

**AGENDA**  
**OCEANSIDE DEVELOPER'S CONFERENCE**

**Tuesday, February 18, 2014, 9:00 a.m.**  
**Guajome Room**

1. 9:00 a.m. - 10:00 a.m. Discussion of a multi-family development on 1.72 acres located at the southeast corner of Emerald Drive/Sunset Drive and Skyhaven Lane.

**Zoning: RH (Residential High Density)**  
**Land Use: HD-R (High Density – Residential)**  
**Neighborhood Area: Lake**  
**Assessor Parcel Number: 168-020-64 and 168-030-45**  
**Contact Person: Buccola Engineering, Inc.**  
**Tel.: 760-721-2000**  
**Email: [phil@buccolaeng.com](mailto:phil@buccolaeng.com)**

2. 10:00 a.m. - 11:00 a.m. Discussion of a 9-unit condominium project located west of Coast Highway and east of the railroad between South Tremont Street and Broadway.

**Zoning: R-3 (Medium Density Residential)**  
**Land Use: HD-R (High Density – Residential)**  
**Neighborhood Area: South Oceanside**  
**Assessor Parcel Number: 155-033-04**  
**Contact Person: Edward Borlenghi**  
**Tel.: 858-692-5478**  
**Email: Edward Borlenghi [bol.ted.b@gmail.com](mailto:bol.ted.b@gmail.com)**

**Attachments:**

1. Maps
2. Project Description Letter
3. Proposed Elevations







**Architects BP Associates**

11858 Bernardo Plaza Court, Suite 120  
San Diego, California 92128  
858-592-4710 F 858-592-4193  
admin@abpa-inc.com

February 4, 2014

**Re: Emerald Property Site Summary**

Site Area: approximately 74,974 sf or 1.72 Acres

Product Type – Townhomes

Number of Units: 50

Density: 29.05 du/acre

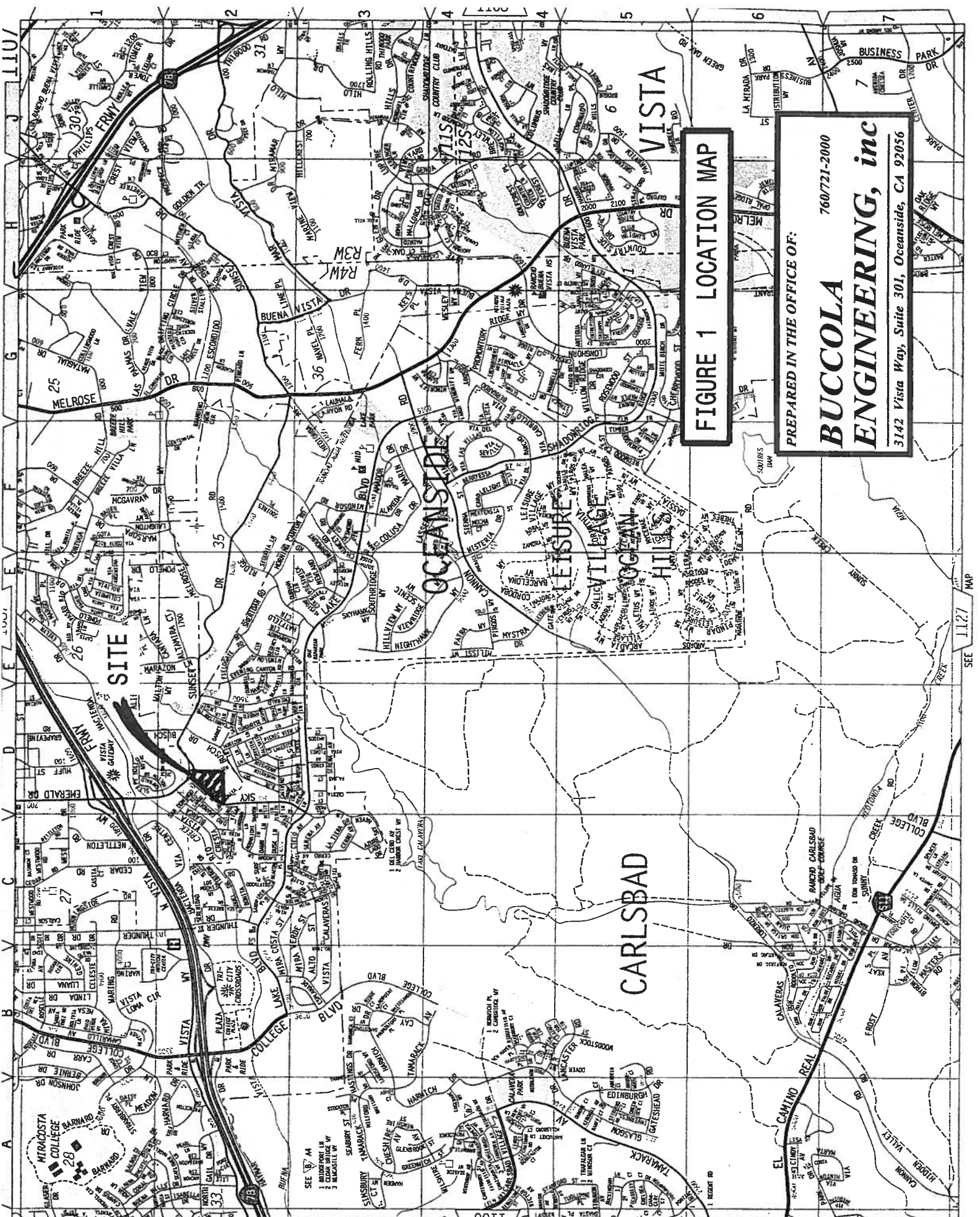
Parking: Required 2 spaces /unit = 100 spaces

<u>Guest</u>	<u>11 spaces</u>
Total provided	111 spaces

**Unit Summary:**

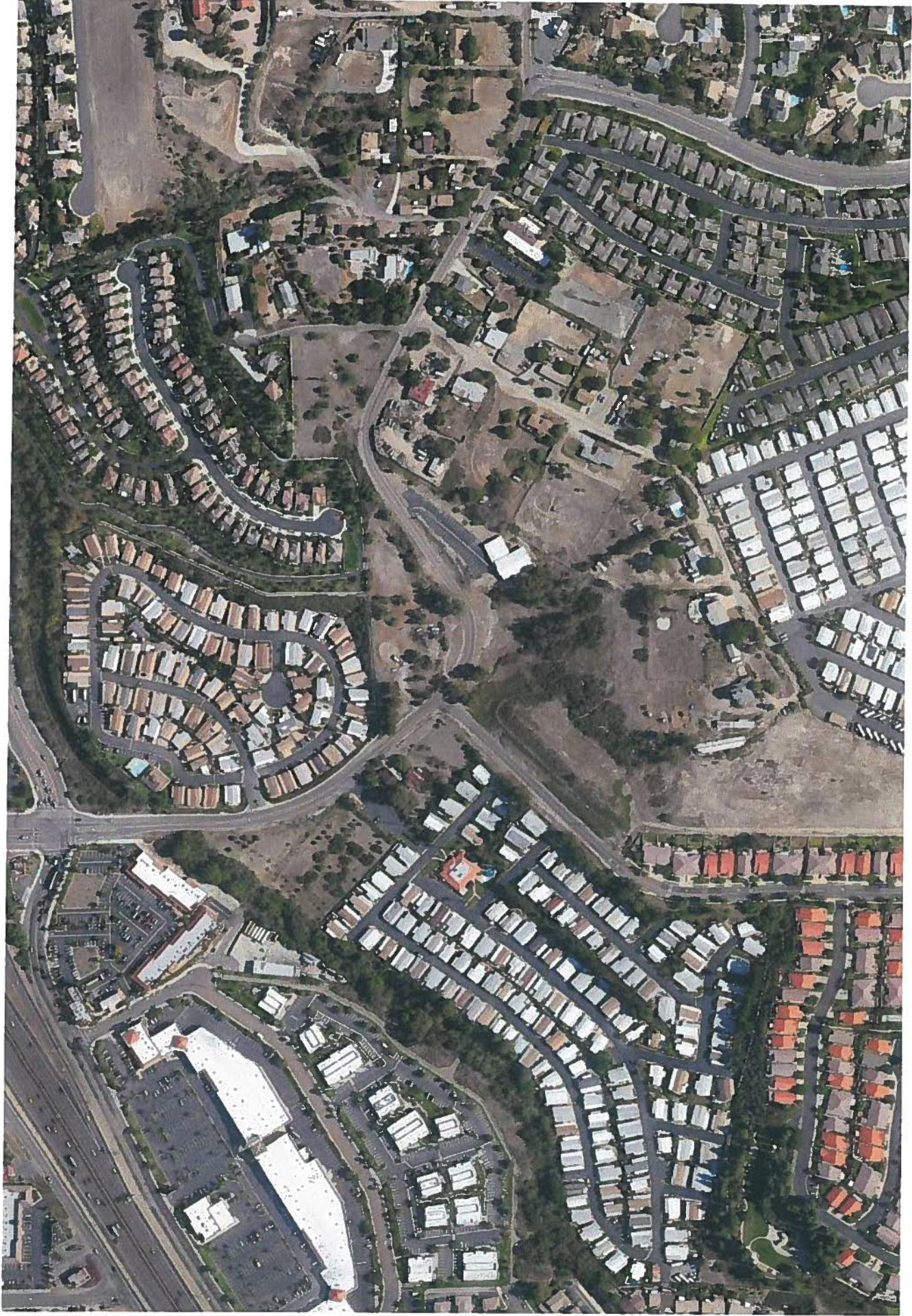
Plan 1: 18 units, 910sf, 3 story, 1 car garage, 2 bedroom, 2.5 bath.

