

SITE PLAN

GREEN BUILDING STANDARDS

- NORTH COUNTY STORM WATER PROGRAM WILL BE FOLLOWED; HAND OUTS AVAILABLE AT BUILDING DIVISION COUNTER AND ON WEBSITE
- WATER EFFICIENCY AND CONSERVATION REQUIREMENTS OF CGBS SECTION 4.303:
 - INDOOR WATER USE SHALL BE REDUCED BY AT LEAST 20% USING ONE OF THE FOLLOWING METHODS: (EFFECTIVE DATE OF 07/01/2011)
 - WATER SAVING FIXTURES OR FLOW RESTRICTORS
 - A 20% REDUCTION IN BASELINE WATER USE SHALL BE DOCUMENTED ON THE PLANS.
 - WHEN USING THE CALCULATION METHOD SPECIFIED IN SEC. 4.303.2, MULTIPLE SHOWER HEADS SHALL EXCEED THE MAXIMUM FLOW RATES.
 - PLUMBING FIXTURES AND FITTINGS SHALL COMPLY WITH THE SPECIFIED PERFORMANCE REQUIREMENTS OF SECTION 4.303.3
- AUTOMATIC IRRIGATION SYSTEMS INSTALLED AS PART OF THE PROJECT SHALL BE WEATHER BASED PER CGBS 4.304
- ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD PER CGBS SECTION 4.406
- AT THE TIME OF FINAL INSPECTION, AN OPERATION AND MAINTENANCE MANUAL, ACCEPTABLE TO THE ENFORCING AGENCY SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER PER SECTION CGBS 4.410
- DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENTS OPENING SHALL BE COVERED DURING CONSTRUCTION PER SECTION CGBS 4.504.1
- ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS PER CGBS 4.504
 - PAINT, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.
 - AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS.
 - DOCUMENTATION SHALL BE PROVIDED TO VERIFY COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.
 - CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.
 - 50% OF THE FLOOR AREA RECEIVING RESILIENT FLOORINGS SHALL COMPLY WITH THE VOC EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS.
- INTERIOR MOISTURE CONTROL ELEMENTS PER CGBS SECTION 4.505, INCLUDING:

VAPOR RETARDER AND CAPILLARY BREAK IS REQUIRED TO BE INSTALLED AT THE SLAB ON GRADE FOUNDATIONS.; CONCRETE SLAB SHALL HAVE THE FOLLOWING:

 - FOUR (4) INCH THICK SLAB WITH #3 GRADE 40 STEEL REINFORCING BARS AT 18" O.C. EACH WAY AT MID SLAB. CONCRETE TO HAVE AN $f_c = 2500$ psi MINIMUM
 - SLAB TO REST OVER A MINIMUM 6mil THICK VAPOR BARRIER UNDERLAIN BY AT LEAST 4 INCHES THICK BASE OF 1/2" OR LARGER CLEAN AGGREGATE. 2010 CALGREEN SECTION 4.505.2.1 CAPILLARY BREAK
 - MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALLS AND FLOOR FRAMING IS TO BE CHECKED FOR THE MINIMUM REQUIREMENTS BEFORE ENCLOSURE.
- BATHROOM EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH CGBS 4.506 AND SHALL INCLUDE THE FOLLOWING:
 - BE ENERGY STAR COMPLIANT
 - UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY OF 50% TO 80%

SITE NOTES

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

REVISIONS	BY

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2023.01.01
Date
M. Baker

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PEOPLES SCALE DESIGN
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 SUITE 250
 CARLSBAD, CA 92008

