

718 N. PACIFIC STREET
OCEANSIDE, 92057
APN:143-225-11-00



LEGEND

A.B.	ANCHOR BOLT	F.DN	FOUNDATION	OHD	OVERHEAD
ABV.	ABOVE	F.E	FIRE EXTINGUISHER	P/L	PROPERTY LINE/PLATE
A.C.	ASPHALTIC CONCRETE/ AIR CONDITIONING	F.E.C.	FIRE EXTINGUISHER CABINET	PWD	PLYWOOD
ACOUS	ACOUSTIC	F.F.E.	FINISH FLOOR ELEVATION	P.S.F.	POUNDS PER SQ. FT.
A.D.	ACCESS DOOR/AREA DRAIN	FIN	FLOOR	P.S.I.	POUNDS PER SQ. INCH
ADD	ADDENDUM	FLUOR	FLUORESCENT	P.T.	PRESSURE TREATED
ADJ	ADJUSTABLE	F.N.	FIELD OF NAILING	P.T.S.	POST TENSION SLAB
A.F.F.	ABOVE FINISH FLOOR	F.O.	FACE OF (SPECIFY ITEM)	PERIM	PERIMETER
AL	ALUMINUM	F.O.B.	FACE OF BRICK	PERP	PERPENDICULAR
ALT	ALTERNATE	F.O.C.	FACE OF CONCRETE	PLAS	PLASTER
ANOD	ANODIZED	F.O.M.	FACE OF MASONRY	PLAST	PLASTIC
ARCH	ARCHITECT[URAL]	F.O.P.	FACE OF PANEL	R	RISE
ASPH	ASPHALT	F.O.S.	FACE OF STUD	R.D.	ROOF DRAIN
@	AT	F.P.	FIREPROOF(ING)	REF	REFER(ENCE)
BD	BOARD	FT	FOOT/FEET	REINF	REINFORCING
BET	BETWEEN	F.S.	FLOOR SINK	RESIL	RETAINING(G)
B.F.	BOTTOM FOOTING	FX	FIXED	RET	RESILIENT
BLDG	BUILDING	GA	Gauge	REQ.(D)	REQUIRE/REQUIRED
BLKG	BLOCKING	GALV	GALVANIZED	RE/S	RE-SAWN
BM	BEAM	G.L.	GALVANIZED IRON	RM	ROOM
B.N.	BOUNDARY NAIL	GL	GLASS	R.O.	ROUGH OPENING
B.O.	BOTTOM	GLB	GLU LAM BEAM	SOUTH	SOUTH
BRS	BEARING	GYP. BD.	GYPSUM BOARD	S	SOLID CORE
BSMT	BASEMENT	H.B.	HOSE BIBB	SCHED	SCHEDULE
B.U.	BUILD UP	H.C.	HOLLOW CORE	SHT	SHEET
C AB	CABINET	HDR	HEADER	S.F.	SQUARE FEET
C/L	CENTERLINE	HDWR	HARDWARE	SIM	SIMILAR
CER	CERAMIC	HGR	HANGER	SPG	SPACING
C.J.	CONTROL JOINT	HP	HOPPER	SPEC	SPECIFICATION
CLG	CEILING	HORIZ	HORIZONTAL	SQ	SQUARE
CMU	CONCRETE MASONRY UNIT	HT	HEIGHT	S.S.	STAINLESS STEEL
COL	COLUMN	H.V.A.C.	HEATING VENTILATING AND AIR CONDITIONING	STAGG	STAGGERED
CONC	CONCRETE	H.W.	HOT WATER	STD	STANDARD
CONSTR	CONSTRUCTION	IN	INCH	STIFF	STIFFENED
CONT	CONTINUOUS	I.D.	INSIDE DIAMETER	STR	STRUCTURAL
COORD	COORDINATE	INCL	INCLUDED	STL	STEEL
CORR	CORRIDOR	I.E.	INVERT ELEVATIONS	TRD	TREAD
CSK	COUNTERSINK	INSUL	INSULATION	TEMP.	TEMPERED
CTR	CENTER	JAN	JANITOR	T & G	TONGUE AND GROOVE
CS	CHANNEL CASEMENT	JOIST	JOIST	THR	THRESHOLD
d	PENNY (NAILS)	JT	JOINT	R.J.	TOOLED JOINT
DBL	DOUBLE	KIT	KITCHEN	T.N.	TOE NAIL
DET	DETAIL	LAM	LAMINATED	T.O.	TOP OF (SPECIFY ITEM)
DIA	DIAGONAL	LAC-BLT	LAC-BOLT	T.O.F.	TOP OF FOOTING
DIAPH	DIAPHRAGM	LL	LIVE LOAD	T.O.R.	TOP OF ROOF
D.F.	DRINKING FOUNTAIN/	LLH	LONG LEG VERTICAL	T.O.S.	TOP OF SURFACE/SLAB
DF	DOUGLAS FIR	LONGIT	LONGITUDINAL	T.O.W.	TOP OF WALL
DIM	DIMENSION	L.P.	LOW POINT	TRANS	TRANSVERSE
D.L.	DEAD LOAD	L.W.C.	LIGHT WEIGHT CONCRETE	TY	TYPICAL
DN	DOWN	MAS	MASONRY	U.N.O.	UNLESS NOTED OTHERWISE
D.S.	DOWN SPOUT	MATL	MATERIAL	U.B.C.	UNIFORM BUILDING CODE
DWNG	DRAWING	MAX	MAXIMUM	V.A.T.	VINYL ASBESTOS TILE
DWLS	DOWELS	M.C.	MEDICINE CABINET	V.B.	VAPOR BARRIER
DWR	DRAWER	MECH	MECHANICAL	VERT	VERTICAL
E	EAST	MEMB	MEMBRANE	VENT	VENTILATOR OR VENTILATION
EA	EACH	MET	METAL	V.I.F.	VERIFY IN FIELD
E.B.	EXPANSION JOINT	MFR	MANUFACTURER	W	WEST
E.J.	EXPANSION JOINT	MIN	MINIMUM	W/	WITH
EL	ELEVATOR	MISC	MISCELLANEOUS	WD	WOOD
ELEV	ELEVATION	N	NORTH	W.GL.	WIRE GLASS
ELEC	ELECTRIC(AL)	N.J.C	NOT IN CONTRACT	W.H.	WATER HEATER
E.N.	EDGE NAIL	NO	NUMBER	WO	WITHOUT
ENC	ENCLOSURE	N.T.S.	NOT TO SCALE	WP	WATERPROOF
EQ	EQUAL	O.C.	ON CENTER	W.P.J.	WEAKENED PLANE JOINT
E.Q.W.	EACH WAY	O.D.	OUTSIDE DIAMETER	W.R.	WATER RESISTANT
EXT	EXTERIOR	O.F.	OVERFLOW/OUTSIDE FACE	WT	WEIGHT
EXST	EXISTING	O.H.	OPPOSITE HEAD	W.W.F.	WELDED WIRE FABRIC
F.B.	FLAT BAR	OPG	OPENING	YD	YARD
F.D., FD	FLOOR DRAIN, FRENCH DOOR	OPP	OPPOSITE		
F.F.	FINISHED FLOOR/FACTORY FINISH				

	SECTION NUMBER IN UPPER HALF OF CIRCLE AND SHEET NUMBER IN LOWER HALF OF CIRCLE
	INTERIOR ELEVATIONS DARKEN AREAS TO INDICATE WHICH ELEVATIONS ARE DRAWN. REFERENCE NUMBER IN UPPER HALF OF CIRCLE & SHEET WHERE ELEVATION IS DRAWN IN LOWER CIRCLE
	ROOM NAME/FINISH TYPE LETTER DESIGNATION OF FINISH TYPE ON FINISH SCHEDULE
	DOOR NUMBER
	WINDOW TYPE LETTER DESIGNATION OF NUMBER IF WINDOW SCHEDULE IS PROVIDED
	REVISION TRIANGLE WITH NUMBERED REVISION CLOUD
	F.D. FLOOR DRAIN
	SHOWER HEAD
	ELEVATION SYMBOL - BENCH MARK OR CONSTANT ELEVATION
	ROOF, DRAIN & OVERFLOW
	FENCING (X's DO NOT INDICATE POSTS)
	EXISTING CONTOURS
	POINT ELEVATIONS
	ELEVATION TARGET/CONTROL POINT
	PROPERTY LINE HEAVY BROKEN LINES WITH TWO DASHED LINES IN BETWEEN.
	GRID OR COLUMN LINE FINE AND SHARP BROKEN LINES WITH TWO DOTS IN BETWEEN.
	REFERENCE DETAIL DETAIL NUMBER IN UPPER HALF OF CIRCLE AND SHEET IN LOWER HALF OF CIRCLE.
	AREA REFERENCE DETAIL.

1. A MINIMUM OF 65% NON-HAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS WILL BE RECYCLED OR SALVAGED FOR REUSE IN ACCORDANCE WITH EITHER SECTION 4.408.2, 4.408.3 OR 4.408.4, OR MEET A MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE.
2. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATES, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITE OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED, OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.
3. THE FINISH GRADE AND IMPERVIOUS SURFACES SHALL DRAIN AWAY FROM THE FOUNDATION WALLS AT A MINIMUM SLOPE OF 2% OR SHALL FALL 6 INCHES WITHIN THE FIRST TEN FEET WHERE POSSIBLE.
4. REQUIRED SPECIAL FEATURES INDICATED ON THE CFIR FORM.
5. THE INSPECTOR WILL RECHECK FOR EXPANSIVE SOILS AND / OR GRADING REQUIREMENTS AT FIRST FOUNDATION INSPECTION.
6. THE PROJECT WILL COMPLY WITH THE FOLLOWING BUILDING CODES AND ASSOCIATED COUNTY OF SAN DIEGO AMENDMENTS
2022 CALIFORNIA GREEN STANDARDS CODE (CALGREEN)
2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS (CBEES)
ADD CB TO 2022 EES

PROJECT WILL PROVIDE CONSTRUCTION WASTE MANAGEMENT PER CAL GREEN SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING.

THIS INFORMATION CAN BE FOUND ON STRUCTURAL SPECIFICATIONS OF THE STRUCTURAL DRAWINGS SHEET S1.0, STRUCTURAL DESIGN BASIS, AND THE TITLE SHEET OF THE STRUCTURAL CALCULATIONS USING DESIGN PARAMETERS PER CALIFORNIA . [SEE STRUCTURAL NOTES FOR MORE INFO.]

COMPLIANCE WITH THE DOCUMENTATION REQUIREMENTS OF THE 2022 ENERGY EFFICIENCY STANDARDS IS NECESSARY FOR THIS PROJECT. REGISTERED, SIGNED, AND DATED COPIES OF THE APPROPRIATE CF1R, CF2R, AND CF3R FORMS SHALL BE MADE AVAILABLE AT NECESSARY INTERVALS FOR BUILDING INSPECTOR REVIEW. FINAL COMPLETED FORMS WILL BE AVAILABLE FOR THE BUILDING OWNER.

HERS VERIFICATION REQUIRED: BUILDING LEVEL VERIFICATIONS, IAQ MECHANICAL VENTILATION, COOLING SYSTEM VERIFICATIONS, MINIMUM AIRFLOW, FAN EFFICACY WATTS/CRM, REFRIGERANT CHARGE, HVAC DISTRIBUTION SYSTEM VERIFICATIONS, DUCT SEALING, DUCTS LOCATED WITHIN CONDITIONED SPACE

CONTRACTOR TO COORDINATE ARCHITECTURAL, STRUCTURAL, TITLE 24, CIVIL AND LANDSCAPE DRAWINGS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES MUST IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE CORRESPONDING PROFESSIONAL

SEE NOTES:

1. CONTRACTOR TO INSTALL ANY REQUIRED SMOKE DETECTORS AND CARBON MONOXIDE ALARMS. FINAL INSPECTION WILL NOT BE APPROVED UNTIL THE INSPECTOR SEES THAT THE REQUIRED SMOKE DETECTORS AND CARBON MONOXIDE ALARM(S) ARE INSTALLED WHERE REQUIRED.
2. CARBON MONOXIDE ALARMS - FOR NEW CONSTRUCTION CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACKUP. ALARM WIRING SHALL BE DIRECTLY CONNECTED TO THE PERMANENT BUILDING WIRING WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.
3. CARBON MONOXIDE ALARM INTERCONNECTED - WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN THE DWELLING UNIT OR WITHIN A SLEEPING UNIT THE ALARM SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
4. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF EACH ENTRY, ON EACH ADDITION SORTY OF THE DWELLING INCLUDING BASEMENTS AND HABITABLE ATTICS.
5. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN THE DWELLING UNIT OR WITHIN A SLEEPING UNIT THE ALARM SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISES WITH ALL INTERFERING DOORS CLOSED.
6. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW.
7. SMOKE ALARMS MUST BE LOCATED A MINIMUM OF THREE FEET FROM FIRE REGISTERS AND THREE FEET FROM THE TIPS OF CEILING FANS.
8. PAINTS, COATINGS, STAINS OR OTHER SURFACE TREATMENTS ARE NOT ACCEPTABLE MEANS OF COMPLIANCE WITH ANY WILD-FIRE RESISTIVE CONSTRUCTION REQUIREMENT. (COUNTY BUILDING CODE 921.703.4)
9. SMOKE ALARMS-INTERCONNECTED PER CRC 8314.4 AND HARD-WIRED WITH BATTERY BACK-UP PER CRC 8314.6 IN THE FOLLOWING LOCATIONS ON FLOOR PLANS OR UTILITY PLANS (CRC 8314.3).
10. SMOKE ALARMS / CARBON MONOXIDE DETECTORS SHOWN ON ELECTRICAL PLANS

CONTRACTOR TO INSTALL ANY REQUIRED SMOKE DETECTORS AND CARBON MONOXIDE ALARMS. FINAL INSPECTION WILL NOT BE APPROVED UNTIL THE INSPECTOR SEES THAT THE REQUIRED SMOKE DETECTORS AND CARBON MONOXIDE ALARM(S) ARE INSTALLED WHERE REQUIRED.

• LANDSCAPING DEFERRED
• FIRE SPRINKLERS

NEW ADDITION AND THE NEW ADD SHALL HAVE AUTOMATIC FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH CBC SECTION 903.2.6 GROUP F OR SECTION R313.3 OR NEPA 13D. A DEFERRED SUBMITTAL TO PROVIDE THE DESIGN OF AN AUTOMATIC FIRE SPRINKLER SYSTEM THAT SHALL BE PERFORMED AND SIGNED BY A C-16 SPECIALTY CONTRACTOR. THE AUTOMATIC FIRE SPRINKLER SYSTEM SUBMITTED AND APPROVED BY THE COUNTY FIRE AUTHORITY (SAN JOSE SANTA FE FIRE PROTECTION DISTRICT) SHALL BE READY FOR HYDROSTATIC TESTING PRIOR TO FRAMING INSPECTION.

• SOLAR PV INSTALLATION:

PROVIDED FUTURE SOLAR PV SYSTEM LOCATION SHEET A4.1 (SYSTEM SIZE WITH ANNUAL ELECTRICAL OUTPUT EQUAL TO OR GREATER THAN THE DOWELINGS) ANNUAL ELECTRICAL OUTPUT OF THE SYSTEM SHALL BE 150.1 [C14] (PRESCRIPTIVE). THE DESIGN SHALL BE SIGNED BY A C-10 OR C-46 PHOTOVOLTAIC DESIGN-BUILDER, OR BY A REGISTERED ELECTRICAL ENGINEER TO COMPLY WITH ENERGY COMPLIANCE. CALCULATIONS BY OTHERS.

SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE REGISTERED PROFESSIONAL IN RESPONSIBLE CHARGE WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE CALLED OUT UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

SITE ADDRESS: 718 N. PACIFIC STREET, OCEANSIDE, CA 92057
APN: 143-225-11-00
OWNER: BLSI PROPERTIES LLC
RESIDENCE NAME: NORTH PACIFIC RESIDENCES
APPLICANT: TRE ARCHITECTURE - ALLAN TETA
2110 S COAST HWY
SUITE O
OCEANSIDE, 92054
760-268-9090

- 3 UNIT MULTI FAMILY RESIDENTIAL DEVELOPMENT
- 100% SUBTERRANEAN PARKING GARAGE (SEVEN PARKING SPACES)
- ROOF TOP DECK

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF OCEANSIDE MUNICIPAL CODE WHICH INCLUDES AMENDMENTS TO THE 2025 CALIFORNIA CODE OF REGULATIONS

PLANS COMPLY WITH 2025 CALIFORNIA CODE OF REGULATIONS [TITLE 24] WHICH INCLUDE: 2025 CBC, 2025 CMC, 2025 CFC, 2025 CCB, 2025 CCB, 2025 CFC, 2025 CBC], THE 2025 CALIFORNIA ENERGY CODE, CITY OF OCEANSIDE MUNICIPAL CODE [WHICH INCLUDES AMENDMENTS TO 2025 CALIFORNIA CODE OF REGULATIONS].

LOT AREA:	4,981 SF [.11 ACRE]
LEGAL DESCRIPTION:	LOT 11 BLOCK 32 TR 344
ZONE:	D-5 - HIGH DENSITY RESIDENTIAL (SF & MULTI) (DEVELOPMENT) R2
PROPOSED:	MULTI-FAMILY CONDOMINIUMS
SPRINKLERS:	YES
ZONE OVERLAY:	Coastal Zone First Public Roadway (CDP require for Additional Over 10%) 300-FT from Coastal Bluff Special Study Specific Plan Coastal Height Limit Airport Proximity Commercial/Industrial Zoning

UNIT 1 (CONDITIONED)	2,080 SF
UNIT 2 (CONDITIONED)	3,218SF
UNIT 3 (CONDITIONED)	3,2418 SF
TOTAL CONDITIONED AREA	8,516 SF
UNDERGROUND PARKING GARAGE (NON HABITABLE)	2,443 SF
LEVEL 1 PARKING GARAGE (NON HABITABLE)	192 SF
TOTAL STAIRWAYS & ELEVATOR CORE (NON HABITABLE)	977.4 SF
TOTAL DECK AREAS, ROOF DECK, ENTRY BREEZEWAY (NON HABITABLE)	1,801 SF
TOTAL STORAGE UNITS & ENCLOSED TRASH IN GARAGE (NON HABITABLE)	498 SF
TOTAL COMMON AREA- LOBBY (NON HABITABLE)	562 SF

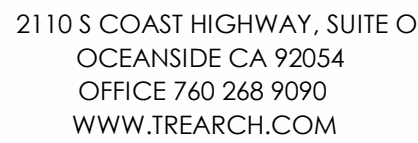
LANDSCAPING PERCENTAGE 25% OF LOT AREA MINIMUM (1,675 SF / 5,000)	33.5%
PERMEABLE LANDSCAPING MATERIAL (507 SF / 5,000 SF)	10.1%
LOT COVERAGE / LOT AREA (3,737 SF / 4,981 SF)	75%
STAIRWAY & ELEVATOR SF EXCEEDING 35' HEIGHT LIMIT STAIR CORE / ROOF AREA (241 SF / 3,372 SF) MAX 10%	8%
SETBACKS	
FRONT SETBACK - 10 FT	
SIDE SETBACKS - 3 FT	
REAR SETBACK - 5 FT	
HEIGHT LIMIT - 35 FT	
<u>PARKING CALCULATIONS</u>	
REQUIRED:	
1- BEDROOM = 1.5 PARKING SPACES	
2+ BEDROOMS = 2 PARKING SPACES	
<u>6. PARKING SPACES REQUIRED</u>	
PROVIDED:	
<u>7 PARKING SPACES PROVIDED</u>	
<u>AT 8.5X18FT MINIMUM</u>	
<u>UNIT CALCULATION</u>	
(1) 2+ BEDROOM UNITS WITH 3 BATHS @ 2,030 SF - UNIT 1	
(2) 2+ BEDROOM UNITS WITH 3.5 BATHS @ 3,247 SF - UNIT 2 & 3	
UNDERGROUND ALL PROPOSED UTILITIES PER ARTICLE 30, SECTION 3023	

CLIENT	BSLI PROPERTIES LLC
APPLICANT & ARCHITECT	
TRE ARCHITECTURE 2110 S COAST HWY SUITE O OCEANSIDE, CA 92054	contact: ALLAN TETA phone: 760 268 9090 email: allan@trearch.com
COFF ENGINEER	
COFFEY ENGINEERING 9666 BUSINESSPARK AVE, STE 210 SAN DIEGO, CA 92131	contact: DANIEL VALDEZ phone: 858 831 0111 email: DAN@COFFEYENGINEERING.COM
LANDSCAPE ARCHITECT	
JPBLA 4403 MANCHESTER AVE. SUITE 201 ENCINITAS, CA 92024	contact: JIM BENEDETTI phone: 760 479 3644 email: JIM@JPBLA.COM
STRUCTURAL ENGINEER	
DAVID THOMAS ENGINEERING 12625 High Bluff Drive, Suite 302 ENCINITAS, CA 92024	contact: DAVID THOMAS phone: (858) 201-3072 email: david@dtengsd.com
MEPL ENGINEERS	
H+W ENGINEERING 1810 Gillespie Way, Suite 207 El Cajon, CA 92020	contact: MATT MILLER phone: 619-659-8234 x 708 email: matt@hwengr.com

A0.1	TITLE SHEET
A0.2	PROPOSED SITE PLAN
A0.3	LANDSCAPING EXHIBIT
A2.0	PROPOSED REFERENCE FLOOR PLANS
A2.1	PROPOSED BASEMENT LEVEL - PARKING GARAGE
A2.2	PROPOSED FLOOR PLAN - LEVEL 1
A2.3	PROPOSED FLOOR PLAN - LEVEL 2 & 3
A2.4	PROPOSED ROOF DECK PLAN
A5.1	PROPOSED BUILDING ELEVATIONS
A6.1	BUILDING SECTIONS

LC-1	TITLE SHEET
LC-2	CONCEPT LANDSCAPING PLAN
LC-3	CONCEPT LANDSCAPING NOTES
LC-4	WATER CONSERVATION CALCULATIONS

C.1 GRADING & DRAINAGE PLAN
TPM01 TENTATIVE PARCEL MAP



PROFESSIONAL STAMP



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PROJECT INFO

NORTH PACIFIC RESIDENCES

TA 2405

DOCUMENT LOG

11/25/25 - CDP SUBMITTAL 3

06/15/26 - CDP PLAN CHAN

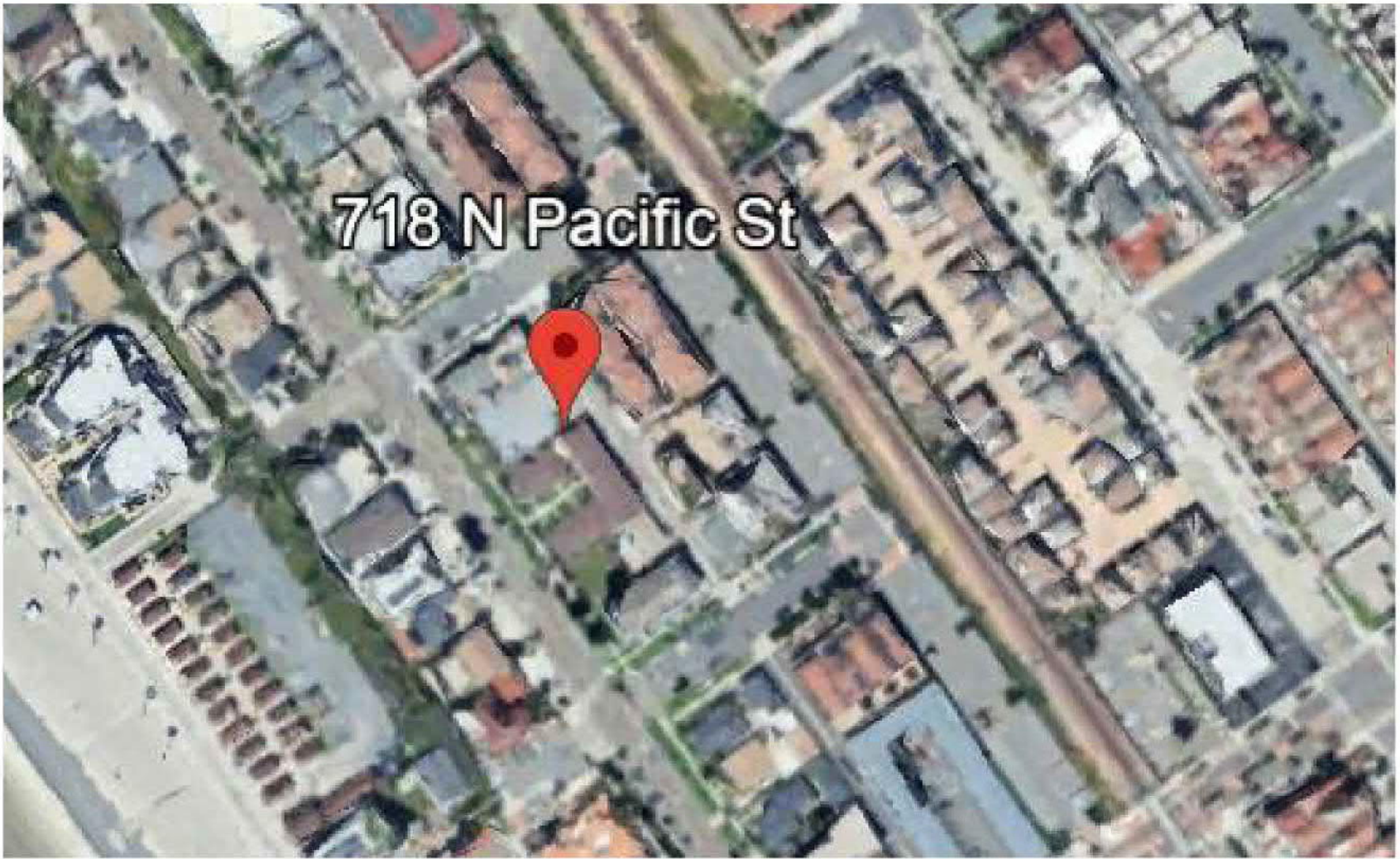
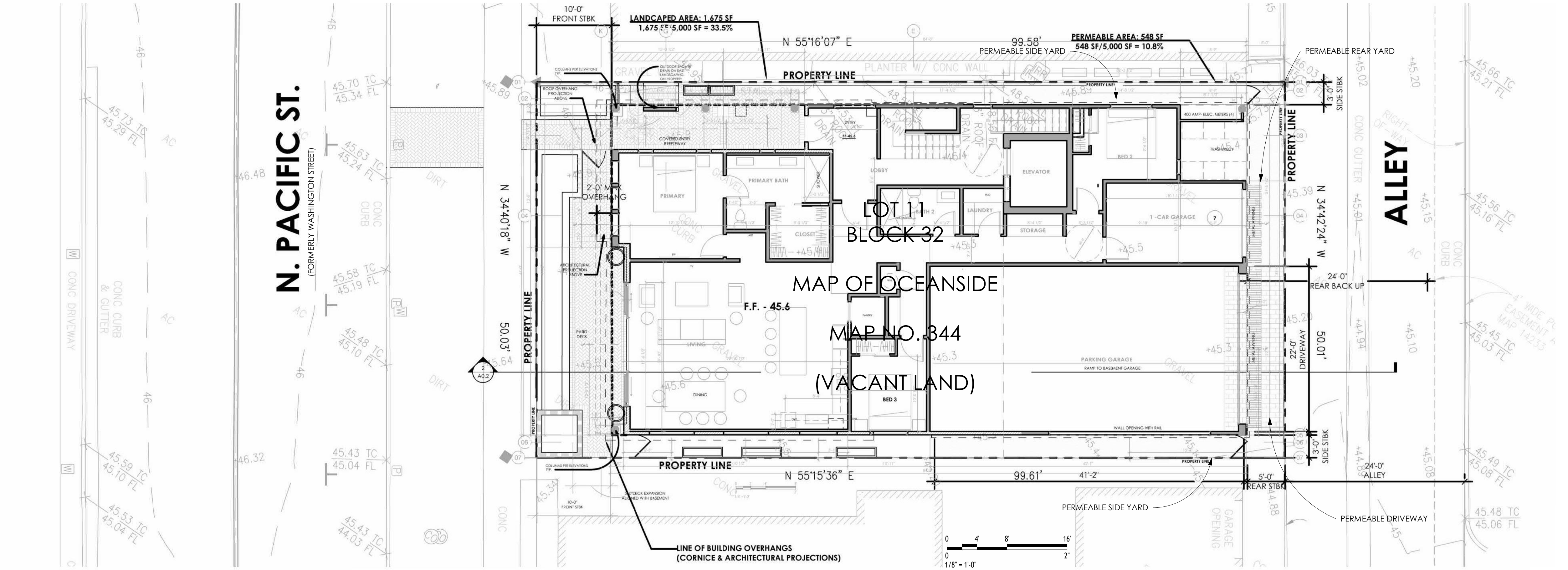
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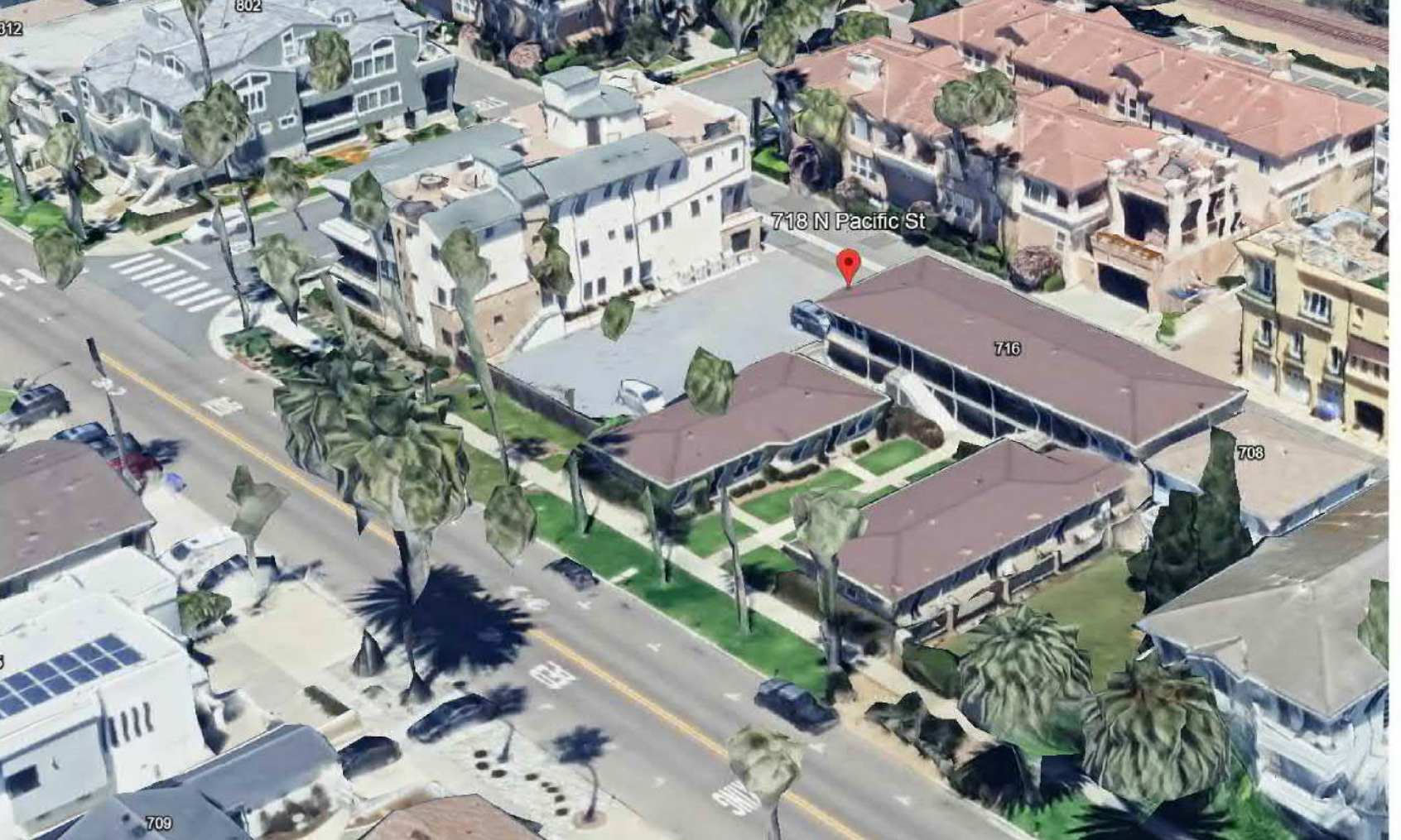
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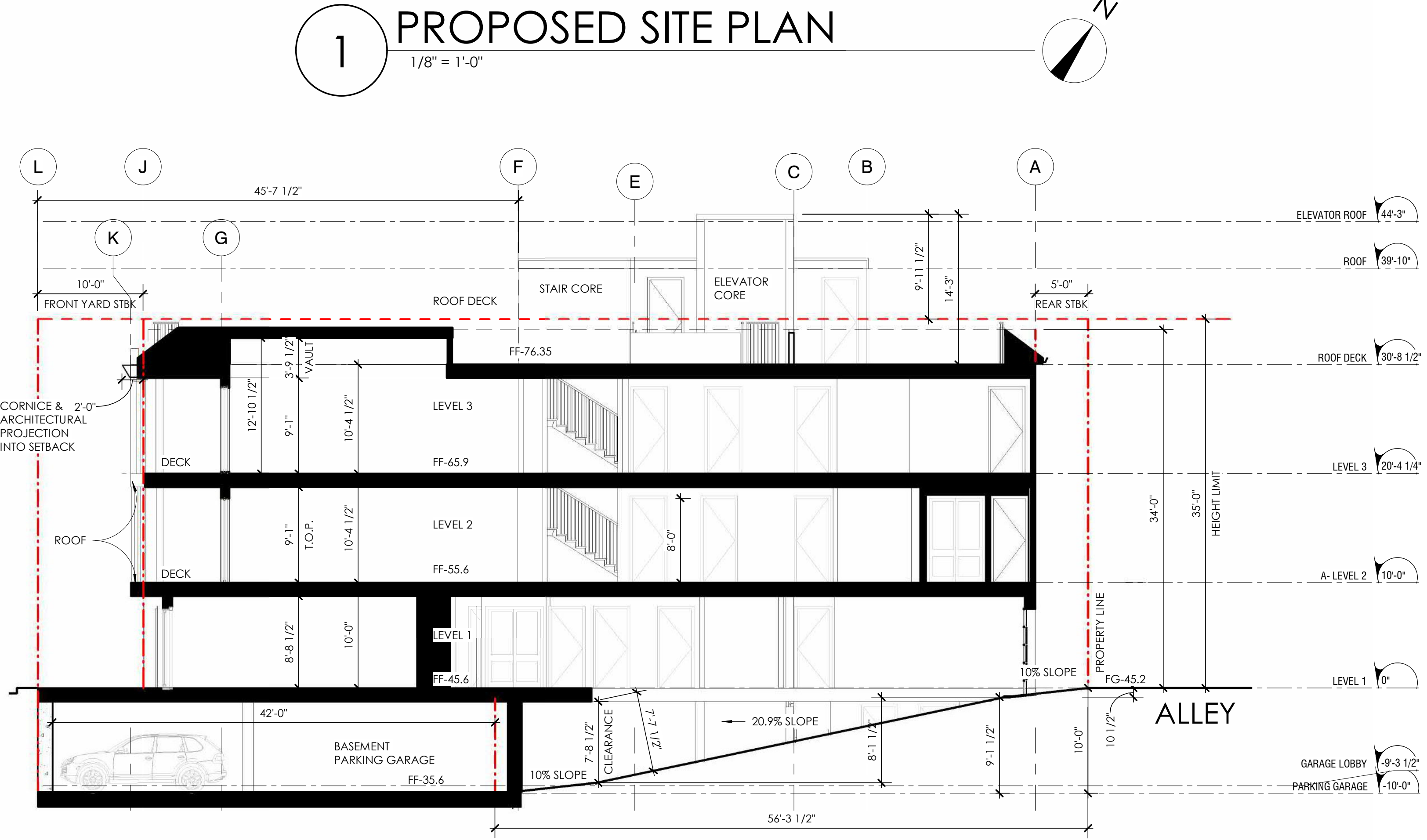




