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**PROJECT TEAM DIRECTORY**

**APPLICANT**

H.G. FENTON COMPANY  
7577 MISSION VALLEY ROAD  
SAN DIEGO, CA 92108

**ARCHITECT**

KTGY  
17911 VON KARMAN AVE  
SUITE 200  
IRVINE, CA 92614

**CIVIL**

FUSCOE ENGINEERING  
6390 GREENWICH DRIVE  
SUITE 170  
SAN DIEGO, CA 92122

**SHORING**

SHORING DESIGN GROUP  
7727 CAMINITO LILIANA  
SAN DIEGO, CA 92129

**LANDSCAPE**

McCULLOUGH  
3605-B FIFTH AVENUE  
SAN DIEGO, CA 92103



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**801 MISSION AVE**  
OCEANSIDE, CA 20230538

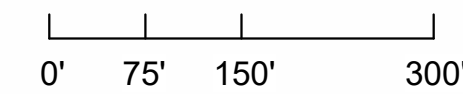
**ENTITLEMENT SUBMITTAL 3**  
RD23-00005  
12/02/2024

COVER SHEET

A0.0



1,000' IN ALL DIRECTIONS



**VICINITY MAP LEGEND**

- 01** PROJECT SITE
- 02** WALMART
- 03** OCEANSIDE HIGH SCHOOL
- 04** SINGLE FAMILY RESIDENTIAL
- 05** COMMUNITY COMMERCIAL
- 06** MOVIE THEATER
- 07** OCEANSIDE PUBLIC LIBRARY
- 08** MULTI-FAMILY RESIDENTIAL
- 09** OCEANSIDE MUSEUM OF ART

**GROSS FLOOR AREA (RESIDENTIAL + NON RESIDENTIAL)**

AMENITY	2,057 SF
BIKE STOR	361 SF
CORRIDOR	37,664 SF
FITNESS	2,275 SF
LEASING	375 SF
LOBBY	6,840 SF
MEP	5,847 SF
POOL EQUIP.	274 SF
RESTROOM	679 SF
RETAIL 1	2,753 SF
RETAIL 2	2,487 SF
RETAIL TRASH	639 SF
SUPPORT	3,050 SF
UNITS	131,934 SF
UNITS - TYP I	36,622 SF
GROSS FLOOR AREA	233,857 SF

PER ZONING ORDINANCE, ARTICLE 3, GROSS FLOOR AREA INCLUDES ALL INTERIOR SPACES. EXTERIOR DECKS & PARKING GARAGES ARE EXCLUDED.

**PRIVATE OPEN SPACE - UNIT DECKS**

Level	Area
LEVEL 2	619 SF
LEVEL 3 - PODIUM	2,210 SF
LEVEL 4	1,662 SF
LEVEL 5	2,185 SF
LEVEL 6	2,204 SF
LEVEL 7	1,485 SF
<b>TOTAL</b>	<b>10,365 SF</b>

NOTE: NON-CONFORMING DECKS EXCLUDED (UNDER 48 SF OR UNDER 6' IN WIDTH AND DEPTH)

**PARKING SUMMARY**

**PARKING PROVIDED**

RESIDENTIAL (1.28) - GARAGE			
STANDARD	210	295	
COMPACT	45		
TANDEM STALLS	40		
RETAIL / LEASING / GUEST			
GARAGE	22	51	
STREET (EXISTING)	18		
STREET (ADDITIONAL PROPOSED)	11		

**PARKING REQUIRED - RETAIL**

USE	AREA	RATIO	REQ'D PARKING
RETAIL 1	2753 SF	1 PER 200 SF	14
RETAIL 2	2487 SF	1 PER 200 SF	12
RETAIL PATIO	1752 SF	1 PER 200 SF	9
<b>TOTAL</b>			<b>35</b>

**RESIDENT EV PARKING**

PARKING FACILITY TYPE	TOTAL SPACES PROPOSED	REQUIRED %	TOTAL EV READY (EV) SPACES REQUIRED
GARAGE	295	40% OF TOTAL	118
<b>TOTAL COUNT</b>			<b>118</b>

**EV READY PARKING SPACES WITH EV CHARGERS**

PARKING FACILITY TYPE	TOTAL SPACES PROPOSED	REQUIRED %	TOTAL (EVCS) SPACES REQUIRED
GARAGE	295	10% OF TOTAL	30
<b>TOTAL COUNT</b>			<b>30</b>

**RETAIL EV PARKING**

PARKING FACILITY TYPE	TOTAL RETAIL SPACES PROPOSED	REQUIRED NUMBER	EV CAPABLE SPACES (EVCS) REQUIRED	(EVCS) SPACES EXCLUDING (EVSE) SPACES REQUIRED
GARAGE	22	5.106.5.3.1	4	4
<b>TOTAL COUNT</b>			<b>4</b>	<b>4</b>

**EV CAPABLE SPACES WITH SUPPLY EQUIPMENT (EVSE)**

PARKING FACILITY TYPE	REQUIRED NUMBER	EV CAPABLE SPACES (EVCS) REQUIRED	EV CAPABLE SPACES WITH (EVSE) REQUIRED
GARAGE	5.106.5.3.1	4	0
<b>TOTAL COUNT</b>		<b>4</b>	<b>1</b>

- THE NUMBER OF REQUIRED EVSE SPACES SHALL COUNT TOWARDS THE TOTAL NUMBER OF REQUIRED EVCS SPACES (4).
- AT LEAST (1) EVSE SHALL BE PROVIDED.

**PROJECT & ZONING SUMMARY**

<b>PROJECT NAME</b>	801 MISSION
<b>PROJECT LOCATION</b>	801 MISSION AVE, OCEANSIDE, CA
<b>APN</b>	147-192-5, 6, 7, 10, 11
<b>SITE AREA</b>	1.5 ACRES (65,990 SF)
<b>ZONING</b>	D-2
<b>OVERLAY DISTRICT</b>	TRANSIT OVERLAY DISTRICT (TOD)
<b>LAND USE</b>	RESIDENTIAL

	ZONING	PROVIDED
<b>RESIDENTIAL UNITS</b>	MAX DENSITY LIMITS ARE NOT APPLICABLE TO THE RESIDENTIAL COMPONENT OF A MIXED-USE DEVELOPMENT. PER ZONING ORDINANCE 1232(D)6	153 DU/AC 230 UNITS
<b>HEIGHT LIMIT</b>	90'-0" MAX (CUP)	89'-4" OVERALL BUILDING HEIGHT MIN. LISTED BELOW. SEE CIVIL SITE PLAN FOR VARIATION.
<b>SETBACKS</b>	FRONT (MISSION) SIDE REAR	MISSION: 45.5' CLEMENTINE: 0' AT RETAIL EDGE SEAGAZE: 1' NAVADA: 6.8'
<b>OPEN SPACE</b>	46,000 SF (200 SF PER DU) SHARED OPEN SPACE: 10' MIN. DIMENSION LVL 2 PODIUM 1,100 SF LVL 3 PODIUM COURTYARD 10,280 SF ROOFTOP RECREATION DECK 4,600 SF PRIVATE OPEN SPACE: 6' MIN. DIMENSION, 48 SF MIN.	26,345 SF (115 SF PER DU) 15,980 SF
<b>SITE LANDSCAPING (MIN)</b>	25% (16,498 SF)	15% (9,934 SF)
<b>LOADING ZONES (MIN)</b>	-	1 LOADING ZONES (SEE CIVIL SITE PLAN)
<b>BICYCLE PARKING (MIN)</b>	5% OF AUTOMOBILE PARKING STALLS (17 TOTAL)	17 STALLS

**RESIDENTIAL UNIT SUMMARY**

TYPE	NRSF	COUNT	TOTAL NRSF	MIX
0 (STUDIO)				
UNIT 0-1	479 SF	24	11496 SF	10.4%
1 BEDROOM		24	11496 SF	10.4%
UNIT 1-0	539 SF	24	12936 SF	10.4%
UNIT 1-1	640 SF	36	23040 SF	15.7%
UNIT 1-1.1	618 SF	19	11742 SF	8.3%
UNIT 1-2	656 SF	25	16400 SF	10.9%
UNIT 1-3	675 SF	37	24975 SF	16.1%
2 BEDROOM		141	89093 SF	61.3%
UNIT 2-1	871 SF	11	9581 SF	4.8%
UNIT 2-2	935 SF	39	36465 SF	17.0%
UNIT 2-3	911 SF	15	13665 SF	6.5%
TOTAL		230	160300 SF	100.0%

**AFFORDABLE UNITS**

UNIT TYPE	PROJECT TOTAL	AFFORDABLE	MARKET
0-1	21	2	19
1-0	24	2	22
1-1	39	4	35
1-1.1	19	2	17
1-2	25	2	23
1-3	37	4	33
2-1	11	1	10
2-2	39	4	35
2-3	15	2	13
<b>Total</b>	<b>230</b>	<b>23</b>	<b>207</b>

**BUILDING CODE ANALYSIS**

USE	MULTI-FAMILY, COMMERCIAL RETAIL
OCCUPANCY CLASSIFICATION	R-2, S-2, A-3, B, U
TYPE OF CONSTRUCTION	TYPE III-A WOOD FRAME, TYPE I-A
SPRINKLER SYSTEM	NFPA 13 PER SECTION 903.3.1.1
ALLOWABLE STORIES	5 STORIES (TYPE III-A) WOOD CONSTRUCTION ABOVE PODIUM

**GENERAL NOTES**

1. ACCESS TO ALL PUBLIC AREAS IN AND AROUND THE BUILDING WILL BE DESIGNED TO BE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT.
2. THE RESIDENTIAL UNITS WILL BE DESIGNED TO BE ACCESSIBLE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE.



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PROJECT DATA & VICINITY MAP

A0.1



A



B



C



H



D



G



F



E



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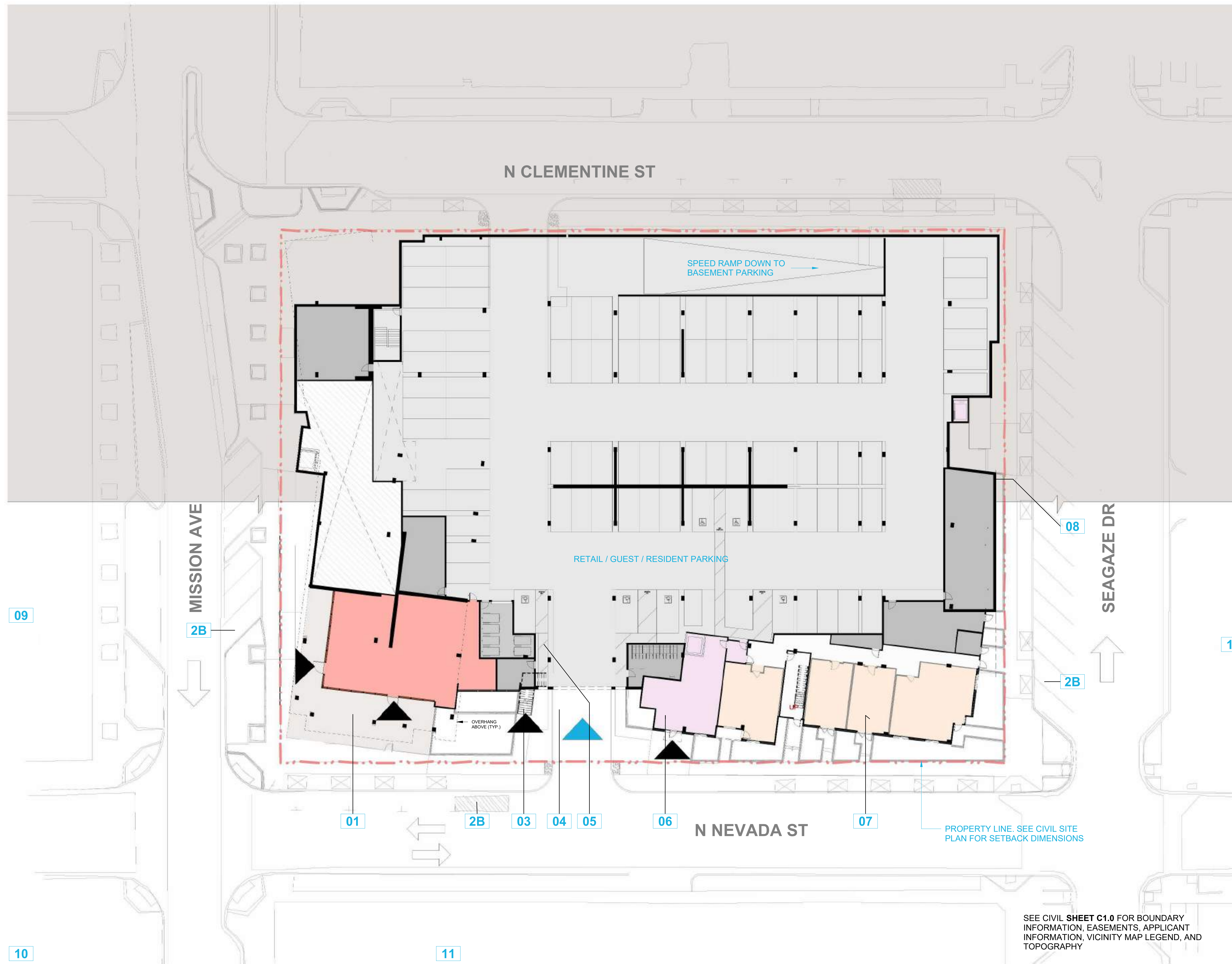


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EXISTING CONDITIONS

A0.2



**SITE PLAN - COLOR LEGEND**

- BIKE STOR
- CORRIDOR
- DECKS
- LOBBY
- MEP
- PARKING GARAGE
- RETAIL 1
- RETAIL PATIO
- RETAIL TRASH
- UNITS - TYP I
- VOID

**SITE PLAN NOTES**

- 01** OUTDOOR RETAIL SEATING
- 2B** PROPOSED ADDITIONAL STREET PARKING (SEE CIVIL)
- 2B** LOADING ZONE (RETAIL, DELIVERY, RETAIL TRASH PICK-UP)
- 03** STAIR TO PODIUM (SECURED FOR RESIDENTS)
- 04** VEHICULAR GARAGE ENTRY
- 05** PEDESTRIAN WALKWAY TO STREET FRONTAGE
- 06** RESIDENTIAL LOBBY
- 07** GROUND FLOOR UNITS WITH EXTENDED PATIOS AND SIDEWALK ACCESS
- 08** GARAGE BARRIED BY GRADE

**VICINITY NOTES**

- 09** NORTH COUNTY TRANSIT DISTRICT
- 10** BANK OF AMERICA FINANCIAL CENTER
- 11** COMMUNITY COMMERCIAL
- 12** MULTI-FAMILY APARTMENTS
- 15** OCEANSIDE COMMUNITY CHURCH

- VEHICULAR ENTRY
- PEDESTRIAN ENTRY
- TRAFFIC DIRECTION

SEE CIVIL SHEET C1.0 FOR BOUNDARY INFORMATION, EASEMENTS, APPLICANT INFORMATION, VICINITY MAP LEGEND, AND TOPOGRAPHY

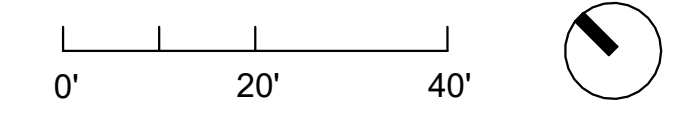


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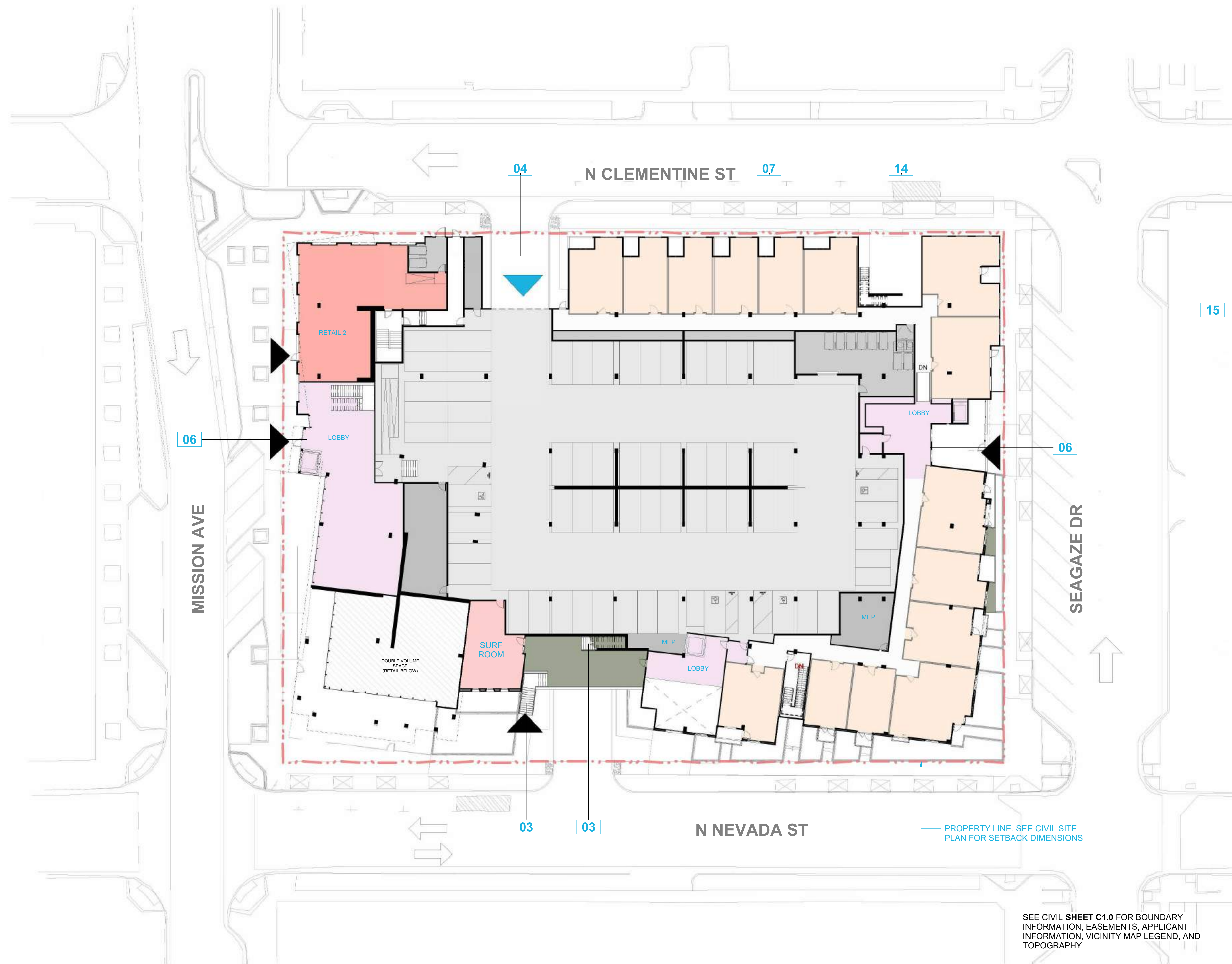
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ARCHITECTURAL SITE PLAN -  
LVL 1

A1.0



**SITE PLAN - COLOR LEGEND**

- AMENITY
- CORRIDOR
- DECKS
- DECKS - NON CONFORMING
- LANDSCAPE (ON SITE)
- LEASING
- LOBBY
- MEP
- PARKING GARAGE
- RETAIL 2
- RETAIL TRASH
- SUPPORT
- UNITS - TYP I
- VOID

**SITE PLAN NOTES**

- 03** STAIR TO PODIUM (SECURED FOR RESIDENTS)
- 04** VEHICULAR GARAGE ENTRY
- 06** RESIDENTIAL LOBBY
- 07** GROUND FLOOR UNITS WITH EXTENDED PATIOS AND SIDEWALK ACCESS
- 14** LOADING ZONE (RESIDENT MOVE-IN)

**VICINITY NOTES**

- 15** OCEANSIDE COMMUNITY CHURCH

- VEHICULAR ENTRY
- PEDESTRIAN ENTRY
- TRAFFIC DIRECTION

SEE CIVIL SHEET C1.0 FOR BOUNDARY INFORMATION, EASEMENTS, APPLICANT INFORMATION, VICINITY MAP LEGEND, AND TOPOGRAPHY

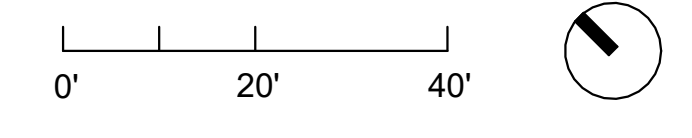


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ARCHITECTURAL SITE PLAN -  
LVL 2

A1.1



PERSPECTIVES FOR REFERENCE ONLY. DESIGN SUBJECT TO CHANGE BASED ON PLAN DEVELOPMENT.



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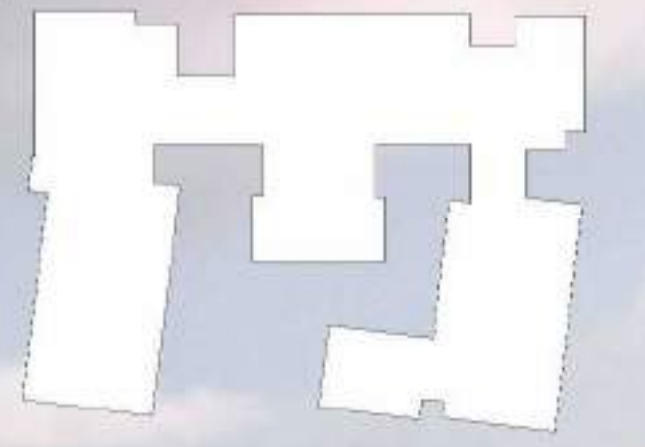


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EXTERIOR PERSPECTIVE

A2.0



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EXTERIOR PERSPECTIVE

A2.1



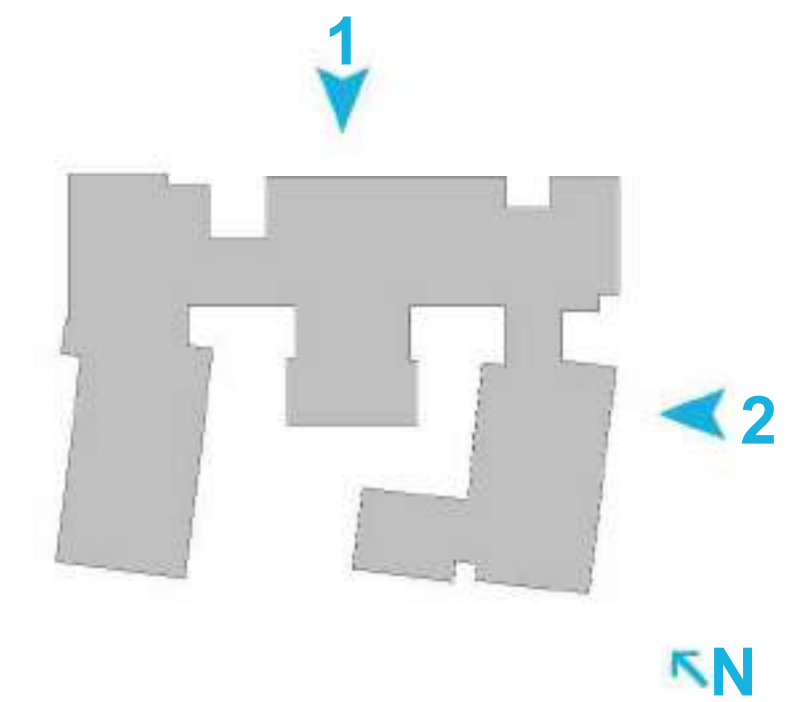
BLDG ELEV - SEAGAZE DR | 1/16" = 1'-0" | 2



BLDG ELEV - N CLEMENTINE ST | 1/16" = 1'-0" | 1

MATERIAL LEGEND

- 01 EXTERIOR CEMENT PLASTER
- 02 RAINSCREEN PANEL
- 03 HORIZONTAL SIDING
- 04 BRICK VENEER
- 05 BOARD FORM CONCRETE
- 06 PERFORATED METAL SCREEN
- 07 PERFORATED METAL RAILING
- 08 GLASS RAILING
- 09 VINYL WINDOW
- 10 STOREFRONT
- 11 ARCHITECTURAL CANOPY
- 12 TRIM

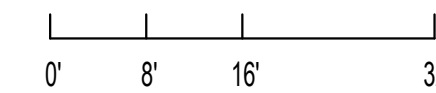


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BUILDING ELEVATIONS

A2.2



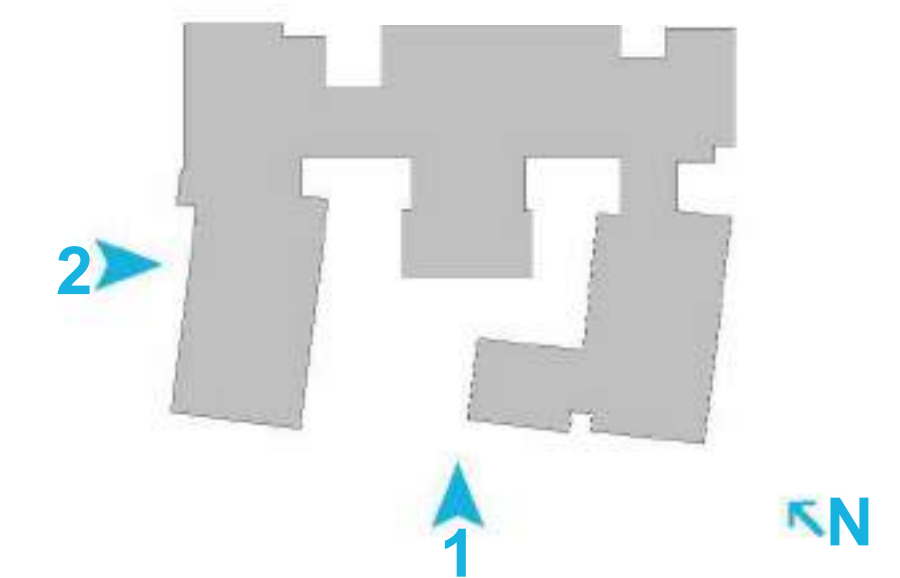
BLDG ELEV - MISSION ST | 1/16" = 1'-0" | 2



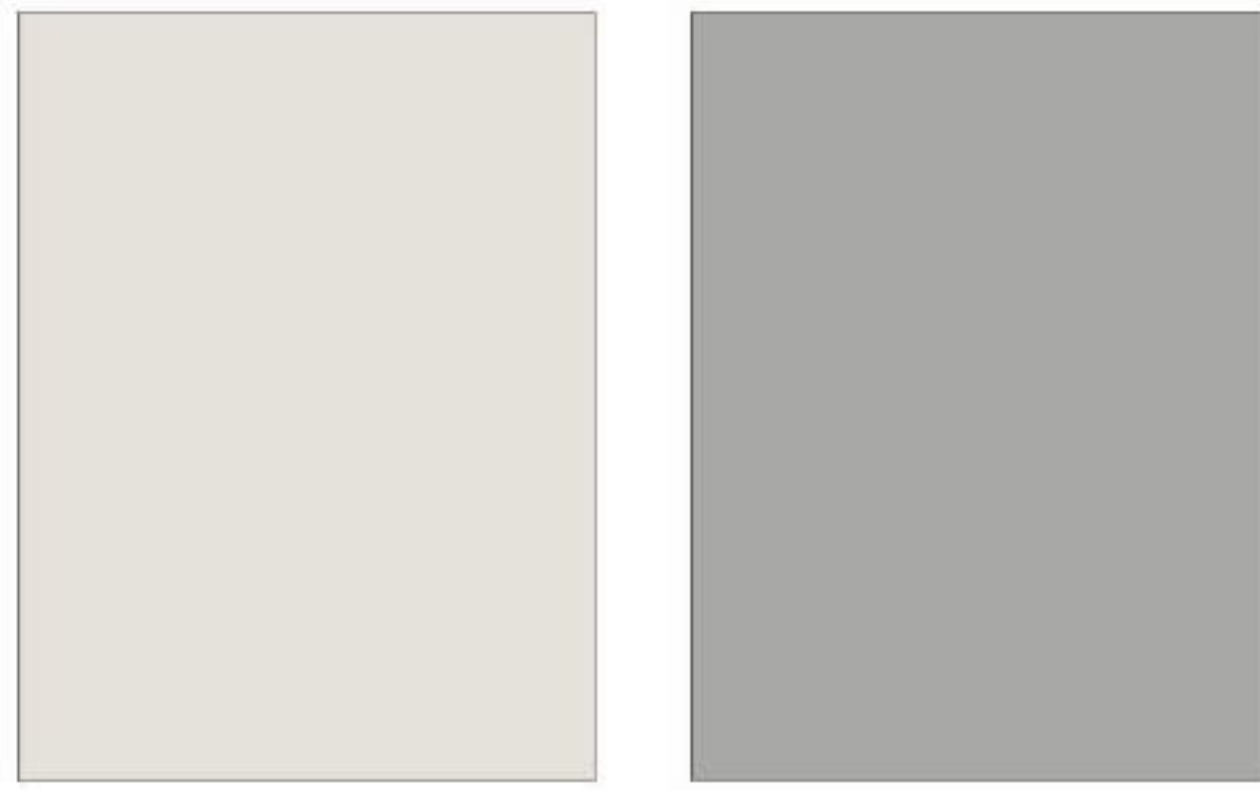
BLDG ELEV - N NEVADA ST | 1/16" = 1'-0" | 1

MATERIAL LEGEND

- 01 EXTERIOR CEMENT PLASTER
- 02 RAINSCREEN PANEL
- 03 HORIZONTAL SIDING
- 04 BRICK VENEER
- 05 BOARD FORM CONCRETE
- 06 PERFORATED METAL SCREEN
- 07 PERFORATED METAL RAILING
- 08 GLASS RAILING
- 09 VINYL WINDOW
- 10 STOREFRONT
- 11 ARCHITECTURAL CANOPY
- 12 TRIM



**PRIMARY**



COLOR A

COLOR B

**ACCENT**

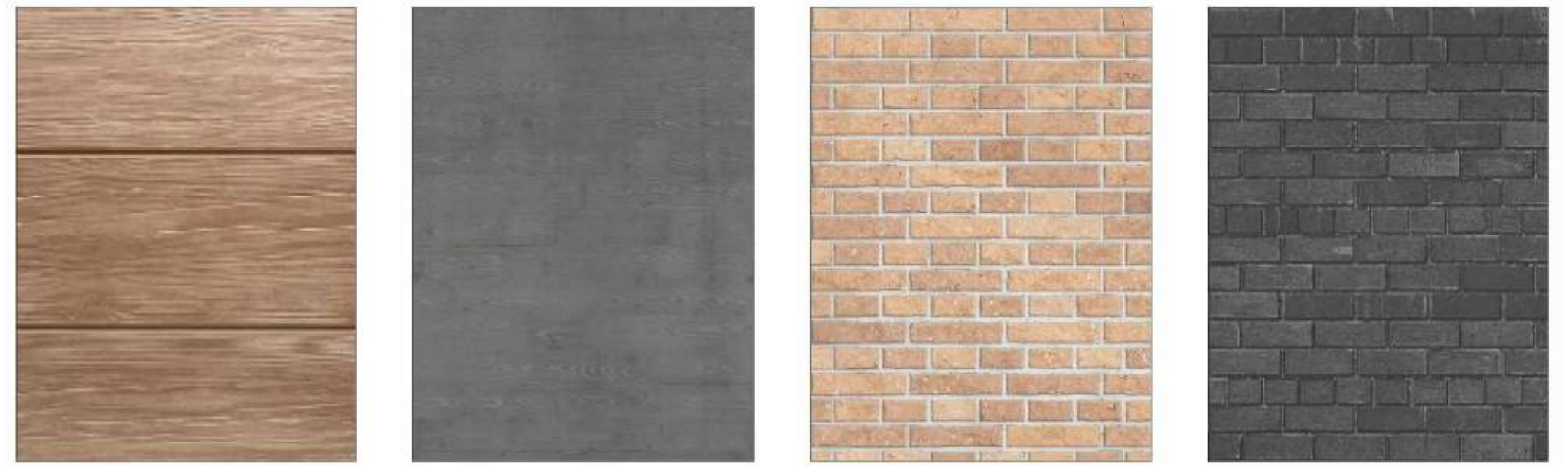


COLOR C

COLOR D

COLOR E

**CLADDING**



HORIZONTAL SIDING

BOARD FORM CONCRETE

BRICK VENEER

BRICK VENEER



**MATERIAL LEGEND**

- 01 EXTERIOR CEMENT PLASTER
- 02 RAINSCREEN PANEL
- 03 HORIZONTAL SIDING
- 04 BRICK VENEER
- 05 BOARD FORM CONCRETE
- 06 PERFORATED METAL SCREEN
- 07 PERFORATED METAL RAILING
- 08 GLASS RAILING
- 09 VINYL WINDOW
- 10 STOREFRONT
- 11 ARCHITECTURAL CANOPY
- 12 TRIM

