

¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Wednesday, February 21st, 2018, 9:30 a.m.
City Hall South, 1st Floor, Guajome Room

1. 9:30 - 10:30 a.m. Proposed approx. 2,200 SF 1-story single-family residence on a vacant 3.77 acre lot located at 2046 Oceanview Road

Zoning: RE-B (Residential Estate B)
Land Use: Estate B Residential
Neighborhood Area: Mira Costa
Assessor Parcel Number: 165-073-20
Contact Person: Dominic Coates
Email: jdomc72@gmail.com

2. 10:30 - 11:30 a.m. Proposed 6-building senior assisted living residential development (approx. 35,225 square feet total) on an approx. 3 acre site (4 vacant parcels) located southeast of Capistrano Drive and San Luis Rey Drive

Zoning: RS (Single-Family Residential) & R-1 (Coastal Single-Family Residential)
Land Use: Single-Family Residential and Coastal Low Density Residential
Neighborhood Area: East Side Capistrano
Assessor Parcel Number: 144-011-14, -15, -16 & -17
Contact Person: Norm Pulliam
Email: normqm@gmail.com

Attachments:

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

¹ 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.



1/9/18

Project Description Letter

Project Name: Coates Residence

Project Address: 2046 Oceanview Road, Oceanside, CA 92054

APN: 165-037-20-00

Our client is proposing to build a single story single family residence located at 2046 Oceanview Road, Oceanside, CA. The house will be constructed on a residential lot that is zoned RE-B and as Parcel B of Parcel Map No. 5350 in the City of Oceanside, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, November 26, 1976, being a portion of Lots 62 and 63 of Henie Hills Unit No. 1, in the City of Oceanside, County of San Diego, State of California, according to Map thereof No. 2976, filed in the Office of the County Recorder of San Diego County, April 10, 1953.

ABBREVIATIONS

& L @ # (E)	And Angle At Pound or Number Existing	H.B. H.C. HDWD. HDWE. H.M. HORIZ. HR. HGT.	Hose Bib Hollow Core Hardwood Hardware Hollow Metal Horizontal Hour Height	TRD. T.B. T.C. TEL. TER. T.&G. THK. T.P. T.P.D. T.V. T.W. TYP.	Tread Towel Bar Top of Curb Telephone Terrazzo Tongue and Groove Thick Top of Pavement Toilet Paper Dispenser Television Top of Wall Typical
ACOUS. A.D. ADJ. AGGR. AL. APPROX. ARCH. ASB. ASPH.	Acoustical Area Drain Adjustable Aggregate Aluminum Approximate Architectural Asbestos Asphalt	I.D. INSUL. INT. JAN. JT. KIT.	Inside Diameter (Dim.) Insulation Interior Janitor Joint Kitchen	UNF. U.O.N. UR. VERT. VEST. W. W/ W.C. WD. W/O WP. WSCT. WT.	Unfinished Unless Otherwise Noted Urinal Vertical Vestibule West With Water Closet Wood Without Waterproof Wainscot Weight
BD. BITUM. BLDG. BLK. BLKG. BM. BOT.	Board Bituminous Building Block Blocking Beam Bottom	LAB. LAM. LAV. LKR. LT.	Laboratory Laminate Lavatory Locker Light		
CAB. C.B. CEM. CER. C.I. CLG. CLKG. CLO. CLR. COL. CONC. CONN. CONSTR. CONT. CORR. CTSK. CNTR. CTR.	Cabinet Catch Basin Cement Ceramic Cast Iron Ceiling Calking Closet Clear Column Concrete Connection Construction Continuous Corridor Countersink Counter Center	MAX. M.C. MECH. MEMB. MET. MFR. MH. MIN. MIR. MISC. M.O. MTD. MUL.	Maximum Medicine Cabinet Mechanical Membrane Metal Manufacturer Manhole Minimum Mirror Miscellaneous Masonry Opening Mounted Mullion		
DBL. DEPT. D.F. DET. DIA. DIM. DISP. DN. D.O. DR. DWR. DS. D.S.P. DWG.	Double Department Drinking Fountain Detail Diameter Dimension Dispenser Down Door Opening Door Drawer Downspout Dry Standpipe Drawing	N. N.I.C. No. or # NOM. N.T.S. O.A. OBS. O.C. O.C. OFF. OPNG. OPP.	North Not In Contract Number Nominal Not To Scale Overall Obscure On Center Outside Diameter (Dim.) Office Opening Opposite		
E. EA. E.J. E.L. ELEC. ELEV. EMER. ENCL. E.P. E.Q. EQPT. E.W.C. EXST. EXPO. EXP. EXT.	East Each Expansion Joint Elevation Electrical Elevation Emergency Enclosure Electrical Panelboard Equal Equipment Electric Water Cooler Existing Exposed Expansion Exterior	PRCST. PL. P.LAM. PLAS. PLYWD. PR. PT. P.T.D. P.T.D./R PTN. P.T.R. Q.T. R. RAD. R.D. REF. REFR. RGTR. RENIF. REQ. RESIL. RM. R.O. RWD. R.W.L.	Pre-Cast Plate Plastic Laminate Plaster Plywood Pair Paint Paper Towel Dispenser Combination Paper Towel Dispenser & Receptacle Partition Paper Towel Receptacle Quarry Tile Riser Radius Roof Drain Reference Refrigerator Register Reinforced Required Resilient Room Rough Opening Redwood Rain Water Leader		
F.A. F.B. F.D. FDN. F.E. F.E.C. F.H.C. FIN. FL. FLASH. FLUOR. F.O.C. F.O.F. F.O.S. FPPR. F.S. FT. FTG. FURR. FUT.	Fire Alarm Flat Bar Floor Drain Foundation Fire Extinguisher Fire Extinguisher Cabinet Fire Hose Cabinet Finish Floor Flashing Fluorescent Face of Concrete Face of Finish Face of Studs Fireproof Full Size Foot or Feet Footing Furring Future	S. S.C. S.C.D. SCHED. S.D. SECT. SH. SHR. SHT. SIM. S.N.D. S.N.R. SPEC. SQ. SST. S.SK. STA. STD. STL. STOR. STRL. SUSP. SYM.	South Solid Core Seat Cover Dispenser Schedule Soap Dispenser Section Shelf Shower Sheet Similar Sanitary Napkin Dispenser Sanitary Napkin Receptacle Specification Square Stainless Steel Service Sink Station Standard Steel Storage Structural Suspended Symmetrical		

SYMBOLS

DETAIL	
	DETAIL NUMBER SHEET WHERE FOUND
SECTION	
	DETAIL NUMBER SHEET WHERE FOUND
ELEVATIONS	
	ELEVATION No. - UNFOLD CLOCKWISE SHEET WHERE FOUND
NO ARROW = NO ELEVATION	
ROOM NUMBER	
	REFER TO INTERIOR FINISH SCHEDULE
WINDOW NUMBER	
	REFER TO WINDOW SCHEDULE
DOOR NUMBER	
	REFER TO DOOR SCHEDULE
GRID LINES	
	DIMENSION REFER. LINES
GRID No. OR LETTER	

COATES RESIDENCE 2046 OCEANVIEW ROAD OCEANSIDE, CA 92054

CONTRACTOR

MCFARLAND CONSTRUCTION
2420 GRAND AVENUE STE. G-1
VISTA, CALIFORNIA 92081
PH# 760-723-2278
FAX# 760-451-1725
CCL #(B)783111

OWNER

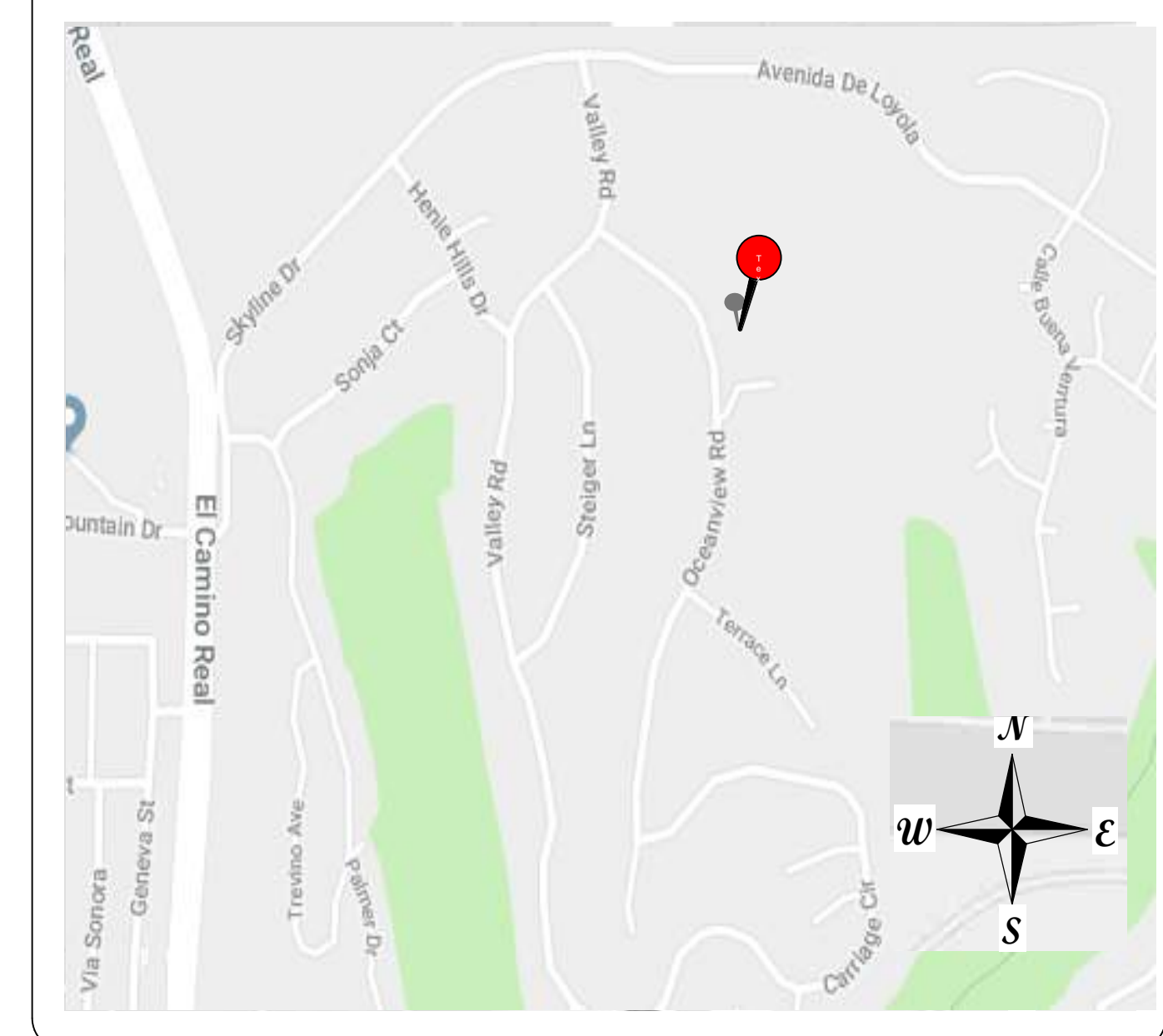
DOMINIC & TIFFANY
COATES
459 CANCUN COURT
FALLBROOK, CA 92028
760-212-6348

