



SCOPE OF WORK:

LOT AREA:

FLOOR AREA:

ON SITE PARKING:

SCOPE OF WORK:

LOT COVEREAGE:

EXTERIOR AREAS:

ON SITE PARKING:

SCOPE OF WORK:

LOT COVEREAGE:

EXTERIOR AREAS:

ON SITE PARKING:

FLOOR AREA:

LOT AREA:

FLOOR AREA:

LOT AREA:

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

LOT TWO

TWO SPACES IN GARAGE

- NEW TWO-STORY SINGLE FAMILY RESIDENCE WITH ATTACHED TWO-CAR GARAGE AND COVERED PATIO
- GROSS: NET: 11,633 S.F. 10,252 S.F. ALLOWABLE: 45.0% PROPOSED: 16.8% UPPER LEVEL: 1,245 S.F. MAIN LEVEL: TOTAL RESIDENTIAL: 1,254 S.F. 2,499 S.F. TWO-CAR GARAGE: 494 S.F. TOTAL GROSS: 2,993 S.F. FRONT PORCH: 93 S.F. COVERED PATIO: 400 S.F. 375 S.F. UPPER DECK:

TWO SPACES IN GARAGE

LOT THREE

 NEW TWO-STORY SINGLE FAMILY RESIDENCE WITH ATTACHED TWO-CAR GARAGE AND COVERED PATIO GROSS: NET: 10,394 S.F. 8,941 S.F. ALLOWABLE: 45.0% PROPOSED: 18.8% UPPER LEVEL: 1,346 S.F. 1,152 S.F. MAIN LEVEL: TOTAL RESIDENTIAL: 2,498 S.F. TWO-CAR GARAGE: 519 S.F. TOTAL GROSS: 3,017 S.F. FRONT PORCH: 137 S.F. COVERED PATIO: 280 S.F. 414 S.F. UPPER DECK:

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: NET:	10,761 S.F. 9,610 S.F.
LOT COVEREAGE:	ALLOWABLE: PROPOSED:	45.0% 18.3%
FLOOR AREA:	UPPER LEVEL: <u>MAIN LEVEL:</u> TOTAL RESIDENTIAL:	1,227 S.F. <u>1,273 S.F.</u> 2,500 S.F.
	TWO-CAR GARAGE:	533 S.F.
	TOTAL GROSS:	3,033 S.F.
EXTERIOR AREAS:	FRONT PORCH: COVERED PATIO: UPPER DECK:	97 S.F. 204 S.F. 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 COVEREAGE:	ALLOWABLE:	45.0%

REA:	GROSS:	33,147 S.F.
OVEREAGE:	ALLOWABLE: PROPOSED:	45.0% 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 BULDING CODE 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA FIRE CODE

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- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE 2019 CALIFORNIA EXISTING BUILDINGS CODE 2019 CALIFORNIA HISTORICAL BUILDING CODE

<u>PR</u>	OJECT INFORMATION	VAUGHAN
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 	architect studio 12044 RUE DES AMIS SAN DIEGO, CA 92131 PH: (858) 245-5770
PERMITS REQUESTED:	TENTATIVE PARCEL MAP -P21-00001DEVELOPMENT PLAN -D21-00010CONDITIONAL USE PERMIT -CUP21-00004	VaughanArchitectStudio.com
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.: ZONE:	165-310-43-00 & 165-120-63-00 RS, RESIDENTIAL	
FLOOD DESIGNATION:	ZONE X	
LEGAL DESRCIPTION:	PARCEL A: THAT PORTION OF LOT 1 IN BLOCK "E" OF NORTH CARLSBAD ANNEX, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIGEO, 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 B: PARCEL 2 OF PARCEL MAP NO. 11460, IN THE CITY OF	S
	OCEANSIDE, COUNTY OF SAN DIGEO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1888, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 7, 1981.	Ш Н
CONSTRUCTION TYPE: FIRE SPRINKLERS:	TYPE V-B, NON-RATED 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.	ceanside,
IVY ROAD DED MINIMUM LOT AREA:	DICATION: GROSS: 658 S.F. NET: 658 S.F. 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 ACRESPERCENT 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 FEETSLOPE RATIO:2:1MAX. HEIGHT OF CUT SLOPE(S):3 FEETSLOPE RATIO:2:1AMOUNT OF EXPORT SOIL:902 C.Y.RETAINING / CRIB WALLS -NONEHOW MANY:NONEMAX. HEIGHT:N/ARECOMPACTION:2,500 C.Y.	ŏ
ARCHIT PARTIA A-01 LOT ON A-02 LOT ON A-03 LOT TW A-04 LOT TW A-05 LOT TH	SHEET INDEX CT INFORMATION TECTRUAL SITE DEVELOPMENT PLAN - 100' SCALE LARCHITECTURAL SITE DEVELOMENT PLAN - 20' SCALE NE - ARCHITECTRUAL SITE PLAN NE - FLOOR PLANS, ROOF PLAN & EXTERIOR ELEVATIONS VO - ARCHITECTRUAL SITE PLAN VO - FLOOR PLANS, ROOF PLAN & EXTERIOR ELEVATIONS IREE - ARCHITECTRUAL SITE PLAN IREE - ARCHITECTRUAL SITE PLAN	CENSED ARCHINE CENSED ARCHINE J. VAUGHER V SPUL J. VAUGHER No. 32432
	OUR - ARCHITECTRUAL SITE PLAN OUR - FLOOR PLANS, ROOF PLAN & EXTERIOR ELEVATIONS	All ideas, designs, and arrangements indicated on these drawings are the property of Vaughan Architect Studio PC and are intended to only be used in connection with
) Williamson produce Takeout Ny Re Ny Re Ny Re	this specific project and shall not otherwise be used for any purpose whatsoever without the written consent of Vaughan Architect Studio PC. There shall be no changes or deviations from these drawings or the accompanying specifications without the written consent of Vaughan Architect Studio PC. Any unlawful use of these plans will result in appropriate civil action against anyone misappropriating these plans, and their transferees.
Chevron Oceanside	SITE Dentistry Percent Proceeding of the second se	No. Date Description MAR. 30, 2022 2nd SUBMITTAL
Starbuckts haimait + Deriveris Micrometer's Q	Big 5 Sporting Goods Renting goods attue Big 5 Sporting Goods Renting goods attue Renting goods attue Big 5 Sporting Goods Renting goods attue Renting goods attue Renting goods attue Renting goods attue Renting goods attue Renting goods Renting goods Renting goods Renting goods Renting Goods Renting Renti	Job No.: 2001 Drawn by: Author
s Gafe antity closed	Shell Krane Shell Krane Lakend Delvers York Status	Checked by: Checker Sheet Title: ARCHITECTURAL SITE DEVELOPMENT PLAN
THE REAL PROPERTY OF THE PROPERTY OF THE REAL PROPE		Scale: As indicated

