

<sup>1</sup>**AGENDA**  
**OCEANSIDE DEVELOPER'S CONFERENCE**

**Tuesday, April 19, 2016, 8:30 a.m.**  
**City Hall South, 1<sup>st</sup> Floor, Guajome Room**

1. 8:30 a.m. – 9:30 a.m.      Plan check review for a new maintenance building, site improvements and existing operations and maintenance building T.I.'s at City of Oceanside's SLR Waste Water Treatment Plant, 3950 North River Rd (Water Utilities CIP Project)

**Zoning: PS (Public and Semipublic)**  
**Land Use: Civic Institutional**  
**Neighborhood Area: North Valley**  
**Assessor Parcel Number: 157-021-04**  
**Contact Person: Amy Czajkowski, CIP Manager**  
**Tel.: (760) 435-5820**  
**Email: [aczajkowski@ci.oceanside.ca.us](mailto:aczajkowski@ci.oceanside.ca.us)**

*\*Due to the high number of pages of the plans and documents for this item, only excerpts are attached here. Please access the full documents through this link:*

**[https://www.hightail.com/e?phi\\_action=app/orchestrateDownload&sendId=2940541614&emailId=8e05401964250fe092e5c14609c02721&s=19104&cid=tx-02002207350200000000](https://www.hightail.com/e?phi_action=app/orchestrateDownload&sendId=2940541614&emailId=8e05401964250fe092e5c14609c02721&s=19104&cid=tx-02002207350200000000)**

2. 9:30 a.m. – 10:30 a.m.      Proposed 12-unit multi-family project (revision to RC15-00002) located at 1909 S Myers St.

**Zoning: R-3 (Medium Density Residential)**  
**Land Use: Coastal High Density Residential**  
**Neighborhood Area: South Oceanside**  
**Assessor Parcel Number: 153-251-40**  
**Contact Person: Tim Golba**  
**Tel.: (619) 231-9905**  
**Email: [tgolba@golba.com](mailto:tgolba@golba.com)**

Attachments:

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

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



# SAN LUIS REY WASTE WATER TREATMENT PLANT

(NEW MAINTENANCE BLDG, SITE IMPROVEMENTS, EXIST. OPERATIONS & MAINTENANCE BLDG T.I.'S)  
3950 NORTH RIVER ROAD, OCEANSIDE, CA 92058  
(PROJECT # 909123500722)

**100% SUBMITTAL SET**  
**03.29.2016**

## BUILDING DATA

OWNER:	CITY OF OCEANSIDE WATER UTILITIES DEPARTMENT
ADDRESS:	3950 NORTH RIVER ROAD OCEANSIDE, CA 92058
ASSESSOR'S PARCEL NO.:	160-290-01
SCOPES OF WORK:	<p><b>PHASE 1:</b> CONSISTS OF THE NEW 17,982 SQUARE FOOT GROUND-UP MAINTENANCE BUILDING, SITE DEVELOPMENT TO PROVIDE PARKING AND ACCESS TO THE NEW BUILDING.</p> <p><b>PHASE 2:</b> CONSISTS OF THE NEW STORAGE BUILDING AND ALL SITE IMPROVEMENTS.</p> <p><b>PHASE 3:</b> EROSION CONTROL PLAN</p> <p><b>PHASE 4:</b> CONSISTS OF THE INTERIOR REMODEL TO THE EXISTING MAINTENANCE BUILDING.</p> <p><b>PHASE 5:</b> CONSISTS OF THE INTERIOR REMODEL TO THE EXISTING OPERATIONS BUILDING.</p> <p><b>PHASE 6:</b> CONSISTS OF THE INTERIOR REMODEL TO THE LUNCHROOM IN EXISTING ADMINISTRATION BUILDING.</p>
NEW MAINTENANCE BUILDING DATA:	NEW MAINTENANCE BUILDING AREA = 18,980 S.F.
NUMBER OF STORIES:	1-STORY
BLDG. USE:	OFFICE/STORAGE-1FACTORY-1HIGH-HAZARD-2
OCCUPANCY:	B, S-1, F-1 H-2 (2-HOUR SEPARATION REQUIRED BETWEEN F-1 & H-2)
BLDG. TYPE:	TYPE-VB
FIRE SPRINKLERS:	AUTOMATIC SPRINKLERS THROUGHOUT - "UNDER SEPARATE SUBMITTA"
ALLOWABLE AREA PER CBC TABLE 503:	TYPE-VB ALLOWABLE AREA = 9,000 S.F./STORY 2-STORY MAXIMUM 40 FOOT MAX. HEIGHT AUTOMATIC SPRINKLER SYSTEM HEIGHT INCREASE OF 1-STORY ALLOWED BUT NOT USED, PER SECTION 504.2.
OCCUPANT LOAD:	<p>NEW MAINTENANCE BLDG GROUP "B" OCCUPANCY = 4,100 S.F. / 100 OCC LOAD = 41 OCCUPANTS</p> <p>GROUP "F", "H" &amp; "S" OCCUPANCY = 13,547 S.F. / 500 OCC LOAD = 28 OCCUPANTS</p> <p>TOTAL OCCUPANT LOAD = 69 OCCUPANTS</p> <p>89 OCC x 2' = 138' x 120" = 165.67' 13'-7"</p> <p>REQUIRED EXITS PER TABLE 1021.1 (1-500 OCC LOAD) = 1 EXITS</p> <p>EXITS PROVIDED = 8 EXITS = 27'-0" OF EGRESS WIDTH</p>
EXISTING MAINTENANCE BUILDING DATA:	EXISTING MAINTENANCE BUILDING AREA = 16,000 S.F.
NUMBER OF STORIES:	1-STORY
BLDG. USE:	OFFICE/STORAGE/FACTORY
OCCUPANCY:	B, S-1, & F-1
BLDG. TYPE:	TYPE-VB
FIRE SPRINKLERS:	AUTOMATIC SPRINKLERS THROUGHOUT - "UNDER SEPARATE SUBMITTA"
ALLOWABLE AREA PER CBC TABLE 503:	TYPE-VB ALLOWABLE AREA = 9,000 S.F./STORY 2-STORY MAXIMUM 40 FOOT MAX. HEIGHT AUTOMATIC SPRINKLER SYSTEM HEIGHT INCREASE OF 1-STORY ALLOWED BUT NOT USED, PER SECTION 504.2.
OCCUPANT LOAD:	<p>NEW MAINTENANCE BLDG GROUP "B" OCCUPANCY = 2,146 S.F. / 100 OCC LOAD = 22 OCCUPANTS</p> <p>GROUP "F" &amp; "S" OCCUPANCY = 13,838 S.F. / 500 OCC LOAD = 28 OCCUPANTS</p> <p>TOTAL OCCUPANT LOAD = 50 OCCUPANTS</p> <p>50 OCC x 2' = 100' x 120" = 120'-0"</p> <p>REQUIRED EXITS PER TABLE 1021.1 (1-500 OCC LOAD) = 3 EXITS</p> <p>EXITS PROVIDED = 4 EXITS = 12'-0" OF EGRESS WIDTH</p>
EXISTING OPERATIONS BUILDING DATA:	EXISTING OPERATIONS BUILDING AREA = 4,884 S.F.
NUMBER OF STORIES:	1-STORY
BLDG. USE:	OFFICE
OCCUPANCY:	B-A-3
BLDG. TYPE:	TYPE-VB
FIRE SPRINKLERS:	EXISTING AUTOMATIC SPRINKLERS THROUGHOUT
ALLOWABLE AREA PER CBC TABLE 503:	TYPE-VB ALLOWABLE AREA = 9,000 S.F./STORY 2-STORY MAXIMUM 40 FOOT MAX. HEIGHT AUTOMATIC SPRINKLER SYSTEM HEIGHT INCREASE OF 1-STORY ALLOWED BUT NOT USED, PER SECTION 504.2.
OCCUPANT LOAD:	<p>NEW MAINTENANCE BLDG GROUP "B" OCCUPANCY = 3,893 S.F. / 100 OCC LOAD = 40 OCCUPANTS</p> <p>GROUP "A-2" OCCUPANCY = 893 S.F. / 15 OCC LOAD = 59 OCCUPANTS</p> <p>TOTAL OCCUPANT LOAD = 99 OCCUPANTS</p> <p>89 OCC x 2' = 138' x 120" = 237'-6"</p> <p>REQUIRED EXITS PER TABLE 1021.1 (1-500 OCC LOAD) = 6 EXITS</p> <p>EXITS PROVIDED = 6 EXITS = 24'-0" OF EGRESS WIDTH</p>

## SHEET INDEX

### GENERAL PLANS

1 (T1.0)	COVER SHEET
2 (T1.1)	GENERAL NOTES & ABBREVIATIONS
<b>CIVIL</b>	
3 (C1.0)	CIVIL NOTES
4 (C2.0)	HORIZONTAL CONTROL AND PAVING PLAN
5 (C3.0)	GRADING PLAN
6 (C4.0)	GRADING PLAN
7 (C4.0)	UTILITY PLAN
8 (C5.0)	EROSION CONTROL PLAN
9 (C6.0)	DEMOLITION PLAN

