

¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Wednesday, February 20, 2019, 9:30 a.m.
City Hall South, 1st Floor, Guajome Room

1. 9:30 - 10:30 a.m. Proposed 4-lot subdivision with approximately 3,000 SF homes on each proposed lot, adjacent to El Camino Country Club (proposed access off Golfers Drive)

Zoning: OS (Open Space)
Land Use: Open Space
Neighborhood Area: Mira Costa
Assessor Parcel Number: 165-350-04
Contact Person: Nick Bowman
Email: nickbowman@sbcglobal.net

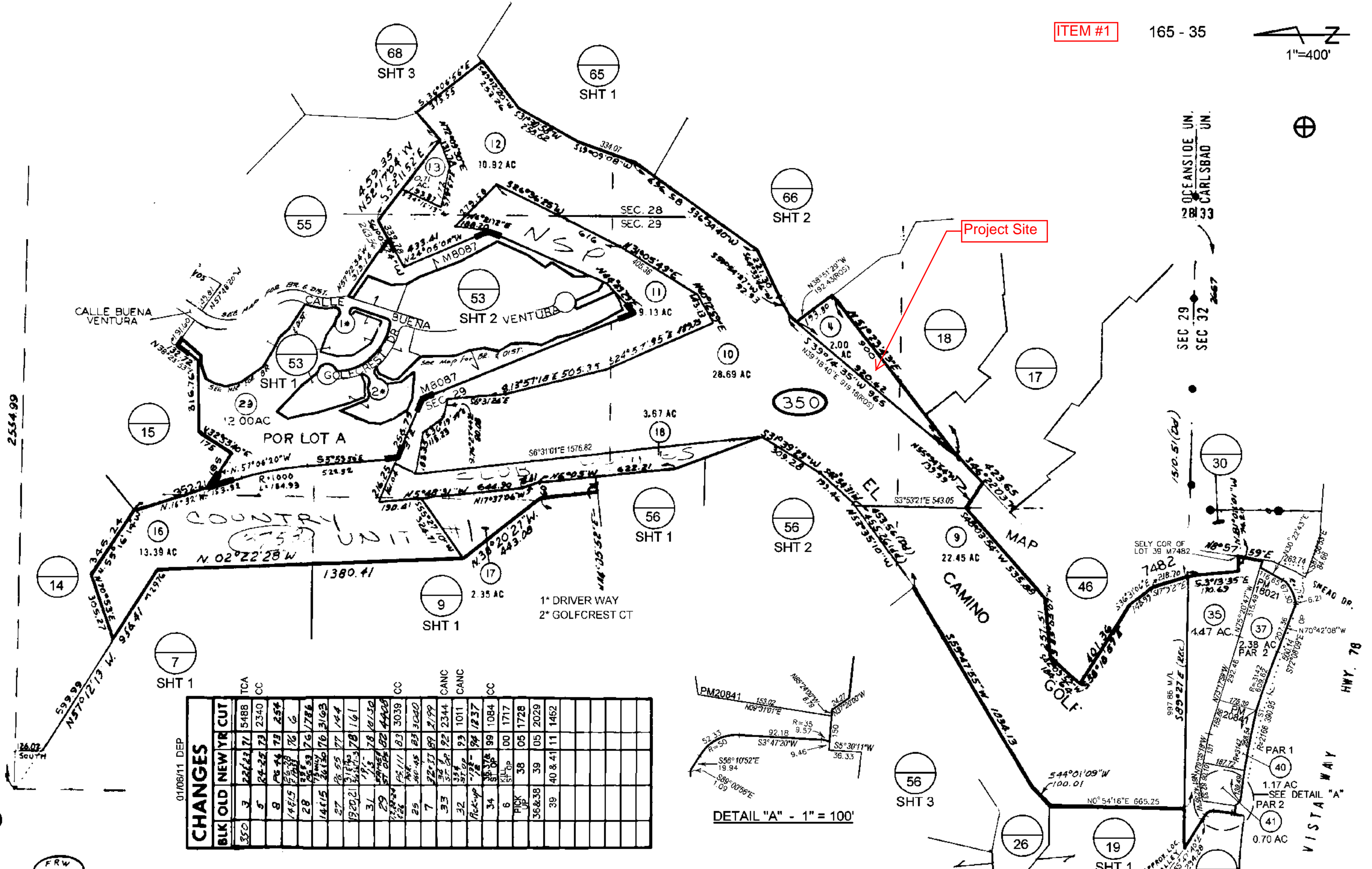
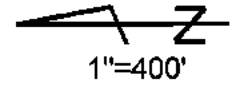
2. 10:30 - 11:30 a.m. Proposed 1,290 SF addition to the north wing of an existing 2,490 SF single-family residence as well as addition of 250 SF of garage/storage

Zoning: R-1 (Coastal Single-Family Residential)
Land Use: Coastal Low Density Residential
Neighborhood Area: South Oceanside
Assessor Parcel Number: 155-103-13
Contact Person: Reggie Reyes
Email: r.reyes@reyesstudio.com

Attachments:

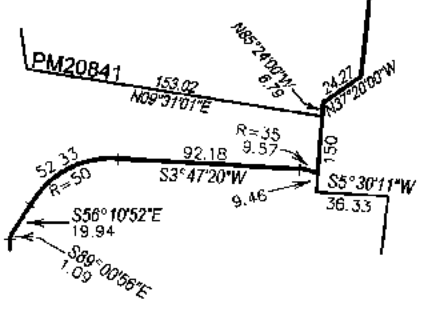
1. Parcel Map
2. Project Description Letter
3. Conceptual Site Plans
4. Vicinity/Regional Maps

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.*



Project Site

CHANGES	BLK	OLD	NEW	YR	CUT	TCA		CC		CANC		CC	
350	3	22	22	71	5488								
	5	24	24	73	2340								
	8	76	76	78	254								
	14	15	15	76	6								
	28	28	28	76	1786								
	14	15	15	76	3143								
	27	28	28	77	144								
	19	20	21	78	161								
	31	31	31	78	1030								
	29	29	29	82	4408								
	25	25	25	83	3039								
	25	25	25	83	3040								
	7	7	7	89	2199								
	33	33	33	92	2344								
	32	32	32	93	1011								
	34	34	34	94	1237								
	6	6	6	99	1084								
	38	38	38	00	1717								
	39	39	39	05	1728								
	39	39	39	05	2029								
	39	39	39	05	1462								



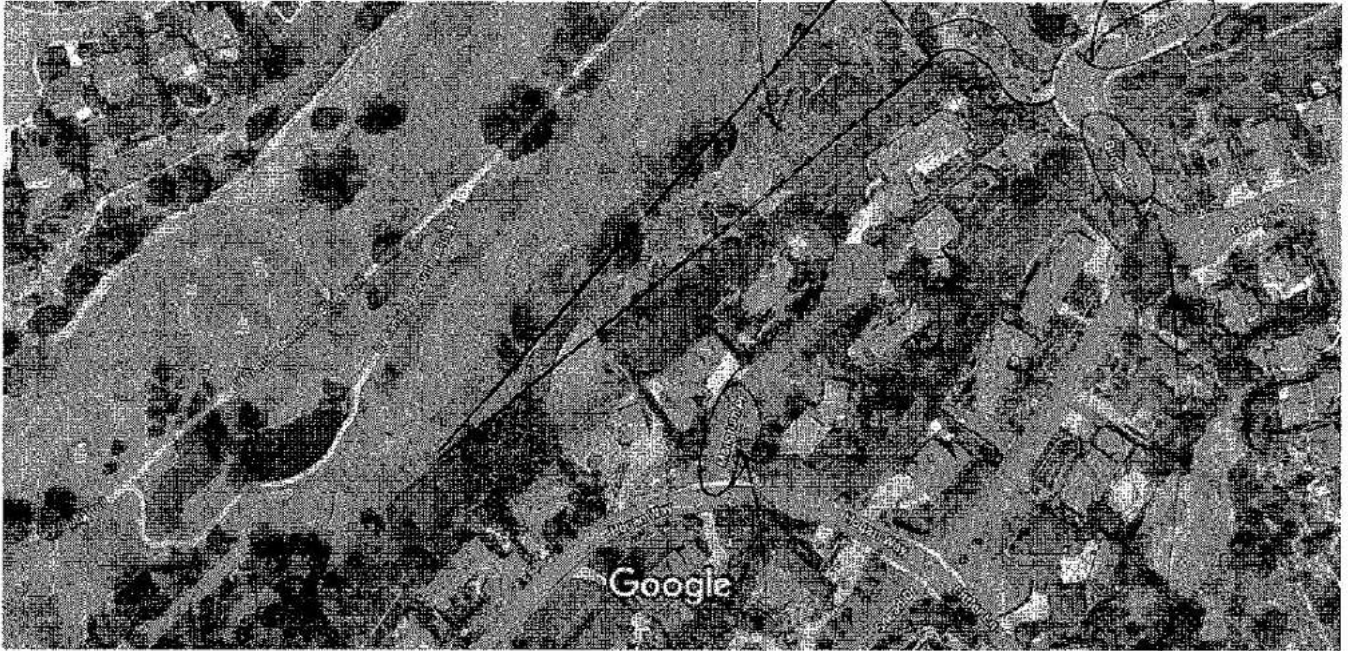
FRW 11.25.69 SAN DIEGO COUNTY ASSESSOR'S MAP BOOK 165 PG 35

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 8087 - CAMINO REAL UNIT NO 1 POR SECS 28, 29 & 32 - T11S-R4W ROS 1938, 2878, 3505, 3623, 4435, 5588, 11461, 13896, 14480, 16869

Project Site

Back 9 St



Google

Imagery ©2018 Google, Map data ©2018 Google 100 ft

Mangrum Pl

Birdie Dr.

