ITEM NO. 22

STAFF REPORT

CITY OF OCEANSIDE

DATE: May 7, 2008

TO: Chairman and Members of the Community Development Commission

FROM: Economic and Community Development Department

SUBJECT: **CONSIDERATION OF A RESOLUTION APPROVING A TIME EXTENSION FOR TENTATIVE MAP (T-203-04), DEVELOPMENT PLAN (D-211-04) AND CONDITIONAL USE PERMIT (C-209-04) FOR THE CONSTRUCTION OF A MIXED-USE DEVELOPMENT CONSISTING OF 15 RESIDENTIAL CONDOMINIUM UNITS AND 7 LIVE/WORK LOFTS LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF PIER VIEW WAY AND HORNE STREETS – PORTOLA - APPLICANT: PORTOLA DEVELOPMENT CONDOMINIUMS, LLC**

SYNOPSIS

The item under consideration is a Time Extension for Tentative Map, Development Plan and Conditional Use Permit for the construction of a mixed-use development consisting of 15 residential condominium units and 7 live/work lofts located at the northwest corner of the intersection of Pier View Way and Horne Streets. Staff is recommending that the Commission adopt the attached resolution approving the project.

BACKGROUND

On May 10, 2006, the Community Development Commission approved a mixed-use development consisting of 15 residential condominium units and 7 live/work lofts located at the northwest corner of the intersection of Pier View Way and Horne Streets (see attached staff report).

Land Use and Zoning: The subject site is located within Subdistrict 3 of the "D" Downtown District. Subdistrict 3 is primarily intended for a mix of office development, interspersed with residential development in response to market demand.

"Mixed-use" projects are permitted within Subdistrict 3 with a Mixed-Use Development Plan (MUDP) and a Conditional Use Permit (CUP). The purpose of the MUDP is to provide flexibility in the application of development standards "where flexibility will enhance the potential for superior urban design." Accordingly, an approved MUDP will establish the development criteria for the approved mixed-use project. The maximum density within a MUDP project is 43 dwelling units per acre. The project proposes a density of 42.7 dwelling units per acre.

Project Description: The "mixed use" project proposes a 5-story, 15-unit residential

condominium complex with units ranging in size from 1,647 square feet to 2,219 square feet to be situated on a 15,299-square-foot lot. The project also proposes 7 live/work lofts ranging in size from 1,609 to 3,063 square feet in size. In addition, the project proposes a two-level underground garage with 50 parking spaces and an elevator.

The proposed design is a modern style with a Tuscan influence as evident by the use of stucco, flat and pitched roofs, and large oversized windows and balconies. The proposed exterior materials are stucco, stone and a tiled roof. The proposed colors are sand and tan stucco trimmed with gray and black.

Environmental Determination: A Certificate of Exemption has been prepared for the project. Under the provisions of the California Environmental Quality Act, the Community Development Commission will consider the exemption during its hearing on the project.

ANALYSIS

Under state law and local regulations there are 3 major issues that must be considered in deciding whether or not to grant a time extension:

1. The project has been conditioned for payment of all applicable impact fees, and therefore, will be paying its fair share toward needed public services.

2. There have been no changes in City policy, nor have there been neither any substantial changes affecting the surrounding area since the original approval, and therefore, this time extension will not adversely affect the City's General Plan nor any existing applicable City policy.

3. The applicant has made a diligent good faith effort to record the final map within the time period originally approved in that the applicant is processing the final documents.

There have been no changes in City policy; however, on May 17, 2006, the City Council approved an increase in the City's Development Impact Fees. The attached resolution reflects the current fee rate. The applicant is close to recordation of the Map and is currently processing the final documents.

COMMISSION OR COMMITTEE REPORTS

The Redevelopment Advisory Committee (RAC) reviewed the project at its April 23, 2008, meeting the results of which will be presented orally at the public hearing.

FISCAL IMPACT

The proposed tax increment generated from this project is $160,000 per year.

CITY ATTORNEY ANALYSIS

Pursuant to Oceanside Zoning Ordinance Article 41, Section 4102, and Article 43, Section 4305, the Commission is authorized to hold a public hearing on this project's applications. Consideration of the project should be based on the evidence presented at the public hearing. After conducting the public hearing, the Commission shall approve or deny the time extension.

RECOMMENDATION

Staff recommends that the Commission adopt the resolution approving a Time Extension for a Tentative Map, Development Plan and Conditional Use Permit for the construction of a mixed-use development consisting of 15 residential condominium units and 7 live/work lofts located at the northwest corner of the intersection of Pier View Way and Horne Streets.

PREPARED BY:

Shan Babick
Associate Planner

SUBMITTED BY:

Peter A. Weiss
Executive Director

REVIEWED BY:

Michelle Skaggs Lawrence, Deputy City Manager
Jane McVey, Economic and Community Development Director
Kathy Baker, Redevelopment Manager

EXHIBITS/ATTACHMENTS

1. Resolution
2. Staff Report and Resolution dated May 10, 2006

RESOLUTION NO. 08-

A RESOLUTION OF THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF OCEANSIDE APPROVING A TIME EXTENSION FOR A TENTATIVE MAP, DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT FOR THE CONSTRUCTION OF A MIXED-USE DEVELOMENT CONSISTING OF 15 RESIDENTIAL CONDOMINIUMS UNITS AND 7 LIVE/WORK LOFTS LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF PIER VIEW WAY AND HORNE STREETS - APPLICANT: PORTOLA INVESTMENTS, LLC.

WHEREAS, on May 10, 2006, the Community Development Commission held its duly noticed public hearing, and adopted Resolution 06-R0326-3 approving Tentative Map (T-203-04), Development Plan (D-211-04) and Conditional Use Permit (C-209-04) for the construction of a mixed-use development project consisting of 15 residential condominium units and 7 live/work lofts located at the northwest corner of the intersection of Pier View Way and Horne streets;

WHEREAS, on May 7, 2008, the Community Development Commission held its duly noticed public hearing, considered an application for a time extension for Tentative Map (T-203-04), Development Plan (D-211-04) and Conditional Use Permit (C-209-04) for the construction of a mixed-use development project consisting of 15 residential condominium units and 7 live/work lofts located at the northwest corner of the intersection of Pier View Way and Horne streets;

WHEREAS, on May 17, 2006, the City Council adopted Resolution No. 06-R0334-1 approving the annual update of City's Development Impact Fees and this Time Extension is subject to the adjusted fees;

WHEREAS, the Redevelopment Advisory Committee (RAC) of the City of Oceanside did, on April 23, 2008, review and recommend approval of Time Extension for Tentative Map (T-203-04), Development Plan (D-211-04) and Conditional Use Permit (C-209-04) for the construction of a mixed-use development project consisting of 15 residential condominium units and 7 live/work lofts located at the northwest corner of the intersection of Pier View Way and Horne streets;

WHEREAS, the City expressly reserves the right to establish, modify or adjust any fee, dedication, reservation or other exaction to the extent permitted and as authorized by law;

WHEREAS, studies and investigations made by the Community Development Commission reveal the following facts:

FINDINGS:

For the Time Extension of the Tentative Map, Development Plan, Conditional Use Permit and Mixed Use Development Plan:

1. The project has been conditioned for payment of all applicable impact fees, and therefore will be paying its fair share toward needed public services.

2. There have been no changes in City policy, nor have there been any significant changes affecting the surrounding area since the original approval, and therefore this time extension will not adversely affect the City's General Plan nor any existing applicable City policy.

3. The applicant has made a diligent good faith effort to record the final map within the time period originally approved in that the Tentative Map is in the final stages of review.

WHEREAS, a Categorical Exemption was prepared by the Resource Officer of the City of Oceanside for this application pursuant to the California Environmental Quality Act of 1970 and the State Guidelines implementing the Act. The project is considered an infill development and will not have a detrimental effect on the environment;

WHEREAS, there is hereby imposed on the subject development project certain fees, dedications, reservations and other exactions pursuant to state law and city ordinance;

WHEREAS, pursuant to Government Code §66020(d)(1), NOTICE IS HEREBY GIVEN that the Project is subject to certain fees, dedications, reservations and other exactions as provided below:

Description	Authority for Imposition	Current Estimate Fee or Calculation Formula
Parkland Dedication/Fee	Ordinance No. 91-10 Resolution No. 06-R0334-1	$3,503 per unit
Drainage Fee	Ordinance No. 85-23 Resolution No. 06-R0334-1	$2,843 per acre
Public Facility Fee	Ordinance No. 91-09 Resolution No. 06-R0334-1	$2,072 per unit
School Facilities Mitigation Fee	Ordinance No. 91-34	$2.63 per square foot

Description	Authority for Imposition	Current Estimate Fee or Calculation Formula
Traffic Signal Fee	Ordinance No. 87-19 Resolution No. 06-R0334-1	$15.71 per vehicle trip
Thoroughfare Fee	Ordinance No. 83-01 Resolution No. 06-R0334-1	$255 per vehicle trip (based on SANDAG trip generation table available from staff and from SANDAG)
Water System Buy-in Fees	Oceanside City Code §37.56.1 Resolution No. 87-96 Ordinance No. 05-OR 0611-1	Fee based on water meter size. Residential is typically $3,746 per unit
Wastewater System Buy-in fees	Oceanside City Code § 29.11.1 Resolution No. 87-97 Ordinance No. 05-OR 0610-1	Based on capacity or water meter size. Residential is typically $4,587 per unit
San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2005-03	Based on meter size. Residential is typically $4,154 per unit

WHEREAS, the current fees referenced above are merely fee amount estimates of the impact fees that would be required if due and payable under currently applicable ordinances and resolutions, presume the accuracy of relevant project information provided by the applicant, and are not necessarily the fee amounts that will be owing when such fees become due and payable;

WHEREAS, unless otherwise provided by this resolution, all impact fees shall be calculated and collected at the time and in the manner provided in Chapter 32B of the Oceanside City Code and the City expressly reserves the right to amend the fees and fee calculations consistent with applicable law;

WHEREAS, the City expressly reserves the right to establish, modify or adjust any fee, dedication, reservation or other exaction to the extent permitted and as authorized by law;

WHEREAS, pursuant to Government Code §66020(d)(1), NOTICE IS FURTHER GIVEN that the 90-day period to protest the imposition of any fee, dedication, reservation, or other exaction described in this resolution begins on the effective date of this resolution and any such protest must be in a manner that complies with Section 66020; and

WHEREAS, pursuant to Oceanside Zoning Ordinance §4603, this resolution becomes effective upon its adoption.

NOW, THEREFORE, the Community Development Commission of the City of Oceanside does resolve as follows:

SECTION 1. That the Time Extension for Tentative Map (T-203-04), Development Plan (D-211-04) and Conditional Use Permit (C-209-04) are hereby approved subject to the following conditions:

Economic and Community Development Department:

1. All of the conditions of Resolution No. 06-R0326-3 adopted on May 10, 2006 continue to apply. Condition No. 77 is amended to change the expiration date to May 7, 2010.

2. This Time Extension Tentative Map (T-203-04), Development Plan (D-211-04) and Conditional Use Permit (C-209-04) shall expire on May 7, 2010, unless implemented as required by the Zoning Ordinance.

3. This Tentative Map, Development Plan, Conditional Use Permit and Regular Coastal Permit approve the construction of a 15-unit residential condominiums and 7 live/work lofts project as shown on the plans and exhibits presented to the Community Development Commission for review and approval. No deviation from these approved plans and exhibits shall occur without Economic and Community Development Department approval. Substantial deviations shall require a revision to the Tentative Map, Development Plan and Conditional Use Permit or a new Tentative Map, Development Plan and Conditional Use Permit.

4. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold harmless the City of Oceanside, its agents, officers or employees from any claim, action or proceeding against the City, its agents, officers, or employees to attack, set aside, void or annul an approval of the City, concerning Tentative Map (T-203-04), Development Plan (D-211-04) and Conditional Use Permit (C-209-04). The City will promptly notify the applicant of any such claim, action or proceeding against the City and will cooperate fully in the defense. If the City fails to promptly notify the applicant of any such claim action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold harmless the City.

5. A covenant or other recordable document approved by the City Attorney shall be prepared by the applicant developer and recorded prior to the issuance of building permits. The covenant shall provide that the property is subject to this resolution, and shall generally list the conditions of approval.

6. Failure to meet any conditions of approval for this development shall constitute a violation of the Tentative Map (T-203-04), Development Plan (D-211-04) and Conditional Use Permit (C-209-04).

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7. Unless expressly waived, all current zoning standards and City ordinances and policies in effect at the time building permits are issued are required to be met by this project. The approval of this project constitutes the applicant's agreement with all statements in the Description and Justification, and other materials and information submitted with this application, unless specifically waived by an adopted condition of approval.

PASSED AND ADOPTED by the Oceanside Community Development Commission of the City of Oceanside this _____day of _____ 2008 by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____
Chairman

ATTEST:

_____
Secretary

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

by _____, DCA
General Counsel

ITEM NO. 13

STAFF REPORT

CITY OF OCEANSIDE

DATE: May 10, 2006

TO: Chairman and Members of the Community Development Commission

FROM: Economic Development and Redevelopment Department

SUBJECT: **CONSIDERATION OF A RESOLUTION APPROVING TENTATIVE MAP (T-203-04), DEVELOPMENT PLAN (D-211-04) AND CONDITIONAL USE PERMIT (C-209-04) FOR THE CONSTRUCTION OF A MIXED-USE DEVELOPMENT CONSISTING OF 15 RESIDENTIAL CONDOMINIUM UNITS AND 7 LIVE/WORK LOFTS LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF PIER VIEW WAY AND HORNE STREETS – PORTOLA – APPLICANT: PORTOLA INVESTMENTS, LLC.**

SYNOPSIS

The item under consideration is a Tentative Map, Development Plan and Conditional Use Permit for a mixed-use development consisting of 15 residential condominium units and 7 live/work lofts on a 15,299-square-foot site located at the northwest corner of the intersection of Pier View Way and Horne Street. Staff is recommending that the Commission adopt the attached resolution approving the project.

BACKGROUND

The subject site consists of three, vacant, pre-existing legal parcels totaling 15,299 square feet in size that was part of the original McNeil's Addition Subdivision of 1886. The subject site slopes down from east to west with 11-foot grade differential between the highest and lowest points. Due to the construction of the underground parking garage, approximately 10,000 cubic yards of soil will be exported.

The subject site is situated within the Civic Center neighborhood, which is characterized by government buildings, offices and retail shops interspersed with residential.

Land Use and Zoning: The subject site is located within Subdistrict 3 of the "D" Downtown District. Subdistrict 3 is primarily intended for a mix of office development, interspersed with residential development in response to market demand.

"Mixed-use" projects are permitted within the subdistrict with a Mixed-Use Development Plan (MUDP) and a Conditional Use Permit (CUP). The purpose of the MUDP is to provide flexibility in the application of development standards "where flexibility will enhance

the potential for superior urban design." Accordingly, an approved MUDP will establish the development criteria for the approved mixed-use project. The maximum density within a MUDP project is 43 dwelling units per acre. The project proposes a density of 42.7 dwelling units per acre.

Project Description: The project application consists of several components, which include a Tentative Map, Development Plan and Conditional Use Permit. Each discretionary request is described as follows:

MUDP, Tentative Map, Conditional Use Permit and Development Plan: The "mixed use" project proposes a 5-story, 15-unit residential condominium complex with units ranging in size from 1,574 square feet to 1,754 square feet to be situated on a 15,299-square-foot lot. The project also proposes 7 live/work lofts ranging in size from 1,608 to 2,457 square feet in size. In addition, the project proposes a two-level underground garage with 50 parking spaces and an elevator.

The proposed design is a modern style with a Tuscan influence as evident by the use of stucco, flat and pitched roofs, and large oversized windows and balconies. The proposed exterior materials are stucco, stone and a tiled roof. The proposed colors are sand and tan stucco trimmed with gray and black.

A mixed-use development plan requires that 15 percent of the site be landscaped. The project proposes that approximately 15.5 percent of the subject site is landscaped. The project proposes Italian Cypress and Magnolia, shrubs include Lily of the Nile and Honeysuckle, and groundcover consists of Star Jasmine and turf.

The project is required to provide 3,000 square feet of common useable open space. The project provides over 4,500 square feet of common and private useable open space.

Vehicular access to the units will be from the alley located along the western portion of the subject site. Pedestrian access will be provided from Horne Street via a lobby.

The overall project density is 42.7 dwelling units per acre for the condominium component. The condominium portion of the project occupies the top 4 stories of the 5-story building. Outlined below is the residential unit breakdown:

Plan Type	Sq.Ft.	Bedrms.	Baths	Units
Plan 1	1,574	2	2.5	5
Plan 2	1,583	2	2.5	2
Plan 3	1,593	2	2.5	4
Plan 4	1,749	2	2.5	2
Plan 5	1,754	2	2.5	2
			Total	15

Conditional Use Permit for commercial work/live loft units: The project proposes 7 commercial work/live loft units dispersed on the first floor to enhance the diversity of units and occupants as well as add to the street life in the area. The sizes range from 1,608 square feet to 2,497 square feet. Each of the work/live loft units may have a cooking facility and bathroom, as well as combined work/live space.

Outlined below is a comparison chart summarizing the required development criteria with the proposed project:

	MINIMUM REQUIRED	PROPOSED
LOT SIZE	N/A (pre-existing lot)	N/A (pre-existing lot)
SETBACKS Front Side (alley) Corner Side Rear	 10 feet 5 feet 10 feet 0 feet	 10 feet 5 feet 10 feet 10 feet
LANDSCAPING	15%	15.5%
PARKING	41 spaces	50 spaces
BUILDING HEIGHT	65 feet	65 feet
DENSITY	29-43 du. Ac.	42.7 du. Ac.

Environmental Determination: A Certificate of Exemption has been prepared for the project. Under the provisions of the California Environmental Quality Act, the Community Development Commission will consider the exemption during its hearing on the project.

ANALYSIS

Staff's analysis focused on the compatibility of the project with existing development patterns of the area and the project's consistency with the underlying Redevelopment Plan and Zoning Ordinance.

Since the proposed project is an infill project, staff's initial concerns centered on the project's compatibility with the existing development patterns. The Civic Center neighborhood consists of government buildings, offices, and retail shops, interspersed with residential. The area is in transition in that several new developments have added residential condominiums (Summit Street and Nevada Manor) and the approved mixed-use development (Belvedere) adds residential condominiums as well as office and retail space. Staff believes that the proposed mixed-use project is consistent with the surrounding neighborhood, especially the newer residential mixed-use development.

Staff is also concerned with the project's architectural compatibility and scale with the surrounding neighborhood, especially since the subject site location on Pier View Way and Horne streets is one of the gateways to the downtown area. Staff has inventoried the two mixed use projects downtown as a basis of comparison which is depicted in the following table:

	Belvedere	Oceanside Terraces	Project
Unit Size	1,281	1,680	1,574
	1,553	2,100	1,593
	2,295	2,930	1,754
Density	43	43	42.7

In comparing the project's product type, density and corresponding square footages to the unit types and square footages that exist in the area, it can be found that the proposed unit sizes are comparable in size and would have a positive effect to the area. Staff also believes that the project design provides an excellent entrance into the downtown area as evident by the use of different exterior materials, varying roof height, pedestrian scale of the design and open space.

In conclusion, staff believes that the project meets the intent of the Redevelopment Plan and the underlying subdistrict goals, which encourage the development of mixed-use projects which brings much needed office space as well as new residents to the downtown area. The design of the project is consistent in both the height and scale of similar mixed-use projects. The proposed project meets the development standards and is consistent with the quality of design of the newer developments located within the Civic Center area.

COMMISSION OR COMMITTEE REPORTS

The Redevelopment Design Review Committee (RDRC) reviewed the project at its February 18, 2005, and February 17, 2006, meetings. After extensive review and discussion of the project, the Committee approved its layout and design.

The Redevelopment Advisory Committee (RAC) will review the project at its May 8, 2006, meeting. Any recommendations or comments on the project will be presented to the Commission during the hearing for the project.

FISCAL IMPACT

The proposed project will add approximately $160,000 of tax increment yearly to the project area.

CITY ATTORNEY'S ANALYSIS

Pursuant to Oceanside Zoning Ordinance Article 4102, the Commission is authorized to hold a public hearing on this project's applications. Consideration of the project should be based on the evidence presented at the public hearing. After conducting the public hearing, the Commission shall approve, conditionally approve, or disapprove the project. The resolution has been reviewed and approved as to form by the City Attorney.

RECOMMENDATION

Staff recommends that the Commission adopt the resolution approving Tentative Map (T-203-04), Development Plan (D-211-04) and Conditional Use Permit (C-209-04) for the construction of 15 residential condominium units and 7 live/work lofts located at the northwest corner of the intersection of Pier View Way and Horne Street.

PREPARED BY:

Shan Babick
Associate Planner

SUBMITTED BY:

Steven R. Jepsen
Executive Director

REVIEWED BY:

Michelle Skaggs Lawrence, Assistant to the City Manager
Mike Blessing, Deputy City Manager
Kathy Baker, Redevelopment Manager

EXHIBITS/ATTACHMENTS

1. Resolution
2. Notice of Exemption
3. Site Plan / Floor Plans / Elevations

RESOLUTION NO. 06-R0326-3

A RESOLUTION OF THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF OCEANSIDE APPROVING A TENTATIVE MAP, DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT FOR THE CONSTRUCTION OF A MIXED-USE DEVELOPMENT CONSISTING OF 15 RESIDENTIAL CONDOMINIUMS UNITS AND 7 LIVE/WORK LOFTS LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF PIER VIEW WAY AND HORNE STREETS – APPLICANT: PORTOLA INVESTMENTS, LLC.

WHEREAS, on May 10, 2006, the Community Development Commission held its duly noticed public hearing, considered an application for a Tentative Map (T-203-04), Development Plan (D-211-04) and Conditional Use Permit (C-209-04) for the construction of a mixed-use development project consisting of 15 residential condominium units and 7 live/work lofts located at the northwest corner of the intersection of Pier View Way and Horne streets;

WHEREAS, the Redevelopment Design Review Committee (RDRC) of the City of Oceanside did, on February 17, 2006, review and recommend approval of Tentative Map (T-203-04), Development Plan (D-211-04) and Conditional Use Permit (C-209-04);

WHEREAS, the Redevelopment Advisory Committee (RAC) of the City of Oceanside did, on May 8, 2006, review and recommend approval of Tentative Map (T-203-04), Development Plan (D-211-04) and Conditional Use Permit (C-209-04);

WHEREAS, the City expressly reserves the right to establish, modify or adjust any fee, dedication, reservation or other exaction to the extent permitted and as authorized by law;

WHEREAS, studies and investigations made by the Community Development Commission reveal the following facts:

FINDINGS:

For the Tentative Map:

1. The proposed subdivision creates parcels that are consistent with and exceed the requirements of the Subdistrict 3 zoning designation. The subdivision map is consistent with the General Plan of the City.

2. The proposed building on the site will conform to the topography of the site, therefore, making it suitable for residential development. The 15,299-square foot site is physically suitable to allow for the development of 15 residential condominium units and 7 live/work lofts.

3. The subdivision complies with all other applicable ordinances, regulations and guidelines of the City.

4. The design of the subdivision or proposed improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the subdivision.

5. The design of the subdivision or the proposed improvements will not cause substantial environment damage or substantially and avoidably injure fish or wildlife or their habitat.

For the Conditional Use Permit for a Mixed-Use Development:

1. The total number of dwelling units in the Mixed-Use Development Plan (MUDP) does exceed the maximum density (43 du. ac.) permitted under the General Plan land use regulations.

2. The development achieved under the MUDP will contribute to an enhanced and superior urban environment in comparison to a development that might otherwise be realized apart from the proposed MUDP.

3. The MUDP is consistent with the adopted land use policies and regulations for the Redevelopment land use area.

4. The MUDP will be adequately served by the necessary utilities and facilities. The project connection to the existing utilities and facilities will not exceed the capacity of the existing systems.

5. The traffic expected to be generated by the MUDP alone, will not exceed the capacity of the affect streets.

6. The MUDP will not significantly effect "shadowing" upon the adjacent properties in comparison of the development shading that would otherwise be realized from a development not containing a mixed-use component.

For the Development Plan:

1. The site plan and physical design of the project as proposed is consistent with the purposes of the City's Zoning Ordinance and the "D" Downtown District.

2. The Development Plan as proposed conforms to the Redevelopment Plan and General Plan of the City.

3. The area covered by the Development Plan can be adequately, reasonably and

conveniently served by existing and planned public services, utilities and public facilities.

4. The project as proposed is compatible with the existing and potential development on adjoining properties or in the surrounding neighborhood.

5. The location of the fifteen residential condominium units and seven live/work lofts and proposed conditions under which this use will be operated or maintained will be consistent with the General Plan and will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use and will not be detrimental to properties or improvements in the vicinity or the general welfare of the City.

6. The project and uses will comply with the provisions of the Zoning Ordinance, including any specific condition required for such use in Subdistrict 3.

WHEREAS, a Categorical Exemption was prepared by the Resource Officer of the City of Oceanside for this application pursuant to the California Environmental Quality Act 1970 and the State Guidelines implementing the Act. The project is considered an infill development and will not have a detrimental effect on the environment;

WHEREAS, there is hereby imposed on the subject development project certain fees, dedications, reservations and other exactions pursuant to state law and city ordinance;

WHEREAS, pursuant to Government Code §66020(d)(1), NOTICE IS HEREBY GIVEN that the Project is subject to certain fees, dedications, reservations and other exactions as provided below:

Description	Authority for Imposition	Current Estimate Fee or Calculation Formula
Parkland Dedication/Fee	Ordinance No. 91-10 Resolution No. 05-R0628-1	$3,278 per unit
Drainage Fee	Ordinance No. 85-23 Resolution No. 05-R0628-1	$2,660 per acre
Public Facility Fee	Ordinance No. 91-09 Resolution No. 05-R0628-1	$1,939 per unit

Description	Authority for Imposition	Current Estimate Fee or Calculation Formula
School Facilities Mitigation Fee	Ordinance No. 91-34	$2.14 per square foot
Traffic Signal Fee	Ordinance No. 87-19	$14.70 per vehicle trip
Thoroughfare Fee	Ordinance No. 83-01	$239 per vehicle trip (based on SANDAG trip generation table available from staff and from SANDAG)
Water System Buy-in Fees	Oceanside City Code §37.56.1 Resolution No. 87-96 Ordinance No. 05-OR 0611-1	Fee based on water meter size. Residential is typically $3,746 per unit; Non-residential is $19,967 for a 2" meter.
Wastewater System Buy-in fees	Oceanside City Code § 29.11.1 Resolution No. 87-97 Ordinance No. 05-OR 0610-1	Based on capacity or water meter size. Residential is typically $4,587 per unit; Non-residential is $24,444 for a 2" meter.
San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2005-03	Based on meter size. Residential is $4,154 per unit; Non-residential is $21,599 for a 2" meter.

WHEREAS, the current fees referenced above are merely fee amount estimates of the impact fees that would be required if due and payable under currently applicable ordinances and

resolutions, presume the accuracy of relevant project information provided by the applicant, and are not necessarily the fee amounts that will be owing when such fees become due and payable;

WHEREAS, unless otherwise provided by this resolution, all impact fees shall be calculated and collected at the time and in the manner provided in Chapter 32B of the Oceanside City Code and the City expressly reserves the right to amend the fees and fee calculations consistent with applicable law;

WHEREAS, the City expressly reserves the right to establish, modify or adjust any fee, dedication, reservation or other exaction to the extent permitted and as authorized by law;

WHEREAS, pursuant to Government Code §66020(d)(1), NOTICE IS FURTHER GIVEN that the 90-day period to protest the imposition of any fee, dedication, reservation, or other exaction described in this resolution begins on the effective date of this resolution and any such protest must be in a manner that complies with Section 66020; and

WHEREAS, pursuant to Oceanside Zoning Ordinance §4603, this resolution becomes effective upon its adoption.

NOW, THEREFORE, the Community Development Commission of the City of Oceanside does resolve as follows:

SECTION 1. That Tentative Map (T-203-04), Development Plan (D-211-04) and Conditional Use Permit (C-209-04) are hereby approved subject to the following conditions:

Building:

1. Applicable Building Codes and Ordinances shall be based on the date of submittal for Building Department plan check.

2. The granting of approval under this action shall in no way relieve the applicant/project from compliance with all State and local building codes.

3. The building plans for this project are required by State law to be prepared by a licensed architect or engineer and must be in compliance with this requirement prior to submittal for building plan review.

4. All electrical, communication, CATV, etc. service lines, within the exterior lines of the property shall be underground. (City Code Sec. 6.30)

5. All outdoor lighting must comply with Chapter 39 of the City Code. (Light Pollution Ordinance) Where color rendition is important, high-pressure sodium, metal halide or other such lights may be utilized and shall be shown on building and electrical plans.

6. The developer shall monitor, supervise and control all building construction and supportive activities so as to prevent these activities from causing a public nuisance, including, but not limited to, strict adherence to the following:

a) Building construction work hours shall be limited to between 7 a.m. and 6 p.m. Monday through Friday, and on Saturday from 7 a.m. to 6 p.m. for work that is not inherently noise-producing. Examples of work not permitted on Saturday are concrete and grout pours, roof nailing and activities of similar noise-producing nature. No work shall be permitted on Sundays and Federal Holidays (New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, Christmas Day) except as allowed for emergency work under the provisions of the Oceanside City Code Chapter 38. (Noise Ordinance)

b) The construction site shall be kept reasonably free of construction debris as specified in Section 13.17 of the Oceanside City Code. Storage of debris in approved solid waste containers shall be considered compliance with this requirement. Small amounts of construction debris

may be stored on-site in a neat, safe manner for short periods of time pending disposal.

7. A complete soils report, structural and energy calculations will be required at time of plans submittal to the Building Division for plan check.

8. Compliance with the Federal Clean Water Act must be demonstrated on the plans.

9. Setbacks and Type of Construction must comply with UBC Table 5-A. An Area Analysis must be submitted to depict compliance with Chapter 5 of the UBC requirements for allowable Area and allowable stories.

10. This design shall meet all the requirements of the recent code change; the 2002 NEC (as of August 1, 2005), 2005 Energy Standards (as of October 1, 2005).

11. Fire sprinklers are required for apartment, condominium and hotel buildings that are three or more stories in height

12. Building levels below grade (on all sides) shall be provided with a mechanical drainage system that provides drainage to an approved location/receptor.

13. Plan submittal to the Building Department must include a Pedestrian Protection Plan comply with the requirements of UBC 3303 and Table 33-A.

14. Site development, common use areas, access and adaptability of apartments and

condominiums shall comply with the State's Disabled Accessibility Regulations (2001 CBC Chapter 11B).

15. Site development, common use areas, access and adaptability of nonresidential buildings shall comply with the State's Disabled Accessibility Regulations (2001 CBC Chapter 11B)..

Engineering:

16. Because the project involves surface improvements, the Community Development Director shall approve the grading plans prior to the issuance of a demolition permit. No demolition shall be permitted without an approved erosion control plan.

17. All right-of-way alignments, street dedications, exact geometrics and widths shall be dedicated and improved as required by the Community Development Director.

18. Vehicular access rights to Horne and Pier View Way streets shall be relinquished to the City.

19. Design and construction of all improvements shall be in accordance with standard plans, and specifications of the City of Oceanside and subject to approval by the Community Development Director.

20. Prior to issuance of a building permit a phasing plan for the construction of public and private improvements including landscaping, shall be approved by the Community Development Director.

