PLANNING COMMISSION AGENDA NO. 5 *STAFF REPORT*

DATE: December 3, 2007

TO: Chairman and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A TENTATIVE PARCEL MAP (P-2-07), CONDITIONAL USE PERMIT (C-2-07) AND REGULAR COASTAL PERMIT (RC-1-07) TO SUBDIVIDE A 0.14-ACRE PARCEL INTO TWO LOTS AND CONSTRUCT TWO NEW SINGLE-FAMILY RESIDENCES LOCATED AT 1722 SOUTH PACIFIC STREET — 1722 S. PACIFIC ST. – APPLICANT: GIDEON MANN & BOB SACHS**

RECOMMENDATION

Staff recommends that the Planning Commission approves Tentative Parcel Map (P-2-07), Conditional Use Permit (C-2-07) and Regular Coastal Permit (RC-1-07) and deferment of the underground utilities and adopt Planning Commission Resolution No. 2007-P61 as attached.

PROJECT DESCRIPTION AND BACKGROUND

Background: The subject site consists of a 2,084-square foot ranch style residence that was constructed in 1951. The existing residence will be demolished as a part of the Regular Coastal Permit. The grade is relatively flat with a one-foot grade differential between the highest and lowest points.

Surrounding the subject site is an eclectic array of single-family homes and multi-family residential units interspersed throughout the neighborhood, as well as the Pacific Ocean to the West.

The project site is zoned RH-U (Residential High Density) and the land use designation is UH-D Urban High Density (29-43 units per acre). The project consists of 0.14 acres and is located at 1722 South Pacific Street. The subject site is situated within the South Oceanside Neighborhood.

Project Description: The project application consists of a Tentative Parcel Map, Conditional Use Permit, Regular Coastal Permit and Deferment of Underground Utilities entitlement requests. Each request is described in detail below:

Tentative Parcel Map and Development Plan: A Tentative Parcel Map (P-2-07) is required in order to subdivide the existing 6,000-square foot site into two parcels, each consisting of two 3,000-square foot lots and construct two single-family dwelling units pursuant to the Oceanside Zoning Ordinance. The applicant's project includes two similar floor plans designed in a mixture of modern and Mediterranean designs. The specific floor plan information for the proposed units is summarized below:

Unit	Stories	Floor Area (Sq. Ft.)	No. of Bedrooms	Garage	Total Outdoor Space
1	2	2,415 s.f.	4	840 s.f.	1,091 s.f.
2	2	2,429 s.f.	4	840 s.f.	1,091 s.f.

Conditional Use Permit: A Conditional Use Permit (C-2-07) approval is required pursuant to Article 10 (HH) Section of the Zoning Ordinance to permit the Single-Family detached units on a minimum of 2,500-square foot lots within the Urban High Density Residential Districts when determined to be compatible with existing and future land uses and subject to the following development standards.

Regular Coastal Permit: A Regular Coastal Permit (RC-1-07) is required because the project is situated within the Coastal Zone. The Regular Coastal Permit will permit development of two new single-family row homes, both consisting of no more than 2,500 square feet of living space and the demolition of an existing residential unit.

The existing single-family dwelling was constructed in 1951 and is in excess of 45 years of age. A historical report was prepared to determine the structure's level of historic significance. The report concluded that the structure holds no historical significance therefore no impacts will result or mitigation is required as part of the proposed Tentative Map and Regular Coastal Permit.

The two row homes will be two stories with a basement and shall consists of four (4) bedrooms and four (4) baths as well as an approximate 840-square foot two-car garage with storage. The average unit size will consist of 2,490 square feet with 1,091 square feet of deck areas interspersed through out the units. Each unit will be constructed with private rooftop terraces accessed via a stairway penthouse, balconies on the second floor, landscaped yard areas and patios at the ground level area.

The proposed building materials and colors palettes include colored stucco wall treatments, exterior wood cladding, metal and tile roofing materials, stone veneer wall coverings, and glass deck railings. The structures will provide skylights and an ample amount of windows to provide natural light and create a well-balanced design to the exterior of the structures. Each unit will be similar in a few materials, but will consist of design features and colors that will differentiate the two homes as separate single family developments.

Both units are integrated into the slope of the existing terrain and will elaborate the existing topography into the building designs. The living space will not exceed the maximum height requirement of 27 feet in height for habitable space measured from the existing grade. The height of the entire structure with the allowable penthouse stairway will not exceed 35 feet. The penthouse stair way will enable access to the rooftop deck and will exceed the habitable space requirement of 27 feet, but shall meet height the provisions of roof top terraces and penthouse elevator shafts at a height of no more than 37 feet as per the Oceanside Zoning Ordinance Section 3018. The stairway penthouse shall be integrated into the home design and limited to a height of 35 feet and will be less than ten percent (10%) of the floor area.

Deferral of the requirement to underground overhead utilities: The applicant is requesting an underground utilities conversion deferral on the basis of Section 3023 of the Zoning Ordinance, which requires that all existing new electrical, telephone, CATV and similar distribution lines providing direct service to a development site shall be installed underground within the site and along the site's frontage in the public right-of-way, if frontage improvements are required to develop the site. The underground utilities provisions of the Subdivision Ordinance shall apply to all projects requiring development plan approval. The Subdivision Ordinance requires that one or more of 7 findings must be made to grant the deferral. The findings are as follows:

1. Existing facilities are within an existing alley.
2. The subdivision contains less than 10 residential units.
3. A residential subdivision has less than 250 feet of existing frontage.
4. Facilities exist along rear property line(s) within an agricultural or residential estate zoned property.
5. Conversion as defined above creates a net increase of three or more poles over existing number of poles.
6. Seventy percent (70%) or more of the facilities required to be underground exist on opposite side of existing abutting street from the subdivision.
7. Subdivision is within the Redevelopment Project area and;
   (a) Subdivision is less than one-quarter block in length (fronting street or alley) or;
   (b) Subdivider provides verification by all utility companies impacted that the subdivision's obligations can be proven to be exorbitant in cost in relation to a larger conversion project within the same area and of similar conditions.

Staff believes that (1) and (2) of the above findings would apply to this project and thus warrant granting the deferral.

This project is subject to the following Ordinances, Codes and Regulations:

1. The General Plan of the City of Oceanside
2. The Zoning Ordinance
3. The California Environmental Quality Act
4. The Subdivision Ordinance
5. Local Coastal Program

ANALYSIS

KEY PLANNING ISSUES

General Plan conformance

The General Plan Land Use Map designation on the subject property is UHD (Urban High-Density Residential). The proposed project is consistent with this designation and the goals and objectives of the City's General Plan as follows:

A. Land Use Element

Goal 1.22: Landscaping
Objective: The enhancement of community and neighborhood identity through landscaping requirements that frame and soften the built environment consistent with water and energy conservation.
Policy: C. Drought tolerant materials, including native California plant species, shall be encouraged as a landscape type.

The project will offer a landscaping theme that will utilize a combination of low massing shrub and tress that will enhance the property as well as the neighborhood. The proposed landscaping as specified on the landscape plans will consist of drought tolerant plant palettes incorporated into the Mediterranean theme. The drought tolerant plant palette incorporated in the development will consist of Cajeput Trees, New Zealand Christmas Trees, Dwarf Olive, New Zealand Flax and Bougainvillea. The proposed plant species and types will provide Japanese garden design and atmosphere to the property and will esthetically enhance the homes. The landscaping will compliment the new single-family row homes and will provide enhancement to neighborhood.

Goal 1.23: Architecture
Objective: The architectural quality of all proposed projects shall enhance neighborhood and community values and City image.

Policy: A. Architectural form, treatments, and materials shall serve to significantly improve on the visual image of the surrounding neighborhood.

The proposed single-family detached row homes are designed with a combination of modern designs and a Mediterranean theme. The rear elevation consisting of decorative wall coverings and custom garage doors will enhance the visual appearance of the alley. The physical appearance of the units via Pacific Street will compliment the neighborhood and shall compliment the eclectic residential designs along Pacific Street. The two proposed row homes will be larger in square footage than the typical types of row home developments throughout the city and this is due to the properties larger lot size. The applicant has evaluated the surrounding neighborhood and incorporated several designs and material types into the proposed units, in order to compliment and establish the similar character of the surrounding properties. These design and material types consist of decorative wall coverings, glass railing, stone veneer along the front elevations, oversized divided metal windows, custom style doors, colored stucco wall treatments, and incorporation of flat to arced roof elements.

Zoning Compliance

This project is located in the Urban High-Density Residential (RH-U) zone district and complies with the requirements of that zone. The following table summarizes proposed and applicable development standards for the project site:

	MINIMUM REQUIRED/ MAXIMUM PERMISSIBLE	PROPOSED
LOT SIZE	2,500 sq. ft.	3,000 sq. ft.
LOT WIDTH	25 feet	30 feet
SETBACKS		
Front	10 feet	10 feet
Side	3 feet	3 feet (min)
Rear	5 feet	5 feet (min)
PARKING	2-car garage 20' x 19'	2-car garage* 19.1' x 18.1'
BUILDING HEIGHT	27 feet (max)	27 feet (Living Space) 35 feet Non-Habitable

The building height with the proposed penthouse shaft will be limited to a height of 35 feet and the maximum building height will not exceed 27 feet as per the applicable requirements of the OZO.

Land Use Compatibility with surrounding developments

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	UHD (Urban High-Density Residential)	RH-U (Urban High-Density Residential)	Multi-Family Residential
North of Subject Property	UHD (Urban High-Density Residential)	RH-U (Urban High-Density Residential)	Multi-Family Residential
East of Subject Property:	RH-U (Urban High-Density Residential)	RH-U (Urban High-Density Residential)	Multi-Family Residential
South of Subject Property:	UHD (Urban High-Density Residential)	RH-U (Urban High-Density Residential)	Multi-Family Residential
West of Subject Property:	SFD-R (Single Family Dwelling Residential)	RS (Single Family Residential)	Single Family Residential

The proposed land use as High Density residential has been determined by staff to be consistent with the General Plan and Zoning Ordinance designations as urban high-density residential. Staff further concludes that the design of the subdivision and the type of improvements proposed will not result in any serious public safety or health issues due to the proximity of the site and the types of uses immediately adjacent to the site.

Local Coastal Program compliance

The proposed project is within a non-appealable portion of the Coastal Zone, and will comply with the zoning code and Coastal Zone requirements. The following policies of the LCP will be implemented as part of this projects approval:

<u>Section VI: Visual Resources and Special Communities Policy 8. of the LCP</u> The City shall ensure that all new development is compatible in height, scale, color, and form with the surrounding neighborhood.

The proposed row home design complies with the maximum height limit of 27', with the exception of a portion above the second story that has a maximum height of 35'-0", and is provided in order to support the stair and elevator equipment for the residence. The adjacent parcels that exist under different zoning designations such as multi-family projects have been developed in similar scale to the proposed row homes. The property exists at a higher elevation than Pacific Street and any new development shall not restrict views that are not already obstructed by the adjacent properties. The developments in the area are permitted to develop similar type developments as the proposed new row homes and the design and height of the structure shall not poise a significant visual impact to the neighborhood, sue to the elevation difference that exist.

ENVIRONMENTAL DETERMINATION

The proposed development is exempt for environmental review as a Class 15, Categorical Exemption per Section 15315 of the California Environmental Quality Act (CEQA) and is not subject to any further CEQA review procedures.

PUBLIC NOTIFICATION

Legal notice was published in the North County Times and notices were sent to property owners of record within a 300-foot radius of the subject property, individuals/organizations requesting notification, applicant and their representative, and interested parties. As of December 3, 2007, no communication supporting or opposing the request has been received.

SUMMARY

In reviewing the proposed project staff finds that the proposed project is consistent with development criteria of the Zoning Ordinance and the applicable land use policies of the General Plan. Therefore, staff recommends approval of the project. The Commission's action should be:

-- Move to approve Tentative Parcel Map (P-2-07), Conditional Use Permit (C-2-07) and Regular Costal Permit (RC-1-07) and deferment of underground utilities and adopt Planning Commission Resolution No. 2007-P61 as attached.

PREPARED BY:

Scott Nightingale
Planner II

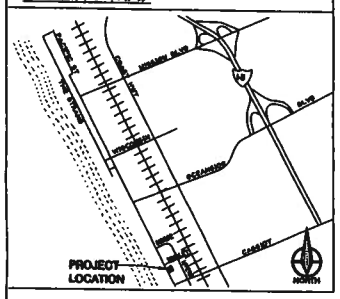
SUBMITTED BY:

Jerry Hittleman
City Planner

JH/SN/fil

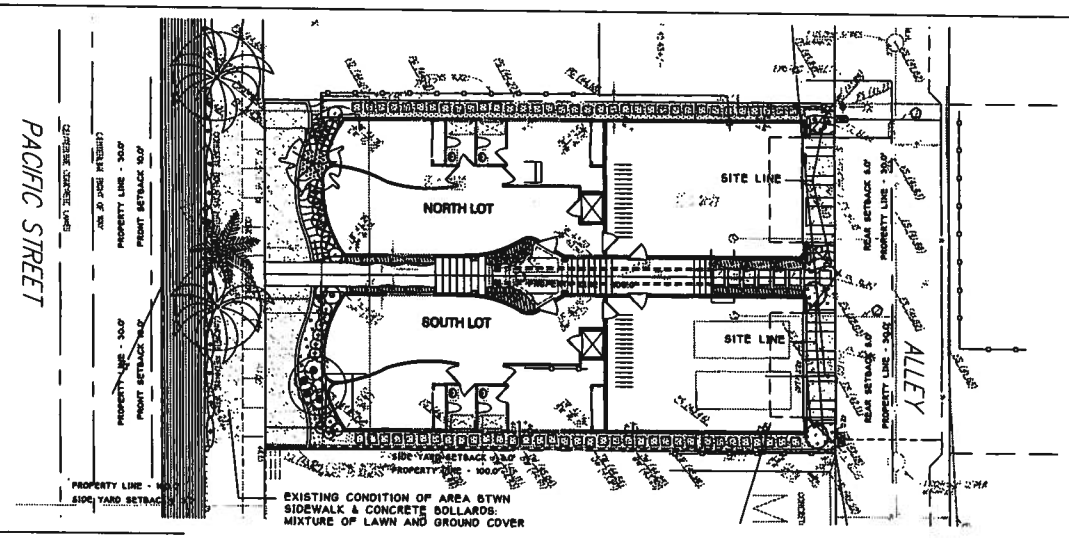
Attachments:
1. Floor Plans/Elevations/Site Plan
2. Planning Commission Resolution No. 2007-P61
3. Historical Report

VICINITY MAP



STREET TREES AND OTHER TREE PLACEMENT:

- 7 FEET FROM TRANSFORMERS, CABLE, AND DOUBLE CHECK DETECTORS
- 5 FEET FROM MAILBOXES
- 5 FEET FROM FIRE HYDRANTS (ALL SIDES)
- 10 FEET FROM CENTERLINE OF ALL UTILITY LINES (WITHOUT EASEMENT - SEWER, WATER, STORM DRAINS)
- 10 FEET FROM EASEMENT BOUNDARIES (SEWER, WATER, STORM DRAINS, ACCESS OR OTHER UTILITIES)
- 10 FEET FROM DRIVEWAYS (UNLESS A LINE OF SITE IS DETERMINED BY THE TRAFFIC DIVISION TO BE OTHERWISE.)
- 15 FEET, MINIMUM, FROM STREETLIGHTS, OTHER UTILITY POLES AND PULL BOXES
- STREET TREES SHALL BE PLANTED 9' OUTSIDE RIGHT-OF-WAY OF 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 25 FEET FROM STREET INTERSECTION OR AS APPROVED BY THE TRAFFIC ENGINEER.
- MINIMUM 15 FEET STREETLIGHT AND STOP SIGN OR CLEARANCE DETERMINED BY SPECIFICATIONS.
- SCREEN ALL UTILITIES ACCORDING TO SPECIFIC AGENCY REQUIREMENTS.



NORTH

SCALE: 1"=10'

PLANT MATERIAL LEGEND

BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPREAD	QTY.	REMARKS
TREES						
MELALEUCA QUINQUENERVIA	CAJEPUT TREE	15 GALLON	5'-6'	2'-3'	1	FULL AND BUSHY, GOOD COLOR
METROSIDEROS EXCELSUS	N. ZEALAND CHRISTMAS TREE	15 GALLON	5'-6'	2'-3'	1	FULL AND BUSHY, GOOD COLOR
WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	VARIES	-	-	2	EXISTING, TO REMAIN
WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	16' B.T.H.	16'		1	FULL AND BUSHY, GOOD COLOR
SHRUBS						
ALOCASIA MACRORRHIZA	ELEPHANT'S EAR	5 GALLON	12"-14"	6"-10"	1	FULL AND BUSHY, GOOD COLOR
ASPLENIUM BULBIFERUM	MOTHER FERN	5 GALLON	12"-14"	6"-10"	5	FULL AND BUSHY, GOOD COLOR
CALLIANDRA ERIOPHYLLA	FAIRY DUSTER	5 GALLON	12"-14"	6"-10"	5	FULL AND BUSHY, GOOD COLOR
CLIVIA MINIATA	KAFFER LILY	5 GALLON	12"-14"	8"-10"	8	FULL AND BUSHY, GOOD COLOR
LAVENDULA ANGUSTIFOLIA	LAVENDER	5 GALLON	12"-14"	6"-10"	6	FULL AND BUSHY, GOOD COLOR
OLEA EUROPA 'LITTLE OLLIE'	DWARF OLIVE	5 GALLON	12"-14"	6"-10"	2	FULL AND BUSHY, GOOD COLOR
PRUNUS CAROLINIANA 'COMPACTA'	CAROLINA LAUREL CHERRY	15 GALLON	5'-6'	2'-3'	2	FULL AND BUSHY, GOOD COLOR
PHOENIX ROEBELENII	PYGMY DATE PALM	15 GALLON	3'-4'	2'-3'	3	FULL AND BUSHY, GOOD COLOR
PHORIUM T. 'TINY TIGER'	NEW ZEALAND FLAX	5 GALLON	12"-14"	6"-10"	7	FULL AND BUSHY, GOOD COLOR
ROSMARINUS OFF. 'HUNT. BLUE'	PROSTRATE ROSEMARY	5 GALLON	12"-14"	6"-10"	4	FULL AND BUSHY, GOOD COLOR
STRELITZIA REGINAE	BIRD OF PARADISE	5 GALLON	12"-14"	6"-10"	2	FULL AND BUSHY, GOOD COLOR
VINES						
BOUGAINVILLEA 'SAN DIEGO RED'	BOUGAINVILLEA	5 GALLON	12"-14"	6"-10"	12	FULL AND BUSHY, GOOD COLOR
DISTICTIS BUCCINATORIA	BLOOD RED TRUMPET VINE	5 GALLON	12"-14"	6"-10"	2	TRAIN OVER GARAGE, FULL AND BUSHY, GOOD COLOR
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	5 GALLON	12"-14"	6"-10"	6	TIE TO CABLE TRELLIS, FULL AND BUSHY, GOOD COLOR
CAMELLIA JAPONICA	RED CAMELLIA	15 GALLON	5'-6'	4'-5'	6	ESPALIER, FULL AND BUSHY, GOOD COLOR
GARDENIA AUGUSTA	GARDENIA 'FIRST LOVE'	15 GALLON	5'-6'	4'-5'	1	ESPALIER, FULL AND BUSHY, GOOD COLOR
GROUND COVERS						
AGAPANTHUS 'PETER PAN'	DWARF LILY OF THE NILE	1 GALLON				FULL AND BUSHY, GOOD COLOR
CERASTIUM TOMENTOSUM	SNOW-IN-SUMMER	1 GALLON @ 10" O.C.				FULL AND BUSHY, GOOD COLOR
FESCUE HYBRID	TURF	SOD				WELL ROOTED, GOOD COLOR
HEMEROCALIUS SPECIES	YELLOW DAY LILY	1 GALLON @ 12" O.C.				FULL AND BUSHY, GOOD COLOR
LIRIOPE MUSCARI	BIG BLUE LILY TURF	1 GALLON @ 12" O.C.				FULL AND BUSHY, GOOD COLOR
OPHIOPOGON JAPONICUS	MONDO GRASS	FLATS @ 10" O.C.				WELL ROOTED, GOOD COLOR
SANTOLINA CHAMAECYPARISSUS	LAVENDER COTTON	1 GALLON @ 14" O.C.				FULL AND BUSHY, GOOD COLOR
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GALLON @ 18" O.C.				FULL AND BUSHY, GOOD COLOR

LANDSCAPE NOTE:

1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF OCEANSIDE LANDSCAPE STANDARDS MANUAL AND ALL OTHER APPLICABLE STANDARDS AS OF THE APPROVED DATE OF THESE PLANS.
2. TREES PLANTED WITHIN 5 FEET OF WALKS, CURBS OR PAVING SHALL BE PLANTED WITH A "BIO-BARRIER" ROOT BARRIER.
3. ALL PLANTING AREAS SHALL BE FINISHED WITH A 2 INCH LAYER OF SHREDDED BARK MULCH (ECOBARK).
4. IF ANY EXISTING HARDSCAPE OR LANDSCAPE INDICATED ON THE APPROVED PLANS ARE DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND-OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED PLANS BY THE OWNER/PERMITTEE.
5. ALL LANDSCAPE MATERIALS SHALL BE PERMANENTLY MAINTAINED IN A GROWING AND HEALTHY CONDITION AT ALL TIMES, INCLUDING TRIMMING AS APPROPRIATE TO MAINTAIN APPROVED LANDSCAPE MATERIALS.
6. TREES SHALL BE SPOT LOCATED BY LANDSCAPE ARCHITECT AND CITY LANDSCAPE INSPECTOR AT PRE CONSTRUCTION MEETING, TO MEET THE CURRENT CITY OF OCEANSIDE REQUIREMENTS.
7. LANDSCAPE PLANS SHALL BE CONSISTENT WITH APPROVED GRADING PLANS.

IRRIGATION NOTE:

ALL PLANTING AREAS SHALL BE IRRIGATED ACCORDING TO PLANT TYPE AND ENVIRONMENTAL EXPOSURE. ALL IRRIGATED AREAS SHALL RECEIVE UNIFORM COVERAGE BY MEANS OF AN AUTOMATICALLY CONTROLLED, ELECTRICALLY ACTIVATED, UNDERGROUND PIPED IRRIGATION SYSTEM FOR WATER CONSERVATION AND TO MINIMIZE EROSION. STATE-OF-THE-ART AUTOMATIC CONTROLLER WITH MASTER VALVE AND RAIN SHUT-OFF CAPABILITIES SHALL BE INSTALLED. A REDUCED PRESSURE BACKFLOW PREVENTER WILL BE USED IN ACCORDANCE WITH LOCAL AND REGIONAL STANDARDS. REMOTE CONTROL VALVES SHALL BE UTILIZED WITH LOW PRECIPITATION RATE EQUIPMENT SHALL BE USED WHERE APPLICABLE. ALL PRESSURIZED MAINLINE AND LATERAL LINES WILL BE PVC, INSTALLED BELOW GRADE PER LOCAL AND REGIONAL STANDARDS. AN AUTOMATIC, WATER EFFICIENT IRRIGATION SYSTEM SHALL BE PROVIDED TO ESTABLISH AND MAINTAIN LANDSCAPING.

MAINTENANCE RESPONSIBILITY NOTE:

THE PROPERTY OWNERS ARE RESPONSIBLE FOR THE CONTINUAL MAINTENANCE OF ALL LANDSCAPED AREAS ON SITE. THE EXISTING PLANTING AREAS WITHIN THE PUBLIC RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE CITY'S LANDSCAPE MAINTENANCE DISTRICT. ALL LANDSCAPED AREAS SHALL BE KEPT FREE OF WEEDS AND DEBRIS. PLANTINGS SHALL BE MAINTAINED IN A HEALTHY, VIGOROUSLY GROWING CONDITION AND SHALL RECEIVE REGULAR PRUNING, FERTILIZING, MOWING AND TRIMMING. IRRIGATION SYSTEMS SHALL BE REGULARLY INSPECTED AND KEPT IN FULLY OPERATIONAL CONDITION ACCORDING TO MANUFACTURERS' DESIGN STANDARDS AT ALL TIMES.