Plan 2: 32 units, 1,244 sf, 3 story, 2 car garage, 2 bedroom/opt. 3<sup>rd</sup>, 2.5 bath.



**FIGURE 1 LOCATION MAP**

PREPARED IN THE OFFICE OF:  
**BUCCOLA ENGINEERING, inc**  
 760/721-2000  
 3142 Vista Way, Suite 301, Oceanside, CA 92056

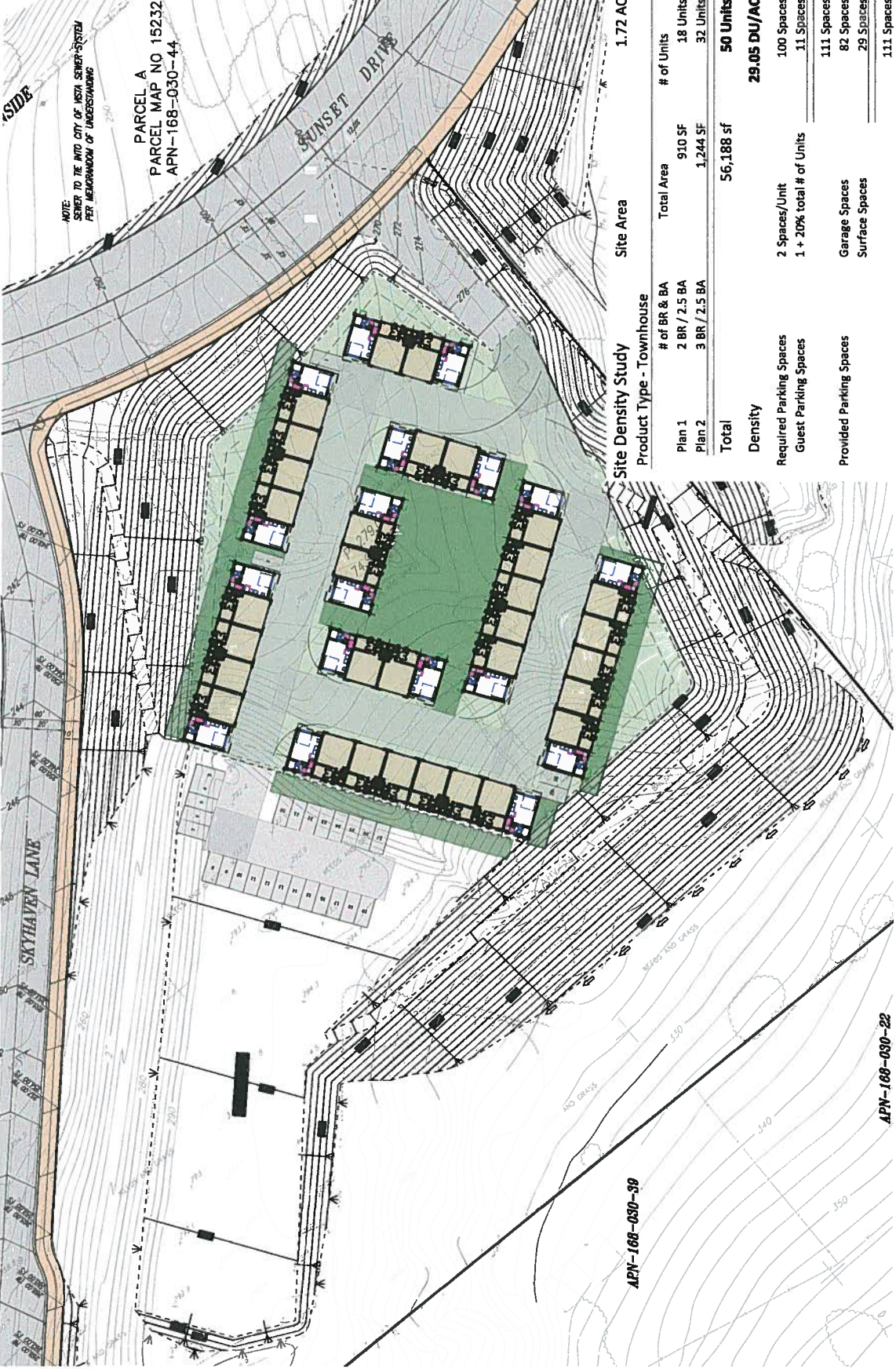


Google earth

feet  
meters

2000  
600





Site Density Study		Site Area	
Product Type - Townhouse	# of BR & BA	Total Area	# of Units
Plan 1	2 BR / 2.5 BA	910 SF	18 Units
Plan 2	3 BR / 2.5 BA	1,244 SF	32 Units
<b>Total</b>		<b>56,188 sf</b>	<b>50 Units</b>
<b>Density</b>			<b>29.05 DU/AC</b>
Required Parking Spaces	2 Spaces/Unit		100 Spaces
Guest Parking Spaces	1 + 20% total # of Units		11 Spaces
Provided Parking Spaces	Garage Spaces		111 Spaces
	Surface Spaces		82 Spaces
			29 Spaces
			111 Spaces

**1** CONCEPT SITE PLAN - Townhouse

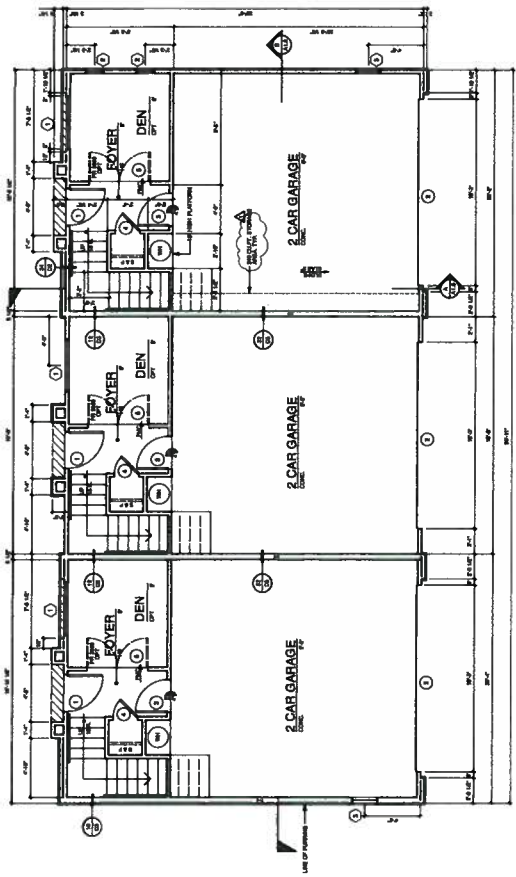
Scale: 1" = 60'-0"