LEGAL INFO

APN# 165-073-20

PROJECT DATA

VICINITY MAP



SCOPE OF WORK

1. Design-build single family residence, including site, structural, mechanical, electrical, plumbing and complete home construction

INDEX OF SHEETS

CODE COMPLIANCE

THIS PROJECT SHALL COMPLY WITH THE 2016 CALIFORNIA BUILDING STANDARDS CODE WHICH INCLUDES THE 2015 IBC AND THE 2016 CALIFORNIA GREEN BUILDING CODE, 2016 CMC, 2016 CPC, 2016 GEC, 2016 TITLE 24 ENERGY AND DISABLED ACCESS REGULATIONS AND THE 2016 EC&M.

SHEET NUMBER

TS

DATE: 10/12/2017

DRAWN BY:
BRENT
MCFARLAND

TITLE SHEET

COATES RESIDENCE
2046 OCEANVIEW ROAD
OCEANSIDE, CA 92054

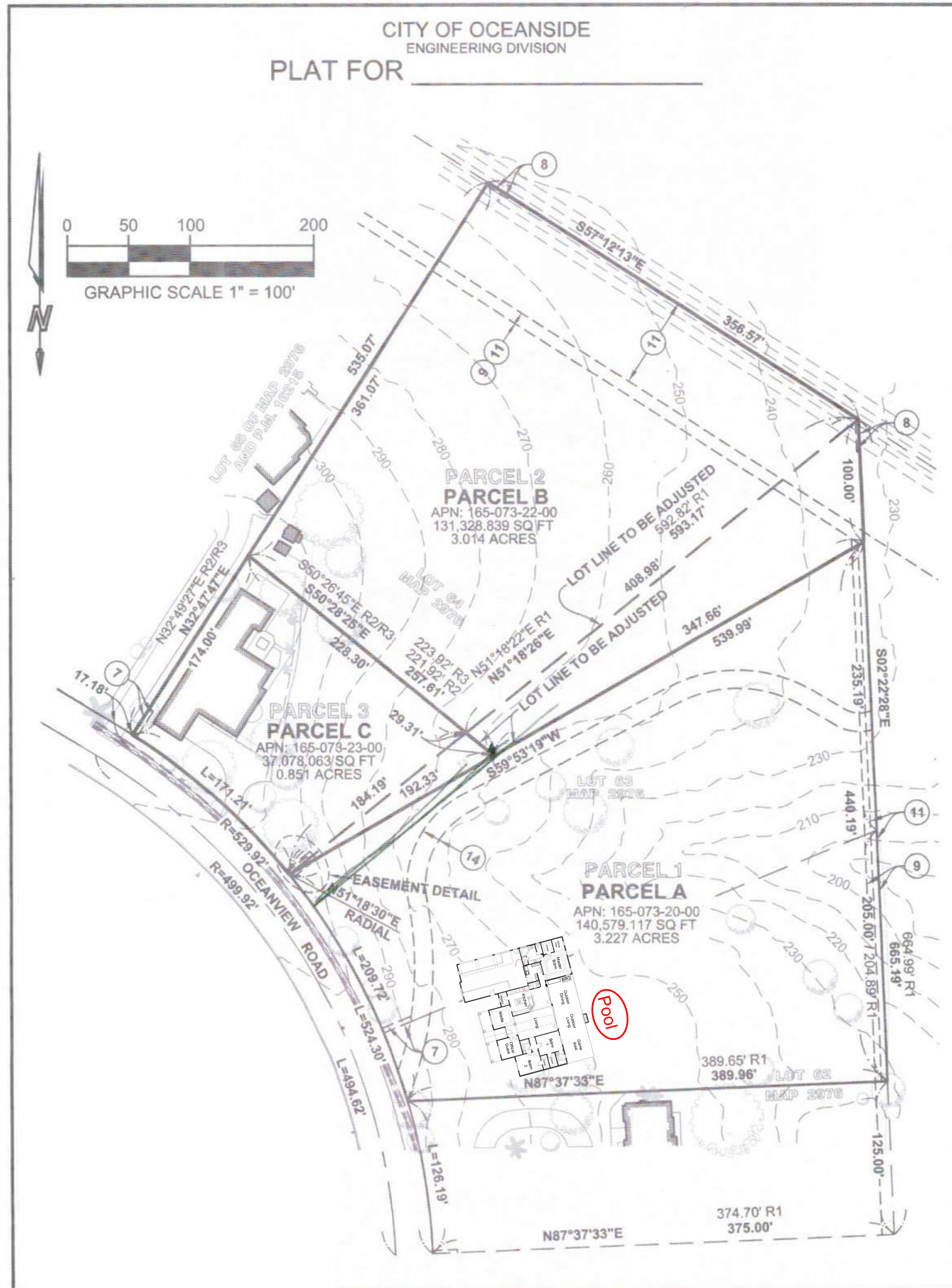
2420 GRAND AVE. STE. G-1
VISTA, CALIFORNIA 92081
PH # 760-723-2278
FAX # 760-451-1725

McFarland
CONSTRUCTION INC.



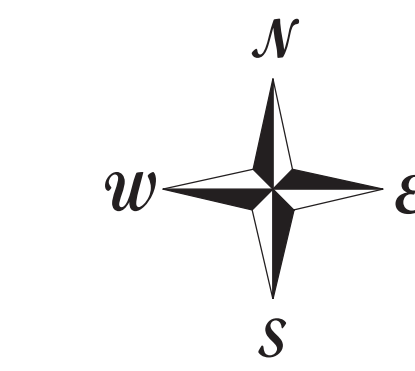
NOTES:

1. ADDRESS IDENTIFICATION SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS IN A LOCATION THAT IS PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. WHERE ACCESS IS BY WAY OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, AN APPROVED SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. PREMISES IDENTIFICATION SHALL CONFORM TO CBC SECTION 501.2.
2. THE EGRESS PATH SHALL REMAIN FREE AND CLEAR OF ALL OBSTRUCTIONS AT ALL TIMES. NO STORAGE IS PERMITTED IN ANY EGRESS PATHS.
3. PROVIDE A ONE-HOUR FIRE RESISTIVE RATED CORRIDOR AT ANY NEW 1 HOUR CORRIDORS. THE CORRIDORS SHALL COMPLY WITH SECTION 708 FOR FIRE PARTITIONS.
4. DOORS INSTALLED IN THE ONE HOUR FIRE RATED CORRIDOR SHALL BE 20- MINUTE FIRE RATED, SMOKE AND DRAFT CONTROL DOOR ASSEMBLIES. THE DOORS WILL BE SELF OR AUTOMATIC-CLOSING IN ACCORDANCE WITH SECTION 715.4.8 (SECTIONS 716.5 - 716.5.9)



SYMBOL LEGEND	
	DIRECTION OF TRAVEL
	ACCESSIBILITY SYMBOL
	RAMP TRACTION BUMPS
	PATH OF TRAVEL
	PROPERTY LINE

Owner Signature: *Dennis Coates*
 Owner Signature: *Tiff A. Coates*
 Contractor Signature: *[Signature]*



SITE PLAN
 APPROX. 2656 SQ. FT. 1/4"=1'

SHEET NUMBER
SP1

DATE: 10/12/2017
 DRAWN BY:
 BRENT
 MCFARLAND

SITE PLAN

COATES RESIDENCE
 2046 OCEANVIEW ROAD
 OCEANSIDE, CA 92054

2420 GRAND AVE. STE. G-1
 VISTA, CALIFORNIA 92081
 PH # 760-723-2278
 FAX # 760-451-1725

McFarland
 CONSTRUCTION INC.



ACCESSIBILITY NOTES:

A minimum of 5 percent but never less than one, of all fixed seating, tables and counters must be made accessible.

The minimum space for wheel chairs at accessible fixed tables or counters is 30 inches x 48 inches (762mm x 1219mm). Such floor space shall not overlap knee space by more than 19 inches (483mm).

Except for checkout counters and service counters, the minimum knee space for accessible fixed tables and counters is 27 inches (686mm) high, 30 inches (762mm) wide, and 19 inches (483mm) deep.

The tops of accessible tables and counters shall be 28 to 34 inches (711mm to 864mm) high and 36 inches (914mm) wide.

There shall be a level and clear landing on each side of a door. The level area shall have a length in the direction of door swing of at least 60 inches (1524mm) and the length opposite the direction of door swing of 48 inches (1219mm) as measured at right angle to the plane of the door in its closed position.)

The width of the level area on the side to which the door swings shall extend 24 inches (610mm) minimum past the strike edge of the door for exterior doors and 18 inches (457mm) minimum past the strike edge for interior doors. This also applies to obstructions and recesses. An additional 12 inches is required at the push side if a frontal approach, if door is equipped with both latch and closer.

