

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND PROPERTY OF JSP DESIGN STUDIO AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIC PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT PERMISSION OF JSP DESIGN STUDIO. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THOSE DRAWINGS.

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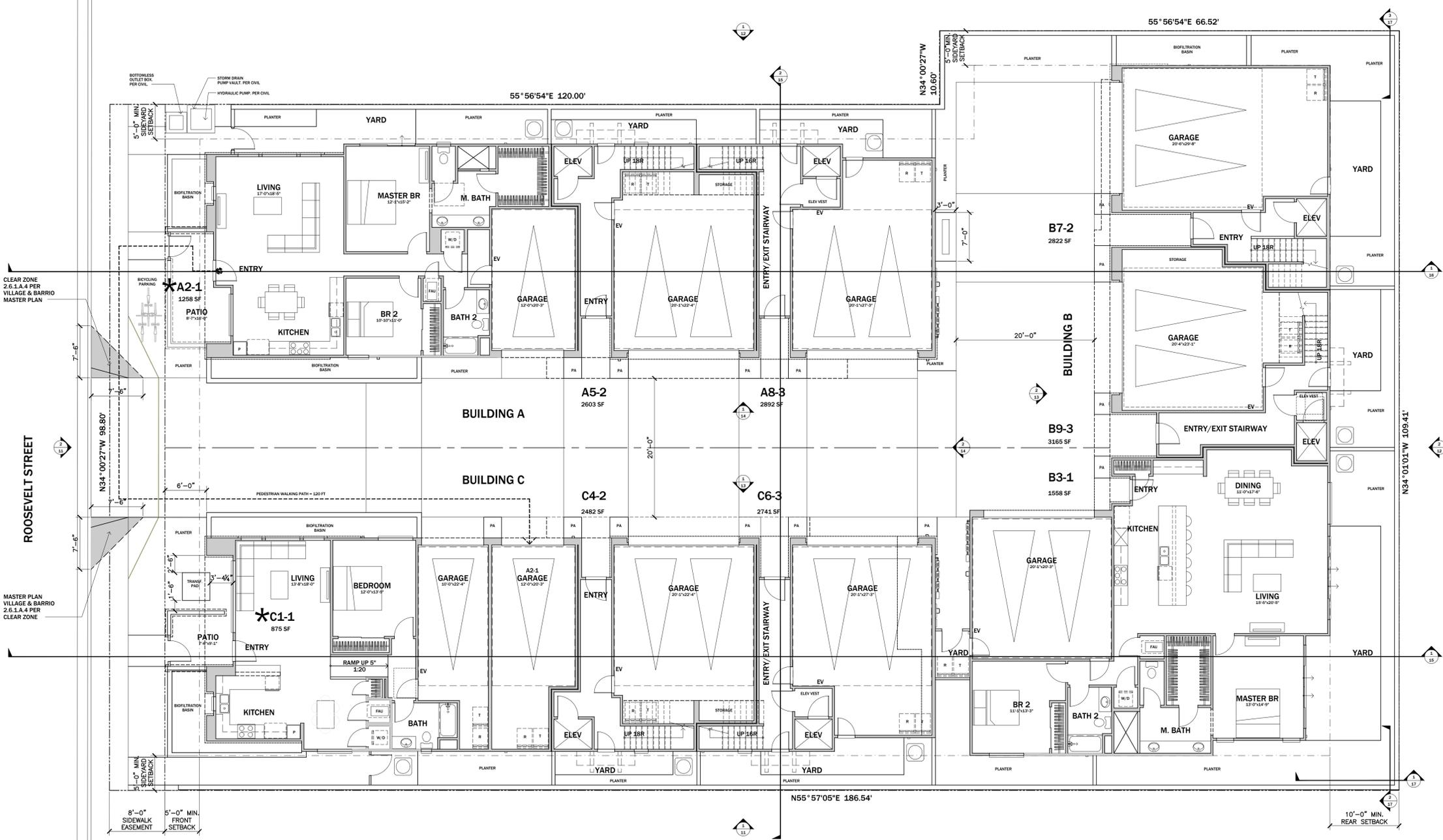
PROJECT

THE ROOSEVELT

2690 ROOSEVELT ST.,
CARLSBAD, CA

JSP Project Number 17030
AHJ Project Number City Project #
Date 13 JAN., 2022
Scale 1/8" = 1'-0"

No.	Date	Description



- NOTES:
- INTERIOR NOISE LEVELS FOR RESIDENTIAL UNITS SHALL BE MITIGATED TO 45dB(A) CNEL WHEN OPENING STO THE EXTERIOR OF THE RESIDENCE ARE CLOSED.
 - EV CHARGERS IN GARAGES PER CBC AND CARLSBAD CAP CHECKLIST.
 - * • INDICATES ACCESSIBLE UNIT.