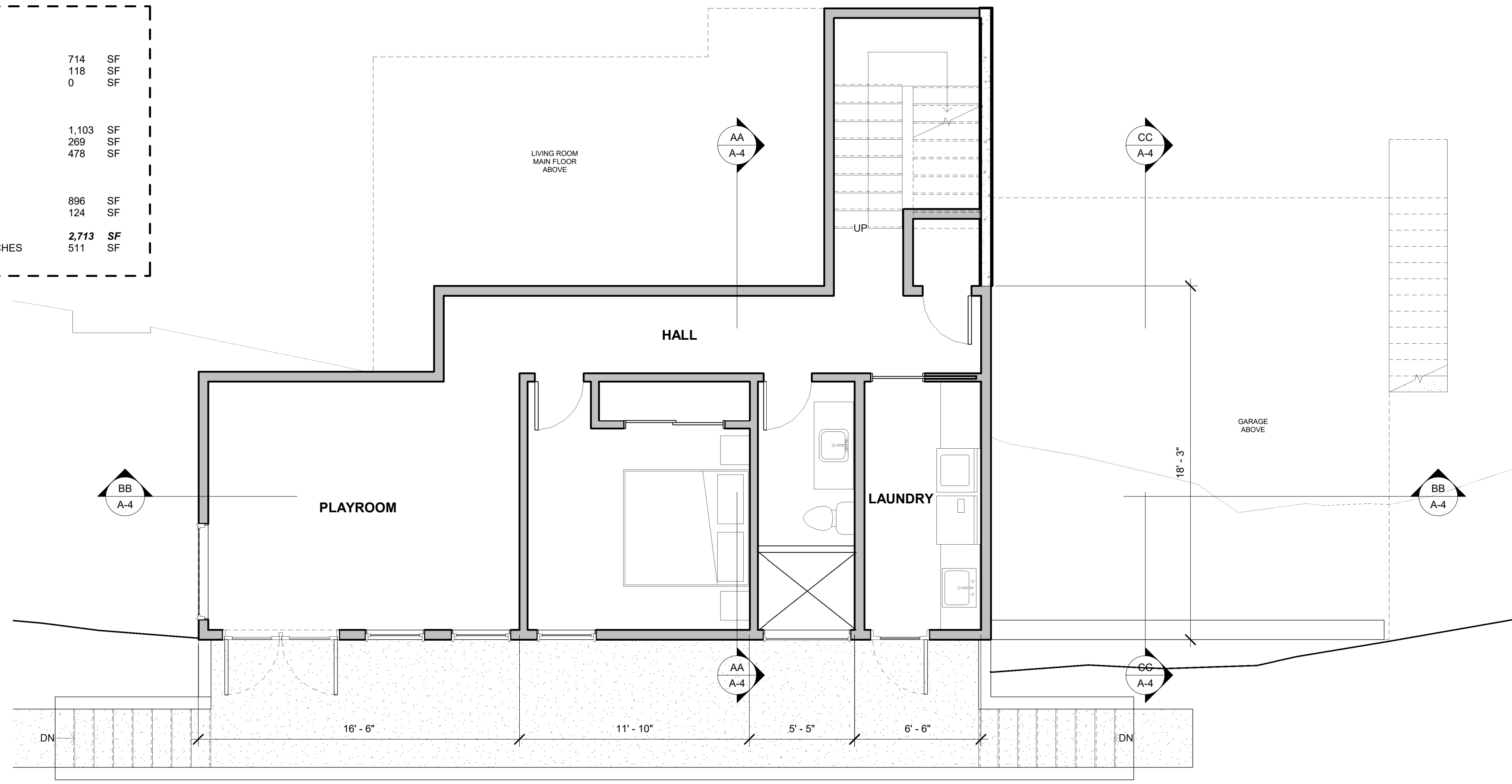
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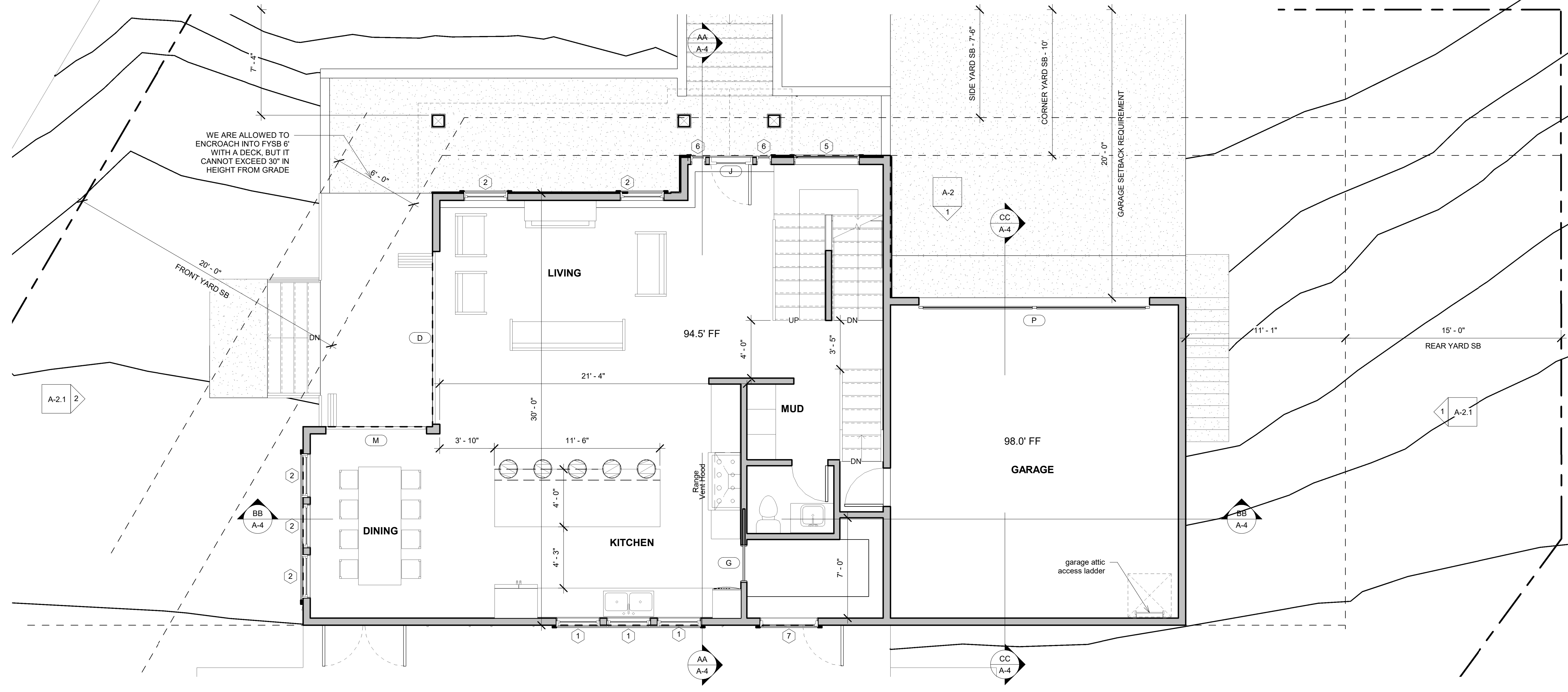
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LOWER FLOOR		
HABITABLE	714	SF
DECKS/PORCHES	118	SF
ATTACHED GARAGE	0	SF
MAIN FLOOR		
HABITABLE	1,103	SF
DECKS/PORCHES	269	SF
ATTACHED GARAGE	478	SF
UPPER FLOOR		
HABITABLE	896	SF
BALCONIES	124	SF
TOTAL HABITABLE	2,713	SF
TOTAL DECKS/BALCONIES/PORCHES	511	SF

3 0 - LOWER FLOOR
1/4" = 1'-0"



1 1 - MAIN FLOOR
1/4" = 1'-0"



ARCHITECTURAL LEGEND

	North Arrow		Section Tag
	Doors		Interior Elevation Tag
	Window		Center Line
	New Wall		Property Line
	Existing Wall		Overhead or Concealed Condition
	Veneer		Face Dimension
	Wall to be removed		Center Line Dimension
	(E) Existing		Revision

