

¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Wednesday, January 15, 2020, 9:30 a.m.
City Hall South, 1st Floor, Guajome Room

1. 9:30 - 10:30 a.m. Proposed demolition of an existing auto repair shop for a proposed 4-story mixed-use development with ground level retail and (54) residential units on the upper levels at 1602 S. Coast Hwy. Affordable units are proposed to utilize density bonus.

Zoning: C2 (Coastal General Commercial)
Land Use: Coastal General Commercial
Neighborhood Area: South Oceanside
Assessor Parcel Number: 153-112-01
Contact Person: Kevin Dunn
Email: kdunn@rincongrp.com

2. 10:30 - 11:30 a.m. Proposed exterior and interior improvements to an existing Chick-fil-A drive-thru restaurant located at 3475 Marron Road to include expansion of the drive-thru to two lanes with the addition of a by-pass lane and about 450 square feet of building addition.

Zoning: CC (Community Commercial) & OS (Open Space)
Land Use: Community Commercial & Open Space
Neighborhood Area: Lake
Assessor Parcel Number: 168-014-02
Contact Person: Patrick Salcedo
Email: patricksalcedo@truxaw.com

Attachments:

1. Parcel Map
2. Project Description Letter
3. Conceptual Site Plans
4. Vicinity/Regional Maps

¹ *The Developer's Conference provides an informal forum for prospective applicants to receive preliminary input from City staff on conceptual plans that may or may not ultimately evolve into formal application submittals. These conferences do not constitute public meetings; consequently, conference attendance by the public is at the discretion of the prospective applicant. Interested parties may contact the prospective applicant, whose contact information is included on the conference agenda. Questions and comments can also be addressed to Planning Division staff.*



STEPHEN DALTON ARCHITECTS
www.SDArchitects.net

RINCON OCEANSIDE
PACIFIC COAST HIGHWAY, OCEANSIDE, CA

STUDY 02a

12/20/19

SCOPE OF WORK

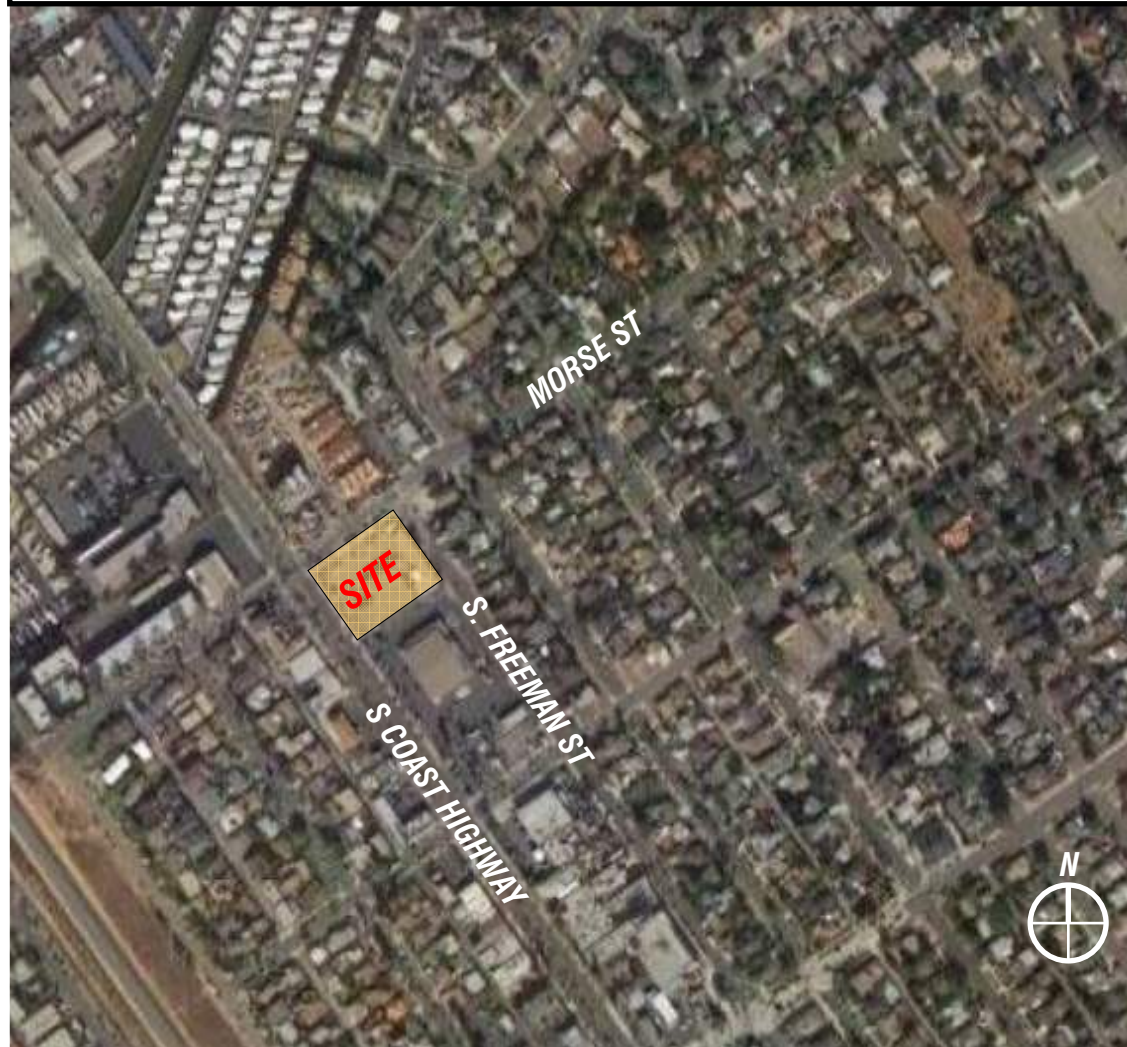
DEMOLISH AN EXISTING AUTOMOTIVE REPAIR SHOP AND CONSTRUCT A NEW MIXED-USE, 4-STORY BUILDING.

PROPOSED CONSTRUCTION TYPE IS 3-STORIES OF TYPE VA (WOOD FRAME) OVER 1-STORY OF TYPE I (CONCRETE) PODIUM.

USES WILL INCLUDE GROUND FLOOR RETAIL AND SURFACE PARKING WITH 1, 2, AND 3 BEDROOM RESIDENTIAL UNITS ABOVE.

THE PROJECT WILL SET ASIDE AFFORDABLE UNITS IN ORDER TO UTILIZE THE CITY'S DENSITY BONUS OF 35%.

VICINITY MAP



PROJECT DATA

PROJECT INFORMATION					
ADDRESS:	1602 S. COAST HIGHWAY OCEANSIDE CA, 92054	APN		153-1120-100	
		LOT SIZE		39,600 SF .91 AC	
DEVELOPMENT REGULATIONS					
BASE ZONE	C-2 / CZ	F.A.R.			-
COMMUNITY PLAN		HEIGHT	MAX		45
	COAST HIGHWAY VISION AND STRATEGIC PLAN				10' ADDITIONAL FOR ELEVATOR AND STAIR TOWER 4 STORIES
SETBACKS		GROUND FLOOR HEIGHT			14'
	FRONT	50' (FROM CL OF PCH)			LOT COVERAGE
	STREET	10'			60%
	SIDE*	5'			
	REAR*	5'			
	* 5' DEEP LANDSCAPE SETBACK				
DENSITY					
DENSITY CALCULATION					
	BASE	1 DU/ 1000 SF	X	39,600 SF	39.6
	VERY LOW INCOME UNITS	4 DU		11.00%	40 DU
	BONUS			35%	14.00
	MAX # UNITS:				54 DU
INCENTIVES					
AVAILABLE:	2				
PROPOSED:	1	12' COMMERCIAL GROUND FLOOR LEVEL			
	2				