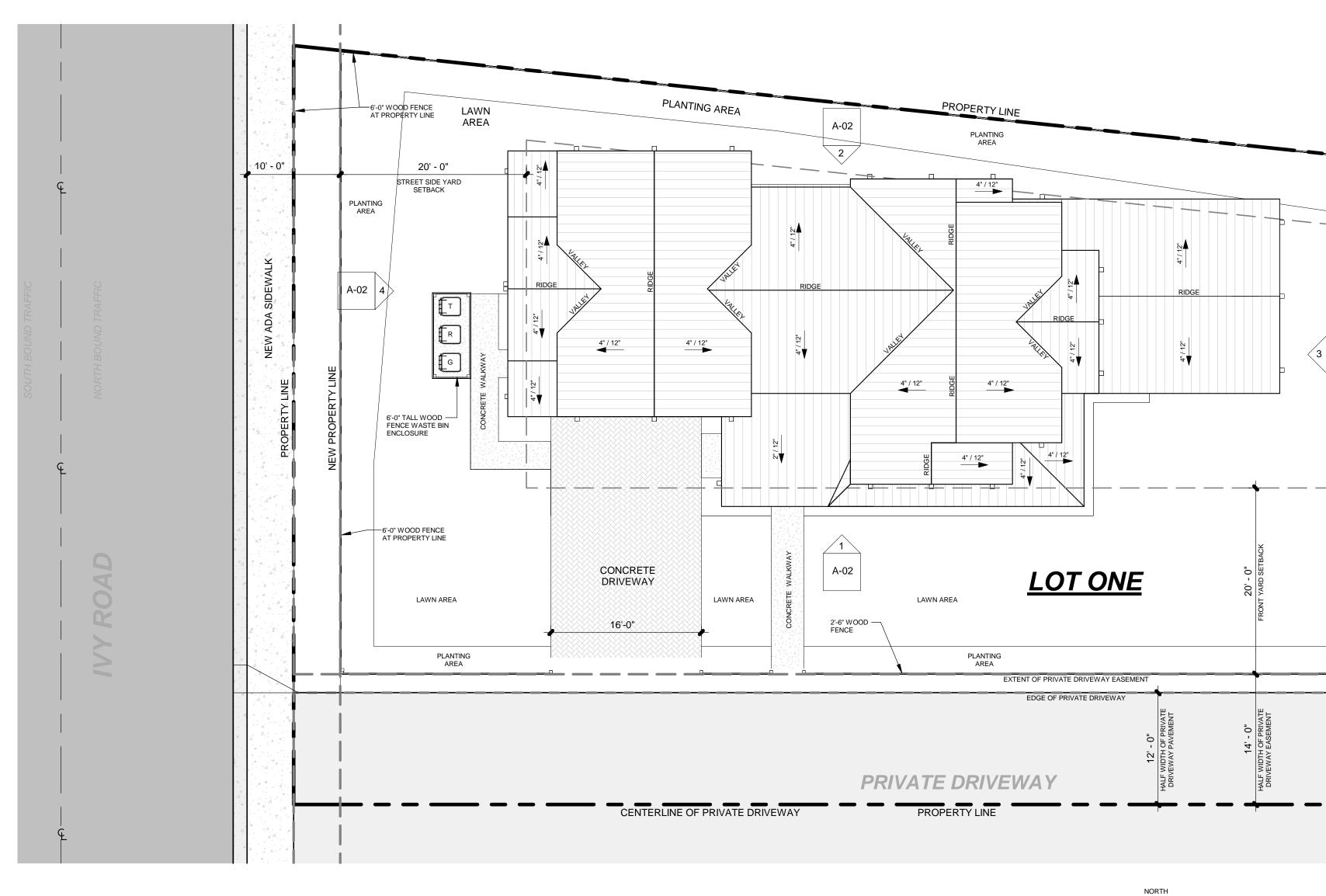
VICINITY MAP



STANDING SEAM METAL ROOFING







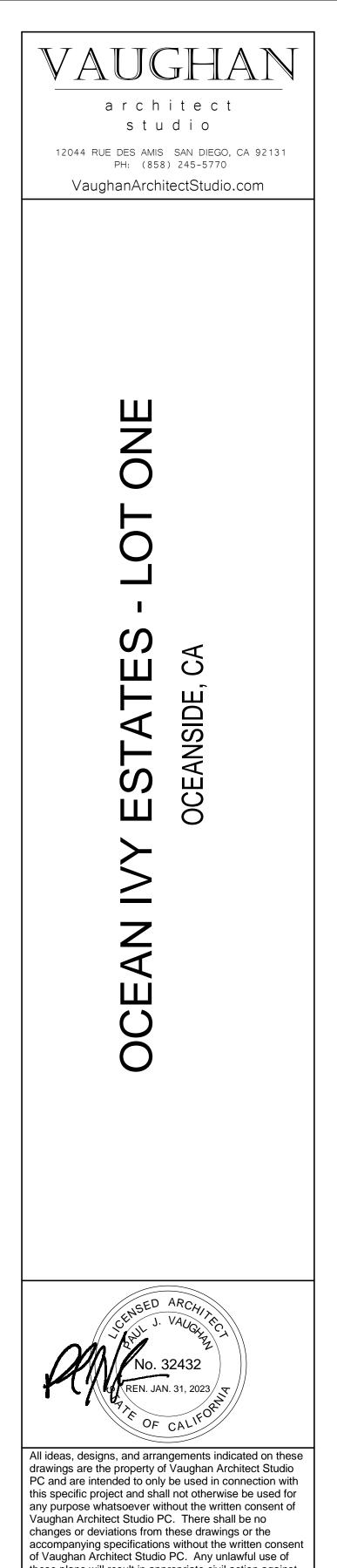


EXTERIOR MATERIALS

ROOFING:	McELROY 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 RES ATTACHED TWO-CAR GARAGE AND CO	
OWNER / APPLICANT:	HOUSE TO HOME DEVELOPMENT & DESIG	N
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: SIDE YARD: CORNER SIDE YARD: REAR YARD:	20'-0" 7'-6" 10'-0" 15'-0"
LOT AREA:	GROSS: NET:	9,876 S.F. 8,238 S.F.
LOT COVEREAGE:	ALLOWABLE: PROPOSED:	45.0% 20.7%
FLOOR AREA:	UPPER LEVEL: <u>MAIN LEVEL:</u> TOTAL RESIDENTIAL:	1,365 S.F. <u>1,134 S.F.</u> 2,499 S.F.
	TWO-CAR GARAGE:	565 S.F.
	TOTAL GROSS:	3,064 S.F.
EXTERIOR AREAS:	FRONT PORCH: COVERED PATIO:	87 S.F. 215 S.F.
ON SITE PARKING:	TWO SPACES IN GARAGE	



these plans will result in appropriate civil action against anyone misappropriating these plans, and their transferees.

LOT ONE - ARCHITECTURAL

A-01

SITE PLAN

Description

2001

Author

Checker

As indicated

2nd SUBMITTAL

No. Date

Job No.:

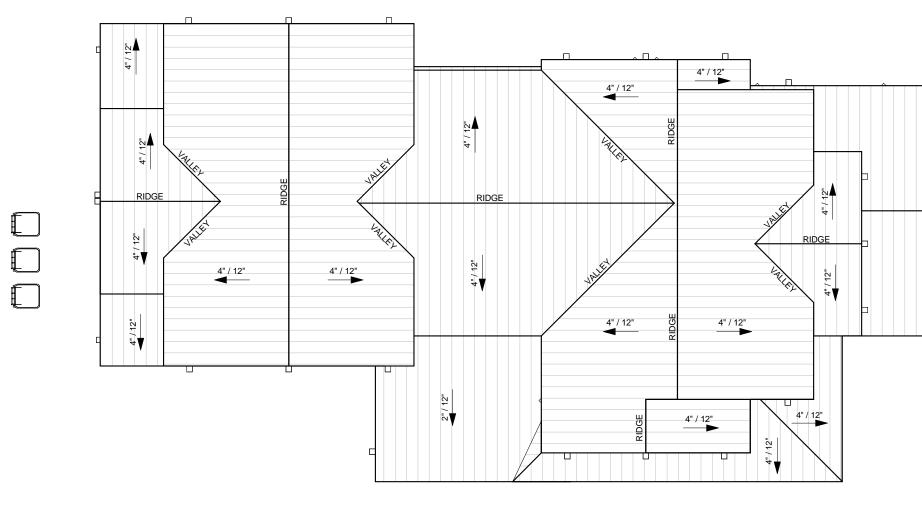
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Sheet Title:

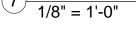
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MAR. 30, 2022

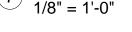
6'-0" WOOD FENCE ---AT PROPERTY LINE PLANTING AREA 3 A-02 LAWN AREA DE VERD PLANTING AREA 6'-0" WOOD FENCE — AT PROPERTY LINE LOT FOUR

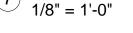


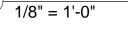
7 ROOF PLAN 1/8" = 1'-0"



