

**AGENDA**  
**OCEANSIDE DEVELOPER'S CONFERENCE**

**Tuesday, November 27, 2012, 9:00 a.m.**  
**Plaza Conference Room**

1. 9:00 a.m. - 10:00 a.m.      Discussion of a proposed condominium conversion use from duplex to triplex located at 1213 South Nevada Street.

**Zoning: R-3 (Residential Medium Density)**  
**Land Use: High Density**  
**Neighborhood Area: South Oceanside**  
**Assessor Parcel Number: 152-123-03**  
**Contact Person: Joe Lewis Wilkins**  
**Tel.: 760-738-1721**  
**Email: [pepetoo@cox.net](mailto:pepetoo@cox.net)**

**Attachments:**

1. Maps
2. Project Description Letter
3. Proposed Elevations



Joe Lewis Wilkins, Architect

417 N. Citrus Avenue, #1  
Escondido, CA 92027  
Phone: 760-738-1721  
License No. 10,778

November 25, 2012

To: Oceanside Developer's Conference Staff Members  
300 N. Coast Highway  
Oceanside, CA 92054

Subject: Project Description Letter

**Project INFO: LOCATION: 1213 South Nevada Street, Oceanside, CA;**  
**APN 152 - 123-3**  
**PROPOSED USE: Conversion from Duplex to Triplex**

Dear Staff Members;

Please see the 6 attached Sheets for additional information. They are adapted from the approved plans used by the original owners, as Owner Builders, to construct the existing structure as it may be found at the location noted above. The information shown on Sheet 1 pertains to the original two Unit Project and has yet to be altered for the addition of the third Unit.

The revised Unit Areas are shown on Sheet 2, incorporating a third unit. "C" totally within the existing structure's footprint; and which is currently a part of Unit "A"

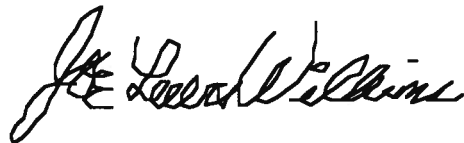
There are no proposed changes to the Exterior Elevations as viewed from Nevada Street or any of the adjacent properties. There will be minor changes in the small Courtyard Elevations in the area of the exterior Entrance that will be required for the Newly defined Unit "C".; yet to be developed on these drawings; also to be altered, is the Floor Plan of the new Unit "C" as currently shown on Sheet 2A of this submittal. There should be no structural changes required with minor MEP alterations to adapt to the new layout.

It is expected that there will be an appropriate re-division of the existing Utility metering, while the existing two car Garage that lies below the portion of the structure that is to become Unit "C" will be dedicated to that Unit. Units "A" and "B" will, as they now do, share the Garage spaces below them.

The Photos shown on Sheet 5 were taken immediately following the Stucco phase of the original construction, and prior to the addition of pop-outs and pot-shelves as shown on Sheets 3 and 4.

Many more drawings are part of the Original File, but have not been included in this submittal. Should they be desired, you have merely to request copies.

Sincerely,



Joe Lewis Wilkins  
Architect, C-10,778  
Renewal Date: 4/30/13





Date First Issued:	NOV. 25, 2012
REVISIONS	NO / DATED

1081 Centimo del Rio South, Suite No. 218  
 ARCHITECTURAL DESIGN, CONSTRUCTION DOCUMENTATION  
 San Diego, CA 92108 (760) 728-1221  
**JOE LEWIS WILKINS, ARCHITECT**

