

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

**Tuesday, November 29, 2011, 9:00 a.m.**  
**Guajome Room**

1. 9:00 a.m. - 10:00 a.m.      Discussion of a new single-family residence located at St. Malo Beach #26.

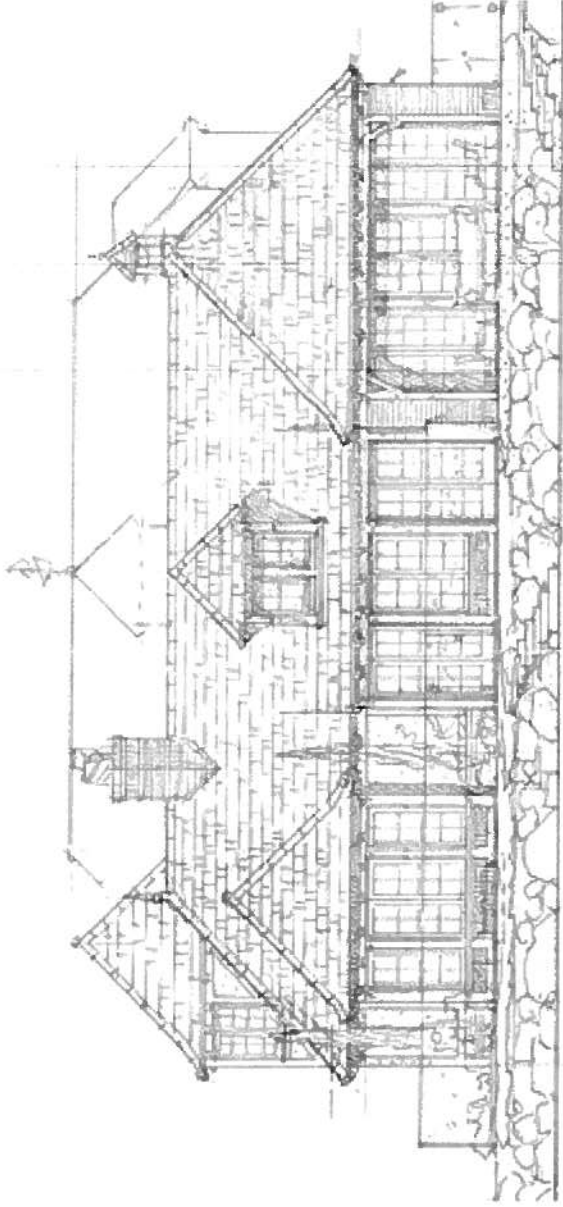
**Zoning: R1 Single-Family Residential**  
**Land Use: SFD Single-Family Dwelling**  
**Neighborhood Area: South Oceanside**  
**Assessor Parcel Number: 155-103-25-00**  
**Contact Person: Steve Giannetti**  
**Tel.: 310.869.2002**  
**Email: [giannetti@mac.com](mailto:giannetti@mac.com)**

Attachments:

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



*Twenty Six of St Malo Beach*



**PROJECT**

Demolish existing residence & construct new single family residence with a courtyard in the St Malo Beach French Style. at 26 St Malo Beach, Oceanside, CA

**SITE**

15199 sf Oceanfront Lot  
5531+- of Interior space.

**OWNER**

Paul & Katherine Johnson  
580 Covington Place Pasadena, CA 91105 626-403-2323

**ARCHITECT**

Steve Giannetti  
Giannetti Architecture Inc. 11980 San Vicente 101 Los Angeles, CA 90049 310-820-1329