MAIN FLOOR PLAN

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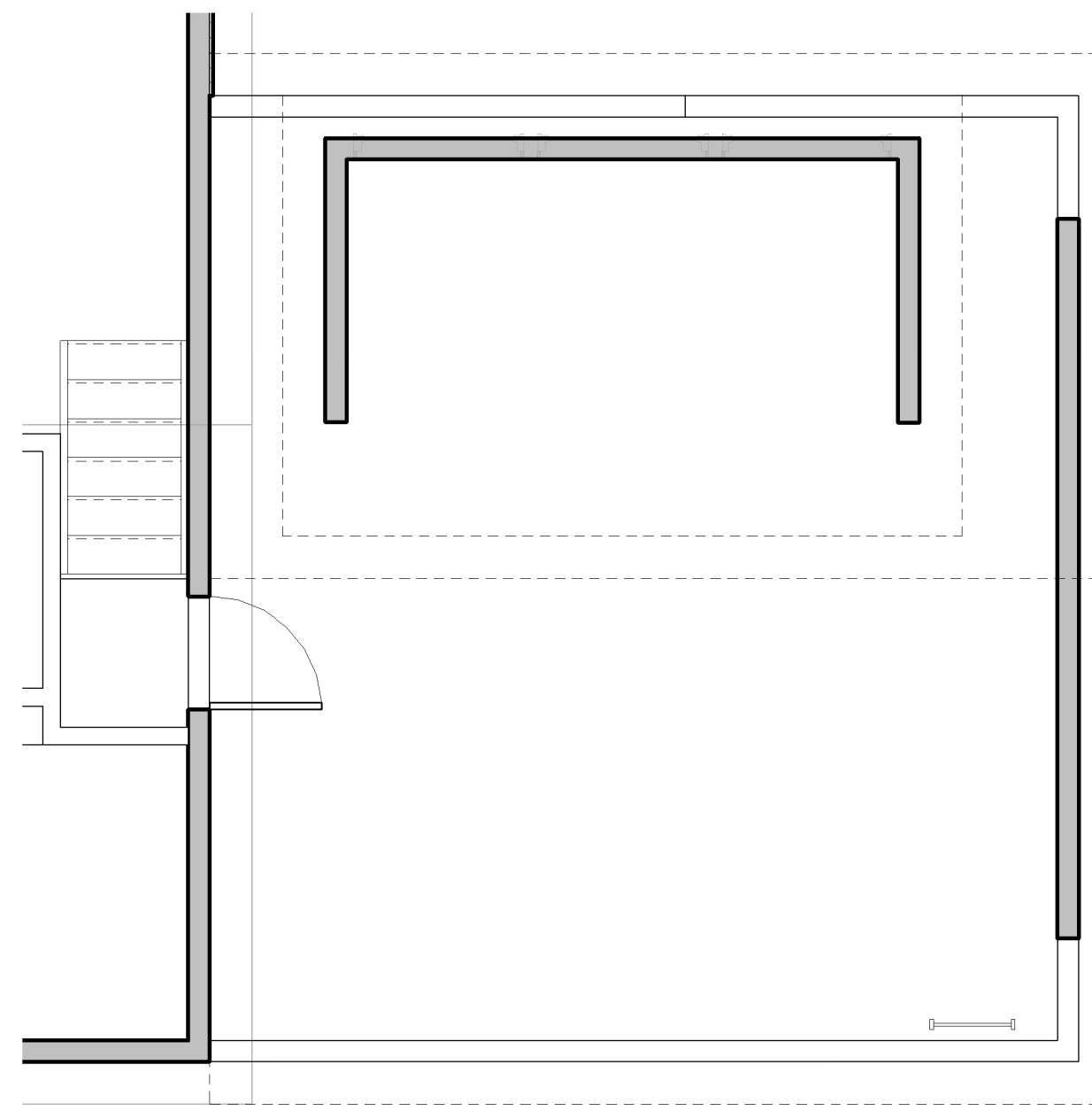
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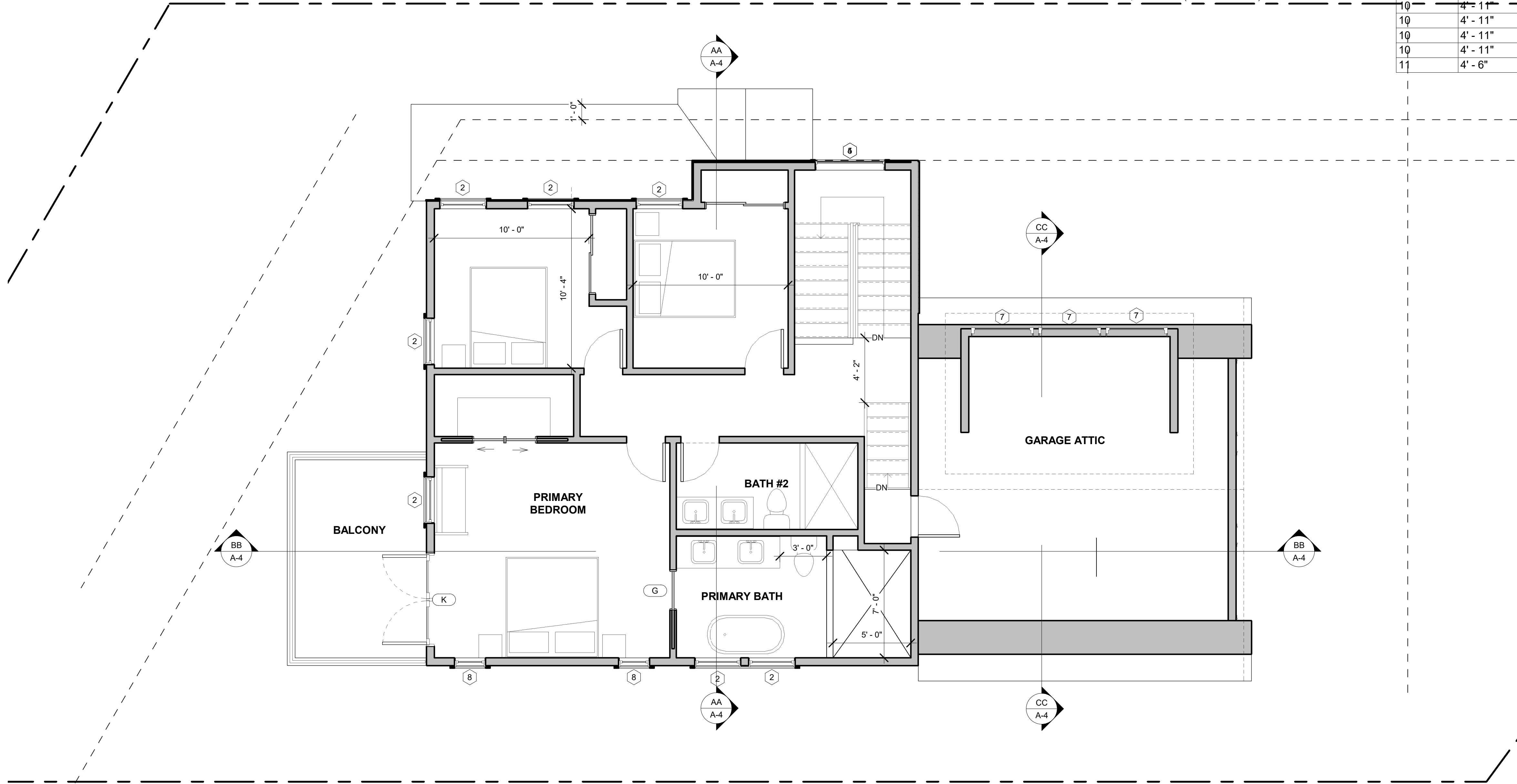