FIRST FLOOR PLAN/SITE PLAN
SCALE: 1/8" = 1'-0"

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SECOND FLOOR PLAN
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THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

THIRD FLOOR PLAN

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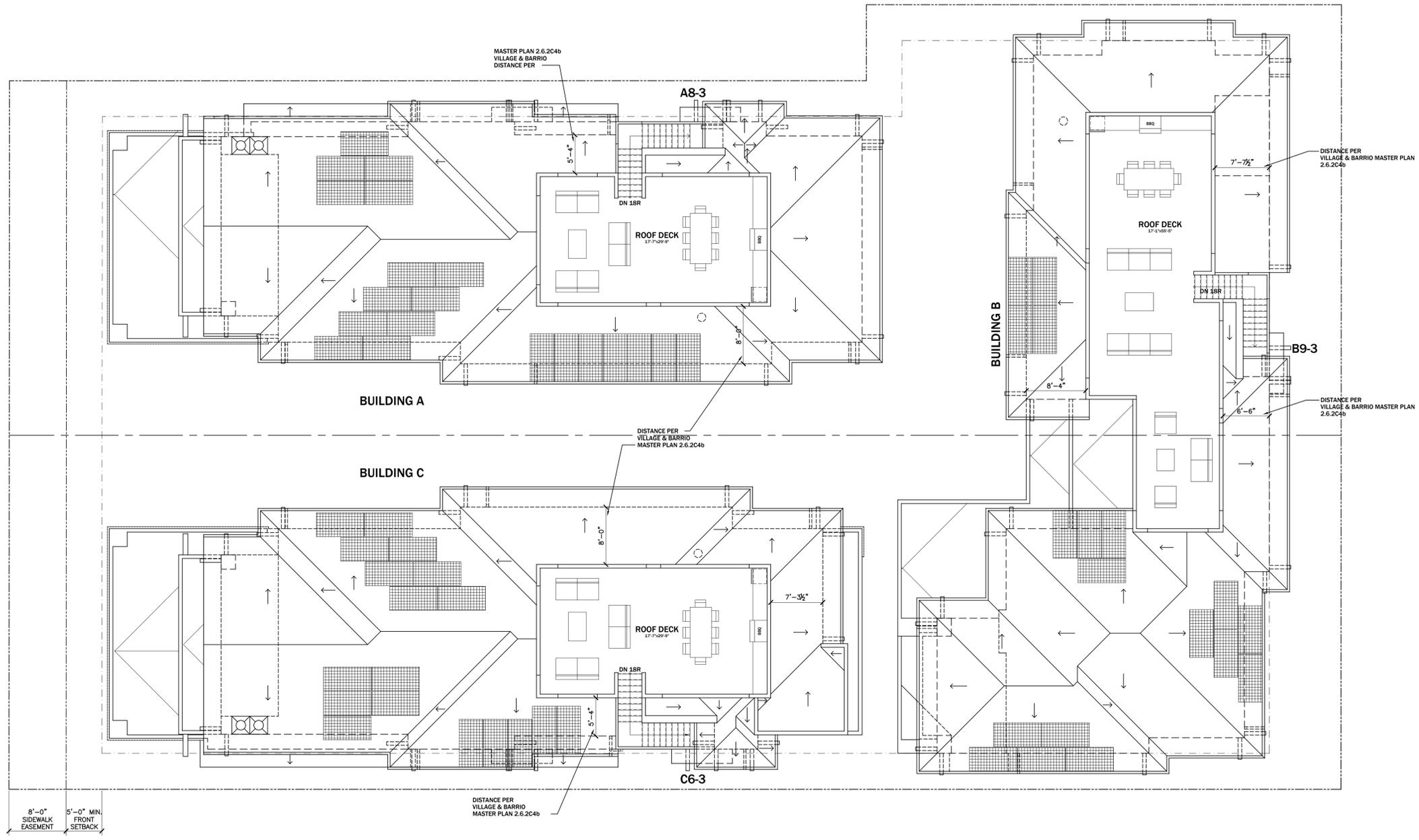
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THE ROOSEVELT

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FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

- NOTES:**
- ALL ROOF MOUNTED EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH BUILDING DEPARTMENT POLICY 80-6.
 - ROOFING TO BE WHITE COLOR T.P.O..