Doors and gates with closers or spring hinges shall comply with CBC 11B-404.2.8. Closers with min. 5 seconds from 90-degree position to 12-degree open position. Spring hinges with minimum 1.5 seconds from 70-degree open position to closed position.

If carpet or carpet tile is used in a common use area, it will have firm (or no) backing.

Prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows where outdoor areas are provided for smoking and in buildings. (Section 5.504.7) Show no smoking area by signage or otherwise in those specific area outlined above.
Interior Sound
Wall and floor-ceiling assemblies separation tenant spaces and public places shall have an STC rating of at least 40. (Section 5.507.4.2) Provide details and specify listing number that shows STC rating of 40.

NOTES:

- All exists to have the ability to be opened from the inside without the use of a key or special knowledge or effort.

Exceptions: In Group B Occupancies key-locking hardware may be used on the main exit where the main exit consists of a single door or pair of doors where there is a readily visible, durable sign on or adjacent to the door stating "THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS." The sign shall be in letters not less than 1 inch high on a contrasting background.

- Manually operated edge or surface-mounted flush bolts and surface bolts or any other type of device that may be used to close or restrain the door other than by operation of the locking device shall not be used. Where exit doors are used in pairs and approved automatic flush bolts are used, the door leaf having the automatic flush bolts shall have no door knob or surface-mounted hardware. The unlatching of any leaf shall not require more than on operation.

NOTE: On each floor provide one (1) 2A-10BC minimum rated fire extinguisher per 6,000 square feet. Travels distance (defined as the actual walking distance) not to exceed 75 feet. CFC Standard 10-1.

Locations and classifications of extinguishers shall be in accordance with CFC 906 and California Code of Regulations (CCR), Title 19.

During construction, at least one extinguisher shall be provided on each floor level at each stairway, in all storage and construction sheds, in locations where flammable or combustible liquids are stored or used, and where other special hazards are present per CFC 1415.1.

Exits, exit signs, fire alarm panels, hose cabinets, fire extinguisher locations, and standpipe connections shall not be concealed by curtains, mirrors, or other decorative material.

The egress path shall remain free and clear of all obstructions at all times. No storage is permitted in any egress paths.

Complete plans and specifications for all fire extinguishing systems, including automatic sprinkler and standpipe systems and other special fire extinguishing systems and related appurtenances shall be submitted to the City of Oceanside for review and approval prior to installation. CFC 901.2.

All valves controlling the water supply for automatic sprinkler systems and water flow switches on all sprinkler systems shall be electronically monitored where the number of sprinklers served is 20 or more. CFC 903.4.

One approved audible device must be connected to every automatic sprinkler system in an approved location on the exterior of the structure. CBC 903.4.2

Wall, floor and ceiling shall not exceed the flame spread classifications in CBC Table 803.9.

At restrooms, provide hard non-absorbent wall and floor finishes 4" up walls per CBC 1210.1 and 1210.2.

Lounge counter shall be compliant with CBC 2016 CH. 11B.

Storage spaces shall comply with CBC 2016 11B-811, 11B-305

Disabled access storage is available in various locations through out

Built-in cabinets and work surfaces and counters to be compliant with disabled access per 11B-805.7.

Thresholds at doorways shall not exceed 1/2". 91008.1.7)

NOTE: (a) ALL DOOR HARDWARE TO MEET ADA CODES,

(b) VERIFY EXISTING DOORS MEET CODE

(c) THE BOTTOM 10 IN. OF ALL DOORS SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE. CBC 11B-404.2.10

(d) HARDWARE TO BE NON-GRASPING (i.e. lever type) MOUNTED 30"-44" ABOVE THE FLOOR

(e) DOOR THRESHOLDS SHALL COMPLY WITH THE FOLLOWING PER CBC: (1) MAXIMUM 1/2" CHANGE IN LEVEL BETWEEN LANDING AND THRESHOLD.

(2) MAXIMUM 50% BEVELED SLOPE FOR CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" EXCEPTION: REQUIRED FIRE DOORS MAY HAVE MINIMUM OPENING FORCE ALLOWED BY FIRE JURISDICTION, NOT TO EXCEED 15 POUNDS.

DOORS AND GATES WITH CLOSERS OR SPRING HINGES SHALL COMPLY WITH THE FOLLOWING CLOSING SPEED PERIODS PER CBC:

(a) CLOSERS WITH MINIMUM 5 SECONDS FROM 90-DEGREE OPEN POSITION TO 12-DEGREE OPEN POSITION.
(b) SPRING HINGES WITH MINIMUM 1.5 SECONDS FROM 70-DEGREE OPEN POSITION TO CLOSED POSITION.

IF A LOCKING DEVICE IS UTILIZED AT THE MAIN FRONT DOOR IN ACCORDANCE WITH CFC 1008.1.9.3, IT SHALL BE READILY DISTINGUISHABLE AS LOCKED AND KEY OPERATED. A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE OF ADJACENT TO THE DOOR STATING: "THIS DOOR TO REMAIN LOCKED WHEN BUILDING IS OCCUPIED". THE SIGN SHALL BE IN 1" HIGH LETTERS ON CONTRASTING BACKGROUND.

The size of the space between doors and the swing of the doors in series shall be per 1008.1.8. EXIT DOORS TO BE OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

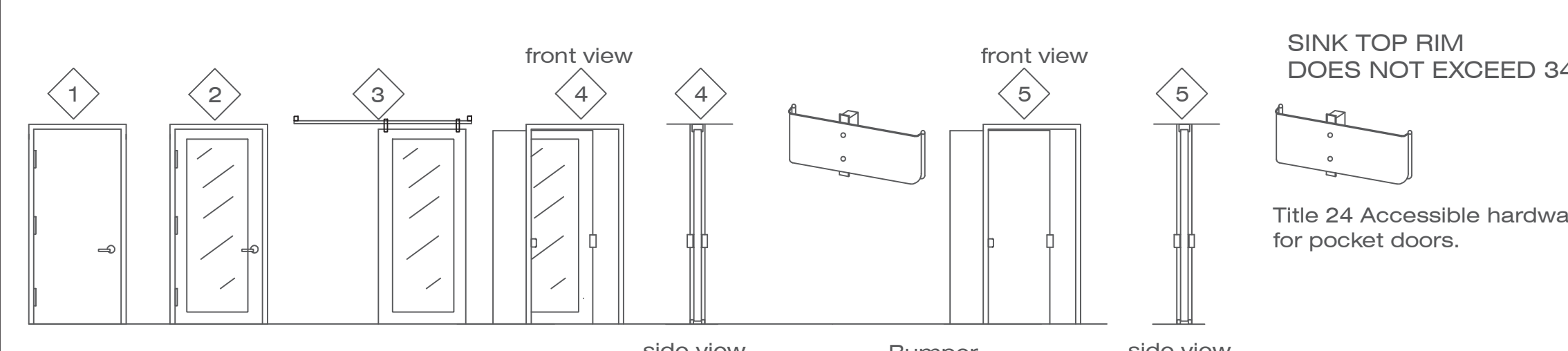
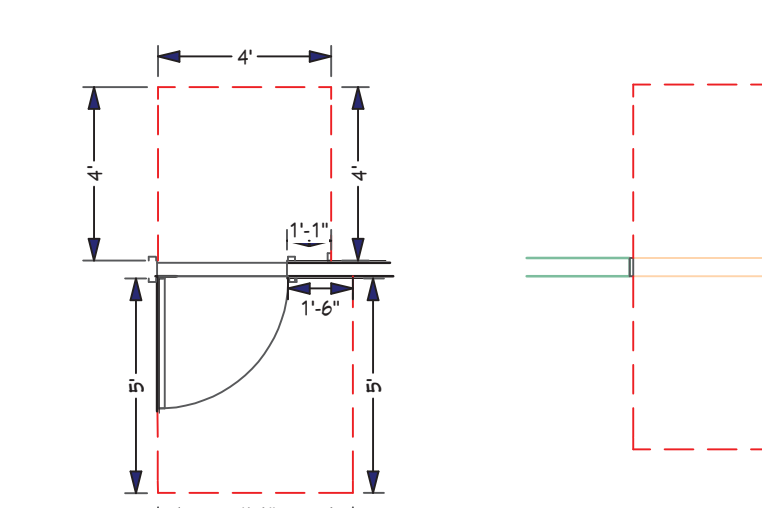
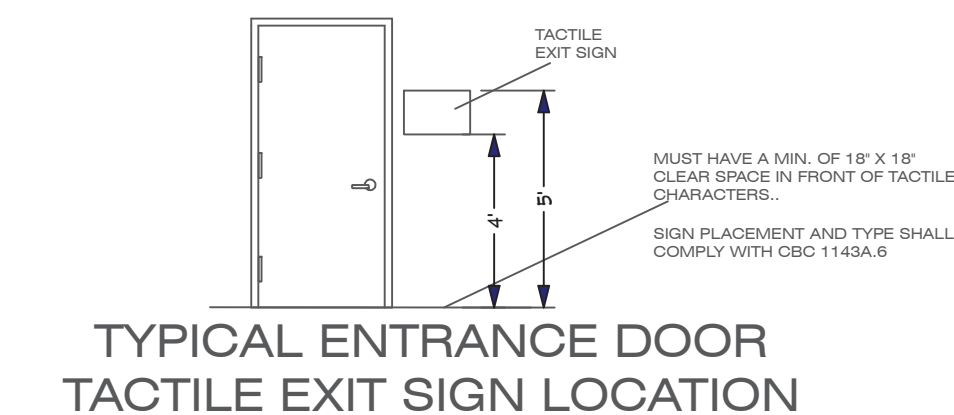
All door handles, pulls, latches, locks and other operating devices on doors required to be accessible shall not require tight grasping, tight pinching or twisting. (11B 309.4 AND 11B-404.2.7) The force for opening doors shall not exceed 5 lbs. (CBC 11B-404.2.7.)