**WINDOWS**



WINDOW WITH ACCENT SIDING

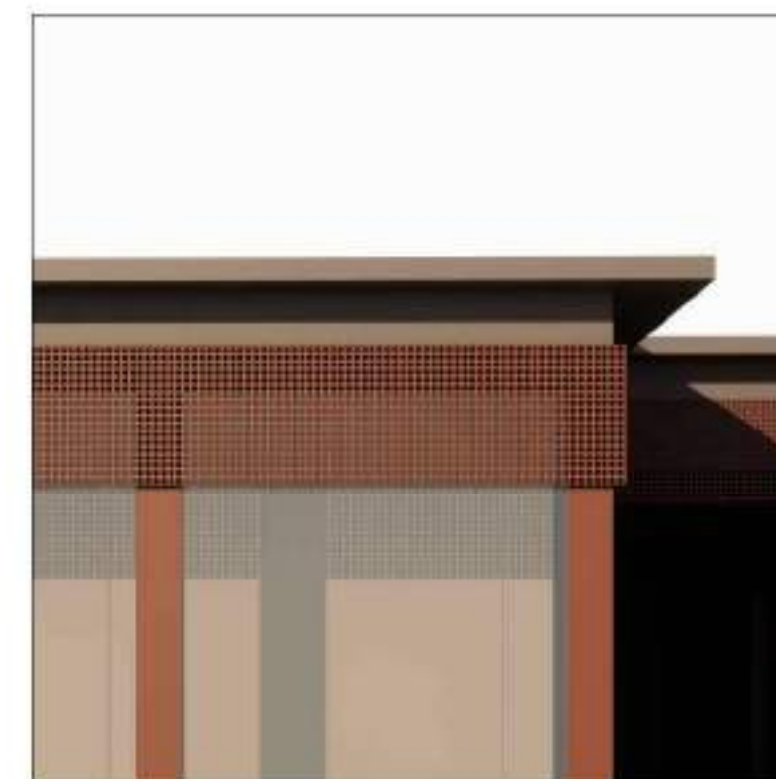


WINDOW WITH ACCENT COLOR

**FEATURES**



PARAPET TRIM



DECORATIVE PERFORATED SCREEN

**BALCONIES**



RECESSED BALCONY



JULIET BALCONY



EXTENDED FLOORPLATE AT BALCONY

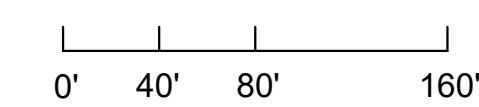


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COLORS AND MATERIALS

**A2.4**



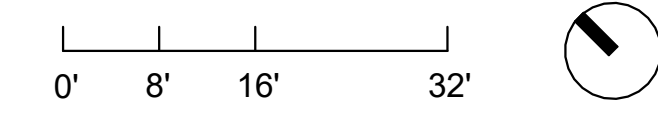


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BUILDING PLANS - LEVEL 2

A3.2

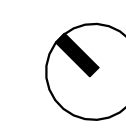


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BUILDING PLANS - LEVEL 3

A3.3



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**BUILDING PLANS - LEVEL 4**

**A3.4**

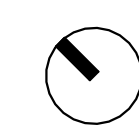
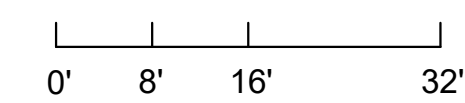


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**BUILDING PLANS - LEVEL 5 (LVL 6 SIM.)**

**A3.5**

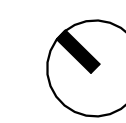


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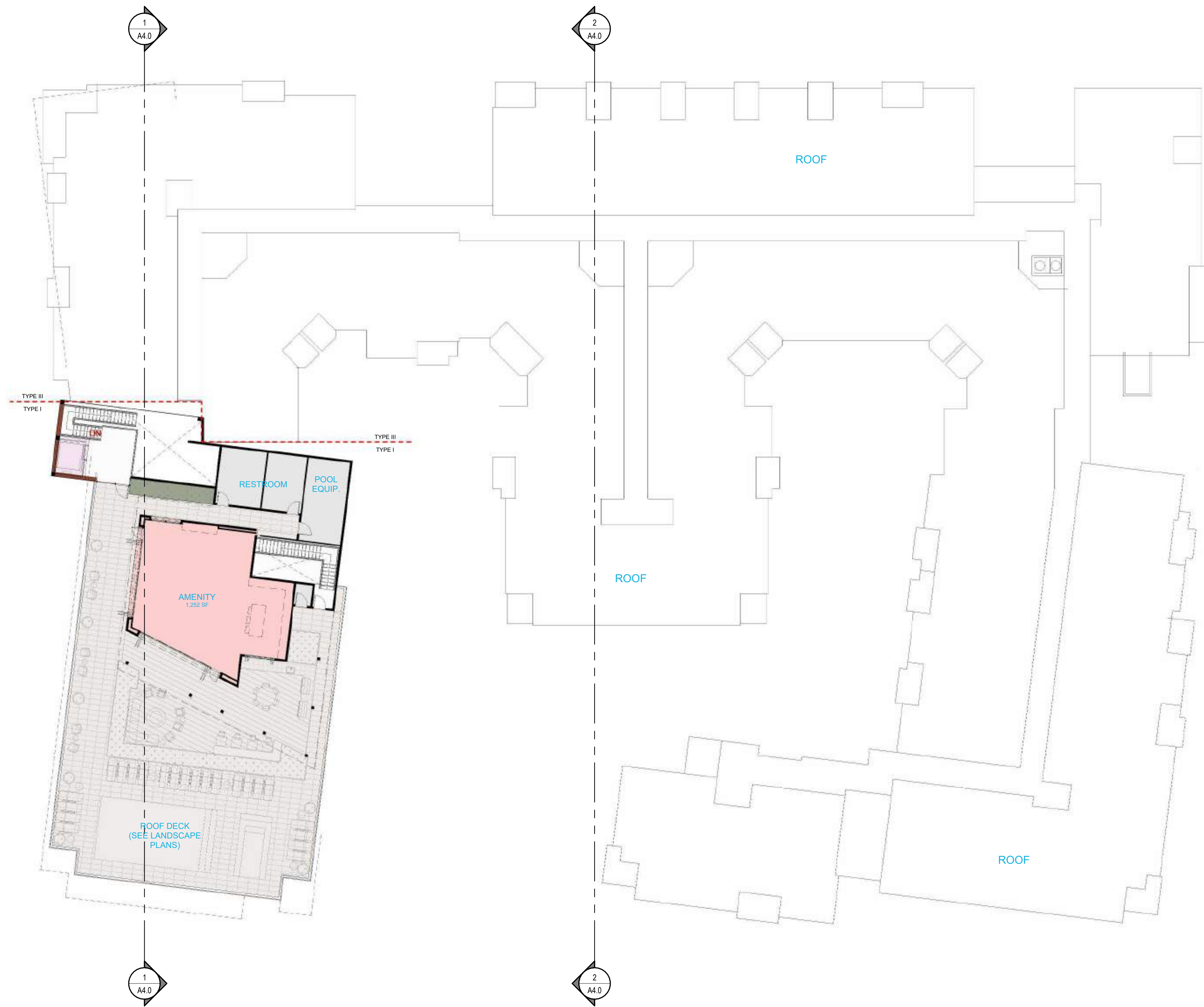
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BUILDING PLANS - LEVEL 7

A3.6

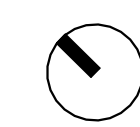
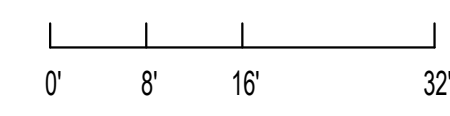


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BUILDING PLANS - ROOF LEVEL

A3.7

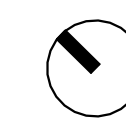
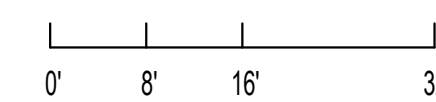


Architecture + Planning  
888.456.5849  
ktgy.com



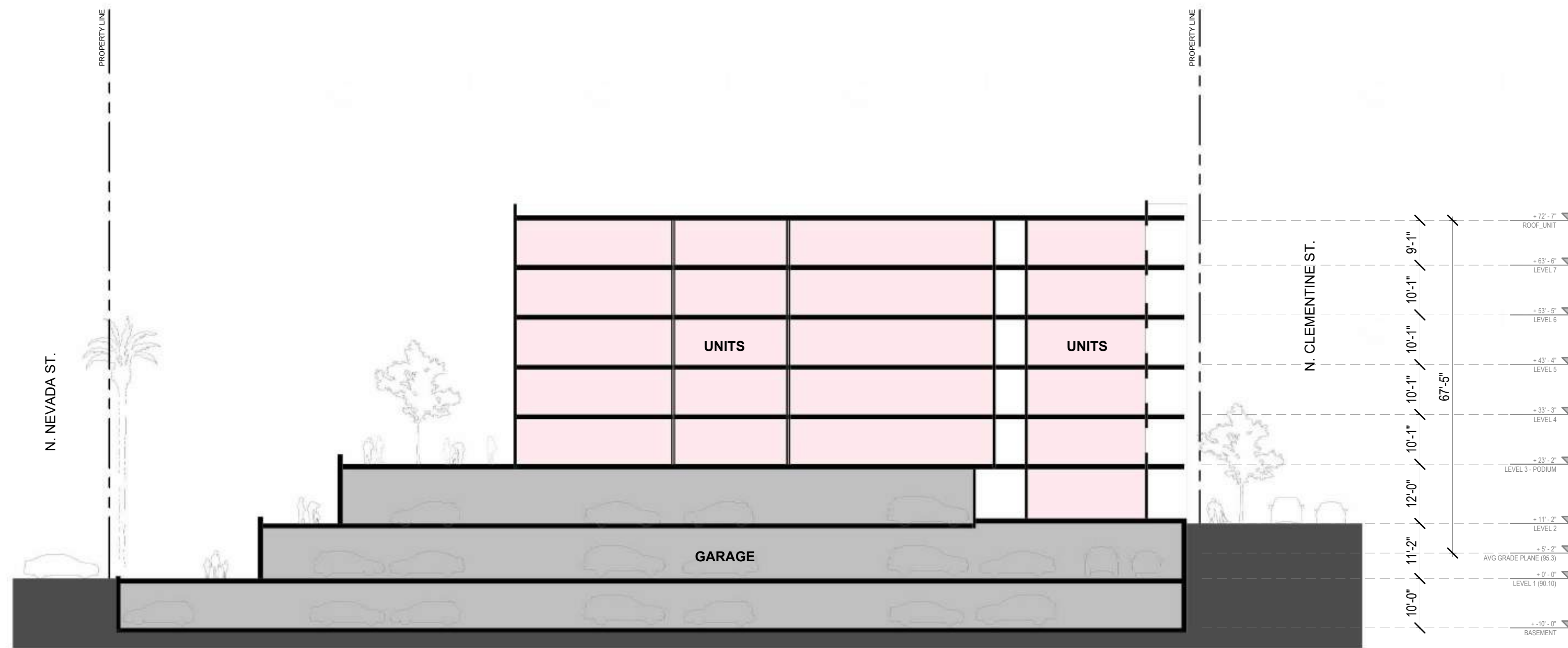
**801 MISSION AVE**  
OCEANSIDE, CA 92053  
20230538

ENTITLEMENT SUBMITTAL 3  
RD23-00005  
12/02/2024

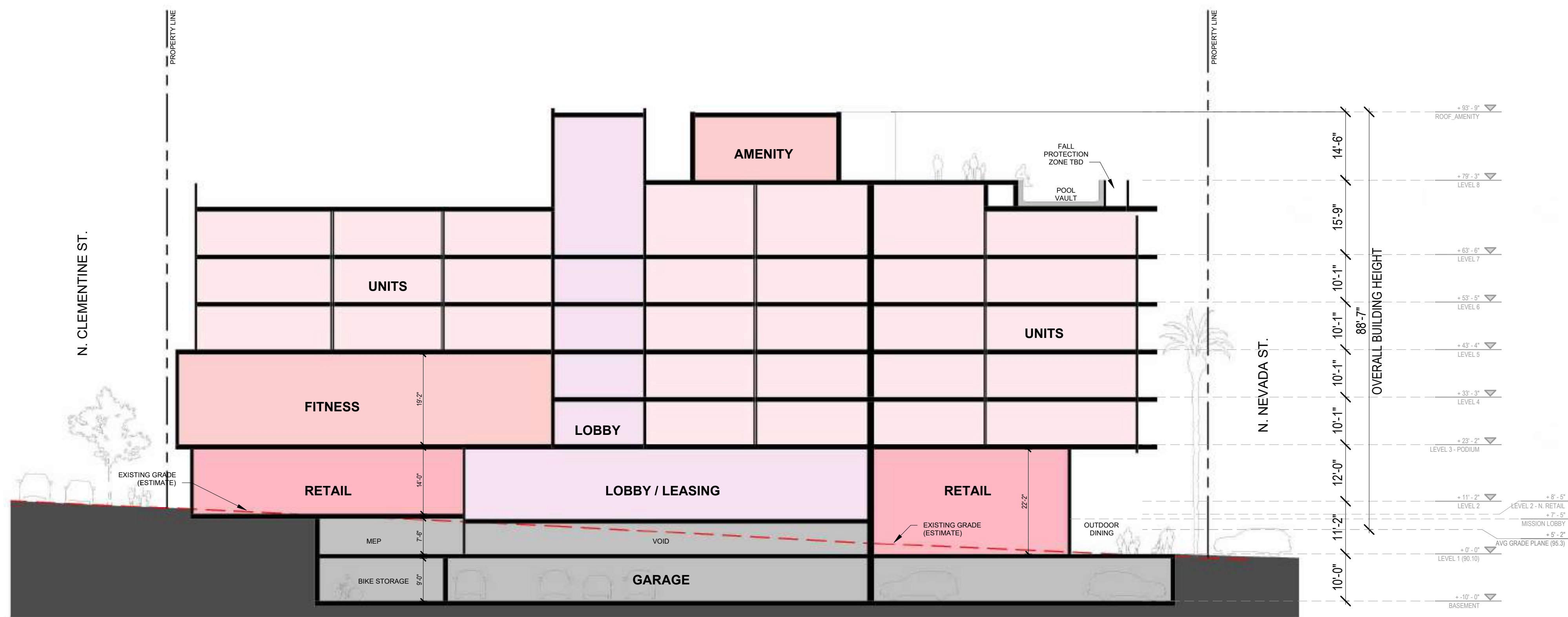


BUILDING PLANS - BASEMENT

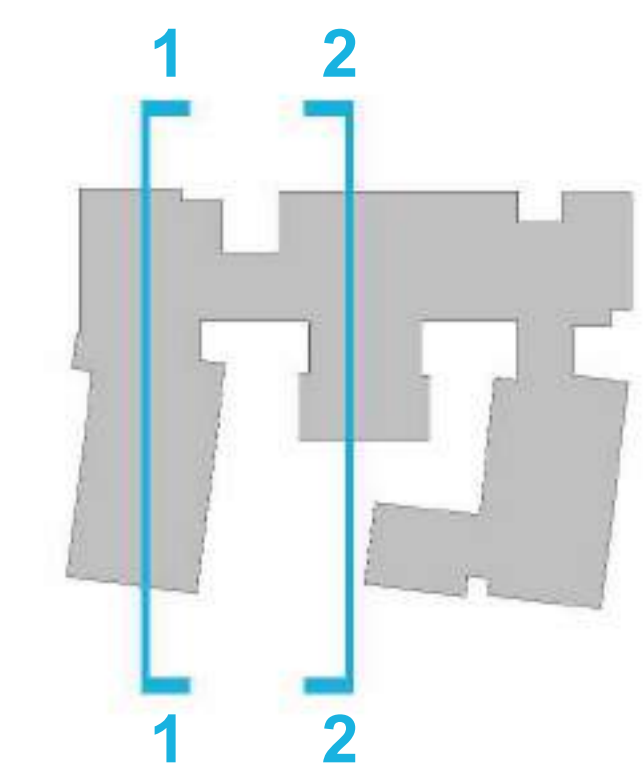
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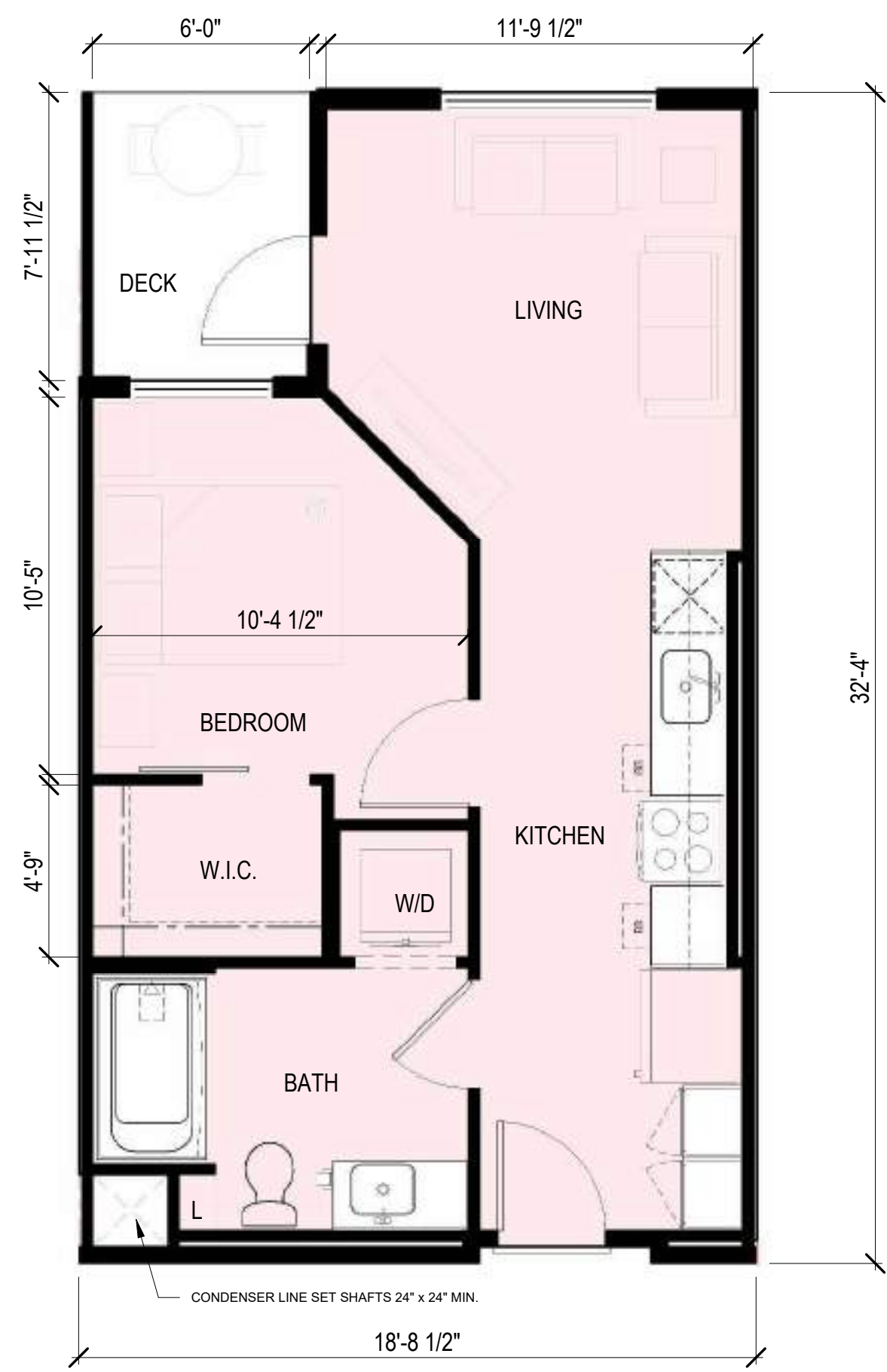


BLDG SECTION - SEAGAZE DR | 1/16" = 1'-0" | 2



BLDG SECTION - MISSION STREET | 1/16" = 1'-0" | 1





UNIT 1-0 539 SF



UNIT 0-1 479 SF

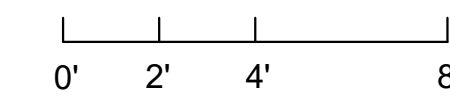


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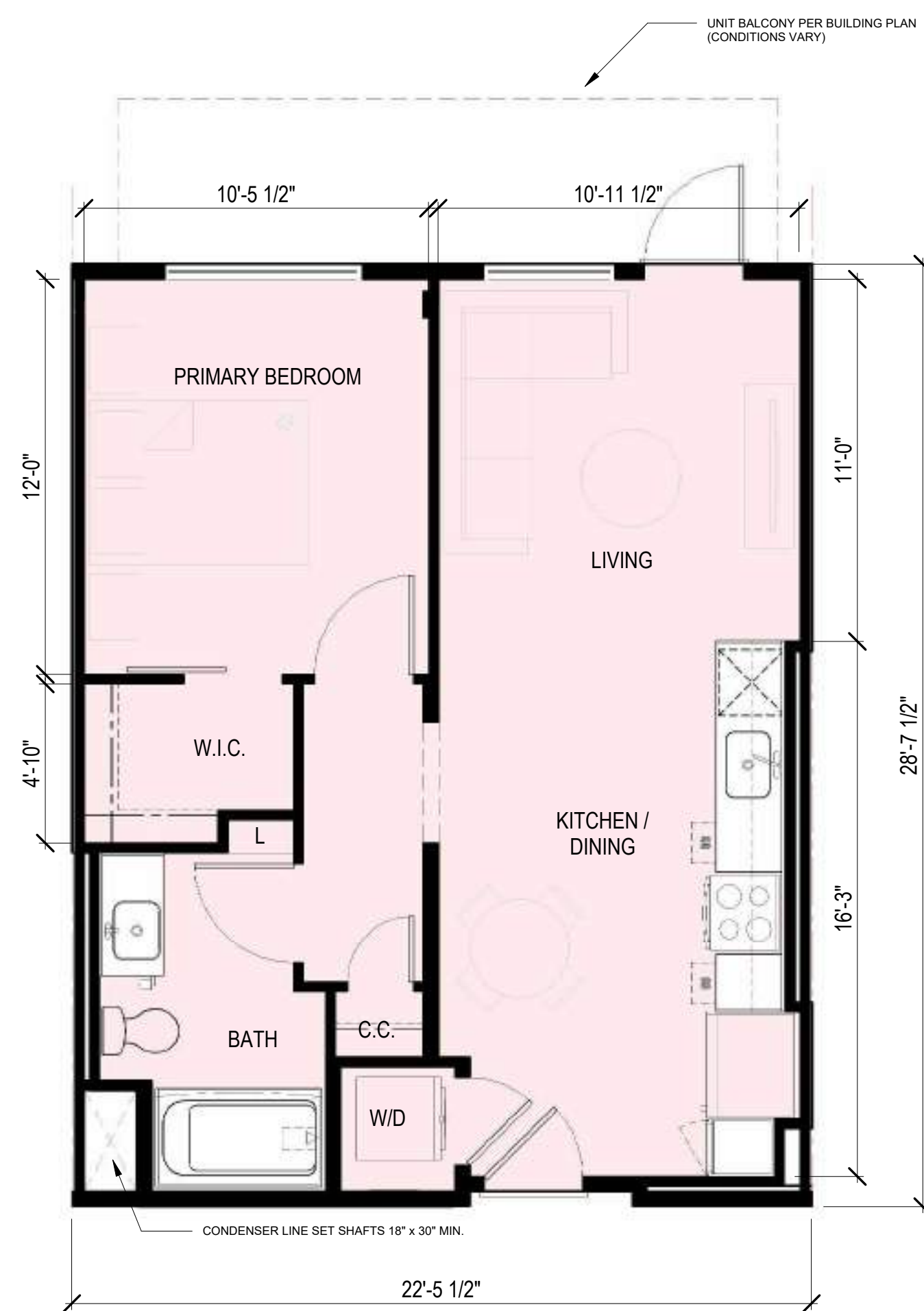
801 MISSION AVE  
OCEANSIDE, CA 20230538

ENTITLEMENT SUBMITTAL 3  
RD23-00005  
12/02/2024



UNIT PLANS - STUDIO & 1BR

A5.0



UNIT 1-1.1 618 SF



UNIT 1-1 640 SF

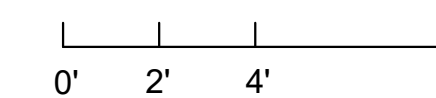


Architecture + Planning  
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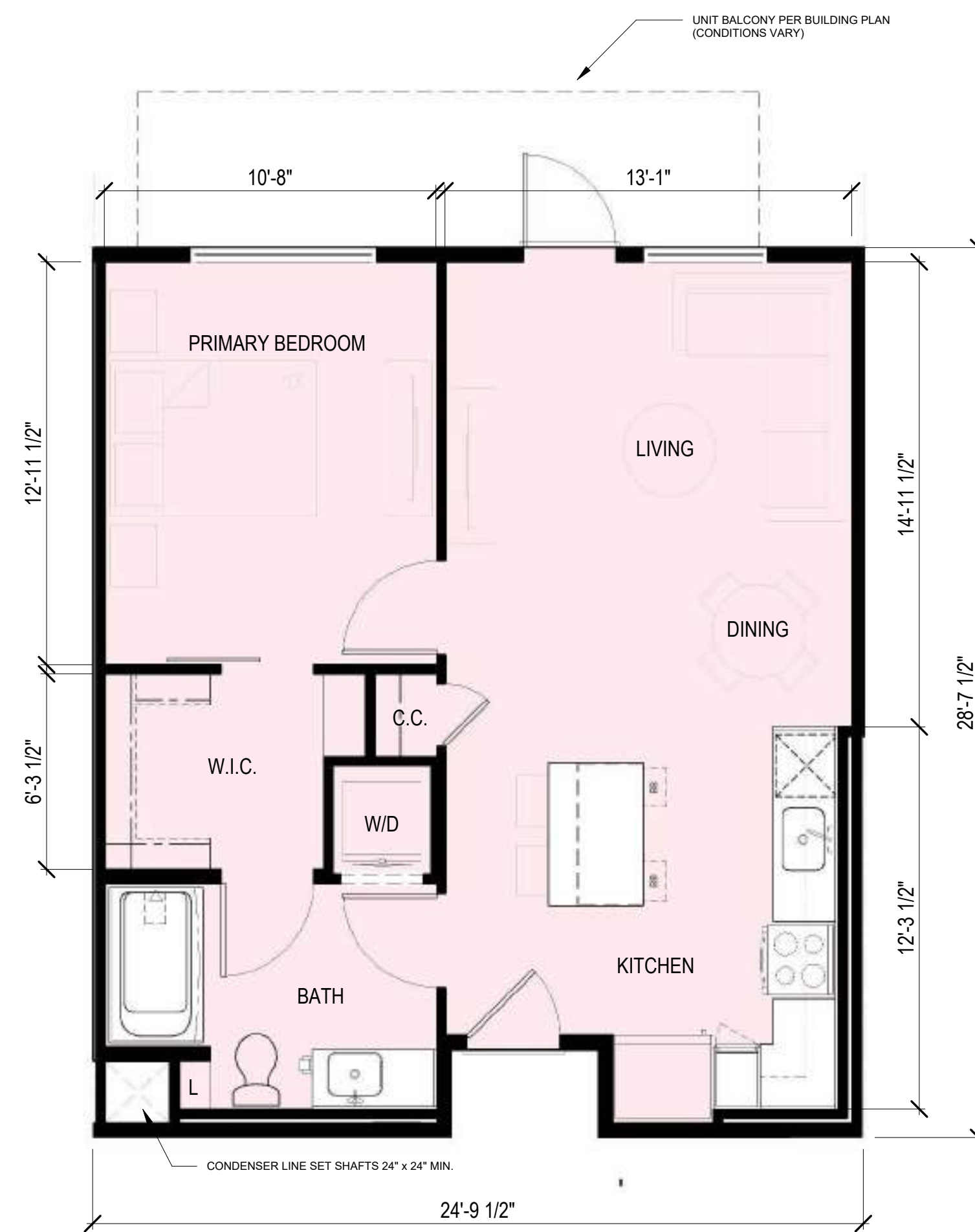
801 MISSION AVE  
OCEANSIDE, CA 20230538

ENTITLEMENT SUBMITTAL 3  
RD23-00005  
12/02/2024



UNIT PLANS - 1 BR

A5.1



UNIT 1-3 675 SF



UNIT 1-2 656 SF

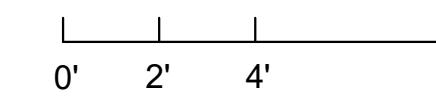


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801 MISSION AVE  
OCEANSIDE, CA 20230538

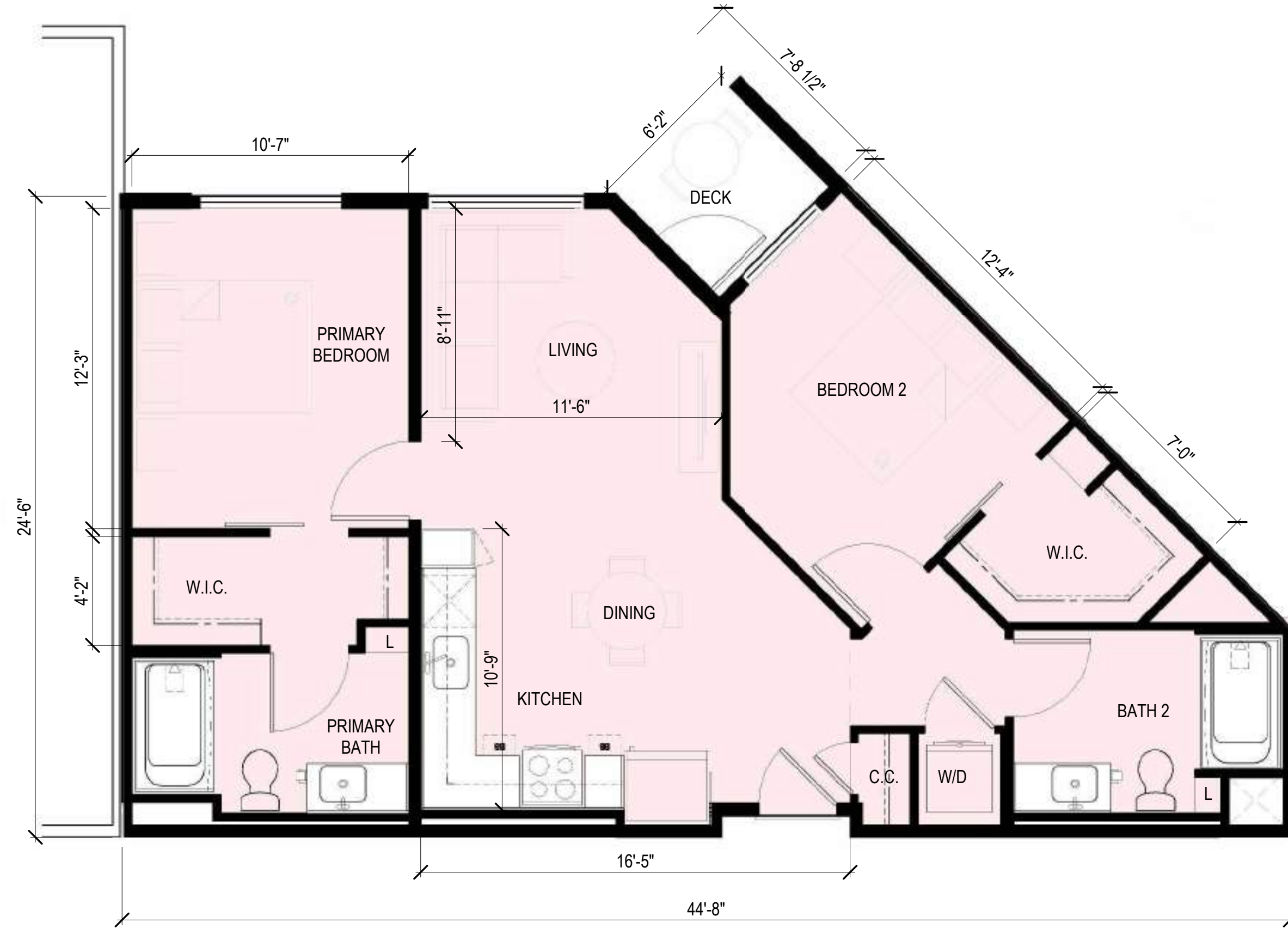
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RD23-00005  
12/02/2024