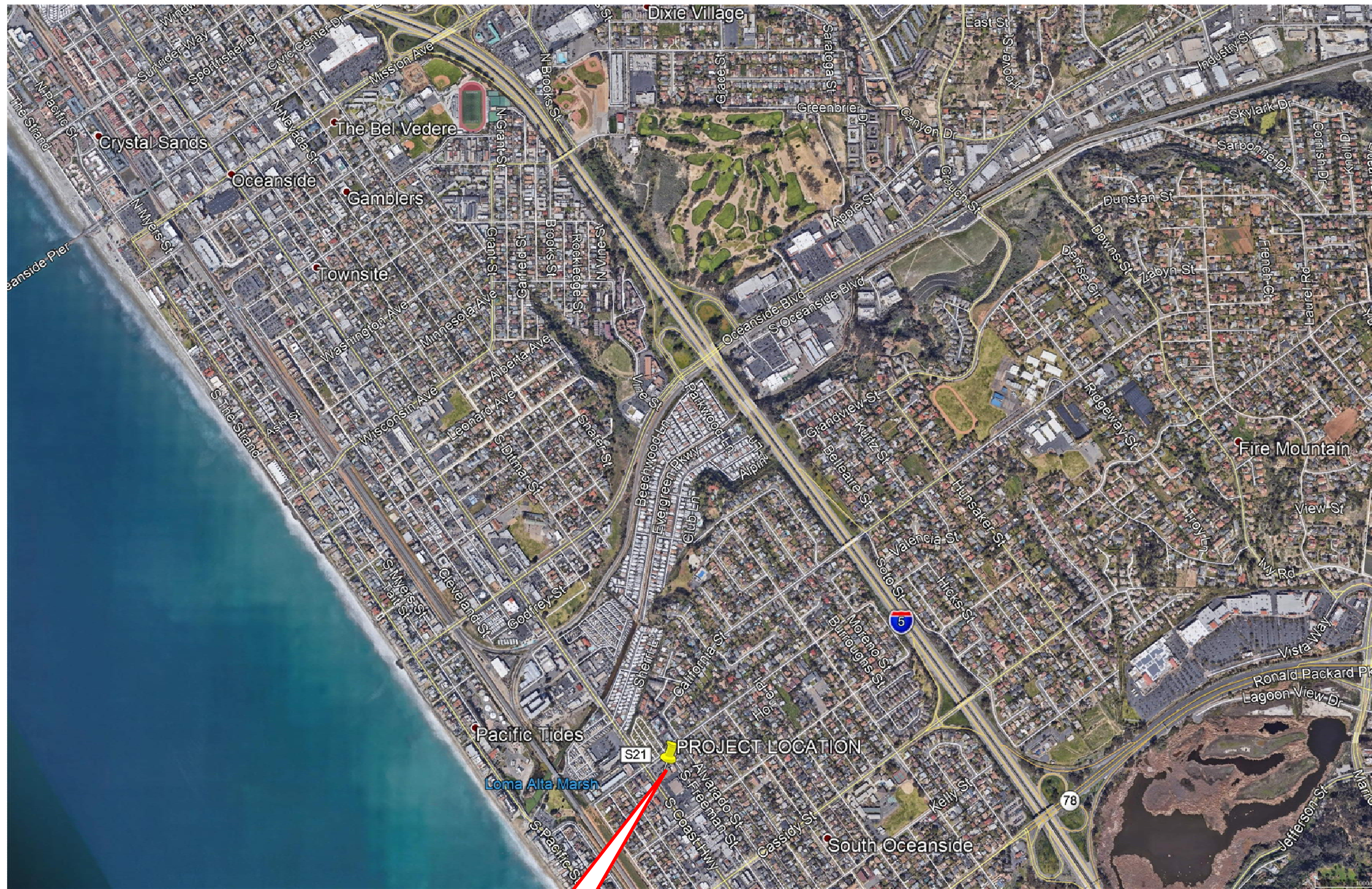
DEVELOPMENT SUMMARY

PARKING (MINIMUM REQUIREMENTS)							
	QNTY	CARS		BIKES			
		RATIO	#	RATIO	#	RATIO	#
RESIDENTIAL							
1 BR	12 DU	1	12.0	-			
2BR	12 DU	1	12.0	-			
3BR	30 DU	1	30.0	-			
SUB-TOTAL			54.0				
COMMERCIAL							
* RETAIL 1	2,500 SF	500 SF	5.0	0.2		1.0	
* RETAIL 2	2,500 SF	500 SF	5.0	0.2		1	
SUB-TOTAL			10.0			2.0	
TOTAL REQUIRED			64.0				
TOTAL PROPOSED			71			3	

*NOTE: 25% OF COMMERCIAL PARKING CAN BE INCLUDED IN RESIDENTIAL

UNIT TABULATION						
		UNIT	# DU	SF / DU	NRSF	
11%	1 BR	A1	6	840 SF	5,040 SF	
		SUB-TOTAL		6		5,040 SF
50%		2 BR	B1	27	1,144 SF	30,888 SF
	SUB-TOTAL		27		30,888 SF	
39%	3BR		C1	18	1,318 SF	23,724 SF
		C2	3	1,358 SF		
		SUB-TOTAL		21		23,724 SF
TOTAL DU			54			59,652 SF

BUILDING AREA						
RENTABLE AREA						
					59,652 SF	
					5,000 SF	
		352 SF/FLR	x 3		1,056 SF	
					SUBTOTAL	65,708 SF
OTHER AREA						
					1,063 SF	
					1,200 SF	
					SUBTOTAL	2,263 SF
ADDITIONAL AREA						
					367 SF	
		24 SF/FLR	x 3		72 SF	
					279 SF	
					324 SF	
					SUBTOTAL	1,042 SF
CIRCULATION						
		2817 SF/FLR	x 3		8,451 SF	
		180 SF/FLR	x 4		720 SF	
		180 SF/FLR	x 3		540 SF	
		90 SF/FLR	x 4		360 SF	
		90 SF/FLR	x 4		360 SF	
					SUBTOTAL	10,431 SF
GROSS FLOOR AREA (OCEANSIDE)						79,444 SF
PARKING (NOT COUNTED TOWARDS IN GFA)						32,700 SF
TOTAL						112,144 SF