Google Maps Mangrum Estates

Project site

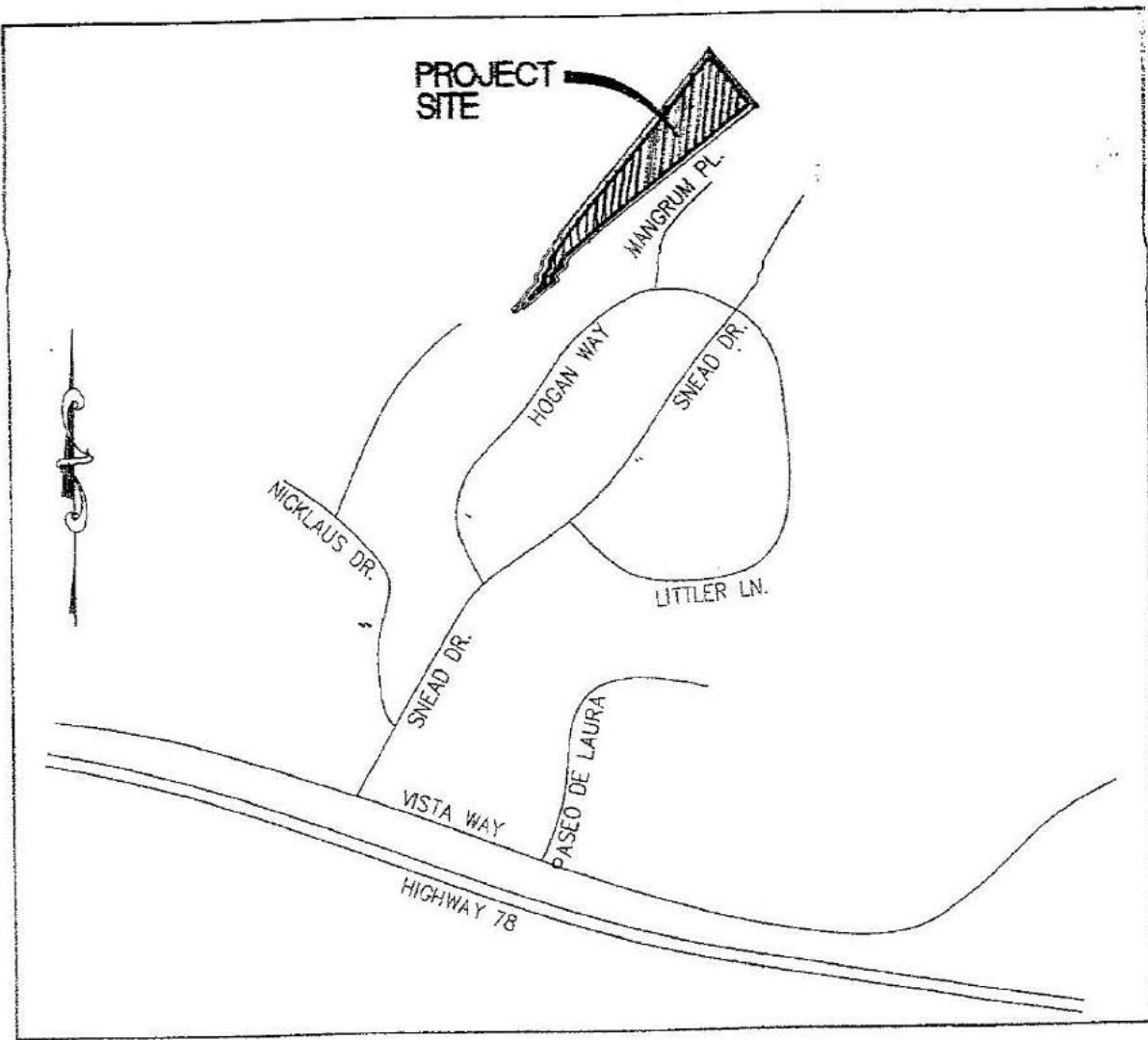
Proposed Entry



Imagery ©2019 Google, Map data ©2019 Google 100 ft

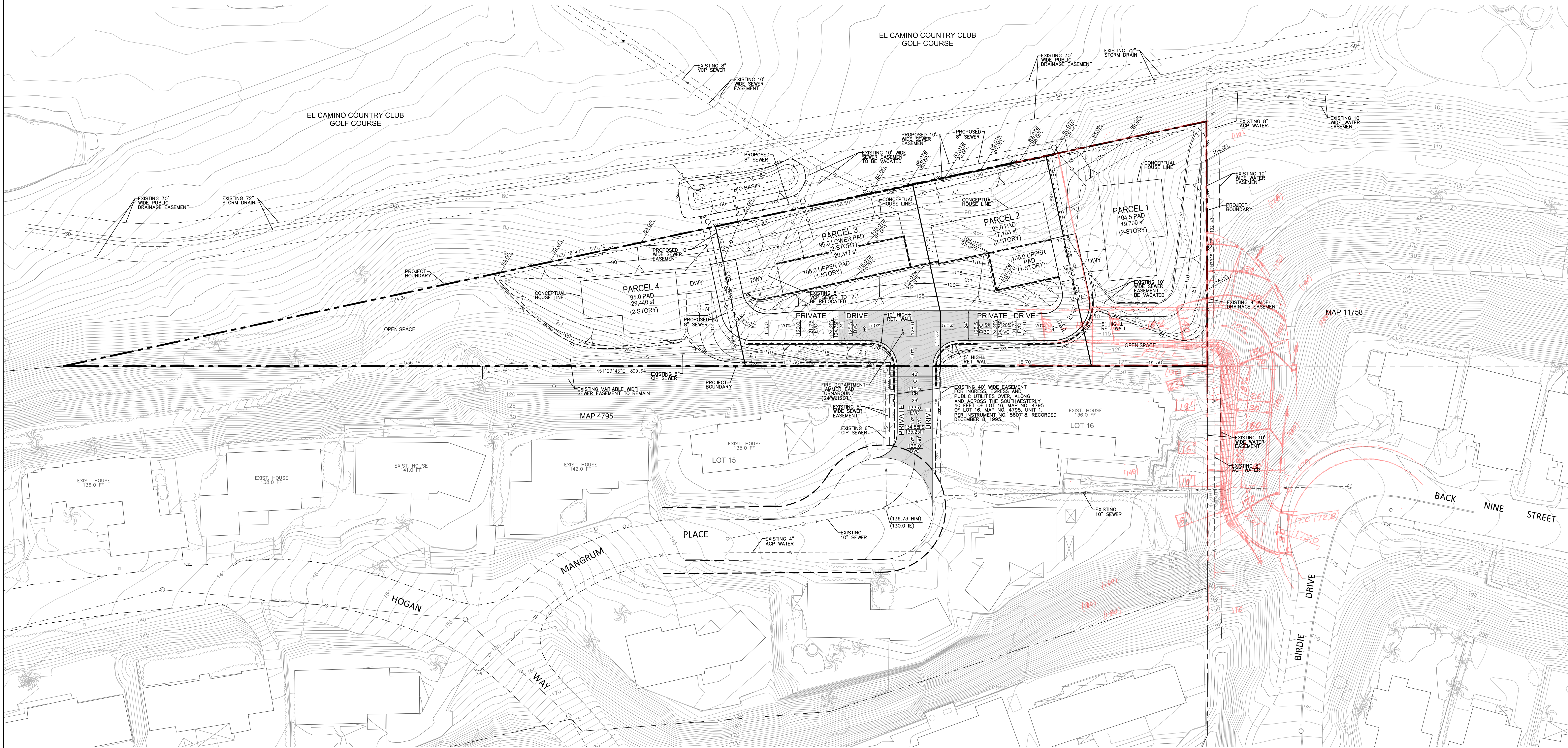
Mangrum Place

Birdie Dr.



APN: 165 - 350 - 04

MANGRUM RESIDENTIAL SITE DEVELOPMENT PLAN (ALTERNATE ACCESS) 11/20/18



LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1: THAT PORTION OF SECTION 29, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATE GOVERNMENT SURVEY, APPROVED DECEMBER 27, 1870, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 29, AS SHOWN ON RECORD OF SURVEY MAPS NO. 2872 AND 4435, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THENCE ALONG THE SOUTH LINE OF SAID SECTION 29, NORTH 89°29'23" WEST (NORTH 89°34'56" WEST, ACCORDING TO SAID RECORD OF SURVEY MAP NO. 4435) 1510.51 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE LAND SHOWN ON SAID RECORD OF SURVEY MAP NO. 4435; THENCE ALONG SAID EASTERLY BOUNDARY NORTH 23°31'51" EAST (RECORD SOUTH 23°33'47" WEST), 146.35 FEET TO AN ANGLE POINT IN SAID BOUNDARY; THENCE ALONG SAID BOUNDARY ALONG THE FOLLOWING DESCRIBED COURSES AND 27°30'13" EAST, 434.46 FEET (RECORD NORTH 27°29'21" EAST, 434.46 FEET); NORTH 46°22'20" EAST, 423.77 FEET (RECORD NORTH 46°22'03" EAST, 423.65 FEET) TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE NORTH 51°23'43" EAST, 800.00 FEET (RECORD NORTH 51°24'05" EAST); THENCE LEAVING SAID BOUNDARY AT RIGHT ANGLES NORTH 38°56'17" WEST, 193.80 FEET; THENCE SOUTH 39°14'35" WEST, 520.62 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2: AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES OVER, ALONG AND ACROSS THE SOUTH-WESTERLY 40 FEET OF LOT 16 OF EL CAMINO ESTATES UNIT NO. 1, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 4795, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 13, 1961.

PARCEL 3: A NON-EXCLUSIVE EASEMENT FOR ACCESS AND PUBLIC UTILITIES PURPOSES OVER, THOSE CERTAIN EASEMENTS DESIGNATED "ACCESS AND PUBLIC UTILITY EASEMENT", AS SHOWN ON MAP OF EL CAMINO ESTATES UNIT NO. 1, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 4795, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 13, 1961, EXCEPTING THEREFROM THAT PORTION LYING WITH PARCEL 2. HEREINAFOVE.

GENERAL NOTES:

1. WATER TO BE PUBLIC.
2. SEWER TO BE PRIVATE.
3. STORM DRAIN TO BE PRIVATE.
4. EASEMENTS AS REQUIRED BY CITY ENGINEER, PUBLIC UTILITIES AND DISTRICTS.
5. ALL PROPOSED UTILITIES TO BE UNDERGROUND.