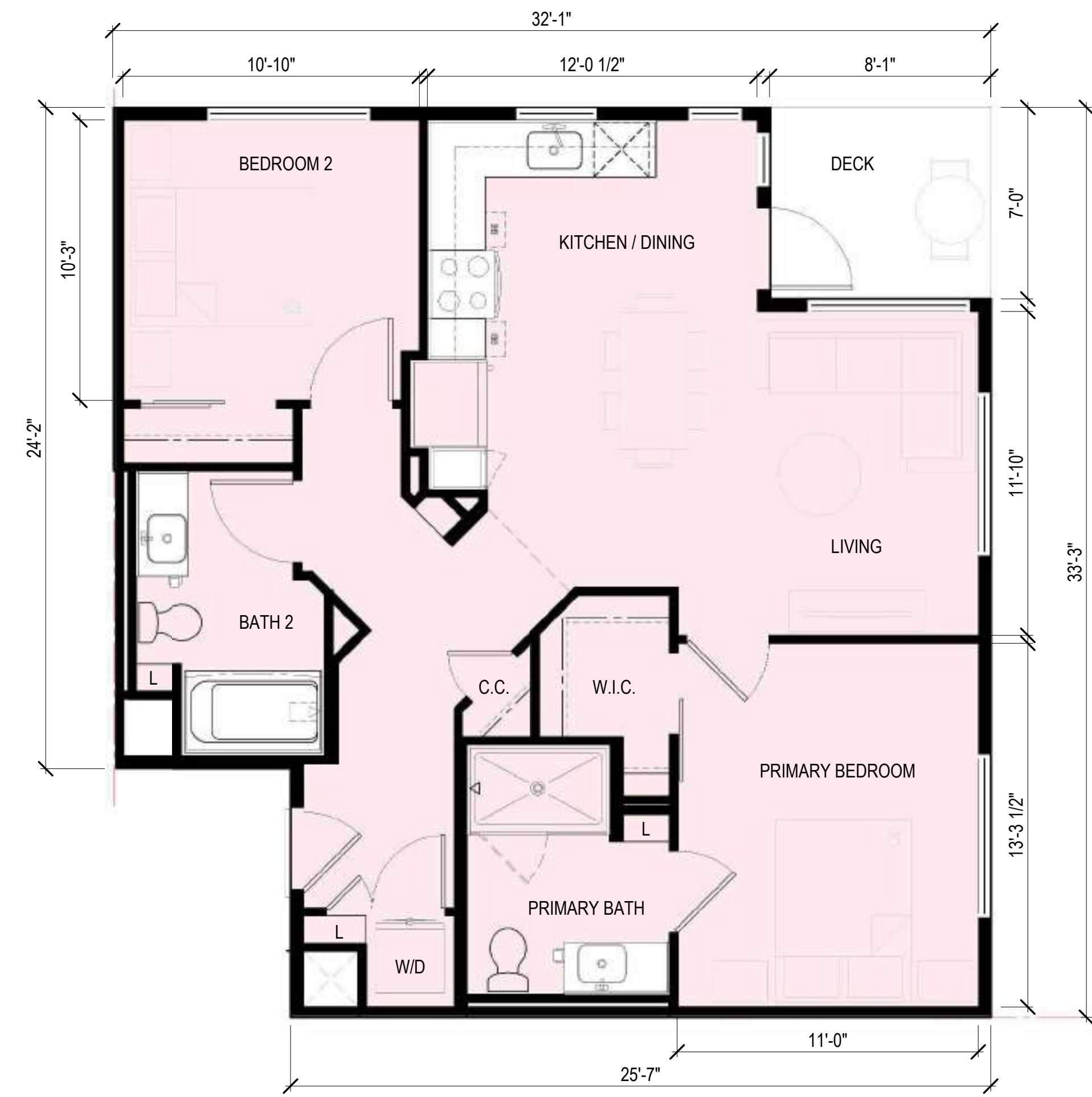
UNIT PLANS - 1 BR

A5.2





UNIT 2-3 911 SF



UNIT 2-2 935 SF

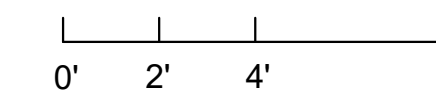


Architecture + Planning  
888.456.5849  
ktgy.com



801 MISSION AVE  
OCEANSIDE, CA 20230538

ENTITLEMENT SUBMITTAL 3  
RD23-00005  
12/02/2024

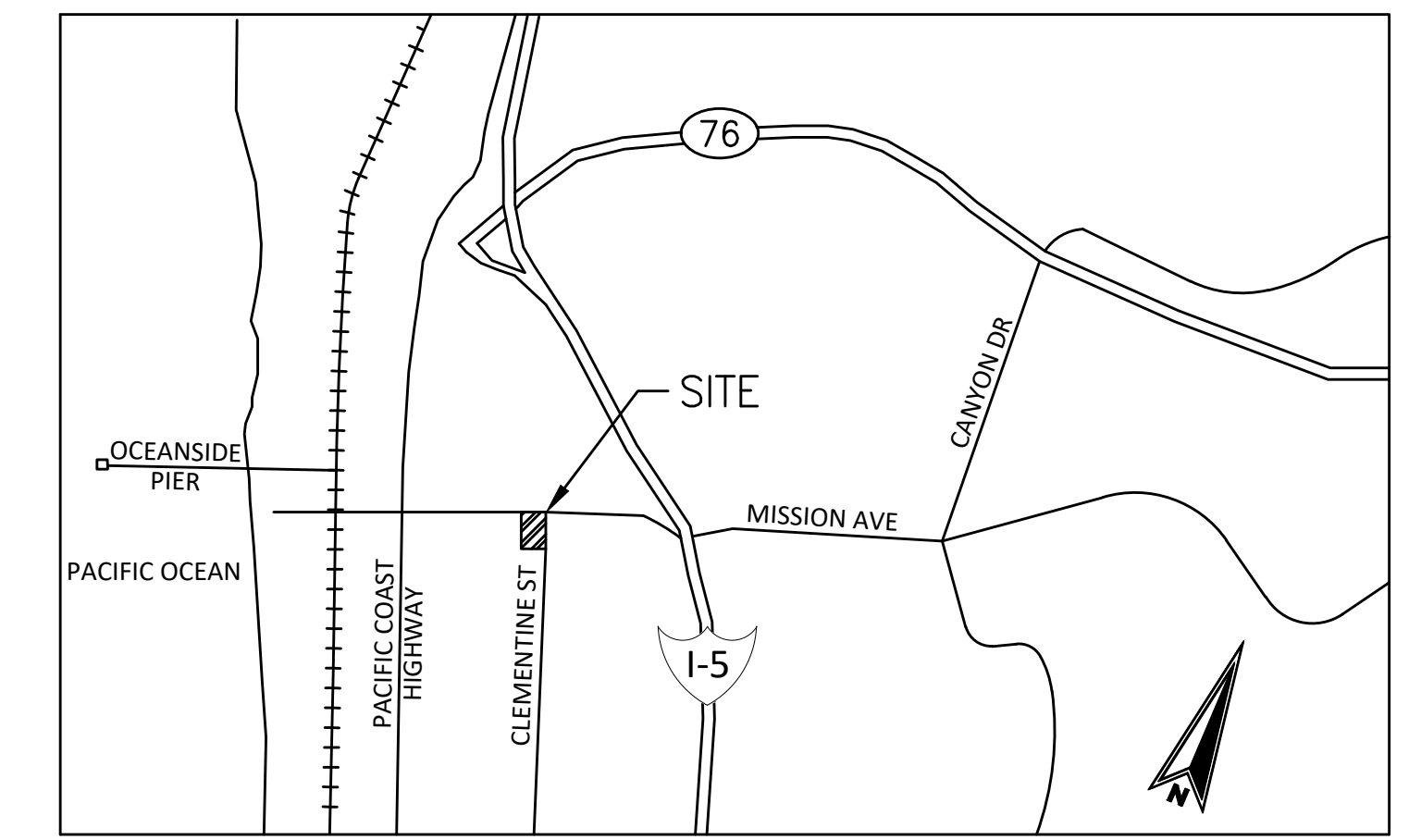
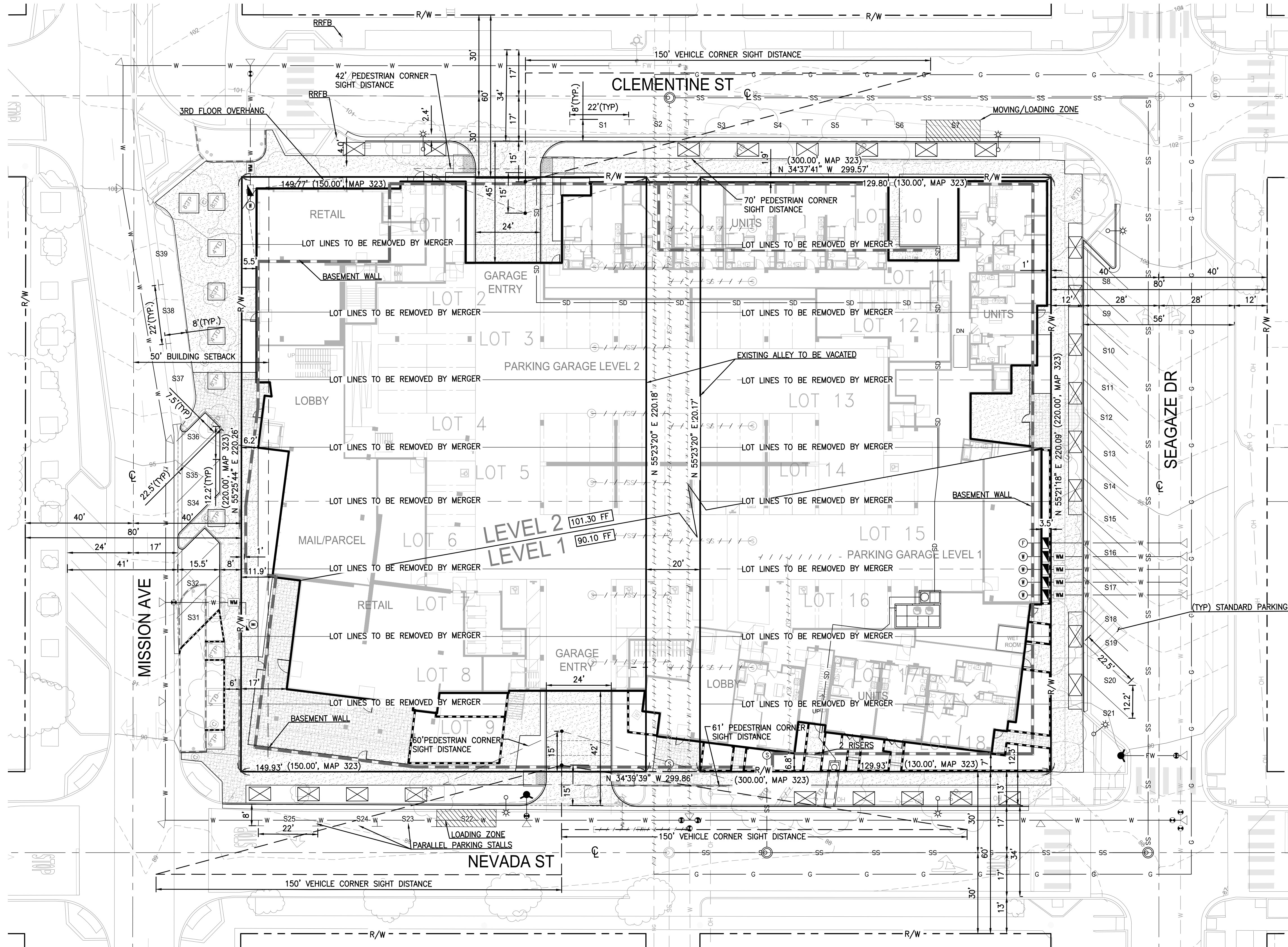


UNIT PLANS - 2 BR

A5.4

# CONCEPTUAL GRADING AND UTILITY PLANS

FOR  
801 MISSION AVE



VICINITY MAP

**OWNER/ APPLICANT**

OCEANSIDE MISSION INVESTMENTS LLC  
7577 MISSION VALLEY RD, SAN DIEGO, CA 92108  
RYLEY WEBB (619) 400-1034

**GRADING QUANTITIES**

TOTAL DISTURBED AREA: 1.5 AC  
PROJECT MAX DEPTH OF CUT: 22.5 FT  
PROJECT MAX DEPTH OF FILL: 0 SF  
MAX CUT SLOPE RATIO: 2:1  
MAX FILL SLOPE RATIO: 2:1

**SURVEY SOURCE**

THE TOPOGRAPHIC MAPPING USED FOR THIS SURVEY IS BASED ON A FIELD SURVEY PERFORMED BY PLSA ENGINEERING PER FLIGHT OF 08/08/2023. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, NAD 83 (CCS83) EPOCH 2011, ZONE 6, AS DETERMINED LOCALLY BY A LINE BETWEEN CONTROL STATIONS 1006 AND 1005 BEING A GRID BEARING OF N40°11'34"W AS DERIVED FROM GEODETIC VALUES SHOWN ON ROS NO. 21787, CITY OF OCEANSIDE SURVEY CONTROL, FILED ON AUGUST 21, 2014 AS FILE NO. 2014-0361129 IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY. ELEVATIONS SHOWN HEREON ARE BASED ON A FOUND 3.5" BRASS DISC IN WELL MONUMENT AS SHOWN ON ROS 21787 AS POINT NO. 1005 ELEVATION:49.79 (NAVD 88)

ON-SITE GRADING:  
DISTURBED AREA: 1.5 AC  
AMOUNT OF CUT: 38,500  
AMOUNT OF FILL: 0 SF  
AMOUNT OF EXPORT: 38,500

GRADING QUANTITIES ARE APPROXIMATE AND SUBJECT TO CHANGE BASED ON FINAL DESIGN. QUANTITIES SHALL NOT BE USED FOR BIDDING PURPOSES.

SEE SHEET C4.0 FOR CONCEPTUAL GRADING

**UTILITIES**

ELECTRIC - SDG&E  
GAS - SDG&E  
TELEPHONE - COX OR AT&T  
STORM DRAIN - CITY OF OCEANSIDE ENGINEERING DEPARTMENT  
WATER - OCEANSIDE WATER UTILITIES DEPARTMENT  
SEWER - OCEANSIDE WATER UTILITIES DEPARTMENT

**SHEET INDEX**

TITLE SHEET & SITE PLAN..... C1.0  
EXISTING CONDITIONS PLAN..... C2.0  
DEMOLITION PLAN..... C3.0  
CONCEPTUAL GRADING PLAN..... C4.0  
CONCEPTUAL PUBLIC IMPROVEMENT & UTILITY PLAN..... C5.0  
SECTIONS..... C6.0

**EASEMENT NOTES PER PRELIMINARY**

TITLE REPORT PROVIDED BY  
STEWART TITLE ORDER NO.24000480266  
DATED APRIL 24, 2024

EASEMENT GRANTED TO SDG&E FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, RECORDED JUNE 13, 1972 AS FILE/PAGE NO. 150165, O.R. NOT LOCATABLE OR SHOWN HEREON.

EXISTING ALLEY TO BE VACATED

**ZONING**

EXISTING ZONE: MU (D-2)

**PARCEL AREA**

EXISTING 18 LOTS: 1.41 AC  
PROPOSED: 1.51 AC

**EXISTING LEGAL DESCRIPTION**

LOTS 1 THROUGH 18 IN BLOCK 75 OF HORNE'S ADDITION TO OCEANSIDE IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 323, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 3, 1886.

**FEMA DESCRIPTION**

ZONE DESIGNATION: X  
FIRM PANEL NO. 0734  
MAP NO. 06073C0734J  
EFFECTIVE DATE: DECEMBER 20, 2019

RESIDENTIAL UNITS	ZONING	PROVIDED
DENSITY	MAX DENSITY LIMITS ARE NOT APPLICABLE TO THE RESIDENTIAL COMPONENT OF A MIXED-USE DEVELOPMENT PER ZONING ORDINANCE 1232(D)(6)	153 DU/AC
TOTAL UNITS		236 UNITS
HEIGHT LIMIT	90'-0" MAX (CUP)	89'-4" OVERALL BUILDING HEIGHT
SETBACKS		MIN. LISTED BELOW. SEE CIVIL SITE PLAN FOR VARIATION.
FRONT (MISSION)	50' FROM CL OF STREET (LOTS FRONTING MISSION AVE)	MISSION: 45.5'
SIDE	0'-0" (MIN)	CLEMENTINE: 0' AT RETAIL EDGE
REAR		SEAGAZE: 1'
OPEN SPACE...	46,000 SF (200 SF PER DU)	NAVADA: 6.8'
	SHARED OPEN SPACE: 10' MIN. DIMENSION	26,580 SF (116 SF PER DU)
		15,990 SF
		LVL 2 PODIUM 1,100 SF
		LVL 3 PODIUM COURTYARD 10,280 SF
		ROOFTOP RECREATION DECK 4,800 SF
	PRIVATE OPEN SPACE: 6' MIN. DIMENSION, 48 SF MIN.	10,600 SF
SITE LANDSCAPING...	15% (6,889 SF) FOR COMMERCIAL MIXED-USE	15.9% (10,419 SF)
LOADING ZONES (MIN)		1 LOADING ZONES (SEE CIVIL SITE PLAN)
BICYCLE PARKING (MIN) 5% OF AUTOMOBILE PARKING STALLS (17 TOTAL)		17 STALLS

USE	AREA	RATIO	REQ'D PARKING
RETAIL 1	2753 SF	1 PER 200 SF	14
RETAIL 2	2487 SF	1 PER 200 SF	12
RETAIL PATIO	1752 SF	1 PER 200 SF	9
			35

PARKING PROVIDED	RESIDENTIAL (13)
STANDARD	157
COMPACT	49
TANDUM STALLS	49
METAL LEASING/GUEST	49
GARAGE	27
STREET (EXISTING)	18
STREET (ADDITIONAL PROPOSED)	18

BRYAN SMITH  
ENGINEER IN CHARGE

MARTY SMITH  
LICENSED LAND SURVEYOR

OCEANSIDE MISSION INVESTMENTS LLC  
LEGAL OWNER



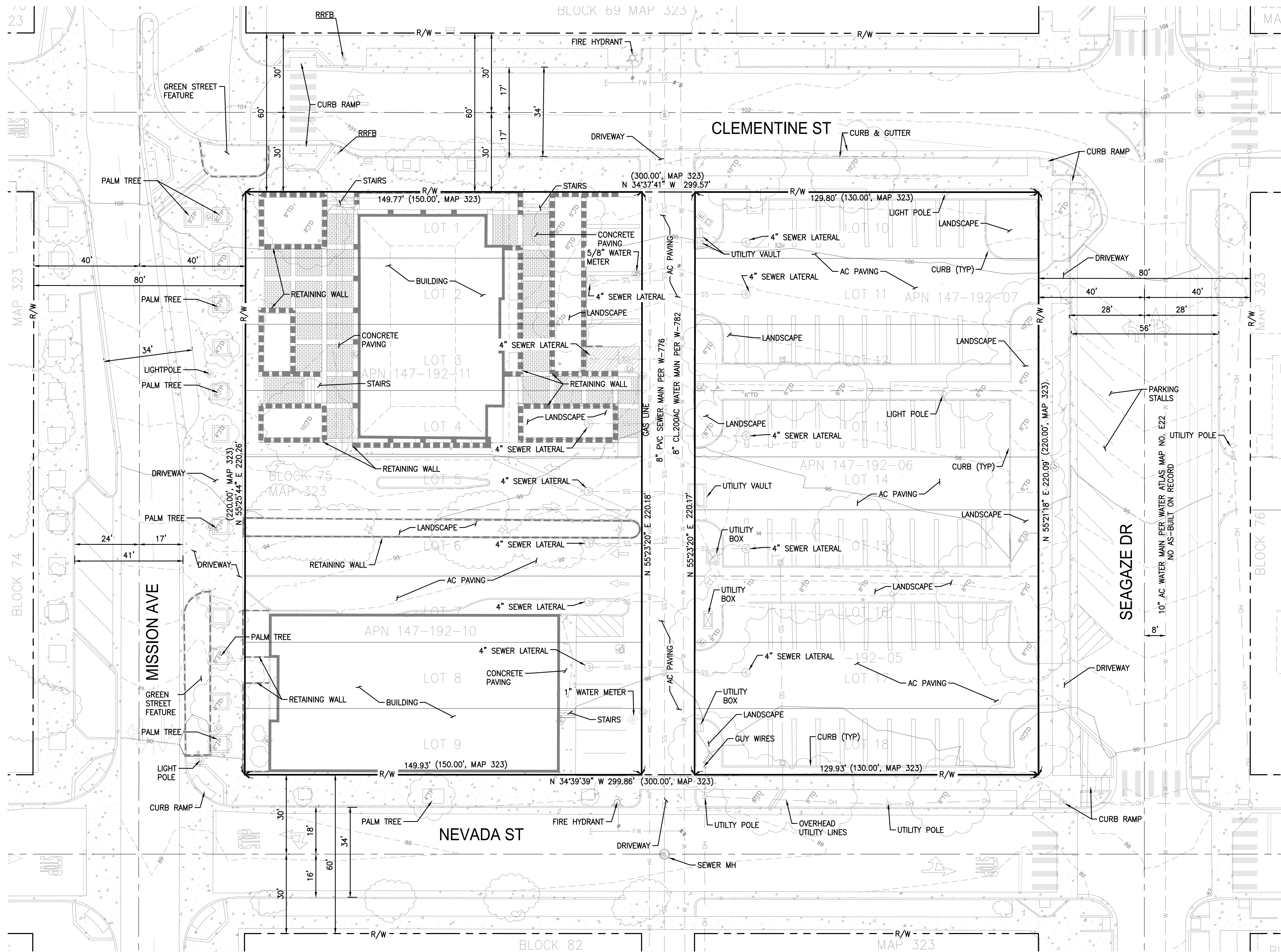
801 MISSION AVE  
OCEANSIDE, CA 92053

ENTITLEMENT SUBMITTAL

ENTITLEMENT NO.  
RD23-00005

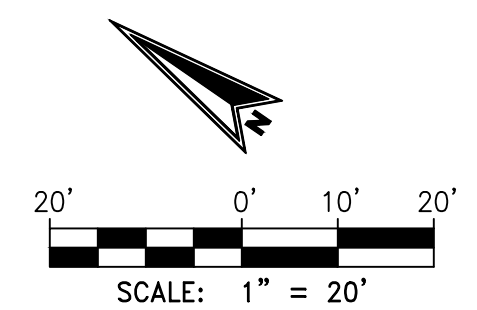
TITLE SHEET  
SITE PLAN

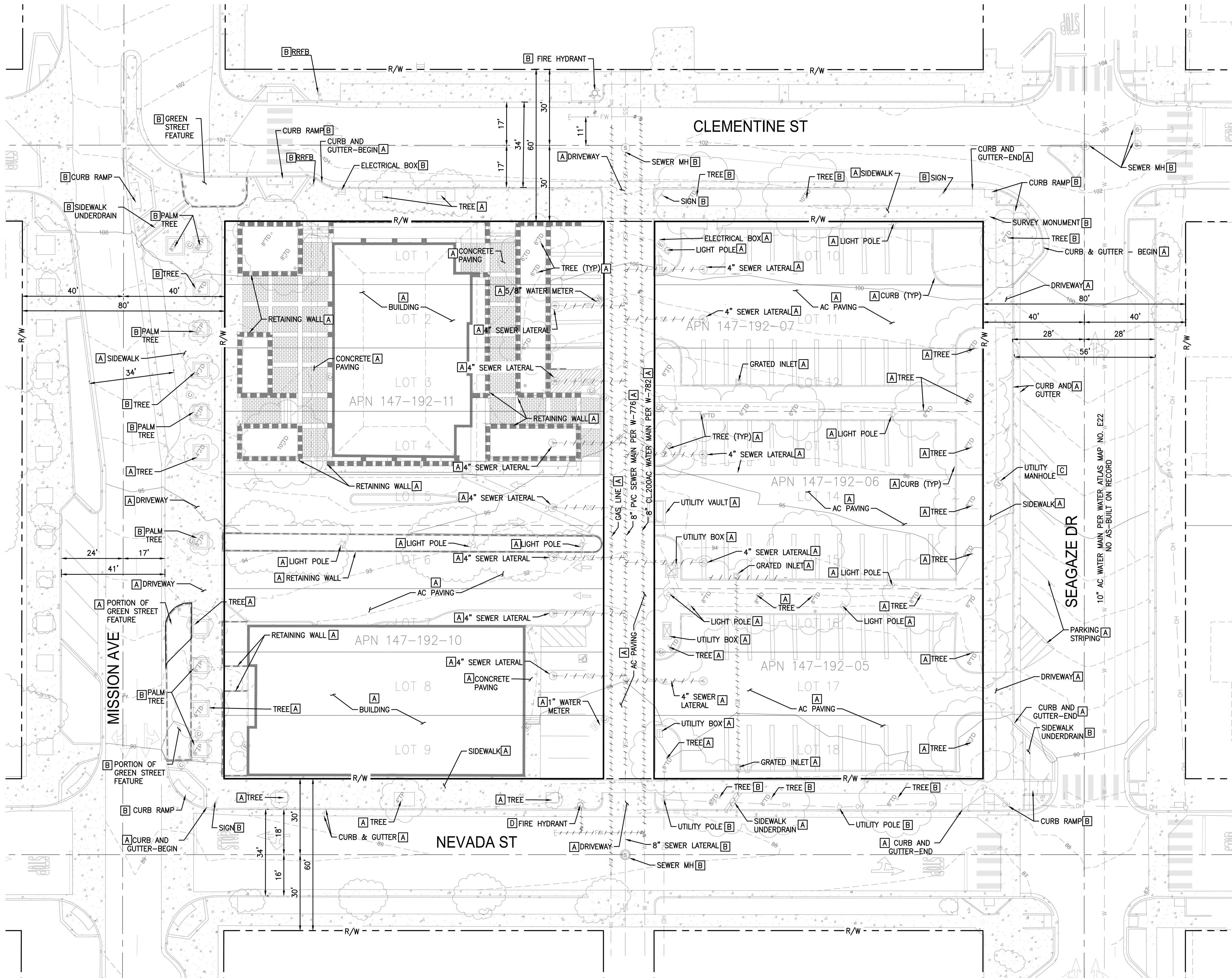
C1.0



EASEMENT NOTES PER PRELIMINARY  
TITLE REPORT PROVIDED BY  
STEWART TITLE ORDER NO.24000480266  
DATED APRIL 24, 2024

EASEMENT GRANTED TO SD&E FOR TRANSMISSION AND  
DISTRIBUTION OF ELECTRICITY, RECORDED JUNE 13, 1972 AS  
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EXISTING ALLEY TO BE VACATED