2 ATTIC FLOOR
1/4" = 1'-0"

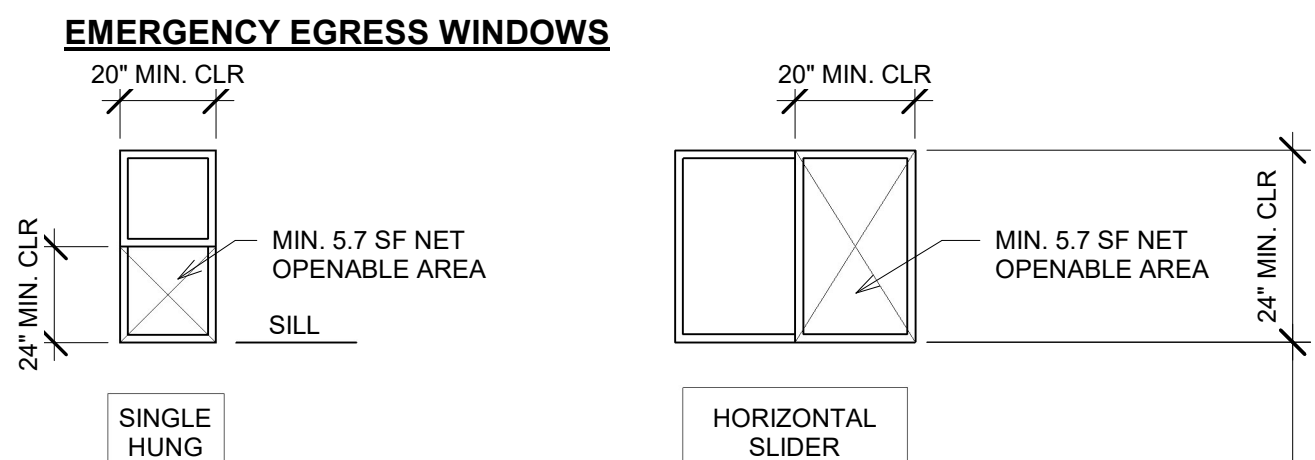
DOOR AND WINDOW NOTES

1. ALL OPENABLE WINDOWS ARE TO HAVE SCREENS REFER TO THE EXTERIOR ELEVATIONS FOR THE OPENING SECTIONS AND LOCATIONS OF WINDOWS TO HAVE MUTIN BARS. COLOR TO MATCH WINDOW FRAME.
2. MANUFACTURED DOORS AND WINDOWS ARE TO MEET ANSI OR NWMA STANDARDS AND ARE SO LABELED.
3. ALL EXTERIOR DOORS AND WINDOWS ARE TO BE FULLY WEATHERSTRIPPED
4. ALL OPENINGS ARE TO BE CAULKED AND SEALED; I.E. AROUND JOINTS IN WINDOWS.
5. MIRRORS IN ALL BATHS SHALL START AT THE COUNTER TOPS AND EXTEND TO 7'-0" ABOVE THE FLOOR.
6. ALL SLIDING GLASS DOORS AND WINDOWS MARKED "TEMP" ARE TO HAVE 3/16" TEMPERED GLASS.
7. WINDOWS ARE TO BE VINYL FRAMED, DUAL GLAZED, CLEAR GLASS.
8. SEE T-24 CALCS FOR GLAZING REQUIREMENTS AND VALUES.
9. THE MANUFACTURED WINDOWS SHALL HAVE A LABEL ATTACHED CERTIFIED BY THE NATIONAL FENESTRATION RATING COUNCIL (NFRC) AND SHOWING COMPLIANCE WITH THE ENERGY CALCULATIONS.
10. GLAZING IN THE FOLLOWING LOCATIONS SHOULD BE OF SAFETY GLAZING MATERIAL IN ACCORDANCE W/ SECTION 2406.4
 - A. DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS AND IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET.
 - B. MINIMUM 5.7 SQUARE FEET NET CLEAR OPENABLE AREA
 - C. 24" MINIMUM NET CLEAR OPENABLE HEIGHT
 - D. 20" MINIMUM NET CLEAR OPENABLE WIDTH
 - E. MAXIMUM FINISH SILL HEIGHT TO BE NO MORE THAN 44" ABOVE FINISHED FLOOR
11. SLEEPING ROOMS MUST HAVE A WINDOW OR EXTERIOR DOOR FOR EMERGENCY ESCAPE. (UBC SECTION 1204) THE EMERGENCY EXIT MUST MEET THE FOLLOWING CRITERIA:
 - A. MINIMUM 5.7 SQUARE FEET NET CLEAR OPENABLE AREA
 - B. 24" MINIMUM NET CLEAR OPENABLE HEIGHT
 - C. 20" MINIMUM NET CLEAR OPENABLE WIDTH
 - D. MAXIMUM FINISH SILL HEIGHT TO BE NO MORE THAN 44" ABOVE FINISHED FLOOR
12. SAFETY GLAZING OR TEMPERED GLASS IS REQUIRED IN HAZARDOUS LOCATIONS PER CRC SECTION R308.
13. MFG. PANORAMIC DOOR OR APPROVED EQUIVALENT. 3-PANEL FOLDING DOOR W/ ONE SIDE-HINGED SWING EXIT DOOR, 32" CLEAR (MIN. 3'-0" W x 6'-8" H) CRC R311.2

Window Schedule							
Type Mark	Width	Height	Family	Head Height	Sill Height	Oreintation	Comments
1	3'-0"	4'-6"	Double Hung - BLK Frame	8'-0"	3'-6"	S	
1	3'-0"	4'-6"	Double Hung - BLK Frame	8'-0"	3'-6"	S	
1	3'-0"	4'-6"	Double Hung - BLK Frame	8'-0"	3'-6"	S	
2	3'-0"	5'-0"	Double Hung - BLK Frame	8'-0"	3'-0"	N	
2	3'-0"	5'-0"	Double Hung - BLK Frame	8'-0"	3'-0"	N	
2	3'-0"	5'-0"	Double Hung - BLK Frame	8'-0"	3'-0"	N	
2	3'-0"	5'-0"	Double Hung - BLK Frame	8'-0"	3'-0"	W	
2	3'-0"	5'-0"	Double Hung - BLK Frame	8'-0"	3'-0"	W	
2	3'-0"	5'-0"	Double Hung - BLK Frame	8'-0"	3'-0"	W	
2	3'-0"	5'-0"	Double Hung - BLK Frame	8'-0"	3'-0"	W	
2	3'-0"	5'-0"	Double Hung - BLK Frame	8'-0"	3'-0"	S	
2	3'-0"	5'-0"	Double Hung - BLK Frame	8'-0"	3'-0"	S	
2	3'-0"	5'-0"	Double Hung - BLK Frame	8'-0"	3'-0"	N	
2	3'-0"	5'-0"	Double Hung - BLK Frame	8'-0"	3'-0"	N	
2	3'-0"	5'-0"	Double Hung - BLK Frame	8'-0"	3'-0"		
2	3'-0"	5'-0"	Double Hung - BLK Frame	8'-0"	3'-0"		
2	3'-0"	5'-0"	Double Hung - BLK Frame	8'-0"	3'-0"		
2	3'-0"	5'-0"	Double Hung - BLK Frame	8'-0"	3'-0"		
4	4'-6"	2'-6"	Fixed - BLK Frame	8'-0"	5'-6"	N	
5	4'-6"	8'-6"	Fixed - BLK Frame	14'-6"	6'-0"	N	
6	1'-0"	8'-0"	Fixed - BLK Frame	8'-0"	0'-0"	N	
6	1'-0"	8'-0"	Fixed - BLK Frame	8'-0"	0'-0"	N	
7	4'-0"	2'-0"	Awning - BLK Fame	8'-0"	6'-0"	S	
7	4'-0"	2'-0"	Awning - BLK Fame	6'-6"	4'-6"		
7	4'-0"	2'-0"	Awning - BLK Fame	6'-6"	4'-6"		
7	4'-0"	2'-0"	Awning - BLK Fame	6'-6"	4'-6"		
8	2'-0"	4'-0"	Double Hung - BLK Frame	8'-0"	4'-0"	S	
8	2'-0"	4'-0"	Double Hung - BLK Frame	8'-0"	4'-0"	S	
10	4'-11"	2'-0"	Awning - BLK Fame	7'-0"	5'-0"		
10	4'-11"	2'-0"	Awning - BLK Fame	7'-0"	5'-0"		
10	4'-11"	2'-0"	Awning - BLK Fame	7'-0"	5'-0"		
10	4'-11"	2'-0"	Awning - BLK Fame	8'-0"	6'-0"		
11	4'-6"	2'-0"	Fixed - BLK Frame	8'-0"	6'-0"		



1 2 - UPPER FLOOR
1/4" = 1'-0"



SLEEPING ROOMS SHALL HAVE A WINDOW OR EXTERIOR DOOR FOR EMERGENCY ESCAPE. SILL HEIGHT SHALL NOT EXCEED 44" ABOVE THE FLOOR. WINDOWS MUST HAVE AN OPENABLE AREA OF AT LEAST 5.7 SQUARE FEET WITH THE MINIMUM OPENABLE WIDTH 20" AND THE MINIMUM OPENABLE HEIGHT 24". THE EMERGENCY DOOR OR WINDOW SHALL BE OPENABLE FROM THE INSIDE TO PROVIDE A FULL, CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. SECTION 310.4.