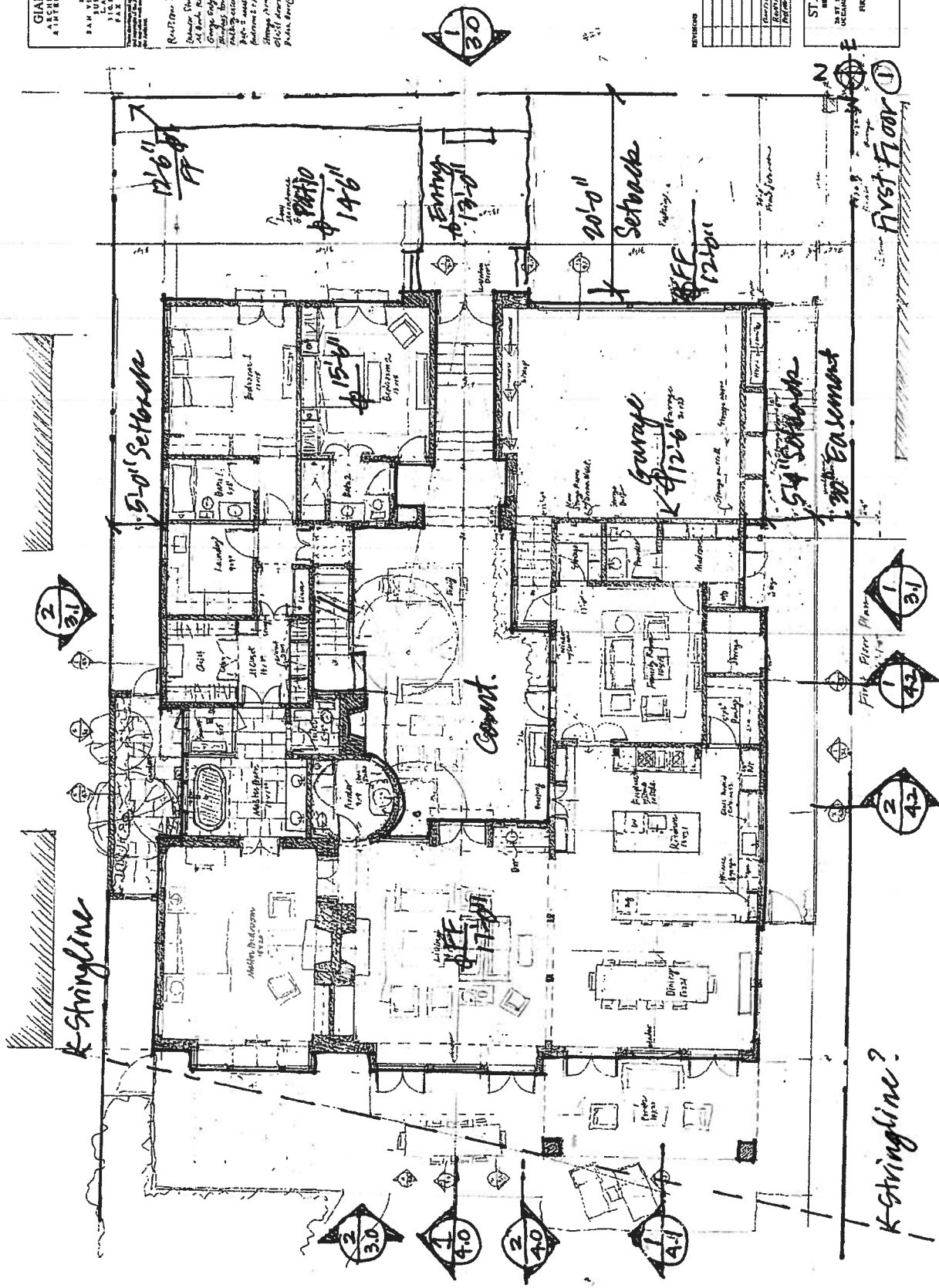


GIANNETTI ARCHITECTS INC.  
 11880  
 SAN VICENTE BL.  
 L.A. 90049  
 P. 310.407.0841

Rev. 1/20/03  
 Update floor plan  
 at each revision  
 Group only marked  
 with a revision number  
 and a date  
 All dimensions are in feet  
 unless otherwise noted  
 All work to be done in accordance with the City of Los Angeles Building Department  
 Plans are for information only

NO.	REVISIONS	DATE
1	Issue for permit	1/20/03
2	Issue for permit	1/20/03
3	Issue for permit	1/20/03
4	Issue for permit	1/20/03
5	Issue for permit	1/20/03
6	Issue for permit	1/20/03
7	Issue for permit	1/20/03
8	Issue for permit	1/20/03
9	Issue for permit	1/20/03
10	Issue for permit	1/20/03

ST. MALO  
 2417 W. 10TH ST.  
 LOS ANGELES, CA 90004  
 FIRST FLOOR  
 PLAN  
 2.1



1  
30

2  
21

2  
42

2  
30

1  
40

2  
40

1  
41

1  
31

1  
42

2  
42

K-stringline?