AERIAL PHOTOGRAPH- NOT TO SCALE



AERIAL PHOTOGRAPH- NOT TO SCALE



2 PROPOSED SITE SECTION
1/8" = 1'-0"

PROJECT DATA

SITE ADDRESS: 718 N. PACIFIC STREET, OCEANSIDE, CA 92057
APN: 143-225-11-00
OWNER: BLSI PROPERTIES LLC
RESIDENCE NAME: NORTH PACIFIC RESIDENCES
APPLICANT: TRE ARCHITECTURE - ALLAN TETA
2110 S COAST HWY
SUITE O
OCEANSIDE, 92054
760-268-9090

PROJECT SCOPE

- 3 UNIT MULTI FAMILY RESIDENTIAL DEVELOPMENT
- 100% SUBTERRANEAN PARKING GARAGE (SEVEN PARKING SPACES)
- ROOF TOP DECK

BUILDING CODES

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PROJECT INFORMATION

LOT AREA: 4,981 SF (.11 ACRE)

LEGAL DESCRIPTION: LOT 11 BLOCK 32 TR 344

ZONE: D-5 - HIGH DENSITY RESIDENTIAL (SF & MULTI) (DEVELOPMENT) R2

PROPOSED: MULTI-FAMILY CONDOMINIUMS

SPRINKLERS: YES

ZONE OVERLAY: Coastal Zone- First Public Roadway (CDP require for Additional Over 10%)
300-FT from Coastal Bluff
Special Study
Specific Plan
Coastal Height Limit
Airport Proximity
Commercial/Industrial Zoning

AREA CALCULATIONS

UNIT 1 (CONDITIONED)	2,080 SF
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6 PARKING SPACES REQUIRED

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AT 8.5X18FT MINIMUM

UNIT CALCULATION
(1) 2 + BEDROOM UNITS WITH 3 BATHS @ 2,030 SF - UNIT 1
(2) 2 + BEDROOM UNITS WITH 3.5 BATHS @ 3,247 SF - UNIT 2 & 3

UNDERGROUND ALL PROPOSED UTILITIES PER ARTICLE 30, SECTION 3023

PROFESSIONAL STAMP

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AMATO N TETA
C-5148
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STATE OF CALIFORNIA

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PROJECT INFO

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718 N. PACIFIC STREET
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TA 2405

DOCUMENT LOG

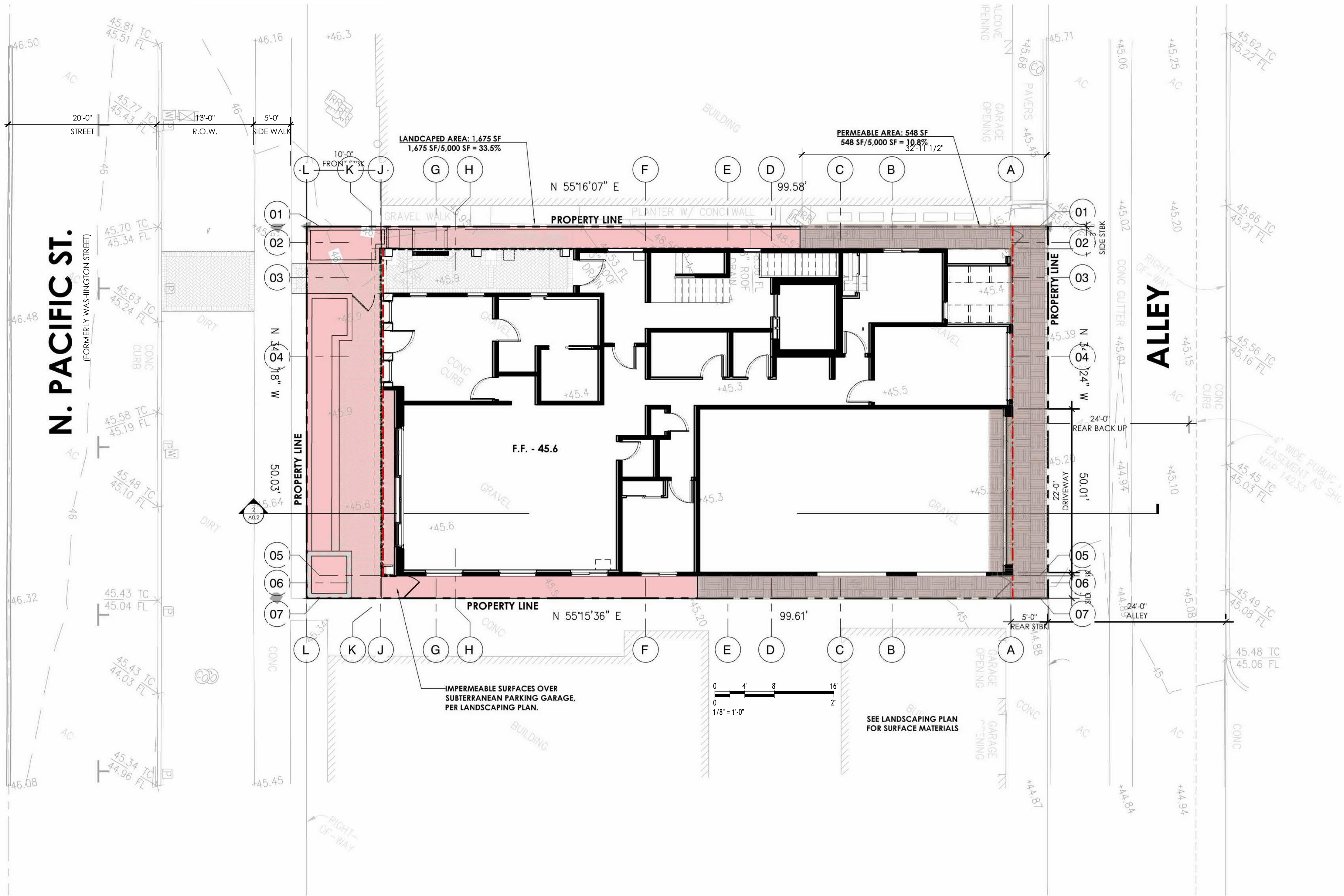
11/25/25 - CDP SUBMITTAL 3
06/15/26 - CDP PLAN CHANGE

DOCUMENT TITLE

PROPOSED SITE PLAN

DOCUMENT NUMBER

A0.2



1 HARDSCAPE EXHIBIT
1/8" = 1'-0"

PROJECT DATA

SITE ADDRESS: 718 N. PACIFIC STREET, OCEANSIDE, CA 92057
APN: 143-225-11-00
OWNER: BLIS PROPERTIES LLC
RESIDENCE NAME: NORTH PACIFIC RESIDENCES
APPLICANT: TRE ARCHITECTURE - ALLAN TETA
2110 S COAST HWY
SUITE O
OCEANSIDE, 92054
760-268-9090

PROJECT SCOPE

- 3 UNIT MULTI FAMILY RESIDENTIAL DEVELOPMENT
- 100% SUBTERRANEAN PARKING GARAGE (SEVEN PARKING SPACES)
- ROOF TOP DECK

BUILDING CODES

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF OCEANSIDE MUNICIPAL CODE WHICH INCLUDES AMENDMENTS TO THE 2025 CALIFORNIA CODE OF REGULATIONS

PLANS COMPLY WITH 2025 CALIFORNIA CODE OF REGULATIONS (TITLE 24) WHICH INCLUDE: (2025 CRC, 2025 CMC, 2025 CPC, 2025 CEC, 2025 CGBS, 2025 CFC, 2025 CBC), THE 2025 CALIFORNIA ENERGY CODE, CITY OF OCEANSIDE MUNICIPAL CODE (WHICH INCLUDES AMENDMENTS TO 2025 CALIFORNIA CODE OF REGULATIONS).

PROJECT INFORMATION

LOT AREA: 4,981 SF (.11 ACRE)

LEGAL DESCRIPTION: LOT 11 BLOCK 32 TR 344

ZONE: D-5 - HIGH DENSITY RESIDENTIAL (SF & MULTI) (DEVELOPMENT) R2

PROPOSED: MULTI-FAMILY CONDOMINIUMS

SPRINKLERS: YES

ZONE OVERLAY: Coastal Zone First Public Roadway (CDP require for Additional Over 10%)
300-FT from Coastal Bluff
Special Study
Specific Plan
Coastal Height Limit
Airport Proximity
Commercial/Industrial Zoning

AREA CALCULATIONS

UNIT 1 (CONDITIONED)	2,080 SF
UNIT 2 (CONDITIONED)	3,218SF
UNIT 3 (CONDITIONED)	3,2418 SF
TOTAL CONDITIONED AREA	8,516 SF
UNDERGROUND PARKING GARAGE (NON HABITABLE)	2,443 SF
LEVEL 1 PARKING GARAGE (NON HABITABLE)	192 SF
TOTAL STAIRWAYS & ELEVATOR CORE (NON HABITABLE)	977.4 SF
TOTAL DECK AREAS, ROOF DECK, ENTRY BREEZEWAY (NON HABITABLE)	1,801 SF
TOTAL STORAGE UNITS & ENCLOSED TRASH IN GARAGE (NON HABITABLE)	498 SF
TOTAL COMMON AREA- LOBBY (NON HABITABLE)	562 SF

LOT COVERAGE

LANDSCAPING PERCENTAGE 23% OF LOT AREA MINIMUM (1,675 SF/ 5,000)	33.5%
PERMEABLE LANDSCAPING MATERIAL (507 SF / 5,000 SF)	10.1%
LOT COVERAGE / LOT AREA (3,737 SF / 4,981 SF)	75%
STAIRWAY & ELEVATOR SF EXCEEDING 35' HEIGHT LIMIT STAIR CORE/ ROOF AREA (241 SF /3,372 SF) MAX 10%	8%

SETBACKS
FRONT SETBACK - 10 FT
SIDE SETBACKS - 3 FT
REAR SETBACK - 5 FT
HEIGHT LIMIT - 35 FT
PARKING CALCULATIONS
REQUIRED:
1- BEDROOM = 1.5 PARKING SPACES
2 + BEDROOMS = 2 PARKING SPACES
6 PARKING SPACES REQUIRED

PROVIDED:
7 PARKING SPACES PROVIDED
AT 8.5X18FT MINIMUM

UNIT CALCULATION
(1) 2 + BEDROOM UNITS WITH 3 BATHS @ 2,030 SF - UNIT 1
(2) 2 + BEDROOM UNITS WITH 3.5 BATHS @ 3,247 SF - UNIT 2 & 3

UNDERGROUND ALL PROPOSED UTILITIES PER ARTICLE 30, SECTION 3023



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OCEANSIDE CA 92054
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PROJECT INFO