SITE

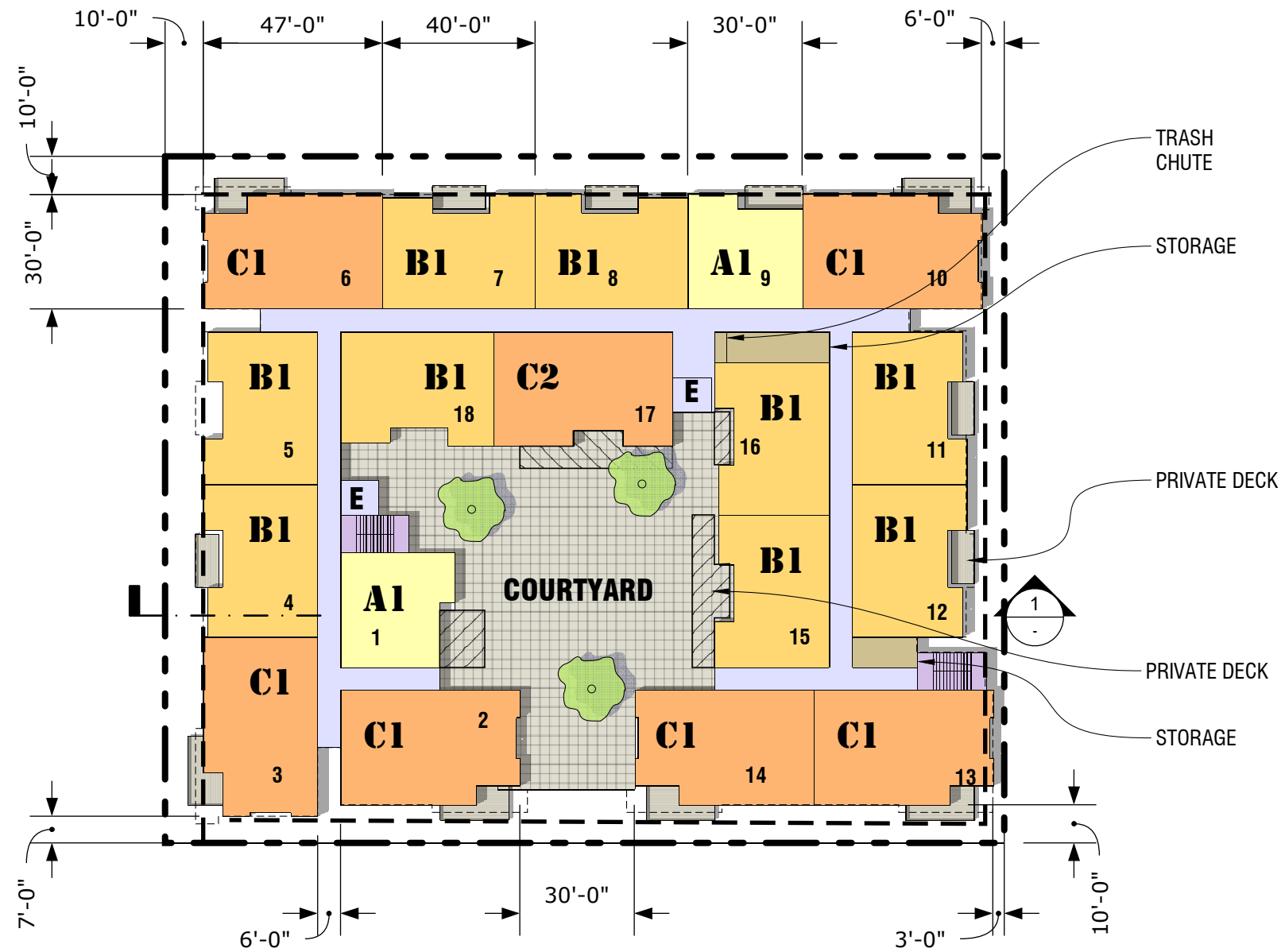


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RINCON OCEANSIDE
PACIFIC COAST HIGHWAY, OCEANSIDE, CA

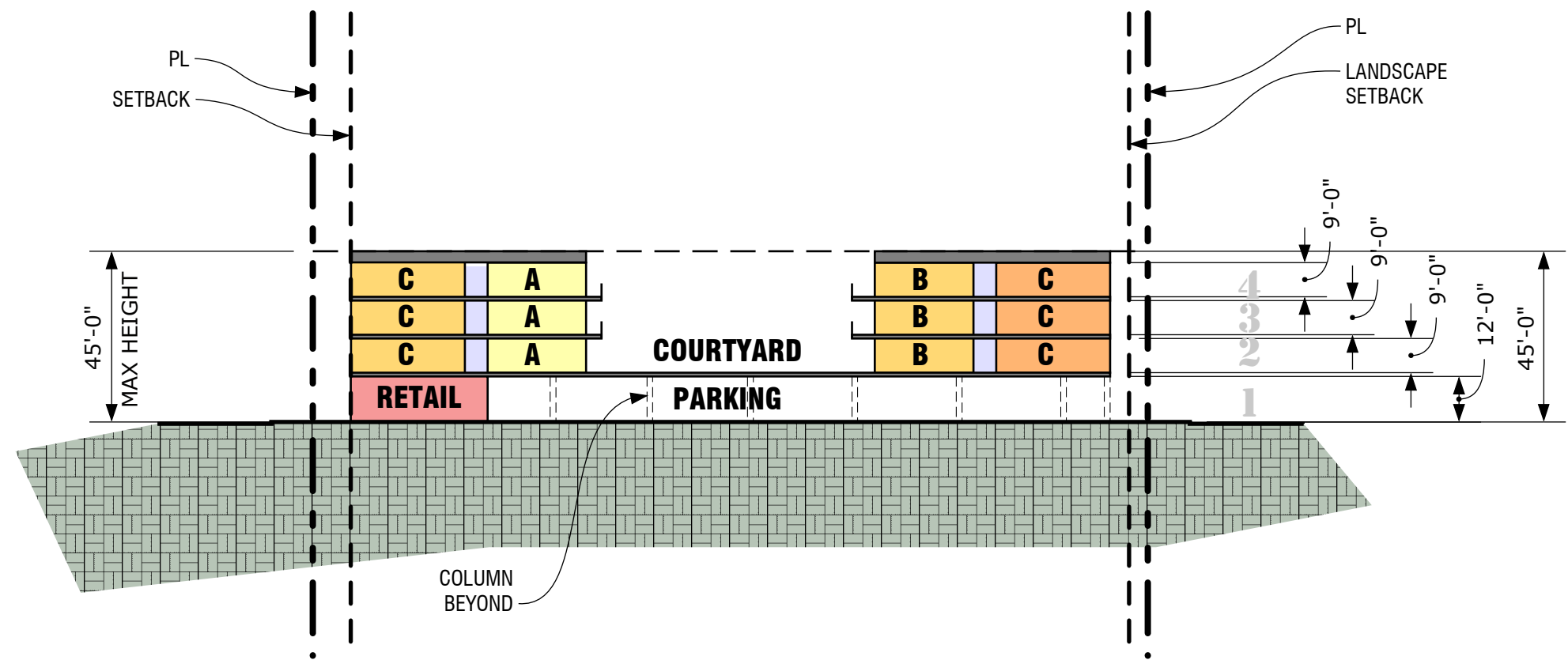
STUDY 02a

12/20/19

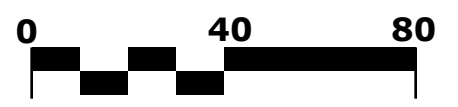


LEVEL 2-4 TYP





SECTION





AERIAL VIEW FROM NORTHWEST

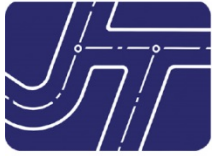


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RINCON OCEANSIDE
PACIFIC COAST HIGHWAY, OCEANSIDE, CA

STUDY 02a

12/20/19



Joseph C. Truxaw and Associates, Inc.
Civil Engineers and Land Surveyors
1915 W. Orangewood Ave., Suite 101
Orange, CA 92868 (714) 935-0265
www.truxaw.com

January 3, 2020

Tiffany Chen

City of Oceanside
Development Services Department, Planning Division
300 N. Coast Hwy
Oceanside, CA 92054

Transmittal via E-mail: tchen@oceansideca.org

**RE: Project Description Letter
Chick-fil-A #1507**

Dear Tiffany,

This letter is intended to supplement the Developer's Conference Pre-Application Request Form as description of the proposed improvements to the existing Chick-fil-A restaurant located at:

3475 Marron Road
Oceanside, CA 92056

The proposed improvements to this store will include both exterior and interior improvements. Interior improvements are to include modifications to the kitchen, relocation of the freezer, building addition at the south wall, an additional door at the drive-thru for meal delivery and improvements to the pickup window. Exterior improvements are to include expansion of the drive-thru to two (2) lanes at the menuboard locations, new menuboards, a dual lane canopy at the menuboards, and a bypass lane added at the pickup window. Other exterior improvements to the building are also proposed, including upgrading brand image and possibly store signage.