### ARCHITECTURAL

10 (A1.0)	OVERALL PHASING & DEMOLITION SITE PLAN
11 (A1.1)	ENLARGED SITE PLAN NEW MAINTENANCE BLDG
12 (A1.2)	ENLARGED SITE PLAN (N) STORAGE BLDG
13 (A1.3)	ENLARGED SITE PLAN (E) EXISTING MAINTENANCE BLDG
14 (A1.4)	ENLARGED SITE PLAN (E) OPERATIONS BLDG
15 (A1.5)	SITE DETAILS
16 (A1.6)	SITE DETAILS
17 (A2.0-A)	OVERALL FLOOR PLAN (N) MAINTENANCE BLDG
18 (A2.1-A)	ENLARGED FLOOR PLAN (N) MAINTENANCE BLDG
19 (A2.2-A)	ENLARGED FLOOR PLAN (N) MAINTENANCE BLDG
20 (A3.0-A)	CEILING PLAN (N) MAINTENANCE BLDG
21 (A4.0-A)	ROOF PLAN (N) MAINTENANCE BLDG
22 (A5.0-A)	SCHEDULES (N) MAINTENANCE BLDG
23 (A6.0-A)	EXTERIOR ELEVATIONS (N) MAINTENANCE BLDG
24 (A7.0-A)	BUILDING SECTIONS (N) MAINTENANCE BLDG
25 (A7.1-A)	BUILDING SECTIONS (N) MAINTENANCE BLDG
26 (A8.0-A)	INTERIOR ELEVATIONS (N) MAINTENANCE BUILDING
27 (A8.1-A)	INTERIOR ELEVATIONS (N) MAINTENANCE BUILDING
28 (A2.0-B)	DEMOLITION FLOOR PLAN (E) MAINTENANCE BLDG
29 (A2.1-B)	PROPOSED FLOOR PLAN (E) MAINTENANCE BLDG
30 (A2.2-B)	MEZZANINE FLOOR PLAN (E) MAINTENANCE BLDG
31 (A2.3-B)	ENLARGED FLOOR PLAN (E) MAINTENANCE BLDG
32 (A3.0-B)	MAIN LEVEL CEILING PLAN (E) MAINTENANCE BLDG
33 (A3.1-B)	MEZZANINE CEILING PLAN (E) MAINTENANCE BLDG
34 (A3.0-B)	SCHEDULES (E) MAINTENANCE BLDG
35 (A7.0-B)	BUILDING SECTIONS (E) MAINTENANCE BLDG
36 (A8.0-B)	INTERIOR ELEVATIONS (E) MAINTENANCE BUILDING
37 (A2.0-C)	DEMOLITION FLOOR PLAN (E) OPERATIONS BLDG
38 (A2.1-C)	PROPOSED FLOOR PLAN (E) OPERATIONS BLDG
39 (A2.2-C)	ENLARGED FLOOR PLAN (E) OPERATIONS BLDG
40 (A3.0-C)	CEILING PLAN (E) OPERATIONS BLDG
41 (A6.0-C)	EXTERIOR ELEVATIONS (E) OPERATIONS BLDG
42 (A6.0-C)	SCHEDULES (E) OPERATIONS BLDG
43 (A6.0-C)	EXTERIOR ELEVATIONS (E) OPERATIONS BLDG
44 (A7.0-C)	BUILDING SECTIONS (E) OPERATIONS BLDG
45 (A8.0-C)	INTERIOR ELEVATIONS (E) OPERATIONS BUILDING
46 (A8.1-C)	INTERIOR ELEVATIONS (E) OPERATIONS BUILDING
47 (A2.0-D)	PROPOSED FLOOR PLAN RELOCATED STORAGE BLDG
48 (A3.0-D)	CEILING PLAN (R) STORAGE BLDG
49 (A4.0-D)	ROOF PLAN (R) STORAGE BLDG
50 (A6.0-D)	EXTERIOR ELEVATIONS (R) STORAGE BLDG
51 (A6.1-D)	EXTERIOR ELEVATIONS (R) STORAGE BLDG
52 (A7.0-D)	BUILDING SECTIONS (R) STORAGE BLDG
53 (A2.0-E)	DEMOLITION FLOOR PLAN CEILING PLAN & INT. ELEV. (E) ADMIN BLDG
54 (A2.1-E)	PROPOSED FLOOR, CEILING PLAN & INT. ELEV. (E) ADMIN BLDG
55 (A9.0)	ACCESSIBILITY DETAILS
56 (A9.1)	ACCESSIBILITY DETAILS

### ARCHITECTURAL

57 (A9.2)	ARCHITECTURAL DETAILS
58 (A9.3)	ARCHITECTURAL DETAILS
59 (A9.4)	ARCHITECTURAL DETAILS
60 (A9.5)	ARCHITECTURAL DETAILS
61 (A9.6)	ARCHITECTURAL DETAILS
<b>STRUCTURAL</b>	
62 (S0.0-A)	NEW MAINTENANCE BLDG - STRUCTURAL SPECIFICATIONS
63 (S1.0-A)	NEW MAINTENANCE BLDG - FOUNDATION PLAN
64 (S2.0-A)	NEW MAINTENANCE BLDG - CEILING FRAMING PLAN
65 (S3.0-A)	NEW MAINTENANCE BLDG - STRUCTURAL DETAILS
66 (S3.1-A)	NEW MAINTENANCE BLDG - STRUCTURAL DETAILS
67 (S0.0-B)	EXISTING MAINTENANCE T.I. - STRUCTURAL SPECIFICATIONS
68 (S1.0-B)	EXISTING MAINTENANCE T.I. - FOUNDATION PLAN
69 (S2.0-B)	EXISTING MAINTENANCE T.I. - MEZZANINE FRAMING PLAN
70 (S3.0-B)	EXISTING MAINTENANCE T.I. - STRUCTURAL DETAILS
71 (S3.1-B)	EXISTING MAINTENANCE T.I. - STRUCTURAL DETAILS
72 (S3.2-B)	EXISTING MAINTENANCE T.I. - STRUCTURAL DETAILS
73 (S0.0-C)	EXISTING OPERATIONS T.I. - STRUCTURAL SPECIFICATIONS
74 (S1.0-C)	EXISTING OPERATIONS T.I. - ROOF FRAMING PLAN
75 (S3.0-C)	EXISTING OPERATIONS T.I. - STRUCTURAL DETAILS
76 (S3.0-C)	EXISTING ADMIN BLDG - STRUCTURAL SPECIFICATIONS
77 (S2.0-E)	EXISTING ADMIN BLDG - ROOF FRAMING PLAN
78 (S1.0-D)	RELOCATED STORAGE BLDG - FOUNDATION PLAN

### MECHANICAL

79 (M1.0)	MECHANICAL NOTES & LEGENDS.
80 (M2.0)	MECHANICAL SCHEDULES
82 (M4.0)	MECHANICAL SCHEDULES
83 (M5.0)	MECHANICAL TITLE-24
84 (M6.0)	MECHANICAL TITLE-24
85 (M7.0)	MECHANICAL TITLE-24
86 (M2.0-A)	NEW MAINTENANCE MECHANICAL ZONING PLAN
87 (M1.1-A)	NEW MAINTENANCE MECHANICAL NEW WORK FLOOR PLAN
88 (M1.1-B)	EXISTING MAINTENANCE MECHANICAL DEMO PLAN
89 (M2.1-B)	EXISTING MAINTENANCE MECHANICAL ZONING PLAN
90 (M2.1-B)	EXISTING MAINTENANCE MECHANICAL NEW WORK FLOOR PLAN
91 (M1.1-C)	EXISTING OPERATIONS MECHANICAL DEMO PLAN
92 (M1.2-C)	EXISTING OPERATIONS MECHANICAL DEMO ROOF PLAN
93 (M2.0-C)	EXISTING OPERATIONS MECHANICAL ZONING PLAN
94 (M1.1-C)	EXISTING OPERATIONS MECHANICAL NEW WORK FLOOR PLAN
95 (M2.2-C)	EXISTING OPERATIONS MECHANICAL NEW WORK ROOF PLAN
96 (M1.1-E)	EXISTING ADMIN. BLDG MECHANICAL DEMO PLAN
97 (M2.0-E)	EXISTING ADMIN. BLDG MECHANICAL ZONING PLAN
98 (M6.1)	DETAILS
99 (M6.2)	DETAILS
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100 (E1.1)	ELECTRICAL LEGEND, SYMBOLS AND ABBREVIATIONS
101 (E1.1-A)	SINGLE LINE DIAGRAM
102 (E1.2-A)	PANEL SCHEDULES
103 (E1.3-A)	NEW MAINTENANCE BLDG FUTURE SCHEDULE
104 (E1.4-A)	TITLE 24-CONTROL DIAGRAMS
105 (E2.1-A)	TITLE 24-NEW MAINTENANCE BUILDING
106 (E2.2-A)	TITLE 24-NEW MAINTENANCE BUILDING
107 (E2.3-A)	TITLE 24-NEW MAINTENANCE BUILDING

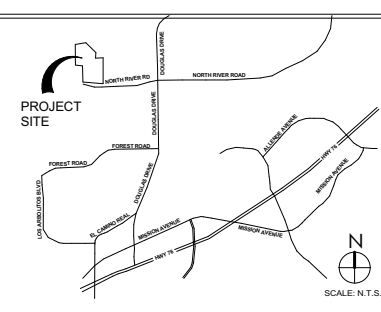
### ELECTRICAL (cont'd)