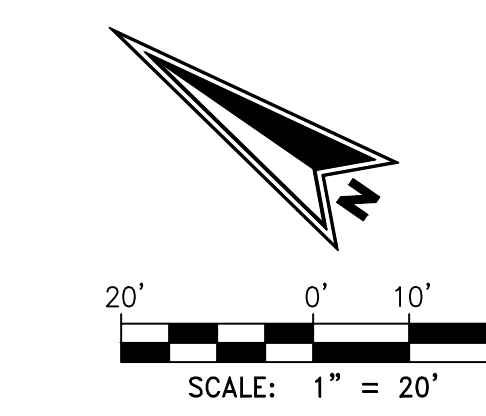


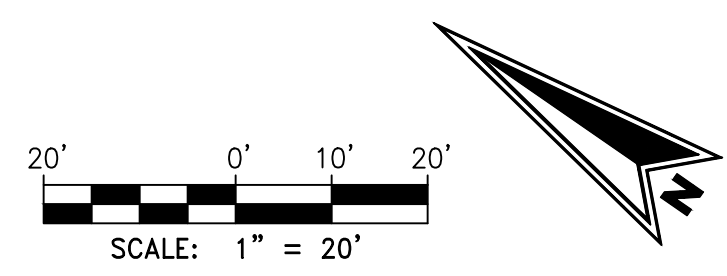
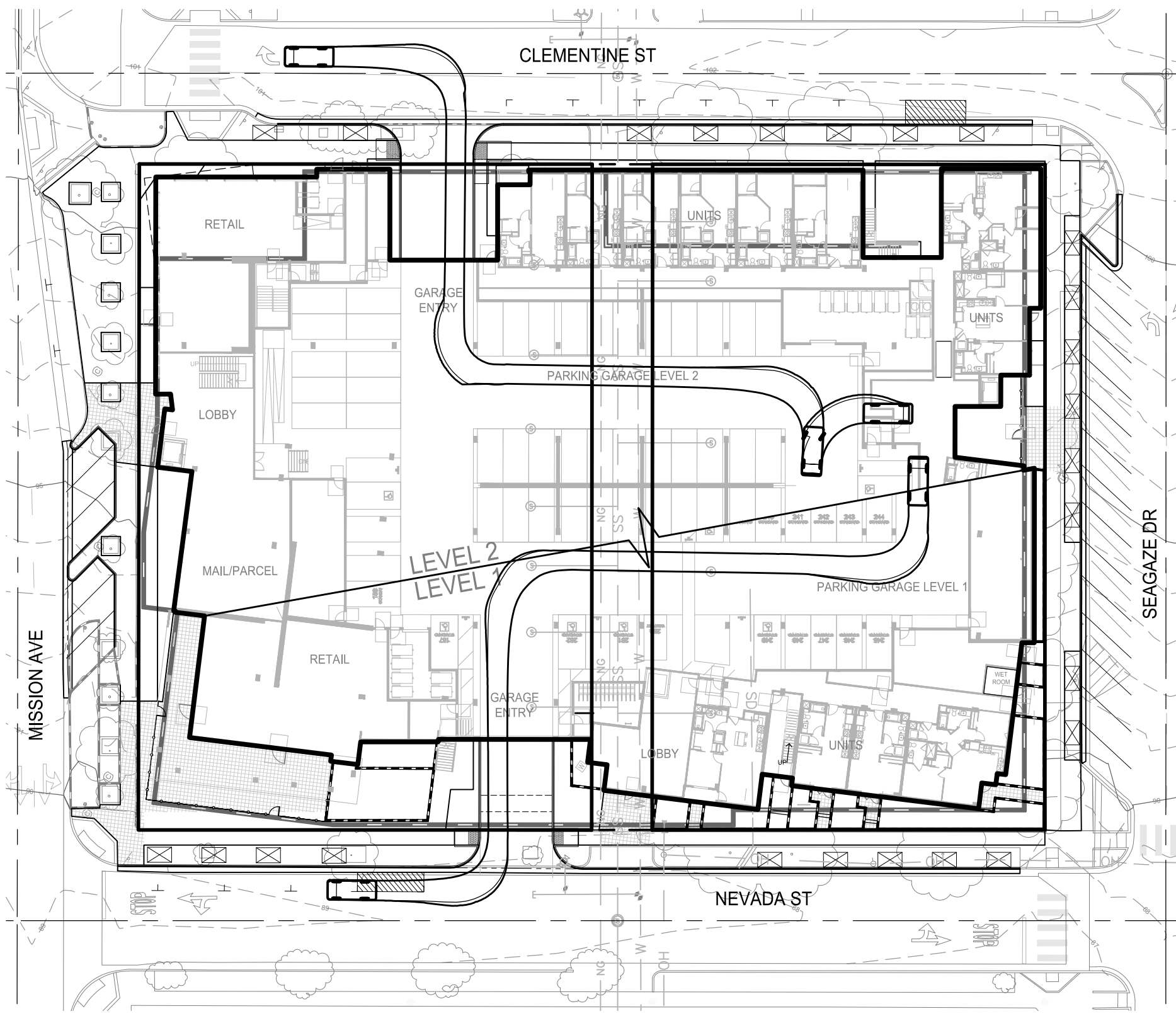
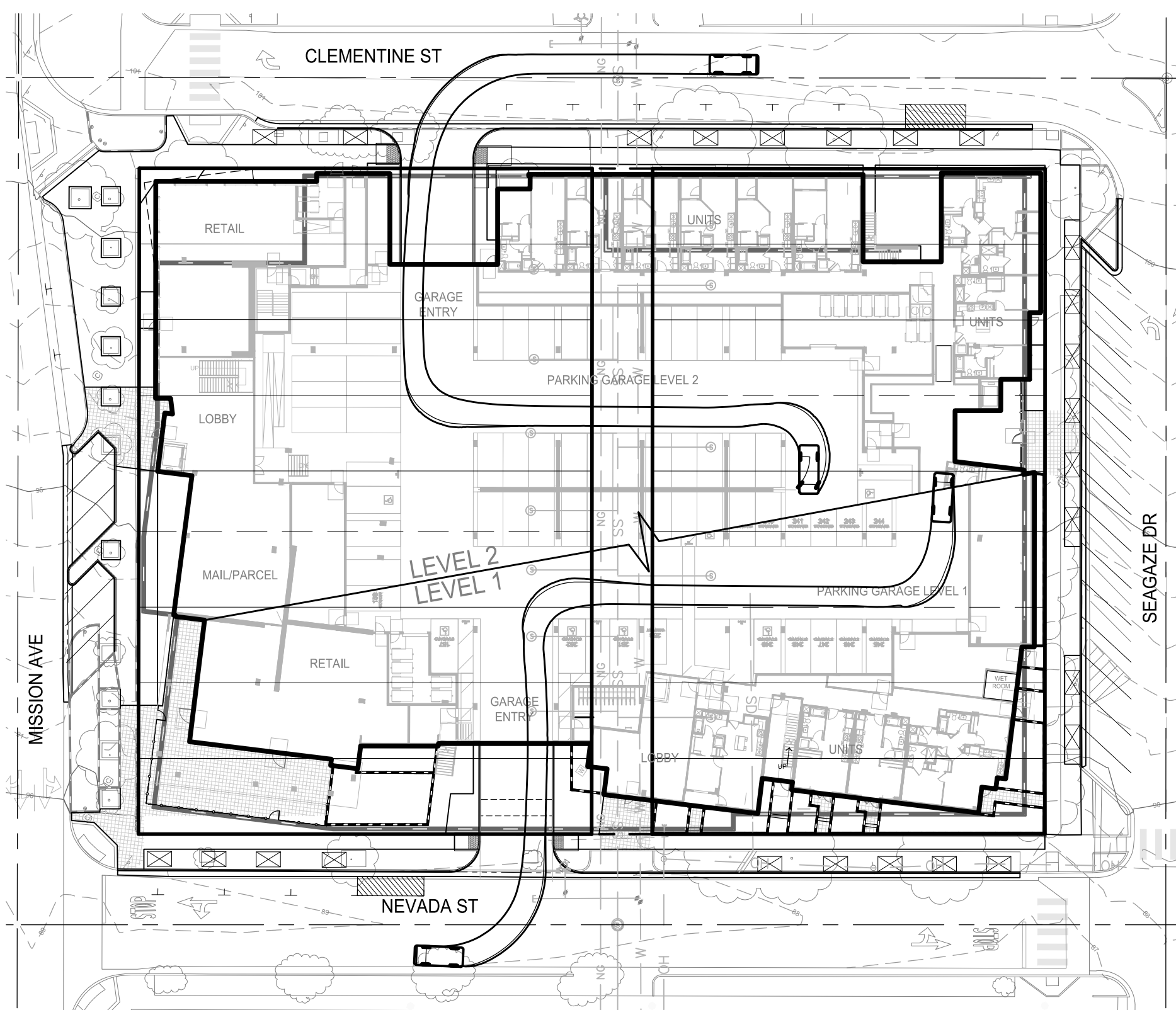
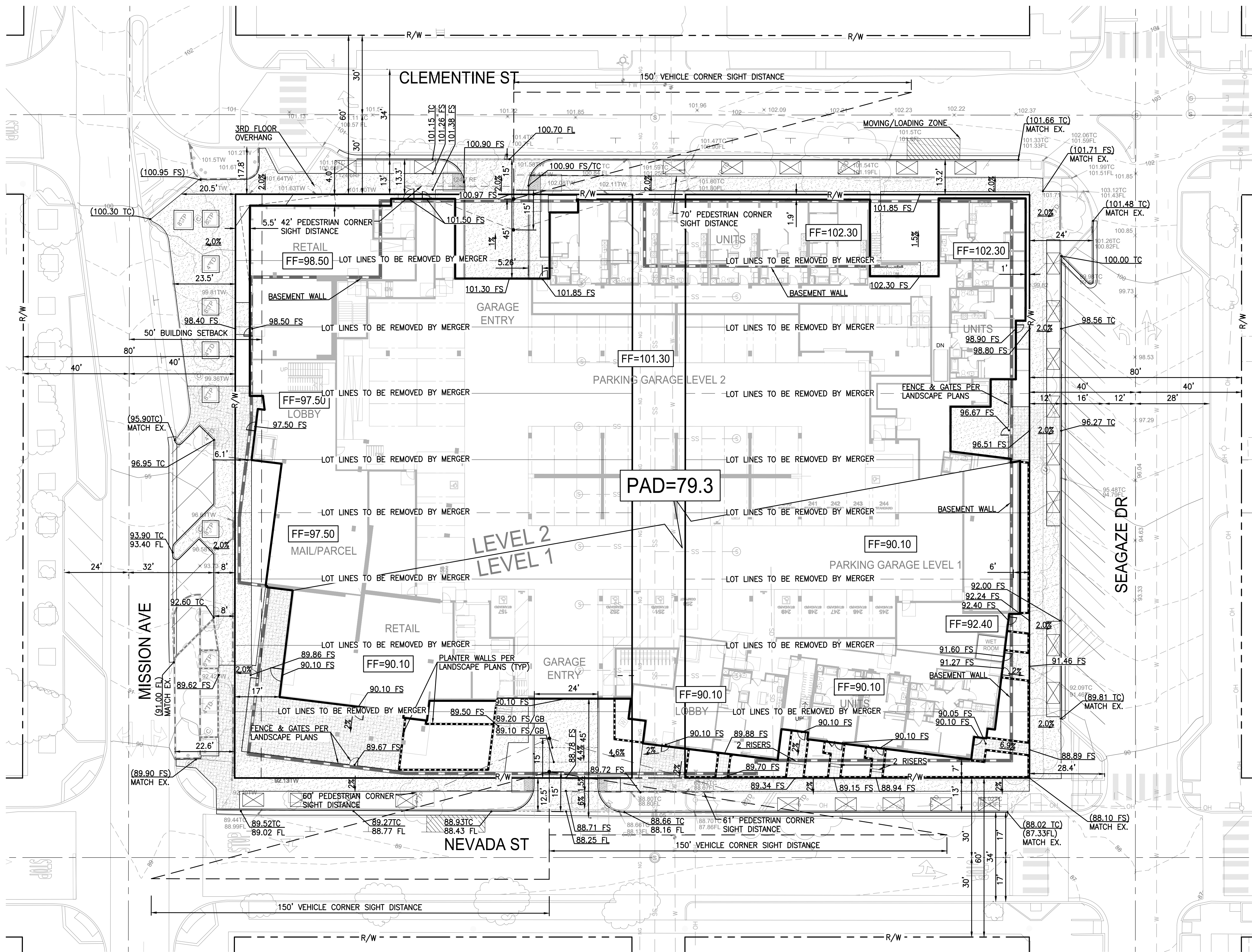
**DEMOLITION NOTES**

- A EXISTING TO BE REMOVED
- B EXISTING TO REMAIN - PROTECT IN PLACE
- C EXISTING TO REMAIN - ADJUST TO GRADE
- D EXISTING TO BE RELOCATED

EASEMENT NOTES PER PRELIMINARY TITLE REPORT PROVIDED BY STEWART TITLE ORDER NO.24000480266 DATED APRIL 24, 2024

EASEMENT GRANTED TO SDC&E FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, RECORDED JUNE 13, 1972 AS FILE/PAGE NO. 150165, O.R. NOT LOCATABLE OR SHOWN HEREON.  
EXISTING ALLEY TO BE VACATED





EASEMENT NOTES PER PRELIMINARY TITLE REPORT PROVIDED BY STEWART TITLE ORDER NO.24000480266 DATED APRIL 24, 2024

EASEMENT GRANTED TO SDG&E FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, RECORDED JUNE 13, 1972 AS FILE/PAGE NO. 150165, O.R. NOT LOCATABLE OR SHOWN HEREON.  
EXISTING ALLEY TO BE VACATED

TOYOTA LANDCRUISER AMAZON	
OVERALL LENGTH	16.04 FT
OVERALL WIDTH	6.365 FT
OVERALL BODY HEIGHT	6.069 FT
MIN BODY GROUND CLEARANCE	0.840 FT
TRACK WIDTH	6.365 FT
LOCK-TO-LOCK TIME	4.00S
CURB TO CURB TURNING RADIUS	19.357 FT

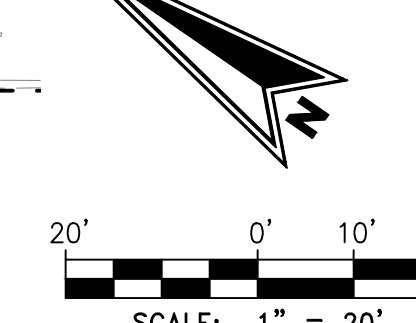
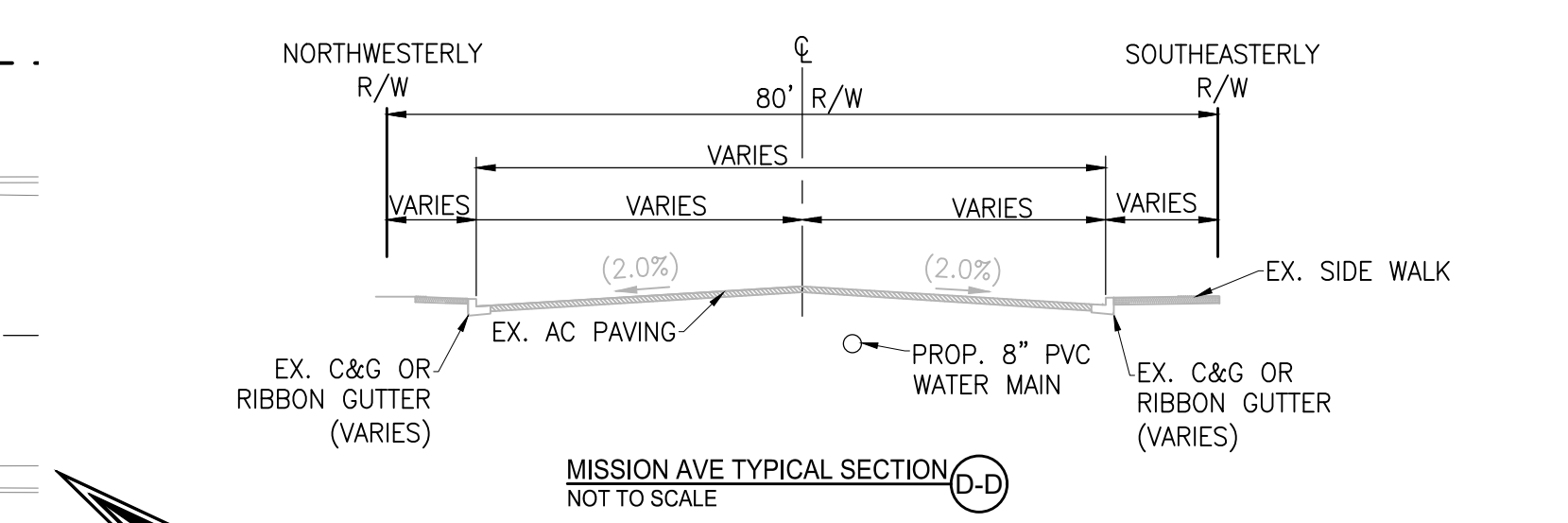
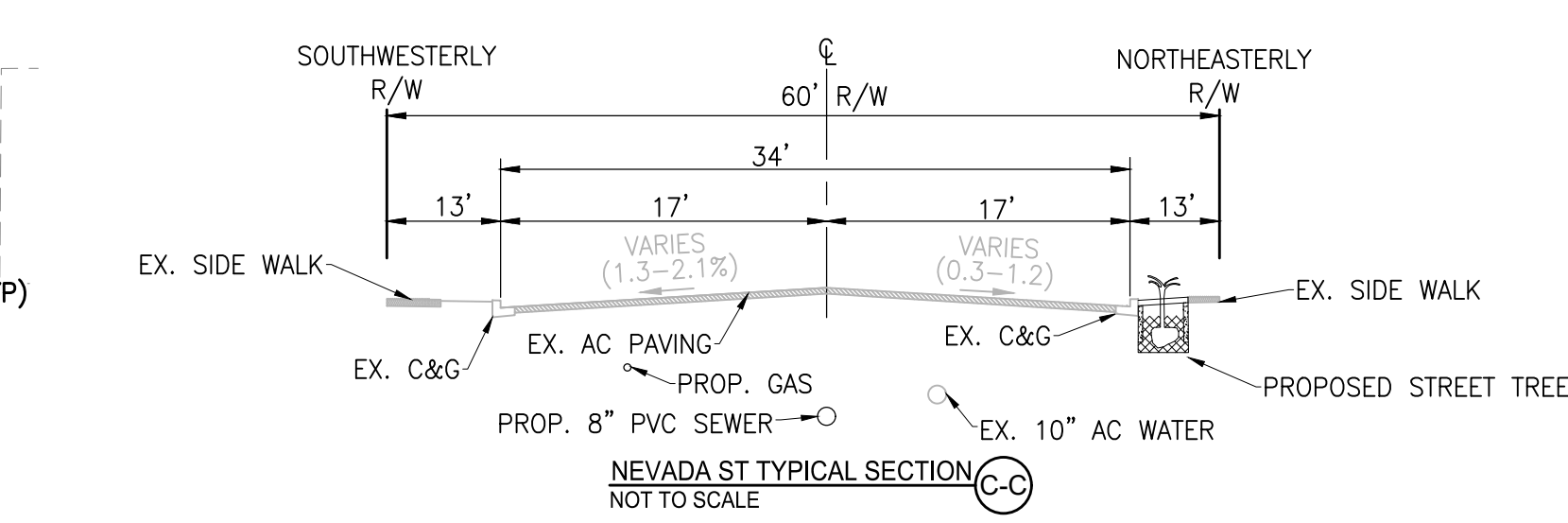
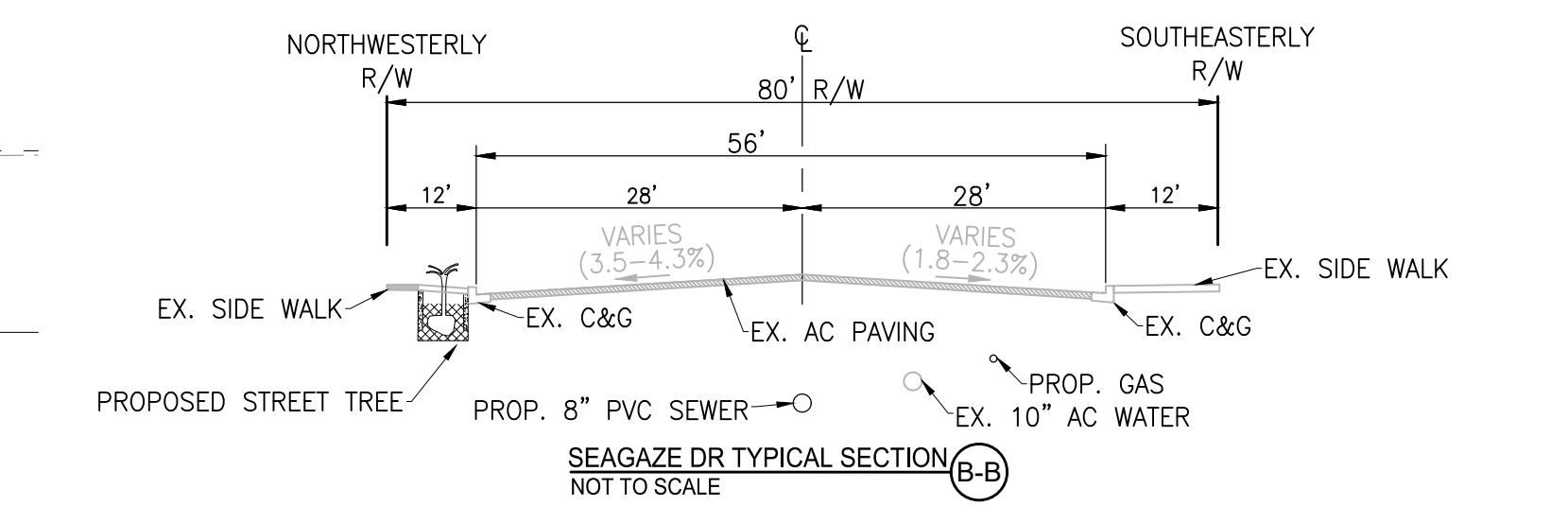
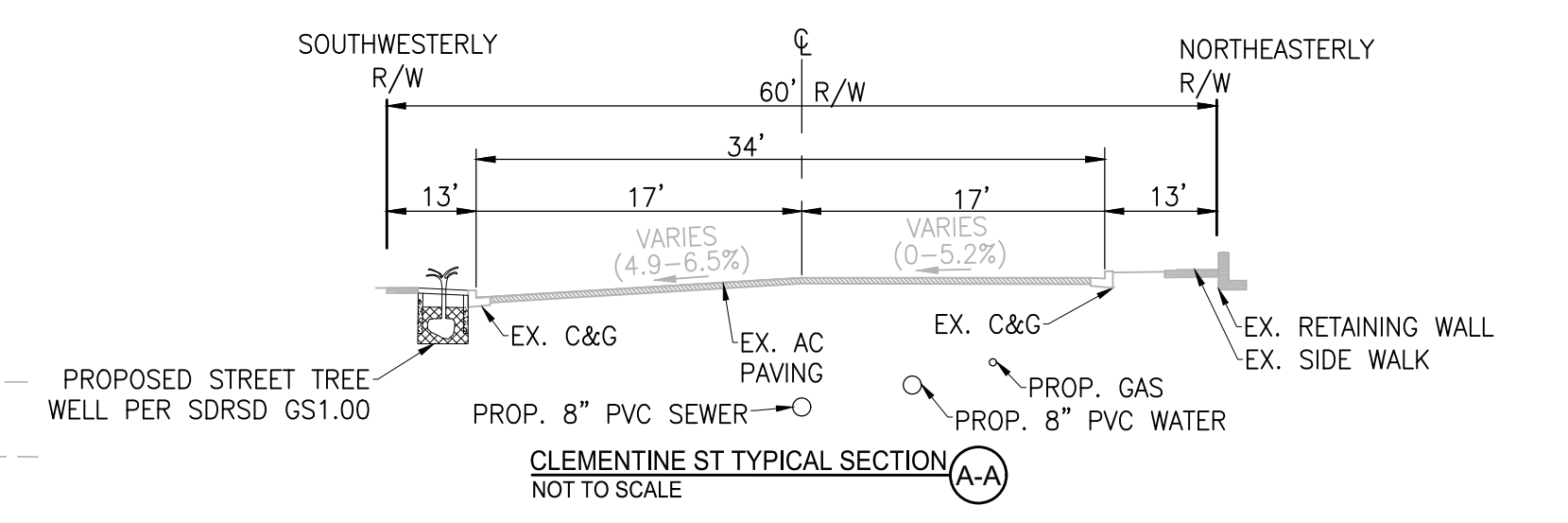
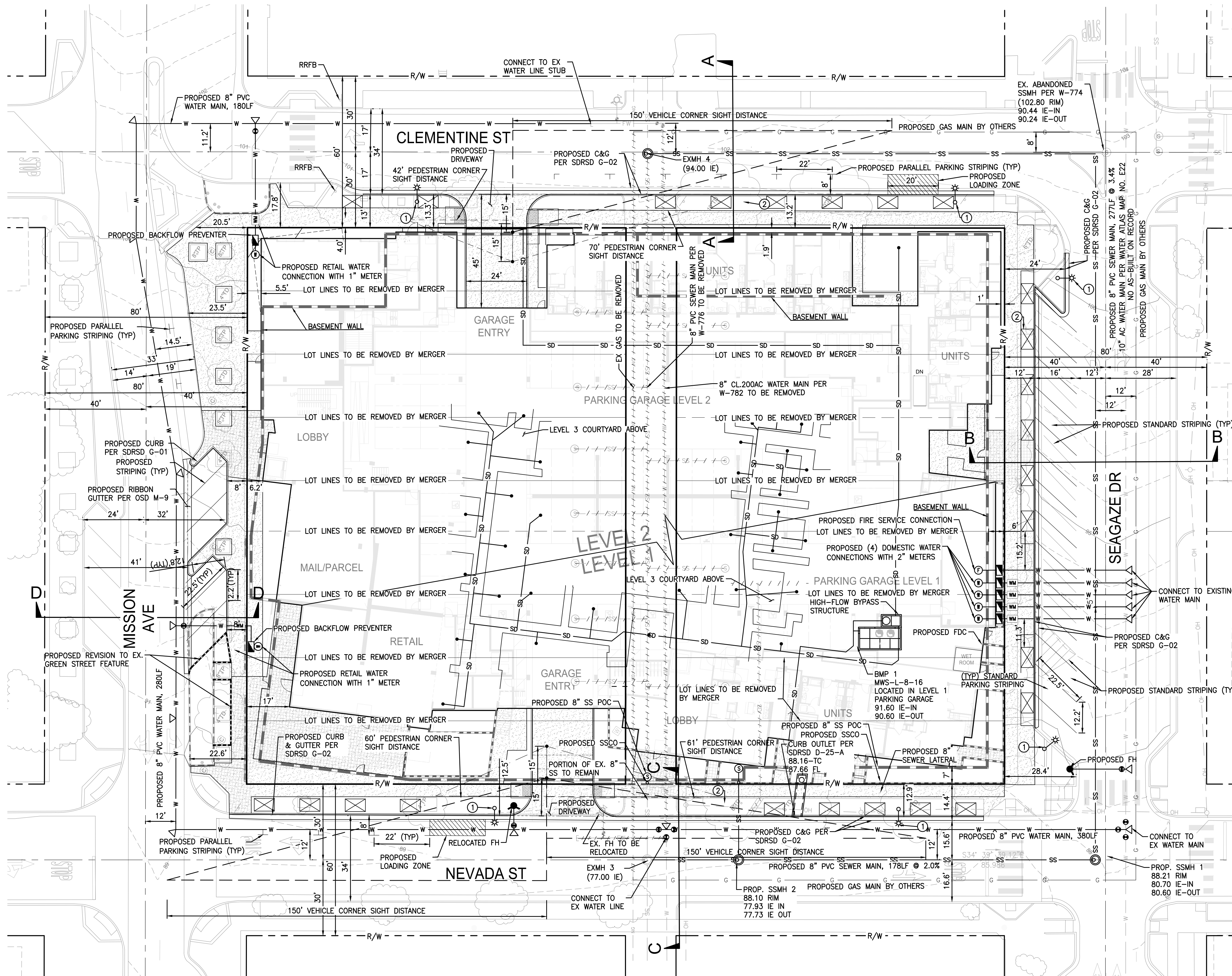


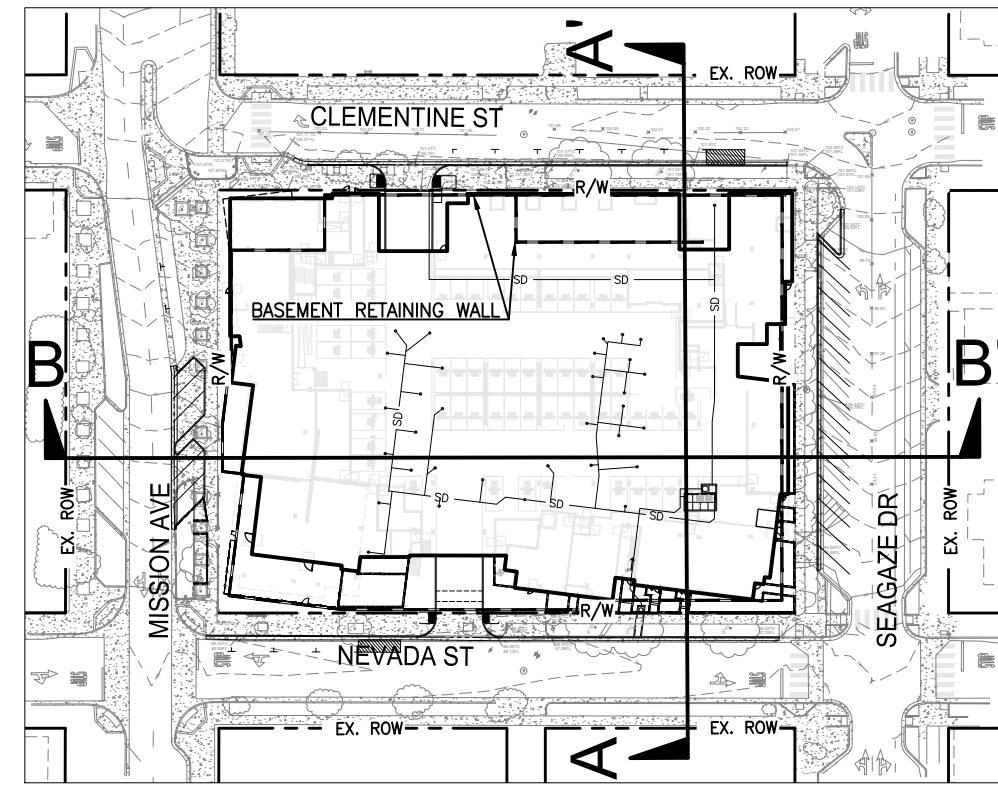
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FILE/PAGE NO. 150165, O.R. NOT LOCATABLE OR SHOWN  
HEREON.

EXISTING ALLEY TO BE VACATED

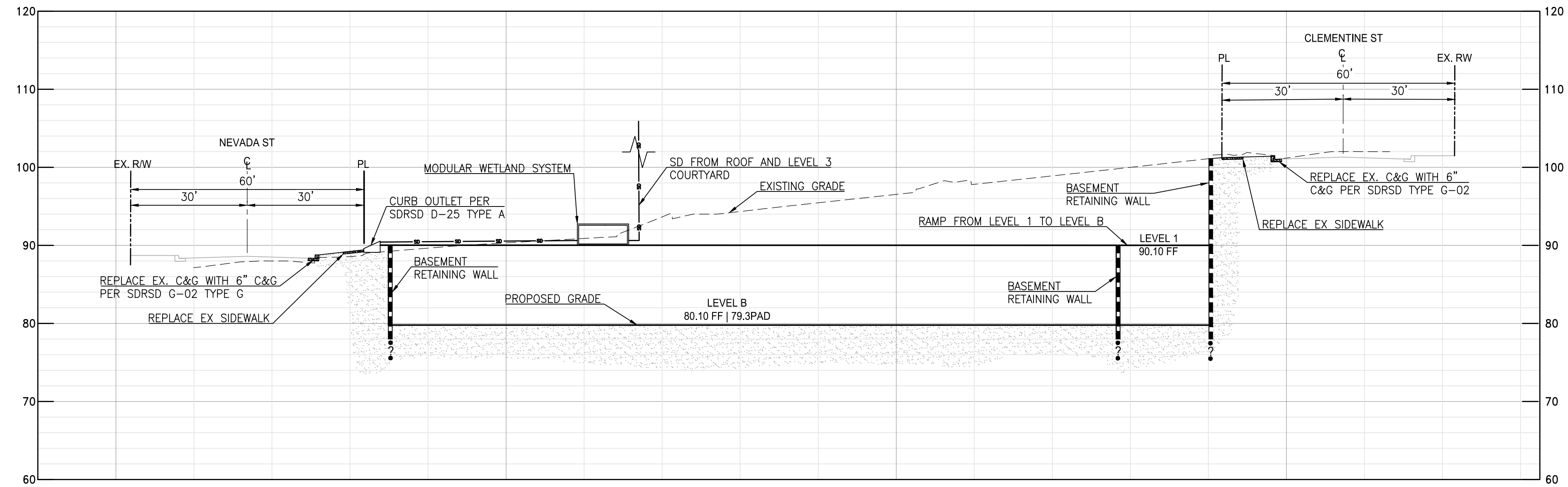
**CONSTRUCTION NOTES**

- PROPOSED STREET LIGHT PER OTHERS. STREET LIGHTS TO BE DECORATIVE BLUE POLES AS REQUIRED PER SPECIAL STANDARDS FOR DOWNTOWN AREA SPECIFIED IN THE CITY'S STREET LIGHT DESIGN MANUAL.
- TREE WELL (5'X8') PER CITY OF OCEANSIDE STREET TREE STANDARD 211A AND COUNTY OF SD GREEN STREET STANDARDS

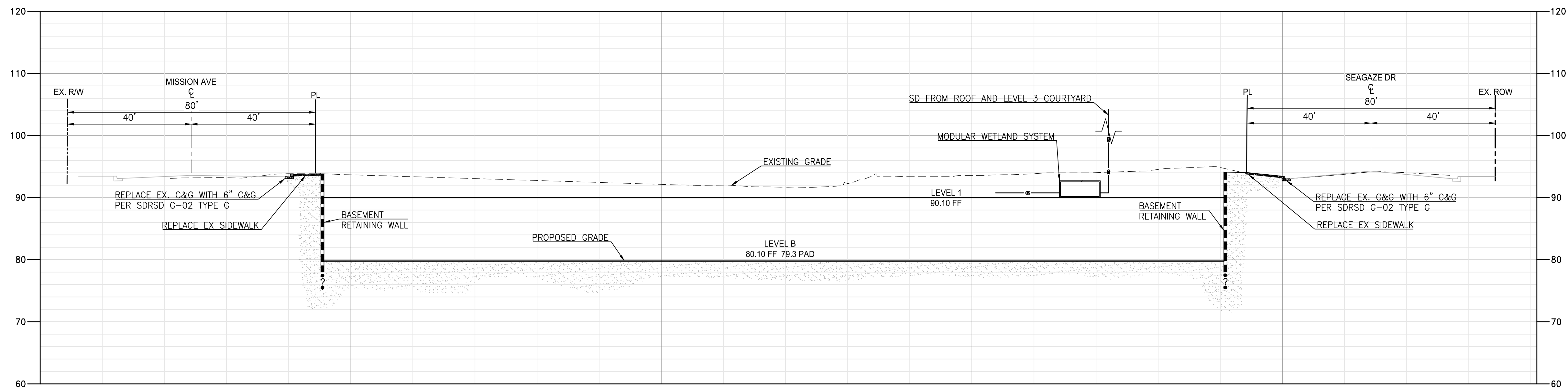




KEY MAP  
SCALE: 1"=100'



SECTION A  
SCALE: HORIZ 1"=20'  
VERT 1"=10'



SECTION B  
SCALE: HORIZ 1"=20'  
VERT 1"=10'



Know what's below.  
Call before you dig.

**DIG ALERT!! TWO WORKING DAYS BEFORE DIG**  
ALL EXISTING UTILITIES MAY NOT BE SHOWN ON THESE PLANS  
DIG ALERT & GENERAL CONTRACTOR SHALL LOCATE & POTHOLE  
(AS NEEDED), ALL EXISTING UTILITIES BEFORE SHORING WALL  
CONSTRUCTION BEGINS.