Tempered safety glass is required:
1. In fixed or operable panels adjacent to a door where the nearest exposed edge of the glazing is within a 24-inch arc of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60" above the walking surface.

Kitchen appliances provided shall comply with the following: (CBC 11B-309, CBC 11B-804.6)
a. Minimum 30 inch by 48 inch clear floor space provided at each appliance.
b. Operable parts of appliances within CBC 11B-308 reach ranges.
c. Appliances operable with maximum 5 pounds of force.
d. Appliances operable with one hand and without tight grasping, pinching, or twisting of wrist.

FIRE EXTINGUISHER - LOCATION

AT LEAST ONE 2A:10B:C FIRE EXTINGUISHER SHALL BE PROVIDED SO THAT THE TRAVEL DISTANCE FROM ANYWHERE IN THE BUILDING DOES NOT EXCEED 75 FEET TO AN EXTINGUISHER. EXTINGUISHERS SHALL BE LOCATED ALONG THE NORMAL PATH OF TRAVEL AND IN A READILY VISIBLE AND ACCESSIBLE LOCATION, WITH THE BOTTOM OF THE EXTINGUISHER AT LEAST 4 INCHES ABOVE THE FLOOR.



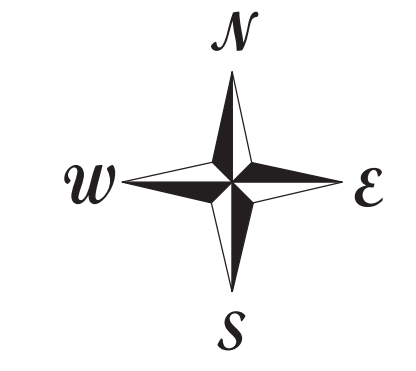
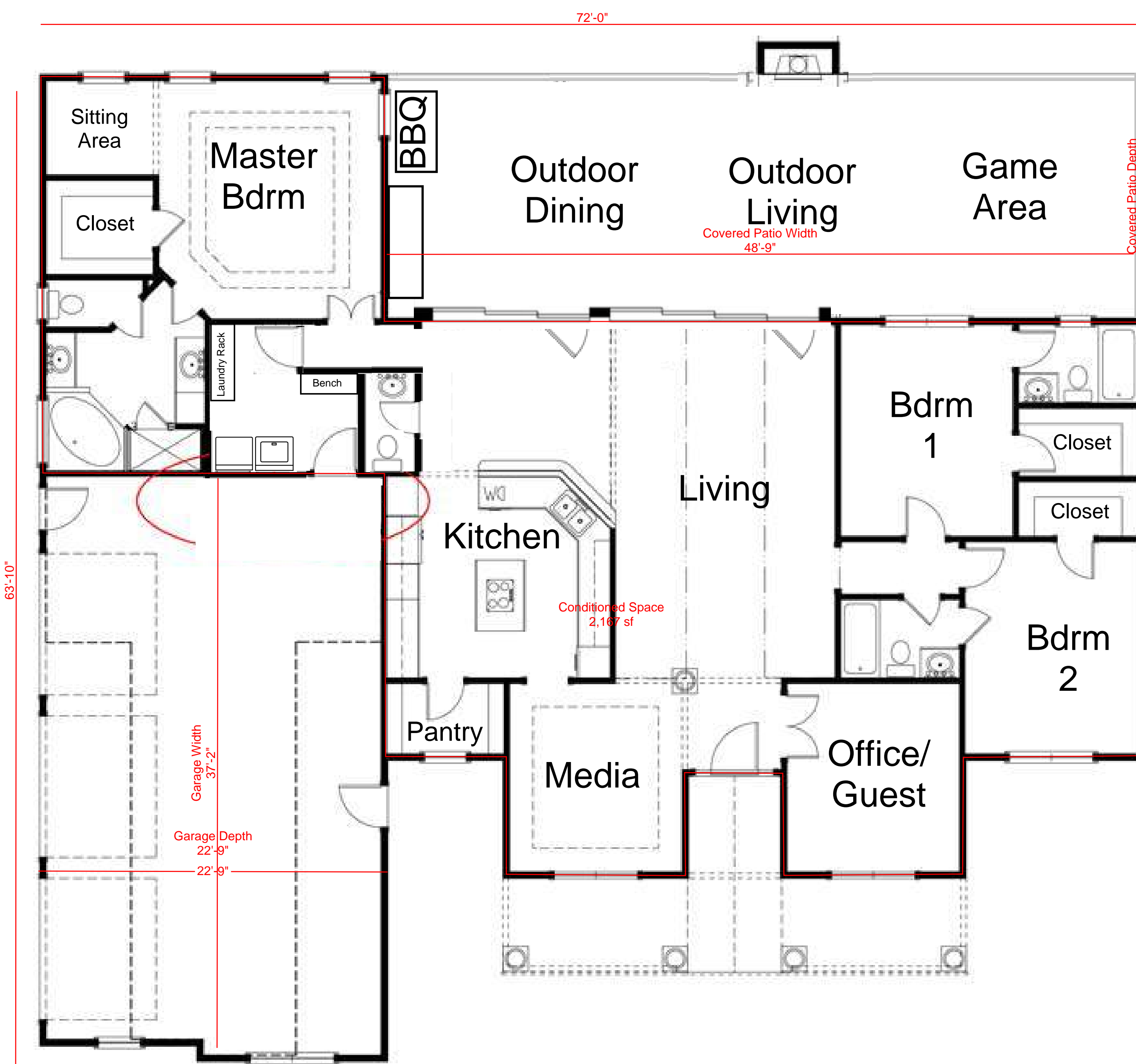
DOOR SCHEDULE

SIZE	THICK	DESCRIPTION	DOOR FINISH	FRAME	REMARKS
1	3'X 7'	1-3/4" Entry Door Type 1 hardware	Stain Front	timely	
2	3'X 7'	1-3/4" Solid Core, one light	Paint Grade	timely	
3	3'X 7'	1-3/4" Solid Core, one light barn door	Paint Grade	timely	
4	3'X 7'	1-3/4" Solid Core	Paint Grade	timely	
5	3'X 7'	1-3/4" Solid Core pocket door	Paint Grade	timely	

OCCUPANCY LOAD CALCULATIONS JOHNSON

TOTAL SQUARE FEET 2656

USE	OCCUPANT LOAD FACTOR	SQUARE FEET	MAXIMUM OCCUPANCY
Offices/Consult	100	250	1
Restrooms	100	89	1
Treatment	100	703	7
Halls	100	466	5
Waiting Room	15	329	22
Reception	100	358	4
Lounge	100	99	1
Steril/ Lab	100	98	1
Storage/Mech.	100	113	1
Totals		2503	43



PROPOSED FLOOR PLAN

APPROX. 2200 SQ. FT.

1/4"=1'

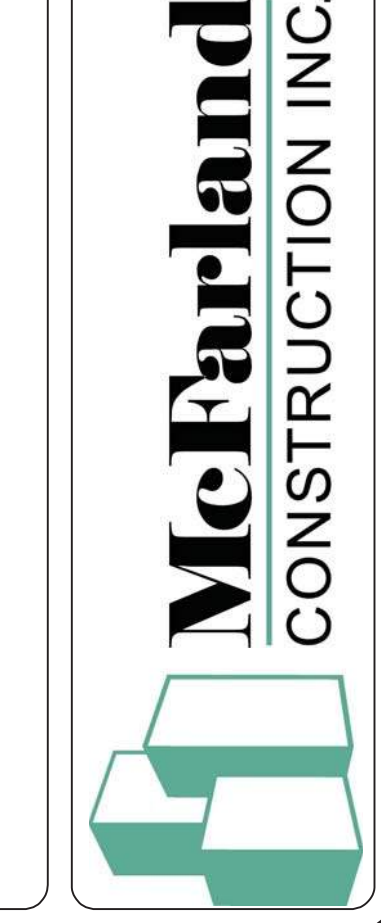
SHEET NUMBER
A3

DATE: 10/12/2017
DRAWN BY:
BRENT MCFARLAND

FLOOR PLAN

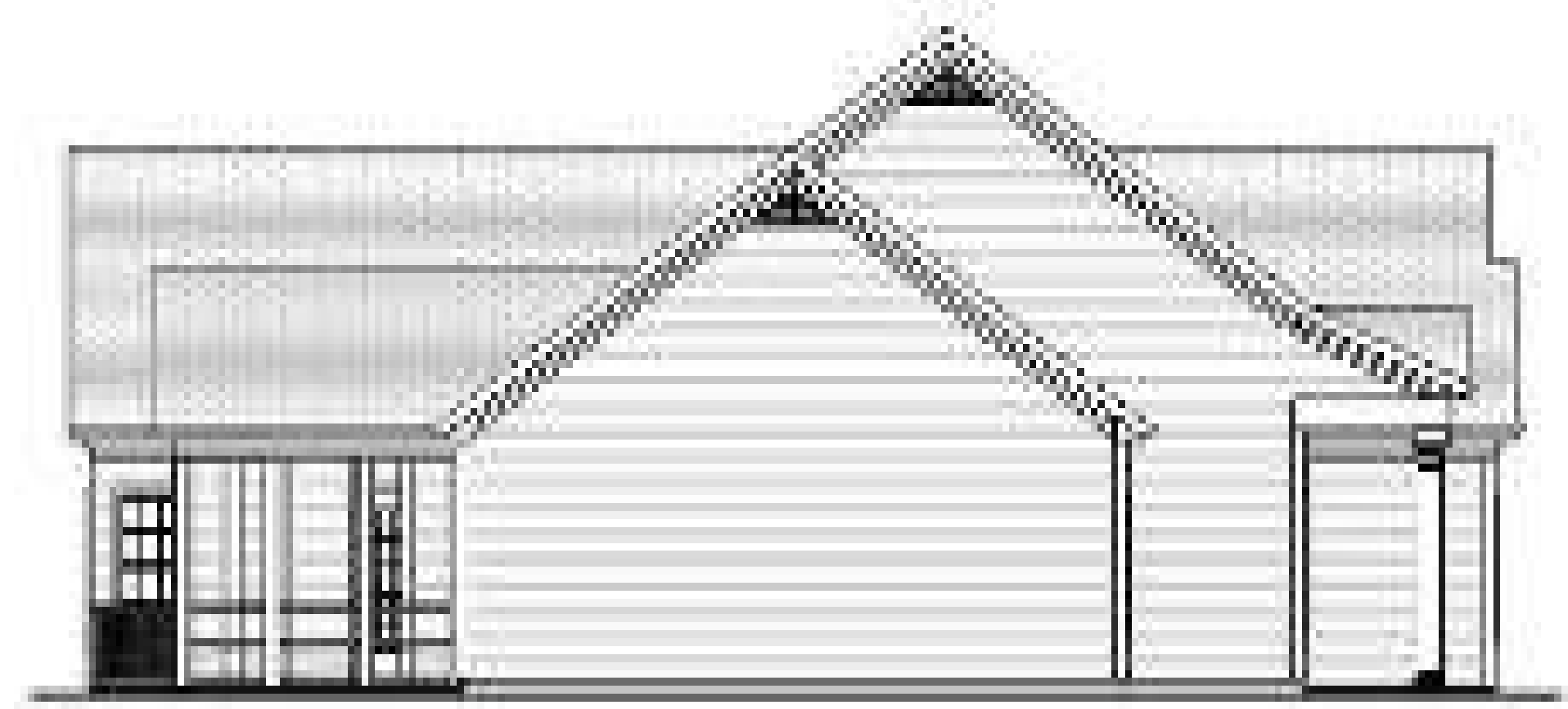
COATES RESIDENCE
2046 OCEANVIEW ROAD
OCEANSIDE, CA 92054