108 (E2.4-A)	TITLE 24-NEW MAINTENANCE BUILDING
109 (E2.5-A)	TITLE 24-NEW MAINTENANCE BUILDING
110 (E2.6-A)	TITLE 24-NEW MAINTENANCE BUILDING
111 (E2.7-A)	TITLE 24-NEW MAINTENANCE BUILDING
112 (E3.1-A)	TITLE 24-NEW MAINTENANCE BUILDING
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114 (E2.10-A)	TITLE 24-NEW MAINTENANCE BUILDING
115 (E3.1-A)	ELECTRICAL SITE PLAN
116 (E3.2-A)	OVERALL LIGHTING PLAN
117 (E3.3-A)	OVERALL POWER AND SIGNAL PLAN
118 (E3.4-A)	ENLARGED POWER AND SIGNAL PLAN
119 (E3.5-A)	ENLARGED ELECTRICAL PLAN
120 (E1.1-B)	SINGLE LINE DIAGRAM AND PANEL SCHEDULES
121 (E1.2-B)	EXISTING MAINTENANCE BLDG FUTURE SCHEDULE
122 (E1.3-B)	TITLE 24-CONTROL DIAGRAMS
123 (E2.1-B)	TITLE 24-EXISTING MAINTENANCE BUILDING
124 (E2.2-B)	TITLE 24-EXISTING MAINTENANCE BUILDING
125 (E2.3-B)	TITLE 24-EXISTING MAINTENANCE BUILDING
126 (E2.4-B)	TITLE 24-EXISTING MAINTENANCE BUILDING
127 (E2.5-B)	TITLE 24-EXISTING MAINTENANCE BUILDING
128 (E3.1-B)	ELECTRICAL SITE PLAN
129 (E3.2-B)	ELECTRICAL PLAN - DEMOLITION
130 (E3.3-B)	FIRST FLOOR LIGHTING PLAN - NEW WORK
131 (E3.4-B)	FIRST FLOOR POWER AND SIGNAL PLAN - NEW WORK
132 (E3.5-B)	MEZZANINE LIGHTING PLAN - NEW WORK
133 (E3.6-B)	MEZZANINE POWER AND SIGNAL PLAN - NEW WORK
134 (E1.1-C)	SINGLE LINE DIAGRAM AND PANEL SCHEDULES
135 (E1.1-C)	EXISTING OPERATIONS BLDG FUTURE SCHEDULE
136 (E1.3-C)	TITLE 24-CONTROL DIAGRAMS
137 (E2.1-C)	TITLE 24-EXISTING OPERATIONS BUILDING
138 (E2.2-C)	TITLE 24-EXISTING OPERATIONS BUILDING
139 (E2.3-C)	TITLE 24-EXISTING OPERATIONS BUILDING
140 (E2.4-C)	TITLE 24-EXISTING OPERATIONS BUILDING
141 (E2.5-C)	TITLE 24-EXISTING OPERATIONS BUILDING
142 (E2.6-C)	TITLE 24-EXISTING OPERATIONS BUILDING
143 (E3.1-C)	ELECTRICAL PLAN - DEMOLITION
144 (E3.2-C)	ELECTRICAL ROOF PLAN - DEMOLITION
145 (E3.3-C)	ELECTRICAL LIGHTING PLAN - NEW WORK
146 (E3.4-C)	ELECTRICAL POWER AND SIGNAL PLAN - NEW WORK
147 (E3.5-C)	ELECTRICAL ROOF PLAN - NEW WORK
148 (E3.6-C)	ENLARGED ELECTRICAL PLANS
149 (E1.1-D)	NEW STORAGE BLDG PANEL & FIXTURE SCHEDULE
150 (E2.1-D)	TITLE 24-NEW STORAGE BUILDING
151 (E2.1-D)	TITLE 24-NEW STORAGE BUILDING
152 (E2.2-D)	TITLE 24-NEW STORAGE BUILDING
153 (E2.3-D)	TITLE 24-NEW STORAGE BUILDING
154 (E2.4-D)	TITLE 24-NEW STORAGE BUILDING
155 (E2.5-D)	TITLE 24-NEW STORAGE BUILDING
156 (E2.6-D)	TITLE 24-NEW STORAGE BUILDING
157 (E2.7-D)	TITLE 24-NEW STORAGE BUILDING
158 (E2.8-D)	TITLE 24-NEW STORAGE BUILDING
159 (E2.9-D)	TITLE 24-NEW STORAGE BUILDING
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161 (E3.2-D)	NEW STORAGE BUILDING - ENLARGED ELECTRICAL
162 (E1.1-E)	EXISTING ADMIN BLDG PANEL & FIXTURE SCHEDULE
163 (E2.1-E)	TITLE 24-EXISTING ADMIN BLDG
164 (E2.2-E)	TITLE 24-EXISTING ADMIN BLDG
165 (E2.3-E)	TITLE 24-EXISTING ADMIN BLDG
166 (E2.4-E)	TITLE 24-EXISTING ADMIN BLDG
167 (E2.5-E)	TITLE 24-EXISTING ADMIN BLDG
168 (E3.1-E)	EXISTING ADMIN BLDG ELECTRICAL PLAN - DEMOLITION
169 (E3.2-E)	EXISTING ADMIN BLDG ELECTRICAL PLAN - NEW WORK
170 (E4.1)	ELECTRICAL DETAILS
171 (E4.2)	ELECTRICAL DETAILS

### PLUMBING

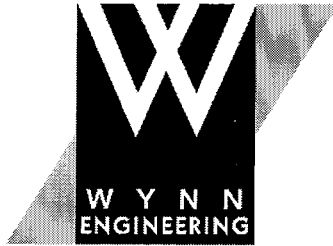
172 (P0.1)	NOTES & LEGEND
173 (P0.2)	SCHEDULES
174 (P0.3)	SCHEDULES
175 (P0.4)	SCHEDULES & CALCULATIONS
176 (P1.0)	OVERALL SITE PLUMBING PLAN
177 (P2.1-A)	NEW MAINTENANCE PLUMB NEW WORK FLOOR PLAN
178 (P3.1-A)	NEW MAINTENANCE PLUMB NEW WORK ENLARGED FLOOR PLAN
179 (P1.1-B)	EXISTING MAINTENANCE PLUMB DOMESTIC WATER DEMO PLAN
180 (P1.2-B)	EXISTING MAINTENANCE PLUMB DWV DEMO PLAN
181 (P2.1-B)	EXISTING MAINTENANCE PLUMB DOMESTIC WATER NEW WORK PLAN
182 (P2.2-B)	EXISTING MAINTENANCE PLUMB DWV NEW WORK FLOOR PLAN
183 (P1.1-C)	EXISTING OPERATION PLUMB DOMESTIC WATER DEMO PLAN
184 (P1.2-C)	EXISTING OPERATIONS PLUMB DWV DEMO PLAN
185 (P1.3-C)	EXISTING OPERATIONS PLUMB DEMO ROOF PLAN
186 (P2.1-C)	EXISTING OPERATIONS PLUMB DOMESTIC WATER NEW WORK PLAN
187 (P2.2-C)	EXISTING OPERATIONS PLUMB DWV NEW WORK PLAN
188 (P2.3-C)	EXISTING OPERATIONS PLUMB NEW WORK FLOOR PLAN
189 (P1.1-E)	EXISTING ADMIN BLDG PLUMB DEMO FLOOR PLAN
190 (P2.1-E)	EXISTING ADMIN BLDG PLUMB NEW WORK FLOOR PLAN
191 (P4.1)	PLUMBING GAS DIAGRAM
192 (P5.1)	PLUMBING DETAILS
193 (P5.2)	PLUMBING DETAILS
<b>METAL BUILDING</b>	
194 (I1.1)	COVER SHEET
196 (I2)	ERECTOR NOTES
197 (I3)	ANCHOR ROD PLAN
197 (I4)	ANCHOR ROD PLAN - DETAILS
198 (I5)	PRIMARY AND ROOF BRACING PLAN
199 (I6)	FRAME CROSS SECTION AT FRAME LINE(S) 1
200 (I7)	FRAME CROSS SECTION AT FRAME LINE(S) 2
201 (I8)	FRAME CROSS SECTION AT FRAME LINE(S) 3
202 (I9)	FRAME CROSS SECTION AT FRAME LINE(S) 4
203 (I10)	FRAME CROSS SECTION AT FRAME LINE(S) 5
204 (I11)	FRAME CROSS SECTION AT FRAME LINE(S) 6
205 (I12)	FRAME CROSS SECTION AT FRAME LINE(S) 7
206 (I13)	FRAME CROSS SECTION AT FRAME LINE(S) 8
207 (I14)	FRAME CROSS SECTION AT FRAME LINE(S) 9
208 (I15)	FRAME CROSS SECTION AT FRAME LINE(S) 10
209 (I16)	FRAME CROSS SECTION AT FRAME LINE(S) 11
210 (I17)	PRIMARY BRACING SECS 1
211 (I18)	PRIMARY BRACING SECS 2
212 (I19)	ROOF SECONDARY PLAN
213 (I20)	ROOF SECONDARY PLAN
214 (I21)	SECONDARY ELEVATION A
215 (I22)	SECONDARY ELEVATION AT 1
216 (I23)	SECONDARY ELEVATION AT A (CANOPY DETAILS)
217 (I24)	SECONDARY ELEVATION AT 1
218 (I25)	SECONDARY ELEVATION AT 11
219 (I26)	SECONDARY ELEVATION AT E
220 (I27)	SECONDARY ELEVATION AT E (CANOPY DETAILS)
221 (I28)	WALL SECONDARY ELEVATION AT PARTITION LINE 10
222 (I29)	WALL SECONDARY SECS 1
223 (I30)	WALL SECONDARY SECS 2
224 (I31)	CRANE DATA 1-1
<b>FIRE SPRINKLERS</b>	
225 (F1.0-A)	NEW MAINTENANCE BLDG. SITE PLAN AND DETAILS
226 (F2.0-A)	NEW MAINTENANCE BLDG OVERHEAD RIRING PLAN
227 (F3.0-A)	NEW MAINTENANCE BLDG UNDER MEZZANINE PLAN AND STRUCTURAL ATTACHMENT DETAILS