21. The approval of the Tentative Map shall not mean that closure, vacation, or abandonment of any public street, right-of-way, easement, or facility is granted or guaranteed to the developer. The subdivider is responsible for applying for all closures, vacations, and abandonments as necessary. The application(s) shall be reviewed and approved or rejected by the City under separate process (es) per codes, ordinances, and policies in effect at the time of the application.

22. Prior to approval of the Final Map, all improvement requirements, required by the Community Development Director, shall be covered by a subdivision agreement and secured with sufficient improvement securities or bonds guaranteeing performance and payment for labor and materials, setting of monuments, and warranty against defective materials and workmanship.

23. Where proposed off-site improvements, including but not limited to slopes, public

utility facilities, and drainage facilities, are to be constructed, the applicant shall, at his own expense, obtain all necessary easements or other interests in real property and shall dedicate the same to the City as required. The applicant shall provide documentary proof satisfactory to the City that such easements or other interest in real property have been obtained prior to issuance of any grading, building or improvement permit for the project. Additionally, the City, may at its sole discretion, require that the applicant obtain at his sole expense a title policy insuring the necessary title for the easement or other interest in real property to have vested with the City of Oceanside or the applicant, as applicable.

24. Pursuant to the State Map Act, improvements shall be required at the time of development. A covenant, reviewed and approved by the City Attorney, shall be recorded attesting these improvements conditions and a certificate setting forth the recordation shall be placed on the map.

25. Prior to the issuance of a grading permit, the Developer shall notify and host a neighborhood meeting with all of the area residences located within 300-feet of the project site, and residents of property along any residential streets to be used as a "haul route", to inform them of the grading and construction schedule, haul routes and to answer questions.

26. The developer shall monitor, supervise and control all construction and construction-supportive activities, so as to prevent these activities from causing a public nuisance, including but not limited to, insuring strict adherence to the following:

a) Dirt, debris and other construction material shall not be deposited on any public street or within the City's storm water conveyance system.

b) All grading and related site preparation and construction activities shall be limited to the hours of 7 a.m. to 6 p.m., Monday through Friday. No engineering related construction activities shall be conducted on Saturdays, Sundays or legal holidays unless written permission is granted by the Community Development Director with specific limitations to the working hours and types of permitted operations. All on-site construction staging areas shall be as far as possible (minimum 100 feet) from any existing residential development. Because construction noise may still be intrusive in the evening or on holidays, the City of Oceanside Noise Ordinance also prohibits "any disturbing excessive, or offensive noise which causes discomfort or annoyance to reasonable persons of normal sensitivity."

c) A haul route shall be obtained at least 7 days prior to the start of hauling

operations and must be approved by the Community Development Director. Hauling operations shall be 8:00 a.m. to 3:30 p.m. unless approved otherwise.

27. Approval of this development project is conditioned upon payment of all applicable impact fees and connection fees in the manner provided in chapter 32B of the Oceanside City Code. All drainage fees, traffic signal contributions, highway thoroughfare fees, park fees, reimbursements, and other applicable charges, fees and deposits shall be paid prior to recordation of the map or the issuance of any building permits, in accordance with City Ordinances and policies. The developer shall also be required to join into, contribute, or participate in any improvement, lighting, or other special district affecting or affected by this project. Approval of the project shall constitute the developer's approval of such payments, and his agreement to pay for any other similar assessments or charges in effect when any increment is submitted for final map or building permit approval, and to join, contribute, and/or participate in such districts.

28. A traffic control plan shall be prepared according to the City traffic control guidelines and be submitted to and approved by the Community Development Director prior to the start of work within open City rights-of-way. Traffic control during construction of streets that have been opened to public traffic shall be in accordance with construction signing, marking and other protection as required by the Caltrans Traffic Manual and City Traffic Control Guidelines. Traffic control plans shall be in effect from 8:00 a.m. to 3:30 p.m. unless approved otherwise.

29. Sight distance requirements at the project driveway shall conform to the corner sight distance criteria as provided by the California Department of Transportation Highway Design Manual.

30. Streetlights shall be maintained on Horne and Pier View Way streets along the frontage of the project. The system shall provide uniform lighting, and be secured prior to building permit issuance, if a map is not recorded. The developer shall pay all applicable fees, energy charges, and/or assessments associated with City-owned (LS-2 rate schedule) streetlights and shall also agree to the formulation of, or the annexation to, any appropriate street lighting district.

31. Prior to approval of the grading plans, the developer shall contract with a geotechnical engineering firm to perform a field investigation of the existing pavement on all

streets adjacent to the project boundary. The limits of the study shall be half-street plus twelve (12) feet along the subdivision's frontage. The field investigation shall include a minimum of one pavement boring per every fifty (50) linear feet of street frontage. Should the existing AC thickness be determined to be less than three (3) inches or without underlying Class II base material, the Subdivider shall remove and reconstruct the pavement section as determined by the pavement analysis submittal process.

32. Upon review of the pavement investigation the Community Development Director shall determine whether the Subdivider shall: 1) Repair all failed pavement sections, header cut and grind per the direction of the Transportation/Development Inspector, and construct a two (2) inch thick rubberized AC overlay; or 2) Perform R-value testing and submit a study that determines if the existing pavement meets current City standards/traffic indices. Should the study conclude that the pavement does not meet current requirements, rehabilitation/mitigation recommendations shall be provided in a pavement analysis report, and the Subdivider shall reconstruct the pavement per these recommendations, subject to approval by the Community Development Director.

33. Any existing broken pavement, concrete curb and gutter, or sidewalk or any damaged during construction of the project, shall be repaired or replaced as directed by the Community Development Director.

34. The developer shall comply with all the provisions of the City's cable television ordinances including those relating to notification as required by the Community Development Director.

35. Grading and drainage facilities shall be designed and installed to adequately accommodate the local storm water runoff and shall be in accordance with the City's Engineers Manual and as directed by the Community Development Director.

36. Prior to any grading of any part of the tract or project, a comprehensive soils and geologic investigation shall be conducted of the soils, slopes, and formations in the project. All necessary measures shall be taken and implemented to assure slope stability, erosion control, and soil integrity. No grading shall occur until a detailed grading plan, to be prepared in accordance with the Grading Ordinance and Zoning Ordinance, is approved by the Community Development Director.

37. This project shall provide year-round erosion control including measures for the

site required for the phasing of grading. Prior to the issuance of grading permit, an erosion control plan, designed for all proposed stages of construction, shall be reviewed, secured by the applicant with cash securities and approved by the Community Development Director.

38. Precise grading and private improvement plans shall be prepared, reviewed, secured and approved prior to the issuance of any building permits. The plan shall reflect all pavement, flatwork, landscaped areas, special surfaces, curbs, gutters, medians, striping, signage, footprints of all structures, walls, drainage devices and utility services. Parking lot striping and any on site traffic calming devices shall be shown on all Precise Grading and Private Improvement Plans.

39. Landscaping plans, including plans for the construction of walls, fences or other structures at or near intersections, must conform to intersection sight distance requirements. Landscape and irrigation plans for disturbed areas must be submitted to the Community Development Director prior to the issuance of a preliminary grading permit and approved by the Community Development Director prior to the issuance of certificate of occupancy. Frontage and median landscaping shall be installed prior to the issuance of any building permits. Any project fences, sound or privacy walls and monument entry walls/signs shall be shown on, bonded for and built from the landscape plans. These features shall also be shown on the precise grading plans for purposes of location only. Plantable, segmental walls shall be designed, reviewed and constructed by the grading plans and landscaped/irrigated through project landscape plans.

41. All plans must be approved by the Community Development Director and a pre-construction meeting held, prior to the start of any improvements.

42. Open space areas and down-sloped areas visible from a collector-level or above roadway and not readily maintained by the property owner, shall be maintained by a homeowners' association that will insure installation and maintenance of landscaping in perpetuity. These areas shall be indicated on the final map and reserved for an association. Future buyers shall be made aware of any estimated monthly costs. The disclosure, together with the CC&R's, shall be submitted to the Community Development Director for review prior to the recordation of final map. In the event the homeowner's association dissolves, responsibility for irrigation and maintenance of the slopes (open space areas) adjacent to each property shall become that of the individual property owner.

43. The drainage design on the project Tentative Map is conceptual only. The final design shall be based upon a hydrologic/hydraulic study to be approved by the Community Development Director during final engineering. All drainage picked up in an underground system shall remain underground until it is discharged into an approved channel, or as otherwise approved by the Community Development Director. All public storm drains shall be shown on City standard plan and profile sheets. All storm drain easements shall be dedicated where required. The applicant shall be responsible for obtaining any off-site easements for storm drainage facilities.

44. Storm drain facilities shall be designed and located such that the inside travel lanes on streets with Collector or above design criteria shall be passable during conditions of a 100-year frequency storm.

45. Sediment, silt, grease, trash, debris, and/or pollutants shall be collected on-site and disposed of in accordance with all state and federal requirements, prior to storm water discharge either off-site or into the City drainage system.

46. Unless determined to be exempt, this development shall comply with any applicable regulations established by the United States Environmental Protection Agency (USEPA) as set forth in the National Pollutant Discharge Elimination System (N.P.D.E.S.) permit requirements for urban runoff and storm water discharge and any regulations adopted by the City pursuant to the N.P.D.E.S. regulations or requirements. Further, the applicant may be required to file a Notice of Intent with the State Water Resources Control Board to obtain coverage under the N.P.D.E.S. General Permit for Storm Water Discharges Associated with Construction Activity and may be required to implement a Storm Water Pollution Prevention Plan (SWPPP) concurrent with the commencement of grading activities. SWPPP include both construction and post construction pollution prevention and pollution control measures and identify funding mechanisms for post construction control measures.

47. The developer shall comply with all the provisions of the Clean Water Program during and after all phases of the development process, including but not limited to: mass grading, rough grading, construction of street and landscaping improvements, and construction of dwelling units. The applicant shall design the Project's storm drains and other drainage facilities to include Best Management Practices to minimize non-point source pollution, satisfactory to the Community Development Director.

48. Upon acceptance of any fee waiver or reduction by the Subdivider, the entire project will be subject to prevailing wage requirements as specified by Labor Code section 1720(b) (4). The Subdivider shall agree to execute a form acknowledging the prevailing wage requirements prior to the granting of any fee reductions or waivers.

49. The Subdivider shall prepare and submit an Operations & Maintenance (O&M) Plan to the Community Development & Transportation Department with the first submittal of engineering plans. The O&M Plan shall be prepared by the applicant's Civil Engineer. It shall be directly based on the project's Storm Water Mitigation Plan (SWMP) previously approved by the project's approving authority Community Development Commission. The O&M Plan shall be approved by the Community Development Director prior to approval of any plans by the Community Development & Transportation Department. At a minimum the O&M Plan shall include the designated responsible parties to manage the storm water Best Management Practices (BMPs), employee's training program and duties, operating schedule, maintenance frequency, routine service schedule, specific maintenance activities, copies of resource agency permits, cost estimate for implementation of the O&M Plan and any other necessary elements.

50. The Subdivider shall enter into City-Standard Storm Water Facilities Maintenance Agreement (SWFMA) obliging the project proponent to maintain, repair and replace the storm water BMPs identified in the project's approved SWMP, as detailed in the O&M Plan into perpetuity. The Agreement shall be approved by the City Attorney prior to issuance of any precise grading permit and shall be recorded at the County Recorder's Office prior to issuance of any building permit. Security in the form of cash (or certificate of deposit payable to the City) or an irrevocable, City-Standard Letter of Credit shall be required prior to issuance of a precise grading permit. The amount of the security shall be equal to 10 years of maintenance costs, as identified by the O&M Plan. The applicant's Civil Engineer shall prepare the O&M cost estimate. The O&M cost estimate shall be approved by the Community Development Director prior to approval of any engineering plans for the project.

51. At a minimum, maintenance agreements shall require the staff training, inspection and maintenance of all BMPs on an annual basis. The project proponent shall

complete and maintain O&M forms to document all maintenance activities. Parties responsible for the O&M plan shall retain records at the subject property for at least 5 years. These documents shall be made available to the City for inspection upon request at any time.

52. The SWFMA shall include a copy of executed onsite and offsite access easements necessary for the operation and maintenance of BMPs that shall be binding on the land throughout the life of the project to the benefit of the party responsible for the O&M of BMPs, until such time that the storm water BMP requiring access is replaced, satisfactory to the Community Development Director. The agreement shall also include a copy of the O&M Plan approved by the Community Development Director.

53. The BMPs described in the project's approved Storm Water Mitigation Plan (SWMP) shall not be altered in any way; shape or form without formal approval by the project's final approving authority (Planning Commission/ Community Development Commission/City Council) at a public hearing, if such hearing was required for the approval of the project.

54. All existing overhead utility lines within the frontage subdivision or within any full width street or right-of-way abutting a new subdivision and all new extension services for the development of the project, including but not limited to, electrical, cable and telephone, shall be placed underground per Section 901.G. of the Subdivision Ordinance (R91-166) and as required by the Community Development Director and current City policy.

55. Full width alley improvements shall be required across the project's frontage.

56. All public streets shall be improved with curbs and gutters.

57. All streets shall provide a minimum of 13-feet of parkway between the face of curb and the right-of-way line. Sidewalks improvements shall comply with ADA requirements.

58. Sight distance requirements at the project driveway shall conform to the corner sight distance criteria as provided by the California Department of Transportation Highway Design Manual.

Fire:

59. Submit a copy of as built plans on a CD for all projects on the job site.

60. Fire Department Requirements shall be placed on plans in the notes section.

61. A minimum fire flow of 3,000 gallons per minute shall be provided.

62. The size of fire hydrant outlets shall be 2 ½" X 4".

63. All proposed and existing fire hydrants within 400 feet of the project shall be shown on the site plan.

64. Provide standpipes as required per U.B.C. Table 9A.

65. Buildings four or more stories in height shall be provided with not less than one standpipe during construction. The standpipe shall be installed before the progress of construction is more than 35-feet above grade. Two and one-half inch valve hose connections shall be provided at approved accessible locations adjacent to useable stairs.

66. A "Knox" key storage box shall be provided for all new construction. For buildings, other than high-rise, a minimum of 3 complete sets of keys shall be provided. Keys shall be provided for all exterior entry doors, fire protection equipment control rooms, mechanical and electrical rooms, elevator controls and equipment spaces, etc. For high-rise buildings, 6 complete sets are required.

67. Fire extinguishers are required and shall be included on the plans submitted for plan check.

68. An approved fire sprinkler system shall be installed throughout the building. The system shall be designed per N.F.P.A. 13, and U.B.C. standard 9-1. The sprinkler system requires 24-hour supervision.

69. The Fire Department connection shall not be affixed to the building. The Fire Department connection must be located at least 40 feet away from the building, within 40 feet of a fire hydrant and on the address side of the building, unless otherwise determined by the Fire Department. The hydrant shall be located on the same side of the street as the Fire Department connection.

70. In accordance with the California Fire Code Sec. 901.4.4, approved address for commercial, industrial, and residential occupancies shall be placed on the structure in such a position as to be plainly visible and legible from the street or roadway fronting the property. Numbers shall be contrasting with their background.

71. Multifamily and commercial dwellings units require 6 inch address numbers.

72. Plans shall be submitted to the Fire Prevention Bureau for plan check review and approval prior to the issuance of building permits.

73. Buildings shall meet Oceanside Fire Departments current codes at the time of building permit application.

74. Provide a fire alarm system as required per U.F.C. Article 10 and N.F.P.A. 72, 1990 Edition.

75. Rescue Air systems are required. Please contact the Fire Marshall for specifications.

76. All new commercial and R-1 buildings and existing buildings where a structural T.I. is being proposed must be tested for 800 MHz radio transmission interference. The findings must be submitted to the Fire Marshall prior to the building being finaled by the Fire Department.

When tested, if 800mHz signal strength readings (RSSI) fall below 65 in any portion of the building, either above or below grades measured by an 800 MHz portable radio, purchase and installation of one or more bi-directional amplifier radio coverage enhancer's is required. The BDA coverage enhancers must be maintained as a condition of occupancy and tested annually.

Planning:

77. This Tentative Map (T-203-04), Development Plan (D-211-04) and Conditional Use Permit (C-209-04) shall expire on May 10, 2008, unless implemented as required by the Zoning Ordinance.

78. This Tentative Map, Development Plan and Conditional Use Permit approves only for the construction of 15 residential condominium units and 7 live/work lofts project as shown on the plans and exhibits presented to the Community Development Commission for review and approval. No deviation from these approved plans and exhibits shall occur without Economic and Redevelopment Department approval. Substantial deviations shall require a revision to the Tentative Map, Development Plan and Conditional Use Permit or a new Tentative Map, Development Plan and Conditional Use Permit.

79. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold harmless the City of Oceanside, its agents, officers or employees from any claim, action or proceeding against the City, its agents, officers, or employees to attack, set aside, void or annul

an approval of the City, concerning Tentative Map (T-203-04), Development Plan (D-211-04) and Conditional Use Permit (C-209-04). The City will promptly notify the applicant of any such claim, action or proceeding against the City and will cooperate fully in the defense. If the City fails to promptly notify the applicant of any such claim action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold harmless the City.

80. All mechanical rooftop and ground equipment shall be screened from public view as required by the Zoning Ordinance. That is, on all four sides and top. The roof jacks, mechanical equipment, screen and vents shall be painted with non-reflective paint to match the roof. This information shall be shown on the building plans.

81. Landscape plans, meeting the criteria of the City's Landscape Guidelines and Water Conservation Ordinance No. 91-15, including the maintenance of such landscaping, shall be reviewed and approved by the City Engineer and City Planner prior to the issuance of building permits. Landscaping shall not be installed until bonds have been posted, fees paid, and plans signed for final approval.

82. All landscaping, fences, walls, etc. on the site, in medians in the public right-of-way and in any adjoining public parkways shall be permanently maintained by the owner, his assigns or any successors in interest in the property. The maintenance program shall include normal care and irrigation of the landscaping; repair and replacement of plant materials; irrigation systems as necessary; and general cleanup of the landscaped and open areas, parking lots and walkways, walls, fences, etc. Failure to maintain landscaping shall result in the City taking all appropriate enforcement actions by all acceptable means including but not limited to citations and/or actual work with costs charged to or recorded against the owner. This condition shall be recorded with the covenant required by this resolution.

83. Front yard landscaping with a complete irrigation system, in compliance with Water Conservation Ordinance No. 91-15, shall be required.

84. All multi-family unit dwelling and commercial projects shall dispose of or recycle solid waste in a manner provided in City Ordinance 13.3.

85. A letter of clearance from the affected school district in which the property is located shall be provided as required by City policy at the time building permits are issued.

86. A covenant or other recordable document approved by the City Attorney shall be

prepared by the applicant developer and recorded prior to the issuance of building permits. The covenant shall provide that the property is subject to this resolution, and shall generally list the conditions of approval.

87. Prior to the issuance of building permits, compliance with the applicable provisions of the City's anti-graffiti (Ordinance No. 93-19/Section 20.25 of the City Code) shall be reviewed and approved by the Economic and Redevelopment Department. These requirements, including the obligation to remove or cover with matching paint all graffiti within 24 hours, shall be noted on the Landscape Plan and shall be recorded in the form of a covenant affecting the subject property.

88. Prior to the transfer of ownership and/or operation of the site the owner shall provide a written copy of the applications, staff report and resolutions for the project to the new owner and or operator. This notification's provision shall run with the life of the project and shall be recorded as a covenant on the property.

89. Failure to meet any conditions of approval for this development shall constitute a violation of the Tentative Map (T-203-04), Development Plan (D-211-04) and Conditional Use Permit (C-209-04).

90. Unless expressly waived, all current zoning standards and City ordinances and policies in effect at the time building permits are issued are required to be met by this project. The approval of this project constitutes the applicant's agreement with all statements in the Description and Justification, and other materials and information submitted with this application, unless specifically waived by an adopted condition of approval.

91. The developer's construction of all fencing and walls associated with the project shall be in conformance with the approved Development Plan. Any substantial change in any aspect of fencing or wall design from the approved Development Plan shall require a revision to the Development Plan or a new Development Plan.

92. If any aspect of the project fencing and walls is not covered by an approved Development Plan, the construction of fencing and walls shall conform to the development standards of the City Zoning Ordinance. In no case, shall the construction of fences and walls (including combinations thereof) exceed the limitations of the zoning code, unless expressly granted by a Variation or other development approval.

93. The following unit type and floor plan mix, as approved by the Community

Development Commission, shall be indicated on plans submitted to the Building Division and Planning Division for building permit:

	Sq.Ft.	# Bedrms	# Baths	# Stories	# Units	%
Plan 1	1,574	2	2.5	1	5	34
Plan 2	1,583	2	2.5	1	2	13
Plan 3	1,593	2	2.5	1	4	27
Plan 4	1,749	2	2.5	1	2	13
Plan 5	1,754	2	2.5	1	2	13

94. Side and rear elevations and window treatments shall be trimmed to substantially match the front elevations. A set of building plans shall be reviewed and approved by the Planning Division prior to the issuance of building permits.

95. Elevations, siding materials, colors, roofing materials and floor plans shall be substantially the same as those approved by the Community Development Commission. These shall be shown on plans submitted to the Building Division and Planning Division.

96. An association of homeowners (HOA) shall be formed and Covenants, Conditions and Restrictions (CC&R's) shall provide for the maintenance of all common open space, and commonly owned fences and walls and adjacent parkways. The maintenance shall include normal care and irrigation of landscaping, repair and replacement of plant material and irrigation systems as necessary; and general cleanup of the landscaped and open area, parking lots and walkways. The CC&R's shall be subject to the review and approval of the City Attorney prior to the approval of the final map. The CC&R's are required to be recorded prior to or concurrently with the final map. Any amendments to the CC&R's in which the association relinquishes responsibility for the maintenance of any common open space shall not be permitted without the specific approval of the City of Oceanside. Such a clause shall be a part of the CC&R's. The CC&R's shall also contain provisions for the following:

a) The subterranean garage parking shall be exclusive to the residential occupancy of the site and shall not be shared or used by any other occupancy.

b) Prohibition of parking or storage of recreational vehicles, trailers, or boats.

c) Maintenance of all common areas, and on-site and frontage landscaping.

d) Provisions for the maintenance of all common open space and open space easements on private lots, including provisions establishing mechanisms to

ensure adequate and continued monetary funding for such maintenance by the homeowners' association.

e) Provisions that restrict any private use of open space easement areas. Restrictions shall include, but are not limited to, removing retaining walls, installing structures such as trellises, decks, retaining walls and other hardscape and any individual landscape improvements.

f) Provisions prohibiting the homeowners association from relinquishing its obligation to maintain the common open space and open space easement areas without prior consent of the City of Oceanside.

g) An acknowledgement that the City of Oceanside does not have a view preservation ordinance and those views may be subject to change with maturing off-site landscape and the potential for future off-site building.

h) The seven live/work lofts cannot be subleased.

i) The first floor of the 7 live/work lofts shall be for commercial use only. No living area shall be allowed. The living area shall be limited to the loft area and/or second floor.

\Water Utilities:

97. All public water and/or sewer facilities not located within the public right-of-way shall be provided with easements sized according to the City's Engineers Manual. Easements shall be constructed for all weather access.

98. No trees, structures or building overhang shall be located within any water or wastewater utility easement.

99. The property owner will maintain private water and wastewater utilities located on private property.

100. Water services and sewer laterals constructed in existing right-of-way locations are to be constructed by approved and licensed contractors at developer's expense.

101. The developer will be responsible for developing all water and sewer utilities necessary to develop the property. Any relocation of water and/or sewer utilities is the responsibility of the developer and shall be done by an approved licensed contractor at the developer's expense.

102. All lots with a finish pad elevation located below the elevation of the next

upstream manhole cover of the public sewer shall be protected from backflow of sewage by installing and maintaining an approved type backwater valve, per the Uniform Plumbing Code (U.P.C.).

103. Water and Wastewater Buy-in fees and the San Diego County Water Authority Fees are to be paid to the City and collected by the Water Utilities Department at the time of Building Permit issuance.

104. All Water and Wastewater construction shall conform to the most recent edition of the City's Engineers Manual, or as approved by the Water Utilities Director.

105. All new development of multi-family residential units shall include hot water pipe insulation and installation of a hot water re-circulation device or design to provide hot water to the tap within 15 seconds in accordance with City of Oceanside Ordinance No. 02-0R126-1.

105. A separate irrigation meter and approved backflow prevention device is required.

106. The developer shall construct a public reclamation water system that will serve each lot and or parcels that are located in the proposed project in accordance with the City of Oceanside Ordinance No. 91-15. The proposed reclamation water system shall be located in the public right-of-way or in a public utility easement.

107. Subterranean parking spaces shall be drained to the City's storm drain system and shall comply with the California Regional Water Quality Control Board Order No. 2001-01.

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108. Provide one domestic meter/service to serve condominium units; show location of meter vault on amended utility plan. Meter vault to be sized per City of Oceanside Water, Sewer and Reclaimed Design and Construction Manual. Office suites and live/work lofts can be individually metered.

PASSED AND ADOPTED by the Oceanside Community Development Commission of the City of Oceanside this 10th day of May 2006 by the following vote:

AYES: WOOD, CHAVEZ, FELLER, MACKIN

NAYS: SANCHEZ

ABSENT: NONE

ABSTAIN: NONE

Chairman

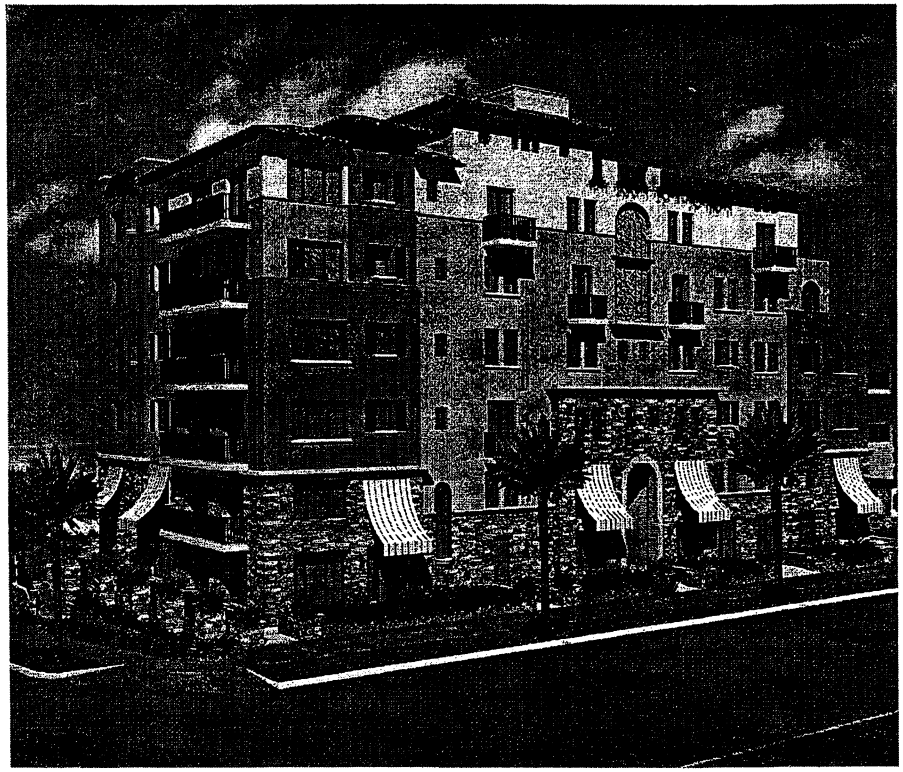
ATTEST:

Secretary

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

by , Deputy
General Counsel

VIEW FROM SOUTHWEST



VIEW FROM SOUTHEAST

PROJECT DESCRIPTION / INFORMATION

NEW 6 STORY BUILDING W/ROOF DECK; MIXED-USE DEVELOPMENT W/ UNDERGROUND PARKING; CONSISTING OF:

A. 2 LEVELS OF UNDERGROUND PARKING PLUS 1 STREET LEVEL PARKING (S-3 OCC.).
B. 2 LEVELS OF 7 LIVE/WORK LOFTS (B/R-1 OCCUPANCY).
C. 4 LEVELS OF RESIDENTIAL CONDOMINIUMS UNITS (15 UNITS, R-1 OCR.)
D. 1 LEVEL ROOF DECK.

THE PROJECT IS ON A 15,299 S.F. SITE LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF PIER VIEW WAY AND HORNE ST. IN SUBDISTRICT 3 OF THE "D" DOWNTOWN DISTRICT.

DEFERRED SUBMITTAL ITEMS:

1) METAL STUD DESIGN. - SEE 12/A10.2 FOR FURTHER INFORMATION.
2) STAIR 1,2,3 - METAL STAIR DESIGN - SEE A8.5 FOR FURTHER INFORMATION.
3) FIRE SPRINKLERS. FIRE ALARM AND SMOKE DETECTOR LOCATION.
4) METAL TRELLIS SEE DETAIL 20/A2.3 FOR FURTHER INFORMATION.

DEFERRED SUBMITTAL NOTES:

1) ALL ITEMS FOR DEFERRED SUBMITTAL SHALL BE INCLUDED IN BID.
2) ALLOW ADEQUATE TIME FOR PLAN CHECK / PLAN CHECK CORRECTIONS AND DEPARTMENT APPROVALS.
3) COORDINATE DEFERRED SUBMITTAL ITEMS WITH ARCHITECT / OWNER.

PROJECT TEAM

OWNER
PORTOLA INVESTMENTS LLC

20 MORGAN
IRVINE, CA 92618
PHONE: 949-380-4800
FAX: 949-560-4816

CIVIL ENGINEER
MARTIN ZWANCK

7979 TRADE STREET, SUITE B
SAN DIEGO, CA 92111
PHONE: 858-831-9433
FAX: 858-831-9437
CONTACT: ANDY ZWANCK

STRUCTURAL ENGINEER
BFL

8000 SAN MARCOS AVE.
ATASCADERO, CA 93422
PHONE: 805-462-0585
FAX: 805-462-0585
CONTACT: ED MORNIGAN

ARCHITECT
OWEN DESIGN GROUP

110 W OCEAN BLVD, SUITE 21
LONG BEACH, CA 90802
PHONE: 562-495-3843
FAX: 562-436-1811
CONTACT: RHODORE CERONACA, AIA

MECHANICAL/PLUMBING
HENNINGSON OWEN

20 MORGAN
IRVINE, CA 92618
PHONE: 949-830-1900
FAX: 949-860-0310
CONTACT: CARLO HOSSION

ELECTRICAL ENGINEER
HENNINGSON OWEN

20 MORGAN
IRVINE, CA 92618
PHONE: 949-830-1900
FAX: 949-860-0310
CONTACT: AARON PEGN

SOILS ENGINEER
GEOCON ENVIRONMENTAL CONSULTANTS

8960 FLAMINGO DRIVE
SAN DIEGO, CA 92121
PHONE: 858-558-6100
FAX: 858-558-6157
CONTACT: JOSEPH J VETTEL

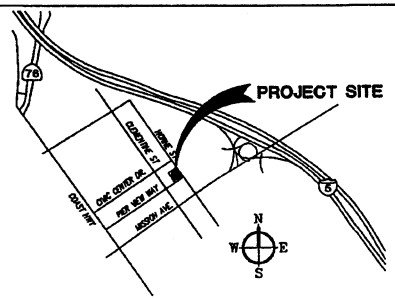
PARKING DESIGNER
PARKING DESIGN GROUP, LLP

110 WEST OCEAN BLVD. #309
LONG BEACH, CA 90802
PHONE: 562-983-7105
FAX: 562-983-7127
CONTACT: FRANK BRAMLEY

LANDSCAPE ARCHITECT
CORNERSTONE STUDIOS, INC.