2420 GRAND AVE. STE. G-1
VISTA, CALIFORNIA 92081
PH # 760-723-2278
FAX # 760-451-1725

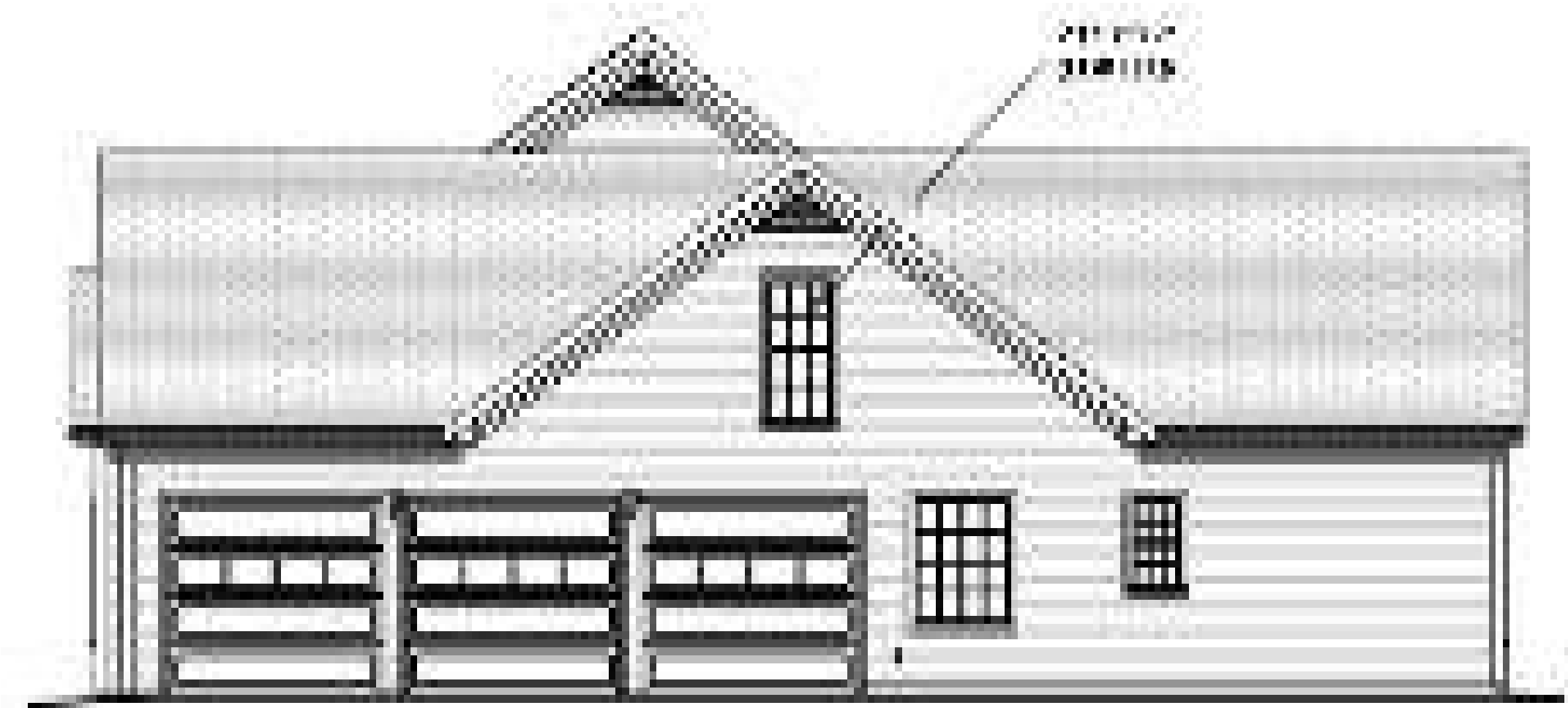




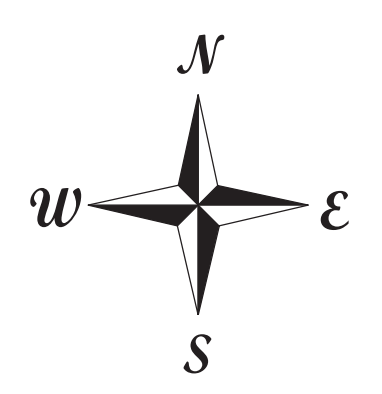
REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



SHEET NUMBER
A4
Revision #:

DATE: 10/12/2017
DRAWN BY:
BRENT
MCFARLAND

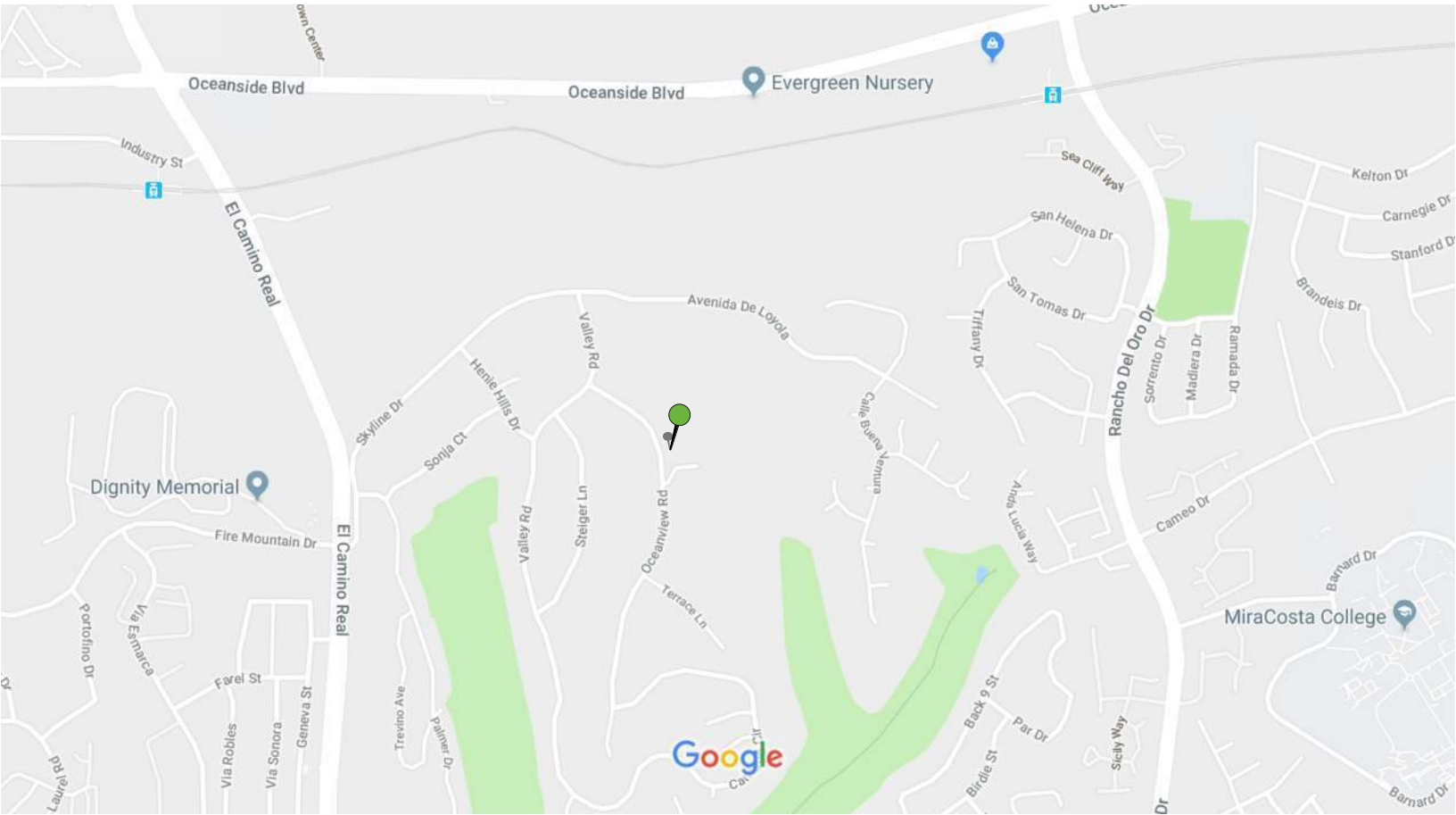
ELEVATION PLAN

COATES RESIDENCE
2046 OCEANVIEW ROAD
OCEANSIDE, CA 92054

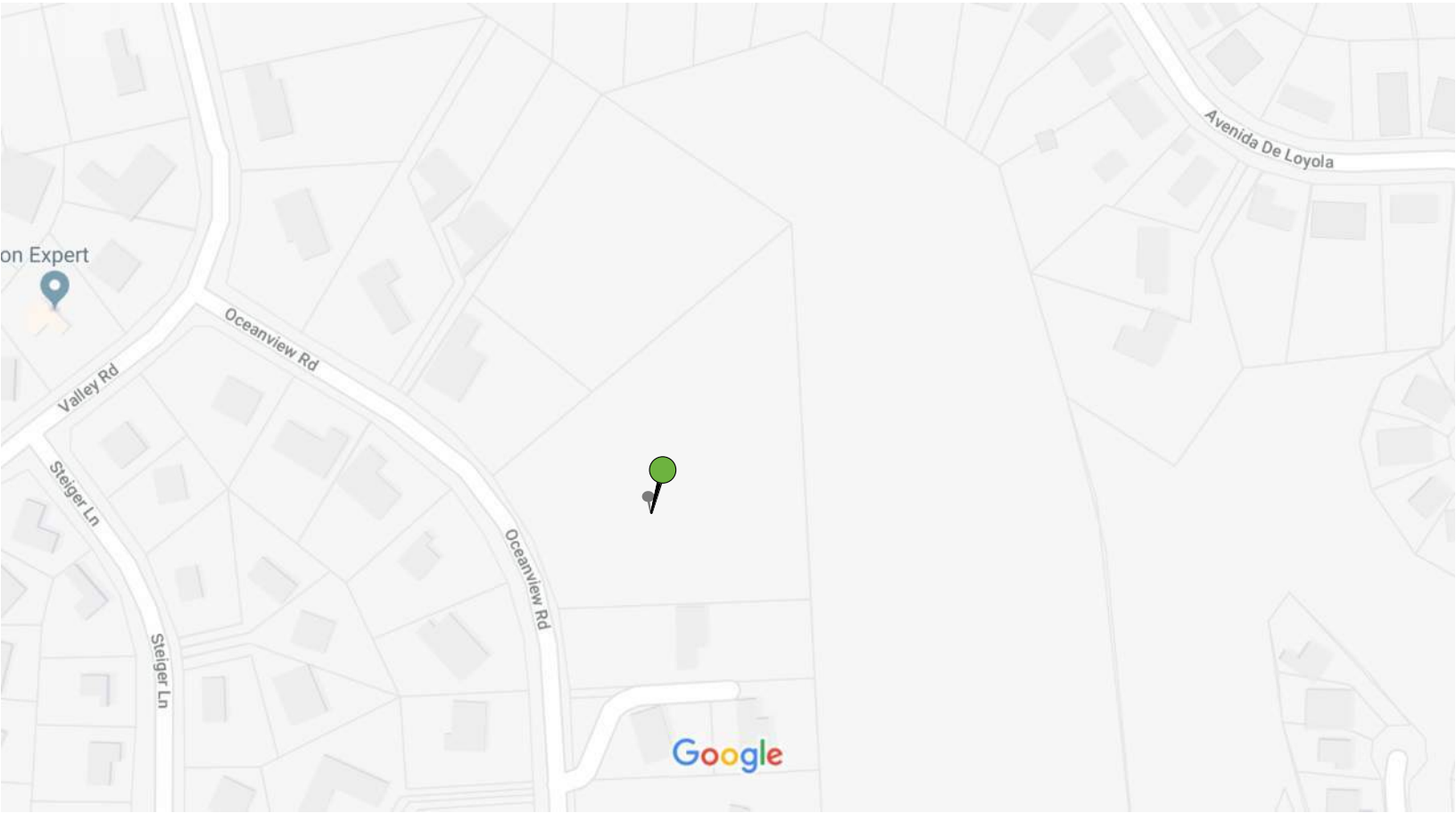
2420 GRAND AVE. STE. G-1
VISTA, CALIFORNIA 92081
PH # 760-723-2278
FAX # 760-451-1725

McFarland
CONSTRUCTION INC.

REGIONAL MAP



VACINITY MAP



SLOPE ANALYSIS MAP

Slope Report

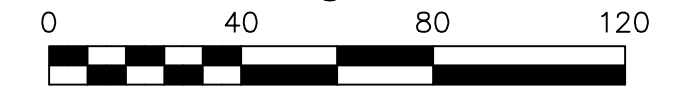
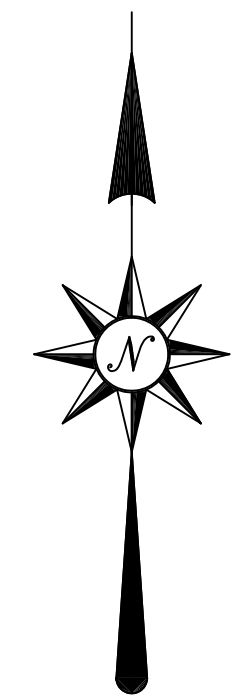
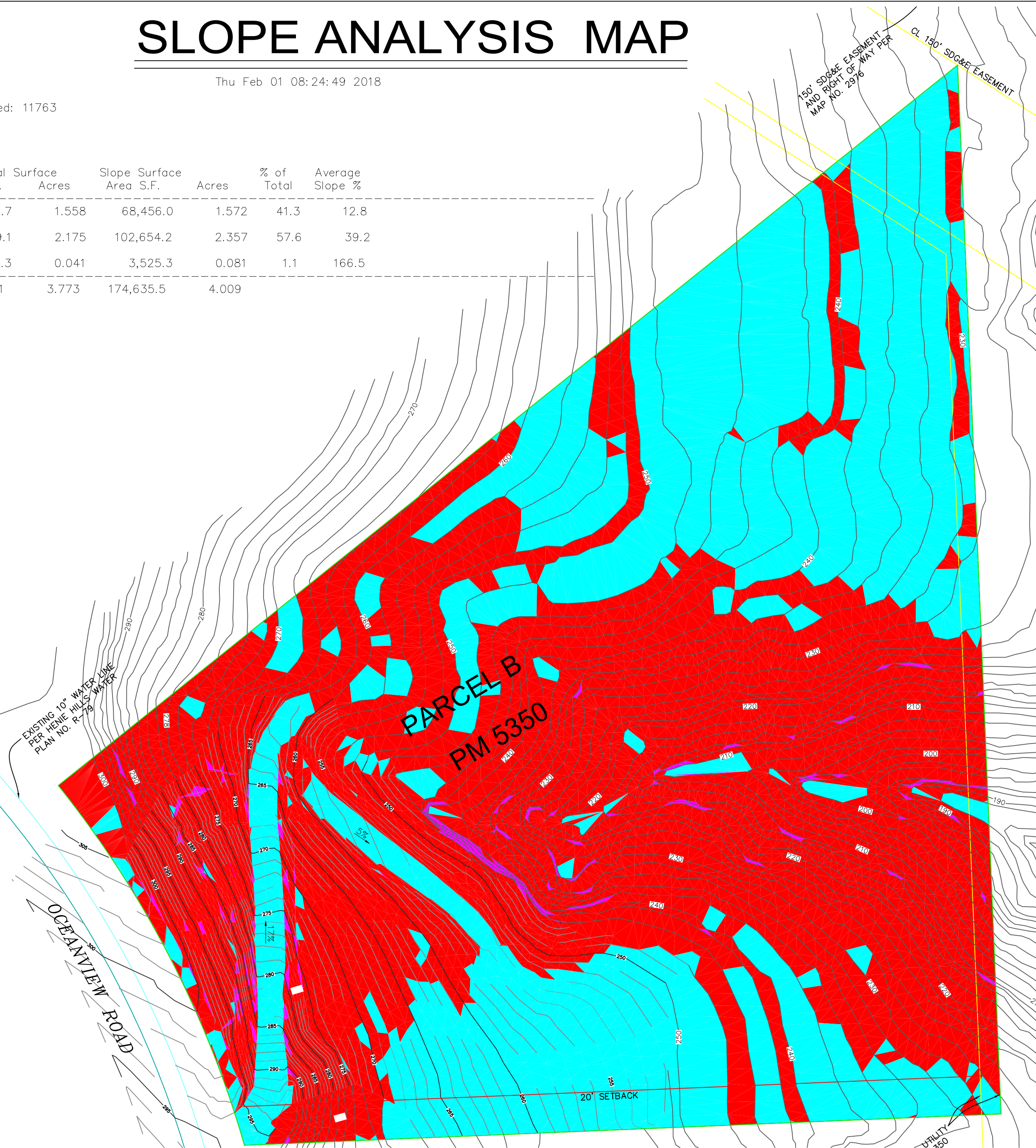
Thu Feb 01 08:24:49 2018

Number of 3DFaces analyzed: 11763

Average Slope: 29.7%
 Minimum Slope: 0.0%
 Maximum Slope: 12367.8%

Zone	Range	Horizontal Surface Area S.F.	Acres	Slope Surface Area S.F.	Acres	% of Total	Average Slope %
1		67,849.7	1.558	68,456.0	1.572	41.3	12.8
2	20.00%	94,739.1	2.175	102,654.2	2.357	57.6	39.2
3	100.00%	1,774.3	0.041	3,525.3	0.081	1.1	166.5
Total		164,363.1	3.773	174,635.5	4.009		