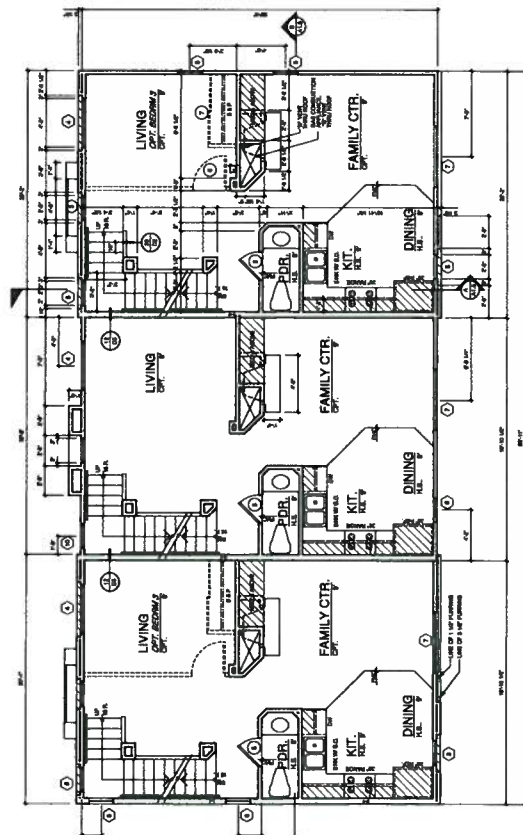
ARCHITECTS, LLP  
1400 North Hollywood Blvd., Suite 1000  
Los Angeles, CA 90028  
Tel: 310.470.1100  
Fax: 310.470.1101  
www.abpa.com

EMERALD PROPERTY  
CONCEPTUAL STUDY  
OCEANSIDE, CALIFORNIA  
THE GARRETT GROUP, LLC

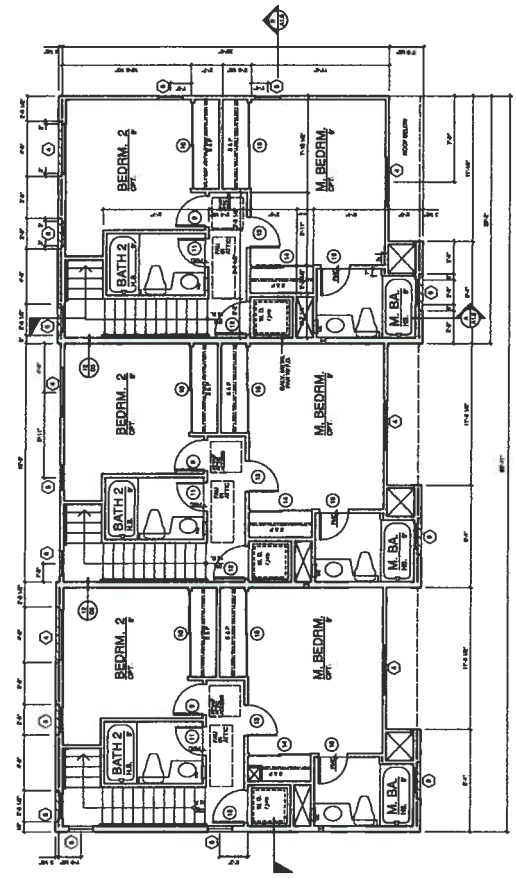
DATE: 11/20/13  
DRAWN BY: [Name]  
CHECKED BY: [Name]



FIRST FLOOR PLAN BUILDING 1



SECOND FLOOR PLAN BUILDING 1



THIRD FLOOR PLAN BUILDING 1

**ROOF PLAN BUILDING 1**

1. All roof areas shall be constructed in accordance with the applicable building code requirements for the jurisdiction in which the building is located.

2. Roof areas shall be constructed in accordance with the applicable building code requirements for the jurisdiction in which the building is located.

3. Roof areas shall be constructed in accordance with the applicable building code requirements for the jurisdiction in which the building is located.

4. Roof areas shall be constructed in accordance with the applicable building code requirements for the jurisdiction in which the building is located.

5. Roof areas shall be constructed in accordance with the applicable building code requirements for the jurisdiction in which the building is located.

6. Roof areas shall be constructed in accordance with the applicable building code requirements for the jurisdiction in which the building is located.

7. Roof areas shall be constructed in accordance with the applicable building code requirements for the jurisdiction in which the building is located.

8. Roof areas shall be constructed in accordance with the applicable building code requirements for the jurisdiction in which the building is located.

9. Roof areas shall be constructed in accordance with the applicable building code requirements for the jurisdiction in which the building is located.

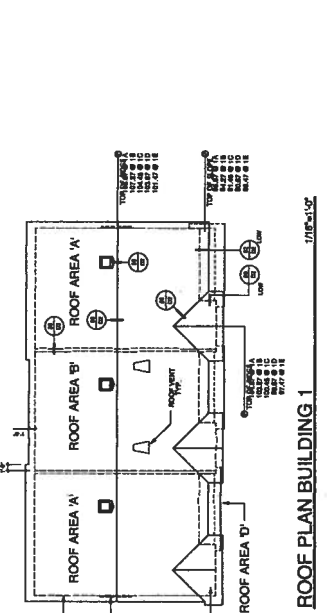
10. Roof areas shall be constructed in accordance with the applicable building code requirements for the jurisdiction in which the building is located.

11. Roof areas shall be constructed in accordance with the applicable building code requirements for the jurisdiction in which the building is located.

12. Roof areas shall be constructed in accordance with the applicable building code requirements for the jurisdiction in which the building is located.

13. Roof areas shall be constructed in accordance with the applicable building code requirements for the jurisdiction in which the building is located.

14. Roof areas shall be constructed in accordance with the applicable building code requirements for the jurisdiction in which the building is located.



**ROOF AREA VENTILATION**

ROOF AREA	VENTILATION TYPE	VENTILATION AREA (S.F.)
ROOF AREA A	MECHANICAL	171 S.F.
ROOF AREA B	NATURAL	288 S.F.
ROOF AREA C	NATURAL	238 S.F.
ROOF AREA D	NATURAL	413 S.F.
TOTAL NET FREE VENTILATION PROVIDED BY MECHANICAL		171 S.F.
TOTAL NET FREE VENTILATION PROVIDED BY MECHANICAL AND NATURAL		690 S.F.

**ROOF AREA VENTILATION**

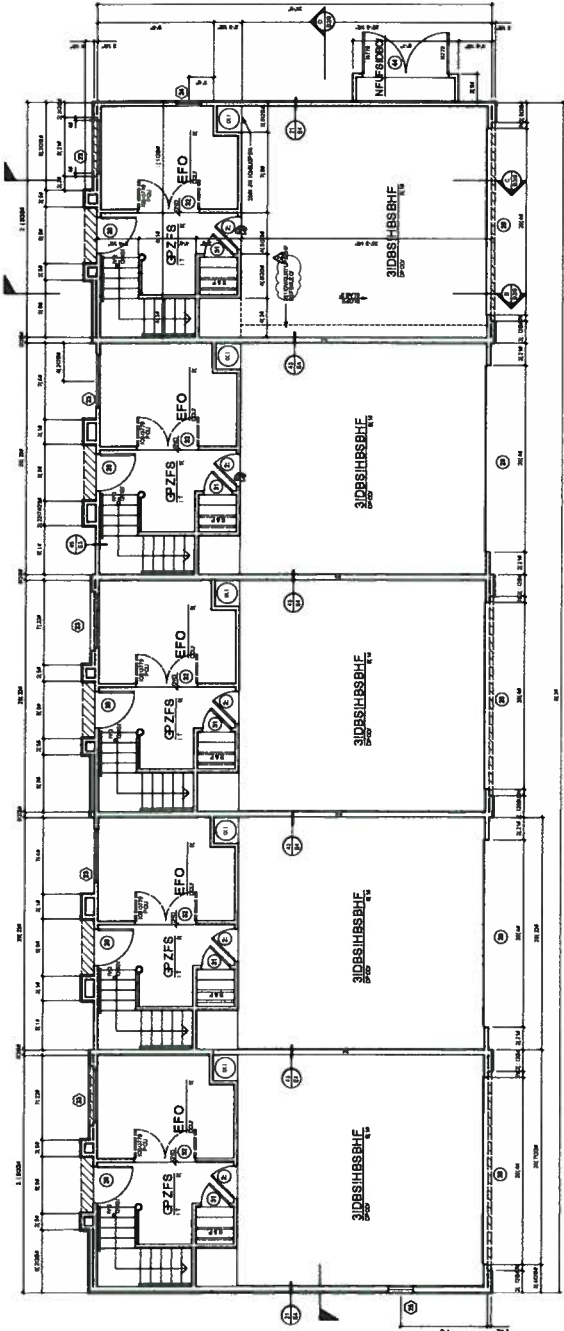
ROOF AREA	VENTILATION TYPE	VENTILATION AREA (S.F.)
ROOF AREA A	MECHANICAL	171 S.F.
ROOF AREA B	NATURAL	288 S.F.
ROOF AREA C	NATURAL	238 S.F.
ROOF AREA D	NATURAL	413 S.F.
TOTAL NET FREE VENTILATION PROVIDED BY MECHANICAL		171 S.F.
TOTAL NET FREE VENTILATION PROVIDED BY MECHANICAL AND NATURAL		690 S.F.