Please contact our office for any questions or additional information

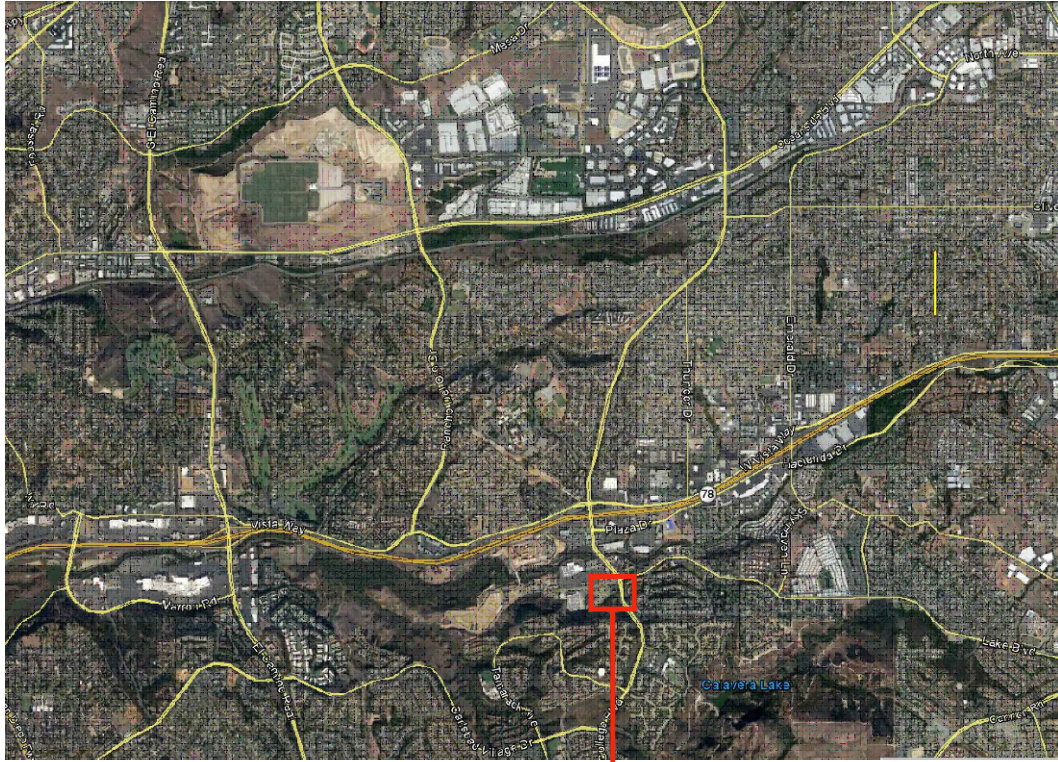
Sincerely,

JOSEPH C. TRUXAW AND ASSOCIATES, INC.

Patrick Salcedo, PE
Project Engineer



1" = 5,000'



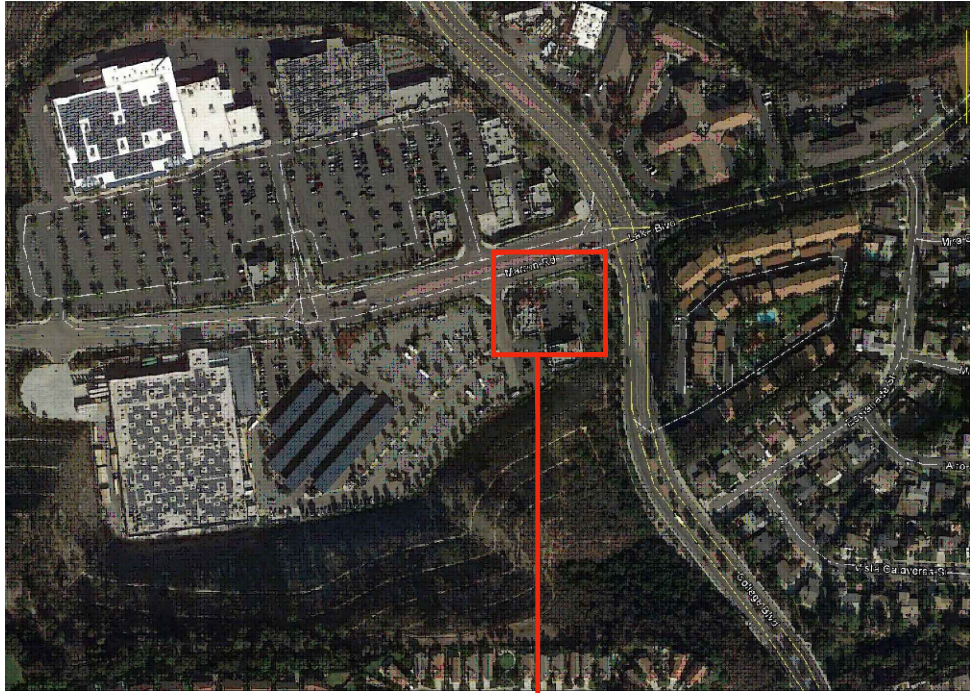
PROJECT SITE

Prepared by:
Joseph C. Truxaw and Associates, Inc.
 Civil Engineers and Land Surveyors
 1915 W. Orangewood Ave., Suite 101, Orange, CA 92868
 (714) 935-0265 Truxaw.com

AERIAL MAP 1			
DRAWN: PJS	CHKD: RJD		
DATE: 1-3-20	DATE: 1-3-20		



1" = 500'



PROJECT SITE

Prepared by:

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Civil Engineers and Land Surveyors

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(714) 935-0265 Truxaw.com

AERIAL MAP 2

DRAWN: PJS

CHKD: RJD

DATE: 1-3-20

DATE: 1-3-20

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREON IS DESCRIBED AS FOLLOWS:

REAL PROPERTY IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A:

PARCEL 6 OF PARCEL MAP NO. 19260, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 23, 2003 AS FILE NO. 2003-0739969 OF OFFICIAL RECORDS.

PARCEL B:

NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS FOR VEHICULAR AND PEDESTRIAN TRAFFIC, VEHICULAR PARKING, SIGNAGE AND INCIDENTAL PURPOSES FOR THE ENJOYMENT COMFORT AND CONVENIENCE OF ALL CUSTOMERS, INVITEES, LICENSEES, TENANTS AND EMPLOYEES OF ALL BUSINESS, OCCUPANTS AND OWNERS OF THE BUILDINGS AND/OR LAND, OVER AND THROUGH THE "COMMON AREA OF THE SHOPPING CENTER", TOGETHER WITH A NON-EXCLUSIVE AND PERPETUAL RIGHT AND EASEMENT TO INSTALL, MAINTAIN, REPAIR AND REPLACE UTILITY LINES AND INCIDENTS THERE TO, WITHIN THE "COMMON AREA OF THE SHOPPING CENTER" AS CONVEYED, SET FORTH AND DESCRIBED IN THAT CERTAIN "DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS", RECORDED JULY 25, 2003 AS FILE NO. 2003-0890824 OF OFFICIAL RECORDS.

NOTE: SAID DOCUMENT PROVIDES FOR EASEMENTS, COVENANTS AND RESTRICTIONS OVER THE "COMMON AREAS" OF THE SHOPPING CENTER. SAID "COMMON AREA" IS NOT PLOTTED HEREON.

TITLE REPORT

THIS SURVEY AND EASEMENTS SHOWN HEREON ARE BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT PREPARED BY:

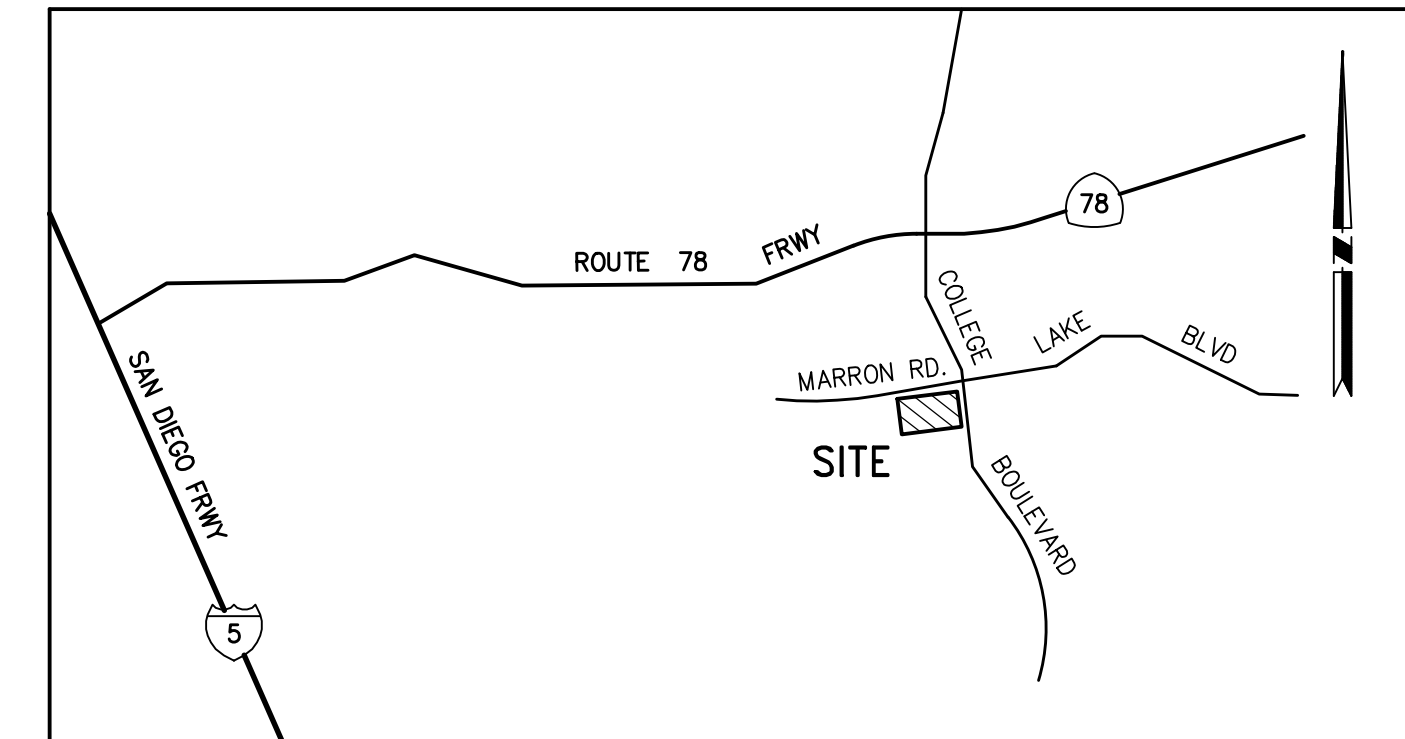
FIRST AMERICAN TITLE INSURANCE COMPANY
411 IVY STREET
SAN DIEGO, CA 92101
(619) 231-4654
ORDER/FILE NUMBER: DIV-606914
DATED: JULY 17, 2003
TITLE OFFICER: DIANNE LIVINGSTON

DISPOSITION TABLE

Table with 2 columns: ITEM, ACTION. Lists items like TREE, TRELLIS, GAS METER, WATER LINE, etc. and their actions like REMOVE 4, RELOCATE 1, etc.

LEGEND

- AB = AGGREGATE BASE
AC = ASPHALT CONCRETE
BLK = CONCRETE BLOCK
BS = BACK OF SIDEWALK
CB = CATCH BASIN
CF = CURB FACE
CL = CENTERLINE
CLF = CHAIN LINK FENCE
CO = CLEANOUT
DCV = DETECTOR CHECK VALVE
DS = ROOF DOWNSPOUT
EG = EDGE OF GUTTER
EP = EDGE OF PAVEMENT
FD = FOUND
FDC = FIRE DEPT. CONNECTION
FF = FINISHED FLOOR
FG = FINISHED GRADE
FH = FIRE HYDRANT
FL = FLOW LINE
FS = FINISHED SURFACE
GB = GRADE BREAK
GM = GAS METER
GR = TOP OF GRATE
GV = GAS VALVE
HP = HIGH POINT
HT = HEIGHT
ICV = IRRIGATION CONTROL VALVE
IP = IRON PIPE
LS = LIGHT STANDARD
L&T = LEAD & TAG
MH = MANHOLE
NG = NATURAL GROUND
N&T = NAIL & TAG
OHW = OVERHEAD WIRE
PB = PULL BOX
PC = CONCRETE
PIV = POST INDICATOR VALVE
PL = PROPERTY LINE
FDC = FIRE DEPT. CONNECTION
FF = FINISHED FLOOR
FG = FINISHED GRADE
FH = FIRE HYDRANT
FL = FLOW LINE
FS = FINISHED SURFACE
GB = GRADE BREAK
GM = GAS METER
GR = TOP OF GRATE
GV = GAS VALVE
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NG = NATURAL GROUND
N&T = NAIL & TAG
OHW = OVERHEAD WIRE
PB = PULL BOX
PC = CONCRETE
PIV = POST INDICATOR VALVE
PL = PROPERTY LINE
RD = ROOF DRAIN
RWH = REDWOOD HEADER
SCB = SIGNAL CONTROL BOX
SMH = SEWER MANHOLE
SPK = SPIKE
SW = SIDEWALK
TC = TOP OF CURB
TE = TRASH ENCLOSURE
TP = TELEPHONE POLE
TRAN = TRANSITION
TRANS = TRANSFORMER
TRW = TOP OF RETAINING WALL
TW = TOP OF WALL
UC = UNDERGROUND
UP = UTILITY POLE
VAR = VARIABLE
WDF = WOOD FENCE
WM = WATER METER
WV = WATER VALVE
DELTA = DELTA
R = RADIUS
L = LENGTH
T = TANGENT
M = MEASURED DATA
C = CALCULATED DATA
(RAD) = RADIAL BEARING
PRO = PROPORTIONATE MEASUREMENT
(210.00' R) = RECORD DATA
210.00' M. = MEASURED DATA
210.00' PRO. = PRORATED DATA
210.00' C. = CALCULATED DATA
(427.00) TC = EXISTING ELEVATION
427.00 TC = DESIGN ELEVATION
CATV = CABLE TV LINE
E = ELECTRICAL LINE
G = GAS LINE
GB = GRADE BREAK LINE
R = RIDE LINE
S = SEWER LINE
SD = STORM DRAIN LINE
T = TELEPHONE LINE
W = WATER LINE
N = NORTH
S = SOUTH
E = EAST
W = WEST
NLY = NORTHERLY
SLY = SOUTHERLY
ELY = EASTERLY
WLY = WESTERLY
N/O = NORTH OF
S/O = SOUTH OF
E/O = EAST OF
W/O = WEST OF
P = PROPERTY LINE
C = CENTERLINE
R/W = RIGHT OF WAY

