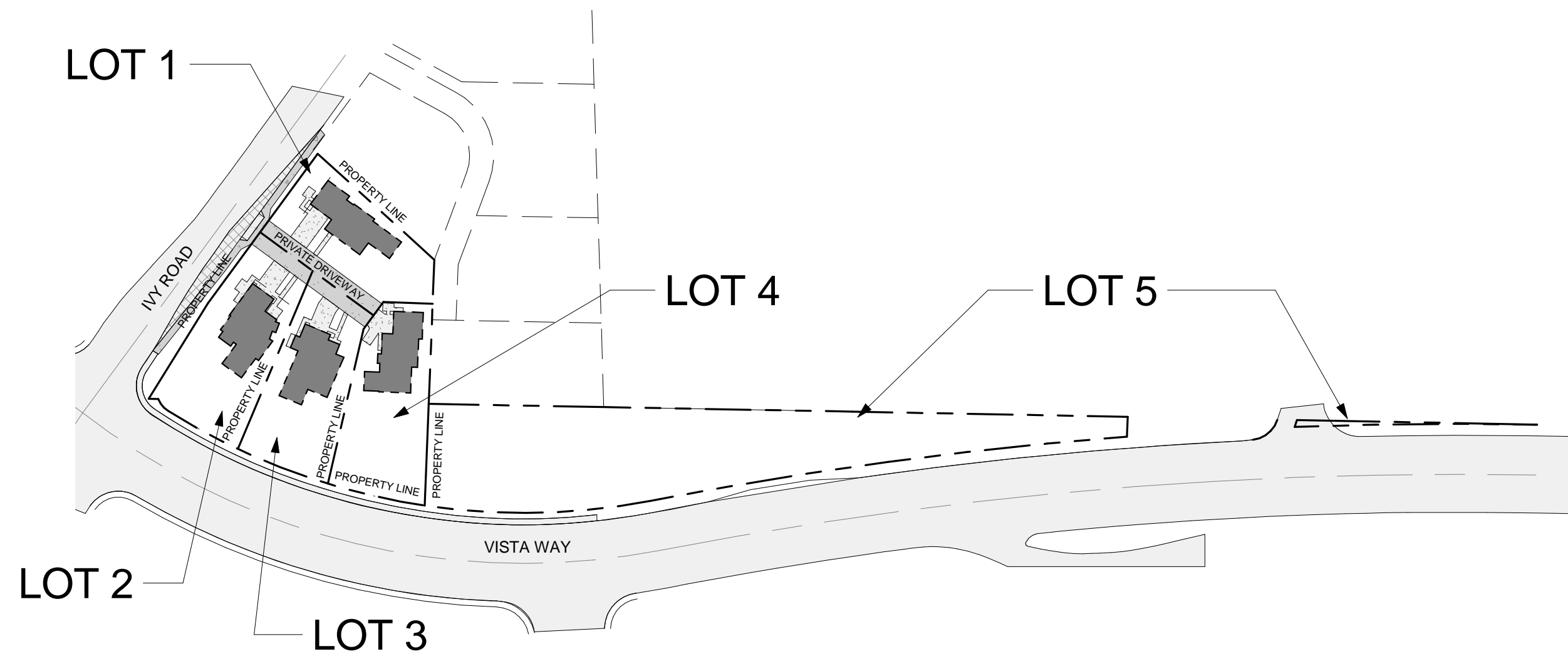


SITE PLAN LEGEND

---	PROPERTY LINE
---	LOT LINE
---	SETBACK LINE
---	EASEMENT LINE
---	STREET CENTERLINE
---	EXISTING PRIVATE SEWER TO REMAIN



1 PARTIAL ARCHITECTURAL SITE DEVELOPMENT PLAN
1" = 20'-0"



2 ARCHITECTURAL SITE DEVELOPMENT PLAN
1" = 100'-0"

LOT ONE

SCOPE OF WORK:	NEW TWO-STORY SINGLE FAMILY RESIDENCE WITH ATTACHED TWO-CAR GARAGE AND COVERED PATIO		
LOT AREA:	GROSS:	9,876 S.F.	
	NET:	8,238 S.F.	
LOT COVERAGE:	ALLOWABLE:	45.0%	
	PROPOSED:	20.7%	
FLOOR AREA:	UPPER LEVEL:	1,365 S.F.	
	MAIN LEVEL:	1,134 S.F.	
	TOTAL RESIDENTIAL:	2,499 S.F.	
	TWO-CAR GARAGE:	565 S.F.	
	TOTAL GROSS:	3,064 S.F.	
EXTERIOR AREAS:	FRONT PORCH:	87 S.F.	
	COVERED PATIO:	215 S.F.	
ON SITE PARKING:	TWO SPACES IN GARAGE		

LOT TWO

SCOPE OF WORK:	NEW TWO-STORY SINGLE FAMILY RESIDENCE WITH ATTACHED TWO-CAR GARAGE AND COVERED PATIO		
LOT AREA:	GROSS:	11,633 S.F.	
	NET:	10,252 S.F.	
LOT COVERAGE:	ALLOWABLE:	45.0%	
	PROPOSED:	16.8%	
FLOOR AREA:	UPPER LEVEL:	1,245 S.F.	
	MAIN LEVEL:	1,254 S.F.	
	TOTAL RESIDENTIAL:	2,499 S.F.	
	TWO-CAR GARAGE:	494 S.F.	
	TOTAL GROSS:	2,993 S.F.	
EXTERIOR AREAS:	FRONT PORCH:	93 S.F.	
	COVERED PATIO:	400 S.F.	
	UPPER DECK:	375 S.F.	
ON SITE PARKING:	TWO SPACES IN GARAGE		

LOT THREE

SCOPE OF WORK:	NEW TWO-STORY SINGLE FAMILY RESIDENCE WITH ATTACHED TWO-CAR GARAGE AND COVERED PATIO		
LOT AREA:	GROSS:	10,394 S.F.	
	NET:	8,941 S.F.	
LOT COVERAGE:	ALLOWABLE:	45.0%	
	PROPOSED:	18.8%	
FLOOR AREA:	UPPER LEVEL:	1,346 S.F.	
	MAIN LEVEL:	1,152 S.F.	
	TOTAL RESIDENTIAL:	2,498 S.F.	
	TWO-CAR GARAGE:	519 S.F.	
	TOTAL GROSS:	3,017 S.F.	
EXTERIOR AREAS:	FRONT PORCH:	137 S.F.	
	COVERED PATIO:	280 S.F.	
	UPPER DECK:	414 S.F.	
ON SITE PARKING:	TWO SPACES IN GARAGE		

LOT FOUR

SCOPE OF WORK:	NEW TWO-STORY SINGLE FAMILY RESIDENCE WITH ATTACHED TWO-CAR GARAGE AND COVERED PATIO		
LOT AREA:	GROSS:	10,761 S.F.	
	NET:	9,610 S.F.	
LOT COVERAGE:	ALLOWABLE:	45.0%	
	PROPOSED:	18.3%	
FLOOR AREA:	UPPER LEVEL:	1,227 S.F.	
	MAIN LEVEL:	1,273 S.F.	
	TOTAL RESIDENTIAL:	2,500 S.F.	
	TWO-CAR GARAGE:	533 S.F.	
	TOTAL GROSS:	3,033 S.F.	
EXTERIOR AREAS:	FRONT PORCH:	97 S.F.	
	COVERED PATIO:	204 S.F.	
	UPPER DECK:	198 S.F.	
ON SITE PARKING:	TWO SPACES IN GARAGE		

LOT FIVE

SCOPE OF WORK:	OPEN SPACE		
LOT AREA:	GROSS:	33,147 S.F.	
LOT COVERAGE:	ALLOWABLE:	45.0%	
	PROPOSED:	0.0%	

GENERAL NOTES

- THESE PLANS AND ALL WORK SHALL COMPLY WITH THE FOLLOWING BUILDING CODES AND ASSOCIATED COUNTY OF SAN DIEGO AMENDMENTS:
 - 2019 CALIFORNIA BUILDING CODE VOLUMES 1 & 2
 - 2019 CALIFORNIA RESIDENTIAL BUILDING CODE
 - 2019 CALIFORNIA MECHANICAL CODE
 - 2019 CALIFORNIA ELECTRICAL CODE
 - 2019 CALIFORNIA PLUMBING CODE
 - 2019 CALIFORNIA FIRE CODE
 - 2019 CALIFORNIA ENERGY CODE
 - 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
 - 2019 CALIFORNIA EXISTING BUILDINGS CODE
 - 2019 CALIFORNIA HISTORICAL BUILDING CODE

PROJECT INFORMATION

SCOPE OF WORK:	REMOVE EXISTING STRUCTURES, HARDSCAPE AND LANDSCAPE CREATE FIVE LOTS FROM TWO PARCELS CONSTRUCT FOUR NEW TWO STORY SINGLE FAMILY RESIDENCE WITH ATTACHED TWO-CAR GARAGE INCLUDING RELATED FENCING, HARDSCAPE AND LANDSCAPE		
PERMITS REQUESTED:	TENTATIVE PARCEL MAP - DEVELOPMENT PLAN - CONDITIONAL USE PERMIT -	P21-00001 D21-00010 CUP21-00004	
OWNER / APPLICANT:	HOUSE TO HOME DEVELOPMENT AND DESIGN 374 ENCINITAS BLVD., SUITE B ENCINITAS, CA 92024		
SITE ADDRESS:	2245 IVY ROAD OCEANSIDE, CA 92054		
A.P.N.:	165-310-43-00 & 165-120-63-00		
ZONE:	RS, RESIDENTIAL		
FLOOD DESIGNATION:	ZONE X		
LEGAL DESCRIPTION:	PARCEL A: THAT PORTION OF LOT 1 IN BLOCK 'E' OF NORTH CARLSBAD ANNEX, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1888, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 1, 1926. PARCEL B: PARCEL 2 OF PARCEL MAP NO. 11460, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1888, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 7, 1981.		
CONSTRUCTION TYPE:	TYPE V-B, NON-RATED		
FIRE SPRINKLERS:	FULLY SPRINKLERED		
OCCUPANCY GROUP:	R-3 / U		
EXISTING LOT AREA:	PARCEL A & B: 76,469 S.F.		
PROPOSED LOT AREA:	LOT 1: GROSS: 9,876 S.F. NET: 8,238 S.F. LOT 2: GROSS: 11,663 S.F. NET: 10,252 S.F. LOT 3: GROSS: 10,394 S.F. NET: 8,941 S.F. LOT 4: GROSS: 10,761 S.F. NET: 9,610 S.F. LOT 5: GROSS: 33,147 S.F. NET: 33,147 S.F.		
IVY ROAD DEDICATION:	GROSS: 658 S.F. NET: 658 S.F.		
MINIMUM LOT AREA:	6,000 S.F.		
SETBACKS:	FRONT YARD: 20' SIDE YARD: 7.5' CORNER SIDE YARD: 10' REAR YARD: 15'		
MAX. BUILDING HEIGHT:	36'		
GRADING DATA:	TOTAL AMOUNT OF SITE TO BE GRADED: 0.80 ACRES PERCENT OF TOTAL SITE GRADED: 45.6% AMOUNT OF CUT: 1,445 C.Y. AMOUNT OF FILL: 543 C.Y. MAX. HEIGHT OF FILL SLOPE(S): 6 FEET SLOPE RATIO: 2:1 MAX. HEIGHT OF CUT SLOPE(S): 3 FEET SLOPE RATIO: 2:1 AMOUNT OF EXPORT SOIL: 902 C.Y. RETAINING / CRIB WALLS - NONE HOW MANY: N/A MAX. LENGTH: N/A MAX. HEIGHT: N/A RECOMPACTION: 2,500 C.Y.		