**ROOF AREA VENTILATION**

ROOF AREA	VENTILATION TYPE	VENTILATION AREA (S.F.)
ROOF AREA A	MECHANICAL	171 S.F.
ROOF AREA B	NATURAL	288 S.F.
ROOF AREA C	NATURAL	238 S.F.
ROOF AREA D	NATURAL	413 S.F.
TOTAL NET FREE VENTILATION PROVIDED BY MECHANICAL		171 S.F.
TOTAL NET FREE VENTILATION PROVIDED BY MECHANICAL AND NATURAL		690 S.F.

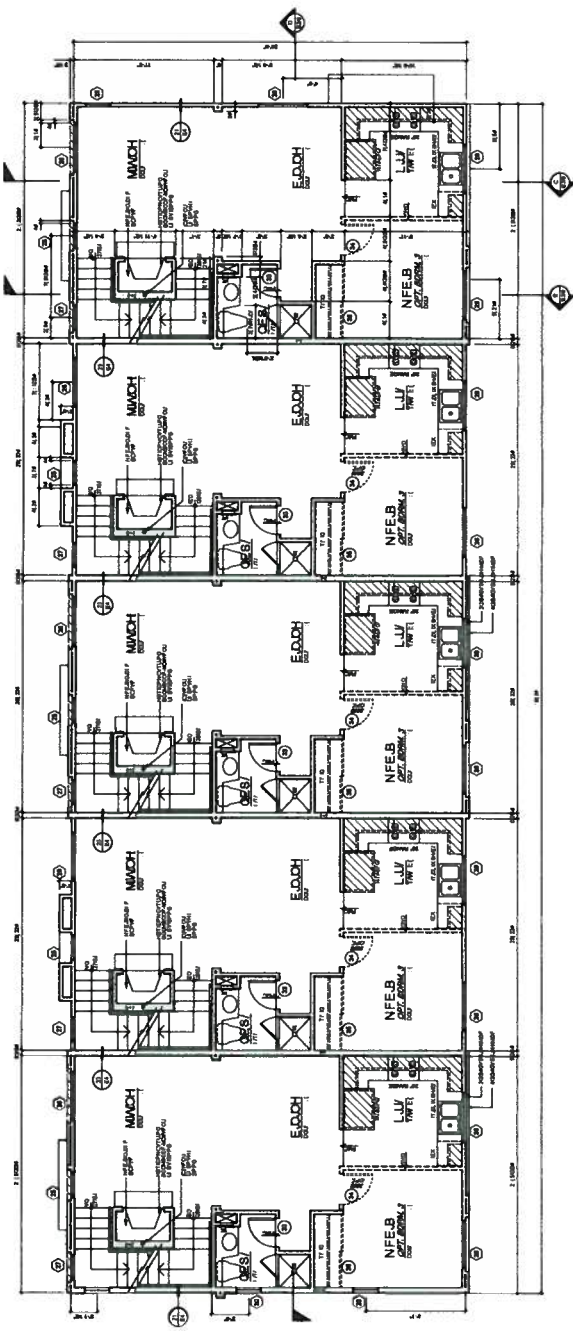
**ROOF AREA VENTILATION**

ROOF AREA	VENTILATION TYPE	VENTILATION AREA (S.F.)
ROOF AREA A	MECHANICAL	171 S.F.
ROOF AREA B	NATURAL	288 S.F.
ROOF AREA C	NATURAL	238 S.F.
ROOF AREA D	NATURAL	413 S.F.
TOTAL NET FREE VENTILATION PROVIDED BY MECHANICAL		171 S.F.
TOTAL NET FREE VENTILATION PROVIDED BY MECHANICAL AND NATURAL		690 S.F.



**GSTUIGP P S I Q M B O I C V M E L D H I 3**

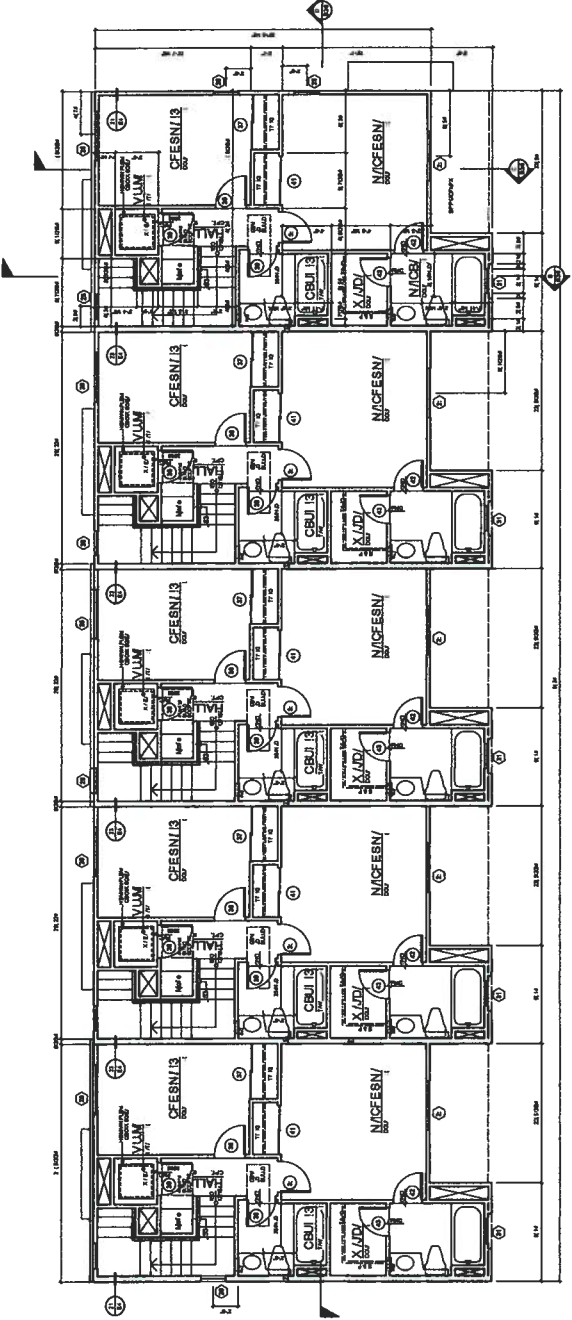
**NOTES:**  
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.  
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.  
 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.  
 6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.  
 7. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.  
 8. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.  
 9. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.  
 10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.