LANDSCAPE CALCULATION

NORTH LOT SIZE: 8000 S.F.
LANDSCAPING PROVIDED: 815 S.F. (21%)
20% MINIMUM SITE LANDSCAPING ALLOWED BY CODE

LANDSCAPE CALCULATION

SOUTH LOT SIZE: 3000 S.F.
LANDSCAPING PROVIDED: 750 S.F. (25%)
20% MINIMUM SITE LANDSCAPING ALLOWED BY CODE

ASSESSOR'S PARCEL 153-092-31-00

APPROVED CHANGES	DATE

SUBMITTAL DATE BLOCK	
1ST. SUBMITTAL 7/6/07	
2ND. SUBMITTAL 9/17/07	
	DATE
	DATE
	DATE
	DATE
	DATE

CITY OF OCEANSIDE, CALIFORNIA

PLANNING DIRECTOR DATE

FIRE MARSHALL ANALYST DATE

RECEIVED
SEP 18 2007
Planning Department

SHEET 1 — CITY OF OCEANSIDE COMMUNITY DEVELOPMENT AND TRANSPORTATION — 1 SHEETS

T-XX-XXXX

1722 SOUTH PACIFIC STREET
OCEANSIDE CALIFORNIA

APPROVED

SCOTT D. SMITH R.C.E. #56455 CITY ENGINEER

LANDSCAPE ARCHITECT OF WORK: JAMES P. BENEDETTI R.L.A. #3058

Checked By:

Approved Date:

ARCHITECT:
STUDIO 4
2909 MESA DRIVE
OCEANSIDE, CA 92054
(760) 722-4904 PH
(760) 722-4903 FX
PLONGTON@PACBELL.NET
PAUL LONGTON
PRINCIPAL

PROJECT:

1722 S. Pacific St.

OCEANSIDE, CA 92054

CLIENT:

SEABREEZE INVESTORS, LLC

702 N. STRAND
OCEANSIDE, CA 92054

OWNER'S REP.:
PAUL LONGTON
STUDIO 4
ARCHITECTS
2909 MESA DRIVE
OCEANSIDE, CA 92054
(760) 722-4904

RELEASE DATES:
ISSUED: 11/02/06 DD
REVISIONS:

DRAWING STATUS:
(NOT FOR CONSTRUCTION)
INFORMATION DRAWINGS
PRELIMINARY DRAWINGS
DESIGN DEVELOPMENT DRAWINGS
CHECK SET
PROGRESS DRAWINGS
PLAN CHECK DRAWINGS
BID SET DRAWINGS
CONSTRUCTION DOCUMENTS
OTHER

STUDIO 4 EXPRESSLY RESERVES ITS COMMON LAW AND OTHER PROPERTY RIGHTS IN THIS DOCUMENT. THIS DOCUMENT SHALL NOT BE REPRODUCED, COPIED, CHANGED OR DISCLOSED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN CONSENT OF STUDIO 4.

JOB NO.:

DRAWN BY: DB

CHECKED BY: JPB

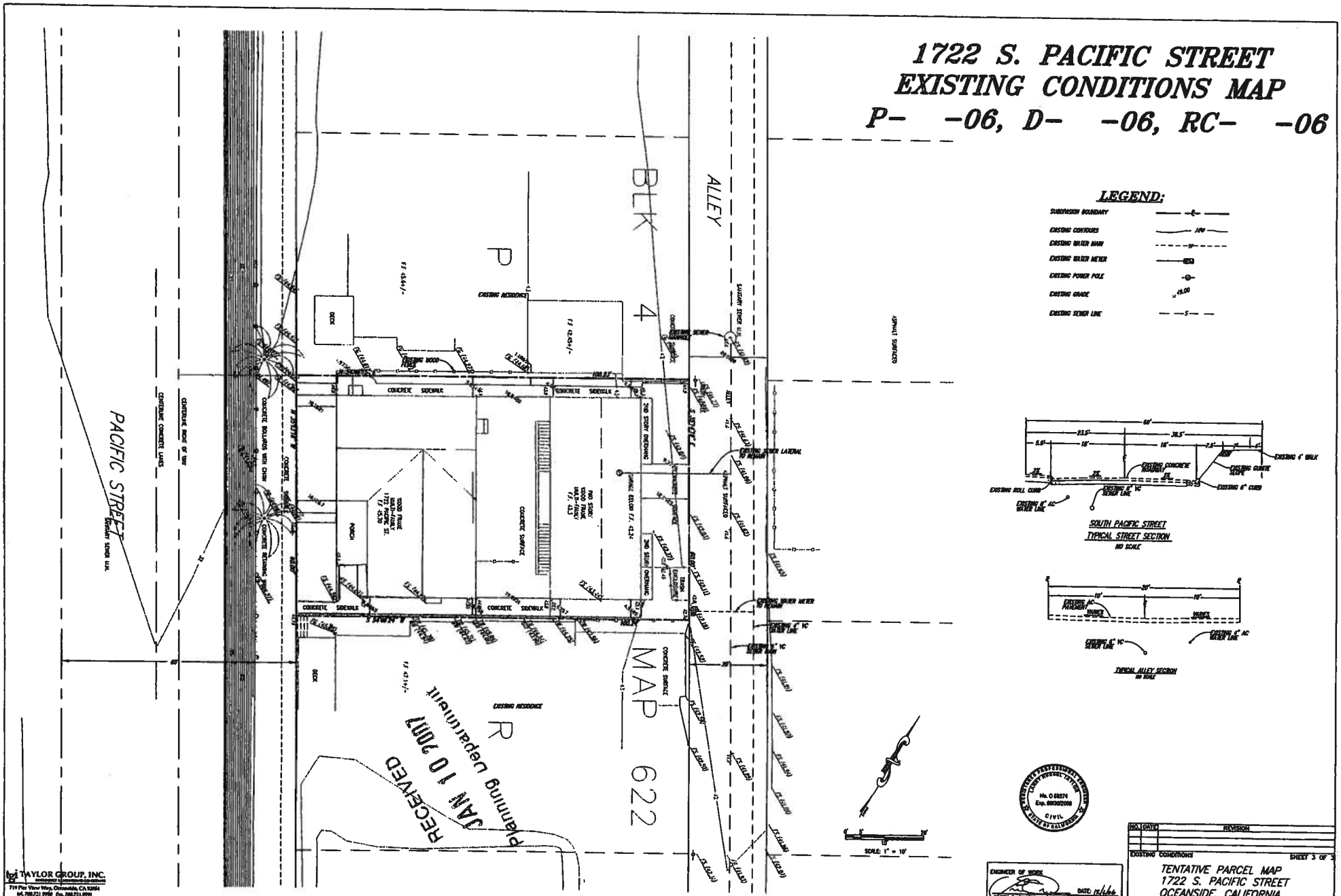
SHEET TITLE:

LANDSCAPE CONCEPT

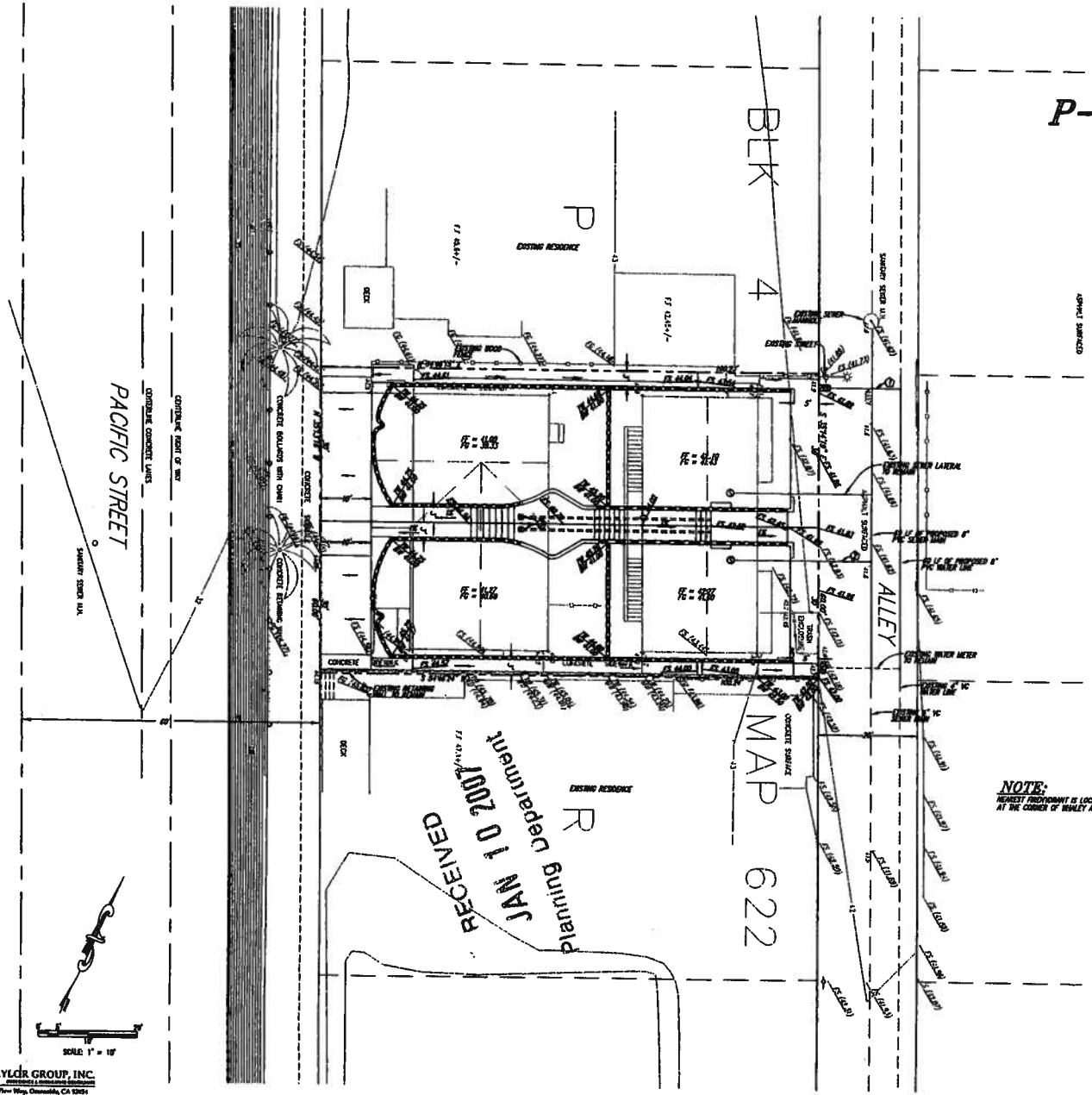
SHEET NO.:

LC-1

1722 S. PACIFIC STREET
EXISTING CONDITIONS MAP
P- -06, D- -06, RC- -06



1722 S. PACIFIC STREET
DEVELOPMENT PLAN
P- -06, D- -06, RC- -06



RECEIVED
JAN 10 2007
Planning Department

LEGEND:

- SUBDIVISION BOUNDARY
- PARCEL LINE
- EXISTING CONTOURS
- EXISTING WATER MAIN
- EXISTING WATER METER
- EXISTING POWER POLE
- EXISTING GRADE
- EXISTING SEWER LINE
- EXISTING SEWER LATERAL
- EXISTING STREET LIGHT
- PROPOSED CONTOURS
- FINISH GRADE
- DIRECTION OF FLOW
- PROPOSED SEWER LATERAL
- PROPOSED WATER METER
- PROPOSED RETAINING WALL

EARTHWORK QUANTITIES

EARTHWORK WILL CONSIST OF CUT AND FILL GRADING AND REMOVING AND RECOMPACTING THE UPPERMOST 4 FEET OF IN-PLACE SOIL BENEATH THE PROPOSED SLAB GRADE PER RECOMMENDATIONS OF THE PRELIMINARY GEOTECHNICAL REPORT NO. 60L00237

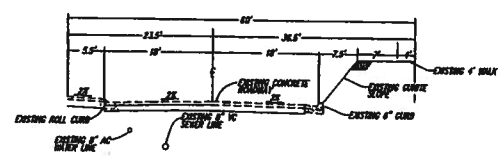
ESTIMATED EARTHWORK QUANTITIES ARE AS FOLLOWS:

CUT	FILL	EXPORT
101 CY	7 CY	94 CY

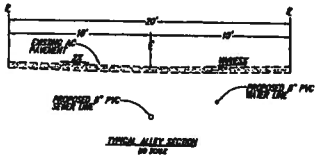
NOTE: EARTHWORK QUANTITIES SHOWN HEREON ARE FOR PERMIT PURPOSES ONLY AND ARE NOT TO BE USED FOR FINAL PAY QUANTITIES.

CONSTRUCTION NOTES:

1. PROPOSED 3/4" WATER SERVICE NEW 5/8" WATER METE PER CITY OF OCEANSIDE STANDARD PLAN W-4.
2. PROPOSED 4" SDR 35 PVC SEWER LATERAL AND BACKF PER CITY OF OCEANSIDE STANDARD DRAWINGS M-1 AND S-X.
3. PROPOSED 17x1' DRAINAGE GRATE WITH SUBMERSIBLE SUMP PUMP



SOUTH PACIFIC STREET
TYPICAL STREET SECTION
NO SCALE



TYPICAL ALLEY SECTION
NO SCALE

NOTE:
NEAREST FIREHYDRANT IS LOCATED 309' NORTH EAST AT THE CORNER OF WHALEY AND THE ALLEY

REGISTERED PROFESSIONAL ENGINEER
CHRIS R. TAYLOR
No. C 68274
Exp. 06/30/2008
CIVIL
STATE OF CALIFORNIA

ENGINEER OF WORK
CHRIS R. TAYLOR
DATED: 12/6/06
R.C.E. 68274

NO.	DATE	REVISION

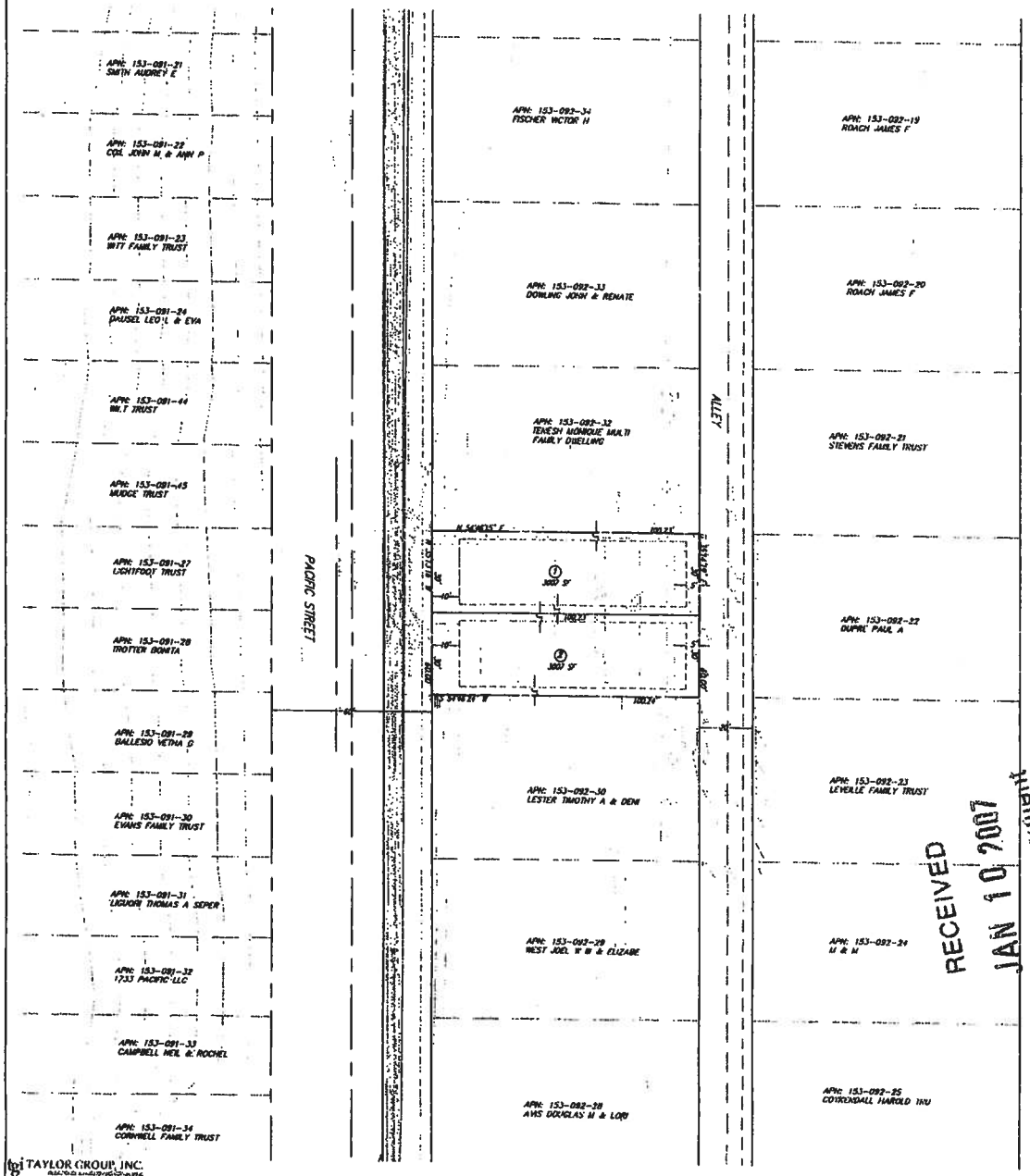
DEVELOPMENT PLAN
SHEET 2 O

TENTATIVE PARCEL MAP
1722 S. PACIFIC STREET
OCEANSIDE, CALIFORNIA

A.P.N. 153-092-31-00

TAYLOR GROUP, INC.
CONSULTANTS IN CIVIL ENGINEERING
719 Pier View Way, Oceanside, CA 92054
tel. 760.721.9000 fax. 760.721.9991
LAND DEVELOPMENT STUDY, PLANNING
taylorgroup@sbcglobal.net

1722 S. PACIFIC STREET
TENTATIVE PARCEL MAP
P- -05, D- -05, RC- -05



TAYLOR GROUP, INC.
PLANNING ENGINEERING SURVEYING
210 East Vista Way, Vista, CA 92084
Tel: (760) 724-9450 Fax: (760) 724-9449

RECEIVED
JAN 10 2007
Planning Department

GEOTECHNICAL REPORT:

PRELIMINARY GEOTECHNICAL REPORT, DATED NOVEMBER 25, 2006
PROPOSED 1722 S. PACIFIC STREET, TGI PROJECT NO. G06.00433

PREPARED BY TAYLOR GROUP, INC.

DRAINAGE REPORT:

PRELIMINARY DRAINAGE REPORT, DATED DECEMBER 4, 2006
PROPOSED 1722 S. PACIFIC STREET, TGI PROJECT NO. G06.00433

PREPARED BY TAYLOR GROUP, INC.

BOUNDARY SURVEY:

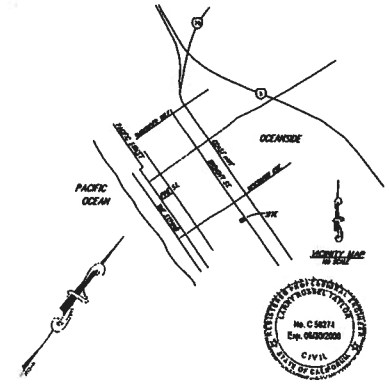
BOUNDARY SURVEY PERFORMED BY DAVID JOLLY SURVEYING OCTOBER 20, 2006

GENERAL NOTES

STREET ADDRESS	1722 S. PACIFIC STREET
ASSESSOR'S PARCEL NUMBERS	153-092-31-00
TOTAL ACREAGE	0.14
EXISTING ZONING	RM-4, URBAN HIGH DENSITY RESIDENTIAL
PROPOSED ZONING	NO CHANGE
GENERAL PLAN/LAND USE	SINGLE FAMILY
NUMBER OF EXISTING LOTS	1
NUMBER OF PROPOSED LOTS	2
SCHOOL DISTRICT	OCEANSIDE UNIFIED SCHOOL DISTRICT
WATER DISTRICT	CITY OF OCEANSIDE
SEWER DISTRICT	CITY OF OCEANSIDE
CONTOUR INTERVAL	1'
FLOOD PLAIN INFORMATION	ZONE X, FEMA MAP NO. 06073C0761 F (1-19-2001) OUTSIDE OF 500-YR FLOODPLAIN
GAS & ELECTRIC	SDGE
FIRE PROTECTION	OCEANSIDE FIRE DEPT.
TELEPHONE	PACIFIC BELL
CABLE TELEVISION	COX CABLE

NOTE:

1. SUBDIVIDER REQUESTING DEFERRAL OF OVERHEAD UTILITIES PER SECT. OF THE SUBDIVISION ORDINANCE



0' 10' 20' 40'
SCALE: 1" = 20'

LEGEND:

SUBDIVISION BOUNDARY	—— —E— ——
LOT NUMBER & ACREAGE	(1) 10.4 AC.
EXISTING CONTOURS	
EXISTING FIRE HYDRANT	
EXISTING POWER POLE	
EXISTING GRADE	

LEGAL DESCRIPTION:

LOT 0 IN BLOCK 4 SOUTH OCEANSIDE, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 822, FILED IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY, FEBRUARY 7, 1890

SOURCE OF TOPOGRAPHY:

TOPOGRAPHY SHOWN ON THIS MAP WAS GENERATED BY DAVID JOLLY DATED OCTOBER 20, 2006

SITE DATA:

SETBACKS: B.Y. 5' MIN
F.Y. 10' MIN
S.Y. 3' MIN

BENCHMARK:

BENCH MARK:
CITY OF OCEANSIDE BENCHMARK F-16
FOUND USGS BRASS CAP STAMPED "H-181" 30'+/- NORTHERLY OF CENTERLINE CASSIDY STREET AND 100' +/- EASTERLY OF THE CENTERLINE OF RAILROAD TRACKS.
ELEV.: 38.524

OWNER/DEVELOPER:

MR. GIDEON MANN
MR. ROBERT SACHS
702 N. THE STRAND #A
OCEANSIDE, CA 92054

DATE:

LOT TABLE

LOT	GROSS (s)	NET (s)
1	3,007	3,007
2	3,007	3,007

No. C 56274
Exp. 06/30/2008
CIVIL
STATE OF CALIFORNIA

ENGINEER OF WORK
LARRY R. TAYLOR
DATE: 12/8/06
R.C.E. 56572

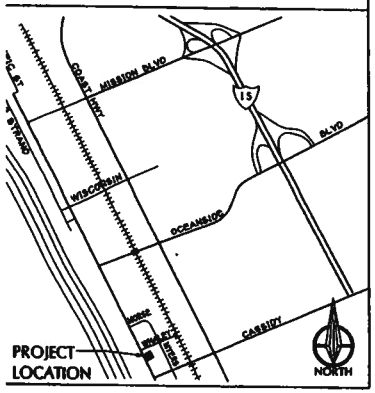
NO.	DATE	REVISION

TENTATIVE MAP
SHEET 1 OF

TENTATIVE PARCEL MAP
1722 S. PACIFIC STREET
OCEANSIDE, CALIFORNIA

1722 S. PACIFIC ST. * OCEANSIDE, CA

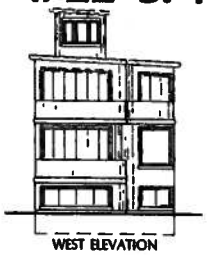
NITY MAP

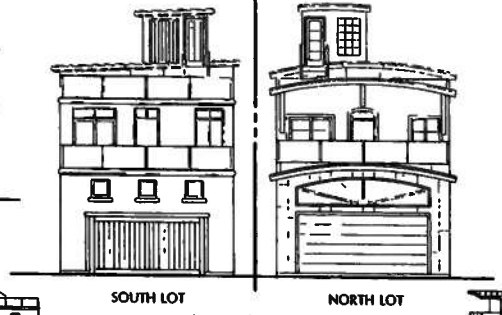


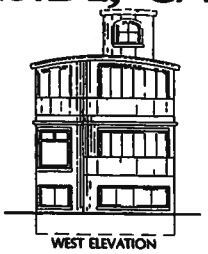
ET INDEX

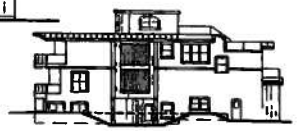
TECTURAL

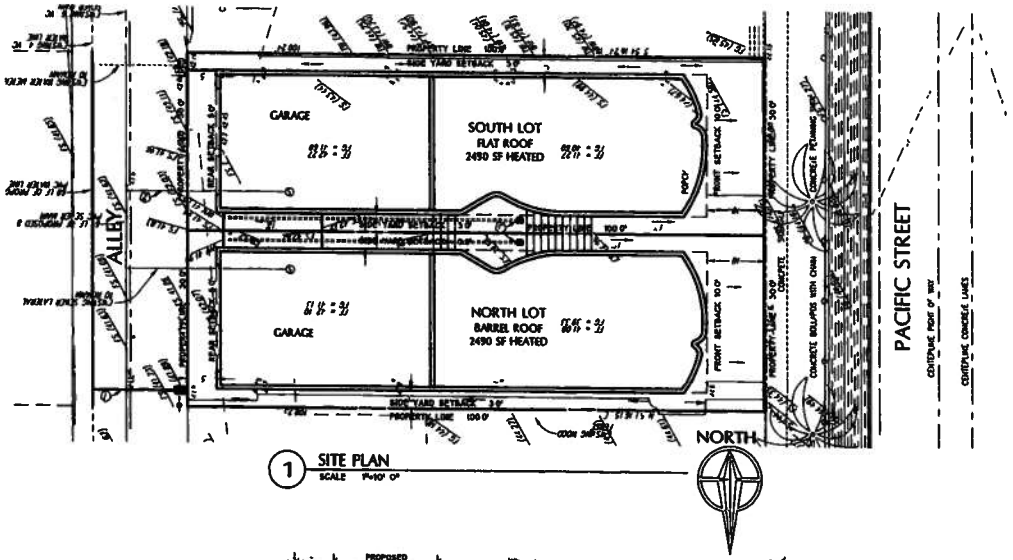
ITE PLAN & COVER SHEET
OUTH LOT TITLE 24 ENERGY CALCULATIONS
ORTH LOT TITLE 24 ENERGY CALCULATIONS
OUTH LOT BASEMENT/ GARAGE & FIRST FLOOR PLANS
OUTH LOT SECOND FLOOR & ROOF DECK PLANS
OUTH LOT ELEVATIONS
ORTH LOT BASEMENT/ GARAGE & FIRST FLOOR PLANS
ORTH LOT SECOND FLOOR & ROOF DECK PLANS
ORTH LOT ELEVATIONS
UILDING SECTIONS
RCHITECTURAL DETAILS
OUTH LOT ELECTRICAL PLAN
OUTH LOT ELECTRICAL PLAN
ORTH LOT ELECTRICAL PLAN
ORTH LOT ELECTRICAL PLAN
ENERAL NOTES & TYPICAL DETAILS
YPICAL DETAILS
HEATWALL & HOLDOWN SCHEDULES & FDN DETAILS
RAMING DETAILS
ESC FRAMING DETAILS
OUTH & NORTH LOT FOUNDATION PLANS
OUTH ROOF & 2ND FLOOR FRAMING PLANS
ORTH ROOF & 2ND FLOOR FRAMING PLANS