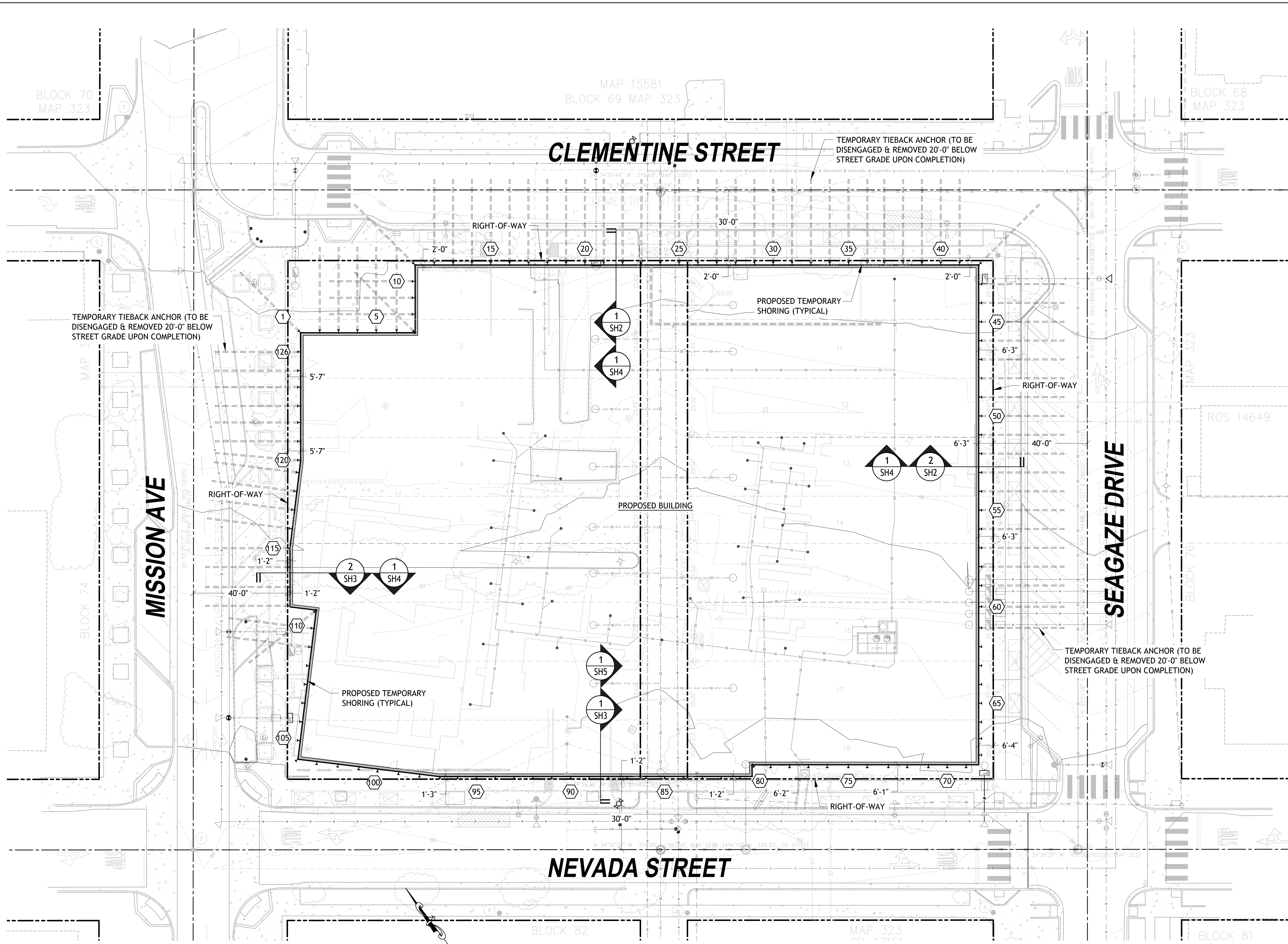
STATE OF CALIFORNIA  
DEPARTMENT OF INDUSTRIAL RELATIONS  
DIVISION OF OCCUPATIONAL SAFETY AND HEALTH  
TRENCH/EXCAVATION PERMIT NO. \_\_\_\_\_

**LEGEND**

T.O.W. = TOP OF SOLDIER BEAM WALL  
B.O.W. = BOTTOM OF SOLDIER BEAM WALL  
BY OTHERS = WORK OUTSIDE SHORING SCOPE  
(E) = EXISTING

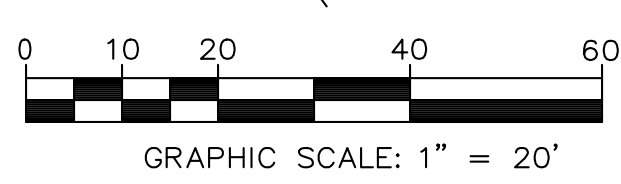
IMPROVEMENT	SYMBOL
TEMPORARY SOLDIER BEAM	I
TEMPORARY TIEBACK ANCHOR (REMOVE 20' BELOW GRADE)	---
TEMPORARY TIMBER LAGGING	—
SOLDIER BEAM COUNT	#
DETAIL/SECTION CALLOUTS	X SHX
3x12 DF#2 TIMBER LAGGING	

TEMPORARY SOLDIER BEAMS SHALL NOT ENCRoACH BEYOND THE EXISTING RIGHT-OF-WAY. A BOUNDARY SURVEY REPORT SHALL BE COMPLETED PRIOR TO INSTALLATION, SHOWING COMPLIANCE TO THE APPROVED PLANS VERIFYING ALL SOLDIER BEAM PLACEMENT.



**SCOPE OF WORK**

TEMPORARY SOLDIER BEAM & REMOVABLE TIEBACK SHORING WALL.  
APPROXIMATELY 1,016 LF WITH AN EXPOSED SURFACE AREA TOTALING  
18,500 SQUARE FEET.



ENGINEER OF WORK  
**SHORING DESIGN GROUP**

SHEET 1  
1-21-2025

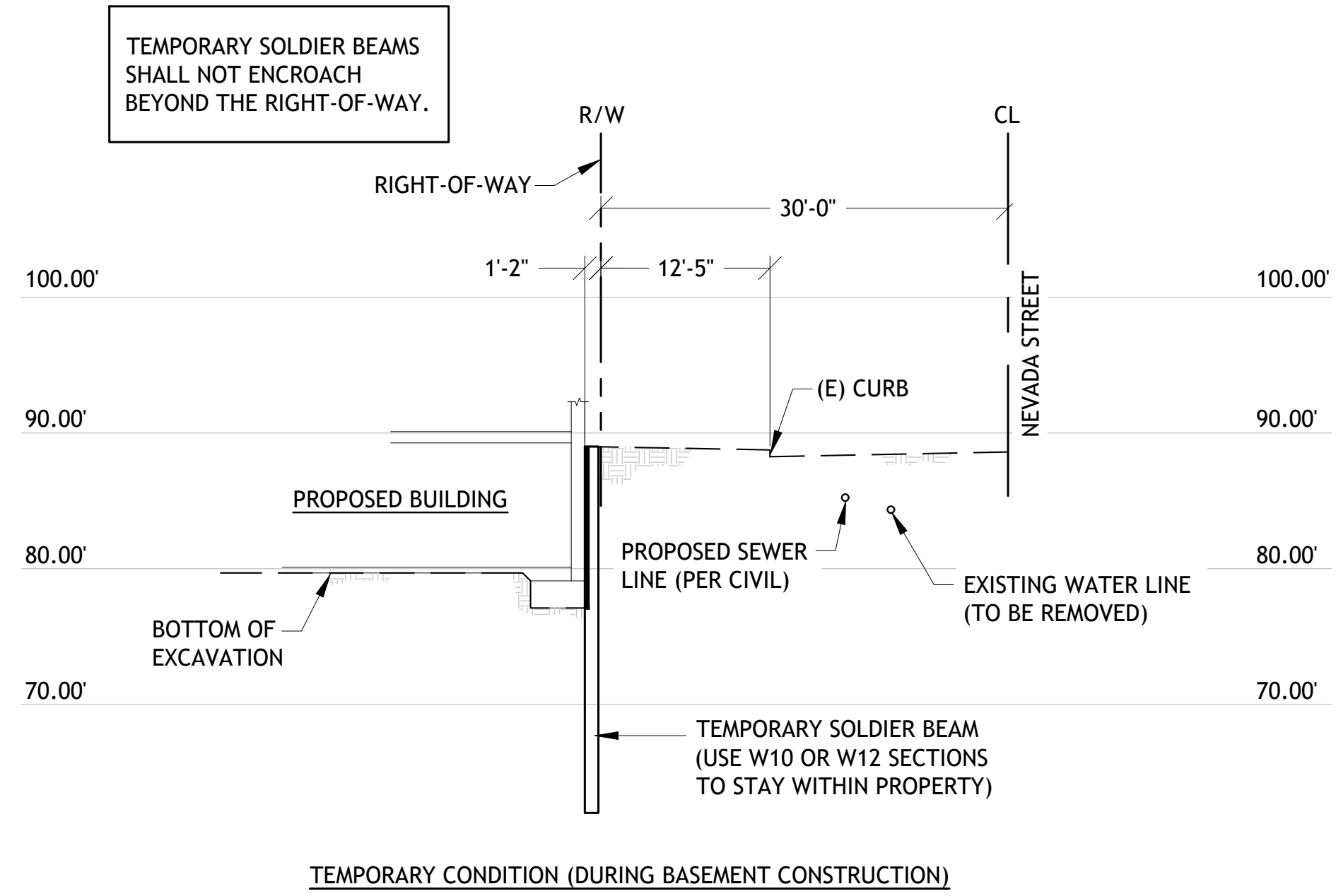
7727 CAMINITO LILIANA  
SAN DIEGO, CA 92129, (760)586-8121

APPROVED CHANGES		BENCH MARK	
NO.	DESCRIPTION	APP'VD	DATE

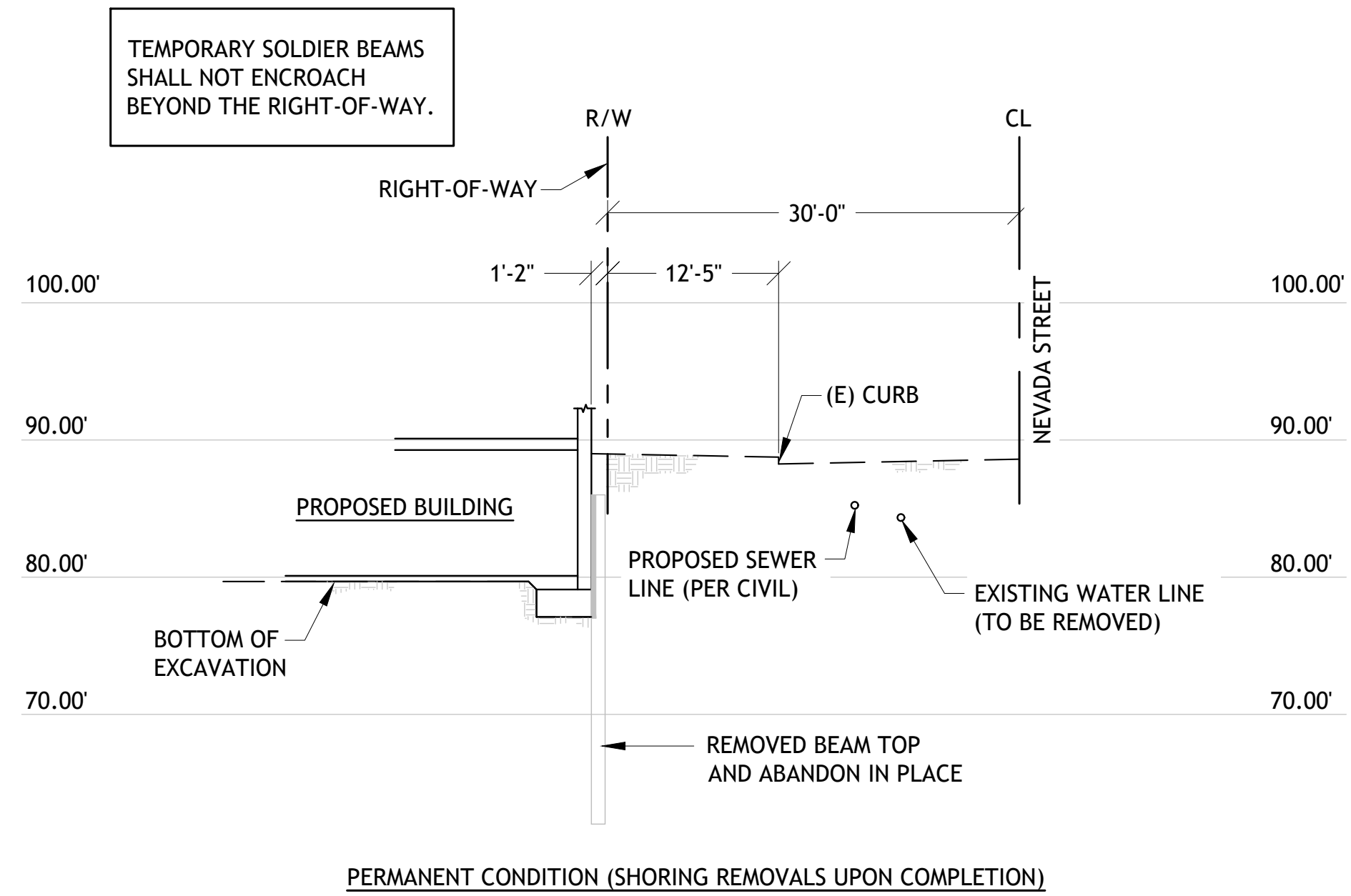
DESCRIPTION: 3.5" BRASS DISK LOCATED IN MONUMENT WELL  
STAMPED LS 7959. MONUMENT WELL AT INTERSECTION OF  
SEAGAZE DRIVE AND HORNE STREET.  
RECORD FROM POINTS # 1004 PER CONTROL SURVEY MONUMENT  
DATA AND RECOVERY SHEET CITY OF OCEANSIDE GEODETIC  
CONTROL NETWORK)  
ELEVATION: 120.59' DATUM: NGVD 88

SHEET <b>1</b>	CITY OF OCEANSIDE ENGINEERING DIVISION	<b>5</b> SHEETS
PRECISE GRADING PLAN FOR <b>801 MISSION AVE</b> <b>OCEANSIDE, CALIFORNIA</b>		
ACCEPTED BY: _____		
CITY ENGINEER: BRIAN K. THOMAS P.E. 60907 Date: _____		
Prepared under the direction of ROY P. REED R.C.E. 80503	Reviewed By: _____	PLAN NUMBER





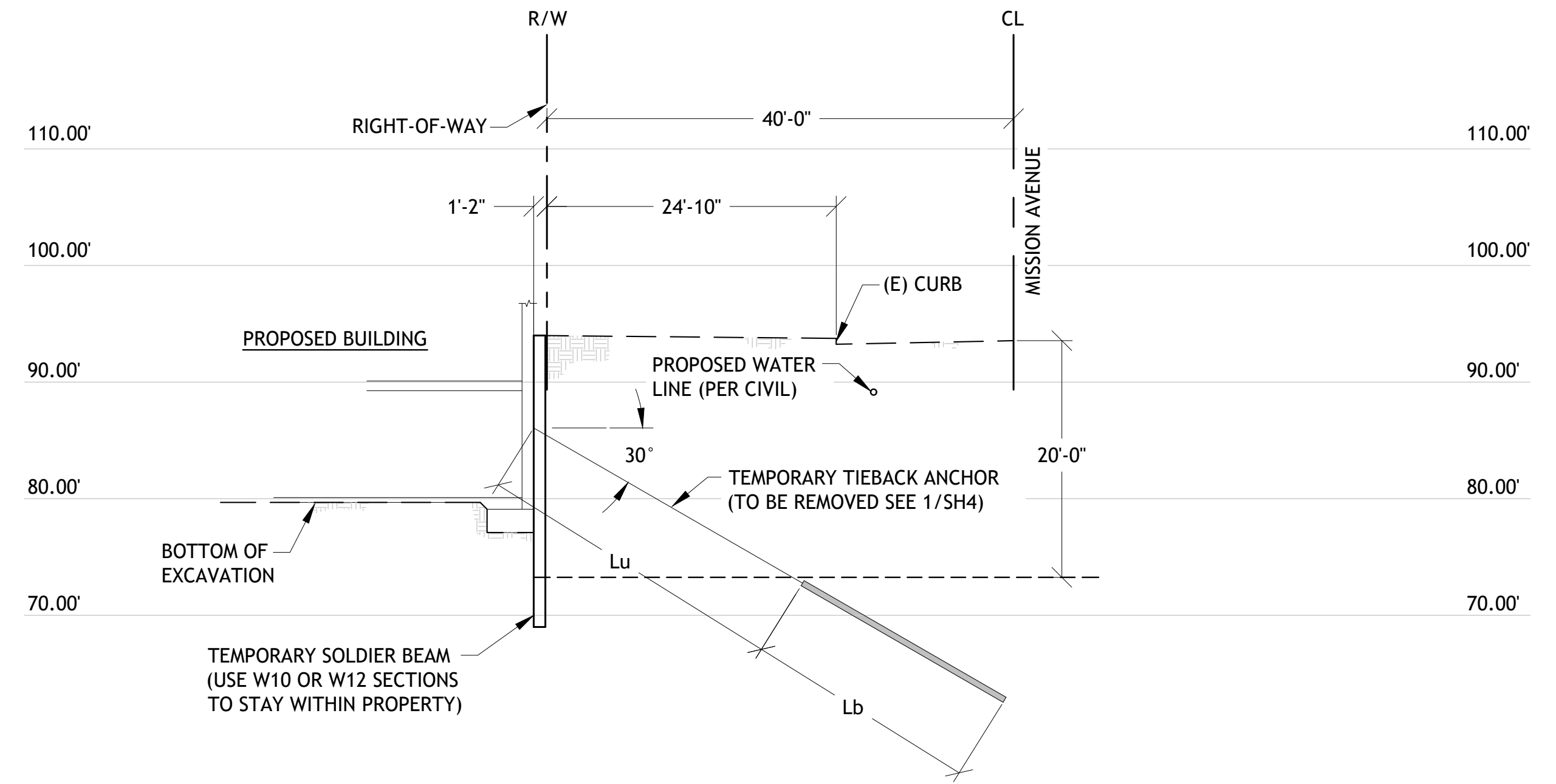
TEMPORARY CONDITION (DURING BASEMENT CONSTRUCTION)



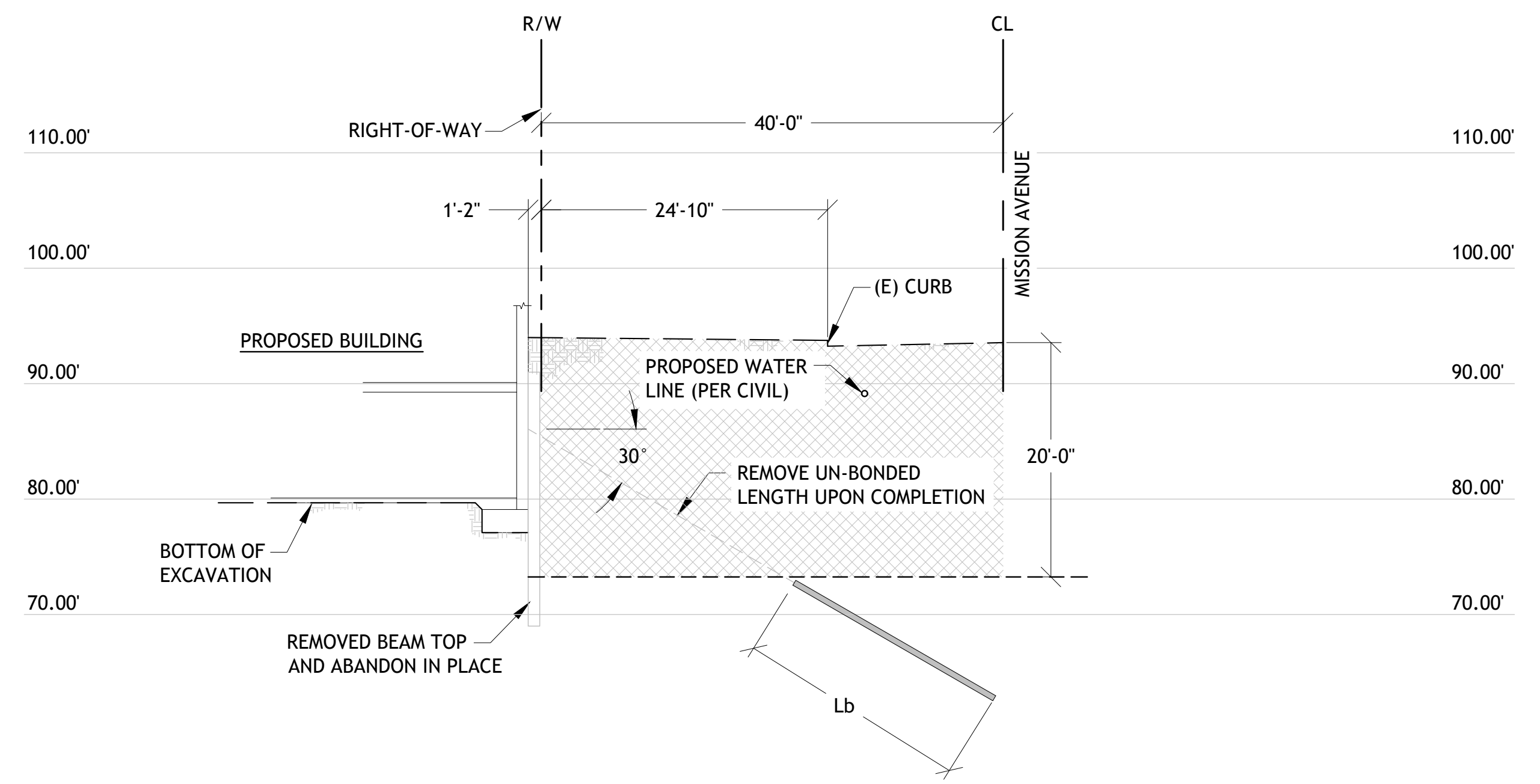
PERMANENT CONDITION (SHORING REMOVALS UPON COMPLETION)

NOTES: 1. FIELD VERIFY ALL EXISTING & PROPOSED STRUCTURES PRIOR TO SHORING INSTALLATION.  
2. SEE SOLDIER BEAM SCHEDULE ON SHEET SHX FOR VARIABLES "H", "D".

1 SH3 TEMPORARY SHORING CROSS SECTION ALONG NEVADA STREET  
N.T.S.



TEMPORARY CONDITION (DURING BASEMENT CONSTRUCTION)



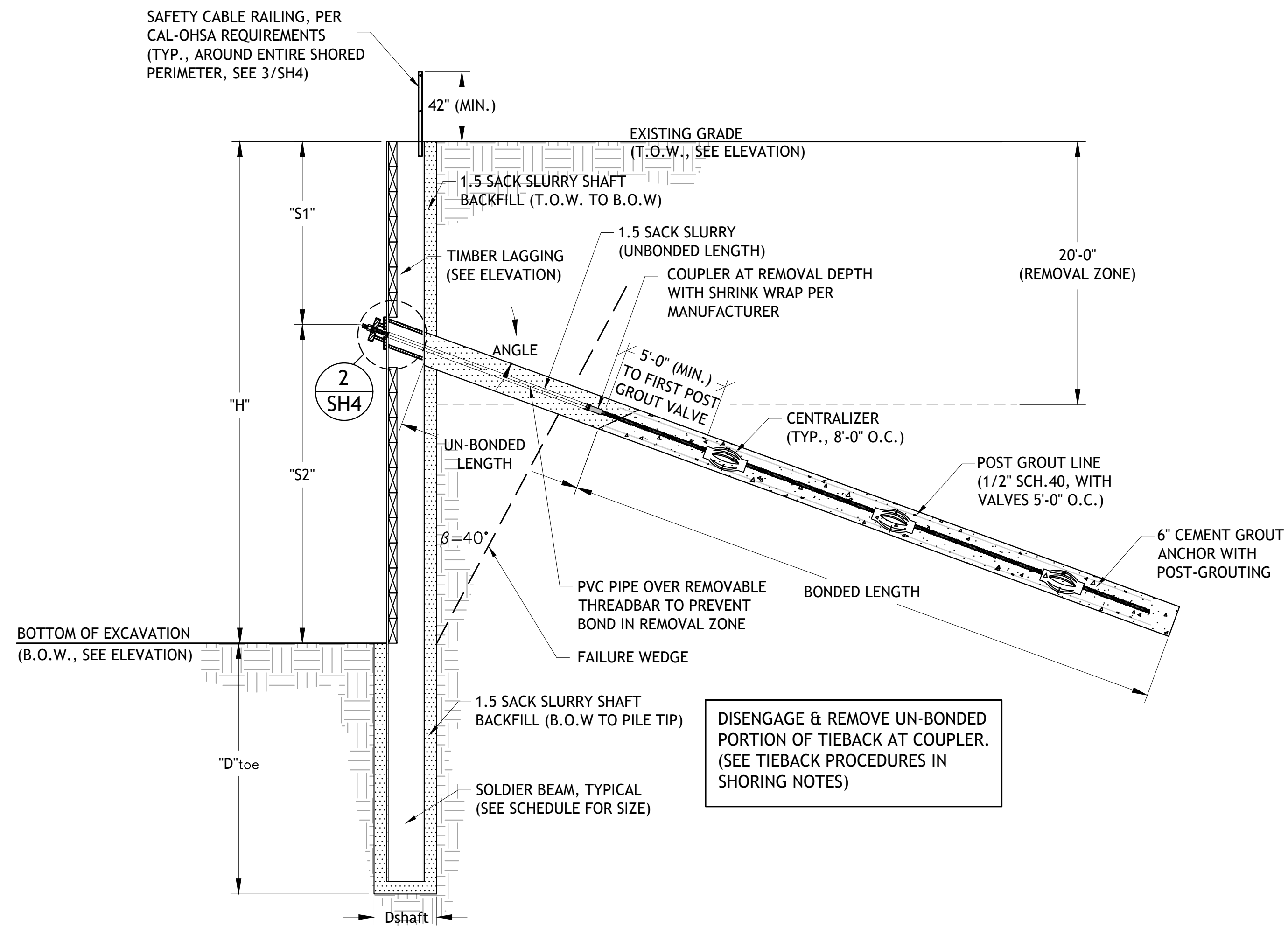
PERMANENT CONDITION (SHORING REMOVALS UPON COMPLETION)

NOTES: 1. FIELD VERIFY ALL EXISTING & PROPOSED STRUCTURES PRIOR TO SHORING INSTALLATION.  
2. SEE SOLDIER BEAM SCHEDULE ON SHEET SHX FOR VARIABLES "H", "D", "Lu", "Lb", "S1", "S2".

2 SH3 TEMPORARY SHORING CROSS SECTION ALONG MISSION AVENUE  
N.T.S.

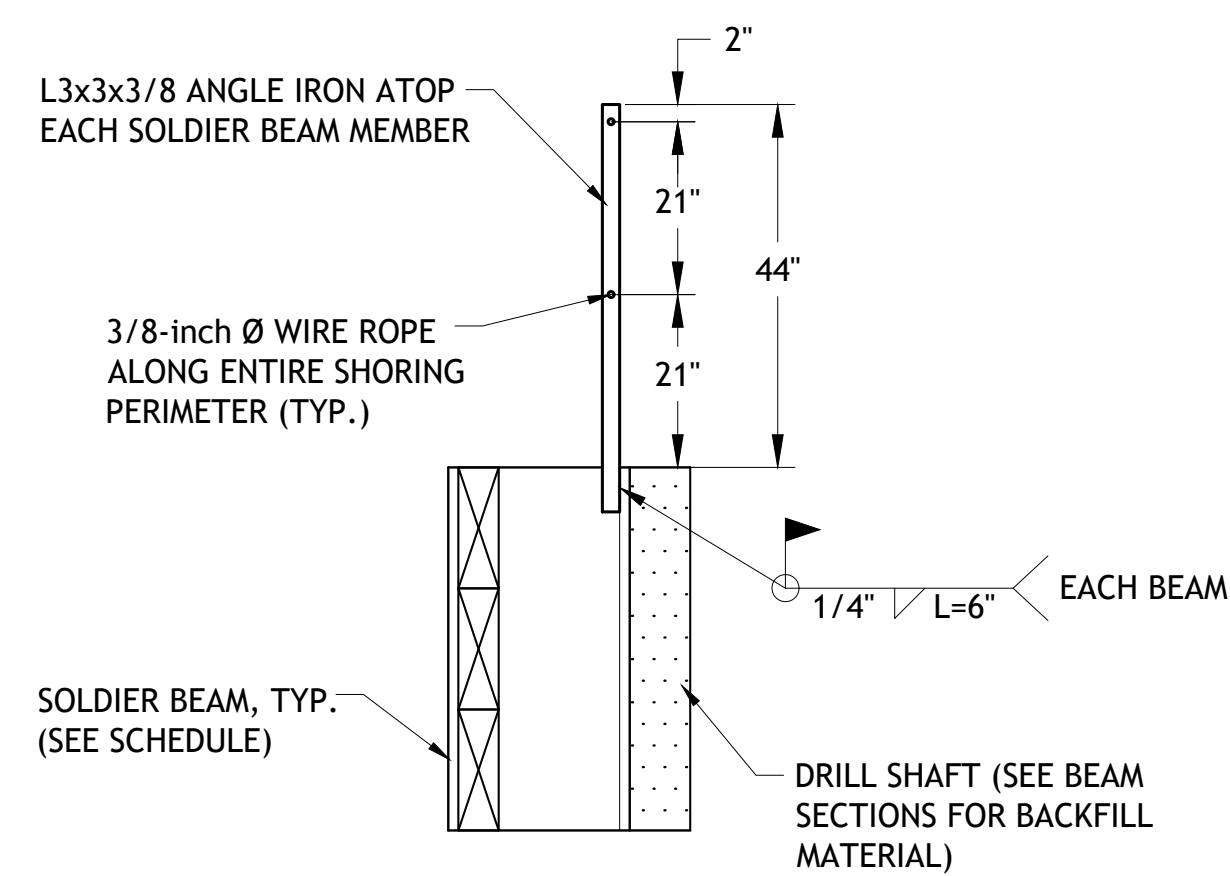
SCHEMATIC DESIGN 1-21-2025	ENGINEER OF WORK SHORING DESIGN GROUP		APPROVED CHANGES			BENCH MARK	
	NO.	DESCRIPTION	APP'VD	DATE	DESCRIPTION	DATE	
					DESCRIPTION: 3.5" BRASS DISK LOCATED IN MONUMENT WELL STAMPED LS 7959. MONUMENT WELL AT INTERSECTION OF SEAGAZE DRIVE AND HORNE STREET.		
					RECORD FROM POINTS # 1004 PER CONTROL SURVEY MONUMENT DATA AND RECOVERY SHEET CITY OF OCEANSIDE GEODETIC CONTROL NETWORK		
					ELEVATION: 120.59'	DATUM: NGVD 88	

SHEET <b>3</b>	CITY OF OCEANSIDE ENGINEERING DIVISION	<b>5</b> SHEETS
PRECISE GRADING PLAN FOR <b>801 MISSION AVE</b> <b>OCEANSIDE, CALIFORNIA</b>		
ACCEPTED BY: _____		
CITY ENGINEER: BRIAN K. THOMAS P.E. 60907		Date: _____
Prepared under the direction of ROY P. REED R.C.E. 80503	Reviewed By: _____	PLAN NUMBER

