEWER, 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 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:	38,955 SF	100%	
ON-SITE PLANTING:	5,078 SF	13%	
ON-SITE PAVING AREA:	21,494 SF	55%	
R.O.W. PLANTING AREA:	2,360 SF	6%	
R.O.W. PAVING AREA:	10,023 SF	26%	

PODIUM LEVEL LEVEL 1			
- TOTAL OPEN SPACE:	13,225 SF	100%	
PLANTING AREA:	5,428 SF	41%	
PAVING AREA:	6,829 SF	52%	
SWIMMING POOL:	968 SF	7%	

ROOF AMENITY LEVEL LEVEL 5			
- TOTAL OPEN SPACE:	1,937 SF	100%	
PLANTING AREA:	334 SF	14%	
PAVING AREA:	2,138 SF	86%	

PLANTING AREA PROVIDED:

GROUND LEVEL:	5,078 SF
ON-SITE PLANTING AREA TOTAL:	10,840 SF

PUBLIC RIGHT-OF-WAY:	
OFF-SITE PLANTING AREA TOTAL:	2,360 SF

PERMEABLE SURFACE CALC:

LANDSCAPE URBAN FORESTRY OZO 3049		
- TOTAL SITE / PROJECT AREA	133,292 SF	
LVL P2: PERVIOUS CONCRETE	19,887 SF	
LVL P2: PERMEABLE PAVERS	10,685 SF	

PROVIDED: 30,572 SF

PERMEABLE SURFACE CALCULATION:		
PERMEABLE SURFACE AREA REQ'D:	22%	
PROVIDED: 30,572 SF ÷ 133,292 SF =	23%	

TREE CANOPY CALC:

LANDSCAPE URBAN FORESTRY OZO 3049		
- TOTAL SITE / PROJECT AREA	133,292 SF	
- TREE CANOPY TOTALS:	19,450 SF	
P2 GROUND LEVEL	7,144 SF	
L1 PODIUM LEVEL	11,544 SF	
L5 ROOF AMENITY	762 SF	

TREE CANOPY AREA CALCULATION:		
MIN. TREE CANOPY AREA REQUIRED:	12%	
PROVIDED: 19,450 SF ÷ 133,292 SF =	15%	

LEGEND

- UPPER PLAZA WITH LOUNGE SEATING AND ACCENT PAVING
- OVERSIZED SOFT LOUNGE SEATING WITH LARGE COFFEE TABLE
- 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
- 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 PLANTER CURB WALL
- ACCENT POTTERY WITH PLANTING
- SEASONAL EVENT SPACE / CHRISTMAS TREE STAGING AREA
- MASONRY RETAINING WALL WITH BARRIER RAILING
- BENCH SEATING & TRASH RECEPTACLES, TYPICAL
- DECORATIVE STEPS AND HANDRAILS TO UPPER PLAZA
- LARGE OPEN LOWER PLAZA WITH MOVEABLE FURNITURE FOR SEASONAL EVENTS
- DINING SETS WITH LARGE MARKET UMBRELLAS
- ADA RAMP & DECORATIVE STEPS TO PLAZA FROM PUBLIC SIDEWALK
- 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
- MASONRY PEDESTAL FOR ART INSTALLATION WITH INFORMATION QR CODE FOR ARTIST INFORMATION
- CIRCULAR PLANTER WITH SMALL ACCENT TREE

PLANT MATERIAL

EXISTING STREET TREES:			
	WASHINGTONIA ROBUSTA	12	(PROTECT IN PLACE)
	MEXICAN FAN PALM		
	WASHINGTONIA ROBUSTA	7	(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 / PATIO TREE:

	LAGERSTROEMIA I. MUSKOGEE	7	48" BOX
	MUSKOGEE CRAPE MYRTLE		
	ULMUS PARVIFOLIA 'DRAKE'	3	48" BOX
	DRAKE CHINESE ELM TREE		

SHRUBS:	
	LANDSCAPE PLANTER AREAS

401 MISSION AVE, 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.

FIRE NOTES:

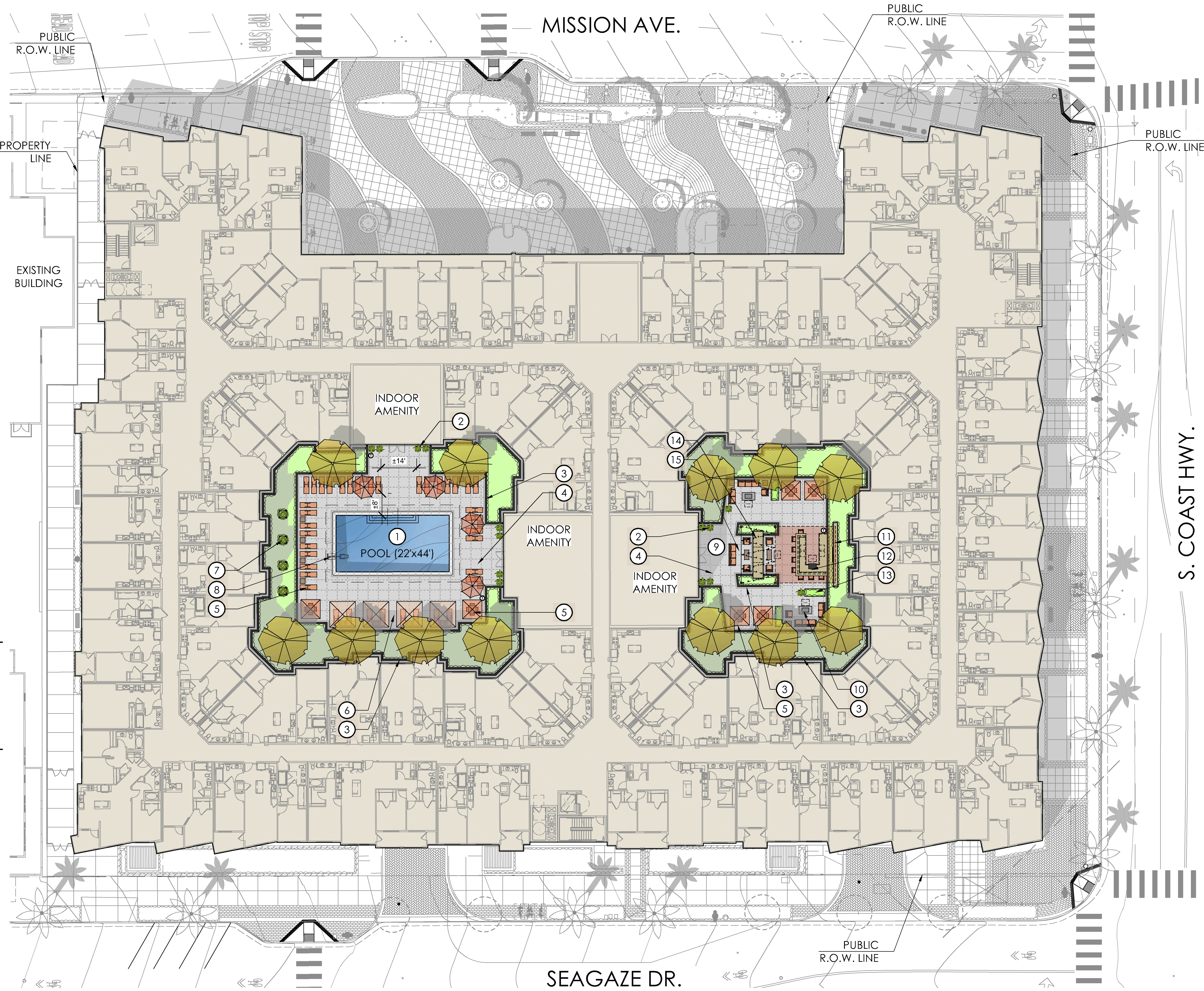
- LANDSCAPE IMPROVEMENT PLAN SET AND INSTALLATION ARE REQUIRED TO IMPLEMENT APPROVED FIRE DEPT. REGULATIONS, CODES, AND STANDARDS AT THE TIME OF PROJECT APPROVAL.
- ALL FIRE HYDRANTS, DOUBLE CHECK DETECTORS, POST INDICATING VALVES, AND FIRE DEPARTMENT CONNECTIONS SHALL BE PROVIDED WITH A 3-FOOT CLEARANCE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