NORTH PACIFIC
RESIDENCES

718 N. PACIFIC STREET
OCEANSIDE, 92057
APN : 143-225-11-00

TA 2405

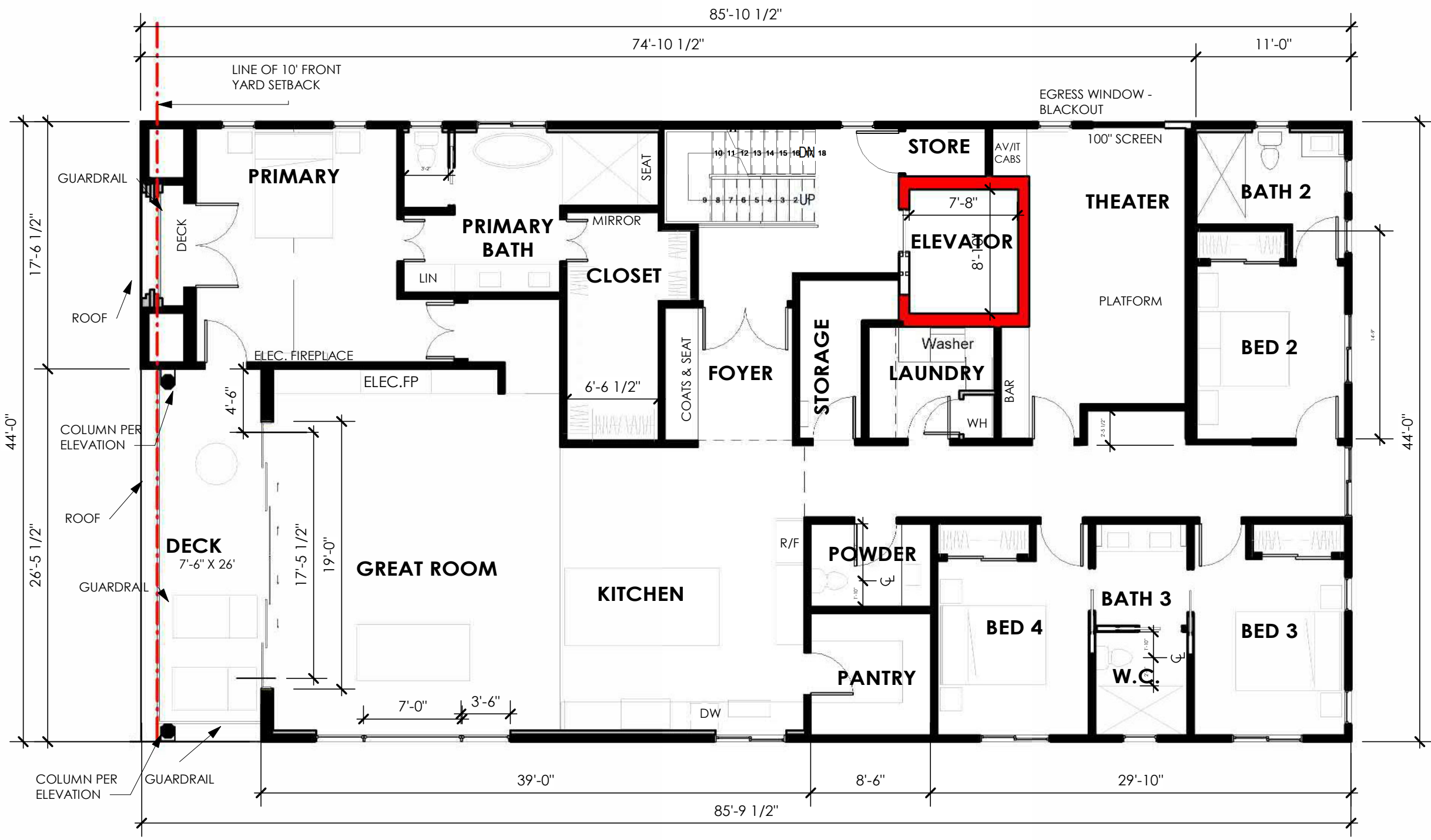
DOCUMENT LOG

11/25/25 - CDP SUBMITTAL 3
06/15/26 - CDP PLAN CHANGE

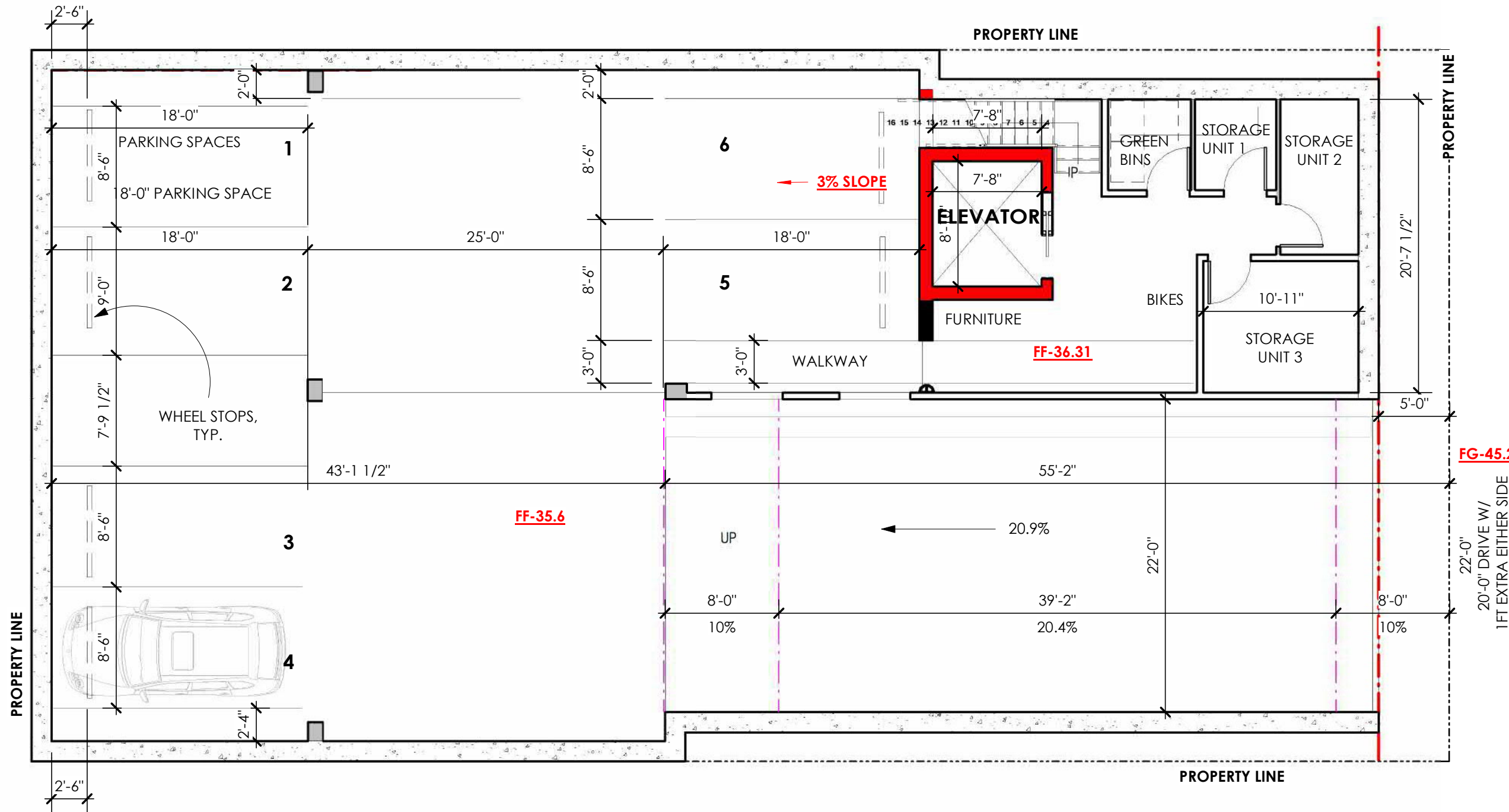
DOCUMENT TITLE
LANDSCAPING AREA
EXHIBIT

DOCUMENT NUMBER

A0.3



3 REFERENCE LEVEL 2 AND 3
1/8" = 1'-0"



1 REFERENCE -PARKING GARAGE
1/8" = 1'-0"

PROJECT DATA

SITE ADDRESS: 718 N. PACIFIC STREET, OCEANSIDE, CA 92057
APN: 143-225-11-00
OWNER: BLSI PROPERTIES LLC
RESIDENCE NAME: NORTH PACIFIC RESIDENCES
APPLICANT: TRE ARCHITECTURE - ALLAN TETA
2110 S COAST HWY
SUITE O
OCEANSIDE, 92054
760-268-9090

PROJECT SCOPE

- 3 UNIT MULTI FAMILY RESIDENTIAL DEVELOPMENT
- 100% SUBTERRANEAN PARKING GARAGE (SEVEN PARKING SPACES)
- ROOF TOP DECK

BUILDING CODES

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF OCEANSIDE MUNICIPAL CODE WHICH INCLUDES AMENDMENTS TO THE 2025 CALIFORNIA CODE OF REGULATIONS
PLANS COMPLY WITH 2025 CALIFORNIA CODE OF REGULATIONS (TITLE 24) WHICH INCLUDE: (2025 CRC, 2025 CMC, 2025 CPC, 2025 CEC, 2025 CGBS, 2025 CFC, 2025 CBC), THE 2025 CALIFORNIA ENERGY CODE, CITY OF OCEANSIDE MUNICIPAL CODE (WHICH INCLUDES AMENDMENTS TO 2025 CALIFORNIA CODE OF REGULATIONS).

PROJECT INFORMATION

LOT AREA: 4,981 SF (.11 ACRE)
LEGAL DESCRIPTION: LOT 11 BLOCK 32 TR 344
ZONE: D-5 - HIGH DENSITY RESIDENTIAL (SF & MULTI) (DEVELOPMENT) R2
PROPOSED: MULTI-FAMILY CONDOMINIUMS
SPRINKLERS: YES
ZONE OVERLAY: Coastal Zone- First Public Roadway (CDP require for Additional Over 10%)
300-FT from Coastal Bluff
Special Study
Specific Plan
Coastal Height Limit
Airport Proximity
Commercial/Industrial Zoning

AREA CALCULATIONS

UNIT 1 (CONDITIONED)	2,080 SF
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UNIT 3 (CONDITIONED)	3,2418 SF
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UNDERGROUND PARKING GARAGE (NON HABITABLE)	2,443 SF
LEVEL 1 PARKING GARAGE (NON HABITABLE)	192 SF
TOTAL STAIRWAYS & ELEVATOR CORE (NON HABITABLE)	977.4 SF
TOTAL DECK AREAS, ROOF DECK, ENTRY BREEZEWAY (NON HABITABLE)	1,801 SF
TOTAL STORAGE UNITS & ENCLOSED TRASH IN GARAGE (NON HABITABLE)	498 SF
TOTAL COMMON AREA- LOBBY (NON HABITABLE)	562 SF

LOT COVERAGE

LANDSCAPING PERCENTAGE 25% OF LOT AREA MINIMUM (1,675 SF/ 5,000)	33.5%
PERMEABLE LANDSCAPING MATERIAL (507 SF / 5,000 SF)	10.1%
LOT COVERAGE / LOT AREA (3,737 SF /4,981 SF)	75%
STAIRWAY & ELEVATOR SF EXCEEDING 35' HEIGHT LIMIT STAIR CORE/ ROOF AREA (241 SF /3,372 SF) MAX 10%	8%

SETBACKS
FRONT SETBACK - 10 FT
SIDE SETBACKS - 3 FT
REAR SETBACK - 5 FT
HEIGHT LIMIT - 35 FT
PARKING CALCULATIONS
REQUIRED:
1- BEDROOM = 1.5 PARKING SPACES
2 + BEDROOMS = 2 PARKING SPACES
6 PARKING SPACES REQUIRED
PROVIDED:
7 PARKING SPACES PROVIDED
AT 8.5X18FT MINIMUM
UNIT CALCULATION
(1) 2 + BEDROOM UNITS WITH 3 BATHS @ 2,030 SF - UNIT 1
(2) 2 + BEDROOM UNITS WITH 3.5 BATHS @ 3,247 SF - UNIT 2 & 3
UNDERGROUND ALL PROPOSED UTILITIES PER ARTICLE 30, SECTION 3023

TRE ARCHITECTURE

2110 S COAST HIGHWAY, SUITE O
OCEANSIDE CA 92054
OFFICE 760 268 9090
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LICENSED ARCHITECT
AMATO N TETA
C-5148
REEL 131-07
STATE OF CALIFORNIA

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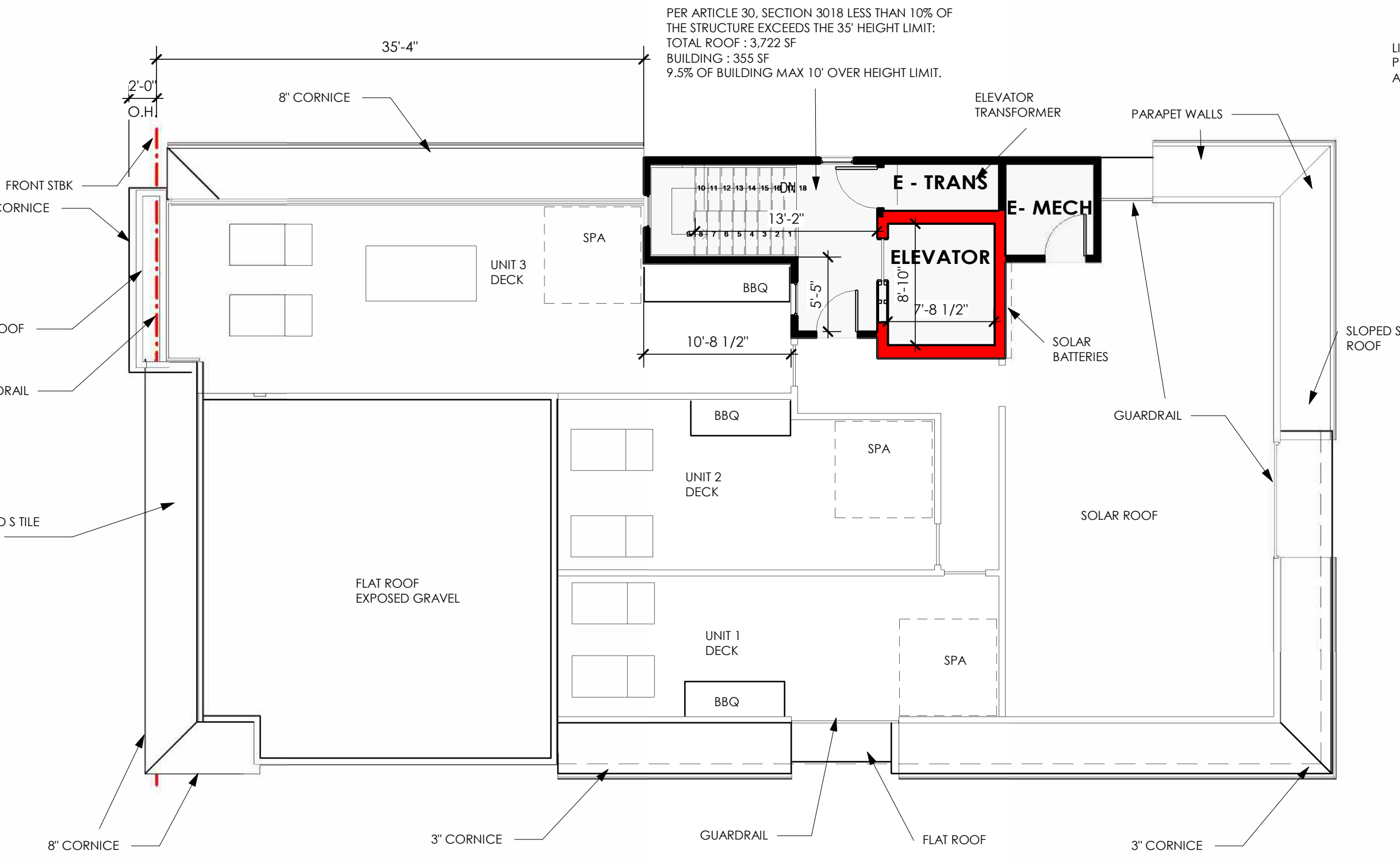
PROJECT INFO

TA 2405
DOCUMENT LOG
11/25/25 - CDP SUBMITTAL 3
06/15/26 - CDP PLAN CHANGE
DOCUMENT TITLE
REFERENCE FLOOR PLANS
DOCUMENT NUMBER