THIRD FLOOR PLAN

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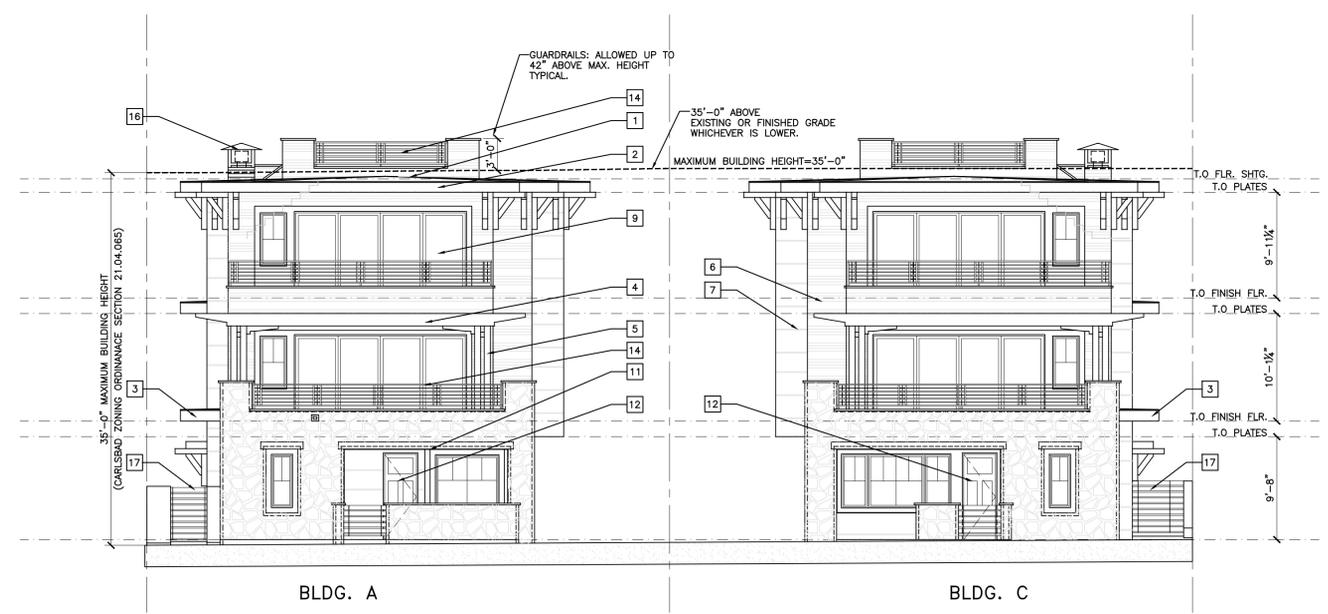
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RIGHT SIDE ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"



FRONT ELEVATION (WEST)
SCALE: 1/8" = 1'-0"

TYPICAL BUILDING MATERIALS	
1	T.P.O. FLAT ROOF.
2	2x12 RESAWN FASCIA BOARD.
3	2x12 RESAWN RAKE BOARD.
4	RESAWN WOOD BEAM, 6x14.
5	WOOD COLUMN.
6	HARDBOARD SIDING PER HATCH SCHEDULE.
7	PANEL SIDING PER HATCH SCHEDULE.
8	UTILITY METERS.
9	VINYL WINDOW/GLIDING GLASS DOOR/FRENCH DOORS PER PLAN.
10	WOOD WINDOW TRIM.
11	ARCH. SOFFIT.
12	ENTRY DOOR.
13	SECTIONAL GARAGE DOOR.
14	METAL GUARDRAIL/RAILING.
15	WOOD KNEE BRACE.
16	CHIMNEY SHROUD.
17	WOOD FENCE/GATE.
18	SITE WALL/RETAINING WALL.

