AGENDA NO. 4

PLANNING COMMISSION *STAFF REPORT*

DATE: July 26, 2010

TO: Chairperson and Members of the Planning Commission

FROM: Community Development Department/Planning Division

SUBJECT: **CONSIDERATION OF A DEVELOPMENT PLAN (D10-00002) TO ALLOW MODIFICATIONS TO A PREVIOUSLY APPROVED FLOOR PLAN, ELEVATIONS, SITE PLAN, AND CONCEPTUAL LANDSCAPE PLAN FOR THE PEPPER TREE SUBDIVISION LOCATED SOUTH WEST OF MISSION AVENUE AND VALLEY HEIGHTS DRIVE – PEPPER TREE REVISION – APPLICANT: HALLMARK COMMUNITIES, INC.**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

Adopt Planning Commission Resolution No. 2010-P23 approving a Development Plan (D10-00002) with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Background: On October 13, 1997 a Tentative Parcel Map (T-4-97), Development Plan (D-18-97), and Conditional Use Permit (C-36-97) for a seven-lot residential development with one open space lot on a 1.71-acre site known as the Pepper Tree Subdivision was approved by the Planning Commission. Since the time of project approval the developer filed a time extension that was approved by the Planning Commission on December 13, 1999, which allowed an additional two years to finalize grading and/or the project. The final map for the subdivision was recorded on January of 2001 as Map No. 14128. Since that time building pads have been graded and generated and the public improvements have been installed.

Site Review: This 1.71-acre site is located south of Mission Avenue off of Valley Heights Drive. The site currently exists with seven previously pre-graded residential pads that were graded under grading permits 1871 and 2483. The project site has an underlying General Plan land use designation of Single-Family Dwelling Residential (SFD-R), a Zoning Designation of Single-Family Residential (RS), and is situated within the San Luis Rey Neighborhood. The property is surrounded by similar Single-Family Residential (RS)

properties to the north, Residential Medium Density District-B (RM-B) properties exist to the west, larger Residential Estate-B properties exist to the south, and a Planned Unit residential development known as the Oasis (PD-14) is located east of the project site.

Access to the site is provided via Valley Heights Drive off of Mission Avenue. The site exists with seven pre-graded single-family pads, one open space landscape parcel along with some of the required street improvements. An access easement for lots two and three exist at the northern portion of the site.

Project Description: The project application is comprised of the following component; a Development Plan (D10-00002) as follows:

Development Plan (D10-00002) is a request for the following:

To allow exterior modifications to a previously approved single-family development plan that will incorporate changes in the approved floor plans, elevations, site plan, and conceptual landscape plan. The applicant is proposing two floor plans with two elevation types and three different color schemes used to create the desired street scene and create a residential product that is needed in this current market. These two floor plans would be 2,461 square feet and 3,060 square feet, which would be a minimal reduction in the approved floor plans. All units would have unique architectural details, sizable rear yards and attached two and three-car garages.

The project is subject to the following Ordinances and City policies:

1. Zoning Ordinance
2. General Plan Land Use Element
3. California Environmental Quality Act (CEQA)

ANALYSIS

KEY PLANNING ISSUES

1. Zoning Compliance

This project is located in the Single-Family Residential (RS) district. The development meets all the provision of the Zoning Ordinance in parking requirements, landscaping, setbacks and all development regulations.

The following table summarizes proposed and applicable development standards for the Residential Districts and the project site:

	ZONING REQUIREMENTS	PROPOSED
MINIMUM LOT SIZE	6,000 square feet	Approximately 7,000-8,0000 square feet (Existing)
OFF-STREET PARKING	2-car garage	(2-3)- car garage
FRONT YARD	20 feet	20+ feet
SIDE YARD	7.5 feet	7.5+ feet
CORNERSIDE YARD	10 feet	10-feet
REAR YARD	15 feet	15- feet
HEIGHT	36 feet	27.6 feet
MINIMUM LANDSCAPING	15%	15 %

The proposed project meets the applicable requirements of the zoning ordinance.

2. General Plan conformance

The General Plan Land Use Map designation on the subject property is Single-Family Dwelling Residential (SFD-R). 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 1.23: Architecture

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

Policy: B: Structures shall work in harmony with landscaping and adjacent urban and/or topographic form to create an attractive line, dimension, scale, and/or pattern.

The proposed modifications to the previously approved Pepper Tree development would allow minor floor plan, site plan, elevation, and landscape revisions. These revisions would allow a 244-foot reduction in Plan One's square footage and a nine-foot reduction in square footage for Plan Two. The minor elevation changes would allow additional windows, changes in patio configurations, elimination of doors, the construction of a possible tandem three-car garage, and changes in the color schemes.

Staff has analyzed these design enhancements and found them to be a minor reduction that would be consistent with surrounding developments in the area.

The landscape concept plan and site plan will be modified to present an upgrade in the physical layout of each single-family home. Each property will have typical slope planting, along with front yard plantings that will be maintained by each individual homeowner, along with the slope landscaping contained within each individual lot. The proposed landscaping will provide street trees and trees within each property that would provide the needed green space that would enhance the properties; as well as, the neighborhood.

3. Land Use Compatibility with surrounding developments

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	Single Family Dwelling Residential (SFD-R)	Single Family Residential (RS)	Vacant residential pre-grade pads
North of Subject Property	Single Family Dwelling Residential (SFD-R)	Single Family Residential (RS)	Community Lutheran Church
East of Subject Property:	Single Family Dwelling Residential (SFD-R)	The Oasis (PD-14)	Single Family homes
South of Subject Property:	Single Family Dwelling Residential (SFD-R)	Single Family Residential (RS)	Single Family homes
West of Subject Property:	Single Family Dwelling Residential (SFD-R)	Single Family Residential (RS)	Single Family homes

The proposed revisions to the previously approved development plan are consistent with the General Plan and Zoning Ordinance designation applicable to the project site. The land use and the proposed revisions will not be affected by these improvements.

DISCUSSION

Staff believes that the proposed revisions to the previously approved development plan are necessary to provide an architecturally enhanced project and provide a smaller floor plan that is necessary in this current market. These modified improvements allow a reduced floor plan, but the added materials, changes in the color scheme, and shifting in architectural elements would allow an architecturally enhanced project that will be consistent with many of the single-family homes in the area. The revisions in the landscape plan allow additional street trees and would improve the physical nature of the project.

ENVIRONMENTAL DETERMINATION

A Mitigated Negative Declaration has been prepared stating that if the conditions of approval are implemented, there will not be a significant adverse impact upon the

environment. Under the provisions of the California Environmental Quality Act, the Planning Commission will consider the Mitigated Negative Declaration during its hearing on the project.

PUBLIC NOTIFICATION

Pursuant to Article 41 of the Oceanside Zoning Ordinance, a Legal notice was published in the North County Times and notices were sent to property owners of record within a 1,500-foot radius of the subject property, individuals and/or organizations requesting notification, applicant and other interested parties. Copies of this agenda item have been mailed to the applicant and their representatives.

SUMMARY

Staff finds that the proposed use and revised improvements, along with recommended conditions of project approval, will complement existing and proposed land uses within the neighborhood, provide a residential product that is needed in this current market situation, and would be in compliance with applicable Zoning Ordinance development standards.

Staff believes that the necessary findings in support of the Development Plan can be met. Therefore, staff recommends that the Planning Commission approve the project. The Planning Commission's action should be:

- Confirm issuance of a Class 1, Categorical Exemption "Existing Facilities"; and adopt Planning Commission Resolution No. 2010-P23 approving the Development Plan (D10-00002) with findings and conditions of approval attached herein.

PREPARED BY:

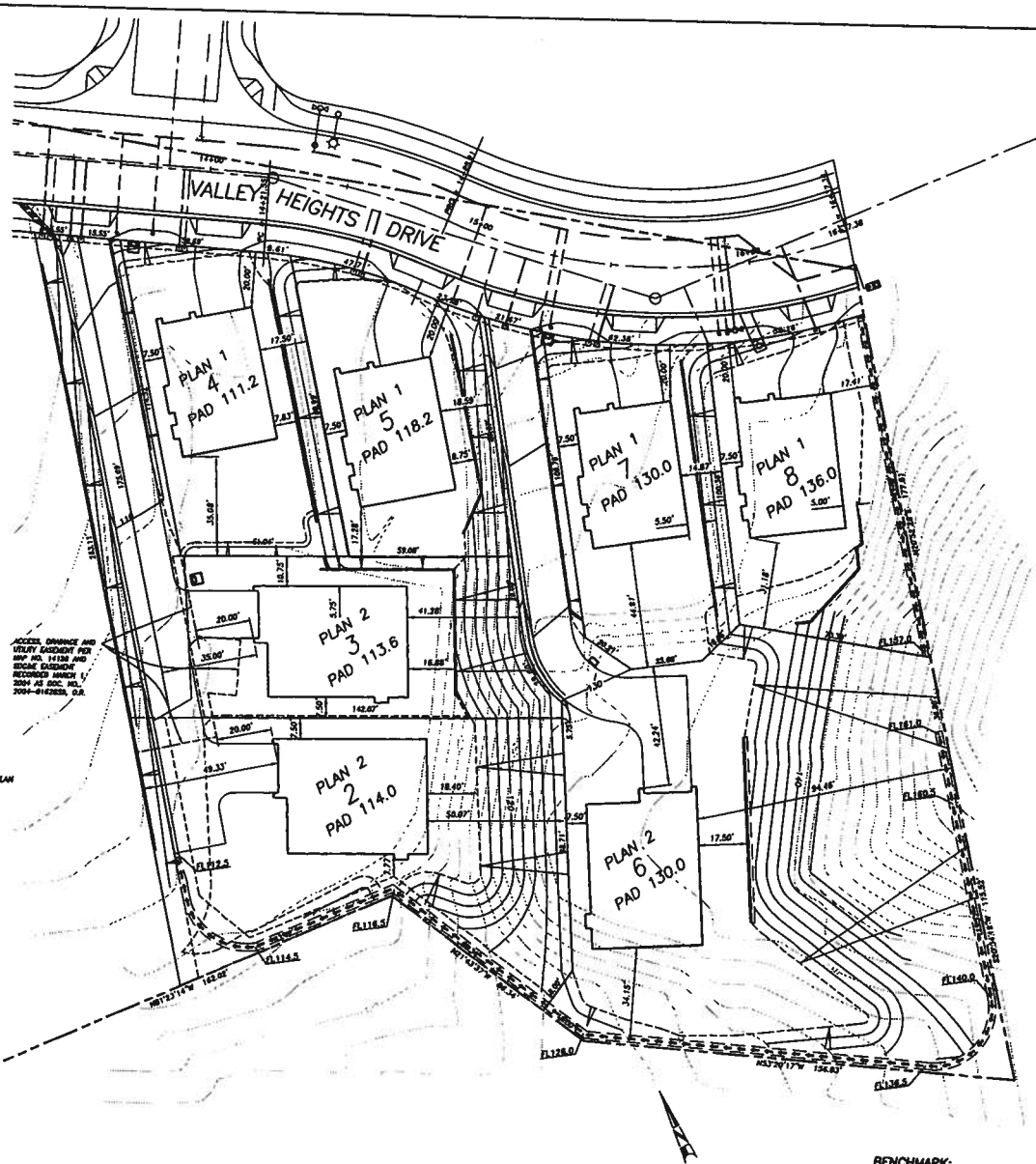
Scott Nightingale
Planner II

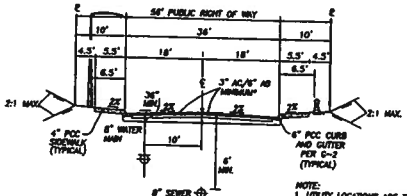
SUBMITTED BY:

Jerry Hittleman
City Planner

JH/SN/fil

Attachments:
1. Site plan, floor plan and elevations
2. Planning Commission Resolution No. 2010-P23
3. Planning Commission Resolution No. 99-P82

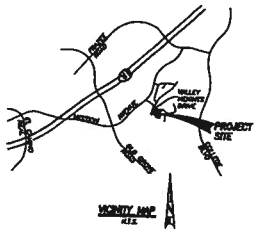




NOTE:
1. UTILITY LOCATIONS ARE TYPICAL UNLESS OTHERWISE SHOWN ON PLAN
2. T.I.= 5.0

* ACTUAL SECTION TO BE DETERMINED BY A VALUE TEST.

VALLEY HEIGHTS DRIVE
N.T.S.



VICINITY MAP
N.T.S.

LEGEND

PROJECT BOUNDARY	
EXISTING CONTOUR	400
CUT SLOPE (2:1 UNLESS OTHERWISE NOTED)	
FILL SLOPE (2:1 UNLESS OTHERWISE NOTED)	
DAYLIGHT LINE (CUT/FILL LINE)	
PAD ELEVATION	PAD 621.0
FINISH CONTOUR	610
FINISH GRADE ELEVATION	610.5
SWALE & DIRECTION OF FLOW	
RETAINING WALLS (BY SEPERATE PERMIT)	
SIDEWALK UNDERDRAIN PIPE	SDRSD (D-27)
CURB OUTLET - TYPE A	SDRSD (D-25)
BROW DITCH - TYPE B	SDRSD (D-75)

SITE ACREAGE

1.72 ACRES

ZONING

RS (SINGLE FAMILY RESIDENTIAL 3.6-5.8 DU/AC)

DENSITY

4.1 DU/AC

SETBACKS

FRONT: 20 FEET
SIDE: 7.5 FEET
BACK: 15 FEET

PLOTTING

LOT	PLAN	ELEVATIONS
2	2	A
3	2	B
4	1	A
5	1	B
6	2	A
7	1	A
8	1	B

PLAN 1

PLAN 1: UNIT COUNT: 4
1ST FLOOR: 1,177 SF
2ND FLOOR: 1,284 SF
TOTAL: 2,461 SF

PLAN 2

PLAN 2: UNIT COUNT: 3
1ST FLOOR: 1,380 SF
2ND FLOOR: 1,680 SF
TOTAL: 3,060 SF

LEGAL DESCRIPTION:

PARCEL A & B OF PLA-17-03 PER DOC. NO. 2006-0817819 RECORDED NOVEMBER 16, 2006.

PARCEL B & C OF PLA-18-03 PER DOC. NO. 2006-0817823 RECORDED NOVEMBER 16, 2006.

PARCEL A, B, & C OF PLA-19-03 PER DOC. NO. 2006-0817828 RECORDED NOVEMBER 16, 2006.

OWNER - DEVELOPER

SEAN SANTA CRUZ
HALLMARK COMMUNITIES, INC.
740 LOMAS SANTA FE DRIVE, SUITE 204
TEL. (858) 481-3310
FAX (858) 481-6325

ENGINEER OF WORK

LUNDSTROM + ASSOCIATES
1764 SAN DIEGO AVENUE, SUITE 200
SAN DIEGO, CA 92110
(619) 641-5900

JEFFREY R. LUNDSTROM — 04/01/2010 DATE

PREPARED: MARCH 16, 2010
REVISED: APRIL 1, 2010

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

BENCHMARK:
Description: CITY OF OCEANSIDE BM# A 14 BRASS SCREW & WASHER STAMPED COS BM A14
Location: AT SW'LY POINT OF CURVE OF SW'LY RETURN OF MISSION AVENUE & DEL GADO AVENUE
Record From: CITY OF OCEANSIDE
Elev. 87.514 (1983 ADJ.) Datum: MSL

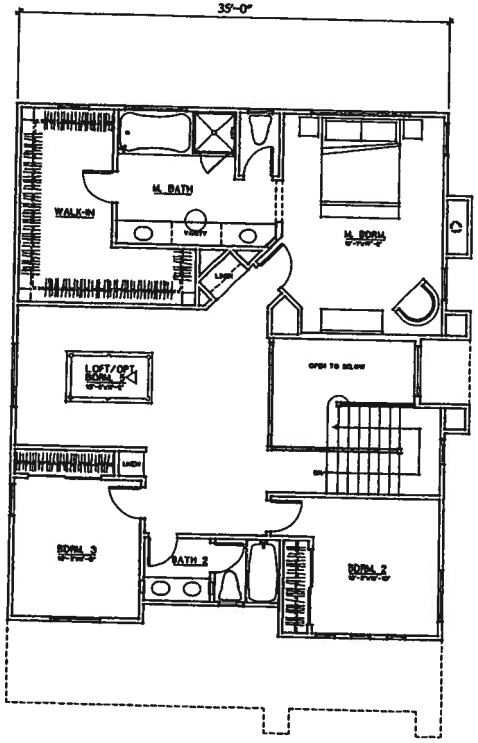
SHEET 1	CITY OF OCEANSIDE	1 SHEETS

SITE PLAN FOR :

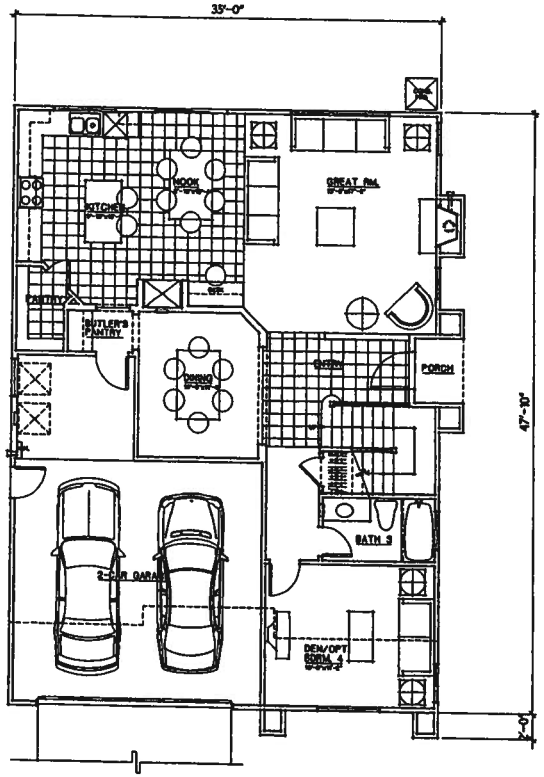
PEPPER TREE LANE

Checked By:	PLAN NUMBER
Approved Date:	

Lundstrom +associates
1764 San Diego Avenue, Suite 200
San Diego, CA 92110
Tel: 619.641.5900 Fax: 619.641.5910



UPPER – 1284 SQ. FT.



LOWER – 1177 SQ. FT.

PLAN 1 – 2461 SQ. FT.

PEPPER TREE
OCEANSIDE, CA

HALLMARK COMMUNITIES
740 LOMAS SANTA FE DR., SUITE 204
SOLANA BEACH, CA 92075

0 5 10 15

SCALE 1/4"=1'-0"
04/02/10
10002

FLAIR ARCHITECTS
ARCHITECTURE • PLANNING • INTERIOR DESIGN
670 WALD, IRVINE, CALIFORNIA 92618-1630
(949) 768-7020 FAX (949) 768-7348

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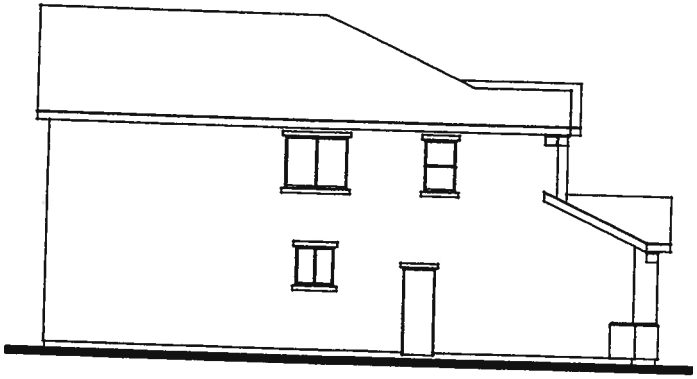

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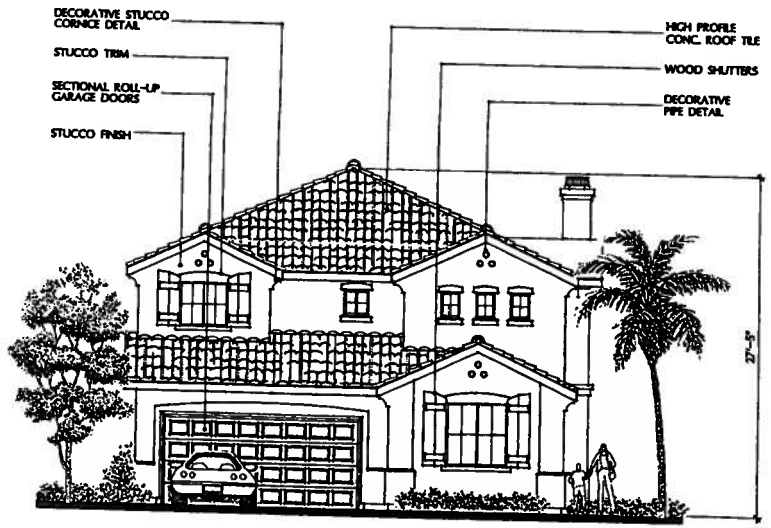
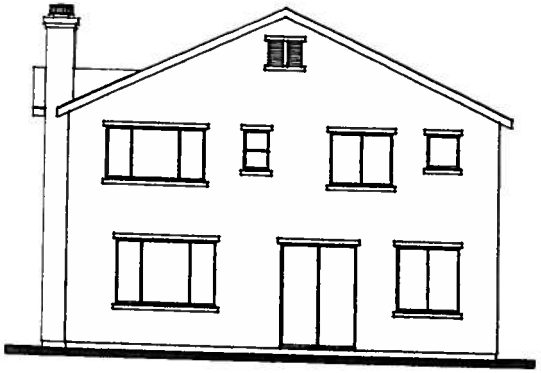


FRONT ELEVATION 1A

RIGHT



REAR

PLAN 1A – ELEVATIONS

PEPPER TREE
OCEANSIDE, CA

HALLMARK COMMUNITIES
740 LOMAS SANTA FE DR., SUITE 204
SOLANA BEACH, CA 92075

SCALE 1/4"=1'-0"
04/02/10
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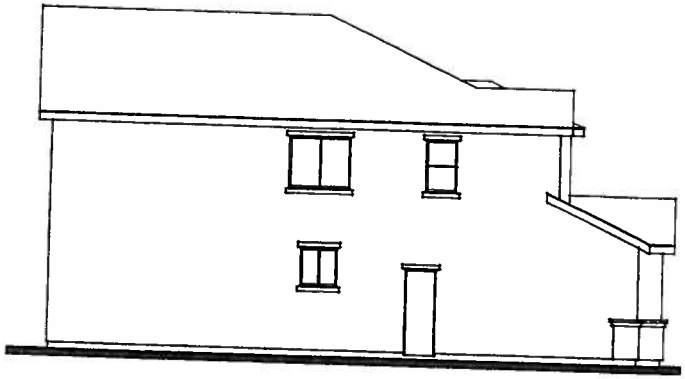
FLAIR ARCHITECTS

1.2



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FRONT ELEVATION 1B

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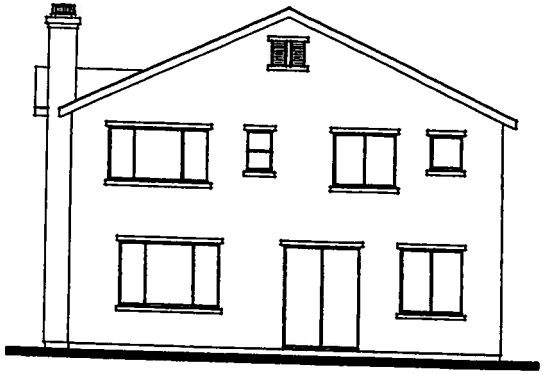

REAR

PLAN 1B – ELEVATIONS

PEPPER TREE
OCEANSIDE, CA

HALLMARK COMMUNITIES
740 LOMAS SANTA FE DR., SUITE 204
SOLANA BEACH, CA 92075

SCALE 1/4"=1'-0"
04/02/10
10002

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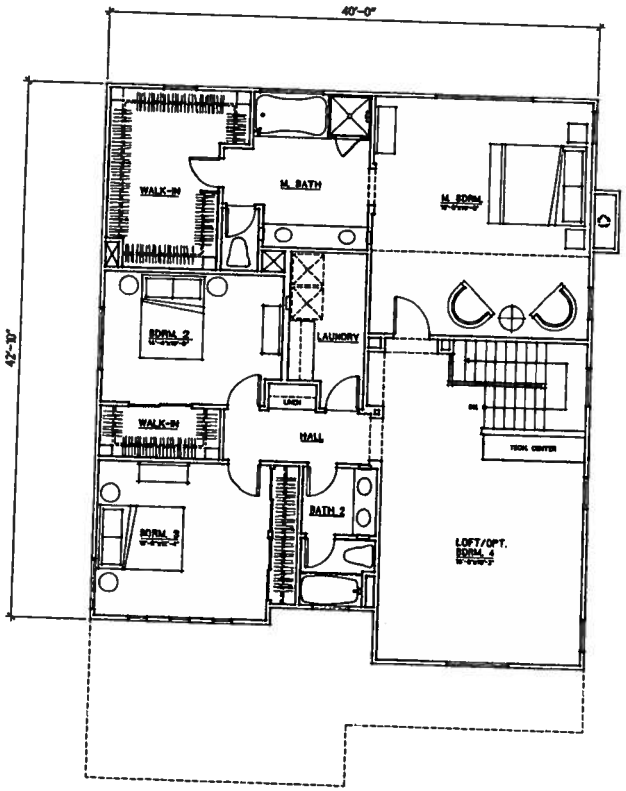
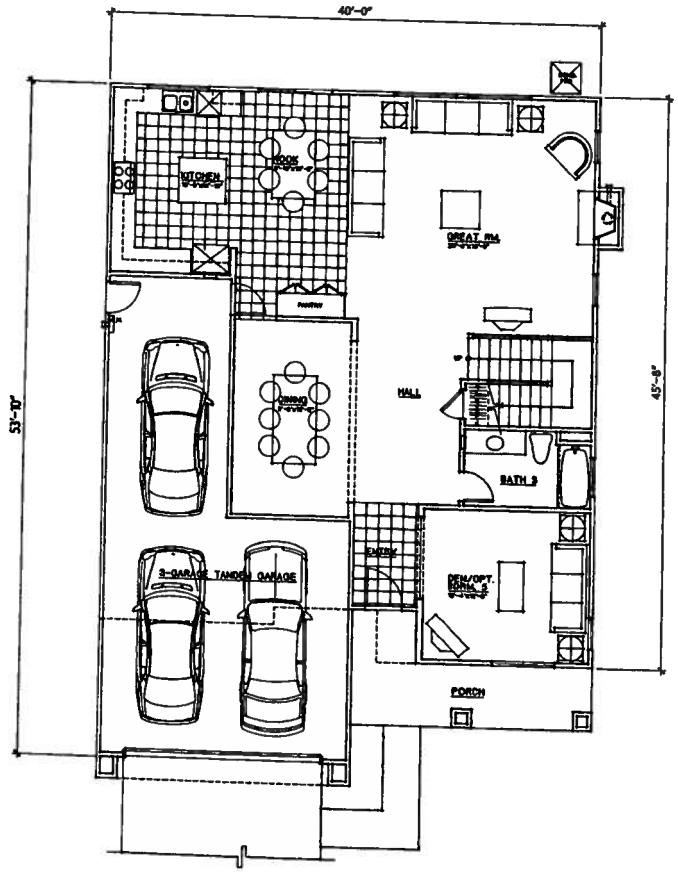


UPPER – 1680 SQ. FT.