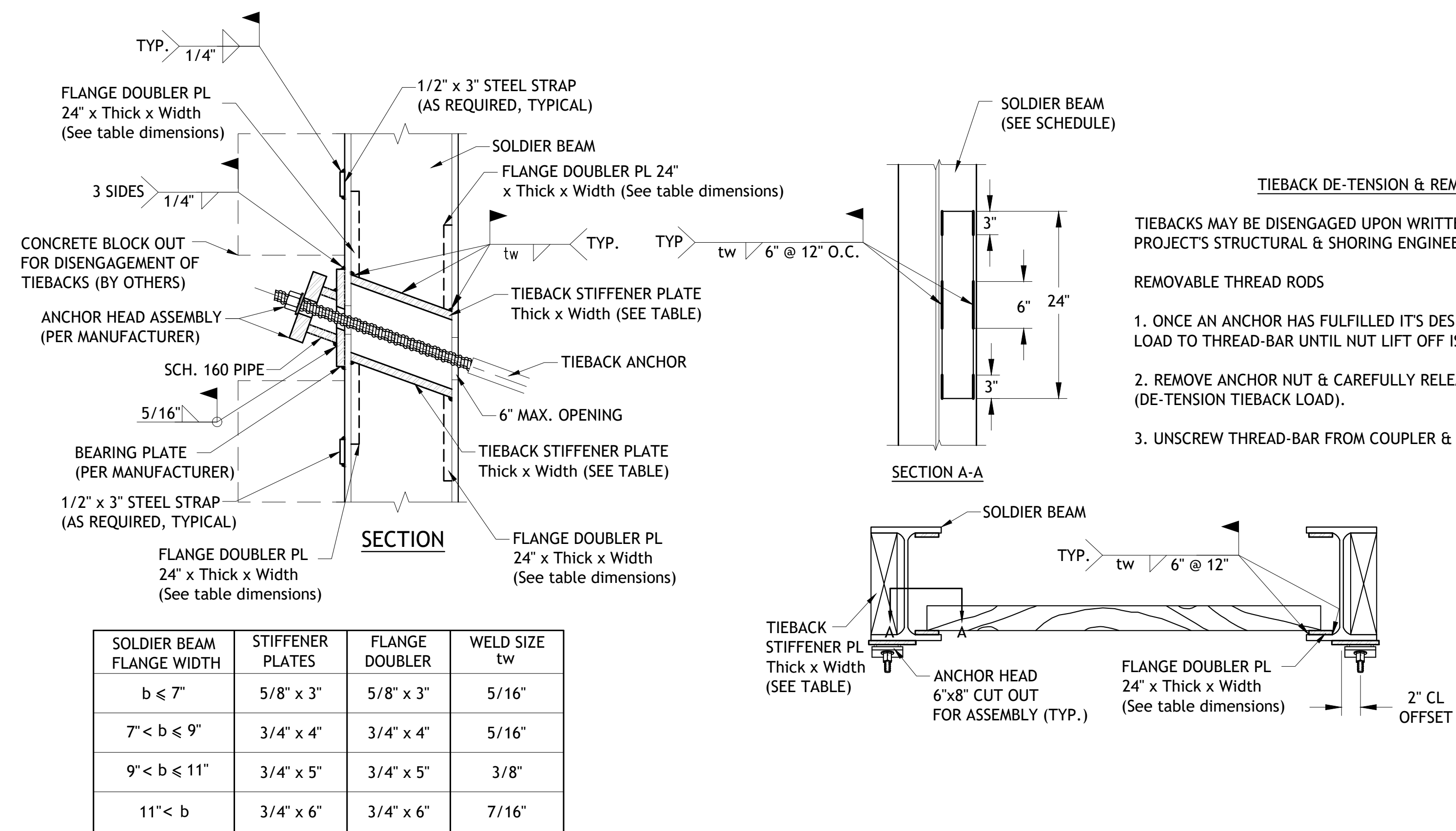


NOTES: 1. FIELD VERIFY ALL EXISTING & PROPOSED STRUCTURES PRIOR TO SHORING INSTALLATION.  
2. SEE SOLDIER BEAM & TIEBACK SCHEDULE ON SHEET SHX FOR "S1", "S2", "H" & "Dtoe"

1 SH4 TIEBACK SOLDIER BEAM SECTION (REMOVABLE THREADBAR DETAIL)  
N.T.S.

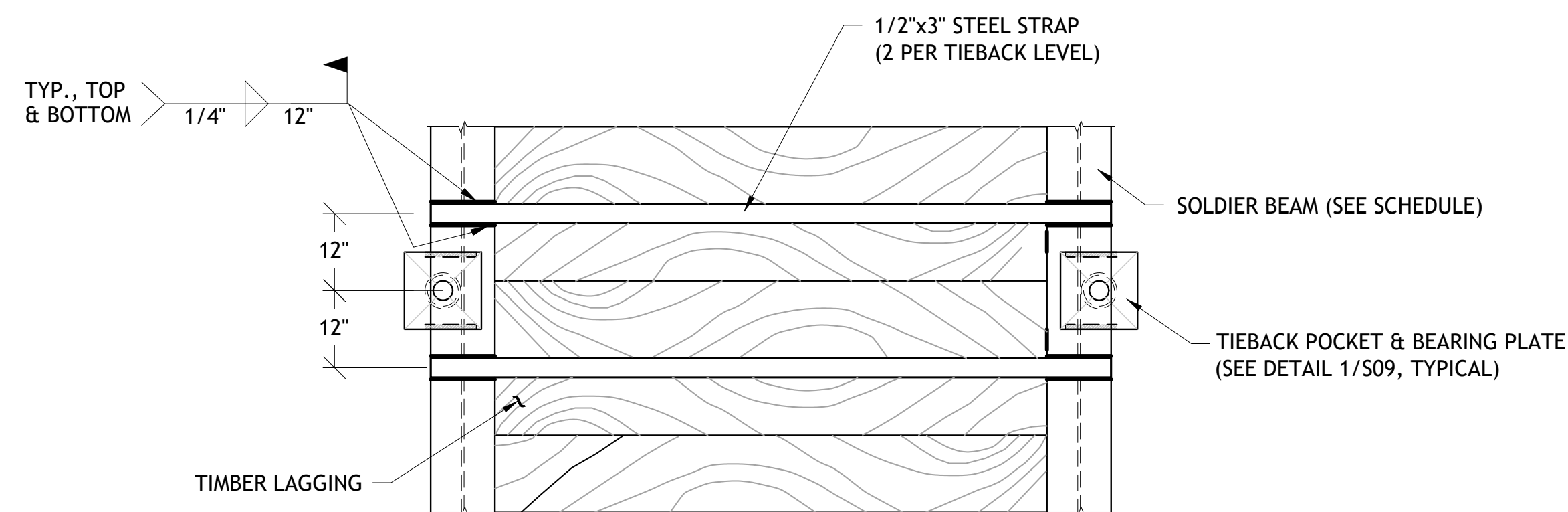


3 SH4 CAL-OSHA GUARDRAIL DETAIL  
N.T.S.



NOTES: 1. TIEBACK INSTALLATION SHALL BE IN ACCORDANCE WITH THE "SHORING INSTALLATION PROCEDURE FOR TIEBACK BEAMS".  
2. THE SHORING CONTRACTOR SHALL PROVIDE ADDITIONAL TEMPORARY SUPPORT FOR STEEL SECTIONS, AS MAY BE REQUIRED DURING THE TEST LOADING OF ANCHORS.  
3. TIEBACKS SHALL BE INSTALLED ON THE RIGHT SIDE OF ODD NUMBERED BEAMS & ON THE LEFT OF EVEN NUMBERED BEAMS (REVERSE LOCATION AT EACH ADDITIONAL LEVEL PER BEAM).

2 SH4 TIEBACK POCKET DETAIL FOR THREAD BAR ANCHORS (TYP.)  
N.T.S.

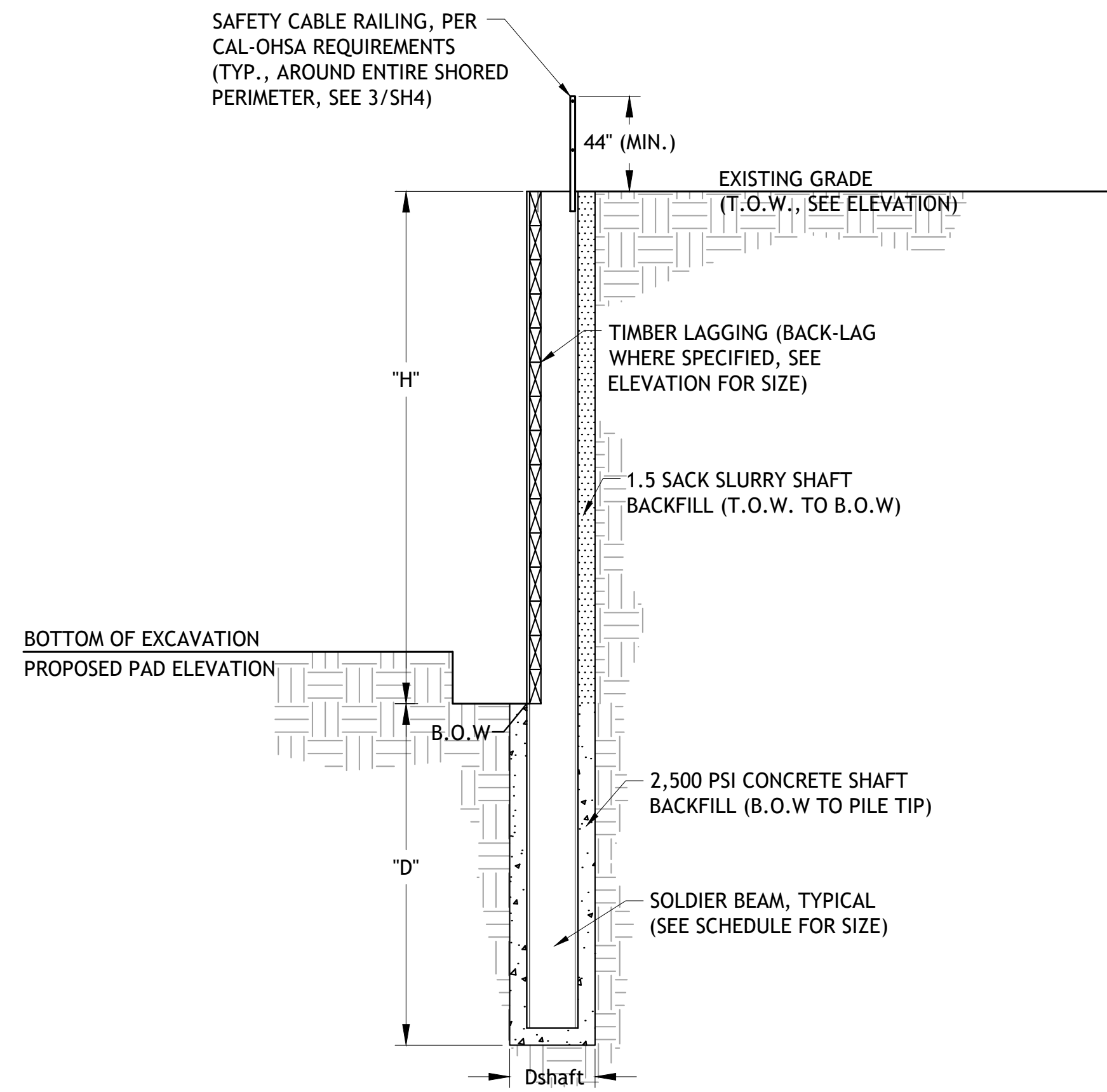


4 SH4 STEEL STRAPPING DETAIL (AS REQUIRED)  
N.T.S.

**TIEBACK DE-TENSION & REMOVAL PROCEDURE**  
TIEBACKS MAY BE DISENGAGED UPON WRITTEN APPROVAL FROM THE PROJECT'S STRUCTURAL & SHORING ENGINEER OF RECORD.  
**REMOVABLE THREAD RODS**  
1. ONCE AN ANCHOR HAS FULFILLED ITS DESIGN INTENT, RE-APPLY TIEBACK LOAD TO THREAD-BAR UNTIL NUT LIFT OFF IS ACHIEVED.  
2. REMOVE ANCHOR NUT & CAREFULLY RELEASE PRESSURE FROM JACK (DE-TENSION TIEBACK LOAD).  
3. UNSCREW THREAD-BAR FROM COUPLER & EXTRACT BAR FROM THE COUPLER.

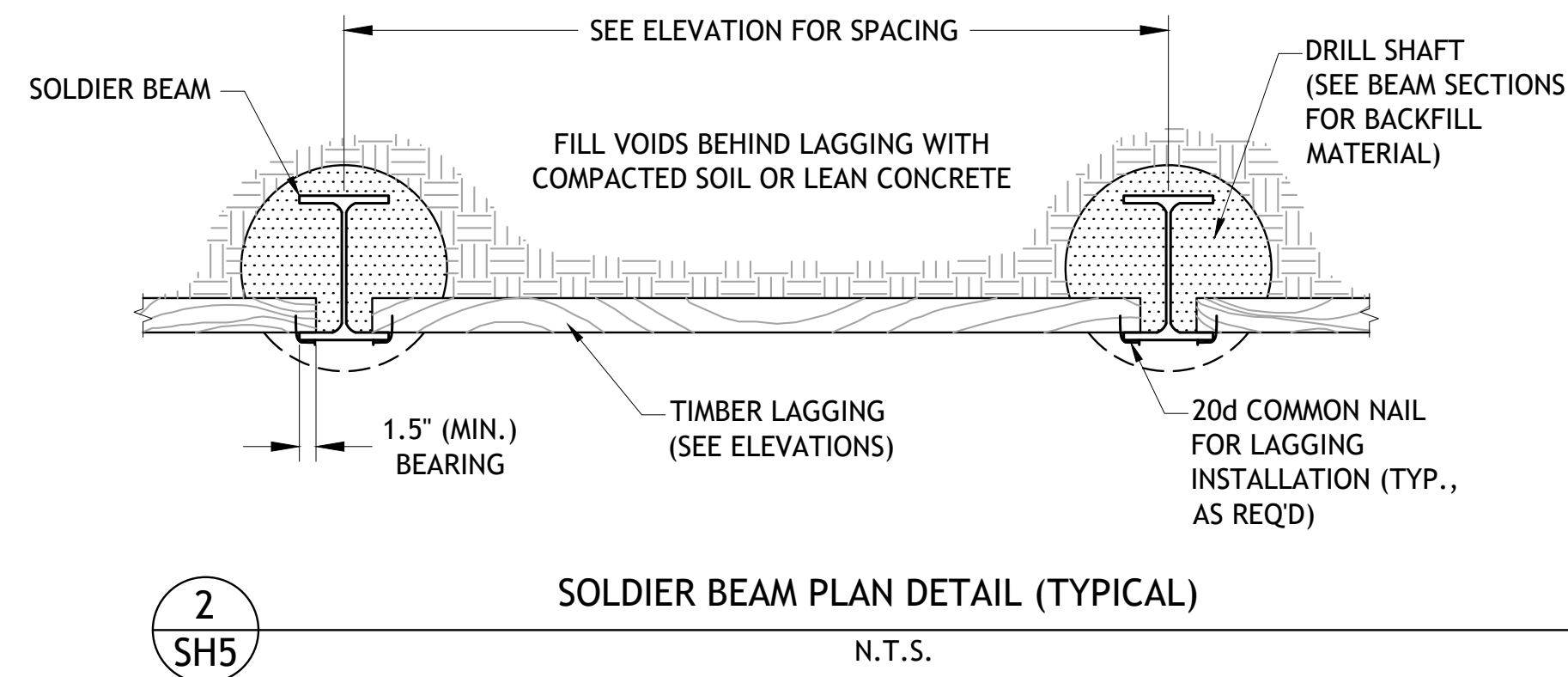
SCHEMATIC DESIGN 1-21-2025	ENGINEER OF WORK	APPROVED CHANGES			BENCH MARK
	SHORING DESIGN GROUP	NO.	DESCRIPTION	APP'VD	DATE
 7727 CAMINITO LILIANA SAN DIEGO, CA 92129, (760)586-8121					
					DESCRIPTION: 3.5" BRASS DISK LOCATED IN MONUMENT WELL STAMPED LS 7959. MONUMENT WELL AT INTERSECTION OF SEAGAZE DRIVE AND HORNE STREET. RECORD FROM POINTS # 1004 PER CONTROL SURVEY MONUMENT DATA AND RECOVERY SHEET CITY OF OCEANSIDE GEODETIC CONTROL NETWORK ELEVATION: 120.59' DATUM: NGVD 88

SHEET 4	CITY OF OCEANSIDE ENGINEERING DIVISION	5 SHEETS
PRECISE GRADING PLAN FOR <b>801 MISSION AVE</b> OCEANSIDE, CALIFORNIA		
ACCEPTED BY: _____		
CITY ENGINEER: BRIAN K. THOMAS P.E. 60907 Date: _____		
Prepared under the direction of ROY P. REED R.C.E. 80503	Reviewed By: _____	PLAN NUMBER

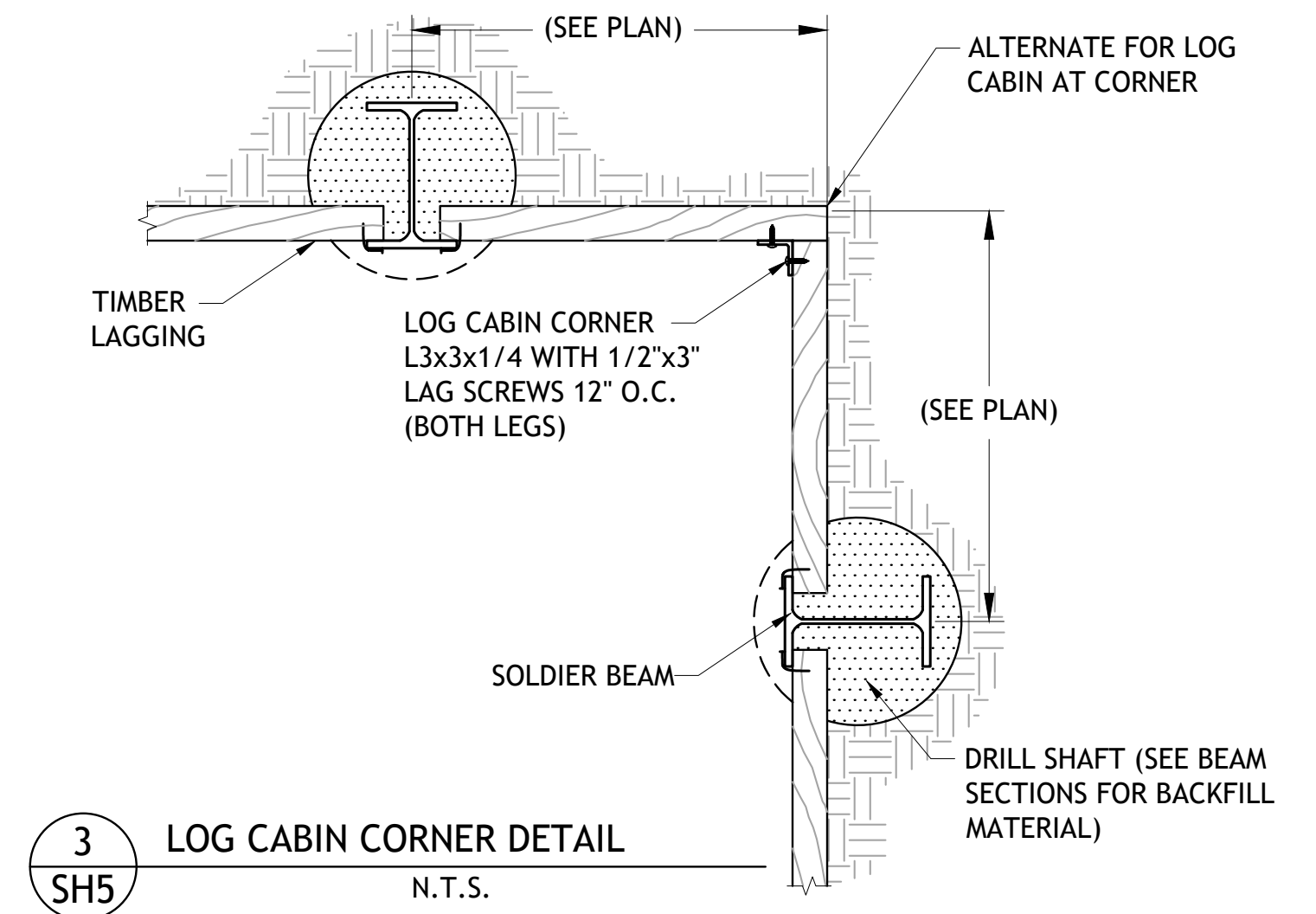


NOTES: 1. FIELD VERIFY ALL EXISTING & PROPOSED STRUCTURES PRIOR TO SHORING INSTALLATION.  
2. SEE SOLDIER BEAM SCHEDULE ON SHEET SHX FOR SOLDIER BEAM ATTRIBUTES.

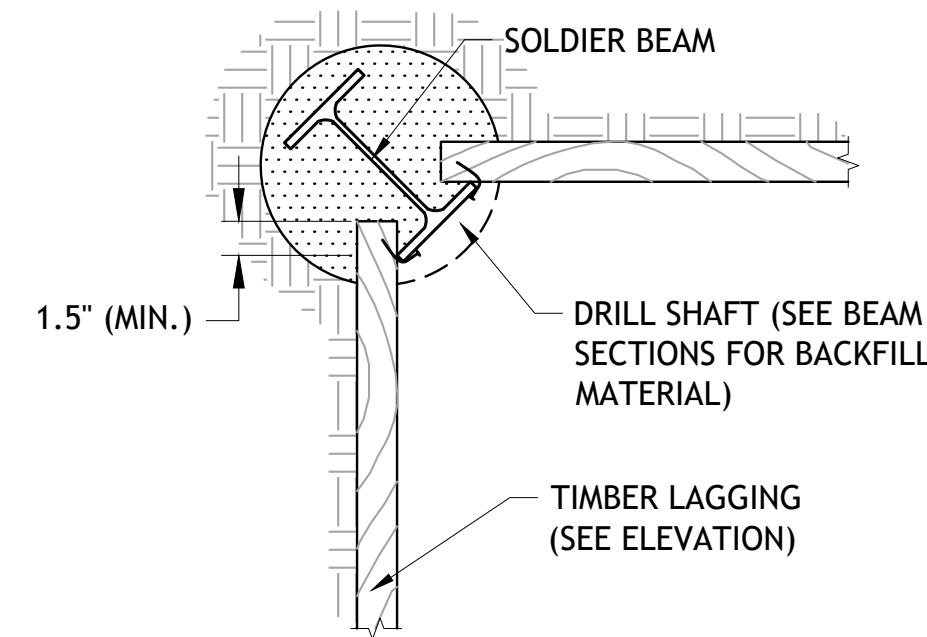
1  
SH5 TEMPORARY CANTILEVERED SOLDIER BEAM (TYPICAL)  
N.T.S.



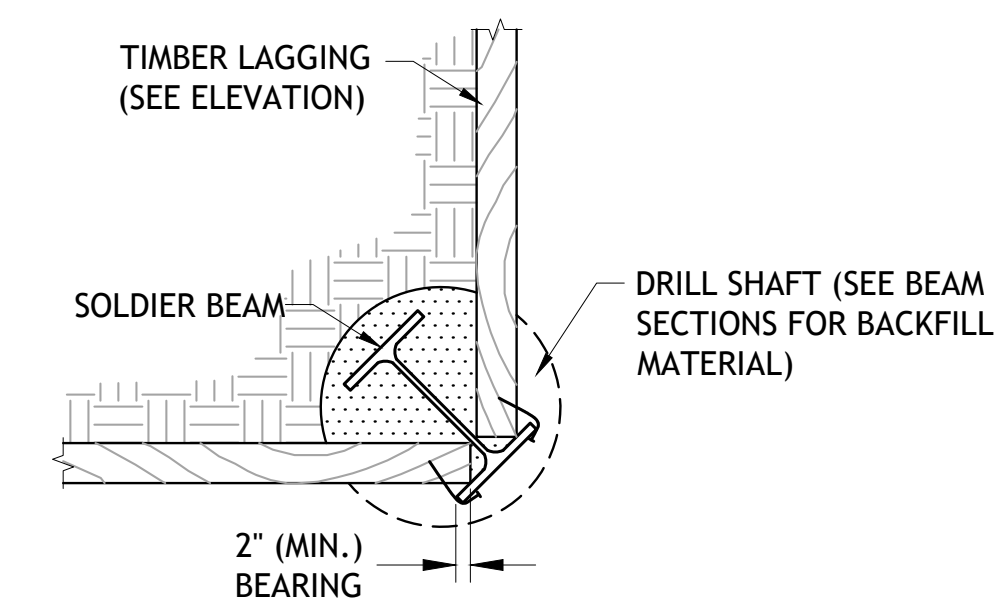
2  
SH5 SOLDIER BEAM PLAN DETAIL (TYPICAL)  
N.T.S.



3  
SH5 LOG CABIN CORNER DETAIL  
N.T.S.



4  
SH5 OUTSIDE CORNER DETAIL  
N.T.S.



5  
SH5 INSIDE CORNER DETAIL  
N.T.S.

SCHEMATIC DESIGN 1-21-2025	ENGINEER OF WORK		APPROVED CHANGES			BENCH MARK	
	NO.	DESCRIPTION	APP'VD	DATE	DESCRIPTION	DATE	
					DESCRIPTION: 3.5" BRASS DISK LOCATED IN MONUMENT WELL STAMPED LS 7959. MONUMENT WELL AT INTERSECTION OF SEAGAZE DRIVE AND HORNE STREET.		
					RECORD FROM POINTS # 1004 PER CONTROL SURVEY MONUMENT DATA AND RECOVERY SHEET CITY OF OCEANSIDE GEODETIC CONTROL NETWORK		
					ELEVATION: 120.59'	DATUM: NGVD 88	

**SHORING DESIGN GROUP**  
  
 7727 CAMINITO LILIANA  
 SAN DIEGO, CA 92129, (760)586-8121

SHEET <b>5</b>	CITY OF OCEANSIDE ENGINEERING DIVISION	<b>5</b> SHEETS
PRECISE GRADING PLAN FOR <b>801 MISSION AVE</b> <b>OCEANSIDE, CALIFORNIA</b>		
ACCEPTED BY: _____		
CITY ENGINEER: BRIAN K. THOMAS P.E. 60907 Date: _____		
Prepared under the direction of ROY P. REED R.C.E. 80503	Reviewed By: _____	PLAN NUMBER

**LONGTERM MAINTENANCE:**

ALL REQUIRED LANDSCAPE AREAS TO BE MAINTAINED BY OWNER, INCLUDING ROW PLANTING. THE LANDSCAPED AREAS SHALL BE MAINTAINED FREE OFF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. LANDSCAPE AS PART OF THE PROJECT SHALL BE MAINTAINED AND IRRIGATED FOR THE LIFE OF THE PERMIT.

**INVASIVE PLANT NOTE:**

ALL EXISTING, INVASIVE PLANT SPECIES, INCLUDING VEGETATIVE PARTS AND ROOT SYSTEMS, SHALL BE COMPLETELY REMOVED FROM THE PREMISES WHEN THE COMBINATION OF SPECIES, TYPE, LOCATION, AND SURROUNDING ENVIRONMENTAL CONDITIONS PROVIDES A MEANS FOR THE SPECIES TO INVAD E OTHER AREAS OF NATIVE PLANT MATERIAL THAT ARE ON OR OFF OF THE PREMISES.

**ROOT BARRIER:**

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

**PLANTING NOTES:**

- A. FINAL LANDSCAPE PLANS SHALL ACCURATELY SHOW PLACEMENT OF TREES, SHRUBS, AND GROUNDCOVERS.
- B. LANDSCAPE ARCHITECT SHALL BE AWARE OF UTILITY, SEWER, STORM DRAIN EASEMENT AND PLACE PLANTING LOCATIONS ACCORDINGLY TO MEET CITY OF OCEANSIDE REQUIREMENTS.
- C. ALL REQUIRED LANDSCAPE AREA (INCLUDING THE R.O.W.) SHALL BE MAINTAINED BY OWNER OR AS STATED IN ANY LEGAL DOCUMENT SUCH AS, BUT NOT LIMITED TO A LEASE AGREEMENT. THE LANDSCAPE AREAS SHALL BE MAINTAINED PER CITY OF OCEANSIDE REQUIREMENTS.
- D. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE COVERAGE FOR ALL PLANTING AREAS SHOWN ON THE PLAN. LOW VOLUME EQUIPMENT SHALL PROVIDE SUFFICIENT WATER FOR PLANT GROWTH WITH A MINIMUM WATER LOSS DUE TO WATER RUN-OFF. IRRIGATION SYSTEMS SHALL USE HIGH QUALITY, AUTOMATIC CONTROL VALVES, CONTROLLERS AND OTHER NECESSARY IRRIGATION EQUIPMENT. ALL COMPONENTS SHALL BE OF NON-CORROSIVE MATERIAL. ALL DRIP SYSTEMS SHALL BE ADEQUATELY FILTERED AND REGULATED PER THE MANUFACTURER'S RECOMMENDED DESIGN PARAMETERS. ALL IRRIGATION IMPROVEMENTS SHALL FOLLOW THE CITY OF OCEANSIDE GUIDELINES AND WATER CONSERVATION ORDINANCE.
- E. THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL AESTHETIC, AND MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS, AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM AN AGRICULTURAL SUITABILITY SOIL SAMPLE TAKEN FROM THE SITE. GROUND COVERS OR BARK MULCH SHALL FILL IN BETWEEN THE SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOTRANSPIRATION AND RUN-OFF. ALL THE FLOWER AND SHRUB BEDS SHALL BE MULCHED TO A 3" DEPTH TO HELP CONSERVE WATER, LOWER THE SOIL TEMPERATURE AND REDUCE WEED GROWTH. THE SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS. ALL LANDSCAPE IMPROVEMENTS SHALL FOLLOW THE CITY OF OCEANSIDE GUIDELINES.

**STREET TREE NOTES:**

STREET TREES AND OTHER TREES SHALL BE SPACED:

- A. 8 FEET (PREVIOUSLY 3 FEET) FROM TRANSFORMERS, CABLE, AND PULL BOXES.
- B. 5 FEET FROM MAILBOXES
- C. 5 FEET FROM FIRE HYDRANTS (ALL SIDES)
- D. 10 FEET FROM CENTERLINE (PREVIOUSLY 7 FEET) OF ALL UTILITY LINES (WITHOUT EASEMENT) (SEWER, WATER, STORM DRAINS, DOUBLE CHECK DETECTORS, AIR RELIEF VALVES AND GAS)
- E. 10 FEET FROM EASEMENT BOUNDARIES (SEWER, WATER, STORM DRAINS, ACCESS OR OTHER UTILITIES)
- F. 10 FEET FROM DRIVEWAYS (UNLESS A LINE OF SIGHT IS DETERMINED BY THE TRAFFIC DIVISION TO BE OTHERWISE)
- G. 10 FEET FROM TRAFFIC AND DIRECTIONAL SIGNS
- H. 15 FEET (MINIMUM) FROM STREETLIGHTS, OTHER UTILITY POLES, (DETERMINED BY SPECIFICATIONS)
- I. STREET TREES SHALL BE PLANTED 3' OUTSIDE RIGHT-OF-WAY IF THE RIGHT-OF-WAY DOES NOT ALLOW SPACE, SUBJECT TO THE CITY ENGINEER'S APPROVAL.
- J. LINE OF SIGHT AT ARTERIALS, COLLECTOR AND LOCAL STREETS SHALL BE REVIEWED AND DETERMINED BY TRAFFIC ENGINEER. A MINIMUM OF TWENTY-FIVE FEET (25') FROM STREET INTERSECTION OR AS APPROVED BY THE TRAFFIC ENGINEER.
- K. MINIMUM FIFTEEN FEET (15') STREETLIGHT AND STOP SIGN OR CLEARANCE DETERMINED BY SPECIFICATIONS.
- L. SCREEN ALL UTILITIES ACCORDING TO SPECIFIC AGENCY REQUIREMENTS.

STREET TREES SHALL CONFORM TO THESE GUIDELINES PER SWQMP:

- A. TREES WITHIN THE ROW SHALL HAVE A CANOPY MATURITY SHOWN AT A MAXIMUM 15'-0" DIAMETER
- B. TREES SHALL BE SPACED AT A MINIMUM 18'-0" SEPARATION FROM EACH OTHER SO THAT CANOPIES DO NOT OVERLAP

STREET NAME	COMPLIANT STREET TREE SPECIES	MINIMUM NUMBER OF STREET TREES REQUIRED	NUMBER OF STREET TREES PROVIDED
NEVADA STREET	<i>CIRCIDIUM FLORIDUM</i> BLUE PALO VERDE	7	9
SEAGAZE DRIVE	<i>HANDROANTHUS CHRYSANTHUS</i> GOLDEN TRUMPET TREE	8	8
CLEMENTINE STREET	<i>HANDROANTHUS CHRYSANTHUS</i> GOLDEN TRUMPET TREE	7	8
MISSION AVENUE	EXISTING STREET TREES TO REMAIN WITH THE EXCEPTION OF 1 TO BE MOVED AND REPLACED IN KIND		9

**ROOT BARRIER NOTES:**

ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL PAVING SURFACES WHERE A PAVING SURFACE IS LOCATED WITHIN 6 FEET OF A TREE TRUNK ON SITE (PRIVATE) AND WITHIN 10 FEET OF A TREE TRUNK IN THE RIGHT-OF-WAY (PUBLIC). ROOT BARRIERS SHALL EXTEND 5 FEET IN EACH DIRECTION FROM THE CENTERLINE OF THE TRUNK, FOR A TOTAL DISTANCE OF 10 FEET. ROOT BARRIERS SHALL BE A MINIMUM 24 INCHES IN DEPTH. INSTALLING A ROOT BARRIER AROUND THE TREE'S ROOT BALL IS UNACCEPTABLE.