SHEET INDEX

A-00	PROJECT INFORMATION ARCHITECTURAL SITE DEVELOPMENT PLAN - 100' SCALE PARTIAL ARCHITECTURAL SITE DEVELOPMENT PLAN - 20' SCALE
A-01	LOT ONE - ARCHITECTURAL SITE PLAN
A-02	LOT ONE - FLOOR PLANS, ROOF PLAN & EXTERIOR ELEVATIONS
A-03	LOT TWO - ARCHITECTURAL SITE PLAN
A-04	LOT TWO - FLOOR PLANS, ROOF PLAN & EXTERIOR ELEVATIONS
A-05	LOT THREE - ARCHITECTURAL SITE PLAN
A-06	LOT THREE - FLOOR PLANS, ROOF PLAN & EXTERIOR ELEVATIONS
A-07	LOT FOUR - ARCHITECTURAL SITE PLAN
A-08	LOT FOUR - FLOOR PLANS, ROOF PLAN & EXTERIOR ELEVATIONS



VICINITY MAP
NO SCALE

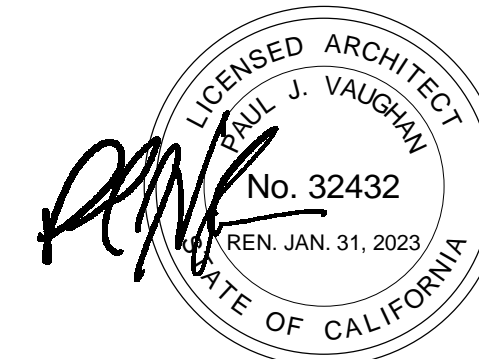
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OCEAN IVY ESTATES
Oceanside, CA



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No.	Date	Description
	MAR. 30, 2022	2nd SUBMITTAL

Job No.:	2001
Drawn by:	Author
Checked by:	Checker
Sheet Title:	

ARCHITECTURAL SITE DEVELOPMENT PLAN

Scale: As indicated

A-00



STANDING SEAM METAL ROOFING



BOARD AND BATTEN WALL SIDING



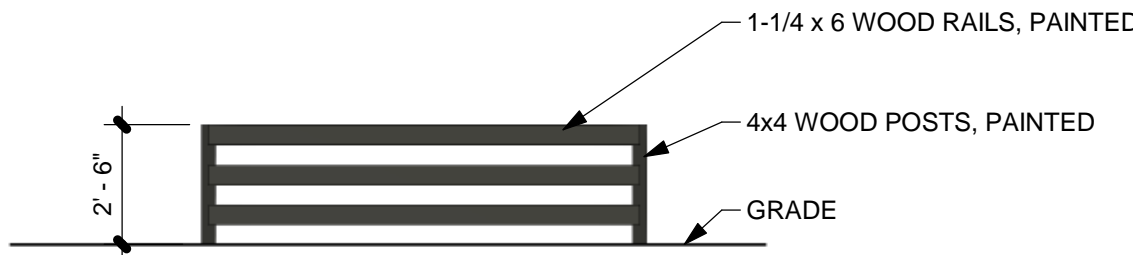
BRICK VENEER WATERTABLE

EXTERIOR MATERIALS

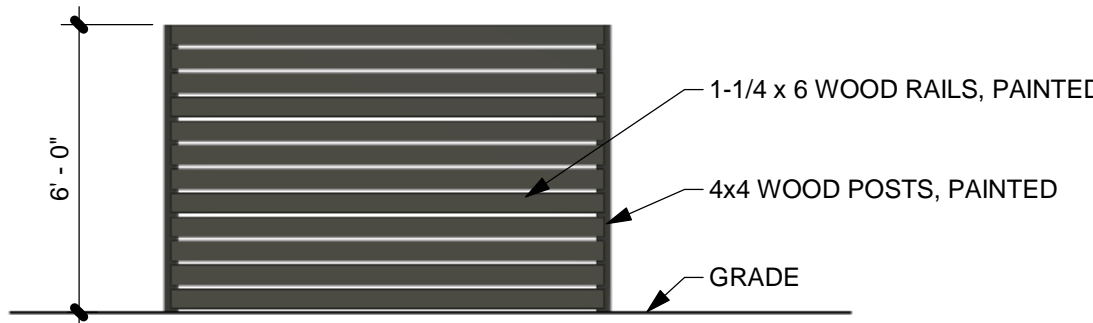
- ROOFING: M-ELROY METAL - MERIDIAN
STANDING SEAM METAL
ROOFING 16" PANELS, CLASS 'A'
RATED ASTM E1680 & E1646, UL
2218 & 790
- FLASHING: COPPER
- DOWNSPOUTS
& GUTTERS: 5" HALF-ROUND COPPER GUTTER
AND DOWNSPOUTS
- WALLS: HARDIEPANEL VERTICAL w/
BOARD & BATTEN - ESR-2290
PAINTED WHITE
- BRICK VENEER - DARK GREY
- WOOD TRIM: WOOD - PAINTED CHARCOAL
BLACK
- WINDOWS &
DOORS: DUAL GLAZED ALUMINUM CLAD
WOOD FRAME

LOT ONE - PROJECT INFORMATION

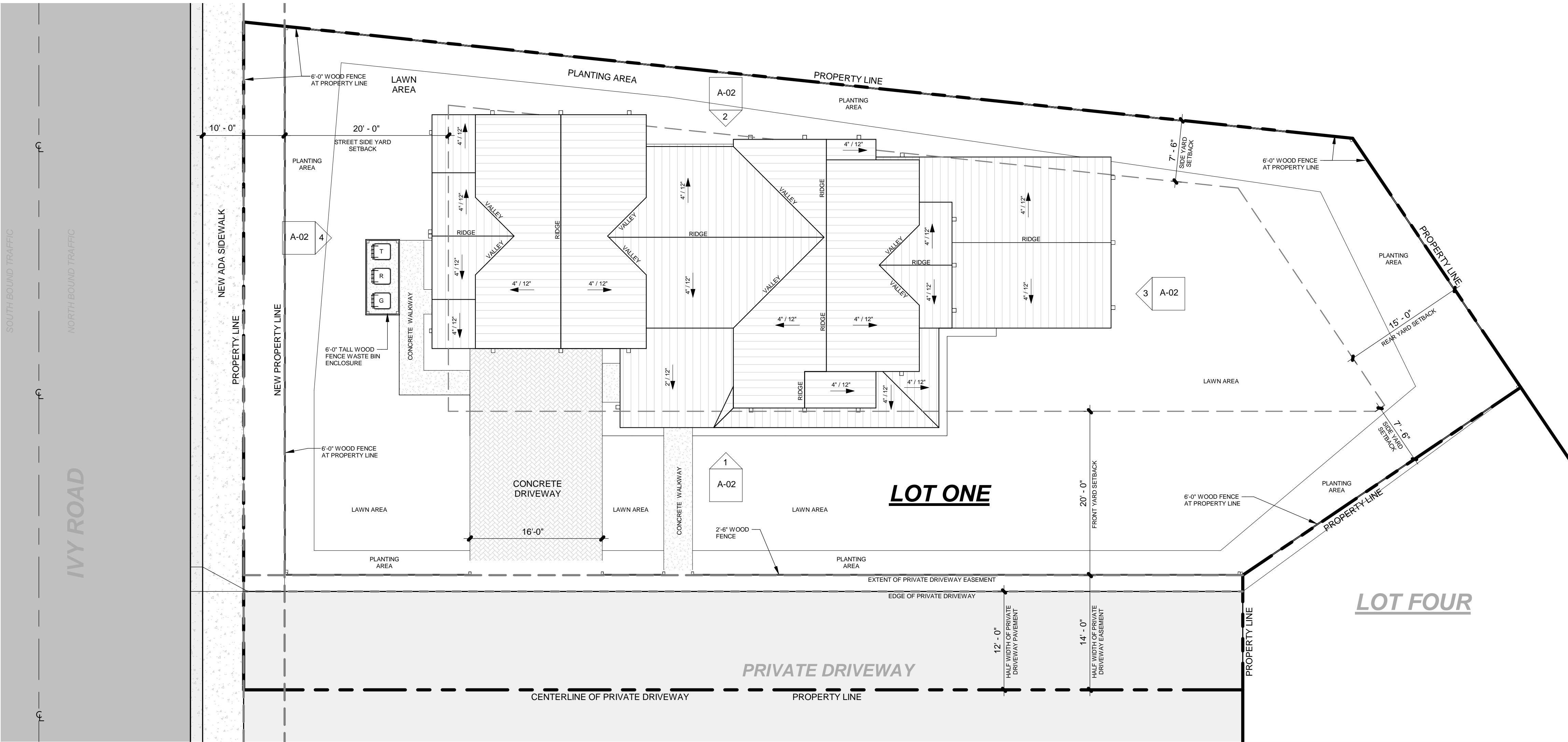
- SCOPE OF WORK:
- NEW TWO-STORY SINGLE FAMILY RESIDENCE WITH
ATTACHED TWO-CAR GARAGE AND COVERED PATIO
- OWNER / APPLICANT: HOUSE TO HOME DEVELOPMENT & DESIGN
- SITE ADDRESS: 2245 IVY ROAD
OCEANSIDE, CA 92054
- A.P.N.: 165-310-43-00 & 165-120-63-00
- ZONE: RS
- CONSTRUCTION TYPE: TYPE V-B, NON RATED
- FIRE SPRINKLERS: YES
- OCCUPANCY GROUP: R3 / U
- SETBACKS: FRONT YARD: 20'-0"
SIDE YARD: 7'-6"
CORNER SIDE YARD: 10'-0"
REAR YARD: 15'-0"
- LOT AREA: GROSS: 9,876 S.F.
NET: 8,238 S.F.
- LOT COVERAGE: ALLOWABLE: 45.0%
PROPOSED: 20.7%
- FLOOR AREA: UPPER LEVEL: 1,385 S.F.
MAIN LEVEL: 1,134 S.F.
TOTAL RESIDENTIAL: 2,499 S.F.
- TWO-CAR GARAGE: 565 S.F.
- TOTAL GROSS: 3,064 S.F.
- EXTERIOR AREAS: FRONT PORCH: 87 S.F.
COVERED PATIO: 215 S.F.
- ON SITE PARKING: TWO SPACES IN GARAGE



3 Fence Elevation - 2'-6" Tall
1/4" = 1'-0"



2 Fence Elevation - 6'-0" Tall
1/4" = 1'-0"



1 LOT 1 - ARCHITECTURAL SITE PLAN
1/8" = 1'-0"



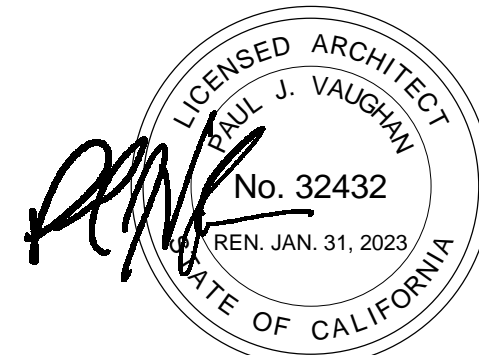
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OCEAN IVY ESTATES - LOT ONE

OCEANSIDE, CA



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No.	Date	Description
	MAR. 30, 2022	2nd SUBMITTAL

Job No.:	2001
Drawn by:	Author
Checked by:	Checker

Sheet Title:

LOT ONE - ARCHITECTURAL
SITE PLAN

Scale: As indicated

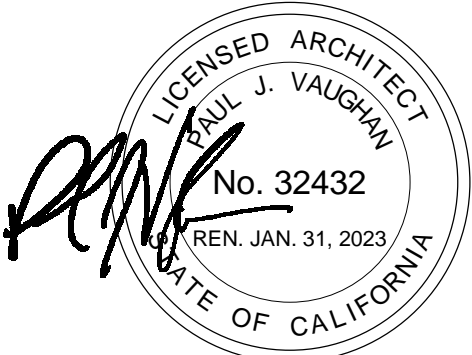
A-01

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VaughanArchitectStudio.com

OCEAN IVY ESTATES - LOT TWO
OCEANSIDE, CA



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No.	Date	Description
	MAR. 30, 2022	2nd SUBMITTAL

Job No.: 2001

Drawn by: _____ Author _____

Checked by: _____ Checker _____

LOT TWO - ARCHITECTURAL SITE PLAN

Scale: As indicated

A-03

ROOFING:	GAF RUBEROID TORCH PLUS GRANULE FR MEMBRANE
FLASHING:	COPPER
DOWNSPOUTS & GUTTERS:	5" HALF-ROUND COPPER GUTTER AND DOWNSPOUTS
WALLS:	HARDIEPANEL VERTICAL w/ BOARD & BATTEN - ESR-2290
WOOD TRIM:	WOOD - PAINTED CHARCOAL BLACK
WINDOWS & DOORS:	DUAL GLAZED ALUMINUM CLAD WOOD FRAME

- NEW TWO-STORY SINGLE FAMILY RESIDENCE WITH ATTACHED TWO-CAR GARAGE AND COVERED PATIO

SITE ADDRESS: 2245 IVY ROAD
OCEANSIDE, CA 92054

ZONE: RS

FIRE SPRINKLERS: YES

SETBACKS: FROM
SIDE

CORNER SIDE YARD: 10'-0"
REAR YARD: 15'-0"

LOT AREA:	GROSS:	11,633 S.F.
	NET:	10,252 S.F.

LOT COVERAGE:	ALLOWABLE:	45.0%
	PROPOSED:	16.8%

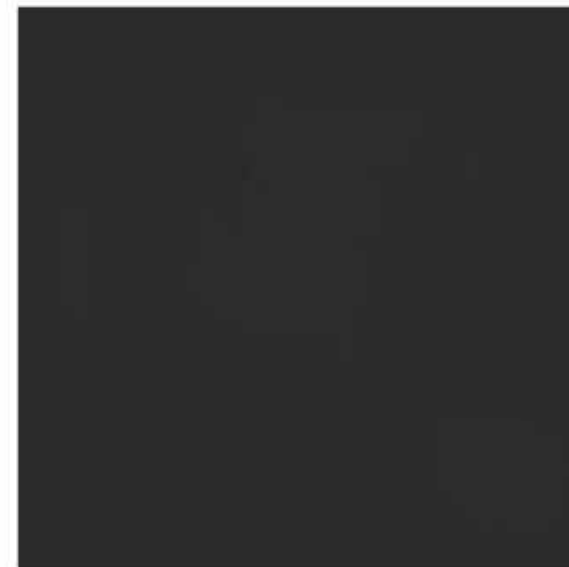
FLOOR AREA:	UPPER LEVEL:	1,245 S.F.
	MAIN LEVEL:	1,254 S.F.
	TOTAL RESIDENTIAL:	2,499 S.F.