First Floor

**GIANNETTI**  
 ARCHITECTURE  
 & INTERIORS, INC.  
 11885  
 SAN VICENTE BL  
 SUITE 101  
 310.820.1329  
 FAX 310.869.1

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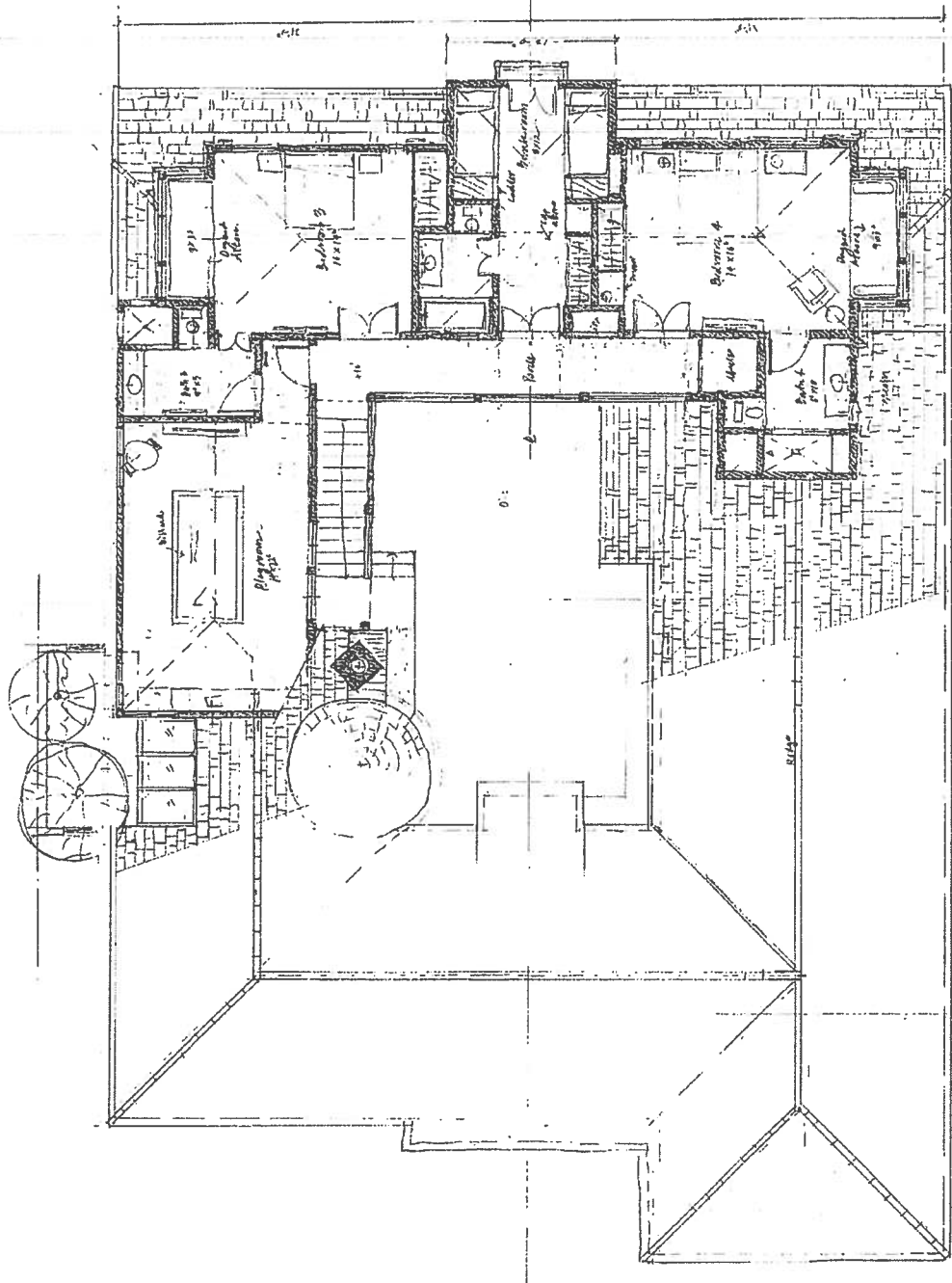
Revision 3  
 Update floor plan  
 Bedrooms & living area

REVISIONS

NO.	DATE	DESCRIPTION
1	10/13/04	10/13/04
2	10/13/04	10/13/04
3	10/13/04	10/13/04

ST. MALO  
 RESIDENCE  
 1519 G  
 SAN ANTONIO, TEXAS  
 ARCHITECTURE & INTERIORS, INC.  
 SECOND FLOOR  
 PLAN  
 2.2

N  
 1519 G  
 Second Floor Plan  
 1/4" = 1'-0"