PUBLIC UTILITIES:

FIRE DEPARTMENT: CITY OF OCEANSIDE
 SCHOOL: OCEANSIDE UNIFIED SCHOOL DISTRICT
 SEWER: OCEANSIDE SEWER DISTRICT
 WATER: OCEANSIDE WATER DISTRICT
 GAS & ELECTRIC: SDG&E
 TELEPHONE: SBC COMMUNICATION

PROJECT DATA:

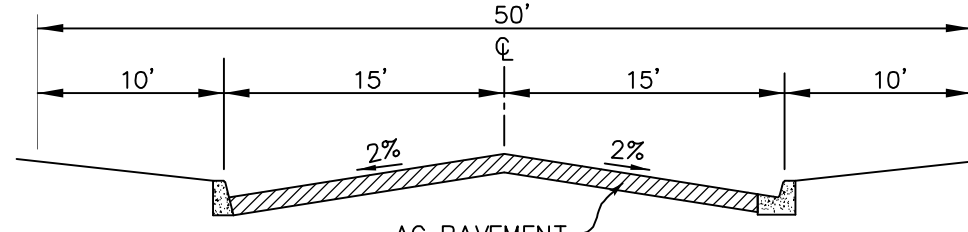
GENERAL PLAN EXISTING & PROPOSED: ESTATE B
 ZONING EXISTING & PROPOSED: RE-B
 LAND USE: VACANT
 EXISTING: SINGLE FAMILY
 PROPOSED: 1,989 AC, 86,640 S.F.
 TOTAL SITE AREA: 4 PARCELS
 NUMBER OF LOTS PROPOSED: 4 D.U.
 DENSITY: 2,011 D.U./ACRE
 PROPOSED BUILDING COVERAGE: 4,000 S.F., CUSTOM
 SEWER: 21,397 S.F., 0.491 AC, 25%
 PERCENTAGE OF OPEN SPACE: 9,257 S.F., 0.212 AC, 11%
 PERCENTAGE OF STREETS: AERIAL SURVEY (MAY 2014)

OWNER:

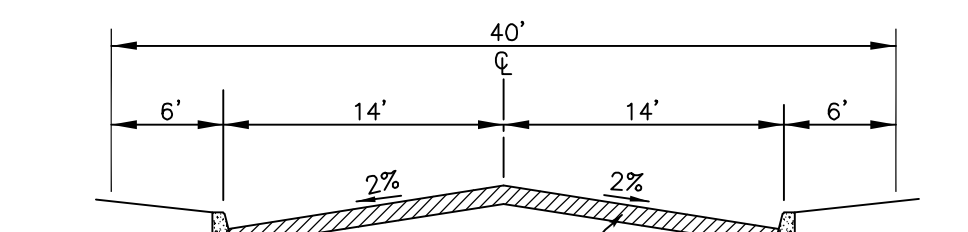
GTT LLC
 CONTACT: TED L. VALLAS
 246 5TH STREET
 ENCINITAS, CA 92024
 760-439-8919

SITE ADDRESS:
 MANGRUM PLACE, OCEANSIDE, CA 92054

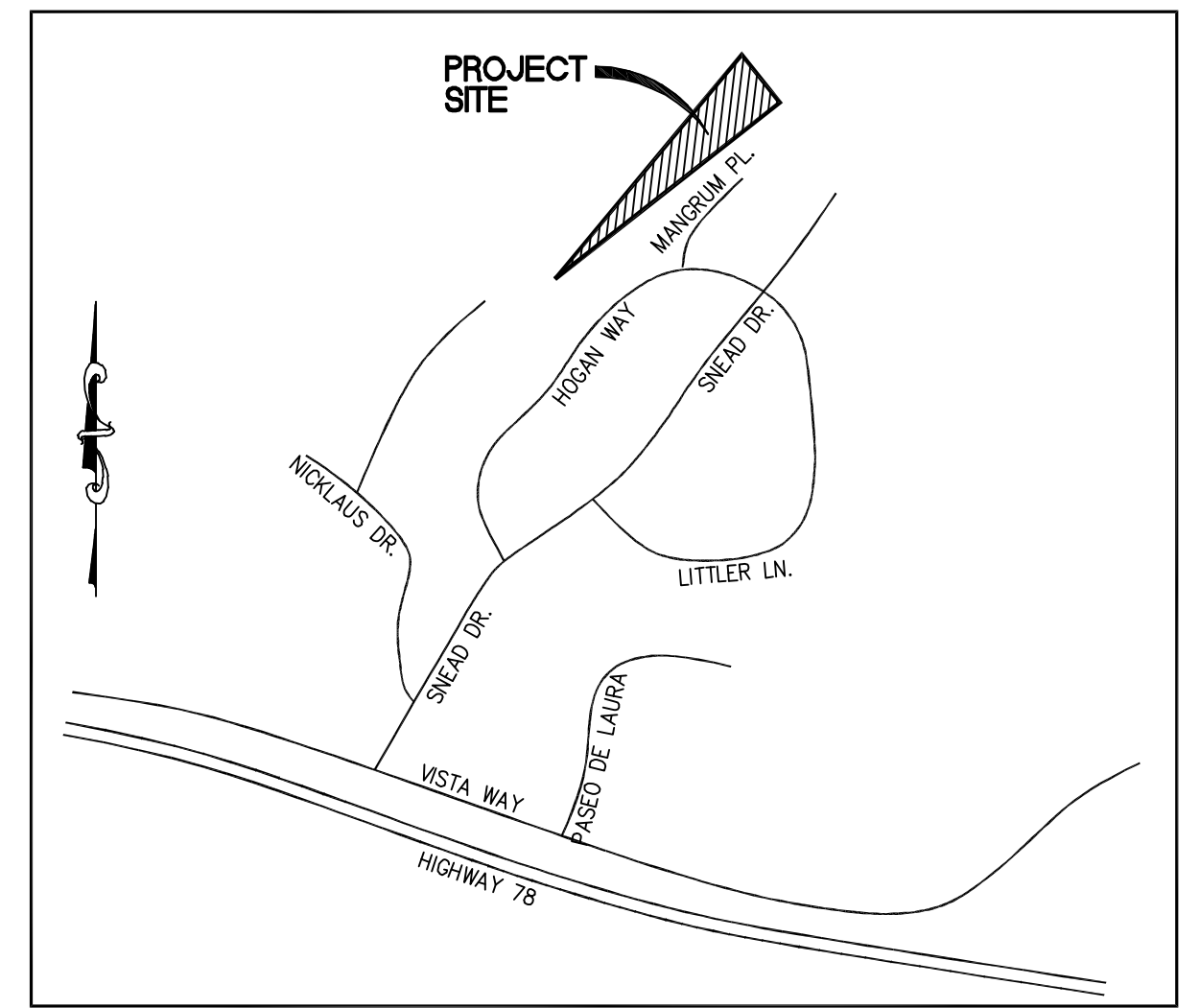
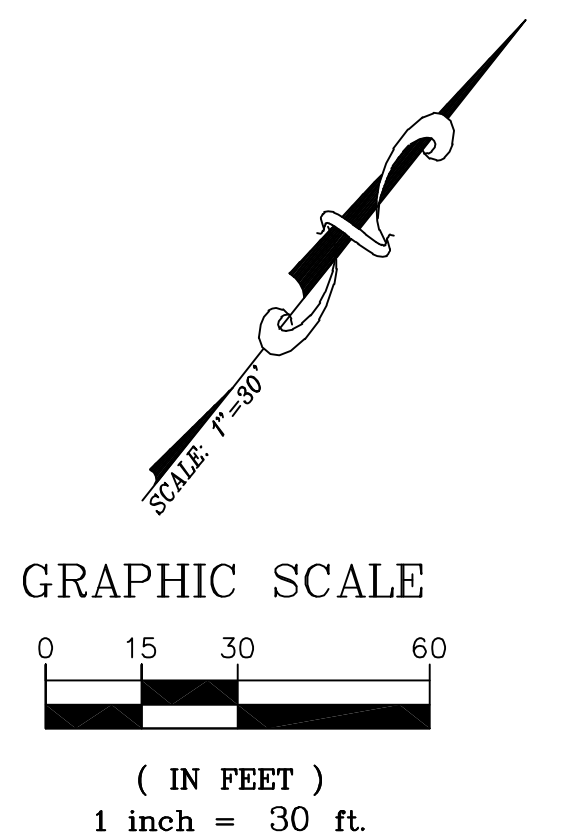
APN:
 165-350-04



EXISTING MANGRUM PLACE
NOT TO SCALE



PRIVATE DRIVE
NOT TO SCALE

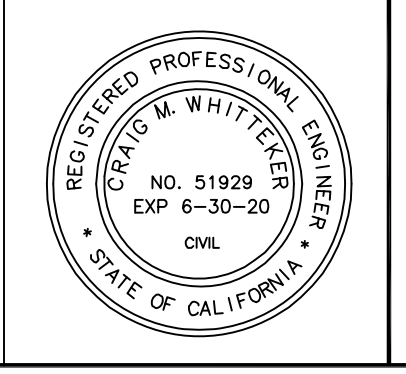


ALLIANCE
 LAND PLANNING & ENGINEERING INC.
 CIVIL ENGINEERING • LAND PLANNING • HILLSIDE DESIGN • SURVEYING

PLANS PREPARED BY:
ALLIANCE LAND PLANNING & ENGINEERING INC.
 2248 FARADAY AVE.
 (760) 431-8896

PLANS PREPARED UNDER THE DIRECTION OF:
CRAIG M. WHITEKER R.C.E. 51929

DATE: 11/20/18



Nick Bowman Construction Inc.

Quality Construction and Project Management Services License #840714

Project: Mangrum Estates

February 4, 2019

We are proposing to develop existing Property that is adjacent to the El Camino Country Club Golf Course east of the 17th fairway. We propose 4 lots each with approximately 3000 sqft homes and attached 2 car garage. We are proposing entrance to the homes via private 30' wide concrete road due to slope. The proposed entrance will be at Birdie Drive and Back Nine Street intersect. Please refer proposed site places (Mangrum Residential) dated 11/20/18 prepared by Alliance Land Planing & Engineering.

