

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

Tuesday, May 17, 2016, 8:30 a.m.  
City Hall South, 1<sup>st</sup> Floor, Guajome Room

1. 8:30 a.m. – 9:30 a.m.      Proposed 4-unit residential development located at 1315 S Pacific St

**Zoning: RT (Residential Tourist)**  
**Land Use: UHD (Urban High Density Residential)**  
**Neighborhood Area: Townsite**  
**Assessor Parcel Number: 152-142-08**  
**Contact Person: Paul Longton, Architect**  
**Tel.: (760) 458-0987**  
**Email: [pjlongton@gmail.com](mailto:pjlongton@gmail.com)**

2. 9:30 a.m. – 10:30 a.m.      Proposed 4-unit residential development located at 913 S Pacific St

**Zoning: RT (Residential Tourist)**  
**Land Use: UHD (Urban High Density Residential)**  
**Neighborhood Area: Townsite**  
**Assessor Parcel Number: 150-355-14**  
**Contact Person: Paul Longton, Architect**  
**Tel.: (760) 458-0987**  
**Email: [pjlongton@gmail.com](mailto:pjlongton@gmail.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.*



**1315 S Pacific St**

Regional Map



Vicinity Map



**1315 S Pacific Existing**

Beach/Basement is one unit 1100 SF, 2-bdr

1st Floor is one unit 1250 SF, 3-bdr, 300 SF deck

2nd Floor (street level) is one unit 1460 SF, 3-bdr, 300 SF deck

Garage at street level - 1-car, 270 SF

5-parking spaces required, 1-provided

**1315 S Pacific Proposed**

Beach/Basement is one unit, 3960 SF, 2 bdr

1st Floor is one unit, 3960 SF, 2-bdr

2nd Floor (street level) is one unit, 1465 SF, 2-bdr, 324 SF deck

Garage (street level) 1600 SF, 8-parking spaces

Entry Courtyard (street level) 660 SF, 1-parking space

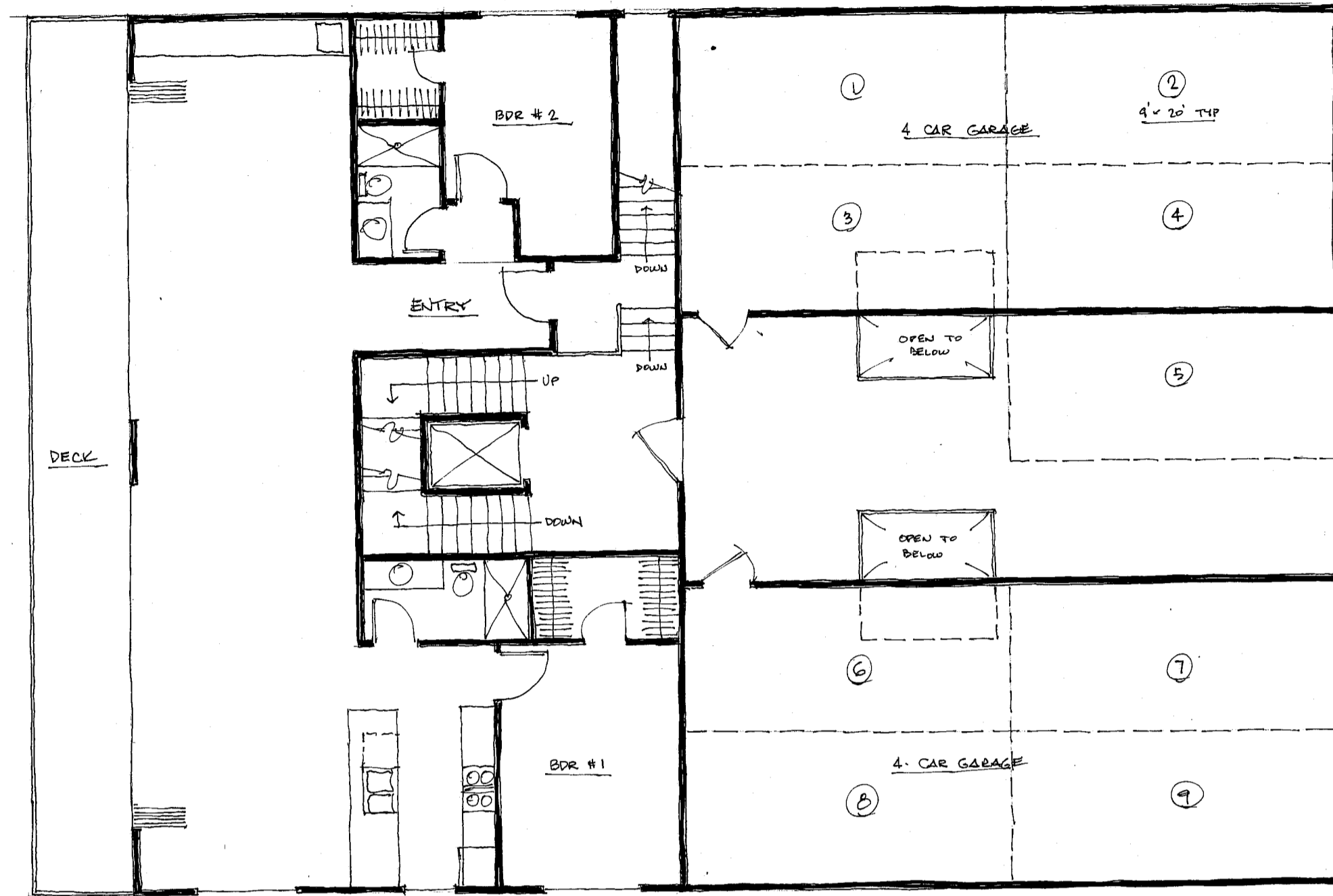
3rd Floor is one unit, 4050 SF (includes mezzanine), 4-bdr, 324 SF deck

5-parking spaces required, 9 provided

# REMODEL/ADDITION

TO

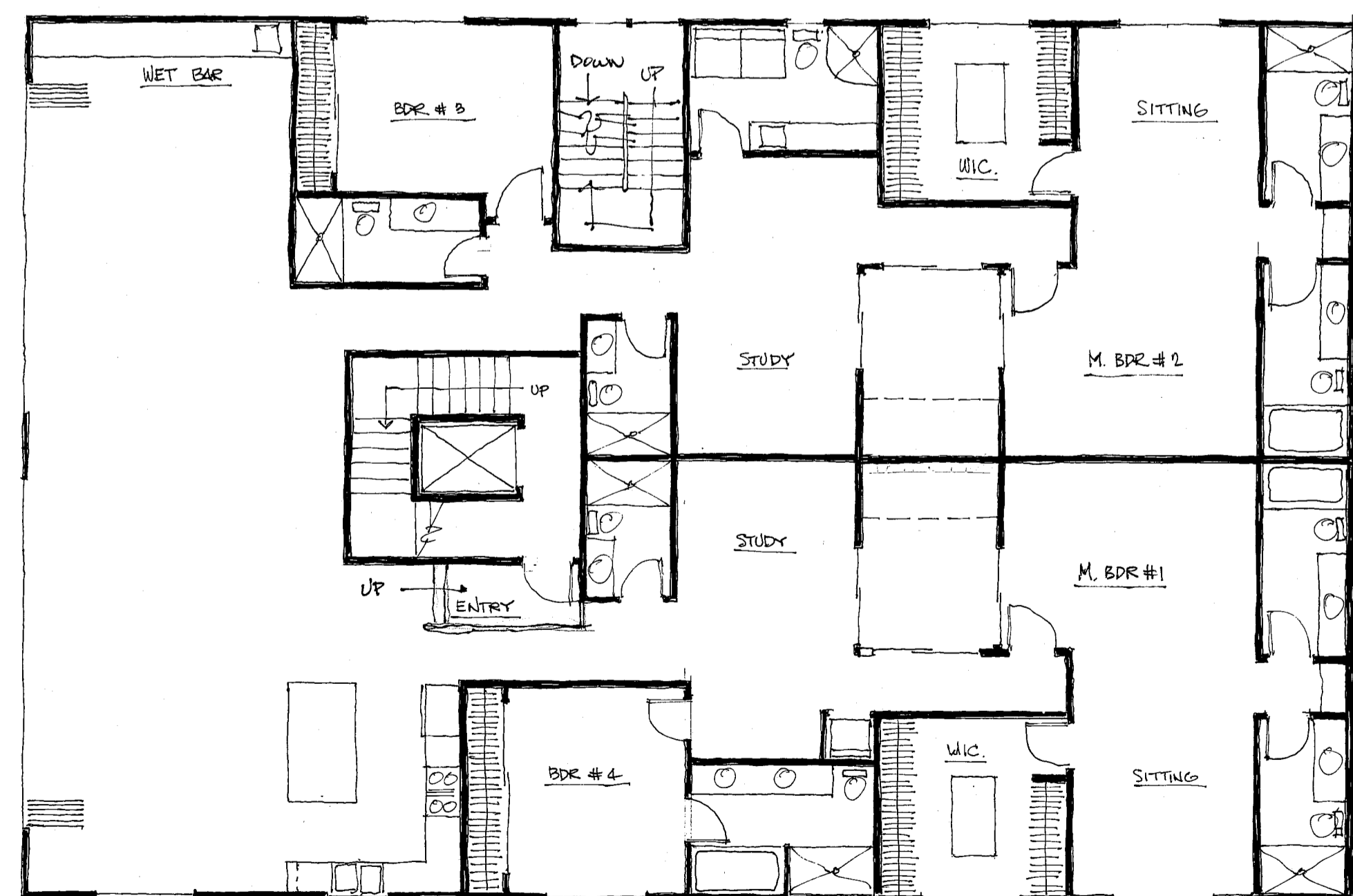
# 1315 SOUTH PACIFIC ST.



1315 STREET LEVEL - 2<sup>ND</sup> FLOOR  
1/8" = 4'-21.16"



1315 BASEMENT/BEACH  
1/8" = 4'-21.16"



1315 1<sup>ST</sup> FLOOR  
1/8" = 4'-21.16"

## DEV. INFO.

ZONE - RT  
 OCCUPANCY - R2  
 EXISTING LAND USE - 3 UNITS  
 PROPOSED LAND USE - 4 UNITS  
 LOT SIZE - 8100 SF - .185 ACRE  
 EXIST LOT COVERAGE - 35%  
 PROPOSED LOT COVERAGE - 53%  
 PARKING REQUIRED - 7 SPACES  
 PARKING PROVIDED - 9 SPACES

SCOPE: REMODEL/ADDITION TO EXISTING  
 3 RESIDENTIAL UNITS OF APPROX 4,000 SF  
 CONSTRUCTION WHEN COMPLETE  
 BASEMENT (UNIT A) ± 3940 SF w/4 BDR  
 1<sup>ST</sup> FLOOR (UNIT B) ± 3940 SF w/4 BDR  
 2<sup>ND</sup> FLOOR (UNIT C) ± 1460 SF w/2 BDR  
 w/374 SF DECK  
 3<sup>RD</sup> FLOOR + MEZZANINE  
 (UNIT D) ± 3960 SF w/4 BDR  
 w/374 SF DECK  
 ROOF DECK ± 1710 SF  
 GARAGE 1560 SF

ARCHITECT:  
**STUDIO 4**  
 2909 MESA DRIVE  
 OCEANSIDE, CA 92054  
 (760) 722-4904 PH  
 pjlongton@gmail.com  
**PAUL LONGTON**  
 PRINCIPAL

PROJECT:  
 4 CONDOS  
 AT  
 1315 S. PACIFIC  
 OCEANSIDE, CA 92054  
 CLIENT:

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

RELEASE DATES:  
 ISSUED: 4-21-16  
 REVISIONS:

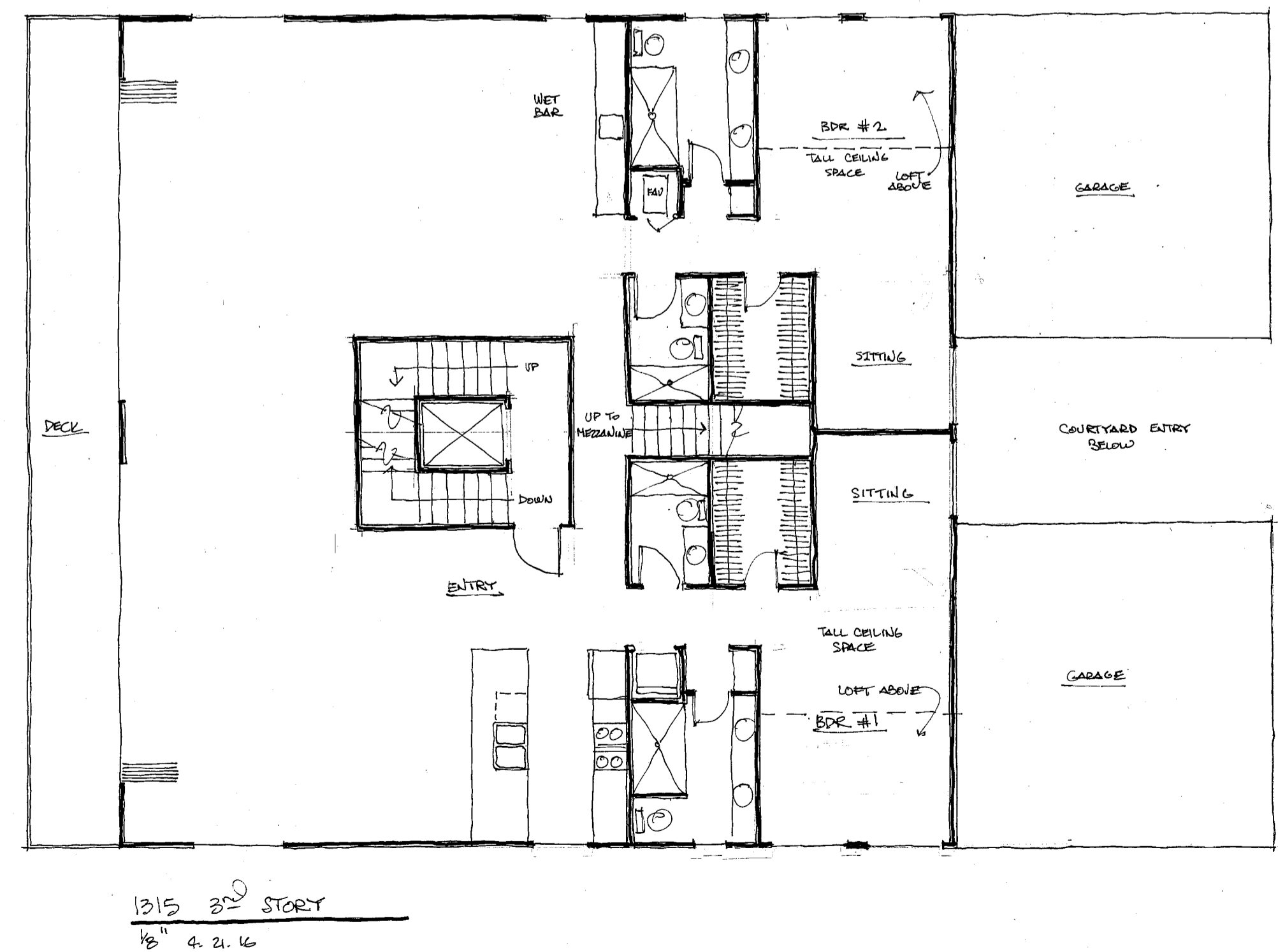
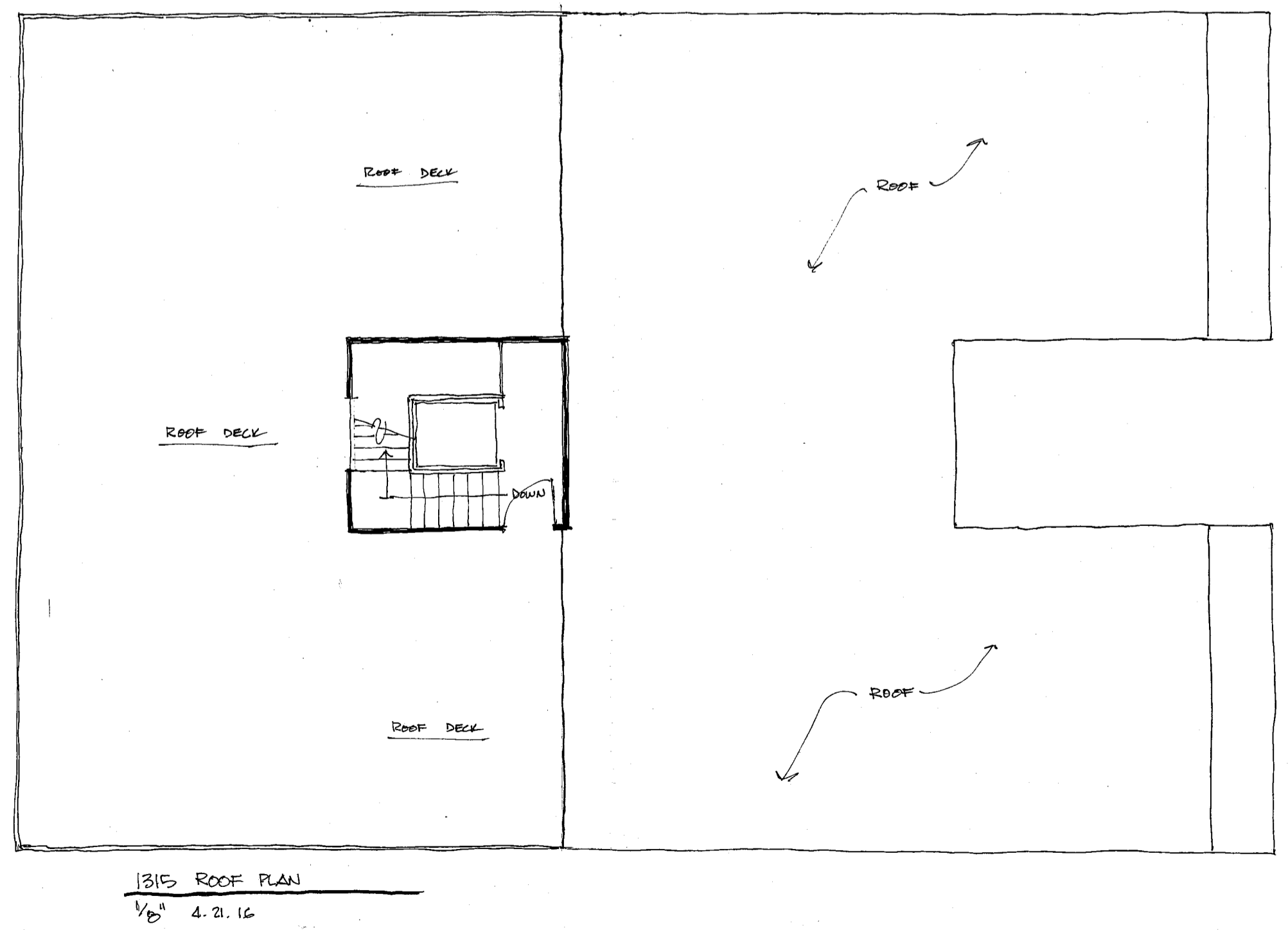
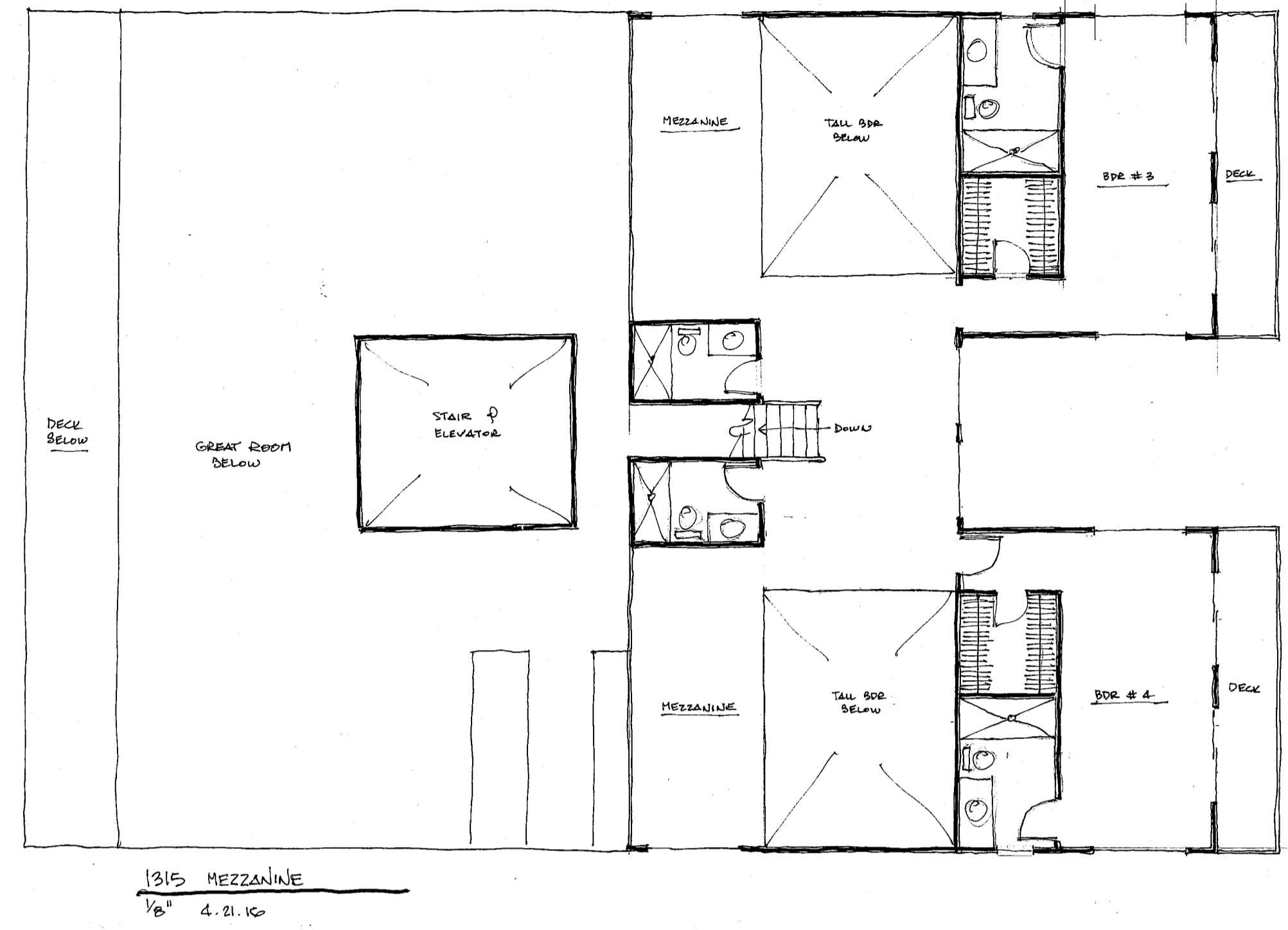
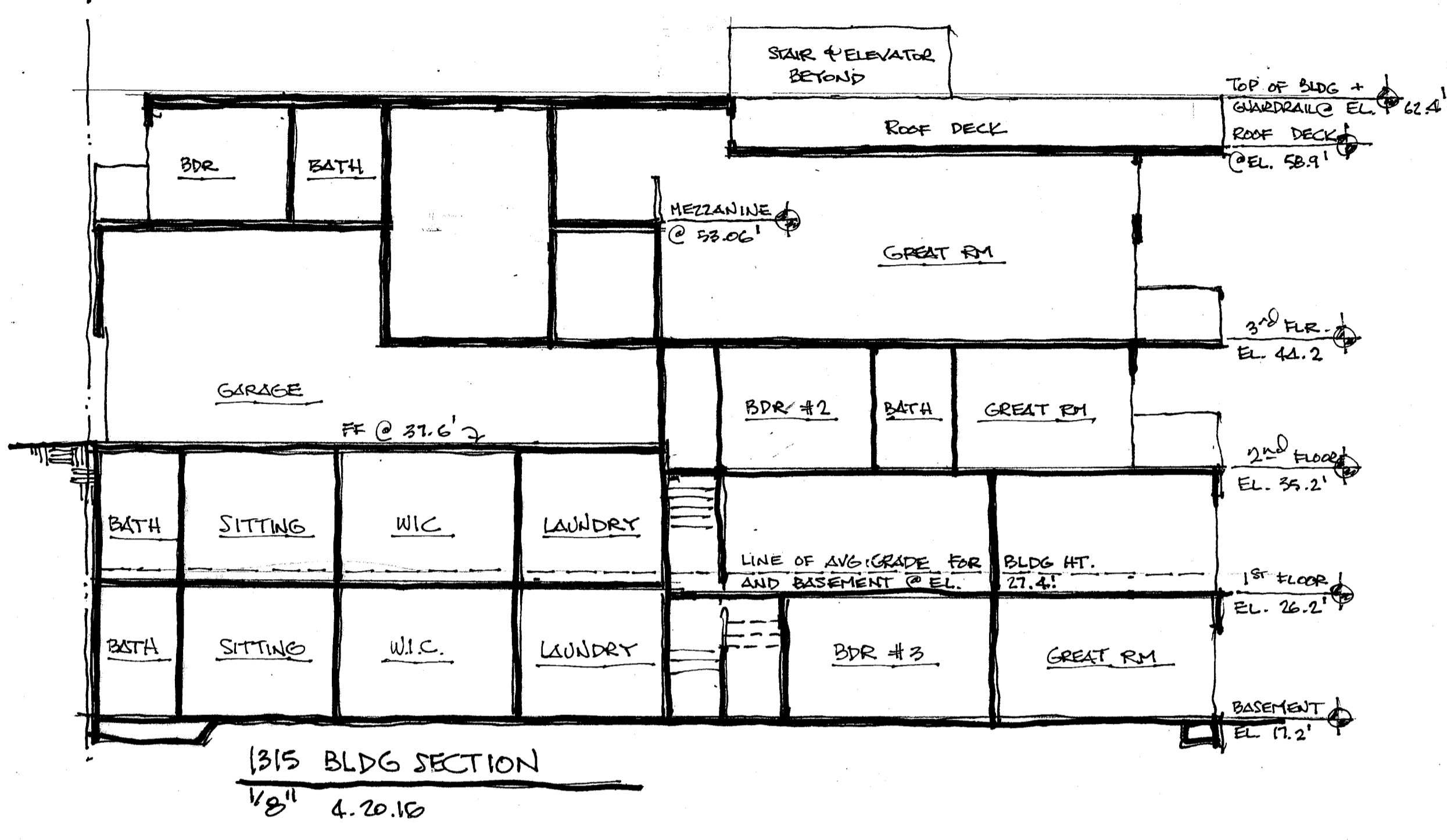
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 DESIGN DEVELOPMENT DRAWINGS  
 CHECK SET  
 PROGRESS DRAWINGS  
 PLAN CHECK DRAWINGS  
 BID SET DRAWINGS  
 CONSTRUCTION DOCUMENTS  
 OTHER

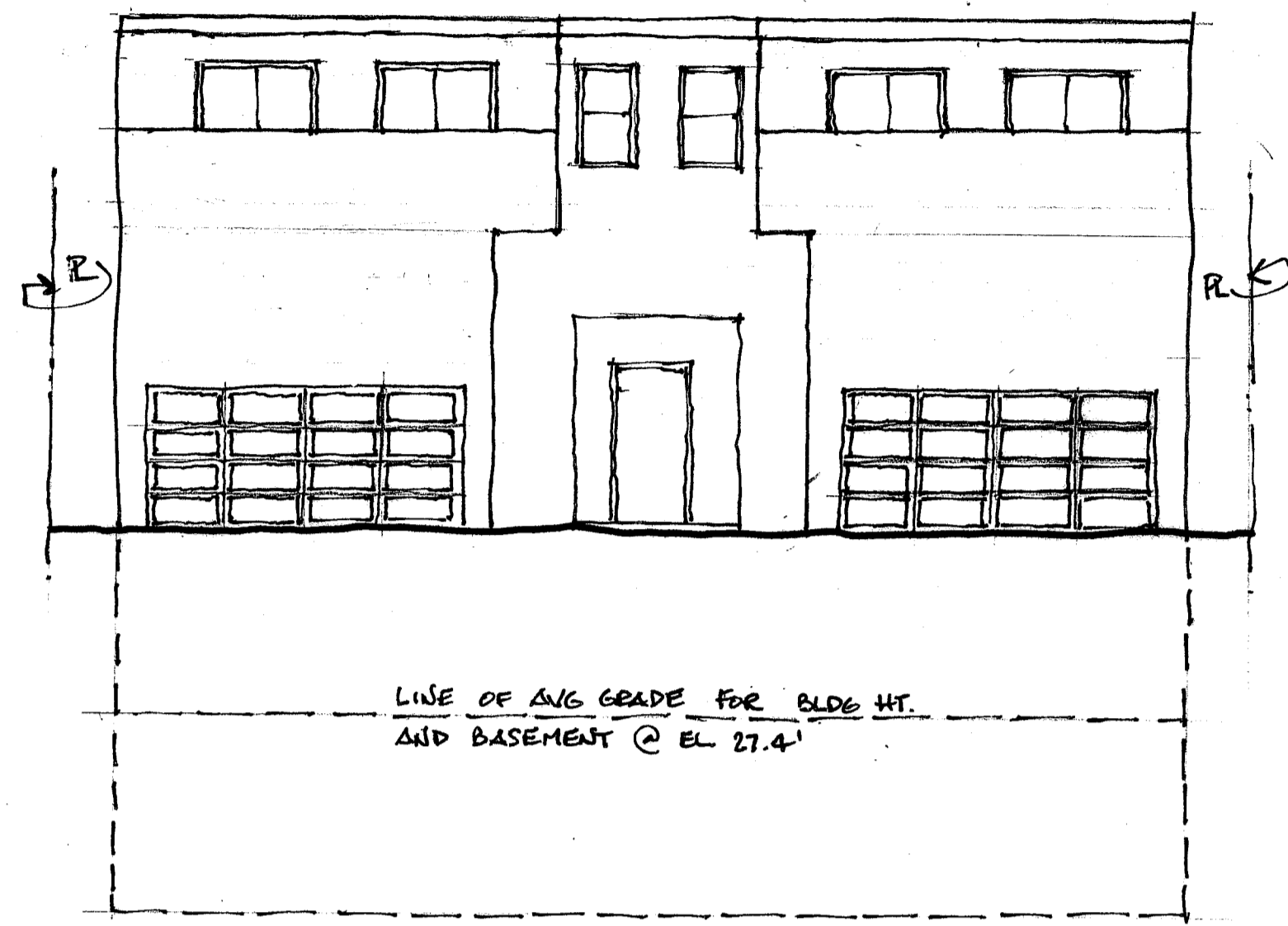
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 DRAWN BY:  
 CHECKED BY: PL