* ALL WOOD AND METAL ELEMENTS TO BE PAINTED.

HATCH SCHEDULE	
	STONE VENEER.
	HORIZONTAL SIDING.
	HORIZONTAL HARDIE PANEL SIDING.

SOUTH - WEST
ELEVATION

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LEFT SIDE ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"



REAR ELEVATION (EAST)
SCALE: 1/8" = 1'-0"

TYPICAL BUILDING MATERIALS

- 1 T.P.O. FLAT ROOF.
 - 2 2x12 RESAWN FASCIA BOARD.
 - 3 2x12 RESAWN RAKE BOARD.
 - 4 RESAWN WOOD BEAM, 6x14.
 - 5 WOOD COLUMN.
 - 6 HARDBOARD SIDING PER HATCH SCHEDULE.
 - 7 PANEL SIDING PER HATCH SCHEDULE.
 - 8 UTILITY METERS.
 - 9 VINYL WINDOW/SLIDING GLASS DOOR/FRENCH DOORS PER PLAN.
 - 10 WOOD WINDOW TRIM.
 - 11 ARCH. SOFFIT.
 - 12 ENTRY DOOR.
 - 13 SECTIONAL GARAGE DOOR.
 - 14 METAL GUARDRAIL/RAILING.
 - 15 WOOD KNEE BRACE.
 - 16 CHIMNEY SHROUD.
 - 17 WOOD FENCE/GATE.
 - 18 SITE WALL/RETAINING WALL.
- * ALL WOOD AND METAL ELEMENTS TO BE PAINTED.

HATCH SCHEDULE

- STONE VENEER.
- HORIZONTAL SIDING.
- HORIZONTAL HARDIE PANEL SIDING.

NORTH - EAST
ELEVATION

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MOTOR COURT ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"



MOTOR COURT ELEVATION (WEST)
SCALE: 1/8" = 1'-0"

TYPICAL BUILDING MATERIALS

- 1 T.P.O. FLAT ROOF.
- 2 2x12 RESAWN FASCIA BOARD.
- 3 2x12 RESAWN RAKE BOARD.
- 4 RESAWN WOOD BEAM, 6x14.
- 5 WOOD COLUMN.
- 6 HARDBOARD SIDING PER HATCH SCHEDULE.
- 7 PANEL SIDING PER HATCH SCHEDULE.
- 8 UTILITY METERS.
- 9 VINYL WINDOW/SLIDING GLASS DOOR/FRENCH DOORS PER PLAN.
- 10 WOOD WINDOW TRIM.
- 11 ARCH. SOFFIT.
- 12 ENTRY DOOR.
- 13 SECTIONAL GARAGE DOOR.
- 14 METAL GUARDRAIL/RAILING.
- 15 WOOD KNEE BRACE.
- 16 CHIMNEY SHROUD.
- 17 WOOD FENCE/GATE.
- 18 SITE WALL/RETAINING WALL.

* ALL WOOD AND METAL ELEMENTS TO BE PAINTED.