LOWER – 1380 SQ. FT.

PLAN 2 – 3060 SQ. FT.

PEPPER TREE
OCEANSIDE, CA

HALLMARK COMMUNITIES
740 LOMAS SANTA FE DR., SUITE 204
SOLANA BEACH, CA 92075

0 5 10 15

SCALE 1/4"=1'-0"

04/02/10
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(949) 700-7223 FAX (949) 700-7240

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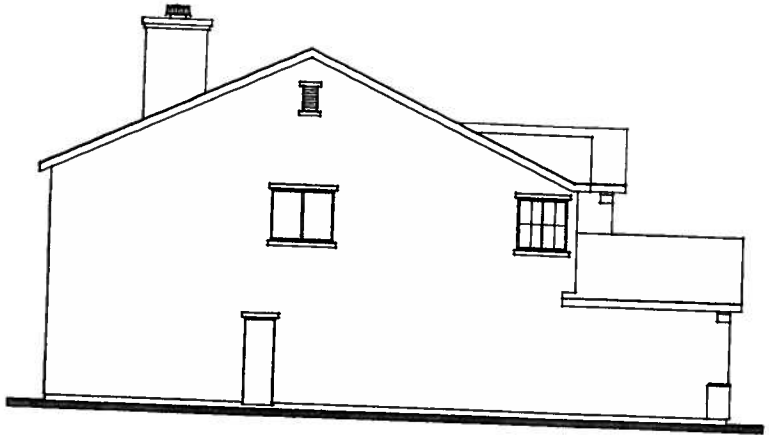

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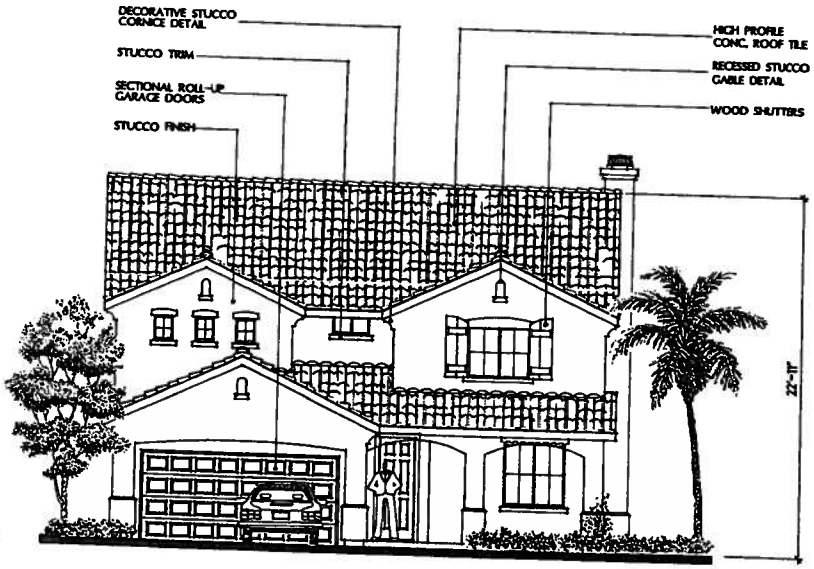
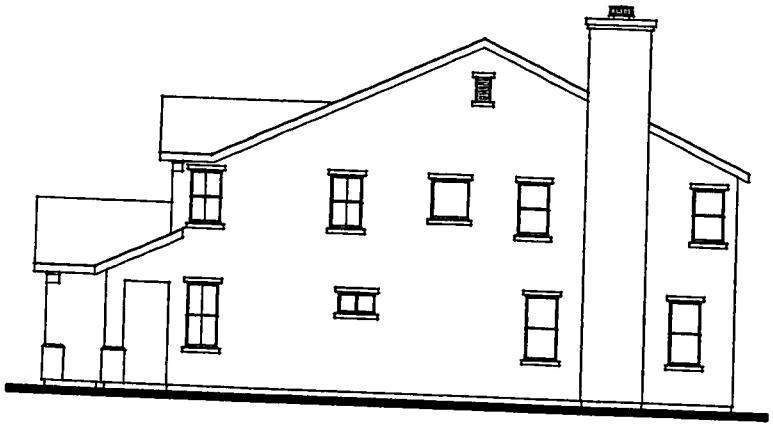


FRONT ELEVATION 2A



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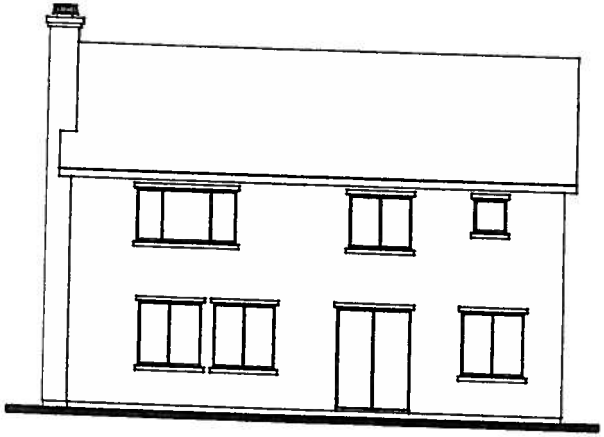

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PLAN 2A – ELEVATIONS

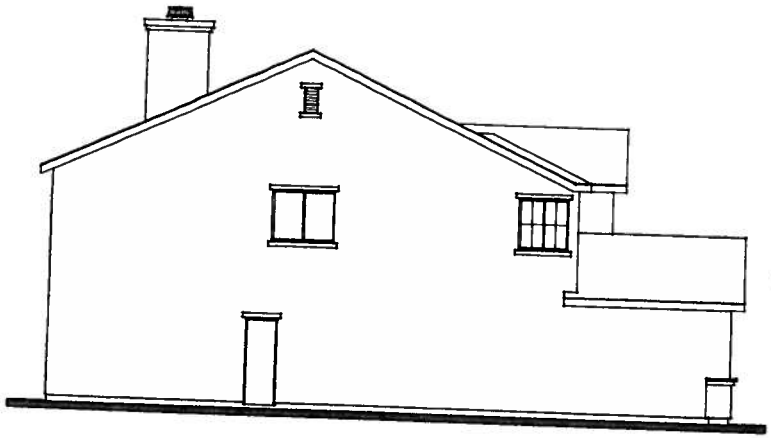
PEPPER TREE
OCEANSIDE, CA

HALLMARK COMMUNITIES
740 LOMAS SANTA FE DR., SUITE 204
SOLANA BEACH, CA 92075

SCALE 1/4"=1'-0"
04/02/10
10002

FLAIR ARCHITECTS

2.2



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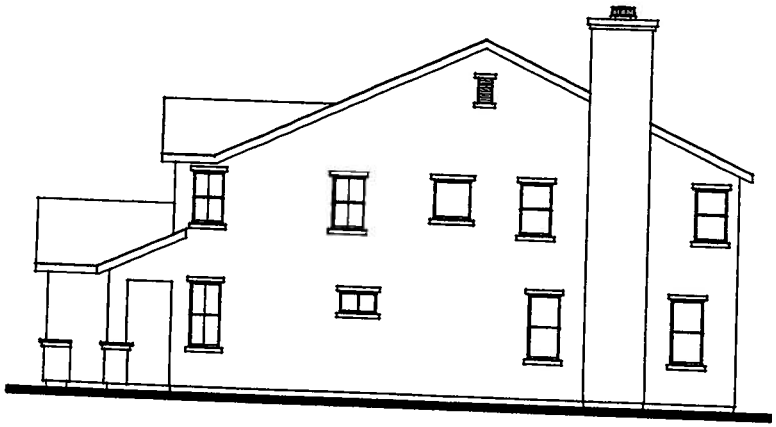
FRONT ELEVATION 2B



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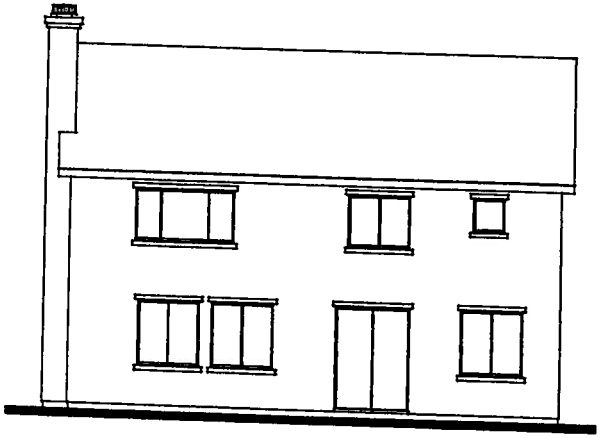

REAR

PLAN 2B – ELEVATIONS

PEPPER TREE
OCEANSIDE, CA

HALLMARK COMMUNITIES
740 LOMAS SANTA FE DR., SUITE 204
SOLANA BEACH, CA 92075

SCALE 1/4"=1'-0"
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(949) 700-7220 FAX (949) 700-7240

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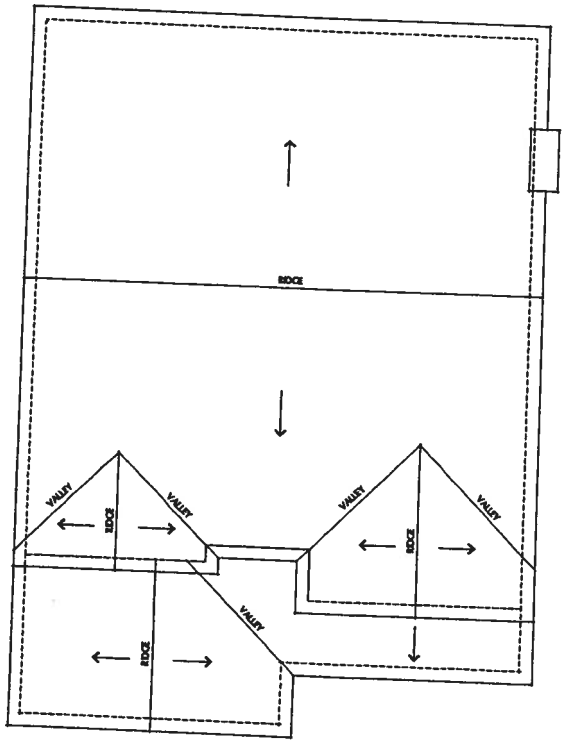
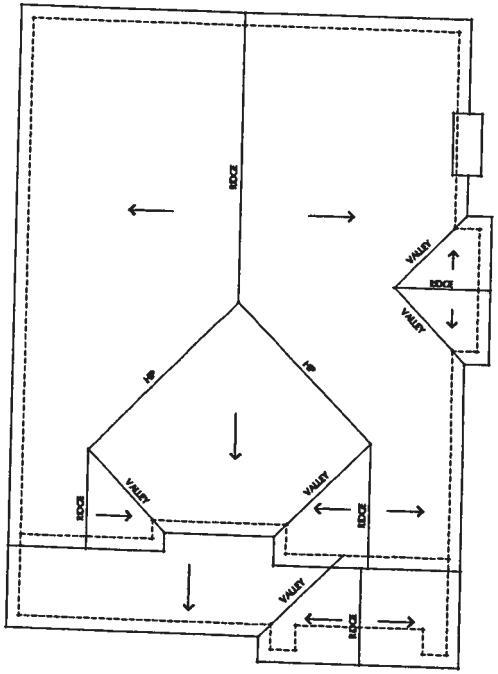


PLAN 2



PLAN 1

ROOF PLANS

PEPPER TREE
OCEANSIDE, CA

HALLMARK COMMUNITIES
740 LOMAS SANTA FE DR., SUITE 204
SOLANA BEACH, CA 92075

SCALE 1/4"=1'-0"
04/01/10
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470 WALD, IRVINE, CALIFORNIA 92618-1638
(949) 789-7320 FAX (949) 789-7340

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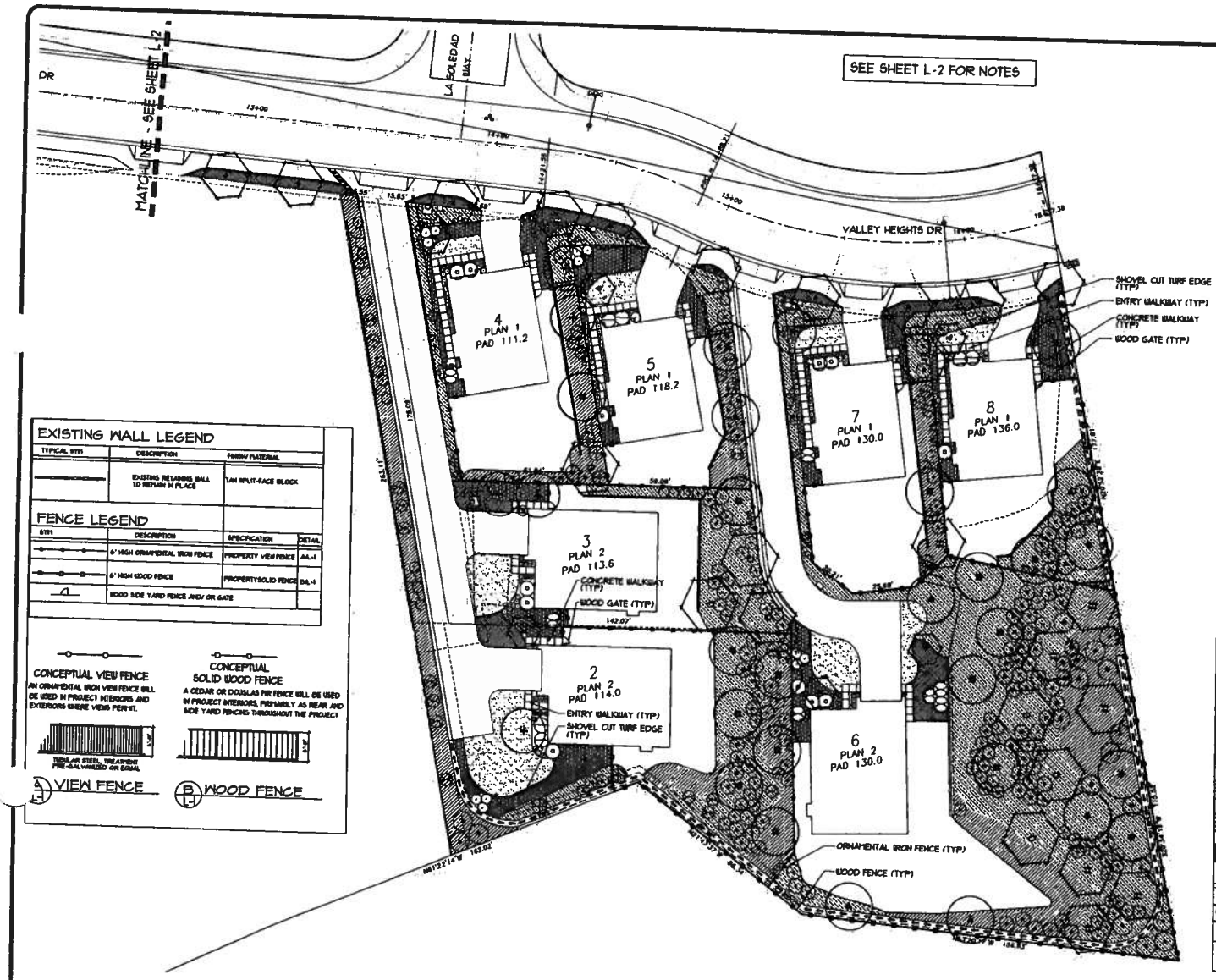

EXISTING WALL LEGEND

TYPICAL SYM	DESCRIPTION	FINISH MATERIAL
	EXISTING RETAINING WALL TO REMAIN IN PLACE	TAN SPLIT-FACE BLOCK

FENCE LEGEND

SYM	DESCRIPTION	SPECIFICATION	DETAIL
	6' HIGH ORNAMENTAL IRON FENCE	PROPERTY VIEW FENCE	A4.-1
	6' HIGH WOOD FENCE	PROPERTY/SOLID FENCE	B4.-1
	WOOD SIDE YARD FENCE AND/OR GATE		

CONCEPTUAL VIEW FENCE
AN ORNAMENTAL IRON VIEW FENCE WILL BE USED IN PROJECT INTERIORS AND EXTERIORS WHERE VIEWS PERMIT.

TUBULAR STEEL, TREATMENT PRE-GALVANIZED OR EQUAL

A L-1 VIEW FENCE

CONCEPTUAL SOLID WOOD FENCE
A CEDAR OR DOUGLAS FIR FENCE WILL BE USED IN PROJECT INTERIORS, PRIMARILY AS REAR AND SIDE YARD FENCING THROUGHOUT THE PROJECT

B L-1 WOOD FENCE

SCHEMATIC PLANT MATERIAL LEGEND

TREES SEE PLANTING NOTES AND DETAIL PA.-4, REGARDING ROOTBARRIER

SYM	BOTANICAL NAME / VARIETY	COMMON NAME	SIZE / SPACING	DETAIL	# QTY.
TREES SUCH AS:					
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	15 GAL.		
	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	15 GAL.		
	LAGERSTROEMIA 'MUSKOGEE'	CRAPE MYRTLE	15 GAL.		
	LAURUS NOBILIS 'SARATOGA'	SARATOGA LAUREL	15 GAL.		
	MELALEUCA LINARIFOLIA	FLAKELEAF PAPERBARK	15 GAL.		
	QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GAL.		
	QUERCUS ILEX	HOLLY OAK	15 GAL.		
STREET TREE FOR FISHER AVENUE SUCH AS:					
	PLATANUS MEXICANA 'ALAMO'	ALAMO HYBRID SYCAMORE	24" BOX	CITY OF OCEANSIDE STD. DETAIL 38A	
STREET TREE FOR VALLEY HEIGHTS DRIVE SUCH AS:					
	PYRUS CALLERYANA 'ARISTOCRAT'	ARISTOCRAT PEAR	24" BOX	CITY OF OCEANSIDE STD. DETAIL 38A	

SHRUBS (ALL AREAS TO RECEIVE A 3" LAYER OF ORGANIC MULCH)

SYM	BOTANICAL NAME / VARIETY	COMMON NAME	SIZE / SPACING	# QTY.
	ANIGOZANTHOS 'BIG BABY'	DWARF KANGAROO PAW	1 GAL. / 24" OC.	
	ARCTOSTAPHYLOS 'EMERALD CARPET'	MANZANITA	1 GAL. / 5' OC.	
	ARCTOSTAPHYLOS HOOKERI	MONTEREY MANZANITA	1 GAL. / 6' OC.	
	CALLIANDRA CALIFORNICA	BAJA FAIRY DUSTER	5 GAL. / 5' OC.	
	FEIJOA SELLOWIANA	PINEAPPLE GUAVA	5 GAL. / 6' OC.	
	FEMICA OVINA GLAUCA	NCN	1 GAL. / 24" OC.	
	HETEROMELES ARBUTIFOLIA	TOYON	1 GAL. / 6' OC.	
	KNIPHOFIA UVARIA	RED-HOT POKER	5 GAL. / 4' OC.	
	LAVANDULA ANGUSTIFOLIA 'NANA'	DWARF ENGLISH LAVENDER	1 GAL. / 24" OC.	
	LEUCOPHYLLUM FRUTESCENS 'COMPACTA'	TEXAS RANGER	5 GAL. / 5' OC.	
	MYRTUS COMMUNIS 'COMPACTA'	MYRTLE	5 GAL. / 24" OC.	
	RHAMNUS CALIFORNICA 'LITTLE ILIE'	COFFEEBERRY	5 GAL. / 3' OC.	
	RIBES INTEGRIFOLIA	LEMONADE BERRY	5 GAL. / 6' OC.	
	TECOMA STANS	YELLOW BELLS	5 GAL. / 8' OC.	

GROUND COVERS (ALL AREAS TO RECEIVE A 3" LAYER OF ORGANIC MULCH)

SYM	BOTANICAL NAME / VARIETY	COMMON NAME	SIZE / SPACING	# QTY.
	CEANOTHUS G. 'POINT REYES'	POINT REYES CEANOTHUS	FLATTED PLUGS / 3' OC. AND/OR 1 GAL. @ 3' OC.	
	HYPOPORIUM P. 'PATAH CREEK'	NCN	FLATTED PLUGS / 18" OC. AND/OR 1 GAL. / 3' OC.	
	SCAEVOLA 'BLUE WONDER'	NCN	FLATTED PLUGS / 3" OC. AND/OR 1 GAL. / 36" OC.	
	GAZANIA RIGENS 'SUN GOLD'	GAZANIA	FLATTED PLUGS / 3" OC. AND/OR 1 GAL. /	

TURF

	TURF GRASS, MARATHON II TURF. INSTALL PER GROWER'S SPECIFICATIONS.	SOD		

* PLANT QUANTITIES ARE SHOWN FOR REFERENCE ONLY, AND SHALL NOT BE USED FOR BIDDING OR INSTALLATION. PLANT SYMBOLS ON THE PLAN SHALL BE USED FOR BIDDING AND INSTALLATION. IF THERE IS A DISCREPANCY BETWEEN SYMBOLS SHOWN AND QUANTITIES PROVIDED, THE PLANT SYMBOLS ON THE PLAN SHALL GOVERN.

LANDSCAPE CONCEPT PLAN

THE LIGHTFOOT PLANNING GROUP
PLANNING
SITE DESIGN
LANDSCAPE ARCHITECTURE
8300 FLOREY CIRCLE, STE 250
SACRAMENTO, CA 95828
PHONE: 916-854-9114
FAX: (916) 875-1131

Hallmark Communities
Pepper Tree
Oceanside, California

Scale: 1"=20'
Date: April 6, 2010
Drawn By: DL
Revisions:

Landscape Concept Plan

Job # 6-4107

L-1
2

641121 Pepper Tree Lane Phase 1 Lots 2 thru 8 LCP T-4-07

MISSION AVE
CHURCH PROPERTY
(LOT 1)
VALLEY HEIGHTS DR
MATCHLINE - SEE SHEET L-1

PLANNING COMMISSION
RESOLUTION NO. 2010-P23

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA APPROVING A DEVELOPMENT PLAN ON CERTAIN REAL PROPERTY IN THE CITY OF OCEANSIDE

APPLICATION NO: D10-00002
APPLICANT: HALLMARK COMMUNITIES
LOCATION: North west of Mission Avenue and Valley Heights Drive

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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 Development Plan under the provisions of Articles 10, 30, 40, and 43 of the Zoning Ordinance of the City of Oceanside to permit the following:

modifications to the elevations, site plan, and landscape plan for a previously approved single-family development plan located north west of Mission Avenue and Valley Heights Drive,

on certain real property described in the project description;

WHEREAS, the Planning Commission, after giving the required notice, did on the 26th day of July, 2010 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 is categorically exempt from CEQA per Article 19, Section 15301, Class 1, Existing Facilities;

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
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	$0.713 per square foot or $713 per thousand square feet for non-residential uses
School Facilities Mitigation Fee	Ordinance No. 91-34	$.42 per square foot non-residential for Oceanside
Traffic Signal Fee	Ordinance No. 87-19 Resolution No. 06-R0334-1	$15.71 per vehicle trip
Thoroughfare Fee (For commercial and industrial please note the 75 percent discount)	Ordinance No. 83-01 Resolution No. 06-R0334-1	$255 per vehicle trip (based on SANDAG trip generation table available from staff and from SANDAG)
Water System Buy-in Fees	Oceanside City Code §37.56.1 Resolution No. 87-96 Ordinance No. 05-OR 0611-1	Fee based on water meter size. Non-residential is $37,205 for a 2" meter.
Wastewater System Buy-in Fees	Oceanside City Code § 29.11.1 Resolution No. 87-97 Ordinance No. 05-OR 0610-1	Based on capacity or water meter size. Non-residential is $50,501for a 2" meter.
San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2005-03	Based on meter size. Non-residential is $23,358 for a 2" meter.