## VICINITY MAP



## DIRECTORY

<b>OWNER</b> THE CITY OF OCEANSIDE WATER UTILITIES DEPARTMENT 390 N COAST HWY OCEANSIDE, CA 92054	<b>STRUCTURAL ENGINEER</b> WYNN ENGINEERING, INC. 2715 VALLEY CENTER ROAD VALLEY CENTER, CA 92082 P: (760)748-8722 F: (760)748-9412 CONTACT: JACK STARLIN, S.E. EMAIL: jack@wynnengineering.com	<b>METAL BUILDING MANUFACTURER</b> TRABE FACILITY BUILDERS & Erectors 3940 EAST MIRA LOMA AVENUE ANAHEIM, CA 92806 P: (714)577-8060 F: (714)577-8064 CONTACT: BOB BIERMERMAN EMAIL: rbmmerman@facilitybuilders.com
<b>ARCHITECT</b> HBSA ARCHITECTS, INC. 240 N MARKET PLACE ESCONDIDO, CA 92029 P: (760)738-8619 CONTACT: MARK BAKER EMAIL: mark@hbsa-architects.com	<b>ELECTRICAL ENGINEER</b> THE ENGINEERS PARTNERS, INC. 9665 WAPLES STREET, SUITE #100 SAN DIEGO, CA 92121 P: (858)824-1761 F: (858)245-1768 CONTACT: CHRIS MURPHY EMAIL: cmurphy@engineerspartners.com	<b>SOILS ENGINEER</b> LDC GEO-TECHNICAL, INC. 131 CALLE IGLESIA, SUITE 200 SAN CLEMENTE, CA 92672 P: (949)369-6141 CONTACT: BRAD ZELLMER EMAIL: bzellmer@gogeo-technical.com
<b>CIVIL ENGINEER</b> SWS ENGINEERING, INC. 241 ALTON DRIVE, SUITE #115 SAN MARCOS, CA 92069 P: (760)744-0046 CONTACT: MICHAEL SCHWEITZER, P.E. EMAIL: michael@sws-engr.com	<b>MECHANICAL PLUMBING ENGINEER</b> DEG ENGINEERS, INC. 7300 CARROLL ROAD, SUITE #100 SAN DIEGO, CA 92121 P: (619)578-3271 F: (619)578-3273 CONTACT: MARCO RUIZ EMAIL: marco@degengineers.com	<b>MECHANICAL ENGINEER</b> RESOURCES FIRE PROTECTION 3036 RENAULT STREET SAN DIEGO, CA 9



civil engineering  
structural design  
land surveying

# STRUCTURAL CALCULATIONS

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**NEW MAINTENANCE BUILDING  
FOUNDATIONS, EXISTING MAINTENANCE  
BUILDING T.I., OPERATIONS BUILDING  
T.I., RELOCATION OF EXISTING STORAGE  
STRUCTURE, ADMINISTRATION BUILDING  
T.I.**

**CITY OF OCEANSIDE SAN LUIS REY WASTEWATER  
RECLAMATION FACILITY**

3950 North River Road  
Oceanside, CA 92058  
Job No: 14-595

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March 28, 2016





# Butler Manufacturing Company

1540 Genessee Street  
Kansas City, MO 64102

## STRUCTURAL DESIGN DATA

Project: San Luis Rey Wastewater Plant  
Name: 15-011988  
Builder PO #: RFQ  
Jobsite: 2500 N. River Road

City, State: Oceanside, California 92049  
County: San Diego  
Country: United States

## TABLE OF CONTENTS

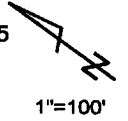
Reactions - Expanded Report .....	2
Building Loading - Expanded Report .....	54
Bracing - Summary Report.....	80
Secondary - Summary Report.....	88
Framing - Summary Report.....	110
Crane Runway Beam Wall 4, Aisle 1 .....	206
Covering - Summary Report.....	210

11/14/2014 JGD

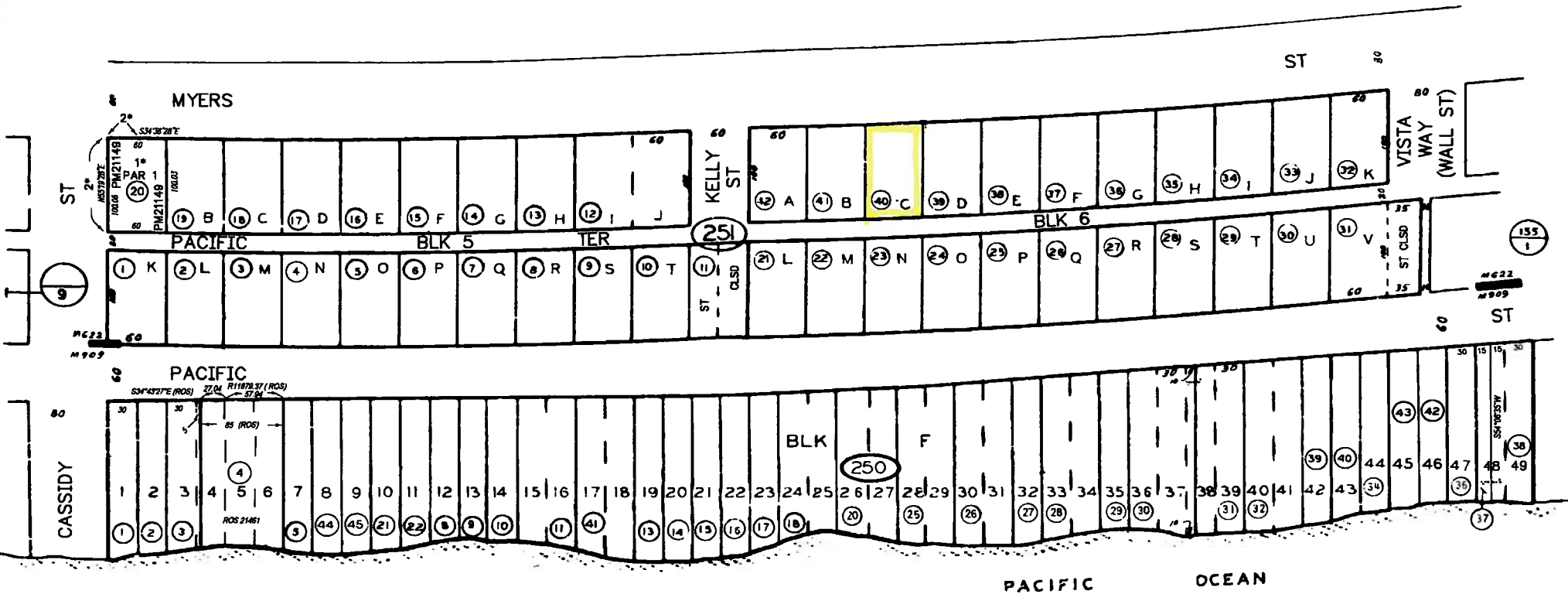
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862	37	50	49
863	38	51	50
864	39	52	51
865	40	53	52
866	41	54	53
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869	44	57	56
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902	77	90	89
903	78	91	90
904	79	92	91
905	80	93	92
906	81	94	93
907	82	95	94
908	83	96	95
909	84	97	96
910	85	98	97
911	86	99	98
912	87	100	99

- 1\* CONDO (PEND)  
1801 S. MYERS ST  
DOC2014-0328136
- 2\* NO ACCESS

153 - 25



26



ES  
7-10-69

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

MAP 909-OCEAN FRONT ADD  
MAP 622-SOUTH OCEANSIDE REFILED 1890  
ROS 6378,15477,17306,18141, 21461



**Myers 12 Units** 1909 South Myers Street Oceanside, Ca Northeast corner of Project

March 23, 2016



**Myers 12 Units** 1909 South Myers Street Oceanside, Ca Aerial of Northeast corner

March 23, 2016



**Myers 12 Units** 1909 South Myers Street Oceanside, Ca Northwest corner of Kelly Street and Alley

March 23, 2016





**Myers 12 Units** 1909 South Myers Street Oceanside, Ca

Kelly Street front Elevation

March 23, 2016



**Myers 12 Units** 1909 South Myers Street Oceanside, Ca Southwest corner view from rear Alley

March 23, 2016



**Myers 12 Units** 1909 South Myers Street Oceanside, Ca Myers Street main Entry to units

March 23, 2016



**Myers 12 Units** 1909 South Myers Street Oceanside, Ca Myers Street public gathering area

March 23, 2016



**Myers 12 Units** 1909 South Myers Street Oceanside, Ca Southeast corner on Myers Street

March 23, 2016





April 24<sup>th</sup>, 2016

MARY WRIGHT  
CITY OF OCEANSIDE PLANNING DEPARTMENT  
300 North Coast Highway  
Oceanside, Ca 92054

**RE: 1909 SOUTH MYERS – MYERS 12**

Mary,

We are pleased to submit the attached package of drawings for the revised infill multi-family project at 1909 South Myers Street. For reference, this project was approved for a Coastal Development Permit (RC15-00002) last December for a six unit infill project on the site. Since that time, the property was sold and our firm was retained to design a revised project on the site. We are submitting for this Developer Conference to seek input and comments from the City of Oceanside staff regarding the approach for the revised project and look forward to meeting with staff on April 19<sup>th</sup> to discuss the project further.