HATCH SCHEDULE

- STONE VENEER
- HORIZONTAL SIDING
- HORIZONTAL HARDIE PANEL SIDING

MOTOR COURT SOUTH - WEST ELEVATION

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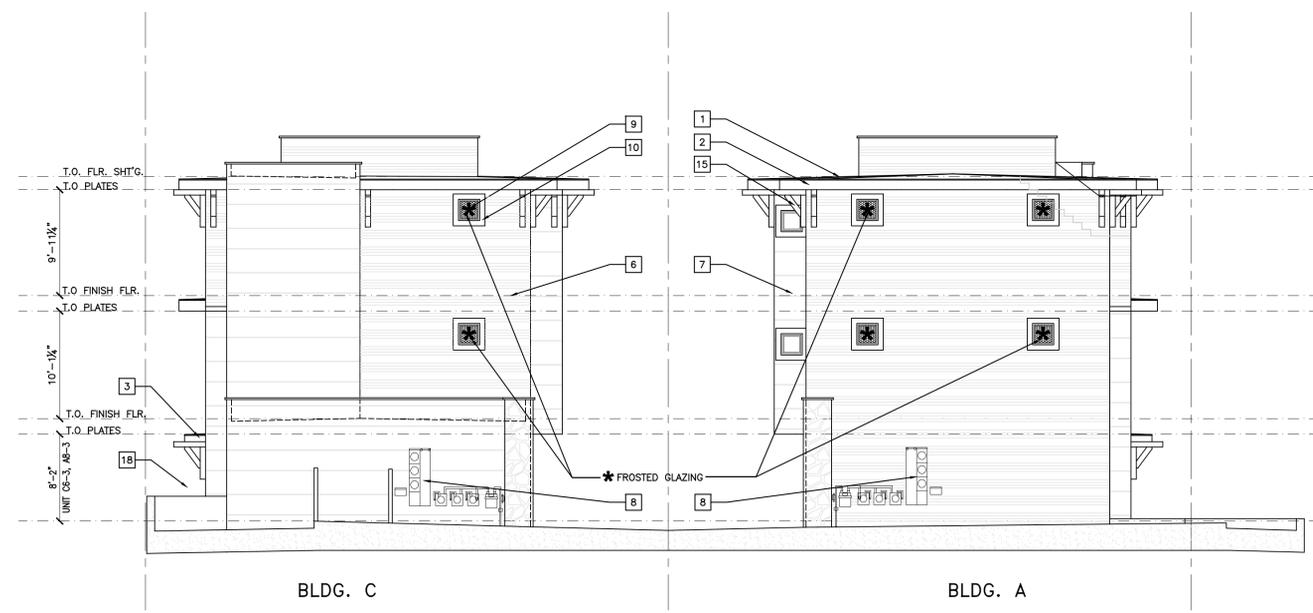
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MOTOR COURT ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"



INTERIOR COURT ELEVATION (EAST)
SCALE: 1/8" = 1'-0"

TYPICAL BUILDING MATERIALS

- 1 P.O. FLAT ROOF.
- 2 2x12 RESAWN FASCIA BOARD.
- 3 2x12 RESAWN RAKE BOARD.
- 4 RESAWN WOOD BEAM, 8x14.
- 5 WOOD COLUMN.
- 6 HARDBOARD SIDING PER HATCH SCHEDULE.
- 7 PANEL SIDING PER HATCH SCHEDULE.
- 8 UTILITY METERS.
- 9 VINYL WINDOW/SLIDING GLASS DOOR/FRENCH DOORS PER PLAN.
- 10 WOOD WINDOW TRIM.
- 11 ARCH. SOFFIT.
- 12 ENTRY DOOR.
- 13 SECTIONAL GARAGE DOOR.
- 14 METAL GUARDRAIL/RAILING.
- 15 WOOD KNEE BRACE.
- 16 CHIMNEY SHROOD.
- 17 WOOD FENCE/GATE.
- 18 SITE WALL/RETAINING WALL.

* ALL WOOD AND METAL ELEMENTS TO BE PAINTED.