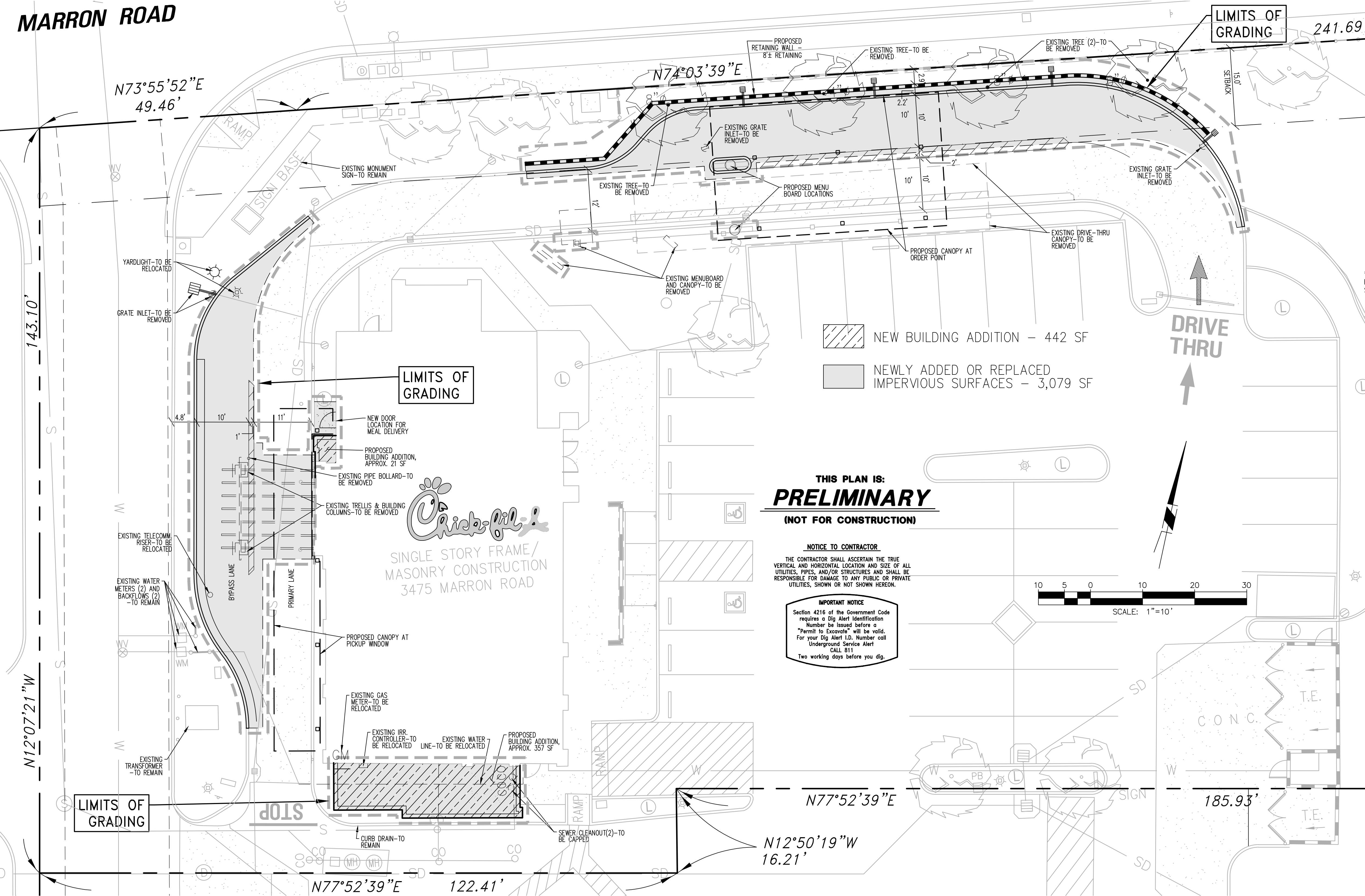


VICINITY MAP
NOT TO SCALE

GENERAL NOTES

- 1. SCOPE OF WORK: INTERIOR AND EXTERIOR IMPROVEMENTS TO THE EXISTING BUILDING INCLUDING BUILDING ADDITIONS, RELOCATION OF THE MENUBOARDS, ADDITION OF ONE NEW CANOPY AT THE NEW MENUBOARD LOCATIONS, A BYPASS LANE CONSTRUCTED AT THE PICKUP WINDOW AND A SECOND DRIVE-THRU LANE ADDED AT THE MENUBOARDS. ASSOCIATED IMPROVEMENTS WILL INCLUDE REMOVAL AND REPLACEMENT OF LANDSCAPED AREAS, NEW CONCRETE PAVEMENT, NEW CURBS AND CONSTRUCTION OF A NEW RETAINING WALL.
2. Chick-fil-A SITE AREA = 1.036 ACRES (45,134 S.F.)
3. BUILDING DATA:
3.1. EXISTING BUILDING FOOTPRINT: 3,876 SF
3.2. ADDITIONAL BUILDING ADDED: 442 SF
3.3. PROPOSED BUILDING FOOTPRINT: 4,318 SF
4. DISTURBED AREA CALCULATIONS:
4.1. TOTAL DISTURBED AREA: 4,124 SF
4.2. EXISTING IMPERVIOUS AREA: 2,877 SF
4.3. EXISTING IMPERVIOUS AREA: 1,247 SF
4.4. PROPOSED IMPERVIOUS AREA: 1,045 SF
4.5. *PROPOSED IMPERVIOUS AREA: 3,079 SF
*PROPOSED IMPERVIOUS AREA INCLUDES NEWLY ADDED OR REPLACED IMPERVIOUS SURFACES ONLY, AS STATED IN THE SAN DIEGO COUNTY BEST MANAGEMENT PRACTICES MANUAL.
5. LANDUSE/ZONING: FAST FOOD RESTAURANT/COMMUNITY COMMERCIAL (CC)

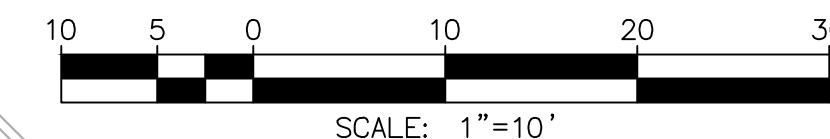
MARRON ROAD



THIS PLAN IS:
PRELIMINARY
(NOT FOR CONSTRUCTION)

NOTICE TO CONTRACTOR
THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF ALL UTILITIES, PIPES, AND/OR STRUCTURES AND SHALL BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

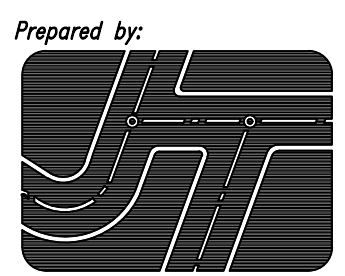
IMPORTANT NOTICE
Section 4216 of the Government Code requires a Dig Alert Identification Number be issued before a "Permit to Excavate" will be valid. For your Dig Alert I.D. Number call Underground Service Alert CALL 811 Two working days before you dig.



- SYMBOLS
FIRE HYDRANT
STREET LIGHT
TRAFFIC SIGNAL
TRAFFIC SIGNAL ARM & POLE
LIGHT STANDARD
UTILITY POLE
GUY WIRE & ANCHOR
WATER METER
GAS METER
WATER VALVE
GAS VALVE
PULL BOX
GRATE INLET
SIGN
VENT
SEWER MANHOLE
STORM DRAIN MANHOLE
TELEPHONE MANHOLE
MANHOLE
SEWER CLEANOUT
MONITORING WELL
HANDICAP PARKING STALL
LANDSCAPED AREA
PROTECT IN PLACE
REMOVE AND DISPOSE OFFSITE
RELOCATE
PLOTABLE EASEMENT ITEM
No. PER TITLE REPORT
(427.0) EXIST. CONTOUR
(427.0) DESIGN CONTOUR



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998



JOSEPH C. TRUXAW & ASSOCIATES, INC.

Civil Engineers and Land Surveyors

1915 W. ORANGEWOOD AVE.
SUITE 101
ORANGE, CA 92668
(714) 935-0265
(714) 935-0106 (FAX)

CHICK-FIL-A
QUARRY CREEK
3475 MARRON ROAD, OCEANSIDE, CA 92056

FSR# 1507

REVISION SCHEDULE
NO. DATE DESCRIPTION

ENGINEER'S PROJECT # CFA 03012
PRINTED FOR PLANNING
DATE 12-30-19

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SHEET SITE PLAN

SHEET NUMBER
SP-01
1 OF 1



Chick-fil-A

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998
P: (404) 765 8000

MAYSE & ASSOCIATES, INC.