108 WEST 4TH ST. 5TH FLOOR
SANTA ANA, CA 92701
PHONE: 714-972-2000
FAX: 714-973-0163
CONTACT: JEFF KIM

VICINITY MAP



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20 Morgan Irvine, CA 92618
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Fax: (949) 380-4816
www.owendesign.com
Phoenix • Irvine • San Diego • Los Angeles • San Francisco

Portola

APPROVAL:

APPROVED PROFESSIONAL ARCHITECT
RHODORE C. CERONACA
No. C-21759
Exp. JAN. 31, 2010
STATE OF CALIFORNIA

APPROVAL:

APPROVAL:

APPROVAL:

PORTOLA
MIXED-USE
960 PIER VIEW WAY
OCEANSIDE, CA

Project

Date	Description
06-15-07	100% CD
08-01-07	100% CD
08-15-07	100% CD
10-15-07	100% CD
10-15-07	100% CD
10-15-07	100% CD

Job No. XXXXX

Drawn by OWEN TEAM
Checked by XX

TITLE

T1.0

TENTATIVE MAP

DEVELOPMENT PLAN & CONDITIONAL USE PERMIT

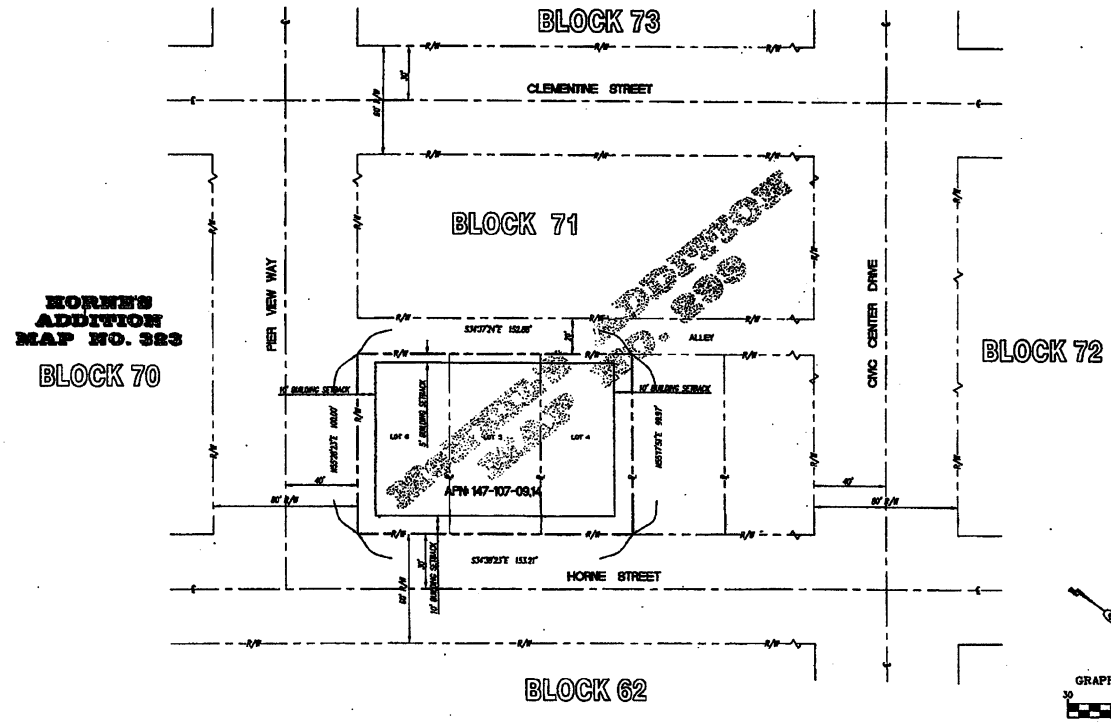
FOR

THE PORTOLA MIXED USE PROJECT

AT

PIER VIEW WAY AND HORNE STREET

OCEANSIDE, CALIFORNIA, 92054



Approved By The Redevelopment Department
Signed
Date

LEGEND

RIGHT-OF-WAY LINE
PROPERTY LINE
BUILDING SETBACK
CENTERLINE

GRAPHIC SCALE

30 0 30

(IN FEET)
1 inch = 30 ft.

PREPARED BY:

MARTIN & ZIEMNIAK
CIVIL ENGINEERING AND LAND SURVEYING
7576 Trade St., Suite B
San Diego, CA 92121
Phone (858) 831-9420
FAX (858) 831-9421

C-2

SHEET | CITY OF OCEANSIDE ENGINEERING DEPARTMENT | SHEETS

PORTOLA MIXED USE PROJECT
TENTATIVE MAP

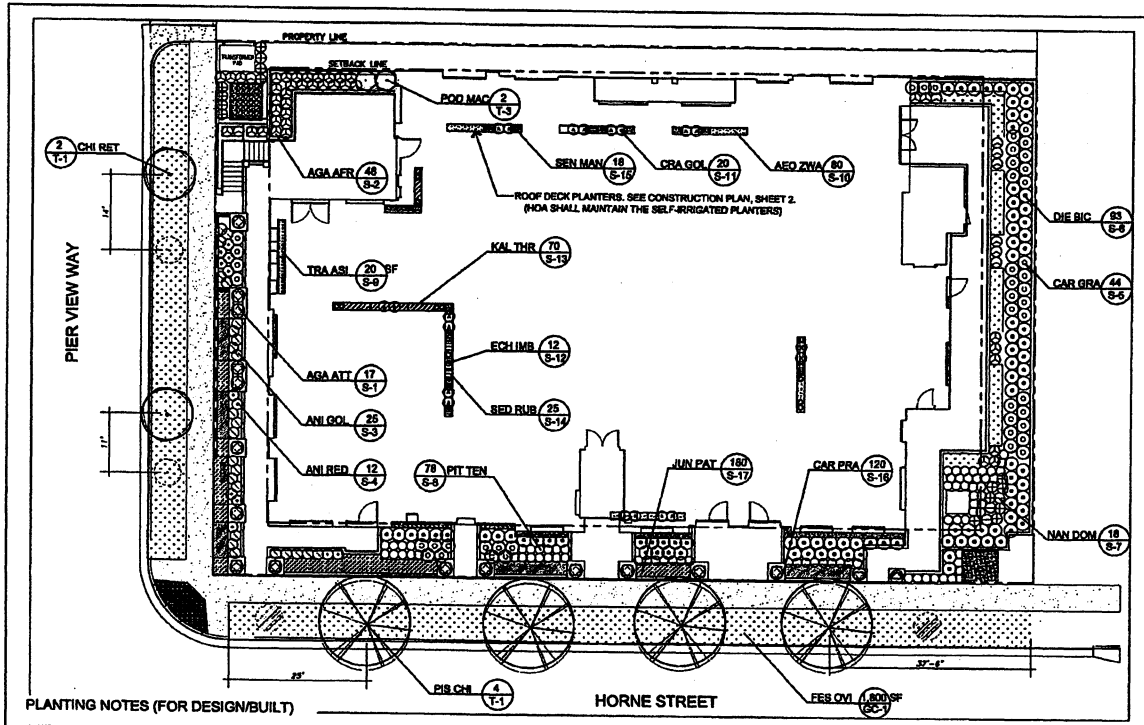
APPROVED
MARLA DOYLE R.C.E. 35088 CITY ENGINEER

ENGINEER OF WORK R.C.E. | Checked By: | Approval Date: | PLAN NUMBER

NO.	DESCRIPTION	APPV'D	DATE

Description:
Location:
Record From:
Elev: Datum:

Z:\Civil\Land Projects 3\204122\dwg\SHEETS\C-2 Tentative Map.dwg 3/7/2006 9:48:52 AM PST



PLANTING LEGEND

		BOTANICAL NAMES	COMMON NAMES	SIZES	QTY	REMARKS
TREES						
T-1		CHIONANTHUS RETUSUS	CHINESE FRINGE TREE	24" BOX	2	CITY STANDARD DETAIL-211A
T-2		PISTACIA CHINENSIS	CHINESE PISTACHE 'KEITH DAVEY'	24" BOX	4	CITY STANDARD DETAIL-211A
T-3		PODOCARPUS MACROPHYLLUS 'MAKI'	SHRUBBY JAPANESE YEW	24" BOX	2	CITY STANDARD DETAIL-211A
SHRUBS						
S-1		AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL	17	CITY STANDARD DETAIL-206, 207 & 214
S-2		AGAPANTHUS AFRICANUS	LILY-OF-THE-NILE	5 GAL @2' O.C.	48	CITY STANDARD DETAIL-206, 207 & 214
S-3		ANIGOZANTHOS 'BUSH GOLD'	YELLOW KANGAROO PAW	5 GAL @30" O.C.	25	CITY STANDARD DETAIL-206, 207 & 214
S-4		ANIGOZANTHOS 'BUSH RED'	RED KANGAROO PAW	5 GAL @30" O.C	12	CITY STANDARD DETAIL-206, 207 & 214
S-5		CARISSA GRANDIFLORA 'TUTTLE'	NATAL PLUM	5 GAL @30" O.C	44	CITY STANDARD DETAIL-206, 207 & 214
S-6		DIETES BICOLOR	FORTNIGHT LILY	5 GAL @30" O.C	93	CITY STANDARD DETAIL-206, 207 & 214
S-7		NANDINA DOMESTICA 'MONFAR'	SIENNA SUNRISE HEAVENLY BAMBOO	5 GAL @24" O.C.	18	CITY STANDARD DETAIL-206, 207 & 214
S-8		PITTOSPORUM TENUIFOLIUM 'GOLF BALL'	GOLF BALL KOHUHU	5 GAL @20" O.C.	78	CITY STANDARD DETAIL-206, 207 & 214
S-9		TRACHELOSPERMUM ASIATICUM	ASIAN JASMINE	FLAT @12" O.C.	20 SF	CITY STANDARD DETAIL-206, 207 & 214
S-10		AEONIUM ARBOREUM 'ZWARTKOP'	NCN	1 GAL @6" O.C.	80	CITY STANDARD DETAIL-206, 207 & 214
S-11		CRASSULA OVATA 'GOLLUM'	JADE PLANT	5 GAL @2' O.C.	20	CITY STANDARD DETAIL-206, 207 & 214
S-12		ECHEVERIA X IMBRICATA	HEN AND CHICKS	5 GAL @12" O.C.	12	CITY STANDARD DETAIL-206, 207 & 214
S-13		KALANCHOE THRYSIFOLIA	NCN	1 GAL @6" O.C.	70	CITY STANDARD DETAIL-206, 207 & 214
S-14		SEDUM RUBROTINCTUM	PORK AND BEANS	1 GAL @10" O.C.	25	CITY STANDARD DETAIL-206, 207 & 214
S-15		SENECIO MANDRALISCAL	SENECIO	1 GAL @18" O.C.	18	CITY STANDARD DETAIL-206, 207 & 214
S-16		CAREX PRAEGRACILIS	SEDGE	PLUGS @12" O.C.	120	CITY STANDARD DETAIL-206, 207 & 214
S-17		JUNCUS PATENS	CALIFORNIA GRAY BUSH	PLUGS @12" O.C.	180	CITY STANDARD DETAIL-206, 207 & 214
GROUNDCOVERS						
GC-1		FESTUCA OVINA GLAUCA	COMMON BLUE FESCUE	FLATS @6" O.C.	1,800 SF	CITY STANDARD DETAIL-206, 207 & 214

EXISTING PALMS TO REMAIN - PROTECT IN PLACE DURING CONSTRUCTION

EXISTING TREES - TO BE REMOVED

BOTANICAL NAME (ABBREVIATED)
PLANT COUNT
SF 100 SPE GEN
PLANT REF. A-1

PLANTING NOTES (FOR DESIGN/BUILT)

1. WORK SHALL MEET THE REQUIREMENTS OF ALL LOCAL, STATE, AND FEDERAL GOVERNING CODES, ORDINANCES, LAWS, REGULATIONS, SAFETY ORDERS AND DIRECTIVES.
2. BE FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES.
3. CHECK ALL SITE CONDITIONS PRIOR TO COMMENCING WORK. RESOLVE ALL ISSUES RELATED TO UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN.
4. CONFIRM ALL PLANT QUANTITIES BEFORE BIDDING. ALL PLANT QUANTITIES ARE IDENTIFIED BY TYPICAL SYMBOLS. REFER TO PLANT LEGEND FOR QUANTITIES. PLANT QUANTITIES ARE APPROXIMATE AND ARE PROVIDED FOR CONVENIENCE.
5. REQUEST FOR PHOTOS OF PLANT FROM NURSERIES AND TAG ALL TREES & MAJOR SHRUBS.
6. NOTE ALL UNAVAILABLE PLANTS.
7. VERIFY PLANT MATERIALS ARE FREE OF PESTS OR DISEASE.
8. APPROVE ALL PLANT MATERIAL DELIVERED TO THE SITE.
9. LOCATE ALL PLANT MATERIAL AS SHOWN ON PLAN.
10. ALL EXISTING TREES NOTED TO REMAIN ON PLANTING PLAN OR TREE INVENTORY ARE TO BE PROTECTED IN PLACE DURING CONSTRUCTION.
11. ALL TREES PLANTED NEXT TO CURBS SHALL BE AT LEAST 36" CLEAR FROM CURB FACE FROM CENTERLINE OF TRUNK.
12. ANY TREE SHOWN ON PLAN TO BE INSTALLED LESS THAN 3' (THREE FEET) CLEAR DISTANCE FROM CENTERLINE OF TRUNK TO ANY CURB, WALKWAY, OR FOUNDATION, SHALL BE INSTALLED IN A ROOT CONTROL BARRIER. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
13. ALL AREAS NOT PLANTED IN TURF AND LESS THAN 4:1 SLOPE SHALL BE COVERED WITH 2" ORGANIC MULCH. SUBMIT 1 CU. FT. SAMPLE PRIOR TO APPLICATION.
14. OBTAIN MINIMUM 3 SOIL SAMPLES AFTER GRADING OPERATIONS ARE COMPLETED FOR SOIL FERTILITY AND AGRICULTURAL SUITABILITY BY AN APPROVED LABORATORY. SOIL AMENDMENTS SPECIFIED IN SPECS ARE FOR BIDDING PURPOSES ONLY. SOIL AMENDMENTS FOR PLANT INSTALLATION SHALL BE AS PER RECOMMENDATIONS IN SOILS REPORT.

PLANTING GENERAL NOTES

1. ALL SLOPES 3 FEET IN VERTICAL HEIGHT SHALL REQUIRE STRAW MATTING OR AN APPROVED EQUAL EROSION CONTROL MATTING AND A HAND PLANTED GROUND COVER.
2. ALL SLOPES 8 FEET IN VERTICAL HEIGHT SHALL REQUIRE STRAW MATTING OR AN APPROVED EQUAL EROSION CONTROL MATTING AND A HAND PLANTED GROUND COVER AND AN AUTOMATIC IRRIGATION SYSTEM.
3. DURING THE EROSION CONTROL SEASON ALL SLOPES SHALL BE PROVIDED WITH A STRAW MATTING OR AN APPROVED EQUAL EROSION CONTROL MATTING.
4. TREES WITH GIRDLED AND/OR SPIRAL ROOTS SHALL NOT BE PERMISSIBLE FOR PLANTING.

CITY OF OCEANSIDE
APPROVED STREET TREE AND SPACING STANDARD
EFFECTIVE APRIL 28, 2004

STREET TREES AND OTHER TREES SHALL BE SPACED

-7 FEET (PREVIOUSLY 3 FEET) FROM TRANSFORMERS, CABLE, AND DOUBLE CHECK DETECTORS

-5 FEET FROM MAIL BOXES.

-5 FEET FROM THE HYDRANTS (ALL SIDES)

-10 FEET FROM CENTERLINE(PREVIOUSLY 7 FEET) OF ALL UTILITY LINES (WITHOUT EASEMENT) (SEWER, WATER,STORM DRAINS)

-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)

-15 FEET (MINIMUM) FROM STREETLIGHTS, OTHER UTILITY POLES AND FULL BOXES (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.

GRASS PLANTING NOTES

1. PLANT DURING THE WARM SEASON PRIOR TO FIRST RAINFALL.
2. USE PRE-EMERGENT WEED KILLER PRIOR TO PLANTING.
3. PLANT AS PLUGS @12" O.C. AND AS PER PATTERN SHOWN ON PLANTING PLAN.
4. FERTILIZE APPROXIMATELY 6 WEEKS AFTER PLANTING PER MANUFACTURER'S SPECIFICATIONS.

TRUE NORTH — PROJECT NORTH

0' 5' 10' 20' 30'
SCALE: 1"=10'-0"

APPROVED CHANGES:

NO.	DESCRIPTION	APP'D	DATE

CORNERSTONE STUDIOS,
106 W.4th St. 9th Floor 973 3300 Voice
Santa Ana, CA 92701 973 0303 Fax
LANDSCAPE ARCHITECTURE URBAN DESIGN PLANNING

SHEET 4	CITY OF OCEANSIDE PUBLIC WORKS DEPARTMENT	4 SHEETS

LANDSCAPE PLAN

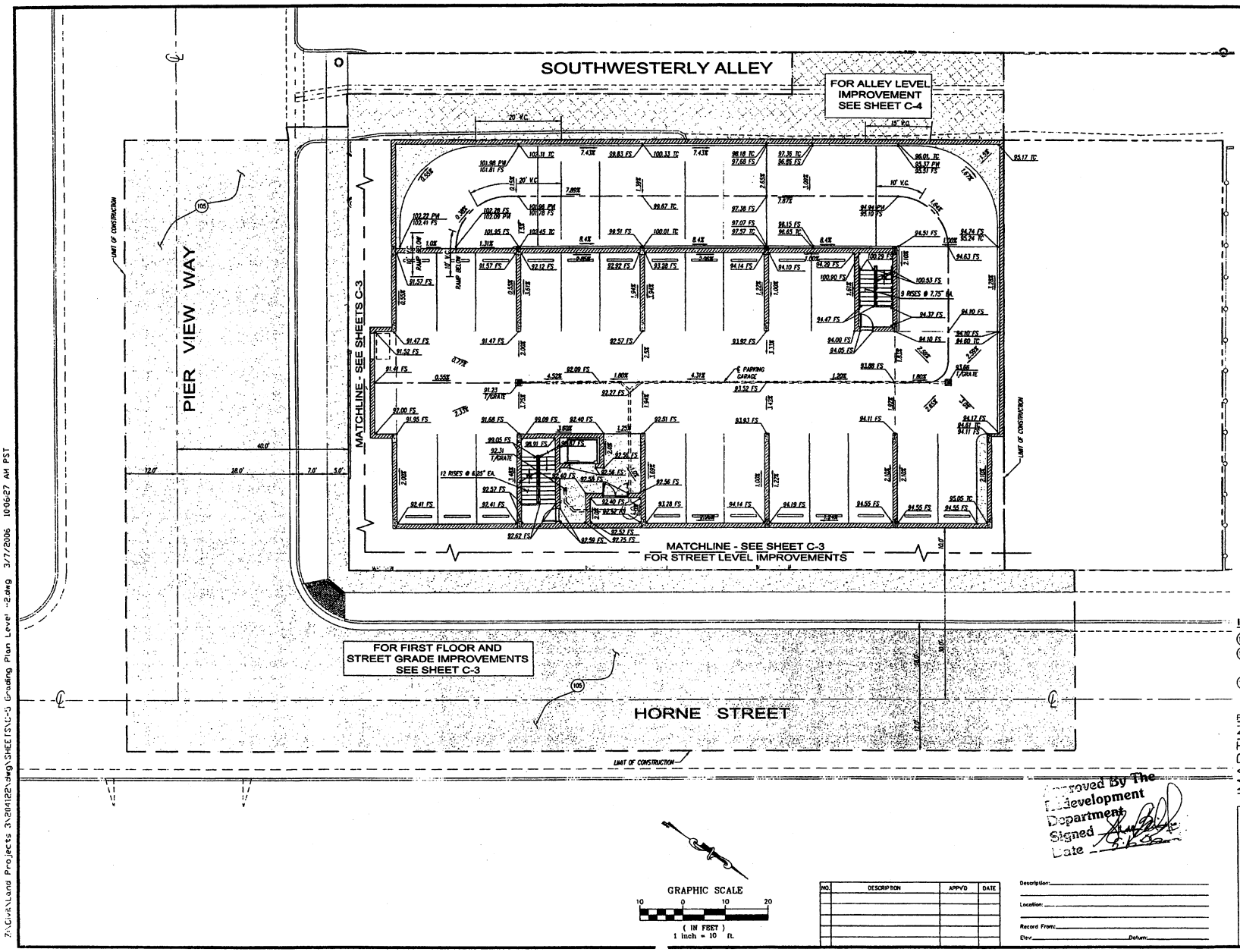
PORTOLA
MIXED-USE
950 PIER VIEW WAY
OCEANSIDE, CA D-211-04

APPROVED

CITY ENGINEER SCOTT G. SMITH RCE NO. 58838

LANDSCAPE ARCHITECT OF WORK — Checked By: — Approval Date: — PLAN NUMBER L9052

NONE-HOCK-BOND
NAME RLA NO. 2573



IMPROVEMENT NOTES

(104) CONSTRUCT 3' WIDE CONCRETE GUTTER PER DETAIL A ON THIS SHEET.

(105) CONSTRUCT 4" ASPHALTIC CONCRETE PAVEMENT OVER 8" AGGREGATE BASE ROADWAY SECTION PER CITY OF OCEANSIDE STREET DESIGN TABLE:

(106) CONSTRUCT 3" ASPHALTIC CONCRETE PAVEMENT OVER 8" AGGREGATE BASE ROADWAY SECTION PER CITY OF OCEANSIDE STREET DESIGN TABLE:

Approved By The Development Department
Signed
Date

PREPARED BY:
MARTIN & ZIEMNIAK
CIVIL ENGINEERING AND LAND SURVEYING
7576 Trade St., Suite B
San Diego, CA 92121
Phone (858) 831-9420
FAX (858) 831-9421

C-5

NO.	DESCRIPTION	APPV'D	DATE

Description:
Location:
Record From:
Elev: Datum:

SHEET | CITY OF OCEANSIDE ENGINEERING DEPARTMENT | SHEETS

PORTOLA MIXED USE PROJECT
GRADING PLAN
PARKING GARAGE LEVEL -2

APPROVED
MARLA DOYLE R.C.E. 35086 CITY ENGINEER

ENGINEER OF WORK R.C.E.
Checked By:
Approval Date:
PLAN NUMBER

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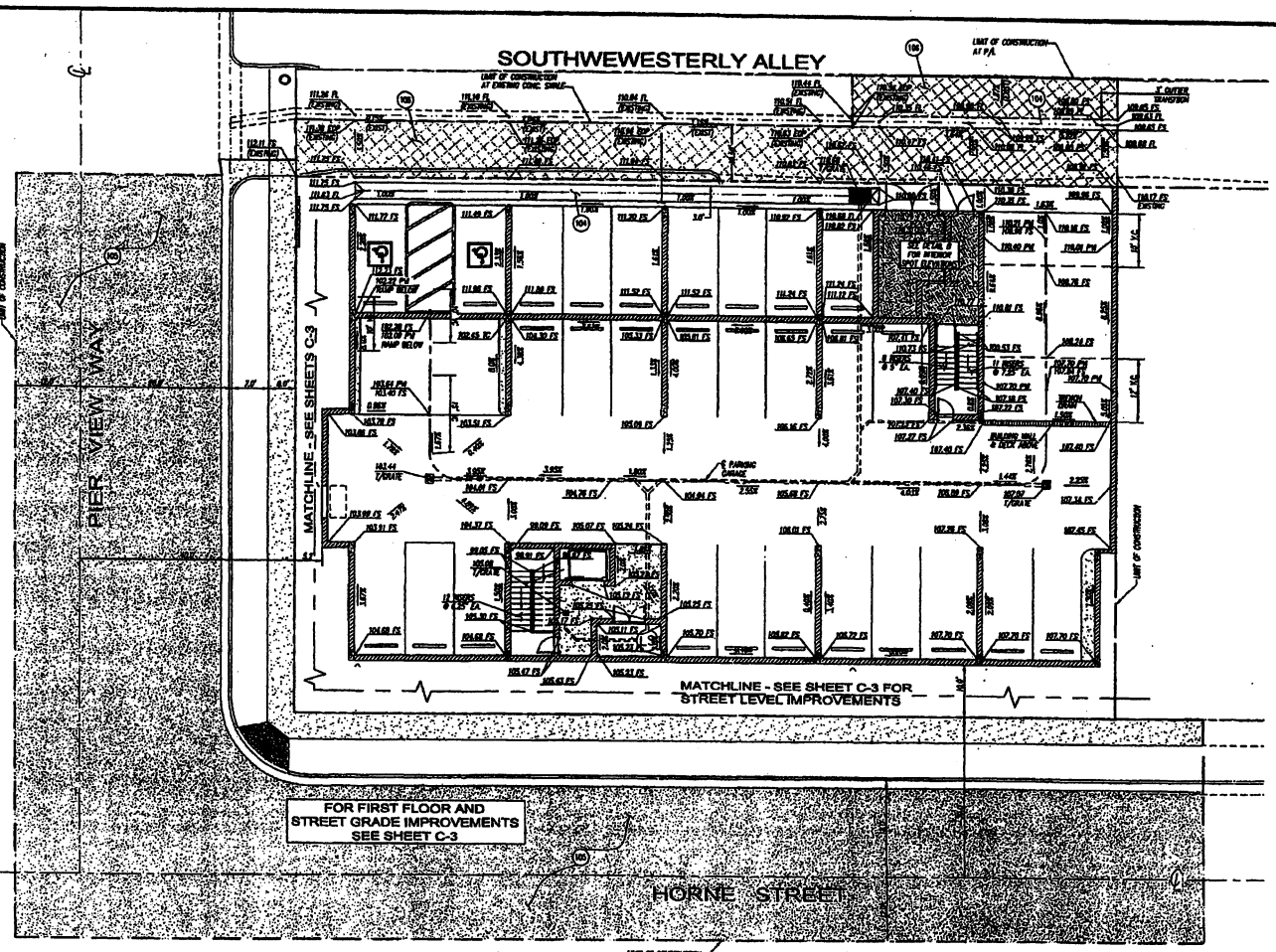
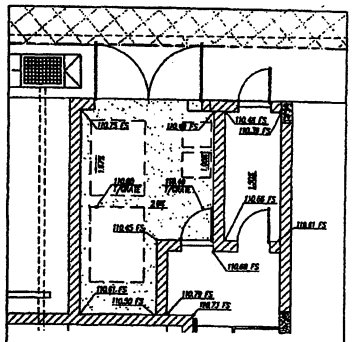
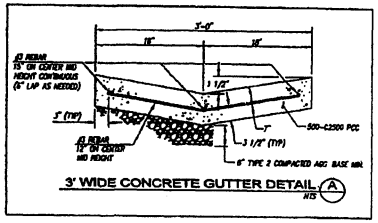




INTERIOR SPOT ELEVATIONS DETAIL (B)
SCALE : 1" =5'



3' WIDE CONCRETE GUTTER DETAIL (A)
NTS

IMPROVEMENT NOTES

(104) CONSTRUCT 3' WIDE CONCRETE GUTTER PER DETAIL A ON THIS SHEET.

(105) CONSTRUCT 4" ASPHALTIC CONCRETE PAVEMENT OVER 6" AGGREGATE BASE ROADWAY SECTION PER CITY OF OCEANSIDE STREET DESIGN TABLE.

(106) CONSTRUCT 3" ASPHALTIC CONCRETE PAVEMENT OVER 6" AGGREGATE BASE ROADWAY SECTION PER CITY OF OCEANSIDE STREET DESIGN TABLE.

GRAPHIC SCALE
10 0 10 20
(IN FEET)
1 inch = 10 ft.

Approved By The Redevelopment Department
Signed
Date 5-16-06

NO.	DESCRIPTION	APPVD	DATE

Description:
Location:
Record From:
Div. By/Date:

PREPARED BY:
MARTIN & ZIEMNIAK
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7576 Trade St., Suite B
San Diego, CA 92121
Phone (858) 831-9420
FAX (858) 831-9421

C-4

SHEET | CITY OF OCEANSIDE ENGINEERING DEPARTMENT | SHEETS

PORTOLA MIXED USE PROJECT
GRADING PLAN
ALLEY AND PARKING GARAGE LEVEL -1

APPROVED
MARK ROHR R.C.E. 35086 CITY ENGINEER

ENGINEER OF WORK | Checked By: | PLAN NUMBER
R.C.E. | Approved Date:

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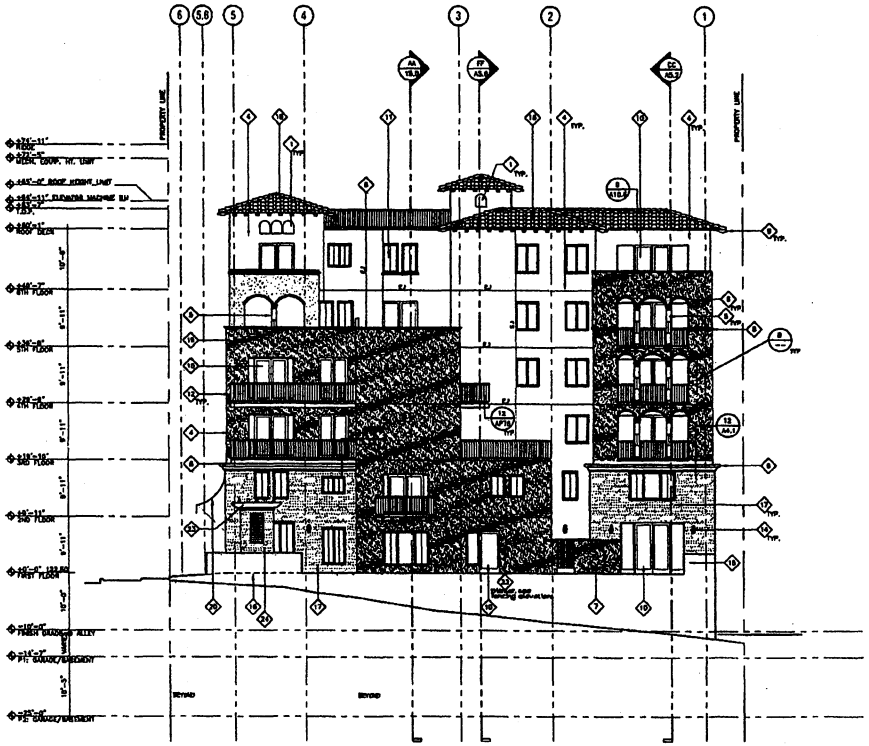


NORTH EXTERIOR ELEVATION — SCALE 1/8"=1'-0" — 7

1. 4" DEEP RECESSED DECORATIVE NICHE WITH CONTRASTING PAINT COLOR.
2. FOAM PLANT-ON SHUTTER PER DETAIL 16/A4.0 PAINTED BROWN TO MATCH RAFTER TAILS
3. EXTERIOR PAINT, ACCENT COLOR PER FINISH LEGEND O/ INTEGRAL COLOR EXTERIOR CEMENT PLASTER PER KEYNOTE 4
4. 7/8" INTEGRAL COLOR EXTERIOR CEMENT PLASTER OVER TWO LAYERS MIN GRADE 'D' BUILDING PAPER OVER OVF. BD. OVER GLASS FIBER SHEATHING PER PLAN AND SPECIFICATIONS.
5. CUSTOM COLOR PRECAST COLUMN BY CDI, SEE DETAIL 8/A4.0
6. BRICK VENEER BY ELDORADO STONE, COLOR AND STYLE TO BE SELECTED BY OWNER/ ARCHITECT. CONTINUOUS BOTH SIDES AND UNDERSIDE OF ARCH.
7. 5'-0" HIGH CMU WALL AS MECHANICAL ENCLOSURE PER PLAN WITH STUCCO FINISH TO MATCH ADJACENT WALL SURFACE. WROUGHT IRON GATE PER DOOR SCHEDULE.
8. SHAPED FOAM/CORNICE TRIM
9. EXPOSED RAFTER/T.S., PAINTED PER DETAIL 1/110.0
10. SCHEDULED DOOR
11. SCHEDULED GLAZING
12. DECORATIVE METAL GUARDRAIL PER 13/A5.1
13. ROLL DOWN SECURITY GATE/DOOR/ RESIDENTIAL GARAGE DOOR PER SCHED.
14. DECORATIVE EXTERIOR WALL SCONCE PER OWNER/ ARCHITECT. PROVIDE $350.00 PER FIXTURE ALLOWANCE (MATERIALS ONLY). INCLUDE LABOR FOR INSTALLATION IN BID.
15. PLANTER, REFER TO LANDSCAPE DWGS AND SITE WALL ELEVATIONS FOR FURTHER INFORMATION.
16. FINISH FLOOR
17. STONE VENEER BY EL DORADO STONE, SHEAR STYLE AND COLOR TO BE SELECTED BY OWNER PRIOR TO BID SUBMITTAL.
18. CLAY TILE ROOF PER ROOF PLAN/ PER OWNER
19. DECORATIVE CLAY TILE VENT, PER 4/A4.0
20. CANVAS AWNING, PER OWNER, COORDINATE INSTALLATION REQUIREMENTS AND SPECIFICATIONS PRIOR TO BID.
21. CUSTOM COLOR PRECAST CONCRETE ENTRY SURROUND AND QUOIN BY CDI. FULL DEPTH AND BOTH SIDES/UNDERSIDE OF ARCH.
22. INTERCOM/ CARBREADER PANEL PER ELECTRICAL PLANS
23. DECORATIVE METAL TRELLIS PER DETAIL 30/A5.3
24. MECHANICAL SHAFT WITH METAL STUD FRAME AND STONE VENEER FINISH PER DETAIL 13/A5.1 PROVIDE PRECAST CONCRETE CAP.
25. DECORATIVE WROUGHT IRON WINDOW BARS
26. DECORATIVE TILE MOSAIC PER 5/A5.1
27. PRECAST RAIL CAP BY CDI.
28. PROVIDE VENTS AT GARAGE DOOR IN LIEU OF WINDOWS FOR SALES FRONT OR BETTER. SET UPPER SASH TO 5'.