In terms of the project, the main premise is to alter the existing Coastal Permit for 6 units to a 12 unit project. This site seems very well suited to the increased density and even with the alteration to 12 units we are still well below the allowed base density of 18 units.

The project design itself, while increased to 12 units from 6, actually represents an approximately equal footprint and bulk and scale. The project is designed as a series of 3 row home buildings with the orientation allowing significant corridors for light and air thru on an east-west axis, something the prior project lacked even with the much lighter density. This revised project treats all three frontages (Kelly, Myers and the westerly Alley) as active facades with entry ways, façade treatments and windows to enhance the aesthetic appeal of the project. All garage doors are screened on private motor court driveways which allows for a much more desirable façade without the clutter of garage doors lined up. Additionally, the setup for the site plan allows for a much larger buffer to the only neighbor to the south of the site by providing a 24' wide driveway adjacent to that property line. This revised site design for this project blends with the adjacent dense context in a more appropriate manner with a design that actually increases the open views thru the

site and virtually lessens the bulk and scale of the project while providing a doubling of the much needed density at this ideal location. It should be noted that much of this is accomplished by reducing the overall size of the units from in excess of 3,000 square feet in the approved project to an average size in the 1,600 to 1,700 square foot range now per unit. This reduction in size and scale is more appropriate for this site and context and is much more consistent with the adjacent density.

The design itself is a series of masses broken up by floor, materials and colors to provide what we feel is a properly scaled version when compared to the approved somewhat boxy previously approved design. We have provided a blended material palette of stucco, wood siding, tile and metal fascia accents along with varied deck railings and a soft "coastal" color palette of earth tones to blend into the site.

In terms of addressing some of the conceptual design issues from our preliminary meeting, We have updated the plans to reflect addressing various items such as keeping "eyes on the street" for Myers Street and trying to develop the westerly alley frontage as something more than the current state of "garage door row" we would invite you to review the attached PDF's of the current plans and renderings. Further, we feel strongly that the Myers Street frontage is best served as designed with active use rooms facing the street with Bedroom/Dens on the ground floor and Dining and Living rooms on the second level versus a physical entry located on Myers street which provides a "false positive" in terms of eyes on the street since entries, Foyers and coat closets are vacant and unoccupied 99% of the time. The location of active use rooms along the Myers frontage as well as significant glazing and patio doors will keep a much more active and vibrant set of eyes on Myers than an empty foyer and stairway ever could.

We also understood that any increase in density may open up some elective items that the City may want to see incorporated into the project given the increased density and we have managed to provide several features to help justify the increased density in the attached set of plans. Specifically, we have adjusted the site plan to provide 3 designated guest parking spaces along the rear alley.

Further, we are now showing some common area gathering spaces, specifically at the end of the drive lane hammerhead ends. We understood that the intent was to screen the end of the drive aisles and we have provided a patio area and seat walls at each of our two drive lane ends to not only shield the drive lane from view but to enhance the long frontage of Myers Street and provide a viable common gathering area as well. It should be noted that every bit of the remaining Myers frontage will be used for water quality treatment and mitigation so we were thrilled to be able to design in these two patio areas amongst the water quality constraints of the site.

We look forward to meeting with you and staff on the 19<sup>th</sup> and please let me know if you have any additional comments or need any additional information prior to that meeting.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Tim Golba', written in a cursive style.

Tim Golba, Principal  
Golba Architecture Inc  
1940 Garnet Avenue, Suite 100  
San Diego, CA 92109  
[TGolba@golba.com](mailto:TGolba@golba.com)  
Phone: 619.231.9905

# MYERS 12 OCEANSIDE

1909 S. MYERS STREET  
OCAENSIDE, CALIFORNIA



## DEVELOPER CONFERENCE SET

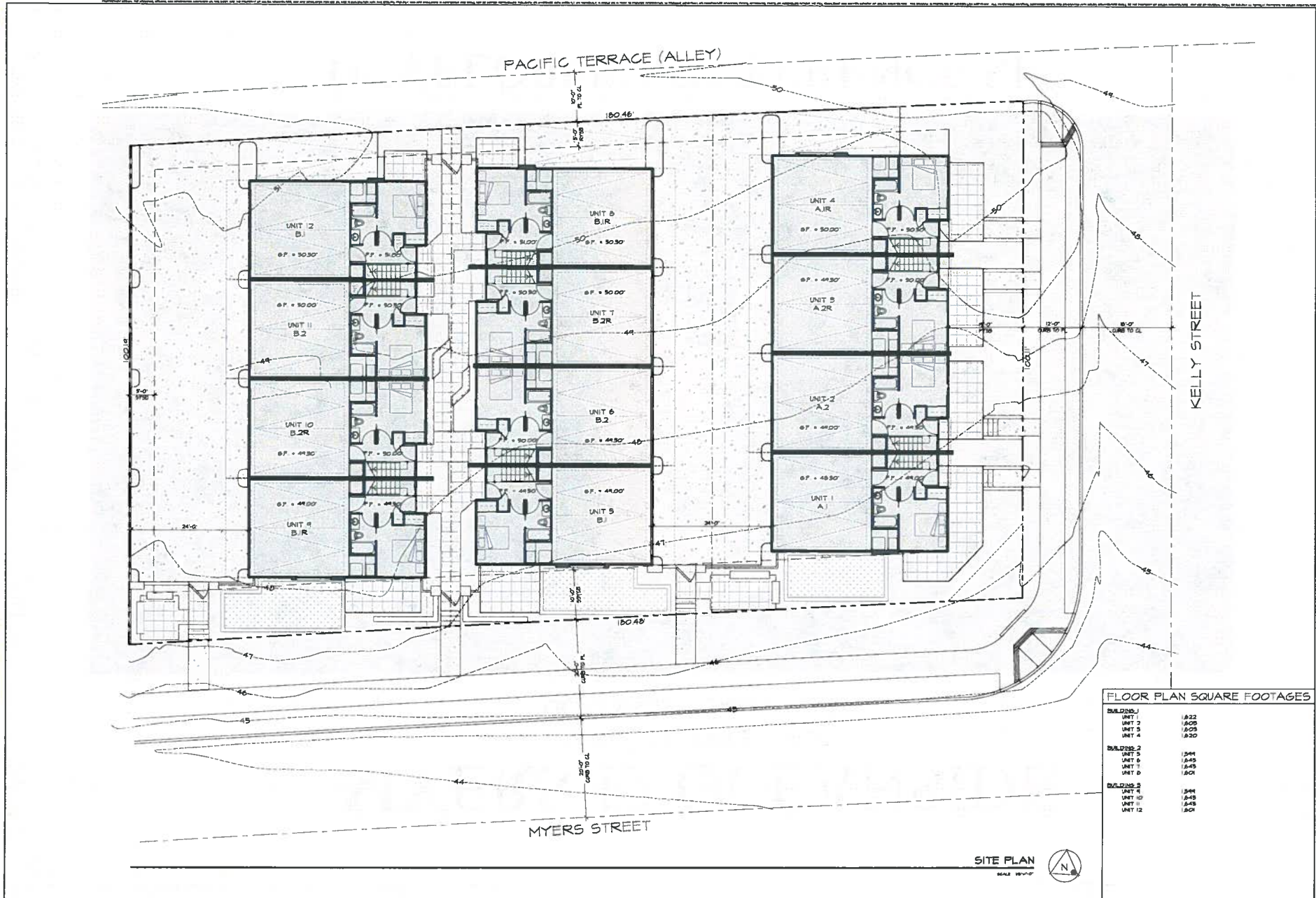
**GOLBA ARCHITECTURE**  
Architecture ■ Space Planning ■ Interior Design  
1940 Garnet Ave. #100 San Diego, California 92109  
Phone: (619) 231-9905 Fax: (858) 750-3471

**MYERS 12 OCEANSIDE**  
1909 S. MYERS STREET  
OCEANSIDE, CA



T 10

ONE 03/24/16 REV. DME. Δ



FLOOR PLAN SQUARE FOOTAGES

<b>BUILDING 1</b>		
UNIT 1	1,422	
UNIT 2	1,405	
UNIT 3	1,425	
UNIT 4	1,430	
<b>BUILDING 2</b>		
UNIT 5	1,344	
UNIT 6	1,440	
UNIT 7	1,445	
UNIT 8	1,401	
<b>BUILDING 3</b>		
UNIT 9	1,344	
UNIT 10	1,445	
UNIT 11	1,445	
UNIT 12	1,401	