- < 20
- 20 to 100
- > 100



SCALE: 1" = 40'

dk Greene Consulting, Inc.
 P.O. BOX 143
 BONSALL, CA 92003
 (760) 310-9408



PROJECT INFO

OWNER: DOMINIC & TIFFANY COATES

SITE A.P.N. NUMBER: 165-073-20

SITE ADDRESS: 2046 OCEANVIEW ROAD
OCEANSIDE, CA

SLOPE ANALYSIS MAP

Slope Report

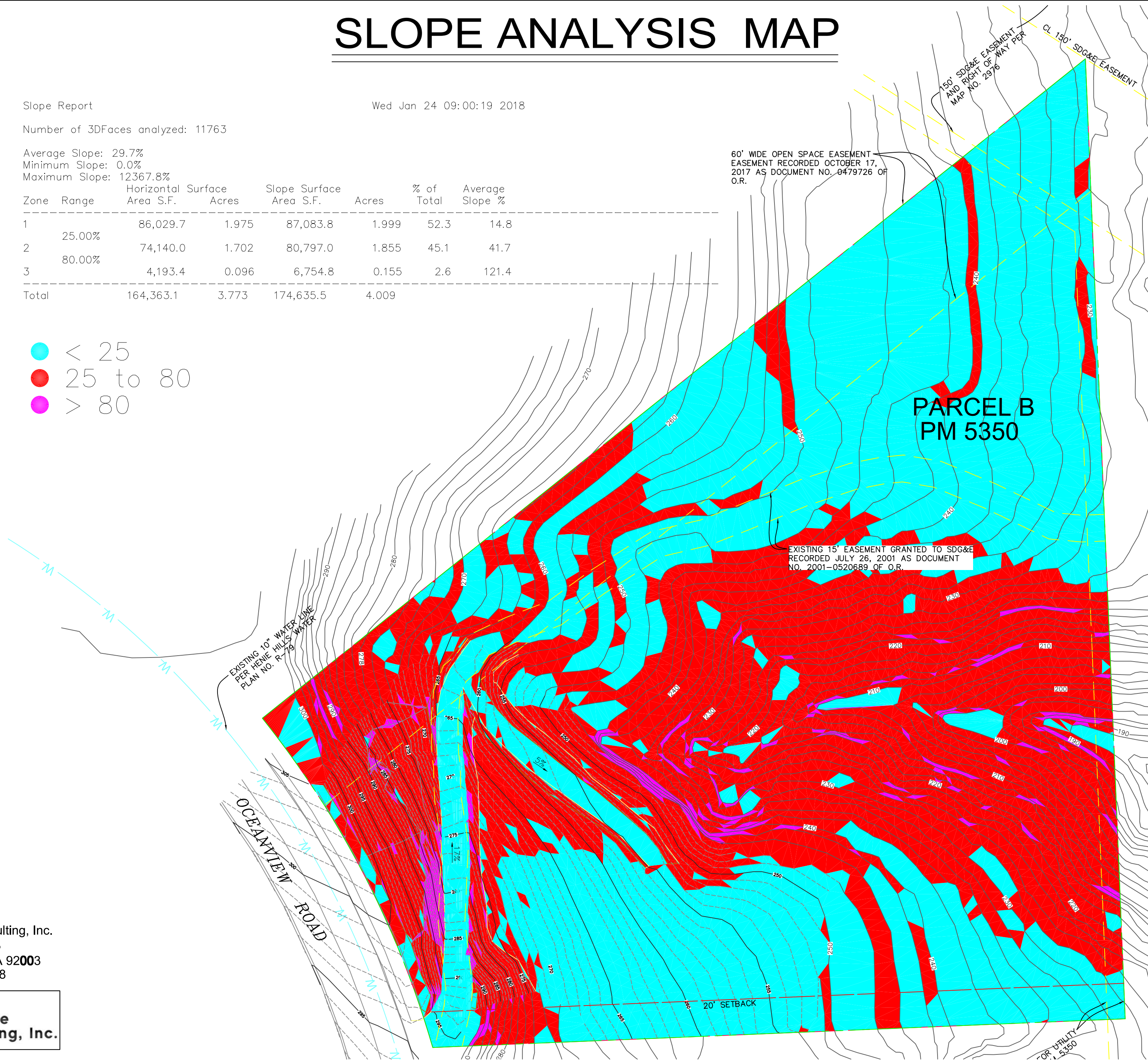
Wed Jan 24 09:00:19 2018

Number of 3DFaces analyzed: 11763

Average Slope: 29.7%
 Minimum Slope: 0.0%
 Maximum Slope: 12367.8%

Zone	Range	Horizontal Surface Area S.F.	Surface Acres	Slope Surface Area S.F.	Surface Acres	% of Total	Average Slope %
1		86,029.7	1.975	87,083.8	1.999	52.3	14.8
2	25.00%	74,140.0	1.702	80,797.0	1.855	45.1	41.7
3	80.00%	4,193.4	0.096	6,754.8	0.155	2.6	121.4
Total		164,363.1	3.773	174,635.5	4.009		

- < 25
- 25 to 80
- > 80



dk Greene Consulting, Inc.
 P.O. BOX 143
 BONSALL, CA 92003
 (760) 310-9408



PROJECT INFO
 OWNER: DOMINIC & TIFFANY COATES
 SITE A.P.N. NUMBER: 165-073-20
 SITE ADDRESS: 2046 OCEANVIEW ROAD
OCEANSIDE, CA

PRECISE GRADING PLAN FOR 2046 OCEANVIEW ROAD OCEANSIDE, CALIFORNIA

WORK TO BE DONE
CONSTRUCTION OF A SINGLE FAMILY RESIDENCE

LEGEND: ITEM	STD. DWG.	SYMBOL	QNTY'S
-----------------	-----------	--------	--------



LEGEND:

PROPERTY BOUNDARY	
CENTERLINE	
EXISTING CONTOURS	
EXISTING WATER MAIN	
EXISTING SEWER MAIN	
EXISTING SEWER LATERAL	
EXISTING ELECTRICAL LINE	
EXISTING EDGE OF PAVEMENT	
EXISTING PLANTER WALL	
FLOW LINE	
PROPOSED CONCRETE	
PROPOSED GRANITE MULCH	
GROUND	
TOP OF GRATE	
INVERT	
SIDEWALK	
FLOW LINE ELEVATION	
FINISHED SURFACE	
TOP CURB	
TOP WALL	
BOTTOM WALL	
ASPHALT CONCRETE PAVING	
EXISTING FINISHED SURFACE (TO BE REMOVED)	
EXISTING FINISHED SURFACE (TO REMAIN)	



SHEET 2	CITY OF OCEANSIDE ENGINEERING DIVISION	2 SHEETS
PRECISE GRADING PLAN FOR DOMINIC & TIFFANY COATES 2046 OCEANVIEW ROAD		
APPROVED		
CITY ENGINEER: STEVEN E. STRAPAC PE 57654 DATE: _____		
ENGINEER OF WORK KRISTIN L. GREENE, PE C57860	Checked By: Approval Date:	PLAN NUMBER G18-000

APPROVED CHANGES:			
NO.	DESCRIPTION	APPVD	DATE

CITY BENCHMARK: _____
Description: SEE TITLE SHEET
Location: _____
Record From: _____
Elev: _____ Datum: _____

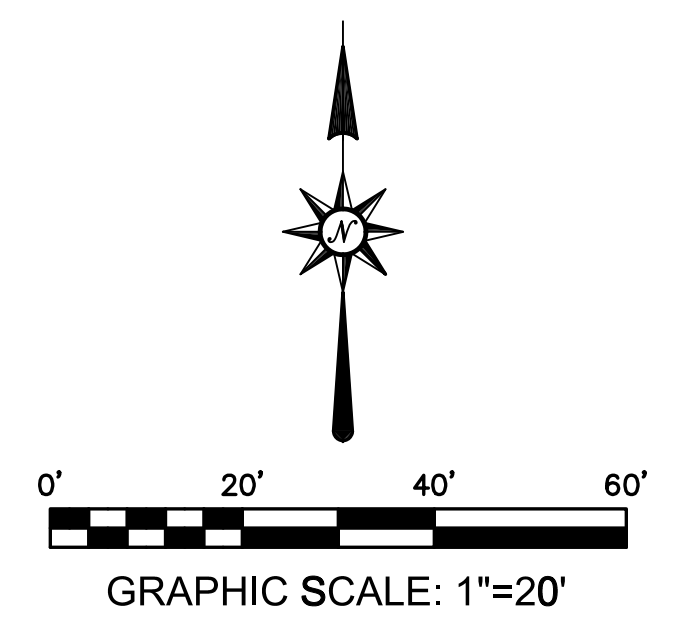
dk Greene Consulting, Inc.
P.O. BOX 143
BONSALL, CA 92003
(760) 310-9408



Underground Service Alert

CALL
811

TWO WORKING DAYS BEFORE YOU DIG



Sterling Trust
C. Norman Pulliam
1131 Jugador Ct.
San Marcos, CA 92078
951-217-1230 fax: 760-304-4245
normqm@gmail.com

Tiffany Chen, Planner 1
City of Oceanside, Planning Division
300 North Coast Highway
Oceanside, CA 92054
760-435-3562 Fax: 760-754-2958
tchen@ci.oceanside.ca.us

Date: 2-3-18

Dear Ms. Chen;

I am enclosing the following information and confirming our February 21, 2018 schedule for our Developer Conference meeting. Thank you. Please advise the time.

Project description:
Lot 290 APN 144-011-14-00
Area RS
Zone R1
Site vicinity map
Area map, neighboring properties
Regional map
Conceptual site plan
Proposed elevations

Please email me or call at 951-217-1230 with the schedule time or if you need additional information.

Thank you,

Best regards,

C. Norman Pulliam

WATKINS CERNY

ARCHITECTS & PLANNERS, INC.

Tuesday, January 30, 2018

City of Oceanside Planning Department

Re: Capistrano Drive 3 acre site

Dear Stephanie,

The projected use for the project will be 6 - six bedroom senior units plus a caretaker unit on the second floor, on a 3 acre master plan with shared parking. It is a consistent use for the site zoning. It will be restricted to seniors and no drug recovery.