WHEREAS, the current fees referenced above are merely fee amount estimates of the impact fees that would be required if due and payable under currently applicable ordinances and resolutions, presume the accuracy of relevant project information provided by the applicant, and are not necessarily the fee 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 Development Plan:

1. The site plan and physical design of the project are consistent with the Zoning Ordinance because the project, as designed, meets or exceeds the development standards established in the Zoning Ordinance.
2. The Development Plan is consistent with the General Plan of the City because the use is permitted by the General Plan, it is consistent with the intent of the designated land use, and it is compatible with the surrounding existing land uses.
3. The project site can be adequately served by existing public facilities, services and utilities because the site has been previously developed and the necessary infrastructure to serve the use is already in place.
4. The project, as proposed, is compatible with the existing and potential development on adjoining properties and in the surrounding neighborhood because the use and the intent is permitted in the Zone. The exterior revisions to the Pepper Tree Development plan would meet all development standards and would be consistent in terms of bulk and scale as many of the surrounding developments.
5. The site plan and physical design of the project is consistent with section 1.24 and 1.25 of the Land Use Element of the General Plan because the project site is currently developed and contains no natural topographic features; and will not lead to slope instability, flooding, or erosion hazards to life or property because those threats have been designed out of the project; there are no significant natural resources on site to preserve; there are

no natural hazards in proximity to the site and the project meets all setback requirements; the project is not subject to the Development Guidelines for Hillsides or Section 3039 of the Ordinance because the site contains no qualifying slopes.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby approve Development Plan (D10-00002), 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 (As of January 1, 2008 the 2007 California Building Code, and 2007 California Electrical Code).
2. The granting of approval under this action shall in no way relieve the applicant/project from compliance with all State and Local building codes.
3. The building plans for this project are required by State law to be prepared by a licensed architect or engineer and must be in compliance with this requirement prior to submittal for building plan review.
4. All outdoor lighting must comply with Chapter 39 of the City Code (Light Pollution Ordinance). Where color rendition is important, high-pressure sodium, metal halide or other such lights may be utilized and shall be shown on building and electrical plans.
5. Separate permits are required awnings and signage.
6. The developer shall monitor, supervise and control all building construction and supporting 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.

Fire:

7. Fire Department requirements shall be placed on plans in the notes section.
8. Fire extinguishers are required and shall be included on the plans submitted for plan check.
9. Plans shall be submitted to the Fire Prevention Bureau for plan check review and approval prior to the issuance of building permits.
10. Buildings shall meet Oceanside Fire Department's current codes at the time of building permit application.

Planning:

11. The Development Plan shall expire on July 26, 2013, unless implemented in accordance with the City of Oceanside Zoning Ordinance or unless a time extension is granted by the Planning Commission.
12. This Development Plan (D10-00002) only approves modifications to a previously approved single-family development plan that will incorporate changes in the approved floor plans, elevations, site plan, and conceptual landscape plan as depicted 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 the City Planner or Planning Commission approval. Substantial deviations shall require a revision to the Development Plan and Conditional Use Permit, or a new Development Plan and Conditional Use Permit, as determined by the City Planner.
13. 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 Development Plan (D10-00002). 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.

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

15. 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.

16. 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.

17. Failure to meet any conditions of approval for this development shall constitute a violation of the Development Plan.

18. 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 Plan and other materials and information submitted with this application, unless specifically waived by an adopted condition of approval.

19. The applicant, tenants, or successors in interest shall comply with the City's business license requirements as necessary.

20. 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 for permit plan check, and prior to issuance of any building permit.

21. That all of the conditions of Resolution No. 99-P82 adopted on December 13, 1999 continue to apply, except these conditions specified within this resolution 2010-P23.

Water Utilities:

22. All water services and sewer laterals that have to be relocated must be abandoned in accordance with the Water, Sewer and Reclaimed Water Design and Construction Manual.

23. 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.

24. The property owner shall maintain private water and wastewater utilities located on private property.

25. 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.

26. 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.

27. 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.

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

29. 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.).

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30. 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. 2010-P23 on July 26, 2010 by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____
Bob Neal, Chairperson
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. 2010-P23.

Dated: July 26, 2010

Applicant accepts and agrees with all conditions of approval and acknowledges impact fees may be required as stated herein:

_____ _____
Applicant/Representative Date

Reso #2

PLANNING COMMISSION
RESOLUTION NO. 99- P82

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA APPROVING A TIME EXTENSION FOR A TENTATIVE MAP, DEVELOPMENT PLAN AND A CONDITIONAL USE PERMIT ON CERTAIN REAL PROPERTY IN THE CITY OF OCEANSIDE

APPLICATION NO:	T-4-97, D-18-97, C-36-97
APPLICANT:	Neighborhood Free Lutheran Church
LOCATION:	Southwest corner of Mission Avenue and Valley Heights

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 time extension for a Tentative Map, Development Plan and Conditional Use Permit under the provisions of Articles 10, 41 and 43 of the Zoning Ordinance and the Subdivision Ordinance of the City of Oceanside to permit the following:

a time extension on a previous approval for an 8 lot subdivision and the development of 7 single family units;

on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 13th day of December, 1999 conduct a duly advertised public hearing as prescribed by law to consider said application.

WHEREAS, the Planning Commission finds that Negative Declaration was prepared and approved relating to this project under the auspices of Resolution No. 97-P60 on October 13, 1997 which analyzed the proposed project pursuant to the provisions of the California Environmental Quality Act, and there have been no significant changes to the project which would require additional 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:

Description	Authority for Imposition	Current Estimate Fee or Calculation Formula
Drainage Fee	Ordinance No. 85-23 Resolution No. 89-231	Depends on location (range is $1,705-$9,575 per acre)
Public Facility Fee	Ordinance No. 91-09 Resolution No. R91-39	$1,301 per unit
School Facilities Mitigation Fee	Ordinance No. 91-34	$1.93 per square foot
Traffic Signal Fee	Ordinance No. 87-19	$7.80 per vehicle trip
Thoroughfare and Bridge Fee	Ordinance No. 83-01	$177 per vehicle trip (based on SANDAG trip generation table available from staff and from SANDAG)
Water Connection Fees	Oceanside City Code §37.56.1 Resolution No. 87-96	Fee based on water meter size (a single family dwelling is $1,095
Sewer Connection Fees	Oceanside City Code § 29.11.1 Resolution No. 87-97	Based on capacity (a single family dwelling is $1,565)
San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 99-2	Based on meter size (a single family dwelling is $1,872)

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 Time Extension for a Tentative Map and Development Plan:

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

   -- The impact fees are contained within this resolution that must be paid prior to the completion of the project.

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

   -- The revision and time extension request was analyzed and found to be consistent with the City's General Plan and existing applicable City policies.

3. There have been no changes in State or Federal law or policy relating to the Environmental Impact Report that would require any changes or modifications to that report.

4. The applicant has made a diligent good faith effort to record the final map within the time period originally approved. The applicant has been awaiting a favorable market for the housing project and believes that this will occur during the next two years.

NOW, THEREFORE, BE IT RESOLVED that the Planning commission does hereby APPROVE the time extension for Tentative Map (T-4-97), Development Plan (D-18-97) and Conditional Use Permit (C-36-97) to the following conditions:

1. Condition No. 57 of Resolution No. 97-P60 is revised to read as follows: The Tentative Map, Development Plan and Conditional Use Permit shall expire on October 13, 2001 unless implemented by the requirements identified in the Zoning Ordinance or another time extension is granted.

2. Condition No. 58 of Resolution 97-P60 is revised to read as follows: The floor plans and elevations shall be substantially the same as those approved by Planning Commission action on August 9, 1999.

The following unit type and floor plan mix, as approved by the Planning Commission, shall be indicated on plans submitted to the Building Department and Planning Department for building permit and represent the base minimum floor plans. Upgrades in square footage with bonus room and garage options are allowable if consistent with the information and materials presented at the Planning Commission hearing:

# Units	Sq. Ft.	Bdrms	Baths	# Stories
3	2,077	4	3	3
2	2,184	4	3	3
2	2296	4	3	3

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3. The structure shall conform to the Uniform Fire Code and local Fire code requirements for the display of numerical addresses.

PASSED AND ADOPTED Resolution No. 99-P82 on December 13, 1999 by the following vote, to wit:

AYES: Barrante, Miller, Bockman, Schaffer, Akin and Staehr

NAYS: None

ABSENT: Hartley

ABSTAIN: None

George Barrante, Chairman
Oceanside Planning Commission

ATTEST:

Mike Blessing, Secretary

I, MIKE BLESSING, Secretary of the Oceanside Planning Commission, hereby certify that this is a true and correct copy of Resolution No. 99-P82.

Dated: December 13, 1999

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN DIEGO AND IS DESCRIBED AS FOLLOWS;

PARCEL 1:

ALL THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SAME IS SHOWN ON LICENSED SURVEYOR'S MAP NO. 402 ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 00°01'50" WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER 866.32 FEET TO A POINT IN THE CENTER LINE OF SAN LUIS REY HIGHWAY AS SAME IS SHOWN ON SAID MAP NO. 402; THENCE NORTHEASTERLY ALONG SAID CENTER LINE AS FOLLOWS:

NORTH 44°47'30" EAST, 910.42 FEET TO THE POINT OF INTERSECTION OF THAT CERTAIN CURVE SHOWN ON SAID MAP AS HAVING A CENTRAL ANGLE OF 07°59'00" AND A RADIUS OF 1000.00 FEET; THENCE NORTH 52°46'30" EAST, 224.57 FEET TO THE MOST WESTERLY CORNER OF THE LAND CONVEYED BY F.E. FARNSWORTH AND LUELLA M. FARNSWORTH, HUSBAND AND WIFE, AND W.S. THOMSON AND CELLA I. THOMSON, HUSBAND AND WIFE, TO WILLIAM F. SPEER AND AUGUST SPEER, HUSBAND AND WIFE, BY DEED DATED AUGUST 4, 1933 AND RECORDED AUGUST 22, 1933 IN BOOK 237, PAGE 71 OF OFFICIAL RECORDS OF SAN DIEGO COUNTY; THENCE CONTINUING ALONG SAID CENTER LINE, NORTH 52°46'30" EAST, 74.37 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 750.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 22.69 FEET TO A POINT, A RADIAL LINE THROUGH POINT BEARING NORTH 35°29'30" WEST, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE WITHIN DESCRIBED PARCEL OF LAND; THENCE CONTINUING NORTHEASTERLY ALONG SAID CENTER LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 129.81 FEET; THENCE TANGENT TO SAID CURVE, NORTH 64°25'30" EAST, 117.83 FEET; THENCE LEAVING SAID CENTER LINE SOUTH 72°19'00" EAST, 223.99 FEET; THENCE SOUTH 49°24'00" EAST, 449.68 FEET, MORE OR LESS, TO A POINT IN THE NORTHWESTERLY LINE OF THE LAND CONVEYED BY F.E. FARNSWORTH, ET AL, TO E.E. KNIGHT BY DEED DATED JUNE 20,

RECEIVED

OCT 25 1999

Planning Department

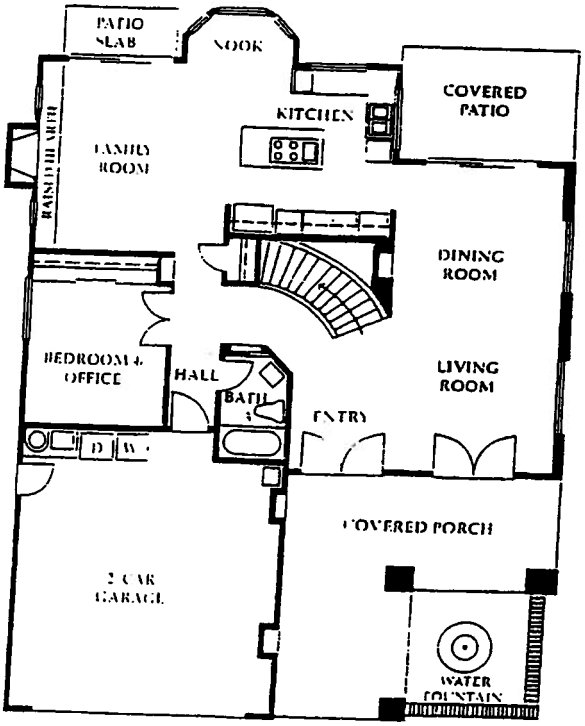
PEPPER TREE LANE MODEL 2070

PEPPER TREE LANE MODEL 2200

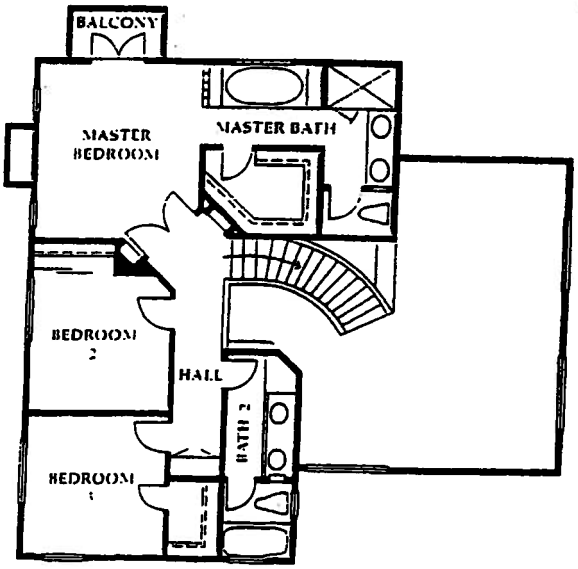
PEPPER TREE LANE MODEL 2144

Approved

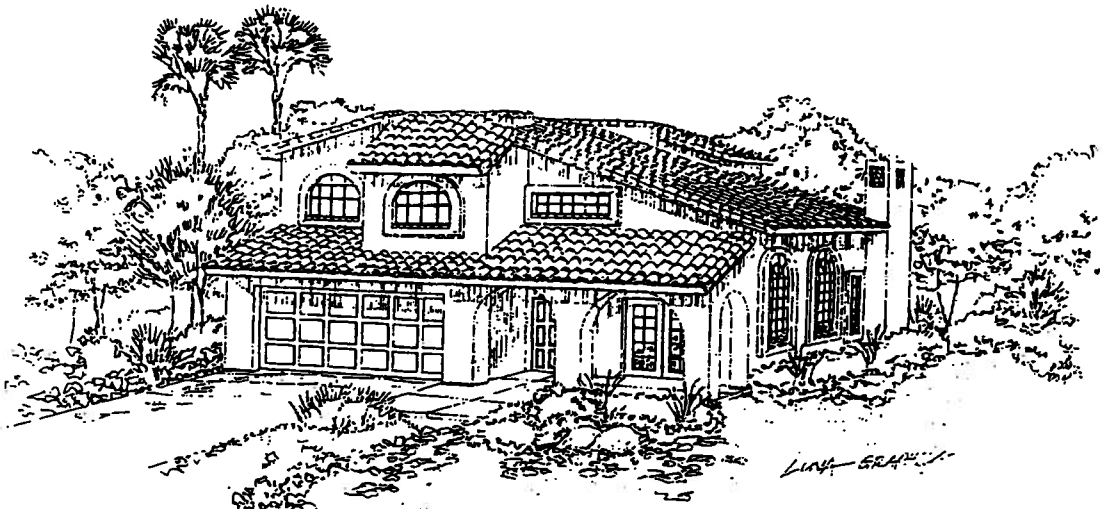
PEPPER TREE LANE
MODEL 2070



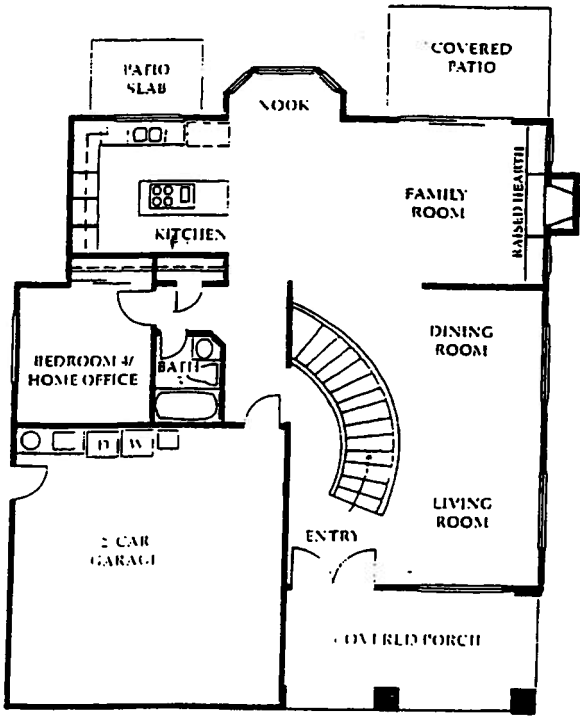
PEPPER TREE LANE *MODEL 2070*



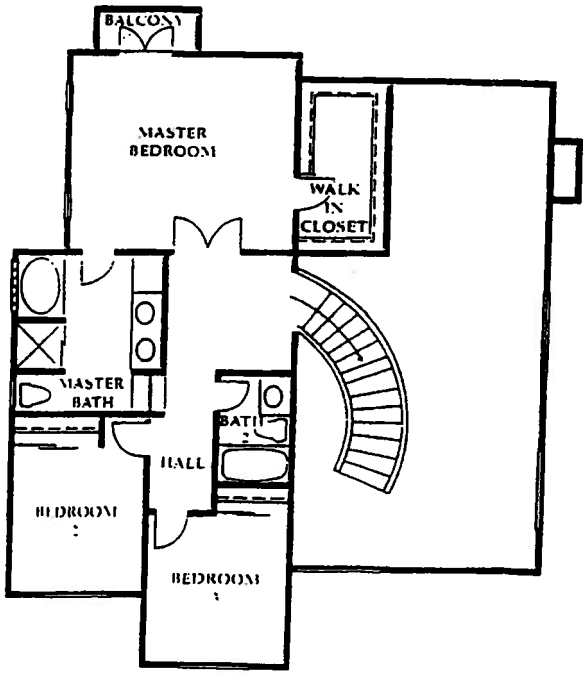
PEPPER TREE LANE *MODEL 2070*



PEPPER TREE LANE
MODEL 2144



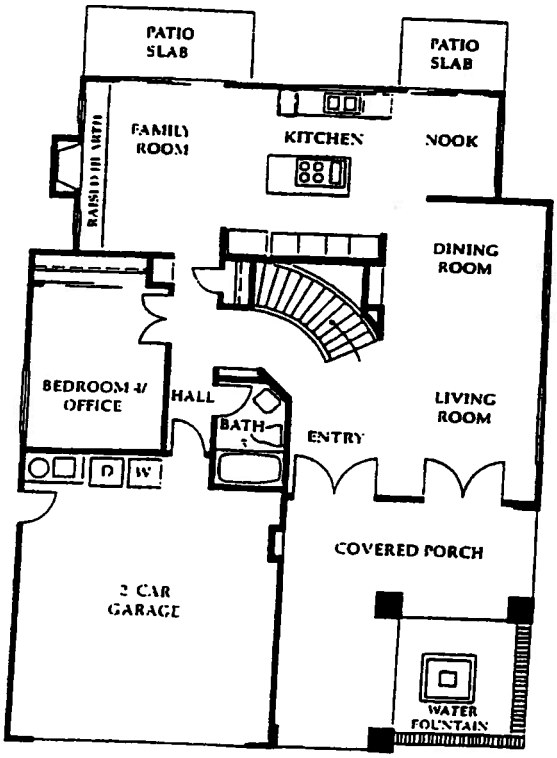
PEPPER TREE LANE MODEL 2144



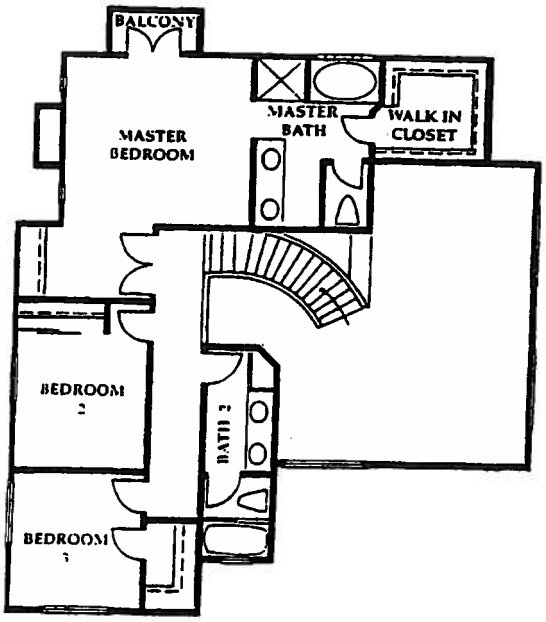
PEPPER TREE LANE MODEL 2144

Approved

PEPPER TREE LANE
MODEL 2200



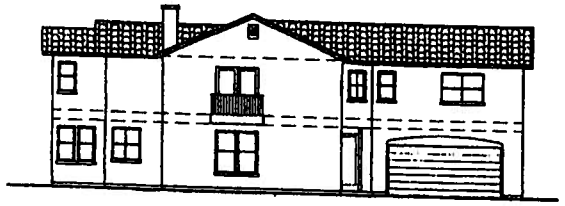
PEPPER TREE LANE MODEL 2200

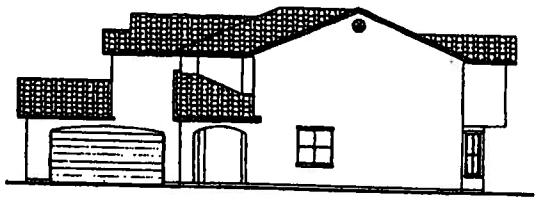


PEPPER TREE LANE MODEL 2200

Proposed

PEPPERTREE RESIDENCES





DEVELOPMENT INFORMATION

ZONING:	RS
TOTAL AREA:	8.37 ACRES
GENERAL PLAN USE:	SINGLE FAMILY RESIDENCES
LOT SIZE:	VARIES
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	SINGLE FAMILY RESIDENCE
EXISTING LOT COVERAGE:	0%
PROPOSED LOT COVERAGE:	APPROX. 2.5%

SETBACKS:

FRONT YARD	20'-0"
SIDE YARD	5'-0"
REAR YARD	15'-0"
CORNER SIDE YARD	10'-0"
HEIGHT MAX.	30'-0"

DEMOLITION:	NONE

CONSTRUCTION BEYOND

PLAN 2101: (3 TOTAL)

1st FLOOR	1078.0 SQ. FT.
2nd FLOOR	1414.0 SQ. FT.
TOTAL HABITABLE	2,492.0 SQ. FT.
GARAGE	476.0 SQ. FT.

PLAN 2406: (2 TOTAL)

1st FLOOR	1279.0 SQ. FT.
2nd FLOOR	[illegible] SQ. FT.
TOTAL HABITABLE	2,406.0 SQ. FT.
GARAGE	476.0 SQ. FT.
COVERED PORCH	104.0 SQ. FT.

PLAN 2818: (2 TOTAL)

1st FLOOR	1,043.0 SQ. FT.
2nd FLOOR	1,775.0 SQ. FT.
TOTAL HABITABLE	2,818.0 SQ. FT.
GARAGE	476.0 SQ. FT.
COVERED PORCH	104.0 SQ. FT.

7 UNITS TOTAL = 3 PLANS

	HABITABLE	GARAGE
(3) PLAN 2,492.0	= 7,476.0 SQ. FT.	1,428.0 SQ. FT.
(2) PLAN 2,406.0	= 4,812.0 SQ. FT.	952.0 SQ. FT.
(2) PLAN 2,818.0	= 5,636.0 SQ. FT.	952.0 SQ. FT.