TWO-CAR GARAGE: 494 S.F.

TOTAL GROSS: 2,993 S.F.

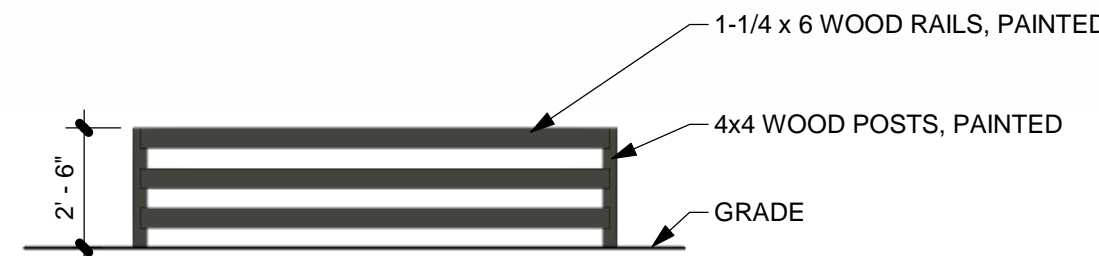
EXTERIOR AREAS:	FRONT PORCH:	93 S.F.
	COVERED PATIO:	400 S.F.
	UPPER DECK:	375 S.F.

ON SITE PARKING: TWO SPACES IN GARAGE

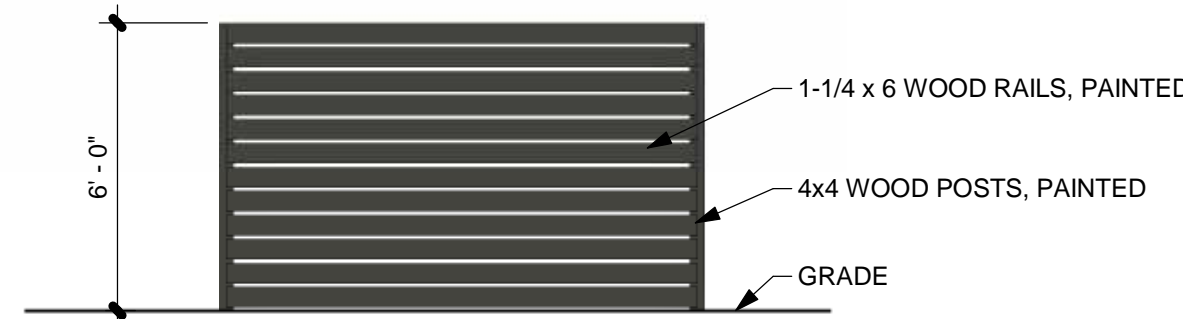


TRIM COLOR

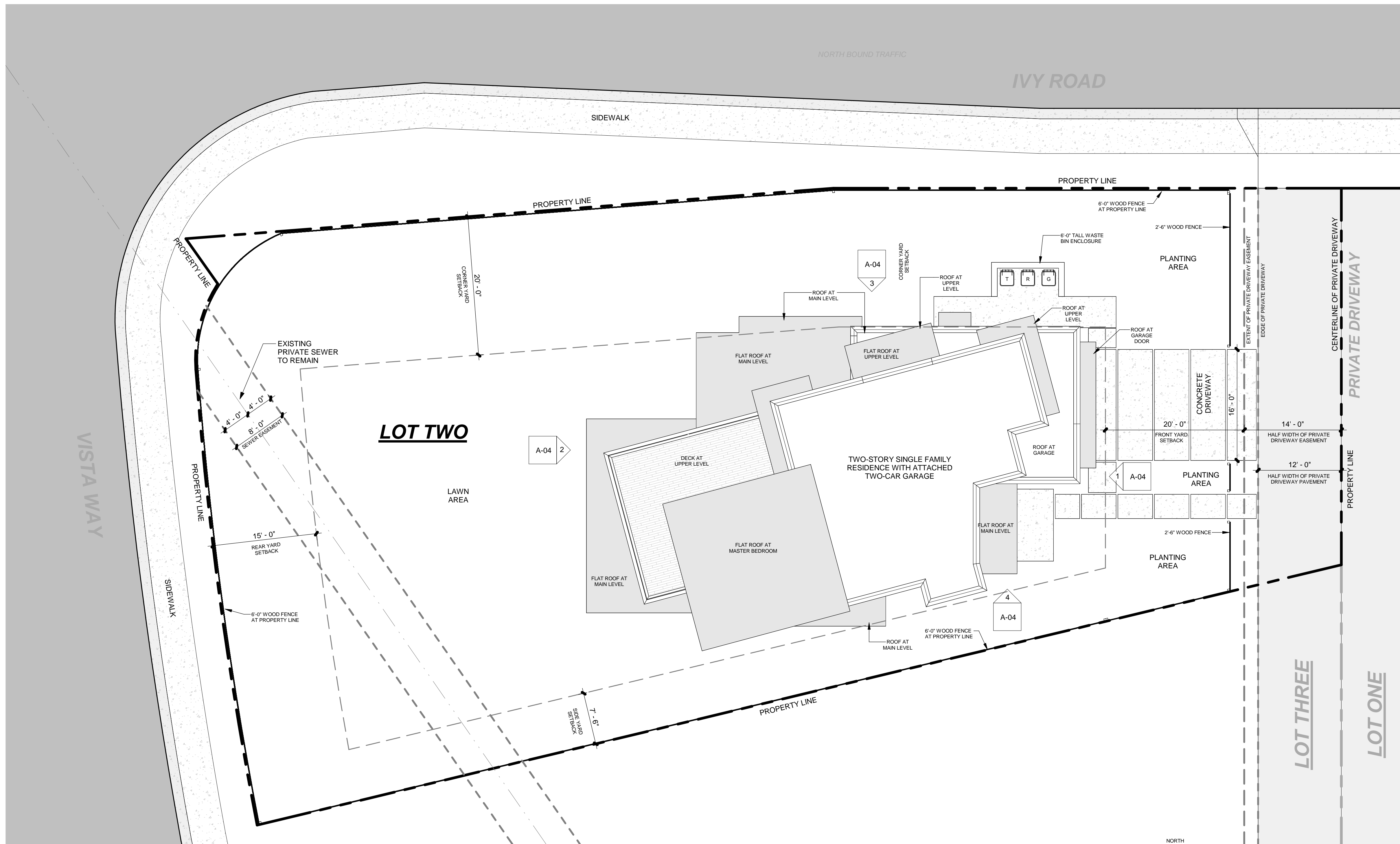
BOARD AND BATTEN WALL SIDING



③ Fence Elevation - 2'-6" Tall
1/4" = 1'-0"