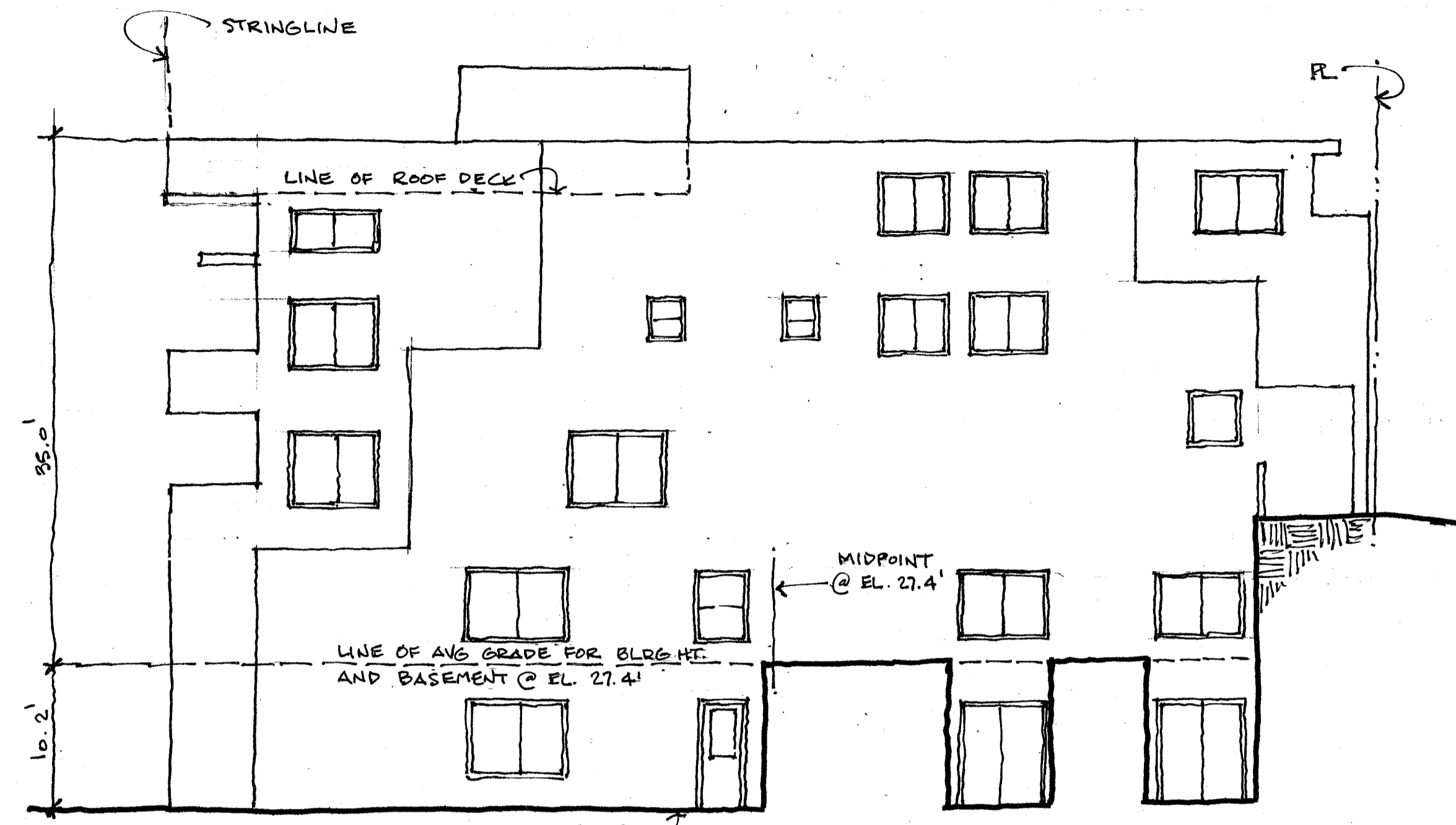
SHEET TITLE  
**FLOOR  
 PLANS**

SHEET NO:  
**A-1**

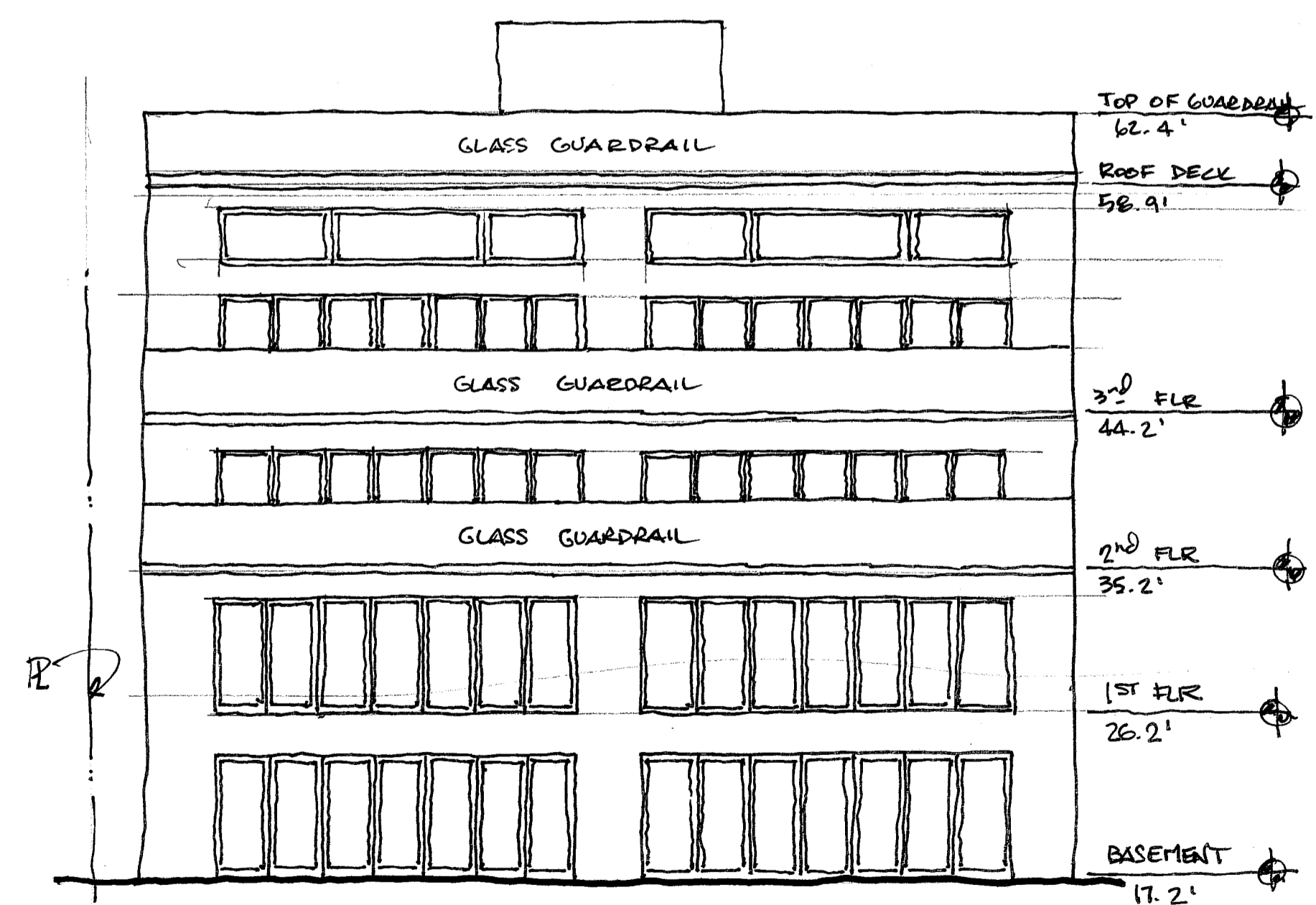




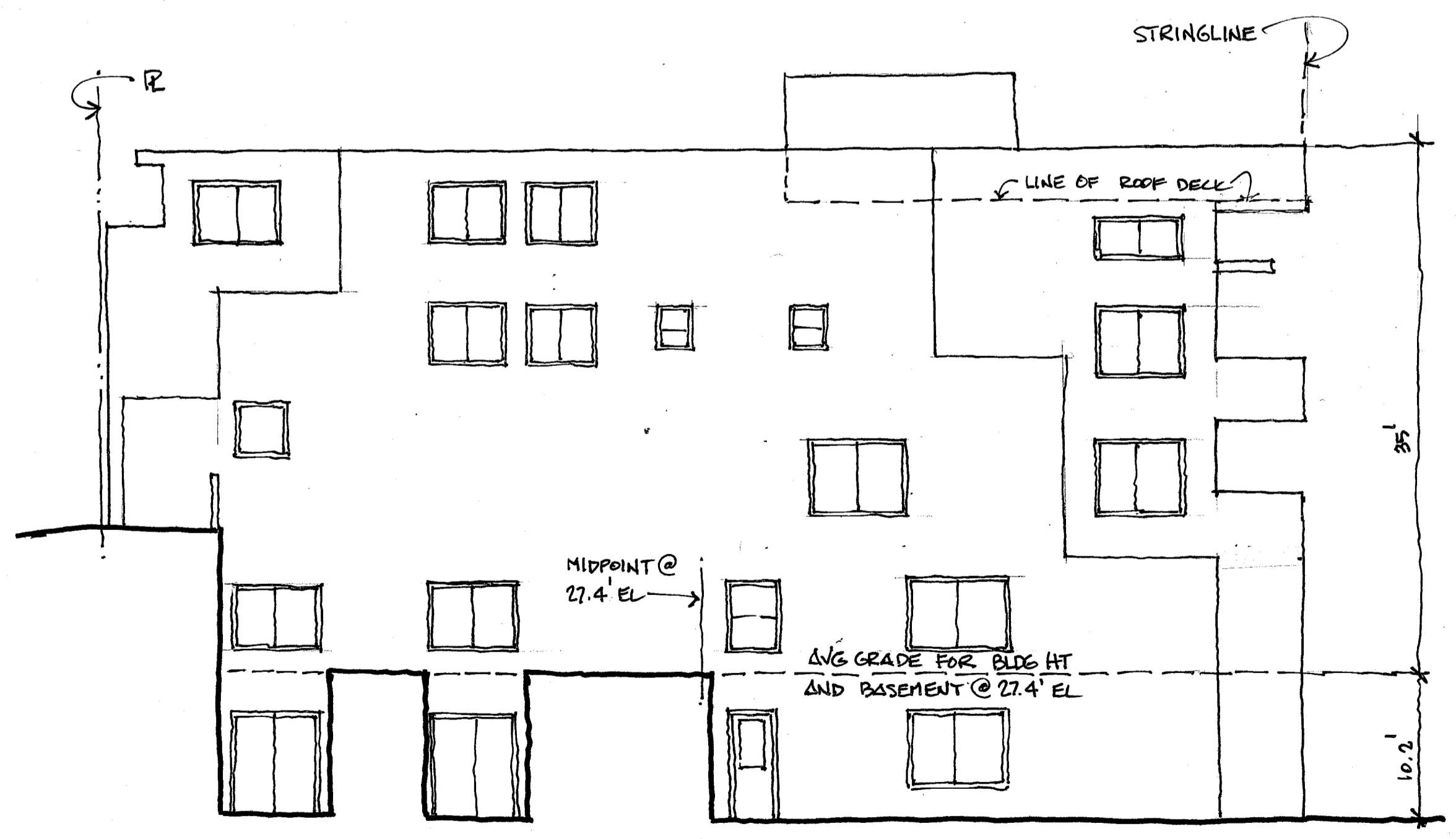
1315 EAST ELEVATION  
1/8" 4/20/16



1315 SOUTH ELEVATION  
1/8" 4. 21. 16



1315 WEST ELEV.  
1/8" 4. 21. 16



1315 NORTH ELEVATION  
1/8" 4. 21. 16

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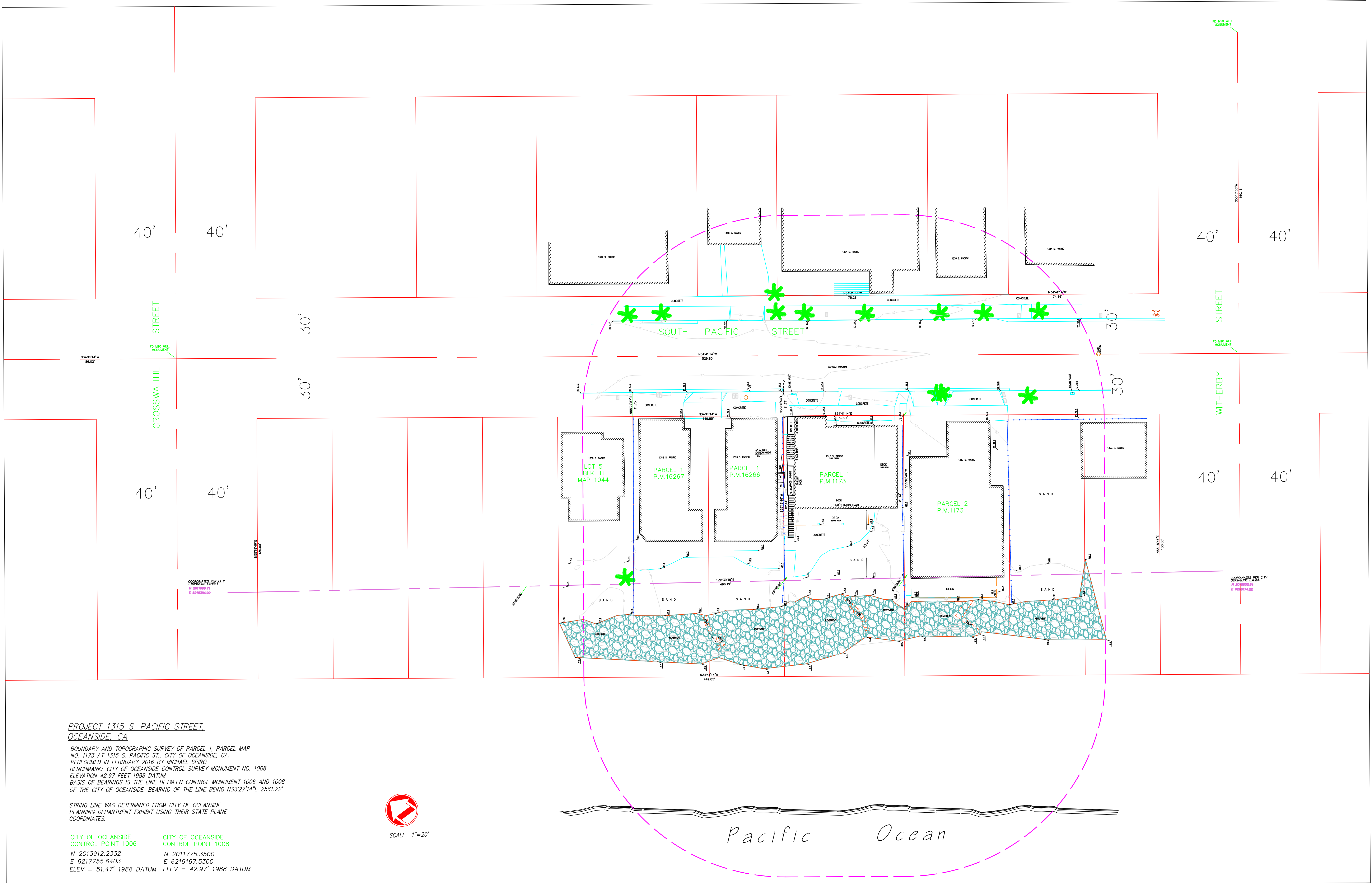
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 CONSTRUCTION DOCUMENTS  
 OTHER