FLOOR

TYPICAL EXAMPLES SHOWN ABOVE. CONTACT WINDOW MANUFACTURER TO DETERMINE THAT EACH SLEEPING ROOM HAS AT LEAST ONE WINDOW THAT MEETS THE MINIMUM REQUIREMENTS. NOTE: CASEMENT WINDOWS MAY PIVOT OPEN INTO AN AREA THAT WHEN CLOSED WOULD APPEAR TO MEET MIN. REQUIREMENTS.

ARCHITECTURAL LEGEND

	North Arrow		Section Tag
	Doors		Interior Elevation Tag
	Window		Center Line
	New Wall		Property Line
	Existing Wall		Overhead or Concealed Condition
	Veneer		Face Dimension
	Wall to be removed		Center Line Dimension
	(E) Existing		Revision

UPPER FLOOR PLAN

REVISIONS BY

DATE 2023.01.01

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A-1.1

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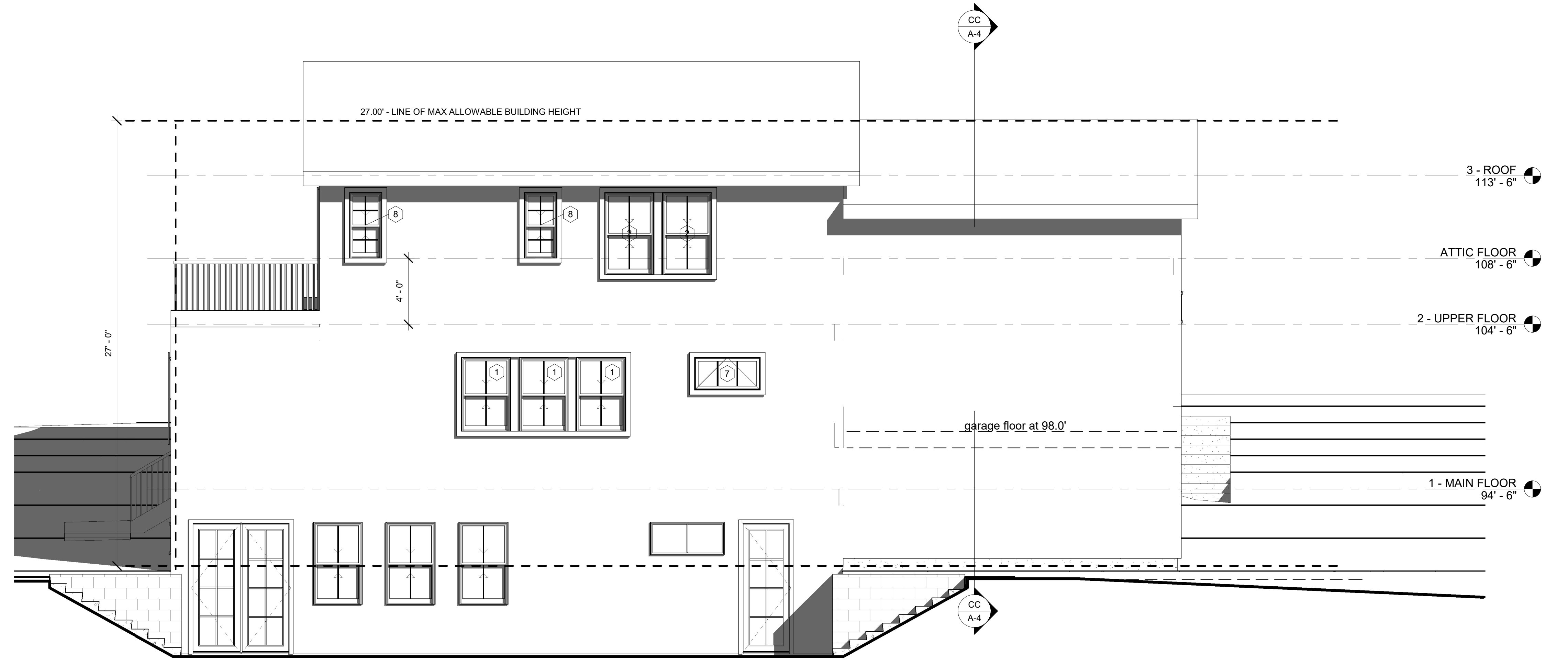
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Melanie Bakewell
2023.01.01
Date



1 North
1/4" = 1'-0"



2 South
1/4" = 1'-0"

ELEVATIONS

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2023.01.01
Date
Matthew Bakken