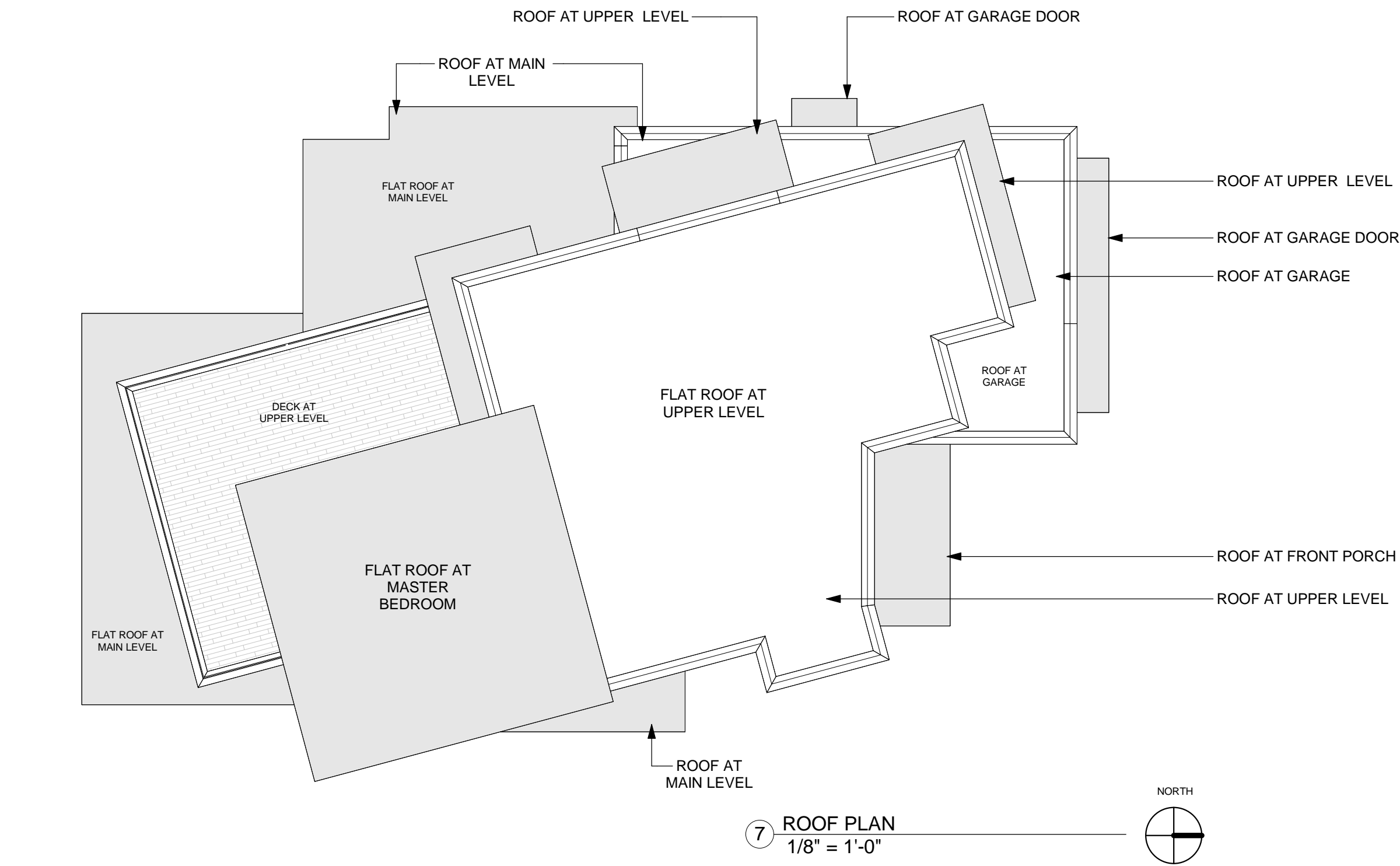


2 Fence Elevation - 6'-0" Tall
1/4" = 1'-0"

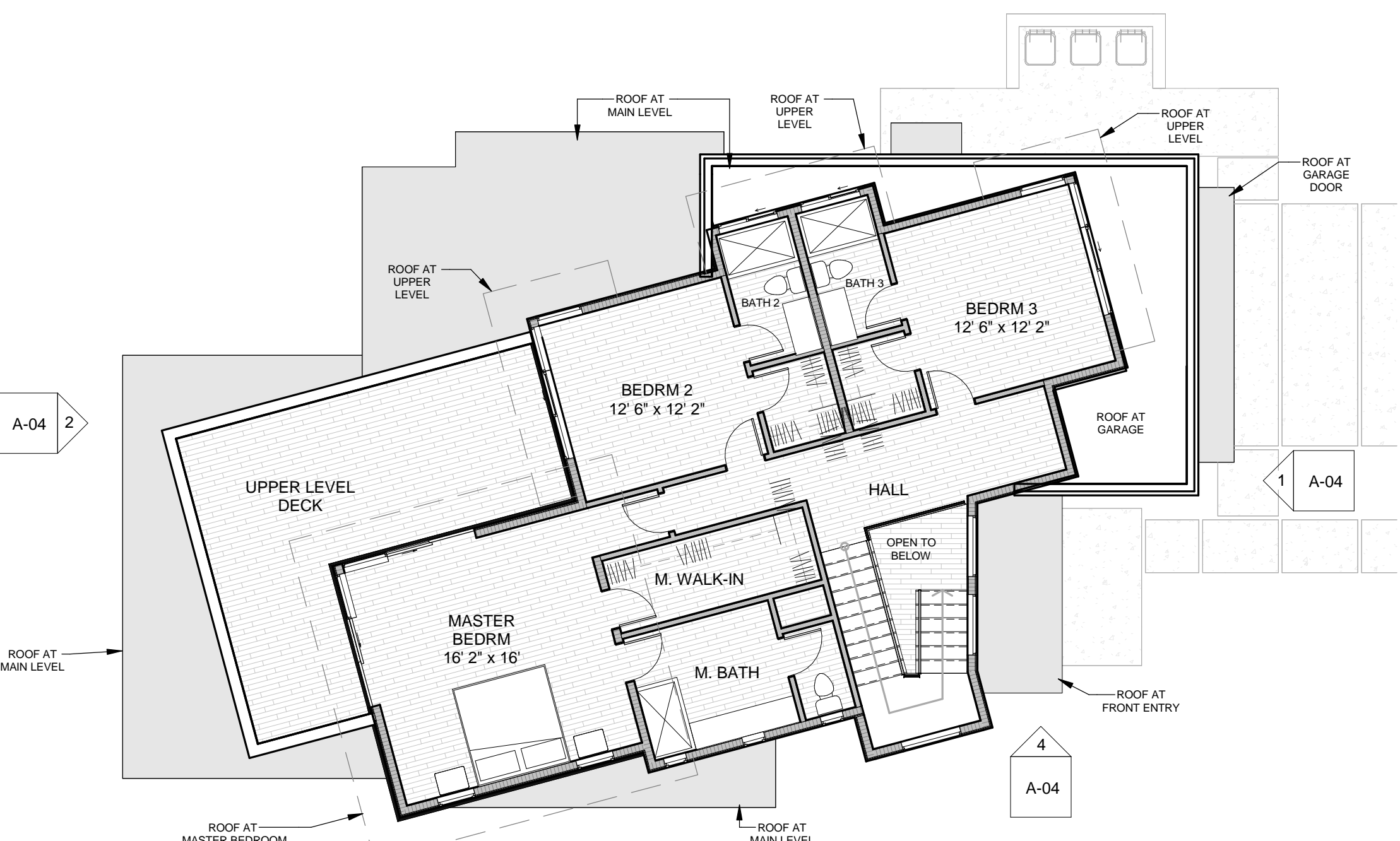


1 ARCHITECTURAL SITE PLAN
1/8" = 1'-0"

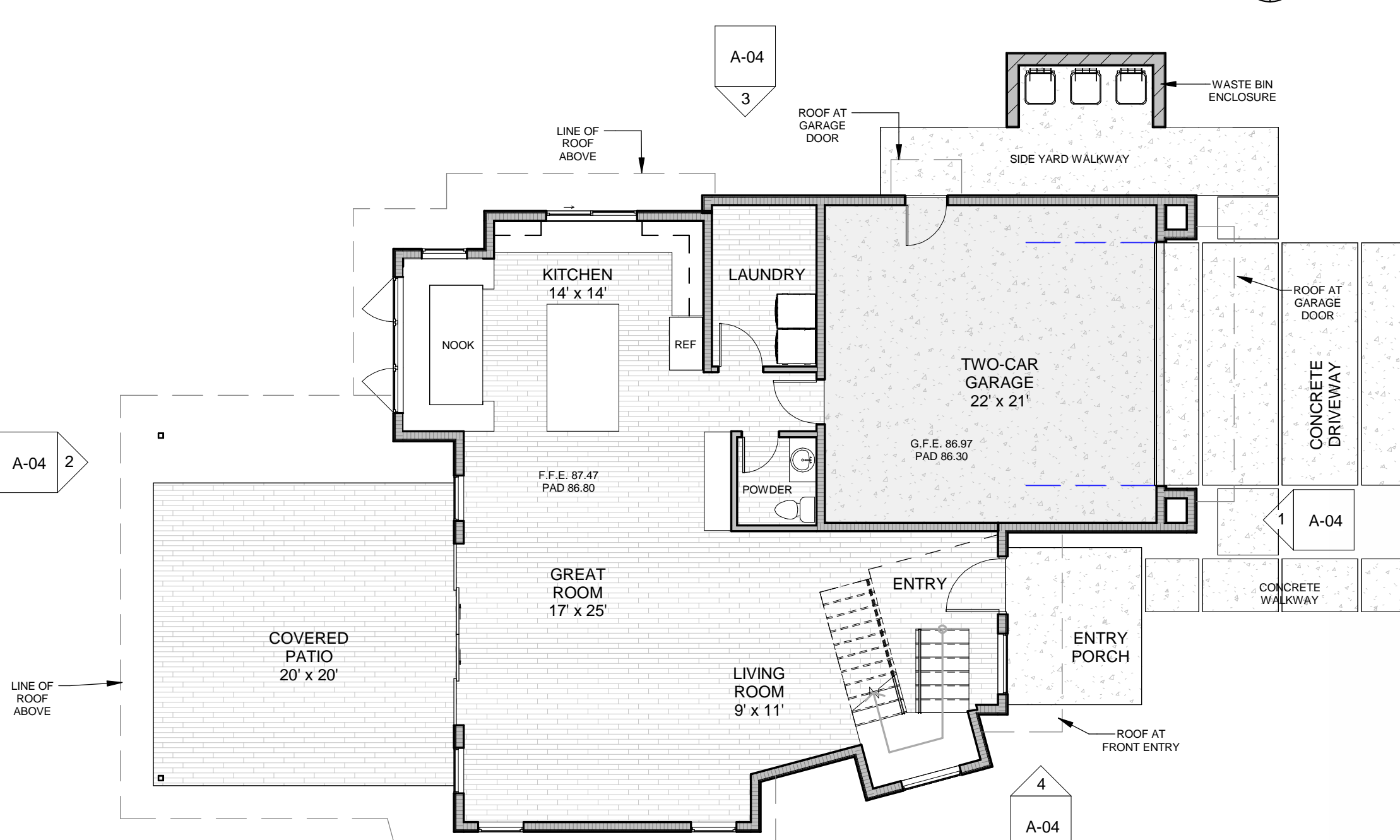




7 ROOF PLAN
1/8" = 1'-0"



6 UPPER LEVEL FLOOR PLAN
1/8" = 1'-0"



5 MAIN LEVEL FLOOR PLAN
1/8" = 1'-0"

EXTERIOR MATERIALS

ROOFING:	GAF RUBEROID TORCH PLUS GRANULE FR MEMBRANE
FLASHING:	COPPER
DOWNSPOUTS & GUTTERS:	5" HALF-ROUND COPPER GUTTER AND DOWNSPOUTS
WALLS:	HARDIEPANEL VERTICAL w/ BOARD & BATTEN - ESR-2290
WOOD TRIM:	WOOD - PAINTED CHARCOAL BLACK
WINDOWS & DOORS:	DUAL GLAZED ALUMINUM CLAD WOOD FRAME

LOT TWO - PROJECT INFORMATION

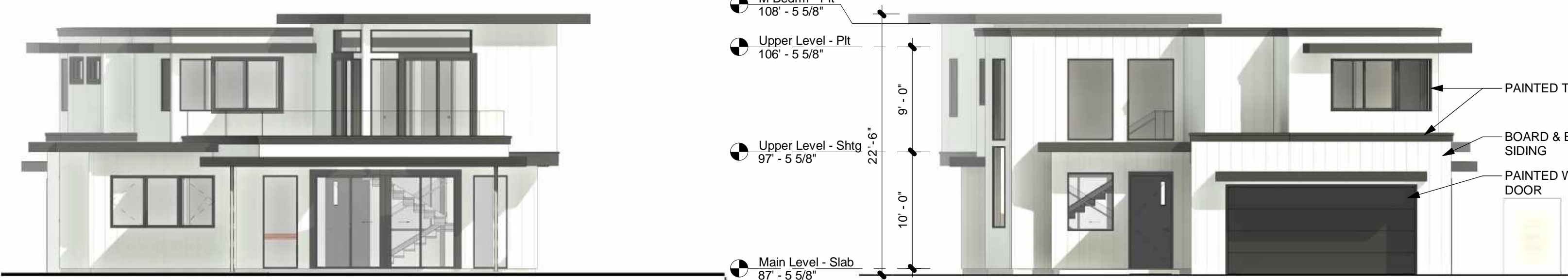
SCOPE OF WORK:	NEW TWO-STORY SINGLE FAMILY RESIDENCE WITH ATTACHED TWO-CAR GARAGE AND COVERED PATIO	
OWNER / APPLICANT:	HOUSE TO HOME DEVELOPMENT & DESIGN	
SITE ADDRESS:	2245 IVY ROAD OCEANSIDE, CA 92054	
A.P.N.:	165-310-43-00 & 165-120-63-00	
ZONE:	RS	
CONSTRUCTION TYPE:	TYPE V-B, NON RATED	
FIRE SPRINKLERS:	YES	
OCCUPANCY GROUP:	R3 / U	
SETBACKS:	FRONT YARD: 20'-0" SIDE YARD: 7'-6" CORNER SIDE YARD: 10'-0" REAR YARD: 15'-0"	
LOT AREA:	GROSS: 11,633 S.F. NET: 10,252 S.F.	
LOT COVERAGE:	ALLOWABLE: 45.0% PROPOSED: 16.8%	
FLOOR AREA:	UPPER LEVEL: 1,245 S.F. MAIN LEVEL: 1,254 S.F. TOTAL RESIDENTIAL: 2,499 S.F.	
	TWO-CAR GARAGE: 494 S.F.	
	TOTAL GROSS: 2,993 S.F.	
EXTERIOR AREAS:	FRONT PORCH: 93 S.F. COVERED PATIO: 400 S.F. UPPER DECK: 375 S.F.	
ON SITE PARKING:	TWO SPACES IN GARAGE	



4 EAST ELEVATION
1/8" = 1'-0"



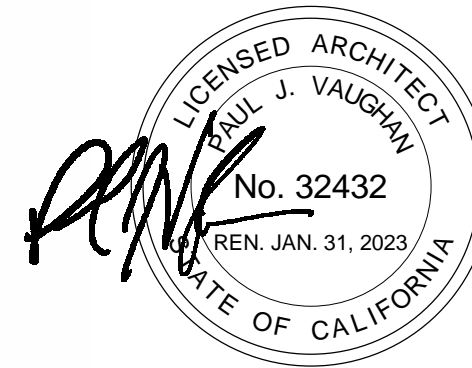
3 WEST ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"



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No.	Date	Description
	MAR. 30, 2022	2nd SUBMITTAL

Job No.: 2001
Drawn by: PV
Checked by: PV
Sheet Title:

LOT TWO - FLOOR PLANS & EXTERIOR ELEVATIONS

Scale: As indicated



ASPHALT SHINGLE ROOFING



BOARD AND BATTEN WALL SIDING



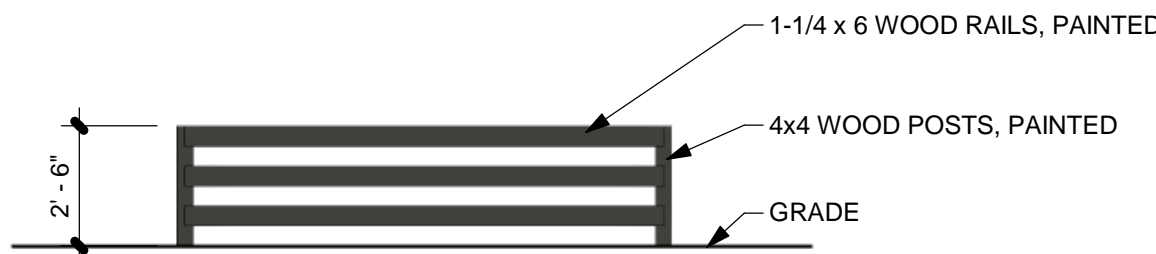
TRIM COLOR

EXTERIOR MATERIALS

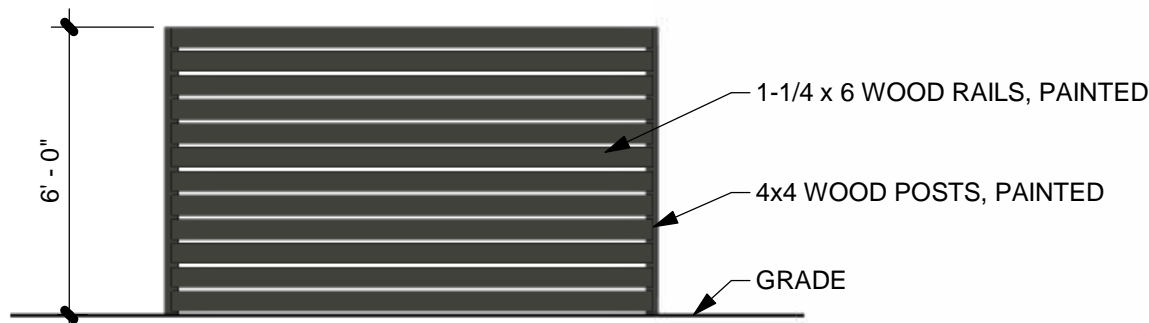
- ROOFING: OWENS CORNING FIBERGLASS BASED ASPHALT SHINGLES - 'OAKRIDGE' PEPPERMILL GREY
- FLASHING: COPPER
- DOWNSPOUTS & GUTTERS: 5" HALF-ROUND COPPER GUTTER AND DOWNSPOUTS
- WALLS: HARDIEPANEL VERTICAL w/ BOARD & BATTEN - ESR-2290
- WOOD TRIM: WOOD - PAINTED CHARCOAL BLACK
- WINDOWS & DOORS: DUAL GLAZED ALUMINUM CLAD WOOD FRAME