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DRAWN BY:  
CHECKED BY: PL

SHEET TITLE:  
**EXTERIOR ELEVATIONS**

SHEET NO:  
**A-3.0**

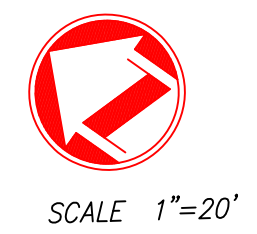


**PROJECT 1315 S. PACIFIC STREET,  
OCEANSIDE, CA**

BOUNDARY AND TOPOGRAPHIC SURVEY OF PARCEL 1, PARCEL MAP NO. 1173 AT 1315 S. PACIFIC ST., CITY OF OCEANSIDE, CA. PERFORMED IN FEBRUARY 2016 BY MICHAEL SPIRO. BENCHMARK: CITY OF OCEANSIDE CONTROL SURVEY MONUMENT NO. 1008 ELEVATION 42.97 FEET 1988 DATUM BASIS OF BEARINGS IS THE LINE BETWEEN CONTROL MONUMENT 1006 AND 1008 OF THE CITY OF OCEANSIDE. BEARING OF THE LINE BEING N33°27'14"E 2561.22'

STRING LINE WAS DETERMINED FROM CITY OF OCEANSIDE PLANNING DEPARTMENT EXHIBIT USING THEIR STATE PLANE COORDINATES.

CITY OF OCEANSIDE CONTROL POINT 1006 N 2013912.2332 E 6217755.6403 ELEV = 51.47' 1988 DATUM	CITY OF OCEANSIDE CONTROL POINT 1008 N 2011775.3500 E 6219167.5300 ELEV = 42.97' 1988 DATUM
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SCALE 1"=20'

Pacific Ocean



1"=100'

10/11/11 MGC

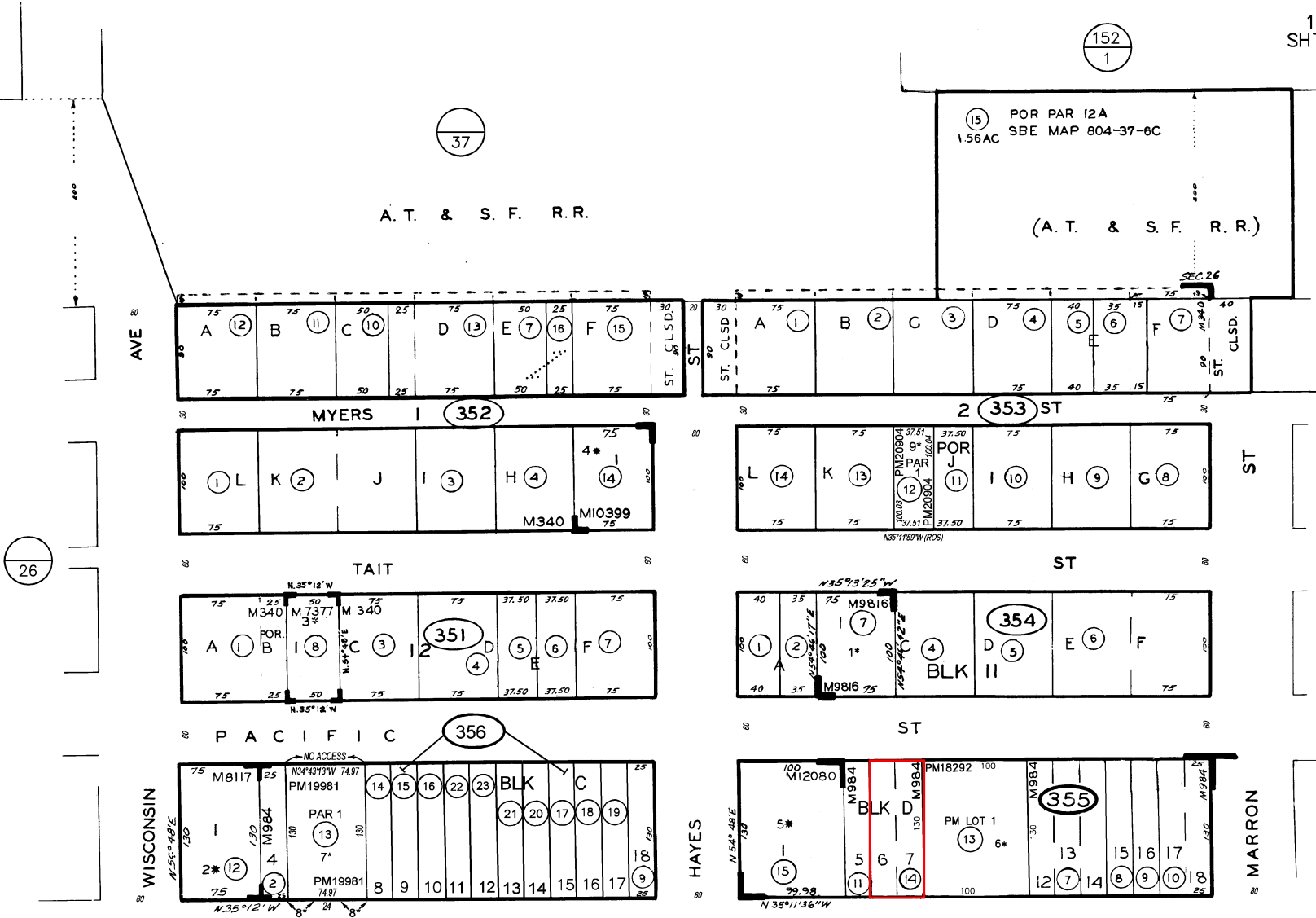
CHANGES				
BLK	OLD	NEW	YR	CUT
352	B49	13	70	3313
315	2	8	73	149
351	8	CONDM	73	567
356	1	10 & 11	74	2310
356	10 & 11	12	76	36
356	12	CONDM	76	422
355	5 & 6	13	80	1793
354	3	7	81	223
352	5	14	83	44
354	7	CONDM	83	618
353	ST. CLSD #7	SAME	83	6163
355	11/12	1A	84	382
352	14	CONDM	86	503
355	12	15	89	53
355	15	CONDM	89	686
356	3 & 4	13	96	1377
352	6	15 & 16	00	1079
355	13	CONDO	00	650
356	5	14-16	06	1815
356	13	SAME & ACC RTS	07	5516
356	8	17-19	07	1559
356	7	20 & 21	08	1261
356	6	22 & 23	09	1112
353	12	CONDO	12	539

- 1\* CONDM BLUEWATER PROPERTIES DOC81-369181 (SEE SHT. 3)
- 2\* CASA DEL MAR CONDM (SEE SHT 2)
- 3\* CONDM SEA SPRAY VILLAS (SEE SHT 2)
- 4\* CONDM TAIT STREET DOC. 84- 471497 (SEE SHT. 3)
- 5\* CONDM EDGEWATER DOC89-027854 (SEE SHT. 3)
- 6\* CONDO PACIFIC VIEW DOC99-764894 (SEE SHT 3)
- 7\* CONDO (PEND) 809 SOUTH PACIFIC ST DOC2006-0291174
- 8\* NO ACCESS
- 9\* CONDO 916 TAIT ST DOC11-0373724 (SEE SHT 3)

07

150-34,35,36

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.



26

152  
7

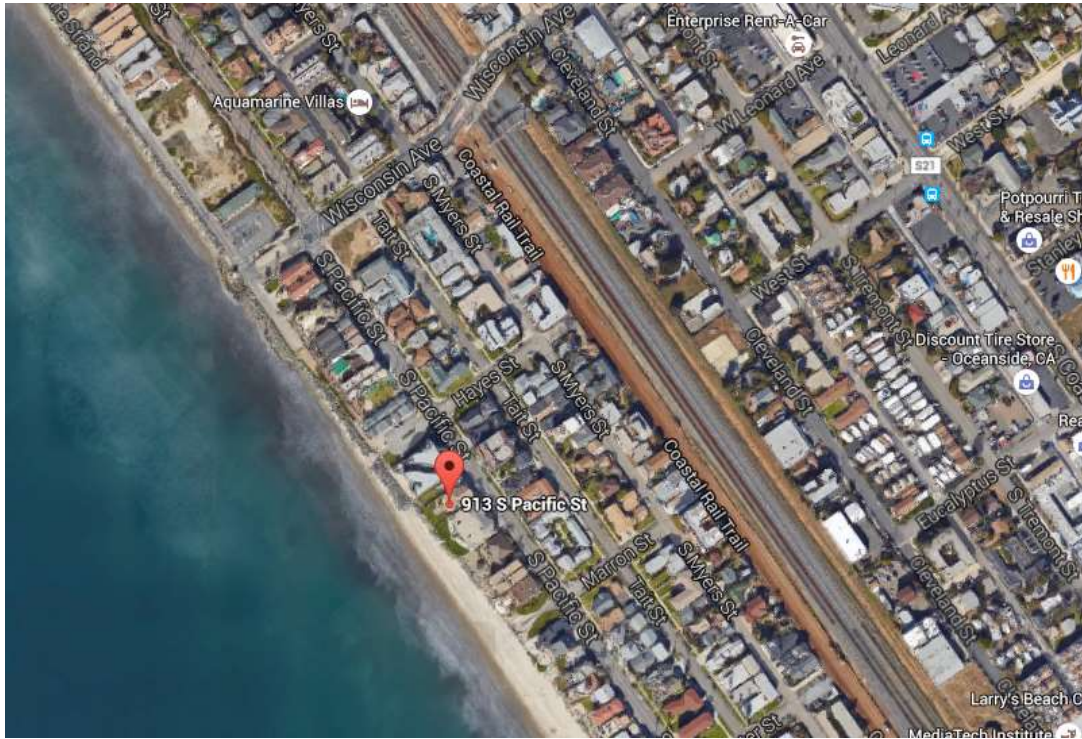
ES  
8-6-09

SAN DIEGO COUNTY  
ASSESSOR'S MAP  
BOOK 150 PAGE 35 SHT 1 OF 3

MAP 12080 - EDGEWATER CONDOMINIUMS  
MAP 10399 - TAIT STREET CONDOMINIUMS  
MAP 9816 - BLUEWATER PROPERTIES(CONDM)  
MAP 8117 - CASA DEL MAR(CONDM)  
MAP 7377 - SEA SPRAY VILLAS  
MAP 984 - MYER'S ANNEX - BLKS C & D  
MAP 340 - MYER'S ADD - BLKS 1, 2, 11 & POR 12  
SEC 26 - T11S - R5W - POR  
ROS 15853, 20330, 20499

# 913 S Pacific St

## Regional Map



## Vicinity Map



### **913 S Pacific Existing**

2-stories and 2-units

1st floor (beach level - there is no basement) is one unit. 1615 SF with 3-bedrooms

Garage (street level so the 1st floor and 2nd floor are at half levels above and below the garage) - 3-parking spaces, 675 SF

2nd floor is the other unit. 2400 SF, 4-bdrms, 300 SF deck

4-parking spaces required, 3-provided

### **913 S Pacific Proposed**

3-stories and 4-units

1st floor (beach level) is one unit 3300 SF with 4-bedrooms

Garage (street level) 8-parking spaces, 1660 SF

2nd floor is one unit. 3100 SF, 4-bdrms, 430 SF deck

3rd floor has two units. 1250 SF each with 2-bdrms each with 200 SF decks each.

6-parking spaces required, 8 provided.

## DEVELOPMENT INFORMATION

ASSESSOR'S PARCEL NUMBER: 152-075-04-00  
 ZONING: RT  
 LOT SIZE:  
 EXISTING LAND USE: DUPLEX  
 PROPOSED LAND USE: NO CHANGE  
 EXISTING LOT COVERAGE:  
 PROPOSED LOT COVERAGE:

SETBACKS:  
 FRONT YARD EXISTING  
 SIDE YARD EXISTING  
 OCEAN (WEST) SIDE EXISTING  
 HEIGHT MAX. EXISTING

HABITABLE - 4285 SQ. FT.  
 GARAGE - 420 SQ. FT.  
 DECKS - 728 SQ. FT.