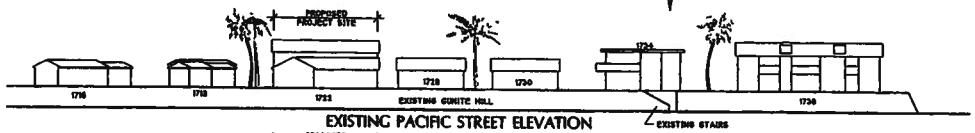








1 SITE PLAN
SCALE 1"=10' 0"



EXISTING PACIFIC STREET ELEVATION

PROPOSED PACIFIC STREET ELEVATION

DEVELOPMENT INFORMATION

ZONING	RM-U
OCCUPANCY	R3
EXISTING LAND USE	RESIDENTIAL
PROPOSED LAND USE	RESIDENTIAL
LOT SIZE	3000 SF (EACH)
EXISTING LOT COVERAGE	0/
PROPOSED LOT COVERAGE	2014 SF / 3000 SF = 67%
SETBACKS	
FRONT PACIFIC ST	10' 0" OR BLOCK FACE AVG
SIDE	3' 0"
REAR	5' 0"
MAX HEIGHT OF STRUCTURE	27' 0" w/ 10% OF FOOTPRINT ALLOWED TO GO 30' 0" FOR NON HABITABLE ARCHITECTURAL FEATURES FOOTPRINT = 2014 SF AREA TO BE ABOVE 27' 0" BUT UNDER 30' 0" = SF 0%
DEMOLITION	TBD

CONSTRUCTION (NEW)

LOT 1	GARAGE	HEATED	DECK
BASEMENT	0 SQ FT	1063 SQ FT	0 SQ FT
1st FLOOR	860 SQ FT	833 SQ FT	73 SQ FT
2nd FLOOR	0 SQ FT	1485 SQ FT	413 SQ FT
ROOF	0 SQ FT	82 SQ FT	603 SQ FT
SUB TOTAL	860 SQ FT	2400 SQ FT	1081 SQ FT
LOT 2			
BASEMENT	0 SQ FT	1063 SQ FT	0 SQ FT
1st FLOOR	860 SQ FT	833 SQ FT	73 SQ FT
2nd FLOOR	0 SQ FT	1485 SQ FT	413 SQ FT
ROOF	0 SQ FT	82 SQ FT	603 SQ FT
SUB TOTAL	860 SQ FT	2400 SQ FT	1081 SQ FT
LOT 1 & 2 TOTALS	1720 SQ FT	4856 SQ FT	2162 SQ FT

PROJECT INFORMATION

OWNER

SEA BREEZE INVESTORS, LLC
701 N STRAND
OCEANSIDE, CA 92054

PROJECT ADDRESS

1722 S PACIFIC ST
OCEANSIDE, CA 92054

ASSESSOR'S PARCEL

153-092-31 00

PROJECT SUMMARY

(2) 2 STORY SFD's OVER A BASEMENT WI
OVER SIZED 2 CAR GARAGE & ROOF DEC

LEGAL DESCRIPTION

--

PREVIOUS APPROVALS

-

CONSULTANTS

GRADING PLAN BY
THE TAYLOR GROUP
616 CIVIC CENTER DRIVE
OCEANSIDE, CA 92054
(760) 721-8990

GEOLOGIST
THE TAYLOR GROUP
616 CIVIC CENTER DRIVE
OCEANSIDE, CA 92054
(760) 721 8990

HISTORIC STUDY
ARCHAEOS
RUTH ALTER
11120 GOLDEN BIRCH WAY
SAN DIEGO, CA 92131
DATED 5 17-05

SERVICE AGENCIES

WATER	OCEANSIDE WATER & SEWER
SCHOOL	OCEANSIDE UNIFIED SCHOOL DISTRICT
FIRE	OCEANSIDE FIRE DEPARTMENT
GAS/ELEC	SAN DIEGO GAS & ELECTRIC
SEWER	OCEANSIDE WATER & SEWER

BUILDING CODES

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING

THE 2001 EDITION OF THE CALIFORNIA BUILDING CODE (CBC) ADOPTS THE 1997 UNIF BUILDING CODE (UBC) AND THE 2001 CALIFORNIA AMENDMENTS

THE 2004 EDITION OF THE CALIFORNIA ELECTRICAL CODE (CEC) ADOPTS THE 2002 NATIONAL ELECTRICAL CODE (NEC) AND THE 2004 CALIFORNIA AMENDMENTS

THE 2001 EDITION OF THE CALIFORNIA MECHANICAL CODE (CMC) ADOPTS THE 2000 UNIFORM MECHANICAL CODE (UMC) AND THE 2001 CALIFORNIA AMENDMENTS

THE 2001 EDITION OF THE CALIFORNIA PLUMBING CODE (CPC) ADOPTS THE 2000 UN PLUMBING CODE (UPC) AND THE 2001 CALIFORNIA AMENDMENTS

THE 2001 EDITION OF THE CALIFORNIA FIRE CODE (CFC) ADOPTS THE 2000 UNIFORM CODE (UFC) AND THE 2001 CALIFORNIA AMENDMENTS

THE 2005 EDITION OF THE CALIFORNIA ENERGY EFFICIENCY STANDARDS

CONSTRUCTION WORK HOURS DETAIL

BUILDING CONSTRUCTION WORK HOURS SHALL BE LIMITED TO 7 00AM 6 00PM MONDAY THROUGH FRIDAY AND ON SATURDAY FROM 7 00AM 6 00PM FOR WORK THAT IS NOT INHERENTLY NOISE PRODUCING SK OF WORK NOT PERMITTED ON SATURDAY ARE CONCRETE AND GROUT POURS, ROOF NAILING, AND ACTIVITIES OF SIMILAR NOISE-PRODUCIN NATURE NO WORK SHALL BE PERMITTED ON SUNDAYS AND FEDERA HOLIDAYS (NEW YEAR'S DAY, MEMORIAL DAY, JULY 4th, LABOR DAY, THANKSGIVING DAY AND CHRISTMAS DAY) EXCEPT AS ALLOWED POS EMERGENCY WORK UNDER THE PROVISIONS OF THE OCEANSIDE CITY CHAPTER 38 NOISE ORDINANCE

NOTES

CONTRACTORS MUST VERIFY ALL GRADES, CONDITIONS AND DIMENSIONS PRIOR TO ENCING WORK THE OWNER SHALL BE NOTIFIED IMMEDIATELY OF ANY EPANCIES

CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES TO COMMENCING WORK

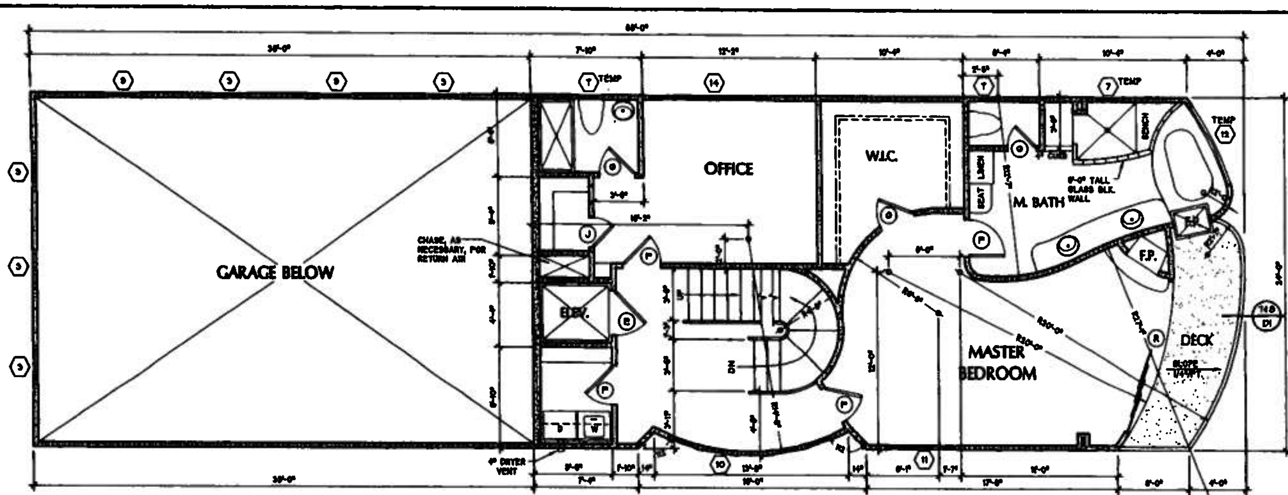
ACE WATER SHALL DRAIN AWAY FROM BUILDING STRUCTURES 5 NO LESS THAN EET FOOT FOR A MIN OF 5' 0" OR 1/3 THE DISTANCE TO THE PROPERTY LINE

R A SEWER LATERAL PER CITY OF OCEANSIDE'S WATER & SEWER DEPARTMENT

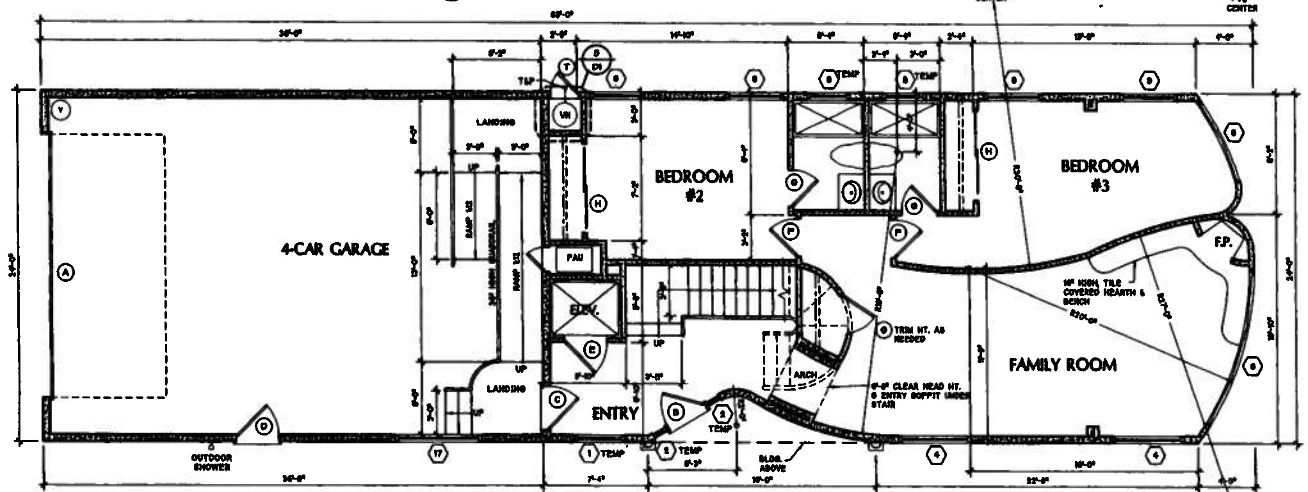
ENCE DRAINAGE PLAN BY THE TAYLOR GROUP, OCEANSIDE, CA FOR DRAINAGE SIGNS

EXTERIOR LIGHTING WILL COMPLY WITH CITY OF OCEANSIDE'S ORDINANCE 2001 46

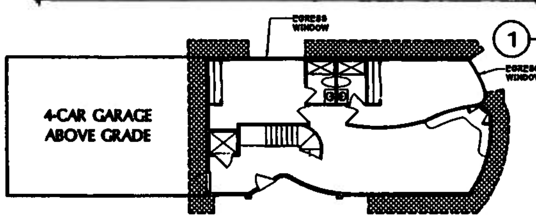
OPTS HAVE ELECTED TO PAY THE 'IN LIEU FEE' RATHER THAN MOVE VERHEAD POWER LINES UNDERGROUND



2 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



1 GARAGE & BASEMENT FLOOR PLAN
SCALE: 1/4"=1'-0"



BASEMENT CLASSIFICATION:

PERIMETER OF BASEMENT LEVEL WITH LESS THAN 6' EXPOSED AS MEASURED FROM PROPOSED GRADE TO CEILING ABOVE (SHOWN HATCHED) = 99.8 L.F.

TOTAL PERIMETER = 143 L.F.

99.8 L.F. / TOTAL PERIMETER (143 L.F.) = 70% OF PERIMETER IS CLASSIFIABLE AS BASEMENT BY HAVING AT LEAST 6'-0" BELOW GRADE.

STAIRS CALCULATIONS:

36" GUARDRAIL PER TYPICAL STAIR DETAILS & NOTES ON SHEET 0.1 (1/DJ)

BASEMENT LEVEL TO 1st FLOOR LEVEL STAIR:
(17) RISERS @ 6.77" EA. = 9'-6"
(16) TREADS @ 10" MIN. (OR AS DETAILED)

FIRST LEVEL TO 2nd FLOOR LEVEL STAIR:
(18) RISERS @ 6.67" EA. = 10'-0"
(17) TREADS @ 10" MIN. (OR AS DETAILED)

2nd FLOOR LEVEL LOWER TO 2nd FLOOR LEVEL UPPER STAIR:
(7) RISERS @ 6.9" EA. = 4'-0"
(6) TREADS @ 10" MIN. (OR AS DETAILED)

2nd FLOOR UPPER LEVEL TO ROOF DECK UPPER LEVEL STAIR:
(18) RISERS @ 6.67" EA. = 10'-0"
(17) TREADS @ 10" MIN. (OR AS DETAILED)

ROOF DECK LOWER LEVEL TO UPPER LEVEL STAIR:
(7) RISERS @ 7.7" EA. = 4'-6"
(6) TREADS @ 10" MIN. (OR AS DETAILED)

FLOOR PLAN NOTES:

A MISCELLANEOUS

1. SLEEPING ROOMS MUST HAVE A WINDOW OR EXTERIOR DOOR FOR EMERGENCY ESCAPE (UBC SECTION 1204) THE EMERGENCY EXIT MUST MEET THE FOLLOWING CRITERIA:
   a. MINIMUM 5.7 SQUARE FEET NET CLEAR OPENABLE AREA
   b. 24" MINIMUM NET CLEAR OPENABLE HEIGHT
   c. 20" MINIMUM NET CLEAR OPENABLE WIDTH
   d. MAXIMUM FINISH SILL HEIGHT TO BE NO MORE THAN 44" ABOVE FINISHED FLOOR
2. PROVIDE ALL HOSE BIBS AND SPRINKLER SYSTEMS WITH BACK FLOW PREVENTION DEVICES.

B KITCHEN, BATH & LAUNDRY

1. REFERENCE ELECTRICAL PLANS AND NOTES FOR LIGHTING, RECEPTACLES AND CIRCUITRY.
2. PROVIDE MECHANICAL VENTILATION CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR IN BATHROOMS AND WATER CLOSET COMPARTMENTS IF REQUIRED OPENABLE WINDOWS ARE NOT PROVIDED. SECTION 1203.3.
3. DISCHARGE POINT FOR EXHAUST AIR WILL BE AT LEAST 3 FEET FROM ANY OPENING WHICH ALLOWS AIR ENTRY INTO OCCUPIED PORTIONS OF THE BUILDING. SEC. 1203.3
4. 15" MINIMUM CLEARANCE FROM CENTERLINE OF WATER CLOSET AND 24" MINIMUM CLEARANCE IN FRONT OF WATER CLOSET.
5. IN SHOWER AND TUB-SHOWER COMBINATIONS, CONTROL VALVES MUST BE PRESSURE BALANCED OR HAVE THERMOSTATIC MIXING VALVES.
6. NEW WATER CLOSETS SHALL USE NO MORE THAN 1.6 GALLONS PER FLUSH AND SHALL MEET PERFORMANCE STANDARDS ESTABLISHED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE STANDARD A112.19.2 H & S CODE SECTION 17921.3 (b).
7. DRYER VENT TO THE OUTSIDE. MAXIMUM LENGTH 14' W (2) 90 deg ELBOWS. UMC SECTION 504.3.2.

C GARAGE / STAIR FIRE PROTECTION

1. ALL WALLS COMMON TO RESIDENCE AND GARAGE SHALL BE FIRE PROTECTED, USE 5/8" TYPE 'X' GYPSUM ON GARAGE SIDE OF COMMON WALLS USE FLOOR TO ROOF SHEATHING.
2. THE CEILING OF GARAGE SHALL BE FIRE PROTECTED. USE ONE LAYER OF 5/8" TYPE 'X' GYPSUM ON GARAGE CEILING WHERE FRAMING MEMBERS ARE SPACED 16" O.C. OR LESS. USE TWO LAYERS OF 5/8" TYPE 'X' GYPSUM ON GARAGE CEILING WHERE FRAMING MEMBERS ARE SPACED GREATER THAN 16" O.C.
3. DOOR BETWEEN GARAGE AND RESIDENCE SHALL BE 1 3/8" THICK AND SELF CLOSING. WEATHERSTRIP JAMBS, HEAD AND THRESHOLD. 1" MAXIMUM DIFFERENCE BETWEEN GARAGE LANDING AND RESIDENCE.
4. ALL ELEMENTS SUPPORTING FLOOR ABOVE GARAGE MUST HAVE 5/8" TYPE 'X' GYPSUM ON THE GARAGE SIDE.
5. GARAGE REQUIRES ONE-HOUR FIRE PROTECTION ON THE CEILING COMMON TO THE DWELLING. (TABLE 3-B, SECTION 302.4a). PROVIDE 2 LAYERS OF 1/2" OF TYPE 'X' GYPSUM BOARDS FOR TJI FLOOR JOISTS, PER ICBO APPROVAL (PER 200) FOR TJI.
6. THE WALLS AND SOFFIT OF THE ENCLOSED USABLE SPACE UNDER INTERIOR STAIRS SHALL BE PROTECTED ON THE ENCLOSED SIDE AS REQUIRED FOR ONE-HOUR FIRE-RESISTIVE CONSTRUCTION. SECTION 1003.3.3.9

D WATER HEATER & FAU

1. WATER HEATER SHALL HAVE 18" HIGH PLATFORM. COVER PLATFORM WITH 5/8" TYPE 'X' GYPSUM. STRAP WATER HEATER TO RESIST SEISMIC FORCES WITH TWO STRAPS, ONE ON THE BOTTOM 1/3 OF TANK AND ONE ON THE UPPER 1/3 OF TANK. STRAPS SHALL BE 3/4" X 24 GAUGE WITH 1/4" X 3" LAG SCREWS ATTACHED DIRECTLY TO THE FRAMING.
2. PROVIDE P & T VALVE ON WATER HEATER. RUN DISCHARGE LINE TO EXTERIOR WITHIN 6" OF GRADE.
3. COMBUSTION AIR FOR FUEL BURNING WATER HEATERS WILL BE PROVIDED IN ACCORDANCE WITH UPC SECTION 507 AND TABLE 5-1.
4. IN SEISMIC ZONES 3 AND 4, WATER HEATERS SHALL BE ADEQUATELY BRACED TO RESIST SEISMIC FORCES. TWO STRAPS SHALL BE PROVIDED (ONE STRAP AT TOP 1/3 OF THE TANK AND ONE STRAP AT BOTTOM 1/3 OF THE TANK) UPC, SEC. 510.5
5. PRESSURE AND TEMPERATURE RELIEF LINES FOR WATER HEATERS SHALL EXTEND OUTSIDE OF THE BUILDING. WHERE IT IS IMPRACTICAL TO EXTEND HE DRAIN LINE OUTSIDE THE BUILDING THE LINE MAY TERMINATE IN AN APPROVED STANDPIPE. A FULL ONE-INCH AIR GAP IS REQUIRED BETWEEN THE P & T DRAIN LINE AND THE STANDPIPE. POLICY P-6.
6. WATER HEATER = SIZED PER TITLE 24
7. FORCED AIR UNIT SYSTEM THAT ARE LOCATED IN ATTIC. PROVIDE A PERMANENT ELECTRICAL OUTLET AND LIGHTING FIXTURE CONTROLLED BY A SWITCH FOR FURNACE. CONDENSATE LINE MUST DISCHARGE INTO A PLUMBING FIXTURE. LOCATE FAU PER TRUSS LAYOUT, IF APPLICABLE. SIZE PER TITLE 24.
8. ATTIC ACCESS SHALL BE 30" X 30". THE OPENING MAY BE 22" X 30" IF THE EQUIPMENT CAN BE REMOVED THROUGH SUCH OPENING. 30" MIN. CLEAR HEADROOM IN ATTIC ABOVE THE ACCESS OPENING. PROVIDE MIN 30" DEEP UNOBSTRUCTED WORKING SPACE IN FRONT OF FURNACE.
9. THE PASSAGEWAY TO THE ATTIC MOUNTED WARM-AIR FURNACE SHALL BE UNOBSTRUCTED, HAVE CONTINUOUS SOLID FLOORING NOT LESS THAN 24" WIDE AND NOT BE LONGER THAN 20' IN LENGTH THROUGH ATTIC. UMC SECTION 808.0
10. EQUIPMENT SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE REPAIR AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION OR OTHER EQUIPMENT OR DISABLING THE FUNCTION OF REQUIRED FIRE-RESISTANT CONSTRUCTION.

E FIRE STOPS

1. PROVIDE FIRE STOPS AT THE FOLLOWING LOCATIONS PER SECTION 708.2.1
   a. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10 FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL;
   b. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
   c. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND INLINE WITH THE RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED;
   d. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.
   e. AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS.

F ELEVATOR

1. ELEVATOR SHAFTS SHALL BE IN A ONE-HOUR SHAFT. SECTION 711.
2. EVERY OPENING INTO AN ELEVATOR SHAFT ENCLOSURE SHALL BE PROTECTED BY A SELF-CLOSING FIRE ASSEMBLY HAVING A ONE-HOUR FIRE RATING IN ONE-HOUR SHAFTS. SEC. 711.4
3. ELEVATOR SHAFTS EXTENDING THROUGH MORE THAN TWO FLOOR LEVELS SHALL BE VENTED TO THE OUTSIDE. THE AREA OF THE VENT SHALL NOT BE LESS THAN 3 1/2% OF THE SHAFT AREA AND A MINIMUM OF 3 SQUARE FEET PER ELEVATOR. SECTION 3004.
4. "RESIDENTIAL ELEVATORS INC.", MODEL "HORIZON LIFT".

G FIREPLACE

1. 36" "MAJESTIC" GAS - DIRECT VENT FIREPLACE 7 DVBR36 INSTA-FLAME (ANSI Z21.88-2002 / CSA 2.33-2002) OR APPROVED EQUAL.
2. FIREPLACES WITH GAS LOG LIGHTERS ARE REQUIRED TO HAVE THE FLUE DAMPER PERMANENTLY FIXED IN THE OPEN POSITION AND FIREPLACES WITH LPG LOG LIGHTERS ARE TO HAVE NO "PIT" OR "SUMP" CONFIGURATIONS (UMC SEC. 801) AND SEC. 304.6).
3. LINTEL. MASONRY OVER THE FIREPLACE SHALL BE SUPPORTED BY A NONCOMBUSTIBLE LINTEL.
4. HEARTH. MASONRY FIREPLACES SHALL BE PROVIDED WITH A BRICK, CONCRETE, STONE OR OTHER APPROVED NONCOMBUSTIBLE HEARTH SLAB. THIS SLAB SHALL NOT BE LESS THAN 4 INCHES (102 MM) THICK AND SHALL BE SUPPORTED BY NONCOMBUSTIBLE MATERIALS OR REINFORCED TO CARRY ITS OWN WEIGHT AND ALL IMPOSED LOADS. COMBUSTIBLE FORMS AND CENTERING SHALL BE REMOVED.
5. HEARTH EXTENSIONS. HEARTHS SHALL EXTEND AT LEAST 16 INCHES (406MM) FROM THE FRONT OF, AND AT LEAST 8 INCHES (203MM) BEYOND EACH SIDE OF, THE FIREPLACE OPENING. WHERE THE FIREPLACE OPENING IS 6 SQUARE FEET (0.56 M) OR LARGER, THE HEARTH EXTENSION SHALL EXTEND AT LEAST 20 INCHES (508 MM) IN FRONT OF, AND AT LEAST 12 INCHES (305 MM) BEYOND EACH SIDE OF, THE FIREPLACE OPENING. EXCEPT FOR FIREPLACES WHICH OPEN TO THE EXTERIOR OF THE BUILDING, THE HEARTH SLAB SHALL BE READILY DISTINGUISHABLE FROM THE SURROUNDING OR ADJACENT FLOOR.