**FIRE NOTES:**

- A. LANDSCAPE IMPROVEMENT PLAN SET AND INSTALLATION ARE REQUIRED TO IMPLEMENT APPROVED FIRE DEPT. REGULATIONS, CODES, AND STANDARDS AT THE TIME OF PROJECT APPROVAL.
- B. ALL FIRE HYDRANTS, DOUBLE CHECK DETECTORS, POST INDICATING VALVES, AND FIRE DEPARTMENT CONNECTIONS SHALL BE PROVIDED WITH A 3-FOOT CLEARANCE AROUND ALL FIRE APPARATUSES.
- C. ALL TREES AT MATURITY SHALL MEET A HORIZONTAL CLEARANCE ALONG ALL ROADWAYS FROM CURB TO CURB. HORIZONTAL ROADWAY CLEARANCE FOR A ONE-STORY BUILDING IS 28- FEET WIDE.
- D. ALL TREES AT MATURITY SHALL MEET A VERTICAL CLEARANCE OF 14- FEET FROM THE TOP OF THE ROADWAY TO THE LOWEST BRANCHES.

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

**LANDSCAPE CALCULATIONS:**

TOTAL SHARED OPEN SPACE (LEVELS 2, 3, AND 8): 13,265 SF  
TOTAL SITE LANDSCAPING (LEVELS 1, 2, 3, AND 8): 9,934 SF (*SEE BLOW*)

**ZO PLANTING AREA DEFINITION:**

THE MINIMUM SITE LANDSCAPING SHALL BE PROVIDED ON THE LOT SURFACE: PLANTINGS ON ROOFS, PORCHES, OR IN PLANTING BOXES WHICH ARE ABOVE THE LOT SURFACE SHALL NOT QUALIFY AS LANDSCAPING, EXCEPT FOR LANDSCAPING LOCATED DIRECTLY ABOVE UNDERGROUND PARKING WHICH IS 50% OR MORE BELOW GRADE. HARDSCAPE DOES NOT QUALIFY AS LANDSCAPING EXCEPT THAT, AREAS DEVOTED TO COMMON PATIOS, POOLS, AND OTHER RECREATION FACILITIES MAY BE INCLUDED IN DETERMINING COMPLIANCE WITH HE LANDSCAPING REQUIREMENT.

SITE = 65,990 SQUARE FEET  
MINIMUM SITE LANDSCAPING = 25% (16,498 SQUARE FEET)

GROUND LEVEL	4,971 SF
LEVEL 2	90 SF
LEVEL 3 COURTYARD	4,449 SF
LEVEL 8 AMENITY DECK	424 SF
<b>TOTAL</b>	<b>9,934 SF</b>

**CITY OF OCEANSIDE ORDINANCE 3049 "URBAN FORESTRY PROGRAM":**

SITE = 65,990 SQUARE FEET  
MINIMUM TREE CANOPY AREA = 12% (7,919 SQUARE FEET)  
MINIMUM PERMEABLE AREA = 22% (14,518 SQUARE FEET)

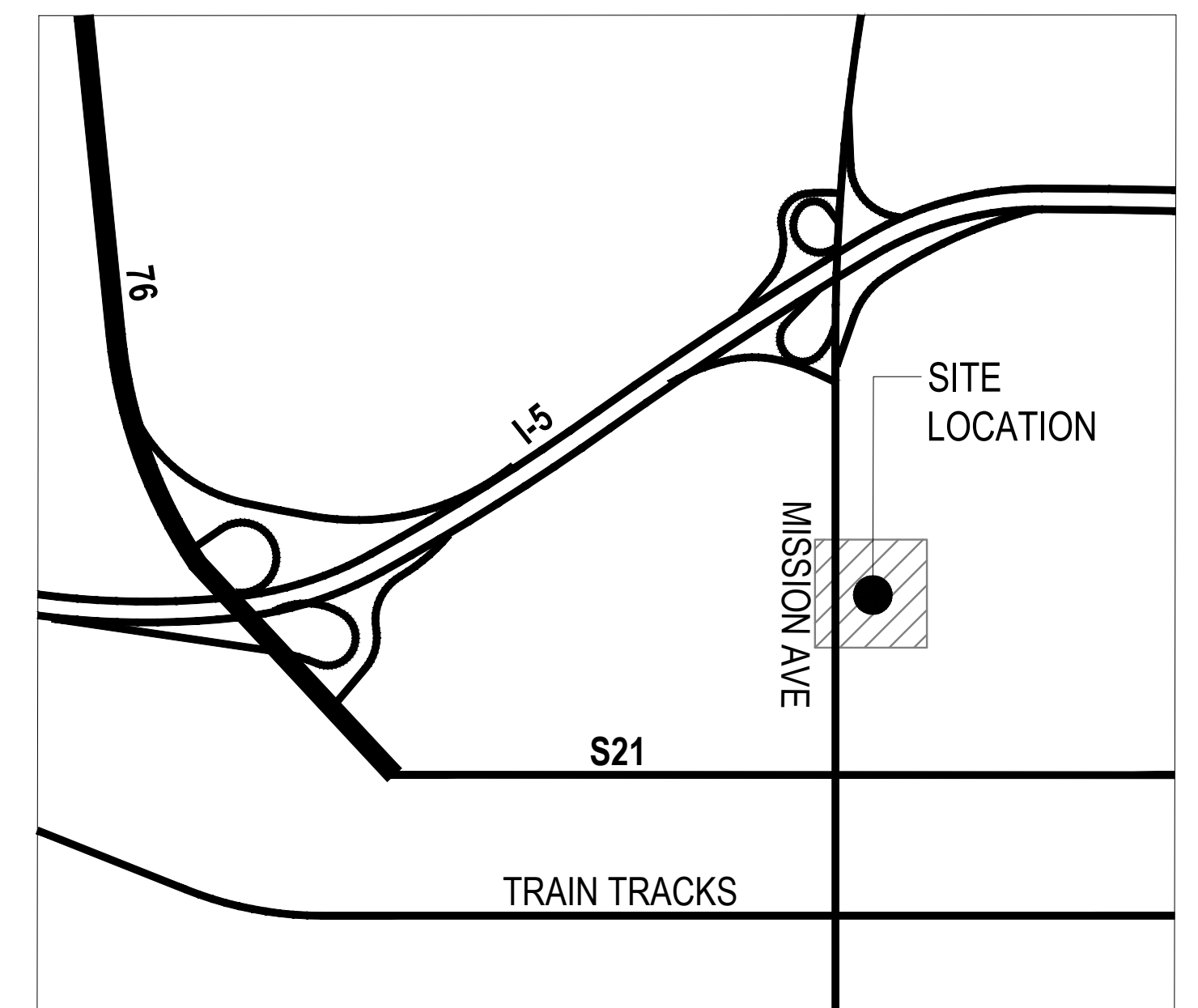
\*IN THE EVENT A PROJECT SITE CANNOT FEASIBLY ACCOMMODATE THE MINIMUM PERMEABLE SURFACE AREA REQUIRED, ADDITIONAL TREE CANOPY, IN EXCESS OF THE MINIMUM REQUIREMENT, CAN BE CREDITED TO MEET THE MINIMUM PERMEABLE SURFACE AREA REQUIREMENT.

IN THE EVENT A PROJECT SITE CANNOT FEASIBLY ACCOMMODATE THE MINIMUM TREE CANOPY AREA, THE PROJECT MAY PLANT IN THE PUBLIC RIGHT-OF-WAY (E.G. - PARKWAY) ADJACENT TO THE PROJECT SITE OR ON AN ALTERNATIVE SITE WITHIN TH CITY, AS APPROVED BY THE DIRECTOR OF THE PUBLIC WORKS DEPARTMENT. SHOULD THE CITY ESTABLISH A TREE FUND OR SIMILAR LIEU FEE PROGRAM, PROJECTS THAT CANNOT MEET MINIMUM REQUIREMENTS MAY CONTRIBUTE TO SAID PROGRAM AS AN ALTERNATIVE MEANS OF COMPLIANCE.

SITE AREA	65,990 SF
MIN. TREE CANOPY AREA (7,919 SF MIN.)	14,445 SF PROVIDED
MIN PERMEABLE AREA (14,518 SF MIN.)	9,934 SF PROVIDED*

\*GIVEN THE SITE DOES NOT MEET THE MINIMUM REQUIRED PERMEABLE SURFACE AREA AS SHOWN IN THE TABLE ABOVE, THE ADDITIONAL TREE CANOPY COVERAGE IN EXCESS OF THE MINIMUM REQUIREMENT WILL BE CREDITED TOWARDS THE MINIMUM PERMEABLE SURFACE AREA REQUIREMENT.

Sheet List Table	
Sheet Number	Sheet Title
L000	LANDSCAPE NOTES
L010	EXISTING TREE PLAN
L020	LEVEL 1 CANOPY COVERAGE
L021	LEVEL 3 CANOPY COVERAGE
L022	LEVEL 8 CANOPY COVERAGE
L100	GROUND LEVEL HARDSCAPE PLAN
L101	LEVEL 2 HARDSCAPE PLAN
L102	LEVEL 3 HARDSCAPE PLAN
L103	LEVEL 8 HARDSCAPE PLAN
L200	GROUND LEVEL IRRIGATION SCHEDULES
L201	GROUND LEVEL IRRIGATION PLAN
L202	LEVEL 2 IRRIGATION PLAN
L203	LEVEL 3 IRRIGATION PLAN
L204	LEVEL 8 IRRIGATION PLAN
L300	GROUND LEVEL PLANTING SCHEDULES
L301	GROUND LEVEL PLANTING PLAN
L302	LEVEL 2 PLANTING PLAN
L303	LEVEL 3 PLANTING PLAN
L304	LEVEL 8 PLANTING PLAN
L310	PLANTING DETAILS



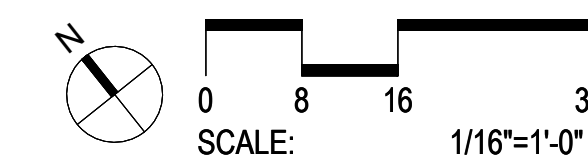
VICINITY MAP

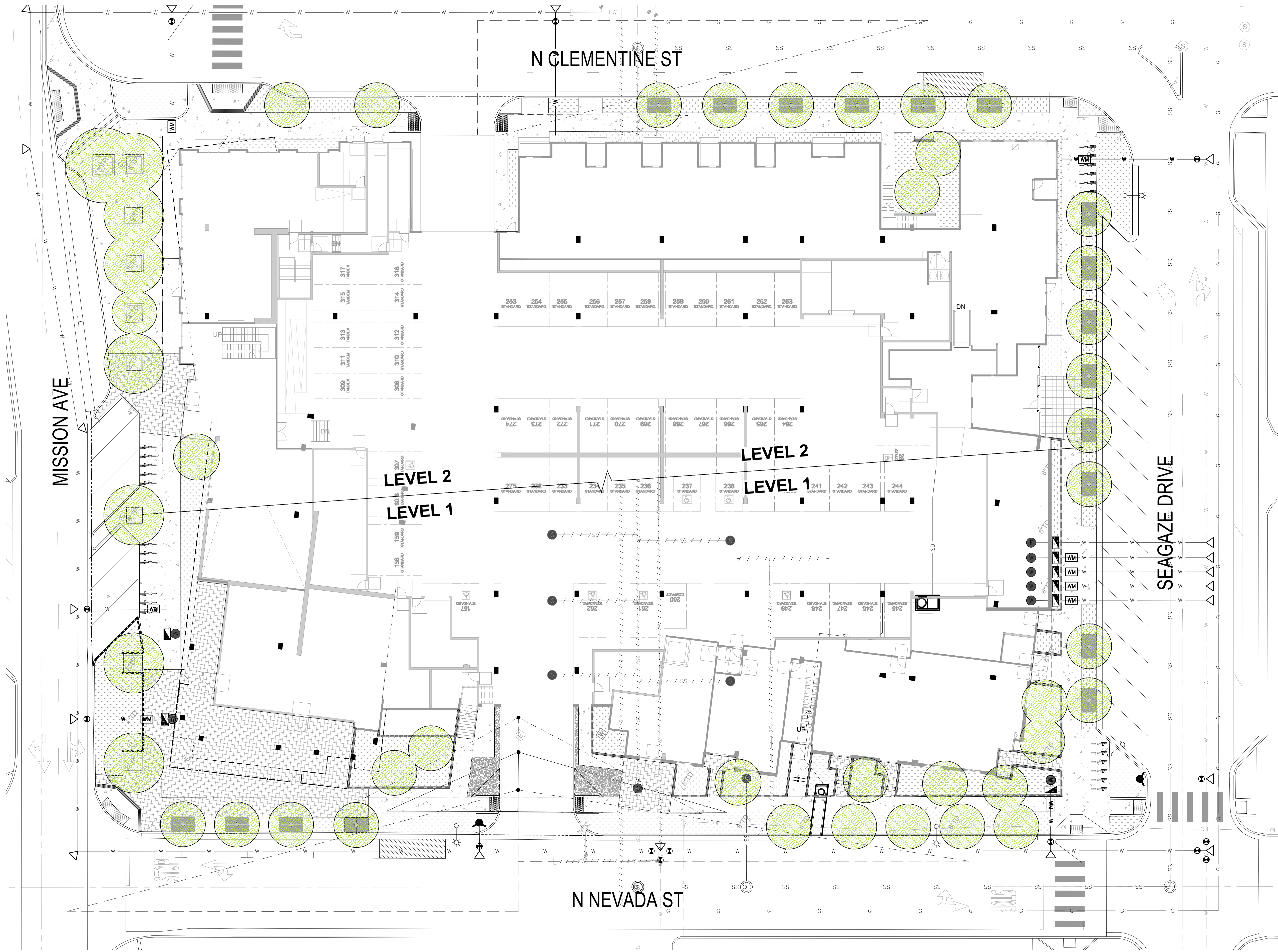


EXISTING TREE SCHEDULE		
SYMBOL	BOTANICAL / COMMON NAME	QTY
<b>EXISTING TREES ( TO BE REMOVED )</b>		
1	EXISTING FICUS NITIDA TO BE REMOVED	32
2	EXISTING MAGNOLIA GRANDIFLORA TO BE REMOVED	4
4	EXISTING PINUS CANARIENSIS TO BE REMOVED	4
<b>EXISTING TREES ( TO REMAIN )</b>		
5	METROSIDEROS EXCELSA NEW ZEALAND CHRISTMAS TREE	1
6	PHOENIX DACTYLIFERA DATE PALM	1
7	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	6

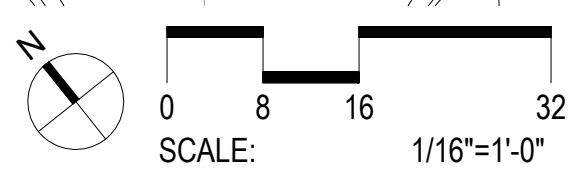
**TREE PROTECTION NOTES:**

1. A ROOT PROTECTION ZONE SHALL BE DEFINED BY A FOUR-FOOT HIGH TWO-BY-FOUR BARRIER CONSTRUCTED AROUND ANY POTENTIALLY IMPACTED TREE. THIS BARRIER SHALL BE AT THE DRIP LINE OR AT A DISTANCE FROM THE TRUNK EQUAL TO SIX INCHES FOR EACH INCH OF TRUNK DIAMETER 4 1/2 FEET ABOVE THE GROUND IF THIS METHOD DEFINES A LARGER AREA.
2. SHOULD IT BE NECESSARY TO TRENCH WITHIN THE 8 FT RADIUS OF TREE, TRENCHES SHALL BE HAND DUG. NO ROOTS LARGER THAN ONE INCH SHALL BE CUT UNLESS NO OTHER ALTERNATIVE IS FEASIBLE. ALL SMALLER ROOTS THAT MUST BE CUT SHALL BE SAW CUT (NO TRENCHERS) FLUSH WITH THE SIDE OF THE TRENCH. IF AT ANY TIME 25 PERCENT OF THE AREA WITHIN THE ROOT PROTECTION ZONE IS BEING SEPARATED FROM THE TREES BY A TRENCH, THE LINE SHALL BE LOCATED BY BORING OR AN ALTERNATIVE LOCATION FOR THE TRENCH ESTABLISHED. THE MINIMUM CLEARANCE BETWEEN AN OPEN TRENCH AND A STREET TREE SHALL BE ONE (1) FOOT, OR SIX (6) INCHES FOR EACH INCH OF TRUNK DIAMETER MEASURED AT 4.5 FEET ABOVE EXISTING GRADE IF THIS METHOD DEFINES A LARGER DISTANCE. THE MAXIMUM CLEARANCE SHALL BE TEN (10) FEET. THE CONTRACTOR SHALL CONFORM TO THESE PROVISIONS UNLESS OTHERWISE DIRECTED OTHERWISE.
3. AT NO TIME SHALL ANY EQUIPMENT, MATERIALS, SUPPLIES OR FILL BE ALLOWED WITHIN THE PRESCRIBED ROOT PROTECTION ZONE UNLESS OTHERWISE DIRECTED. THE ROOT PROTECTION ZONE IS DEFINED AS THE LARGER OF THE DRIP LINE OF THE TREE OR THE DISTANCE FROM THE TRUNK EQUAL TO SIX (6) INCHES FOR EACH INCH OF TRUNK DIAMETER MEASURED AT 4.5 FEET ABOVE EXISTING GRADE.
4. WHEN DEALING WITH COLUMNAR TREE SPECIES THE DRIP LINE AND ROOT PROTECTION ZONE IS INADEQUATE AND MUST BE ADJUSTED TO REFLECT A ROOT PROTECTION RADIUS OF 40% OF THE OVERALL TREE HEIGHT.




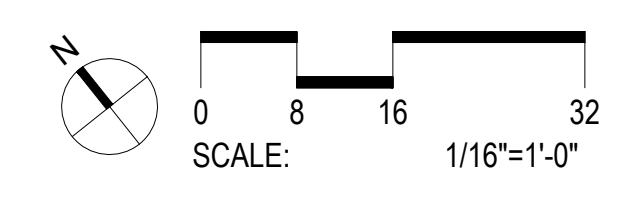


CANOPY COVERAGE REFERENCE SCHEDULE		
SYMBOL	DESCRIPTION	QTY
[Green Circle with Hatched Pattern]	REFERENCE SCHEDULE SITE TREE CANOPY COVERAGE	8,984 SF




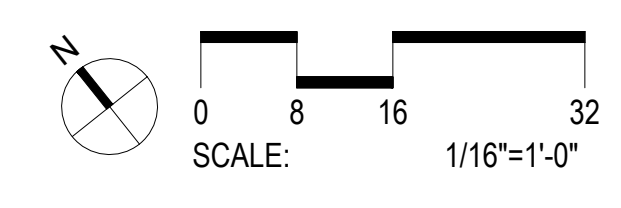


CANOPY COVERAGE REFERENCE SCHEDULE		
SYMBOL	DESCRIPTION	QTY
	SITE TREE CANOPY COVERAGE	4,810 SF





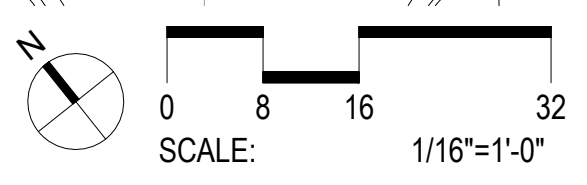
CANOPY COVERAGE REFERENCE SCHEDULE		
SYMBOL	DESCRIPTION	QTY
	SITE TREE CANOPY COVERAGE	651 SF





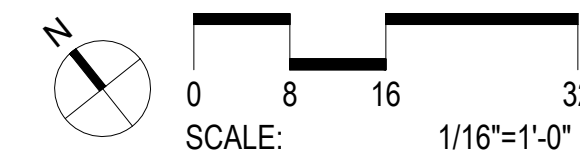
**GROUND LEVEL HARDSCAPE SCHEDULE**

SYMBOL	DESCRIPTION	QTY
<b>01 PAVEMENTS, RAMPS, CURBS</b>		
[Symbol]	CONCRETE	10,078 SF
[Symbol]	TRUNCATED DOMES	241 SF
[Symbol]	UNIT PAVERS	4,693 SF
<b>09 PLANTING AND LANDSCAPE</b>		
[Symbol]	PLANTING AREA	9,225 SF
[Symbol]	CRUSHED ROCK	333 SF



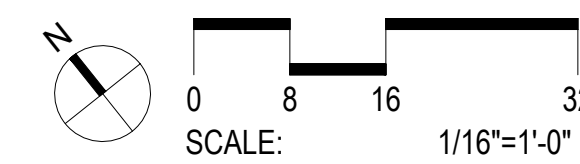


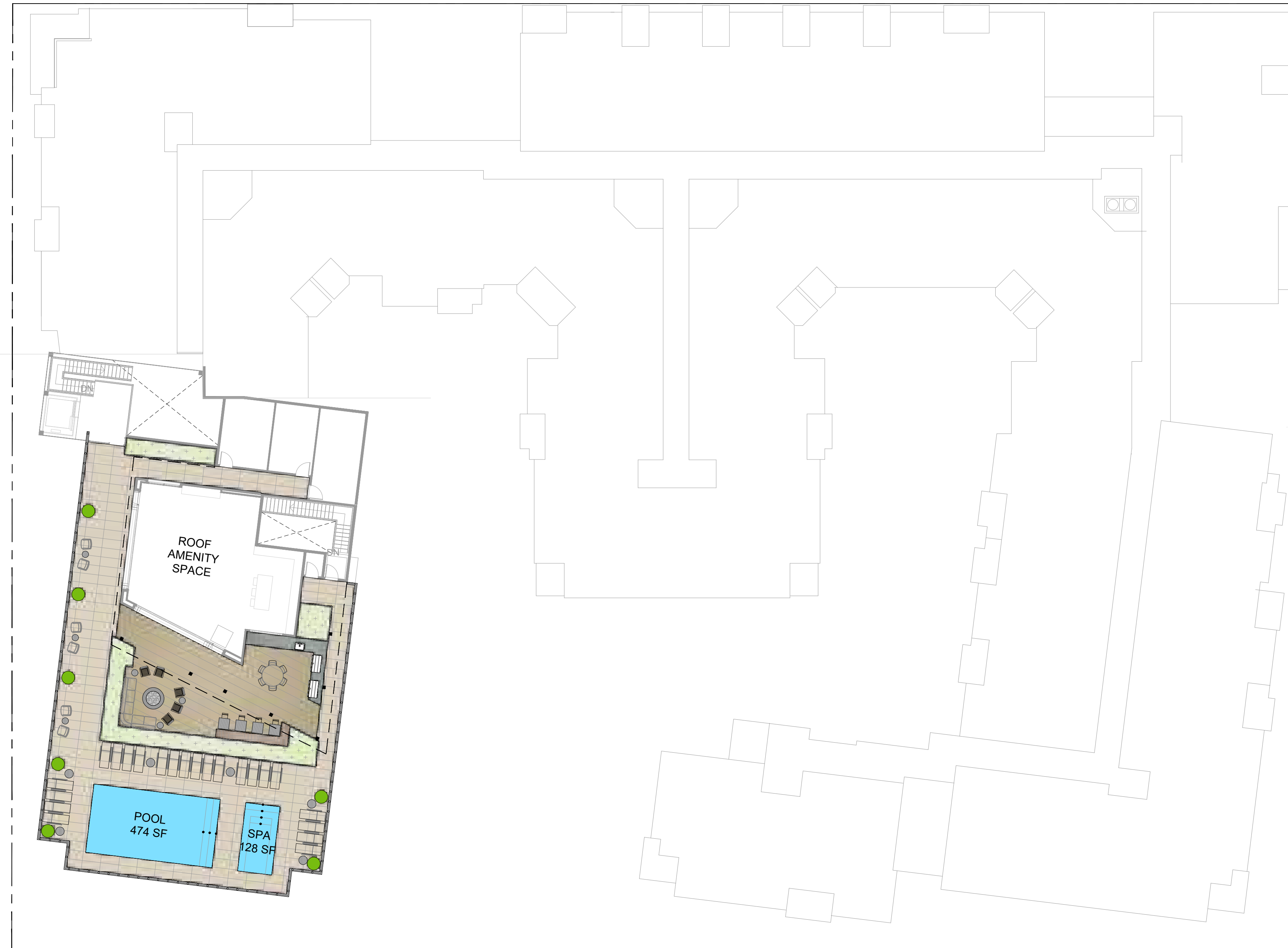
LEVEL 2 HARDSCAPE SCHEDULE		
SYMBOL	DESCRIPTION	QTY
01 PAVEMENTS, RAMPS, CURBS		
	PEDESTAL PAVER - TYPE I	1,176 SF
05 SITE FURNISHINGS		
	BUILT-IN BENCH	14 SF
09 PLANTING AND LANDSCAPE		
	PLANTING AREA	90 SF
	CRUSHED ROCK	17 SF



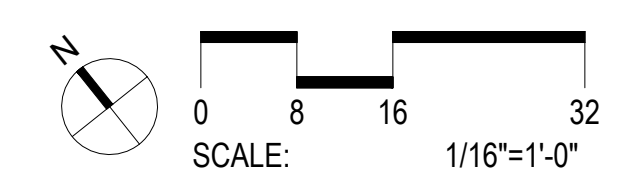


LEVEL 3 HARDSCAPE SCHEDULE		
SYMBOL	DESCRIPTION	QTY
<b>01 PAVEMENTS, RAMPS, CURBS</b>		
	PEDESTAL PAVER - TYPE I	1,451 SF
	PEDESTAL PAVER - TYPE II	2,229 SF
	PEDESTAL PAVER - TYPE III	541 SF
	ARTIFICIAL TURF	807 SF
<b>05 SITE FURNISHINGS</b>		
	COUNTER	26 SF
<b>09 PLANTING AND LANDSCAPE</b>		
	PLANTING AREA	4,449 SF
	CRUSHED ROCK	289 SF





LEVEL 8 HARDSCAPE SCHEDULE		
SYMBOL	DESCRIPTION	QTY
<b>01 PAVEMENTS, RAMPS, CURBS</b>		
	PEDESTAL PAVER - TYPE I	2,466 SF
	PEDESTAL PAVER - TYPE II	943 SF
<b>05 SITE FURNISHINGS</b>		
	COUNTER	72 SF
	BUILT-IN BENCH	40 SF
<b>09 PLANTING AND LANDSCAPE</b>		
	PLANTING AREA	424 SF



**CRITICAL ANALYSIS**

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P.O.C. NUMBER: 01  
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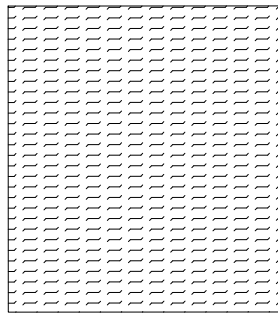








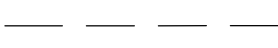
FLOW AVAILABLE  
Custom Max Flow: 20 GPM  
Flow Available: 20 GPM

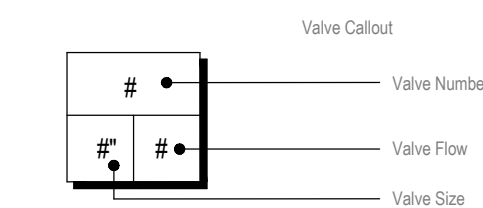
PRESSURE AVAILABLE  
Static Pressure at POC: 80 PSI  
Pressure Available: 80 PSI

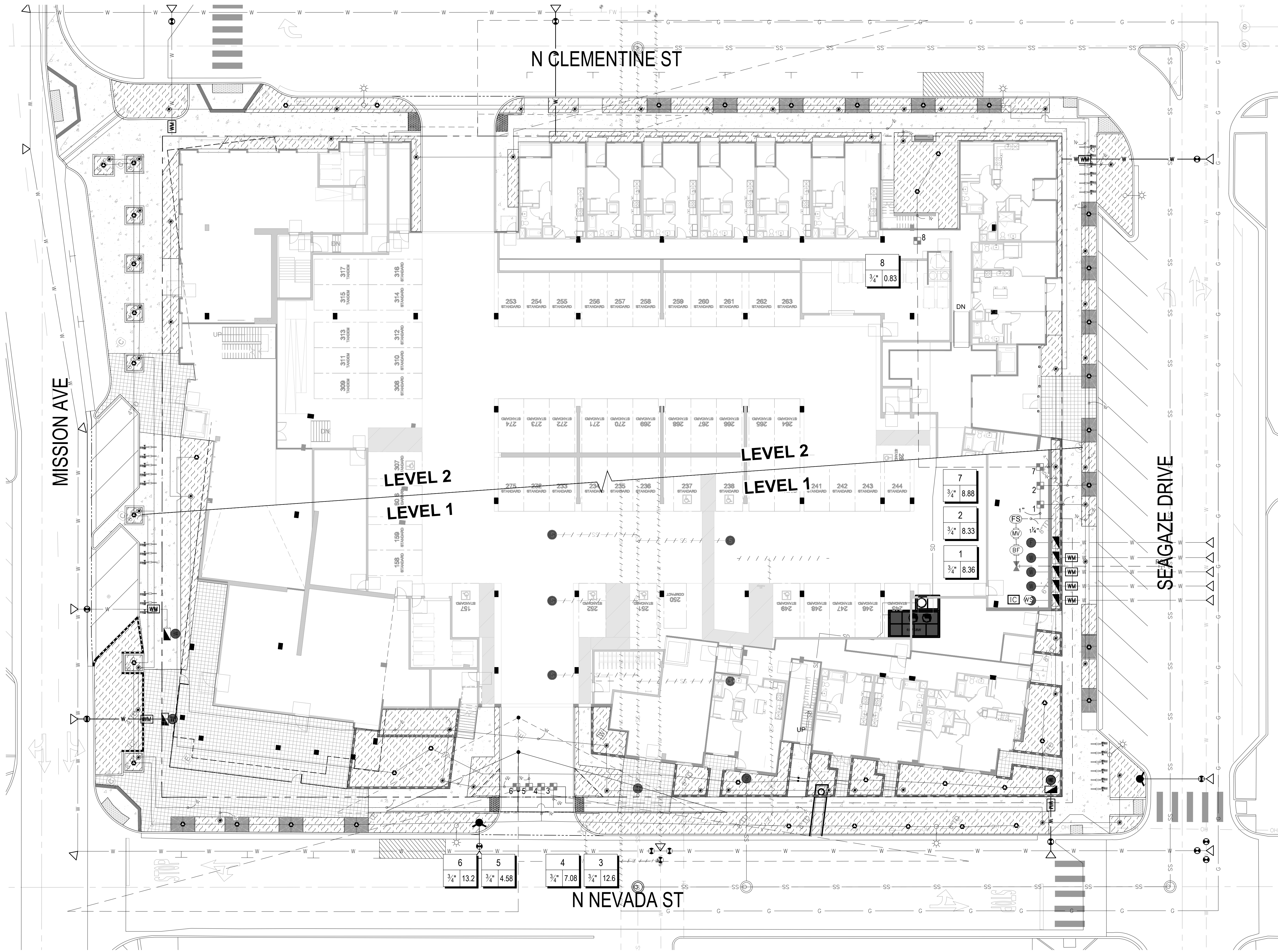
DESIGN ANALYSIS  
Maximum Station Flow: 13.22 GPM  
Flow Available at POC: 20 GPM  
Residual Flow Available: 6.78 GPM

Critical Station: 3  
Design Pressure: 30 PSI  
Friction Loss: 4.89 PSI  
Fittings Loss: 0.49 PSI  
Elevation Loss: 0 PSI  
Loss through Valve: 11.1 PSI  
Pressure Req. at Critical Station: 46.5 PSI  
Loss for Fittings: 0.37 PSI  
Loss for Main Line: 3.67 PSI  
Loss for POC to Valve Elevation: 0 PSI  
Loss for Backflow: 11.9 PSI  
Loss for Master Valve: 3 PSI  
Critical Station Pressure at POC: 65.4 PSI  
Pressure Available: 80 PSI  
Residual Pressure Available: 14.6 PSI

**IRRIGATION SCHEDULE**

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	DRIP CONTROL VALVE 1 HUNTER ACZ-075-40; DRIP CONTROL KIT FEATURING A 3/4IN. PGV-ASV VALVE, WITH 3/4IN. HY075 FILTER SYSTEM, AND 40 PSI PRESSURE REGULATED. FLOW RANGE: 0.5 GPM TO 15 GPM. WITH 150 MESH STAINLESS STEEL SCREEN.	8
	PIPE TRANSITION POINT PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6IN. DRIP BOX.	56
	TREE DRIP RINGS HUNTER HDL-09-12, 2 DRIP RINGS @ 12" SPACING FROM TRUNK TO FIRST RING. 30" SPACING FROM TRUNK TO SECOND RING.	50
	AREA TO RECEIVE DRIPLINE DRIPLINE HDL-06-18-CV; HUNTER DRIPLINE W/ 0.6 GPH EMITTERS AT 18" O.C. CHECK VALVE, DARK BROWN TUBING WITH GRAY STRIPING. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS.	6,467 L.F.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	BRASS BALL VALVE LANDSCAPE PRODUCTS INC. BBV; 1/2IN., 3/4IN., 1IN., 1-1/4IN., 1-1/2IN., 2IN., 2-1/2IN., 3IN. FULL PORT BRASS BALL VALVE. SUITABLE FOR A FULL RANGE OF LIQUIDS AND GASES IN RESIDENTIAL AND COMMERCIAL APPLICATIONS.	1
	MASTER VALVE 1" HUNTER ICV-G; 1IN., 1-1/2IN., 2IN., AND 3IN. PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	1
	BACKFLOW PREVENTION DEVICE 1" FEBCO 825Y; REDUCED PRESSURE BACKFLOW PREVENTER	1
	IRRIGATION CONTROLLER HUNTER A2C-75D-M; 75-STATION DECODER CONTROLLER IN AN OUTDOOR GRAY METAL WALL MOUNT ENCLOSURE.	1
	WEATHER STATION HUNTER WSS; WIRELESS SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER PCC, PRO-C, AND I-CORE CONTROLLERS. INSTALL AS NOTED. INCLUDES 10 YEAR LITHIUM BATTERY AND RUBBER MODULE COVER, AND GUTTER MOUNT BRACKET.	1
	FLOW SENSOR HUNTER HC-075-FLOW; 3/4IN. FLOW METER FOR USE WITH HYDRAWISE ENABLED CONTROLLER TO MONITOR FLOW AND PROVIDE SYSTEM ALERTS. ALSO FUNCTIONS AS STAND ALONE FLOW TOTALIZER/SUB METER ON ANY RESIDENTIAL OR COMMERCIAL IRRIGATION SYSTEM.	1
	POINT OF CONNECTION	1
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	3,532 L.F.
	IRRIGATION MAINLINE: PVC SCHEDULE 40	501.4 L.F.