A-02 4



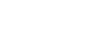








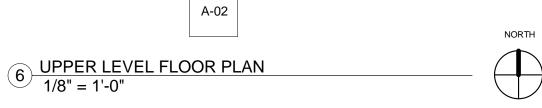
NORTH

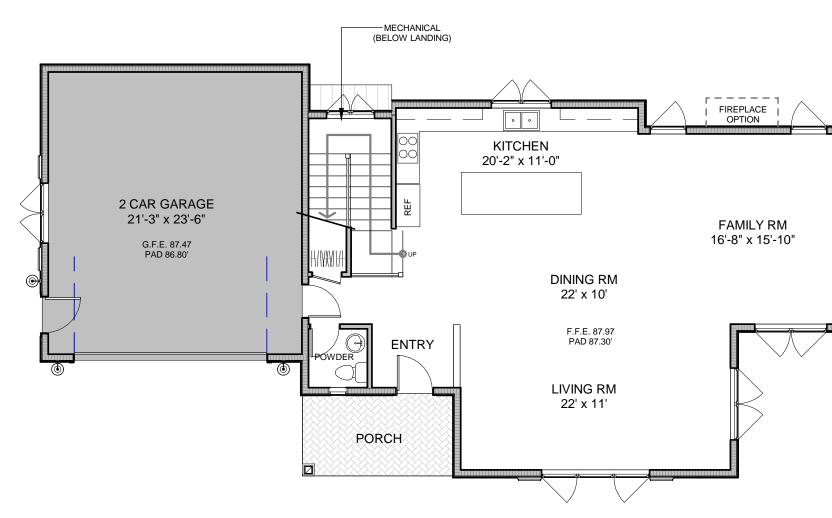


A-02



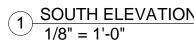


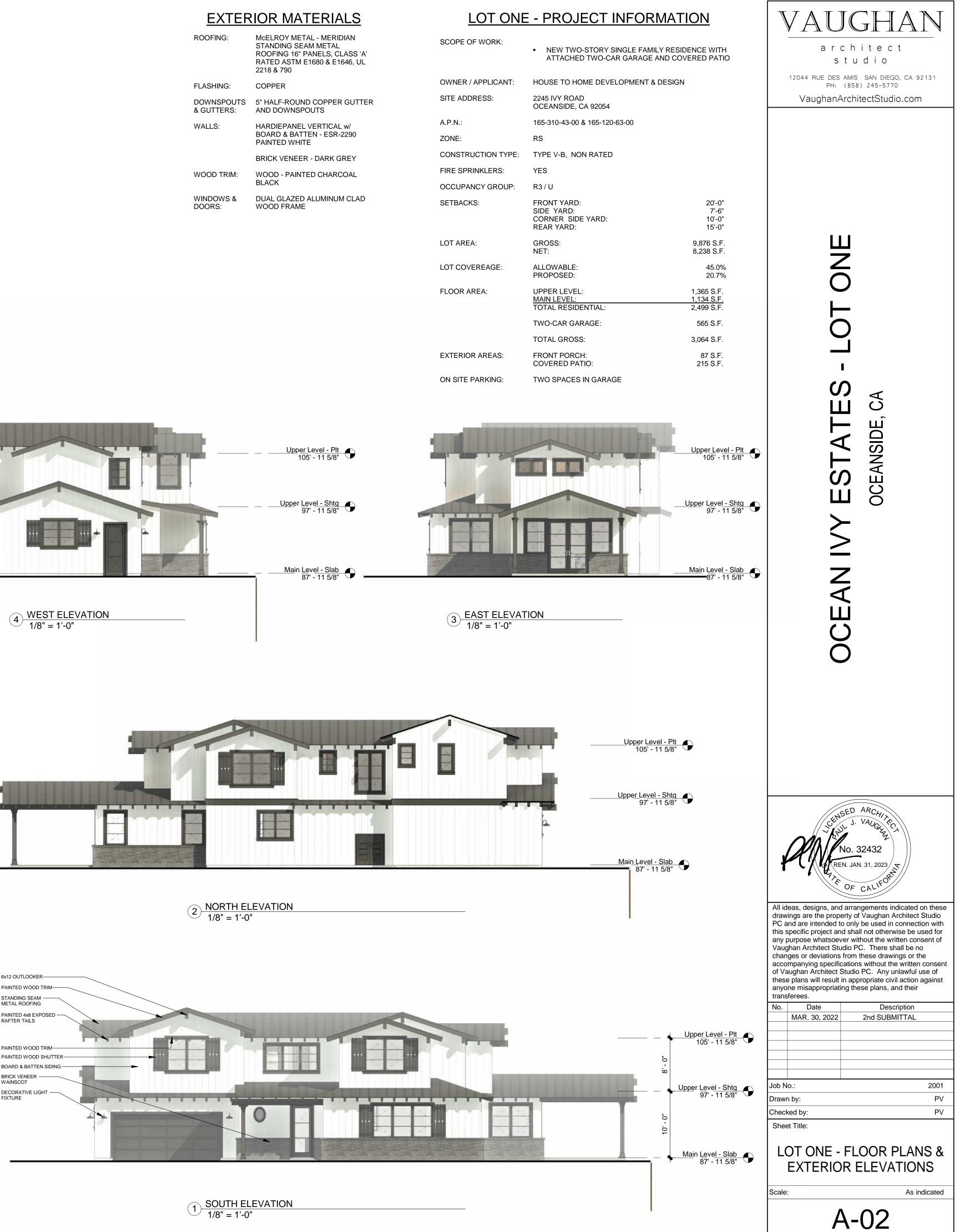


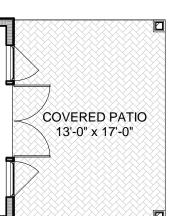


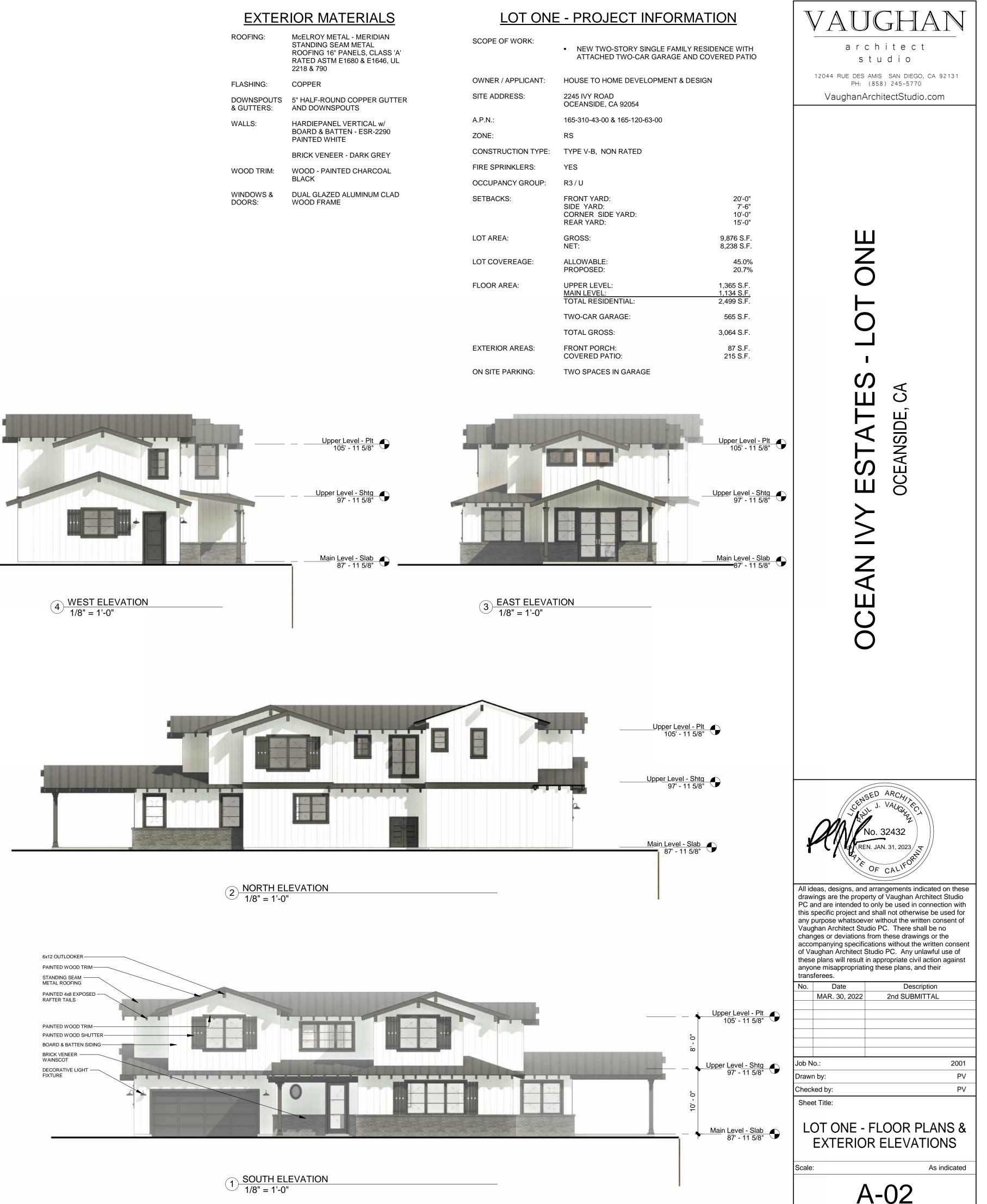


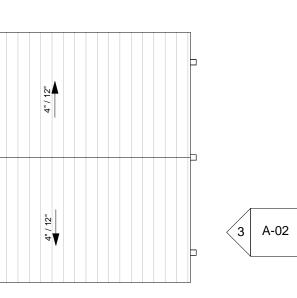




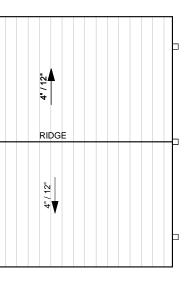


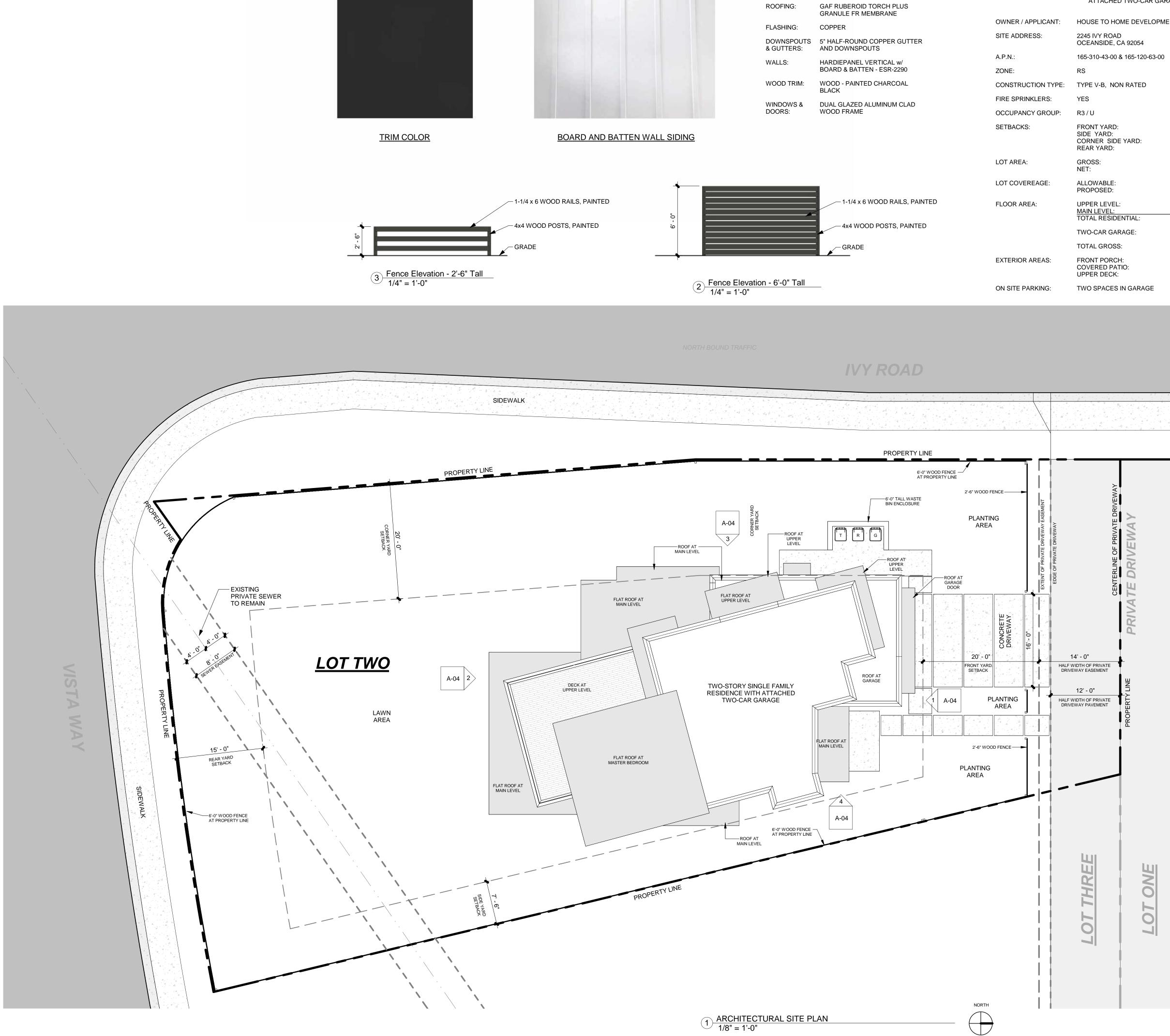










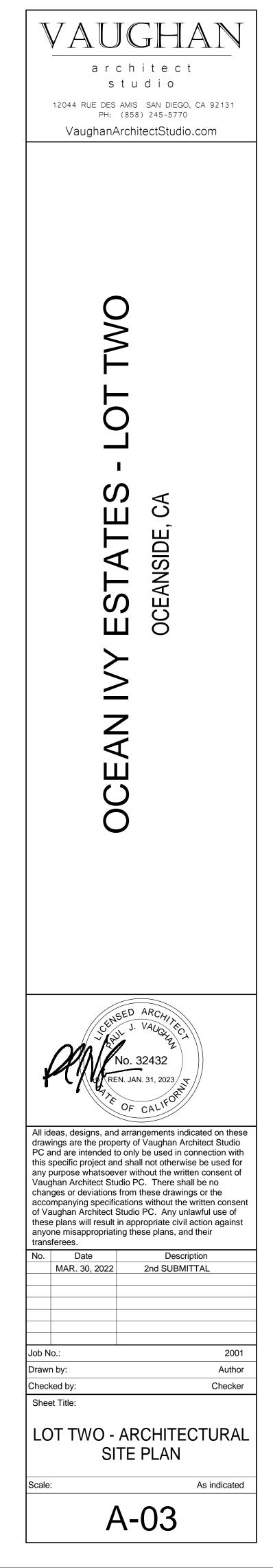


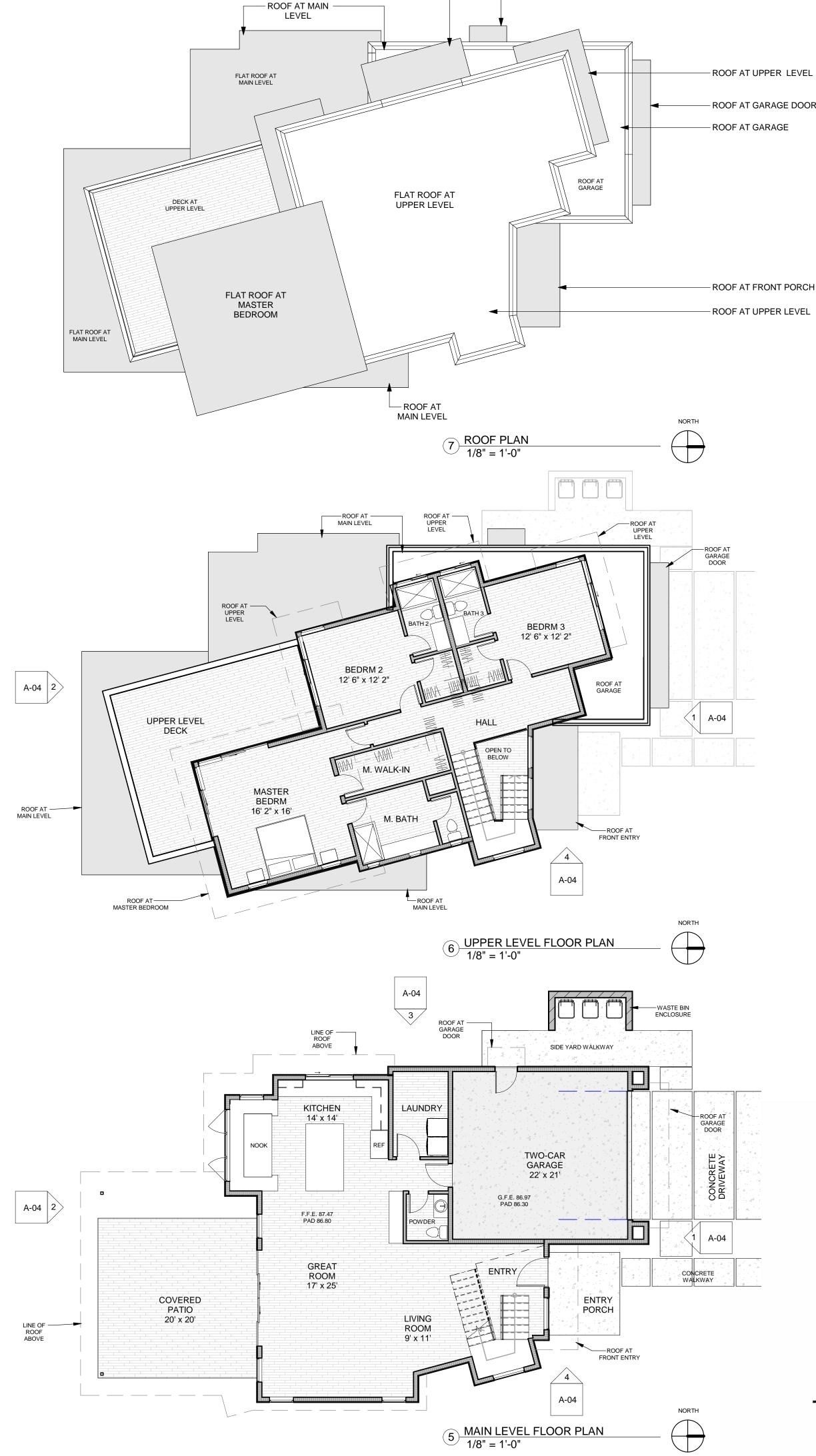
LOT TWO - PROJECT INFORMATION

EXTERIOR MATERIALS

ROOFING:

SCOPE OF WORK:	NEW TWO-STORY SINGLE FAMILY RESIDENCE WITH ATTACHED TWO-CAR GARAGE AND COVERED PATIO	
OWNER / APPLICANT:	HOUSE TO HOME DEVELOPMENT & DESIG	N
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: SIDE YARD: CORNER SIDE YARD: REAR YARD:	20'-0" 7'-6" 10'-0" 15'-0"
LOT AREA:	GROSS: NET:	11,633 S.F. 10,252 S.F.
LOT COVEREAGE:	ALLOWABLE: PROPOSED:	45.0% 16.8%
FLOOR AREA:	UPPER LEVEL: <u>MAIN LEVEL:</u> TOTAL RESIDENTIAL:	1,245 S.F. <u>1,254 S.F.</u> 2,499 S.F.
	TWO-CAR GARAGE:	494 S.F.
	TOTAL GROSS:	2,993 S.F.
EXTERIOR AREAS:	FRONT PORCH: COVERED PATIO: UPPER DECK:	93 S.F. 400 S.F. 375 S.F.
ON SITE PARKING:	TWO SPACES IN GARAGE	