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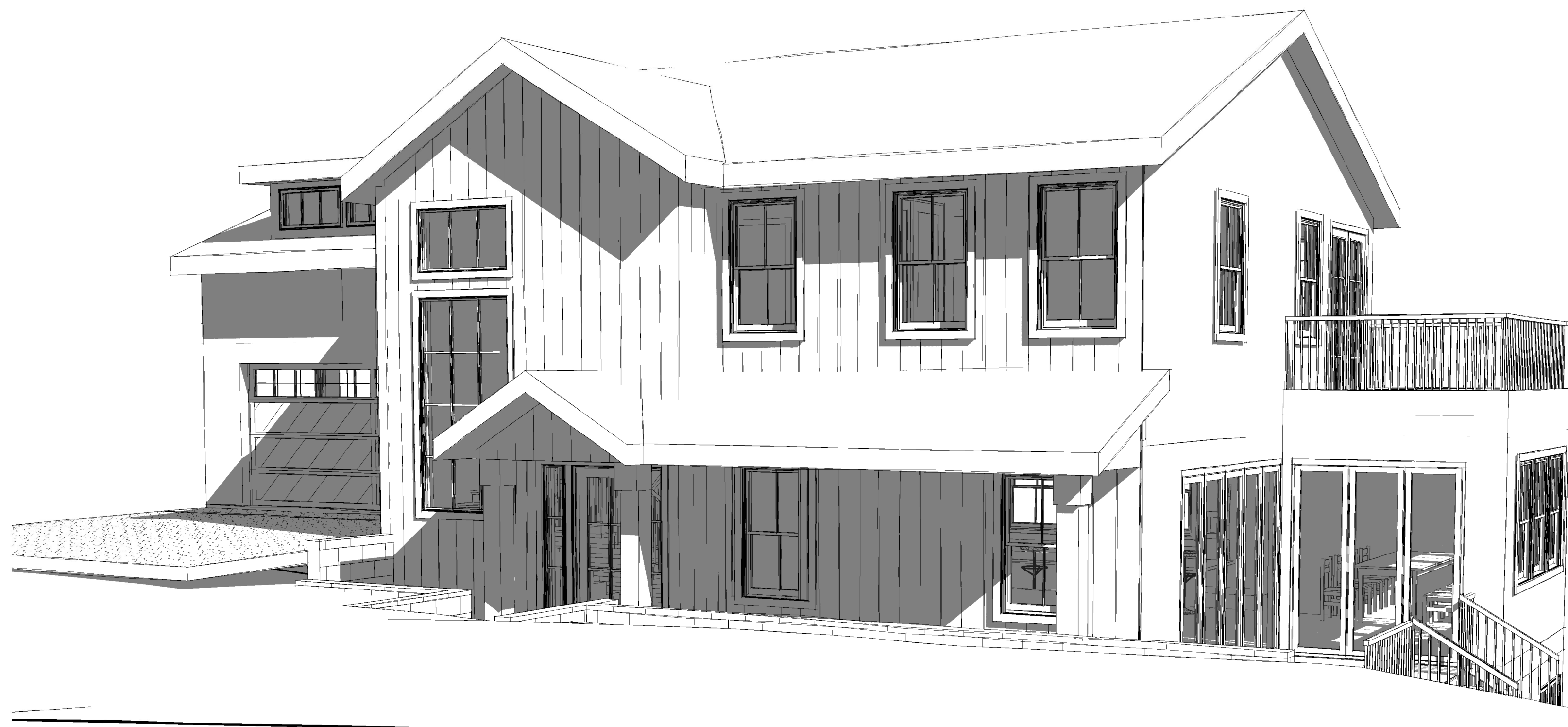
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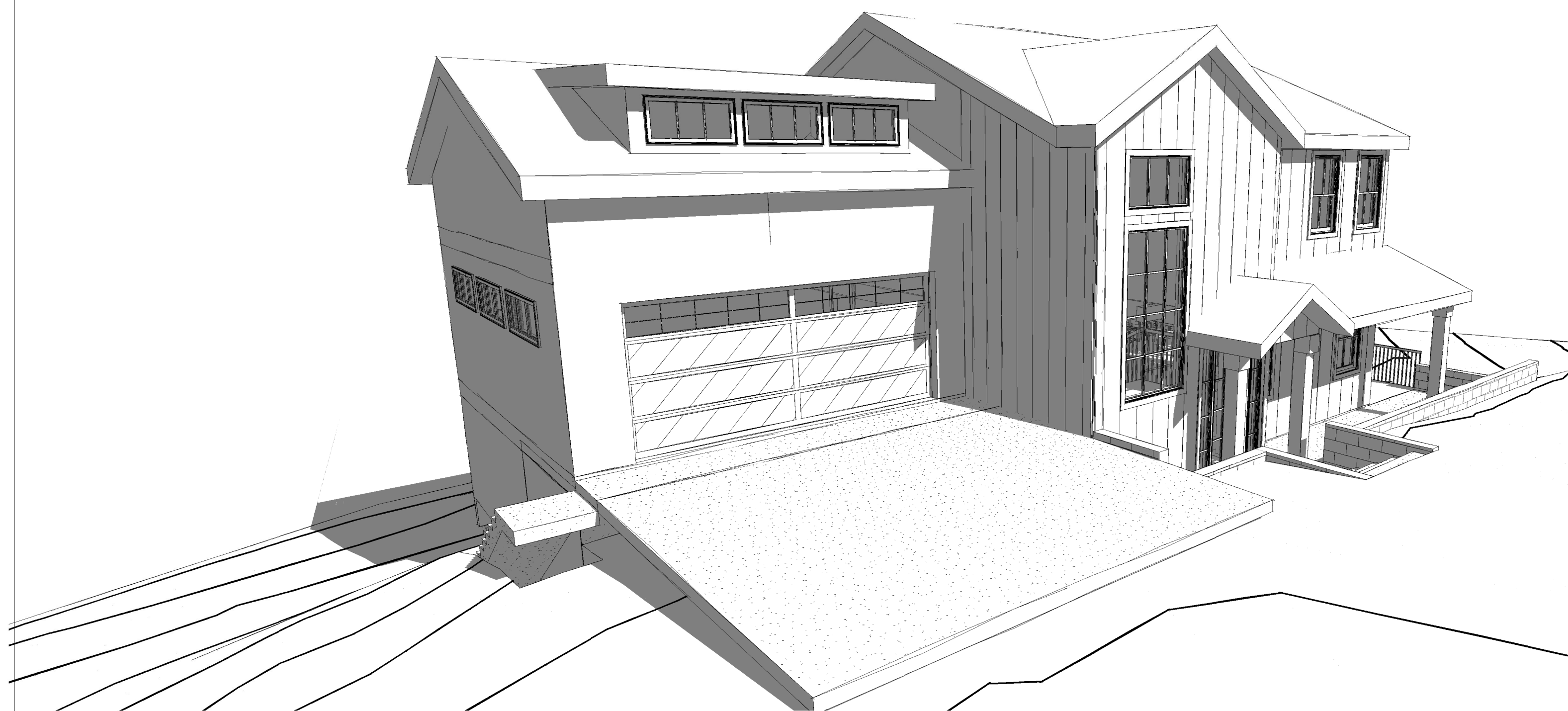
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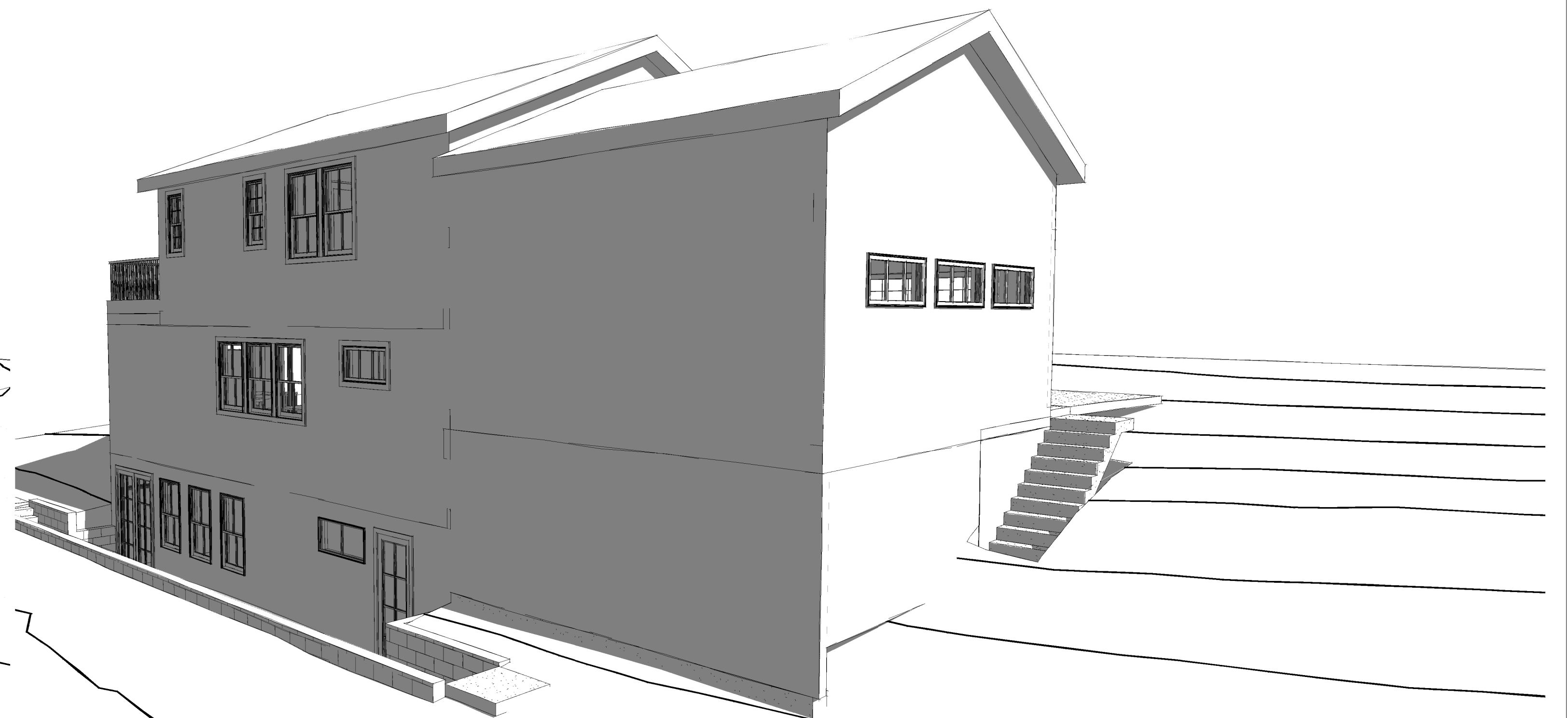
① NW PERSPECTIVE