LOT THREE - PROJECT INFORMATION

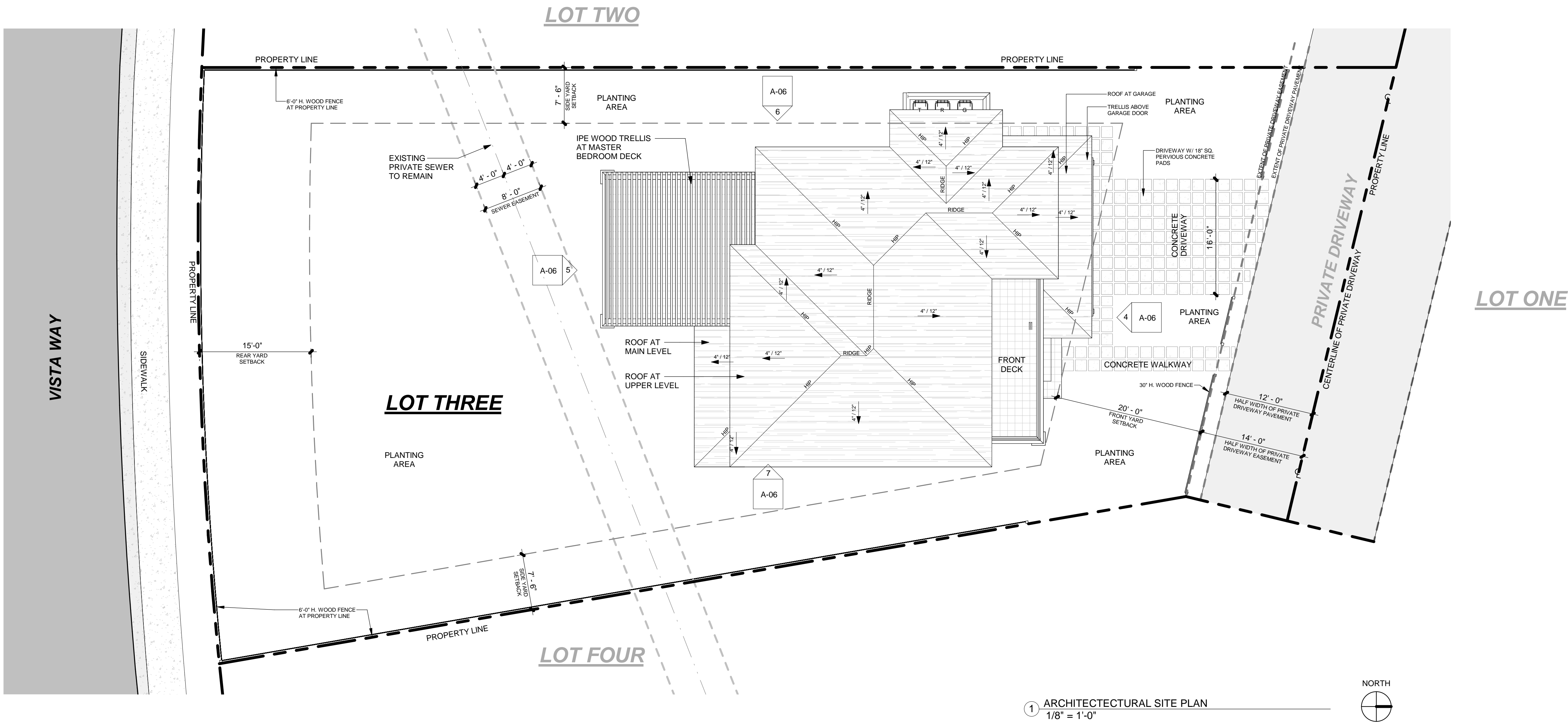
- SCOPE OF WORK:
- NEW TWO-STORY SINGLE FAMILY RESIDENCE WITH ATTACHED TWO-CAR GARAGE AND COVERED PATIO
- OWNER / APPLICANT: HOUSE TO HOME DEVELOPMENT & DESIGN
- SITE ADDRESS: 2245 IVY ROAD OCEANSIDE, CA 92054
- A.P.N.: 165-310-43-00 & 165-120-63-00
- ZONE: RS
- CONSTRUCTION TYPE: TYPE V-B, NON RATED
- FIRE SPRINKLERS: YES
- OCCUPANCY GROUP: R3 / U
- SETBACKS:
- | | |
|-------------------|--------|
| FRONT YARD: | 20'-0" |
| SIDE YARD: | 7'-6" |
| CORNER SIDE YARD: | 10'-0" |
| REAR YARD: | 15'-0" |
- LOT AREA:
- | | |
|--------|-------------|
| GROSS: | 10,394 S.F. |
| NET: | 8,941 S.F. |
- LOT COVERAGE:
- | | |
|------------|-------|
| ALLOWABLE: | 45.0% |
| PROPOSED: | 18.8% |
- FLOOR AREA:
- | | |
|--------------------|------------|
| UPPER LEVEL: | 1,346 S.F. |
| MAIN LEVEL: | 1,152 S.F. |
| TOTAL RESIDENTIAL: | 2,498 S.F. |
- TWO-CAR GARAGE:
- | | |
|--|----------|
| | 519 S.F. |
|--|----------|
- TOTAL GROSS:
- | | |
|--|------------|
| | 3,017 S.F. |
|--|------------|
- EXTERIOR AREAS:
- | | |
|----------------|----------|
| FRONT PORCH: | 137 S.F. |
| COVERED PATIO: | 280 S.F. |
| UPPER DECK: | 414 S.F. |
- ON SITE PARKING: TWO SPACES IN GARAGE



③ Fence Elevation - 2'-6" Tall
1/4" = 1'-0"



② Fence Elevation - 6'-0" Tall
1/4" = 1'-0"



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PH: (858) 245-5770
VaughanArchitectStudio.com

OCEAN IVY ESTATES - LOT THREE
OCEANSIDE, CA

LICENSED ARCHITECT
PAUL J. VAUGHAN
No. 32432
EXPIRES JAN. 31, 2023
STATE OF CALIFORNIA

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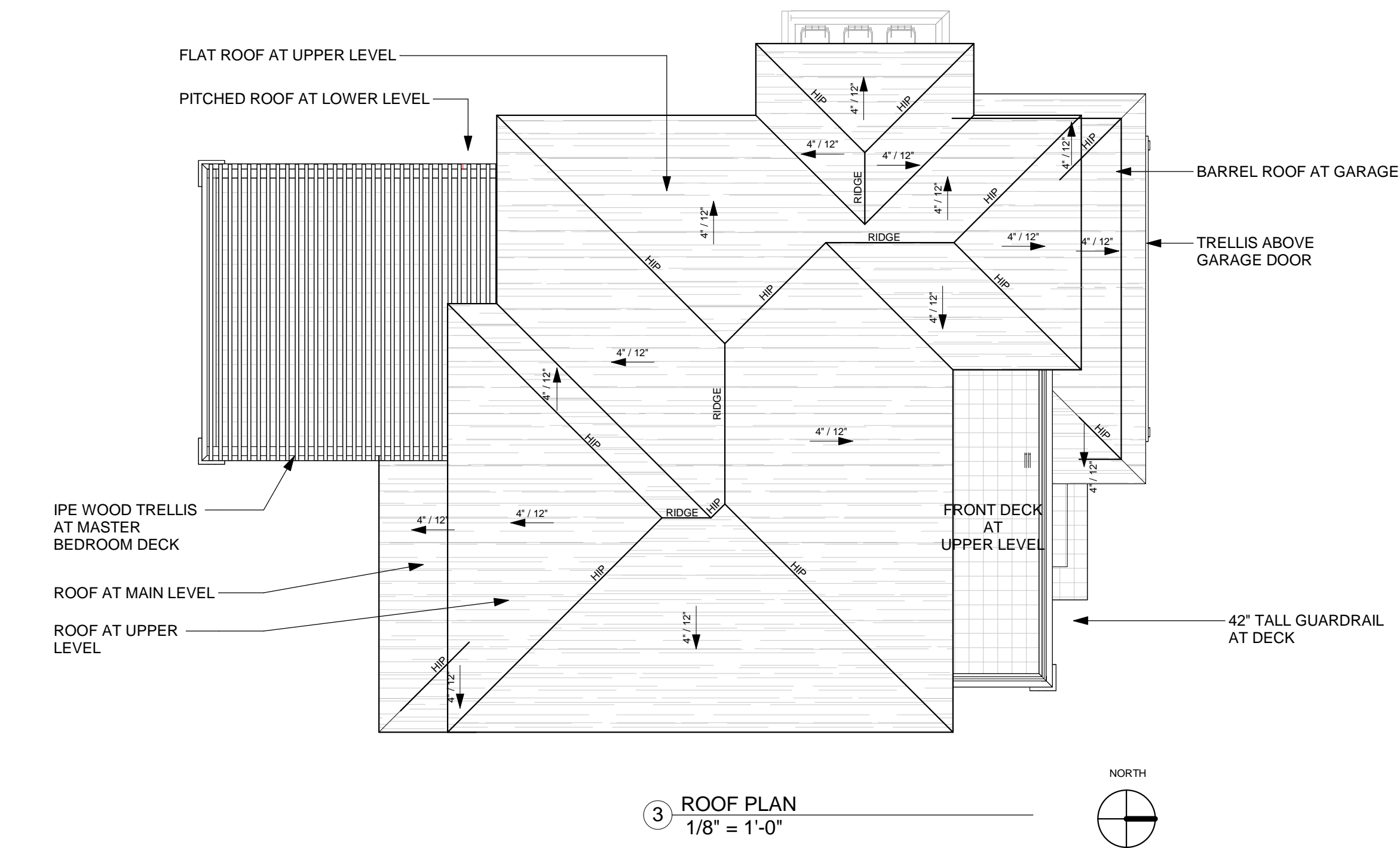
No.	Date	Description
	MAR. 30, 2022	2nd SUBMITTAL

Job No.: 2001
Drawn by: Author
Checked by: Checker
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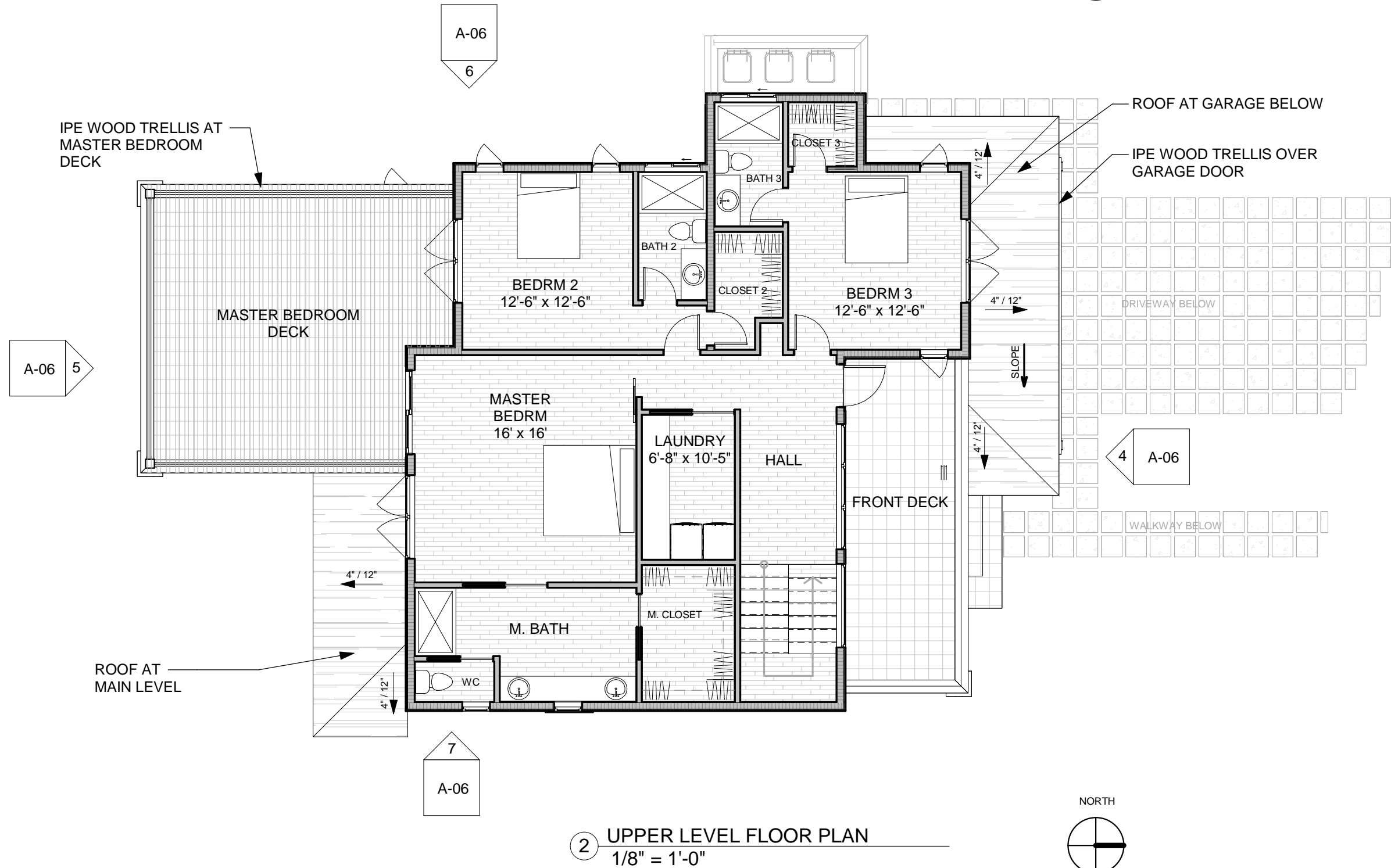
LOT THREE -
ARCHITECTURAL SITE
PLAN