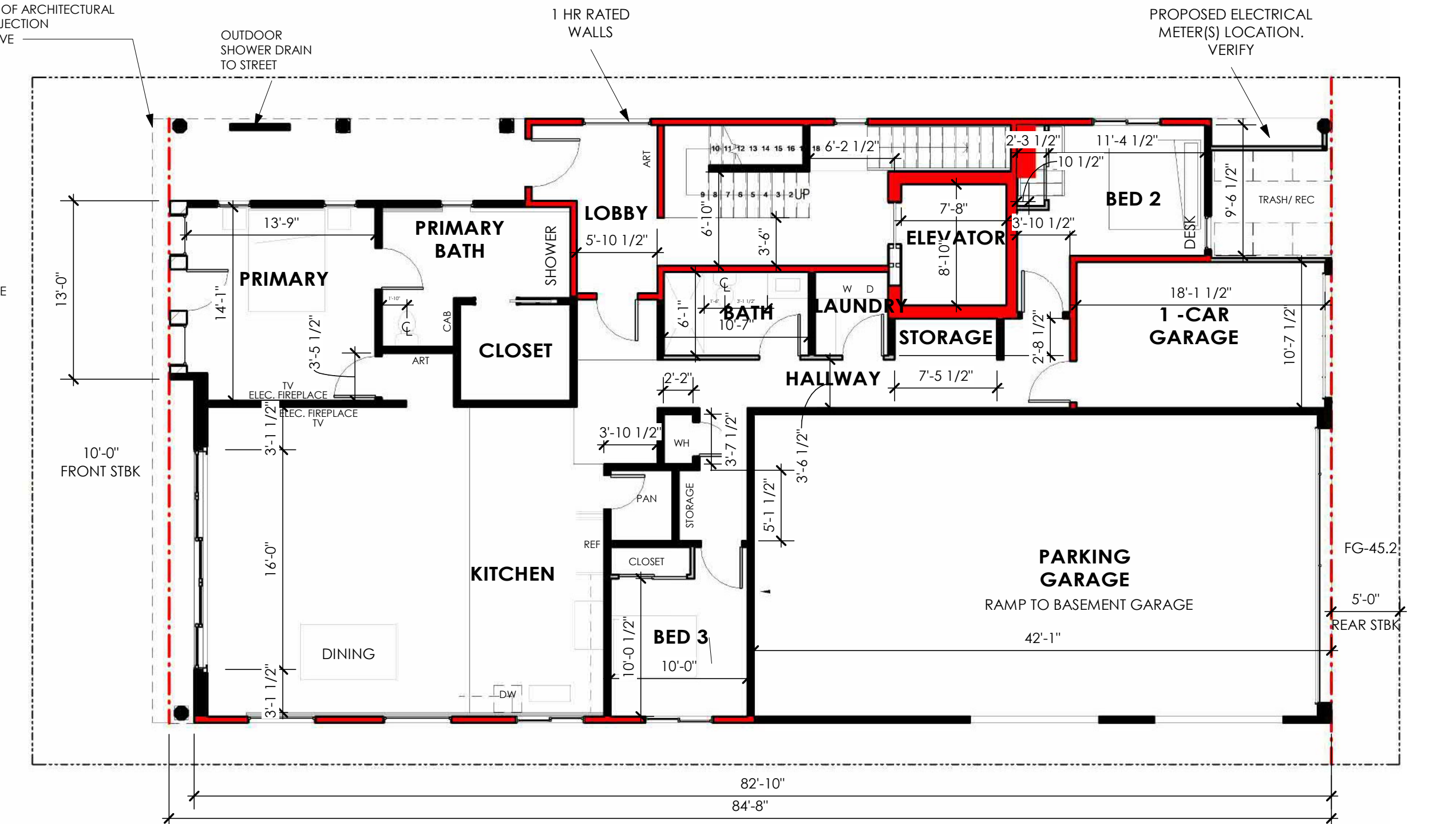
NORTH PACIFIC RESIDENCES

718 N. PACIFIC STREET
OCEANSIDE, 92057
APN : 143-225-11-00

A2.0

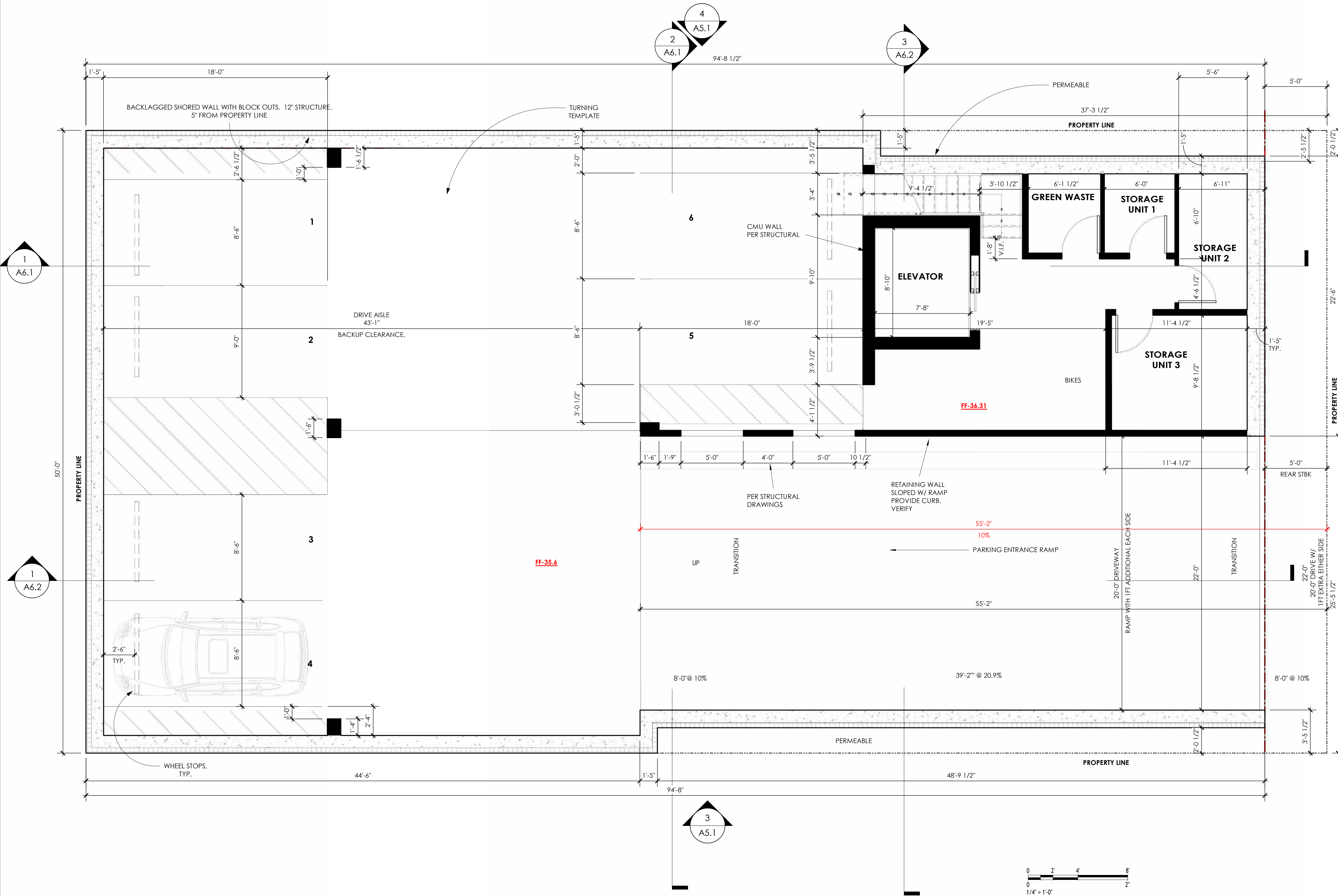


4 REFERENCE ROOF DECK
1/8" = 1'-0"



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

FOR DIMENSIONS AND MORE INFORMATION SEE SHEETS A2.1, A2.2, A2.3 , A2.4 & A2.5



00 - PROPOSED BASEMENT LEVEL - PARKING GARAGE

1/4" = 1'-0"

PROJECT DATA

SITE ADDRESS: 718 N. PACIFIC STREET, OCEANSIDE, CA 92057
APN: 143-225-11-00
OWNER: BLSI PROPERTIES LLC
RESIDENCE NAME: NORTH PACIFIC RESIDENCES
APPLICANT: TRE ARCHITECTURE - ALLAN TETA
2110 S COAST HWY
SUITE O
OCEANSIDE, 92054
760-268-9090

PROJECT SCOPE

- 3 UNIT MULTI FAMILY RESIDENTIAL DEVELOPMENT
- 100% SUBTERRANEAN PARKING GARAGE (SEVEN PARKING SPACES)
- ROOF TOP DECK

BUILDING CODES

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PROJECT INFORMATION

LOT AREA: 4,981 SF (.11 ACRE)

LEGAL DESCRIPTION: LOT 11 BLOCK 32 TR 344

ZONE: D-5 - HIGH DENSITY RESIDENTIAL (SF & MULTI) (DEVELOPMENT) R2

PROPOSED: MULTI-FAMILY CONDOMINIUMS

SPRINKLERS: YES

ZONE OVERLAY: Coastal Zone- First Public Roadway (CDP require for Additional Over 10%)
300-FT from Coastal Bluff
Special Study
Specific Plan
Coastal Height Limit
Airport Proximity
Commercial/Industrial Zoning

AREA CALCULATIONS

UNIT 1 (CONDITIONED)	2,080 SF
UNIT 2 (CONDITIONED)	3,218 SF
UNIT 3 (CONDITIONED)	3,241 SF
TOTAL CONDITIONED AREA	8,516 SF
UNDERGROUND PARKING GARAGE (NON HABITABLE)	2,443 SF
LEVEL 1 PARKING GARAGE (NON HABITABLE)	192 SF
TOTAL STAIRWAYS & ELEVATOR CORE (NON HABITABLE)	977.4 SF
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TOTAL COMMON AREA- LOBBY (NON HABITABLE)	562 SF

LOT COVERAGE

LANDSCAPING PERCENTAGE 25% OF LOT AREA MINIMUM (1,675 SF / 5,000)	33.5%
PERMEABLE LANDSCAPING MATERIAL (507 SF / 5,000 SF)	10.1%
LOT COVERAGE / LOT AREA (3,737 SF / 4,981 SF)	75%
STAIRWAY & ELEVATOR SF EXCEEDING 35' HEIGHT LIMIT STAIR CORE/ ROOF AREA (241 SF / 3,372 SF) MAX 10%	8%

SETBACKS

FRONT SETBACK - 10 FT
SIDE SETBACKS - 3 FT
REAR SETBACK - 5 FT
HEIGHT LIMIT - 35 FT

PARKING CALCULATIONS

REQUIRED:
1- BEDROOM = 1.5 PARKING SPACES
2+ BEDROOMS = 2 PARKING SPACES
6 PARKING SPACES REQUIRED

PROVIDED:

7 PARKING SPACES PROVIDED
AT 8.5X18FT MINIMUM

UNIT CALCULATION

(1) 2+ BEDROOM UNITS WITH 3 BATHS @ 2,030 SF - UNIT 1
(2) 2+ BEDROOM UNITS WITH 3.5 BATHS @ 3,247 SF - UNIT 2 & 3

UNDERGROUND ALL PROPOSED UTILITIES PER ARTICLE 30, SECTION 3023



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OCEANSIDE CA 92054
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PROJECT INFO

NORTH PACIFIC RESIDENCES

718 N. PACIFIC STREET
OCEANSIDE, 92057
APN : 143-225-11-00

TA 2405

DOCUMENT LOG

11/25/25 - CDP SUBMITTAL 3

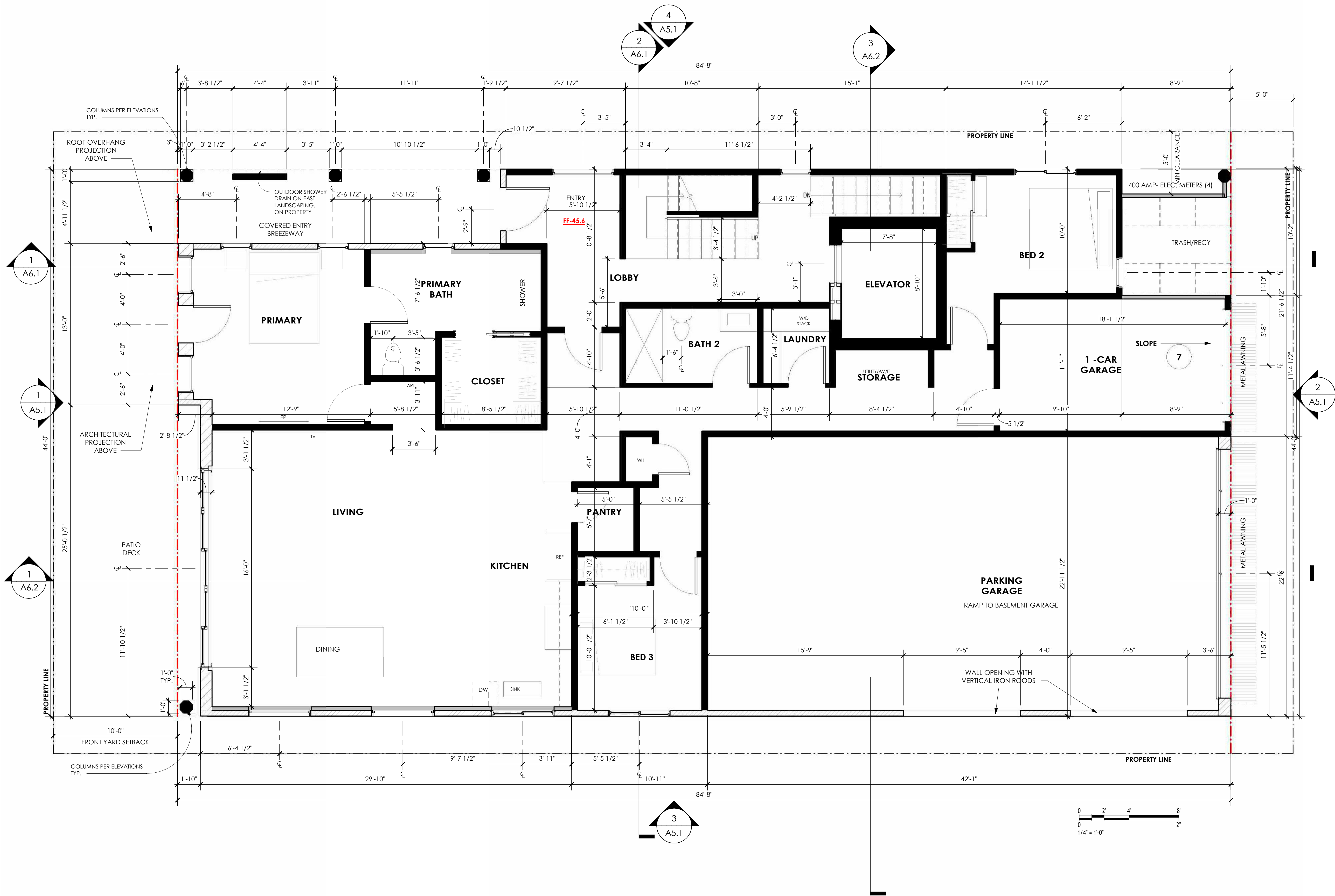
06/15/26 - CDP PLAN CHANGE

DOCUMENT TITLE

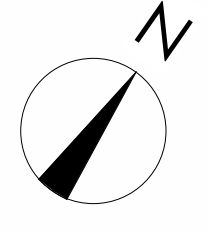
PROPOSED BASEMENT
LEVEL - PARKING GARAGE

DOCUMENT NUMBER

A2.1



1 PROPOSED FLOOR PLAN- LEVEL 1
1/4" = 1'-0"



PROJECT DATA

SITE ADDRESS: 718 N. PACIFIC STREET, OCEANSIDE, CA 92057
APN: 143-225-11-00
OWNER: BLSI PROPERTIES LLC
RESIDENCE NAME: NORTH PACIFIC RESIDENCES
APPLICANT: TRE ARCHITECTURE - ALLAN TETA
2110 S COAST HWY
SUITE O
OCEANSIDE, 92054
760-268-9090



2110 S COAST HIGHWAY, SUITE O
OCEANSIDE CA 92054
OFFICE 760 268 9090
WWW.TREARCH.COM

PROJECT SCOPE

- 3 UNIT MULTI FAMILY RESIDENTIAL DEVELOPMENT
- 100% SUBTERRANEAN PARKING GARAGE (SEVEN PARKING SPACES)
- ROOF TOP DECK

BUILDING CODES

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF OCEANSIDE MUNICIPAL CODE WHICH INCLUDES AMENDMENTS TO THE 2025 CALIFORNIA CODE OF REGULATIONS

PLANS COMPLY WITH 2025 CALIFORNIA CODE OF REGULATIONS (TITLE 24) WHICH INCLUDE: (2025 CRC, 2025 CMC, 2025 CFC, 2025 CEC, 2025 CGBS, 2025 CFC, 2025 CBC), THE 2025 CALIFORNIA ENERGY CODE, CITY OF OCEANSIDE MUNICIPAL CODE (WHICH INCLUDES AMENDMENTS TO 2025 CALIFORNIA CODE OF REGULATIONS).