④ SW PERSPECTIVE



③ NE PERSPECTIVE



② SE PERSPECTIVE

PERSPECTIVES

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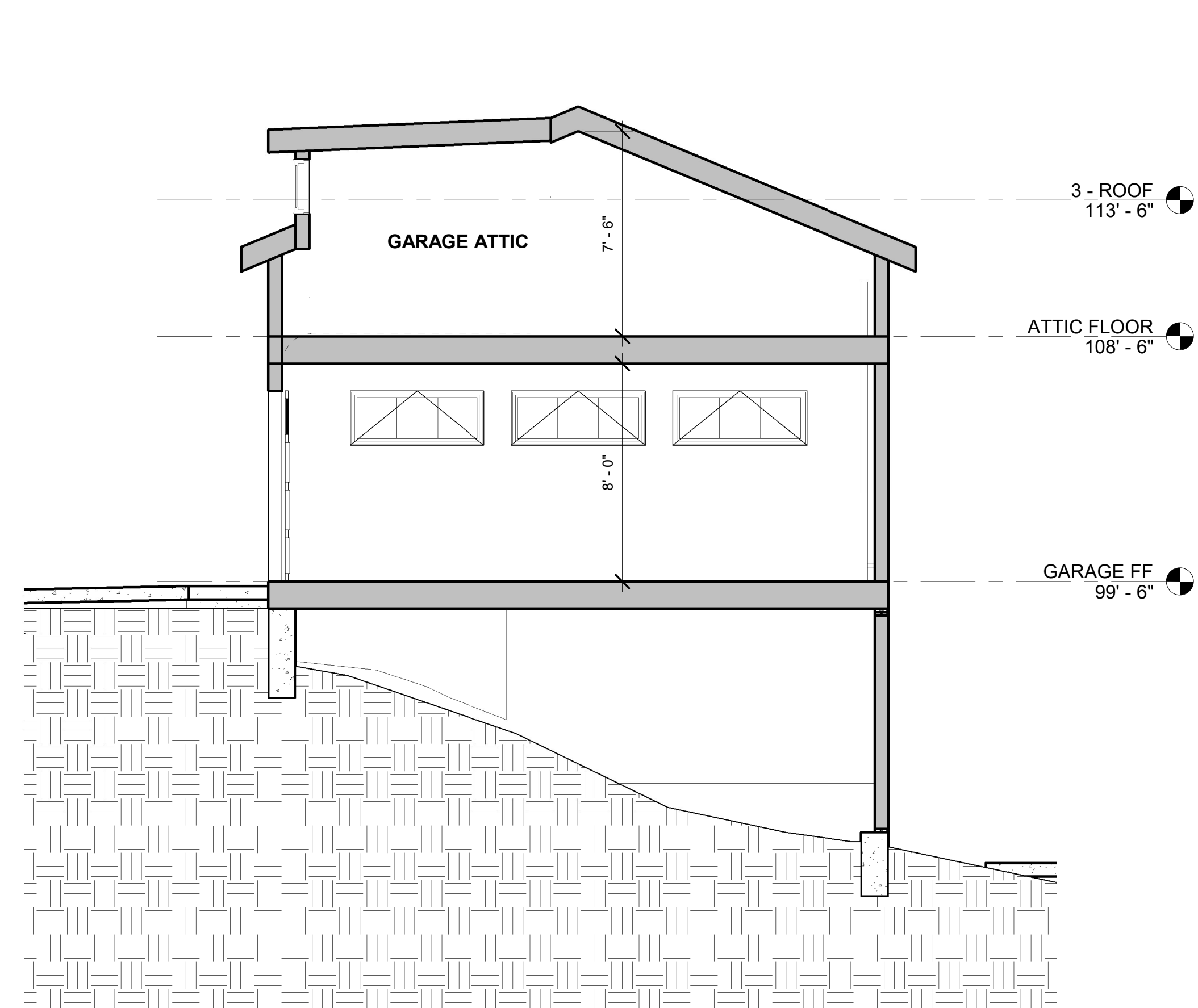
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 Matthew Bakshi Date