Scale: As indicated

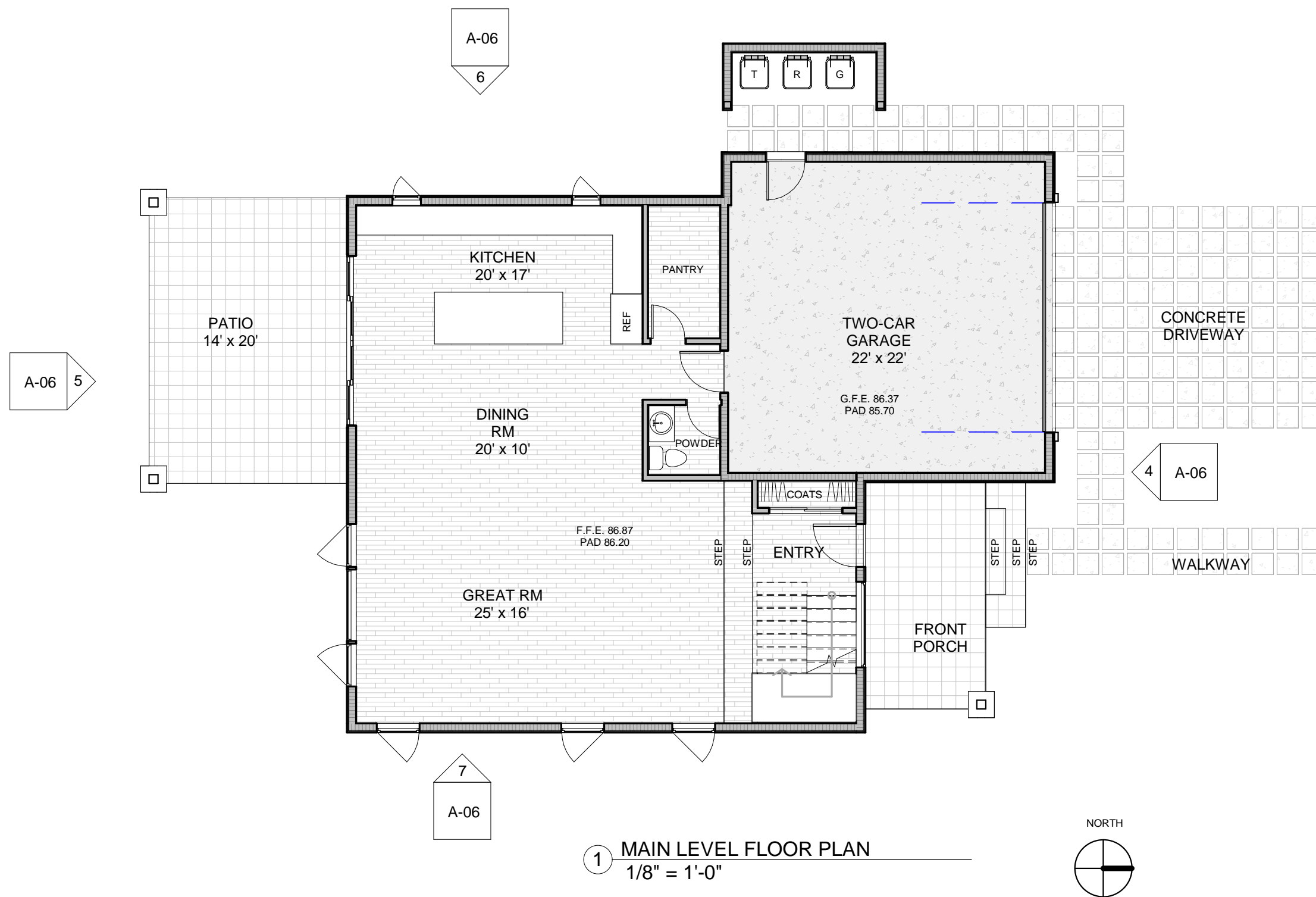
A-05



3 ROOF PLAN
1/8" = 1'-0"



2 UPPER LEVEL FLOOR PLAN
1/8" = 1'-0"



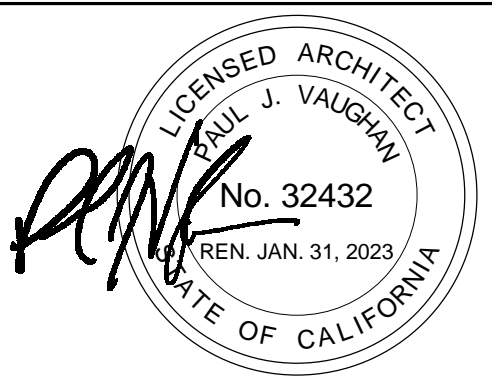
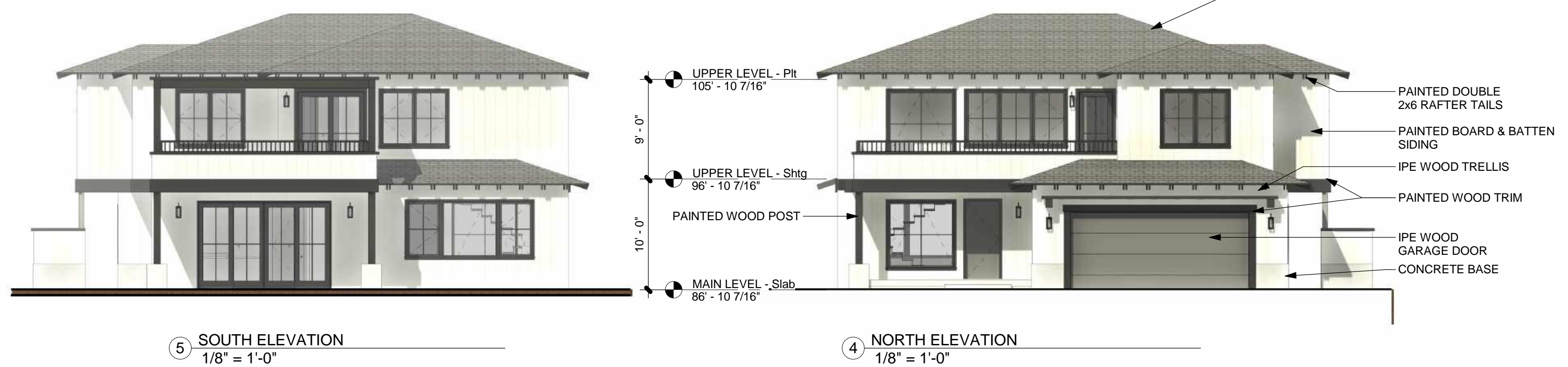
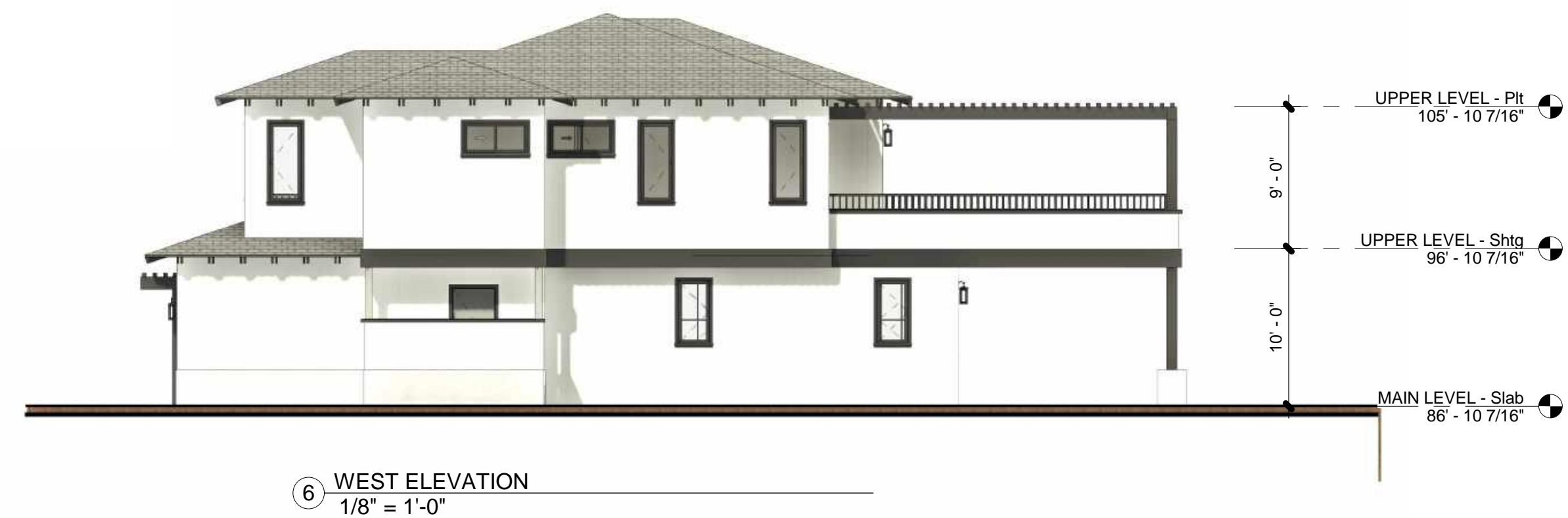
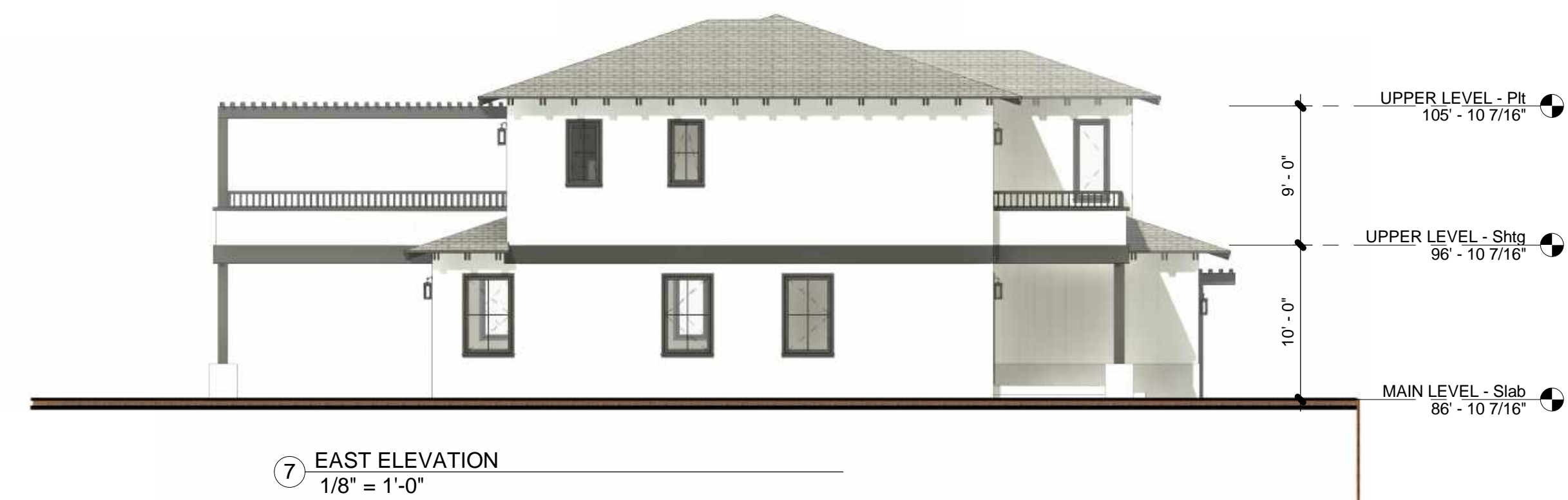
1 MAIN LEVEL FLOOR PLAN
1/8" = 1'-0"