SERVICE AGENCIES

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

LOT COVERAGE:

LOT - PLAN	LOT SQ. FT. / FOOTPRINT = COVERAGE
LOT 1 - PLAN 2818 R	10,213.0 SQ. FT. / 2000 SQ. FT. = 14%
LOT 2 - PLAN 2406 R	8,760.4 SQ. FT. / 1900 SQ. FT. = 20%
LOT 3 - PLAN 2406	8,410.0 SQ. FT. / 1946 SQ. FT. = 24%
LOT 4 - PLAN 2406 R	8,026.7 SQ. FT. / 1900 SQ. FT. = 23%
LOT 5 - PLAN 2026	23,264.9 SQ. FT. / 2200 SQ. FT. = 9%
LOT 7 - PLAN 2492	9,707.1 SQ. FT. / 1040 SQ. FT. = 22%
LOT 8 - PLAN 2492	6,640.3 SQ. FT. / 1040 SQ. FT. = 21%

LOT 1 IS ON AN ADJOINING PARCEL AND NOT PART OF THIS DEVELOPMENT.

TOTALS 8.37 ACRES / 13,000 SQ. FT. = 3.5%

BUILDING CODES

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING:

1996 CALIFORNIA BUILDING CODE
1996 CALIFORNIA PLUMBING CODE
1997 UNIFORM MECHANICAL CODE
1997 UNIFORM FIRE CODE
1997 NATIONAL ELECTRICAL CODE

PROJECT INFORMATION

OWNER:

NORTON CONSTRUCTION, INC.
12526 MANIFESTO PLACE
SAN DIEGO, CA 92130
(858) 720-1253

PROJECT ADDRESS:

SOUTHEAST CORNER OF MISSION AVE. AND VALLEY HEIGHTS DRIVE

ASSESSOR'S PARCEL #:

166-704-13, 23, 24, 25, 26 & 28

PROJECT SUMMARY:

7 NEW SINGLE FAMILY RESIDENCES ON 7 LOTS

LEGAL DESCRIPTION:

PARCEL 1 OF PARCEL MAP NO. 9404, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 21, 1979, EXCEPTING THEREFROM THAT PORTION LYING WITHIN PARCELS 1 AND 2 OF PARCEL MAP NO. 13374, FILED IN SAID OFFICE OF THE COUNTY RECORDER, JULY 13, 1984 AND ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LAND:

COMMENCING AT THE MOST WESTERLY CORNER OF PARCEL 1 OF SAID PARCEL MAP NO. 13374; THENCE ALONG THE NORTHWESTERLY LINE THEREOF, NORTH 60°59'59" EAST, 59.00' TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE, NORTH 60°59'59" EAST, 55.00 FEET; THENCE NORTH 45°24'19" EAST, 141.85 FEET TO THE NORTHWEST CORNER OF PARCEL 2 OF SAID PARCEL MAP NO. 13374, SAID POINT ALSO BEING A POINT ON THE EAST LINE OF PARCEL 1 OF SAID PARCEL MAP NO. 9404; THENCE ALONG SAID EAST LINE NORTH 00°00'00" EAST, 148.00 FEET; THENCE NORTH 89°00'00" WEST, 270.00 FEET; THENCE SOUTH 30°00'00" WEST, 168.20 FEET; THENCE SOUTH 48°00'00" EAST, 150.37 FEET; THENCE SOUTH 38°00'00" EAST, 151.00' TO THE TRUE POINT OF BEGINNING, AS DESCRIBED IN THAT CERTAIN CERTIFICATE OF CORRECTION RECORDED AUGUST 3, 1993 AS FILE NO. 1993-0507175 OF OFFICIAL RECORDS.

APPROVALS:

PLANNING COMMISSION RESOLUTION NO 99-P81

APPROVAL OF A TIME EXTENSION FOR A TENTATIVE MAP, DEVELOPMENT PLAN AND A CONDITIONAL USE PERMIT

CONSULTANTS:

GRADING PLAN BY:

LEMONTROM & ASSOC.
3355 CAMINO DEL RIO SOUTH, STE. 300
SAN DIEGO, CA 92108
(619) 641-8500

STRUCTURAL:

DUNN SAVOIE, INC.
865 S. CLEVELAND
OCEANSIDE, CA 92054
(760) 966-8500

TITLE 24, ENERGY CALCULATIONS BY:

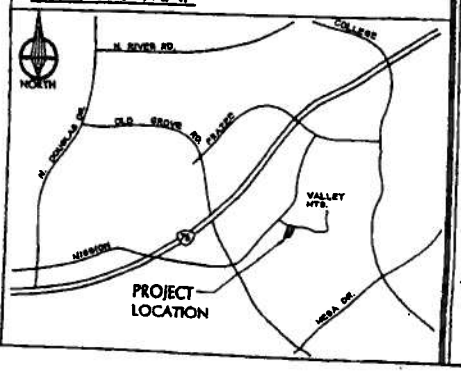
ENERGY CONSULTING GROUP
5010 BALBOA AVE.
SAN DIEGO, CA 92111
(619) 560-0550

GEOLOGIST:

GEOCON INC.
6960 FLANDERS DR.
SAN DIEGO, CA 92121-2974
(619) 558-6900

SHEET INDEX

VICINITY MAP



PAUL LONGTON
2809 DRIVE
OCEAN CA. 92054
.904
ARCHITECT

NORTON CONSTRUCTION
12526 MANIFESTO PL.
SAN DIEGO, CA 92130
(858) 720-1253
OWNER

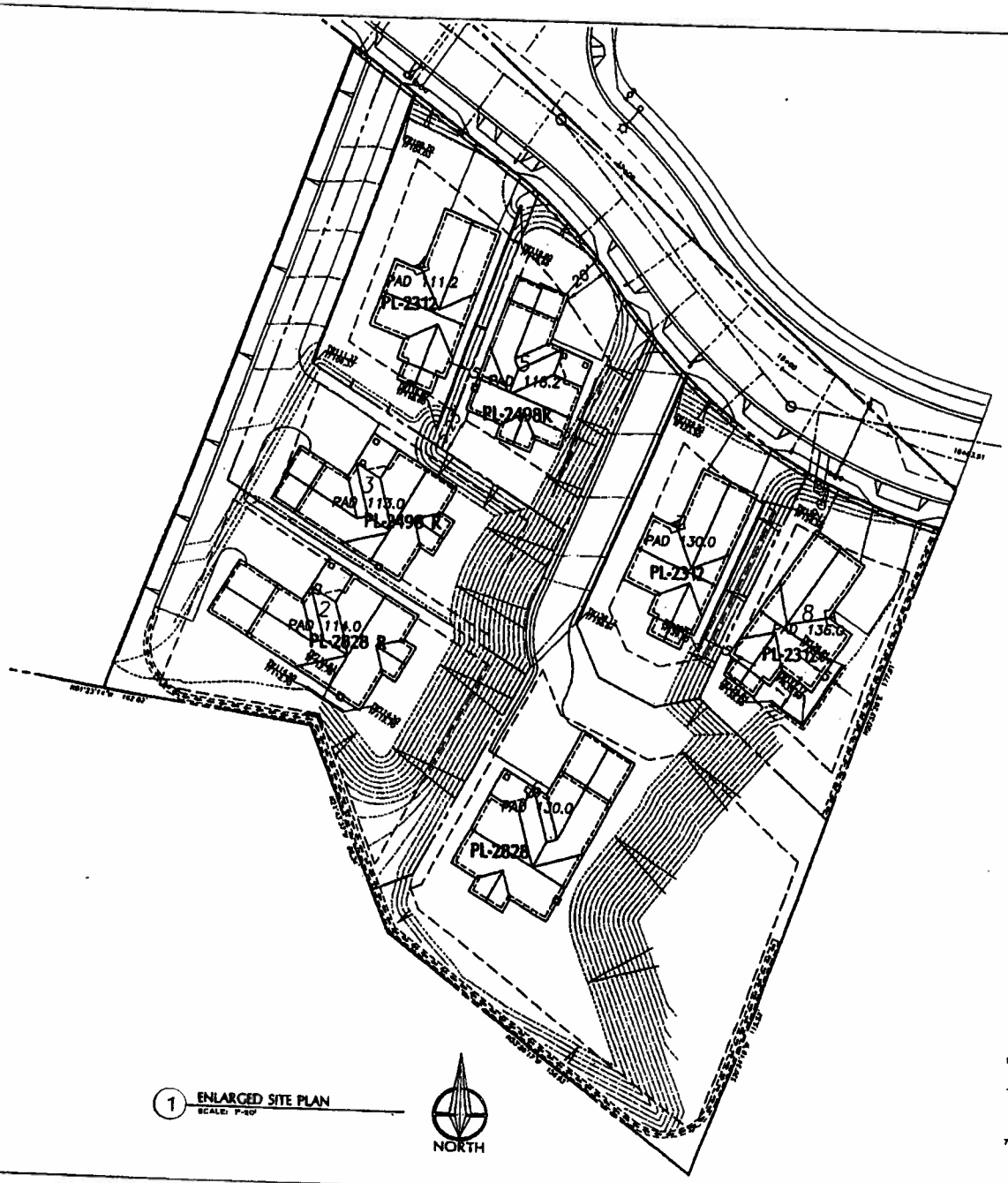
PEPPER TREE RESIDENCES
OCEANSIDE 1054
PROJECT

DATE ISSUED
JUNE 9th, 2003

REVISIONS

PLAN
ALL

SHEET
T.1



1 ENLARGED SITE PLAN
SCALE: 1"=20'

PLAN 2383: (3 TOTAL)	
1st FLOOR	1078.0 SQ. FT.
2nd FLOOR	1414.0 SQ. FT.
TOTAL HABITABLE	2,492.0 SQ. FT.
GARAGE	470.0 SQ. FT.
PLAN 2498: (2 TOTAL)	
1st FLOOR	1,378.0 SQ. FT.
2nd FLOOR	1,119. SQ. FT.
TOTAL HABITABLE	2,498.0 SQ. FT.
GARAGE	470.0 SQ. FT.
COVERED PORCH	104.0 SQ. FT.
PLAN 2828: (2 TOTAL)	
1st FLOOR	1,843.0 SQ. FT.
2nd FLOOR	1,346.0 SQ. FT.
TOTAL HABITABLE	2,828.0 SQ. FT.
GARAGE	470.0 SQ. FT.
COVERED PORCH	104.0 SQ. FT.

7 UNITS TOTAL = 3 PLANS	HABITABLE	GARAGE
(3) PLAN 2,492.0	= 7,476.0 SQ. FT.	1410.0 SQ. FT.
(2) PLAN 2,498.0	= 4,996.0 SQ. FT.	940.0 SQ. FT.
(2) PLAN 2,828.0	= 5,656.0 SQ. FT.	940.0 SQ. FT.

ARCH

PAUL LONGTON
2908 MESA DRIVE
70[redacted]SIDE, CA. 92054
,70[redacted]2-4904

OWNER

NORTON CONSTRUCTION
12526 MANIFESTO PL.
SAN DIEGO, CA 92130
(858) 720-1253

PROJECT

PEPPER TREE RESIDENCES
OCE B[redacted] 92054

DATE ISSUED
JUNE 9th, 2003

REVISIONS

PLAN
E. SITE

SHEET
SP.2

PLANT LEGEND

TREES - 5 gal. & 15 gal.

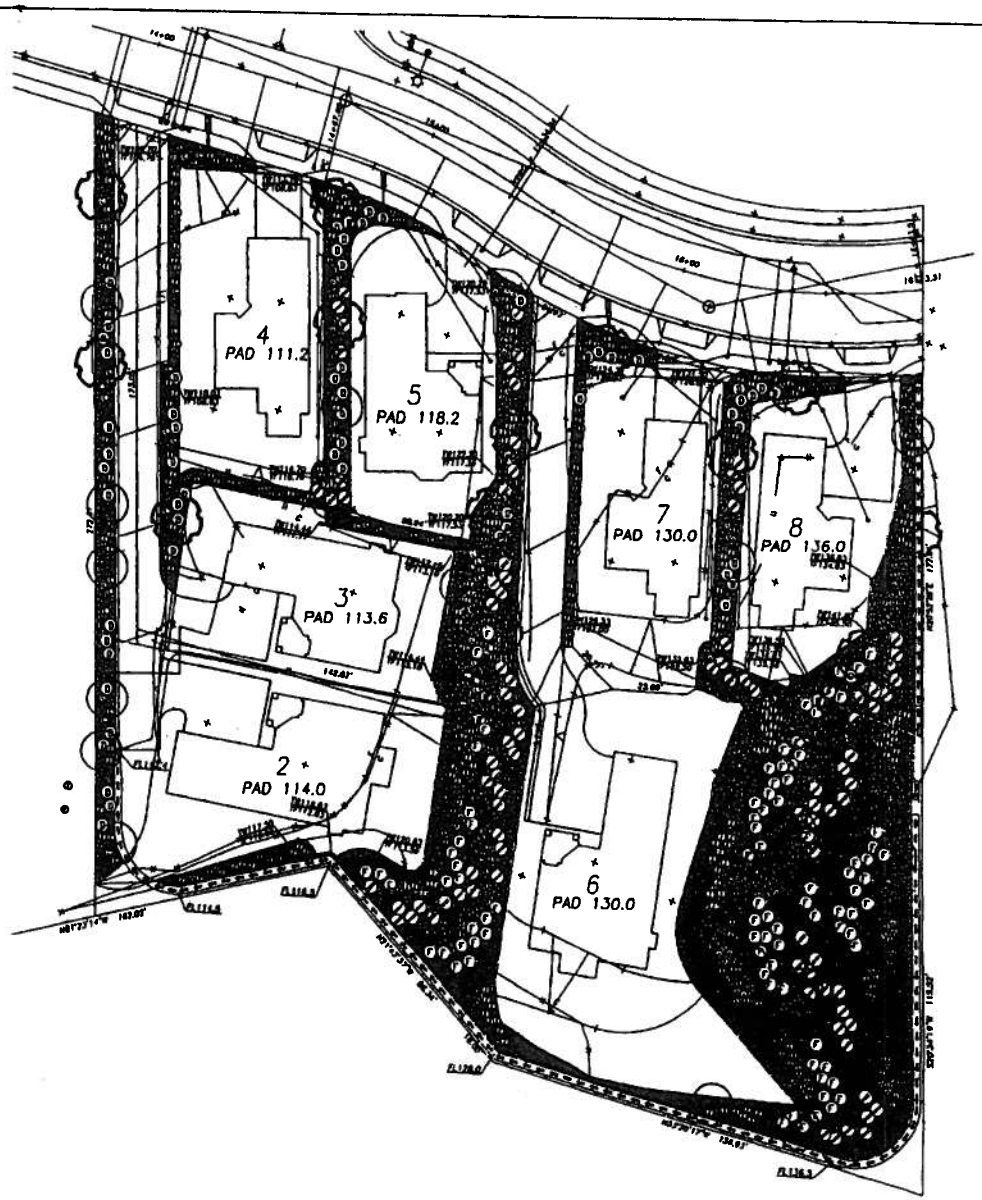
SYMBOL	BOTANICAL NAME	COMMON NAME
	[illegible]	[illegible]
	[illegible]	[illegible]
	[illegible]	[illegible]

SHRUBS - 20% 1 gal., 20% 5 gal.

SYMBOL	BOTANICAL NAME	COMMON NAME
	[illegible]	[illegible]
	[illegible]	[illegible]
	[illegible]	[illegible]
	[illegible]	[illegible]
	[illegible]	[illegible]
	[illegible]	[illegible]

GROUNDCOVER - Rate @ 14" o.c.

SYMBOL	BOTANICAL	COMMON NAME
	[illegible]	[illegible]



SCALE: 1"=20'

APPROVED CHANGES:

NO.	DESCRIPTION	APPV'D	DATE

BENCHMARK:

Description: CITY OF OCEANSIDE B.M. A 14 BRASS SCREW & WASHER STAMPED COS BM A14

Location: AT 30'LY POINT OF CURVE OF 30'LY RETURN OF VISTA AVENUE & DEL MAR AVENUE

Record From: CITY OF OCEANSIDE

(Ref. 97-314 (1983 ADJ.)

Datum:

LUNDSTROM & ASSOCIATES

SHEET 1 OF 1 SHEETS

CITY OF OCEANSIDE ENGINEERING DEPARTMENT

LANDSCAPE CONCEPT PLANS FOR

PEPPER TREE LANE

PHASE 1

T-14-47 LOTS 3 THRU 8 9-22-97

APPROVED

MARK DAILY R.C.E. 35288 CITY ENGINEER

LANDSCAPE ARCHITECT OF WORK

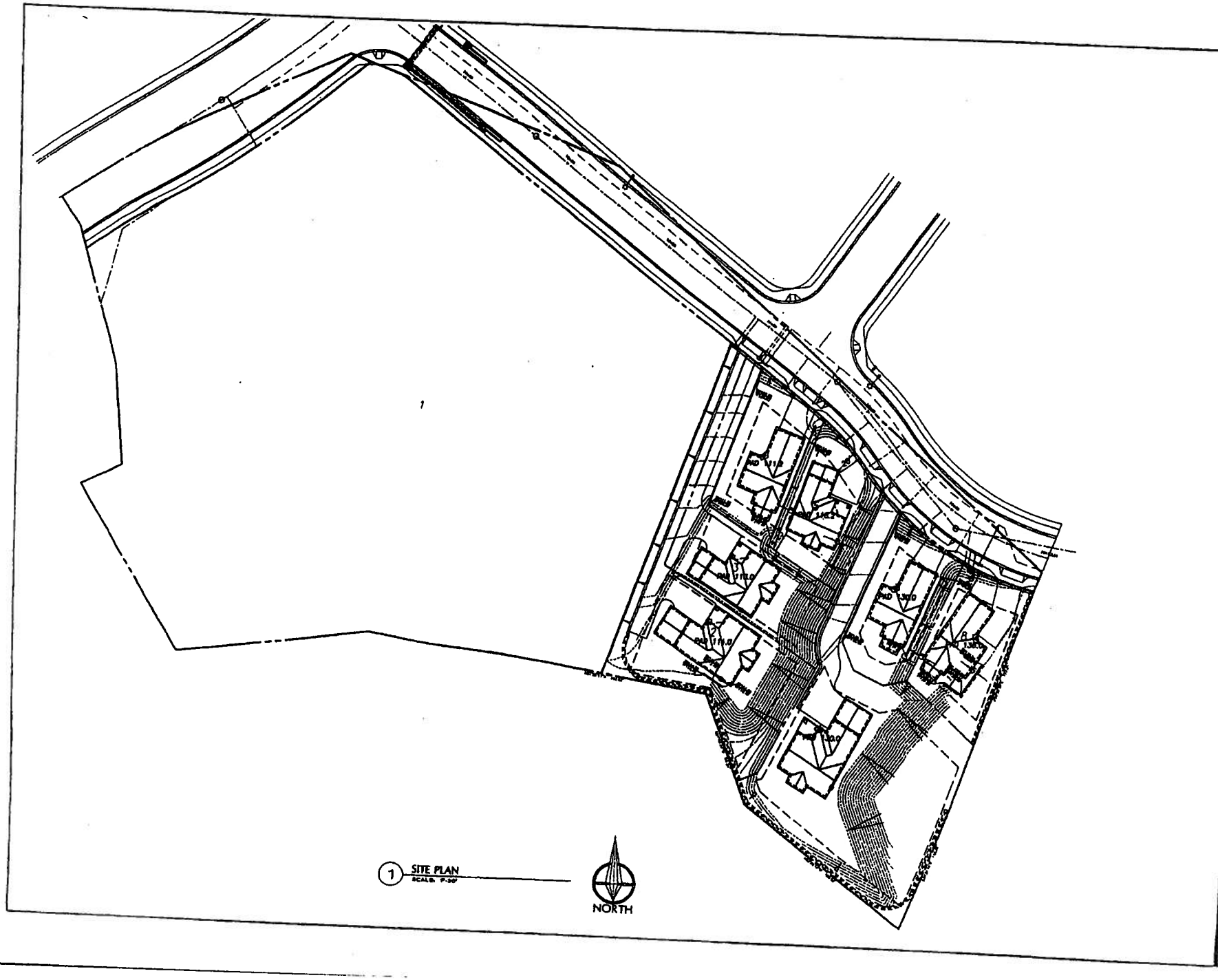
JOHN HAYDOCK R.L.A. 2603

Checked By:

Approved Date:

PLAN NUMBER

L-XXXX



ARCHITECT

PAUL LONGTON
2909 MESA DRIVE
OCEANSIDE, CA. 92054
[redacted]22-4904

OWNER

NORTON CONSTRUCTION
12526 MANIFESTO PL.
SAN DIEGO, CA 92130
(858) 720-1253

PROJECT

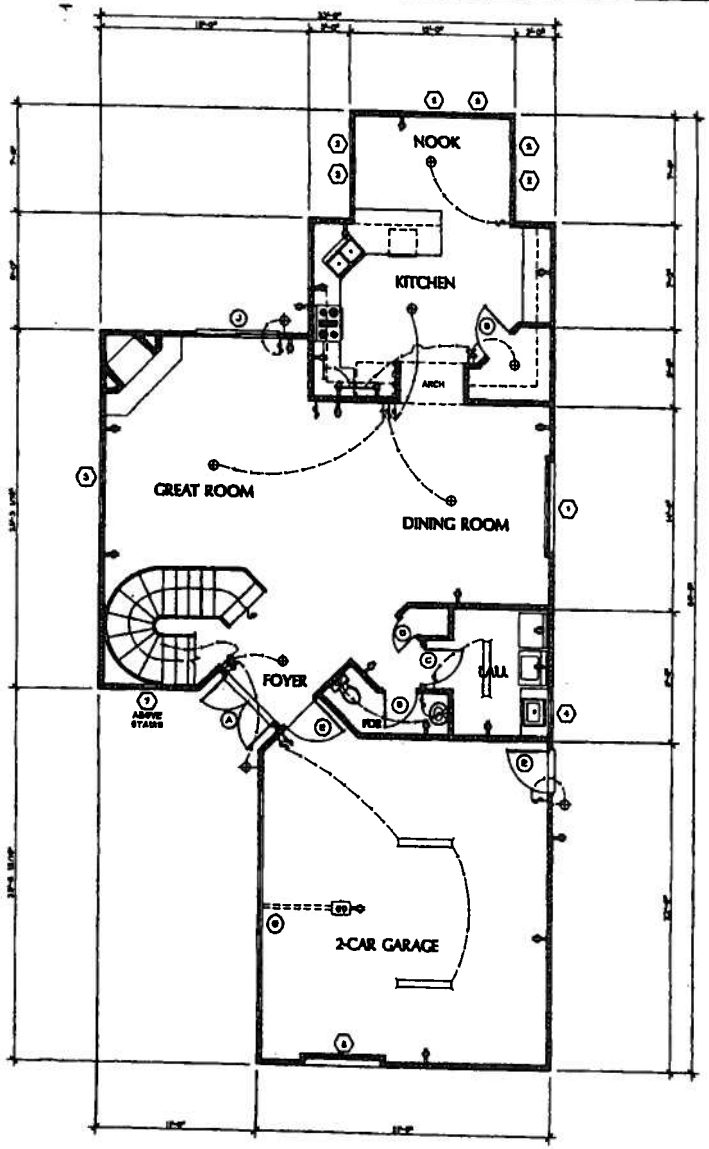
PEPPER TREE
RESIDENCES
OCE[redacted]CA 92054

DATE ISSUED
JUNE 9th, 2003

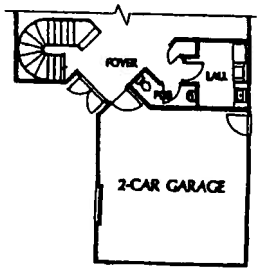
REVISIONS

PLAN
SITE

SHEET
SP.1



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



1a MODIFIED FIRST FLOOR PLAN FOR LOTS 4 AND 7
SCALE: 1/4"=1'-0"

FLOOR PLAN GENERAL NOTES:

1. PROVIDE ALL HOSE BIBS & SPRINKLER SYSTEMS WITH BACK FLOW PREVENTION DEVICES.
2. SMOKE DETECTORS SHALL BE INSTALLED AT ALL SLEEPING BEDROOMS AND PER PLAN. SMOKE DETECTORS IN NEW CONSTRUCTION SHALL BE HARDWIRED TO PERMANENT PRIMARY POWER OF EXISTING BUILDING AND SHALL BE EQUIPED WITH BATTERY BACKUP. DETECTORS SHALL SOUND AN ALARM MODULE IN ALL SLEEPING AREAS OF THE RESIDENCE. DETECTORS IN EXISTING DWELLING CAN BE POWERED SOLELY BY BATTERIES, AND IS THE OWNER'S RESPONSIBILITY TO PROPERLY CHECK BATTERIES FOR PROPER LEVELS OF POWER.
3. GAS VENTS AND NONCOMBUSTIBLE PIPING IN WALLS, PASSING THROUGH THREE FLOORS OR LESS SHALL BE EFFECTIVELY DRAFT STOPPED AT EACH FLOOR OR CEILING. UBC, SECTION 711.3
4. 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
5. "AO SERIES" RAN-50-24 50 GAL. NATURAL GAS WATER HEATER IN TALL CABINET T & P VALVES TO BE ROUTED TO THE EXTERIOR 6 1/8" / FT. DOWN SLOPE VENTS FOR COMBUSTION AIR TO BE (2) 12"x 18" VENTS IN EXTERIOR DOOR. SEE DETAIL FOR SEISMIC STRAPPING. (RO 0.3)
6. DRYER VENT TO THE OUTSIDE. MAXIMUM LENGTH 14' w/ (2) 90° ELBOWS. UMC SECTION 504.3.3
7. FAN IN ATTIC: "INSENT" MODEL NO. 1GSAWSR, GAS, 50,000 BTU OUTPUT, HIGH EFFICIENCY 78.4% AFUE, MIN. 30" DEEP UNOBSTRUCTED WORKING SPACE IN FRONT OF FAN (SEC. 307, UMC). PASSAGEWAY TO THE FAN SHALL BE UNOBSTRUCTED, NOT LESS THAN 30" HIGH AND 30" WIDE AND HAVE CONT. SOLID FLOORING NOT LESS THAN 24" WIDE, NOT MORE THAN 30" IN LENGTH THROUGH THE ATTIC. (SEC. 307.3.2, UMC) FAN TO HAVE A PERMANENT ELECTRICAL OUTLET AND LIGHTING FIXTURE CONTROLLED BY A SWITCH LOCATED IN ATTIC OR CRAWLSPACE. (SEC. 308.8 AND 308.4, UMC)
8. "SUPERIOR" WOODBURNING FIREPLACE "ESTATE-48 MARWOOD VENEET NO. 6374-NETS. 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. 901.1 AND SEC. 504.3)
9. 18" TALL PLATFORM w/ (1) 4"ø x 1/8" THICK x 36" A.F.F. CONCRETE FILLED STEEL BOLLARD FOR PROTECTION FROM VEHICLE DAMAGE