Architecture • Planning • Construction Management

14881 Quorum Dr. Suite 800
Dallas, Texas 75254
Phone: (972) 386-0338 Fax: (972) 386-0578
www.MayseAssociates.com

12/30/2019 5:37:27 PM

CHICK-FIL-A
QUARRY CREEK FSU

3475 Marron Road
Oceanside, CA 92056

FSR#01507

BUILDING TYPE / SIZE: CL BIR/S03-104SW-R

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

CONSULTANT PROJECT # 19060

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DATE 12/30/2019 5:37:27 PM

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SHEET EXTERIOR ELEVATIONS

SHEET NUMBER

A-301

3 EXTERIOR FINISH SCHEDULE

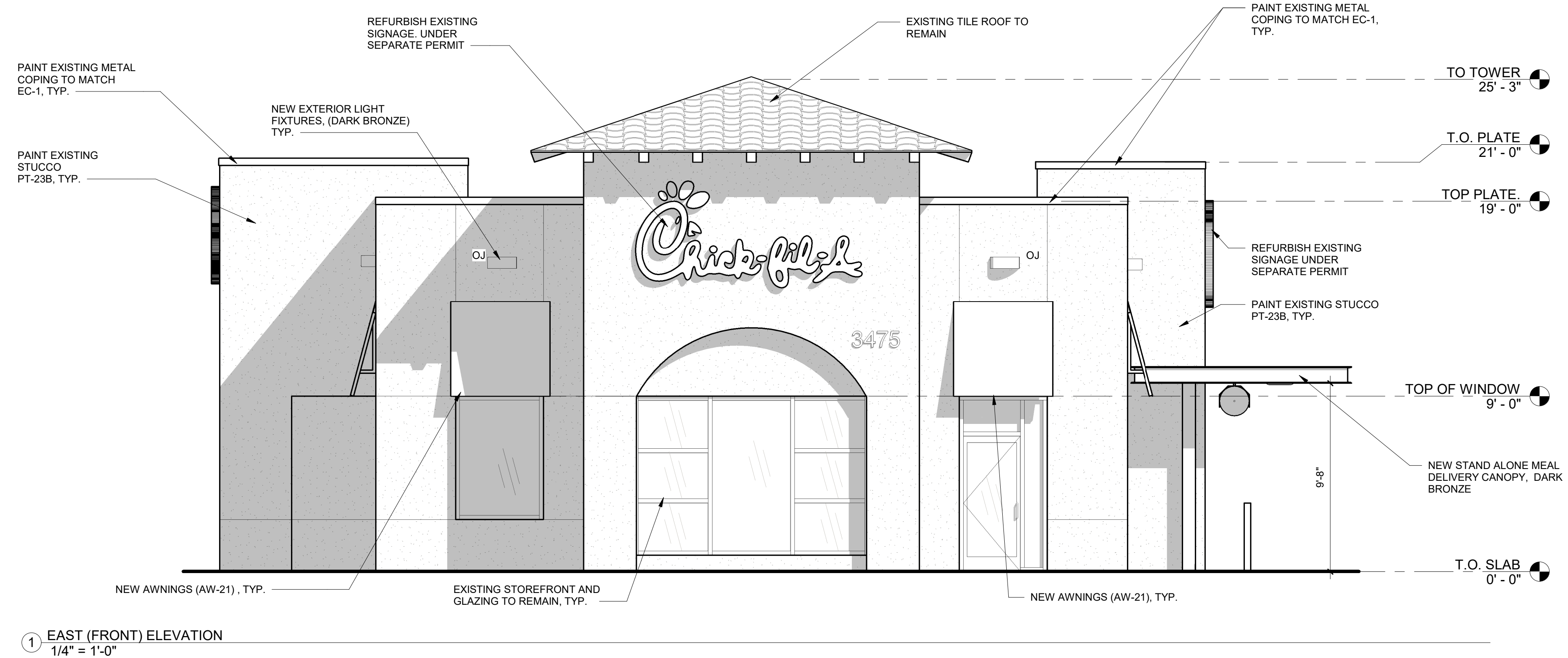
PT-23B	EXTERIOR PAINT FOR STUCCO SHERWIN WILLIAMS, PRO INDUSTRIAL MULTI-SURFACE ACRYLIC COATING SW6108 / LATTE, MUST BE USED WITH SW LOXON CONDITIONER UNIVERSAL PRIMER	AW-21	AWNING FABRIC SUNBRELLA 4684/0000 SLATE	(AWNING FRAMES TO MATCH EC-1)
EC-1	NEW PARAPET WALL COPING AS REQUIRED FOR NEW PARAPET WALLS DUROLAST / EXCEPTIONAL METALS COLOR - MIDNIGHT BRONZE (MATTE)	PT-9	EXTERIOR PAINT MISCELLANEOUS METALS SHERWIN WILLIAMS - SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350 COLOR - DARK BRONZE SEMI-GLOSS FINISH	

EXTERIOR NOTES:

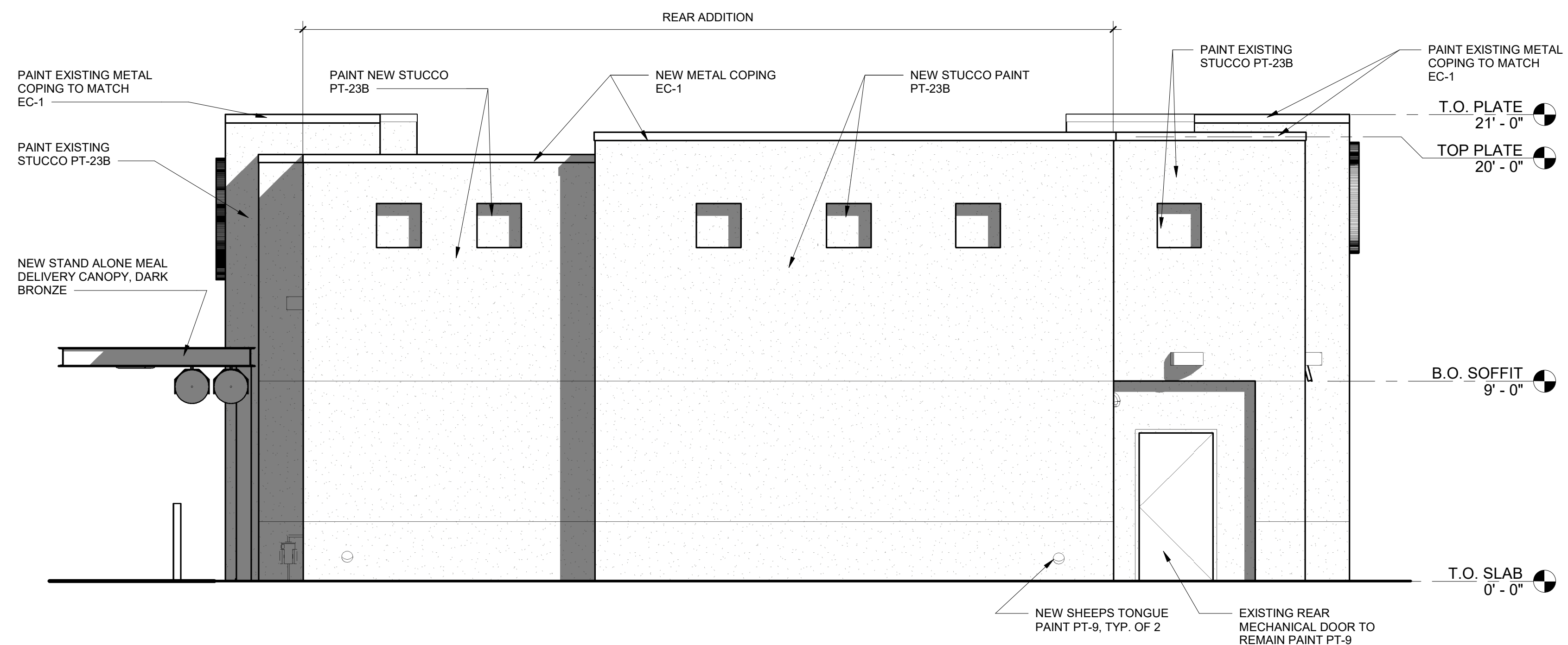
- GC TO PATCH AND REPAIR FINISHES AFTER REMOVAL OF EXISTING DRIVE-THRU CANOPY FROM BUILDING.
- REMOVE ALL EXISTING UNDER-CANOPY LIGHTING FIXTURES AT WINDOWS. PATCH AND REPAIR TO LIKE-NEW FINISH TO MATCH EXISTING.