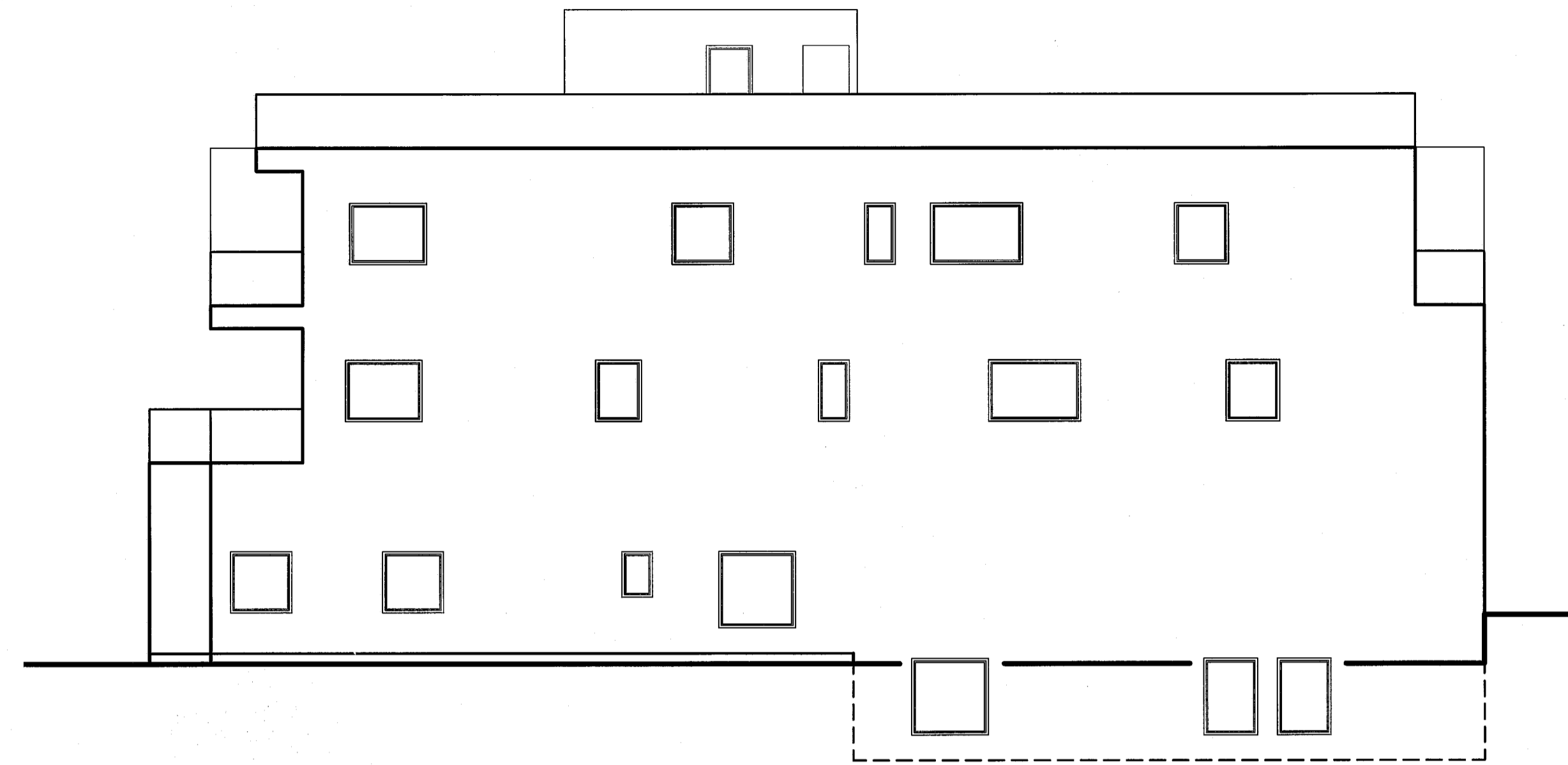
## PROJECT INFORMATION

OWNER:

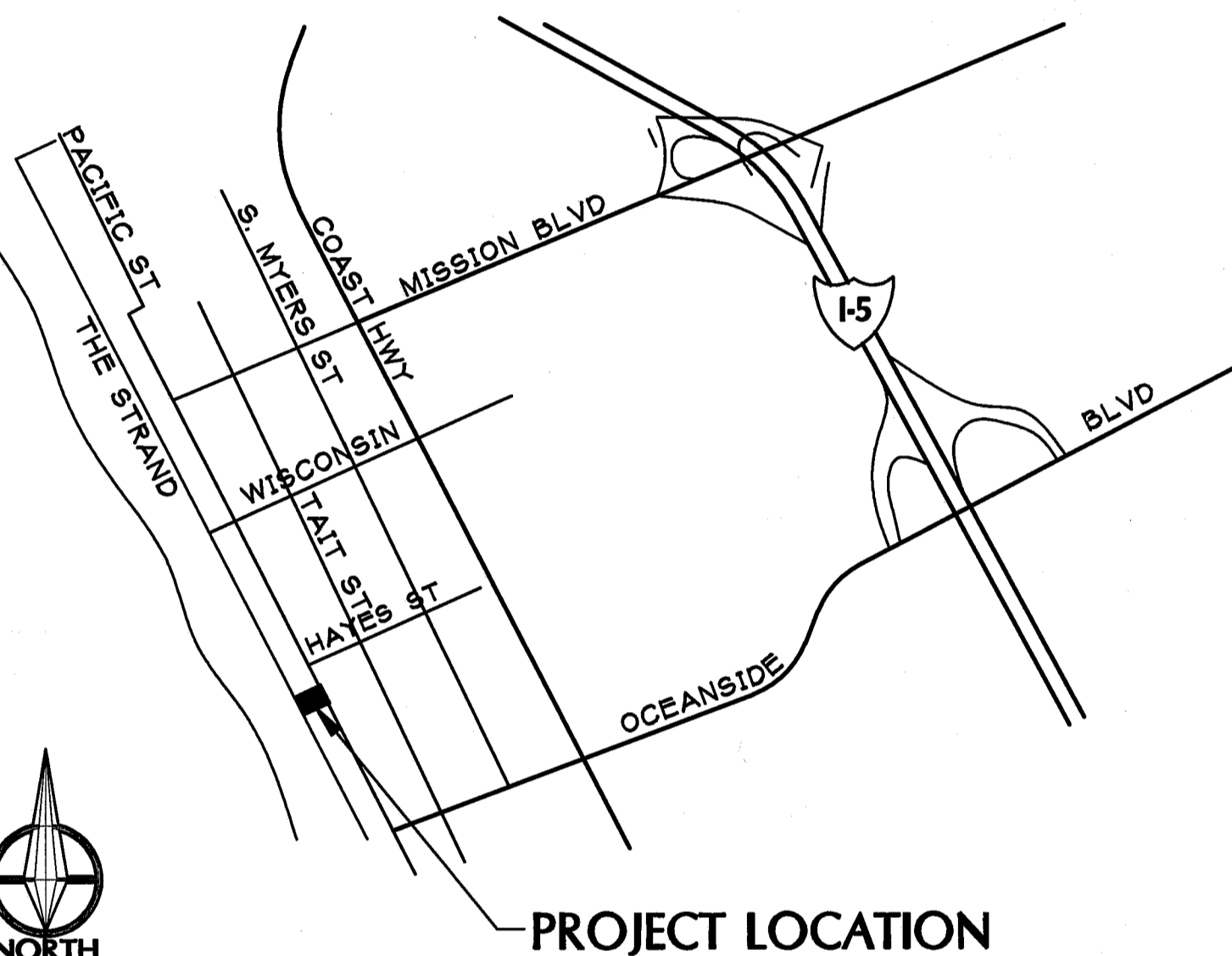
PROJECT ADDRESS:

913 S. PACIFIC ST.  
 OCEANSIDE, CA 92054

PROJECT SUMMARY:



## VICINITY MAP



## NOISE ORDINANCE

THIS PROJECT IS NOT WITHIN A NOISE CRITICAL AREA (CNEL CONTOUR OF 60dB) AS SHOWN ON THE GENERAL PLAN

## FIRE HYDRANT NOTE

THE NEAREST FIRE HYDRANT IS LOCATED APPROX. 150' NORTH AT THE SOUTHWEST CORNER OF S. PACIFIC AND FORSTER

## SHEET INDEX

- CT-1.0 COVER SHEET
- A-1.0 BASEMENT FLOOR PLAN
- A-2.0 STREET LEVEL FLOOR PLAN
- A-3.0 2nd FLOOR PLAN
- A-4.0 3rd FLOOR PLAN
- A-5.0 ROOF PLAN
- A-6.0 EXTERIOR ELEVATIONS
- A-7.0 BUILDING SECTION

## REQUIRED SURVEYS

A CALIFORNIA LICENSED SURVEYOR SHALL PERFORM VERIFICATION OF CONSTRUCTION IN PROGRESS AT THE FOLLOWING POINTS:

**FOUNDATION:** AFTER ALL FORMS ARE IN PLACE AND PRIOR TO POURING CONCRETE. THE SURVEY SHALL DEMONSTRATE COMPLIANCE WITH THE APPROVED PLANS RELATIVE TO BUILDING PLACEMENT AND FINISHED FLOOR ELEVATIONS. THE FOUNDATION INSPECTION SHALL NOT BE APPROVED UNTIL THIS VERIFICATION HAS BEEN SUBMITTED TO, REVIEWED AND APPROVED BY THE BUILDING SERVICE ADMINISTRATOR OR BUILDING OFFICIAL.

**EACH FLOOR:** PRIOR TO APPROVAL OF FLOOR SHEATHING AND COMMENCEMENT OF WALL FRAMING, SURVEY VERIFICATION OF THE FINISHED FLOOR ELEVATIONS AND SETBACKS SHALL BE SUBMITTED TO, REVIEWED AND APPROVED BY THE BUILDING SERVICE ADMINISTRATOR OR BUILDING OFFICIAL.

**ROOF:** PRIOR TO APPROVAL OF ROOF SHEATHING AND PLACEMENT OF ROOF COVERING, SURVEY VERIFICATION OF FINISHED FLOOR ELEVATIONS, ROOF ELEVATION CONFORMANCE TO THE AVERAGE FINISHED GRADE PROFILE SHOWN ON THE APPROVED PLAN AND BUILDING SETBACKS SHALL BE SUBMITTED TO, REVIEWED AND APPROVED BY THE BUILDING SERVICE ADMINISTRATOR OR BUILDING OFFICIAL.

**FINAL:** PRIOR TO FINAL BUILDING PERMIT INSPECTION APPROVAL, SURVEY VERIFICATION OF FINISHED FLOOR ELEVATIONS, BUILDING HEIGHT CONFORMANCE TO THE AVERAGE FINISHED GRADE PROFILE SHOWN ON THE APPROVED PLAN AND SETBACKS SHALL BE SUBMITTED TO, REVIEWED AND APPROVED BY THE BUILDING SERVICE ADMINISTRATOR OR BUILDING OFFICIAL.

EACH VERIFICATION SURVEY RESULTS SHALL BE SCANNED INTO THE TRAKIT DATA BASE BY BUILDING INSPECTOR OF RECORD UPON APPROVAL BY MANAGEMENT.

## STATEMENT OF SPECIAL INSPECTIONS

**"NONE REQUIRED"**

I, AS THE ENGINEER / ARCHITECT OF RECORD, CERTIFY THAT I HAVE PREPARED THE FOLLOWING STATEMENT OF SPECIAL INSPECTIONS AS REQUIRED BY CBC SECTION 1705 FOR THIS CONSTRUCTION PROJECT. I HAVE INFORMED THE PROJECT OWNER OF THESE REQUIREMENTS.

JOB ADDRESS: 913 S. PACIFIC ST. PERMIT: \_\_\_\_\_

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_ PLAN ID: \_\_\_\_\_

### WORK REQUIRING SPECIAL INSPECTION:

<input type="checkbox"/> REINFORCED CONCRETE	<input type="checkbox"/> SMOKE CONTROL
<input type="checkbox"/> PRE-STRESSED / POST-TENSIONED CONCRETE	<input type="checkbox"/> WOOD CONSTRUCTION (SPECIFIC BELOW)
<input type="checkbox"/> STRUCTURAL MASONRY	<input type="checkbox"/> MASTIC AND INTUMESCENT FIRE-RESISTANT COATINGS
<input type="checkbox"/> STRUCTURAL WELDING	<input type="checkbox"/> SPRAY APPLIED FIRE-PROOFING
<input type="checkbox"/> HIGH-STRENGTH BOLTING	<input type="checkbox"/> EXTERIOR INSULATION AND FINISH SYSTEMS (EIFS)
<input type="checkbox"/> SOILS	<input type="checkbox"/> MECHANICAL AND ELECTRICAL COMPONENTS
<input type="checkbox"/> ---	<input type="checkbox"/> DESIGNATED SEISMIC SYSTEMS VERIFICATION
<input type="checkbox"/> PIER FOUNDATIONS	<input type="checkbox"/> SEISMIC ISOLATION SYSTEMS
<input type="checkbox"/> STRUCTURAL OBSERVATIONS (SEE BELOW)	<input type="checkbox"/> OTHER

SELECTION DEFERRED: THIS SHEET WILL BE REVISED TO INDICATE THE SPECIAL INSPECTION ENTITIES PRIOR TO THE TIME THE SPECIAL INSPECTOR IS REQUIRED TO CHECK IN WITH THE BUILDING DIVISION FOR THEIR FIRST INSPECTION ON THIS PROJECT.

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

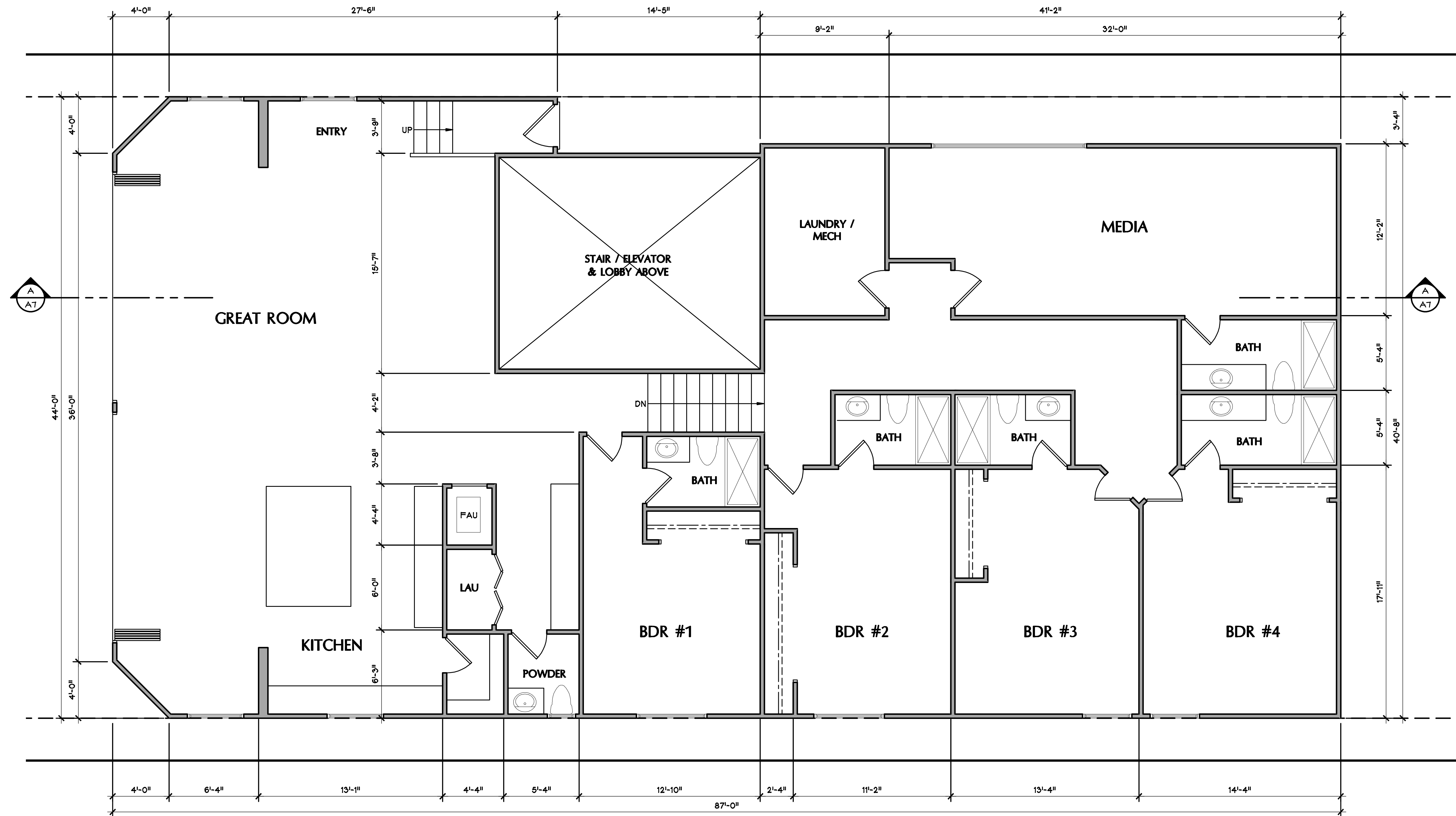
PERSON / FIRM CONDUCTING SPECIAL INSPECTIONS:

SOILS: THE TAYLOR GROUP

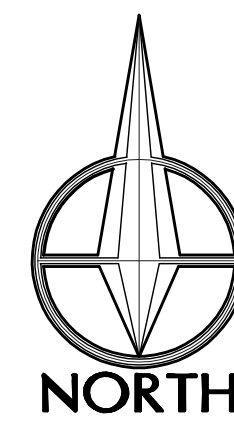
TESTING LABORATORY:

SPECIFIC ITEM NOT COVERED ABOVE:

STRUCTURAL OBSERVATIONS:



**1 BEACH LEVEL / BASEMENT FLOOR PLAN**  
SCALE: 1/4"=1'-0"



ARCHITECT:  
**STUDIO 4**  
2909 MESA DRIVE  
OCEANSIDE, CA 92054  
(760) 722-4904 PH  
pjlanton@gmail.com  
**PAUL LONGTON**  
PRINCIPAL

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OCEANSIDE, CA 92054

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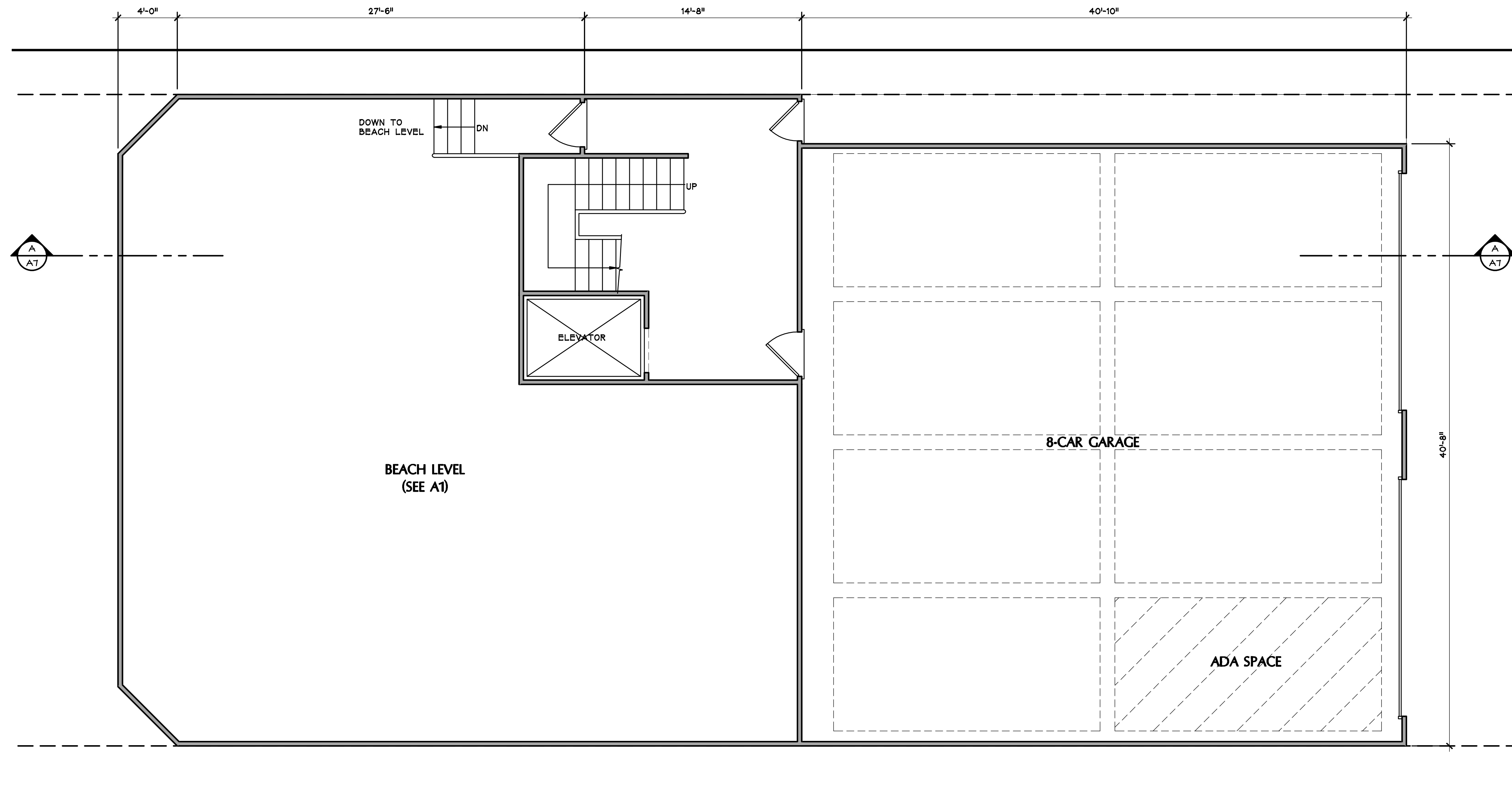
RELEASE DATES:  
ISSUED: 02 . 29 . 16  
REVISIONS:

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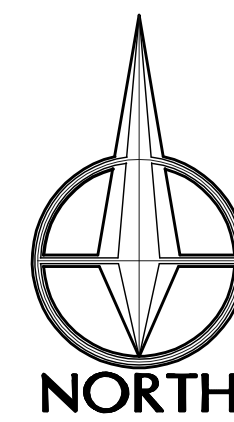
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JOB NO:  
DRAWN BY: MSR  
CHECKED BY: PL  
SHEET TITLE:  
**BEACH LEVEL  
PLAN**  
SHEET NO:

**A-1.0**



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



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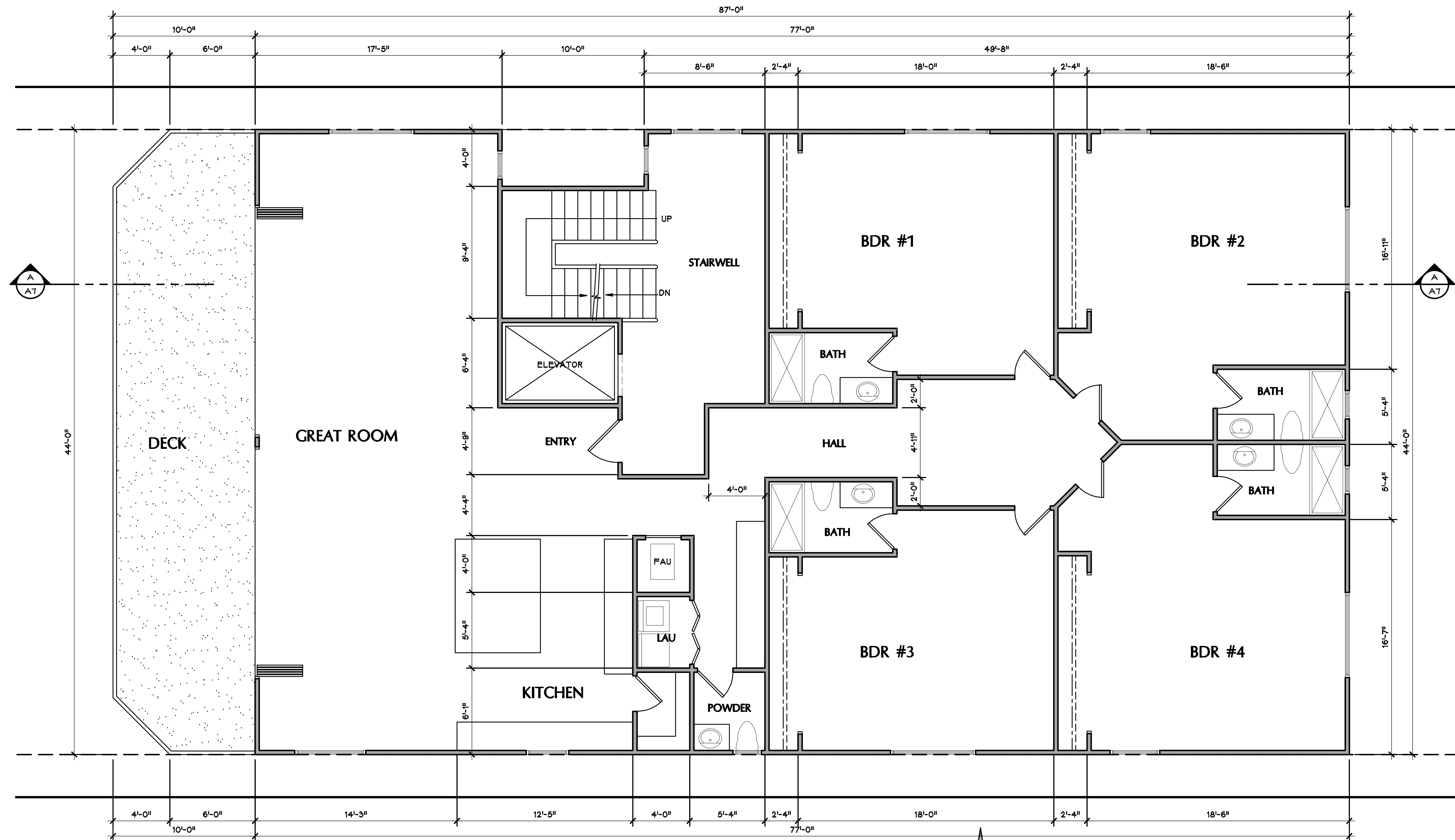
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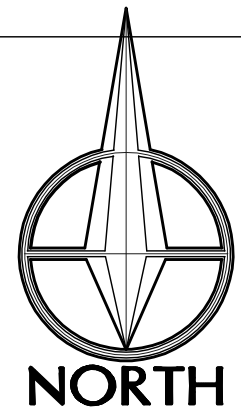
JOB NO:  
DRAWN BY: MSR  
CHECKED BY: PL

SHEET TITLE:  
**STREET LVL  
PLAN**

SHEET NO:  
**A-2.0**



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



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OCEANSIDE, CA 92054

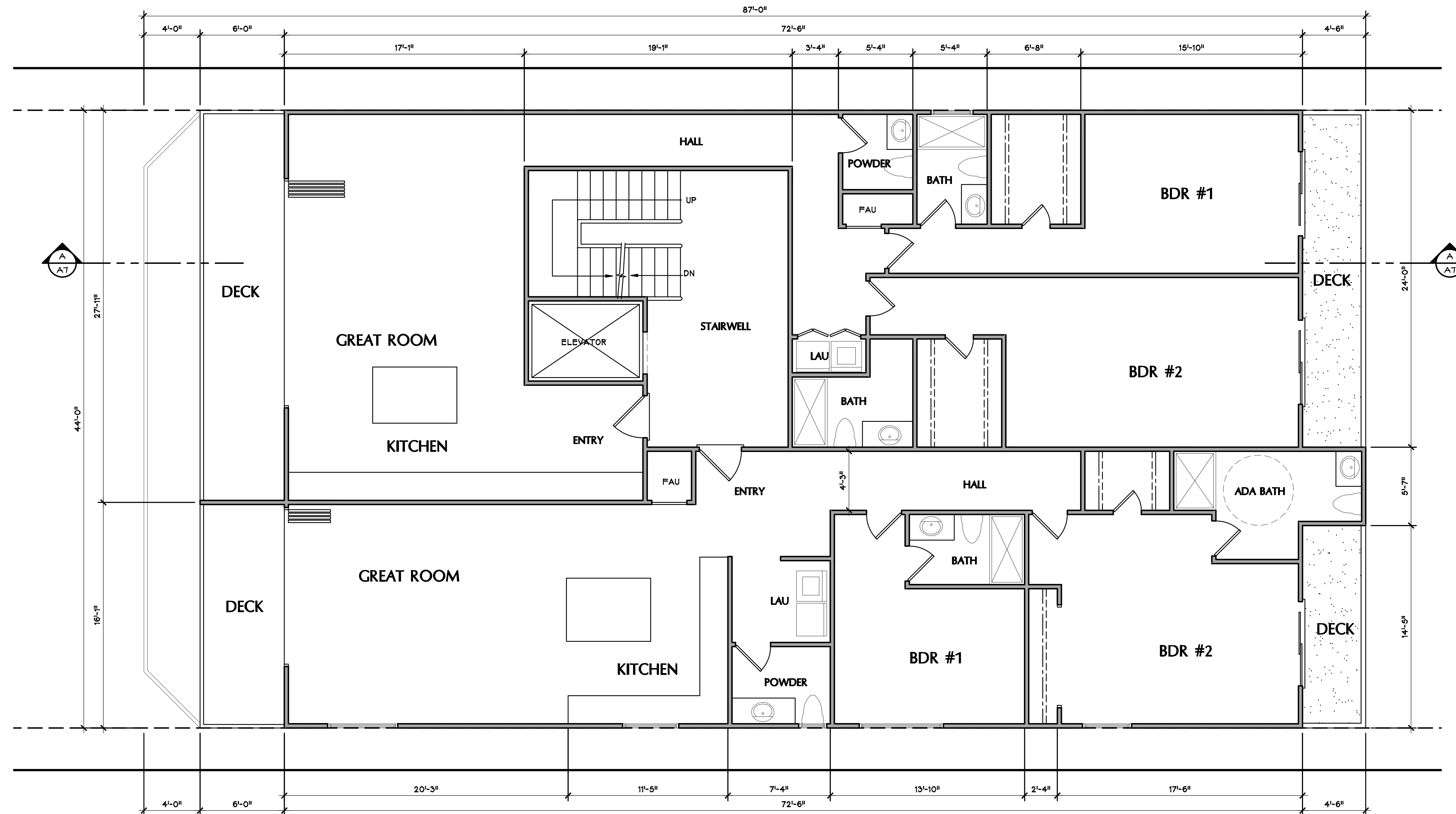
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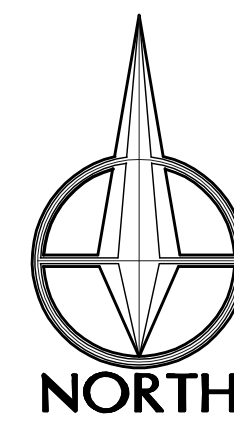
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SHEET TITLE:  
**2nd FLOOR PLAN**  
SHEET NO:  
**A-3.0**