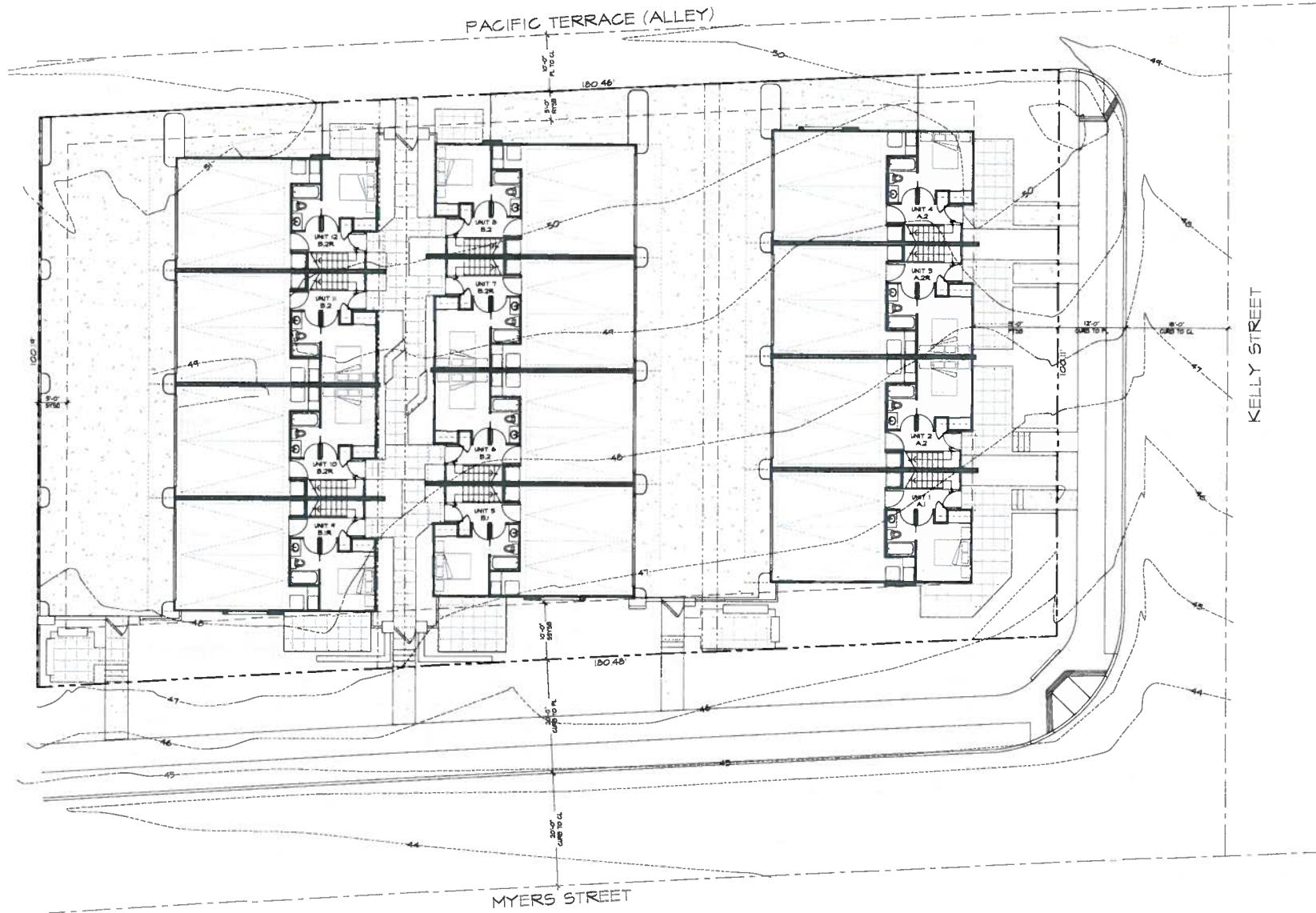
**GOLBA ARCHITECTURE**  
 Architecture ■ Space Planning ■ Interior Design  
 1946 Garnet Ave. #100 San Diego, California 92109  
 Phone: (619) 231-9905 Fax: (619) 750-3471

**MYERS 12 OCEANSIDE**  
 1199 S. MYERS STREET  
 OCEANSIDE, CA



A00

DATE 03-24-16 REV. UNITE Δ



SITE FIRST FLOOR PLAN



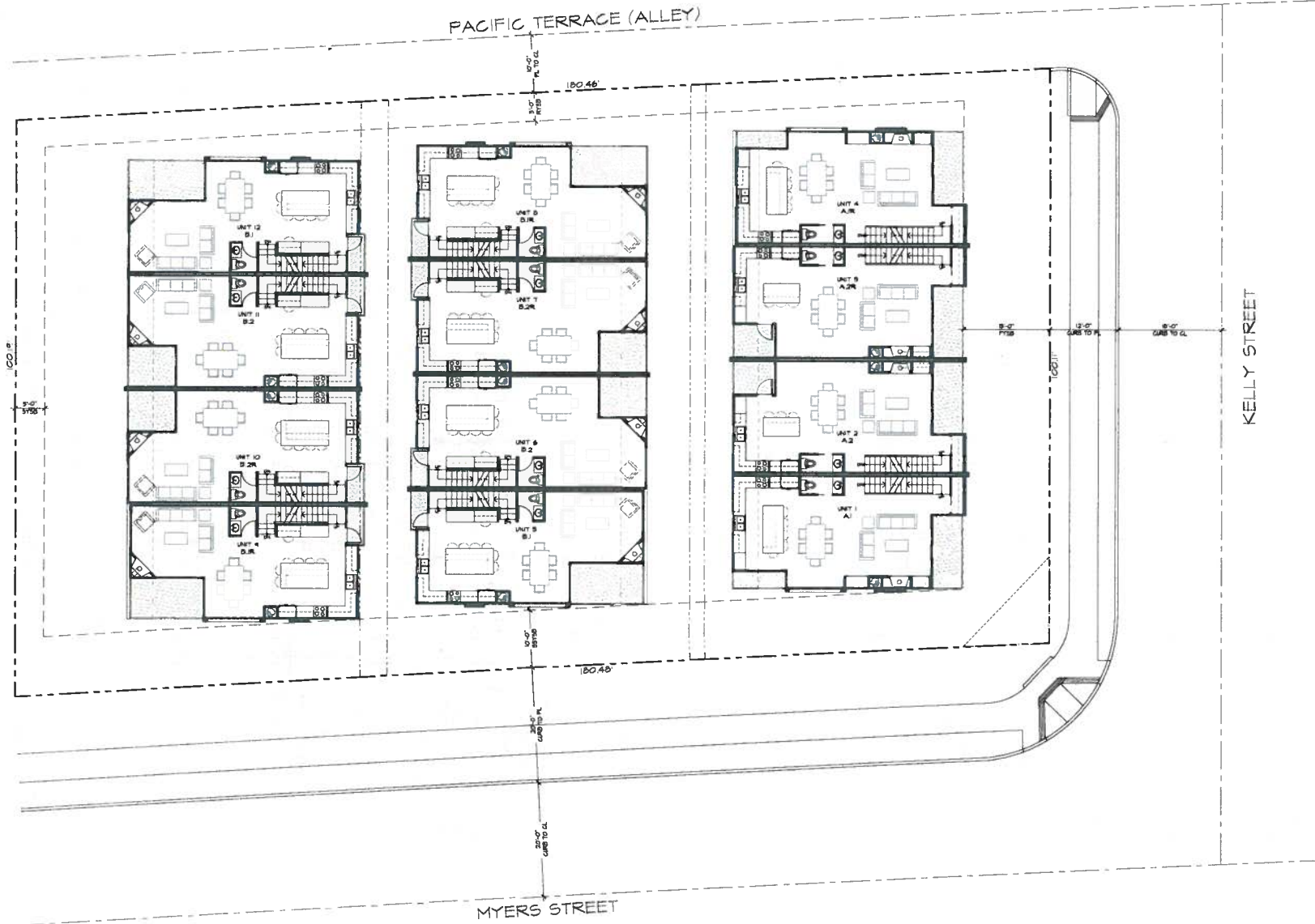
**GOLBA ARCHITECTURE**  
 Architecture ■ Space Planning ■ Interior Design  
 1940 Garnet Ave. #100 San Diego, California 92109  
 Phone: (619) 231-9905 Fax: (858) 750-3471