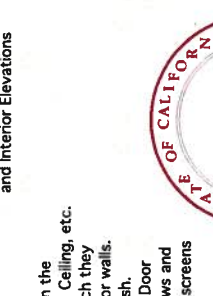
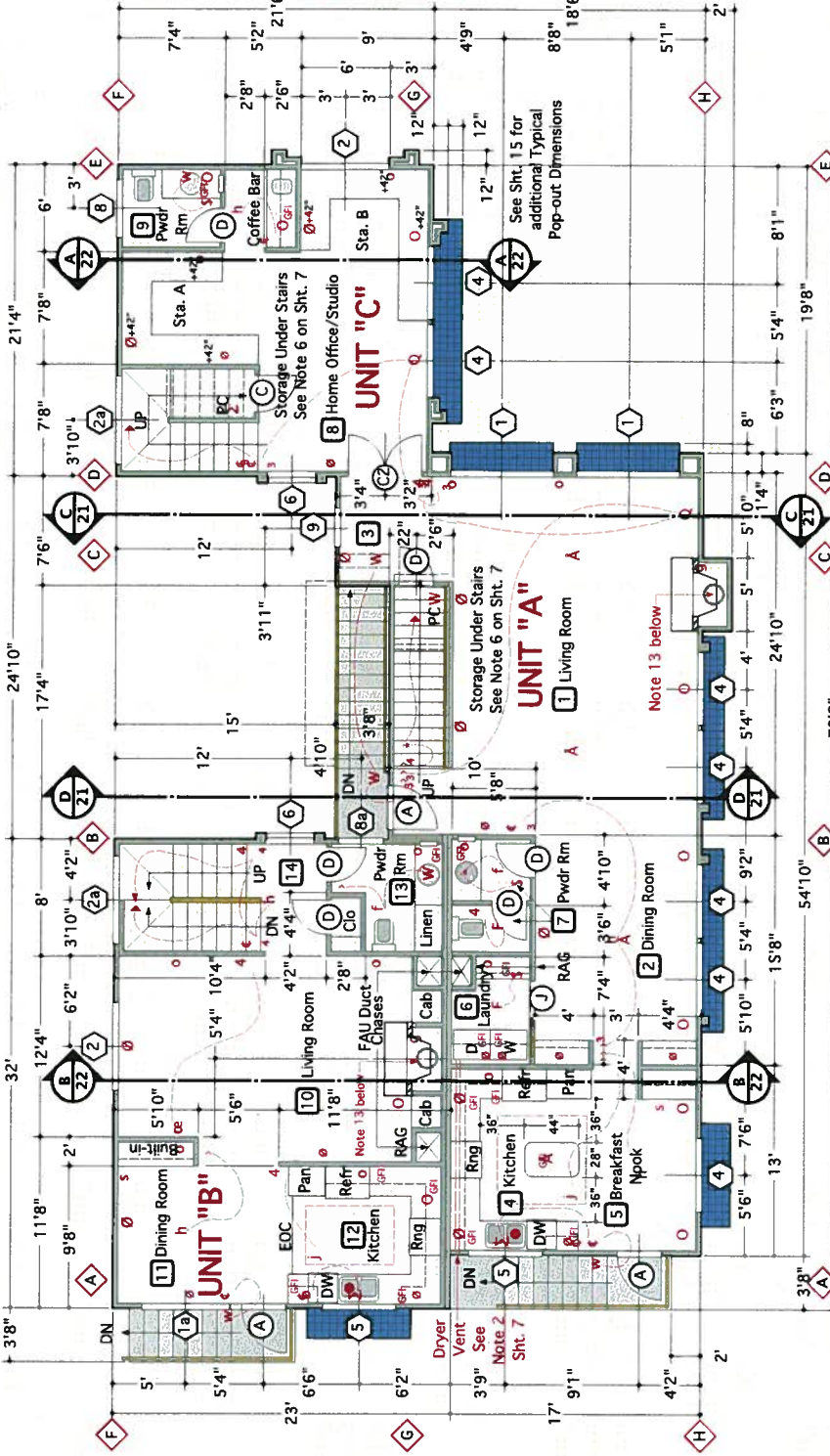
**PROPOSED TRI-FLX FOR**  
**MR. AMARYOT CHEEMA**  
 13303 Gabilan Road  
 San Diego, CA 92128  
 Cell Phone: 619.733.3536

PROJECT NO.  
 A-100-12  
 SHEET NO.  
**2A**  
 2A OF 6

- INTERIOR ELEVATION MATERIAL NOTES:**
- 1 • 4x4 Toe Kick
  - 1A • 4" Cove Sht. Vinyl Base
  - 2 • 8x8 Toe Kick
  - 3 • Laminated Plastic Counter
  - 4 • Tops w/ 4" Back & Side Splash
  - 5 • Laminated Plastic Counter
  - 6 • Tops w/ 6" Back & Side Splash
  - 7 • 18"x24" Med. Cabinet @ 80"
  - 8 • 1/4" Plate Glass Mirror
  - 9 • Sliding Safety Glass Shower Doors w/ Integral Towel Bars
  - 10 • 72" High Fiberglass Tub and Shower Enclosure
  - 11 • 24" Towel Bar @ 48" & @ W/C - not shown
  - 12 • Ceramic Tile - all walls

See Key Note 32 on Sheet 2 for sealing, lining and/or insulating of assembly penetrations by piping, electrical devices, recessed cabinets, and/or devices that may be required to maintain the required sound transmission ratings.