ELECTRICAL LEGEND:

- SINGLE POLE SWITCH +54"
- 3-WAY SWITCHES +54"
- SWITCH W/ DIMMER
- 110V OUTLET
- 220V OUTLET
- 110V OUTLET 1/2 HOT
- GFI
- RECESSED LIGHT
- CEILING MOUNTED LIGHT
- VAPOR PROOF LIGHT
- EXHAUST FAN TO THE OUTSIDE
- EXTERIOR WALL MOUNTED FIXTURE
- INTERIOR WALL MOUNTED FIXTURE
- CEILING FAN W/ LIGHT
- CEILING MOUNT FLOURESCENT FIXTURE
- PHONE JACKS
- TV OUTLETS
- AIR REGISTER
- GAS
- SMOKE DETECTOR WALL MTD @ WITHIN 12" OF CEILING (SEE NOTE 10 GENERAL NOTES) NOTE: DETECTORS SHALL SOUND AN ALARM MODULE IN ALL SLEEPING AREAS OF THE UNIT. SEC. 310.9.1
- FLUORESCENT LIGHT

ELECTRICAL NOTES:

1. CONTRACTOR SHALL VERIFY WITH OWNER, ALL LOCATIONS OF T.V. AND TELEPHONE JACKS, PRIOR TO ROUGH-IN.
2. ALL CONVENIENCE OUTLETS IN BATHROOMS, KITCHEN, GARAGE AND EXTERIOR SHALL BE ON A G.F.I. CIRCUIT OR INDIVIDUAL RECEPTACLE. G.F.I. PROTECTION SHALL COMPLY WITH N.E.C. 210-52.
3. ELECTRICAL SYSTEMS SHALL BE GROUNDED PER N.E.C. ARTICLE 250-24.
4. PROVIDE MECHANICAL VENTILATION CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR IN BATHROOMS, WATER CLOSET COMPARTMENTS, LAUNDRY ROOMS AND SIMILAR ROOMS IF OPENABLE WINDOWS ARE NOT AVAILABLE OR PROVIDED.
5. THERE SHALL BE NO ELECTRICAL PENETRATIONS OF SHEAR WALLS (NOR OR FOUNDATION, FLOOR OR ROOF FRAMING. MINIMUM PENETRATIONS OF MAXIMUM 3/4" DIA. ARE ALLOWED IN STUDS ONLY, MAXIMUM ONE PER STUD.
6. RECEPTACLE OUTLET LOCATIONS WILL COMPLY WITH NEC. ART.
7. PROVIDE FLUORESCENT GENERAL LIGHTING IN KITCHEN AND BATHROOMS.
8. COUNTERTOP RECEPTACLE OUTLETS SHALL COMPLY W/ NEC ART. 210-52(A)
9. HALLWAY RECEPTACLE OUTLETS SHALL COMPLY W/ NEC ART. 210-52(H)
10. BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY A MINIMUM OF ONE 20-AMPERE BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. THIS CIRCUIT MAY SERVE MORE THAN ONE BATHROOM. NEC ART. 210-23 (d)

PAUL LONGTON
2909 MESA DRIVE
OCEANSIDE, CA. 92054
.904
ARCHITECT

NORTON CONSTRUCTION
OWNER

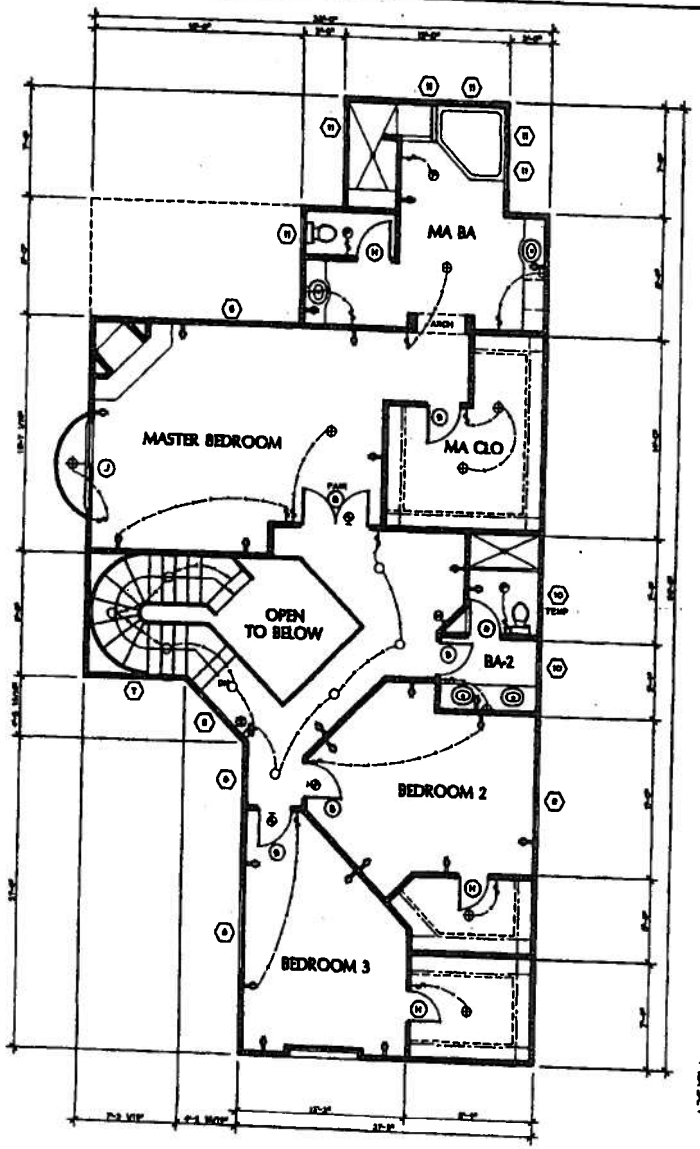
PEPPER TREE RESIDENCES
OCEANSIDE
.054
PROJECT

DATE ISSUED

REVISIONS

PLAN
PL-2492

SHEET
A.1



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

DOOR SCHEDULE

O	DOOR SIZE	TYPE	MAT.	FIN.	REMARKS
A	3'-0" X 8'-0" DB	ENTRY PAIR	WOOD	PAINT	TEMP. GLASS
B	2'-6" X 8'-0"	INTERIOR	WOOD	PAINT	
C	2'-6" X 8'-0"	INTERIOR	WOOD	PAINT	
D	2'-0" X 8'-0"	INTERIOR	WOOD	PAINT	
E	2'-0" X 8'-0"		WOOD	PAINT	
F	2'-6" X 8'-0"	1 3/8" S.C. W/ 20 MIN. RATING	WOOD	PAINT	W/ SELF CLOSER
G	16'-0" X 7'-0"	WATER HEATER	WOOD	PAINT	W/ VENTS G T & D
H	2'-6" X 8'-0"	OVERHEAD GARAGE DOOR	WOOD	PAINT	W/ OPENER
J	6'-0" X 8'-0"	INTERIOR	WOOD	PAINT	
		SLIDING GLASS DOOR	GLASS	ALUM.	TEMPERED GLASS

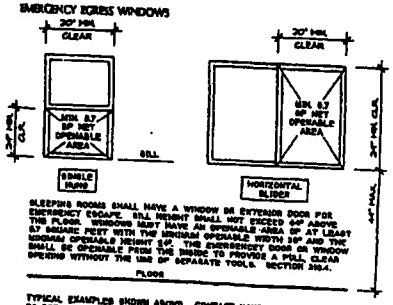
WINDOW SCHEDULE

O	WINDOW SIZE	TYPE	FRAME MAT.	FRAME FINISH	GLASS FINISH	GLASS DUAL	GLASS TEMP	REMARKS
1	6'-0" X 5'-0"	D. HUNG	VINYL		CLEAR	X		
2	2'-0" X 4'-0"	S. HUNG	VINYL		CLEAR	X		
3	6'-0" X 5'-0"	D. HUNG	VINYL		CLEAR	X		
4	2'-0" X 5'-0"	S. HUNG	VINYL		CLEAR	X		
5	2'-0" X 4'-0"	S. HUNG	VINYL		CLEAR	X		
6	6'-0" X 4'-0"	SLIDING	VINYL		CLEAR	X		
7	5'-0" X 5'-0"	FIXED	VINYL		CLEAR	X		
8	5'-0" X 5'-0"	D. HUNG	VINYL		CLEAR	X		
9	6'-0" X 4'-0"	S. HUNG	VINYL		CLEAR	X		
10	2'-0" X 4'-0"	S. HUNG	VINYL		CLEAR	X		
11	2'-0" X 5'-0"	S. HUNG	VINYL		CLEAR	X		

DOOR & WINDOW NOTES:

1. ALL OPENABLE WINDOWS ARE TO HAVE SCREENS REFER TO THE EXTERIOR ELEVATIONS FOR THE OPENING PATTERNS AND LOCATIONS OF WINDOWS TO HAVE MATCH BASE, COLOR TO MATCH WINDOW FRAME.
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 JOINTS IN WINDOWS.
5. MIRRORS IN ALL BATHS SHALL START AT THE COUNTER TOPS AND EXTEND TO 7'-0" ABOVE THE FLOOR.
6. PAN CLOSET SHALL BE 12" WIDER THAN FURNACE MAX. LENGTH 14 FT. W/(3) 90 D ELBOWS (UBC. SEC. 504.3.3.
7. ALL SLIDING GLASS DOORS AND WINDOWS MARKED "TEMP" ARE TO HAVE 3/16" TEMPERED GLASS.
8. WINDOWS ARE TO BE VINYL FRAMED, DUAL GLAZED, CLEAR GLASS.
9. SEE T-24 CALCS FOR GLAZING REQUIREMENTS AND VALUES.
10. DOOR BETWEEN GARAGE AND DWELLING TO BE SELF-CLOSING, TIGHT FITTING AND EITHER 1 3/8" THICK SOLID WOOD OR 20 MIN. FIRE PROTECTION RATED (UBC SEC. 302.4 EX.3)
11. THE MANUFACTURED WINDOWS SHALL HAVE A LABEL ATTACHED CERTIFIED BY THE NATIONAL PENETRATION RATING COUNCIL (NFRC) AND SHOWING COMPLIANCE WITH THE ENERGY CALCULATIONS.

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.

ARCHITECT
PAUL LONGTON
2809 MESA DRIVE
OCEANSIDE, CA. 92054
[redacted]-4904

OWNER
NORTON CONSTRUCTION

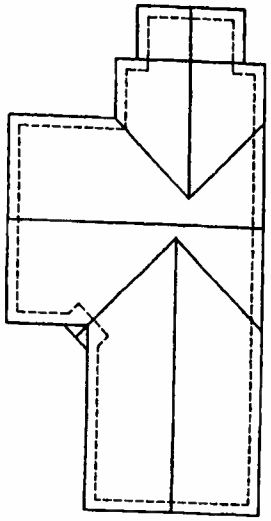
PROJECT
PEPPER TREE RESIDENCES
OCEANSIDE, CA 92054

DATE ISSUED

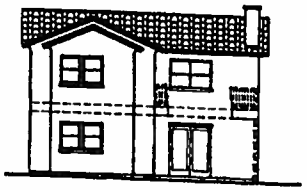
REVISIONS

PLAN
PL-2492

SHEET
A2



5 ROOF PLAN
SCALE: 1/8"=1'-0"



3 REAR ELEVATION
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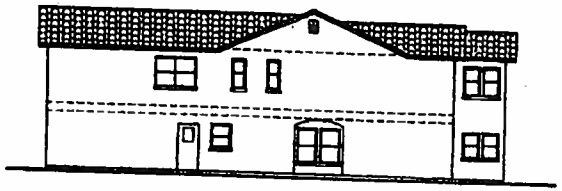

4 RIGHT ELEVATION
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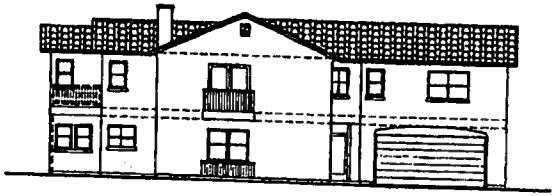

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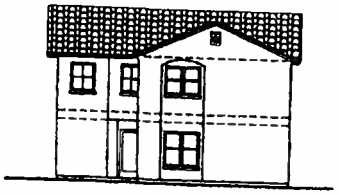
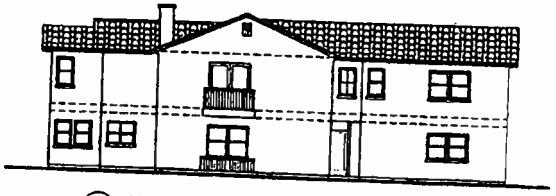
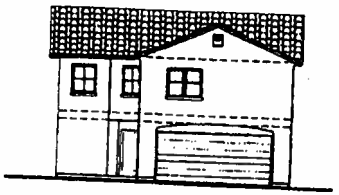


2 FRONT ELEVATION
SCALE: 1/8"=1'-0"



1a MOD. LEFT ELEV. FOR LOTS 4 & 7
SCALE: 1/8"=1'-0"



2a MOD. FRONT ELEV. FOR LOTS 4 & 7
SCALE: 1/8"=1'-0"

ELEVATION NOTES:

1. CHIMNEYS TO BE MINIMUM 2'-0" ABOVE ANY ROOF WITHIN 10'-0"

   SPARK ARRESTORS TO BE INSTALLED ON ALL CHIMNEYS PER UBC, SECTION 3102.8

2. STUCCO TO BE 1" THICK, 3 COAT STUCCO OVER EXPANDED METAL LATH

ROOF PLAN NOTES:

1. TILE ROOF: 1a PIECE CLAY TILE BY "U.S. TILE" or EQUAL, I.C.B.O. #5929

   a) PROVIDE MIN. (1) LAYER 40# 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. ROOF SLOPE = 5:12
4. 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.
5. PROVIDE GALVANIZED 26 GA. IRON ROOF FLASHING @ ALL ROOF and WALL INTERSECTIONS, VALLEYS, and G.I. DIVERTERS w/ EXTERIOR DOORWAYS and HIGH SIDE OF FIREPLACE CHIMNEY STACKS (WHERE OCCURS).
6. PROVIDE PLYWOOD CRICKETS and G.I. FLASHING @ ANY and ALL PRECARIOUS WATER COLLECTION SPOTS ON ROOF TO DIVERT WATER TO NATURAL ROOF FLOW. 1/4" PIT. MIN. @ VALLEYS.
7. ALL G.I. FLASHING SHALL BE PER S.M.A.C.N.A. STANDARDS.

ATTIC VENTING NOTES:

1. PROVIDE DORMER AND/OR GABLE VENTS IN THE UPPER 1/3 OF THE ROOF. VENTS FOR 1/3 OF THE REQUIRED VENTING FOR EACH ATTIC AREA.
2. PROVIDE (3) 3"Ø VENT HOLES IN EACH EAVE BLOCK FOR THE OTHER 1/3 OF THE REQUIRED VENTING. BACK HOLES WITH 1/4 HARDWARE CLOTH. EACH BLOCK PROVIDES 6.3 SQUARE INCHES OF NET VENTING AREA.
3. SPACE VENTS AT CORNERS AND SIGNIFICANT FROM EACH OTHER.
4. WHERE EAVE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MIN. OF 1" OF AIR SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING.

VENTING AREA REQUIREMENTS:

ATTIC VENTING =
3216 S.F. OF NEW ATTIC / 300 = 1.4 S.F. MIN. NET VENT AREA REQ.
PROVIDE 2.1 S.F. NET VENT AREA MIN. W/ GABLE OR DORMER VENTS
PROVIDE 2.1 S.F. NET VENT AREA MIN. W/ EAVE BLOCKS (82 EAVE BLOCKS REQ.)

PAUL LONGTON
2809 M DRIVE
OCEA CA. 92054
176 +904
ARCHITECT

NORTON CONSTRUCTION
OWNER

PEPPER TREE RESIDENCES
OCEANSIDE, 054
PROJECT

DATE ISSUED

REVISIONS

PLAN
PL-2492

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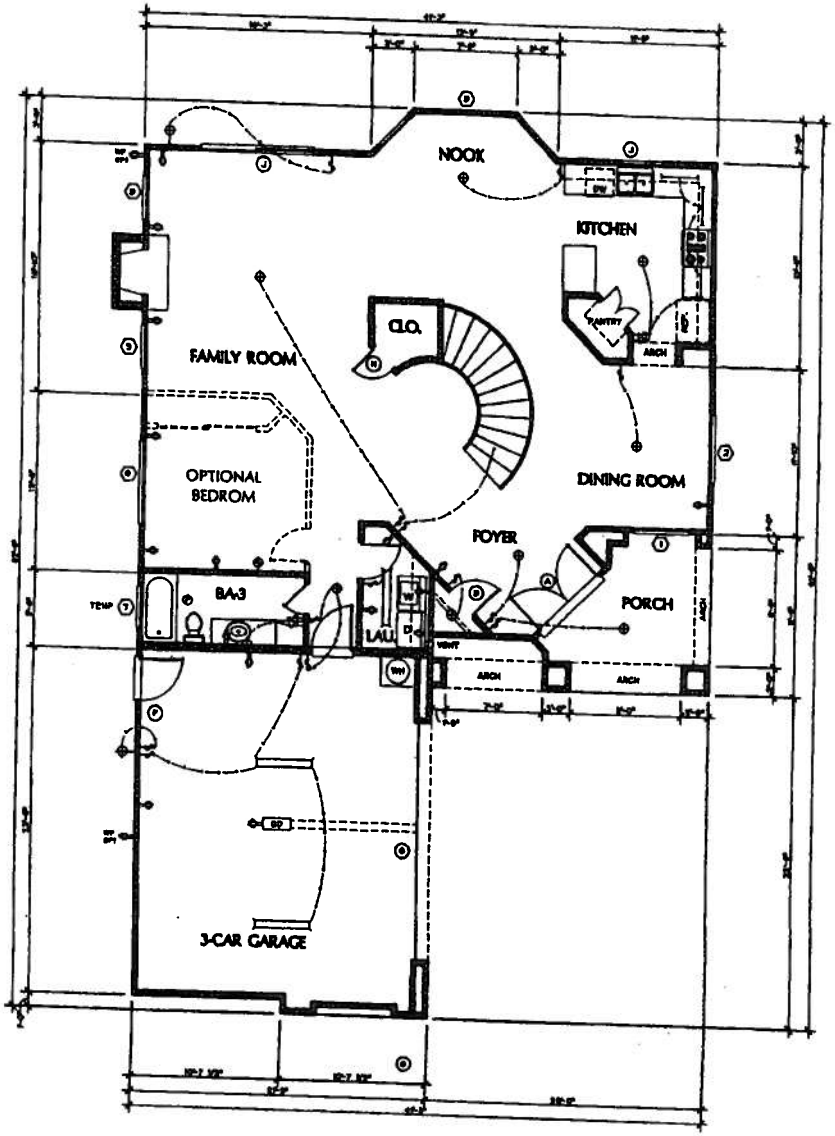

1 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

FLOOR PLAN GENERAL NOTES:

1. PROVIDE ALL HOSE BIBS & SPRINKLER SYSTEMS WITH BACK FLOW PREVENTION DEVICES.
2. SMOKE DETECTORS SHALL BE INSTALLED AT ALL SLEEPING BEDROOMS AND PER PLAN. SMOKE DETECTORS IN NEW CONSTRUCTION SHALL BE HARDWIRED TO PERMANENT PRIMARY POWER OF EXISTING BUILDING AND SHALL BE EQUIPED WITH BATTERY BACKUP. DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE RESIDENCE. DETECTORS IN EXISTING DWELLING CAN BE POWERED SOLELY BY BATTERIES, AND IS THE OWNER'S RESPONSIBILITY TO PROPERLY CHECK BATTERIES FOR PROPER LEVELS OF POWER.
3. GAS VENTS AND NONCOMBUSTIBLE PIPING IN WALLS, PASSING THROUGH THREE FLOORS OR LESS, SHALL BE EFFECTIVELY DRAFT STOPPED AT EACH FLOOR OR CEILING. UBC, SECTION 715
4. SLEEPING ROOMS MUST HAVE A WINDOW OR EXTERIOR DOOR FOR EMERGENCY ESCAPE. UBC SECTION 1004 THE EMERGENCY EXIT MUST MEET THE FOLLOWING CRITERIA:
   A. MINIMUM FIFTY 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
5. "AO SHTM" PER-80-24 80 GAL. NATURAL GAS WATER HEATER IN TALL CABINET T & P VALVES TO BE ROUTED TO THE EXTERIOR. 6 1/2" / FT. DOWN SLOPE VENTS FOR COMBUSTION AIR TO BE (2) 12"x 18" VENTS IN EXTERIOR DOOR. SEE DETAIL FOR SEISMIC STRAPPING. (80) (P3)
6. DRYER VENT TO THE OUTSIDE. MAXIMUM LENGTH 14' w/ (2) 90° ELBOWS. UMC SECTION 504.3.2
7. FAU IN ATTIC. "SHEET RMFH 100AAHR, GAS, 80,000 BTU OUTPUT, MIN EFFICIENCY 78.4% AFUE, MIN 30" DEEP UNOBSTRUCTED WORKING SPACE IN FRONT OF FAU, (MEC 304, UMC). PASSAGEWAY TO THE FAU SHALL BE UNOBSTRUCTED, NOT LESS THAN 30" WIDE AND 30" HIGH AND HAVE CONT. SOLID FLOORING NOT LESS THAN 24" WIDE, NOT MORE THAN 20' IN LENGTH THROUGH THE ATTIC. (MEC 307.3.2, UMC) FAU TO HAVE A PERMANENT ELECTRICAL OUTLET AND LIGHTING FIXTURE CONTROLLED BY A SWITCH LOCATED IN ATTIC OR UNDERFLOOR SPACE. (MEC 308.3 AND 304.4, UMC)
8. "SUPERIOR" WOODBURNING FIREPLACE REPLATE-48 HARBROOK HERSEY NO. 424-48TS. 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 "SUP" CONFIGURATIONS (UMC SEC. 504.1 AND SEC. 504.5)
9. 18" TALL PLATFORM w/ (1 4"ø x 18" THICK x 36" A.F.F. CONCRETE FILLED STEEL BOLLARD FOR PROTECTION FROM VEHICLE DAMAGE

ELECTRICAL LEGEND:

- SINGLE POLE SWITCH 48"
- 3-WAY SWITCHES 48"
- SWITCH W/ DIMMER
- 110V OUTLET
- 220V OUTLET
- 110V OUTLET 1/2 HOT
- RECESSED LIGHT
- CEILING MOUNTED LIGHT
- VAPOR PROOF LIGHT
- EXHAUST FAN TO THE OUTSIDE
- EXTERIOR WALL MOUNTED FIXTURE
- INTERIOR WALL MOUNTED FIXTURE
- CEILING FAN W/ LIGHT
- CEILING MOUNT FLOURESCENT FIXTURE
- PHONE JACKS
- TV OUTLETS
- AIR REGISTER
- GAS
- SMOKE DETECTOR WALL MT'D o WITHIN 12" OF CEILING (SEE NOTE 15 GENERAL NOTES) NOTE: DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE UNIT. SEC. 310.A.1
- FLUORESCENT LIGHT

ELECTRICAL NOTES:

1. CONTRACTOR SHALL VERIFY WITH OWNER, ALL LOCATIONS OF T.V. AND TELEPHONE JACKS, PRIOR TO ROUGH-IN.
2. ALL CONVENIENCE OUTLETS IN BATHROOMS, KITCHEN, GARAGE AND EXTERIOR SHALL BE OR A G.F.I. CIRCUIT OR INDIVIDUAL RECEPTACLE. G.F.I. PROTECTION SHALL COMPLY WITH N.E.C. 210-8.
3. ELECTRICAL SYSTEMS SHALL BE GROUNDED PER N.E.C. ARTICLE 250-81.
4. PROVIDE MECHANICAL VENTILATION CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR IN BATHROOMS, WATER CLOSET COMPARTMENTS, LAUNDRY ROOMS AND SIMILAR ROOMS IF OPENABLE WINDOWS ARE NOT AVAILABLE OR PROVIDED.
5. THERE SHALL BE NO ELECTRICAL PENETRATIONS OF SHEAR WALLS SHOWN ON FOUNDATION PLAN OR ROOF FRAMING. NEW PENETRATIONS OF MAXIMUM 3/4" DIA. ARE ALLOWED IN STUDS ONLY, MAXIMUM ONE PER STUD.
6. RECEPTACLE OUTLET LOCATIONS WILL COMPLY WITH N.E.C. ART.
7. PROVIDE FLUORESCENT GENERAL LIGHTING IN KITCHEN AND BATHROOMS.
8. COUNTERTOP RECEPTACLE OUTLETS SHALL COMPLY W/ N.E.C. Art. 210-52(c)
9. HALLWAY RECEPTACLE OUTLETS SHALL COMPLY W/ N.E.C. Art. 210-52(h)
10. BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY A MINIMUM OF ONE 20-AMPERE BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. THE CIRCUIT MAY SERVE MORE THAN ONE BATHROOM. N.E.C. Art. 210-52 (d)

ARCHITECT
PAUL LONGTON
2909 MESA DRIVE
SE[redacted]IDE, CA. 92054
[redacted]4904

OWNER
NORTON CONSTRUCTION
12526 MANIFESTO PL.
SAN DIEGO, CA 92130
(858) 720-1253

PROJECT
PEPPER TREE RESIDENCES
OCEAN [redacted] 92054

DATE ISSUED
JUNE 9th, 2003

REVISIONS

PLAN
PL-2498

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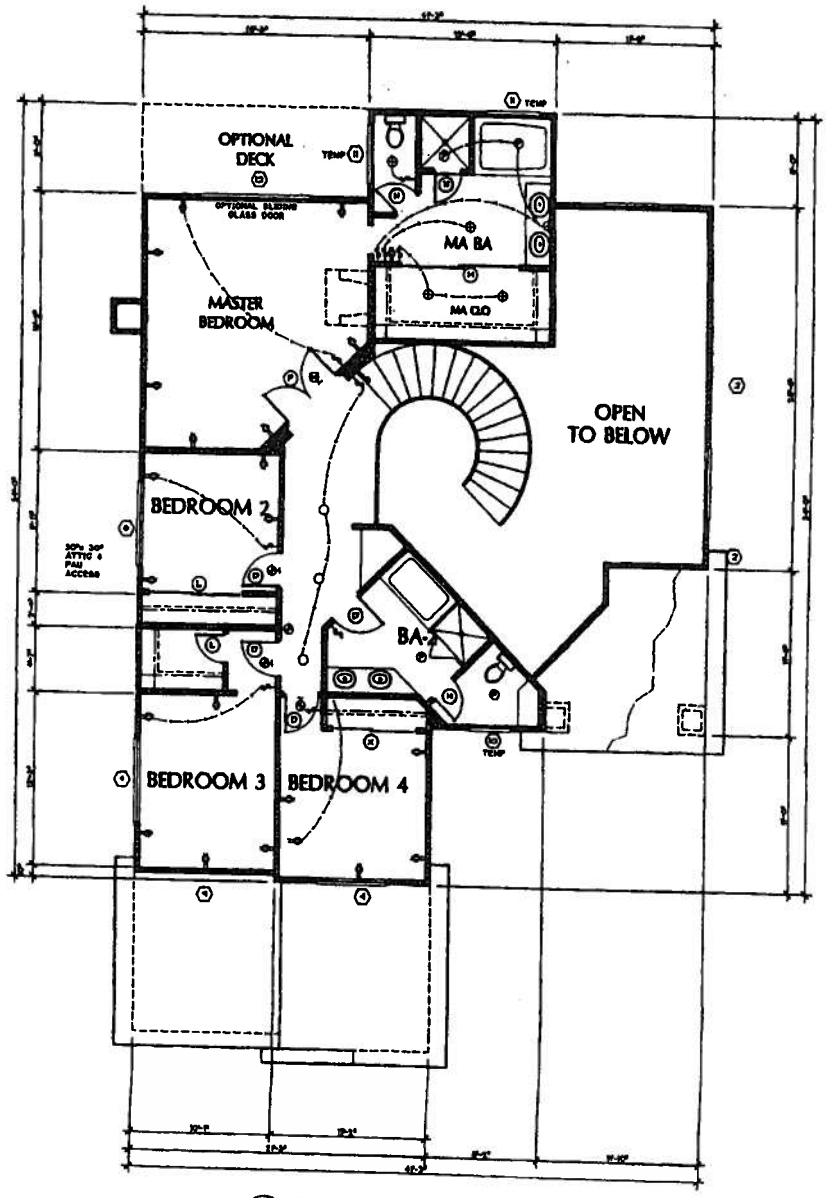


1 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

DOOR SCHEDULE

O	DOOR SIZE	TYPE	MAT.	FIN.	REMARKS
A	3'-0" X 8'-0" (2)	SWNG PAIR	WOOD	PAINT	TEMP. GLASS
B	2'-6" X 8'-0"	INTERIOR	WOOD	PAINT	
C	2'-6" X 6'-8"	INTERIOR	WOOD	PAINT	
D	2'-6" X 6'-8"	INTERIOR	WOOD	PAINT	
E	3'-0" X 6'-8"	1 3/4" S.C. or 20 MIN. RATING	WOOD	PAINT	w/ SELF CLOSER
F	2'-0" X 5'-0"	WATER HEATER	WOOD	PAINT	w/ VENTS @ T & B
G	8'-0" X 7'-0"	OVERHEAD GARAGE DOOR	WOOD	PAINT	w/ OPENER
H	2'-4" X 6'-8"	INTERIOR	WOOD	PAINT	
J	6'-0" X 6'-8"	SLIDING GLASS DOOR	GLASS	ALUM.	TEMPERED GLASS
K	6'-0" X 6'-8"	BI-FOLD	WOOD	PAINT	
L	3'-0" X 6'-8"	BI-FOLD	WOOD	PAINT	
M	6'-0" X 6'-8"	BI-FOLD	WOOD	PAINT	
N	3'-0" X 6'-8"	SHOWER DOOR	GLASS	ALUM.	TEMPERED GLASS
P	2'-4" X 6'-8" (2)	INTERIOR PAIR	WOOD	PAINT	
Q	16'-0" X 7'-0"	OVERHEAD GARAGE DOOR	WOOD	PAINT	w/ OPENER

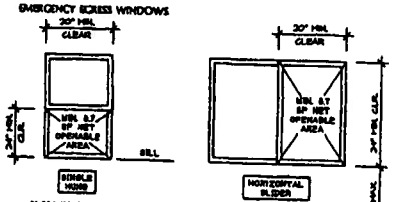
WINDOW SCHEDULE

O	WINDOW SIZE	TYPE	FRAME MAT.	FRAME FINISH	GLASS FINISH	GLASS DUAL	GLASS TEMP.	REMARKS
1	4'-0" X 6'-0"	S. HUNG	ALUM.		CLEAR	X		
2	2'-0" X 5'-0"	SLIDING	ALUM.		CLEAR	X		
3	6'-0" X 6'-0"	SLIDING	ALUM.		CLEAR	X		
4	3'-0" X 6'-0"	S. HUNG	ALUM.		CLEAR	X		
5	3'-0" X 6'-0"	S. HUNG	ALUM.		CLEAR	X		
6	2'-0" X 3'-0"	SLIDING	ALUM.		CLEAR	X		
7	3'-0" X 5'-0"	S. HUNG	ALUM.		CLEAR	X	X	SAFETY GLAZING
8	3'-0" X 5'-0"	D. HUNG	ALUM.		CLEAR	X		
9	3'-0" X 5'-0"	SLIDING	ALUM.		CLEAR	X		
10	3'-0" X 5'-0"	SLIDING	ALUM.		CLEAR	X	X	SAFETY GLAZING
11	4'-0" X 4'-0"	SLIDING	ALUM.		CLEAR	X	X	SAFETY GLAZING
12	6'-0" X 5'-0"	D. HUNG	ALUM.		CLEAR	X		
13	4'-0" X 5'-0"	SLIDING	ALUM.		CLEAR	X		

DOOR & WINDOW NOTES:

1. ALL OPENABLE WINDOWS ARE TO HAVE SCREENS REFER TO THE EXTERIOR ELEVATIONS FOR THE OPENING SECTIONS AND LOCATIONS OF WINDOWS TO HAVE MUTIN BARS. COLOR TO MATCH WINDOW FRAME.
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 JOINTS IN WINDOWS.
5. MIRRORS IN ALL BATHS SHALL START AT THE COUNTER TOPS AND EXTEND TO 7'-0" ABOVE THE FLOOR.
6. FAU CLOSET SHALL BE 12" WIDER THAN FURNACE MAX. LENGTH 10 FT. W/(2) 90 D ELBOWS U.M.C. SEC. 904.3.2.
7. ALL SLIDING GLASS DOORS AND WINDOWS MARKED "TEMP" ARE TO HAVE 3/16" TEMPERED GLASS.
8. WINDOWS ARE TO BE VINYL FRAMED, DUAL GLAZED, CLEAR GLASS.
9. SEE T-24 CALCS FOR GLAZING REQUIREMENTS AND VALUES.
10. DOOR BETWEEN GARAGE AND DWELLING TO BE SELF-CLOSING, TIGHT FITTING AND EITHER 1 3/4" THICK SOLID WOOD OR 20 MIN. FIRE PROTECTION RATED NFPC SEC. 501.4 (U.B.)
11. THE MANUFACTURED WINDOWS SHALL HAVE A LABEL ATTACHED CERTIFIED BY THE NATIONAL PENETRATION RATING COUNCIL (NFRC) AND SHOWING COMPLIANCE WITH THE ENERGY CALCULATIONS.

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 5.7 LEAST 5.7 SQUARE FEET WITH THE MINIMUM OPENABLE WIDTH 20" AND THE MINIMUM OPENABLE HEIGHT 24". THE EMERGENCY EGRESS OR WINDOW SHALL BE OPENABLE FROM THE INSIDE TO PROVIDE A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. SECTION 310.4.

PL-DOOR

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.

PAUL LONGTON
2909 [illegible]IVE
OCE[illegible] A. 92054
(760) [illegible]-4904
ARCHITECT

NORTON CONSTRUCTION
12526 MANIFESTO PL.
SAN DIEGO, CA 92130
(858) 720-1253
OWNER

PEPPER TREE RESIDENCES
54
OCEANSIDE, [illegible]
PROJECT

DATE ISSUED
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REVISIONS

PLAN
PL-2498

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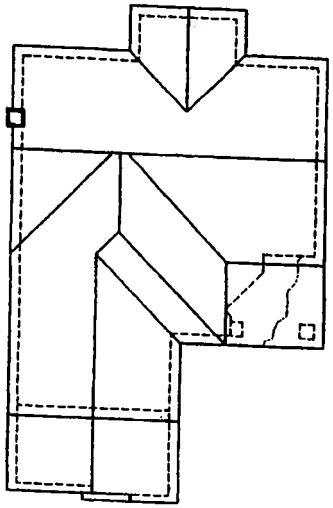


5 ROOF PLAN
SCALE: 1/8"=1'-0"

ROOF PLAN NOTES:

1. TILE ROOF: M PRIDE CLAY TILE BY "U.S. TILE" or SIMIL. I.C.B.O. 1[illegible]
   a) PROVIDE MIN. (1) LAYER 40# FELT UNDERLAYMENT. INSTALL TILE PER MANUF.'s RECOMMENDATIONS.
   b) SOLID PLYWOOD ROOF SHEATHING PER PLAN.
   c) PROVIDE DWELL STOPS TO MATCH ROOF (TYP.)
2. NO GUTTERS or ROOF OVERHANG. LANDSCAPE PLAN SHALL PROVIDE SUFFICIENT SUB-SURFACE DRAINS @ HOUSE PERIMETER.
3. ROOF SLOPE = 3:12
4. 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.
5. PROVIDE GALVANIZED 26 G.A. IRON ROOF FLASHING @ ALL ROOF and WALL INTERSECTIONS, VALLEYS, and G.I. DIVERTERS and EXTERIOR DOORWAYS and HIGH SIDE OF FIREPLACE CHIMNEY STACKS (WHERE OCCURS).
6. PROVIDE PLYWOOD CRICKETS and G.I. FLASHING @ ANY and ALL PRECARIOUS WATER COLLECTION SPOTS ON ROOF TO DIVERT WATER TO NATURAL ROOF FLOW. 1/4" PT. MIN. @ VALLEYS.
7. ALL G.I. FLASHING SHALL BE PER S.M.A.C.N.A. STANDARDS.

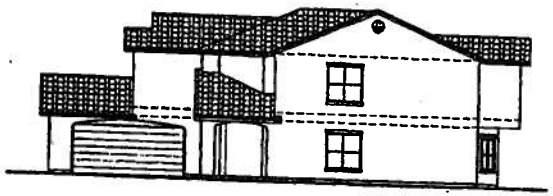
ATTIC VENTING NOTES:

1. PROVIDE DORMER AND/OR GABLE VENTS IN THE UPPER 1/2 OF THE ROOF. VENTS FOR 1/2 OF THE REQUIRED VENTING FOR EACH ATTIC AREA.
2. PROVIDE 60 3"x4" VENT HOLES IN EACH EAVE BLOCK FOR THE OTHER 1/2 OF THE REQUIRED VENTING. BACK HOLES WITH 1/4 HARDWARE CLOTH. EACH BLOCK PROVIDES 0.3 SQUARE INCHES OF NET VENTING AREA.
3. SPACE VENTS AT CORNERS AND SIMILARLY FROM EACH OTHER.
4. WHERE EAVE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MIN. OF 1" OF AIR SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING.

VENTING AREA REQUIREMENTS:

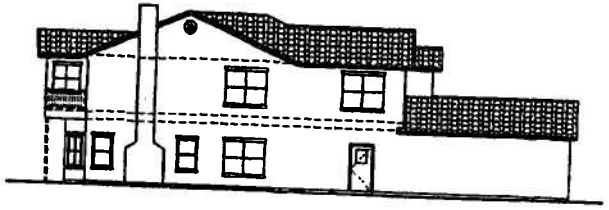
ATTIC VENTING =
2300 S.F. OF MIN ATTIC / 300 = 7.4 S.F. MIN. NET VENT AREA REQ.
PROVIDES 8.1 S.F. NET VENT AREA MIN. w/ GABLE (OR DORMER) VENTS.
PROVIDE 3.7 S.F. NET VENT AREA MIN. w/ EAVE BLOCKS (60 EAVE BLOCKS REQ.)

1 FRONT ELEVATION
SCALE: 1/8"=1'-0"



2 RIGHT ELEVATION
SCALE: 1/8"=1'-0"

3 REAR ELEVATION
SCALE: 1/8"=1'-0"



4 LEFT ELEVATION
SCALE: 1/8"=1'-0"

ELEVATION NOTES:

1. CHIMNEYS TO BE MINIMUM 2'-0" ABOVE ANY ROOF within 10'-0"

   SPARK ARRESTORS TO BE INSTALLED ON ALL CHIMNEYS PER UBC, SECTION 3103.3.8

2. STUCCO TO BE 1" THICK, 3 COAT STUCCO OVER EXPANDED METAL LATH

ARCHIT
PAUL LONGTON
2908 MESA DRIVE
OCEANSIDE, CA. 92054
5[illegible]-4904

OWNER
NORTON CONSTRUCTION
12526 MANIFESTO PL.
SAN DIEGO, CA 92130
(858) 720-1253

PROJECT
PEPPER TREE RESIDENCES
OCEANSIDE, CA 92054

DATE ISSUED
JUNE 9th, 2003

REVISIONS
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PLAN
PL-2498

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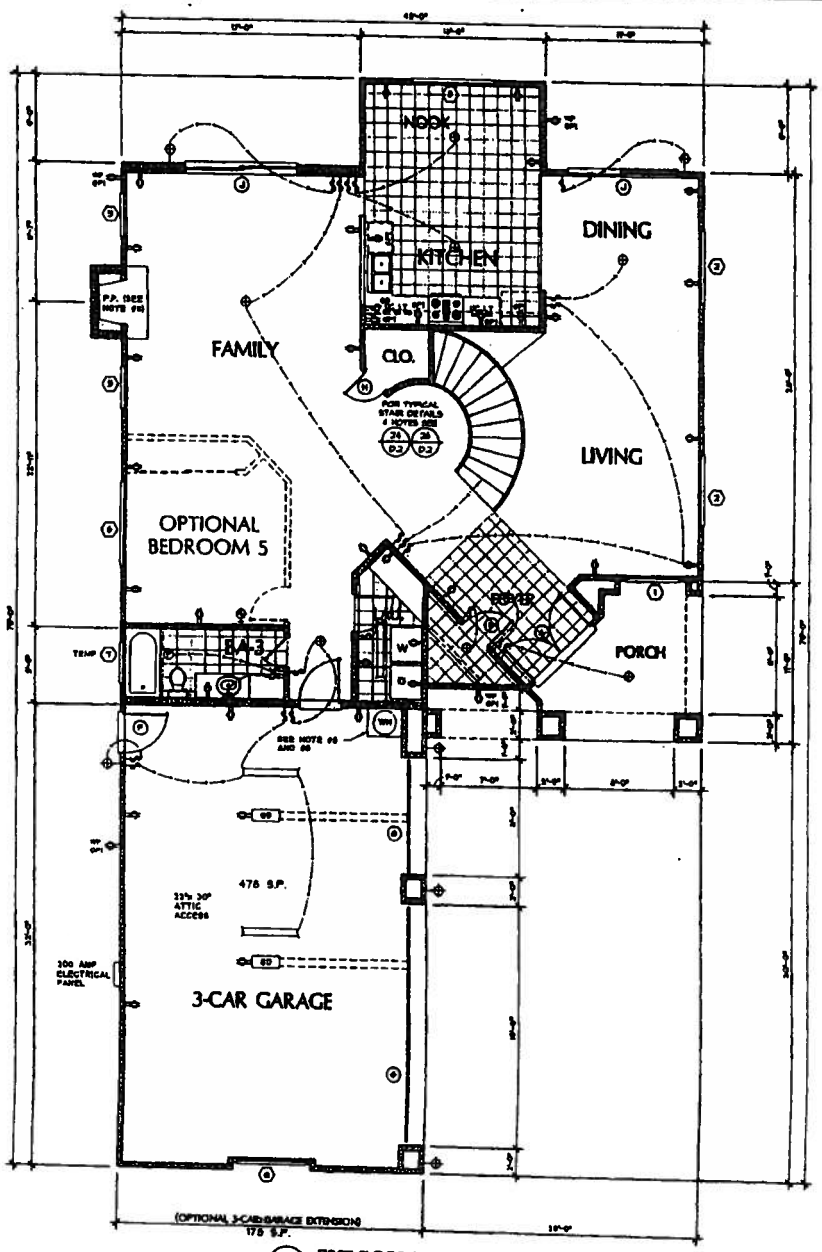

1 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

FLOOR PLAN GENERAL NOTES:

1. PROVIDE ALL HOME SMS & SPRINKLER SYSTEMS WHERE FLOW PREVENTION DEVICES.
2. SMOKE DETECTORS SHALL BE INSTALLED AT ALL SLEEPING BEDROOMS AND PER PLAN. SMOKE DETECTORS IN NEW CONSTRUCTION SHALL BE HARDWIRED TO PERMANENT PRIMARY POWER OF DWELLING BUILDING AND SHALL BE EQUIPPED WITH BATTERY BACKUP. DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE RESIDENCE. DETECTORS IN EXISTING DWELLING CAN BE POWERED SOLELY BY BATTERIES, AND IS THE OWNER'S RESPONSIBILITY TO PROPERLY CHECK BATTERIES FOR PROPER LEVELS OF POWER.
3. GAS VENTS AND NONCOMBUSTIBLE PIPES IN WALLS, PASSING THROUGH THREE FLOORS OR LESS, SHALL BE EFFECTIVELY DRAFT STOPPED AT EACH FLOOR OR CEILING UBC, SECTION 1915
4. 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 FROM SILL HEIGHT TO BE NO MORE THAN 44" ABOVE FINISHED FLOOR
5. "AO SMITH" PER-80-24 80 GAL. NATURAL GAS WATER HEATER IN TALL CABINET T & P VALVES TO BE ROUTED TO THE EXTERIOR @ 1/8" / FT. DOWN SLOPE VENTS FOR COMBUSTION AIR TO BE (2) 12" VENTS IN EXTERIOR DOOR. SEE DETAIL FOR SCISSIS STRAPPING. (80 / P3)
6. DRYER VENT TO THE OUTSIDE. MAXIMUM LENGTH 14' w/ (2) 90° ELBOWS. UMC SECTION 504.5.3
7. FAN IN ATTIC: "ENERGY MAPP 100AMER, GAS, 90000 BTU OUTPUT, MIN EFFICIENCY 78.6% AFUE. MIN 30" DEEP UNOBSTRUCTED WORKING SPACE IN FRONT OF FAN. SEC. 307, UMC). PASSAGEWAY TO THE FAN SHALL BE UNOBSTRUCTED, NOT LESS THAN 30" WIDE AND 30" HIGH AND HAVE CONT. SOLID FLOORING NOT LESS THAN 24" WIDE, NOT MORE THAN 20' IN LENGTH THROUGH THE ATTIC. (SEC. 307.5.2, UMC) FAN TO HAVE A PERMANENT ELECTRICAL OUTLET AND LIGHTING FIXTURE CONTROLLED BY A SWITCH LOCATED IN ATTIC OR CRAWLSPACE SPACE. (SEC. 306.5 AND 306.4, UMC)
8. "SUPERIOR" WOODBURNING FIREPLACE "RESTATE-48 HARWOOD HERSEY NO. 5.24-48918. 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 "PILOT" OR "SLAVE" CONFIGURATIONS (UMC SEC. 420.1 AND SEC. 504.3)
9. 18" TALL PLATFORM W/ 16 4"ø 1/8" THICK x 36" A.F.F. CONCRETE FILLED STEEL BOLLARD FOR PROTECTION FROM VEHICLE DAMAGE

ELECTRICAL LEGEND:

- SINGLE POLE SWITCH 54"
- 3-WAY SWITCHES 54"
- SWITCH W/ DIMMER
- 110V OUTLET
- 220V OUTLET
- 110V OUTLET 1/2 HOT
- GFI
- RECESSED LIGHT
- CEILING MOUNTED LIGHT
- VAPOR PROOF LIGHT
- EXHAUST FAN TO THE OUTSIDE
- EXTERIOR WALL MOUNTED FIXTURE
- INTERIOR WALL MOUNTED FIXTURE
- CEILING FAN W/ LIGHT
- CEILING MOUNT FLUORESCENT FIXTURE
- PHONE JACKS
- TV OUTLETS
- AIR REGISTER
- GAS
- SMOKE DETECTOR WALL MTD @ WITHIN 12" OF CEILING (SEE NOTE 10 GENERAL NOTES) NOTE: DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE UNIT. SEC. 310.1.1
- FLUORESCENT LIGHT

ELECTRICAL NOTES:

1. CONTRACTOR SHALL VERIFY WITH OWNER, ALL LOCATIONS OF T.V. AND TELEPHONE JACKS, PRIOR TO ROUGH-IN.
2. ALL CONVENIENCE OUTLETS IN BATHROOMS, KITCHEN, GARAGE AND EXTERIOR SHALL BE ON A G.F.I. CIRCUIT OR INDIVIDUAL RECEPTACLE. G.F.I. PROTECTION SHALL COMPLY WITH N.E.C. 210-52.
3. ELECTRICAL SYSTEMS SHALL BE GROUNDED PER N.E.C. ARTICLE 250-81.
4. PROVIDE MECHANICAL VENTILATION CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR IN BATHROOMS, WATER CLOSET COMPARTMENTS, LAUNDRY ROOMS AND SIMILAR ROOMS IF OPENABLE WINDOWS ARE NOT AVAILABLE OR PROVIDED.
5. THERE SHALL BE NO ELECTRICAL PENETRATIONS OF SHEAR WALLS SHOWN ON FOUNDATION, FLOOR OR ROOF FRAMING. WIRING PENETRATIONS OF MAXIMUM 3/4" DIA. ARE ALLOWED IN STUDS ONLY. MAXIMUM ONE PER STUD.
6. RECEPTACLE OUTLET LOCATIONS WILL COMPLY WITH NEC. ART.
7. PROVIDE FLUORESCENT GENERAL LIGHTING IN KITCHEN AND BATHROOMS.
8. COUNTERTOP RECEPTACLE OUTLETS SHALL COMPLY W/ NEC ART. 210-52(a)
9. HALLWAY RECEPTACLE OUTLETS SHALL COMPLY W/ NEC ART. 210-52(h)
10. BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY A MINIMUM OF ONE 20-AMPERE BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. THIS CIRCUIT MAY SERVE MORE THAN ONE BATHROOM. NEC ART. 210-52 (d)