**TFDPOEIGMP P S I Q M B O I C V M E L D H I 3**

GENERAL CONTRACTOR	
NAME	THE GARRETT GROUP, LLC
ADDRESS	10000 Wilshire Blvd, Suite 1000, Los Angeles, CA 90024
PHONE	310.274.1100
FAX	310.274.1101
DATE	10/20/11

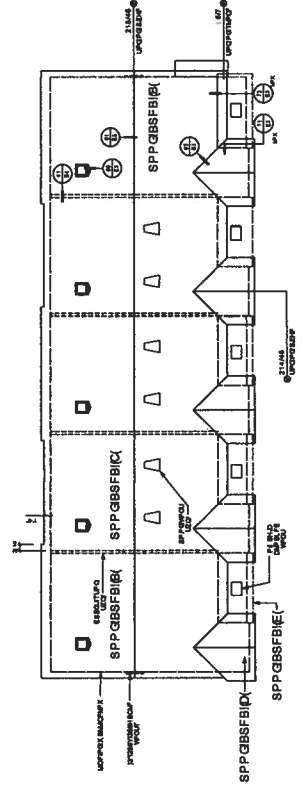
GENERAL CONTRACTOR	
NAME	THE GARRETT GROUP, LLC
ADDRESS	10000 Wilshire Blvd, Suite 1000, Los Angeles, CA 90024
PHONE	310.274.1100
FAX	310.274.1101
DATE	10/20/11



**U\_1SEIGMP1SIOMBOICV.ME.DH13**

**2017-2-18**

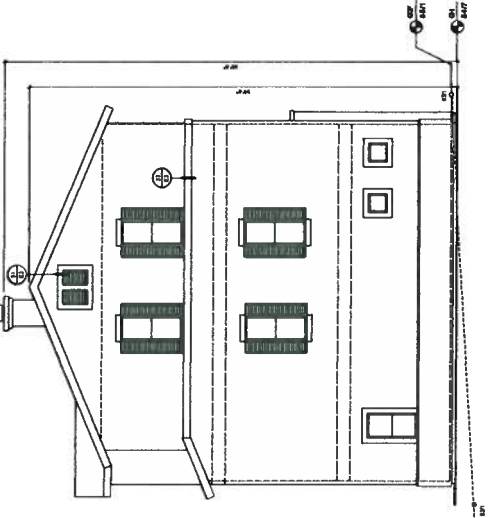
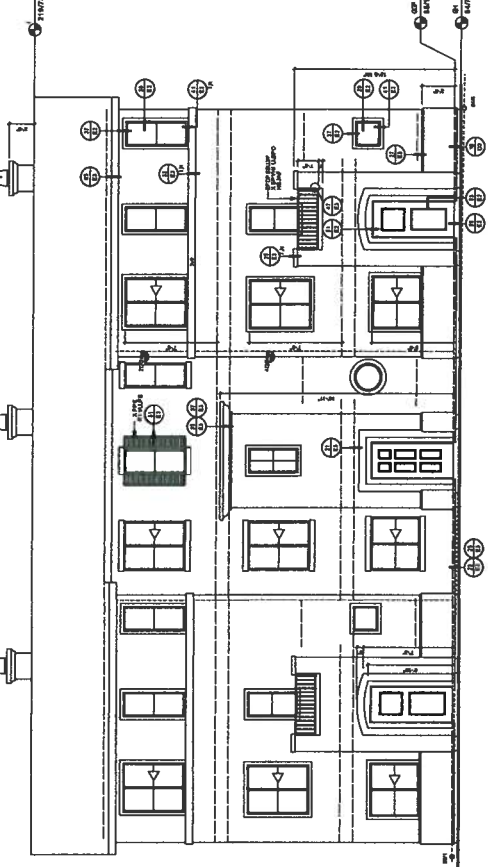
REVISION	DATE	DESCRIPTION
1	12/15/11	ISSUED FOR PERMIT
2	12/15/11	REVISIONS TO PERMIT COMMENTS
3	12/15/11	REVISIONS TO PERMIT COMMENTS
4	12/15/11	REVISIONS TO PERMIT COMMENTS
5	12/15/11	REVISIONS TO PERMIT COMMENTS
6	12/15/11	REVISIONS TO PERMIT COMMENTS
7	12/15/11	REVISIONS TO PERMIT COMMENTS
8	12/15/11	REVISIONS TO PERMIT COMMENTS
9	12/15/11	REVISIONS TO PERMIT COMMENTS
10	12/15/11	REVISIONS TO PERMIT COMMENTS
11	12/15/11	REVISIONS TO PERMIT COMMENTS
12	12/15/11	REVISIONS TO PERMIT COMMENTS
13	12/15/11	REVISIONS TO PERMIT COMMENTS
14	12/15/11	REVISIONS TO PERMIT COMMENTS
15	12/15/11	REVISIONS TO PERMIT COMMENTS
16	12/15/11	REVISIONS TO PERMIT COMMENTS
17	12/15/11	REVISIONS TO PERMIT COMMENTS
18	12/15/11	REVISIONS TO PERMIT COMMENTS
19	12/15/11	REVISIONS TO PERMIT COMMENTS
20	12/15/11	REVISIONS TO PERMIT COMMENTS
21	12/15/11	REVISIONS TO PERMIT COMMENTS
22	12/15/11	REVISIONS TO PERMIT COMMENTS
23	12/15/11	REVISIONS TO PERMIT COMMENTS
24	12/15/11	REVISIONS TO PERMIT COMMENTS
25	12/15/11	REVISIONS TO PERMIT COMMENTS
26	12/15/11	REVISIONS TO PERMIT COMMENTS
27	12/15/11	REVISIONS TO PERMIT COMMENTS
28	12/15/11	REVISIONS TO PERMIT COMMENTS
29	12/15/11	REVISIONS TO PERMIT COMMENTS
30	12/15/11	REVISIONS TO PERMIT COMMENTS
31	12/15/11	REVISIONS TO PERMIT COMMENTS
32	12/15/11	REVISIONS TO PERMIT COMMENTS
33	12/15/11	REVISIONS TO PERMIT COMMENTS
34	12/15/11	REVISIONS TO PERMIT COMMENTS
35	12/15/11	REVISIONS TO PERMIT COMMENTS
36	12/15/11	REVISIONS TO PERMIT COMMENTS
37	12/15/11	REVISIONS TO PERMIT COMMENTS
38	12/15/11	REVISIONS TO PERMIT COMMENTS
39	12/15/11	REVISIONS TO PERMIT COMMENTS
40	12/15/11	REVISIONS TO PERMIT COMMENTS
41	12/15/11	REVISIONS TO PERMIT COMMENTS
42	12/15/11	REVISIONS TO PERMIT COMMENTS
43	12/15/11	REVISIONS TO PERMIT COMMENTS
44	12/15/11	REVISIONS TO PERMIT COMMENTS
45	12/15/11	REVISIONS TO PERMIT COMMENTS
46	12/15/11	REVISIONS TO PERMIT COMMENTS
47	12/15/11	REVISIONS TO PERMIT COMMENTS
48	12/15/11	REVISIONS TO PERMIT COMMENTS
49	12/15/11	REVISIONS TO PERMIT COMMENTS
50	12/15/11	REVISIONS TO PERMIT COMMENTS



**SPPGBSFB1C.ME.DH13**

**2017-2-18**

**NOTES:**  
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 7. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 8. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 9. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 11. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 12. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 13. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 14. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 15. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 16. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 17. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 18. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 19. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 20. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 21. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 22. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 23. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 24. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 25. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 26. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 27. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 28. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 29. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 30. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 31. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 32. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 33. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 34. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 35. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 36. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 37. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 38. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 39. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 40. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 41. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 42. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 43. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 44. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 45. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 46. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 47. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 48. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 49. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 50. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.



ME G U I F M F V B L U P O I C V M E . D H I 2

S . H I U I F M F V B L U P O I C V M E . D H I 2

LEGEND

GH GUTTER

GF GROUND FINISH

GH GUTTER

GF GROUND FINISH

GH GUTTER

GF GROUND FINISH

NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES.