Project Data:

General Plan Existing & Proposed:	Estate B
Zoning Existing & Proposed:	RE-B
<u>Land use:</u>	
Existing:	Vacant
Proposed:	Single Family
Total Site Area:	1,989 AC., 86,640 S.F.
Number of Lots Proposed:	4 Parcels
Density:	4 D.U.
Proposed Building Coverage	2.011 D.U./ACRE
Percentage of Open Space:	21,397 S.F., 0.491 A.C, 25%
Percentage of Streets:	9,257 S.F. 0.212 AC 11%

Site Address:

Mangrum Place (4) Custom Homes
Mangrum Place
Oceanside, California 92054

APN:

165-350-04

Nick Bowman Construction Inc.
2763 Ascot Ave
Carlsbad, California 92009
(619)723-6700
nickbowman@sbcglobal.net



design studio



4 February 2019

City of Oceanside Development Services Department
300 North Coast Highway
Oceanside, California 92054

RE: Developers Conference – February 20, 2019 Meeting

To Whom It May Concern,

We hereby submit the attached proposed design package for the February 20, 2019 Developers Conference Meeting. The subject property is located at 14 St. Malo Beach, Oceanside, California 92054 (A.P.N.: 155-103-13-00) within the private residential community of St. Malo. Attached is the following:

1. Property Development Summary
2. Drawing set including:
 - a. Title Sheet
 - b. Existing Topographic Survey
 - c. Conceptual Site Plan
 - d. Regional Map
 - e. Vicinity Map
 - f. Proposed Exterior Elevations

The proposed scope of work is outlined on the attached Property Development Summary for your reference. The proposed improvements are consistent with the City zoning regulations and Local Coastal Program. We look forward to the scheduled Developers Conference at 10:30 on February 20, 2019. Please contact us if you have any questions or require further clarification. Thank you.

Sincerely yours,

A handwritten signature in dark ink, appearing to read "R. Reyes", is written over the typed name.

Reggie F. Reyes

Principal Architect

Attachments as noted



PROJECT DESCRIPTION

February 4, 2019

EVANS RESIDENCE REMODEL/ADDITION

14 St. Malo Beach, Oceanside, CA

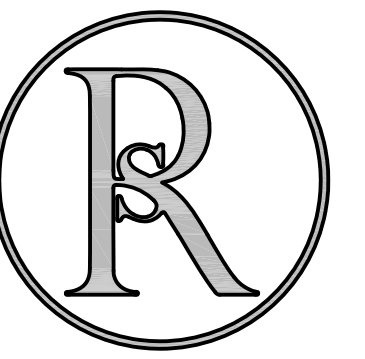
A.P.N.: 155-103-13-00

PROPOSED SCOPE OF WORK

Add 1,290 s.f. of habitable area to north wing of existing 2,490 s.f. single family residence and 250 s.f. of garage/storage area to existing garage totaling 4,300 s.f. of gross floor area; new addition includes partial 2nd story

PLANNING/ZONING

<u>Base Zone:</u>	R-1
<u>Building Type:</u>	Single Family Residential
<u>Lot Size:</u>	13,964 s.f.
<u>Maximum lot coverage:</u>	40% of lot size = approx.. 5,586 s.f. (verify)
<u>Proposed lot coverage:</u>	20.5% (2,861 s.f. main level footprint)
<u>Max. Allowable Bldg. Height:</u>	2 stories/35'-0"
<u>Max. Proposed Bldg Height:</u>	+27'-6" high (see exterior elevations)
<u>Front Yard Setback:</u>	20'-0"
<u>Side Yard Setback:</u>	10% of lot width = 9'-0"
<u>Rear Yard Setback:</u>	Per 'String line Setback Map' (Zoning Ordinance Art 17 Section 1703(d)); see Plot Plan

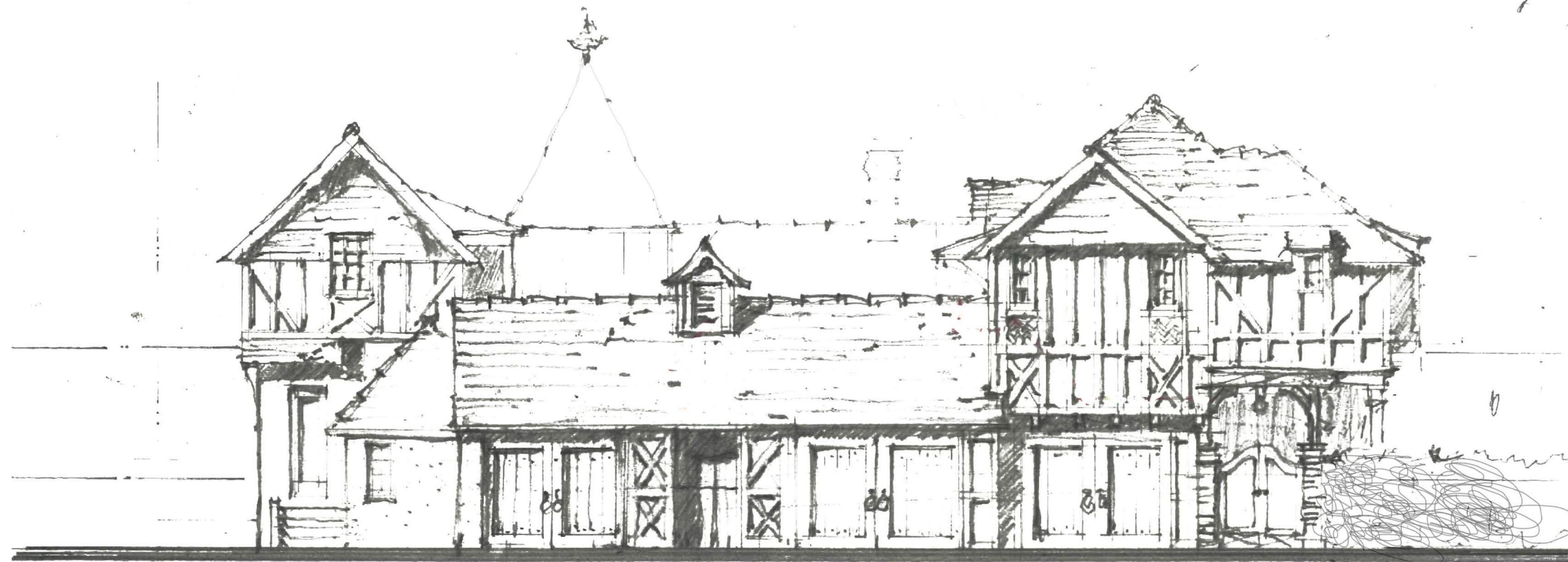


Original Date: _____
 Revision 01: _____
 Revision 02: _____
 Revision 03: _____
 Revision 04: _____
 Revision 05: _____
 Revision 06: _____
 Revision 07: _____
 Revision 08: _____

EVANS RESIDENCE REMODEL / ADDITION

14 SAINT MALO BEACH, OCEANSIDE, CA 92054

DATE: 2/4/2019



PROJECT SUMMARY

REMODEL AND ADDITION TO EXISTING TWO STORY SINGLE FAMILY RESIDENCE.

SHEET INDEX

GENERAL
 T1 TITLE SHEET

CIVIL
 C.1 EXISTING TOPOGRAPHY

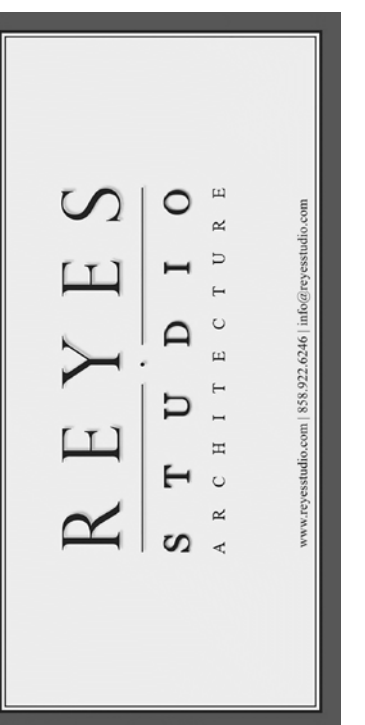
ARCHITECTURAL
 A1.0 EXISTING/PROPOSED SITE PLAN
 A4.1 EXISTING/ PROPOSED ELEVATIONS
 A4.2 EXISTING/ PROPOSED ELEVATIONS
 A4.3 EXISTING/ PROPOSED ELEVATIONS
 A4.4 EXISTING/ PROPOSED ELEVATIONS