PODIUM LEVEL LEVEL 1			
- TOTAL OPEN SPACE:	13,225 SF	100%	
PLANTING AREA:	5,428 SF	41%	
PAVING AREA:	6,829 SF	52%	
SWIMMING POOL:	968 SF	7%	

PLANTING AREA PROVIDED:

- PODIUM LEVEL :	5,428 SF
ON-SITE PLANTING AREA TOTAL :	10,840 SF

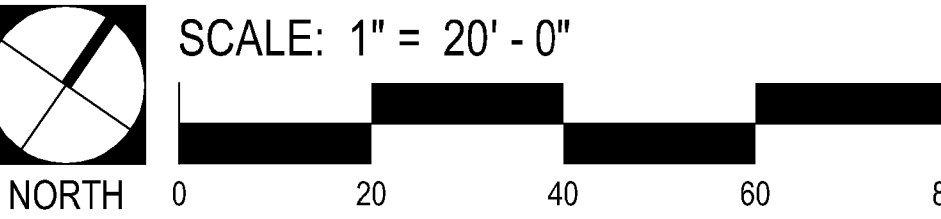


LEGEND

- 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, (4) 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:**
- ARBUS U. 'MARINA' 12 36" BOX MARINA STRAWBERRY TREE
 - LAGERSTROEMIA I. 'NATCHEZ' NATCHEZ GRAPE MYRTLE
- SHRUBS:**
- LANDSCAPE PLANTER AREAS