2. FINISH GRADE IS INDICATED BY A DOTTED LINE.

3. ALL WALLS ARE TO BE CONCRETE BLOCK WITH EXTERIOR FINISH AS SHOWN.

4. ALL ROOFS ARE TO BE ASPH/FLT SHINGLES.

5. ALL WINDOWS AND DOORS ARE TO BE AS SHOWN.

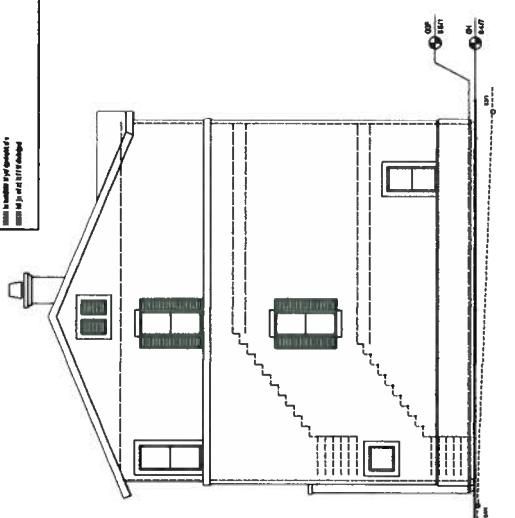
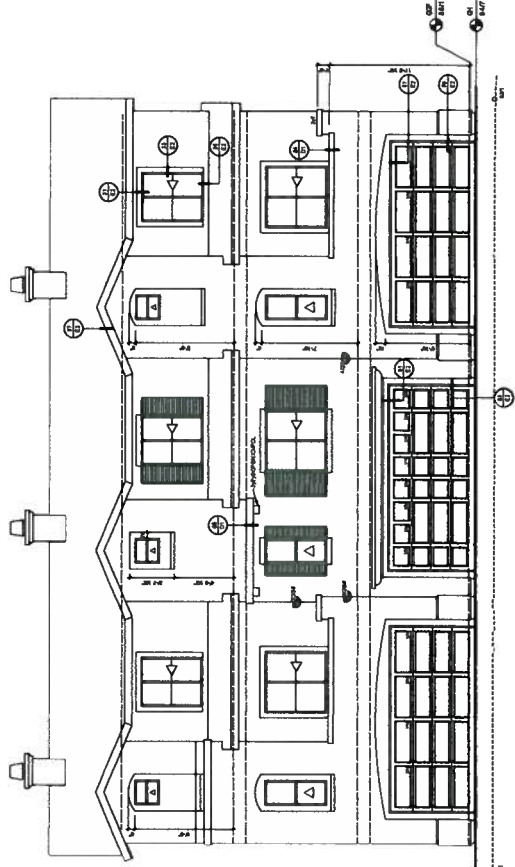
6. ALL INTERIORS ARE TO BE FINISHED WITH DRYWALL AND PAINT.

7. ALL EXTERIORS ARE TO BE FINISHED WITH STUCCO AND PAINT.

8. ALL FOUNDATIONS ARE TO BE CONCRETE.

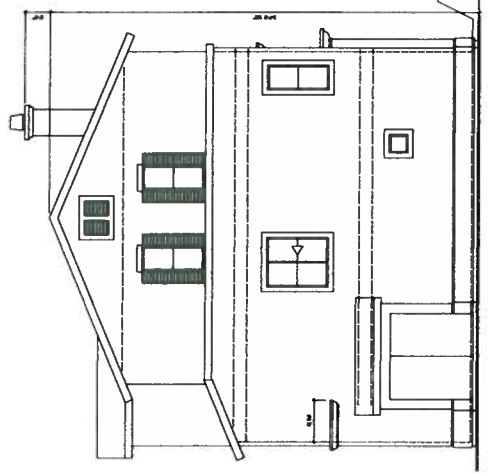
9. ALL UTILITY SERVICES ARE TO BE AS SHOWN.

10. ALL MECHANICAL SYSTEMS ARE TO BE AS SHOWN.



SEBS I F M F V B L U P O I C V M E . D H I 2

S . H I U I F M F V B L U P O I C V M E . D H I 2

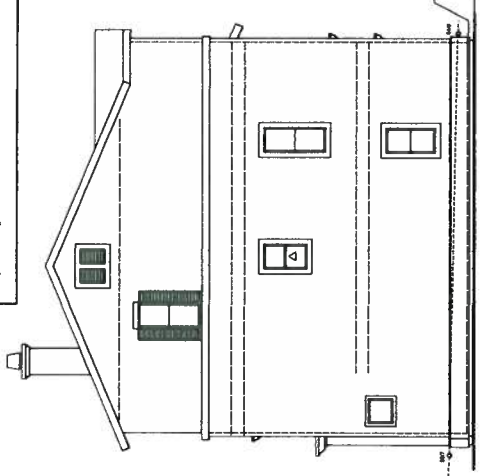


MF.GUJIFMFWBLUP.OICV.ME.DH.13 2009-21.18

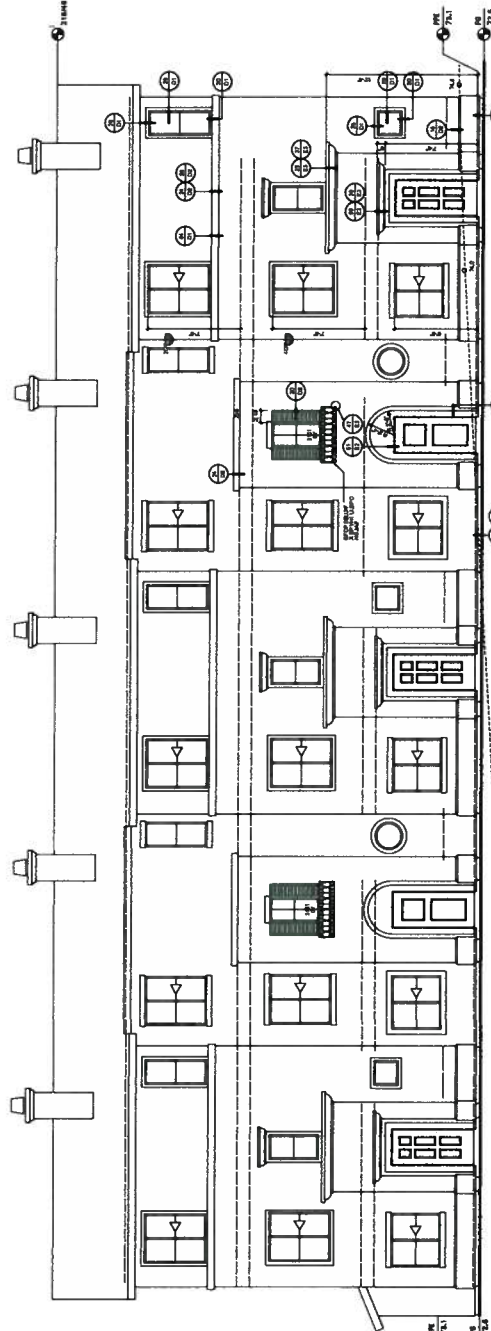
**REVISIONS**

1	2009-21.18	Initial Design
2	2009-21.18	Final Design

2009-21.18



S.HI.UJIFMFWBLUP.OICV.ME.DH.13 2009-21.18



GSP.OUJIFMFWBLUP.OICV.ME.DH.13 2009-21.18

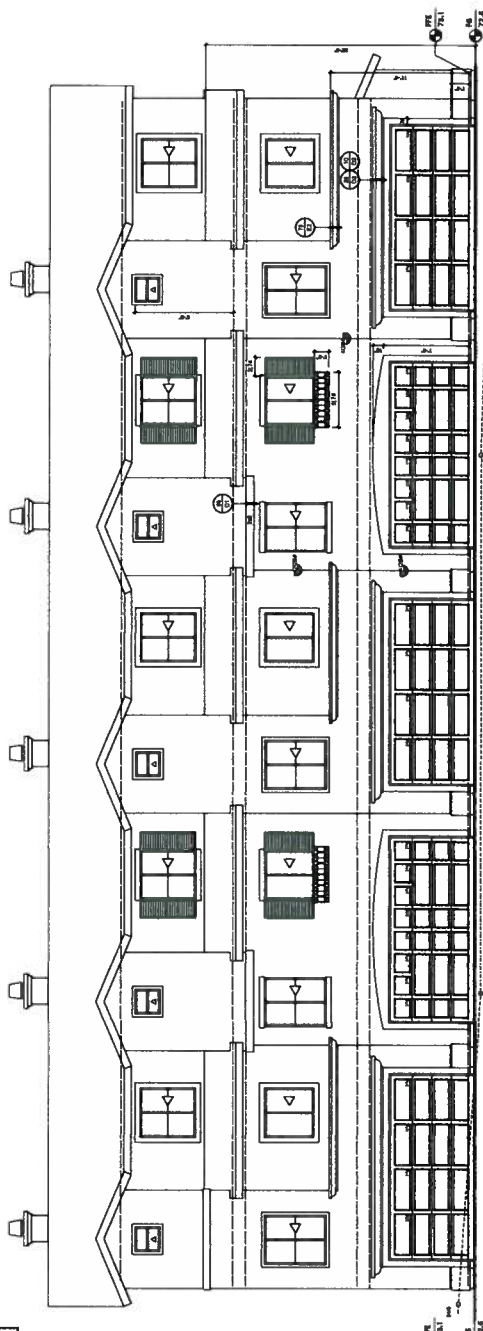
**LEGEND**

GH 81/2

GOJT FEMH8EF/0BPQTE\*

GOJT 0MPPSIFMFWBLUPQBPQTE\*

PYLUDH88EF



SFBSIFMFWBLUP.OICV.ME.DH.13 2009-21.18



## PROJECT DESCRIPTION

### "Tremont South"

Address: 2011 S. Tremont St. / 2010-2 Broadway St, 92054

APN: 155-033-04

Use: In keeping with current zoning: R-3

"Tremont South" is a 9 unit condominium project located in South Oceanside, west of Coast Hwy and east of the railroad tracks. The parcel is approximately 12,000 square feet and has frontage on both S Tremont St and Broadway St. The project calls for the demolition of the existing three units, while making extra efforts through design to save almost all of the existing trees.