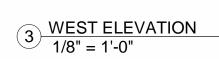
ROOF AT UPPER LEVEL

- ROOF AT GARAGE DOOR

- ROOF AT FRONT PORCH - ROOF AT UPPER LEVEL

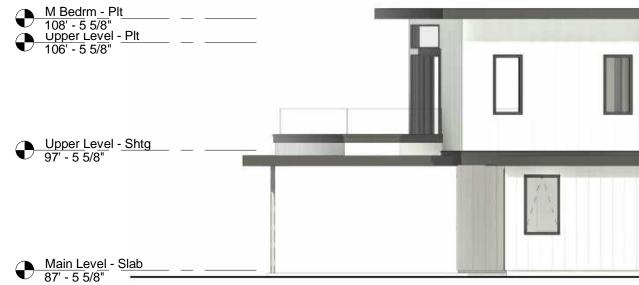
- ROOF AT GARAGE DOOR - ROOF AT GARAGE







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



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

EXTERIOR MATERIALS

	LOT TWO	D - PROJECT INFORMATION	<u> τα ττα </u> ττα <u>τ</u> τ
	SCOPE OF WORK:	NEW TWO-STORY SINGLE FAMILY RESIDENCE WITH ATTACHED TWO-CAR GARAGE AND COVERED PATIO	architect
2	OWNER / APPLICANT:	HOUSE TO HOME DEVELOPMENT & DESIGN	Studio 12044 RUE DES AMIS SAN DIEGO, CA 92131
	SITE ADDRESS:	2245 IVY ROAD OCEANSIDE, CA 92054	PH: (858) 245-5770 VaughanArchitectStudio.com
	A.P.N.: ZONE:	165-310-43-00 & 165-120-63-00 RS	
	CONSTRUCTION TYPE:	TYPE V-B, NON RATED	
	FIRE SPRINKLERS: OCCUPANCY GROUP:	YES 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.	0
	LOT COVEREAGE:	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.	⊨ F
		TWO-CAR GARAGE: 494 S.F.	
	EXTERIOR AREAS:	TOTAL GROSS:2,993 S.F.FRONT PORCH:93 S.F.	
		COVERED PATIO:400 S.F.UPPER DECK:375 S.F.	
	ON SITE PARKING:	TWO SPACES IN GARAGE	
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			ESTATI DCEANSIDE,
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13			
			U U U
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		M Bedrm - Plt 108' - 5 5/8"	
			CENSED ARCHINE J. VAUGHECT
		Upper Level - <u>Shtg</u> 97' - 5 5/8"	No. 32432
	-		OF CALIFOR
		Main Louis Olahara	OF CALIFO
		<u> </u>	All ideas, designs, and arrangements indicated on these drawings are the property of Vaughan Architect Studio PC and are intended to only be used in connection with
			this specific project and shall not otherwise be used for any purpose whatsoever without the written consent of Vaughan Architect Studio PC. There shall be no
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			transferees. No. Date MAR. 30, 2022 2nd SUBMITTAL
			Job No.: 2001
			Drawn by: PV
- 1 -		BOARD & BATTEN SIDING	Checked by: PV Sheet Title:
		PAINTED WOOD DOOR	LOT TWO - FLOOR PLANS &
ш			EXTERIOR ELEVATIONS
and the second second			

As indicated

A-04

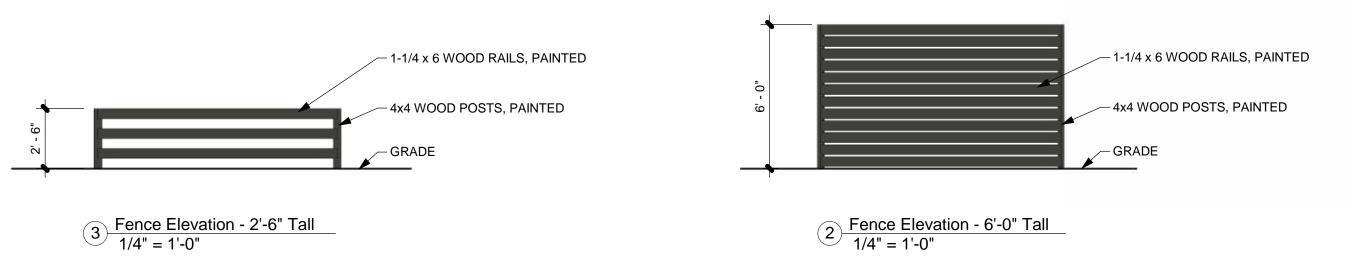
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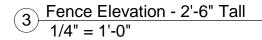
 $1 \frac{\text{NORTH ELEVATION}}{1/8" = 1'-0"}$

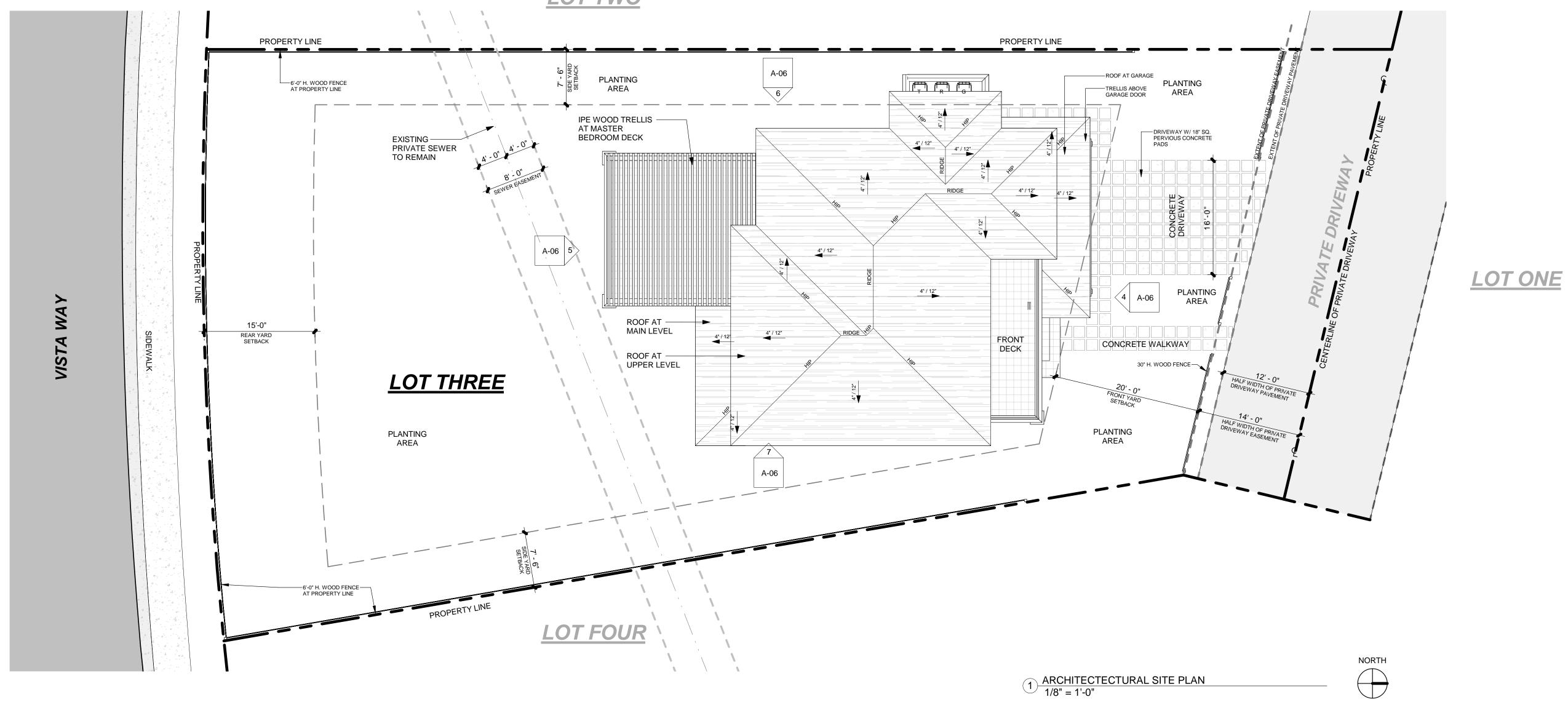


ASPHALT SHINGLE ROOFING















EXTERIOR MATERIALS

ROOFING:	<u>OWENS CORNING</u> 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 R ATTACHED TWO-CAR GARAGE AND	
OWNER / APPLICANT:	HOUSE TO HOME DEVELOPMENT & DES	BIGN
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: SIDE YARD: CORNER SIDE YARD: REAR YARD:	20'-0" 7'-6" 10'-0" 15'-0"
LOT AREA:	GROSS: NET:	10,394 S.F. 8,941 S.F.
LOT COVEREAGE:	ALLOWABLE: PROPOSED:	. 45.0% 18.8%
FLOOR AREA:	UPPER LEVEL: <u>MAIN LEVEL:</u> TOTAL RESIDENTIAL:	1,346 S.F. <u>1,152 S.F.</u> 2,498 S.F.
	TWO-CAR GARAGE:	519 S.F.
	TOTAL GROSS:	3,017 S.F.
EXTERIOR AREAS:	FRONT PORCH: COVERED PATIO: UPPER DECK:	137 S.F. 280 S.F. 414 S.F.
ON SITE PARKING:	TWO SPACES IN GARAGE	



THREE

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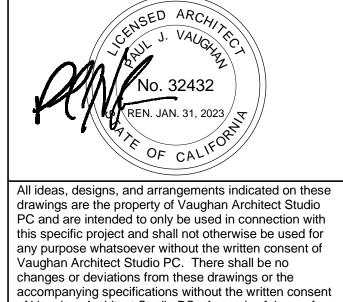
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CA