PROJECT DIRECTORY

OWNER
 TOM & LISA EVANS

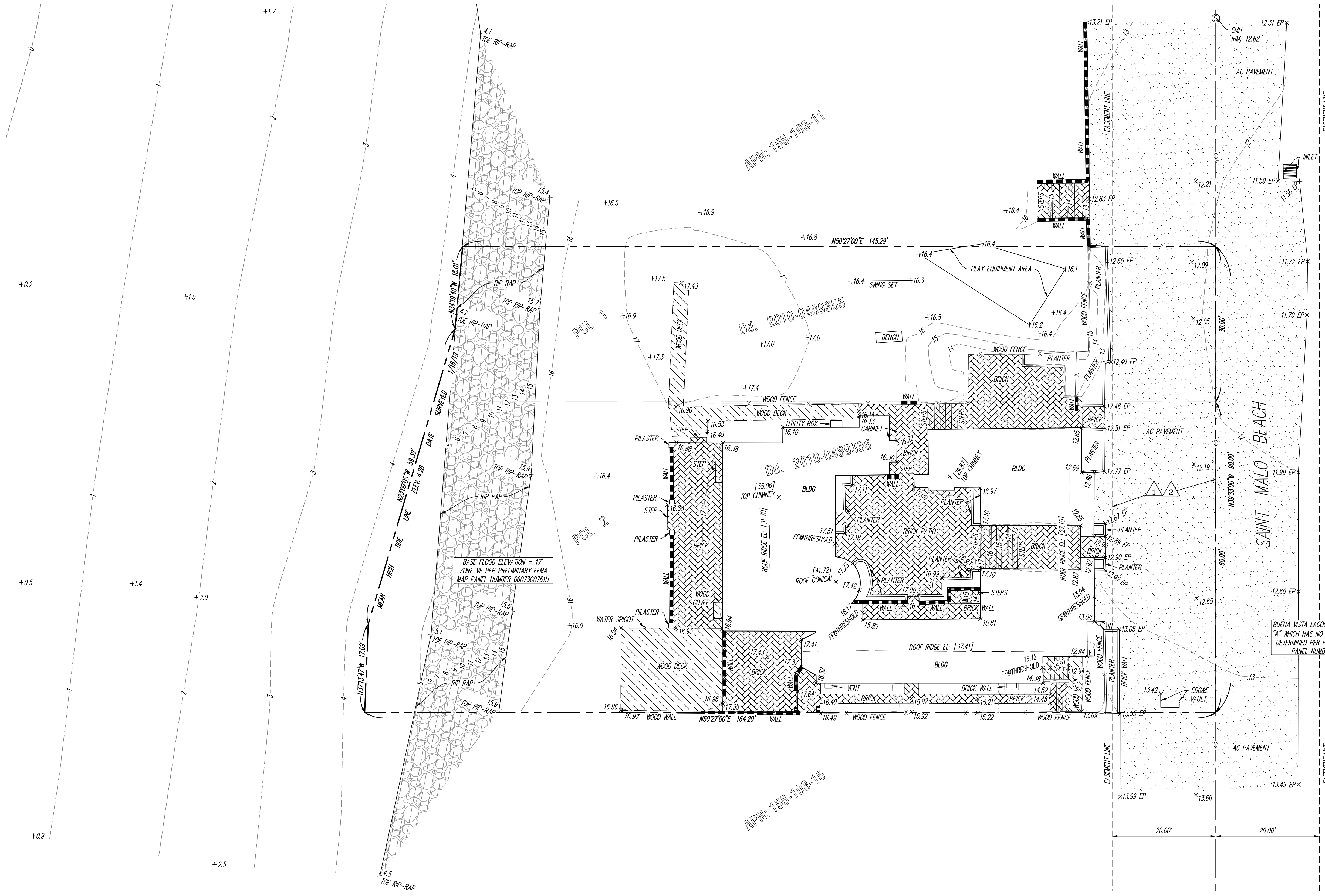
ARCHITECT
 REGGIE REYES
 REYES STUDIO
 1566 HUNTERS POINTE AVENUE
 CHULA VISTA, CA. 91913
 TEL: 659.922.6246
 EMAIL: REGKING521@GMAIL.COM
 WEBSITE: WWW.REYESSTUDIO.COM

EVANS RESIDENCE
 14 ST. MALO BEACH
 OCEANSIDE, CA 92054



T1
 COVER SHEET

TOPOGRAPHIC PLAT



CLIENT: TOM AND LISA EVANS
 SITE ADDRESS: 14 SAINT MALO BEACH
 OCEANSIDE, CA 92054
 ASSESSOR'S PARCEL NO.: 155-103-13
 DATE OF SURVEY: 10/30/18
 LEGAL DESCRIPTION: THAT PORTION OF LOT 3 IN SECTION 1, TOWNSHIP 12 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, LYING ABOVE THE MEAN HIGH TIDE LINE OF THE PACIFIC OCEAN, ACCORDING TO THE OFFICIAL PLAT AND PER GRANT DEED RECORDED SEPTEMBER 15, 2010 AS DOC# 2010-0489355, OF OFFICIAL RECORDS.
 VERTICAL BENCHMARK: FOUND 3.5" NGS BRASS DISK IN 8" CONCRETE MONUMENT WITH CROSS STAMPED "1131 1938" FLUSH.

DATUM: NAVD88 ELEVATION: 40.80'
 NOTES:
 1. PROPERTY LINE BEARING AND DISTANCES SHOWN HEREON CALCULATED PER MAP NO. 21867 AND GRANT DEED RECORDED SEPTEMBER 15, 2010 AS DOC# 2010-0489355, OF OFFICIAL RECORDS.
 2. IF PROPERTY LINE SETBACKS ARE CRITICAL TO THIS PROJECT WE RECOMMEND A BOUNDARY SURVEY BE PERFORMED PRIOR TO CONSTRUCTION.
 3. A PRELIMINARY TITLE REPORT PREPARED BY ALTA RESIDENTIAL TITLE INSURANCE POLICY DATED JULY 15, 1982 AS POLICY NUMBER 1098573 HAS BEEN REVIEWED FOR EXISTING ONSITE EASEMENTS. SAID EASEMENTS HAVE BEEN PLOTTED HEREON AND REFERENCED BELOW PER SAID REPORT:

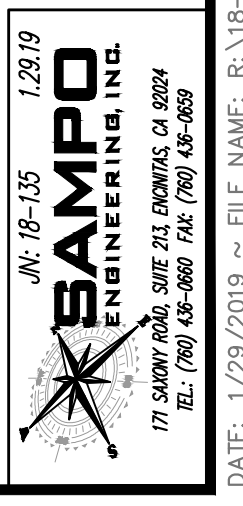
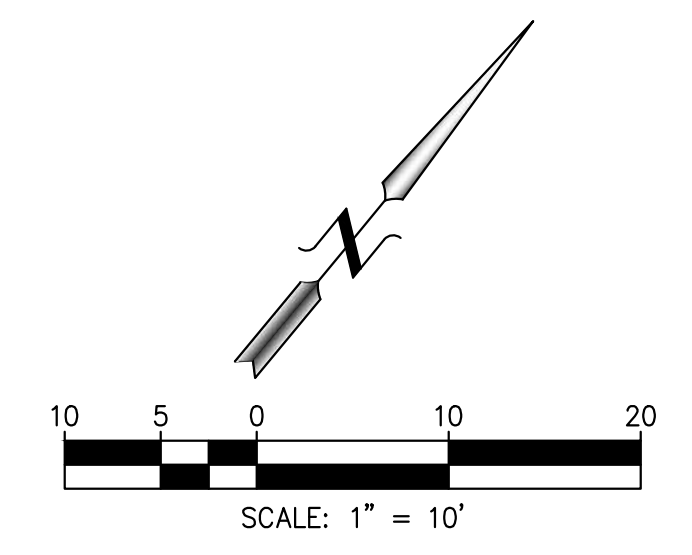
1. EXISTING EASEMENT FOR ROAD AND STREET PURPOSES, AND FOR THE ERECTION, CONSTRUCTION, MAINTENANCE AND USE OF WATER LINES, SEWERS, GAS MAINS, CONDUITS, AND/OR LINES FOR THE TRANSMISSION OF WATER, SEWAGE, GAS, LIGHT, TELEPHONE, POWER AND INCIDENTAL PURPOSES IN FAVOR OF KENYON A. KEITH ET AL. RECORDED JUNE 15, 1929 IN BOOK 1651, PAGE 100 OF DEEDS, AND AS CONTAINED IN OTHER INSTRUMENTS OF OFFICIAL RECORDS.
2. EXISTING EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF CITY OF OCEANSIDE RECORDED NOVEMBER 27, 1951 AS DOCUMENT NO. 143848, IN BOOK 4303, PAGE 30 OF OFFICIAL RECORDS.
3. EXISTING EASEMENT AFFECTS PARCEL 2 FOR WATER LINES, SEWERS, GAS MAINS, CONDUITS, AND/OR LINES IN FAVOR OF UNION TRUST COMPANY OF SAN DIEGO, RECORDED MARCH 22, 1937, DOCUMENT NO. 14170, IN BOOK 624, PAGE 426 OF OFFICIAL RECORDS.
4. EXISTING EASEMENT AFFECTS PARCEL 1 FOR WATER LINES, SEWERS, GAS MAINS, CONDUITS, AND/OR LINES IN FAVOR OF UNION TITLE INSURANCE AND TRUST COMPANY, RECORDED MAY 25, 1949, DOCUMENT NO. 46802, IN BOOK 3207, PAGE 69 OF OFFICIAL RECORDS.

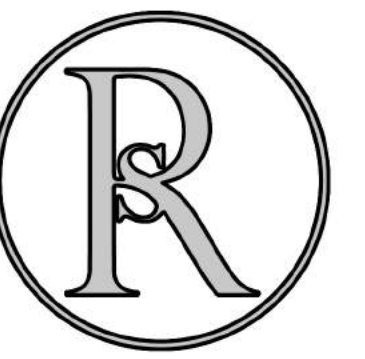
LEGEND:

PROPERTY BOUNDARY	---
EASEMENT LINE	---
EXISTING CONTOUR	-150-
EXISTING ELEVATION	x 150.5
INDICATES ELEVATION ABOVE GRADE	[160.0]

ABBREVIATIONS:

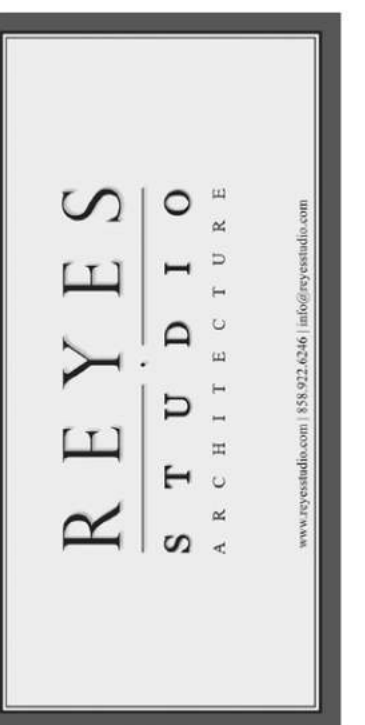
AC	ASPHALT CONCRETE
BLDG	BUILDING
E	ELECTRIC METER
EP	EDGE OF PAVEMENT
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOW LINE
G	GAS METER
GF	GARAGE FLOOR
SMH	STORM DRAIN MANHOLE
SMH	STORM MANHOLE
W	WATER METER