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



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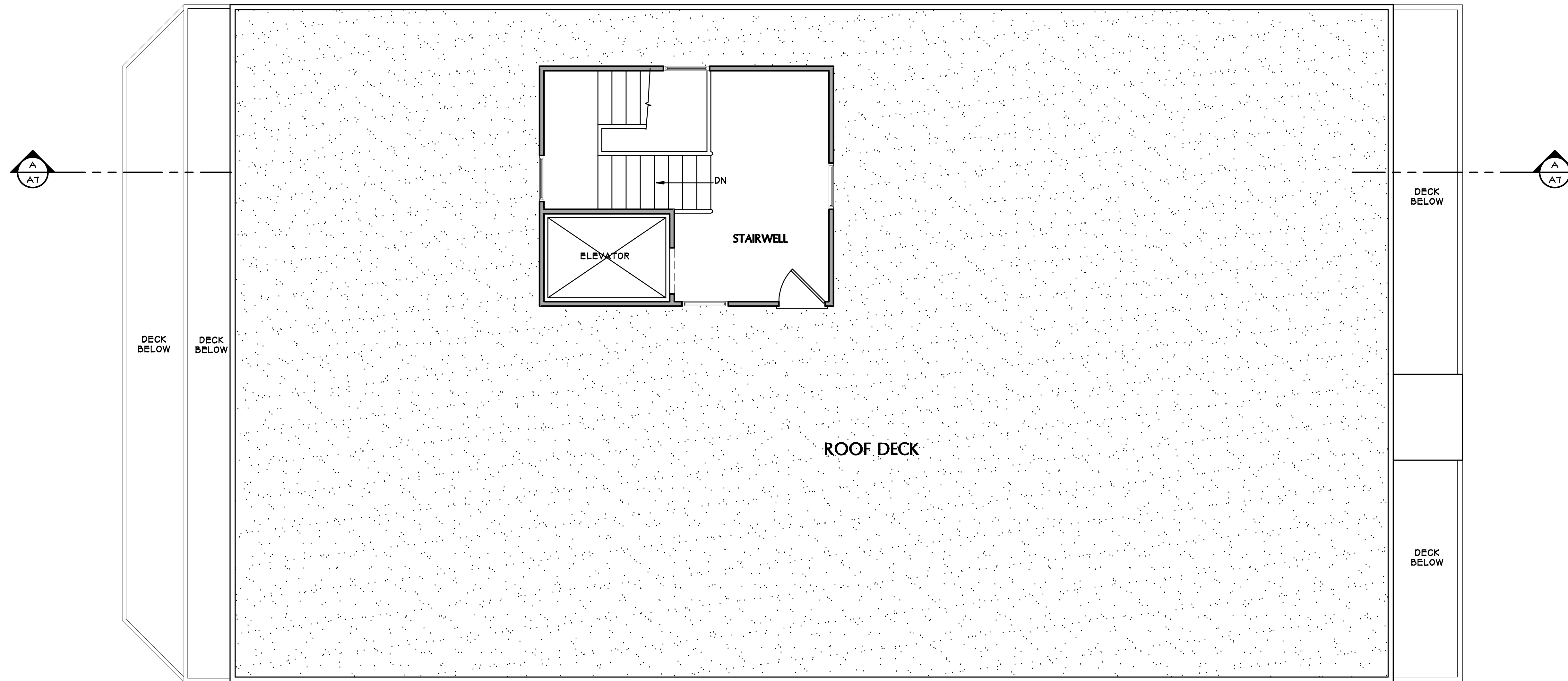
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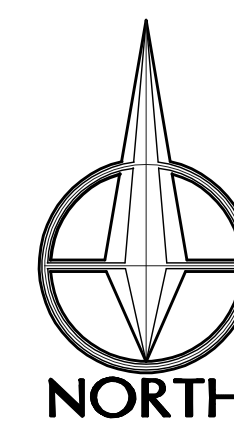
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**3rd FLOOR PLAN**  
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**A-4.0**



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



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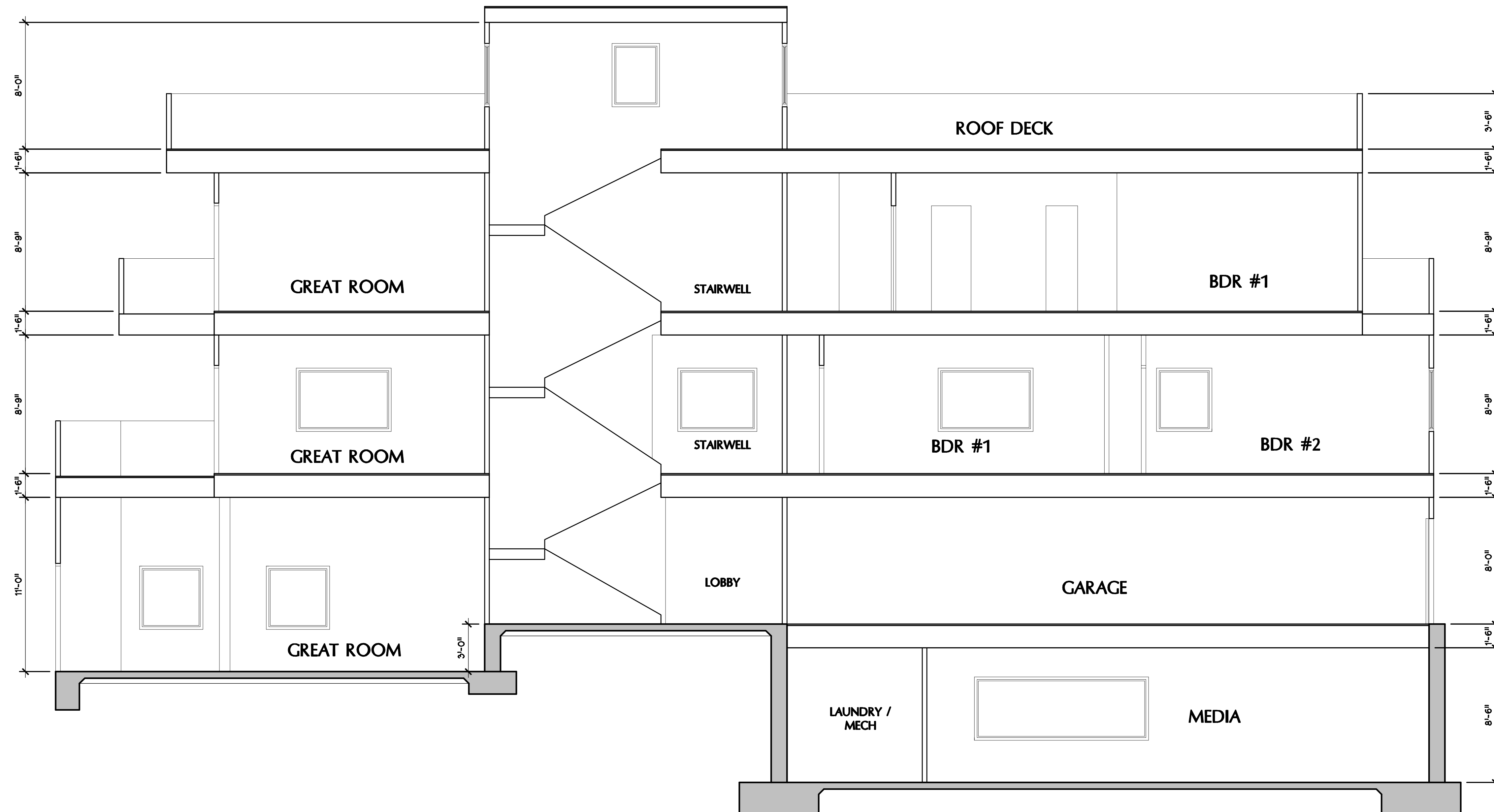
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**ROOF PLAN**

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**A-5.0**





**A** BUILDING SECTION  
SCALE: 1/4"=1'-0"

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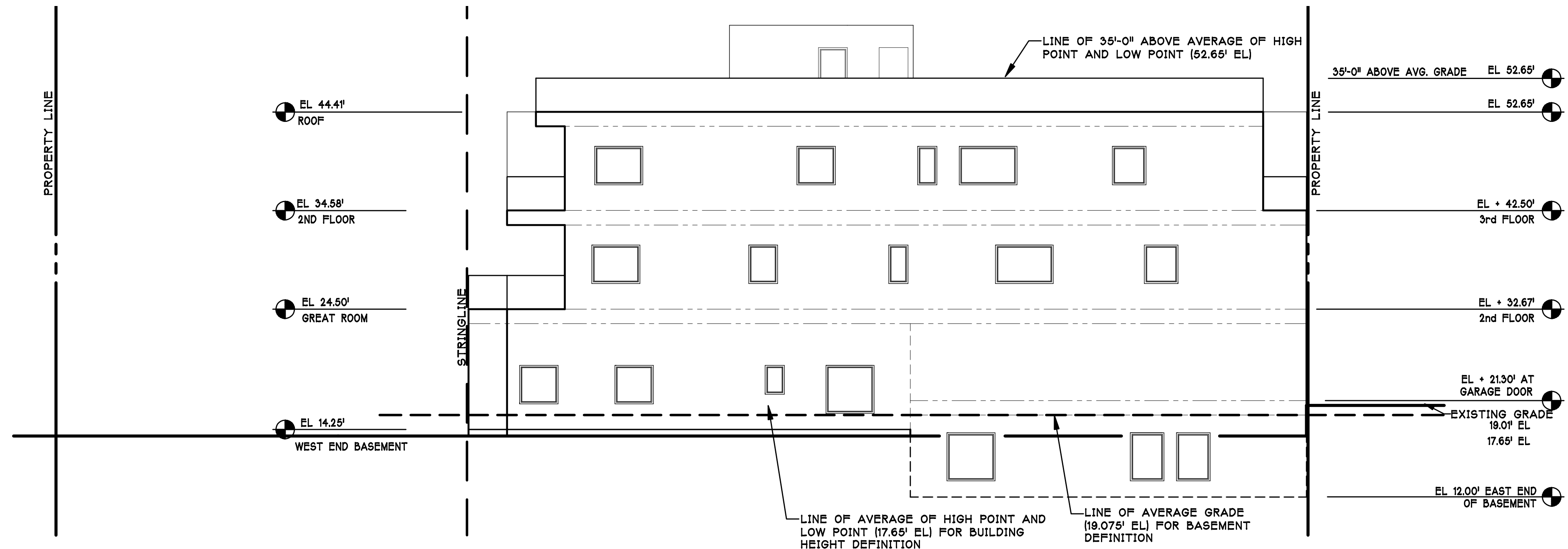
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**BUILDING SECTION**

SHEET NO:  
**A-7.0**

# GRADE, BASEMENT AND BUILDING HEIGHT EXHIBIT PER THE 1986 ZONING ORDINANCE



**1 SOUTH ELEVATION**  
SCALE: 1/8"=1'-0"

**ARTICLE 32**  
**RESIDENTIAL TOURIST ZONE (R-T ZONE)**  
SECTION 3200: PURPOSE. THE R-T ZONE IS INTENDED TO ACCOMMODATE TOURIST AND YEAR ROUND VISITOR SERVING FACILITIES BY PROVIDING PERMANENT AND TRANSIENT RESIDENTIAL AND RELATED USES TO SERVE ALL INCOME LEVELS. THE R-T ZONE IS PRIMARILY DESIGNATED ON SHOREFRONT PROPERTY IN ORDER TO OPTIMIZE PUBLIC ACCESS TO THE BEACH.

SECTION 234: GRADE. "GRADE" MEANS THE AVERAGE OF THE FINISHED GROUND LEVEL AT THE CENTER OF ALL WALLS OF A BUILDING. IN CASE WALLS ARE PARALLEL TO AND WITHIN FIVE FEET OF A SIDEWALK, THE ABOVE-GROUND LEVEL SHALL BE MEASURED AT THE SIDEWALKS.

SEE SITE PLAN:  
CENTER OF EAST WALL: 21.30' EL  
CENTER OF SOUTH WALL: 20.00' EL  
CENTER OF WEST WALL: 14.00' EL  
CENTER OF NORTH WALL: 21.00' EL  
TOTAL = 76.30' EL  
GRADE = 76.30 / 4 = 19.075' EL

SECTION 207: BASEMENT. "BASEMENT" MEANS THAT PORTION OF A BUILDING BETWEEN FLOOR AND CEILING WHICH IS PARTLY BELOW AND PARTLY ABOVE GROUND BUT SO LOCATED THAT THE VERTICAL DISTANCE FROM GRADE TO THE FLOOR BELOW IS LESS THAN THE VERTICAL DISTANCE FROM GRADE TO CEILING.

BEACH LEVEL FLOOR = 14.25' EL  
BEACH LEVEL CEILING = 23.17' EL  
GRADE (SEE ABOVE) = 19.075' EL  
LOWEST LEVEL IS DEFINED AS BASEMENT  
CEILING @ 23.17  
GRADE @ 19.075' EL  
FLOOR @ 14.25' EL

SECTION 211: BUILDING HEIGHT. "BUILDING HEIGHT" MEANS THAT THE VERTICAL DISTANCE MEASURED FROM THE AVERAGE LEVEL OF THE HIGHEST AND LOWEST POINT OF THAT PORTION OF THE BUILDING-SITE COVERED BY THE BUILDING TO THE CEILING OF THE UPPERMOST STORY.

HIGHEST POINT OF SITE COVERED BY BUILDING: EL 21.30'  
LOWEST POINT OF SITE COVERED BY BUILDING: EL 14.00'  
TOTAL = 35.30'  
AVERAGE LEVEL = 35.30' / 2 = 17.65' EL

**ARTICLE 32**  
**RESIDENTIAL TOURIST ZONE (R-T ZONE)**  
SECTION 3203: HEIGHT OF BUILDINGS. BUILDING HEIGHT IS LIMITED TO 35 FEET UNLESS A CONDITIONAL USE PERMIT IS ISSUED IN ACCORDANCE WITH ARTICLE 15.

PERMITTED HEIGHT TO CEILING OF TOP STORY = EL 17.65' + 35' = EL 52.65'  
PROPOSED HEIGHT TO CEILING OF TOP STORY = EL 49.33'  
PROPOSED BUILDING IS 2.32' BELOW MAXIMUM PERMITTED HEIGHT