PROJECT INFORMATION

LOT AREA: 4,981 SF (.11 ACRE)

LEGAL DESCRIPTION: LOT 11 BLOCK 32 TR 344

ZONE: D-5 - HIGH DENSITY RESIDENTIAL (SF & MULTI) (DEVELOPMENT) R2

PROPOSED: MULTI-FAMILY CONDOMINIUMS

SPRINKLERS: YES

ZONE OVERLAY: Coastal Zone- First Public Roadway (CDP require for Additional Over 10%)
300-FT from Coastal Bluff
Special Study
Specific Plan
Coastal Height Limit
Airport Proximity
Commercial/Industrial Zoning

AREA CALCULATIONS

UNIT 1 (CONDITIONED)	2,080 SF
UNIT 2 (CONDITIONED)	3,218SF
UNIT 3 (CONDITIONED)	3,2418 SF
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TOTAL STAIRWAYS & ELEVATOR CORE (NON HABITABLE)	977.4 SF
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TOTAL STORAGE UNITS & ENCLOSED TRASH IN GARAGE (NON HABITABLE)	498 SF
TOTAL COMMON AREA- LOBBY (NON HABITABLE)	562 SF

LOT COVERAGE

LANDSCAPING PERCENTAGE 25% OF LOT AREA MINIMUM (1,675 SF/ 5,000)	33.5%
PERMEABLE LANDSCAPING MATERIAL (507 SF / 5,000 SF)	10.1%
LOT COVERAGE / LOT AREA (3,737 SF / 4,981 SF)	75%
STAIRWAY & ELEVATOR SF EXCEEDING 35' HEIGHT LIMIT STAIR CORE/ ROOF AREA (241 SF /3,372 SF) MAX 10%	8%

SETBACKS
FRONT SETBACK - 10 FT
SIDE SETBACKS - 3 FT
REAR SETBACK - 5 FT
HEIGHT LIMIT - 35 FT
PARKING CALCULATIONS
REQUIRED:
1- BEDROOM = 1.5 PARKING SPACES
2 + BEDROOMS = 2 PARKING SPACES
6 PARKING SPACES REQUIRED

PROVIDED:
7 PARKING SPACES PROVIDED
AT 8.5X18FT MINIMUM

UNIT CALCULATION
(1) 2 + BEDROOM UNITS WITH 3 BATHS @ 2,030 SF - UNIT 1
(2) 2 + BEDROOM UNITS WITH 3.5 BATHS @ 3,247 SF - UNIT 2 & 3

UNDERGROUND ALL PROPOSED UTILITIES PER ARTICLE 30, SECTION 3023

PROFESSIONAL STAMP



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PROJECT INFO

NORTH PACIFIC RESIDENCES

718 N. PACIFIC STREET
OCEANSIDE, 92057
APN : 143-225-11-00

TA 2405

DOCUMENT LOG

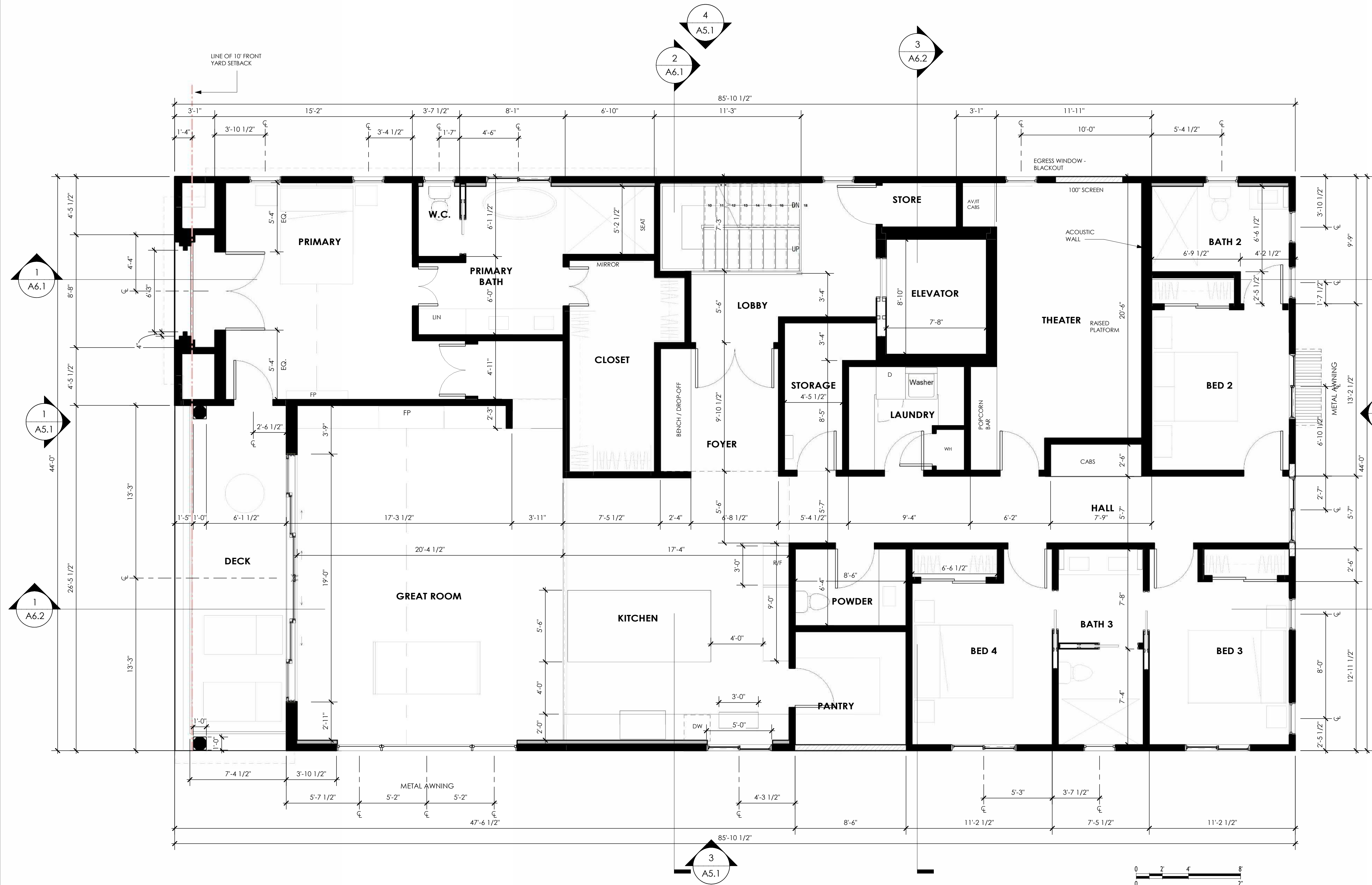
11/25/25 - CDP SUBMITTAL 3
06/15/26 - CDP PLAN CHANGE

DOCUMENT TITLE

PROPOSED FLOOR PLAN - LEVEL 1

DOCUMENT NUMBER

A2.2



02 - PROPOSED FLOOR PLAN -LEVEL 2 & 3
1/4" = 1'-0"

PROJECT DATA

SITE ADDRESS: 718 N. PACIFIC STREET, OCEANSIDE, CA 92057
APN: 143-225-11-00
OWNER: BLSI PROPERTIES LLC
RESIDENCE NAME: NORTH PACIFIC RESIDENCES
APPLICANT: TRE ARCHITECTURE - ALLAN TETA
2110 S COAST HWY
SUITE O
OCEANSIDE, 92054
760-268-9090

PROJECT SCOPE

- 3 UNIT MULTI FAMILY RESIDENTIAL DEVELOPMENT
- 100% SUBTERRANEAN PARKING GARAGE (SEVEN PARKING SPACES)
- ROOF TOP DECK

BUILDING CODES

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF OCEANSIDE MUNICIPAL CODE WHICH INCLUDES AMENDMENTS TO THE 2025 CALIFORNIA CODE OF REGULATIONS

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PROJECT INFORMATION

LOT AREA: 4,981 SF (.11 ACRE)

LEGAL DESCRIPTION: LOT 11 BLOCK 32 TR 344

ZONE: D-5 - HIGH DENSITY RESIDENTIAL (SF & MULTI) (DEVELOPMENT) R2

PROPOSED: MULTI-FAMILY CONDOMINIUMS

SPRINKLERS: YES

ZONE OVERLAY: Coastal Zone- First Public Roadway (CDP require for Additional Over 10%)
300-FT from Coastal Bluff
Special Study
Specific Plan
Coastal Height Limit
Airport Proximity
Commercial/Industrial Zoning

AREA CALCULATIONS

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TOTAL COMMON AREA- LOBBY (NON HABITABLE)	562 SF

LOT COVERAGE

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SETBACKS
FRONT SETBACK - 10 FT
SIDE SETBACKS - 3 FT
REAR SETBACK - 5 FT
HEIGHT LIMIT - 35 FT
PARKING CALCULATIONS
REQUIRED:
1- BEDROOM = 1.5 PARKING SPACES
2 + BEDROOMS = 2 PARKING SPACES
6 PARKING SPACES REQUIRED

PROVIDED:
7 PARKING SPACES PROVIDED
AT 8.5X18FT MINIMUM

UNIT CALCULATION
(1) 2 + BEDROOM UNITS WITH 3 BATHS @ 2,030 SF - UNIT 1
(2) 2 + BEDROOM UNITS WITH 3.5 BATHS @ 3,247 SF - UNIT 2 & 3

UNDERGROUND ALL PROPOSED UTILITIES PER ARTICLE 30, SECTION 3023



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PROJECT INFO

NORTH PACIFIC
RESIDENCES

718 N. PACIFIC STREET
OCEANSIDE, 92057
APN : 143-225-11-00

TA 2405

DOCUMENT LOG

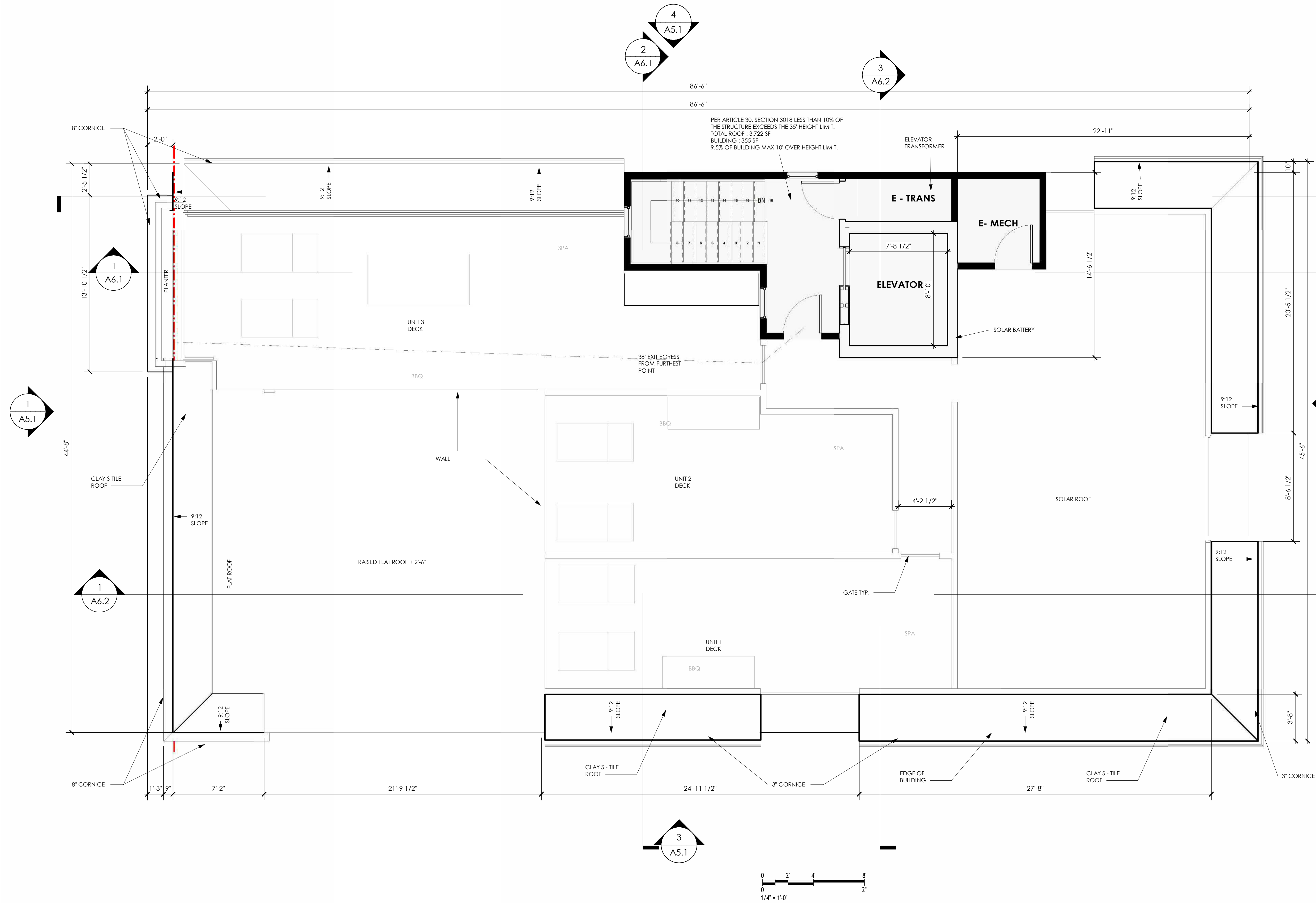
11/25/25 - CDP SUBMITTAL 3
06/15/26 - CDP PLAN CHANGE

DOCUMENT TITLE

PROPOSED FLOOR PLAN -
LEVEL 2

DOCUMENT NUMBER

A2.3



05 - PROPOSED ROOF DECK PLAN
1/4" = 1'-0"

PROJECT DATA

SITE ADDRESS: 718 N. PACIFIC STREET, OCEANSIDE, CA 92057
APN: 143-225-11-00
OWNER: BLSI PROPERTIES LLC
RESIDENCE NAME: NORTH PACIFIC RESIDENCES
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2110 S COAST HWY
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OCEANSIDE, 92054
760-268-9090

PROJECT SCOPE

- 3 UNIT MULTI FAMILY RESIDENTIAL DEVELOPMENT
- 100% SUBTERRANEAN PARKING GARAGE (SEVEN PARKING SPACES)
- ROOF TOP DECK

BUILDING CODES

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF OCEANSIDE MUNICIPAL CODE WHICH INCLUDES AMENDMENTS TO THE 2025 CALIFORNIA CODE OF REGULATIONS

PLANS COMPLY WITH 2025 CALIFORNIA CODE OF REGULATIONS (TITLE 24) WHICH INCLUDE: (2025 CRC, 2025 CMC, 2025 CPC, 2025 CEC, 2025 CGBS, 2025 CFC, 2025 CBC), THE 2025 CALIFORNIA ENERGY CODE, CITY OF OCEANSIDE MUNICIPAL CODE (WHICH INCLUDES AMENDMENTS TO 2025 CALIFORNIA CODE OF REGULATIONS).