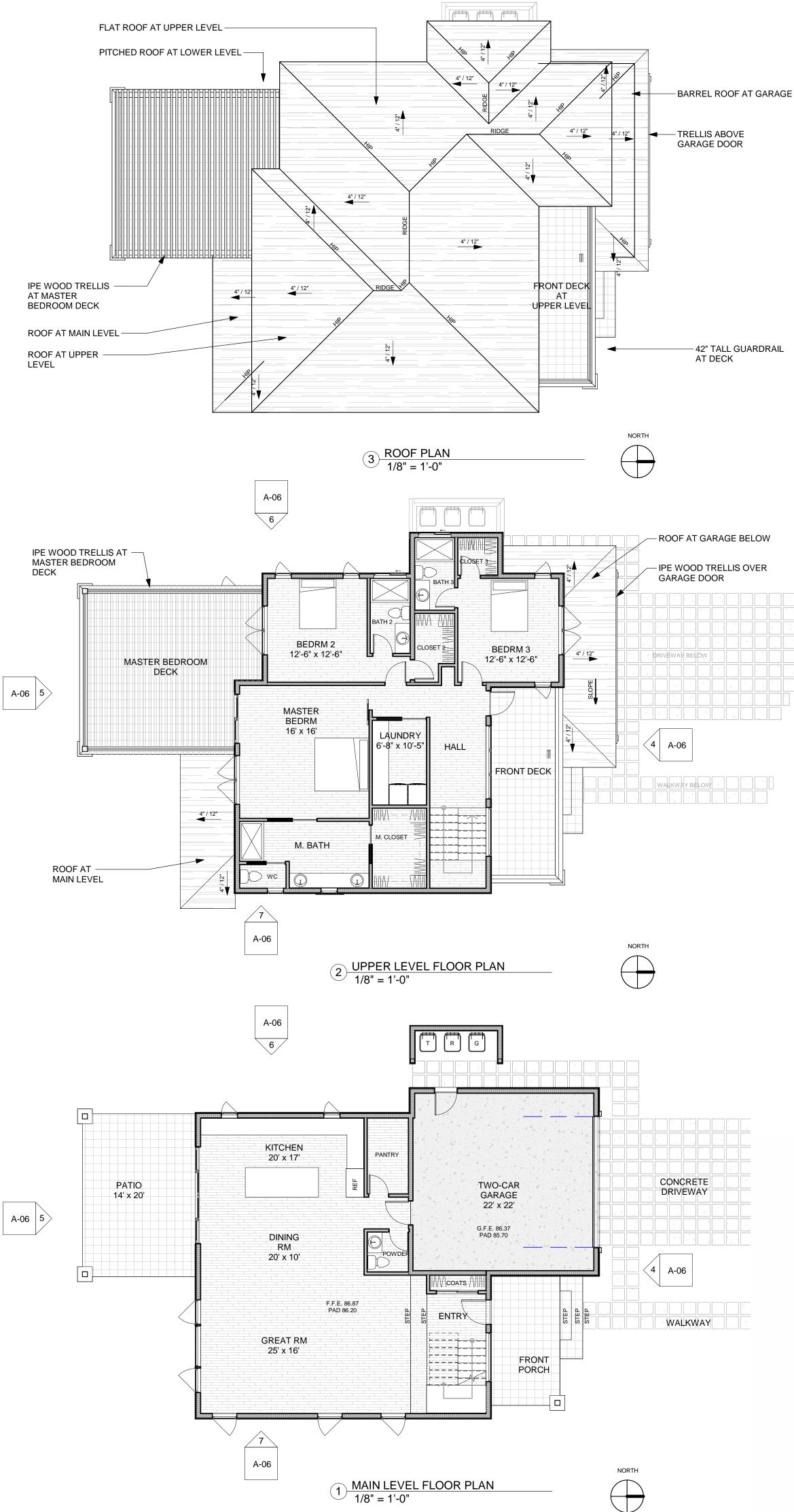
OCEANSIDE,



changes or deviations from these drawings or the accompanying specifications without the written consent of Vaughan Architect Studio PC. Any unlawful use of these plans will result in appropriate civil action against anyone misappropriating these plans, and their transferees.

NO.	Date	Description
	MAR. 30, 2022	2nd SUBMITTAL
Job N	0.:	2001
Drawn by:		Author
Checked by:		Checker

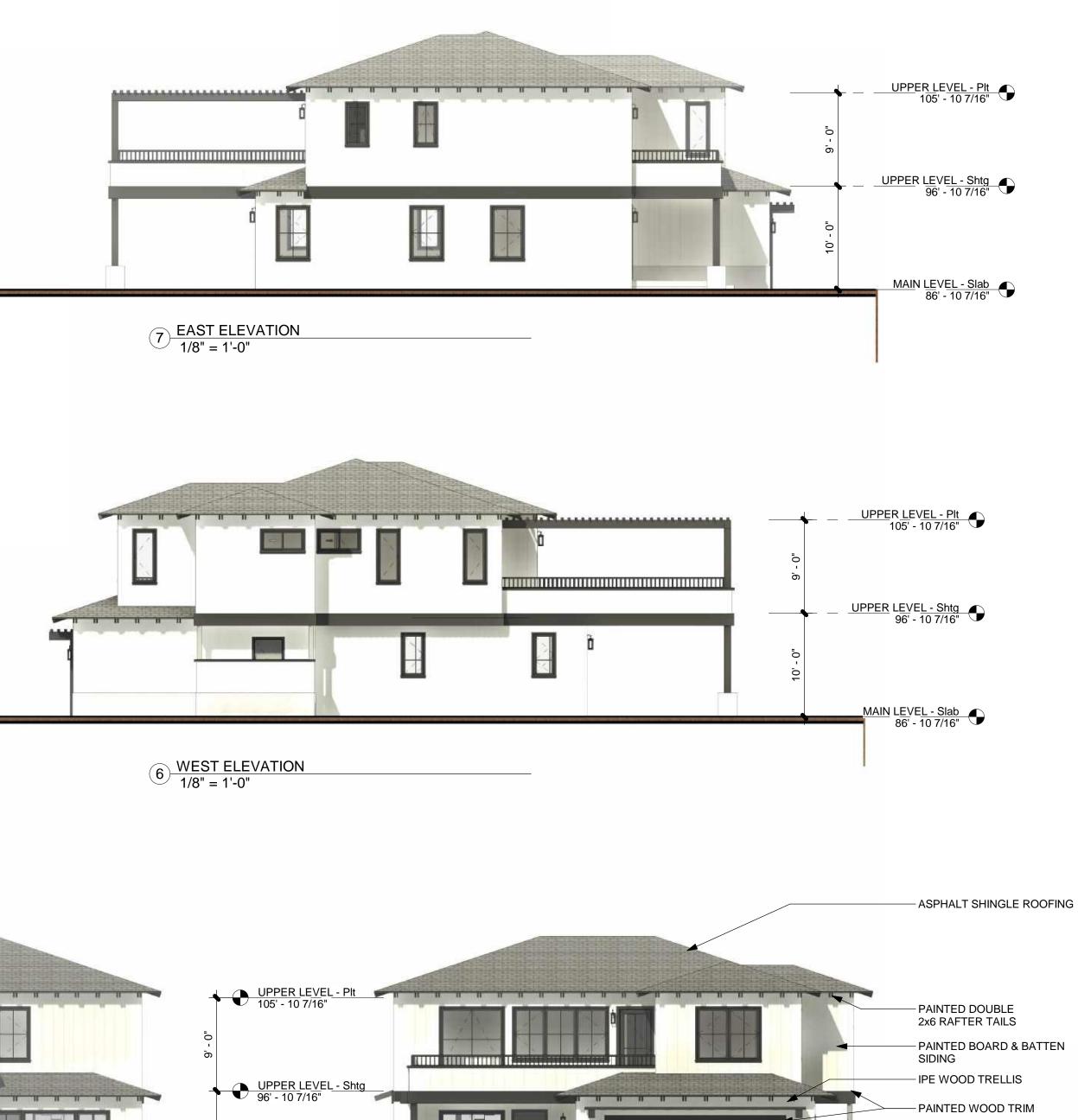
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ARCH	LOT THREE - IITECTRURAL PLAN	SITE
Scale:		As indicated
	A-05	