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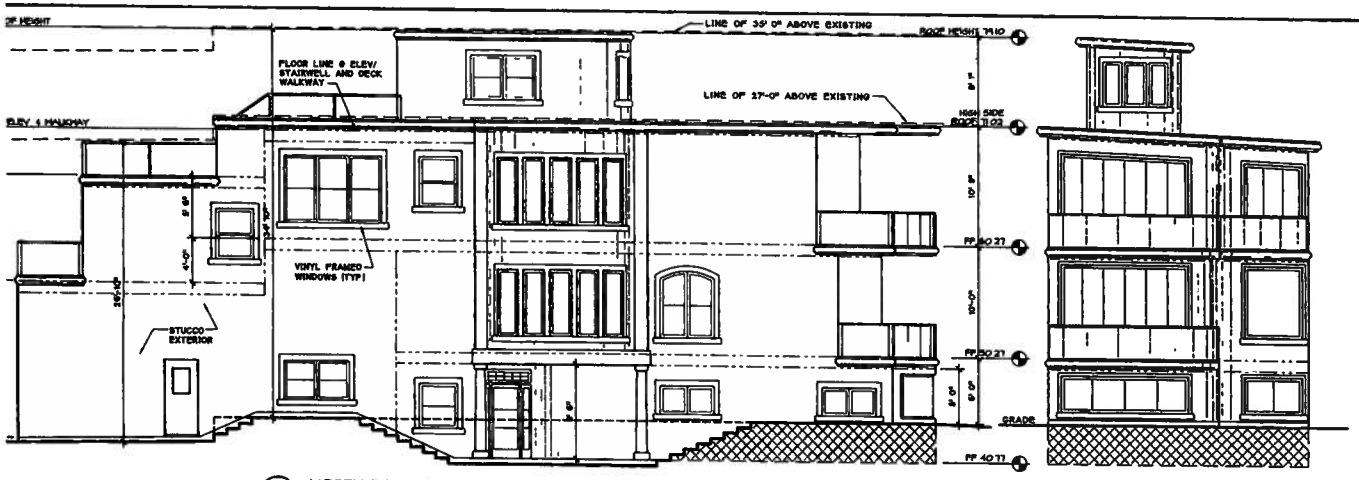
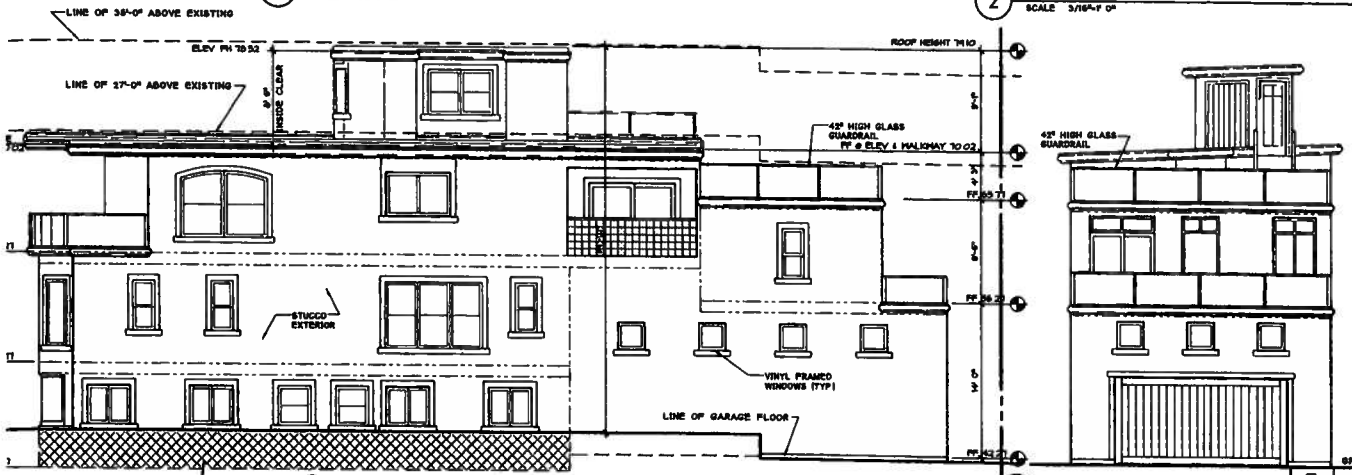
CHECKED BY: PL

SHEET TITLE:
SOUTH LOT BASE/1st FP

SHEET NO:
A.1



1 NORTH ELEVATION
SCALE 3/16"=1'-0"



NOTE AREA w/ LESS THAN 6'-0" EXPOSED ABOVE GRADE IS DEFINED AS BASEMENT (SHOWN HATCHED)

2 WEST ELEVATION
SCALE 3/16"=1'-0"

3 SOUTH ELEVATION
SCALE 3/16"=1'-0"

4 EAST ELEVATION
SCALE 3/16"=1'-0"

DOOR & WINDOW NOTES:

1 ALL OPENABLE WINDOWS ARE TO HAVE SCREENS REFER TO THE EXTERIOR ELEVATIONS FOR THE OPENING SECTIONS AND LOCATION OF WINDOWS TO HAVE MUTIN BARS COLOR TO MATCH WINDOW FR.

2 MANUFACTURED DOORS AND WINDOWS ARE TO MEET ANSI OR NWMA STANDARDS AND ARE SO LABELED

3 ALL EXTERIOR DOORS AND WINDOWS ARE TO BE FULLY WEATHERSTRIPPED

4 ALL OPENINGS ARE TO BE CAULKED AND SEALED, I.E. AROUND JOI IN WINDOWS

5 MIRRORS IN ALL BATHS SHALL START AT THE COUNTER TOPS AND EXTEND TO 7' 0" ABOVE THE FLOOR

6 ALL SLIDING GLASS DOORS AND WINDOWS MARKED "TEMP" ARE TO HAVE 3/16" TEMPERED GLASS

7 WINDOWS ARE TO BE VINYL FRAMED, DUAL GLAZED, CLEAR GLASS

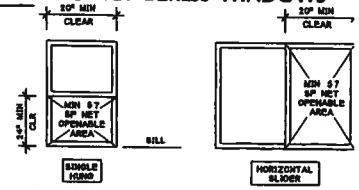
8 SEE T-24 CALCS FOR GLAZING REQUIREMENTS AND VALUES

9 THE MANUFACTURED WINDOWS SHALL HAVE A LABEL ATTACHED CERTIFIED BY THE NATIONAL FENESTRATION RATING COUNCIL INFO AND SHOWING COMPLIANCE WITH THE ENERGY CALCULATIONS

10 GLAZING IN THE FOLLOWING LOCATIONS SHOULD BE OF SAFETY G MATERIAL IN ACCORDANCE w/ SECTION 2406.4
- A DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS ROOMS, BATHTUBS AND SHOWERS AND IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE TH BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" A STANDING SURFACE AND DRAIN INLET

11 SLEEPING ROOMS MUST HAVE A WINDOW OR EXTERIOR DOOR FOR EMERGENCY ESCAPE NSC SECTION 1204 THE EMERGENCY EXIT MU MEET THE FOLLOWING CRITERIA
- A MINIMUM 5 7 SQUARE FEET NET CLEAR OPENABLE AREA
- B 24" MINIMUM NET CLEAR OPENABLE HEIGHT
- C 20" MINIMUM NET CLEAR OPENABLE WIDTH
- D MAXIMUM FINISH SILL HEIGHT TO BE NO MORE THAN 44" ABO FINISHED FLOOR

EMERGENCY EGRESS WINDOWS



SLEEPING ROOMS SHALL HAVE A WINDOW OR EXTERIOR DOOR FOR EMERGENCY ESCAPE SILL HEIGHT SHALL NOT EXCEED 44" ABOVE THE FLOOR WINDOWS MUST HAVE AN OPENABLE AREA OF AT LEAST 5.7 SQUARE FEET WITH THE MINIMUM OPENABLE WIDTH 20" AND THE MINIMUM OPENABLE HEIGHT 24" THE EMERGENCEY DOOR OR WINDOW SHALL BE OPENABLE FROM THE INSIDE TO PROVIDE A FULL, CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS SECTION 310.4

FLOOR

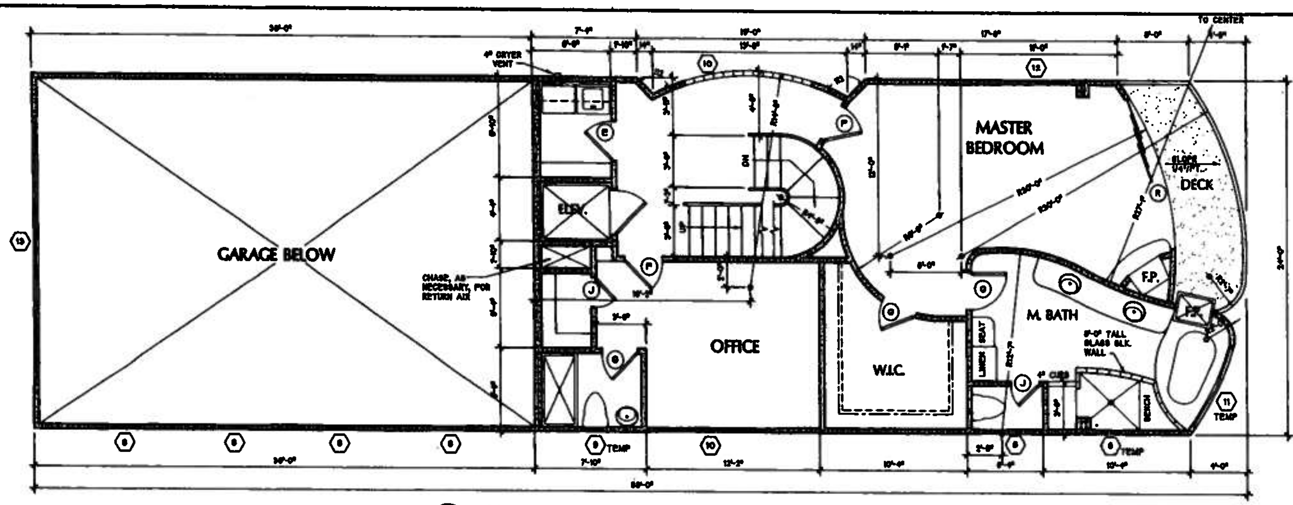
TYPICAL EXAMPLES SHOWN ABOVE CONTACT WINDOW MANUFACTURER TO DETERMINE THAT EACH SLEEPING ROOM HAS AT LEAST ONE WINDOW THAT MEETS THE MINIMUM REQUIREMENTS NOTE CASEMENT WINDOWS MAY PIVOT OPEN INTO AN AREA THAT WHEN CLOSED WOULD APPEAR TO MEET MIN REQUIREMENTS

DOOR SCHEDULE

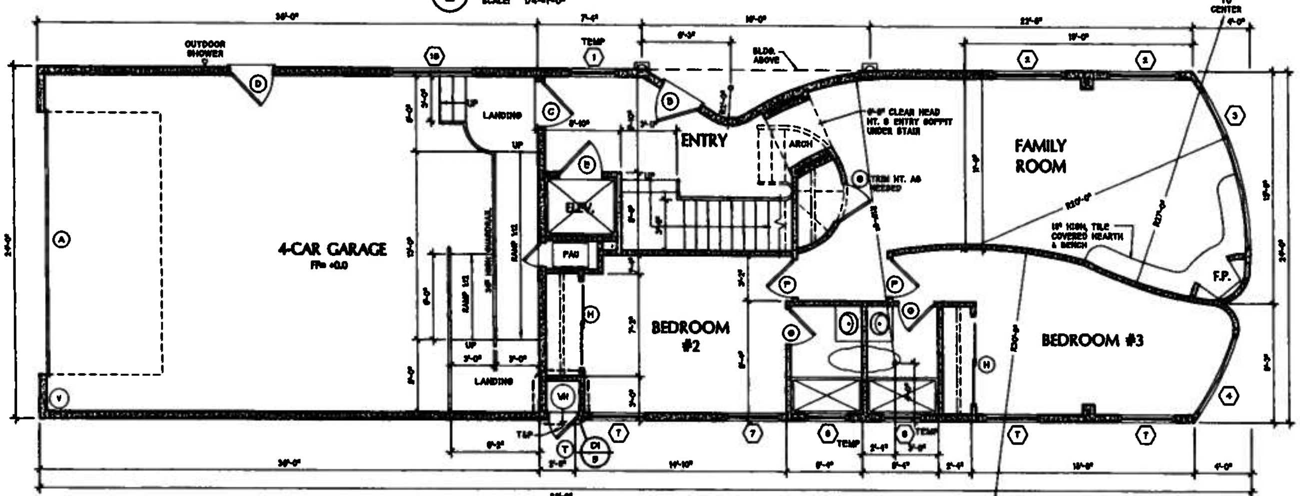
○	DOOR SIZE	TYPE	MAT	REMARKS
				DESIGNS PER OWNER
A	18-0 x 8-0	OVERHEAD GARAGE DOOR	METAL	
B	3-0 x 6-8	ENTRY DOOR	METAL	
C	3-0 x 6-8	S.C. - 20 MINUTE RATED	WOOD	SELF-CLOSING
D	3-0 x 6-8	EXTERIOR	WOOD	
E	3-0 x 6-8	S.C. - 20 MIN RATED	WOOD	SELF-CLOSING
F	2-8 x 6-8	INTERIOR	WOOD	
G	2-6 x 6-8	INTERIOR	WOOD	
H	6-0 x 6-8	BI-PASS CLOSET DOORS	WOOD	
J	2-0 x 6-8	INTERIOR	WOOD	
K	2-6 x 6-8	POCKET	WOOD	
L	6-0 x 6-8	SLIDING GLASS DOOR	WOOD	
M	8-0 x 6-8	SLIDING GLASS DOOR	WOOD	
N	12-0 x 7-8	4-PANEL RETRACTING DOOR	GLASS	
P	6-0 x 7-6	2-PANEL RETRACTING DOOR	GLASS	
Q	2-6 x 6'-8	EXTERIOR	WOOD	
R	11-0 x 7-6	4-PANEL RETRACTING DOOR	GLASS	
S	8-0 x 6-8	BI-PASS CLOSET DOORS	WOOD	
T	2-0 x 6-0	EXTERIOR DOOR	WOOD	

WINDOW SCHEDULE

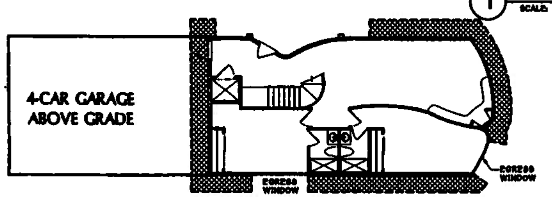
○	WINDOW SIZE	TYPE	FRAME MAT	FRAME FINISH	GLASS FINISH	GLASS DUAL	GLASS TEMP	REMARKS
1	3-6 x 4-6	SH	VINYL		CLEAR	X		
2	1-0 x 6-8	FIXED	VINYL		CLEAR	X	X	
3	2-6 x 2-6	AWNING	VINYL		CLEAR	X		EGRESS OPENING SEE AB
4	5-0 x 5'-6	DBL ANG	VINYL		CLEAR	X	X	
5	12'-0 x 3-6	FIXED	VINYL		CLEAR	X	X	ARC'D SEE PLAN
6	6-0 x 5'-6	FIXED	VINYL		CLEAR	X	X	ARC'D SEE PLAN
7	2-0 x 4-6	SH	VINYL		CLEAR	X	X	
8	3-0 x 3-0	SH	VINYL		CLEAR	X	X	
9	4-0 x 3-0	DBL CASE	VINYL		CLEAR	X	X	
10	9-0 x 6-0	GLS BLK	GLASS		GL BLK			
11	5-0 x 6-0"	(2) SH	VINYL		CLEAR	X		
12	6-0 x 5'-6	FIXED	VINYL		CLEAR	X	X	ARC'D SEE PLAN
13	3'-6 x 4-6	SH	VINYL		CLEAR	X		
14	9-0 x 6-0	(3) SH	VINYL		CLEAR	X		
15	3-0 x 5-0	SH	VINYL		CLEAR	X		
16	8-0 x 6'-0	(2) SH	VINYL		CLEAR	X		ARC'D SEE PLAN
17	6-0 x 4-0	HS	VINYL		CLEAR	X		
18	3-0 x 4-0	SH	VINYL		CLEAR	X		
19	3-6 x 6-0	FIX w/ TRANS	VINYL		CLEAR	X		
20	3-0 x 4-0	SH	VINYL		CLEAR	X		
21	2-0 x 6-0	HS w/ TRANS	VINYL		CLEAR	X		
22	6-0 x 4-0	HS	VINYL		CLEAR	X		
23	2-0 x 2-0	SKYLITE	METAL		CLEAR	X		
24	3-0 x 3-0	FIXED	VINYL		CLEAR	X		
[illegible]	2-0 x [illegible]	FIXED	VINYL		CLEAR	X		



(2) FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



(1) GARAGE & BASEMENT FLOOR PLAN
SCALE: 1/4"=1'-0"



BASEMENT CLASSIFICATION:

PERIMETER OF BASEMENT LEVEL WITH LESS THAN 6' EXPOSED AS MEASURED FROM PROPOSED GRADE TO CEILING ABOVE (SHOWN HATCHED) = 99.8 L.F.

TOTAL PERIMETER = 143 L.F.

99.8 L.F. / TOTAL PERIMETER (143 L.F.) = 70% OF PERIMETER IS CLASSIFIABLE AS BASEMENT BY HAVING AT LEAST 6'-0" BELOW GRADE.

STAIRS CALCULATIONS:

36" GUARDRAIL PER TYPICAL STAIR DETAILS (1/DJ) & NOTES ON SHEET DJ

BASEMENT LEVEL TO 1st FLOOR LEVEL STAIR:
(17) RISERS @ 6.71" EA. = 9'-6"
(16) TREADS @ 10" MIN. (OR AS DETAILED)

FIRST LEVEL TO 2nd FLOOR LEVEL STAIR:
(18) RISERS @ 6.67" EA. = 10'-0"
(17) TREADS @ 10" MIN. (OR AS DETAILED)

2nd FLOOR LEVEL LOWER TO 2nd FLOOR LEVEL UPPER STAIR:
(7) RISERS @ 6.9" EA. = 4'-0"
(6) TREADS @ 10" MIN. (OR AS DETAILED)

2nd FLOOR UPPER LEVEL TO ROOF DECK UPPER LEVEL STAIR:
(18) RISERS @ 6.67" EA. = 10'-0"
(17) TREADS @ 10" MIN. (OR AS DETAILED)

ROOF DECK LOWER LEVEL TO UPPER LEVEL STAIR:
(7) RISERS @ 7.7" EA. = 4'-6"
(6) TREADS @ 10" MIN. (OR AS DETAILED)

G FIREPLACE

1. 36" "MAJESTIC" GAS - DIRECT VENT FIREPLACE # DVBR36 INSTA-FLAME (ANSI Z21.88-2002 / CSA 2.33-2002) OR APPROVED EQUAL.
2. FIREPLACES WITH GAS LOG LIGHTERS ARE REQUIRED TO HAVE THE FLUE DAMPER PERMANENTLY FIXED IN THE OPEN POSITION AND FIREPLACES WITH LPG LOG LIGHTERS ARE TO HAVE NO "PIT" OR "SUMP" CONFIGURATIONS (UMC SEC. 601.1 AND SEC. 904.8).
3. LINTEL. MASONRY OVER THE FIREPLACE SHALL BE SUPPORTED BY A NONCOMBUSTIBLE LINTEL.
4. HEARTH. MASONRY FIREPLACES SHALL BE PROVIDED WITH A BRICK, CONCRETE, STONE OR OTHER APPROVED NONCOMBUSTIBLE HEARTH SLAB. THIS SLAB SHALL NOT BE LESS THAN 4 INCHES (102 MM) THICK AND SHALL BE SUPPORTED BY NONCOMBUSTIBLE MATERIALS OR REINFORCED TO CARRY ITS OWN WEIGHT AND ALL IMPOSED LOADS. COMBUSTIBLE FORMS AND CENTERING SHALL BE REMOVED.
5. HEARTH EXTENSIONS. HEARTHS SHALL EXTEND AT LEAST 16 INCHES (406MM) FROM THE FRONT OF, AND AT LEAST 8 INCHES (203MM) BEYOND EACH SIDE OF, THE FIREPLACE OPENING. WHERE THE FIREPLACE OPENING IS 6 SQUARE FEET (0.56 M²) OR LARGER, THE HEARTH EXTENSION SHALL EXTEND AT LEAST 20 INCHES (508 MM) IN FRONT OF, AND AT LEAST 12 INCHES (305 MM) BEYOND EACH SIDE OF, THE FIREPLACE OPENING. EXCEPT FOR FIREPLACES WHICH OPEN TO THE EXTERIOR OF THE BUILDING, THE HEARTH SLAB SHALL BE READILY DISTINGUISHABLE FROM THE SURROUNDING OR ADJACENT FLOOR.

FLOOR PLAN NOTES:

A MISCELLANEOUS

1. SLEEPING ROOMS MUST HAVE A WINDOW OR EXTERIOR DOOR FOR EMERGENCY ESCAPE (IBC SECTION 1204) THE EMERGENCY EXIT MUST MEET THE FOLLOWING CRITERIA:
   a. MINIMUM 5.7 SQUARE FEET NET CLEAR OPENABLE AREA
   b. 24" MINIMUM NET CLEAR OPENABLE HEIGHT
   c. 20" MINIMUM NET CLEAR OPENABLE WIDTH
   d. MAXIMUM FINISH SILL HEIGHT TO BE NO MORE THAN 44" ABOVE FINISHED FLOOR
2. PROVIDE ALL HOSE BIBS AND SPRINKLER SYSTEMS WITH BACK FLOW PREVENTION DEVICES.

B KITCHEN, BATH & LAUNDRY

1. REFERENCE ELECTRICAL PLANS AND NOTES FOR LIGHTING, RECEPTACLES AND CIRCUITRY.
2. PROVIDE MECHANICAL VENTILATION CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR IN BATHROOMS AND WATER CLOSET COMPARTMENTS IF REQUIRED OPENABLE WINDOWS ARE NOT PROVIDED. SECTION 1203.3.
3. DISCHARGE POINT FOR EXHAUST AIR WILL BE AT LEAST 3 FEET FROM ANY OPENING WHICH ALLOWS AIR ENTRY INTO OCCUPIED PORTIONS OF THE BUILDING. SEC. 1203.3
4. 15" MINIMUM CLEARANCE FROM CENTERLINE OF WATER CLOSET AND 24" MINIMUM CLEARANCE IN FRONT OF WATER CLOSET.
5. IN SHOWER AND TUB-SHOWER COMBINATIONS, CONTROL VALVES MUST BE PRESSURE BALANCED OR HAVE THERMOSTATIC MIXING VALVES.
6. NEW WATER CLOSETS SHALL USE NO MORE THAN 1.6 GALLONS PER FLUSH AND SHALL MEET PERFORMANCE STANDARDS ESTABLISHED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE STANDARD A112.19.2 H & S CIDE SECTION 17921.3 (B).
7. DRYER VENT TO THE OUTSIDE. MAXIMUM LENGTH 14' W (2) 90 deg ELBOWS. UMC SECTION 504.3.2.