The 9 units are composed of 2 buildings, one of 3 units and the other of 6. The 6 unit building contains one ADA unit, as per the California Building Code requirements for condominiums. There is one handicapped parking space, as required, which is located closest to the ADA unit.

The project is designed in accordance with the regulations put forward in the City of Oceanside 1986 Zoning Ordinance.

For any questions and/or correspondence, please contact Edward Borlenghi, who is the Owner of the parcel and Designer of the project: 858-692-5478 or [bol.ted.b@gmail.com](mailto:bol.ted.b@gmail.com)

# SITE SURVEY

SHEET 1 OF 2

## LEGAL DESCRIPTION

LOT 1, IN BLOCK 8 OF SOUTH OCCASIDE, IN THE CITY OF OCCASIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 301, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 14, 1987.

## EASEMENTS - EXCEPTIONS

EXISTING EASEMENTS AND EXCEPTIONS PER SCHEDULE B OF PRELIMINARY TITLE REPORT BY COUNTY TITLE COMPANY - ORDER NO. S01231241 DATED JULY 26, 2011.  
 1. WATER RIGHTS, CLAIMS OF TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. (NOTED HEREIN)  
 NO EXISTING EASEMENTS PER SAID REPORT

## NOTES

1. THIS SURVEY WAS BASED ON PRELIMINARY TITLE REPORT NO. S01231241, DATED JULY 26, 2011, ISSUED BY COUNTY TITLE COMPANY. THE EFFECTS OF AMENDMENTS, PERMITS, LEASES, ASSIGNMENTS, EASES, ENCUMBRANCES, AND OTHER INSTRUMENTS APPEARING IN SAID RECORDS ARE NOT NOTED ON THIS SURVEY.
2. EXISTING LAND USE: RESIDENTIAL
3. FIELD SURVEY OF THIS SITE WAS PERFORMED ON NOVEMBER 23, 2013 BY STEVEN M. HOWELL, LAND SURVEYOR.
4. ASSESSOR PARCEL NO. 155-033-04-00 (SAN DIEGO COUNTY).
5. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND IS BASED ON RECORD INFORMATION AND FIELD LOCATION OF SURFACE MANHOLES, METER BOXES, AND OTHER INDICATORS.
6. LEGAL DESCRIPTIONS SHOWN UNDER THE COLUMNS (LOCAL OCCUPANCY) IS FROM THE PRELIMINARY TITLE REPORT RECORDED ABOVE IN NOTE 1. ADJUSTMENTS WERE MADE TO THE LEGAL DESCRIPTIONS TO REFLECT ADJUSTMENTS MADE TO BOUNDARY SURVEY DATA AND FIELD LOCATIONS.
7. THE TOTAL GROSS AREA OF THIS SITE IS 11,899 SQUARE FEET, MAKE OR LEAS GROSS.
8. THE SITE BOUNDARY AND BLOCK BREAKDOWN IS BASED ON DATA AND RECORD INFORMATION FROM THE PRELIMINARY TITLE REPORT AND RECORDS OF SURVEY MAP NO. 21450 AND RECORDED RECORD INFORMATION FROM THE COUNTY OF SAN DIEGO.

## BENCH-MARK

THE BENCHMARK FOR THIS SURVEY IS CITY OF OCCASIDE BENCHMARK NO. F-118, A CORNERED SQUARE IN THE TOP OF CURB 40' +/- WESTERLY OF THE WEST P.C.R. OF (LOCAL STREET).  
 ELEVATION = 40.70 FEET, CITY OF OCCASIDE 1984 ADJUSTED DATUM

## BASES OF BEARINGS

ALL BEARINGS ARE TRUE BEARINGS AS A PORTION OF THE BOUNDARY OF BOUNDARY STREET PER CORNER RECORD NO. 14002 AS SHOWN HEREIN. (E. NORTH 41°25'04" WEST

## SURVEYORS CERTIFICATE

I, HEREBY CERTIFY: (a) THAT THE SURVEY REPRESENTED HEREIN IS AN ACCURATE SURVEY OF THE REAL PROPERTY DESCRIBED HEREIN AND LOCATED AS SHOWN ON THE PROPERTY AND ACCURATELY INDICATES AND LOCATES ALL USABLE IMPROVEMENTS ON THE REAL PROPERTY AS OF THE DATE OF THE SURVEY, MOVEMENT 23, 2013; (b) THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS OF THE SURVEYING PROFESSION AND THE UNIFORM STANDARDS AND PRACTICES OF THE SURVEYING PROFESSION; (c) THAT THERE ARE NO ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY, UNLESS OTHERWISE NOTED ON THIS SURVEY; (d) THAT THE SURVEY PROPERTY IS CHARGED BY THIS SURVEY WITH THE INTEREST AND EGRESS TO THE SUBJECT PROPERTY AS SHOWN ON THIS SURVEY; (e) THAT THE SURVEY PROPERTY IS CHARGED BY THIS SURVEY WITH THE INTEREST AND EGRESS TO THE SUBJECT PROPERTY AS SHOWN ON THIS SURVEY; (f) THAT THE SURVEY PROPERTY IS CHARGED BY THIS SURVEY WITH THE INTEREST AND EGRESS TO THE SUBJECT PROPERTY AS SHOWN ON THIS SURVEY.

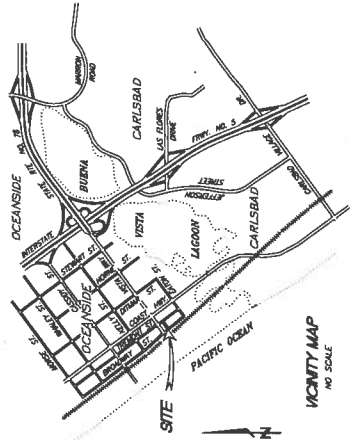
NOTE: SECTION 8770.6 OF THE PROFESSIONAL LAND SURVEYORS ACT IN THE BUSINESS AND PROFESSIONS ACT PREVENTS A SURVEYOR FROM MAKING ANY STATEMENT OF THE "GOOD FAITH" OR "CONFIDENCE" IN THE INFORMATION PROVIDED BY AN EXPERT OR PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE SURVEY, AND DOES NOT CONSTITUTE A WARRANTY OF GUARANTEE, EITHER EXPRESSED OR IMPLIED.

STEVEN M. HOWELL, L.S. 5278  
 BY RESTRICTION EXPIRES 06/20/14

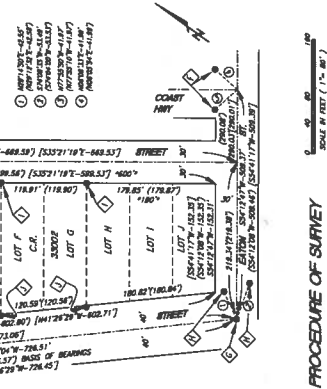
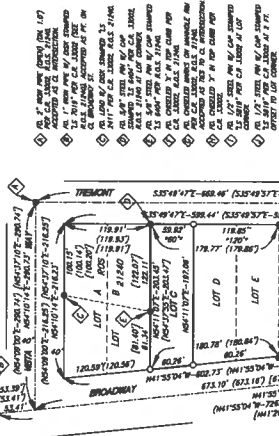


- INDICATES POINT FOUND AND DESCRIBED AS SHOWN.
- ( ) INDICATES SITE BOUNDARIES
- ( / ) INDICATES RECORD DATA PER C.R. 13002
- ( // ) INDICATES RECORD DATA PER P.O.S. 21240.
- ( // ) INDICATES RECORD DATA PER MAP NO. 301.
- W— EXISTING WATER LINE
- S— EXISTING SEWER LINE
- G— EXISTING GROUND UTILITIES
- G— EXISTING GAS LINE
- EXISTING MANHOLE (SWP-SEWER)
- EXISTING WATER GATE VALVE
- EXISTING POWER/UTILITY POLE
- EXISTING WATER METER
- EXISTING TREE
- EXISTING PALM TREE
- EXISTING PINE TREE