401 MISSION AVE, 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:

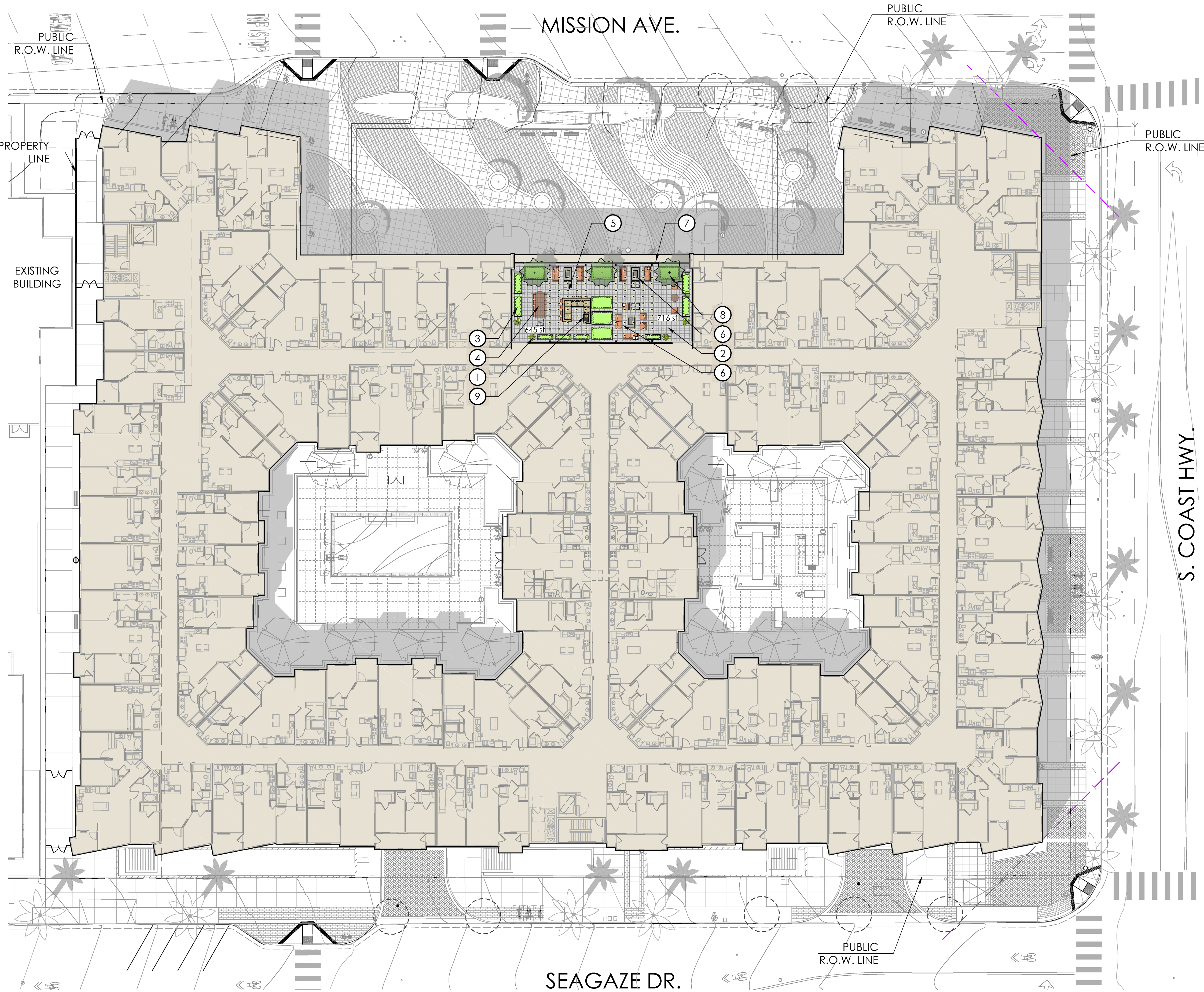
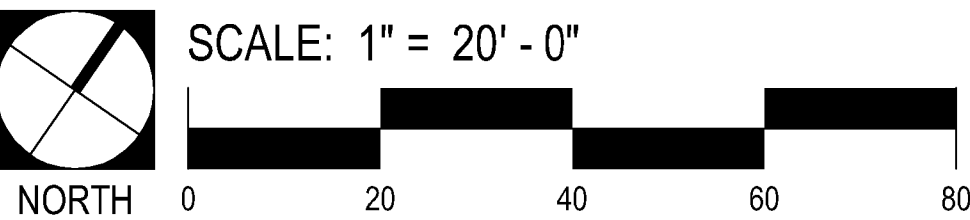
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- ALL TREES AT MATURITY SHALL MEET A VERTICAL CLEARANCE OF 14-FEET FROM THE TOP OF THE ROADWAY TO THE LOWEST BRANCHES.

PROJECT AREA TOTALS:

ROOF AMENITY LEVEL LEVEL 5			
- TOTAL OPEN SPACE:	2,472 SF	100%	
PLANTING AREA:	334 SF	14%	
PAVING AREA:	2,138 SF	86%	

PLANTING AREA PROVIDED:

- ROOF LEVEL :	334 SF
ON-SITE PLANTING AREA TOTAL :	10,840 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 PREFABRICATED FIBERGLASS TREE PLANTERS
- 9 LARGE BARBEQUE KITCHEN WITH BAR SEATING & UNDERCOUNTER APPLIANCES

PLANT MATERIAL

- SMALL ACCENT TREES:**
- LAGERSTROEMIA I. 'NATCHEZ' 3 36" BOX
 - NATCHEZ CRAPE MYRTLE
- SHRUBS:**
- LANDSCAPE PLANTER AREAS

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



LAGERSTROEMIA I. 'MUSKOGEE'
MUSKOGEE CRAPE MYRTLE

LAGERSTROEMIA I. 'NATCHEZ'
NATCHEZ CRAPE MYRTLE

ULMUS PARVIFOLIA 'DRAKE'
DRAKE CHINESE ELM TREE

STRELITZIA NICOLAI
GIANT BIRD OF PARADISE

TIPUANA TIPU
TIPU TREE

AEONIU CANARIENSE
CANARY ISLAND AEONIU

AEONIU A. 'ZWARTKOPF'
PURPLE AEONIU

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

PHORMIU '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 AVE, Oceanside CA. | Plant Palette Imagery