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Notes: (Continued from Sheet No. 7 - Basement Floor Plan)

- 8. • Where items are not dimensioned, it is assumed they will be in the center of the "spaces" in which they are positioned: Room, Wall, Ceiling, etc.
- 9. • Locate Door Jambis adjacent to Tub/Showers or walls, to which they are perpendicular, a minimum of 3" from faces of Tub/Showers or walls.
- 10. • DCOs @ counter tops to be located 4" above top of backsplash.
- 11. • See Exterior Elevations for Direction of Operable Window and Door Panels. All Patio Doors to have approved Safety Glass. All Windows and Doors to have approved Security Guard features. Provide rolling screens at windows having access to Pot Shelves.
- 12. • Computer, Telephone and TV systems to be selected by owners.
- 13. • Fireplaces to be Majestic BC-36 Wood Burning, or equal. ICBO - ER-5677 Tile or Masonry Hearths. Accessories to be selected. See Sht. 14 for details.



**Window Schedule**

TYPE	SIZE
1	7050
1A	6050
2	6040
2A	6040 w/ Type 7 above
3	6020
4	5040
5	5036
6	40" Ø Circular Window
7	6030 Semi-Circle
8	4020 3020 Storm Glass
9	2854 Fixed See Elevation

**Door Schedule**

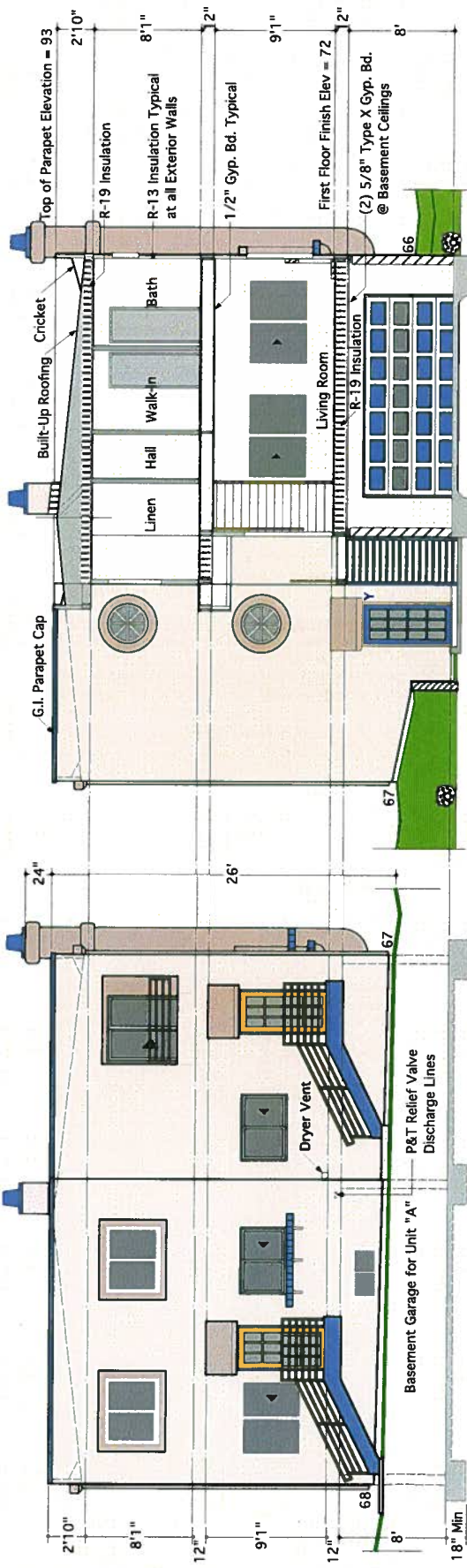
TYPE	SIZE
A	3068
B	2868
C	2668
C2	5068 (Pair 2668)
D	2468
E	2068
F	15070 OH Garage Door
G	Not used this level
H	6068 Glazed Patio Door
J	2868 Pocket Door
K	2468 Pocket Door