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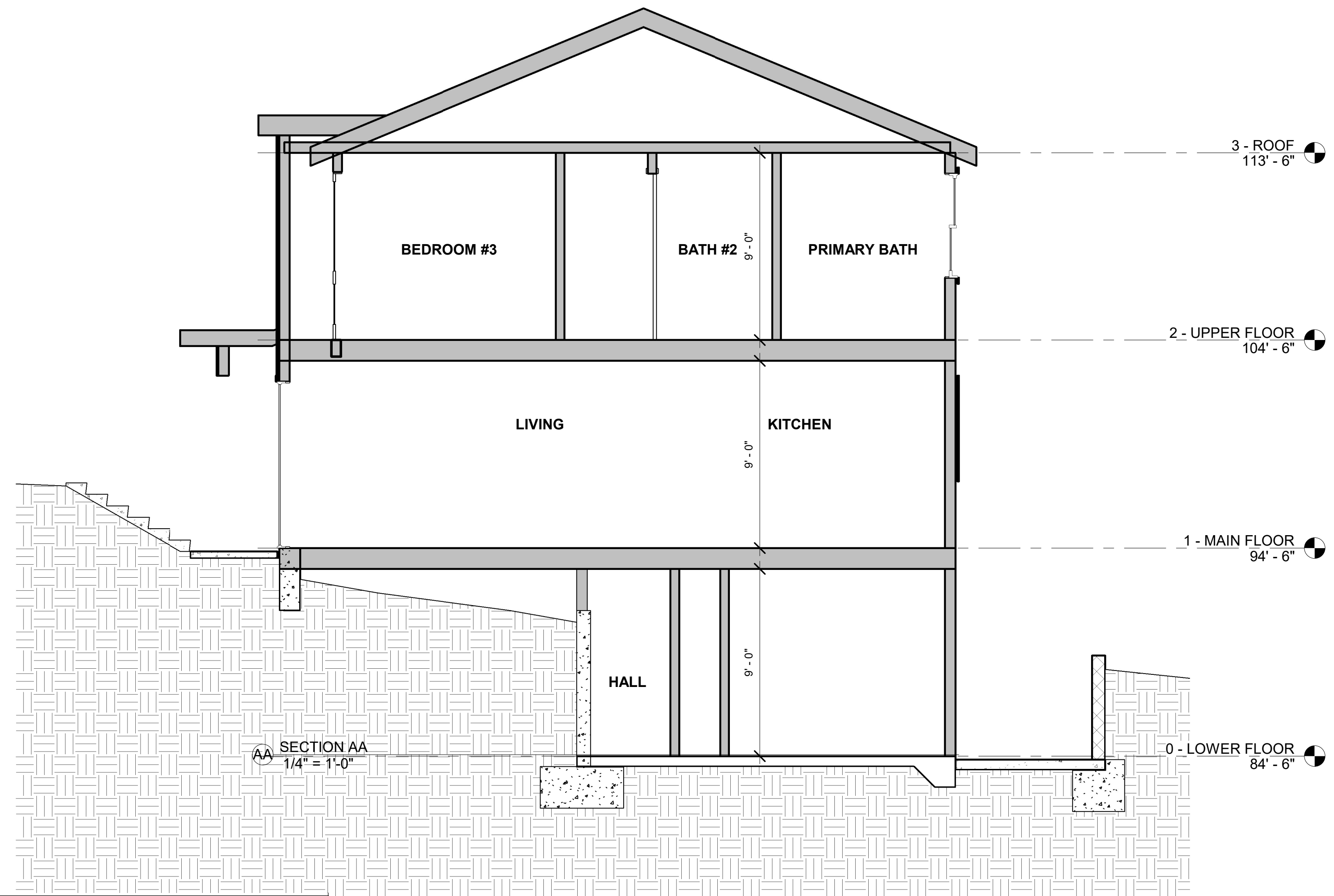
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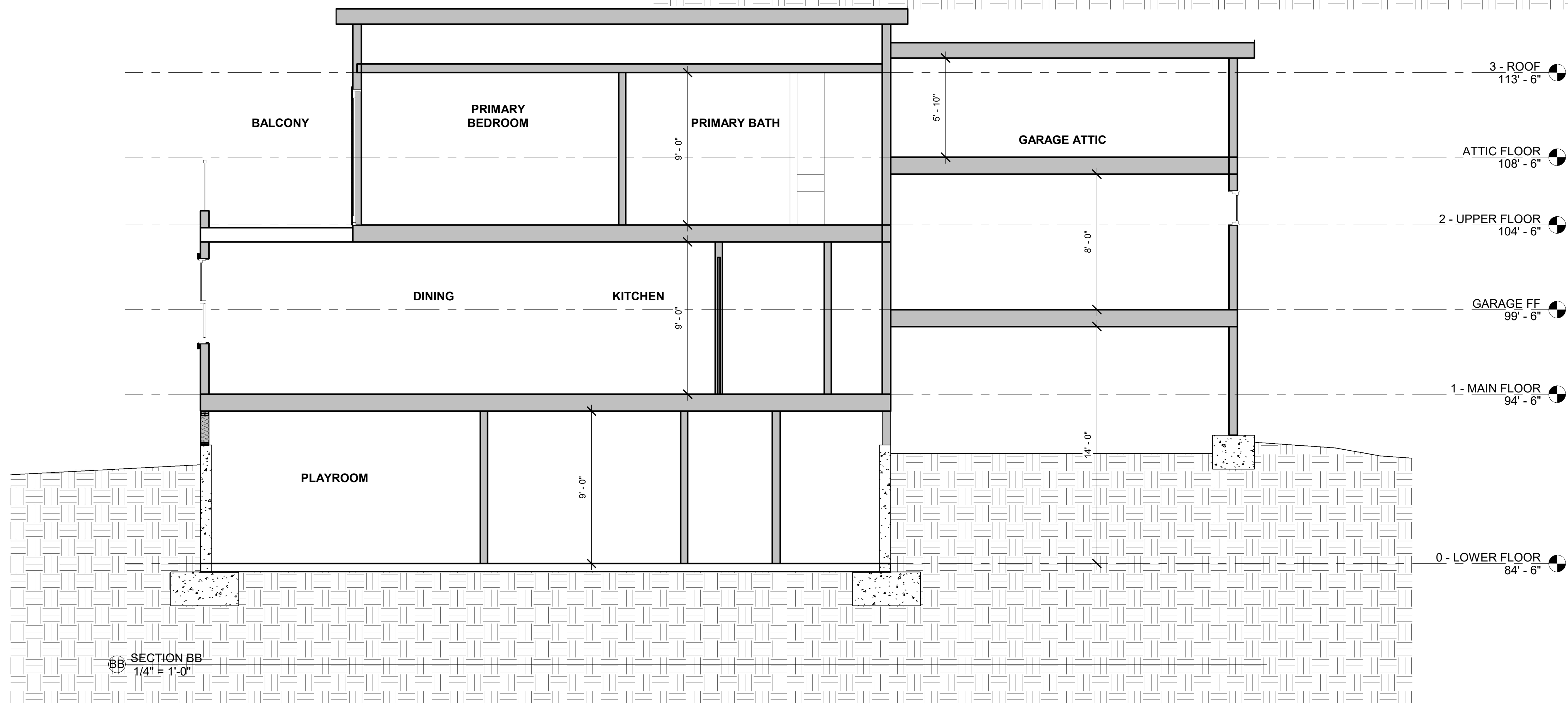
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SECTION CC
1/4" = 1'-0"



SECTION AA
1/4" = 1'-0"



SECTION BB
1/4" = 1'-0"

SECTIONS AND INTERIORS

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