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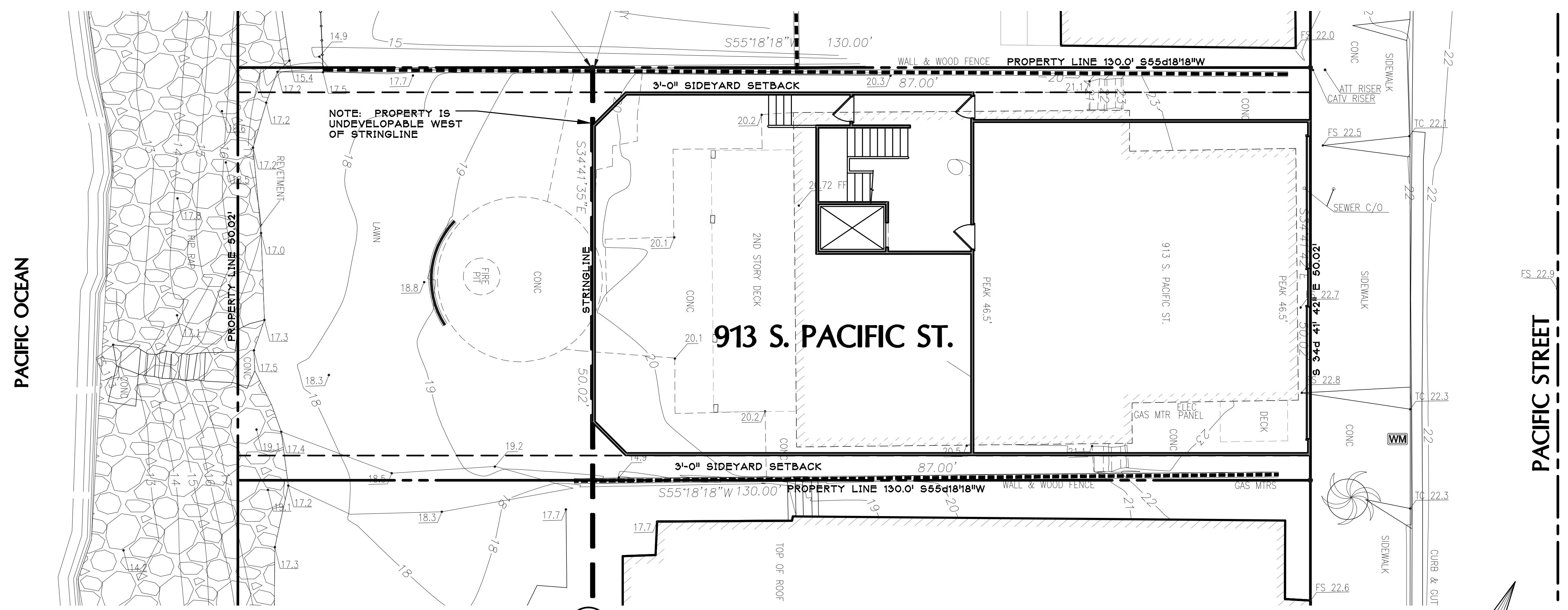
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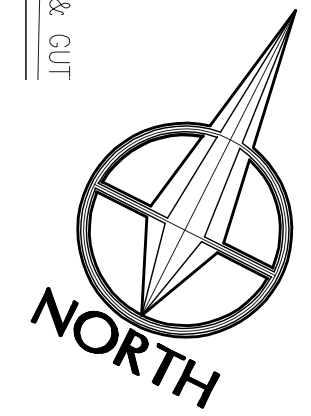
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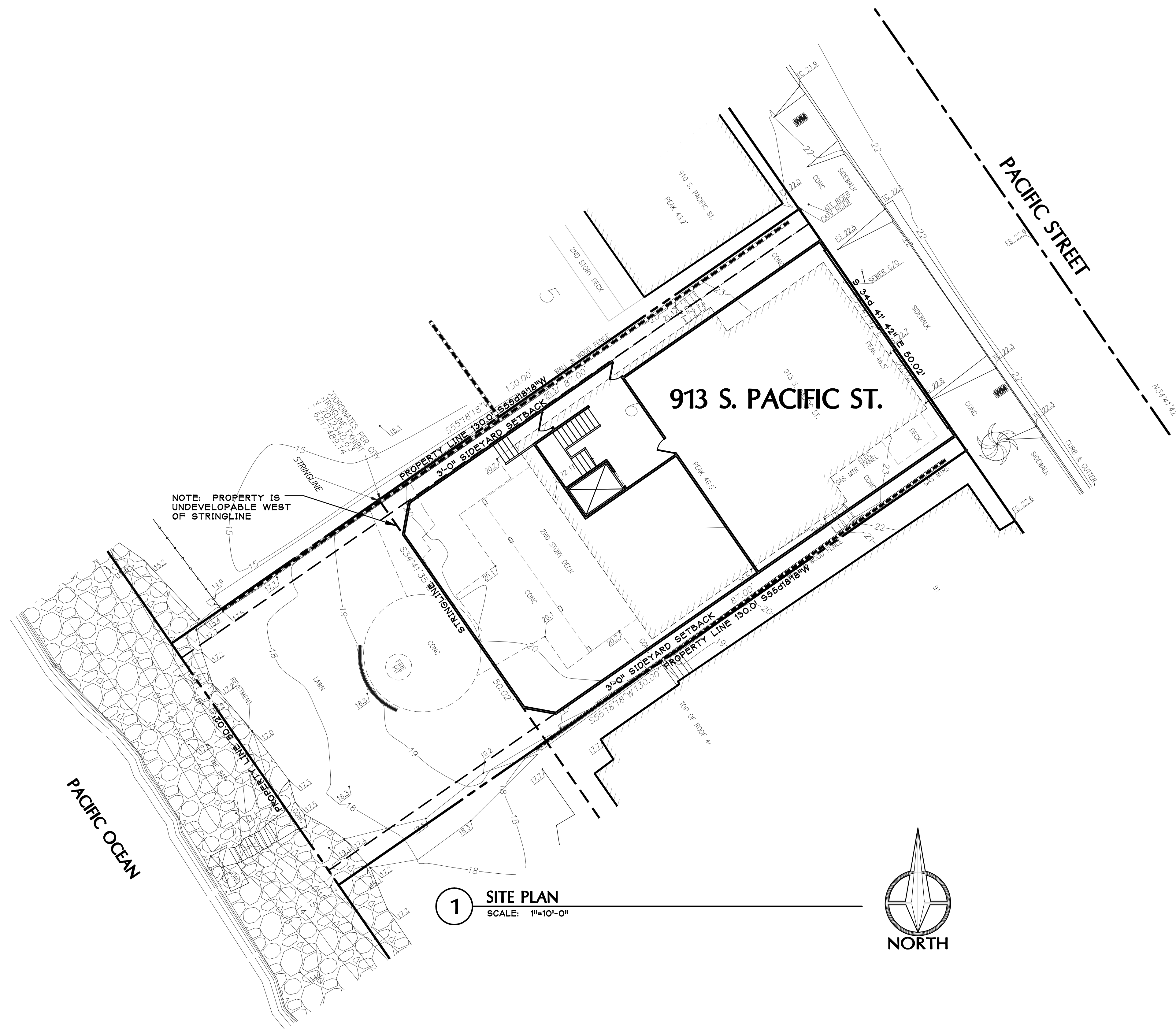
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**EXHIBIT**  
SHEET NO:  
**EX.1**



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





## GREEN BUILDING STANDARDS

- 1 NORTH COUNTY STORM WATER PROGRAM WILL BE FOLLOWED; HAND OUTS AVAILABLE AT BUILDING DIVISION COUNTER AND ON WEBSITE
- 2 WATER EFFICIENCY AND CONSERVATION REQUIREMENTS OF CGBS SECTION 4.303:
  - a. INDOOR WATER USE SHALL BE REDUCED BY AT LEAST 20% USING ONE OF THE FOLLOWING METHODS, EFFECTIVE DATE OF 07/01/2011
    - i. WATER SAVING FIXTURES OR FLOW RESTRICTORS
    - ii. A 20% REDUCTION IN BASELINE WATER USE SHALL BE DOCUMENTED ON THE PLANS.
    - iii. WHEN USING THE CALCULATION METHOD SPECIFIED IN SEC. 4.303.2, MULTIPLE SHOWER HEADS SHALL EXCEED THE MAXIMUM FLOW RATES.
  - b. PLUMBING FIXTURES AND FITTINGS SHALL COMPLY WITH THE SPECIFIED PERFORMANCE REQUIREMENTS OF SECTION 4.303.3
- 3 AUTOMATIC IRRIGATION SYSTEMS INSTALLED AS PART OF THE PROJECT SHALL BE WEATHER BASED PER CGBS 4.304
- 4 ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD PER CGBS SECTION 4.406
- 5 AT THE TIME OF FINAL INSPECTION, AN OPERATION AND MAINTENANCE MANUAL, ACCEPTABLE TO THE ENFORCING AGENCY SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER PER SECTION CGBS 4.410
- 6 DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENTS OPENING SHALL BE COVERED DURING CONSTRUCTION PER SECTION CGBS 4.504.1
- 7 ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS PER CGBS 4.504
  - a. PAINT STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS
  - b. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR VOC AND OTHER TOXIC COMPOUNDS
  - c. DOCUMENTATION SHALL BE PROVIDED TO VERIFY COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.
  - d. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.
  - e. 50% OF THE FLOOR AREA RECEIVING RESILIENT FLOORINGS SHALL COMPLY WITH THE VOC EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS
- 8 INTERIOR MOISTURE CONTROL ELEMENTS PER CGBS SECTION 4.505, INCLUDING:
  - a. VAPOR RETARDER AND CAPILLARY BREAK IS REQUIRED TO BE INSTALLED AT THE SLAB ON GRADE FOUNDATIONS; CONCRETE SLAB SHALL HAVE THE FOLLOWING:
    - i. FOUR (4) INCH THICK SLAB WITH #3 GRADE 40 STEEL REINFORCING BARS AT 18" O.C. EACH WAY AT MID SLAB. CONCRETE TO HAVE AN  $f'_c$  2500 psi MINIMUM
    - ii. SLAB TO REST OVER A MINIMUM 6mil THICK VAPOR BARRIER UNDERLAIN BY AT LEAST 4 INCHES THICK BASE OF 1/2" OR LARGER CLEAN AGGREGATE, 2010 CALGREEN SECTION 4.505.2.1 CAPILLARY BREAK
  - b. MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALLS AND FLOOR FRAMING IS TO BE CHECKED FOR THE MINIMUM REQUIREMENTS BEFORE ENCLOSURE.
- 9 BATHROOM EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH CGBS 4.506 AND SHALL INCLUDE THE FOLLOWING:
  - a. BE ENERGY STAR COMPLIANT
  - b. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY OF 50% TO 80%

## SITE NOTES

- 1 THE CONTRACTORS MUST VERIFY ALL GRADES, CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING WORK. THE OWNER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
  - 2 THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES PRIOR TO COMMENCING WORK.
  - 3 SURFACE WATER SHALL BE DIRECTED AWAY FROM STRUCTURE FOUNDATIONS AT A SLOPE NOT LESS THAN 1/4" / FOOT FOR A MIN. OF 5'-0" OF 2/3 THE DISTANCE TO THE PROPERTY LINE
  - 4 EXISTING WATER LATERAL PER CITY OF OCEANSIDE WATER & SEWER DEPARTMENT
  - 5 REFERENCE PRECISE GRADING PLAN BY THE TAYLOR GROUP, OCEANSIDE, CA FOR DRAINAGE PATTERNS
  - 6 ALL EXTERIOR LIGHTING SHALL COMPLY WITH CITY OF OCEANSIDE'S ORDINANCE NO. 901-46
  - 7 THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BY PRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM
- NOTE: PROVIDE 1" WATER SERVICE FROM CITY MAIN TO THE HOUSE METERS. PROVIDE 1-1/4" BUILDING SUPPLY AND BRANCHES

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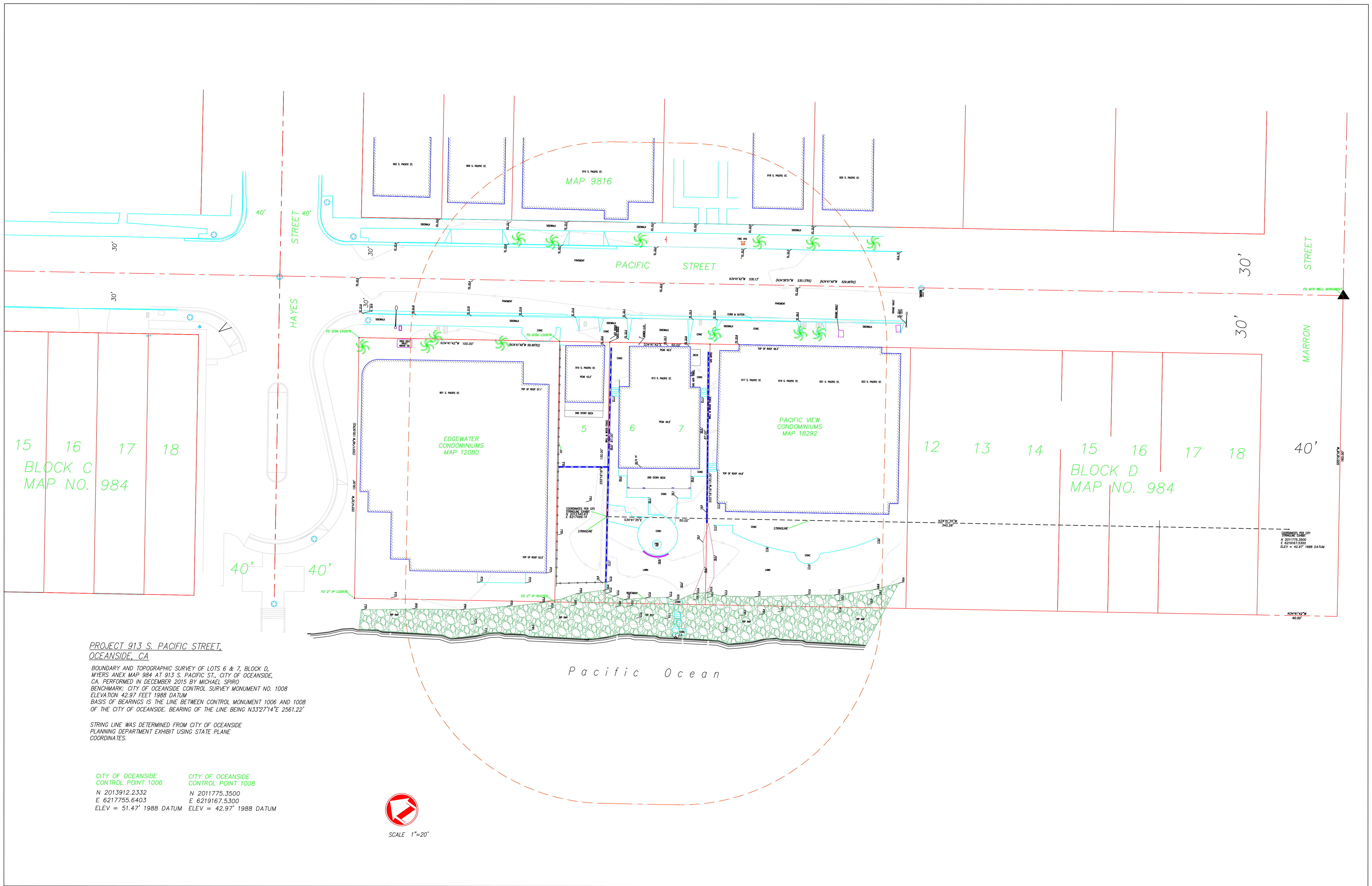
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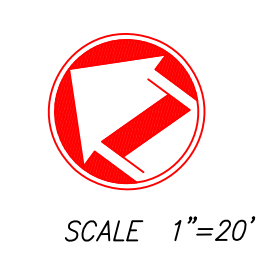


**PROJECT 913 S. PACIFIC STREET,  
OCEANSIDE, CA**

BOUNDARY AND TOPOGRAPHIC SURVEY OF LOTS 6 & 7, BLOCK D,  
MYERS ANEX MAP 984 AT 913 S. PACIFIC ST., CITY OF OCEANSIDE,  
CA. PERFORMED IN DECEMBER 2015 BY MICHAEL SPIRO  
BENCHMARK: CITY OF OCEANSIDE CONTROL SURVEY MONUMENT NO. 1008  
ELEVATION 42.97 FEET 1988 DATUM  
BASIS OF BEARINGS IS THE LINE BETWEEN CONTROL MONUMENT 1006 AND 1008  
OF THE CITY OF OCEANSIDE. BEARING OF THE LINE BEING N33°27'14"E 2561.22'

STRING LINE WAS DETERMINED FROM CITY OF OCEANSIDE  
PLANNING DEPARTMENT EXHIBIT USING STATE PLANE  
COORDINATES.

CITY OF OCEANSIDE CONTROL POINT 1006 N 2013912.2332 E 6217755.6403 ELEV = 51.47' 1988 DATUM	CITY OF OCEANSIDE CONTROL POINT 1008 N 2011775.3500 E 6219167.5300 ELEV = 42.97' 1988 DATUM
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SCALE 1"=20'