**Electrical Symbols Schedule**

SYMBOL	ELECTRICAL ITEM
Q	Duplex Convenience Outlet @ +12" UNO
O	Half Hotwired - DCO
GH	GFI - DCO (A Surface Mntd. DCO) (All 125 volt, single phase, 15 & 20 amp receptacles in garages or out- doors to have ground fault interrupter protection.)
S	Ceiling Mntd. Smoke Detector
W	Wall Mntd. Light Fixture (PC indicates pull chain)
h	Ceiling Mntd. Light Fixture - Flush or Surface
I	Heat/Light/Fan Combo. - Clg. Mntd.
F	Light/Fan Combo. - Clg. Mntd.
S	Light Switch (PC = Pull Chain)
S	3 or 4 Way Light Switch
J	J-Box for Fluorescent Kitchen Lighting
•	Garbage Disposal
T	Indicates Room Number. See Room Finish Schedule on previous Sheet.

Note: Dimensions are either to face of stud, concrete or masonry except as specifically indicated otherwise. Dimensions shall be verified & the Architect notified of discrepancies or inconsistencies that can adversely affect the project.

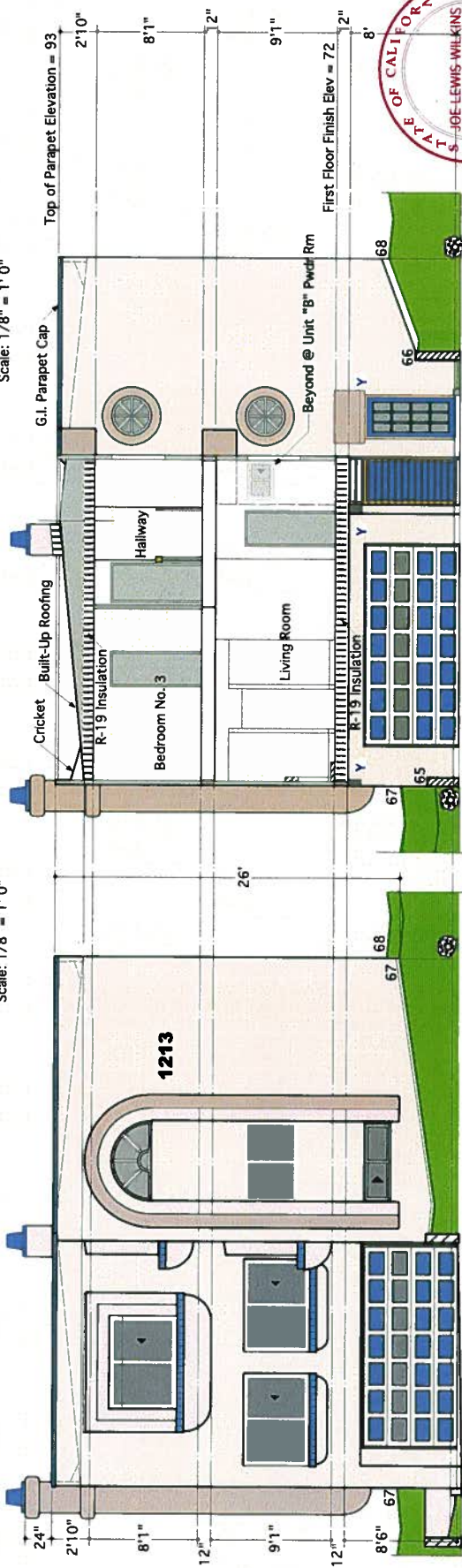
**FLR BLDG. PLAN**  
 Scale: 1/8" = 1' 0"



**REAR ELEVATION - WESTERLY**  
Scale: 1/8" = 1' 0"

**SECTION D-D**  
Scale: 1/8" = 1' 0"

Waterproof Membrane  
& French Drain @ side  
and rear yards



**VADA ST. ELEV. - EASTERLY**  
Scale: 1/8" = 1' 0"

**SECTION C-C**  
Scale: 1/8" = 1' 0"



Date First Issued	NOV. 25, 2012
REVISIONS	NO DATED

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ARCHITECTURAL DESIGN, CONSTRUCTION DOCUMENTATION  
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**PROPOSED TRI-PLEX FOR  
MR. AMARJOT CHEEMA**  
13303 Gabilan Road  
San Diego, CA 92128  
Cell Phone: 619.733.3536

PROJECT NO.  
A-1061-12  
SHEET NO.  
**3**  
3 OF 6

SEE SHT. 20 FOR TYPICAL MATERIAL NOTES.

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