It will provide a variety of room sizes from small efficiencies, to one bedroom, to a few suites for couples with shared living rooms, dining and kitchen, larger shower, and shared amenities. It will provide a walking path on-site and will connect to the trail to the creek and ocean front.

This project is approximately 35,225 square feet in 6 buildings.

Best regards,



WATKINS CERNY

Architects + Master Planners

by: Greg Watkins, Partner





PROJECT SITE

Cristiano De... Oceanide, Co

© 2016 Google

NOT TO SCALE
FOR LOCATION ONLY

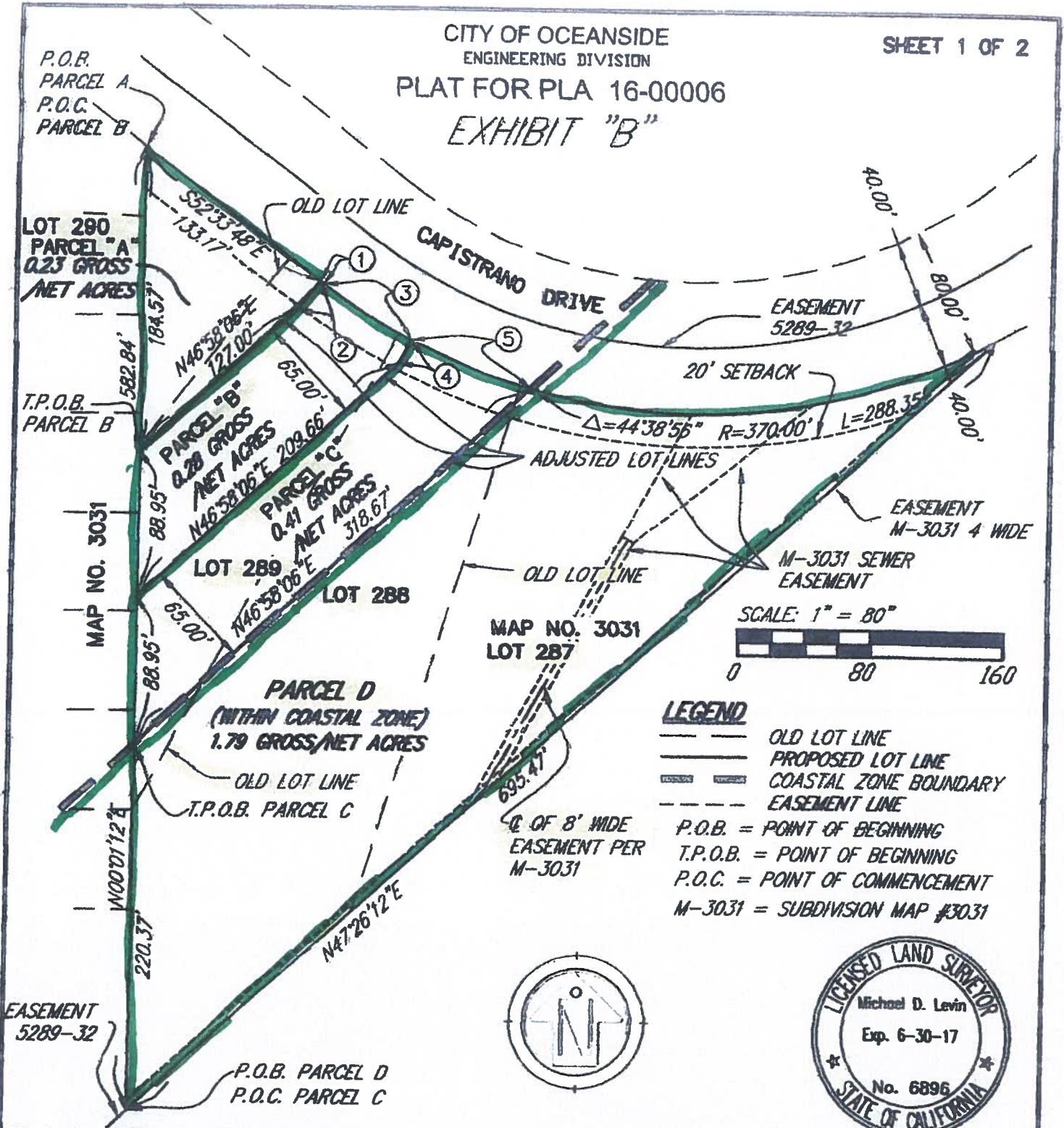


Reference: Google Earth		
Scale:	0 300 ft. approximately	
	TITLE: SITE VICINITY MAP	FIGURE NO.: 1
	PROJECT: Capistrano Drive, Oceanside, California	
	PROJECT NO: DATE: 10/4/2016 BY: jmr	

Site

PLAT FOR PLA 16-00006

EXHIBIT "B"



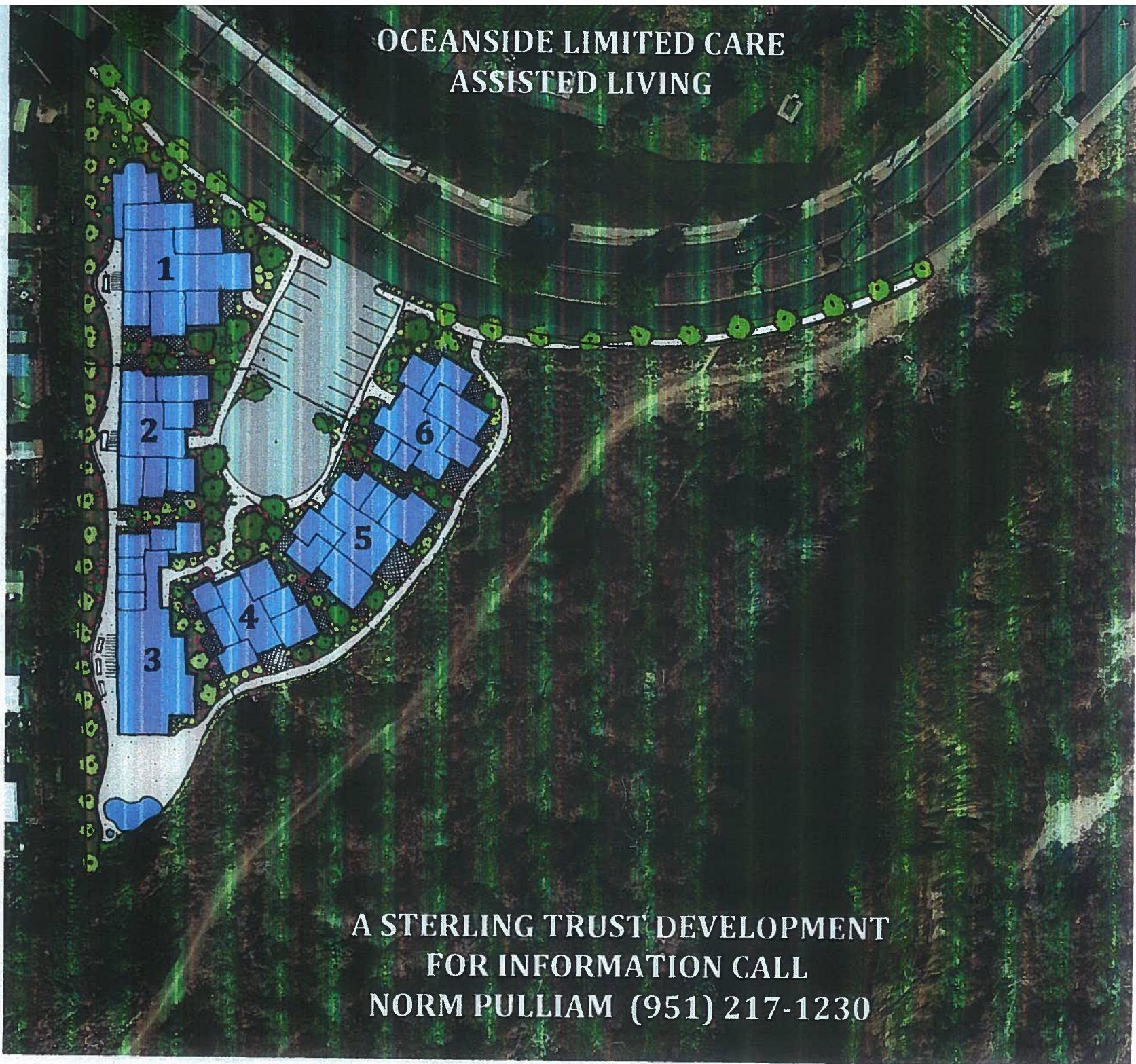
LEGEND

- OLD LOT LINE
- PROPOSED LOT LINE
- COASTAL ZONE BOUNDARY
- EASEMENT LINE
- P.O.B. = POINT OF BEGINNING
- T.P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- M-3031 = SUBDIVISION MAP #3031

WATER & UTILITY DEPT. APPROVAL <i>[Signature]</i> DATE: 5/16/17	CITY TREASURER'S APPROVAL <i>[Signature]</i> DATE: 5/17/17
PLANNING DIVISION APPROVAL <i>[Signature]</i> DATE: 5/16/17	ENGINEER/SURVEYOR SIGNATURE <i>[Signature]</i> MICHAEL D. LEVIN, P.L.S. NO. 6896 DATE: 5/17/17
OWNER: STERLING TRUST	ENGINEER: EXCEL ENGINEERING
ADDRESS: 1131 JUDAGOR COURT	ADDRESS: 440 STATE PLACE
CITY, STATE: SAN MARCOS, CA ZIP: ESCONDIDO CA	CITY, STATE: ESCONDIDO CA ZIP: 92029
PHONE NO. (760)745-8118	PHONE NO. (760)745-8118 FAX (760)745-8134



OCEANSIDE LIMITED CARE
ASSISTED LIVING



A STERLING TRUST DEVELOPMENT
FOR INFORMATION CALL
NORM PULLIAM (951) 217-1230



OCEANSIDE STERLING TRUST





OCEANSIDE SENIOR GROUP HOME