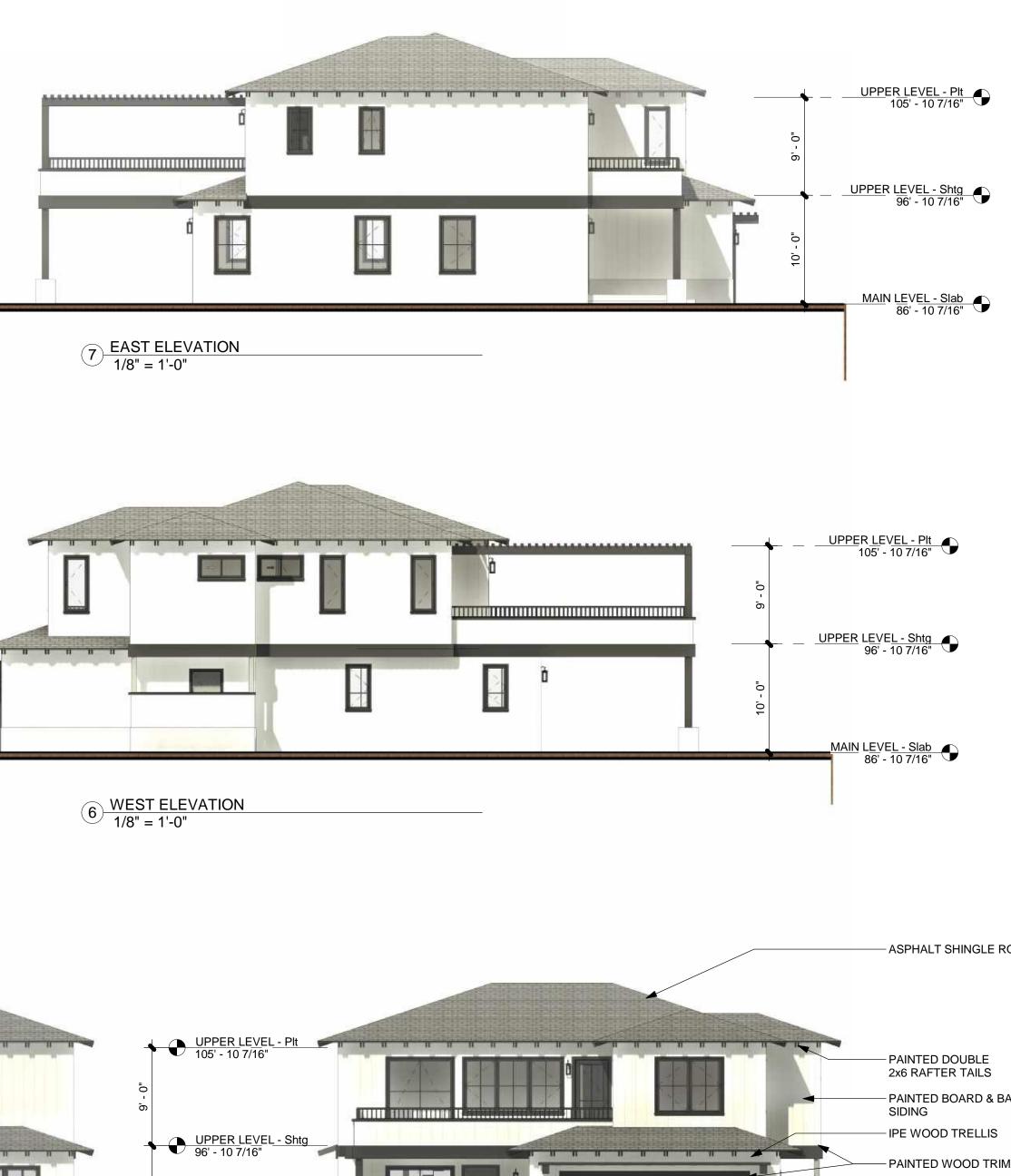


5 SOUTH ELEVATION 1/8" = 1'-0"

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







- ROOF AT GARAGE BELOW

- IPE WOOD TRELLIS OVER

- 42" TALL GUARDRAIL

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

WOOD FRAME

DOORS:

EXTERIOR MATERIALS

LOT THREE - PROJECT INFORMATION

SCOPE OF WORK:	NEW TWO-STORY SINGLE FAMILY RE ATTACHED TWO-CAR GARAGE AND C	
OWNER / APPLICANT:	HOUSE TO HOME DEVELOPMENT & DESI	GN
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: SIDE YARD: CORNER SIDE YARD: REAR YARD:	20'-0" 7'-6" 10'-0" 15'-0"
LOT AREA:	GROSS: NET:	10,394 S.F. 8,941 S.F.
LOT COVEREAGE:	ALLOWABLE: PROPOSED:	. 45.0% 18.8%
FLOOR AREA:	UPPER LEVEL: <u>MAIN LEVEL:</u> TOTAL RESIDENTIAL:	1,346 S.F. <u>1,152 S.F.</u> 2,498 S.F.
	TWO-CAR GARAGE:	519 S.F.
	TOTAL GROSS:	3,017 S.F.
EXTERIOR AREAS:	FRONT PORCH: COVERED PATIO: UPPER DECK:	137 S.F. 280 S.F. 414 S.F.
ON SITE PARKING:	TWO SPACES IN GARAGE	