KEYNOTES

1. EJ INDICATES STUCCO EXPANSION JOINT PER DETAIL 12/A4.0

GENERAL NOTES

1. E.J. INDICATES EXPANSION JOINT PER DETAIL 12/A4.0
2. PRIOR TO ORDERING OF MATERIALS CONTRACTOR SHALL SUBMIT 24" x 24" SAMPLES OF FINISHES TO OWNER/ ARCHITECT FOR REVIEW AND APPROVAL.
3. INSTALL ALL EXTERIOR FINISH MATERIALS PER MANUFACTURERS RECOMMENDATIONS.
4. EXTERIOR CEMENT PLASTER SHALL RECEIVE A LIQUID SAND FINISH. ALL STUCCO SHALL BE INTEGRAL COLOR. PROVIDE FOR ALLOWANCE FOR ANTI GRAFFITI SEALANT WITHIN 10'-0" OF GRADE.
5. ALL EXTERIOR METAL FLASHING AND VENTS SHALL BE PAINTED TO MATCH THE ADJACENT SURFACE.
6. CONTRACTOR SHALL INSTALL ALL REQUIRED VENTILATION AND WALL PENETRATIONS PER MECHANICAL/ PLUMBING DRAWINGS IN THE LEAST VISIBLE PORTION OF THE WALL. SUCH PENETRATIONS, WHERE IN A REGION, SHALL BE ALIGNED VERTICALLY AND HORIZONTALLY. PRIOR TO INSTALLATION CONTRACTOR SHALL MAKE AN ON SITE MEETING WITH OWNER AND ARCHITECT TO REVIEW WALL PENETRATION PLACEMENT.
7. SHOP DRAWINGS AND SAMPLES SHALL BE SUBMITTED TO OWNER/ ARCHITECT PRIOR TO ORDERING OF MATERIALS FOR ALL EXTERIOR FINISH MATERIALS, LIGHTING, EXPANSION JOINTS, WROUGHT IRON AND PRECAST CONCRETE.
8. SEE SPECIFICATIONS FOR FURTHER INSTALLATION AND SUBMITTAL REQUIREMENTS.
9. PROVIDE TEMPERED GLAZING AS PER UBC SEC 2406.4 IN ALL WINDOWS LOCATED IN SHOWERS, ABOVE TUBS, KITCHEN COUNTERTOPS, WITHIN 18" OF FINISH FLOOR, WITHIN 24" OF ANY DOORS. SEE WINDOW SCHEDULE FOR FURNISHED INFORMATION. CONTRACTOR SHALL REVIEW WINDOW AND DOOR SCHEDULE FOR CONFLICTS. WHERE TEMPERED GLAZING IS REQUIRED BY CODE IT SHALL BE INCLUDED IN THE BID PRICE FOR WINDOWS AND DOORS.

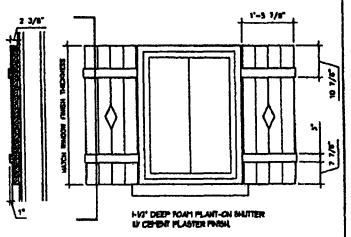
0" 4" 8" 16" 24"
BARSCALE @ 1/8"=1'-0"

COLOR 1: 7/8" INTEGRAL COLOR STUCCO, CUSTOM COLOR TO MATCH SHERWIN WILLIAMS #6074 JONQUIL

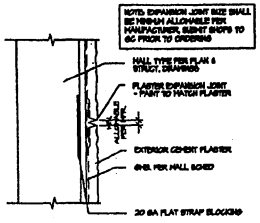
COLOR 2: 7/8" INTEGRAL COLOR STUCCO TO MATCH COLOR 1, PAINTED SHERWIN WILLIAMS #6129 RESTRAINED GOLD

COLOR 3: 7/8" INTEGRAL COLOR STUCCO TO MATCH COLOR 1, PAINTED SHERWIN WILLIAMS #6124 CARDAMOM

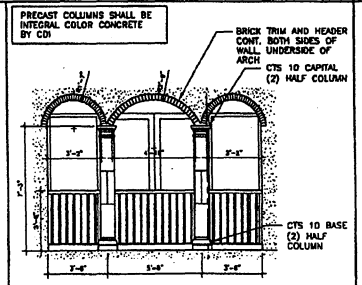
FINISH SCHEDULE — -- — SCALE 1/8"=1'-0" — 20



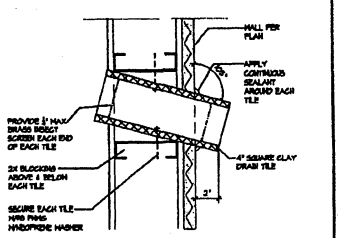
FOAM PLANT-ON SHUTTER — -- — SCALE 3/8"=1'-0" — 16



EXPANSION JOINT — SCALE 1"=3'-0" — 12



COLUMN / ARCH DETAIL — SCALE 3/8"=1'-0" — 8



DECORATIVE CLAY TILE VENT — SCALE 3"=1'-0" — 4

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Fax: (949) 860-4010
www.portdesign.com
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APPROVAL:

APPROVAL:

APPROVAL:

APPROVAL:

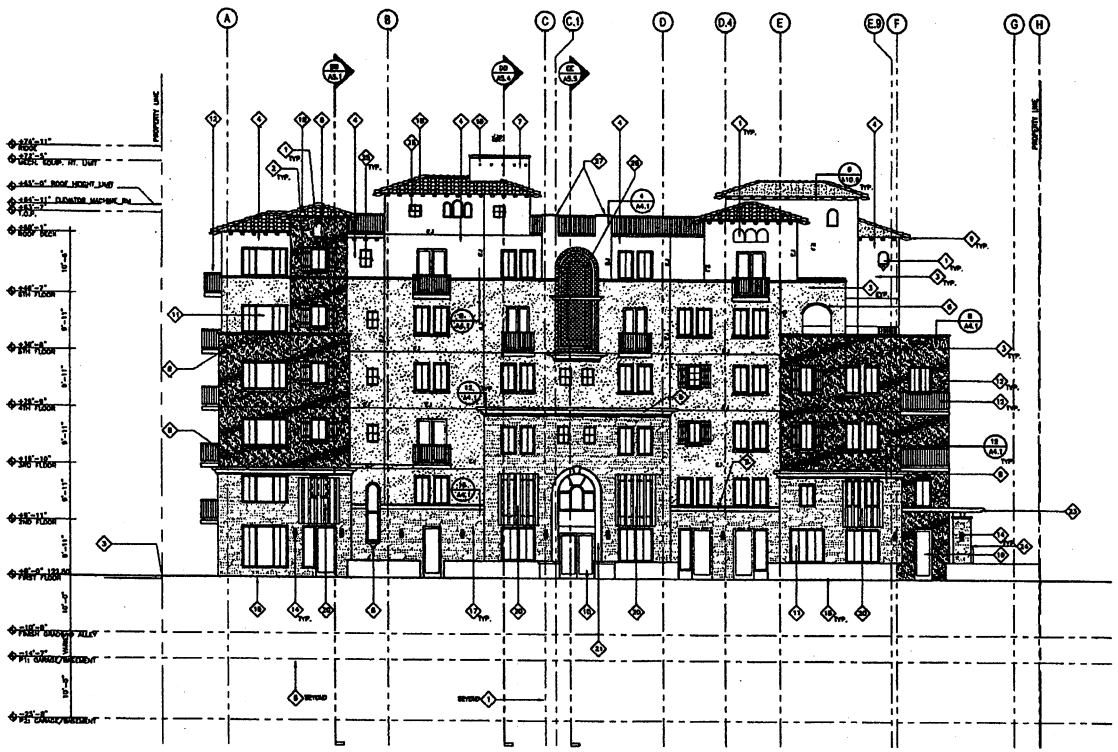
PORTOLA MIXED-USE
960 PIER VIEW WAY
OCEANSIDE, CA

Consultant:	Date
ARCHITECTS	06-08-07
1ST MARKING SUBMITTAL	09-07-07
2ND MARKING SUBMITTAL	09-24-07
3RD BLDG DWGS SUBMITTAL AND SET	10-19-07

Job No. XXXX
Drawn by DDG TEAM
Checked by XX

NORTH EXTERIOR ELEVATION

A4.0



1. 4" DEEP RECESSED DECORATIVE NICHE WITH CONTRASTING PAINT COLOR.
2. FOAM PLANT-ON SHUTTER PER DETAIL 18/A4.0 PAINTED BROWN TO MATCH RAFTER TALES
3. EXTERIOR PAINT, ACCENT COLOR SEE FINISH LEGEND 6/ INTEGRAL COLOR EXTERIOR CEMENT PLASTER PER VENDOR 4
4. 7/8" INTEGRAL COLOR EXTERIOR CEMENT PLASTER OVER TWO LAYERS MIN GRADE "D" BUILDING PAPER OVER GYP. BD. OVER GLASS FIBER SHEATHING PER PLAN AND SPECIFICATIONS.
5. CUSTOM COLOR PRECAST COLUMN BY COL SEE DETAIL 8/A4.0
6. BRICK VENEER BY ELDORADO STONE, COLOR AND STYLE TO BE SELECTED BY OWNER/ ARCHITECT. CONTINUOUS BOTH SIDES AND UNDERSIDE OF ARCH.
7. 5'-6" HIGH CMU WALL AT MECHANICAL ENCLOSURE PER PLAN WITH STUCCO FINISH TO MATCH ADJACENT WALL SURFACE. WROUGHT IRON GATE PER DOOR SCHEDULE.
8. SHAPED FOAM/CORNICE TRIM
9. EXPOSED RAFTER/T.S., PAINTED PER DETAIL 1/110.0
10. SCHEDULED DOOR
11. SCHEDULED GLAZING
12. DECORATIVE METAL GUARDRAIL PER 13/A3.4
13. ROLL DOWN SECURITY GATE/DOOR/ RESIDENTIAL GARAGE DOOR PER SCHED.
14. DECORATIVE EXTERIOR WALL SCONCE PER OWNER/ ARCHITECT. PROVIDE $150.00 PER FIXTURE ALLOWANCE (MATERIALS ONLY). INCLUDE LABOR FOR INSTALLATION IN BID.
15. PLANTER, REFER TO LANDSCAPE DWGS AND SITE WALL ELEVATIONS FOR FURTHER INFORMATION.
16. FINISH FLOOR
17. STONE VENEER BY EL DORADO STONE. GROUT STYLE AND COLOR TO BE SELECTED BY OWNER PRIOR TO BID SUBMITTAL.
18. CLAY TILE ROOF PER ROOF PLAN/ PER OWNER
19. DECORATIVE CLAY TILE VENT, PER 1/A4.0
20. AWNING PER OWNER, COORDINATE INSTALLATION REQUIREMENTS AND SPECIFICATIONS PRIOR TO BID.
21. CUSTOM COLOR PRECAST CONCRETE ENTRY SURROUND AND CUOIN BY COL. FULL DEPTH AND BOTH SIDES/UNDERSIDE OF ARCH.
22. INTERCOM/ CARRIEDGE PANEL PER ELECTRICAL PLANS
23. DECORATIVE METAL TRELLIS PER DETAIL 20/A3.3
24. MECHANICAL SHAFT WITH METAL STUD FRAME AND STONE VENEER FINISH PER DETAIL 13/A3.3 PROVIDE PRECAST CONCRETE CAP.
25. DECORATIVE WROUGHT IRON WINDOW BARS
26. DECORATIVE TILE MOSAIC PER 4/A4.1
27. PRECAST BAL CAP BY COL
28. PROVIDE VENTS AT GARAGE DOOR IN LIEU OF WINDOWS FOR DECK FINISH AIR INTAKE. NET OPEN AREA 10 SF.

KEYNOTES

1. EJ INDICATES STUCCO EXPANSION JOINT PER DETAIL 13/A3.3

GENERAL NOTES

1. EJ INDICATES EXPANSION JOINT PER DETAIL 13/A3.3
2. PRIOR TO ORDERING OF MATERIALS CONTRACTOR SHALL SUBMIT 2.0" x 2.0" SAMPLES OF FINISHES TO OWNER/ ARCHITECT FOR REVIEW AND APPROVAL.
3. INSTALL ALL EXTERIOR FINISH MATERIALS PER MANUFACTURERS RECOMMENDATIONS.
4. EXTERIOR CEMENT PLASTER SHALL RECEIVE A LIGHT SAND FINISH. ALL STUCCO SHALL BE INTEGRAL COLOR. PROVIDE FOR ALLOWANCE FOR ANTI GRAFFITI SEALANT WITHIN 10'-0" OF GRADE.
5. ALL EXTERIOR METAL FLASHING AND VENTS SHALL BE PAINTED TO MATCH THE ADJACENT SURFACE.
6. CONTRACTOR SHALL INSTALL ALL REQUIRED VENTILATION AND WALL PENETRATIONS PER MECHANICAL/ PLUMBING DRAWINGS IN THE LEAST VISIBLE PORTION OF THE WALL. SUCH PENETRATIONS, WHERE IN A SERIES, SHALL BE ALIGNED VERTICALLY AND HORIZONTALLY. PRIOR TO INSTALLATION CONTRACTOR SHALL MAKE AN ON SITE MEETING WITH OWNER AND ARCHITECT TO REVIEW WALL PENETRATION PLACEMENT.
7. SHOP DRAWINGS AND SAMPLES SHALL BE SUBMITTED TO OWNER/ ARCHITECT PRIOR TO ORDERING OF MATERIALS FOR ALL EXTERIOR FINISH MATERIALS, LIGHTING, EXPANSION JOINTS, WROUGHT IRON AND PRECAST CONCRETE.
8. SEE SPECIFICATIONS FOR FURTHER INSTALLATION AND SUBMITTAL REQUIREMENTS.
9. PROVIDE TEMPERED GLAZING AS PER UBC SEC 2406.4 IN ALL WINDOWS LOCATED IN SHOWERS, ABOVE TUBS, WITHIN COUNTERTOPS, WITHIN 18" OF FINISH FLOOR, WITHIN 24" OF ANY DOORS. SEE WINDOW SCHEDULE FOR FURTHER INFORMATION. CONTRACTOR SHALL REVIEW WINDOW AND DOOR SCHEDULE FOR CONFLICTS. WHERE TEMPERED GLAZING IS REQUIRED BY CODE IT SHALL BE INCLUDED IN THE BID PRICE FOR WINDOWS AND DOORS.

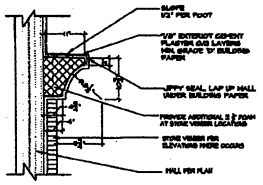
EAST EXTERIOR ELEVATION: @HORNE STREET — SCALE 1/8"=1'-0" — 7

COLOR 1: 2" INTEGRAL COLOR STUCCO, CUSTOM COLOR TO MATCH SHERWIN WILLIAMS #6674 JONQUIL

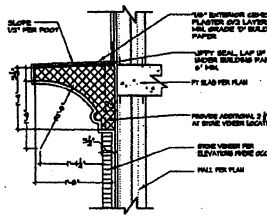
COLOR 2: 2" INTEGRAL COLOR STUCCO TO MATCH COLOR 1, PAINTED SHERWIN WILLIAMS #6129 RESTRAINED GOLD

COLOR 3: 2" INTEGRAL COLOR STUCCO TO MATCH COLOR 1, PAINTED SHERWIN WILLIAMS #6124 CARDBOARD

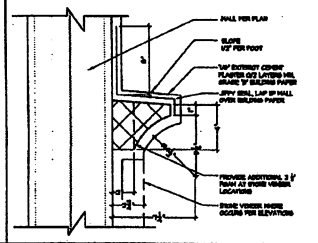
FINISH SCHEDULE



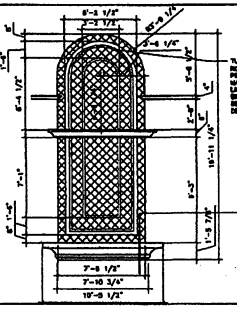
FOAM CORNICE 2 — SCALE 1" = 1'-0" — 16



FOAM CORNICE 1 — SCALE 1"=1'-0" — 12



FOAM BELLY BAND — SCALE 3"=1'-0" — 8



TILE MOSAIC DETAIL — SCALE 1"=1'-0" — 4

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Portola

APPROVAL:

APPROVED FOR FILING
PLANNING DIRECTOR
NO. C-3758
DATE OF EXPIRATION MAR 31, 2008
STATE OF CALIFORNIA

APPROVAL:

APPROVAL:

APPROVAL:

PORTOLA MIXED-USE

960 PIER VIEW WAY
OCEANSIDE, CA

Project:

Description	Date
PRELIMINARY	04-27-07
100% BLDG SUBMITTAL	06-15-07
100% BLDG SUBMITTAL	06-22-07
100% BLDG SUBMITTAL BID SET	10-15-07

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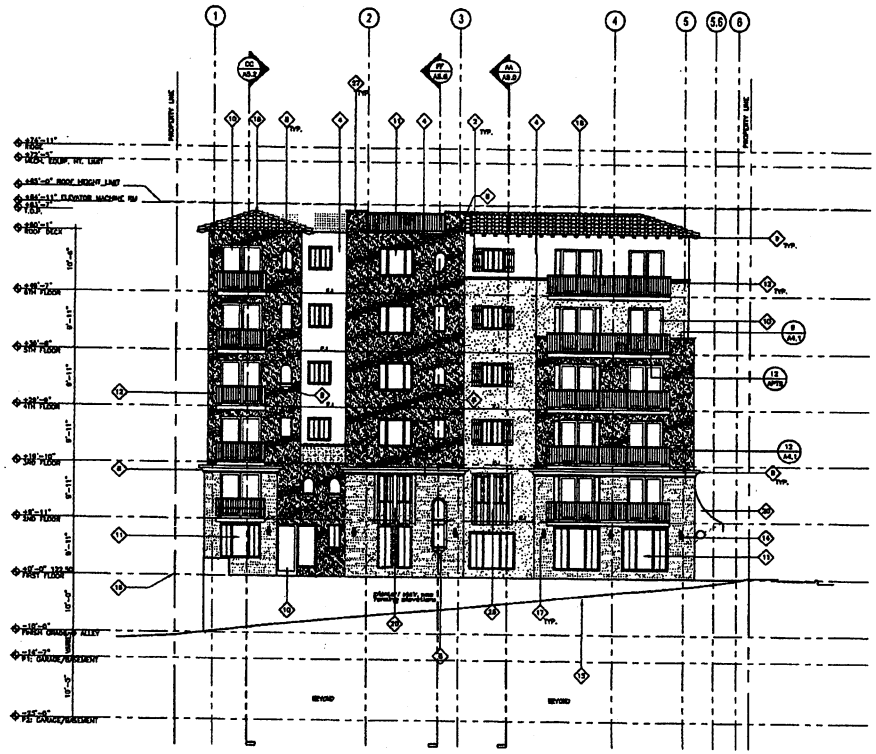
Job No.	10.001
Drawn by	CDG TEAM
Checked by	KK

EAST EXTERIOR ELEVATION

A4.1



SOUTH EXTERIOR ELEVATION: @ PIER VIEW WAY — SCALE 1/8"=1'-0" — 7

1. 4" DEEP RECESSED DECORATIVE NICHE WITH CONTRASTING PAINT COLOR.
2. FOAM PLANT-ON SHUTTER PER DETAIL 18/A4.6 PAINTED BROWN TO MATCH RAFTER TAILS
3. EXTERIOR PAINT, ACCENT COLOR PER FINISH LEGEND O/ INTERNAL COLOR EXTERIOR CEMENT PLASTER PER KEYNOTE 3
4. 7/8" INTERNAL COLOR EXTERIOR CEMENT PLASTER OVER TWO LAYERS 6M GRADE "D" BUILDING PAPER OVER 6TP. SD. DENS GLASS GMB SHEATHING PER PLAN AND SPECIFICATIONS.
5. CUSTOM COLOR PRECAST COLUMN BY CDL, SEE DETAIL 2/A4.5
6. BRICK VENEER BY ELDORADO STONE, COLOR AND STYLE TO BE SELECTED BY OWNER/ ARCHITECT. CONTINUOUS BOTH SIDES AND UNDERSIDE OF ARCH.
7. 6'-0" HIGH CMU WALL AT MECHANICAL ENCLOSURE PER PLAN WITH STUCCO FINISH TO MATCH ADJACENT WALL SURFACE. WROUGHT IRON GATE PER DOOR SCHEDULE.
8. SHAPED FOAM/CORNICE TRIM
9. EXPOSED RAFTER/T.S., PAINTED PER DETAIL 1/A10.0
10. SCHEDULED DOOR
11. SCHEDULED GLAZING
12. DECORATIVE METAL GUARDRAIL PER 13/A5.6
13. ROLL DOWN SECURITY GATE/DOOR/ REMOVEABLE, GARAGE DOOR PER SCHED.
14. DECORATIVE EXTERIOR WALL SCONCE PER OWNER/ ARCHITECT. PROVIDE $350.00 PER FIXTURE ALLOWANCE (MATERIALS ONLY). INCLUDE LABOR FOR INSTALLATION IN BID.
15. PLANTER, REFER TO LANDSCAPE DWGS AND SITE WALL ELEVATIONS FOR FURTHER INFORMATION.
16. FINISH FLOOR
17. STONE VENEER BY EL DORADO STONE, GROUT STYLE AND COLOR TO BE SELECTED BY OWNER PRIOR TO BID SUBMITTAL.
18. CLAY TILE ROOF PER ROOF PLAN/ PER OWNER
19. DECORATIVE CLAY TILE VENT, PER 4/A4.5
20. AWNING ABOVE, PER OWNER, COORDINATE INSTALLATION REQUIREMENTS AND SPECIFICATIONS PRIOR TO BID.
21. CUSTOM COLOR PRECAST CONCRETE ENTRY SURROUND AND SIGNS BY CDL. FULL DEPTH AND BOTH SIDES/UNDERSIDE OF ARCH.
22. INTERCOM/ CARBREAKER PANEL PER ELECTRICAL PLANS
23. DECORATIVE METAL TRELLIS PER DETAIL 20/A5.3
24. MECHANICAL SHAFT WITH METAL STUD FRAME AND STONE VENEER FINISH PER DETAIL 12/A5.3 PROVIDE PRECAST CONCRETE CAP.
25. DECORATIVE WROUGHT IRON WINDOW BARS
26. DECORATIVE TILE MOSAIC PER 4/A4.1
27. PRECAST RAIL CAP BY CDL
28. PROVIDE VENTS AT GARAGE DOOR IN LIEU OF WINDOWS FOR MECH. FRESH AIR INTAKE, NET OPEN AREA 50 SF.

KEYNOTES

1. E.J. INDICATES STUCCO EXPANSION JOINT PER DETAIL 13/A4.5

GENERAL NOTES

1. E.J. INDICATES EXPANSION JOINT PER DETAIL 13/A4.5
2. PRIOR TO ORDERING OF MATERIALS CONTRACTOR SHALL SUBMIT 24" x 24" SAMPLES OF FINISHES TO OWNER/ ARCHITECT FOR REVIEW AND APPROVAL.
3. INSTALL ALL EXTERIOR FINISH MATERIALS PER MANUFACTURERS RECOMMENDATIONS.
4. EXTERIOR CEMENT PLASTER SHALL RECEIVE A LIGHT SAND FINISH. ALL STUCCO SHALL BE INTERNAL COLOR. PROVIDE FOR ALLOWANCE FOR ANTI GRAFFITI SEALANT WITHIN 10'-0" OF GRADE.
5. ALL EXTERIOR METAL FLASHING AND VENTS SHALL BE PAINTED TO MATCH THE ADJACENT SURFACE.
6. CONTRACTOR SHALL INSTALL ALL REQUIRED VENTILATION AND WALL PENETRATIONS PER MECHANICAL/ PLUMBING DRAWINGS IN THE LEAST VISIBLE PORTION OF THE WALL. SUCH PENETRATIONS, WHERE IN A SERIES, SHALL BE ALIGNED VERTICALLY AND HORIZONTALLY. PRIOR TO INSTALLATION CONTRACTOR SHALL MAKE AN ON SITE MEETING WITH OWNER AND ARCHITECT TO REVIEW WALL PENETRATION PLACEMENT.
7. SHOP DRAWINGS AND SAMPLES SHALL BE SUBMITTED TO OWNER/ ARCHITECT PRIOR TO ORDERING OF MATERIALS FOR ALL EXTERIOR FINISH MATERIALS, LIGHTING, EXPANSION JOINTS, WROUGHT IRON AND PRECAST CONCRETE.
8. SEE SPECIFICATIONS FOR FURTHER INSTALLATION AND SUBMITTAL REQUIREMENTS.
9. PROVIDE TEMPERED GLAZING AS PER UBC SEC 3406.4 IN ALL WINDOWS LOCATED IN SHOWERS, ABOVE TUBS, KITCHEN COUNTERTOPS, WITHIN 18" OF FINISH FLOOR, WITHIN 24" OF ANY DOORS. SEE WINDOW SCHEDULE FOR FURTHER INFORMATION. CONTRACTOR SHALL REVIEW WINDOW AND DOOR SCHEDULE FOR CONFLICTS. WHERE TEMPERED GLAZING IS REQUIRED BY CODE IT SHALL BE INCLUDED IN THE BID PRICE FOR WINDOWS AND DOORS.