HATCH SCHEDULE

- STONE VENEER
- HORIZONTAL SIDING
- HORIZONTAL HARDIE PANEL SIDING

**MOTOR COURT
NORTH - INTERIOR
EAST ELEVATION**

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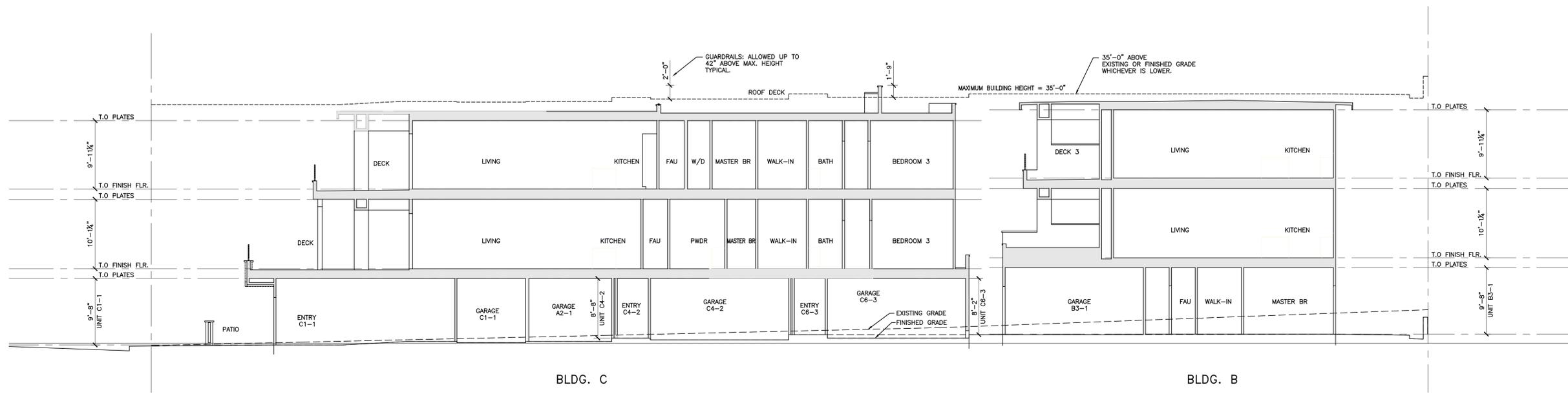
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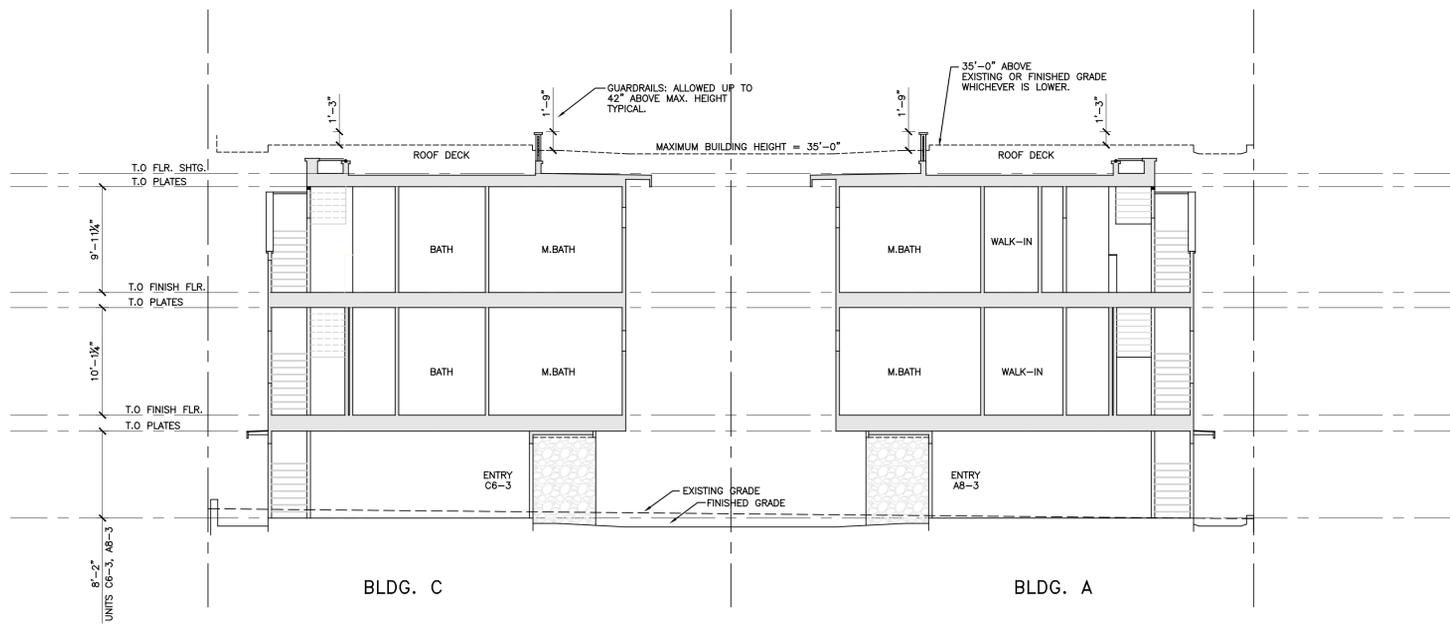
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BUILDING SECTION
SCALE: 1/8" = 1'-0"



BUILDING SECTION
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