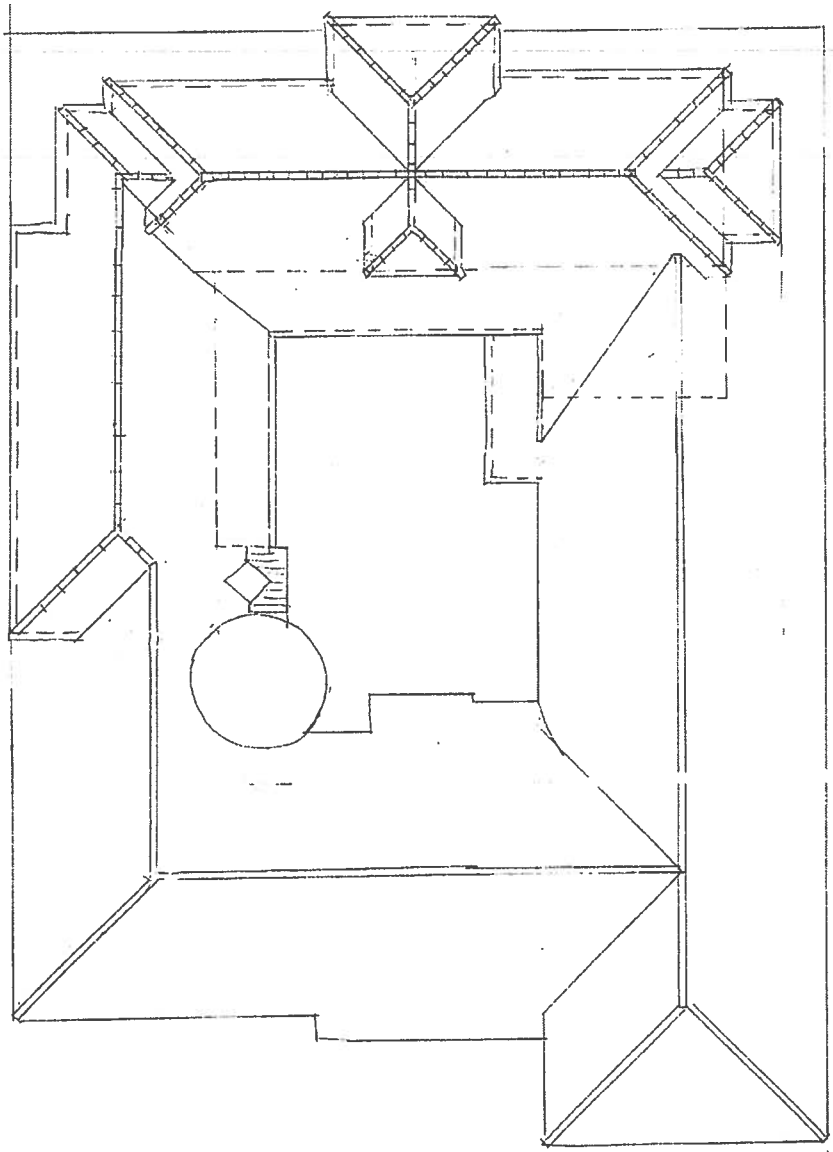
Second Floor Plan  
 1/4" = 1'-0"

**GIANNETTI**  
 ARCHITECTURE  
 & INTERIOR, INC.  
 11888  
 SAN VICENTE BL.  
 SUITE 201  
 SAN DIEGO, CA 92131  
 FAX 619-591-1111