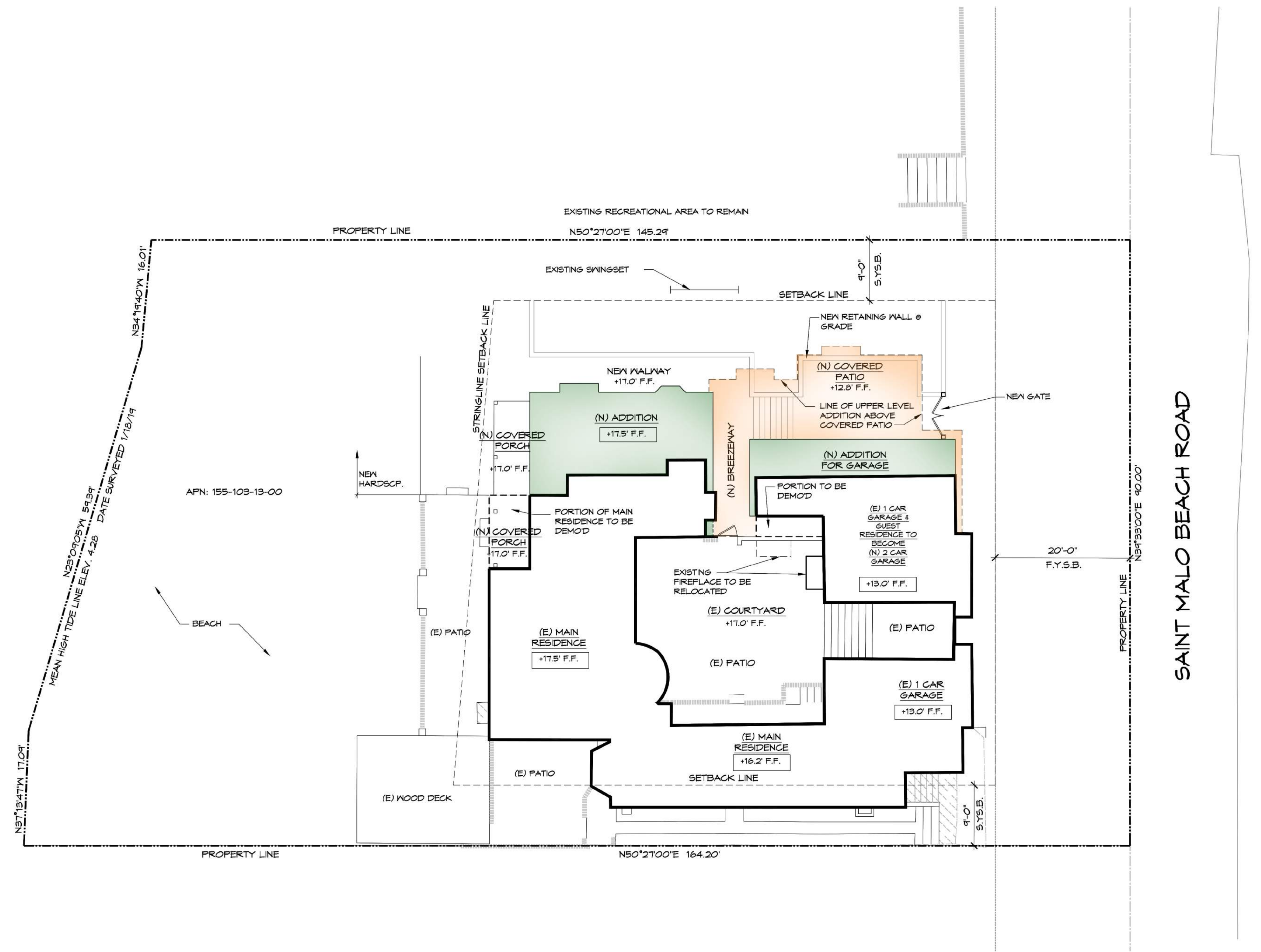


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 Revision 07: _____
 Revision 08: _____

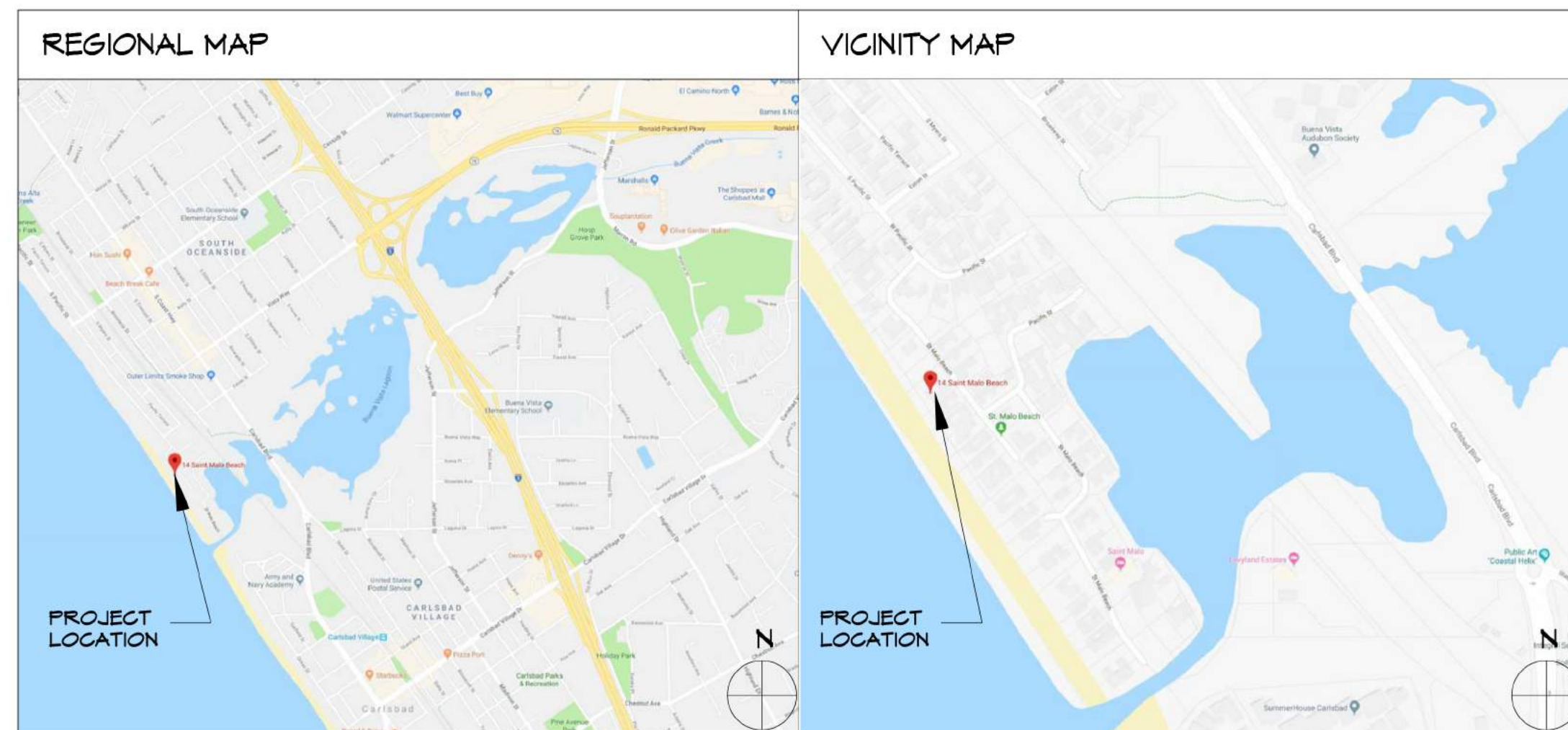
EVANS RESIDENCE
 14 ST. MALO BEACH
 OCEANSIDE, CA 92054



A1.0
 SITE PLAN



OVERALL PLOT PLAN
 SCALE: 1" = 10'



PARCEL INFORMATION

SITE ADDRESS : 14 SAINT MALO BEACH, OCEANSIDE, CA 92054
 ASSESSOR'S PARCEL NO. : 155-103-13

LEGAL DESCRIPTION: THAT PORTION OF LOT 3 IN SECTION 1, TOWNSHIP 12 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, LYING ABOVE THE MEAN HIGH TIDE LINE OF THE PACIFIC OCEAN, ACCORDING TO THE OFFICIAL PLAT AND PER GRANT DEED RECORDED SEPTEMBER 15, 2010 AS DOC# 2010-0484355, OF OFFICIAL RECORDS.

VERTICAL BENCHMARK: FOUND 3.5" NGS BRASS DISK IN 8" CONCRETE MONUMENT WITH CROSS STAMPED "H131 1938" FLUSH.

DATUM: NAVD88 ELEVATION: 40.80'

PROJECT INFORMATION

ZONING SUMMARY:

- ZONE: R-1 COASTAL DEVELOPMENT ZONE, CITY OF OCEANSIDE LOCAL COASTAL PROGRAM

SETBACKS:

- FRONT YARD - 30'-0"
- SIDE YARD - 9'-0"
- REAR YARD - PER STRINGS LINE SETBACK (ZONING ORDINANCE ARTICLE 11 SECTION 1703(g)); SEE SITE PLAN

MAX ALLOWABLE HEIGHT:

- 2 STORIES / 35'-0"