EXTERIOR MATERIALS

ROOFING:	OWENS CORNING FIBERGLASS BASED ASPHALT SHINGLES - 'OAKRIDGE' PEPPERMILL GREY
FLASHING:	COPPER
DOWNSPOUTS & GUTTERS:	5" HALF-ROUND COPPER GUTTER AND DOWNSPOUTS
WALLS:	HARDIEPANEL VERTICAL w/ BOARD & BATTEN - ESR-2290
WOOD TRIM:	WOOD - PAINTED CHARCOAL BLACK
WINDOWS & DOORS:	DUAL GLAZED ALUMINUM CLAD WOOD FRAME

LOT THREE - PROJECT INFORMATION

SCOPE OF WORK:	NEW TWO-STORY SINGLE FAMILY RESIDENCE WITH ATTACHED TWO-CAR GARAGE AND COVERED PATIO	
OWNER / APPLICANT:	HOUSE TO HOME DEVELOPMENT & DESIGN	
SITE ADDRESS:	2245 IVY ROAD OCEANSIDE, CA 92054	
A.P.N.:	165-310-43-00 & 165-120-63-00	
ZONE:	RS	
CONSTRUCTION TYPE:	TYPE V-B, NON RATED	
FIRE SPRINKLERS:	YES	
OCCUPANCY GROUP:	R3 / U	
SETBACKS:	FRONT YARD: 20'-0" SIDE YARD: 7'-6" CORNER SIDE YARD: 10'-0" REAR YARD: 15'-0"	
LOT AREA:	GROSS: 10,394 S.F. NET: 8,941 S.F.	
LOT COVERAGE:	ALLOWABLE: 45.0% PROPOSED: 18.8%	
FLOOR AREA:	UPPER LEVEL: 1,346 S.F. MAIN LEVEL: 1,152 S.F. TOTAL RESIDENTIAL: 2,498 S.F.	
	TWO-CAR GARAGE: 519 S.F.	
	TOTAL GROSS: 3,017 S.F.	
EXTERIOR AREAS:	FRONT PORCH: 137 S.F. COVERED PATIO: 280 S.F. UPPER DECK: 414 S.F.	
ON SITE PARKING:	TWO SPACES IN GARAGE	



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Job No.: 2001
Drawn by: PV
Checked by: PV
Sheet Title:

FLOOR PLANS & EXTERIOR ELEVATIONS

Scale: As indicated



ASPHALT SHINGLE ROOFING



BOARD AND BATTEN WALL SIDING



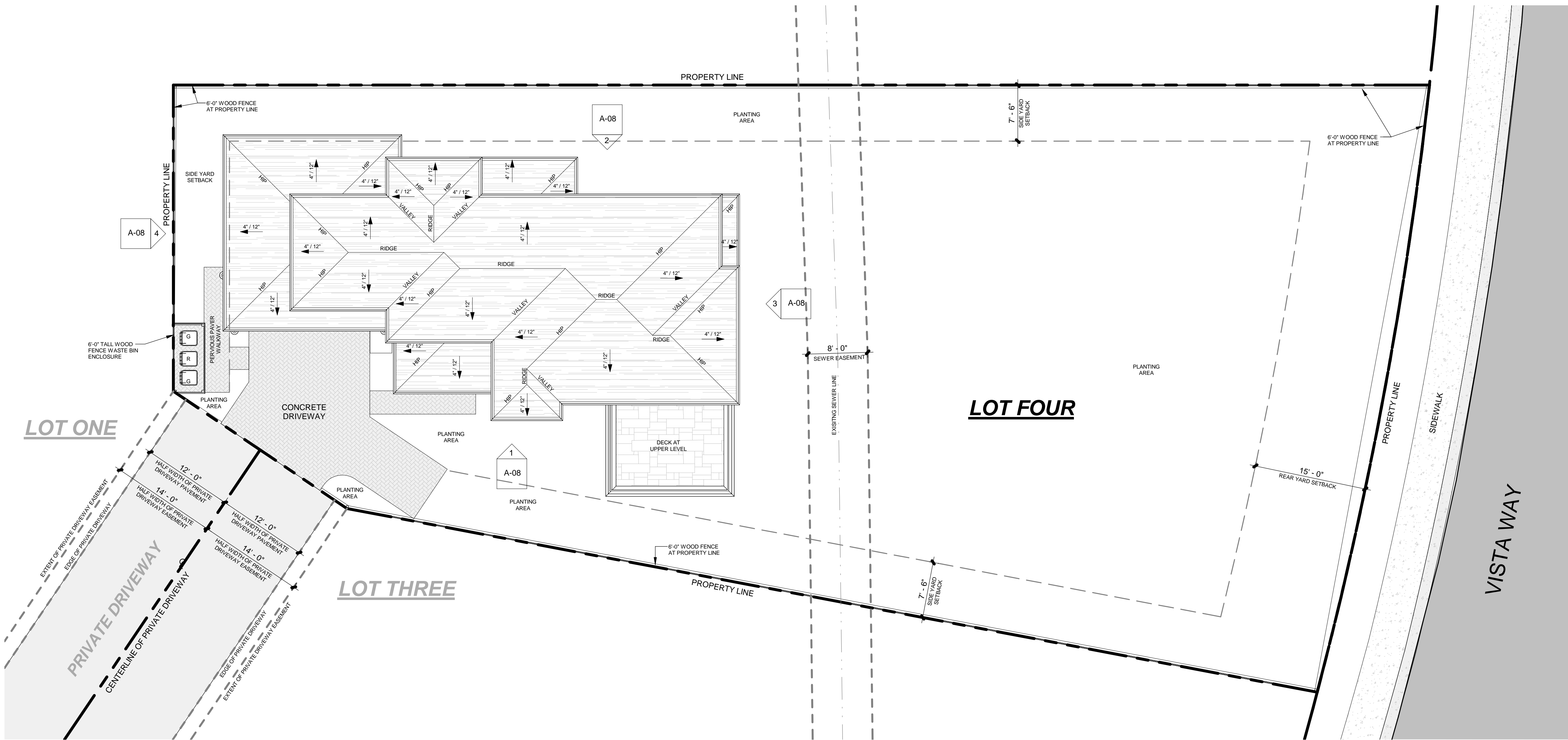
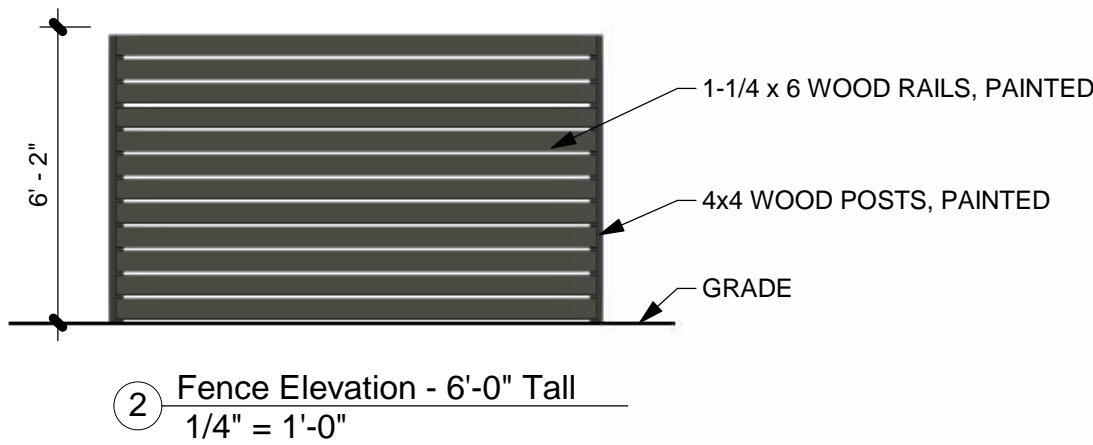
STONE VENEER WATERTABLE

EXTERIOR MATERIALS

- ROOFING: OWENS CORNING FIBERGLASS BASED ASPHALT SHINGLES - 'OAKRIDGE' PEPPERMILL GREY
- FLASHING: COPPER
- DOWNSPOUTS & GUTTERS: 5" HALF-ROUND COPPER GUTTER AND DOWNSPOUTS
- WALLS: HARDIEPANEL VERTICAL w/ BOARD & BATTEN - ESR-2290
- STONE VENEER
- WOOD TRIM: WOOD - PAINTED CHARCOAL BLACK
- WINDOWS & DOORS: DUAL GLAZED ALUMINUM CLAD WOOD FRAME

LOT FOUR - PROJECT INFORMATION

- SCOPE OF WORK: NEW TWO-STORY SINGLE FAMILY RESIDENCE WITH ATTACHED TWO-CAR GARAGE AND COVERED PATIO
- OWNER / APPLICANT: HOUSE TO HOME DEVELOPMENT & DESIGN
- SITE ADDRESS: 2245 IVY ROAD OCEANSIDE, CA 92054
- A.P.N.: 165-310-43-00 & 165-120-63-00
- ZONE: RS
- CONSTRUCTION TYPE: TYPE V-B, NON RATED
- FIRE SPRINKLERS: YES
- OCCUPANCY GROUP: R3 / U
- SETBACKS: FRONT YARD: 20'-0" SIDE YARD: 7'-6" CORNER SIDE YARD: 10'-0" REAR YARD: 15'-0"
- LOT AREA: GROSS: 10,761 S.F. NET: 9,610 S.F.
- LOT COVERAGE: ALLOWABLE: 45.0% PROPOSED: 18.3%
- FLOOR AREA: UPPER LEVEL: 1,227 S.F. MAIN LEVEL: 1,273 S.F. TOTAL RESIDENTIAL: 2,500 S.F.
- TWO-CAR GARAGE: 533 S.F.
- TOTAL GROSS: 3,033 S.F.
- EXTERIOR AREAS: FRONT PORCH: 97 S.F. COVERED PATIO: 204 S.F. UPPER DECK: 198 S.F.
- ON SITE PARKING: TWO SPACES IN GARAGE



① LOT 4 - ARCHITECTURAL SITE PLAN
1/8" = 1'-0"



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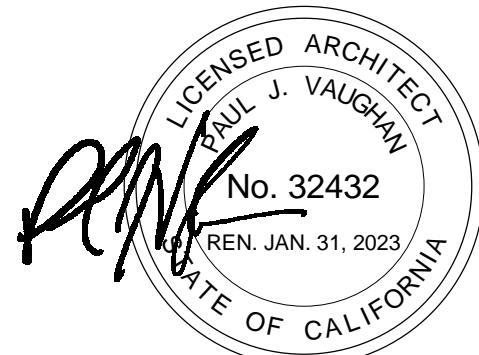
12044 RUE DES AMIS SAN DIEGO, CA 92131

PH: (858) 245-5770

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OCEAN IVY ESTATES - LOT FOUR