PROJECT INFORMATION

LOT AREA: 4,981 SF (.11 ACRE)

LEGAL DESCRIPTION: LOT 11 BLOCK 32 TR 344

ZONE: D-5 - HIGH DENSITY RESIDENTIAL (SF & MULTI) (DEVELOPMENT) R2

PROPOSED: MULTI-FAMILY CONDOMINIUMS

SPRINKLERS: YES

ZONE OVERLAY: Coastal Zone- First Public Roadway (CDP require for Additional Over 10%)
300-FT from Coastal Bluff
Special Study
Specific Plan
Coastal Height Limit
Airport Proximity
Commercial/Industrial Zoning

AREA CALCULATIONS

UNIT 1 (CONDITIONED)	2,080 SF
UNIT 2 (CONDITIONED)	3,218SF
UNIT 3 (CONDITIONED)	3,241.8 SF
TOTAL CONDITIONED AREA	8,516 SF
UNDERGROUND PARKING GARAGE (NON HABITABLE)	2,443 SF
LEVEL 1 PARKING GARAGE (NON HABITABLE)	192 SF
TOTAL STAIRWAYS & ELEVATOR CORE (NON HABITABLE)	977.4 SF
TOTAL DECK AREAS, ROOF DECK, ENTRY BREEZEWAY (NON HABITABLE)	1,801 SF
TOTAL STORAGE UNITS & ENCLOSED TRASH IN GARAGE (NON HABITABLE)	498 SF
TOTAL COMMON AREA- LOBBY (NON HABITABLE)	562 SF

LOT COVERAGE

LANDSCAPING PERCENTAGE 23% OF LOT AREA MINIMUM (1,675 SF/ 5,000)	33.5%
PERMEABLE LANDSCAPING MATERIAL (507 SF / 5,000 SF)	10.1%
LOT COVERAGE / LOT AREA (3,737 SF / 4,981 SF)	75%
STAIRWAY & ELEVATOR SF EXCEEDING 35' HEIGHT LIMIT STAIR CORE/ ROOF AREA (241 SF / 3,372 SF) MAX 10%	8%

SETBACKS

FRONT SETBACK - 10 FT

SIDE SETBACKS - 3 FT

REAR SETBACK - 5 FT

HEIGHT LIMIT - 35 FT

PARKING CALCULATIONS

REQUIRED:

1- BEDROOM = 1.5 PARKING SPACES

2 + BEDROOMS = 2 PARKING SPACES

6 PARKING SPACES REQUIRED

PROVIDED:

7 PARKING SPACES PROVIDED

AT 8.5X18FT MINIMUM

UNIT CALCULATION

(1) 2 + BEDROOM UNITS WITH 3 BATHS @ 2,030 SF - UNIT 1

(2) 2 + BEDROOM UNITS WITH 3.5 BATHS @ 3,247 SF - UNIT 2 & 3

UNDERGROUND ALL PROPOSED UTILITIES PER ARTICLE 30, SECTION 3023

TRE
ARCHITECTURE

2110 S COAST HIGHWAY, SUITE O
OCEANSIDE CA 92054
OFFICE 760 268 9090
WWW.TREARCH.COM

PROFESSIONAL STAMP



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PROJECT INFO

NORTH PACIFIC
RESIDENCES

718 N. PACIFIC STREET
OCEANSIDE, 92057
APN : 143-225-11-00

TA 2405

DOCUMENT LOG

11/25/25 - CDP SUBMITTAL 3

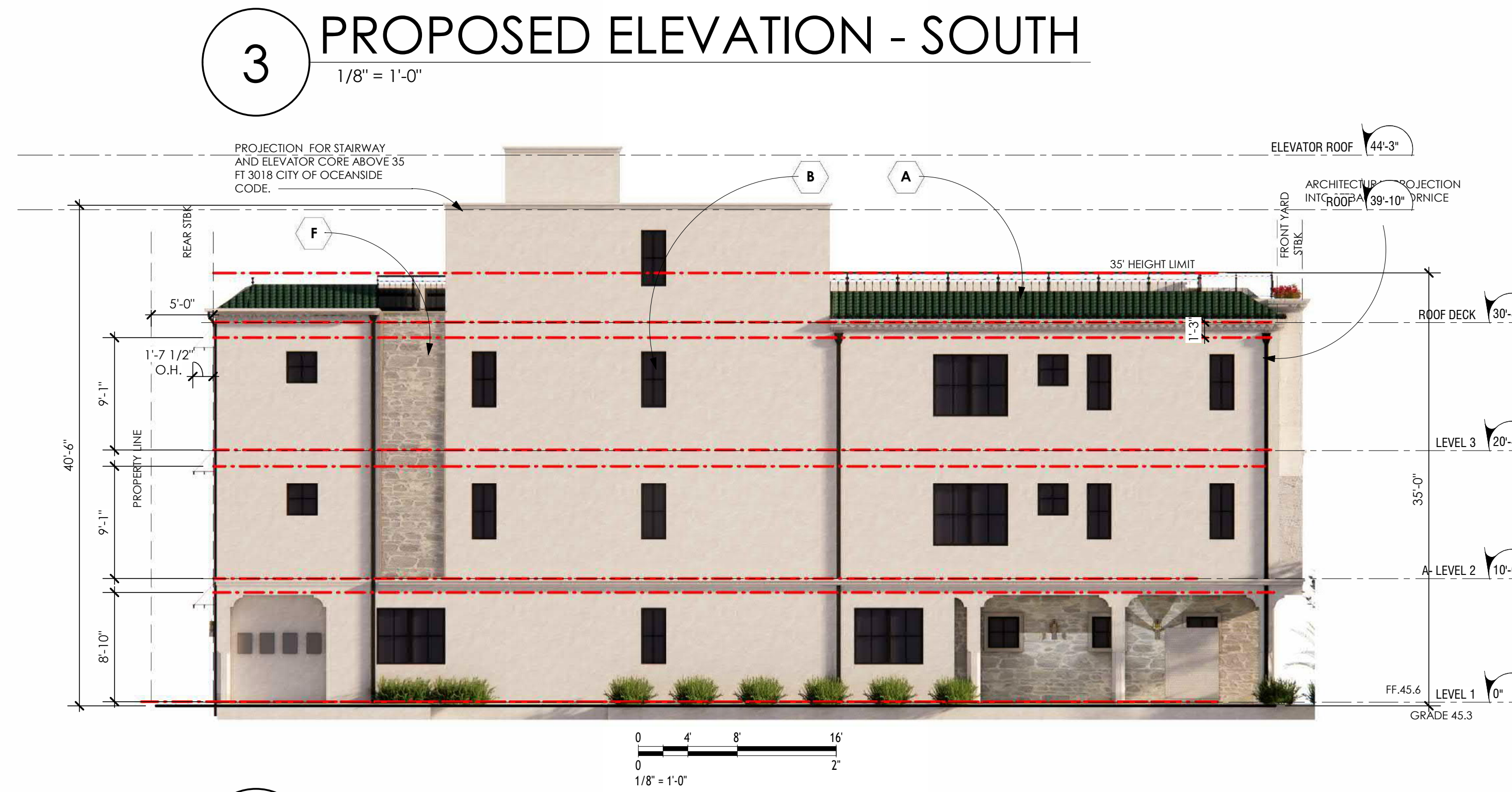
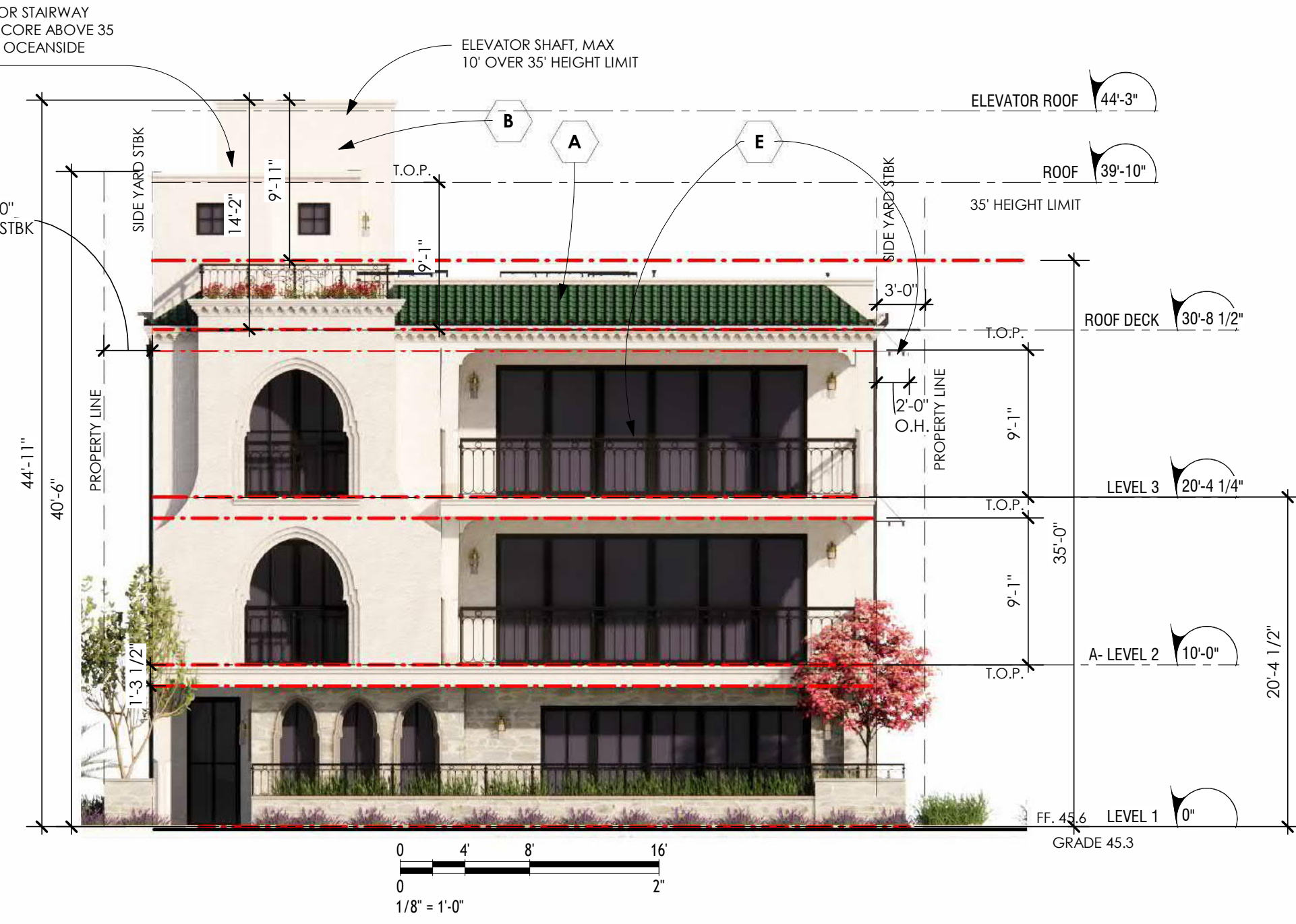
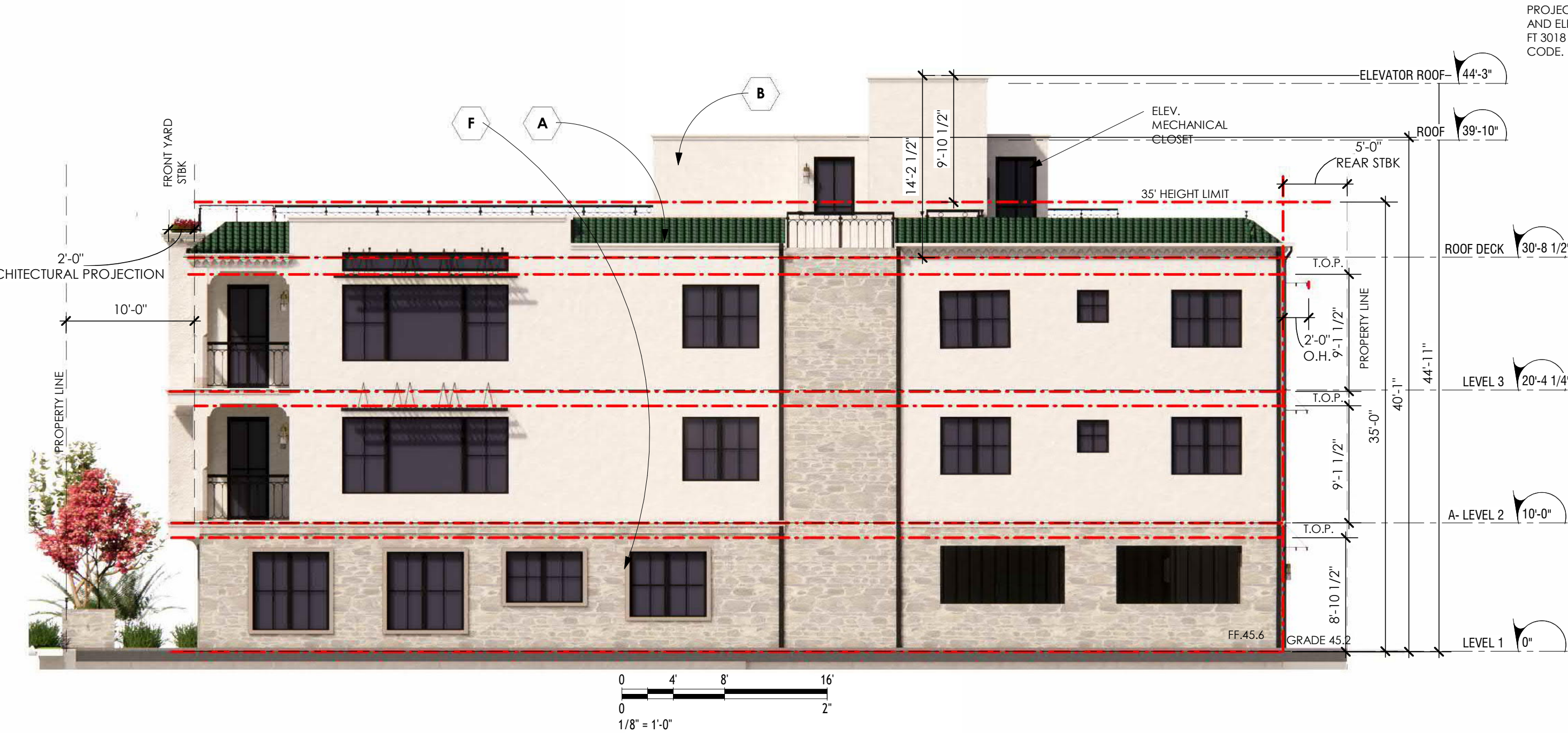
06/15/26 - CDP PLAN CHANGE

DOCUMENT TITLE

PROPOSED ROOF DECK
PLAN

DOCUMENT NUMBER

A2.4



PERSPECTIVE - N.T.S.



PERSPECTIVE - N.T.S.



AERIAL PERSPECTIVE - N.T.S.

PROJECT DATA

SITE ADDRESS: 718 N. PACIFIC STREET, OCEANSIDE, CA 92057
APN: 143-225-11-00
OWNER: BLSI PROPERTIES LLC
RESIDENT NAME: NORTH PACIFIC RESIDENCES
APPLICANT: TRE ARCHITECTURE - ALLAN TETA
2110 S COAST HWY
SUITE O
OCEANSIDE, 92054
760-268-9090

PROJECT SCOPE

- 3 UNIT MULTI FAMILY RESIDENTIAL DEVELOPMENT
- 100% SUBTERRANEAN PARKING GARAGE (SEVEN PARKING SPACES)
- ROOF TOP DECK

BUILDING CODES

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF OCEANSIDE MUNICIPAL CODE WHICH INCLUDES AMENDMENTS TO THE 2025 CALIFORNIA CODE OF REGULATIONS

PLANS COMPLY WITH 2025 CALIFORNIA CODE OF REGULATIONS (TITLE 24) WHICH INCLUDE: (2025 CBC, 2025 CMC, 2025 CPC, 2025 CEC, 2025 CGRS, 2025 CFC, 2025 CBC), THE 2025 CALIFORNIA ENERGY CODE, CITY OF OCEANSIDE MUNICIPAL CODE (WHICH INCLUDES AMENDMENTS TO 2025 CALIFORNIA CODE OF REGULATIONS).