REVISIONS

NO.	DATE	DESCRIPTION

ST. MALO  
 RESIDENCE  
 29 ST. MALO BLVD.  
 OCEANVIEW, CA 90554  
 ROOF PLAN  
 2.3



*Roof Plan ①*

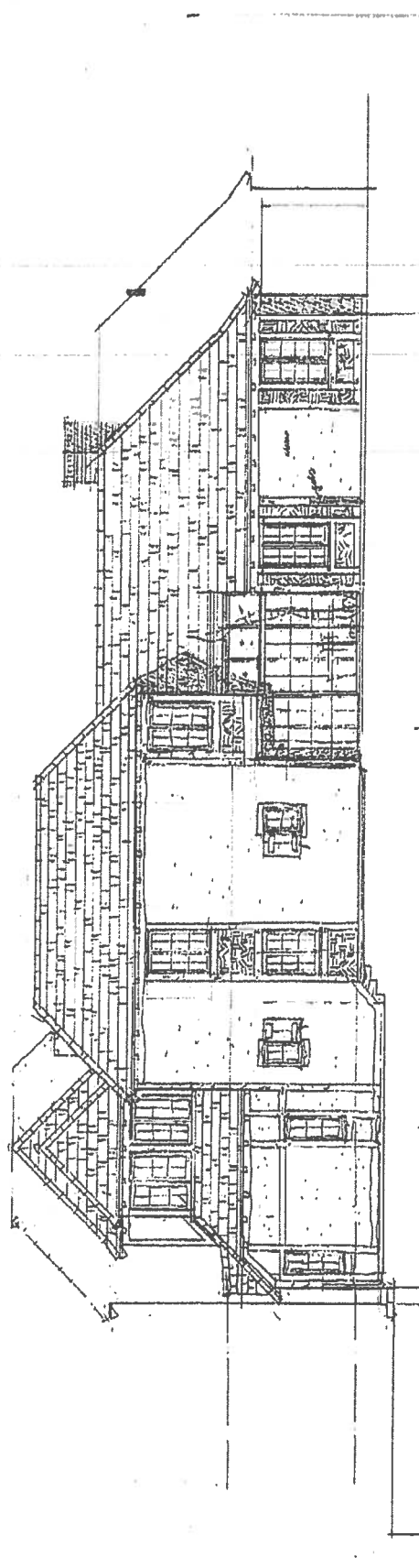


GIANNETTI  
 ARCHITECTS  
 11500  
 SAN VICENTE BL.  
 LOS ANGELES  
 CA 90025  
 (213) 771-1111

Project No. 3  
 Home 5166 Glenhurst

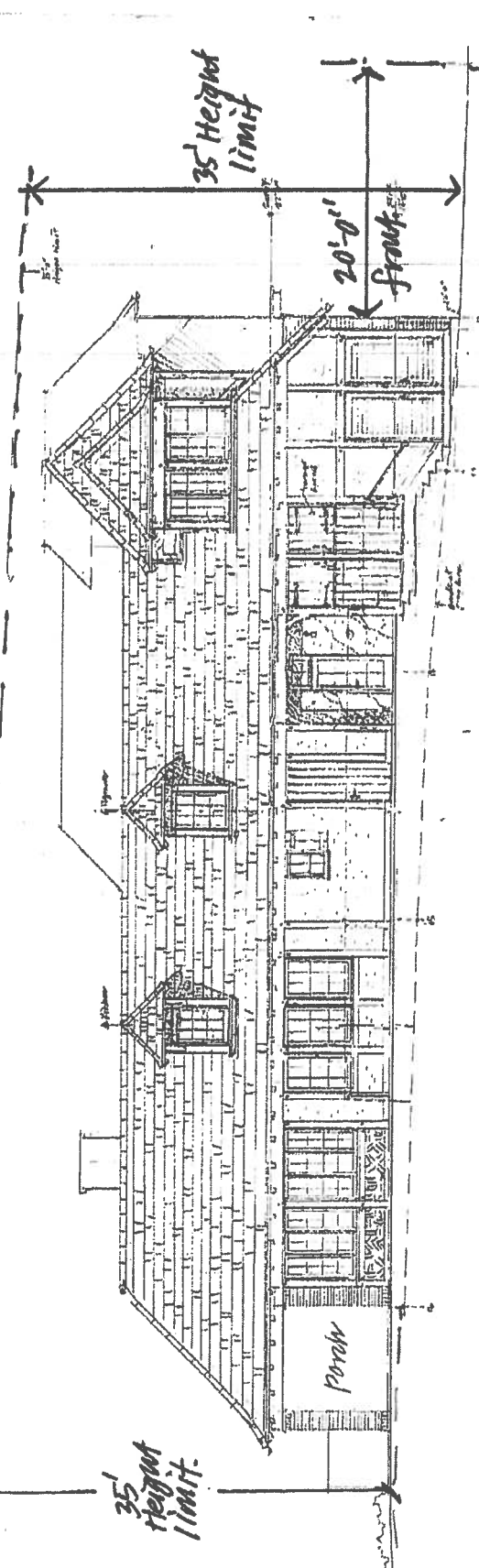
NO.	DATE	DESCRIPTION

ST. MALO  
 2475 MALIBU BL. W. OF  
 OCEANSIDE CA 92051  
 ELEVATION  
 31



North Elevation  
 1/4" = 1'-0"

North ②



South Elevation  
 1/4" = 1'-0"

South ①

35' Height Limit

35' Height Limit

20'-0" front

porch