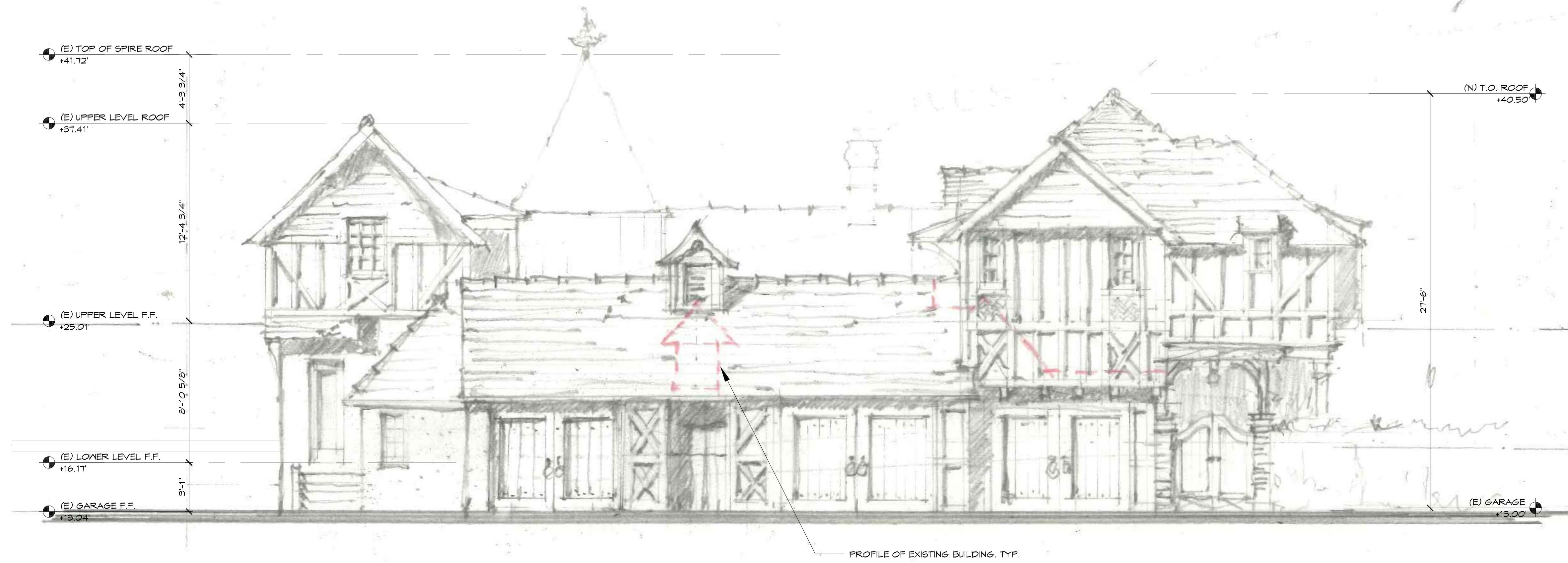
BUILDING AREA SUMMARY:

GROSS FLOOR AREA CALCULATIONS

	EXISTING	PROPOSED DEMOLISHED	PROPOSED ADDITIONAL	EXISTING + PROPOSED TOTALS
MAIN LEVEL	1,810 S.F.	-220 S.F.	+580 S.F.	2,120 S.F.
UPPER LEVEL	680 S.F.	0 S.F.	+160 S.F.	1,440 S.F.
GARAGE	490 S.F.	0 S.F.	+250 S.F.	740 S.F.

TOTAL LOT AREA: 13,984 SF (32 ACRES)
 MAX. LOT COVERAGE: 40% OF LOT SIZE = APPROX. 5,586 S.F.
 MAIN LEVEL (2,121 SF) + GARAGE (740 SF) = 2,861 S.F. TOTAL (20.5% OF LOT SIZE)

NOTES



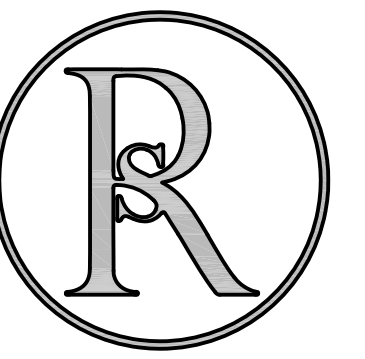
PROPOSED EAST ELEVATION

SCALE: 1/4" = 1'-0"



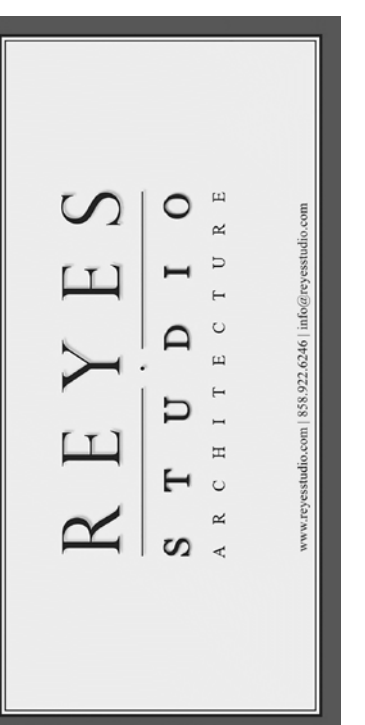
EXISTING EAST ELEVATION

SCALE: 1/4" = 1'-0"

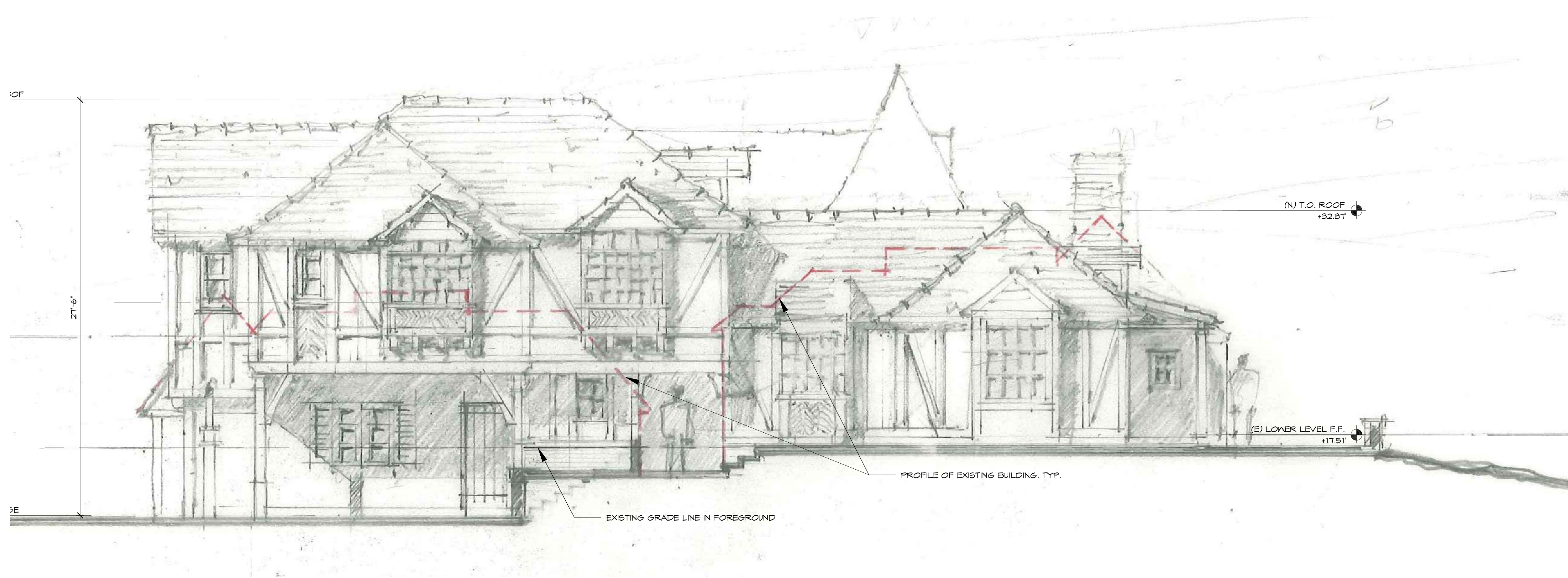


- Original Date: _____
- Revision 01: _____
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- Revision 06: _____
- Revision 07: _____
- Revision 08: _____

EVANS RESIDENCE
 14 ST. MALO BEACH
 OCEANSIDE, CA 92054



A4.1
 EXISTING /
 PROPOSED
 EXT. ELEVATIONS



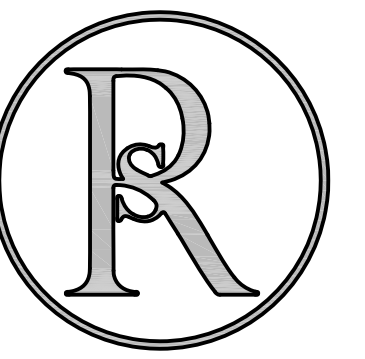
PROPOSED NORTH ELEVATION

SCALE: 1/4" = 1'-0"



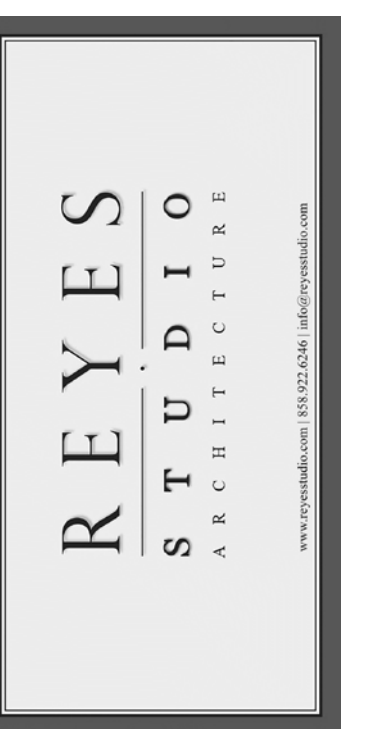
EXISTING NORTH ELEVATION

SCALE: 1/4" = 1'-0"