OCEANSIDE, CA



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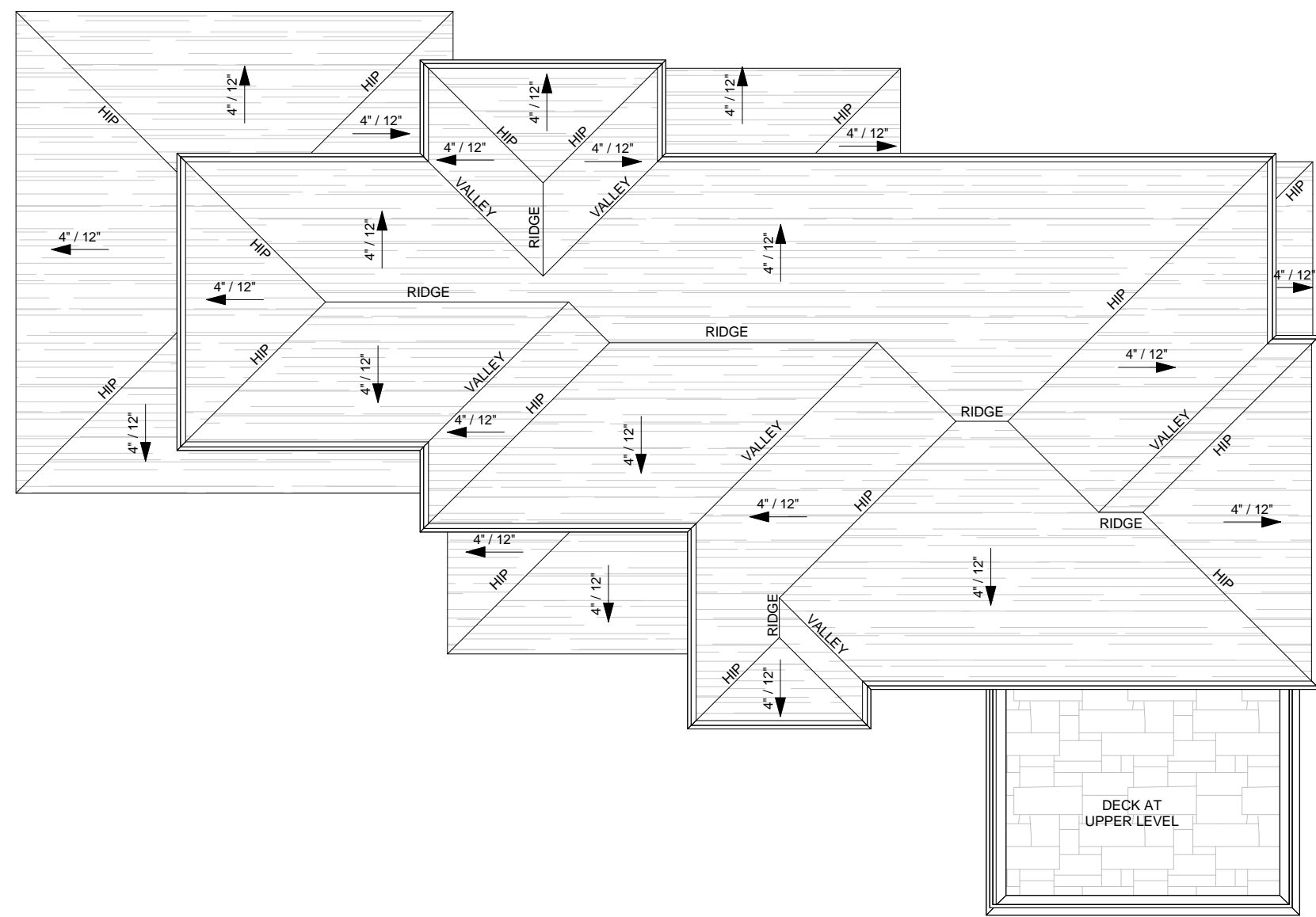
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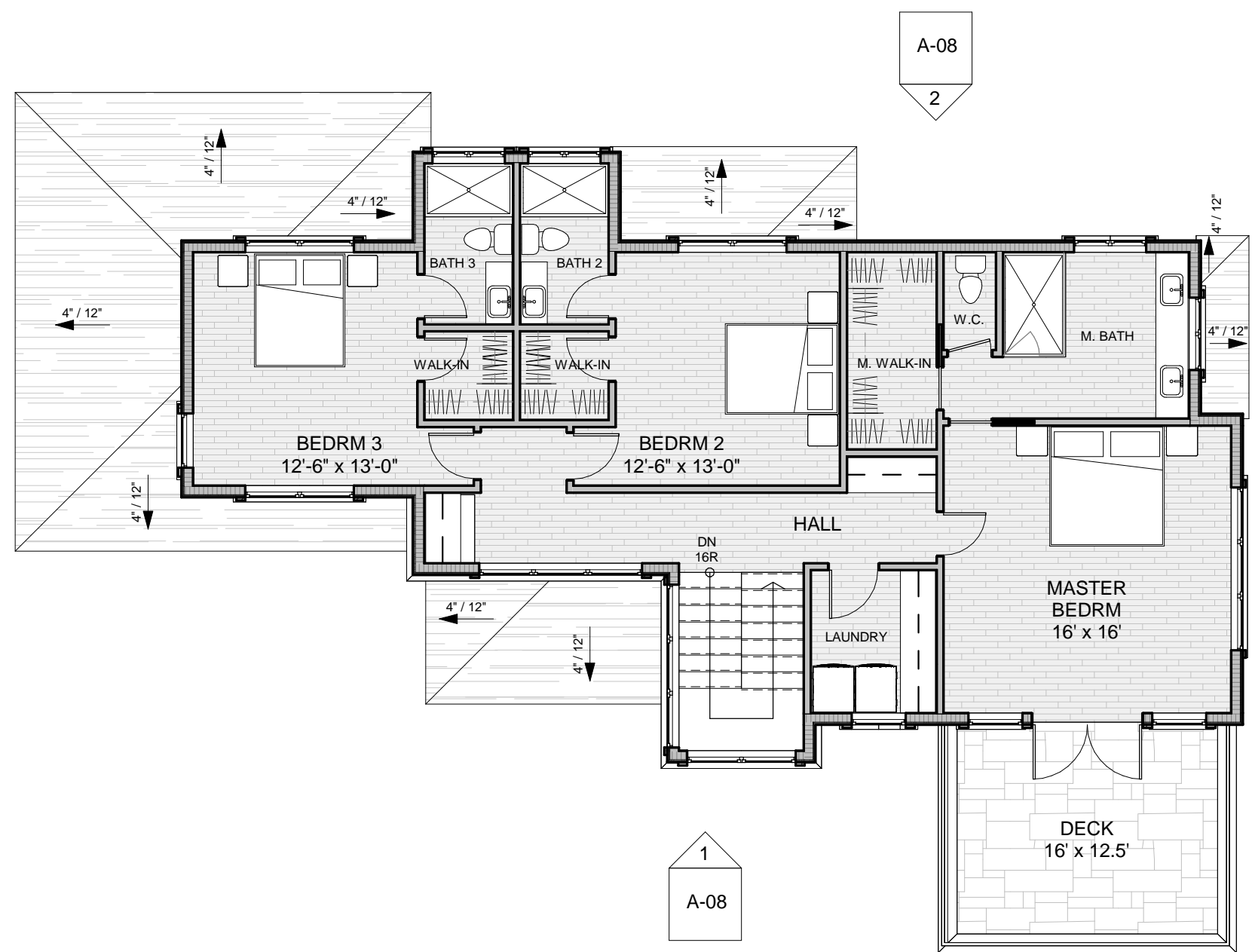
LOT FOUR - ARCHITECTURAL SITE PLAN

Scale: As indicated

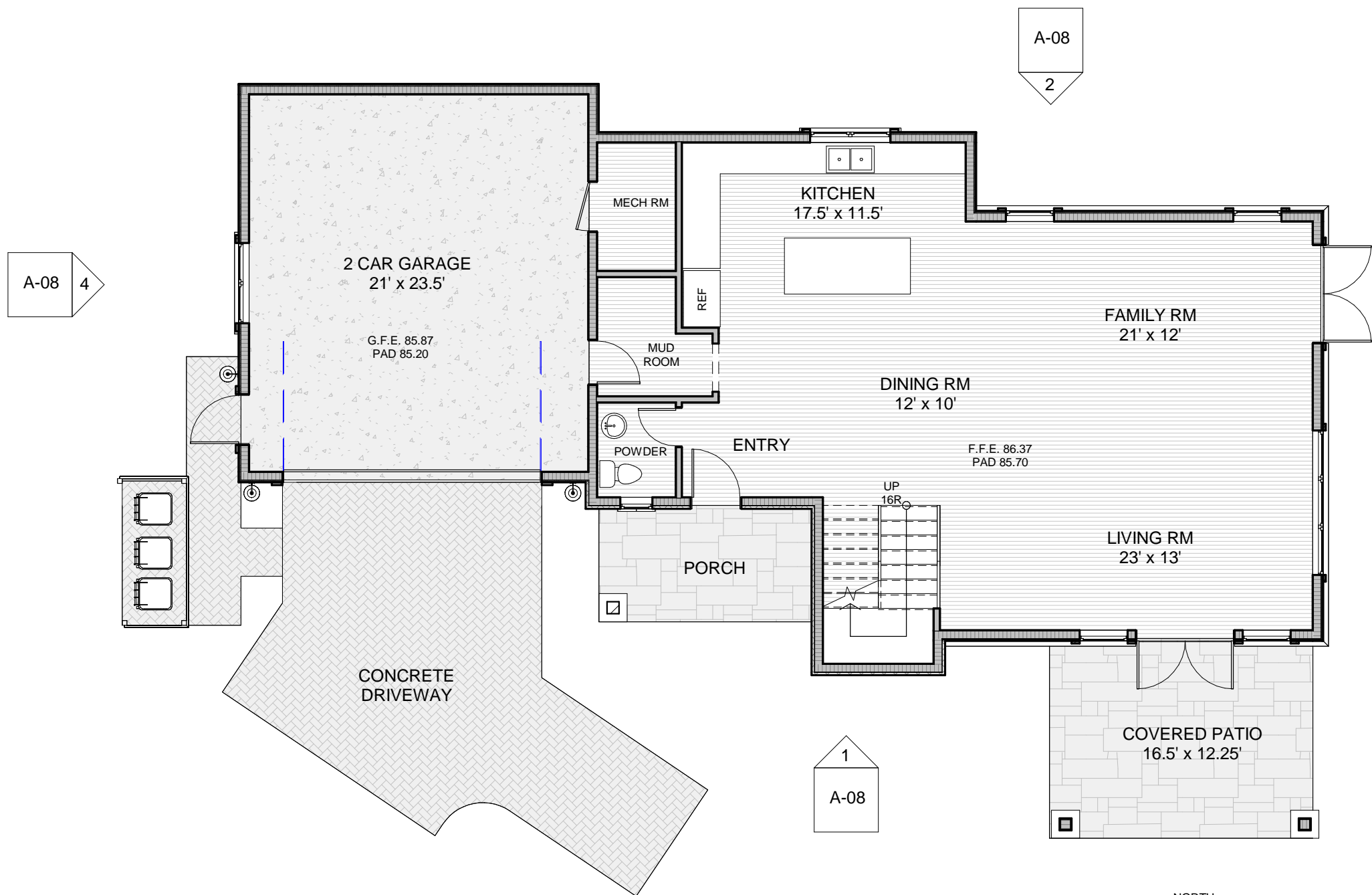
A-07



7 ROOF PLAN
1/8" = 1'-0"



6 UPPER LEVEL FLOOR PLAN
1/8" = 1'-0"



5 MAIN LEVEL FLOOR PLAN
1/8" = 1'-0"

EXTERIOR MATERIALS

ROOFING: OWENS CORNING FIBERGLASS BASED ASPHALT SHINGLES - 'OAKRIDGE' PEPPERMILL GREY

FLASHING: COPPER

DOWNSPOUTS & GUTTERS: 5" HALF-ROUND COPPER GUTTER AND DOWNSPOUTS

WALLS: HARDIEPANEL VERTICAL w/ BOARD & BATTEN - ESR-2290

STONE VENEER

WOOD TRIM: WOOD - PAINTED CHARCOAL BLACK

WINDOWS & DOORS: DUAL GLAZED ALUMINUM CLAD WOOD FRAME

LOT FOUR - PROJECT INFORMATION

SCOPE OF WORK: NEW TWO-STORY SINGLE FAMILY RESIDENCE WITH ATTACHED TWO-CAR GARAGE AND COVERED PATIO

OWNER / APPLICANT: HOUSE TO HOME DEVELOPMENT & DESIGN

SITE ADDRESS: 2245 IVY ROAD OCEANSIDE, CA 92054

A.P.N.: 165-310-43-00 & 165-120-63-00

ZONE: RS

CONSTRUCTION TYPE: TYPE V-B, NON RATED

FIRE SPRINKLERS: YES

OCCUPANCY GROUP: R3 / U

SETBACKS: FRONT YARD: 20'-0"
SIDE YARD: 7'-6"
CORNER SIDE YARD: 10'-0"
REAR YARD: 15'-0"

LOT AREA: GROSS: 10,761 S.F.
NET: 9,610 S.F.

LOT COVERAGE: ALLOWABLE: 45.0%
PROPOSED: 18.3%

FLOOR AREA: UPPER LEVEL: 1,227 S.F.
MAIN LEVEL: 1,273 S.F.
TOTAL RESIDENTIAL: 2,500 S.F.

TWO-CAR GARAGE: 533 S.F.

TOTAL GROSS: 3,033 S.F.

EXTERIOR AREAS: FRONT PORCH: 97 S.F.
COVERED PATIO: 204 S.F.
UPPER DECK: 198 S.F.

ON SITE PARKING: TWO SPACES IN GARAGE



4 NORTH ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



1 WEST ELEVATION
1/8" = 1'-0"

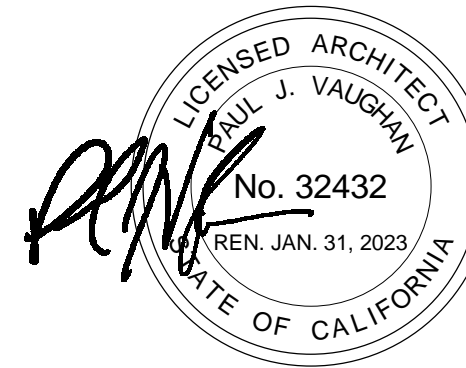
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OCEANSIDE, CA



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Job No.: 2001
Drawn by: PV
Checked by: PV
Sheet Title:

LOT FOUR - FLOOR PLANS & EXTERIOR ELEVATIONS

Scale: As indicated

A-08