COLOR 1: 7/8" INTERNAL COLOR STUCCO, CUSTOM COLOR TO MATCH SHERWIN WILLIAMS #6474 JONQUIL

COLOR 2: 7/8" INTERNAL COLOR STUCCO TO MATCH COLOR 1, PAINTED SHERWIN WILLIAMS #6129 RESTRAINED GOLD

COLOR 3: 7/8" INTERNAL COLOR STUCCO TO MATCH COLOR 1, PAINTED SHERWIN WILLIAMS #6124 CARDBOARD

FINISH SCHEDULE

NOT USED — SCALE 1/8"=1'-0" — 16

NOT USED — SCALE 1/8"=1'-0" — 12

NOT USED — SCALE 1/8"=1'-0" — 8

COLOR 1: 7/8" INTERNAL COLOR STUCCO, CUSTOM COLOR TO MATCH SHERWIN WILLIAMS #6474 JONQUIL

COLOR 2: 7/8" INTERNAL COLOR STUCCO TO MATCH COLOR 1, PAINTED SHERWIN WILLIAMS #6129 RESTRAINED GOLD

COLOR 3: 7/8" INTERNAL COLOR STUCCO TO MATCH COLOR 1, PAINTED SHERWIN WILLIAMS #6124 CARDBOARD

FINISH LEGEND — 4

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APPROVAL:

APPROVAL:

APPROVAL:

APPROVAL:

PORTOLA MIXED-USE

960 PIER VIEW WAY
OCEANSIDE, CA

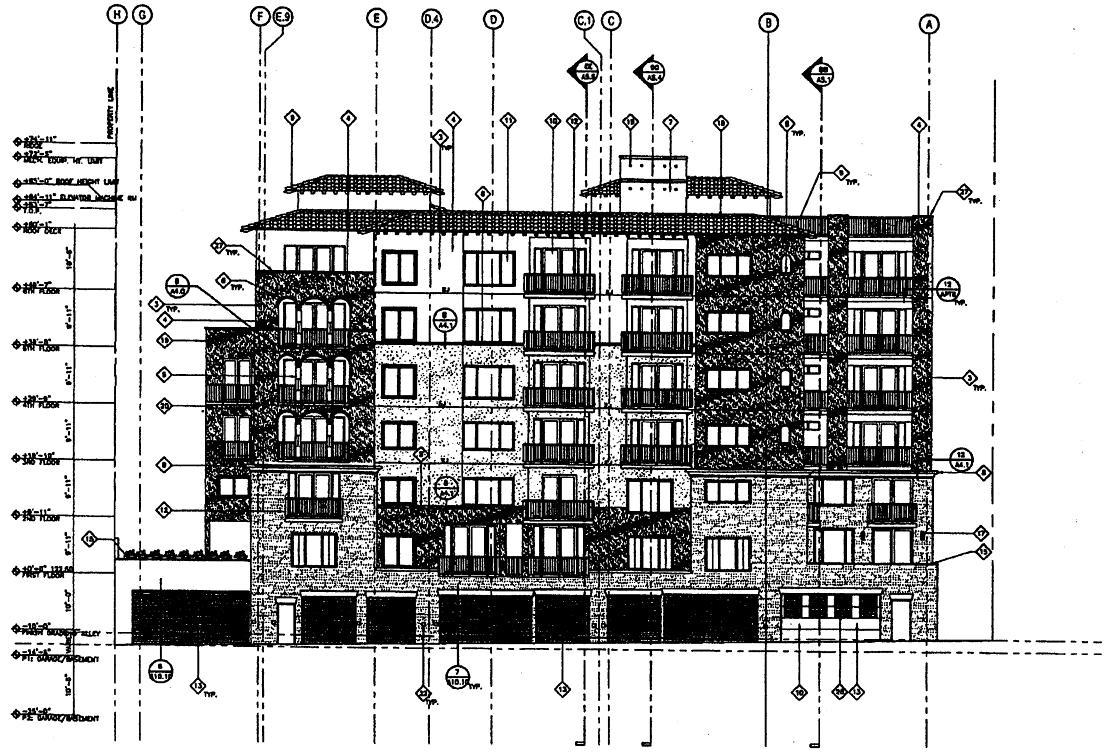
Project:

Revisions	Date
PROGRESS	04-13-07
1ST MUNICIPAL SUBMITTAL	05-21-07
2ND MUNICIPAL SUBMITTAL	08-14-07
3RD MUNICIPAL SUBMITTAL (RD. 1)	10-15-07

Job No. XXXX
Drawn by: OOS TEAM
Checked by: XX

SOUTH EXTERIOR ELEVATION

A4.2



WEST EXTERIOR ELEVATION: @ALLEY | SCALE 1/8"=1'-0" | 7

1. 4" DEEP RECESSED DECORATIVE NICHE WITH CONTRASTING PAINT COLOR.
2. FOAM PLANT-ON SHUTTER PER DETAIL 16/A4.0 PAINTED BROWN TO MATCH RAFTER TALES
3. EXTERIOR PAINT, ACCENT COLOR PER FINISH LEGEND O/ INTEGRAL COLOR EXTERIOR CEMENT PLASTER PER KEYNOTE 4
4. 7/8" INTEGRAL COLOR EXTERIOR CEMENT PLASTER OVER TWO LAYERS MIN GRADE "D" BUILDING PAPER OVER GYP. BD. DENS GLASS GWB SHEATHING PER PLAN AND SPECIFICATIONS.
5. CUSTOM COLOR PRECAST COLUMN BY CDL SEE DETAIL 3/A4.0
6. BRICK VENEER BY ELDORADO STONE. COLOR AND STYLE TO BE SELECTED BY OWNER/ ARCHITECT. CONTINUOUS BOTH SIDES AND UNDERSIDE OF ARCH.
7. 6'-6" HIGH CMU WALL AT MECHANICAL ENCLOSURE PER PLAN WITH STUCCO FINISH TO MATCH ADJACENT WALL SURFACE. WROUGHT IRON GATE PER DOOR SCHEDULE.
8. SHAPED FOAM/CORNICE TRIM
9. EXPOSED RAFTER/T.S., PAINTED PER DETAIL 1/A10.6
10. SCHEDULED DOOR
11. SCHEDULED GLAZING
12. DECORATIVE METAL GUARDRAIL PER 12/A2.4
13. ROLL DOWN SECURITY GATE/DOOR/ RESIDENTIAL GARAGE DOOR PER SCHED.
14. DECORATIVE EXTERIOR WALL SCONCE PER OWNER/ ARCHITECT. PROVIDE $250.00 PER FIXTURE ALLOWANCE (MATERIALS ONLY). INCLUDE LABOR FOR INSTALLATION IN BID.
15. PLANTER, REFER TO LANDSCAPE DWGS AND SITE WALL ELEVATIONS FOR FURTHER INFORMATION.
16. FINISH FLOOR
17. STONE VENEER BY EL DORADO STONE, GROUT STYLE AND COLOR TO BE SELECTED BY OWNER PRIOR TO BID SUBMITTAL.
18. CLAY TILE ROOF PER ROOF PLAN/ PER OWNER
19. DECORATIVE CLAY TILE VENT, PER 4/A4.0
20. CANVAS AWNING, PER OWNER. COORDINATE INSTALLATION REQUIREMENTS AND SPECIFICATIONS PRIOR TO BID.
21. CUSTOM COLOR PRECAST CONCRETE ENTRY SURROUND AND QUOIN BY CDL. FULL DEPTH AND BOTH SIDES/UNDERSIDE OF ARCH.
22. INTERCOM/ CARDREADER PANEL PER ELECTRICAL PLANS
23. DECORATIVE METAL TRELLIS PER DETAIL 20/A2.3
24. MECHANICAL SHAFT WITH METAL STUD FRAME AND STONE VENEER FINISH PER DETAIL 12/A2.3 PROVIDE PRECAST CONCRETE CAP.
25. DECORATIVE WROUGHT IRON WINDOW BARS
26. DECORATIVE TILE MOSAIC PER 4/A4.1
27. PRECAST RAIL CAP BY CDL
28. PROVIDE VENTS AT GARAGE DOOR IN LIEU OF WINDOWS FOR MECH. FRESH AIR INTAKE. NET OPEN AREA 10 SF.

KEYNOTES

1. EJ INDICATES STUCCO EXPANSION JOINT PER DETAIL 12/A4.0

GENERAL NOTES

1. E.J. INDICATES EXPANSION JOINT PER DETAIL 12/A4.0
2. PRIOR TO ORDERING OF MATERIALS CONTRACTOR SHALL SUBMIT 24" x 24" SAMPLES OF FINISHES TO OWNER/ ARCHITECT FOR REVIEW AND APPROVAL.
3. INSTALL ALL EXTERIOR FINISH MATERIALS PER MANUFACTURERS RECOMMENDATIONS.
4. EXTERIOR CEMENT PLASTER SHALL RECEIVE A LIGHT SAND FINISH. ALL STUCCO SHALL BE INTEGRAL COLOR. PROVIDE FOR ALLOWANCE FOR ANTI GRAFFITI SEALANT WITHIN 10'-0" OF GRADE.
5. ALL EXTERIOR METAL FLASHING AND VENTS SHALL BE PAINTED TO MATCH THE ADJACENT SURFACE.
6. CONTRACTOR SHALL INSTALL ALL REQUIRED VENTILATION AND WALL PENETRATIONS PER MECHANICAL/ PLUMBING DRAWINGS IN THE LEAST VISIBLE PORTION OF THE WALL. SUCH PENETRATIONS, WHERE IN A SERIES, SHALL BE ALIGNED VERTICALLY AND HORIZONTALLY. PRIOR TO INSTALLATION CONTRACTOR SHALL HAVE AN ON SITE MEETING WITH OWNER AND ARCHITECT TO REVIEW WALL PENETRATION PLACEMENT.
7. SHOP DRAWINGS AND SAMPLES SHALL BE SUBMITTED TO OWNER/ ARCHITECT PRIOR TO ORDERING OF MATERIALS FOR ALL EXTERIOR FINISH MATERIALS, LIGHTING, EXPANSION JOINTS, WROUGHT IRON AND PRECAST CONCRETE.
8. SEE SPECIFICATIONS FOR FURTHER INSTALLATION AND SUBMITTAL REQUIREMENTS.
9. PROVIDE TEMPERED GLAZING AS PER UBC SEC 2406.4 IN ALL WINDOWS LOCATED IN SHOWERS, ABOVE TUBS, KITCHEN COUNTERTOPS, WITHIN 18" OF FINISH FLOOR, WITHIN 24" OF ANY DOORS. SEE WINDOW SCHEDULE FOR FURTHER INFORMATION. CONTRACTOR SHALL REVIEW WINDOW AND DOOR SCHEDULE FOR CONFLICTS. WHERE TEMPERED GLAZING IS REQUIRED BY CODE IT SHALL BE INCLUDED IN THE BID PRICE FOR WINDOWS AND DOORS.

KEYNOTES | 3

FINISH LEGEND | 8

COLOR 1: 7/8" INTEGRAL COLOR STUCCO, CUSTOM COLOR TO MATCH SHERWIN WILLIAMS #6674 JONQUIL

COLOR 2: 7/8" INTEGRAL COLOR STUCCO TO MATCH COLOR 1, PAINTED SHERWIN WILLIAMS #6128 RESTRAINED GOLD

COLOR 3: 7/8" INTEGRAL COLOR STUCCO TO MATCH COLOR 1, PAINTED SHERWIN WILLIAMS #6124 CARDBOARD

NOTED USED | — | SCALE 1/8"=1'-0" | 20

NOT USED | -- | SCALE 1/8"=1'-0" | 16

NOT USED | — | SCALE 1/8"=1'-0" | 12

NOT USED | — | SCALE 1/8"=1'-0" | 8

PORTOLA MIXED-USE

960 PIER VIEW WAY
OCEANSIDE, CA

APPROVAL:

APPROVAL:

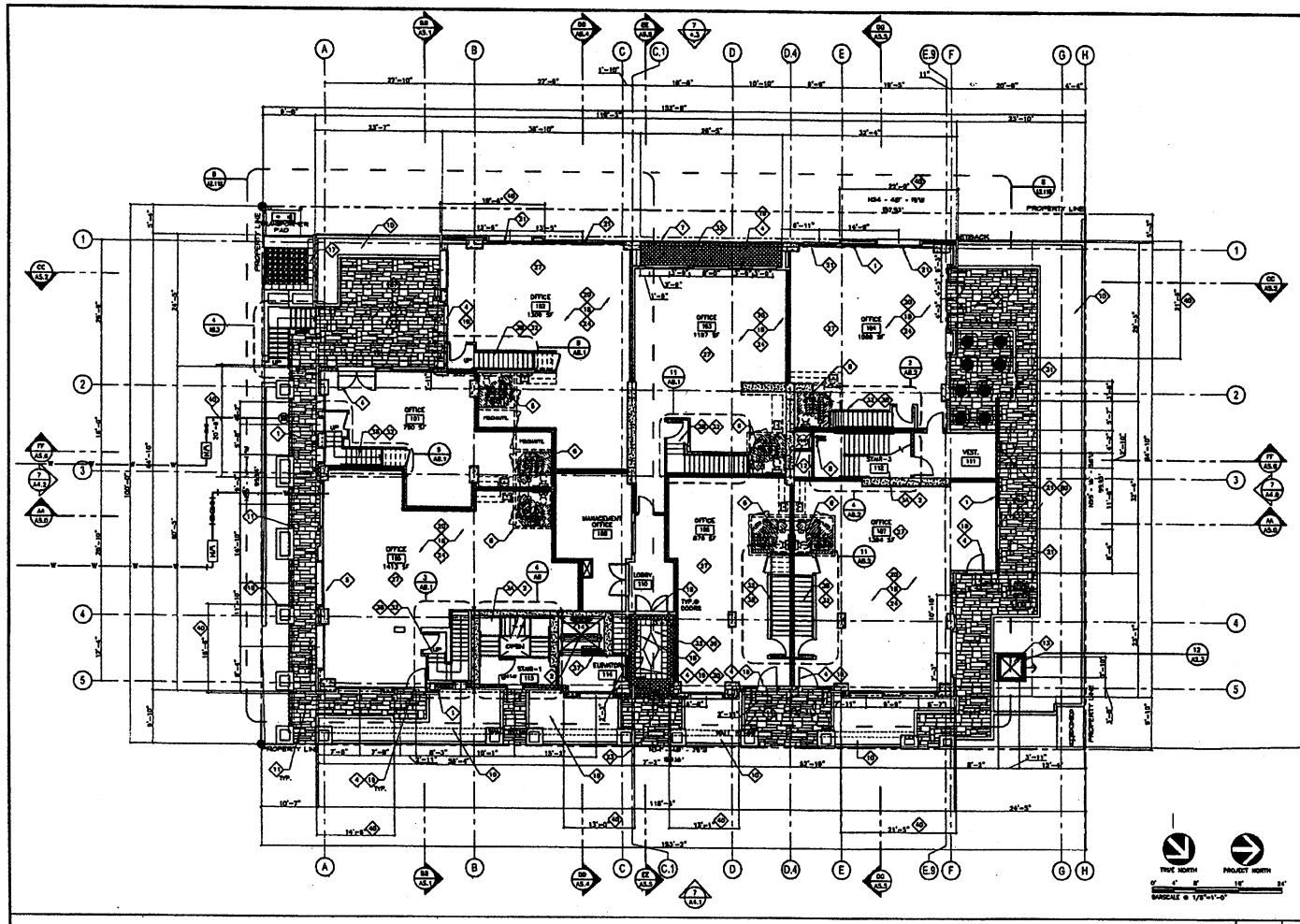
APPROVAL:

APPROVAL:

Drawn by: ODG TEAM

WEST EXTERIOR ELEVATION

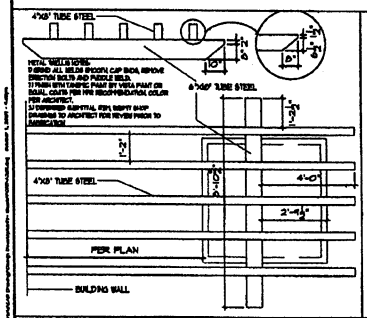
A4.3



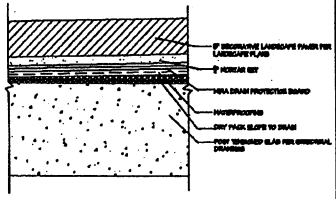
FIRST FLOOR COMPOSITE: FLOOR PLAN | SCALE 1/8"=1'-0" | 7

KEYNOTES | 3

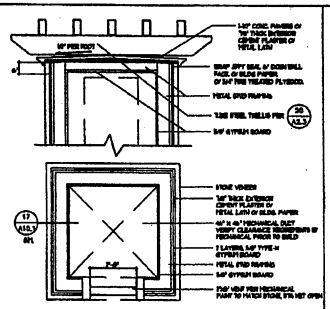
1. WALL PER WALL SCHEDULE. STONE VENEER WHERE OCCURS PER EXTERIOR ELEVATIONS
2. PROVIDE TWO HOUR RATED CONSTRUCTION ON ELEVATOR SHAFT AND STAIR ENCLOSURE. DOORS TO BE APPROVED ONE AND ONE-HALF HOUR FIRE RATED TIGHT FITTING OR GASKETED DOOR AND SELF CLOSING OR EQUIVALENT PER SECTION 713.1 OF U.B.C. SIZE DETAIL 17/A10.3
3. METAL STAIR AT STAIRS 1,2 AND 3. DETERMINED SUBMITTAL ITEM
4. STEEL STAIR W/ CONCRETE PAN PER ENLARGED STAIR PLANS.
5. SCHEDULED DOOR
6. SCHEDULED GLAZING
8. FUTURE ACCESSIBLE TOILET ROOM AND KITCHENETTE LOCATION. STUB TO PER PLUMBING DRAWINGS. TO BE CONSTRUCTED UNDER SEPARATE TENANT IMPROVEMENT PERMIT.
7. METAL GUARDRAIL PER ELEVATIONS AND 13/A3.4
8. FIRE SPRINKLER RISER. REFER TO CIVIL AND PLUMBING DWGS FOR FURTHER INFORMATION.
9. FIRE EXTINGUISHER AND CABINET, SURFACE MTD., TYP. VERIFY LOCATION AND STYLE.
10. PLANTER. REFER TO LANDSCAPE DWGS AND ARCHITECTURAL POST TENSIONED SLAB PLANS FOR FURTHER INFO.
11. CONCRETE PAVING OVER WATERPROOFING. POST TENSION SLAB WHERE OCCURS. SEE 19/A3.3 AND LANDSCAPE DRAWINGS FOR FURTHER INFORMATION.
12. TRASH CHUTE ENCLOSURE TO HAVE TWO HOUR RATED CONSTRUCTION. DOORS TO BE APPROVED ONE AND ONE-HALF HOUR FIRE RATED TIGHT FITTING OR GASKETED DOOR AND SELF CLOSING OR EQUIVALENT PER SECTION 713.1 OF U.B.C. SIZE DETAIL 1/A10.5 1/A10.5
13. TWO HOUR RATED DUCT SHAFT FOR GARAGE VENTILATION PER MECHANICAL DRAWINGS AND DETAIL 17/A10.3
14. SCHS GEARLESS 2500 LB CAPACITY @ 350 FPM ELEVATOR BY OTIS CONTACT JAMES WILLIAMS 858/514-3533
15. JANITOR'S SINK AND STORAGE CABINET
16. USPS APPROVED MAIL BOXES. CONTRACTOR TO COORDINATE WITH LOCAL USPS
17. GAS METER PER MECHANICAL PLANS
18. POST TENSIONED SLAB PER STRUCTURAL PLANS AND ARCHITECTURAL APT1-APT9 PT SLAB PLANS AND DETAIL 12/A3.3
19. MAXIMUM THRESHOLD SHOULD BE 3/4" CHANGE IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1 UNIT VERTICAL TO 2 UNITS HORIZONTAL (50% SLOPE)
20. FLOOR FINISH PER OWNER, PREP. SURFACE TO RECEIVE FINISH. PT CONCRETE SHALL HAVE TROWELED FINISH.
21. PROVIDE AN APPROVED FIRE SPRINKLER WATER CURTAIN SYSTEM IN LIEU OF 3/4 HOUR RATING AT WINDOWS REQUIRED TO BE RATED PER TABLE 5A OF 2001 C.B.C.
22. PRECAST CONCRETE COLUMN PER ELEVATIONS
23. WITHIN SINGLE-STORY DWELLING UNITS (AND ON THE PRIMARY ENTRY LEVEL OF MULTISTORY DWELLING UNITS IN BUILDINGS WITH ELEVATORS) THE MAXIMUM VERTICAL FLOOR CHANGE IS 1/4 INCH, EXCEPT WHEN A BEVERED THRESHOLD IS USED. THE MAXIMUM HEIGHT IS 1/2 INCH
24. PROVIDE THREE HOUR CONSTRUCTION BETWEEN GARAGE CEILING AND FLOOR ABOVE. SEE DETAIL
25. PARAPET WALL PER SECTIONS 13/A3.0
26. CLAY TILE ROOF PER ROOF PLAN
27. ALL TENANT IMPROVEMENTS FOR OFFICE UNDER SEPARATE PERMIT. SUB SHELL ONLY UNDER THIS PERMIT. SEE KEYNOTE 8 FOR FURTHER INFORMATION.
28. OPEN TO BELOW
29. LENNOX B-VENT FIREPLACE. ELITE 3530 FIREPLACE. ANSI Z21.88. WH/20006711
30. INTERCOM W/ DIAL-UP, CARD READER PER SECURITY CONSULTANT. SEE DOOR SCHEDULE.
31. IRRIGATION CONTROL BOX PER LANDSCAPE DRAWINGS.
32. PROVIDE ONE HOUR DOOR AND ONE HOUR RATED WALL FOR OCCUPANCY SEPARATION BETWEEN B & R1 OCCUPANCIES.
33. DUCT SHAFT FOR ELECTRICAL CONDUIT. PROVIDE TWO HOUR SHAFT ENCLOSURE. WHERE ELECTRICAL ROOM OCCURS, ELECTRICAL ROOM SHALL ACT AS TWO HOUR SHAFT ENCLOSURE. PROVIDE THE FOUR SELF CLOSING DOOR PER DOOR SCHEDULE. SEE DETAIL 13/A10.3 17/A10.3
34. WASHER/ DRYER. PROVIDE STACKED UNIT WHERE INDICATED
35. PROVIDE 3/8" SEE TILE. SLOPE IN DRAIN. INCLUDE $8.00 PER S.F. ALLOWANCE FOR MATERIALS ONLY. LABOR SHALL BE INCLUDED IN BID.
36. LINE OF SOFFIT ABOVE PER REFLECTED CEILING PLANS.
37. ONE AND A HALF (1.5) HOUR RATED DOOR AT ELEVATOR W/ MAGNETIC HOLD OPEN TIED TO SMOKE DETECTION SYSTEM.
38. SIGN PER 13/A1.1
39. DECORATIVE STONE TILE MOSAIC, TO BE APPROVED BY OWNER SUBMIT SHOP DRAWINGS. PROVIDE $9.00 PER SF ALLOWANCE MATERIALS ONLY. ACCOUNT FOR INSTALLATION IN BID.
40. EXTERIOR 18" STUD WALL.
41. PROVIDE RESILIENT CHANNEL FURRING, INSULATION AND QUIET ROCK GWB AT CONCRETE STAIR SHAFT ABUTTING RESIDENTIAL. CAULK WITH ACOUSTIC SEALANT.
42. SEALED CONCRETE AT EXTERIOR RESIDENTIAL STORAGE AREAS. PROVIDE METAL DOOR THRESHOLD AT TILE TRANSITION.



TUBE STEEL TRELLIS | SCALE 1/2"=1'-0" | 20



PAVER DETAIL | SCALE 3"=1'-0" | 16



MECHANICAL ENCLOSURE | SCALE 1/4"=1'-0" | 12

WALL SCHEDULE | 4

PLAN SYMBOL	DESCRIPTION
	1-HR F.R. EXTERIOR WALL 1-HR F.R. INTERIOR WALL 9/A10.1
	1-HR F.R. TENANT SEPARATION WALL 2-5/8" METAL STUDS, TYP. 12/A10.1
	2-HR F.R. EXTERIOR WALL 6" METAL STUDS, TYP. DOUBLE FRAMING PER PLAN 8/A10.1
	TYPICAL CMU WALL - PRECISION FACE EGGSHELL ENAMEL PAINT - WHITE
	SHAFTCRETE WALL SEE STRUCTURAL DRAWINGS FLOAT FINISH, EGGSHELL ENAMEL PAINT - WHITE
	1-HR F.R. EXTERIOR WALL 6" METAL STUDS, TYP. DOUBLE FRAMING PER PLAN 16/A10.1
	NON RATED EXTERIOR WALL 6" METAL STUDS, TYP. DOUBLE FRAMING PER PLAN
	1-HR F.R. INTERIOR WALL 3-5/8" METAL STUDS, TYP. 13/A10.3
	2-HR F.R. SHAFT WALL 17/A10.1
	SCHEDULED DOOR PER SHEETS A801 AND A802
	SCHEDULED GLAZING PER SHEET A880

NOTE: PROVIDE SIMILE COURSE CMU CURB AT P10 LEVEL 1 GARAGE, TRASH AND EGRESS COVERAGE PER DETAILS 20 A8B/APT1

GENERAL NOTE:

1. DIMENSIONS @ MTL STUD WALLS ARE TO FACE OF FRAMING
2. DIMENSIONS @ CONCRETE MASONRY & CONC. WALLS/COL ARE TO FACE OF MASONRY OR CONCRETE
3. ALL INTERIOR FINISHES SHALL HAVE A CLASS B FLAME SPREAD RATING MINIMUM PER CBC 804
4. PENETRATIONS OF FIRE-RESISTIVE WALLS AND CEILINGS SHALL BE PROTECTED AS REQUIRED PER CBC 709 AND 710.
5. ALL EXITS ARE TO BE DEGRADLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE.
6. ALL PARTITIONS AND FLOORS SHALL BE CAULKED AROUND THE PERIMETER WITH A NON-HARDENING CAULKING COMPOUND. FOR PARTITIONS A CONTINUOUS BEAD OF CAULKING SHALL BE PLACED UNDER THE EDGE OF THE BASE LAYER OF GYPSUM BOARD OR LATH ON EACH SIDE OF PARTITION. PROVIDE FIRE CAULK AT RATED WALLS PER SPECIFICATIONS.
7. SEE ARCHITECTURAL POST TENSIONED SLAB PLANS FOR ADDITIONAL INFORMATION
8. ALL WALLS TO BE NON-COMBUSTIBLE.
9. ALL FLOOR TILE SURFACES SHALL MEET ADA REQUIREMENTS FOR SLIP RESISTANCE.
10. ALL EXTERIOR DWS SHALL BE DOBEGLASS GOLD.
11. FINISH LEVELS FOR CWS SHALL BE AS FOLLOWS:
    A. INTERIOR OF UNITS - 60/80 SANTA FE.
    B. CORRIDORS AND LOBBIES, ALL PUBLIC SPACES U.O.N. - LEVEL 4 SMOOTH.
    C. GROUND FLOOR ELEVATOR LOBBY - LEVEL 5 SMOOTH
    D. MECHANICAL ROOMS, ELECTRICAL ROOMS, COMMON EGRESS STAIRWELLS - LEVEL 2 FINE TAPED.
12. ALL CONCRETE SHEAR WALLS AT INTERIOR OF UNITS/ IN PUBLIC SPACES WHERE EXPOSED TO VIEW SHALL RECEIVE 7/8" HAT CHANNEL FURRING - SHOT PINNED TO CONCRETE WALL WITH 5/8" CWS FINISH. SEE PLUMBING AND MECHANICAL PLANS FOR WALL LOCATIONS WHICH WILL NEED TO BE 6" METAL STUDS TO ACCOMMODATE PIPE AND DUCT RUNS.
13. ALL EXTERIOR WALLS SHALL BE MIN. 6" METAL STUDS EXCEPT WHERE MODIFIED BY KEYNOTE 40

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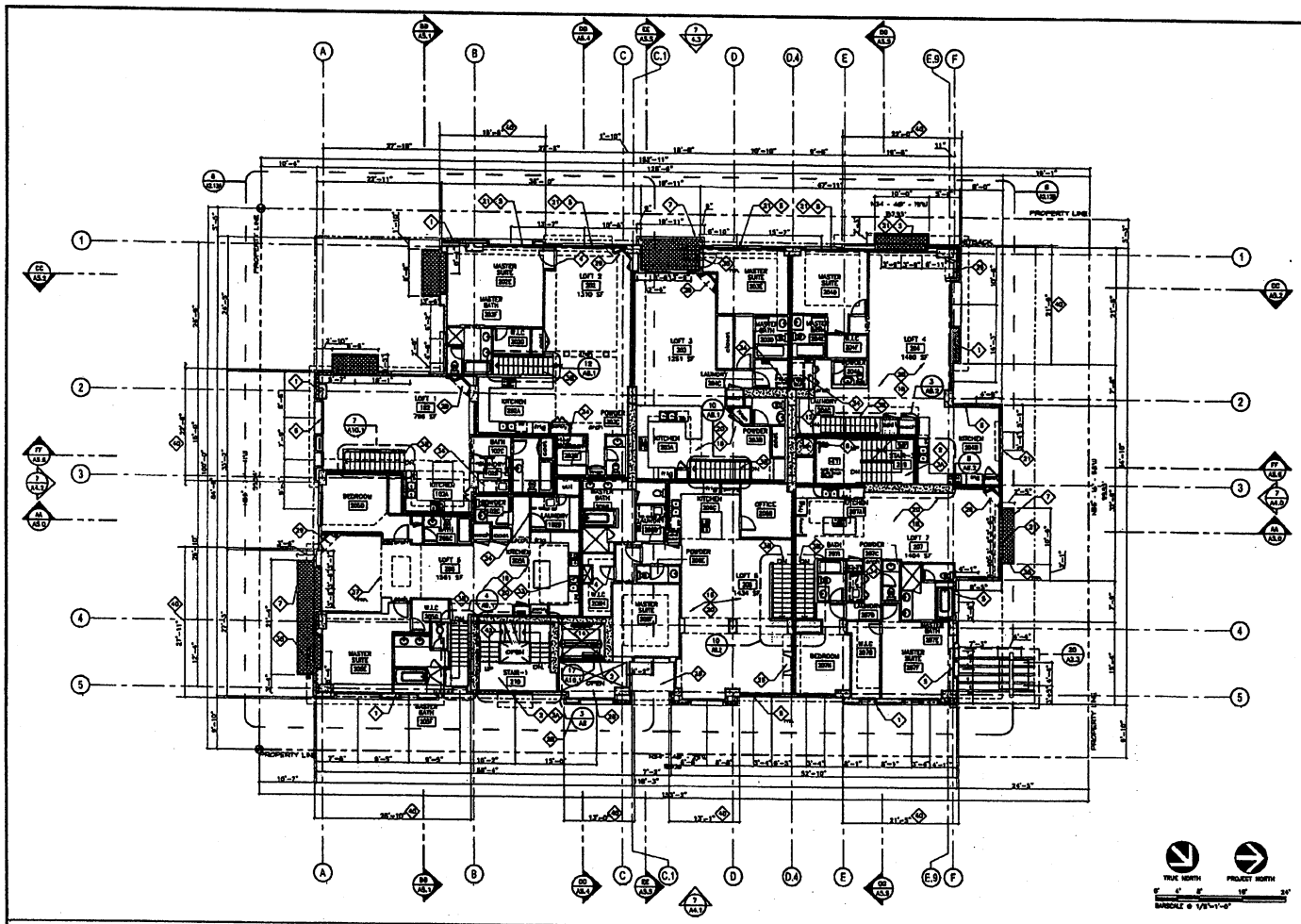
OCEANSIDE, CA

Date	Description
06-15-06	PROJECT SET
06-21-07	1ST P.C.A. DRWG SUBMITTAL
08-13-07	2ND SUBMITTAL SUBMITTAL
10-30-07	3RD SUBMITTAL SUBMITTAL

Job No. XXXX
Drawn by DDG TEAM
Checked by KZ

FIRST FLOOR
FLOOR PLAN

A2.3



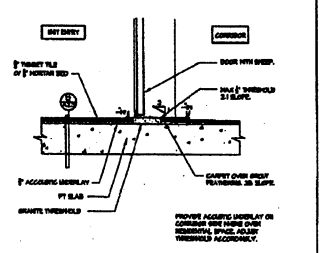
SECOND FLOOR/LOFT COMPOSITE: FLOOR PLAN — SCALE 1/8"=1'-0" — 7

KEYNOTES — 3

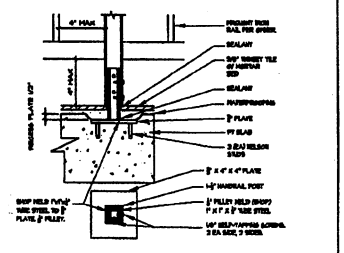
1. WALL PER WALL SCHEDULE. STONE VENEER WHERE OCCURS PER EXTERIOR ELEVATIONS
2. PROVIDE TWO HOUR RATED CONSTRUCTION ON ELEVATOR SHAFT AND STAIR ENCLOSURE DOORS TO BE APPROVED ONE AND ONE-HALF HOUR FIRE RATED TIGHT FITTING OR GASKETED DOOR AND SELF CLOSING OR EQUIVALENT PER SECTION 713.1 OF U.B.C. SEE DETAIL 17/A10.1
3. METAL STAIR AT STAIRS 1,2 AND 3. DEFERRED SUBMITTAL ITEM.
4. STEEL STAIR W/ CONCRETE PAN PER ENLARGED STAIR PLANS.
5. SCHEDULED DOOR
6. SCHEDULED GLAZING
7. FUTURE ACCESSIBLE TOILET ROOM AND INTERMEDIATE LOCATION, STUB TO PER PLUMBING DRAWINGS - TO BE CONSTRUCTED UNDER SEPARATE TENANT IMPROVEMENT PERMIT.
8. METAL GUARDRAIL PER ELEVATIONS AND 12/A5.4
9. FIRE SPRINKLER RISER. REFER TO CIVIL AND PLUMBING DWGS FOR FURTHER INFORMATION.
10. FIRE EXTINGUISHER AND CABINET, SURFACE MTD., TYP. VERIFY LOCATION AND STYLE.
11. PLANTER, REFER TO LANDSCAPE DWGS AND ARCHITECTURAL POST TENSIONED SLAB PLANS FOR FURTHER INFO.
12. CONCRETE PAVING OVER WATERPROOFING, POST TENSION SLAB WHERE OCCURS. SIZE 13/A3.3 AND LANDSCAPE DRAWINGS FOR FURTHER INFORMATION.
13. TRASH CHUTE ENCLOSURE TO HAVE TWO HOUR RATED CONSTRUCTION, DOORS TO BE APPROVED ONE AND ONE-HALF HOUR FIRE RATED TIGHT FITTING OR GASKETED DOOR AND SELF CLOSING OR EQUIVALENT PER SECTION 713.1 OF U.B.C. SEE DETAIL 11/A10.4 4/A10.0
14. TWO HOUR RATED DUCT SHAFT FOR GARAGE VENTILATION PER MECHANICAL DRAWINGS AND DETAIL 17/A10.1
15. OCEI SEAMLESS 5500 LB CAPACITY @ 350 FPM ELEVATOR BY OTIS CONTACT JAMES MULLANY 858/514-3833
16. JANITOR'S SINK AND STORAGE CABINET
17. USPS APPROVED MAIL BOXES. CONTRACTOR TO COORDINATE WITH LOCAL USPS
18. GAS METER PER MECHANICAL PLANS
19. POST TENSIONED SLAB PER STRUCTURAL PLANS AND ARCHITECTURAL APT1-APT3 PLAN AND SECTION 13/A3.3
20. MAXIMUM THRESHOLD SHOULD BE 3/4" CHANGE IN LEVEL BETWEEN 1/4" AND 1/2". SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1 UNIT VERTICAL TO 2 UNITS HORIZONTAL (50% SLOPE)
21. FLOOR FINISH PER OWNER. PREP. SURFACE TO RECEIVE FINISH. PT CONCRETE SHALL HAVE TROWELED FINISH.
22. PROVIDE AN APPROVED FIRE SPRINKLER WATER CURTAIN SYSTEM IN LIEU OF 3/4" HOUR RATING AT WINDOWS REQUIRED TO BE RATED PER TABLE 5A OF 2001 C.B.C.
23. PRECAST CONCRETE DOLMAN PER ELEVATIONS
24. WITHIN SINGLE-STORY DWELLING UNITS (AND ON THE PRIMARY ENTRY LEVEL OF MULTISTORY DWELLING UNITS IN BUILDINGS WITH ELEVATORS) THE MAXIMUM VERTICAL FLOOR CHANGE IS 1/4 INCH, EXCEPT WHEN A TAPERED THRESHOLD IS USED. THE MAXIMUM HEIGHT IS 1/2 INCH
25. PROVIDE THREE HOUR CONSTRUCTION BETWEEN GARAGE CEILING AND FLOOR ABOVE. SEE DETAIL
26. PARAPET WALL PER SECTIONS 13/A3.6
27. CLAY TILE ROOF PER ROOF PLAN
28. ALL TENANT IMPROVEMENTS FOR OFFICE UNDER SEPARATE PERMIT. RAW SHELL ONLY UNDER THIS PERMIT. SEE KEYNOTE 4 FOR FURTHER INFORMATION.
29. OPEN TO BELOW
30. LENNOX B-VENT FIREPLACE, ELITE 3530 FIREPLACE, AND E31.8B, WH#20006711
31. INTERCOM W/ DIAL-UP, CARD READER PER SECURITY CONSULTANT. SEE DOOR SCHEDULE.
32. IRRIGATION CONTROL BOX PER LANDSCAPE DRAWINGS.
33. PROVIDE ONE HOUR DOOR AND ONE HOUR RATED WALL FOR OCCUPANCY SEPARATION BETWEEN B & R1 OCCUPANCIES.
34. DUCT SHAFT FOR ELECTRICAL CONDUIT. PROVIDE TWO HOUR SHAFT ENCLOSURE. WHERE ELECTRICAL ROOM OCCURS, ELECTRICAL ROOM SHALL ACT AS TWO HOUR SHAFT ENCLOSURE. PROVIDE TWO HOUR SELF CLOSING DOOR PER DOOR SCHEDULE. SEE DETAIL 13/A10.1 17/A10.1
35. WASHER/ DRYER. PROVIDE STACKED UNIT WHERE INDICATED
36. PROVIDE THIN SET TILE, SLOPE TO DRAIN. INCLUDE $8.00 PER S.F. ALLOWANCE FOR MATERIALS DAILY. LABOR SHALL BE INCLUDED IN BID.
37. LINE OF SOFFIT ABOVE PER REFLECTED CEILING PLANS.
38. ONE AND A HALF (1.5) HOUR RATED DOOR AT ELEVATOR W/ MAGNETIC HOLD OPEN TIED TO SMOKE DETECTION SYSTEM.
39. SIGN PER 15/A1.7
40. DECORATIVE STONE TILE MOSAIC, TO BE APPROVED BY OWNER SUBMIT SHOP DRAWINGS. PROVIDE $9.00 PER SF ALLOWANCE MATERIALS ONLY ACCOUNT FOR INSTALLATION IN BID.
41. EXTERIOR 16" STUD WALL.
42. PROVIDE RESILIENT CHANNEL FURRING, INSULATION AND QUIET ROCK GWB AT CONCRETE STAIR SHAFT ABUTTING RESIDENTIAL. CAULK WITH ACOUSTIC SEALANT.
43. SEALED CONCRETE AT EXTERIOR RESIDENTIAL STORAGE AREAS. PROVIDE METAL DOOR THRESHOLD AT TILE TRANSITION.