C GARAGE / STAIR FIRE PROTECTION

1. ALL WALLS COMMON TO RESIDENCE AND GARAGE SHALL BE FIRE PROTECTED, USE 5/8" TYPE "X" GYPSUM ON GARAGE SIDE OF COMMON WALLS USE FLOOR TO ROOF SHEATHING.
2. THE CEILING OF GARAGE SHALL BE FIRE PROTECTED. USE ONE LAYER OF 5/8" TYPE "X" GYPSUM ON GARAGE CEILING WHERE FRAMING MEMBERS ARE SPACED 16" O.C. OR LESS. USE TWO LAYERS OF 5/8" TYPE "X" GYPSUM ON GARAGE CEILING WHERE FRAMING MEMBERS ARE SPACED GREATER THAN 16" O.C.
3. DOOR BETWEEN GARAGE AND RESIDENCE SHALL BE 13/8" THICK AND SELF CLOSING, WEATHERSTRIP JAMBS, HEAD AND THRESHOLD. 1" MAXIMUM DIFFERENCE BETWEEN GARAGE LANDING AND RESIDENCE.
4. ALL ELEMENTS SUPPORTING FLOOR ABOVE GARAGE MUST HAVE 5/8" TYPE "X" GYPSUM ON THE GARAGE SIDE.
5. GARAGE REQUIRES ONE-HOUR FIRE PROTECTION ON THE CEILING COMMON TO THE DWELLING. (TABLE 3-8, SECTION 302.4e). PROVIDE 2 LAYERS OF 1/2" OF TYPE "X" GYPSUM BOARDS FOR TJI FLOOR JOISTS, PER ICBO APPROVAL (PER 200) FOR TJI.
6. THE WALLS AND SOFFIT OF THE ENCLOSED USABLE SPACE UNDER INTERIOR STAIRS SHALL BE PROTECTED ON THE ENCLOSED SIDE AS REQUIRED FOR ONE-HOUR FIRE-RESISTIVE CONSTRUCTION. SECTION 1003.3.3.5

D WATER HEATER & FAU

1. WATER HEATER SHALL HAVE 18" HIGH PLATFORM. COVER PLATFORM WITH 5/8" TYPE "X" GYPSUM. STRAP WATER HEATER TO RESIST SEISMIC FORCES WITH TWO STRAPS, ONE ON THE BOTTOM 1/3 OF TANK AND ONE ON THE UPPER 1/3 OF TANK. STRAPS SHALL BE 3/4" X 24 GAUGE WITH 1/4" X 3" LAG SCREWS ATTACHED DIRECTLY TO THE FRAMING.
2. PROVIDE P & T VALVE ON WATER HEATER. RUN DISCHARGE LINE TO EXTERIOR WITHIN 6" OF GRADE.
3. COMBUSTION AIR FOR FUEL BURNING WATER HEATERS WILL BE PROVIDED IN ACCORDANCE WITH UPC SECTION 507 AND TABLE 5-1.
4. IN SEISMIC ZONES 3 AND 4, WATER HEATERS SHALL BE ADEQUATELY BRACED TO RESIST SEISMIC FORCES. TWO STRAPS SHALL BE PROVIDED (ONE STRAP AT TOP 1/3 OF THE TANK AND ONE STRAP AT BOTTOM 1/3 OF THE TANK). UPC, SEC. 510.5
5. PRESSURE AND TEMPERATURE RELIEF LINES FOR WATER HEATERS SHALL EXTEND OUTSIDE OF THE BUILDING. WHERE IT IS IMPRACTICAL TO EXTEND HE DRAIN LINE OUTSIDE THE BUILDING THE LINE MAY TERMINATE IN AN APPROVED STANDPIPE. A FULL ONE-INCH AIR GAP IS REQUIRED BETWEEN THE P & T DRAIN LINE AND THE STANDPIPE. POLICY P-4.
6. WATER HEATER - SIZED PER TITLE 24
7. FORCED AIR UNIT SYSTEM THAT ARE LOCATED IN ATTIC. PROVIDE A PERMANENT ELECTRICAL OUTLET AND LIGHTING FIXTURE CONTROLLED BY A SWITCH FOR FURNACE. CONDENSATE LINE MUST DISCHARGE INTO A PLUMBING FIXTURE. LOCATE FAU PER TRUSS LAYOUT, IF APPLICABLE. SIZE PER TITLE 24.
8. ATTIC ACCESS SHALL BE 30" X 30". THE OPENING MAY BE 22" X 30" IF THE EQUIPMENT CAN BE REMOVED THROUGH SUCH OPENING. 30" MIN. CLEAR HEADROOM IN ATTIC ABOVE THE ACCESS OPENING. PROVIDE MIN 30" DEEP UNOBSTRUCTED WORKING SPACE IN FRONT OF FURNACE.
9. THE PASSAGEWAY TO THE ATTIC MOUNTED WARM-AIR FURNACE SHALL BE UNOBSTRUCTED, HAVE CONTINUOUS SOLID FLOORING NOT LESS THAN 24" WIDE AND NOT BE LONGER THAN 20' IN LENGTH THROUGH ATTIC. UMC SECTION 908.0
10. EQUIPMENT SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE REPAIR AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION OR OTHER EQUIPMENT OR DISABLING THE FUNCTION OF REQUIRED FIRE-RESISTANT CONSTRUCTION.

E FIRE STOPS

1. PROVIDE FIRE STOPS AT THE FOLLOWING LOCATIONS PER SECTION 708.2.1:
   a. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10 FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL.
   b. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
   c. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND INLINE WITH THE RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
   d. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.
   e. AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS.

F ELEVATOR

1. ELEVATOR SHAFTS SHALL BE IN A ONE-HOUR SHAFT. SECTION 711.
2. EVERY OPENING INTO AN ELEVATOR SHAFT ENCLOSURE SHALL BE PROTECTED BY A SELF-CLOSING FIRE ASSEMBLY HAVING A ONE-HOUR FIRE RATING IN ONE-HOUR SHAFTS. SEC. 711.4
3. ELEVATOR SHAFTS EXTENDING THROUGH MORE THAN TWO FLOOR LEVELS SHALL BE VENTED TO THE OUTSIDE. THE AREA OF THE VENT SHALL NOT BE LESS THAN 3 1/2% OF THE SHAFT AREA AND A MINIMUM OF 3 SQUARE FEET PER ELEVATOR. SECTION 3004.
4. "RESIDENTIAL ELEVATORS INC", MODEL "HORIZON LIFT".

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CHECKED BY: PL
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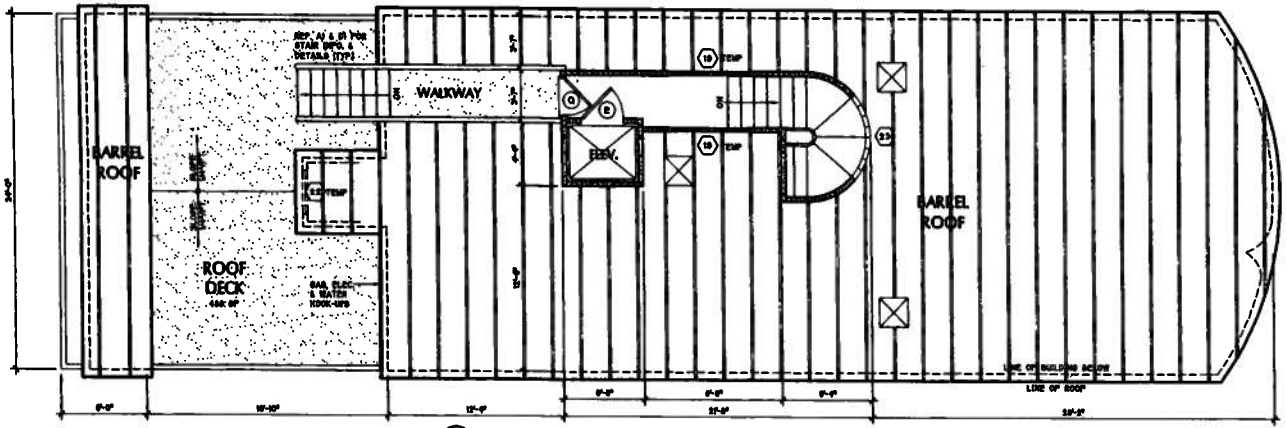
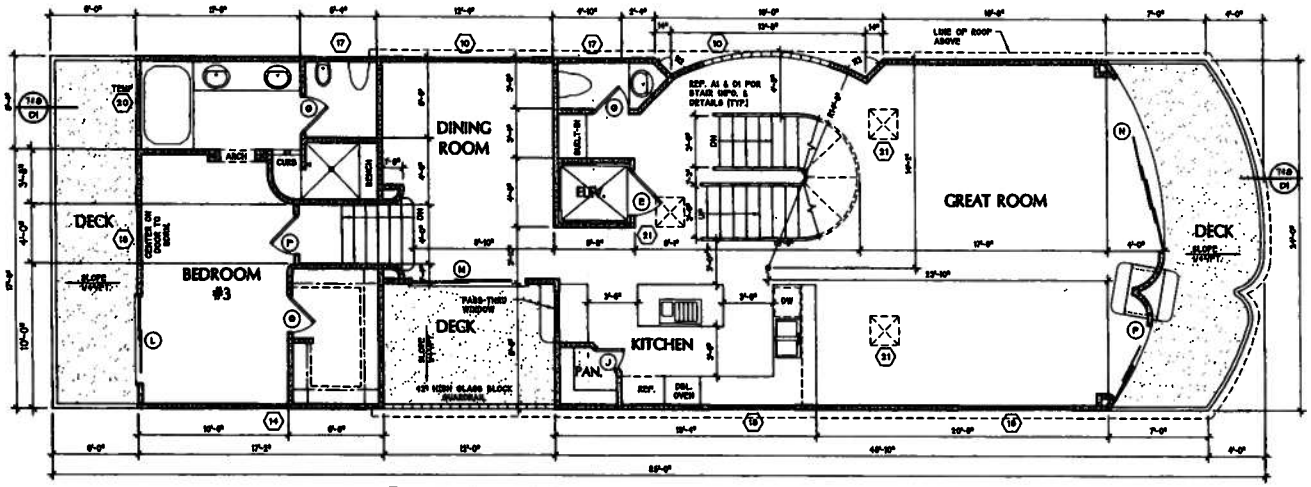


2 ROOF PLAN
SCALE: 1/4"=1'-0"



1 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

ROOF PLAN NOTES:

1. ROOFING TO BE STANDING SEAM COPPER ROOF OR APPROVED EQUAL.
   a) PROVIDE MIN. (1) LAYER 400 FELT UNDERLAYMENT. INSTALL TILE PER MANUF.'s RECOMMENDATIONS.
   b) SOLID PLYWOOD ROOF SHEATHING PER PLAN.
   c) PROVIDE SHED STOPS TO MATCH ROOF (TYP.)
2. NO GUTTERS @ ROOF OVERHANG. LANDSCAPE PLAN SHALL PROVIDE SUFFICIENT SUB-SURFACE DRAINS @ HOUSE PERIMETER.
3. PROVIDE ATTIC VENTILATION. MINIMUM VENT AREA IS 1/150 OF ATTIC AREA or 1/300 OF ATTIC AREA IF AT LEAST 50% OF THE REQUIRED VENT IS @ LEAST 3'-0" ABOVE EAVE VENTS OR CORNICE VENTS.
4. PROVIDE COPPER ROOF FLASHING @ ALL ROOF and WALL INTERSECTIONS, VALLEYS, and O.I. DIVERTERS w/ EXTERIOR DOORWAYS and HIGH SIDE OF FIREPLACE CHIMNEY STACKS (WHERE OCCURS).
5. PROVIDE PLYWOOD CRICKETS and O.I. FLASHING @ ANY and ALL PRECARIOUS WATER COLLECTION SPOTS ON ROOF TO DIVERT WATER TO NATURAL ROOF FLOW. 1/4" /FT. MIN. @ VALLEYS.

ATTIC VENTING NOTES:

1. NO ATTIC VENTING REQUIRED

ROOF DECK NOTES:

1. ROOF & ROOF DECKS TO BE 'DEX-O-TEX' ELASTEX 800 PROMENADE ROOF DECK SURFACING - ICBO ER-1336 OR APPROVED EQUAL.
2. BALCONIES AND DECKS EXPOSED TO THE WEATHER AND SEALED UNDERNEATH SHALL BE SLOPED A MIN. OF 1/4 INCH PER FOOT FOR DRAINAGE. SECTION 1402.3.

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PAUL LONGTON
PRINCIPAL

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1722 S. Pacific St.
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CLIENT:
Sea Breeze Investors, LLC
702 N. STRAND
OCEANSIDE, CA 92054

OWNER'S REP:
PAUL LONGTON
STUDIO 4 ARCHITECTS
2909 MESA DRIVE
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(760) 722-4904

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ISSUED: 6/3/07 CD
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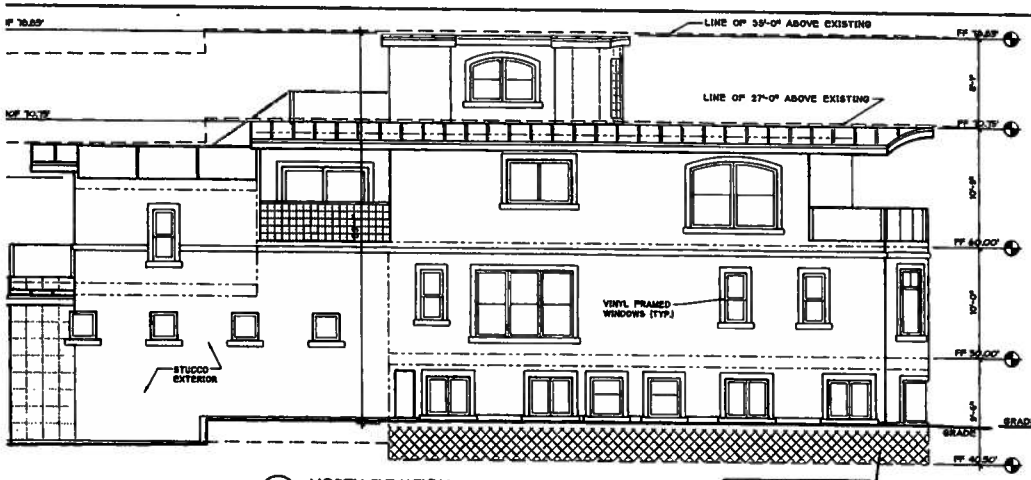
JOB NO:
DRAWN BY: MSR
CHECKED BY: PL

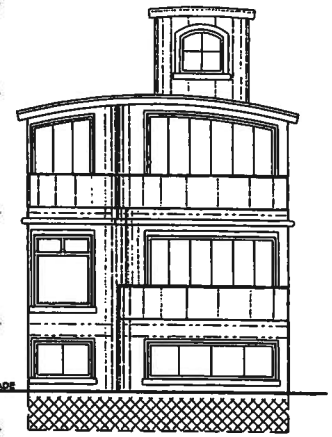
SHEET TITLE:
NORTH LOT
2nd FP/ RP

SHEET NO:
A.5

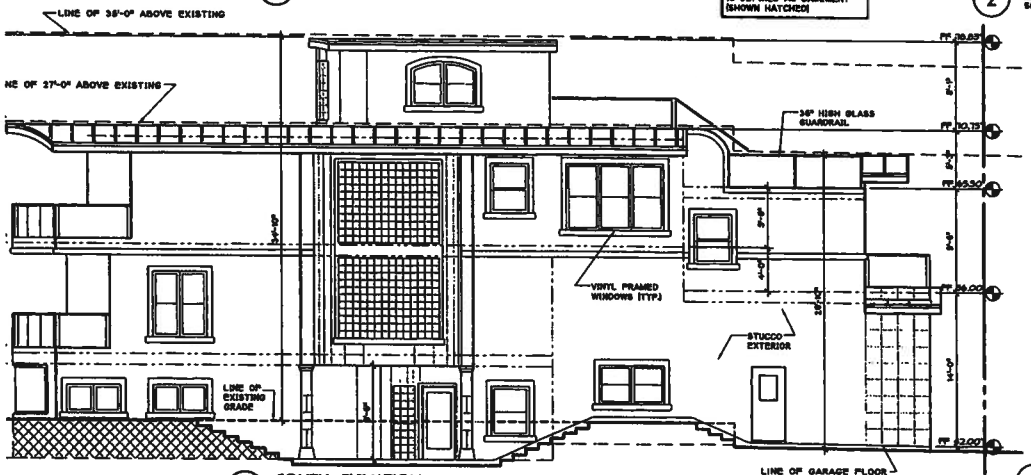


1 NORTH ELEVATION
SCALE: 3/16"=1'-0"

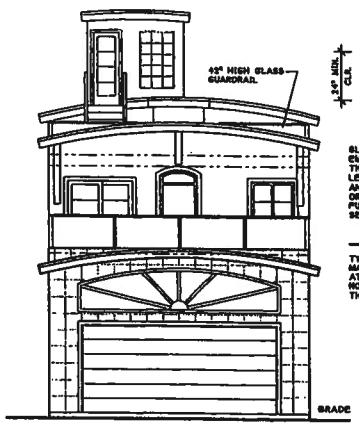
NOTE: AREA w/ LESS THAN 6'-0" EXPOSED ABOVE GRADE IS DEFINED AS BASEMENT (SHOWN HATCHED)



2 WEST ELEVATION
SCALE: 3/16"=1'-0"



3 SOUTH ELEVATION
SCALE: 3/16"=1'-0"

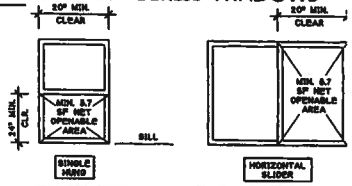


4 EAST ELEVATION
SCALE: 3/16"=1'-0"

DOOR & WINDOW NOTES:

1. ALL OPENABLE WINDOWS ARE TO HAVE SCREENS REFER TO THE EXTERIOR ELEVATIONS FOR THE OPENING SECTIONS AND LOCATION OF WINDOWS TO HAVE MUTIN BARS. COLOR TO MATCH WINDOW FR
2. MANUFACTURED DOORS AND WINDOWS ARE TO MEET ANSI OR NWM STANDARDS AND ARE SO LABELED.
3. ALL EXTERIOR DOORS AND WINDOWS ARE TO BE FULLY WEATHERSTRIPPED.
4. ALL OPENINGS ARE TO BE CAULKED AND SEALED; I.E. AROUND JOI IN WINDOWS.
5. MIRRORS IN ALL BATHS SHALL START AT THE COUNTER TOPS AND EXTEND TO 7'-0" ABOVE THE FLOOR.
6. ALL SLIDING GLASS DOORS AND WINDOWS MARKED "TEMP" ARE TO HAVE 3/16" TEMPERED GLASS.
7. WINDOWS ARE TO BE VINYL FRAMED, DUAL GLAZED, CLEAR GLASS.
8. SEE T-24 CALCS FOR GLAZING REQUIREMENTS AND VALUES.
9. THE MANUFACTURED WINDOWS SHALL HAVE A LABEL ATTACHED CERTIFIED BY THE NATIONAL FENESTRATION RATING COUNCIL (NFR AND SHOWING COMPLIANCE WITH THE ENERGY CALCULATIONS.
10. GLAZING IN THE FOLLOWING LOCATIONS SHOULD BE OF SAFETY G MATERIAL IN ACCORDANCE w/ SECTION 2406.4
    A. DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS ROOMS, BATHTUBS AND SHOWERS AND IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE TH BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" A STANDING SURFACE AND DRAIN INLET.
11. SLEEPING ROOMS MUST HAVE A WINDOW OR EXTERIOR DOOR FOR EMERGENCY ESCAPE. UBC SECTION 1204 THE EMERGENCY EXIT M MEET THE FOLLOWING CRITERIA:
    A. MINIMUM 5.7 SQUARE FEET NET CLEAR OPENABLE AREA
    B. 24" MINIMUM NET CLEAR OPENABLE HEIGHT
    C. 20" MINIMUM NET CLEAR OPENABLE WIDTH
    D. MAXIMUM FINISH SILL HEIGHT TO BE NO MORE THAN 44" ABO FINISHED FLOOR

EMERGENCY EGRESS WINDOWS



SLEEPING ROOMS SHALL HAVE A WINDOW OR EXTERIOR DOOR FOR EMERGENCY ESCAPE. SILL HEIGHT SHALL NOT EXCEED 44" ABOVE THE FLOOR. WINDOWS MUST HAVE AN OPENABLE AREA OF AT LEAST 5.7 SQUARE FEET WITH THE MINIMUM OPENABLE WIDTH 20" AND THE MINIMUM OPENABLE HEIGHT 24". THE EMERGENCY DOOR OR WINDOW SHALL BE OPENABLE FROM THE INSIDE TO PROVIDE A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. SECTION 310.4.

FLOOR

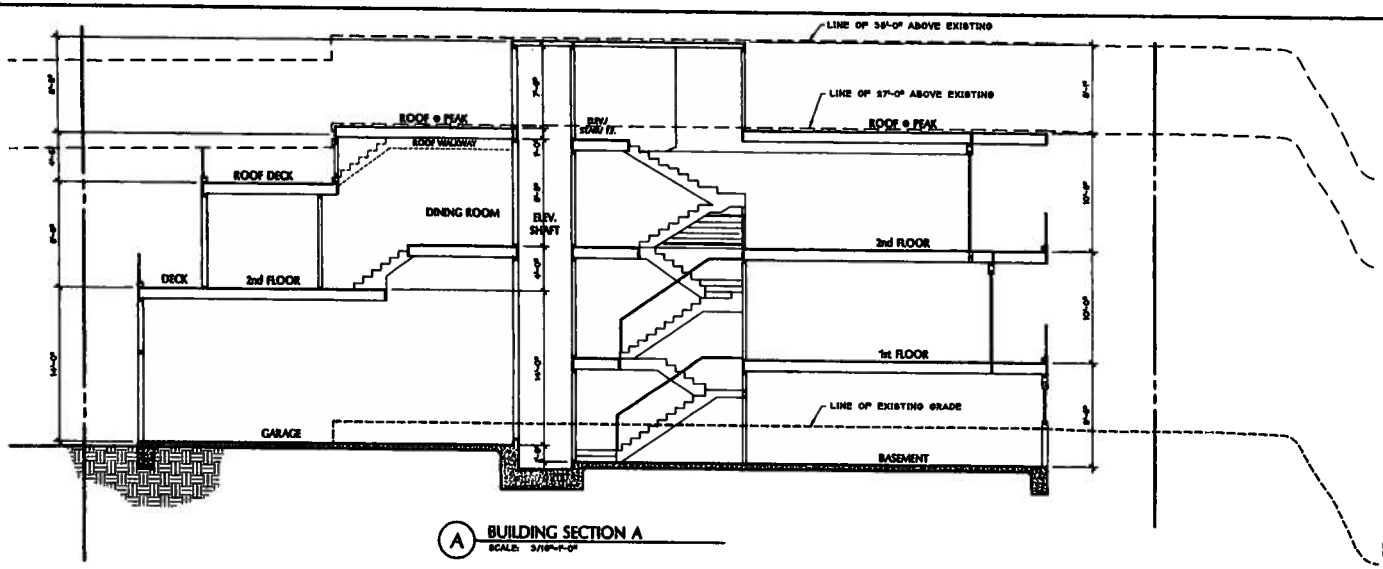
TYPICAL EXAMPLES SHOWN ABOVE. CONTACT WINDOW MANUFACTURER TO DETERMINE THAT EACH SLEEPING ROOM HAS AT LEAST ONE WINDOW THAT MEETS THE MINIMUM REQUIREMENTS. NOTE: CASEMENT WINDOWS MAY PIVOT OPEN INTO AN AREA THAT WHEN CLOSED WOULD APPEAR TO MEET MIN. REQUIREMENTS.

DOOR SCHEDULE

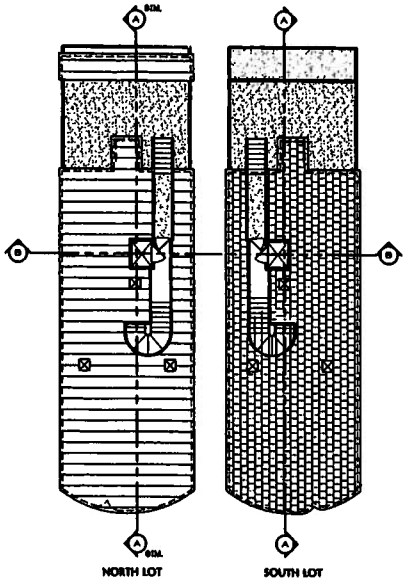
○	DOOR SIZE	TYPE	MAT.	REMARKS
A	15'-0" x 6'-0"	OVERHEAD GARAGE DOOR	METAL	
B	3'-0" x 6'-8"	ENTRY DOOR	WOOD	
C	3'-0" x 6'-8"	S.C. - 20 MINUTE RATED	WOOD	SELF-CLOSING
D	3'-0" x 6'-8"	EXTERIOR	WOOD	
E	3'-0" x 6'-8"	ELEVATOR DOOR	METAL	
F	2'-6" x 5'-6"	INTERIOR	WOOD	
G	2'-6" x 6'-8"	INTERIOR	WOOD	
H	6'-0" x 6'-8"	BI-PASS CLOSET DOORS	WOOD	
J	2'-0" x 6'-8"	INTERIOR	WOOD	
K	2'-6" x 6'-8"	POCKET	WOOD	
L	8'-0" x 6'-8"	SLIDING GLASS DOOR	WOOD	
M	8'-0" x 6'-8"	SLIDING GLASS DOOR	WOOD	
N	12'-0" x 7'-6"	6-PANEL RETRACTING DOOR	GLASS	
P	6'-0" x 7'-6"	3-PANEL RETRACTING DOOR	GLASS	
Q	2'-6" x 6'-8"	EXTERIOR	WOOD	
R	17'-0" x 7'-6"	6-PANEL RETRACTING DOOR	GLASS	

WINDOW SCHEDU

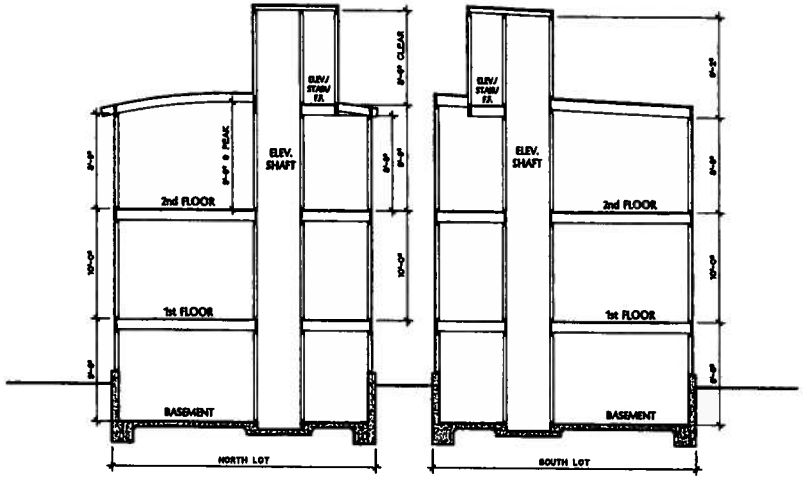
○	WINDOW SIZE	TYPE	FRAME MAT.	FRAME FINISH	GLASS FINISH	GLASS DUAL	GLASS TEMP	REMAR
1	3'-6" x 4'-6"	SH	VINYL		CLEAR	X		
2	5'-0" x 2'-6"	CSL. AWN	VINYL		CLEAR	X	X	
3	17'-0" x 3'-6"	FIXED	VINYL		CLEAR	X	X	ARCH - SIZE
4	6'-0" x 3'-6"	FIXED	VINYL		CLEAR	X	X	ARCH - SIZE
5	2'-0" x 3'-0"	SH	VINYL		CLEAR	X	X	
6	3'-0" x 3'-0"	SH	VINYL		CLEAR	X	X	
7	4'-0" x 3'-0"	SH	VINYL		CLEAR	X	X	
8	2'-6" x 2'-6"	AWNG	VINYL		CLEAR	X		
9	2'-0" x 4'-6"	SH	VINYL		CLEAR	X		
10	4'-0" x 6'-0"	GLS. BLK.	GLASS		GL. BLK.			
11	8'-0" x 6'-0"	CASCN	VINYL		CLEAR	X		ARCH - SIZE
12	5'-0" x 6'-0"	DH SH	VINYL		CLEAR	X		ARCH - SIZE
13	15'-0" x 3'-6"	FIXED	VINYL		CLEAR	X		ARCHED - SIZE
14	2'-0" x 5'-0"	HS	VINYL		CLEAR	X		
15	6'-0" x 4'-0"	HS	VINYL		CLEAR	X		
16	6'-0" x 6'-0"	DH SH	VINYL		CLEAR	X		
17	3'-6" x 4'-6"	SH	VINYL		CLEAR	X		
18	3'-6" x 6'-0"	FIXNGS	VINYL		CLEAR	X		ARCHED - SIZE
19	6'-0" x 4'-0"	DH SH	VINYL		CLEAR	X		ARCHED - SIZE
20	4'-0" x 4'-0"	HS	VINYL		CLEAR	X		
21	2'-0" x 2'-0"	SKYLIT	METAL		CLEAR	X		
22	5'-0" x 5'-0"	FIXED	VINYL		CLEAR	X		
23	6'-0" x 4'-6"	GLS. BLK.	GLASS		GL. BLK.			