PROJECT INFORMATION

LOT AREA: 4,981 SF (.11 ACRE)

LEGAL DESCRIPTION: LOT 11 BLOCK 32 TR 344

ZONE: D-5 - HIGH DENSITY RESIDENTIAL (SF & MULTI) (DEVELOPMENT) R2

PROPOSED: MULTI-FAMILY CONDOMINIUMS

SPRINKLERS: YES

ZONE OVERLAY: Coastal Zone First Public Roadway (CDP require for Additional Over 10%)
300-FT from Coastal Bluff
Special Study
Specific Plan
Coastal Height Limit
Airport Proximity
Commercial/Industrial Zoning

AREA CALCULATIONS

UNIT 1 (CONDITIONED)	2,080 SF
UNIT 2 (CONDITIONED)	3,218 SF
UNIT 3 (CONDITIONED)	3,241 SF
TOTAL CONDITIONED AREA	8,516 SF
UNDERGROUND PARKING GARAGE (NON HABITABLE)	2,443 SF
LEVEL 1 PARKING GARAGE (NON HABITABLE)	192 SF
TOTAL STAIRWAYS & ELEVATOR CORE (NON HABITABLE)	977.4 SF
TOTAL DECK AREAS, ROOF DECK, ENTRY BREEZEWAY (NON HABITABLE)	1,801 SF
TOTAL STORAGE UNITS & ENCLOSED TRASH IN GARAGE (NON HABITABLE)	498 SF
TOTAL COMMON AREA- LOBBY (NON HABITABLE)	562 SF

LOT COVERAGE

LANDSCAPING PERCENTAGE 25% OF LOT AREA MINIMUM (1,675 SF / 5,000)	33.5%
PERMEABLE LANDSCAPING MATERIAL (507 SF / 5,000 SF)	10.1%
LOT COVERAGE / LOT AREA (3,737 SF / 4,981 SF)	75%
STAIRWAY & ELEVATOR SF EXCEEDING 35' HEIGHT LIMIT STAIR CORE/ ROOF AREA (241 SF / 3,737 SF) MAX 10%	8%

SETBACKS

FRONT SETBACK - 10 FT
SIDE SETBACKS - 3 FT
REAR SETBACK - 5 FT
HEIGHT LIMIT - 35 FT

PARKING CALCULATIONS REQUIRED:

1- BEDROOM = 1.5 PARKING SPACES
2+ BEDROOMS = 2 PARKING SPACES
6 PARKING SPACES REQUIRED

PROVIDED:

7 PARKING SPACES PROVIDED
AT 8.5X18FT MINIMUM

UNIT CALCULATION

(1) 2+ BEDROOM UNITS WITH 3 BATHS @ 2,030 SF - UNIT 1
(2) 2+ BEDROOM UNITS WITH 3.5 BATHS @ 3,247 SF - UNIT 2 & 3

UNDERGROUND ALL PROPOSED UTILITIES PER ARTICLE 30, SECTION 3023

EXT. ELEVATION LEGEND

REFERENCES EXTERIOR FINISH PER FINISH LEGEND BELOW

NOTE	COLOR	MANUF.	REMARKS
A	IMPROVED S TILE	DMCA REEN ROOFING OR EQ	
B	SILVERADO	LA HABRA - OR EQ.	SANTA BARBARA FINISH
C	LIMESTONE	ELDORADO	LIMESTONE GRAND BANKS WITH HEAVY LIGHT GRAY MORTAR
D	ALUMINUM CLAD DARK BRONZE	WEATHER SHIELD OR EQ.	
E	DARK BRONZE	CUSTOM	GUARDRAILS & AWNINGS
F	GRAY	VENETIAN STONE	-

EXTERIOR FINISH LEGEND

NOTE	COLOR	MANUF.	REMARKS
A	IMPROVED S TILE	DMCA REEN ROOFING OR EQ	
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DOCUMENT LOG

11/25/25 - CDP SUBMITTAL 3
06/15/26 - CDP PLAN CHANGE

DOCUMENT TITLE

EXTERIOR ELEVATIONS

DOCUMENT NUMBER

A5.1

TRE ARCHITECTURE

2110 S COAST HIGHWAY, SUITE O
OCEANSIDE CA 92054
OFFICE 760 268 9090
WWW.TREARCH.COM

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LICENSED ARCHITECT

AMATO N TETA

C-5148

REN. 1-31-27

STATE OF CALIFORNIA

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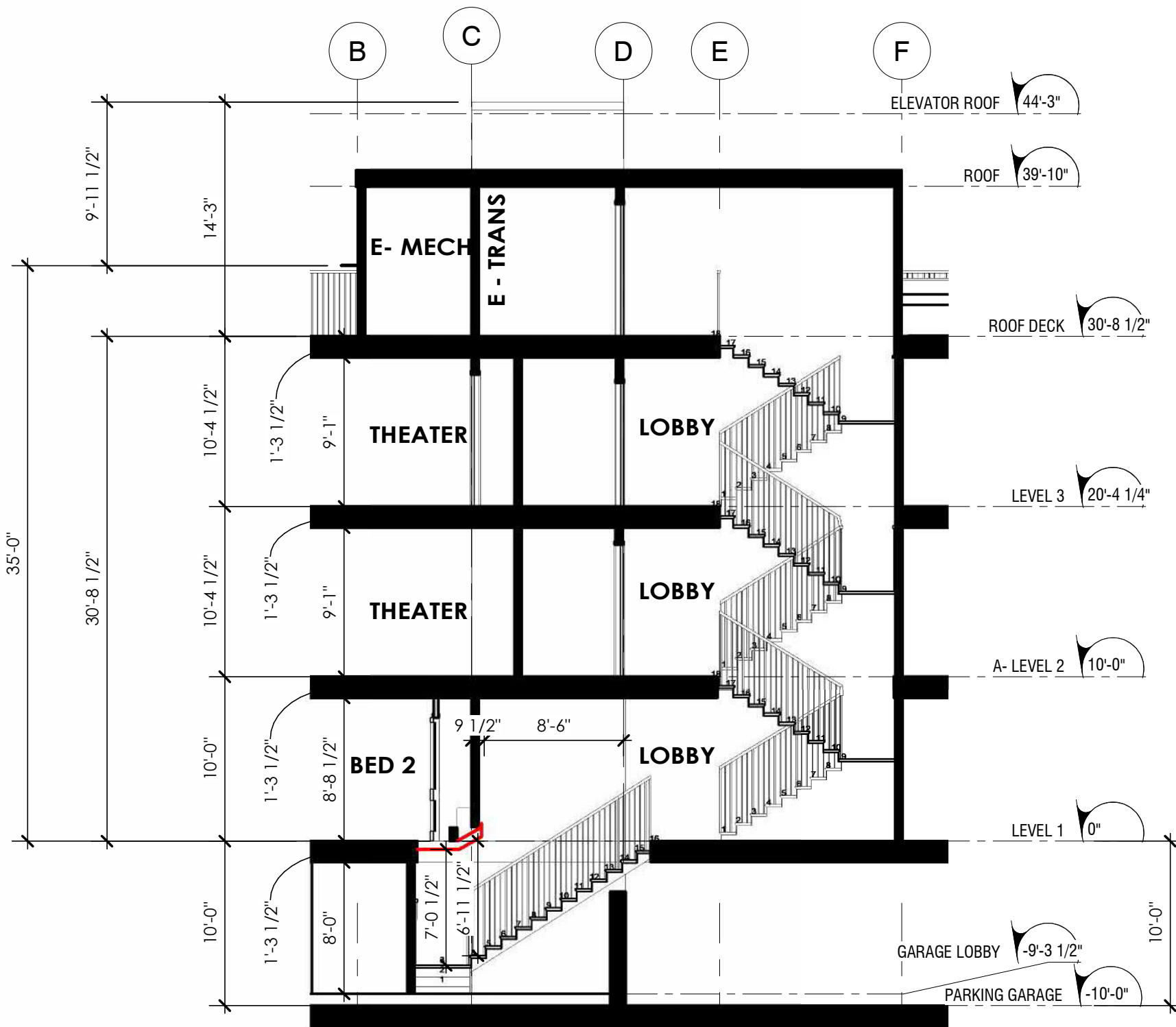
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PROJECT INFO

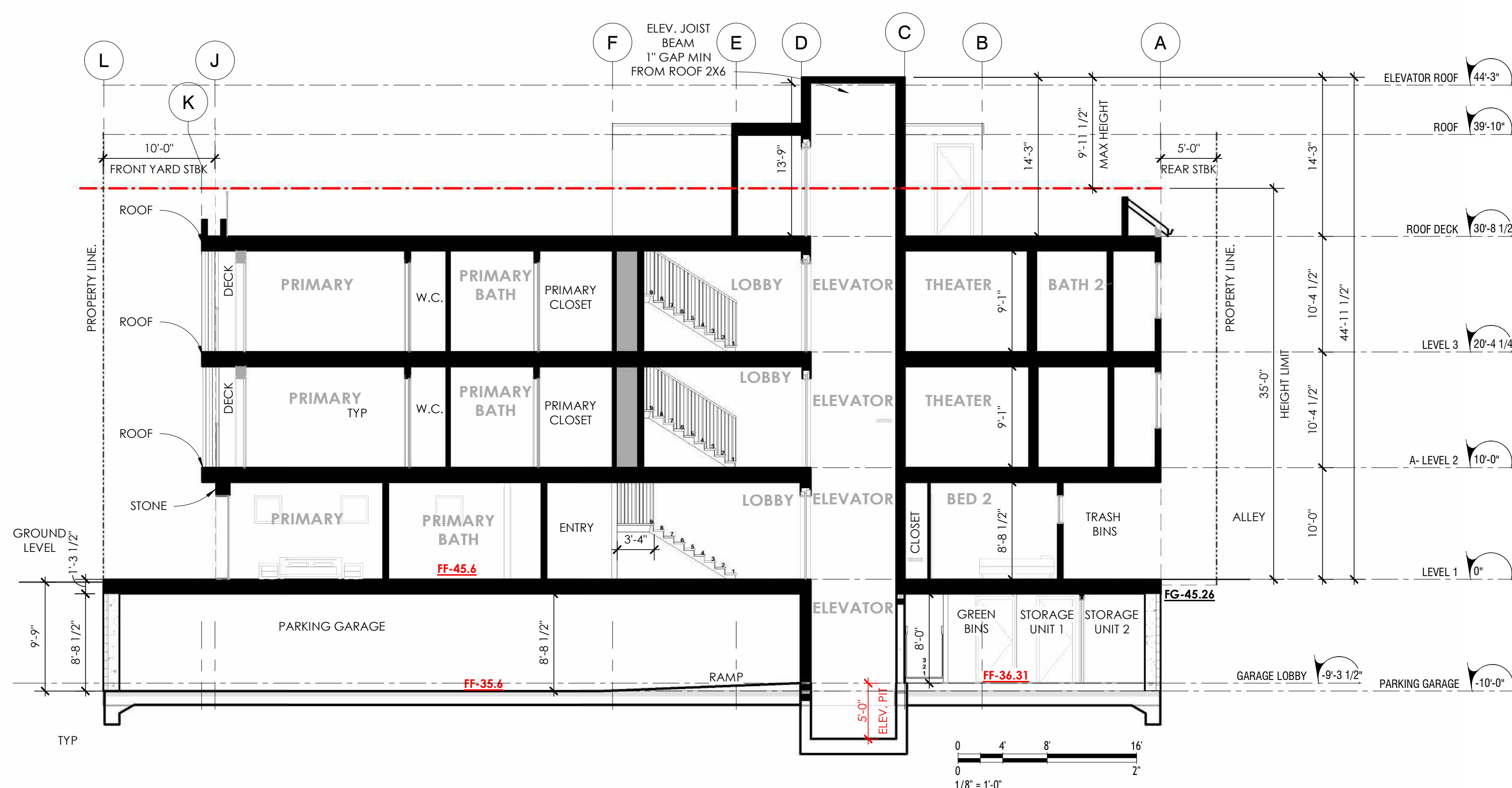
NORTH PACIFIC RESIDENCES

718 N. PACIFIC STREET
OCEANSIDE, 92057
APN : 143-225-11-00

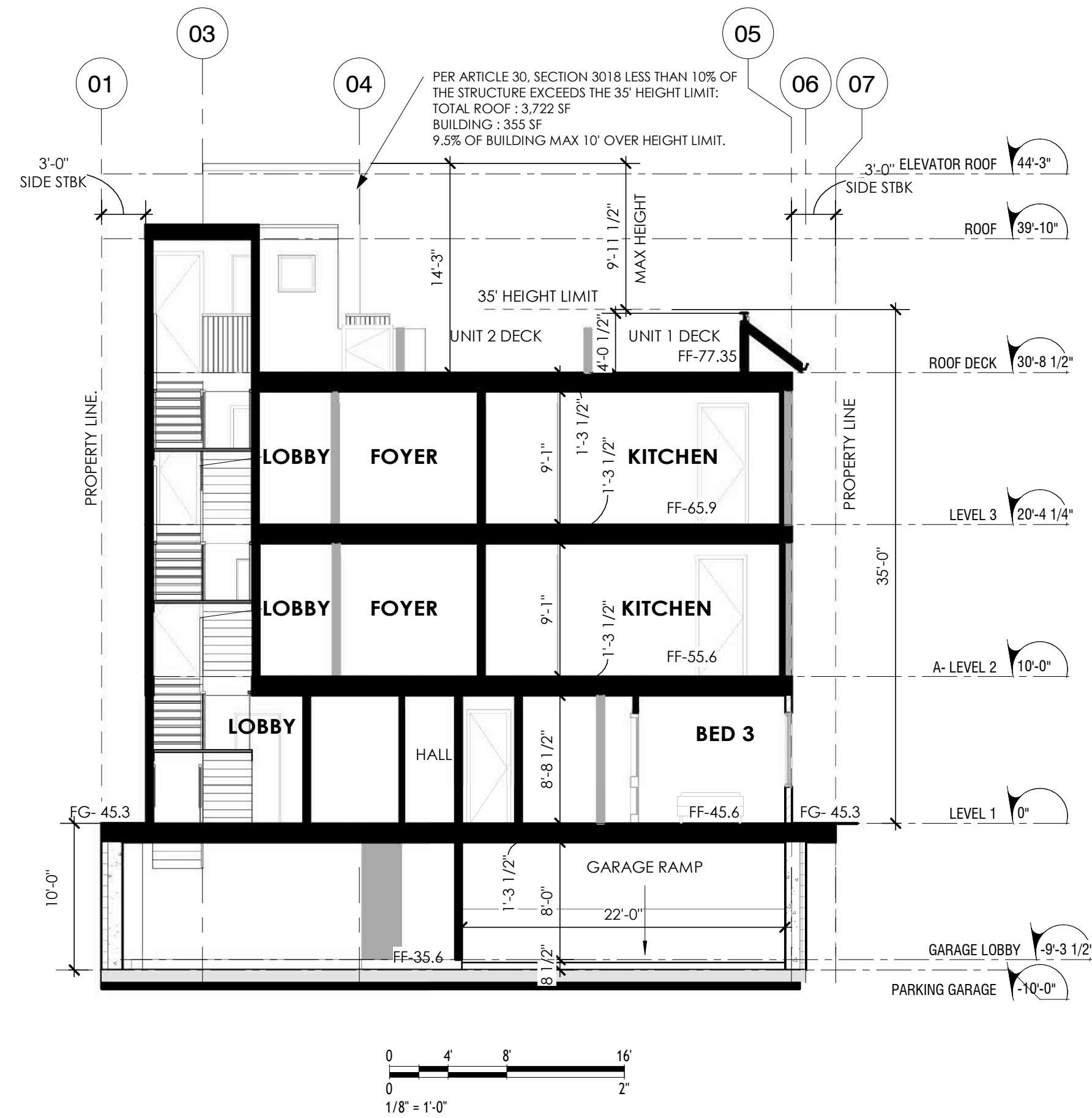
TA 2405



3 STAIR SECTION
1/8" = 1'-0"



1 BUILDING SECTION- WEST/EAST
1/8" = 1'-0"



2 BUILDING SECTION - NORTH /SOUTH
1/8" = 1'-0"

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2110 S COAST HWY

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PROJECT INFO

TA 2405

DOCUMENT LOG

11/25/25 - CDP SUBMITTAL 3
06/15/26 - CDP PLAN CHANGE

DOCUMENT TITLE

BUILDING SECTIONS

DOCUMENT NUMBER

A6.1

NORTH PACIFIC RESIDENCES

718 N. PACIFIC STREET
OCEANSIDE, 92057
APN : 143-225-11-00