ARCHITECT
PAUL LONGTON
2909 M[illegible] DRIVE
OCEA[illegible] CA. 92054
(76[illegible]) 4

OWNER
NORTON CONSTRUCTION
12526 MANIFESTO PL.
SAN DIEGO, CA 92130
(858) 720-1253

PROJECT
PEPPER TREE RESIDENCE
OCEANSIDE, [illegible]054

DATE ISSUED
JUNE 6th, 2003

REVISIONS

PLAN
PL-2828

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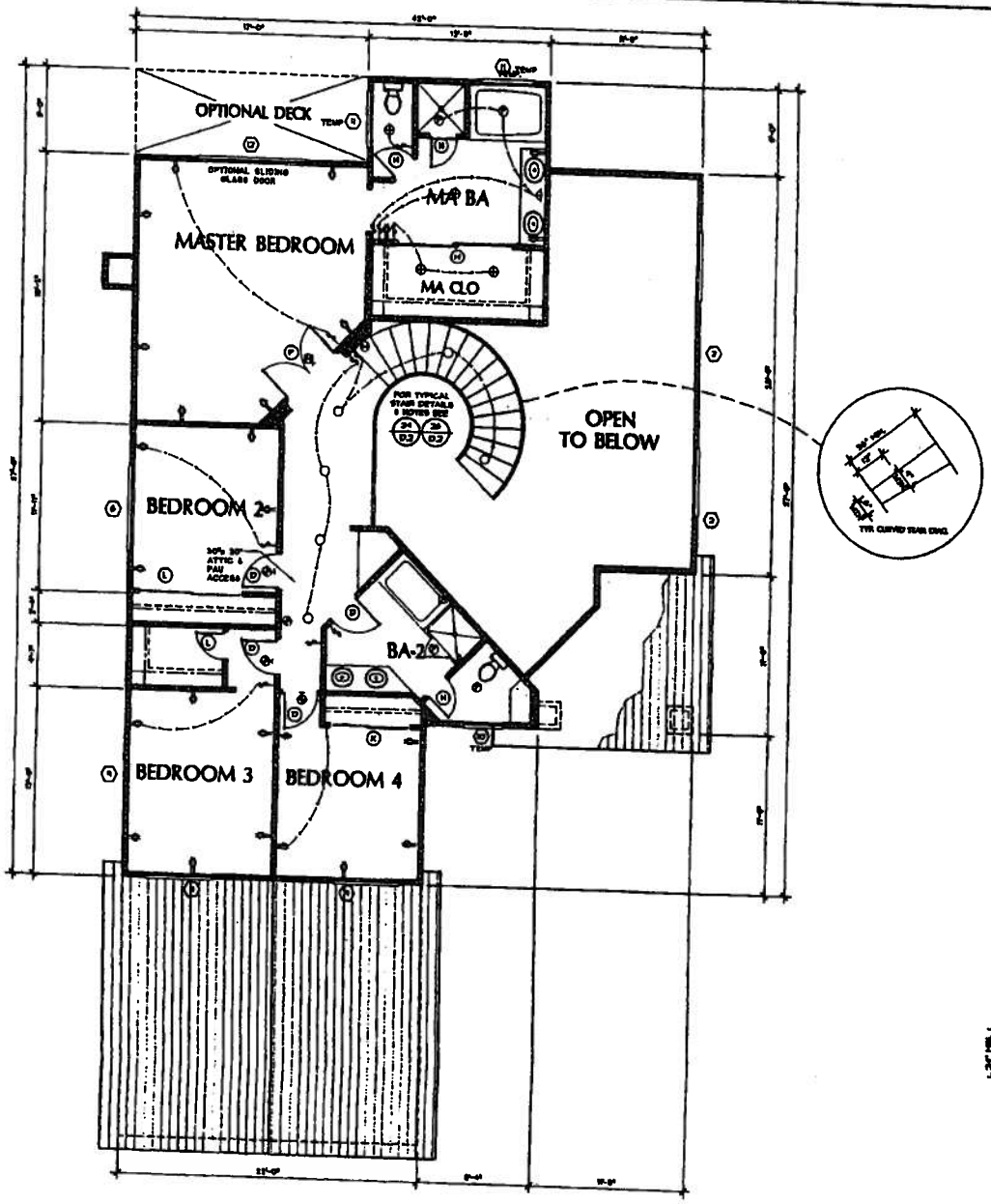


2 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

DOOR SCHEDULE

O	DOOR SIZE	TYPE	MAT.	FIN.	REMARKS
A	8'-0" X 8'-0" (2)	ENTRY PAIR	WOOD	PAINT	TEMP. GLASS
B	2'-6" X 8'-0"	INTERIOR	WOOD	PAINT	
C	2'-6" X 8'-0"	INTERIOR	WOOD	PAINT	
D	2'-6" X 8'-0"	INTERIOR	WOOD	PAINT	
E	3'-0" X 8'-0"	1 3/8" S.C. or 20 MIN. RATING	WOOD	PAINT	W/ SELF CLOSER
F	3'-0" X 8'-0"	WATER HEATER	WOOD	PAINT	W/ VENTS @ T & B
G	8'-0" X 7'-0"	OVERHEAD GARAGE DOOR	WOOD	PAINT	W/ OPENER
H	2'-6" X 8'-0"	INTERIOR	WOOD	PAINT	
J	8'-0" X 8'-0"	SLIDING GLASS DOOR	GLASS	ALUM.	TEMPERED GLASS
K	6'-0" X 8'-0"	BI-FOLD	WOOD	PAINT	
L	3'-0" X 8'-0"	BI-FOLD	WOOD	PAINT	
M	6'-0" X 8'-0"	BI-FOLD	WOOD	PAINT	
N	2'-0" X 8'-0"	SHOWER DOOR	GLASS	ALUM.	TEMPERED GLASS
P	2'-4" X 6'-8" (2)	INTERIOR PAIR	WOOD	PAINT	
Q	16'-0" X 7'-0"	OVERHEAD GARAGE DOOR	WOOD	PAINT	W/ OPENER

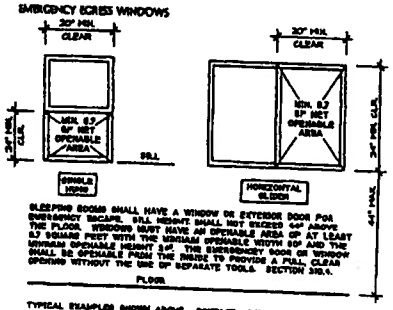
WINDOW SCHEDULE

O	WINDOW SIZE	TYPE	FRAME MAT.	FRAME FINISH	GLASS FINISH	GLASS DUAL	GLASS TEMP	REMARKS
1	4'-0" X 5'-0"	S. HUNG	ALUM.		CLEAR	X		
2	3'-0" X 5'-0"	SLIDING	ALUM.		CLEAR	X		
3	6'-0" X 5'-0"	SLIDING	ALUM.		CLEAR	X		
4	3'-0" X 5'-0"	S. HUNG	ALUM.		CLEAR	X		
5	3'-0" X 5'-0"	S. HUNG	ALUM.		CLEAR	X		
6	6'-0" X 5'-0"	SLIDING	ALUM.		CLEAR	X		
7	3'-0" X 5'-0"	S. HUNG	ALUM.		CLEAR	X		
8	3'-0" X 5'-0"	D. HUNG	ALUM.		CLEAR	X	X	SAFETY GLAZING
9	3'-0" X 5'-0"	SLIDING	ALUM.		CLEAR	X		
10	3'-0" X 3'-0"	SLIDING	ALUM.		CLEAR	X		
11	4'-0" X 4'-0"	SLIDING	ALUM.		CLEAR	X	X	SAFETY GLAZING
12	3'-0" X 3'-0"	D. HUNG	ALUM.		CLEAR	X	X	SAFETY GLAZING
13	4'-0" X 6'-0"	SLIDING	ALUM.		CLEAR	X		

DOOR & WINDOW NOTES:

1. ALL OPENABLE WINDOWS ARE TO HAVE SCREENS REFER TO THE EXTERIOR ELEVATIONS FOR THE OPENING SECTIONS AND LOCATIONS OF WINDOWS TO HAVE MUTIN BARS. COLOR TO MATCH WINDOW FRAME.
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 JOINTS IN WINDOWS.
5. MIRRORS IN ALL BATHS SHALL START AT THE COUNTER TOPS AND EXTEND TO 7'-0" ABOVE THE FLOOR.
6. PAU CLOSET SHALL BE 12" WIDER THAN FURNACE MAX. LENGTH 14 FT. WITH 90 O ELBOWS U.M.C. SEC. 804.3.3.
7. ALL SLIDING GLASS DOORS AND WINDOWS MARKED "TEMP" ARE TO HAVE 3/16" TEMPERED GLASS.
8. WINDOWS ARE TO BE VINYL FRAMED, DUAL GLAZED, CLEAR GLASS.
9. SEE T-24 CALCS FOR GLAZING REQUIREMENTS AND VALUES.
10. DOOR BETWEEN GARAGE AND DWELLING TO BE SELF-CLOSING, TIGHT FITTING AND EITHER 1 3/8" THICK SOLID WOOD OR 20 MIN. FIRE PROTECTION RATED S.R.C. SEC. 302.4 EX.3
11. THE MANUFACTURER WINDOWS SHALL HAVE A LABEL ATTACHED CERTIFIED BY THE NATIONAL FENESTRATION RATING COUNCIL (NFRC) AND SHOWING COMPLIANCE WITH THE ENERGY CALCULATIONS.

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 310.1.

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.

ARCHITE
PAUL LONGTON
2809 MESA DRIVE
OCEANSIDE, CA. 92054
-4904

OWNER
NORTON CONSTRUCTION
12526 MANIFESTO PL.
SAN DIEGO, CA 92130
(858) 720-1253

PROJECT
PEPPER TREE RESIDENCES
OCEANSIDE, CA 92054

DATE ISSUED
JUNE 9th, 2003

REVISIONS

PLAN
PL-2828

SHEET
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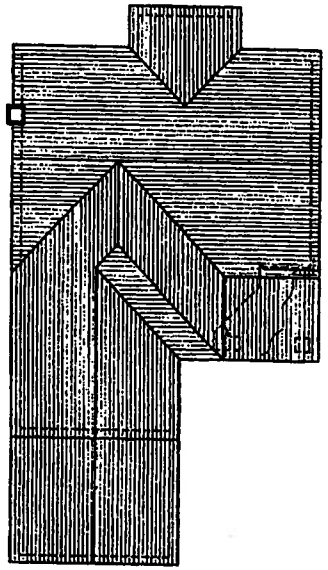


5 ROOF PLAN
SCALE: 1/8"=1'-0"

ROOF PLAN NOTES:

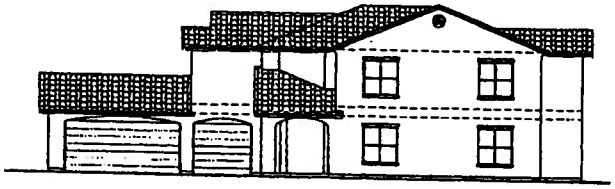
1. TILE ROOF: 1a PIECE CLAY TILE BY "U.S. TILE" or SIMIL. I.C.B.O. [illegible]
   a) PROVIDE MIN. 30 LAYER 40# FELT UNDERLAYMENT. INSTALL TILE PER MANUF.'s RECOMMENDATIONS.
   b) SOLID PLYWOOD ROOF SHEATHING PER PLAN.
   c) PROVIDE BIRD STOPS TO MATCH ROOF (TYP.)
2. NO GUTTERS @ ROOF OVERHANG. LANDSCAPE PLAN SHALL PROVIDE SUFFICIENT SUB-SURFACE DRAINS @ HOUSE PERIMETER.
3. ROOF SLOPE = 3:12
4. 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.
5. PROVIDE GALVANIZED 26 GA. IRON ROOF FLASHING @ ALL ROOF and WALL INTERSECTIONS, VALLEYS, and G.I. DIVERTERS and EXTERIOR DOORWAYS and HIGH SIDE OF FIREPLACE CHIMNEY STACKS WHERE OCCURS.
6. PROVIDE PLYWOOD CRICKETS and G.I. FLASHING @ ANY and ALL FIREGARDER WATER COLLECTION SPOTS ON ROOF TO DIVERT WATER TO NATURAL ROOF FLOW. 24" FT. MIN. @ VALLEYS.
7. ALL G.I. FLASHING SHALL BE PER S.M.A.C.N.A. STANDARDS.

ATTIC VENTING NOTES:

1. PROVIDE DORMER AND/OR GABLE VENTS IN THE UPPER 1/3 OF THE ROOF. VENTS FOR 1/2 OF THE REQUIRED VENTING FOR EACH ATTIC AREA.
2. PROVIDE (3) 3"Ø VENT HOLES IN EACH EAVE BLOCK FOR THE OTHER 1/2 OF THE REQUIRED VENTING. EACH HOLES WITH 1/4 HARDWARE CLOTH. EACH BLOCK PROVIDES 9.3 SQUARE INCHES OF NET VENTING AREA.
3. SPACE VENTS AT CORNERS AND EQUIDISTANT FROM EACH OTHER.
4. WHERE EAVE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MIN. OF 1" OF AIR SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING.

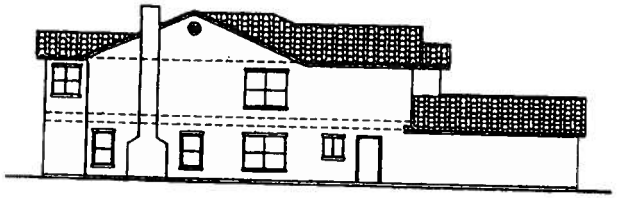
VENTING AREA REQUIREMENTS:

ATTIC VENTING =
3269 S.F. OF NSH ATTIC / 300 = 1.4 S.F. MIN. NET VENT AREA REQ.
PROVIDE 5.7 S.F. NET VENT AREA MIN. W/ GABLE OR DORMER VENTS
PROVIDE 5.7 S.F. NET VENT AREA MIN. W/ EAVE BLOCKS (NO EAVE BLOCKS REQ.)

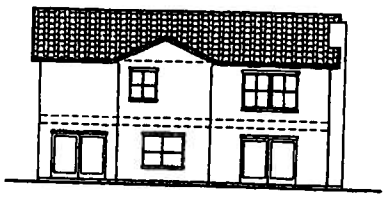


2 RIGHT ELEVATION
SCALE: 1/8"=1'-0"

1 FRONT ELEVATION
SCALE: 1/8"=1'-0"



4 LEFT ELEVATION
SCALE: 1/8"=1'-0"



3 REAR ELEVATION
SCALE: 1/8"=1'-0"

ELEVATION NOTES:

1. CHIMNEY'S TO BE MINIMUM 2'-0" ABOVE ANY ROOF WITHIN 10'-0"

   SPARK ARRESTORS TO BE INSTALLED ON ALL CHIMNEYS PER UBC, SECTION 3103.3.8

2. STUCCO TO BE 1" THICK, 3 COAT STUCCO OVER EXPANDED METAL LATH

PAUL LONGTON
2909 MESA DRIVE
OCEANSIDE, CA. 92054
(760) [illegible]
ARCHITECT

NORTON CONSTRUCTION
12526 MANIFESTO PL.
SAN DIEGO, CA 92130
(858) 720-1253
OWNER

PEPPER TREE RESIDENCES
OCEANSIDE, C[illegible] 92054
PROJECT

DATE ISSUED
JUNE 9th, 2003

REVISIONS
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PLAN
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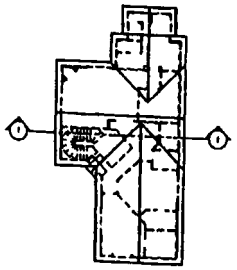
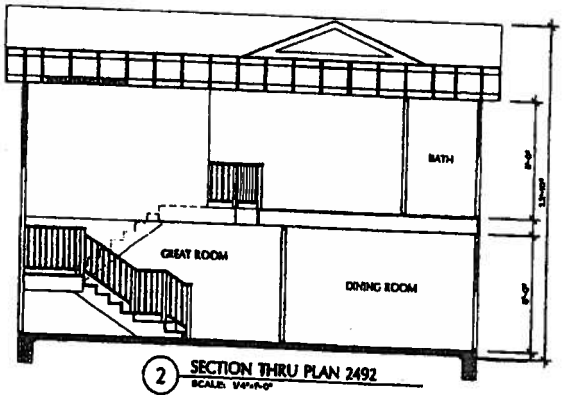
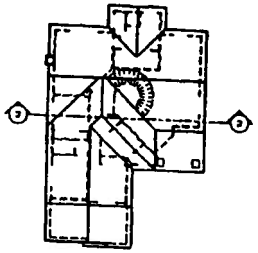


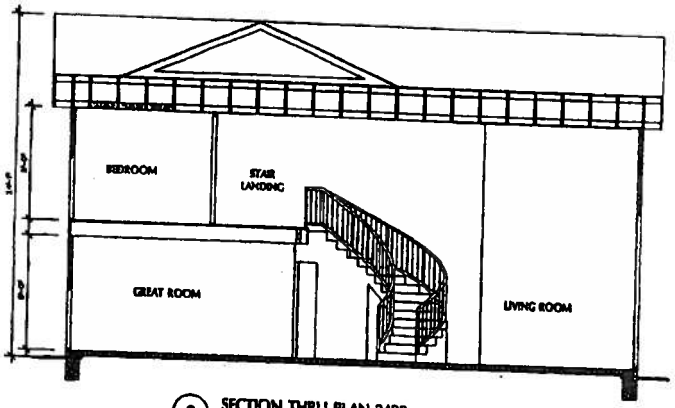
1a UNIT 2492 KEY PLAN
SCALE: 1/16"=1'-0"



2 SECTION THRU PLAN 2492
SCALE: 1/4"=1'-0"



2a UNIT 2498 KEY PLAN
SCALE: 1/16"=1'-0"



2 SECTION THRU PLAN 2498
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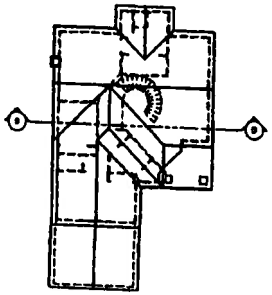
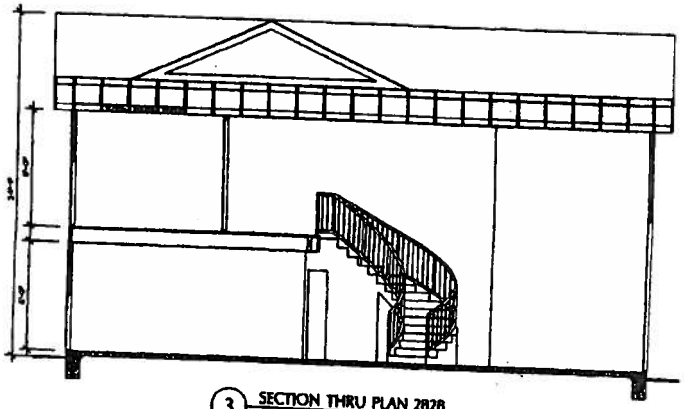


3a UNIT 2828 KEY PLAN
SCALE: 1/16"=1'-0"



3 SECTION THRU PLAN 2828
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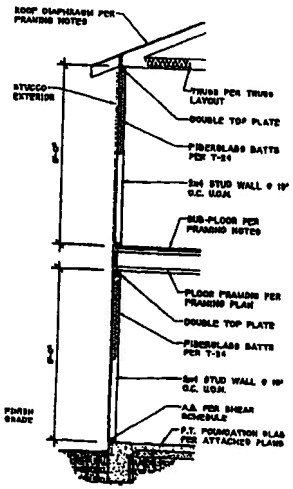


4 TYPICAL WALL SECTION
SCALE: 3/8"=1'-0"

ARCHIT.
PAUL LONGTON
2808 MESA DRIVE
OCEANSIDE, CA. 92054
4904

OWNER
NORTON CONSTRUCTION
12526 MANIFESTO PL.
SAN DIEGO, CA 92130
(858) 720-1253

PROJECT
PEPPER TREE RESIDENCES
OCEANSIDE, CA 92054

DATE ISSUED
JUNE 9th, 2003

REVISIONS

PLAN
ALL

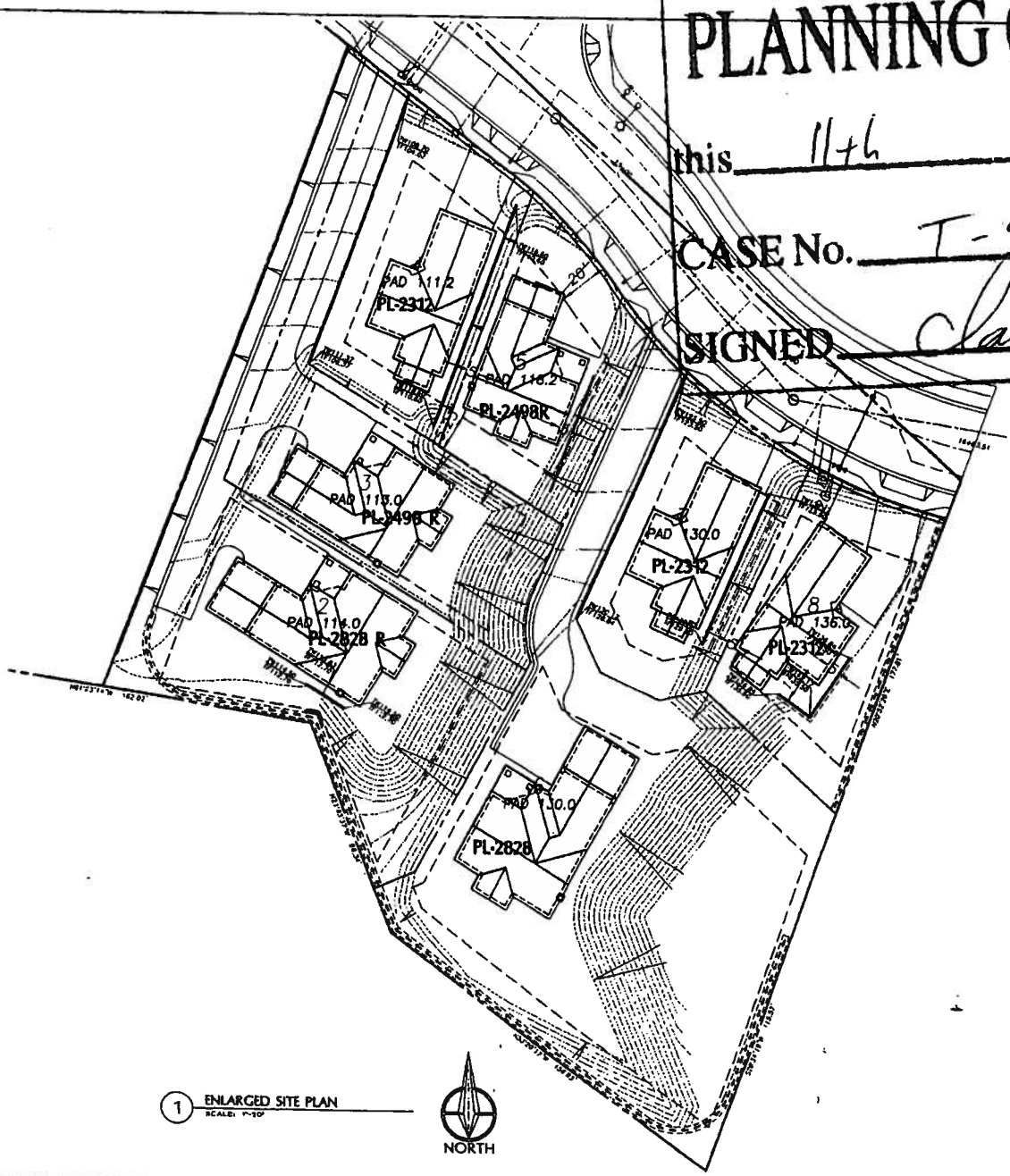
SHEET
A.10

APPROVED BY THE
PLANNING COMMISSION

this 11th day of August 2003

CASE No. T-4-97

SIGNED Clair Zolt



1 ENLARGED SITE PLAN
SCALE: 1"=10'

PLAN 2383. (3 TOTAL)	
1st FLOOR	1078.0 SQ. FT.
2nd FLOOR	1414.0 SQ. FT.
TOTAL HABITABLE	2,492.0 SQ. FT.
GARAGE	470.0 SQ. FT.
PLAN 2498. (3 TOTAL)	
1st FLOOR	1379.0 SQ. FT.
2nd FLOOR	1109. SQ. FT.
TOTAL HABITABLE	2,488.0 SQ. FT.
GARAGE	478.0 SQ. FT.
COVERED PORCH	104.0 SQ. FT.
PLAN 2828. (3 TOTAL)	
1st FLOOR	1543.0 SQ. FT.
2nd FLOOR	1285.0 SQ. FT.
TOTAL HABITABLE	2,828.0 SQ. FT.
GARAGE	478.0 SQ. FT.
COVERED PORCH	104.0 SQ. FT.