NOT USED — 20

UNIT ENTRY THRESHOLD — SCALE 1"=1'-0" — 16



METAL GUARDRAIL DETAIL — SCALE 3"=1'-0" — 12



WALL SCHEDULE — 5

PLAN SYMBOL	DESCRIPTION	
	1-HR F.R. INTERIOR WALL 1-HR F.R. INTERIOR WALL	6/A10.1
	1-HR F.R. TENANT SEPARATION WALL 3-5/8" METAL STUDS, TYP.	12/A10.1
	2-HR F.R. EXTERIOR WALL 6" METAL STUDS, TYP. DOUBLE FRAMING PER PLAN TYPICAL CMU WALL, PRECISION FACE EGGSHELL ENAMEL PAINT - WHITE	6/A10.1
	SHOTCRETE WALL SEE STRUCTURAL DRAWINGS FLOAT FINISH, EGGSHELL ENAMEL PAINT - WHITE	
	1-HR F.R. EXTERIOR WALL 6" METAL STUDS, TYP. DOUBLE FRAMING PER PLAN	18/A10.1
	NON RATED EXTERIOR WALL 5" METAL STUDS, TYP. DOUBLE FRAMING PER PLAN	
	2-HR F.R. INTERIOR WALL 3-5/8" METAL STUDS, TYP.	13/A10.1
	2-HR F.R. SHAFT WALL	17/A10.1

SCHEDULED DOOR PER SHEETS A801 AND A802
SCHEDULED GLAZING PER SHEET A802

NOTE: PROVIDE SINGLE COURSE CMU CURB AT PRO LEVEL 1 GARAGES, TRASH AND EGRESS CORRIDOR PER DETAILS 20 A8A/APT1

GENERAL NOTE:

1. DIMENSIONS @ STL STUD WALLS ARE TO FACE OF FRAMING
2. DIMENSIONS @ CONCRETE MASONRY & CONC. WALLS/COL ARE TO FACE OF MASONRY OR CONCRETE
3. ALL INTERIOR FINISHES SHALL HAVE A CLASS III FLAME SPREAD RATING MINIMUM PER CBC 804
4. PENETRATIONS OF FIRE-RESISTIVE WALLS AND CEILINGS SHALL BE PROTECTED AS REQUIRED PER CBC 709 AND 710.
5. ALL DATA ARE TO BE CONSIDERED FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE.
6. ALL PARTITIONS AND FLOORS SHALL BE CHALKED AROUND THE PERIMETER WITH A NON-HARDENING CHALKING COMPOUND. FOR PARTITIONS A CONTINUOUS BEAD OF CHALKING SHALL BE PLACED UNDER THE EDGE OF THE BASE LAYER OF GYPSUM BOARD OR LATH ON EACH SIDE OF PARTITION. PROVIDE FIRE CAULK AT RATED WALLS PER SPECIFICATIONS.
7. SEE ARCHITECTURAL POST TENSIONED SLAB PLANS FOR ADDITIONAL INFORMATION
8. ALL WALLS TO BE NON-COMBUSTIBLE.
9. ALL FLOOR TILE SURFACES SHALL MEET ADA REQUIREMENTS FOR SLIP RESISTANCE.
10. ALL EXTERIOR GWB SHALL BE DUROCKLASS GOLD.
11. FINISH LEVELS FOR GWB SHALL BE AS FOLLOWS:
    A. INTERIOR OF UNITS - 50/30 SAYS FT.
    B. CORRIDORS AND LOBBIES, ALL PUBLIC SPACES U.O.N. - LEVEL 4 SMOOTH.
    C. CARLAND FLOOR ELEVATOR LOBBY - LEVEL 5 SMOOTH
    D. MECHANICAL ROOMS, ELECTRICAL ROOMS, CONVEX EGRESS STAIRWELLS - LEVEL 2 FIRE TAPED.
12. ALL CONCRETE SHEAR WALLS AT INTERIOR OF UNITS/ IN PUBLIC SPACES WHERE EXPOSED TO VIEW SHALL RECEIVE 7/8" HAT CHANNEL FURRING - SHOT PINNED TO CONCRETE WALL WITH 5/8" GWB FINISH. SEE PLUMBING AND MECHANICAL PLANS FOR WALL LOCATIONS WHICH WILL NEED TO BE 6" METAL STUDS TO ACCOMMODATE PIPE AND DUCT RUNS.
13. ALL EXTERIOR WALLS SHALL BE MIN. 6" METAL STUDS EXCEPT WHERE INDICATED BY KEYNOTE 40

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APPROVAL:

APPROVAL:

PORTOLA MIXED-USE

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OCEANSIDE, CA

Description	Date
PRICING SET	05-14-07
100% DESIGN SUBMITTAL	05-14-07
50% BLACKED SUBMITTAL	05-14-07
25% BLACKED SUBMITTAL/ISD. SET	05-14-07

Job No. 10006

Drawn by: ODG TEAM

Checked by: KO

2ND FLOOR/
LOFT
FLOOR PLAN

A2.4

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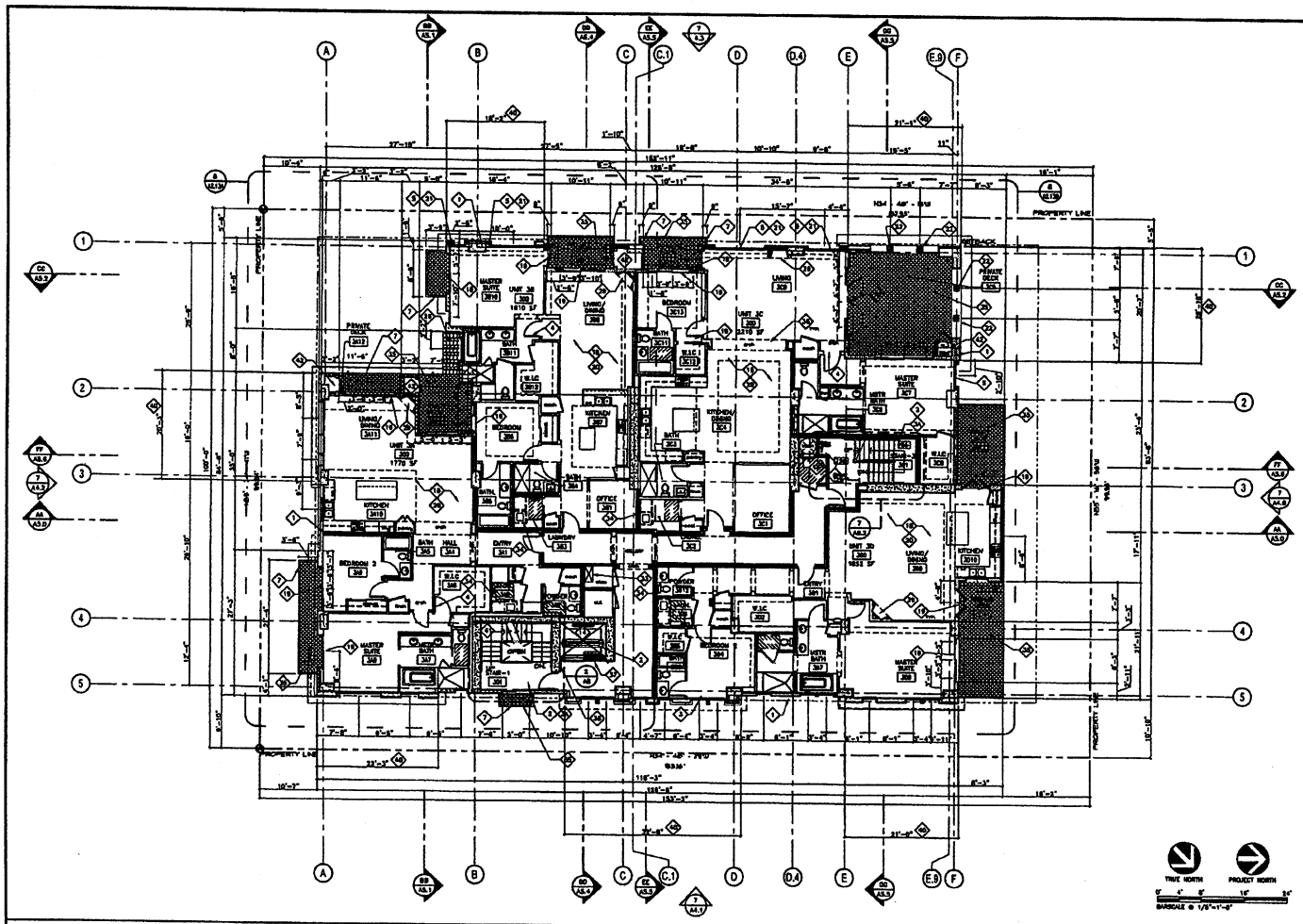

THIRD FLOOR COMPOSITE: FLOOR PLAN | SCALE 1/8"=1'-0" | 7

KEYNOTE | 3

1. WALL PER WALL SCHEDULE. STONE VENEER WHERE OCCURS PER EXTERIOR ELEVATIONS
2. PROVIDE TWO HOUR RATED CONSTRUCTION ON ELEVATOR SHAFT AND STAIR ENCLOSURE DOORS TO BE APPROVED ONE AND ONE-HALF HOUR FIRE RATED TIGHT FITTING OR GASKETED DOOR AND SELF CLOSING OR EQUIVALENT PER SECTION 713.1 OF U.B.C. SEE DETAIL 17 A10.1
3. METAL STAIR AT STAIRS 1,2 AND 4. DEFERRED SUBMITTAL ITEM.
4. STEEL STAIR W/ CONCRETE PAN PER ENLARGED STAIR PLANS.
5. SCHEDULED DOOR
6. SCHEDULED GLAZING
7. FUTURE ACCESSIBLE TOILET ROOM AND WHEELCHAIR LOCATION. STUB TO PER PLUMBING DRAWINGS . TO BE CONSTRUCTED UNDER SEPARATE TENANT IMPROVEMENT PERMIT.
8. METAL GUARDRAIL PER ELEVATIONS AND 12 A3.5
9. FIRE SPRINKLER RISER. REFER TO CIVIL AND PLUMBING DWGS FOR FURTHER INFORMATION.
10. FIRE EXTINGUISHER AND CABINET. SURFACE MTD., TYP. VERIFY LOCATION AND STYLE.
11. PLANTER. REFER TO LANDSCAPE DWGS AND ARCHITECTURAL POST TENSIONED SLAB PLANS FOR FURTHER INFO.
12. CONCRETE PAVING OVER WATERPROOFING. POST TENSION SLAB WHERE OCCURS. SEE 18 A2.3 AND LANDSCAPE DRAWINGS FOR FURTHER INFORMATION.
13. TRASH CHUTE ENCLOSURE TO HAVE TWO HOUR RATED CONSTRUCTION. DOORS TO BE APPROVED ONE AND ONE-HALF HOUR FIRE RATED TIGHT FITTING OR GASKETED DOOR AND SELF CLOSING OR EQUIVALENT PER SECTION 713.1 OF U.B.C. SEE DETAIL 11 A10.1 4 A10.4
14. TWO HOUR RATED DUCT SHAFT FOR GARAGE VENTILATION PER MECHANICAL DRAWINGS AND DETAIL 17 A10.1
15. OTIS GEARLESS 2500 LB CAPACITY @ 350 FPM ELEVATOR BY OTIS CONTACT JAMES WALLANT 858)514-8833
16. JANITOR'S SINK AND STORAGE CABINET
17. USPS APPROVED MAIL BOXES. CONTRACTOR TO COORDINATE WITH LOCAL USPS
18. GAS METER PER MECHANICAL PLANS
19. POST TENSIONED SLAB PER STRUCTURAL PLANS AND ARCHITECTURAL APT1-APT9 POST SLAB PLANS AND DETAIL 19 A2.5
20. THRESHOLD SHOULD BE 3/4" CHANGE IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1 UNIT VERTICAL TO 2 UNITS HORIZONTAL (50% SLOPE)
21. FLOOR FINISH PER OWNER. PREP. SURFACE TO RECEIVE FINISH. PT CONCRETE SHALL HAVE TROWELED FINISH.
22. PROVIDE AN APPROVED FIRE SPRINKLER WATER CURTAIN SYSTEM IN LIEU OF 3/4 HOUR RATING AT WINDOWS REQUIRED TO BE RATED PER TABLE 3A OF 2001 C.B.C.
23. PRECAST CONCRETE COLUMN PER ELEVATIONS
24. WITHIN SINGLE-STORY DWELLING UNITS (UNS ON THE PRIMARY ENTRY LEVEL OF MULTISTORY DWELLING UNITS IN BUILDINGS WITH ELEVATORS) THE MAXIMUM VERTICAL FLOOR CHANGE @ 1/4 INCH, EXCEPT WHEN A TAPERED THRESHOLD IS USED, THE MAXIMUM HEIGHT IS 1/2 INCH
25. PROVIDE THREE HOUR CONSTRUCTION BETWEEN GARAGE CEILING AND FLOOR ABOVE. SEE DETAIL
26. PARAPET WALL PER SECTIONS 12 A2.5
27. CLAY TILE ROOF PER ROOF PLAN
28. ALL TENANT IMPROVEMENTS FOR OFFICE UNDER SEPARATE PERMIT. RAW SHELL ONLY UNDER THIS PERMIT. SEE KEYNOTE 6 FOR FURTHER INFORMATION.
29. OPEN TO BELOW
30. LENNOX B-VENT FIREPLACE. ELITE 3530 FIREPLACE. ANSI Z21.88. 99A/30000711
31. INTERCOM W/ DIAL-UP, CARD READER PER SECURITY CONSULTANT. SEE DOOR SCHEDULE.
32. IRRIGATION CONTROL BOX PER LANDSCAPE DRAWINGS.
33. PROVIDE ONE HOUR DOOR AND ONE HOUR RATED WALL FOR OCCUPANCY SEPARATION BETWEEN S & R1 OCCUPANCIES.
34. DUCT SHAFT FOR ELECTRICAL CONDUIT. PROVIDE TWO HOUR SHAFT ENCLOSURE. WHERE ELECTRICAL ROOM OCCURS, ELECTRICAL ROOM SHALL ACT AS TWO HOUR SHAFT ENCLOSURE. PROVIDE TWO HOUR SELF CLOSING DOOR PER DOOR SCHEDULE. SEE DETAIL 13 A10.1 17 A10.1
35. WASHER/ DRYER. PROVIDE STACKED UNIT WHERE INDICATED
36. PROVIDE THIN SET TILE. SLOPE TO DRAIN. INCLUDE $8.00 PER S.F. ALLOWANCE FOR MATERIALS ONLY. LABOR SHALL BE INCLUDED IN BID.
37. LINE OF SOFFIT ABOVE PER REFLECTED CEILING PLANS.
38. ONE AND A HALF (1.5) HOUR RATED DOOR AT ELEVATOR W/ MAGNETIC HOLD OPEN TIED TO SMOKE DETECTION SYSTEM.
39. SIGN PER 15 A11.1
40. DECORATIVE STONE TILE MOSAIC, TO BE APPROVED BY OWNER SUBMIT SHOP DRAWINGS PROVIDE $9.00 PER S? ALLOWANCE MATERIALS ONLY ACCOUNT FOR INSTALLATION IN BID.
41. EXTERIOR 10" STUD WALL.
42. PROVIDE RESILIENT CHANNEL FURRING, INSULATION AND GLAZE ROCK ON'S AT CONCRETE STAIR SHAFT ABUTTING RESIDENTIAL. CAULK WITH ACOUSTIC SEALANT.
43. SEALED CONCRETE AT EXTERIOR RESIDENTIAL STORAGE AREAS. PROVIDE METAL DOOR THRESHOLD AT TILE TRANSITION.

NOT USED	20	NOT USED	16	NOT USED	12

WALL SCHEDULE | 4

PLAN SYMBOL	DESCRIPTION
	1-HR F.R. INTERIOR WALL 1-HR F.R. INTERIOR WALL 4 A10.1
	1-HR F.R. TENANT SEPARATION WALL 3-5/8" METAL STUDS, TYP. 13 A10.1
	2-HR F.R. EXTERIOR WALL 6" METAL STUDS, TYP. DOUBLE FRAMING PER PLAN 9 A10.1
	TYPICAL CMU WALL , PRESTIGE FACE EGGSHELL ENAMEL PAINT - WHITE
	SHOTCRETE WALL SEE STRUCTURAL DRAWINGS FLOAT FINISH, EGGSHELL ENAMEL PAINT - WHITE
	1-HR F.R. EXTERIOR WALL 6" METAL STUDS, TYP. DOUBLE FRAMING PER PLAN 16 A10.1
	NON RATED EXTERIOR WALL 6" METAL STUDS, TYP. DOUBLE FRAMING PER PLAN
	2-HR F.R. INTERIOR WALL 3-5/8" METAL STUDS, TYP. 13 A10.1
	2-HR F.R. SHAFT WALL 17 A10.1
	SCHEDULED DOOR PER SHEETS A801 AND A802 SCHEDULED GLAZING PER SHEET A805

NOTE: PROVIDE SINGLE COURSE CMU CURB AT PER LEVEL 1 GARAGE, TRASH AND EGRESS CORRIDOR PER DETAILS 20 A65/APT1

GENERAL NOTE:

1. DIMENSIONS @ MTL STUD WALLS ARE TO FACE OF FRAMING
2. DIMENSIONS @ CONCRETE MASONRY & CONC. WALLS/COL ARE TO FACE OF MASONRY OR CONCRETE
3. ALL INTERIOR FINISHES SHALL HAVE A CLASS III FLAME SPREAD RATING MINIMUM PER CBC 804
4. PENETRATIONS OF FIRE-RESISTIVE WALLS AND CEILINGS SHALL BE PROTECTED AS REQUIRED PER CBC 709 AND 710.
5. ALL DOTS ARE TO BE OPTIMALLY FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE.
6. ALL PARTITIONS AND FLOORS SHALL BE CAULKED AROUND THE PERIMETER WITH A NON-HARDENING CAULKING COMPOUND. FOR PARTITIONS A CONTINUOUS BEAD OF CAULKING SHALL BE PLACED UNDER THE EDGE OF THE BASE LAYER OF GYPSUM BOARD OR LATH ON EACH SIDE OF PARTITION. PROVIDE FIRE CAULK AT RATED WALLS PER SPECIFICATIONS.
7. SEE ARCHITECTURAL POST TENSIONED SLAB PLANS FOR ADDITIONAL INFORMATION
8. ALL WALLS TO BE NON-COMBUSTIBLE.
9. ALL FLOOR TILE SURFACES SHALL MEET ADA REQUIREMENTS FOR SLIP RESISTANCE.
10. ALL EXTERIOR DWS SHALL BE DESIGNATE GOLD.
11. FINISH LEVELS FOR DWS SHALL BE AS FOLLOWS:
    A. INTERIOR OF UNITS - 80/30 SANTA FE
    B. CORRIDORS AND LOBBIES, ALL PUBLIC SPACES U.O.N. - LEVEL 4 SMOOTH.
    C. GROUND FLOOR ELEVATOR LOBBY - LEVEL 5 SMOOTH
    D. MECHANICAL ROOMS, ELECTRICAL ROOMS, COMMON EGRESS STAIRWELLS - LEVEL 2 FIRE TAPED.
12. ALL CONCRETE SHEAR WALLS AT INTERIOR OF UNITS/ IN PUBLIC SPACES WHERE EXPOSED TO VIEW SHALL RECEIVE 7/8" HAT CHANNEL FURRING - SHOT PINNED TO CONCRETE WALL, WITH 5/8" GWB FINISH. SEE PLUMBING AND MECHANICAL PLANS FOR WALL LOCATIONS WHICH WILL NEED TO BE 6" METAL STUDS TO ACCOMMODATE PIPE AND DUCT RUNS.
13. ALL EXTERIOR WALLS SHALL BE MIN. 6" METAL STUDS EXCEPT WHERE INDICATED BY OTHERS. 40

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Portola

APPROVAL:

REGISTERED PROFESSIONAL ENGINEER
WILLIAM C. SCHMIDT
NO. C-34750
EXP. JUN. 31, 2002
STATE OF CALIFORNIA

APPROVAL:

APPROVAL:

APPROVAL:

PORTOLA MIXED-USE

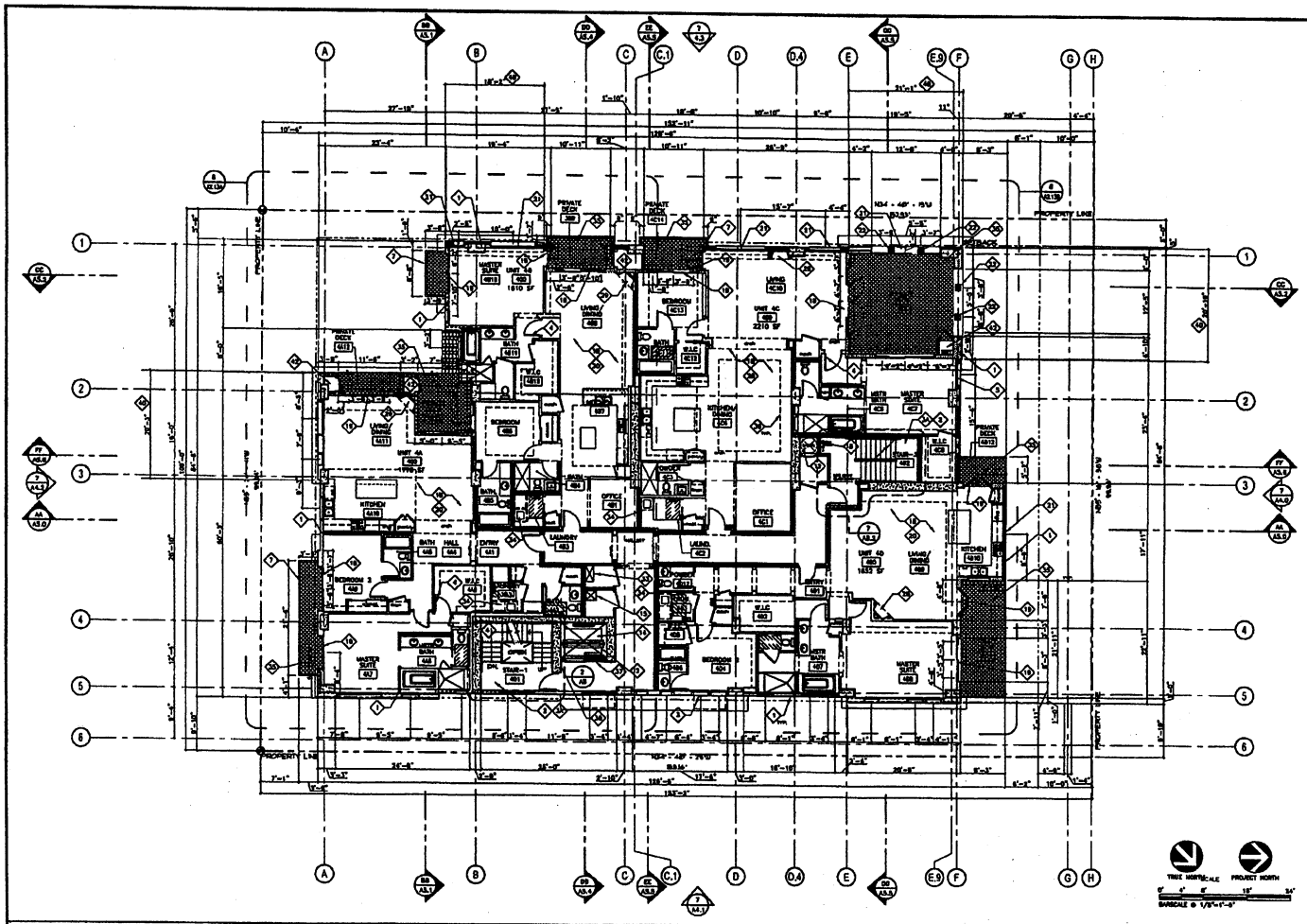
960 PIER VIEW WAY
OCEANSIDE, CA

Description	Date
PROGRESS	10-15-01
1st SUBMITTAL SUBMITTAL	10-15-01
2nd SUBMITTAL SUBMITTAL	10-15-01
PRO SUBMITTAL SUBMITTAL/REV. #1	10-15-01

Job No. 10001
Drawn by DDO TEAM
Checked by KK

THIRD FLOOR FLOOR PLAN

A2.5



FOURTH FLOOR COMPOSITE: FLOOR PLAN | 7

KEYNOTE | 3

1. WALL PER WALL SCHEDULE. STONE VENEER WHERE OCCURS PER EXTERIOR ELEVATIONS
2. PROVIDE TWO HOUR RATED CONSTRUCTION ON ELEVATOR SHAFT AND STAIR ENCLOSURE DOORS TO BE APPROVED ONE AND ONE-HALF HOUR FIRE RATED TIGHT FITTING OR GASKETED DOOR AND SELF CLOSING OR EQUIVALENT PER SECTION 713.1 OF U.B.C. SEE DETAIL 17/A10.1
3. METAL STAIR AT STAIRS 1,3 AND 4. DEFERRED SUBMITTAL ETAL
4. STEEL STAIR W/ CONCRETE PAN PER ENLARGED STAIR PLANS.
5. SCHEDULED DOOR
6. SCHEDULED GLAZING
7. FUTURE ACCESSIBLE TOILET ROOM AND MECHANISTIC LOCATION, STUB TO PER PLUMBING DRAWINGS , TO BE CONSTRUCTED UNDER SEPARATE TENANT IMPROVEMENT PERMIT.
8. METAL GUARDRAIL PER ELEVATIONS AND 12/A2.4
9. FIRE SPRINKLER RISER. REFER TO CIVIL AND PLUMBING DWGS FOR FURTHER INFORMATION.
10. FIRE EXTINGUISHER AND CABINET, SURFACE MTD., TYP. VERIFY LOCATION AND STYLE.
11. PLANTER, REFER TO LANDSCAPE DWGS AND ARCHITECTURAL POST TENSIONED SLAB PLANS FOR FURTHER NOTE
12. CONCRETE PAVING OVER WATERPROOFING, POST TENSION SLAB WHERE SHOWN. SEE DETAIL 18/A2.3 AND LANDSCAPE DRAWINGS FOR FURTHER INFORMATION
13. TRASH CHUTE ENCLOSURE TO HAVE TWO HOUR RATED CONSTRUCTION, DOORS TO BE APPROVED ONE AND ONE-HALF HOUR FIRE RATED TIGHT FITTING OR GASKETED DOOR AND SELF CLOSING OR EQUIVALENT PER SECTION 713.1 OF U.B.C. SEE DETAIL 11/A10.1 4/A10.1
14. TWO HOUR RATED DUCT SHAFT FOR GARAGE VENTILATION PER MECHANICAL DRAWINGS AND DETAIL 17/A10.1
15. OTIS GEARLESS 3500 LB CAPACITY @ 350 FPM ELEVATOR BY OTIS CONTACT JAMES MULLANY 6303514-3833
16. JANITOR'S SINK AND STORAGE CABINET
17. USPS APPROVED MAIL BOXES. CONTRACTOR TO COORDINATE WITH LOCAL USPS
18. GAS METER PER MECHANICAL PLANS
19. POST TENSIONED SLAB PER STRUCTURAL PLANS AND ARCHITECTURAL APT1-APT8 PT SLAB PLANS AND DETAIL 11/A2.3
20. MAXIMUM THRESHOLD SHOULD BE 0" CHANGE IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1 UNIT VERTICAL TO 2 UNITS HORIZONTAL (50% SLOPE)
21. FLOOR FINISH PER OWNER, PREP. SURFACE TO RECEIVE FINISH. PT CONCRETE SHALL HAVE TROWELED FINISH.
22. PROVIDE AN APPROVED FIRE SPRINKLER WATER CURTAIN SYSTEM IN LIEU OF ¾ HOUR RATING AT WINDOWS REQUIRED TO BE RATED PER TABLE 5A OF 2001 C.B.C.
23. PRECAST CONCRETE COLUMN PER ELEVATIONS
24. WITHIN SINGLE-STORY DWELLING UNITS (UNS ON THE PRIMARY ENTRY LEVEL OF MULTISTORY DWELLING UNITS IN BUILDINGS WITH ELEVATORS) THE MAXIMUM VERTICAL FLOOR CHANGE IS 1/4 INCH, EXCEPT WHEN A TAPERED THRESHOLD IS USED, THE MAXIMUM HEIGHT IS 1/2 INCH
25. PROVIDE THREE HOUR CONSTRUCTION BETWEEN GARAGE CEILING AND FLOOR ABOVE. SEE DETAIL
26. PARAPET WALL PER SECTIONS 13/A3.0
27. CLAY TILE ROOF PER ROOF PLAN
28. ALL TENANT IMPROVEMENTS FOR OFFICE UNDER SEPARATE PERMIT. RAW SHELL ONLY UNDER THIS PERMIT. SEE KEYNOTE 4 FOR FURTHER INFORMATION.
29. OPEN TO BELOW
30. LENNOX B-VENT FIREPLACE, ELITE 3530 FIREPLACE, AHSI Z21.88, WH/J00006711
31. INTERCOM W/ DIAL-UP, CARD READER PER SECURITY CONSULTANT. SEE DOOR SCHEDULE.
32. IRRIGATION CONTROL BOX PER LANDSCAPE DRAWINGS.
33. PROVIDE ONE HOUR DOOR AND ONE HOUR RATED WALL FOR OCCUPANCY SEPARATION BETWEEN B & R1 OCCUPANCIES.
34. DUCT SHAFT FOR ELECTRICAL CONDUIT, PROVIDE TWO HOUR SHAFT ENCLOSURE. WHERE ELECTRICAL ROOM OCCURS, ELECTRICAL ROOM SHALL ACT AS TWO HOUR SHAFT ENCLOSURE. PROVIDE TWO HOUR SELF CLOSING DOOR PER DOOR SCHEDULE. SEE DETAIL 13/A10.1 17/A10.1
35. WASHER/ DRYER. PROVIDE STACKED UNIT WHERE INDICATED
36. PROVIDE THIN SET TILE, SLOPE TO DRAIN, INCLUDE $8.00 PER S.F. ALLOWANCE FOR MATERIALS ONLY. LABOR SHALL BE INCLUDED IN BID.
37. LINE OF SOFFIT ABOVE PER REFLECTED CEILING PLANS.
38. ONE AND A HALF (1.5) HOUR RATED DOOR AT ELEVATOR W/ MAGNETIC HOLD OPEN TIED TO SMOKE DETECTION SYSTEM.
39. SIGN PER 13/A1.1
40. DECORATIVE STONE TILE MOSAIC, TO BE APPROVED BY OWNER SUBMIT SHOP DRAWINGS PRICING $9.00 PER SF ALLOWANCE MATERIALS ONLY ACCOUNT FOR INSTALLATION IN BID.
41. EXTERIOR 10" STUD WALL.
42. PROVIDE RESILIENT CHANNEL, FURRING, INSULATION AND QUIET ROCK GWB AT CONCRETE STAIR SHAFT ABUTTING RESIDENTIAL. CAULK WITH ACOUSTIC SEALANT.
43. SEALED CONCRETE AT EXTERIOR RESIDENTIAL STORAGE AREAS. PROVIDE METAL DOOR THRESHOLD AT TILE TRANSITION.