**MYERS 12 OCEANSIDE**  
 1909 S. MYERS STREET  
 OCEANSIDE, CA



**A01**

DATE: 05/24/16 REV: 04/16



SITE SECOND FLOOR PLAN



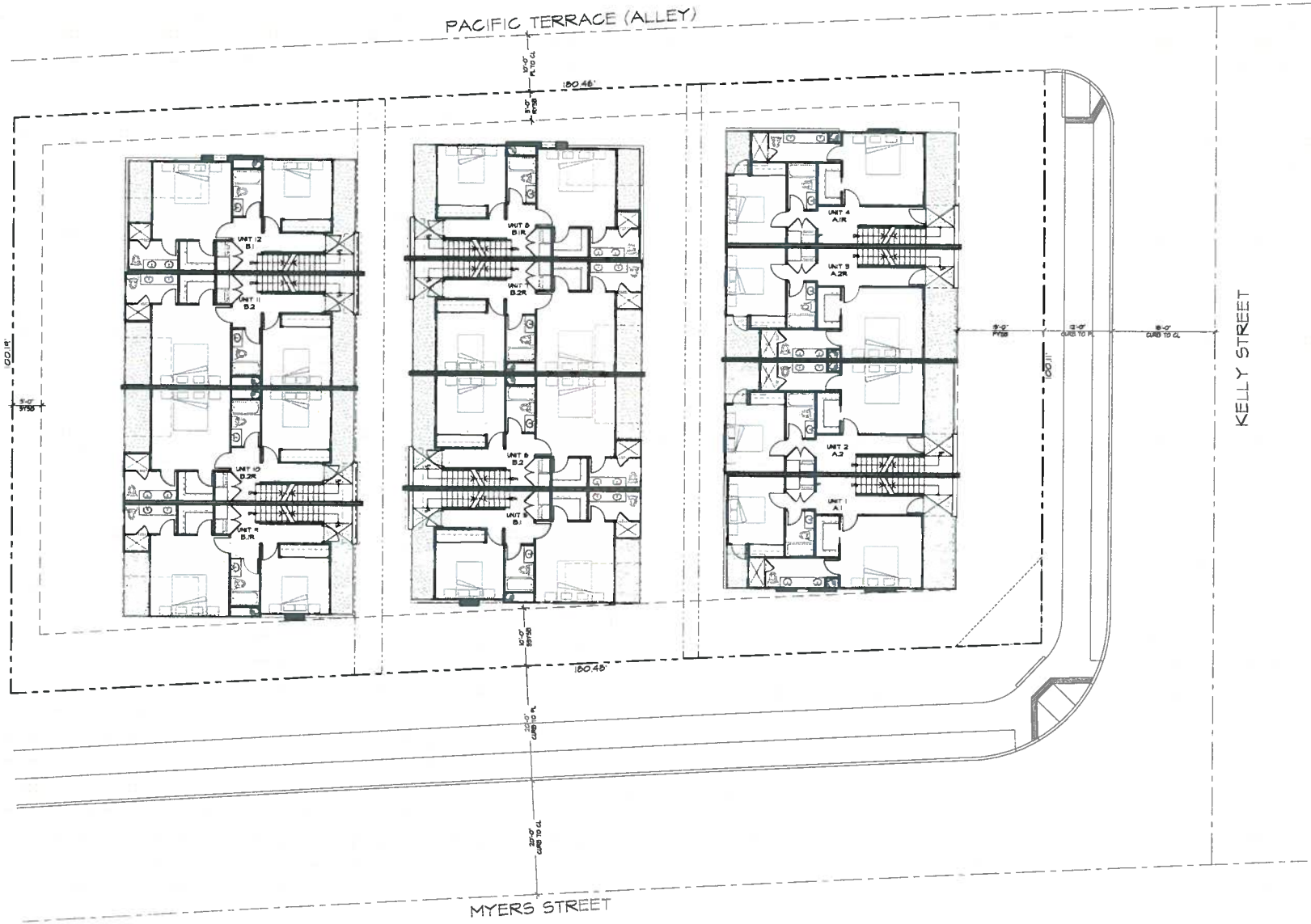
**GOLBA ARCHITECTURE**  
 Architecture ■ Space Planning ■ Interior Design  
 1940 Garner Ave. # 100 San Diego, California 92109  
 Phone: (619) 231-9905 Fax: (858) 750-3471

**MYERS 12 OCEANSIDE**  
 1948 S. MYERS STREET  
 OCEANSIDE, CA



A 02

DATE: 03-24-15 REV: 045E Δ



SITE THIRD FLOOR PLAN  
SCALE: 1/8" = 1'-0"



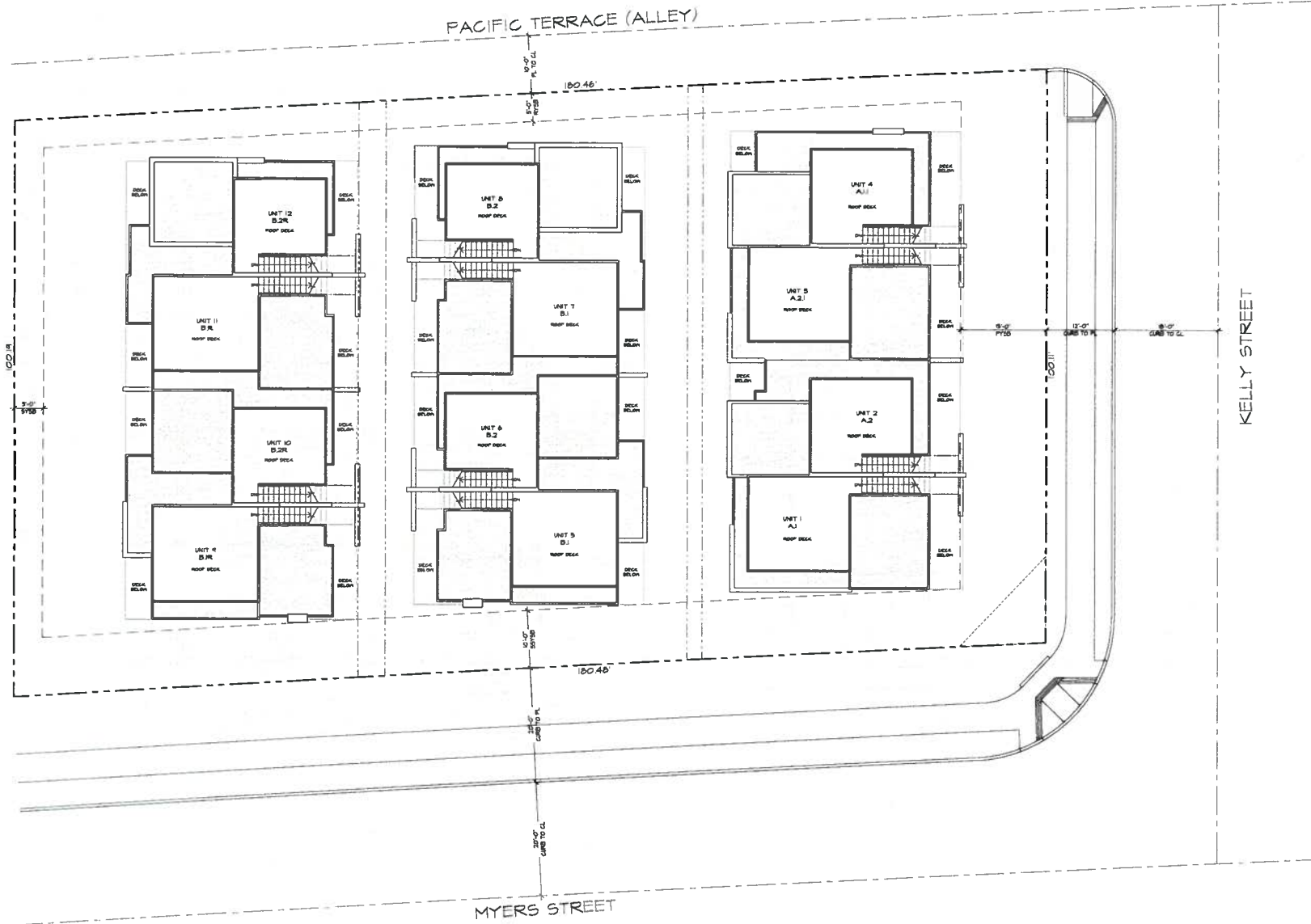
**GOLBA ARCHITECTURE**  
 Architecture ■ Space Planning ■ Interior Design  
 1940 Garnet Ave. #100 San Diego, California 92109  
 Phone: (619) 231-9905 Fax: (619) 231-9905

**MYERS 12 OCEANSIDE**  
 1909 S. MYERS STREET  
 OCEANSIDE, CA



A03

DATE: 03-24-16 REV: DME Δ



SITE ROOF PLAN  
REV. 01/07



**GOLBA ARCHITECTURE**  
 Architecture ■ Space Planning ■ Interior Design  
 1940 Corner Ave. #100 San Diego California 92109  
 Phone: (619) 231-9905 Fax: (619) 750-3471

**MYERS 12 OCEANSIDE**  
 190 S. MYERS STREET  
 OCEANSIDE, CA



A04

DATE: 03-24-15 REV: 04/15

MYERS STREET

PACIFIC TERRACE (ALLEY)

BUILDING #1 NORTH ELEVATION (KELLY STREET)

KELLY STREET

BUILDING #1 EAST ELEVATION (MYERS STREET)

**GOLBA ARCHITECTURE**  
Architecture ■ Space Planning ■ Interior Design  
1940 Garnet Ave. #100 San Diego, California 92109  
Phone: (619) 231-9905 Fax: (858) 750-3471

**MYERS 12 OCEANSIDE**  
1909 S. MYERS STREET  
OCEANSIDE, CA



**A 20**

DATE: 03/24/10 REV: 04/01/10

PACIFIC  
TERRACE  
(ALLEY)



MYERS  
STREET

BUILDING #1 SOUTH ELEVATION (BUILDING REAR)

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

KELLY  
STREET



BUILDING #1 WEST ELEVATION (PACIFIC TERRACE)

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

**GOLBA ARCHITECTURE**  
Architecture ■ Space Planning ■ Interior Design  
1940 Corner Ave. #100 San Diego California 92109  
Phone: (619) 231-9905 Fax: (619) 750-3471