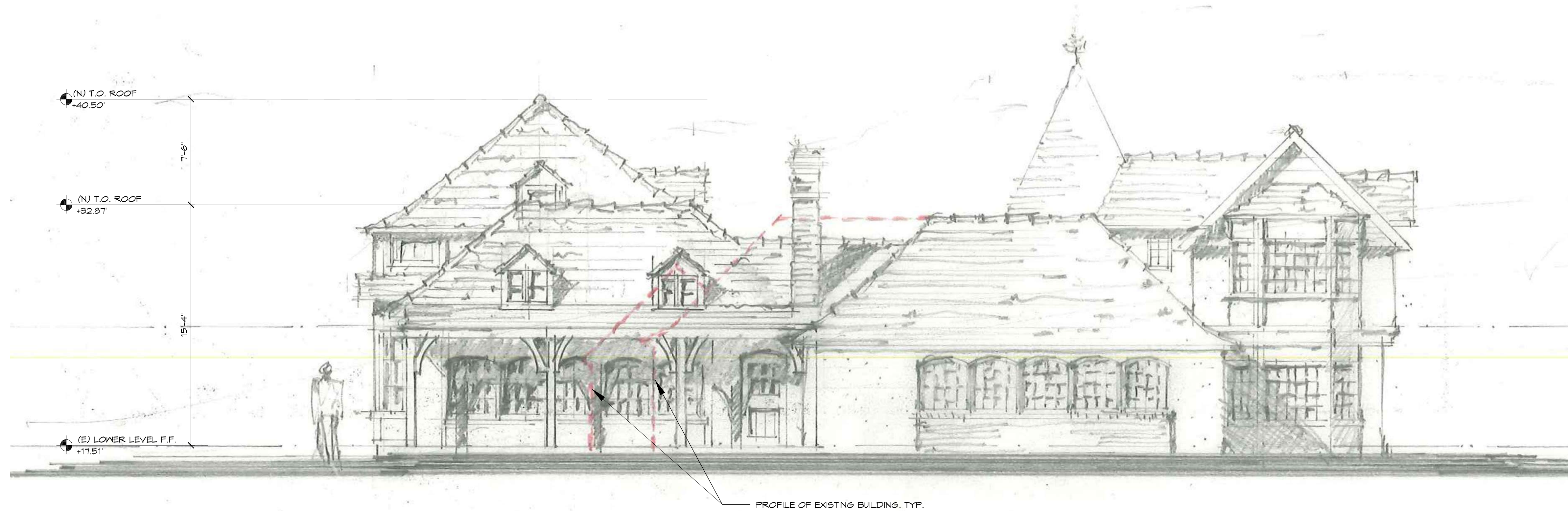


- Original Date: _____
- Revision 01: _____
- Revision 02: _____
- Revision 03: _____
- Revision 04: _____
- Revision 05: _____
- Revision 06: _____
- Revision 07: _____
- Revision 08: _____

EVANS RESIDENCE
 14 ST. MALO BEACH
 OCEANSIDE, CA 92054



A4.2
 EXISTING /
 PROPOSED
 EXT. ELEVATIONS



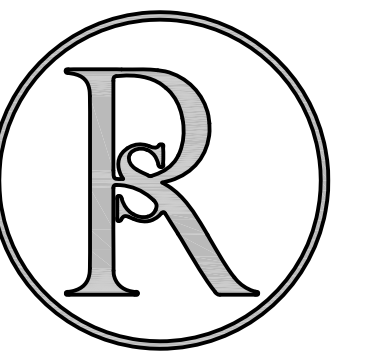
PROPOSED WEST ELEVATION

SCALE: 1/4" = 1'-0"



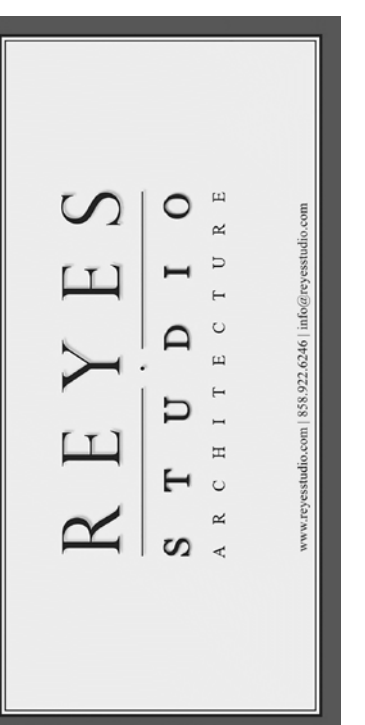
EXISTING WEST ELEVATION

SCALE: 1/4" = 1'-0"

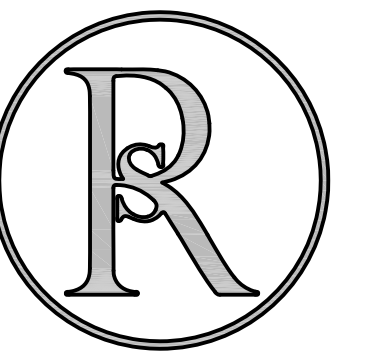


- Original Date: _____
- Revision 01: _____
- Revision 02: _____
- Revision 03: _____
- Revision 04: _____
- Revision 05: _____
- Revision 06: _____
- Revision 07: _____
- Revision 08: _____

EVANS RESIDENCE
 14 ST. MALO BEACH
 OCEANSIDE, CA 92054

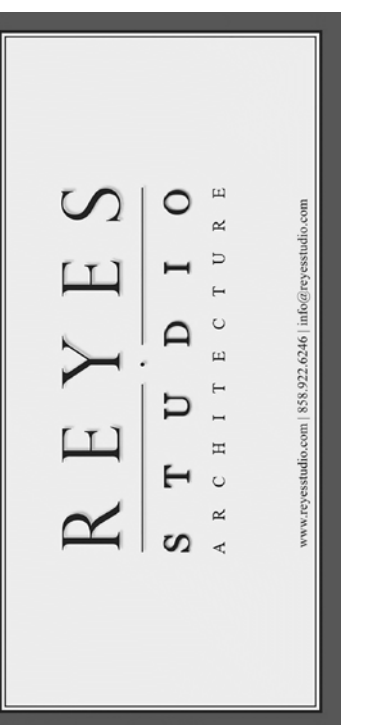


A4.3
 EXISTING /
 PROPOSED
 EXT. ELEVATIONS

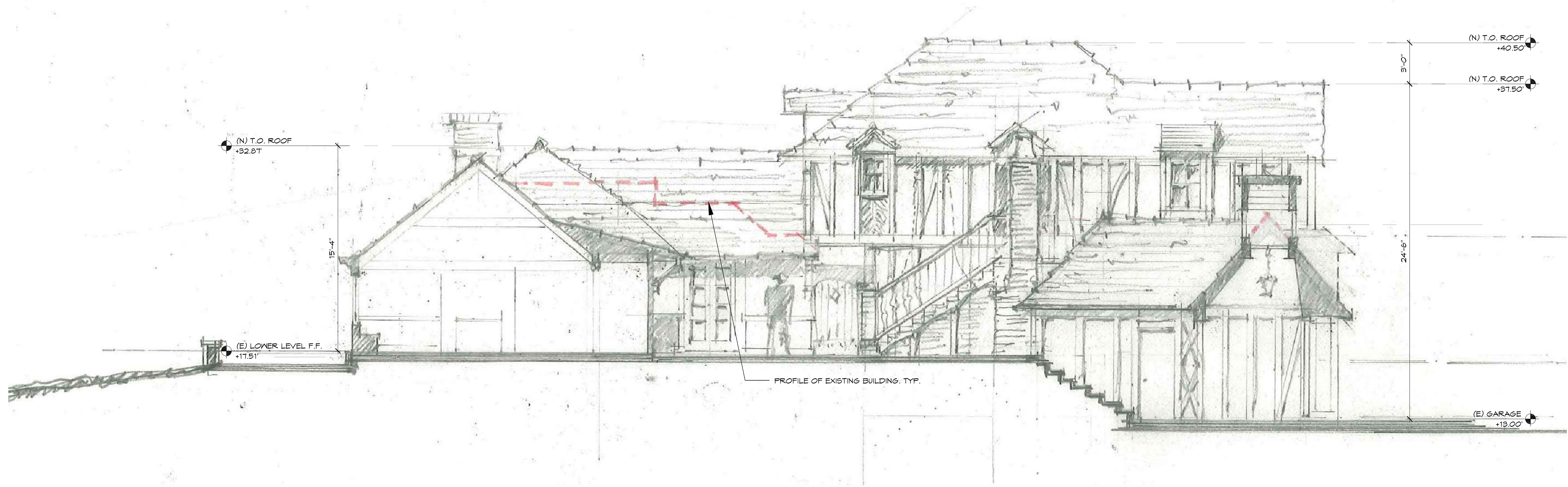


Original Date: _____
 Revision 01: _____
 Revision 02: _____
 Revision 03: _____
 Revision 04: _____
 Revision 05: _____
 Revision 06: _____
 Revision 07: _____
 Revision 08: _____

EVANS RESIDENCE
 14 ST. MALO BEACH
 OCEANSIDE, CA 92054

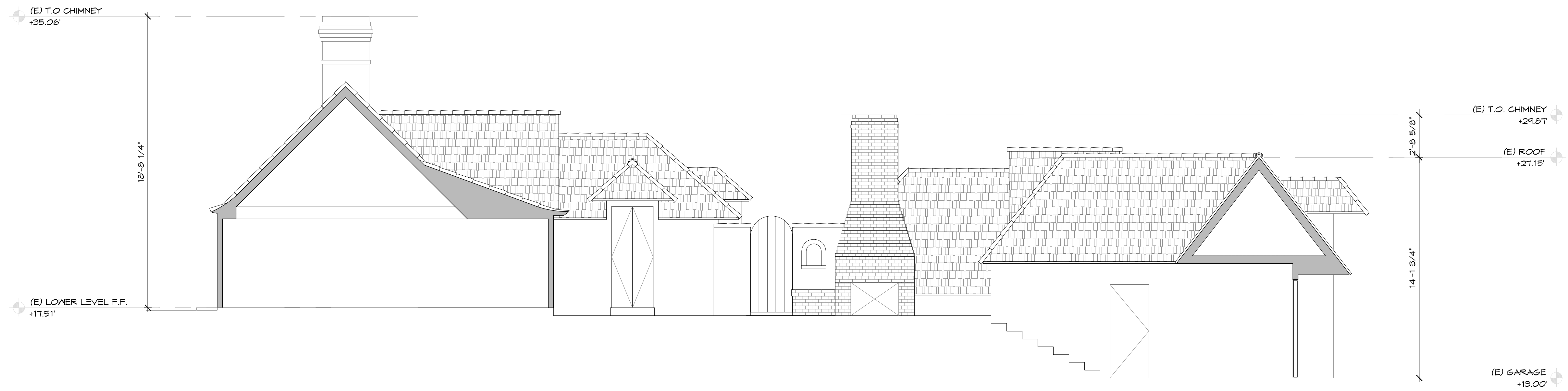


A4.4
 EXISTING /
 PROPOSED
 EXT. ELEVATIONS



PROPOSED COURTYARD ELEVATION

SCALE: 1/4" = 1'-0"



EXISTING COURTYARD ELEVATION

SCALE: 1/4" = 1'-0"