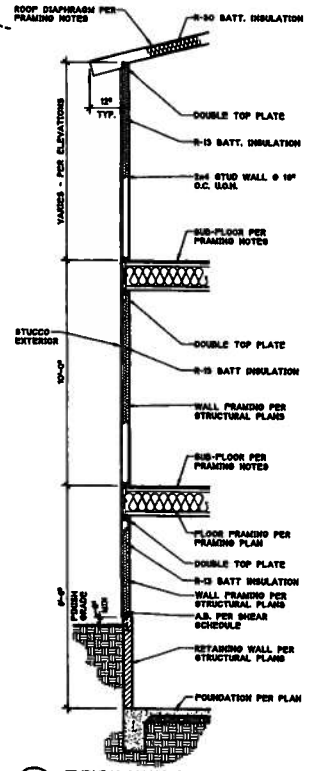
A BUILDING SECTION A
SCALE: 3/16"=1'-0"



K1 BUILDING SECTION KEY PLAN
SCALE: N.T.S.



B BUILDING SECTION B
SCALE: 3/16"=1'-0"



C TYPICAL WALL SECTION
SCALE: N.T.S.

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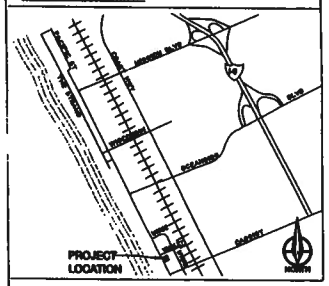
JOB NO:
DRAWN BY: MSR
CHECKED BY: PL

SHEET TITLE:
BUILDING SECTIONS

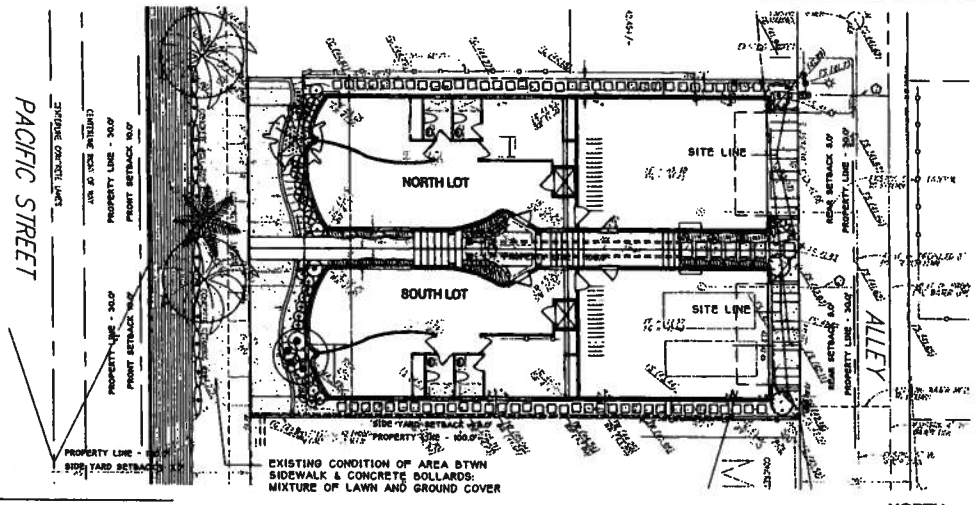
SHEET NO:
A.7

VICINITY MAP



STREET TREES AND OTHER TREE PLACEMENT:

- 1 FEET FROM TRANSFORMERS, CABLE, AND DOUBLE CHECK DETECTORS
- 5 FEET FROM MAILBOXES
- 5 FEET FROM FIRE HYDRANTS (ALL SIDES)
- 10 FEET FROM CENTERLINE OF ALL UTILITY LINES (WITHOUT EASEMENT - SEWER, WATER, STORM DRAINS)
- 10 FEET FROM EASEMENT BOUNDARIES (SEWER, WATER, STORM DRAINS, ACCESS OR OTHER UTILITIES)
- 10 FEET FROM DRIVEWAYS (UNLESS A LINE OF SITE IS DETERMINED BY THE TRAFFIC DIVISION TO BE OTHERWISE)
- 15 FEET, MINIMUM, FROM STREETLIGHTS, OTHER UTILITY POLES AND PULL BOXES
- STREET TREES SHALL BE PLANTED 3' OUTSIDE RIGHT-OF-WAY OF 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 25 FEET FROM STREET INTERSECTION OR AS APPROVED BY THE TRAFFIC ENGINEER.
- MINIMUM 15 FEET STREETLIGHT AND STOP SIGN OR CLEARANCE DETERMINED BY SPECIFICATIONS.
- SCREEN ALL UTILITIES ACCORDING TO SPECIFIC AGENCY REQUIREMENTS.



NORTH

SCALE: 1"=10'

PLANT MATERIAL LEGEND

BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPREAD	QTY.	REMARKS
TREES						
ARBUTUS UNEDO	STRAWBERRY TREE	15 GALLON	5'-6'	2'-3'	1	FULL AND BUSHY, GOOD COLOR
ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	15 GALLON	5'-6'	2'-3'	1	FULL AND BUSHY, GOOD COLOR
WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	VARIES	-	-	2	EXISTING, TO REMAIN
WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	22' B.T.H.				STRAIGHT TRUNK, FULL HEAD & STAKE
SHRUBS						
ALOCASIA MACRORRHIZA	ELEPHANT'S EAR	5 GALLON	12"-14"	8"-10"	1	FULL AND BUSHY, GOOD COLOR
ASPLENIUM BULBIFERUM	MOTHER FERN	5 GALLON	12"-14"	8"-10"	5	FULL AND BUSHY, GOOD COLOR
CALLIANDRA ERIOPHYLLA	FAIRY DUSTER	5 GALLON	12"-14"	8"-10"	5	FULL AND BUSHY, GOOD COLOR
CLIVIA MINIATA	KAFFER LILY	5 GALLON	12"-14"	8"-10"	6	FULL AND BUSHY, GOOD COLOR
LAVENDULA ANGUSTIFOLIA	LAVENDER	5 GALLON	12"-14"	8"-10"	6	FULL AND BUSHY, GOOD COLOR
OLEA EUROPA 'LITTLE OLLIE'	DWARF OLIVE	5 GALLON	12"-14"	8"-10"	2	FULL AND BUSHY, GOOD COLOR
PRUNUS CAROLINIANA 'COMPACTA'	CAROLINA LAUREL CHERRY	15 GALLON	5'-6'	2'-3'	2	FULL AND BUSHY, GOOD COLOR
PHOENIX ROEBELENII	PYGMY DATE PALM	15 GALLON	3'-4'	2'-3'	3	FULL AND BUSHY, GOOD COLOR
PHORIUM T. 'TINY TIGER'	NEW ZEALAND FLAX	5 GALLON	12"-14"	8"-10"	7	FULL AND BUSHY, GOOD COLOR
ROSMARINUS OFF. 'HUNT. BLUE'	PROSTRATE ROSEMARY	5 GALLON	12"-14"	8"-10"	4	FULL AND BUSHY, GOOD COLOR
STRELITZIA REGINAE	BIRD OF PARADISE	5 GALLON	12"-14"	8"-10"	2	FULL AND BUSHY, GOOD COLOR
VINES						
BOUGAINVILLEA 'SAN DIEGO RED'	BOUGAINVILLEA	5 GALLON	12"-14"	8"-10"	12	FULL AND BUSHY, GOOD COLOR
DISTICTIS BUCCINATORIA	BLOOD RED TRUMPET VINE	5 GALLON	12"-14"	8"-10"	2	TRAIN OVER GARAGE, FULL AND BUSHY, GOOD COLOR
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	5 GALLON	12"-14"	8"-10"	8	TIE TO CABLE TRELLIS, FULL AND BUSHY, GOOD COLOR
CAMELLIA JAPONICA	RED CAMELLIA	15 GALLON	5'-6'	4'-5'	8	ESPALIER, FULL AND BUSHY, GOOD COLOR
GARDENIA AUGUSTA	GARDENIA 'FIRST LOVE'	15 GALLON	5'-6'	4'-5'	1	ESPALIER, FULL AND BUSHY, GOOD COLOR
GROUND COVERS						
AGAPANTHUS 'PETER PAN'	DWARF LILY OF THE NILE	1 GALLON				FULL AND BUSHY, GOOD COLOR
CEANATHUS TOMENTOSUM	SNOW-IN-SUMMER	1 GALLON @ 10" O.C.				FULL AND BUSHY, GOOD COLOR
FESCUE HYBRID	TURF	SOD				WELL ROOTED, GOOD COLOR
HEMEROCALLIS SPECIES	YELLOW DAY LILY	1 GALLON @ 12" O.C.				FULL AND BUSHY, GOOD COLOR
LIRIOPE MUSCARI	BIG BLUE LILY TURF	1 GALLON @ 12" O.C.				FULL AND BUSHY, GOOD COLOR
OPHIOPOGON JAPONICUS	MONDO GRASS	FLATS @ 10" O.C.				WELL ROOTED, GOOD COLOR
SANTOLINA CHAMAECYPARISSUS	LAVENDER COTTON	1 GALLON @ 14" O.C.				FULL AND BUSHY, GOOD COLOR
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GALLON @ 18" O.C.				FULL AND BUSHY, GOOD COLOR

LANDSCAPE NOTE:

1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF OCEANSIDE LANDSCAPE STANDARDS MANUAL AND ALL OTHER APPLICABLE STANDARDS AS OF THE APPROVED DATE OF THISE PLANS.
2. TREES PLANTED WITHIN 5 FEET OF WALKS, CURBS OR PAVING SHALL BE PLANTED WITH A "BIO-BARRIER" ROOT BARRIER.
3. ALL PLANTING AREAS SHALL BE FINISHED WITH A 2 INCH LAYER OF SHREDDED BARK MULCH (ECOBARK).
4. IF ANY EXISTING HARDSCAPE OR LANDSCAPE INDICATED ON THE APPROVED PLANS ARE DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND-OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED PLANS BY THE OWNER/PERMITTEE.
5. ALL LANDSCAPE MATERIALS SHALL BE PERMANENTLY MAINTAINED IN A GROWING AND HEALTHY CONDITION AT ALL TIMES, INCLUDING TRIMMING AS APPROPRIATE TO MAINTAIN APPROVED LANDSCAPE MATERIALS.
6. TREES SHALL BE SPOT LOCATED BY LANDSCAPE ARCHITECT AND CITY LANDSCAPE INSPECTOR AT PRE CONSTRUCTION MEETING, TO MEET THE CURRENT CITY OF OCEANSIDE REQUIREMENTS.
7. LANDSCAPE PLANS SHALL BE CONSISTENT WITH APPROVED GRADING PLANS.

IRRIGATION NOTE:

ALL PLANTING AREAS SHALL BE IRRIGATED ACCORDING TO PLANT TYPE AND ENVIRONMENTAL EXPOSURE. ALL IRRIGATED AREAS SHALL RECEIVE UNIFORM COVERAGE BY MEANS OF AN AUTOMATICALLY CONTROLLED, ELECTRICALLY ACTIVATED, UNDERGROUND PIPED IRRIGATION SYSTEM FOR WATER CONSERVATION AND TO MINIMIZE EROSION. STATE-OF-THE-ART AUTOMATIC CONTROLLER WITH MASTER VALVE AND RAIN SHUT-OFF CAPABILITIES SHALL BE INSTALLED. A REDUCED PRESSURE BACKFLOW PREVENTER WILL BE USED IN ACCORDANCE WITH LOCAL AND REGIONAL STANDARDS. REMOTE CONTROL VALVES SHALL BE UTILIZED WITH LOW PRECIPITATION RATE EQUIPMENT SHALL BE USED WHERE APPLICABLE. ALL PRESSURIZED MAINLINE AND LATERAL LINES WILL BE PVC, INSTALLED BELOW GRADE PER LOCAL AND REGIONAL STANDARDS. AN AUTOMATIC, WATER EFFICIENT IRRIGATION SYSTEM SHALL BE PROVIDED TO ESTABLISH AND MAINTAIN LANDSCAPING.

MAINTENANCE RESPONSIBILITY NOTE:

THE PROPERTY OWNERS ARE RESPONSIBLE FOR THE CONTINUAL MAINTENANCE OF ALL LANDSCAPED AREAS ON SITE. THE EXISTING PLANTING AREAS WITHIN THE PUBLIC RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE CITY'S LANDSCAPE MAINTENANCE DISTRICT. ALL LANDSCAPED AREAS SHALL BE KEPT FREE OF WEEDS AND DEBRIS. PLANTINGS SHALL BE MAINTAINED IN A HEALTHY, VIGOROUSLY GROWING CONDITION AND SHALL RECEIVE REGULAR PRUNING, FERTILIZING, MOWING AND TRIMMING. IRRIGATION SYSTEMS SHALL BE REGULARLY INSPECTED AND KEPT IN FULLY OPERATIONAL CONDITION ACCORDING TO MANUFACTURERS' DESIGN STANDARDS AT ALL TIMES.

LANDSCAPE CALCULATION

NORTH LOT SIZE: 3000 S.F.
LANDSCAPING PROVIDED: 815 S.F. (27%)
20% MINIMUM SITE LANDSCAPING ALLOWED BY CODE

LANDSCAPE CALCULATION

SOUTH LOT SIZE: 3000 S.F.
LANDSCAPING PROVIDED: 750 S.F. (25%)
20% MINIMUM SITE LANDSCAPING ALLOWED BY CODE

LICENSED LANDSCAPE ARCHITECT JAMES P. BENEDETTI Signature Exp. Date 12/31/01 Date 1/16/01 STATE OF CALIFORNIA

JAMES P. BENEDETTI LANDSCAPE ARCHITECT 5500 OAKBROOKPARK AVE, SUITE 200 CLAYTON, CA. 94517 (925)672-5000 FAX (925)672-5010

ASSESSOR'S PARCEL #XXX-XXX-XX

APPROVED CHANGES	DATE

SUBMITTAL DATE BLOCK
1ST. SUBMITTAL 1/16/01
DATE
DATE
DATE
DATE
DATE
DATE

CITY OF OCEANSIDE, CALIFORNIA

PLANNING DIRECTOR DATE

FIRE MARSHALL ANALYST DATE

SHEET 1 — CITY OF OCEANSIDE — 1 SHEETS

T-XX-XXXX

1722 SOUTH PACIFIC STREET
OCEANSIDE CALIFORNIA

APPROVED

FRANK WATANABE P.E. 54255 COM. DEV. TRANS. DIRECTOR

LANDSCAPE ARCHITECT OF WORK: JAMES P. BENEDETTI R.L.A. #3059

Checked By:

Approval Date:

ARCHITECT:
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& BOB SACHS

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- CONSTRUCTION DOCUMENTS
- OTHER

STUDIO 4 EXPRESSLY RESERVES ITS COMMON LAW AND OTHER PROPERTY RIGHTS IN THIS DOCUMENT. THIS DOCUMENT SHALL NOT BE REPRODUCED, COPIED, CHANGED OR DISCLOSED IN ANY WAY, OR MADE WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN CONSENT OF STUDIO 4.

JOB NO.:

DRAWN BY: DB

CHECKED BY: JPB

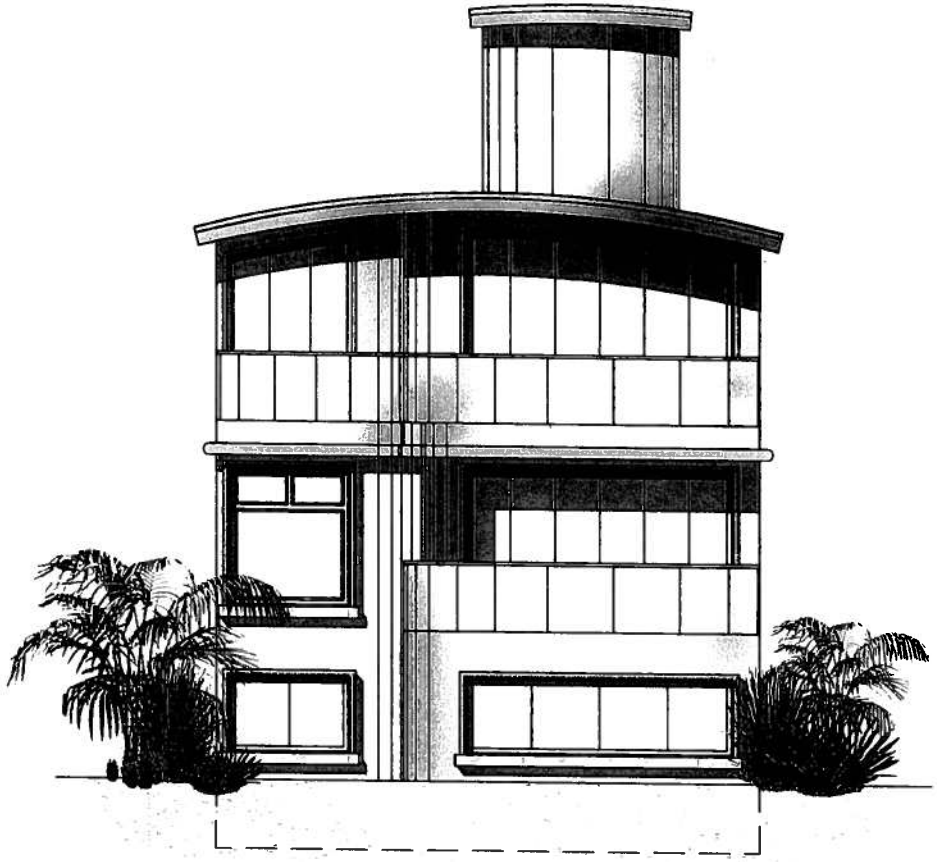
SHEET TITLE:

LANDSCAPE CONCEPT

SHEET NO.:

LC-1

RECEIVED
APR 18 2007
Planning Department



2 WEST ELEVATION
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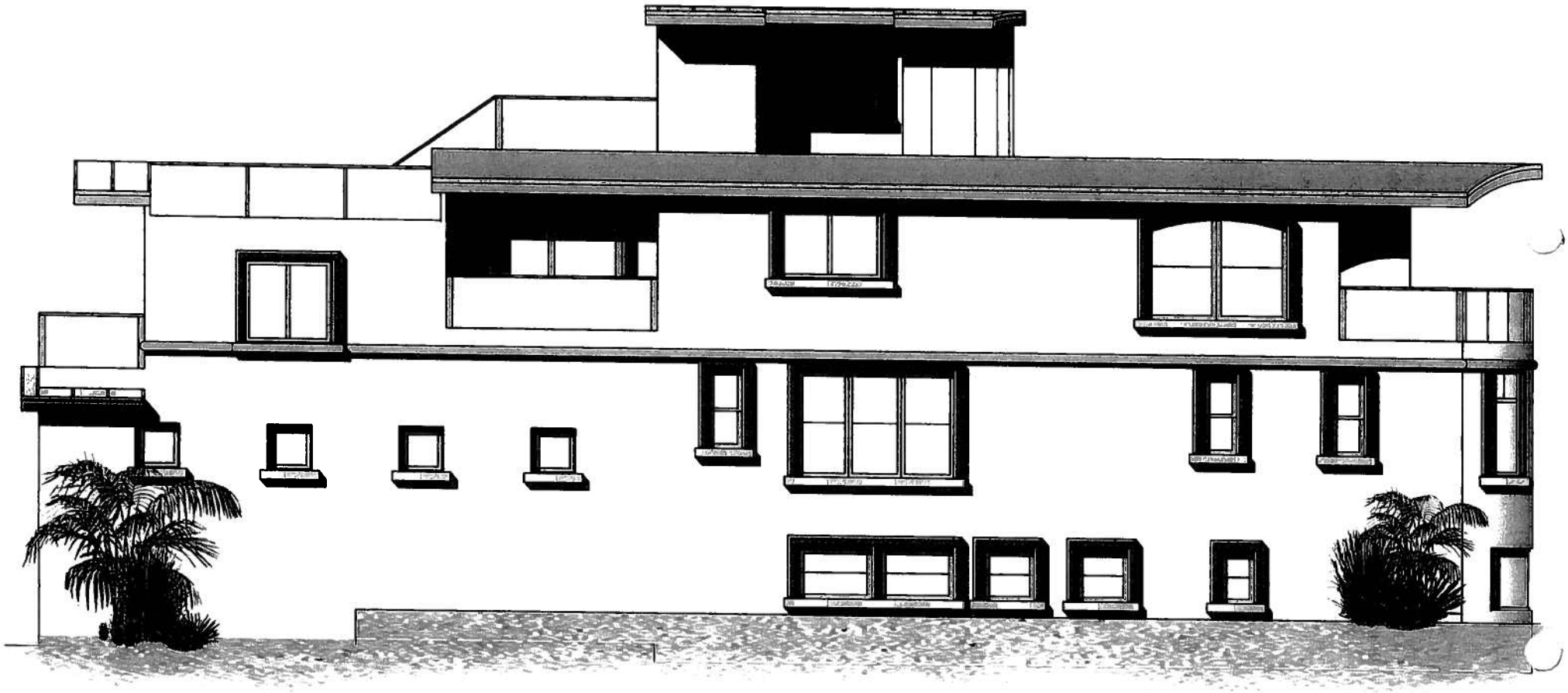

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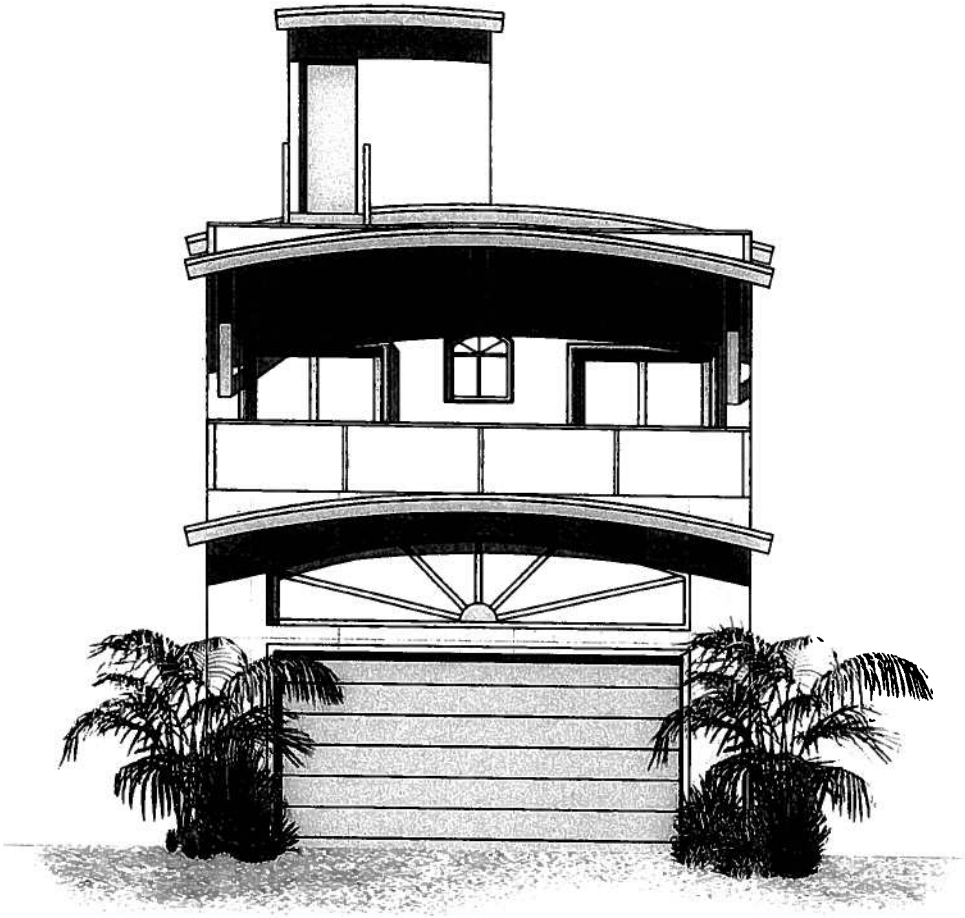