7 UNITS TOTAL x 3 PLANS	HABITABLE	GARAGE
(3) PLAN 2,492.0	= 7,475.0 SQ. FT.	1,410.0 SQ. FT.
(3) PLAN 2,488.0	= 4,888.0 SQ. FT.	890.0 SQ. FT.
(3) PLAN 2,828.0	= 8,484.0 SQ. FT.	990.0 SQ. FT.

ARCHITECT
PAUL LONGTON
2809 MESA DRIVE
OCEANSIDE, CA. 92054
(760) 722-4904

OWNER
NORTON CONSTRUCTION
12526 MANIFESTO PL.
SAN DIEGO, CA 92130
(858) 720-1253

PROJECT
PEPPER TREE RESIDENCES
OCEANSIDE, CA 92054

DATE ISSUED
JUNE 9th, 2003

REVISIONS

PLAN
E. SITE

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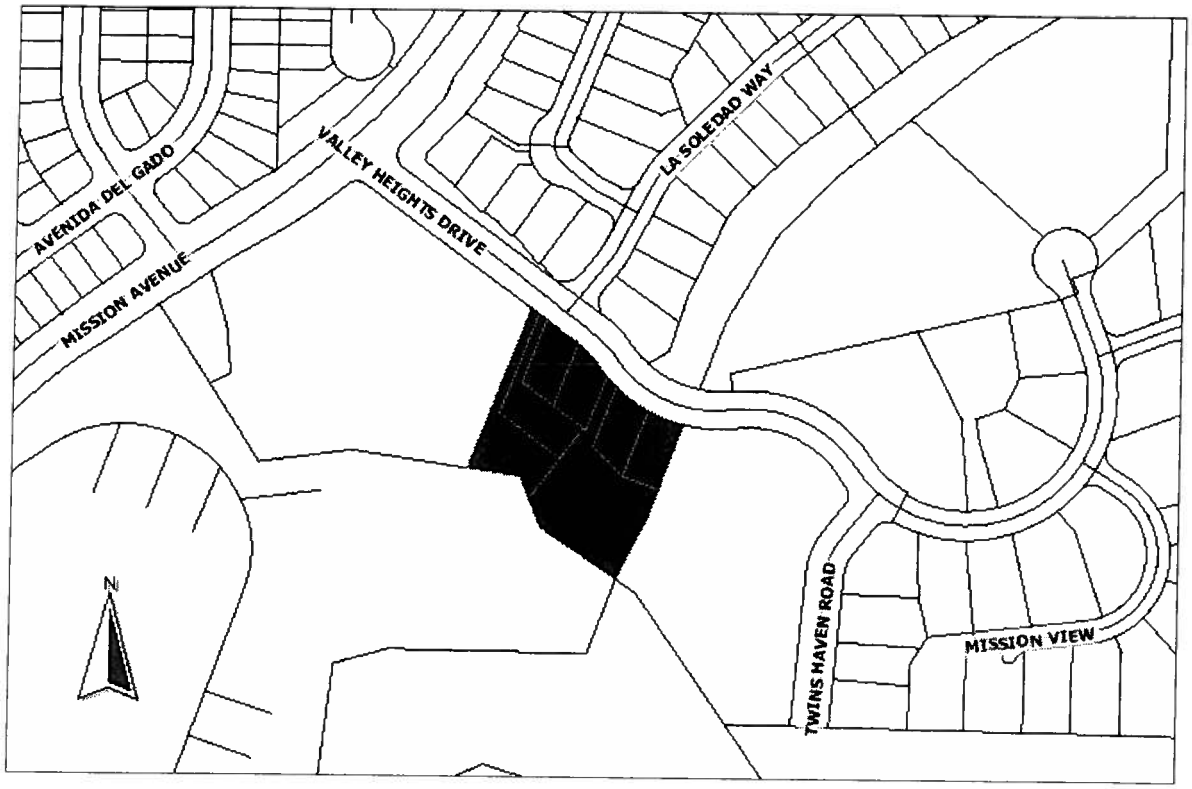
SP.2



File Number: **D10-00002**

Applicant: **Hallmark Communities, Inc.**

Description:

DEVELOPMENT PLAN (D10-00002) to allow for modifications to a previously approved floor plan, elevations, the site plan, and conceptual landscape plan for the Pepper Tree subdivision located south west of Mission Avenue and Valley Heights Drive. The project site has a General Plan Land Use Designation of Single-Family Dwelling Residential (SFD-R), is zoned Residential Single-Family (RS), and is situated within the San Luis Rey Neighborhood Planning Area. – **PEPPER TREE REVISION**

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

Pepper Tree Revision @ Mission Ave & Valley Hgts Dr

Application for Public Hearing

Community Development Department / Planning Division
(760) 435-3520
Oceanside Civic Center 300 North Coast Highway
Oceanside, California 92054-2885

STAFF USE ONLY	
ACCEPTED 4/15/10	BY SKI ? DW

Please Print or Type All Information

HEARING	
GPA	
MASTER/SP.PLAN	
ZONE CH.	
TENT. MAP	
PAR. MAP	
DEV. PL. DID-00002	
C.U.P.	
VARIANCE	
COASTAL	
O.H.P.A.C.	

PART I – APPLICANT INFORMATION

1. APPLICANT HALLMARK COMMUNITIES INC	2. STATUS OWNER
3. ADDRESS 740 LOMAS SANTA FE DR STE 204 SOLANA BEACH, CA 92075	4. PHONE/FAX/E-mail (858) 481-3310 (858) 481-6325 (F)
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) SEAN SANTA CRUZ	
6. ADDRESS 740 LOMAS SANTA FE DR STE 204 SOLANA BEACH, CA 92075	7. PHONE/FAX/E-mail (858) 481-3310 X122 ssantacruz@hallmarkcommunities.com

PART II – PROPERTY DESCRIPTION

8. LOCATION MISSION AVE & VALLEY HEIGHTS DRIVE			9. SIZE 1.71 ACRES
10. GENERAL PLAN SF-D	11. ZONING RS	12. LAND USE SINGLE FAMILY RESIDENTIAL	13. ASSESSOR'S PARCEL NUMBER 158-701-24, 29-50

PART III – PROJECT DESCRIPTION

14. GENERAL PROJECT DESCRIPTION T-4-97, D-15-97, C-26-97

SEVEN (7) LOT SINGLE FAMILY SUBDIVISION ON VALLEY HEIGHTS DRIVE. THE SUBDIVISION WAS APPROVED IN OCTOBER 1997 BY RESOLUTION NO. 97-P60 AND AGAIN IN DECEMBER 1999 BY RESOLUTION NO. 99-P82.

15. PROPOSED GENERAL PLAN	16. PROPOSED ZONING	17. PROPOSED LAND USE	18. NO. UNITS	19. DENSITY
—	—	—	7	4.1 du/acre

20. BUILDING SIZE	21. PARKING SPACES	22. % LANDSCAPE	23. % LOT COVERAGE or FAR
—	—	—	—

PART IV – ATTACHMENTS

	24. DESCRIPTION/JUSTIFICATION		25. LEGAL DESCRIPTION		26. TITLE REPORT
	27. NOTIFICATION MAP & LABELS		28. ENVIRONMENTAL INFO FORM		29. PLOT PLANS
	30. FLOOR PLANS AND ELEVATIONS		31. CERTIFICATION OF POSTING		32. OTHER (See attachment for required reports)

PART V – SIGNATURES

33. APPLICANT OR REPRESENTATIVE (Print):	34. DATE	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).
SEAN SANTA CRUZ	4/15/10	

Sign:	35. OWNER (Print)	36. DATE
	MICHAEL J. HALL	4/15/10

I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Sign:

D10-00002

HALLMARK COMMUNITIES

April 15, 2010

City of Oceanside
Attn: Scott Nightingale
300 North Coast Highway
Oceanside, CA 92054

Re: Description and Justification Letter for Planning Commission Application for 7 single-family homes; Pepper Tree project; T-4-97; D-15-97; C-26-97

Dear Mr. Nightingale:

The subject property received approval for a tentative map, development plan and conditional use permit on October 13, 1997 for a seven lot (7) single-family residential project on Valley Heights Drive (Resolution No. 97-P60). A time extension on the previous approval was requested and approved on December 13, 1999 (Resolution No. 99-P82). Along with the time extension, an approval of the floor plans and elevations, conceptual landscape plan, and site plan were was granted by the Planning Commission. A Final Map for the project was recorded in January 2001 as Map No. 14128. Additionally, it was determined that no further extensions of the development plan would be required due to the determination by City Planner Jerry Hittleman (May 15, 2006) that the plan was now vested for the project.

Since that time, the project has been rough graded and building pads have been generated, along with the construction of some of the required street improvements. Hallmark Communities Inc purchased the property in February 2010 and is now in the process of completing all of the improvement work as well as begin the construction of the seven (7) single-family homes.

At this time, we are requesting to modify the previously approved floor plans, elevations, site plan, and conceptual landscape plan for the project. We are proposing two (2) floor plans with two (2) elevation types and three (3) color schemes used to create the desired street scene. The two floor plans sizes are 2,461 SF and 3,060 SF, and all have unique architectural details, and sizable rear yards and attached two and three car garages. The floor plans range from 3-5 bedrooms and 3 baths and contain great rooms, kitchens, dining rooms, nooks, dens, and optional 1st floor guest rooms. The upstairs contains the master bedroom and secondary bedrooms along with lofts and tech centers.

The landscape concept plan and site plan will be modified accordingly based on the new plotting of the homes on the existing rough graded lots. Each unit will have typical slope planting, along with front yard plantings that will be maintained by each individual homeowner, along with all of the slope landscaping contained within each individual lot. Perimeter fencing and side yard fencing will be a combination of 6-foot high wood and ornamental iron. Any and all parkway, front yard, and slope landscaping will be per the landscape standards established by the City of Oceanside.

At this time, we ask that Staff please review our application for this request and to schedule a hearing in front of the Planning Commission as soon as possible. We are looking to get started right away on this project, so if you need more information, please let me know. Thank you.

Sincerely,

Sean Santa Cruz
VP Planning and Development
(858) 481-3310 x122
Fax (858) 481-6325
ssantacruz@hallmarkcommunities.com

EXHIBIT "A"

All that certain real property situated in the County of San Diego, State of California, described as follows:

PARCEL A:

Parcel A-1:

Parcel "A" of Certificate of Compliance recorded November 16, 2006 as File No. 2006-0817819 of Official Records, and described as follows:

Being a portion of Valley Heights Drive vacated per Resolution No. 00R725-1 recorded January 17, as File No. 2001-0025361 of Official Records and portions of Lots 6, 7 and 8 of Pepper Tree Lane according to Map thereof No. 14128 filed in the Office of the San Diego County Recorder on January 5, 2001, in the City of Oceanside, County of San Diego, State of California, more particularly described as follows:

Being at the Northeast corner of said Lot 8; Thence South 20°45'15" West 124.47 feet; Thence North 48°54'24" West 70.39 feet; Thence North 25°19'35" East 100.36 feet to a point on the Northerly right-of-way of said portion of vacated Valley Heights Drive; Said point also the beginning of a non-tangent 228.00 foot radius curve concave Northeasterly; a radial line from said point bears North 28°05'53" East; Thence Southeasterly along said right-of-way and the arc of said curve through a central angle of 14°36'54" a distance of 58.16 feet to the point of beginning.

Parcel A-2:

Parcel "B" of Certificate of Compliance recorded November 16, 2006 as File No. 2006-0817819 of Official Records, and described as follows:

Being a portion of Valley Heights Drive vacated per Resolution No. 00R725-1 recorded January 17, 2001 as File No. 2001-0025361 of Official Records and a portion of Lots 6 and 7 of Pepper Tree Lane according to map thereof No. 14128, filed in the Office of the San Diego County Recorder on January 5, 2001, in the City of Oceanside, County of San Diego, State of California, more particularly described as follows:

Beginning at the Northwest corner of said Lot 7; Said point also on the Northerly right-of-way of said portion of vacated Valley Heights Drive; Said point also the beginning of a 228.00 foot radius curve concave Northeasterly; Thence Southeasterly along said right-of-way and the arc of said curve through a central angle of 01°10'01", a distance of 4.64 feet to the TRUE POINT OF BEGINNING; Said point also the beginning of a 228.00 foot radius curve concave Northeasterly; Thence Southeasterly along said right-of-way and the arc of said curve through a central angle of 15°03'10", a distance of 59.90 feet; Thence leaving said right-of-way South 25°19'35" West 100.36 feet; Thence South 78°12'36" West 18.86 feet; thence North 24°06'18" West 20.21 feet; Thence North 23°55'05" East 109.76 feet to a point on said right-of-way; Said point also the TRUE POINT OF BEGINNING.

Parcel A-3:

Parcel "C" of Certificate of Compliance recorded November 16, 2006 as File No. 2006-0817819 of Official Records, and described as follows:

Being a portion of Valley Heights Drive vacated per Resolution No. 00R425-1 recorded January 17, 2001 as File No. 2001-0025361 of Official Records and portions of Lots 6, 7 and 8 of Pepper Tree Lane according to Map thereof No. 14128, filed in the Office of the San Diego County Recorder on January 5, 2001, in the City of Oceanside, County of San Diego, State of California, more particularly described as follows:

EXHIBIT "A" continued

Beginning at the most Southerly corner of said Lot 6; Thence Northwesterly along the Southwesterly boundary of said Lot 6 North 53°27'30" West 156.93 feet; Thence North 21°50'50" West 47.44 feet; Thence North 36°19'00" East 140.52 feet; Thence South 53°41'00" East 5.00 feet; Thence North 20°45'15" East 92.22 feet to a point on the Northerly right-of-way of said portion of vacated Valley Heights Drive; said point also the beginning of a non-tangent 228.00 foot radius curve concave Northeasterly; a radial line from said point bears North 49°55'39" East; Thence Southeasterly along said right-of-way and the arc of said curve through a central angle of 06°46'36", a distance of 26.97 feet; Thence leaving said right-of-way South 23°55'05" West 109.76 feet; Thence South 24°06'18" East 20.21 feet; Thence South 48°54'24" East 70.39 feet to a point on the Easterly boundary of said Lot 6; Thence leaving said right-of-way South 23°55'05" West 109.76 feet; Thence South 24°06'18" East 20.21 feet; Thence South 65°41'11" East 25.68 feet; Thence North 78°12'36" East 18.86 feet; Thence South 48°54'24" East 70.39 feet to a point on the Easterly boundary of said Lot 6; Thence South 20°45'15" West 36.80 feet; Thence South 20°27'06" West 115.52 feet to the point of beginning.

PARCEL B:

Parcel B-1:

Parcel "A" of Certificate of Compliance recorded November 16, 2006 as File No. 2006-0817823 of Official Records, and described as follows:

Being a portion of Parcel "C" per Certificate of Compliance No. PLA-17-03 recorded November 16, 2006 as File No. 2006-0817819 of Official Records together with a portion of Lot 5 of Pepper Tree Lane according to Map thereof No. 14128, filed in the Office of the San Diego County Recorder on January 5, 2001, all in the City of Oceanside, County of San Diego, State of California, more particularly described as follows:

Beginning at the most Westerly corner of said Parcel "C"; Thence North 36°19'00" East, 85.76 feet; Thence South 58°39'13" East, 24.21 feet; Thence North 30°13'33" East 5.75 feet to the beginning of a non-tangent 38.00 foot radius curve concave Easterly, a radial line from said point bears North 70°11'23" East; Thence Northwesterly along the arc of said curve through a central angle of 43°43'42", a distance of 29.00 feet; Thence North 23°55'05" East, 114.42 feet to a point on the Northerly line of said Parcel "C"; Said point also the beginning of a non-tangent 228.00 foot radius curve concave Northeasterly, a radial line from said point bears North 49°13'06" East; Thence Southeasterly along said Northerly line of the arc of said curve through a central angle of 06°04'03", a distance of 24.14 feet; Thence leaving said Northerly line along the boundary of said Parcel "C" the following courses South 23°55'05" West, 109.76 feet; Thence South 24°06'18" East, 20.21 feet; Thence South 65°41'11" East 25.68 feet; Thence North 78°12'36" East 18.86 feet; Thence South 48°54'24" East 70.39 feet; Thence South 20°45'15" West, 36.80 feet; Thence South 20°27'06" West 115.52 feet; Thence North 53°27'30" West, 156.93 feet; Thence North 21°50'50" West, 47.44 feet to the point of beginning.

Parcel B-2:

Parcel "B" of Certificate of Compliance recorded November 16, 2006 as File No. 2006-0817823 of Official Records, and described as follows:

Being a portion of Lot 3 and Lot 5 of Pepper Tree Lane according to map thereof No. 14128, filed in the Office of the San Diego County Recorder on January 5, 2001, together with a portion of Valley Heights Drive vacated per Resolution No. 00R725-1 recorded January 17, 2001 as File No. 2001-0025361 of Official Records and a portion of Parcel "C" per Certificate of Compliance No. PLA-17-03 recorded November 16, 2006 as File No. 2006-0817819 of Official Records, all in the City of Oceanside, County of San Diego, State of California, more particularly described as follows:

EXHIBIT "A" continued

Beginning at the Northwesterly corner of said Lot 5; Said point also on the Northerly right-of-way of said portion of vacated Valley Heights Drive; Said point also the beginning of a non-tangent 172.00 foot radius curve concave Southwesterly; a radial line from said point bears South 39°18'07" West; Thence Southeasterly along said right-of-way and the arc of said curve through a central angle of 15°53'30", a distance of 47.71 feet to the beginning of a reversing 228.00 foot radius curve concave Northeasterly thence continuing along said right-of-way Southeasterly along the arc of said curve through a central angel of 05°58'31", a distance of 23.78 feet; Thence leaving said right-of-way South 23°55'05" West 86.37 feet; Thence North 58°39'13" West 59.08 feet; Thence North 20°45'15" East 108.99 feet to a point in said right-of-way; Said point also the point of beginning.

Parcel B-3:

Parcel "C" of Certificate of Compliance recorded November 16, 2006 as File No. 2006-0817823 of Official Records, and described as follows:

Being Lot 4 and a portion of Lot 3 of Pepper Tree Lane according to Map thereof No. 14128, filed in the Office of the San Diego County Recorder on January 5, 2001, together with a portion of Valley Heights Drive vacated per Resolution No. 00R725-1 recorded January 17, 2001 as File No. 2001-0025361 of Official Records, all in the City of Oceanside, County of San Diego, State of California, more particularly described as follows:

Beginning at the Northwest corner of said Lot 4; Said point also on the Northerly right-of-way of said portion of vacated Valley Heights Drive; Thence Southeasterly along said right-of-way South 53°54'02" East 52.69 feet to the beginning of a tangent 172.00 foot radius curve concave Southwesterly; Thence continuing along said right-of-way Southeasterly along the arc of said curve through a central angle of 03°12'09", a distance of 9.61 feet; Thence leaving said right-of-way South 21°45'05" West 108.99 feet; Thence North 58°39'13" West 61.04 feet; Thence North 20°45'15" East 114.52 feet to a point on said Northerly right-of-way of said Valley Heights Drive; Said point also the point of beginning.

Parcel B-4:

Parcel "D" of Certificate of Compliance recorded November 16, 2006 as File No. 2006-0817823 of Official Records, and described as follows:

Being a portion of Valley Heights Drive vacated per Resolution No. 00R725-1 recorded January 17, 2001 as File No. 2001-0025361 of Official Records and portions of Lot 3 and Lot 5 of Pepper Tree Lane according to Map thereof No. 14128, filed in the Office of the San Diego County Recorder on January 5, 2001, and a portion of Parcel "C" of Certificate of Compliance No. PLA-17-03 in the City of Oceanside, recorded on November 16, 2006 as File No. 2006-0817819 of Official Records, County of San Diego, State of California, more particularly described as follows:

Beginning at the most Northwesterly corner of said Lot 3; Said point also on the Northerly right-of-way of said portion of vacated Valley Heights Drive; Thence Southeasterly along said right-of-way South 53°54'02" East 15.55 feet; Thence leaving said right-of-way South 20°45'15" West 114.52 feet; Thence South 58°39'13" East 120.12 feet; Thence South 23°55'05" West 28.05 feet to the beginning of a tangent 38.00 foot radius curve concave Northeasterly; Thence Southeasterly along the arc of said curve through a central angle of 43°43'42",a distance of 29.00 feet; Thence non-tangent South 30°13'33" West 5.75 feet; Thence North 58°39'13" West 24.21 feet; Thence South 36°19'00" West 5.24 feet; Thence North 53°41'00" West 118.81 feet; Thence North 20°45'15" East 169.92 feet to a point on said right-of-way; Said point also the point of beginning.

EXHIBIT "A" continued

PARCEL C:

Parcel C-1:

Parcel "A" of Certificate of Compliance recorded November 16, 2006 as File No. 2006-0817828 of Official Records, and described as follows:

Being a portion of Parcel "A" per Certificate of Compliance No. PLA-18-03, in the City of Oceanside, recorded on November 16, 2006 as File No. 2006-0817823 of Official Records, filed in the Office of the San Diego County Recorder, County of San Diego, State of California, more particularly described as follows:

Beginning at the most Southeasterly corner of said Parcel "A"; Thence Northwesterly along the Southwesterly boundary of said Parcel "A" North 53°27'30" West 156.93 feet; Thence North 21°50'50" West 18.00 feet; Thence leaving said boundary North 68°09'10" East, 18.00 feet; Thence North 29°35'23" East, 88.71 feet; Thence along the boundary of Parcel "A" as follows; Thence North 30°13'33" East, 5.75 feet to the beginning of a non-tangent 38.00 foot radius curve concave Northeasterly; a radial line from said point bears North 70°11'23" East; Thence Northwesterly along the arc of said curve through a central angle of 43°43'42", a distance of 29.00 feet; Thence North 23°55'05" East, 114.42 feet to a point on the Northerly boundary of said Parcel "A"; Said point also the beginning of a non-tangent 228.00 foot radius curve concave Northeasterly, a radial line from said point bears North 49°13'06" East, Thence Southeasterly the arc of said curve through a central angle of 06°04'03", a distance of 24.14 feet; Thence along the Easterly boundary of said parcel "A" South 23°55'05" West, 109.76 feet; Thence South 24°06'18" East 20.21 feet; Thence South 65°41'11" East 25.68 feet; Thence North 78°12'36" East, 18.86 feet; Thence South 48°54'24" East 70.39 feet; Thence South 20°45'15" West 36.80 feet; Thence South 20°27'06" West, 115.52 feet to the point of beginning.

Parcel C-2:

Parcel "B" of Certificate of Compliance recorded November 16, 2006 as File No. 2006-0817828 of Official Records, and described as follows:

Being a portion of Parcel "D" per Certificate of Compliance No. PLA-18-03, in the City of Oceanside recorded November 16, 2006 as File No. 2006-0817823 of Official Records together with a portion of Lot 2 of Pepper Tree Lane according to Map thereof No. 14128, filed in the Office of the San Diego County Recorder on January 5, 2001, all in the City of Oceanside, County of San Diego, State of California, more particularly described as follows:

Beginning at the most Northwesterly corner of said Parcel "D"; Thence Southeasterly along the boundary of said Parcel "D" South 53°54'02" East, 15.55 feet; Thence leaving Northwesterly line along boundary of said Parcel "D" as follows South 20°45'15" West 114.52 feet; Thence South 58°39'13" East, 120.12 feet; Thence South 23°55'05" West 28.05 feet to the beginning of a tangent 38.00 foot radius curve concave Northeasterly; Thence Southeasterly along the arc of said curve through a central angle of 43°43"42" a distance of 29.00 feet; Thence South 30°13'33" West, 5.75 feet; Thence leaving said boundary of Parcel "D" North 58°39'13" West 142.07 feet; Thence North 20°45'15" East 175.09 feet to the point of beginning.

EXHIBIT "A" continued

Parcel C-3:

Parcel "C" of Certificate of Compliance recorded November 16, 2006 as File No. 2006-0817828 of Official Records, and described as follows:

Being a portion of Lot 2 of Pepper Tree Lane according to Map thereof No. 14128, filed in the Office of the San Diego County Recorder on January 5, 2001, together with a portion of Valley Heights Drive vacated per Resolution No. 00R725-1 recorded January 17, 2001 as File No. 2001-0025361 of Official Records and a portion of Parcels "A" and "D" per Certificate of Compliance No. PLA-18-03 recorded November 16, 2006 as File No. 2006-0817823 of Official Records all in the City of Oceanside, County of San Diego, State of California, more particularly described as follows:

Beginning at the most Southwesterly corner of said Lot 2; Thence Northerly along the Westerly boundary of said Lot North 20°45'15" East, 272.57 feet to a point on the Northerly right-of-way of said portion of vacated Valley Heights Drive; Thence Southeasterly along said right-of-way South 53°54'02" East, 15.55 feet; Thence leaving said right-of-way South 20°45'15" West 175.09 feet; Thence South 58°39'13" East 142.07 feet; Thence South 29°35'23" West 88.71 feet; Thence South 68°09'10" West 18.00 feet; Thence North 21°50'50" West 68.34 feet; Thence North 81°30'27" West 83.42 feet to the point of beginning.

Parcel D:

Lot 4 of Pepper Tree Lane, in the City of Oceanside, County of San Diego, State of California, according to Map thereof No. 14128, filed in the Office of the County recorder of San Diego County, January 5, 2001