NOT USED | 20 | NOT USED | 16 | NOT USED | 12

WALL SCHEDULE | 4

PLAN SYMBOL	DESCRIPTION	
	1-HR F.R. INTERIOR WALL 1-HR F.R. INTERIOR WALL	6/A10.1
	1-HR F.R. TENANT SEPARATION WALL 3-5/8" METAL STUDS, TYP.	13/A10.1
	2-HR F.R. EXTERIOR WALL 6" METAL STUDS, TYP. DOUBLE FRAMING PER PLAN TORTOLA CORE WALL , PRECISION FACE EGGSHELL ENAMEL PAINT - WHITE	8/A10.1
	SHOTCRETE WALL SEE STRUCTURAL DRAWINGS FLOAT FINISH, EGGSHELL ENAMEL PAINT - WHITE	
	1-HR F.R. EXTERIOR WALL 6" METAL STUDS, TYP. DOUBLE FRAMING PER PLAN	18/A10.1
	NON RATED EXTERIOR WALL 6" METAL STUDS, TYP. DOUBLE FRAMING PER PLAN	
	2-HR F.R. INTERIOR WALL 3-5/8" METAL STUDS, TYP.	13/A10.1
	2-HR F.R. SHAFT WALL	17/A10.1

SCHEDULED DOOR PER SHEETS A801 AND A802
SCHEDULED GLAZING PER SHEET A802

NOTE: PROVIDE SINGLE COURSE, GAU CURB AT PRO LEVEL 1 GARAGES, TRASH AND EGRESS CORRIDOR PER DETAILS 20 A808/APT1

GENERAL NOTE:

1. DIMENSIONS @ MTL STUD WALLS ARE TO FACE OF FRAMING
2. DIMENSIONS @ CONCRETE MASONRY & CONC. WALLS/COL ARE TO FACE OF MASONRY OR CONCRETE
3. ALL INTERIOR FINISHES SHALL HAVE A CLASS III FLAME SPREAD RATING MINIMUM PER CBC 804
4. PENETRATIONS OF FIRE-RESISTIVE WALLS AND COLUMNS SHALL BE PROTECTED AS REQUIRED PER CBC 709 AND 710.
5. ALL CUTS ARE TO BE CUTOUABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE.
6. ALL PARTITIONS AND FLOORS SHALL BE SEALED AROUND THE PERIMETER WITH A NON-HARDENING SEALING COMPOUND. FOR PARTITIONS A CONTINUOUS BEAD OF SEALANT SHALL BE PLACED UNDER THE EDGE OF THE BASE LAYER OF GYPSUM BOARD ON BOTH SIDES ON EACH SIDE OF PARTITION. PROVIDE FIRE CAULK AT RATED WALLS PER SPECIFICATIONS.
7. SEE ARCHITECTURAL POST TENSIONED SLAB PLANS FOR ADDITIONAL INFORMATION
8. ALL WALLS TO BE NON-COMBUSTIBLE.
9. ALL FLOOR TILE SURFACES SHALL MEET ADA REQUIREMENTS FOR SLIP RESISTANCE.
10. ALL EXTERIOR GWB SHALL BE DUCHESLASS GOLD.
11. FINISH LEVELS FOR GWB SHALL BE AS FOLLOWS:
    A. INTERIOR OF UNITS - 80/20 SANTA FE
    B. CORRIDORS AND LOBBIES, ALL PUBLIC SPACES U.O.N. - LEVEL 4 SMOOTH.
    C. GROUND FLOOR ELEVATOR LOBBY - LEVEL 5 SMOOTH
    D. MECHANICAL ROOMS, ELECTRICAL ROOMS, COMMON EGRESS STAIRWELLS - LEVEL 2 FINE TAPED.
12. ALL CONCRETE SHEAR WALLS AT INTERIOR OF UNITS/ IN PUBLIC SPACES WHERE EXPOSED TO VIEW SHALL RECEIVE 7/8" HAT CHANNEL FURRING - SHOT FRAMED TO CONCRETE WALL WITH 5/8" GWB FINISH. SEE PLUMBING AND MECHANICAL PLANS FOR WALL LOCATIONS WHICH WILL NEED TO BE 6" METAL STUDS TO ACCOMMODATE PIPE AND DUCT RUNS.
13. ALL EXTERIOR WALLS SHALL BE MIN. 6" METAL STUDS EXCEPT WHERE INDICATED BY KEYNOTE

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APPROVAL:

APPROVAL:

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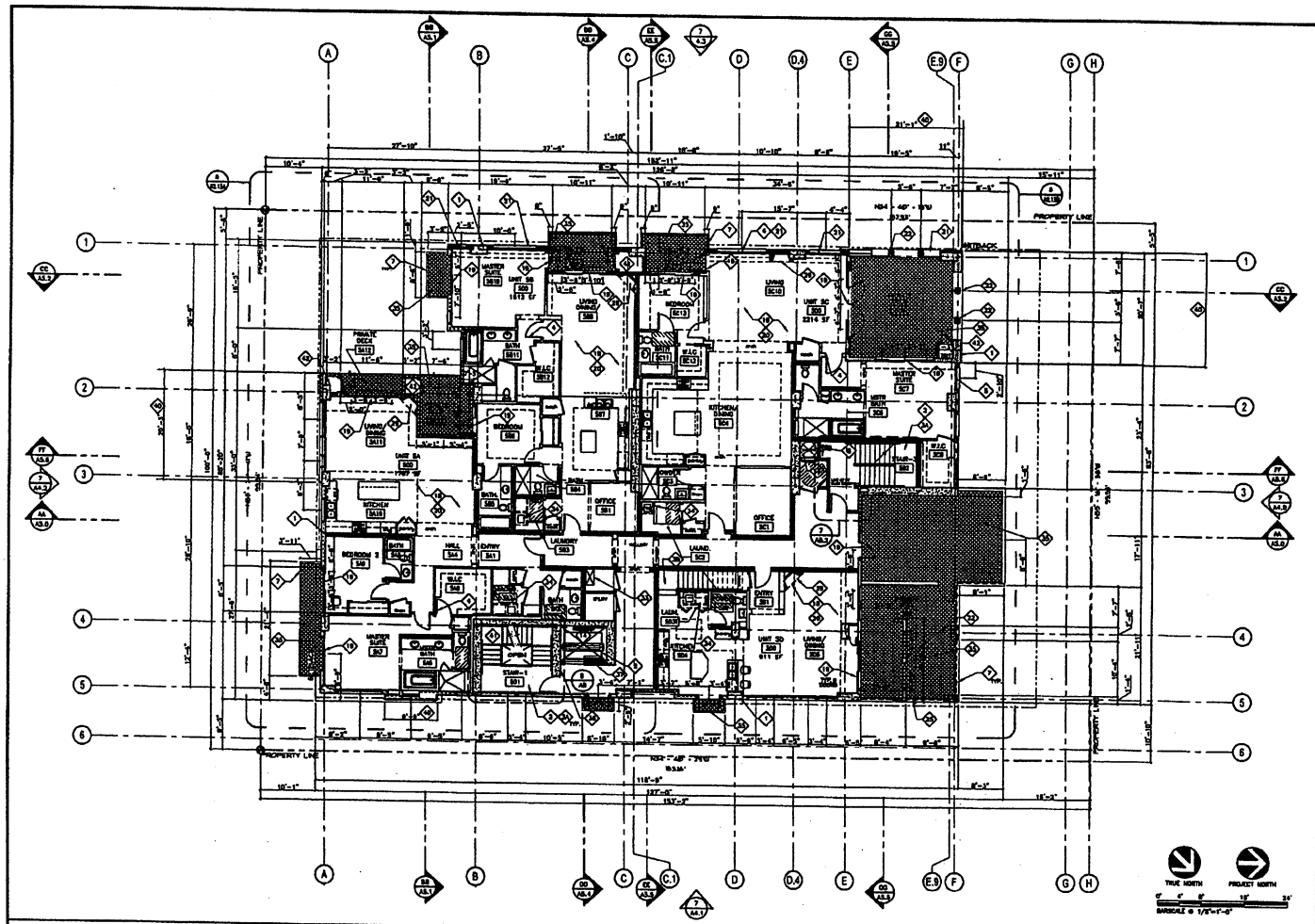
Issue/Revision	Date
1ST PLAN CHECK SUBMITTAL	09-24-04
2ND PLAN CHECK SUBMITTAL	09-30-04
3RD PLAN CHECK SUBMITTAL	10-12-04

Job No. 10001
Drawn by DDG TEAM
Checked by XX

FOURTH FLOOR FLOOR PLAN

A2.6



FIFTH FLOOR COMPOSITE: FLOOR PLAN | SCALE 1/8"=1'-0" | 7

KEYNOTES | 3

1. PROVIDE TWO HOUR RATED CONSTRUCTION ON ELEVATOR SHAFT AND STAIR ENCLOSURE DOORS TO BE APPROVED ONE AND ONE-HALF HOUR FIRE RATED TIGHT FITTING OR GASKETED DOOR AND SELF CLOSING OR EQUIVALENT PER SECTION 713.1 OF U.B.C. SEE (17/A10.1)
2. METAL STAIR AT STAIRS 1,2 AND 3. DEFERRED SUBMITTAL ITEM.
3. STEEL STAIR W/ CONCRETE PAN PER ENLARGED STAIR PLANS.
4. SCHEDULED DOOR
5. SCHEDULED GLAZING
6. FUTURE ACCESSIBLE TOILET ROOM AND INTERMEDITE LOCATION, STUB TO PER PLUMBING DRAWINGS . TO (13/A2.4)
7. VERIFY LOCATION AND STYLE.
8. PLANTER, REFER TO LANDSCAPE DWGS AND ARCHITECTURAL POST TENSIONED SLAB PLANS FOR FURTHER INFO.
9. CONCRETE PAVING OVER WATERPROOFING, POST TENSION SLAB WHERE OCCURS. SEE (18/A2.3) AND LANDSCAPE DRAWINGS FOR FURTHER INFORMATION.
10. STAIR SHAFT ENCLOSURE TO HAVE TWO HOUR RATED CONSTRUCTION. DOORS TO BE APPROVED ONE AND ONE-HALF HOUR FIRE RATED TIGHT FITTING OR GASKETED DOOR AND SELF CLOSING OR EQUIVALENT PER SECTION 713.1 OF U.B.C. SEE DETAIL (11/A10.4) (4/A10.4)
11. TWO HOUR RATED DUCT SHAFT FOR GARAGE VENTILATION PER MECHANICAL DRAWINGS AND DETAIL (17/A10.1)
12. OTIS ODYSSEY 1500 LB CAPACITY @ 350 FPM ELEVATOR BY OTIS CONTACT JAMES MALAHAN 858/514-2833
13. JANITOR'S SINK AND STORAGE CABINET
14. USPS APPROVED MAIL BOXES. CONTRACTOR TO COORDINATE WITH LOCAL USPS
15. GAS METER PER MECHANICAL PLANS
16. POST TENSIONED SLAB PER STRUCTURAL PLANS AND ARCHITECTURAL APT1-APT8 PT SLAB PLANS AND DETAIL (13/A3.0)
17. MAXIMUM THRESHOLD SHOULD BE 3/4" CHANGE IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1 UNIT VERTICAL TO 2 UNITS HORIZONTAL (50% SLOPE)
18. FLOOR FINISH PER OWNER. PREP. SURFACE TO RECEIVE FINISH. PT CONCRETE SHALL HAVE TROWELED FINISH.
19. PROVIDE AN APPROVED FIRE SPRINKLER WATER CURTAIN SYSTEM IN LIEU OF 3/4 HOUR RATING AT WINDOWS REQUIRED TO BE RATED PER TABLE 3A OF 2001 C.B.C.
20. PRECAST CONCRETE COLUMN PER ELEVATIONS
21. BOTH SINGLE-STORY DWELLING UNITS (VIA) ON THE PRIMARY ENTRY LEVEL OF MULTISTORY DWELLING UNITS W/ BUILDING WITH ELEVATORS) THE MAXIMUM VERTICAL FLOOR CHANGE IS 1/4 INCH, EXCEPT WHEN A TAPERED THRESHOLD IS USED. THE MAXIMUM HEIGHT IS 1/2 INCH
22. PROVIDE THREE HOUR CONSTRUCTION BETWEEN GARAGE CEILING AND FLOOR ABOVE. SEE DETAIL
23. PARAPET WALL PER SECTIONS (13/A2.0)
24. CLAY TILE ROOF PER ROOF PLAN
25. ALL TENANT IMPROVEMENTS FOR OFFICE UNDER SEPARATE PERMIT. PAR SHELL ONLY UNDER THIS PERMIT. SEE KEYNOTE FOR FURTHER INFORMATION.
26. OPEN TO BELOW
27. LENNOX B-VENT FIREPLACE, ELITE 3530 FIREPLACE. ANSI Z21.88, WH5200006711
28. INTERCOM W/ DIAL-UP, CARD READER PER SECURITY CONSULTANT. SEE DOOR SCHEDULE.
29. IRRIGATION CONTROL BOX PER LANDSCAPE DRAWINGS.
30. PROVIDE ONE HOUR DOOR AND ONE HOUR RATED WALL FOR OCCUPANCY SEPARATION BETWEEN B & R1 OCCUPANCIES.
31. DUCT SHAFT FOR ELECTRICAL COMPANY. PROVIDE TWO HOUR SHAFT ENCLOSURE. WHERE ELECTRICAL ROOM OCCURS, ELECTRICAL ROOM SHALL ACT AS TWO HOUR SHAFT ENCLOSURE. PROVIDE TWO HOUR SELF CLOSING DOOR PER DOOR SCHEDULE. SEE DETAIL (13/A10.1) (17/A10.1)
32. WASHER/ DRYER. PROVIDE STACKED UNIT WHERE INDICATED
33. PROVIDE THIN SET TILE, SLOPE TO DRAIN. INCLUDE $4.00 PER S.F. ALLOWANCE FOR MATERIALS ONLY. LABOR SHALL BE INCLUDED IN BID.
34. LINE OF SOFFIT ABOVE PER REFLECTED CEILING PLANS.
35. ONE AND A HALF (1.5) HOUR RATED DOOR AT ELEVATOR W/ MAGNETIC HOLD OPEN TIED TO SMOKE DETECTION SYSTEM.
36. SIGN PER (18/A1.1)
37. DECORATIVE STONE TILE MOSAIC. TO BE APPROVED BY OWNER SUBMIT SHOP DRAWINGS. PROVIDE $9.00 PER SF ALLOWANCE. MATERIALS ONLY. ACCOUNT FOR INSTALLATION IN BID.
38. EXTERIOR 10" STUD WALL.
39. PROVIDE RESILIENT CHANNEL, FURRING, INSULATION AND QUIET ROCK GWB AT CONCRETE STAIR SHAFT ABUTTING RESIDENTIAL. CAULK WITH ACOUSTIC SEALANT.
40. SEALED CONCRETE AT EXTERIOR RESIDENTIAL STORAGE AREAS. PROVIDE METAL DOOR THRESHOLD AT TILE TRANSITIONS.

NOT USED | 20 | NOT USED | 16 | NOT USED | 12

WALL SCHEDULE | 4

PLAN SYMBOL	DESCRIPTION
	1-HR F.R. INTERIOR WALL (6/A10.1) 1-HR F.R. INTERIOR WALL
	1-HR F.R. TENANT SEPARATION WALL (13/A10.1) 3-5/8" METAL STUDS, TYP.
	2-HR F.R. EXTERIOR WALL (5/A10.1) 6" METAL STUDS, TYP. DOUBLE FRAMING PER PLAN TYPICAL CMU WALL - PRECISION FACE ECOSHELL ENAMEL PAINT - WHITE
	SHOTCRETE WALL SEE STRUCTURAL DRAWINGS FLOAT FINISH, ECOSHELL ENAMEL PAINT - WHITE
	1-HR F.R. EXTERIOR WALL (16/A10.1) 6" METAL STUDS, TYP. DOUBLE FRAMING PER PLAN NON RATED EXTERIOR WALL 6" METAL STUDS, TYP. DOUBLE FRAMING PER PLAN
	2-HR F.R. INTERIOR WALL (13/A10.1) 3-5/8" METAL STUDS, TYP.
	2-HR F.R. SHAFT WALL (17/A10.1)

NOTE: PROVIDE SINGLE COURSE CMU CURB AT P10 LEVEL 1 GARAGES, TRASH AND EGRESS CORRIDOR PER DETAILS 30 A6B/APT1

SCHEDULED DOOR PER SHEETS A801 AND A802
SCHEDULED GLAZING PER SHEET A900

GENERAL NOTE:

1. DIMENSIONS @ MTL STUD WALLS ARE TO FACE OF FRAMING
2. DIMENSIONS @ CONCRETE MASONRY & CONC. WALLS/COL ARE TO FACE OF MASONRY OR CONCRETE
3. ALL INTERIOR FINISHES SHALL HAVE A CLASS III FLAME SPREAD RATING MINIMUM PER CBC 804
4. PENETRATIONS OF FIRE-RESISTIVE SHALLS AND CEILINGS SHALL BE PROTECTED AS REQUIRED PER CBC 709 AND 710.
5. ALL EXITS ARE TO BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE.
6. ALL PARTITIONS AND FLOORS SHALL BE CAULKED AROUND THE PERIMETER WITH A NON-HARDENING CAULKING COMPOUND. FOR PARTITIONS A CONTINUOUS BEAD OF CAULKING SHALL BE PLACED UNDER THE EDGE OF THE BASE LAYER OF GYPSUM BOARD OR LATH ON EACH SIDE OF PARTITION. PROVIDE FIRE CAULK AT RATED WALLS PER SPECIFICATIONS.
7. SEE ARCHITECTURAL POST TENSIONED SLAB PLANS FOR ADDITIONAL INFORMATION
8. ALL WALLS TO BE NON-COMBUSTIBLE.
9. ALL FLOOR TILE SURFACES SHALL MEET ADA REQUIREMENTS FOR SLIP RESISTANCE.
10. ALL EXTERIOR GWB SHALL BE DENSGLASS GOLD.
11. FINISH LEVELS FOR GWB SHALL BE AS FOLLOWS:
    A. INTERIOR OF UNITS - 80/20 SAND FE.
    B. CORRIDORS AND LOBBIES, ALL PUBLIC SPACES U.O.N. - LEVEL 4 SMOOTH.
    C. GROUND FLOOR ELEVATOR LOBBY - LEVEL 5 SMOOTH.
    D. MECHANICAL ROOMS, ELECTRICAL ROOMS, COMMON EGRESS STAIRWELLS - LEVEL 2 FIRE TAPED.
12. ALL CONCRETE SHEAR WALLS AT INTERIOR OF UNITS/ IN PUBLIC SPACES WHERE EXPOSED TO VIEW SHALL RECEIVE 7/8" HAT CHANNEL FURRING - SHOT FINISHED TO CONCRETE WALL WITH 5/8" GWB FINISH. SEE PLUMBING AND MECHANICAL PLANS FOR WALL LOCATIONS WHICH WILL NEED TO BE 6" METAL STUDS TO ACCOMMODATE PIPE AND DUCT RUNS.
13. ALL EXTERIOR WALLS SHALL BE MIN. 5" METAL STUDS (40) EXCEPT WHERE NOTED OTHERWISE BY KEYNOTE

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Portola

APPROVAL:

REGISTERED PROFESSIONAL ENGINEER
WILLIAM C. GORNO
NO. C-21704
EXP. DEC. 31, 2010
STATE OF CALIFORNIA

APPROVAL:

APPROVAL:

APPROVAL:

PORTOLA MIXED-USE

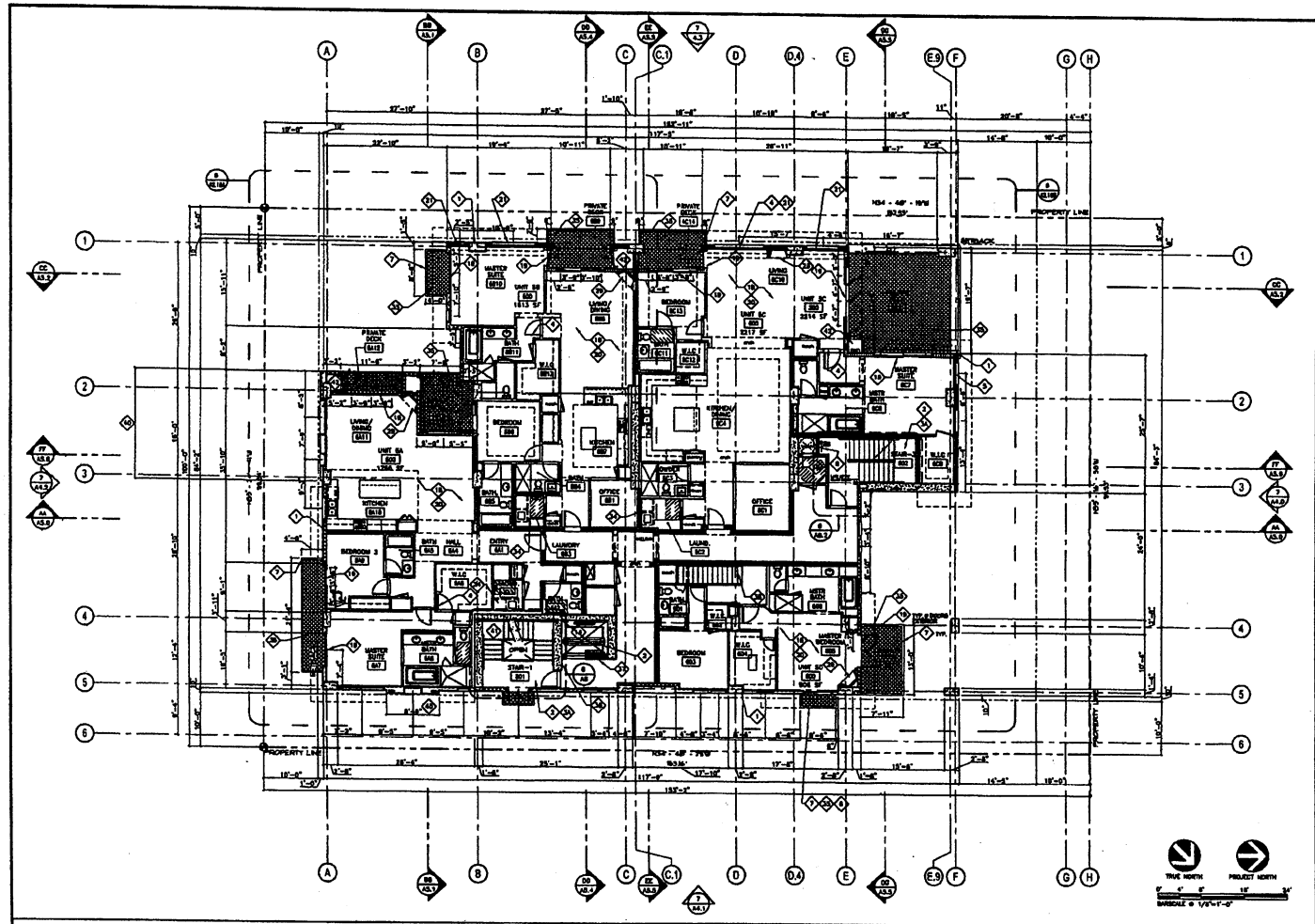
960 PIER VIEW WAY
OCEANSIDE, CA

Description	Date
PROGRESS	06-15-06
100% CD SUBMITTAL	08-11-06
100% BUILDING SUBMITTAL	08-14-06
100% BUILDING SUBMITTAL REV 1	09-15-06

Job No. 0003
Drawn by DCG TFAN
Checked by TC

FIFTH FLOOR
FLOOR PLAN

A2.7



SIXTH FLOOR COMPOSITE: FLOOR PLAN

1/8"=1'-0" | 7

1. WALL PER WALL SCHEDULE. STONE VENEER WHERE OCCURS PER EXTERIOR ELEVATIONS
2. PROVIDE TWO HOUR RATED CONSTRUCTION ON ELEVATOR SHAFT AND STAIR ENCLOSURE. DOORS TO BE APPROVED ONE AND ONE-HALF HOUR FIRE RATED TIGHT FITTING OR GASKETED DOOR AND SELF CLOSING OR EQUIVALENT PER SECTION 713.1 OF U.B.C. SEE (17/A10.1)
3. METAL STAIR AT STAIRS 1,2 AND 4. DEFERRED SUBMITTAL PER.
4. STEEL STAIR W/ CONCRETE PAN PER ENLARGED STAIR PLANS.
5. SCHEDULED DOOR
6. SCHEDULED GLAZING
7. FUTURE ACCESSIBLE TOILET ROOM AND KITCHENETTE LOCATION. STUB TO PER PLUMBING DRAWINGS. TO BE CONSTRUCTED UNDER SEPARATE TENANT IMPROVEMENT PERMIT.
8. METAL GUARDRAIL PER ELEVATIONS AND (12/A3.4)
9. FIRE SPRINKLER RISER. REFER TO CIVIL AND PLUMBING DWGS FOR FURTHER INFORMATION.
10. FIRE EXTINGUISHER AND CABINET. SURFACE MTD., TYP. VERIFY LOCATION AND STYLE.
11. PLANTER. REFER TO LANDSCAPE DWGS AND ARCHITECTURAL POST TENSIONED SLAB PLANS FOR FURTHER INFO.
12. CONCRETE PAVING OVER WATERPROOFING. POST TENSION SLAB WHERE OCCURS. SEE (13/A2.3) AND LANDSCAPE DRAWINGS FOR FURTHER INFORMATION.
13. TRASH CHUTE ENCLOSURE TO HAVE TWO HOUR RATED CONSTRUCTION. DOORS TO BE APPROVED ONE AND ONE-HALF HOUR FIRE RATED TIGHT FITTING OR GASKETED DOOR AND SELF CLOSING OR EQUIVALENT PER SECTION 713.1 OF U.B.C. SEE DETAIL (11/A10.1) (6/A10.2)
14. TWO HOUR RATED DUCT SHAFT FOR GARAGE VENTILATION PER MECHANICAL DRAWINGS AND DETAIL (17/A10.1)
15. OTIS GENERIES 3500 LB CAPACITY @ 350 FPM ELEVATOR BY OTIS CONTACT JAMES MULLANY 858/514-3623
16. JANITOR'S SINK AND STORAGE CABINET
17. USPS APPROVED MAIL BOXES. CONTRACTOR TO COORDINATE WITH LOCAL USPS
18. GAS METER PER MECHANICAL PLANS
19. POST TENSIONED SLAB PER STRUCTURAL PLANS AND ARCHITECTURAL APT1-APT9 PT SLAB PLANS AND DETAIL (12/A3.2)
20. MAXIMUM THRESHOLD SHOULD BE 3/4" CHANGE IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1 UNIT VERTICAL TO 2 UNITS HORIZONTAL (50% SLOPE)
21. FLOOR FINISH PER OWNER. PREP. SURFACE TO RECEIVE FINISH. PT CONCRETE SHALL HAVE TROWELED FINISH.
22. PROVIDE AN APPROVED FIRE SPRINKLER WATER CURTAIN SYSTEM IN LIEU OF 3/4 HOUR RATING AT WINDOWS REQUIRED TO BE RATED PER TABLE 5A OF 2001 C.B.C.
23. PRECAST CONCRETE COLUMN PER ELEVATIONS
24. WITHIN SINGLE-STORY DWELLING UNITS (AND ON THE PRIMARY ENTRY LEVEL OF MULTISTORY DWELLING UNITS IN BUILDINGS WITH ELEVATORS) THE MAXIMUM VERTICAL FLOOR CHANGE IS 1/4 INCH, EXCEPT WHEN A TAPERED THRESHOLD IS USED, THE MAXIMUM HEIGHT IS 1/2 INCH
25. PROVIDE THREE HOUR CONSTRUCTION BETWEEN GARAGE CEILING AND FLOOR ABOVE. SEE DETAIL
26. PARAPET WALL PER SECTIONS (12/A2.5)
27. CLAY TILE ROOF PER ROOF PLAN
28. ALL TENANT IMPROVEMENTS FOR OFFICE UNITS SEPARATE PERMIT, RAW SHELL ONLY UNDER THIS PERMIT. SEE KEYNOTE (5) FOR FURTHER INFORMATION.
29. OPEN TO BELOW
30. LENNOX B-VENT FIREPLACE. ELITE 3530 FIREPLACE. ANSI Z21.88. W#2000G711
31. INTERCOM W/ DIAL-UP, CARD READER PER SECURITY CONSULTANT. SEE DOOR SCHEDULE.
32. IRRIGATION CONTROL BOX PER LANDSCAPE DRAWINGS.
33. PROVIDE ONE HOUR DOOR AND ONE HOUR RATED WALL FOR OCCUPANCY SEPARATION BETWEEN B & R1 OCCUPANCIES.
34. DUCT SHAFT FOR ELECTRICAL CONDUIT. PROVIDE TWO HOUR SHAFT ENCLOSURE. WHERE ELECTRICAL ROOM OCCURS ELECTRICAL ROOM SHALL ACT AS TWO HOUR SHAFT ENCLOSURE. PROVIDE TWO HOUR SELF CLOSING DOOR PER DOOR SCHEDULE. SEE DETAIL (12/A10.1) (17/A10.1)
35. WASHER/ DRYER. PROVIDE STACKED UNIT WHERE INDICATED
36. PROVIDE THIN SET TILE, SLOPE TO DRAIN. INCLUDE $8.00 PER S.F. ALLOWANCE FOR MATERIALS ONLY. LABOR SHALL BE INCLUDED IN BID.
37. LINE OF SOFFIT ABOVE PER REFLECTED CEILING PLANS.
38. ONE AND A HALF (1.5) HOUR RATED DOOR AT ELEVATOR W/ MAGNETIC HOLD OPEN TIED TO SMOKE DETECTION SYSTEM.
39. SIGN PER (19/A1.1)
40. DECORATIVE STONE TILE MOSAIC. TO BE APPROVED BY OWNER SUBMIT SHOP DRAWINGS. PROVIDE $9.00 PER S' ALLOWANCE MATERIALS ONLY ACCOUNT FOR INSTALLATION IN BID.
41. EXTERIOR 10" STUD WALL.
42. PROVIDE RESILIENT CHANNEL, FURRING, INSULATION AND QUIET ROCK GWB AT CONCRETE STAIR SHAFT ABUTTING RESIDENTIAL. CAULK WITH ACOUSTIC SEALANT.
43. SEALED CONCRETE AT EXTERIOR RESIDENTIAL STORAGE AREAS. PROVIDE METAL DOOR THRESHOLD AT TILE TRANSITION.