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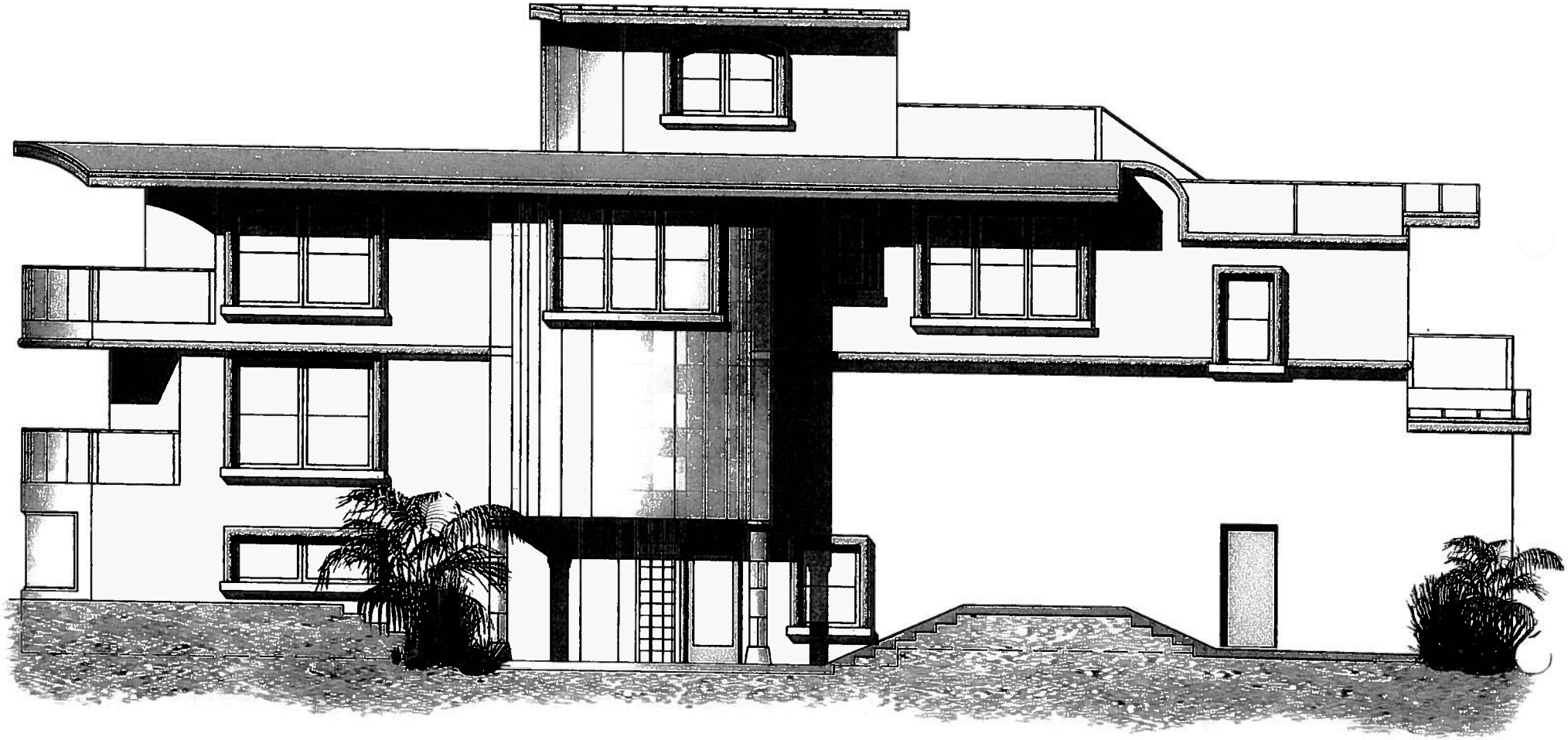

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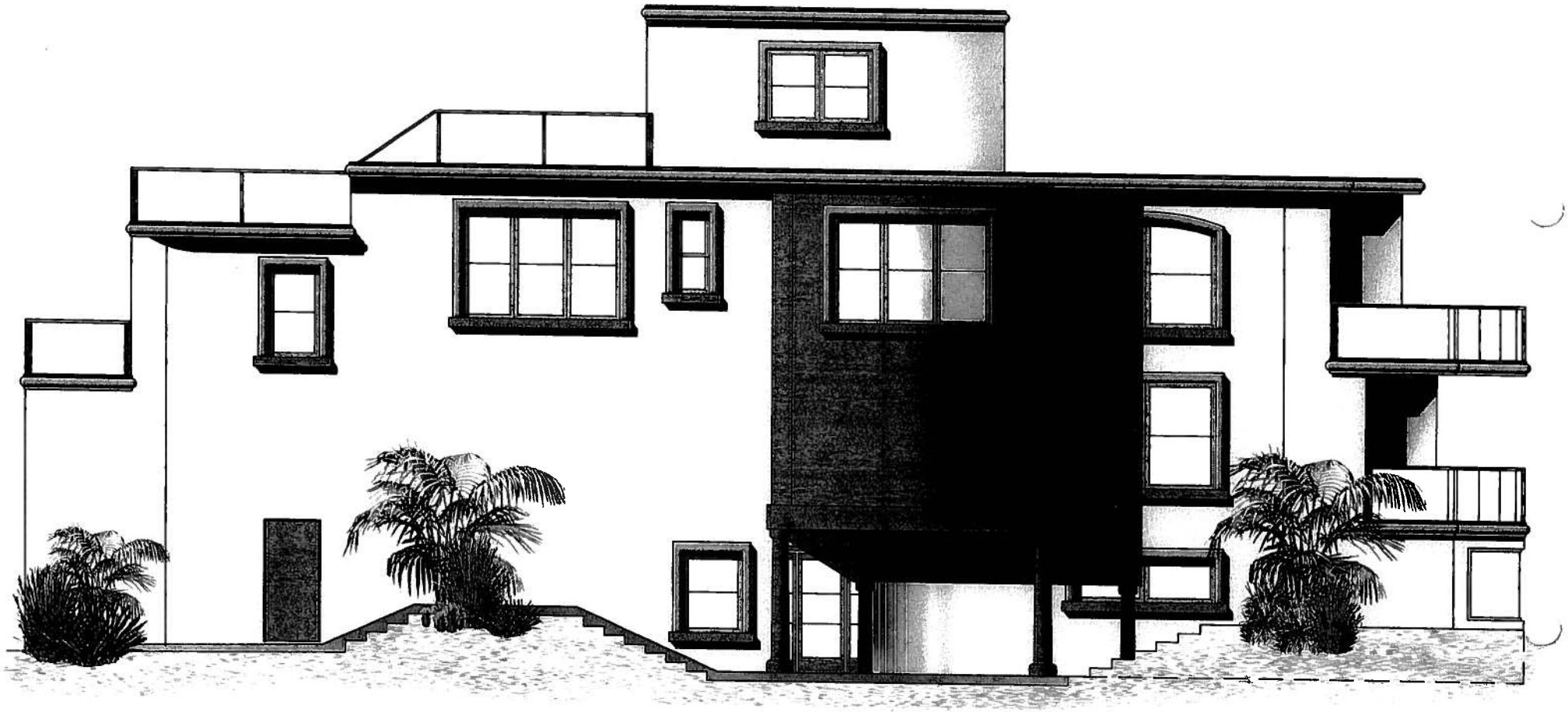

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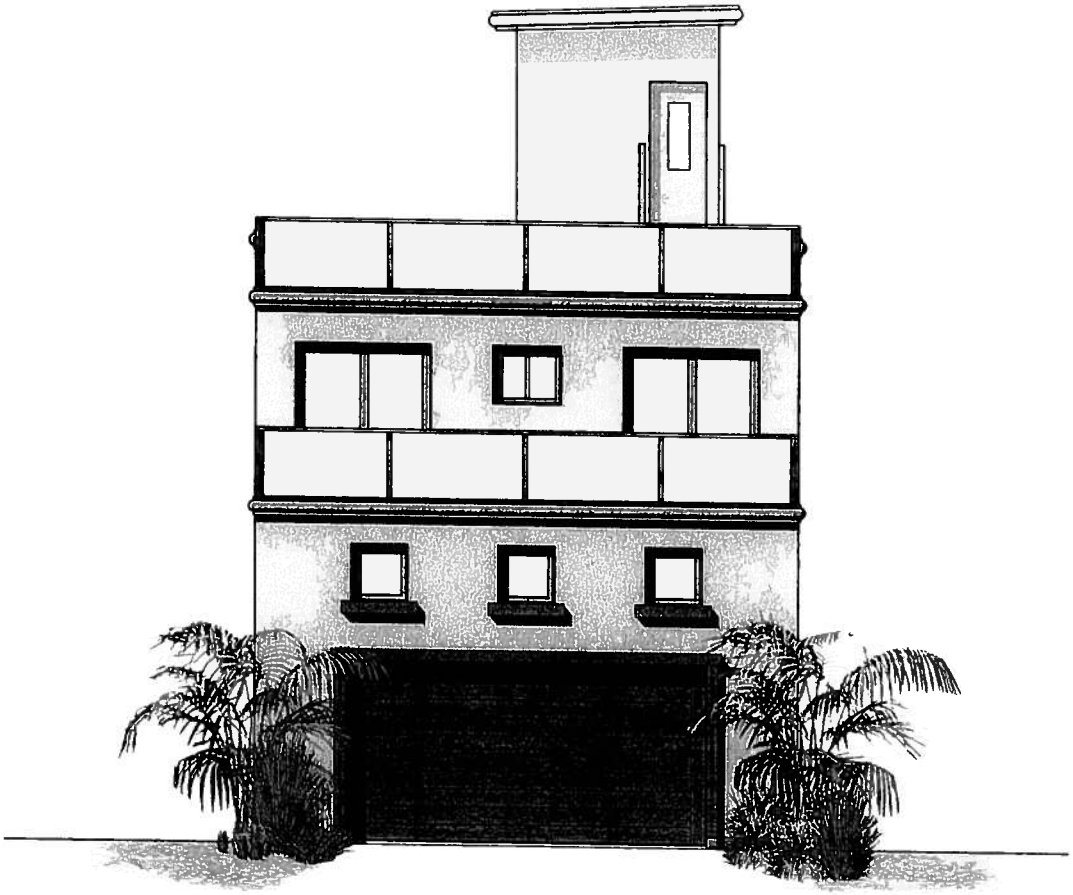
2 WEST ELEVATION

SCALE: 3/16"=1'-0"



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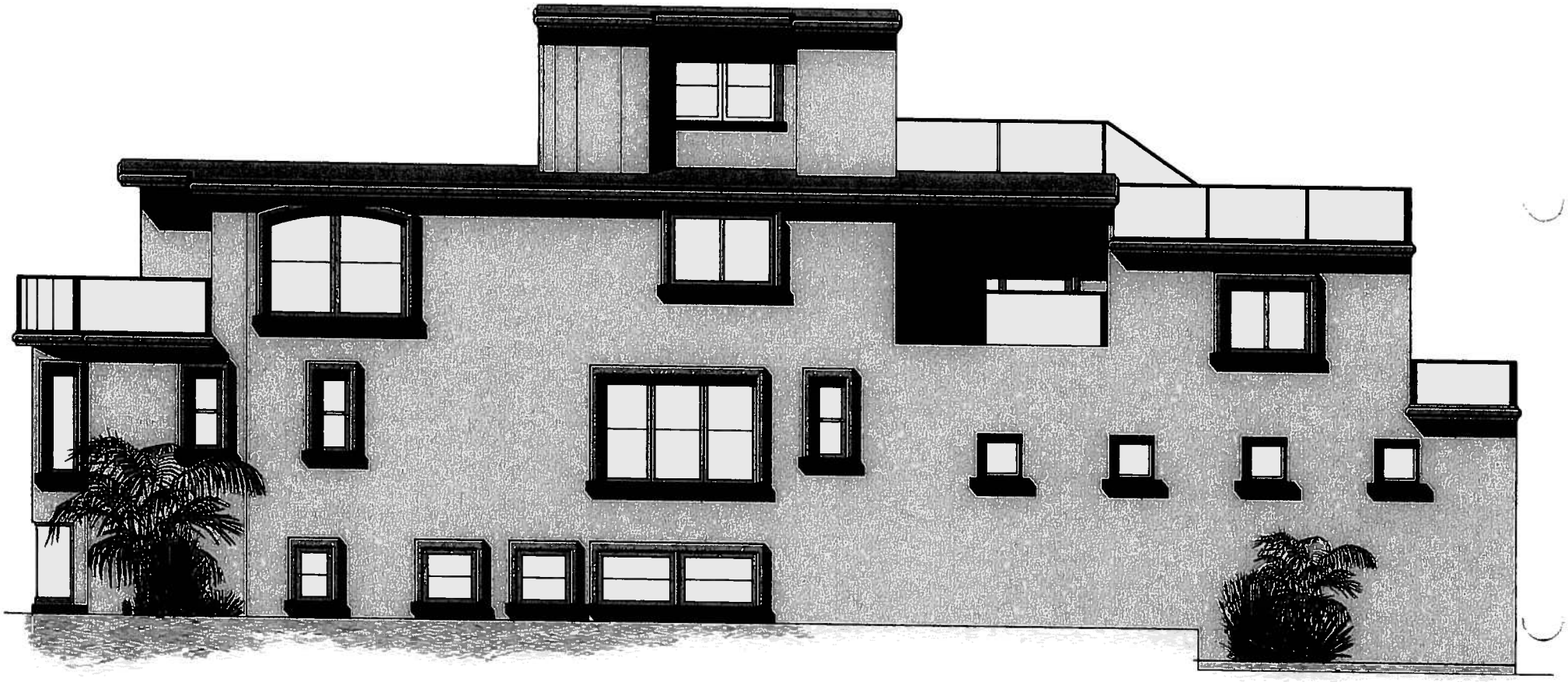

PLANNING COMMISSION
RESOLUTION NO. 2007-P61

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA APPROVING A TENTATIVE PARCEL MAP, CONDITIONAL USE PERMIT, AND REGULAR COASTAL PERMIT ON CERTAIN REAL PROPERTY IN THE CITY OF OCEANSIDE

APPLICATION NO: P-2-07, C-2-07 and RC-1-07
APPLICANT: Gideon Mann & Bob Sachs
LOCATION: 1722 S. Pacific St.

THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA DOES RESOLVE AS FOLLOWS:

WHEREAS, there was filed with this Commission a verified petition on the forms prescribed by the Commission requesting a Tentative Parcel Map, Conditional Use Permit and Regular Coastal Permit under the provisions of Articles 10, 41 43 of the Zoning Ordinance of the City of Oceanside to permit the following:

two-lot single-family subdivision;

on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on 3rd day of December, 2007, conduct a duly advertised public hearing as prescribed by law to consider said application.

WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State Guidelines thereto; this project has been found to be categorically exempt per Article 15 from environmental review;

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 Gov't Code §66020(d)(1), NOTICE IS HEREBY GIVEN that the project is subject to certain fees, dedications, reservations and other exactions as provided below:

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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	Depends on area (range is $2,843-$15,964 per acre)
Public Facility Fee	Ordinance No. 91-09 Resolution No. 06-R0334-1	$2,072 per unit for residential
School Facilities Mitigation Fee	Ordinance No. 91-34	$2.63 per square foot residential
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
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.
Inclusionary housing in lieu fees—Residential only.	Chapter 14-C of the City Code.	$1,000 per development project + $100 per unit plus $10,275 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 amount that will be owing when such fee becomes 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 Gov't 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;

WHEREAS, pursuant to Oceanside Zoning Ordinance §4603, this resolution becomes effective 10 days from its adoption in the absence of the filing of an appeal or call for review;

WHEREAS, studies and investigations made by this Commission and in its behalf reveal the following facts:

FINDINGS:

For the Tentative Parcel Map:

1. The proposed subdivision creates parcels that are consistent with the requirements of the RH-U zoning designation. The subdivision map is consistent with the General Plan of the City.
2. The proposed building pads on the site will conform to the topography of the site, therefore, making it suitable for residential development. The .14-acre site is physically suitable to allow for the development of two residential lots.
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 or alleys, acquired by the public at large, for access through the use of property within the subdivision.
5. That the design of the subdivision or the proposed improvements will not cause substantial environment damage with the proposed mitigation or substantially and avoidably injure fish or wildlife or their habitat.

6. The Development Plan conforms to the General Plan of the City.

7. The project site can be adequately served by existing public facilities, services and utilities.

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

9. The site plan and parameters for the architecture and physical design of the project is consistent with the policies contained within Sections 1.24 and 1.25 of the Land Use Element of the General Plan.

For the Conditional Use Permit to allow for the 2,500-square foot lot Development:

1. The proposed 3,000-square foot lot development located within the Urban High Density Residential Zone meets the development requirements of the RH-U zone and the Zoning Ordinance. The proposed project is in accord with the objectives of the Zoning Ordinance and purposes of the district in which it is located.

2. The location and conditions under which the subject application must comply insure that the project will not cause detriment to the public health safety or welfare of persons residing or working in or adjacent to the project area.

3. The project has been adequately conditioned or designed to comply with applicable requirements of the Zoning Ordinance.

For the Regular Coastal Permit:

1. The proposed project is consistent with the policies of the Local Coastal Program as implemented through the City Zoning Ordinance. In addition, the project will not substantially alter or impact existing public views of the coastal zone area.

2. The proposed project will not obstruct any existing or planned public beach access; therefore, the project is in conformance with the policies of Chapter 3 of the Coastal Act.

For the Deferral of the requirement to Underground Facilities:

1. The subdivision contains two lots which is less than 10 residential units stipulated as a finding for deferring the underground conversion.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby approve Tentative Parcel Map (P-2-07), Conditional Use Permit (C-2-07) and Regular Coastal Permit subject to the following conditions:

Building:

1. Applicable Building Codes and Ordinances shall be based on the date of submittal for Building Division 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. 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. A complete soils report, structural calculations and energy calculations/documentation will be required at time of plans submittal to the Building Division for plan check. Building levels below grade (on all sides) shall be provided with a mechanical drainage system that provides drainage to an approved location/receptor.
5. Verification that the addresses have been properly assigned by the City's Planning Division must accompany the Building Permit application.
6. All electrical, communication, CATV, etc. service lines, within the exterior lines of the property shall be underground (City Code Sec. 6.30).
7. Compliance with the Federal Clean Water Act (BMP's) must be demonstrated on the plans.
8. A Building (Demo) Permit will be required for the demolition of any existing structures. Plans for the Demolition Permit must clearly show that all utilities (electric, gas, water, & sewer) are properly terminated/capped in accordance with the requirements of the utility service provider. All/any underground septic or water storage tanks must be removed or filled in accordance with the Uniform Plumbing Code and/or the City's Grading Ordinance.
9. Separate/unique addresses will be required to facilitate utility releases.
10. 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 7:00 a.m. and 6:00 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 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.

Engineering:

11. Project involves demolition of an existing structure or surface improvements, the grading plans shall be approved by the City Engineer and prior to the issuance of a demolition permit. No demolition shall be permitted without an approved erosion control plan.

12. Vehicular access rights to Pacific Street shall be relinquished to the City from all abutting lots.

13. Design and construction of all improvements shall be in accordance with standard plans, specifications of the City of Oceanside and subject to approval by the City Engineer.

14. Prior to issuance of a building permit all improvement requirements shall be covered by a development 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.

15. The approval of the tentative parcel 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 developer 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 of Oceanside under separate process(es) per codes, ordinances, and policies in effect at the time of the application.

16. Prior to approval of the parcel map, all improvement requirements 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.

17. 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 to these improvement conditions and a certificate setting forth the recordation shall be placed on the map.

18. Prior to the issuance of a grading permit, the developer shall notify and host a neighborhood meeting with all of the area residents 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.

19. 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 of Oceanside's stormwater conveyance system.

    b) All grading and related site preparation and construction activities shall be limited to the hours of 7:00 a.m. to 6:00 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 City Engineer 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) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site.

d) A haul route shall be obtained at least 7 days prior the start of hauling operations and must be approved by the City Engineer. Hauling operations shall be 8:00a.m. to 3:30 p.m. unless approved otherwise.

20. A traffic control plan shall be prepared according to the City traffic control guidelines and be submitted to and approved by the City Engineer 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.

21. 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 fees and 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 tentative map (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.

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

23. Streetlights shall be maintained and installed on all public streets per City Standards. The system shall provide uniform lighting, and be secured prior to occupancy. 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.

24. 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 12 feet along the project's frontage. The field investigation shall include a minimum of one pavement boring per every 50 linear feet of street frontage. Should the existing AC thickness be determined to be less than three inches or without underlying Class II base material, the developer shall remove and reconstruct the pavement section as determined by the pavement analysis submittal process detailed in Item No. 2 below.

25. Upon review of the pavement investigation, the City Engineer shall determine whether the developer shall: 1) Repair all failed pavement sections, header cut and grind per the direction of the City Engineer, and construct a two-inch thick rubberized AC overlay; or 2) Perform R-value testing and submit a study that determines if the existing pavement meets current City of Oceanside standards/traffic index. 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 developer shall reconstruct the pavement per these recommendations, subject to approval by the City Engineer.

26. Pavement sections for all streets, alleys, driveways and parking areas shall be based upon approved soil tests and traffic indices. The pavement design is to be prepared by the developer's soil engineer and must be approved by the City Engineer, prior to paving.

27. Any existing broken pavement, concrete curb, gutter or sidewalk or any damaged during construction of the project, shall be repaired or replaced as directed by the City Engineer.

28. Full width alley improvements including the installation of a longitudinal concrete alley gutter shall be constructed in accordance with the standard plans and specifications of the City of Oceanside and as approved by the City Engineer.

29. The undergrounding of the existing overhead utilities may be deferred. The developer shall pay an in-lieu fee, based upon the length of utilities to be placed underground, and at the rate in effect at building permit issuance or as established by the City Engineer per

Section 901.G. of the Subdivision Ordinance (R91-166) and as required by the City Engineer and current City policy.

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

31. Grading and drainage facilities shall be designed and installed to adequately accommodate the local stormwater runoff and shall be in accordance with the City's Engineers Manual and as directed by the City Engineer.

32. The applicant shall obtain any necessary permits and clearances from all public agencies having jurisdiction over the project due to its type, size, or location, including but not limited to the U. S. Army Corps of Engineers, California Department of Fish & Game, U. S. Fish and Wildlife Service and/or San Diego Regional Water Quality Control Board (including NPDES), San Diego County Health Department, prior to the issuance of grading permits.

33. 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 City Engineer.

34. 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 City Engineer.

35. A precise grading and private improvement plan 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.

36. 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 shall be approved by the City Engineer prior to the issuance

of occupancy permits, and a pre-construction meeting held, prior to the start of any improvements.

37. The drainage design on the tentative parcel map is conceptual only. The final design shall be based upon a hydrologic/hydraulic study to be approved by the City Engineer 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 City Engineer. All public storm drains shall be shown on City of Oceanside 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.

38. 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 stormwater discharge either off-site or into the City drainage system.

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

Fire:

40. All proposed and existing fire hydrants within 400-feet of the project shall be depicted on the site plan.

41. In accordance with the Uniform Fire Code Section 901.4.4., approved addresses for 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 contrast with their background.

42. Single-family dwellings require 4-inch address numbers.

43. Plans shall be submitted to the Fire Prevention Bureau for plan check review and approval prior to the issuance of building permits. A site plan indicting the fire access and hydrant locations must also be submitted on CD Rom.

44. Buildings shall meet Oceanside Fire Department's current adopted codes at the time of building permit application.

45. Smoke detectors must be indicated on the plans.

Planning:

46. This Tentative Parcel Map, Development Plan, Conditional Use Permit and Regular Coastal Permit shall expire on December 3, 2009, unless a time extension is granted by the Planning Commission.