STUCCO NOTES:

3 COAT EXTERIOR PORTLAND CEMENT PLASTER STUCCO (5/8")
SCRATCH COAT, BROWN COAT TOP COAT. TOP FINISH SHALL BE PORTLAND CEMENT-LIME SAND FLOAT FINISH WITH INTEGRAL COLOR TO MATCH EXISTING BEFORE PAINT COAT IS APPLIED. PROVIDE ACCESSORIES AS SHOWN OR REQUIRED INCLUDING SOFFIT VENTS, CASING BEADS, 1/4" DEEP "V" DRIP SCREEDS, EXPANSION JOINTS CORNER BEADS, CONTROL JOINTS, WEEP SCREEDS, ETC. STUCCO TO BE APPLIED OVER 2 CONTINUOUS FULLY OVERLAPPING LAYERS OF 30# FELT.



1 EAST (FRONT) ELEVATION
1/4" = 1'-0"



2 WEST (REAR) ELEVATION
1/4" = 1'-0"

01507-A-301-EXTERIOR ELEVATIONS

12/30/2019 5:37:27 PM

BIM-360/CA_01507_Quarry_Creek_Oceanside_REI_S03_S0301507_Quarry_Creek.rvt



Chick-fil-A

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998
P: (404) 765 8000

MAYSE & ASSOCIATES, INC.

Architecture • Planning • Construction Management

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Dallas, Texas 75254
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www.MayseAssociates.com

12/30/2019 5:39:07 PM

CHICK-FIL-A
QUARRY CREEK FSU

3475 Marron Road
Oceanside, CA 92056

FSR#01507

BUILDING TYPE / SIZE: CL BIR/S03-104SW-R

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

CONSULTANT PROJECT # 19060

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DATE 12/30/2019 5:39:07 PM

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SHEET EXTERIOR ELEVATIONS

SHEET NUMBER

A-302

3 EXTERIOR FINISH SCHEDULE

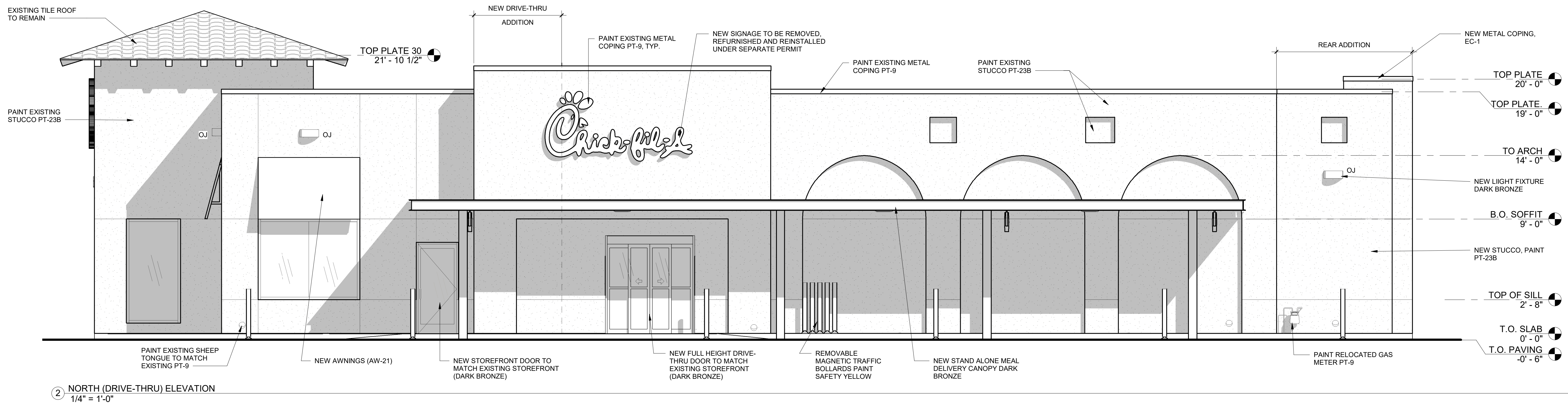
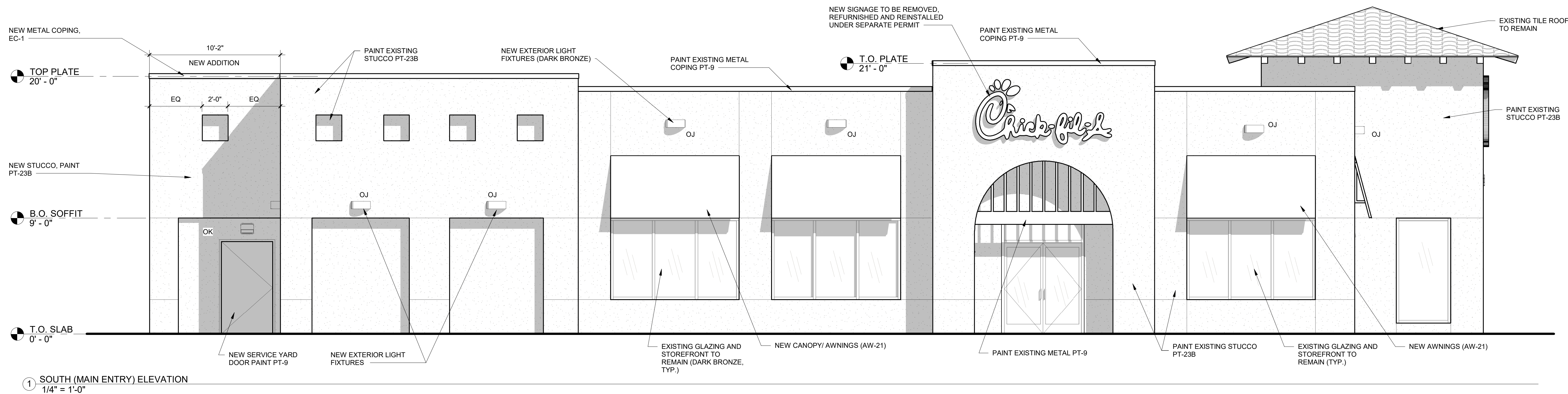
PT-23B	EXTERIOR PAINT FOR STUCCO SHERWIN WILLIAMS, PRO INDUSTRIAL MULTI-SURFACE ACRYLIC COATING SW6108 / LATTE, MUST BE USED WITH SW LOXON CONDITIONER UNIVERSAL PRIMER	AW-21	AWNING FABRIC SUNBRELLA 4684/0000 SLATE (AWNING FRAMES TO MATCH EC-1)
EC-1	NEW PARAPET WALL COPING AS REQUIRED FOR NEW PARAPET WALLS DUROLAST / EXCEPTIONAL METALS COLOR - MIDNIGHT BRONZE (MATTE)	PT-9	EXTERIOR PAINT MISCELLANEOUS METALS SHERWIN WILLIAMS - SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350 COLOR - DARK BRONZE SEMI-GLOSS FINISH

EXTERIOR NOTES:

- GC TO PATCH AND REPAIR FINISHES AFTER REMOVAL OF EXISTING DRIVE-THRU CANOPY FROM BUILDING.
- REMOVE ALL EXISTING UNDER-CANOPY LIGHTING FIXTURES AT WINDOWS. PATCH AND REPAIR TO LIKE-NEW FINISH TO MATCH EXISTING.

STUCCO NOTES:

3 COAT EXTERIOR PORTLAND CEMENT PLASTER STUCCO (5/8")
SCRATCH COAT, BROWN COAT TOP COAT. TOP FINISH SHALL BE PORTLAND CEMENT-LIME SAND FLOAT FINISH WITH INTEGRAL COLOR TO MATCH EXISTING BEFORE PAINT COAT IS APPLIED. PROVIDE ACCESSORIES AS SHOWN OR REQUIRED INCLUDING SOFFIT VENTS, CASING BEADS, 1/4" DEEP "V" DRIP SCREEDS, EXPANSION JOINTS CORNER BEADS, CONTROL JOINTS, WEEP SCREEDS, ETC. STUCCO TO BE APPLIED OVER 2 CONTINUOUS FULLY OVERLAPPING LAYERS OF 30# FELT.



01507-A-302-EXTERIOR ELEVATIONS

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