KEYNOTES

3

NOT USED	20	NOT USED	16	NOT USED	12

WALL SCHEDULE

4

PLAN SYMBOL	DESCRIPTION
	1-HR F.R. EXTERIOR WALL (8/A10.1) 1-HR F.R. INTERIOR WALL
	1-HR F.R. TENANT SEPARATION WALL (12/A10.1) 3-5/8" METAL STUDS, TYP.
	2-HR F.R. EXTERIOR WALL (8/A10.1) 6" METAL STUDS, TYP. DOUBLE FRAMING PER PLAN TYPICAL CMU WALL, PRECISION FACE EGGSHELL ENAMEL PAINT - WHITE
	SHOTCRETE WALL SEE STRUCTURAL DRAWINGS FLOAT FINISH, EGGSHELL ENAMEL PAINT - WHITE
	1-HR F.R. EXTERIOR WALL (12/A10.1) 5" METAL STUDS, TYP. DOUBLE FRAMING PER PLAN NON RATED EXTERIOR WALL 5" METAL STUDS, TYP. DOUBLE FRAMING PER PLAN
	2-HR F.R. INTERIOR WALL (13/A10.2) 3-5/8" METAL STUDS, TYP.
	2-HR F.R. SHAFT WALL (17/A10.1)
	SCHEDULED DOOR FOR SHEETS A801 AND A802 SCHEDULED GLAZING PER SHEET A800

NOTE: PROVIDE SMOKE COURSE CMU CURB AT P+0 LEVEL 1 GARAGES, TRASH AND EGRESS CORRIDOR PER DETAILS 20 A8B/AP1

GENERAL NOTE:

1. DIMENSIONS @ MTL STUD WALLS ARE TO FACE OF FINISHED
2. DIMENSIONS @ CONCRETE MASONRY & CONC. WALLS/COL. ARE TO FACE OF MASONRY OR CONCRETE
3. ALL INTERIOR FINISHES SHALL HAVE A CLASS III FLAME SPREAD RATING MINIMUM PER CBC 804
4. PENETRATIONS OF FIRE-RESISTIVE WALLS AND CEILINGS SHALL BE PROTECTED AS REQUIRED PER CBC 708 AND 719.
5. ALL EXITS ARE TO BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE.
6. ALL PARTITIONS AND FLOORS SHALL BE SEALED AROUND THE PERIMETER WITH A NON-HARDENING CAULKING COMPOUND. FOR PARTITIONS A CONTINUOUS BEAD OF CAULKING SHALL BE PLACED UNDER THE EDGE OF THE BASE LAYER OF GYPSUM BOARD ON LOW ON EACH SIDE OF PARTITION. PROVIDE FIRE CAULK AT RATED WALLS PER SPECIFICATIONS.
7. SEE ARCHITECTURAL POST TENSIONED SLAB PLANS FOR ADDITIONAL INFORMATION
8. ALL WALLS TO BE NON-COMBUSTIBLE.
9. ALL FLOOR TILE SURFACES SHALL MEET ADA REQUIREMENTS FOR SLIP RESISTANCE.
10. ALL EXTERIOR GWB SHALL BE NON-GRAIN COLD.
11. FINISH LEVELS FOR GWB SHALL BE AS FOLLOWS:
    A. INTERIOR OF UNITS - 60/20 SANTA FE
    B. CORRIDORS AND LOBBIES, ALL PUBLIC SPACES U.O.N. - LEVEL 4 SMOOTH.
    C. GROUND FLOOR ELEVATOR LOBBY - LEVEL 5 SMOOTH
    D. MECHANICAL ROOMS, ELECTRICAL ROOMS, COMMON EGRESS STAIRWELLS - LEVEL 2 FINE TAPED.
12. ALL CONCRETE SHEAR WALLS AT INTERIOR OF UNITS/ IN PUBLIC SPACES WHERE EXPOSED TO VIEW SHALL RECEIVE 7/8" HAT CHANNEL FURRING - SHOT PANNED TO CONCRETE WALL, WITH 5/8" GWB FINISH. SEE PLUMBING AND MECHANICAL PLANS FOR WALL LOCATIONS WHICH WILL NEED TO BE 8" METAL STUDS TO ACCOMMODATE PIPE AND DUCT FUNC.
13. ALL EXTERIOR WALLS SHALL BE MIN. 6" METAL STUDS EXCEPT WHERE INDICATED BY KEYNOTE (40)

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Portola

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REGISTERED PROFESSIONAL ENGINEER
WAYNE C. OCHOA
NO. C-37750
EXP. JUN. 30, 2009
STATE OF CALIFORNIA

APPROVAL:

APPROVAL:

APPROVAL:

PORTOLA MIXED-USE

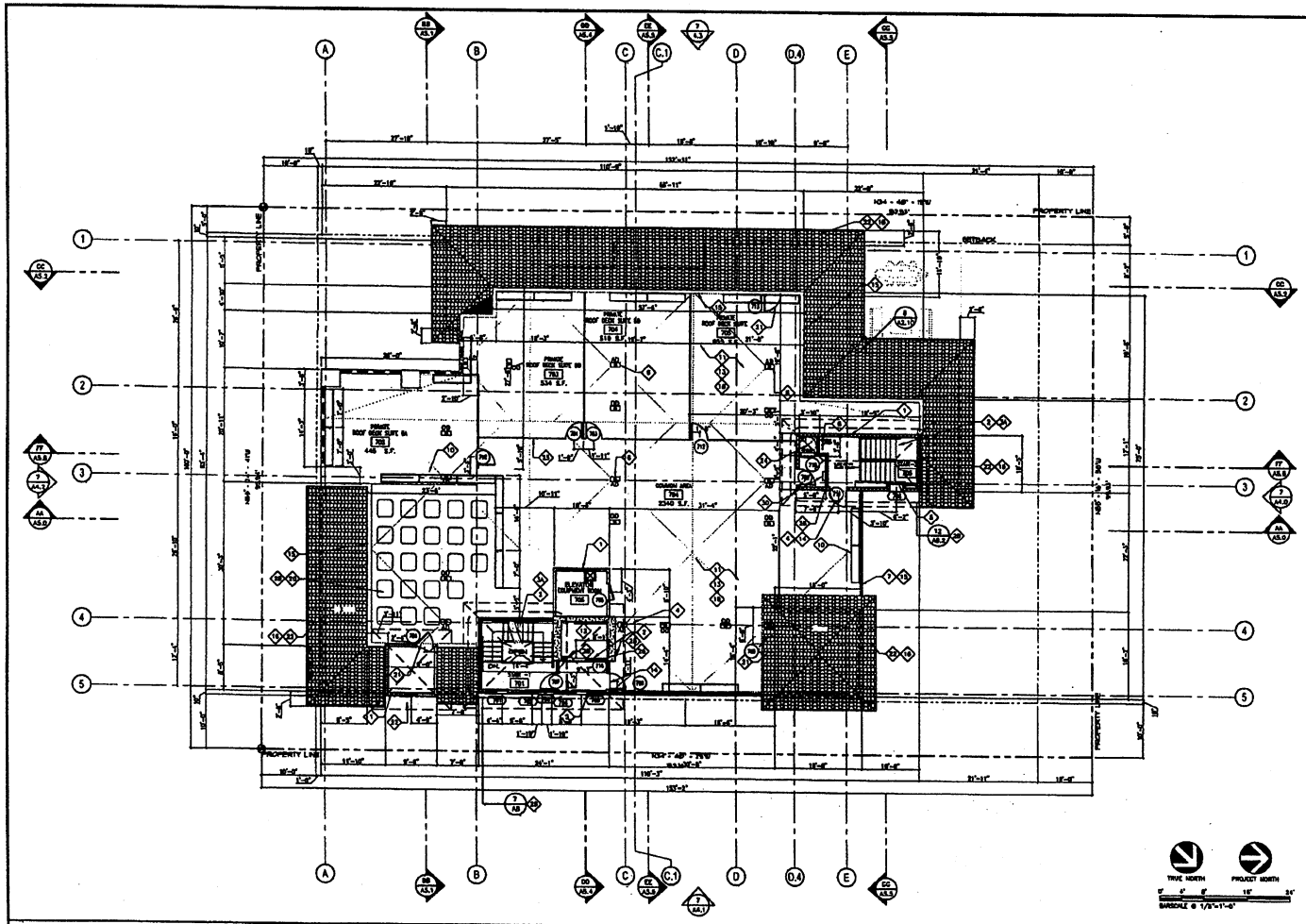
960 PIER VIEW WAY
OCEANSIDE, CA

Date	Description
05-14-07	1ST PLAN CHECK SUBMITTAL
05-14-07	2ND PLAN CHECK SUBMITTAL
05-14-07	3RD PLAN CHECK SUBMITTAL

Job No. 10001
Drawn by CCG TEAM
Checked by 10

SIXTH FLOOR FLOOR PLAN

A2.8



1. WALL PER SHEET SCHEDULE. STONE VENEER WHERE OCCURS PER EXTERIOR ELEVATIONS
2. PROVIDE TWO HOUR RATED CONSTRUCTION ON ELEVATOR SHAFT AND STAIR ENCLOSURE. DOORS TO BE APPROVED ONE AND ONE-HALF HOUR FIRE RATED TIGHT FITTING OR GASKETED DOOR AND SELF CLOSING OR EQUIVALENT PER SECTION 713.1 OF U.B.C.
3. METAL STAIR AT STAIRS 1,2 AND 3. DEFERRED SUBMITTAL ITEM.
4. STEEL STAIR W/ CONCRETE PAN PER ENLARGED STAIR PLANS.
5. SCHEDULED DOOR
6. SCHEDULED GLAZING
6. AREA DRAIN/OVERFLOW DRAIN TYP. SIZE STL. (8 / A10.1)
7. METAL GUARDRAIL PER (13 / A5.0) SIM.
8. FIRE SPRINKLER RISER. REFER TO PLUMBING DWGS.
9. FIRE EXTINGUISHER AND CABINET, SURFACE MTD., TYP.
10. SELF IRRIGATION PREFABRICATED PLANTER BOX PER LANDSCAPE DRAWINGS/PLANTER. REFER TO LANDSCAPE DWGS.
11. SCHOTCH INTEGRAL COLOR, STAMPED WATERPROOFING, TYP. AT ROOF DECK. COLOR TO BE SELECTED BY ARCHITECT AND APPROVED BY OWNER.
12. DOVE CEARLESS 2500 LB CAPACITY @ 350 FPM ELEVATOR BY OTIS. CONTACT JAMES MULLANY 858-514-2823
13. POST TENSIONED SLAB PER STRUCTURAL PLANS AND ARCHITECTURAL POST TENSIONED SLAB PLAN. APPR. SLOPE TO DRAIN.
14. MARMAI THRESHOLD SHOULD BE 3" CHANGE IN LEVEL BETWEEN 1/4" AND 1/2" SHAL BE BEVELED WITH A SLOPE NO GREATER THAN 1 UNIT VERTICAL TO 2 UNITS HORIZONTAL (50% SLOPE)
15. PARAPET WALL PER STRUCTURAL W/ 7/8" EXT. CEMENT PLASTER O/ 2 LAYERS MIN. GRADE "B" BUILDING PAPER O/ 1/2" DWB.
16. ROOFING STRUCTURE PER STRUCTURAL DRAWINGS.
17. CLASS "A" B.U.R TO BE GAFGLAS FLEXPLYS W/ 30 YEAR DIAMOND PLEDGE AND SYSTEM PLEDGE GUARANTEE. OVER PLYWOOD & FRAMING PER STRUCTURAL. 1/4" PER FOOT SLOPE MIN. TO DRAIN, TYP. U.L. 790
18. 1/4" PER FOOT SLOPED SLAB TO DECK DRAIN, TYP.
19. CRICKET, TYP. MIN SLOPE 1/4" PER FOOT
20. MECHANICAL UNITS PER MECHANICAL PLANS NOT TO EXCEED OPERATING. AND DETAIL (18 / A10.2)
21. ATTIC ACCESS DOOR
22. CLAY TILE ROOFING, CLASS "A", US TILE, "DC ANZA SLENDY", TWO PIECE MISSION TILE MOD LA / BOL 5360/ 3653 OR OWNER APPROVED EQUAL. PER MANUFACTURES INSTRUCTIONS OVER ASP ROOFING FELT UNDERLAYMENT AT ROOF WITH A MINIMUM OF 4 TO 12 SLOPE.
23. O'HAGINS — VENT TILE. 0.57 SF OF NET FREE VENT AREA PER VENT. CONTRACTOR TO PROVIDE REQUIRED NET FREE VENT AREA PER ATTIC VENTILATION TABLE.
24. TRASH CHUTE TO HAVE TWO HOUR RATED CONSTRUCTION. DOORS TO BE APPROVED ONE AND ONE-HALF HOUR FIRE RATED TIGHT FITTING OR GASKETED DOOR AND SELF CLOSING OR EQUIVALENT PER SECTION 713.1 OF U.B.C. SEE DETAIL
25. METAL FENCE A GATE—42"H W/ 2" TUBE STEEL POSTS SPACED 48" O.C. MAX. SPACE EQUALLY. SUBMIT SHOP DRAWINGS. SEE DETAIL (18 / AP72) SIM.
26. ONE AND A HALF (1-30) HOUR RATED DOOR AT ELEVATOR W/ MAGNETIC HOLD OPEN TIED TO SMOKE DETECTION SYSTEM.
27. DECORATIVE ARCHED RECESS PER EXTERIOR ELEVATIONS
28. SIGN PER (13 / A1.1)
29. PROVIDE MECHANICAL CURBS AND VIBRATION ISOLATION SPRINGS AT ALL MECHANICAL UNITS PER SPECIFICATIONS.
30. PROVIDE INSTA HOT WATER HEATER AND SPIGOT AT TRASH CHUTE PER PLUMBING DRAWINGS FOR CLEANING PURPOSES.

ROOF DECK COMPOSITE: FLOOR PLAN | SCALE 1/8"=1'-0" | 7 | KEYNOTES | 3

1. ROOF CRICKETS ARE SHOWN IN GENERAL LOCATIONS. CONTRACTOR SHALL VERIFY EXACT LOCATIONS IN FIELD. IN NO CASE SHALL SLOPE BE LESS THAN 1/4" PER FOOT IN ANY DIRECTION.

2. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION ON BUILT-UP ROOFING SYSTEM AND ASSOCIATED DETAILS. ROOFING SHALL BE APPLIED ACCORDING TO SCHALLER ROOFING SYSTEM SPECIFICATION 40HC WITH MAL CLASS "A" ASSEMBLY. ROOFING SYSTEM SHALL HAVE A TEN (10) YEAR TRANSFERABLE MANUFACTURER WARRANTY. APPLY PER MANUFACTURER'S RECOMMENDATION

3. SEE DETAIL (8 / A10.1) FOR PIPE PENETRATION DETAIL

4. ALL ROOFING SHALL BE CLASS "A" MIN.
5. ALL CLAY TILE ROOFING SHALL SLOPE 4:12 TYP. ALL BUILT UP ROOFING SHALL SLOPE 1/2" PER FOOT MINIMUM. ALL ROOF DECKS SHALL SLOPE 2% (PER ADA REQUIREMENTS- DO NOT EXCEED).

NOT USED | 20 | ROOF NOTES | 16 | NOT USED | 12

PLAN SYMBOL | DESCRIPTION

- 1-HR F.R. INTERIOR WALL — (9 / A10.1)
  1-HR F.R. INTERIOR WALL
- 1-HR F.R. TENANT SEPARATION WALL — (13 / A10.1)
  3-5/8" METAL STUDS, TYP.
- 2-HR F.R. EXTERIOR WALL — (8 / A10.1)
  6" METAL STUDS, TYP.
  DOUBLE FRAMING PER PLAN
  TYPICAL CMU WALL , PRECISION FACE
  EGGSHELL ENAMEL PAINT - WHITE
- SHOTCRETE WALL SEE STRUCTURAL DRAWINGS
  FLOAT FINISH, EGGSHELL ENAMEL PAINT - WHITE
- 1-HR F.R. EXTERIOR WALL — (18 / A10.1)
  6" METAL STUDS, TYP.
  DOUBLE FRAMING PER PLAN
- NON RATED EXTERIOR WALL
  6" METAL STUDS, TYP.
  DOUBLE FRAMING PER PLAN
- 2-HR F.R. INTERIOR WALL — (13 / A10.1)
  3-5/8" METAL STUDS, TYP.
- 2-HR F.R. SHAFT WALL — (17 / A10.1)

SCHEDULED DOOR PER SHEETS A801 AND A802
SCHEDULED GLAZING PER SHEET A800

NOTE: PROVIDE SINGLE COURSE BRICK CURB AT PED LEVEL 1 GARAGES, TRASH AND EGRESS CORRIDOR PER DETAILS 20 A8B/AP11

GENERAL NOTE:
1. DIMENSIONS @ STL STUD WALLS ARE TO FACE OF FRAMING
2. DIMENSIONS @ CONCRETE MASONRY & CONC. WALLS/COL ARE TO FACE OF MASONRY OR CONCRETE
3. ALL INTERIOR FINISHES SHALL HAVE A CLASS B FLAME SPREAD RATING MINIMUM PER CBC 804
4. PENETRATIONS OF FIRE-RESISTIVE WALLS AND CEILINGS SHALL BE PROTECTED AS REQUIRED PER CBC 708 AND 710.
5. ALL EXITS ARE TO BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE.
6. ALL PARTITIONS AND FLOORS SHALL BE CAULKED AROUND THE PERIMETER WITH A NON-HARDENING CAULKING COMPOUND. FOR PARTITIONS A CONTINUOUS BEAD OF CAULKING SHALL BE PLACED UNDER THE EDGE OF THE BASE LAYER OF GYPSUM BOARD OR LATH ON EACH SIDE OF PARTITION. PROVIDE FIRE CAULK AT RATED WALLS PER SPECIFICATIONS.
7. SEE ARCHITECTURAL POST TENSIONED SLAB PLANS FOR ADDITIONAL INFORMATION
8. ALL WALLS TO BE NON-COMBUSTIBLE.
9. ALL FLOOR TILE SURFACES SHALL MEET ADA REQUIREMENTS FOR SLIP RESISTANCE.
10. ALL EXTERIOR GWB SHALL BE DUROGLASS GOLD.
11. FINISH LEVELS FOR GWB SHALL BE AS FOLLOWS:
    A. INTERIOR OF UNITS — 80/20 SANTA FE
    B. CORRIDORS AND LOBBIES IN PUBLIC SPACES U.O.N. — LEVEL 4 SMOOTH.
    C. CEILING FLOOR ELEVATOR LOBBY — LEVEL 5 SMOOTH
    D. MECHANICAL ROOMS, ELECTRICAL ROOMS, COMMON EGRESS STAIRWELLS — LEVEL 2 FINE TAPED.
12. ALL CONCRETE SHEAR WALLS AT INTERIOR OF UNITS/ IN PUBLIC SPACES WHERE EXPOSED TO VIEW SHALL RECEIVE 7/8" HAT CHANNEL FURRING — SHOT PINNED TO CONCRETE WALL, WITH 5/8" GWB FINISH. SEE PLUMBING AND MECHANICAL PLANS FOR WALL LOCATIONS WHICH WILL NEED TO BE 6" METAL STUDS TO ACCOMMODATE PIPE AND DUCT RUNS.
13. ALL EXTERIOR WALLS SHALL BE MIN. 6" METAL STUDS EXCEPT WHERE INDICATED BY KEYNOTE

WALL SCHEDULE | 4

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Portola

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No. C-14728
Exp. 12-31-2010
STATE OF CALIFORNIA

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APPROVAL:

PORTOLA MIXED-USE

960 PIER VIEW WAY
OCEANSIDE, CA

Revisions	Date
1ST BLDG PERMIT SUBMITTAL	06-15-07
1ST BLDG PERMIT SUBMITTAL	06-15-07
2ND BLDG PERMIT SUBMITTAL	06-15-07
2ND BLDG PERMIT SUBMITTAL/ADD. SET	06-15-07

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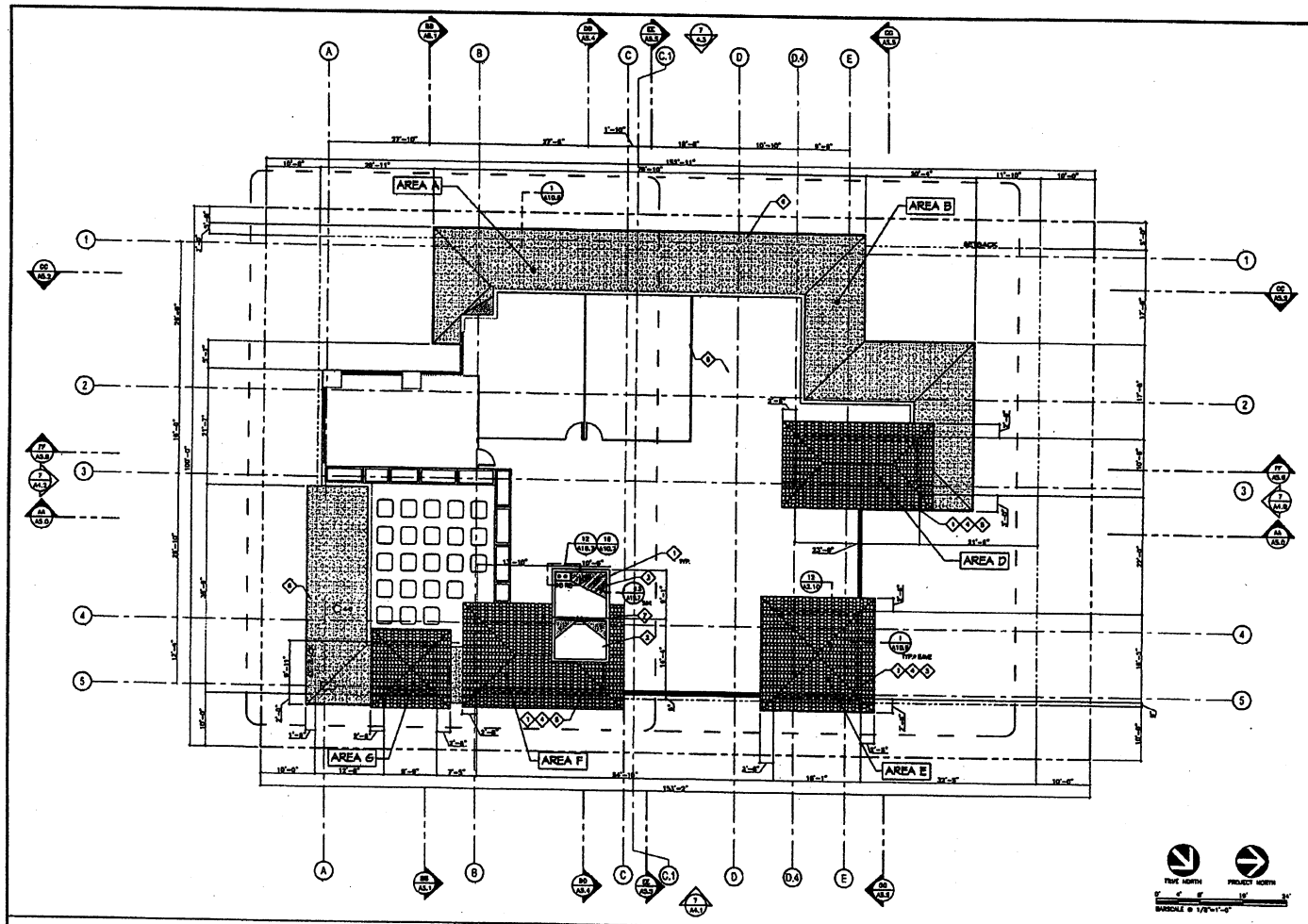
Job. No.	10000
Drawn by	DDG TEAM
Checked by	KK

ROOF DECK FLOOR PLAN

A2.9

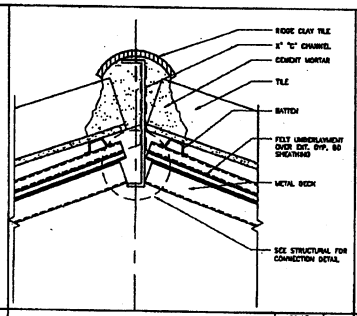


1. CLAY TILE ROOFING, CLASS "A", LIS TILE, "DE ANZA BLEND", TWO PIECE MISSION TILE 800 LB./ SQ. (CSBS 3063 OR OWNER APPROVED EQUAL, PER MANUFACTURES INSTRUCTIONS OVER 40# ROOFING FELT UNDERLAYMENT AT ROOF WITH A MINIMUM OF 4 TO 12 SLOPE.
2. CLASS "A" BUR TO BE GAFGAS FLOPLYS W/ 20 YEAR BONDED PLEDGE AND SYSTEM PLEDGE GUARANTEE. OVER PLYWOOD & FRAMING PER STRUCTURAL. 1/4" PER FOOT SLOPE MIN. TO DRAIN, TYP. UL@ 790
3. CRICKET, TYP. MIN SLOPE 1/4" PER FOOT
4. S'MAGINE – VENT TILE, 0.67 SF OF NET FREE VENT AREA PER VENT. CONTRACTOR TO PROVIDE REQUIRED NET FREE VENT AREA PER ATTIC VENTILATION TABLE.
5. ROOFING STRUCTURE PER STRUCTURAL DRAWINGS.
6. ROOF DECK/STRUCTURE BELOW SEE SHEET A2.9
7. SCUPPER PER DETAIL 18/A10.2

KEYNOTES 3

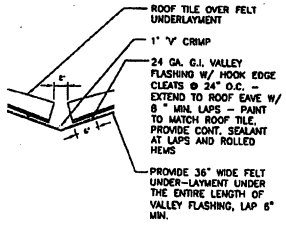
1. ROOF CRICKETS ARE SHOWN IN GENERAL LOCATIONS. CONTRACTOR SHALL VERIFY EXACT LOCATIONS IN FIELD. IN NO CASE SHALL SLOPE IN VALLEYS BE LESS THAN 1/4" PER FOOT IN ANY DIRECTION.
2. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION ON BUILT-UP ROOFING SYSTEM AND ASSOCIATED DETAILS. ROOFING SHALL BE APPLIED ACCORDING TO SCHULLER ROOFING SYSTEM SPECIFICATION 42042 WITH U.L. CLASS "A" ASSEMBLY. ROOFING SYSTEM SHALL HAVE A TEN (10) YEAR TRANSFERABLE MANUFACTURER WARRANTY. APPLY PER MANUFACTURER'S RECOMMENDATION
3. SEE DETAIL 6/A5.1 FOR PIPE PENETRATION DETAIL
4. ALL ROOFING SHALL BE CLASS "A" MIN.
5. ALL ROOFING SHALL SLOPE 4:12 TYP.

ROOF NOTES 16



RIDGE DETAIL 12

SCALE 3"=1'-0" CUP-RIDGE 1



VALLEY 8

SCALE 1 1/2"=1'-0" VALLEY 1

ATTIC CALCULATION 4

ATTIC AREA	NET REQ'D VENT AREA (1/150)		PROVIDED VENT. AREA
AREA "A" = 665.67 SF	4.5 SF	7X	7 VENTS X .67 NET OPEN AREA= 4.69
AREA "B" = 373.6 SF	2.5 SF	4X	4 VENTS X .67 NET OPEN AREA= 2.68
AREA "C" = 172.81 SF	1.2 SF	2X	2 VENT X .67 NET OPEN AREA= 1.34
AREA "D" = 343.68 SF	1.64 SF	3X	3 VENT X .67 NET OPEN AREA= 2.01
AREA "E" = 284.33 SF	1.9 SF	3X	3 VENT X .67 NET OPEN AREA= 2.01
AREA "F" = 325.85 SF	2.2 SF	4X	4 VENTS X .67 NET OPEN AREA= 2.68
AREA "G" = 86.24 SF	0.64 SF	1X	1 VENT X .67 NET OPEN AREA= 0.67
AREA "H" = 361.66 SF	2.35 SF	4X	4 VENTS X .67 NET OPEN AREA= 2.68

NOT USED 20

ROOF PLAN 7

SCALE 1/8"=1'-0"

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APPROVAL:

REGISTERED PROFESSIONAL ENGINEER
MICHAEL C. HOWARD
No. C-37798
Exp. 12-31-2009
STATE OF CALIFORNIA

APPROVAL:

APPROVAL:

APPROVAL:

PORTOLA MIXED-USE

960 PIER VIEW WAY
OCEANSIDE, CA

REVISIONS

Description	Date
PERMIT-CS	06-04-07
1ST PLAN CHECK SUBMITTAL	09-21-07
2ND PLAN CHECK SUBMITTAL	10-19-07
3RD PLANCHECK SUBMITTAL/AND SET	12-19-07

Job No. 10005

Drawn by DOO TTAM

Checked by

ROOF PLAN

A2.10