- IPE WOOD GARAGE DOOR - CONCRETE BASE



A-06

VAUGHAN

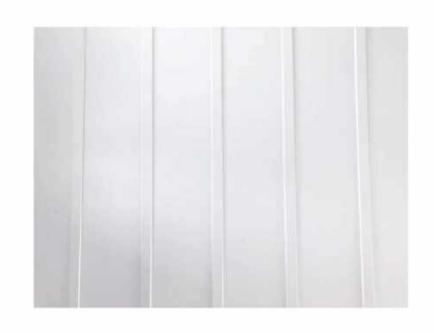
architect

studio

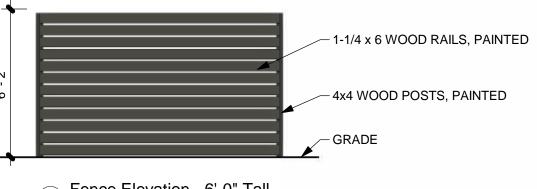
12044 RUE DES AMIS SAN DIEGO, CA 92131



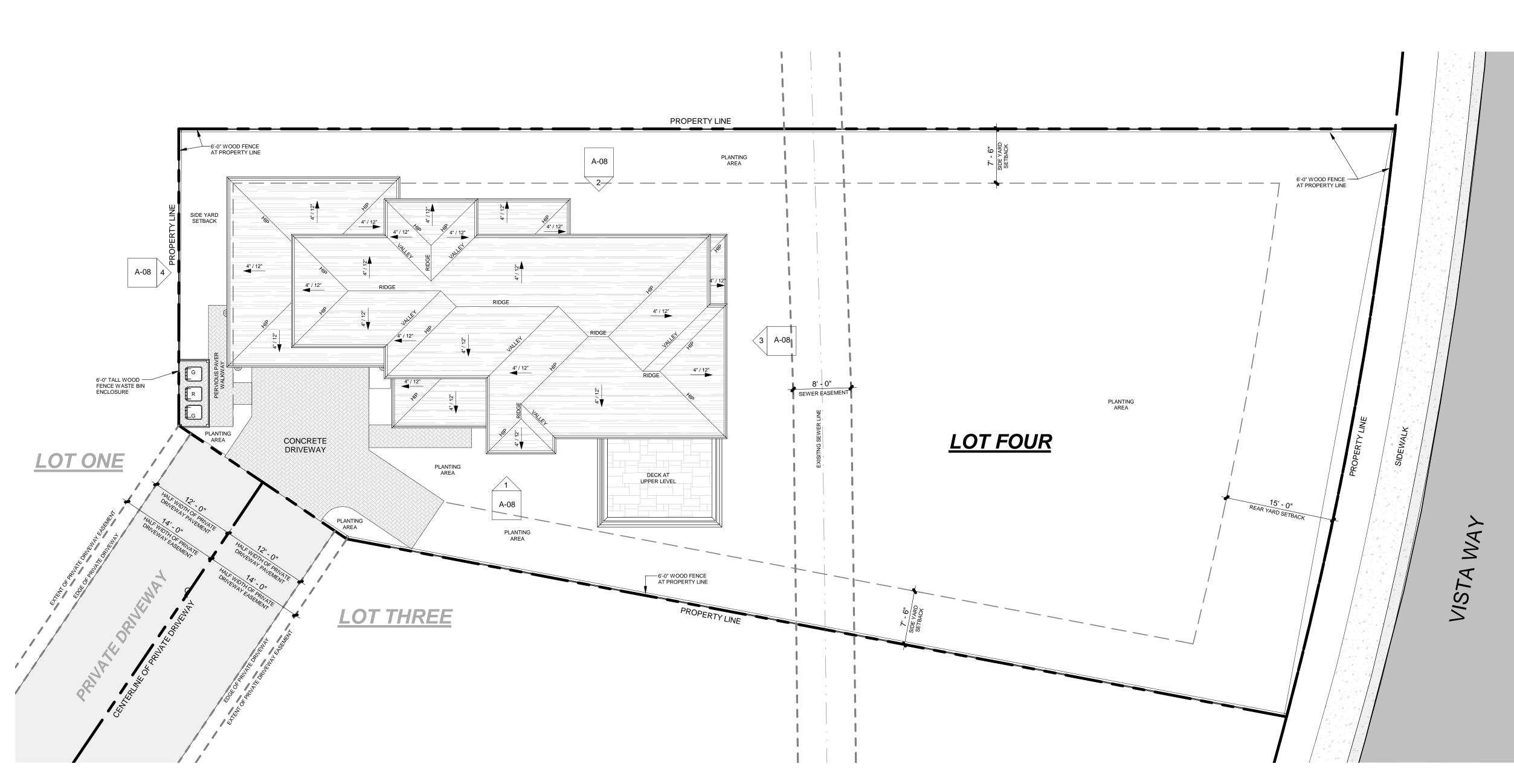
ASPHALT SHINGLE ROOFING



BOARD AND BATTEN WALL SIDING



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



STONE VENEER WATERTABLE

EXTERIOR MATERIALS

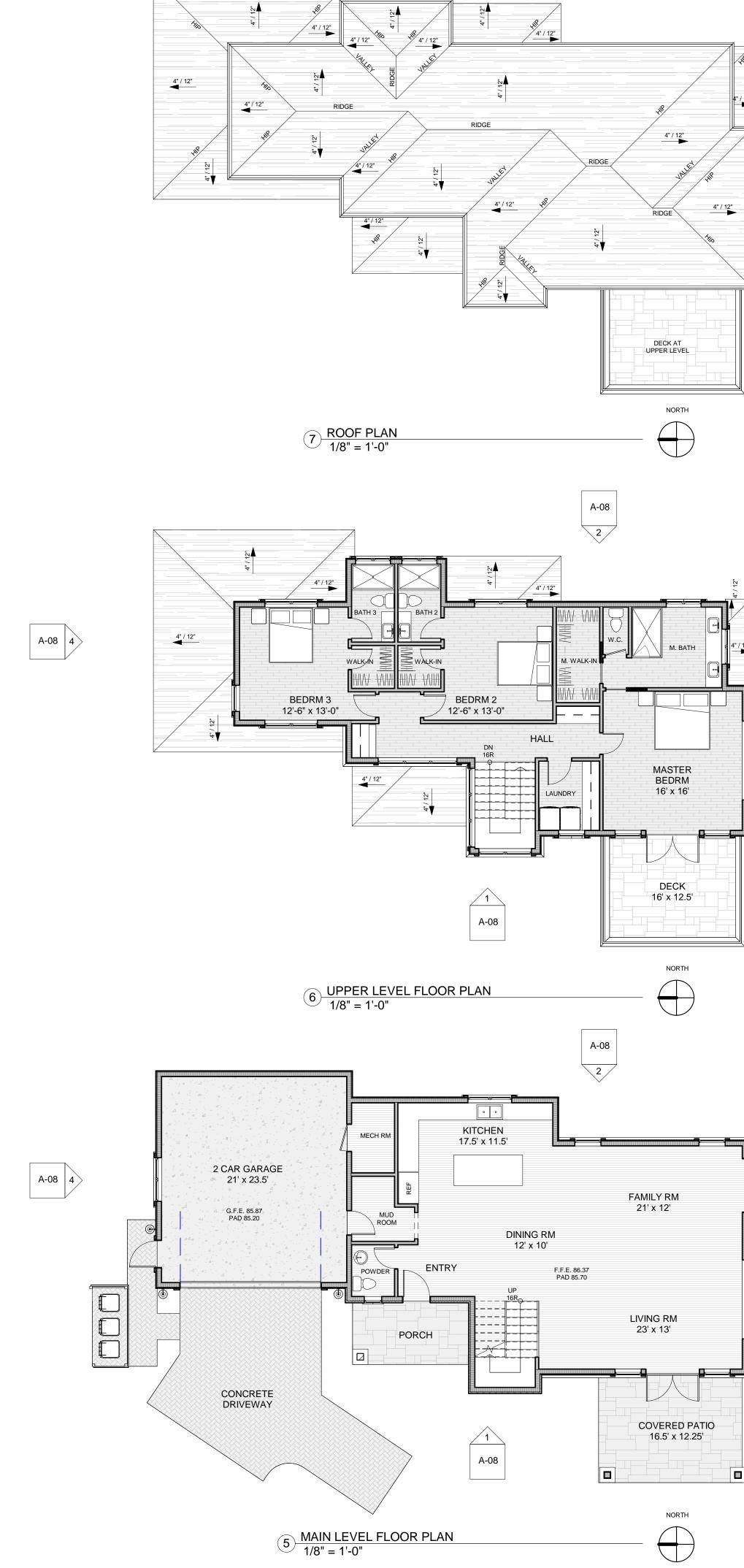
ROOFING:	<u>OWENS CORNING</u> FIBERGLASS BASED ASPHALT SHINGLES - 'OAKRIDGE' PEPPERMILL GREY
FLASHING:	COPPER
DOWNSPOUTS & GUTTERS:	5" HALF-ROUND COPPER GUTTER AND DOWNSPOUTS
WALLS:	HARDIEPANEL VERTICAL w/ BOARD & BATTEN - ESR-2290
	STONE VENEER
WOOD TRIM:	WOOD - PAINTED CHARCOAL BLACK
WINDOWS & DOORS: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

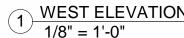


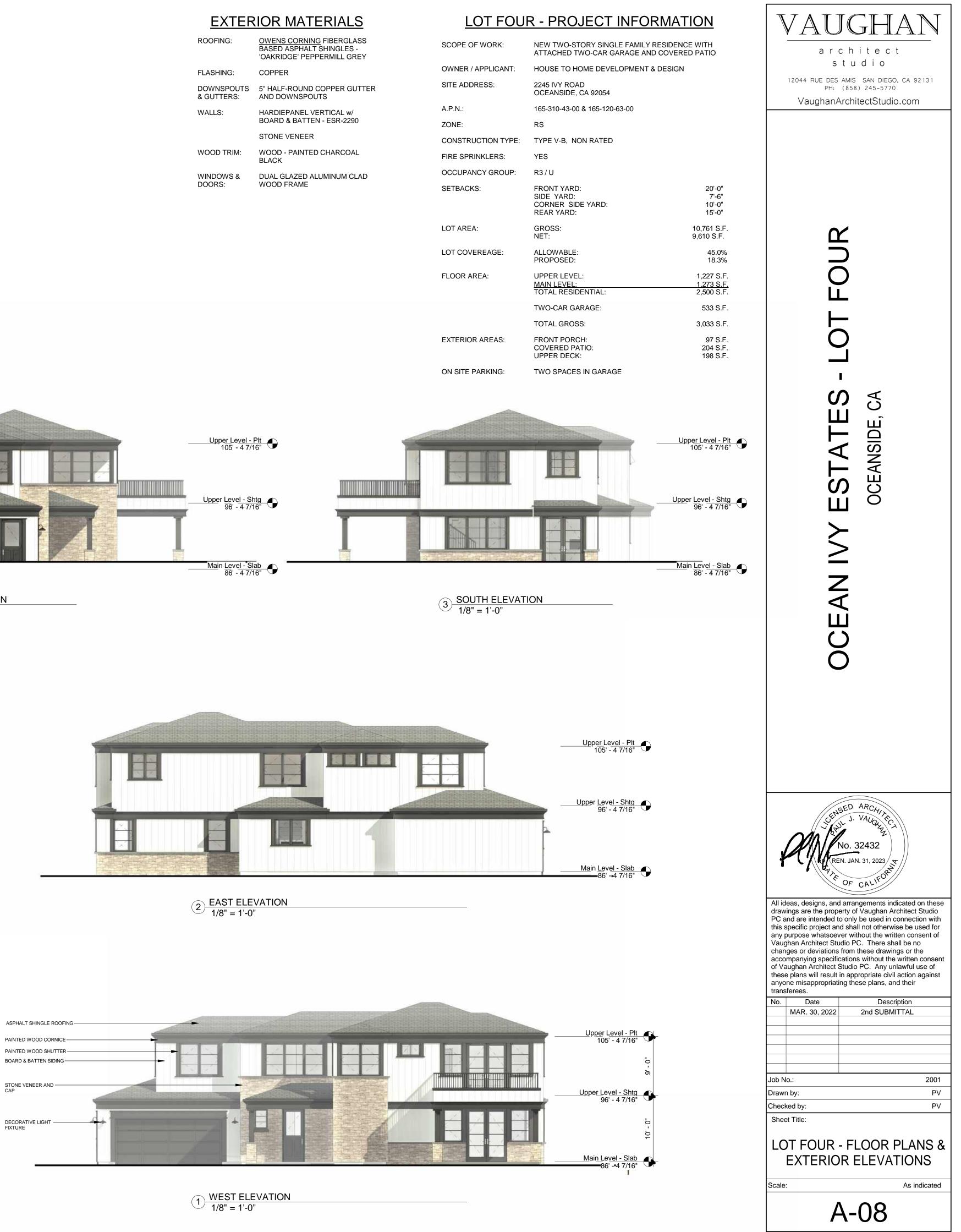
LOT FOUR - PROJECT INFORMATION

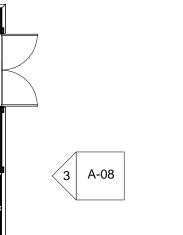
SCOPE OF WORK:	NEW TWO-STORY SINGLE FAMILY RESIDENCE WITH ATTACHED TWO-CAR GARAGE AND COVERED PATIO	
OWNER / APPLICANT:	HOUSE TO HOME DEVELOPMENT & DESIGN	
SITE ADDRESS:	2245 IVY ROAD OCEANSIDE, CA 92054	
A.P.N.:	165-310-43-00 & 165-120-63-00	
ZONE:	RS	
CONSTRUCTION TYPE:	TYPE V-B, NON RATED	
FIRE SPRINKLERS: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











3 A-08 |