47. This Tentative Parcel Map, Development Plan, Conditional Use Permit and Regular Coastal Permit approves only a two-lot single-family subdivision as shown on the plans and exhibits presented to the Planning Commission for review and approval. No deviation from these approved plans and exhibits shall occur without Planning Division approval. Substantial deviations shall require a revision to the Tentative Parcel Map, Development Plan, Conditional Use Permit and Regular Coastal Permit or a new Tentative Parcel Map, Development Plan, Conditional Use Permit and Regular Coastal Permit.

48. 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 Parcel Map P-2-07, Conditional Use Permit C-2-07 and Regular Coastal Permit RC-1-07. 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.

49. The conceptual landscape plan approved with encroachment permits, as required, shall remain on file in the Planning Division of the City of Oceanside, meeting the criteria of the Water Conservation Ordinance No. 91-15, including the maintenance of such landscaping. The following special landscaping requirements shall be met:

a) Existing irrigation in the right of way and on site shall be protected in place; repaired, updated or replaced to meet the current City of Oceanside requirements and satisfaction of the City Engineer. Irrigation system shall be in compliance with the current City of Oceanside ordinances, manuals and policies.

b) Existing trees in the right-of-way shall be shown on landscape plans and protected in place. If damaged, replacement trees shall be provided per the City of Oceanside Ordinance.

c) Right-of-way planting and landscape planter areas adjacent to pedestrian access shall be protected in place and supplemented or replaced to meet the satisfaction of the City Engineer.

d) 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.

50. All single-family projects shall dispose of or recycle solid waste in a manner provided in City Ordinance 13.3.

51. A covenant or other recordable document approved by the City Attorney shall be prepared by the subdivider and recorded prior to the approval of the final map. The covenant shall provide that the property is subject to this resolution, and shall generally list the conditions of approval.

52. 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 Planning Division. 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.

53. 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.

54. Failure to meet any conditions of approval for this development shall constitute a violation of the Tentative Parcel Map, Development Plan, Conditional Use Permit and Regular Coastal Permit.

55. 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.

56. 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.

57. If an approved Development Plan does not cover any aspect of the project fencing and walls, 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 Variance or other development approval.

58. The following unit type and floor plan mix, as approved by the Planning Commission, shall be indicated on plans submitted to the Building Division and Planning Division for building permit:

	Sq.Ft. .	# Bedrms.	# Baths	#Parking Spaces	# Stories
Plan 1	2,490	4	4	2	2
Plan 2	2,490	4	4	2	2

59. 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.

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

61. 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.

62. Photo documentation of structures shall be accomplished in the following manner: Format (4" X 5") to include black and white shots of all exterior elevations of the cultural resource, producing archival quality negatives and contacts. Interior shots shall be accomplished in the same format. Color slide photo documentation shall be required, the number of shots to be determined by the OHPAC. All photo documentation shall be accomplished under the direction of a designated member of the OHPAC and to the satisfaction of the Planning Director.

Water Utilities:

63. 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.

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

65. 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.

66. All Water and Wastewater construction shall conform to the most recent edition of the Water, Sewer, and Reclaimed Water Design and Construction Manual or as approved by the Water Utilities Director.

67. All public water and/or sewer facilities not located within the public right-of-way shall be provided with easements sized according to the Water, Sewer, and Reclaimed Water Design and Construction Manual. Easements shall be constructed for all weather access.

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

69. 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.).

70. 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.

71. All new development of single-family and multi-family residential units shall include hot water pipe insulation and installation of a hot water recirculation device or design to provide hot water to the tap within 15 seconds in accordance with City of Oceanside Ordinance No. 02-OR126-1.

PASSED AND ADOPTED Resolution No. 2007-P61 on December 3, 2007 by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____

Dennis Martinek, Chairman
Oceanside Planning Commission

ATTEST:

_____

Jerry Hittleman, Secretary

I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that this is a true and correct copy of Resolution No. 2007-P61.

Dated: December 3, 2007

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # ____
HRI # ____
Trinomial ____
NRHP Status Code 6Z
Other Listings ____
Review Code ____ Reviewer ____ Date ____

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Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1722 S. Pacific Street (Duplex)

*P1. Other Identifier: Georgia Beeson Duplex

*P2. Location: ☐ Not for Publication ☒ Unrestricted * a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad San Luis Rey *Date: 1975 T 11S R 5W; ¼ of ¼ of Sec; B.M.: SB

c. Address: 1722 S. Pacific Street City: Oceanside Zip: 92054

d. UTM: (Give more than one for large or linear resources) Zone ; Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN: 153-092-31; Lot Q, Block 4, of the South Oceanside tract.

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The resource consists of an "L" shaped, one story, wood frame and stucco, Ranch style, asymmetrical duplex, resting on a concrete foundation. The cross gabled, composition shingle covered, ridge capped roof planes are low pitched, with open eaves, exposed rafters, and a narrow overhang. Horizontal louvered vents are located in the gable ends, as is wood trim board. Foundation vents are located around the perimeter of the building. An interior brick chimney pierces the roofline. The fenestration consists of rectangular, two-over-two, wood framed, double hung sash windows, as well as single fixed panes. The two front focal windows have central fixed panes flanked by two-over-two double hungs. Access to the duplex is from the sidewalk, along concrete walks, through a metal railed entry area, to a shared concrete stoop. Identical wood braced shed roofs cover the single, wood doors that provide access into the units. Landscaping consists of maintained shrubbery and trees. The duplex appears to be in very good condition.

*P3b. Resource Attributes: (List attributes and codes) HP3 - Multiple-family residence

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Facade looking northeast, 6/25/06, 1031:1

*P6. Date Constructed/Age and Source ☒ Historic ☐ Prehistoric ☐Both Constructed 1951 per Notice of Completion

*P7. Owner and Address: Seabreeze Investors, LLC 702 N. The Strand Oceanside, CA 92054

*P8. Recorded by (Name, affiliation, and address): Ruth Alter, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 *P9. Date Recorded: 8/14/06 *P10. Type of Survey: (Describe) Field Check *P11. Report Citation (Cite survey report and other sources, or enter "none".) None *Attachments: ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

According to the chain of title, Lida and Louis Kulp sold the subject property to Charles A. Brawn in February,1930. The Kulps were residents of Los Angeles at the time, where Mr. Kulp was working as a driver for an oil company. Mr. Brawn was an Oceanside area resident. His occupation was identified as the "proprietor of private estate," which presumably was located on Mt. Palomar according to title documents.

In May, 1933, Mr. Brawn deeded the lot to Frank S. Johnson, who lived in Philadelphia, Pennsylvania. Johnson held title until conveying title back to Brawn in December, 1944. Brawn and his wife Louise subsequently sold the unimproved property to Oceanside residents John and Leah Young in April, 1949.

Loynal B. Chase and his wife Fern and Marvin S. Humphreys and his wife Idella R. purchased the lot from the Youngs in August, 1950. Mr. Chase was a Carlsbad builder/developer and the father of Humphreys' wife Idella, known as Royola. Mr. Humphreys went to work for his father-in-law after World War II ended. The two families likely acquired the lot for speculation and included an option to construct buildings for the buyer after the sale. In this case, Georgia Beeson, the buyer exercised the option and Chase and Humphreys built the subject duplex and associated apartment building. A Notice of Completion for the buildings was filed in September, 1951. Mrs. Beeson occupied Unit E of the apartment and rented out the other units. Her tenants included Mrs Vivian Olson, Unit A- duplex (1955-56); Allen Poger, Unit B - duplex (1955-56); L.A. Davies, Unit C - apartment (1955-56); and E.E. Bridges, Unit D -apartment (1955-56).

Donald and Ruth Beyer acquired the property from Beeson in February, 1959. Tenants during their period of ownership included M. Hagermaster, Unit B - duplex (1962); R. Wolfe, Unit D - apartment (1962); and D.L, Syner, Unit E - apartment (1962).

Russell A. Guarino and Ronald Gurney each acquired a half interest in the property from the Beyers in August, 1969. Guarino and Churney and their wives conveyed title to Ralph and Norma Miller in January, 1972. The Millers sold the property to Earl A. Kellerup in June, 1975.

In November, 1984, Raymond Enterprises took title. The property remained in the Raymond family until its sale to the current owner, Seabreeze Investors, LLC in July, 2006.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD
Page 3 of 3

Primary # _____
HRI# _____
***NRHP Status Code** 6Z
***Resource Name or #** (Assigned by recorder) 1722 S. Pacific Street (Duplex)

B1. Historic Name: Georgia Beeson Duplex
B2. Common Name: None
B3. Original Use: Multiple-family residence B4. Present Use Multiple-family residence
***B5. Architectural Style:** Ranch
***B6. Construction History:** (Construction date, alternations, and date of alterations)
The duplex, in conjunction with an associated apartment building, was constructed in 1951 per the Notice of Completion. No major exterior modifications are evident.
***B7. Moved?** ☒No ☐Yes ☐ Unknown Date: _____ Original Location: _____
***B8. Related Features:** Apartment building located behind the duplex
B9a. Architect: None b. Builder: Marvin S. Humphreys
***B10. Significance:** Theme: residential development Area Oceanside, California
Period of Significance 1930 to 1960 Property Type Multiple-family Applicable Criteria N/A (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

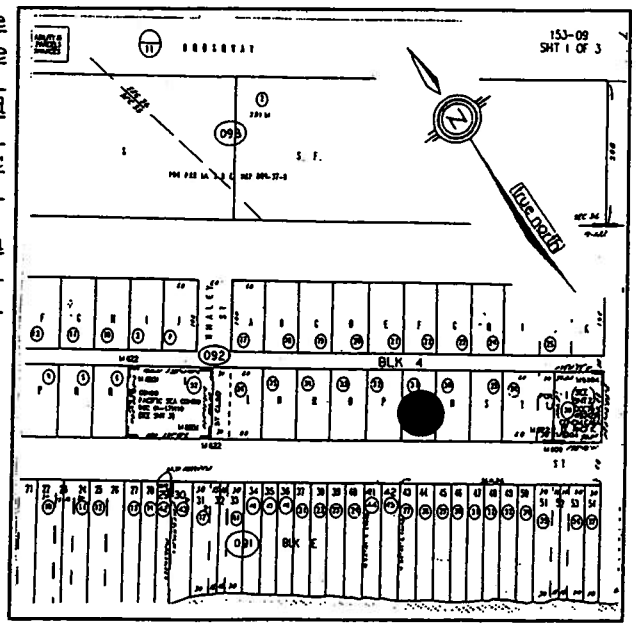
The resource is located in the South Oceanside Addition, in South Oceanside. The Pacific Ocean lies across the street to the west, and the history of the neighborhood was shaped by its proximity to the water. Many of the earliest houses built on this block appear to have been intended as beach houses, possibly serving as recreational second residences for their owners. The property is also near the exclusive St. Malo residential neighborhood,

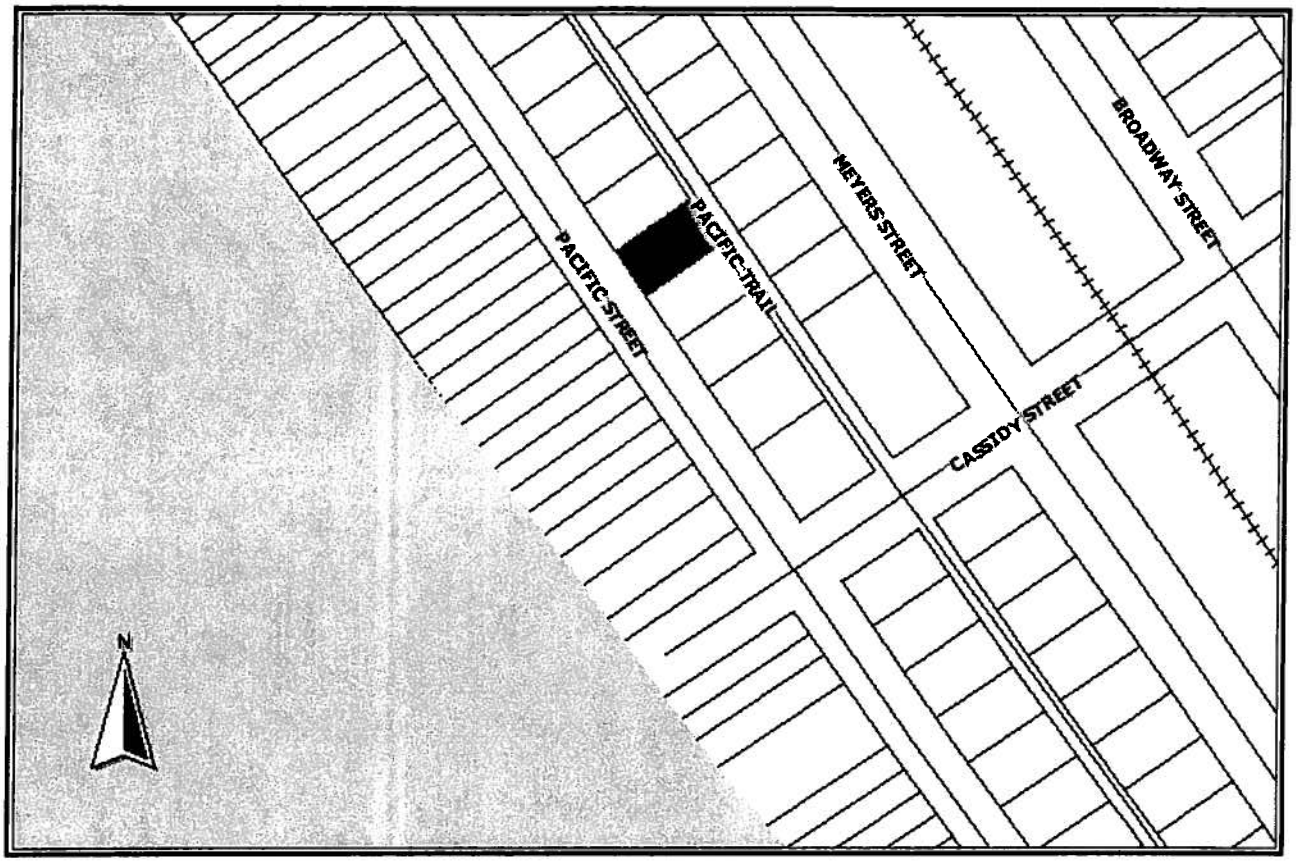
Per the Residential Building Record, the architectural attributes of the subject resource are average and the quality of the workmanship is average, as well. It is very typical of the multiple-family duplexes built after World War II in this area. Its design, which is oriented westward toward the ocean, is simple and fairly expedient. A two story apartment building with four garages is located behind the front duplex.

The resource is not associated with any known significant historic event or events. No one of national, state, or local historical importance is directly associated with it. Its design is not distinctive and it does not represent the work of a master architect or craftsman. The resource is not constructed of rare or unique materials and is unlikely to yield important information relevant to local, state or national history. Its feeling, and design, locational and associational integrity are intact. The setting, while still single-family residential, has been altered by stylistic additions and revisions to the neighborhood.

B11. Additional Resource Attributes: (List attributes and codes) None
***B12. References:** Hawthorne, K., *Oceanside, Where Life is Worth Living*, Donning Company Publishers, Virginia Beach, Virginia, 2002; McAlester, V. and L., *A Field Guide to American Houses*, 1991. Alfred A. Knopf, New York, Oceanside Historic Resources Inventory, 1992.
B13. Remarks:
***B14. Evaluator:** Ruth Alter, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131
Date of Evaluation: 8/12/06

(This space reserved for official comments.)





File Number: **P-2-07, C-2-07, RC-1-07**

Applicant: **Gideon Man & Bob Sachs**

Description:

TENTATIVE PARCEL MAP (P-2-07), CONDITIONAL USE PERMIT (C-2-07) and REGULAR COASTAL PERMIT (RC-1-07) to demolish the existing residence and construct two single-family homes on two separate 0.6-acre lots at 1722 South Pacific Street. The project site is zoned RH-U (Residential High Density-Urban) and is situated within the South Oceanside Neighborhood and the Coastal Zone – **"1722" S. PACIFIC STREET**

Environmental Determination:

The project is exempt from the California Environmental Quality Act.

City of Oceanside, Planning Division
300 N. Coast Highway
Oceanside, CA 92054 (760) 435-3520

Date: November 19, 2007

Public Hearing Coastal Permit
Identification No. RC-1-07

NOTICE OF PUBLIC HEARING
COASTAL DEVELOPMENT PERMIT

This is a notice to you as an interested party that the City of Oceanside Planning Commission will hold a public hearing on the Coastal Permit application of Gideon Man & Bob Sachs. This application was received on January 10, 2007. The application is described as follows:

To demolish the existing residence and construct two single-family homes on two separate 0.6-acre lots at 1722 South Pacific Street.

The project site is zoned RH-U (Residential High Density-Urban) and is situated within the South Oceanside Neighborhood and the Coastal Zone.

Said hearing will be held on December 3, 2007, at 7:00 p.m. in the Council Chamber of City Hall, 300 North Coast Hwy., Oceanside, California at which time and place any and all interested persons may appear and be heard. Interested persons may contact the Planning Division at (760) 435-3520 after November 28, 2007, to be informed of the place on the agenda and the approximate time of hearing.

If you have any questions or comments regarding this matter, or want to be notified of the decision, contact the City of Oceanside, Planning Division at (760) 435-3520. Written comments may be submitted prior to the hearing and will be made part of the public record and provided to the Planning Commission.

If you disagree with the decision of the Planning Commission concerning this project's conformance to the Local Coastal Plan, you may appeal the decision to the City Council. The appeal, accompanied by the appropriate fee must be filed in the City Clerk's Office, 300 North Coast Hwy., Oceanside, no later than 5:00 p.m. on December 13, 2007 (10 days from the adoption of the Planning Commission Resolution).

The project is "appealable" to the California Coastal Commission under Section 30603(a) of the California Public Resources Code. An aggrieved person may appeal the decision to the Coastal Commission within ten (10) working days following the Commission receipt of the Notice of Final Action on this project. The Notice of Final Action is mailed after the City's last action, such as Planning Commission resolution, Community Development Commission resolution (for projects in the Redevelopment Area), or City Council resolution (for projects involving a zone change or which resulted in a local appeal). Please contact the Planning Department at (760) 435-3520 for this information.

Appeals must be in writing. The Coastal Commission, San Diego District Office is at 7575 Metropolitan Drive, Suite 103, San Diego, California 92108-4402. The phone number is (619) 767-2370.

Application For Planning Commission Hearing

Planning Department (760) 435-5520
Oceanside Civic Center
300 North Coast Highway
Oceanside, California 92054-2885

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Please Print or Type All Information

STAFF USE ONLY	
ACCEPTED 1/10/07	BY SN.
HEARING	
GPA	
MASTER/SP.PLAN	
ZONE CH.	
TENT. MAP	
PAR. MAP	P-2-07
DEV. PL.	
C.U.P.	C-2-07
VARIANCE	
COASTAL	RC-1-07
O.H.P.A.C.	

PART I– APPLICANT INFORMATION

1. APPLICANT: Gideon Mann & Bob Sachs	2. STATUS: Owner
3. ADDRESS: 702 N. Strand, Oceanside 92054	4. PHONE/FAX: 760 650.5311, 967.9205
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing): Paul Longton	
6. ADDRESS: 2909 Mesa Dr., Oceanside, CA	7. PHONE/FAX: 760 722.4904, 722.4903

PART II– PROPERTY DESCRIPTION

8. LOCATION: 1722 S. Pacific St.			9. SIZE: .14 acres
10. GENERAL PLAN: Single Family	11. ZONING: RH.U	12. LAND USE: Residential	13. ASSESSOR'S PARCEL NUMBER: 153.092.31.00

PART III– PROJECT DESCRPTION REV- 4/18/07, 7/6/07

14. GENERAL PROJECT DESCRIPTION: Demolish existing 2 residences, subdivide parcel & build 2 new single family homs

15. PROPOSED GENERAL PLAN	16. PROPOSED ZONING	17. PROPOSED LAND USE	18. NO. UNITS	19. DENSITY
Single Family	RH.U	Single Family	2	14.52 units/acre
20. BUILDING SIZE	**21. PARKING SPACES**	**22. % LANDSCAPE**	**23. % LOT COVERAGE**	
2490 SF ea.	4 total	25%	67%	

PART IV– ATTACHMENTS 8/27/07

ALL APPLICATIONS				DEV. PLANS, C.U.P.s & TENT. MAPS
X	24. DESCRIPTION/JUSTIFICATION	X	25. LEGAL DESCRIPTION	X 30. FLOOR PLANS AND ELEVATIONS
X	26. 300-FT. RADIUS MAP	X	27. PROPERTY OWNERS' LIST	31. CONSTRUCTION SCHEDULE
X	28. ENVIRONMENTAL ASSESSMENT	X	29. PLOT PLANS	32. OTHER

PART V– SIGNATURES

THE APPLICANT OR HIS/HER REPRESENTATIVE MUST BE PRESENT AT THE HEARING. FAILURE TO BE PRESENT MAY RESULT IN DENIAL OF THE APPLICATION.

SIGNATURES OF ALL OWNERS OF THE SUBJECT PROPERTY ARE NECESSARY BEFORE THE APPLICATION CAN BE ACCEPTED. IN THE CASE OF PARTNERSHIPS OR CORPORATIONS, THE GENERAL PARTNER OR CORPORATION OFFICER SO AUTHORIZED MAY SIGN. (ATTACH ADDITIONAL PAGES AS NECESSARY).

33. APPLICANT OR REPRESENTATIVE (Print): Paul Longton	34. DATE 1/9/07	37. OWNER (Print) Gideon Mann	38. DATE 1/9/07
Sign:		Sign: Gideon Mann	1/9/07
I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.			
35. APPLICANT (Print):	36. DATE	39. OWNER Print): Robert Sachs	40. DATE 1/9/07
Sign:		Sign: R Sachs	1/9/07

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SCOTT

Description & Justification for 522 Tremont

Address – 1722 South Pacific St.
APN – 153 092 31 00
Zoning – RH-U
Proposed zoning – No Change
Lot Size – 6,000 SF (.14 Acres)
Existing Land Use – Residential
Proposed Land Use – 2 Single Family Residences
Proposed Lot Coverage 67% (2010 SF of each building footprint)
Proposed Building Size:

	Heated area	Garage	Deck
Unit 1	2490 SF	960 SF	1091 SF
Unit 2	2490 SF	960 SF	1091 SF
Totals	4980 SF	1920 SF	2182 SF

Parking spaces – 4 covered
Density – 14.52 units/acre

This proposed project is for two single family residences to replace the two residential structures currently on the lot.

The existing 60' x 100' lot will be split into two 30' x 100' lots. This will create substandard sized lots and will be subject to "Small Lot Development Regulations".

The owners will choose to underground utilities if SDG & E okays the proposed plan. A deferral, via an in lieu fee, would be second choice.

Each residence has two stories over a basement. There are four separate decks. Two of them face west. One is off the master bedroom on the raised first floor. one is off the living room on the high second floor. Both of those will have excellent ocean views. There is a protected deck off the two bedrooms to the east and an equally protected roof deck to the east side of the house. The houses, while not specifically for handicap accessible will be "senior friendly" with a ramp from the garage and an elevator. The houses will fit nicely with the style of homes that have been recently built on that end of Pacific Street.

There are no variances requested and no changes proposed to the General Plan.

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LEGAL DESCRIPTION

Real property in the City of Oceanside, County of San Diego, State of California, described as follows:

LOT Q IN BLOCK 4 OF SOUTH OCEANSIDE, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 622, FILED IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY, FEBRUARY 7, 1890.

APN: 153-092-31-00

NOTICE OF EXEMPTION
City of Oceanside, California

Post Date:
Removal:
(30 days)

1. **APPLICANT:** Gideon Mann
2. **ADDRESS:** 1722 S. Pacific St.
   Oceanside CA. 92054
3. **PHONE NUMBER:** (760) 650-5311
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Scott Nightingale, Planner II
6. **PROJECT TITLE:** 1722 S. Pacific St. (P-2-07, C-2-07 & RC-1-07)
7. **DESCRIPTION:** A request to subdivide an existing 0.14 acre lot into two legal parcels and construct two row homes located east of Pacific Street and North of Cassidy Street.

ADMINISTRATIVE DETERMINATION: Planning Division staff has completed a preliminary review of this project in accordance with the City of Oceanside's Environmental Review Guidelines and the California Environmental Quality Act (CEQA), 1970. Based on that review, the Environmental Coordinator finds that the proposed project constitutes division of property in an urbanized area zoned for residential use into four or fewer parcels when the division is in conformance with the General Plan and Zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within 2 years, and the project is categorically exempt. Therefore, the Environmental Coordinator has determined that further environmental evaluation is not required because:

[ ] "The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA" (Section 15061(b)(3)); or,

[ ] The project is statutorily exempt, Section_____, <name> (Sections 15260-15277); or,

[X] The project is categorically exempt, Class 15, "Minor Land Divisions" (Section 15315); or,

[ ] The project does not constitute a "project" as defined by CEQA (Section 15378).

Date: December 3, 2007

Scott Nightingale, Planner II

cc: [ ] Project file [ ] Counter file [ ] Library Posting: [ ] County Clerk $50.00 Admin. Fee