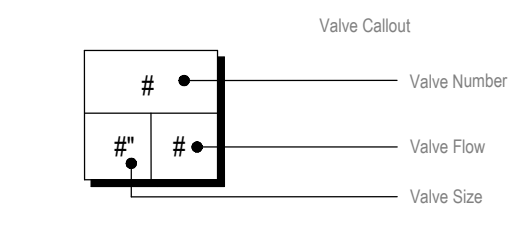






**IRRIGATION SCHEDULE**

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
■	DRIP CONTROL VALVE 1 HUNTER ACZ-075-40; DRIP CONTROL KIT FEATURING A 3/4IN. PGV-ASV VALVE, WITH 3/4IN. HY075 FILTER SYSTEM, AND 40 PSI PRESSURE REGULATED. FLOW RANGE: 0.5 GPM TO 15 GPM. WITH 150 MESH STAINLESS STEEL SCREEN.	1
●	PIPE TRANSITION POINT PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6IN. DRIP BOX.	10
[Grid Pattern]	AREA TO RECEIVE DRIPLINE DRIPLINE HDL-06-18-CV: HUNTER DRIPLINE W/ 0.6 GPH EMITTERS AT 18" O.C. CHECK VALVE, DARK BROWN TUBING WITH GRAY STRIPING. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS.	93.6 L.F.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
POC - LEVEL 2	POINT OF CONNECTION	1
—	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	328.2 L.F.
- - -	IRRIGATION MAINLINE: PVC SCHEDULE 40	7.6 L.F.



**CRITICAL ANALYSIS**

Generated: 2024-12-02 13:07

P.O.C. NUMBER: 02

Water Source Information:

**FLOW AVAILABLE**  
 Custom Max Flow: 2 GPM  
 Flow Available: 2 GPM

**PRESSURE AVAILABLE**  
 Static Pressure at POC: 33 PSI  
 Pressure Available: 33 PSI

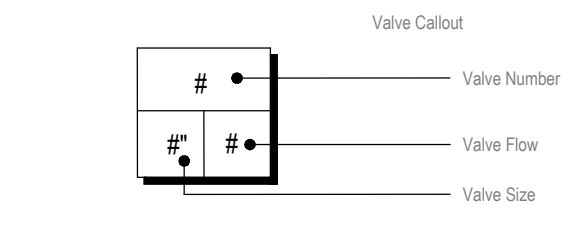
**DESIGN ANALYSIS**  
 Maximum Station Flow: 0.62 GPM  
 Flow Available at POC: 2 GPM  
 Residual Flow Available: 1.38 GPM

Critical Station: 1  
 Design Pressure: 30 PSI  
 Friction Loss: 0.07 PSI  
 Fittings Loss: 0.01 PSI  
 Elevation Loss: 0 PSI  
 Loss through Valve: 2 PSI  
 Pressure Req. at Critical Station: 32.1 PSI  
 Loss for Fittings: 0.0 PSI  
 Loss for Main Line: 0.0 PSI  
 Loss for POC to Valve Elevation: 0 PSI  
 Loss for Backflow: 0 PSI  
 Critical Station Pressure at POC: 32.1 PSI  
 Pressure Available: 33 PSI  
 Residual Pressure Available: 0.93 PSI



**IRRIGATION SCHEDULE**

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
■	DRIP CONTROL VALVE 1 HUNTER ACZ-075-40; DRIP CONTROL KIT FEATURING A 3/4IN. PGV-ASV VALVE, WITH 3/4IN. HY075 FILTER SYSTEM, AND 40 PSI PRESSURE REGULATED. FLOW RANGE: 0.5 GPM TO 15 GPM. WITH 150 MESH STAINLESS STEEL SCREEN.	2
●	PIPE TRANSITION POINT PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6IN. DRIP BOX.	20
○	TREE DRIP RINGS HUNTER HDL-09-12. 2 DRIP RINGS @ 12" SPACING FROM TRUNK TO FIRST RING. 30" SPACING FROM TRUNK TO SECOND RING.	27
[Hatched Area]	AREA TO RECEIVE DRIPLINE DRIPLINE HDL-06-18-CV; HUNTER DRIPLINE W/ 0.6 GPH EMITTERS AT 18" O.C. CHECK VALVE, DARK BROWN TUBING WITH GRAY STRIPING. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS.	2,966 L.F.
POC - LEVEL 3	MANUFACTURER/MODEL/DESCRIPTION POINT OF CONNECTION	1
---	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	987.0 L.F.
---	IRRIGATION MAINLINE: PVC SCHEDULE 40	15.3 L.F.



**CRITICAL ANALYSIS**

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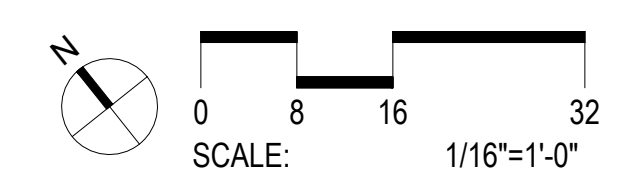
P.O.C. NUMBER: 03  
 Water Source Information:

**FLOW AVAILABLE**  
 Custom Max Flow: 20 GPM  
 Flow Available: 20 GPM

**PRESSURE AVAILABLE**  
 Static Pressure at POC: 49 PSI  
 Pressure Available: 49 PSI

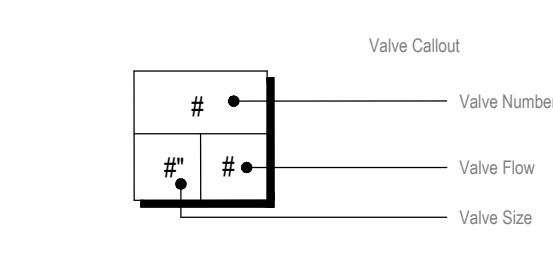
**DESIGN ANALYSIS**  
 Maximum Station Flow: 19.76 GPM  
 Flow Available at POC: 20 GPM  
 Residual Flow Available: 0.24 GPM

Critical Station: 2  
 Design Pressure: 30 PSI  
 Friction Loss: 4.63 PSI  
 Fittings Loss: 0.46 PSI  
 Elevation Loss: 0 PSI  
 Loss through Valve: 13 PSI  
 Pressure Req. at Critical Station: 48.1 PSI  
 Loss for Fittings: 0.04 PSI  
 Loss for Main Line: 0.36 PSI  
 Loss for POC to Valve Elevation: 0 PSI  
 Loss for Backflow: 0 PSI  
 Critical Station Pressure at POC: 48.5 PSI  
 Pressure Available: 49 PSI  
 Residual Pressure Available: 0.51 PSI



**IRRIGATION SCHEDULE**

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
■	DRIP CONTROL VALVE 1 HUNTER ACZ-075-40; DRIP CONTROL KIT FEATURING A 3/4IN. PGV-ASV VALVE, WITH 3/4IN. HY075 FILTER SYSTEM, AND 40 PSI PRESSURE REGULATED. FLOW RANGE: 0.5 GPM TO 15 GPM. WITH 150 MESH STAINLESS STEEL SCREEN.	2
●	PIPE TRANSITION POINT PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6IN. DRIP BOX.	2
⊙	TREE DRIP RINGS HUNTER HDL-09-12, 2 DRIP RINGS @ 12" SPACING FROM TRUNK TO FIRST RING. 30" SPACING FROM TRUNK TO SECOND RING.	5
[Grid Pattern]	AREA TO RECEIVE DRIPLINE DRIPLINE HDL-06-18-CV: HUNTER DRIPLINE W/ 0.6 GPH EMITTERS AT 18" O.C. CHECK VALVE, DARK BROWN TUBING WITH GRAY STRIPING. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS.	230.9 L.F.
POC - LEVEL 8	POINT OF CONNECTION	1
—	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	164.9 L.F.
- - -	IRRIGATION MAINLINE: PVC SCHEDULE 40	19.0 L.F.



**CRITICAL ANALYSIS**

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P.O.C. NUMBER: 04  
Water Source Information:

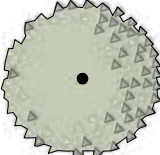


**FLOW AVAILABLE**  
Custom Max Flow: 5 GPM  
Flow Available: 5 GPM

**PRESSURE AVAILABLE**  
Static Pressure at POC: 34 PSI  
Pressure Available: 34 PSI




**DESIGN ANALYSIS**  
Maximum Station Flow: 2.08 GPM  
Flow Available at POC: 5 GPM  
Residual Flow Available: 2.92 GPM


**Critical Station:** 1  
Design Pressure: 30 PSI  
Friction Loss: 0.22 PSI  
Fittings Loss: 0.02 PSI  
Elevation Loss: 0 PSI  
Loss through Valve: 2.95 PSI  
Pressure Req. at Critical Station: 33.2 PSI  
Loss for Fittings: 0.0 PSI  
Loss for Main Line: 0.02 PSI  
Loss for POC to Valve Elevation: 0 PSI  
Loss for Backflow: 0 PSI  
Critical Station Pressure at POC: 33.2 PSI  
Pressure Available: 34 PSI  
Residual Pressure Available: 0.79 PSI

**PLANT SCHEDULE TO REMAIN - L1**

SYMBOL	BOTANICAL / COMMON NAME	CONT	QTY
<b>EXISTING TREES ( TO REMAIN)</b>			
	METROSIDEROS EXCELSA NEW ZEALAND CHRISTMAS TREE	EXISTING	1
	PHOENIX DACTYLIFERA DATE PALM	EXISTING	1
	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	EXISTING	6

**CONCEPT PLANT SCHEDULE - L1**

	CHONDROPETALUM ELEPHANTINUM / LARGE CAPE RUSH GREVILLEA X 'KINGS CELEBRATION' / KINGS CELEBRATION GREVILLEA LEUCADENDRON X 'HAWAII SUNRISE' / HAWAII SUNRISE CONEBUSH LEUCOSPERMUM X 'VELDFIRE' / VELDFIRE PINCUSHION	5 GAL 5 GAL 5 GAL 5 GAL
	MEDIUM SHRUB - SUN/SHADE AGAVE X 'BLUE FLAME' / BLUE FLAME AGAVE DIANELLA REVOLUTA 'DR5000' / LITTLE REV™ FLAX LILY DIANELLA X 'DP401' / CLARITY BLUE™ FLAX LILY LOMANDRA 'ROMA 13' / VARIEGATED MAT RUSH LOMANDRA HYSTRIX 'LHBYF' / KATIE BELLES™ MAT RUSH LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE™ MAT RUSH	474 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL
	MEDIUM SHRUB - SUN ADENIUM OBESUM / DESERT ROSE AGAVE ATTENUATA / FOXTAIL AGAVE ALOE FEROX / BITTER TREE ALOE ALOE PLICATILIS / FAN ALOE CAMELLIA X 'CRIMSON CANDLES' / CRIMSON CANDLES CAMELLIA CORDYLINE X 'PURPLE DAZZLER' / PURPLE DAZZLER TI PEDILANTHUS BRACTEATUS / SLIPPER ROSMARINUS OFFICINALIS / ROSEMARY WESTRINGIA FRUTICOSA / COAST ROSEMARY	156 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL

	SITE TREE ALOE X 'HERCULES' / HERCULES ALOE CYATHEA COOPERI / AUSTRALIAN TREE FERN FICUS ELASTICA / RUBBER TREE FICUS LYRATA / FIDDLE LEAF FIG	11 48" BOX 48" BOX 48" BOX 48" BOX
	STREET CANOPY TREE 1 HANDROANTHUS CHRYSANTHUS / GOLDEN TRUMPET TREE	16 48" BOX
	STREET CANOPY TREE 2 METROSIDEROS EXCELSA / NEW ZEALAND CHRISTMAS TREE	1 48" BOX
	STREET ORNAMENTAL TREE CERCIDIUM FLORIDUM / BLUE PALO VERDE	9 48" BOX
	LARGE SHRUB - SHADE AUCUBA JAPONICA 'MR. GOLDSTRIKE' / MR. GOLDSTRIKE LAUREL DRACAENA MARGINATA / DRACAENA FATSIA JAPONICA / JAPANESE FATSIA PIERIS JAPONICA 'VARIEGATA' / VARIEGATED JAPANESE PIERIS	3 5 GAL 5 GAL 5 GAL 5 GAL
	MEDIUM SHRUB - SHADE ACACIA COGNATA 'ACCOG01' / COUSIN ITT LITTLE RIVER WATTLE ALOCASIA WENTII / WENT'S HARDY ELEPHANT EAR HYDRANGEA MACROPHYLLA 'SCHNEEBALL' / SNOWBALL HYDRANGEA LIRIOPE GIGANTEA / GIANT LIRIOPE PHILODENDRON X 'XANADU' / XANADU PHILODENDRON SCHEFFLERA ARBORICOLA 'GOLD CAPELLA' / GOLD CAPELLA SCHEFFLERA WOODWARDIA FIMBRIATA / GIANT CHAIN FERN	65 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL
	SMALL SHRUB - SHADE ACANTHUS MOLLIS / BEAR'S BREECH COLOCASIA ESCULENTA 'TROPICAL STORM' / TROPICAL STORM TARO HEUCHERA X 'TNHEUNE' / NORTHERN EXPOSURE™ PURPLE CORAL BELL HOSTA X 'ALLIGATOR SHOES' / ALLIGATOR SHOES HOSTA LIRIOPE MUSCARI 'SILVER DRAGON' / SILVER DRAGON LILYTURF NICOTIANA SYLVESTRIS / WOODLAND TOBACCO PHILODENDRON X 'BLACK CARDINAL' / PHILODENDRON PLECTRANTHUS AMBOINICUS / CUBAN OREGANO	112 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL
	SMALL SHRUB - SUN AEONIUM ARBOREUM / TREE AEONIUM AEONIUM X 'KIWI' / KIWI AEONIUM AEONIUM X 'SUNBURST' / SUNBURST AEONIUM ALOE VERA / MEDICINAL ALOE ALOE X 'SAFARI SUNSET' / SAFARI SUNSET ALOE ERIGERON GLAUCUS 'COMPACTA' / COMPACT SEASIDE DAISY HESPERALOE PARVIFLORA 'PERPA' / BRAKELIGHTS® RED YUCCA	474 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL
	LARGE SHRUB - SUN ABUTILON PALMERI / INDIAN MALLOW ARBUTUS UNEDO 'COMPACTA' / COMPACT STRAWBERRY TREE CAESALPINEA MEXICANA / MEXICAN BIRD OF PARADISE	11 5 GAL 5 GAL 5 GAL





**CONCEPT PLANT SCHEDULE - L2**

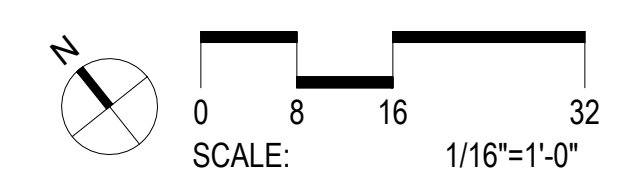
	<b>SMALL SHRUB - SHADE</b>	<b>2</b>
	ACANTHUS MOLLIS / BEAR'S BREECH	5 GAL
	COLOCASIA ESCULENTA 'TROPICAL STORM' / TROPICAL STORM TARO	5 GAL
	HEUCHERA X 'TNEUNEP' / NORTHERN EXPOSURE™ PURPLE CORAL BELL	5 GAL
	HOSTA X 'ALLIGATOR SHOES' / ALLIGATOR SHOES HOSTA	5 GAL
	LIRIOPE MUSCARI 'SILVER DRAGON' / SILVER DRAGON LILYTURF	5 GAL
	NICOTIANA SYLVESTRIS / WOODLAND TOBACCO	5 GAL
	PHILODENDRON X 'BLACK CARDINAL' / PHILODENDRON	5 GAL
	PLECTRANTHUS AMBOINICUS / CUBAN OREGANO	5 GAL
	<b>SMALL SHRUB - SUN</b>	<b>17</b>
	AEONIUM ARBOREUM / TREE AEONIUM	5 GAL
	AEONIUM X 'KIWI' / KIWI AEONIUM	5 GAL
	AEONIUM X 'SUNBURST' / SUNBURST AEONIUM	5 GAL
	ALOE VERA / MEDICINAL ALOE	5 GAL
	ALOE X 'SAFARI SUNSET' / SAFARI SUNSET ALOE	5 GAL
	ERIGERON GLAUCUS 'COMPACTA' / COMPACT SEASIDE DAISY	5 GAL
	HESPERALOE PARVIFLORA 'PERPA' / BRAKELIGHTS® RED YUCCA	5 GAL
		<b>MEDIUM SHRUB - SUN/SHADE</b>
AGAVE X 'BLUE FLAME' / BLUE FLAME AGAVE		5 GAL
DIANELLA REVOLUTA 'DR5000' / LITTLE REV™ FLAX LILY		5 GAL
DIANELLA X 'DP401' / CLARITY BLUE™ FLAX LILY		5 GAL
LOMANDRA 'ROMA 13' / VARIEGATED MAT RUSH		5 GAL
LOMANDRA HYSTRIX 'LHBYF' / KATIE BELLES™ MAT RUSH		5 GAL
LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE™ MAT RUSH		5 GAL
	<b>MEDIUM SHRUB - SUN</b>	<b>6</b>
	ADENIUM OBESUM / DESERT ROSE	5 GAL
	AGAVE ATTENUATA / FOXTAIL AGAVE	5 GAL
	ALOE FEROX / BITTER TREE ALOE	5 GAL
	ALOE Plicatilis / FAN ALOE	5 GAL
	CAMELLIA X 'CRIMSON CANDLES' / CRIMSON CANDLES CAMELLIA	5 GAL
	CORDYLINA X 'PURPLE DAZZLER' / PURPLE DAZZLER TI	5 GAL
	PEDILANTHUS BRACTEATUS / SLIPPER	5 GAL
	ROSMARINUS OFFICINALIS / ROSEMARY	5 GAL
	WESTRINGIA FRUTICOSA / COAST ROSEMARY	5 GAL





CONCEPT PLANT SCHEDULE - L3

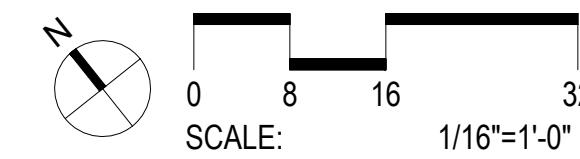
	<p><b>SITE TREE</b>          ALOE X 'HERCULES' / HERCULES ALOE          CYATHEA COOPERI / AUSTRALIAN TREE FERN          FICUS ELASTICA / RUBBER TREE          FICUS LYRATA / FIDDLE LEAF FIG</p>	<p>27          48" BOX          48" BOX          48" BOX</p>
	<p><b>LARGE SHRUB - SHADE</b>          AUCUBA JAPONICA 'MR. GOLDSTRIKE' / MR. GOLDSTRIKE LAUREL          DRACAENA MARGINATA / DRACAENA          FATSIA JAPONICA / JAPANESE FATSIA          PIERIS JAPONICA 'VARIEGATA' / VARIEGATED JAPANESE PIERIS</p>	<p>9          5 GAL          5 GAL          5 GAL          5 GAL</p>
	<p><b>MEDIUM SHRUB - SHADE</b>          ACACIA COGNATA 'ACCOG01' / COUSIN ITT LITTLE RIVER WATTLE          ALOCASIA WENTII / WENT'S HARDY ELEPHANT EAR          HYDRANGEA MACROPHYLLA 'SCHNEEBALL' / SNOWBALL HYDRANGEA          LIRIOPE GIGANTEA / GIANT LIRIOPE          PHILODENDRON X 'XANADU' / XANADU PHILODENDRON          SCHEFFLERA ARBORICOLA 'GOLD CAPELLA' / GOLD CAPELLA SCHEFFLERA          WOODWARDIA FIMBRIATA / GIANT CHAIN FERN</p>	<p>171          5 GAL          5 GAL          5 GAL          5 GAL          5 GAL          5 GAL          5 GAL</p>
	<p><b>SMALL SHRUB - SHADE</b>          ACANTHUS MOLLIS / BEAR'S BREECH          COLOCASIA ESCULENTA 'TROPICAL STORM' / TROPICAL STORM TARO          HEUCHERA X 'TNEUNEP' / NORTHERN EXPOSURE™ PURPLE CORAL BELL          HOSTA X 'ALLIGATOR SHOES' / ALLIGATOR SHOES HOSTA          LIRIOPE MUSCARI 'SILVER DRAGON' / SILVER DRAGON LILYTURF          NICOTIANA SYLVESTRIS / WOODLAND TOBACCO          PHILODENDRON X 'BLACK CARDINAL' / PHILODENDRON          PLECTRANTHUS AMBOINICUS / CUBAN OREGANO</p>	<p>442          5 GAL          5 GAL          5 GAL          5 GAL          5 GAL          5 GAL          5 GAL          5 GAL</p>

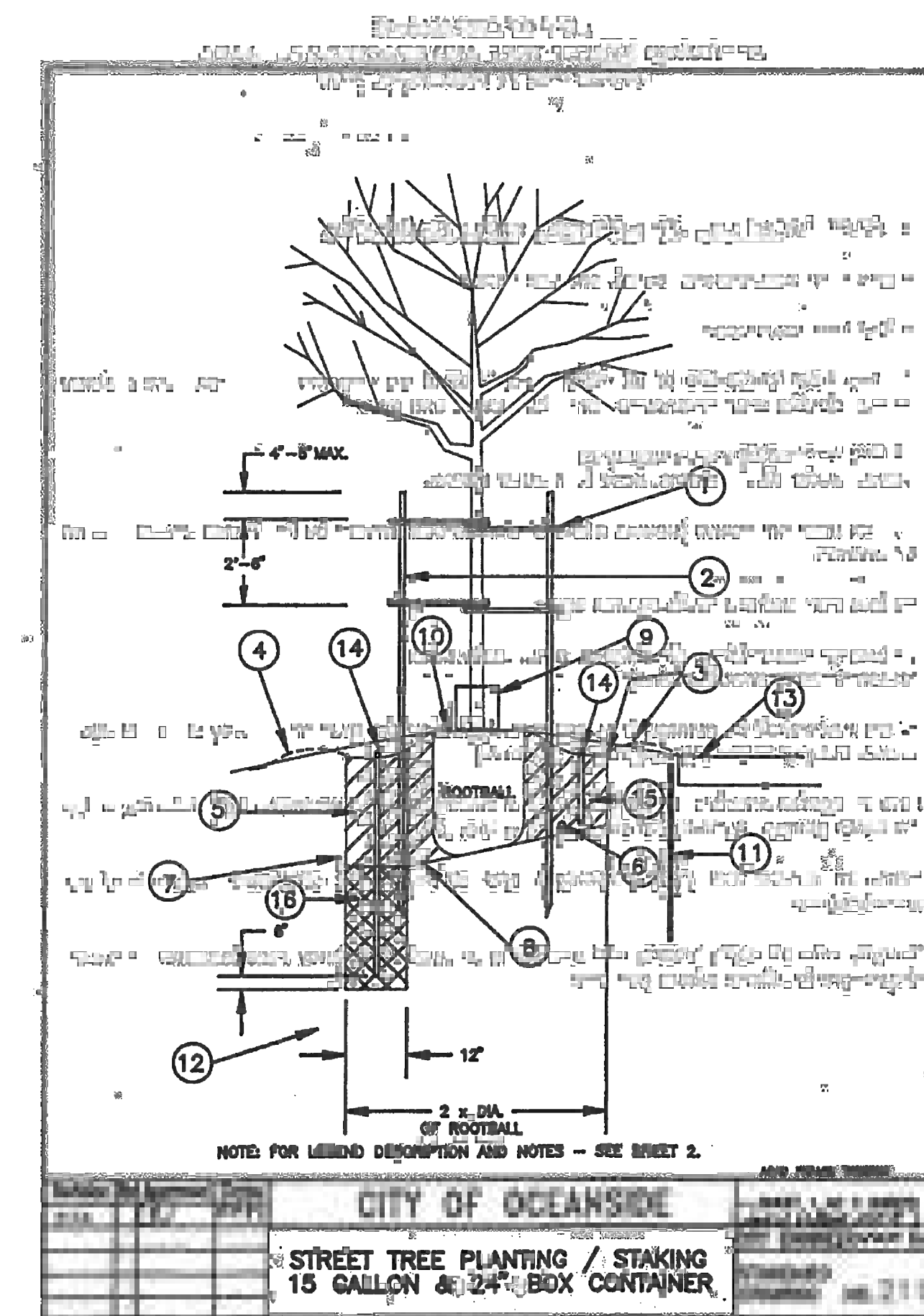




**CONCEPT PLANT SCHEDULE - L8**

	<b>ROOFTOP TREE</b>	5	
	ARBUS UNEDO / STRAWBERRY TREE		48" BOX
	DRACAENA DRACO / DRAGON TREE		48" BOX
	LEUCOTHRINAX MORRISII / KEY THATCH PALM		48" BOX
	PSIDIUM CATTLEIANUM LUCIDUM / YELLOW STRAWBERRY GUAVA		48" BOX
	TRISTANIOPSIS LAURINA 'ELEGANT' / ELEGANT WATER GUM		48" BOX
	<b>SMALL SHRUB - SUN</b>	7	
	AEONIUM ARBOREUM / TREE AEONIUM		5 GAL
	AEONIUM X 'KIWI' / KIWI AEONIUM		5 GAL
	AEONIUM X 'SUNBURST' / SUNBURST AEONIUM		5 GAL
	ALOE VERA / MEDICINAL ALOE		5 GAL
	ALOE X 'SAFARI SUNSET' / SAFARI SUNSET ALOE		5 GAL
	ERIGERON GLAUCUS 'COMPACTA' / COMPACT SEASIDE DAISY		5 GAL
	HESPERALOE PARVIFLORA 'PERPA' / BRAKELIGHTS® RED YUCCA		5 GAL
	<b>MEDIUM SHRUB - SUN</b>	30	
	ADENIUM OBESUM / DESERT ROSE		5 GAL
	AGAVE ATTENUATA / FOXTAIL AGAVE		5 GAL
	ALOE FEROX / BITTER TREE ALOE		5 GAL
	ALOE PLICATILIS / FAN ALOE		5 GAL
	CAMELLIA X 'CRIMSON CANDLES' / CRIMSON CANDLES CAMELLIA		5 GAL
	CORDYLIN X 'PURPLE DAZZLER' / PURPLE DAZZLER TI		5 GAL
	PEDILANTHUS BRACTEATUS / SLIPPER		5 GAL
	ROSMARINUS OFFICINALIS / ROSEMARY		5 GAL
	WESTRINGIA FRUTICOSA / COAST ROSEMARY		5 GAL





**GENERAL NOTES**

1. APPROVED TREE TIES.
2. 2" DIA. x 10' LODGE POLE PINE STAKE (2 TYP.)  
KEEP CLEAR OF ROOTBALL.
3. 3" MIN. DEPTH WATER BASIN.  
PRIOR TO END OF CONTRACTOR'S MAINTENANCE PERIOD,  
REMOVE BASIN. PROVIDE SMOOTH TRANSITION TO TOP  
OF MOUND.
4. FINISHED GRADE.
5. AMENDED BACKFILL. SEE AGRICULTURAL SOILS REPORT  
AND RECOMMENDATIONS.
6. PLANT TAG. INSTALL PER MANUFACTURERS SPECIFICATIONS.
7. EXISTING SOIL.
8. SCARIFY SIDES AND BOTTOM OF PLANTING PIT.
9. ARBOR-GUARD TRUNK PROTECTOR FOR USE IN TURF AREAS.
10. SET TOP OF ROOTBALL 3" - 6" ABOVE FINISH GRADE  
AND SLOPE FOR DRAINAGE. MINIMUM 2% CROSSFALL.
11. INSTALL APPROVED ROOTBARRIER WITHIN 10' OF ANY HARDSCAPE,  
ASPHALT OR PAVEMENT. A MIN. 4" DEPTH AND 10"  
CLEARANCE FEET INSIDE EDGE OF HARDSCAPE.
12. COMPACTED NATIVE SOIL.
13. SIDEWALK OR HARDSCAPE EDGE.
14. IN HEAVY CLAY SOILS INSTALL A 4" PERFORATED  
PVC DRAIN PIPE OR CORRUGATED PERFORATED PIPE WITH DRAIN  
CAP. WRAP PIPE WITH DRAIN SOCK OR MIRAFI CLOTH. INSTALL ONE  
BREATHER TUBE PER FOOT. 15 GALLON STREET TREE AND TWO  
BREATHER TUBES PER EVERY 24" BOXED STREET TREE.
15. PREPARED BACKFILL SOIL.
16. 3/8" PEA GRAVEL SUMP.

NOTE: MAINTAIN TURF OR GROUNDCOVER AT A RADIUS 12'  
AWAY FROM TREE TRUNK.

NOTE: ALL TREES WITHIN 10' OF PUBLIC SIDEWALK OR HARDSCAPE SHALL BE PROVIDED WITH ROOT BARRIERS

Number	By	Approved	Date	CITY OF OCEANSIDE TREE PLANTING / STAKING 15 GALLON	SHEET 2 OF 2 SHEETS CITY ENGINEER/10/19/20 STANDARD DRAWING NO. 211A
211A					