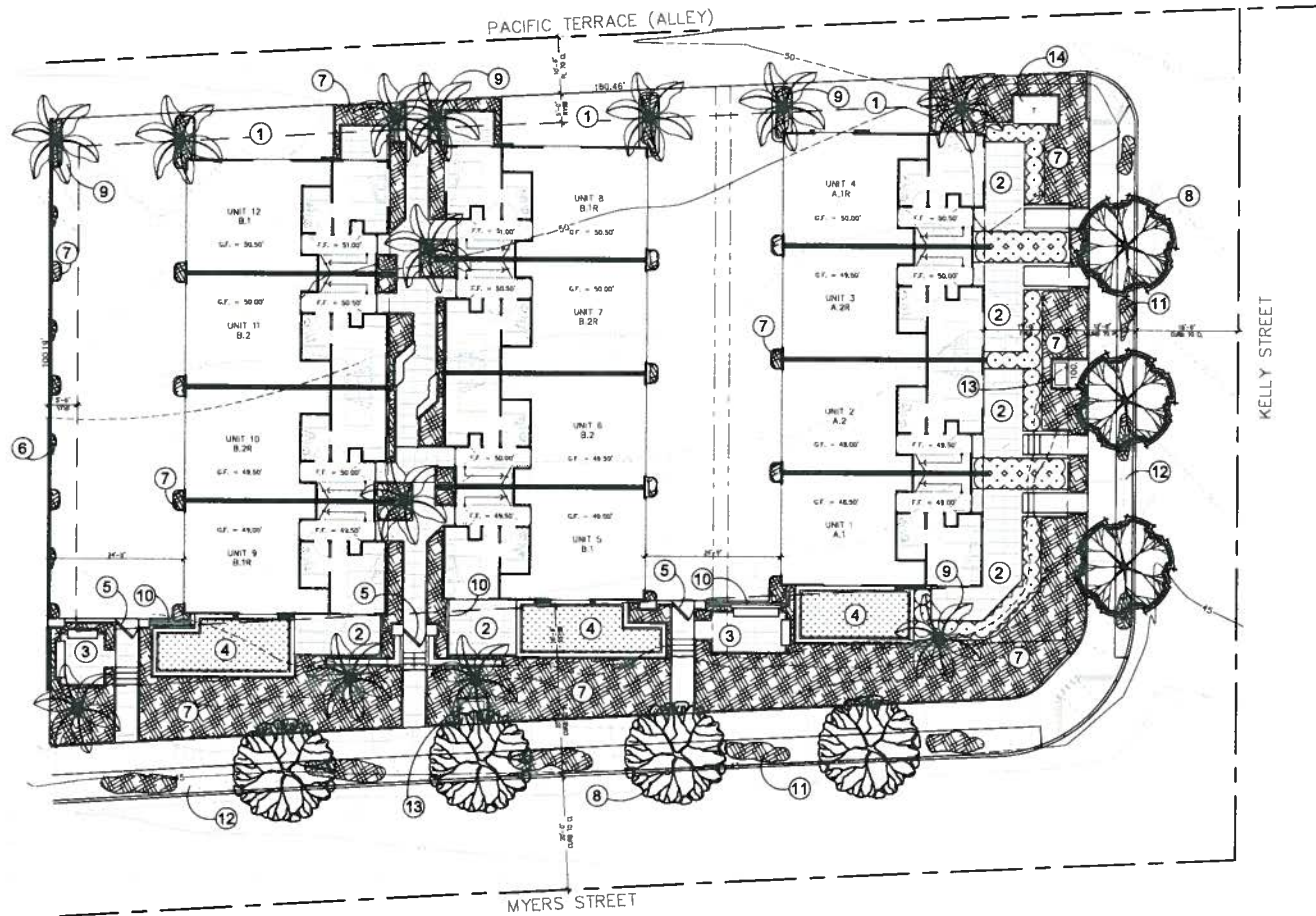
**MYERS 12 OCEANSIDE**  
1909 S. MYERS STREET  
OCEANSIDE, CA



REV: JUNE 11

**A 2.1**

DATE: 05/26/11



- LEGEND:**
1. OPEN GUEST PARKING
  2. PRIVATE PATIO
  3. OPEN SPACE SEATING AREA
  4. BIO-FILTRATION BASIN
  5. SECURED ENTRY GATE
  6. PROPERTY LINE FENCE W/ VINES
  7. DROUGHT-TOLERANT SHRUBS
  8. STREET TREES, VARIETIES PER CITY ACCEPTANCE
  9. ON-SITE PALM TREES
  10. MYERS STREET SECURITY FENCING
  11. PARKWAY SHRUB GROUPINGS
  12. PARKWAY ROCK MULCH BETWEEN SHRUB GROUPINGS FOR ACCESS TO AND FROM PARKED CARS
  13. GANGED MAILBOXES
  14. 5'X6' TRANSFORMER



JOHN HANNA + ASSOCIATES  
LANDSCAPE ARCHITECTURE

1753 Swallowtail Rd  
Encinitas, California 92024  
858/251-1817 - Fax 858/251-9611

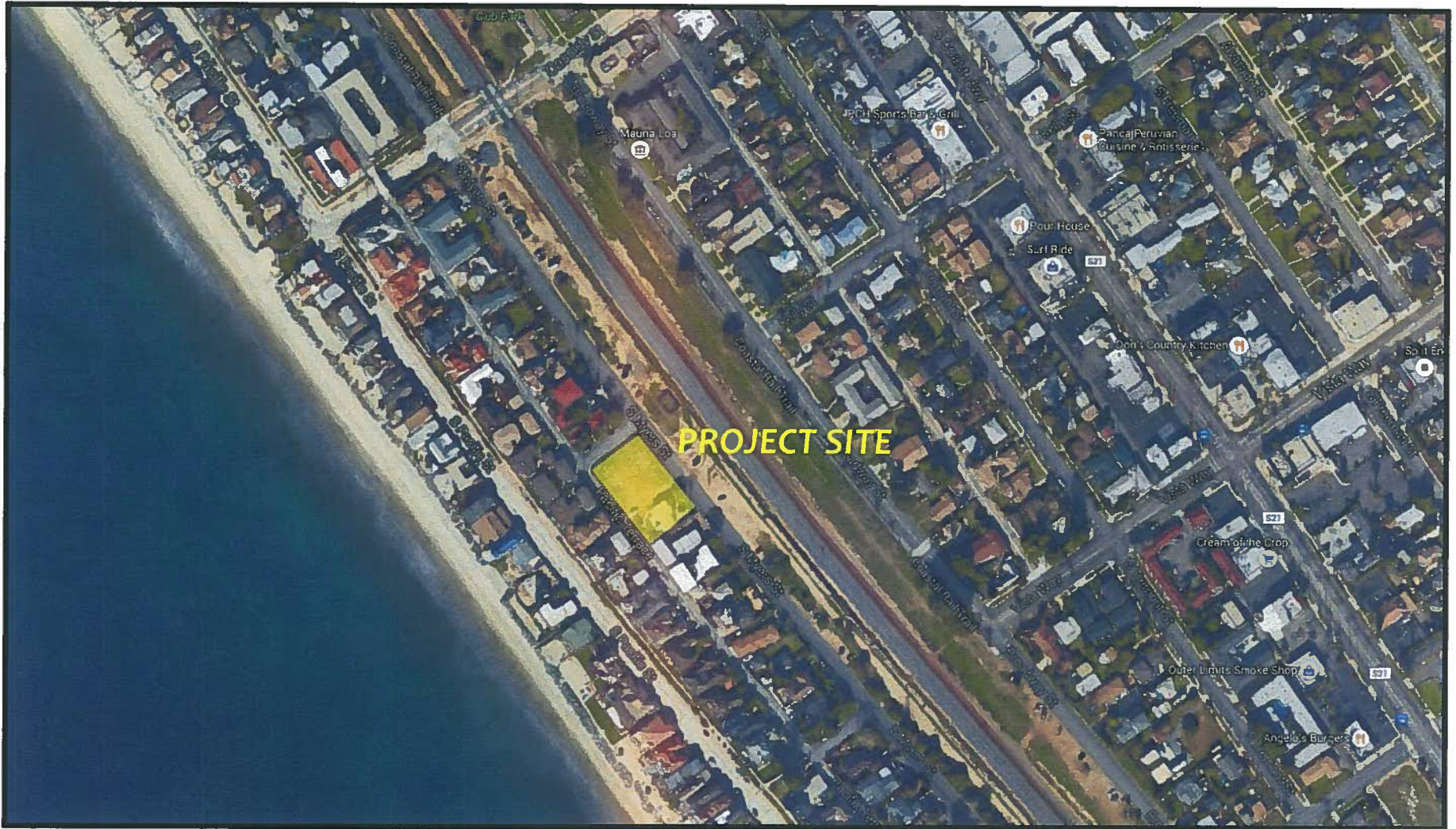


MYERS 12 OCEANSIDE  
509 S. MYERS STREET  
OCEANSIDE, CA

REVISIONS

DATE 03-23-2006  
DRAWN BY JHA  
SHEET TITLE  
CONCEPTUAL LANDSCAPE PLAN

JOB NO.  
SHEET NO. 992  
L-1.0  
1 OF 1 SHEETS



# 1909 South Myers

Oceanside, Ca





1909 South Myers

Oceanside, Ca

**g**<sup>INC</sup>  
**OLBA** ARCHITECTURE  
1940 Garnet Avenue, Suite 100  
San Diego, CA 92109



1909 South Myers

Oceanside, Ca

**g**olba  
**GOLBA ARCHITECTURE**  
1940 Garnet Avenue, Suite 100  
San Diego, CA 92109



1909 South Myers

Oceanside, Ca

**g<sup>INC</sup>olba**  
GOLBA ARCHITECTURE  
1940 Garnet Avenue, Suite 100  
San Diego, CA 92109