- INDICATES EXISTING CONCRETE CURB AND CUTTER
- INDICATES EXISTING MASONRY BLOCK WALL
- INDICATES CHAIN LINK FENCE
- INDICATES WOOD FENCE
- TC INDICATES TOP OF CURB
- FL INDICATES FLOWLINE
- GRD INDICATES EXISTING GROUND
- TR INDICATES TOP OF WALL
- AC INDICATES ASPHALT
- CC INDICATES CONCRETE
- C.R. INDICATES CORNER RECORD
- P.O.S. INDICATES RECORD OF SURVEY



## LEGEND



PROCEDURE OF SURVEY

SCALE IN FEET (1" = 60')

STEVEN M. HOWELL  
 9700 WEST SPRINGS HWY #13  
 SAN DIEGO, CA 92128  
 (619) 441-1111  
 2013-08 12/02/2013



**EXISTING SITE ADDRESS:**  
2011 S. TREMONT ST AND 2010-2 BROADWAY ST, 92054

**PROPOSED SITE ADDRESS:**  
2011 S. TREMONT ST, UNITS 1-9

**LOT SIZE:** 11,999 SF

**BUILDING SIZE:** 7,996 SF

**ZONING:**  
EXISTING AND PROPOSED: R-3

**GENERAL PLAN DESIGNATION:** MDC-R

**LANDSCAPING:**  
SAVE AS MANY EXISTING TREES AS POSSIBLE, ESPECIALLY AT THE CENTER OF THE SITE. PLANT NEW HEDGE TO ENCLOSE YARD AT S TREMONT FRONTAGE.

**NUMBER OF CONDOMINIUMS:** 9, COMPOSED OF 2 BUILDINGS WHERE ONE HAS 3 UNITS AND THE OTHER HAS 6, WITH ONE ADA UNIT.

**DENSITY ALLOWED:** 1 UNIT PER 1000 SF OF LOT AREA  
**DENSITY PROPOSED:** 1 UNIT PER 1333 SF OF LOT AREA

**SETBACKS:**  
FRONT (TREMONT ST): 15'  
REAR (BROADWAY ST): 15'  
SIDES: 5'

**PARKING:**  
SPACES REQUIRED: (14); SPACES PROVIDED: (15)  
PER ARTICLE 27 OF ZONING ORDINANCE:  
1 BEDROOM = 1 COVERED AND 0.5 UNCOVERED;  
THEREFORE, (8) UNITS REQUIRE 8 COVERED AND 4 UNCOVERED; AND (1) UNIT REQUIRES 1 COVERED AND 1 UNCOVERED; YIELDING TOTAL REQUIRED OF (9) COVERED SPACES AND (6) UNCOVERED. PER SECTION 3103 OF ZONING ORDINANCE, (1) EXTRA GUEST SPACE IS REQUIRED FOR DEVELOPMENTS OF 4-10 UNITS. PER ADA, (1) SPACE IS TO BE HANDICAPPED ACCESSIBLE.

**PARKING SOLUTION:** (9) COVERED SPACES, WITH (5) UNCOVERED PARALLEL SPACES ALONG DRIVE AISLE AND (1) HANDICAPPED SPACE NEAR EXIT, UTILIZING ONE-WAY DRIVE AISLE WITH ENTRANCE AT S TREMONT ST AND EXIT AT BROADWAY ST.



Fig. 1: VICINITY MAP

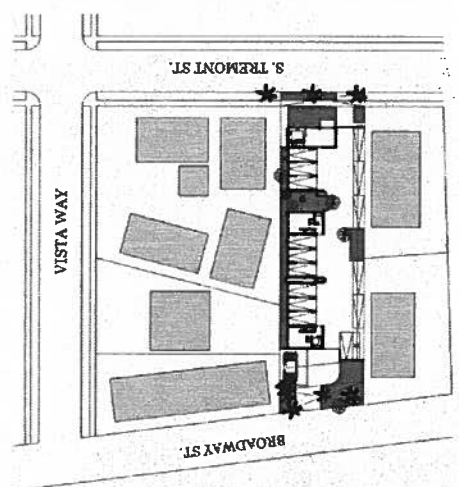


Fig. 3: SITE PLAN

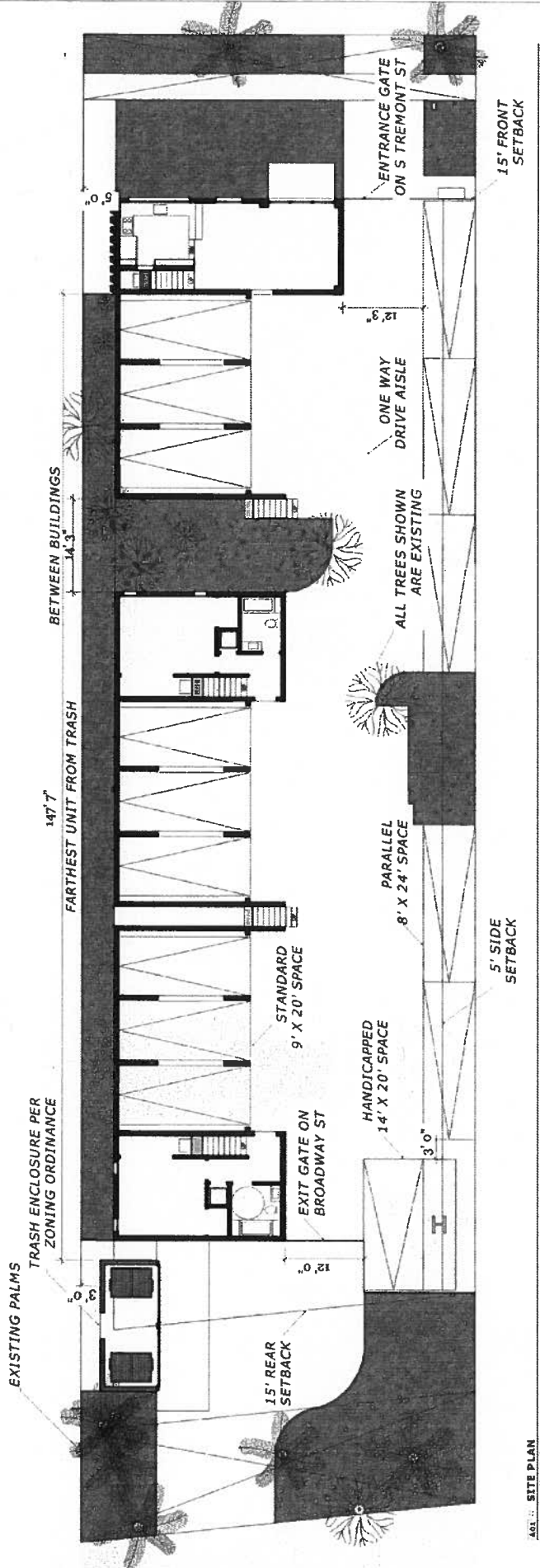


Fig. 4: SITE PLAN



APPLICANT/DESIGNER: PROPERTY OWNER, EDWARD BOULLENGH  
754 OCEAN CREST RD, CARPENTERS, CA 92007. PH: 858-698-6498

TREMONT SOUTH  
2011 S. TREMONT ST AND 2010-2 BROADWAY ST, OCEANVIEW, CA 92034

SITE PLAN

REVISIONS

FLOOR PLANS

754 OCEAN CREST RD. CARLISLE, CA 95007 PH: 858-99-5478



APPLICANT/DESIGNER: PROPERTY OWNER, EDWARD BOLENGHI

TREMONT SOUTH

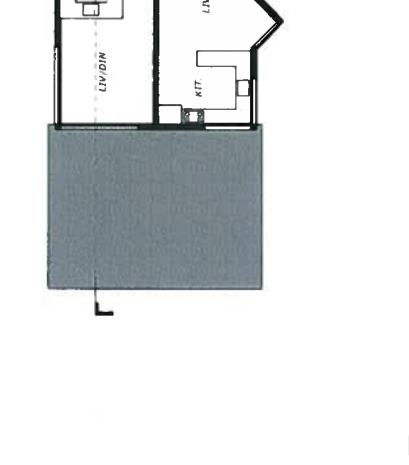
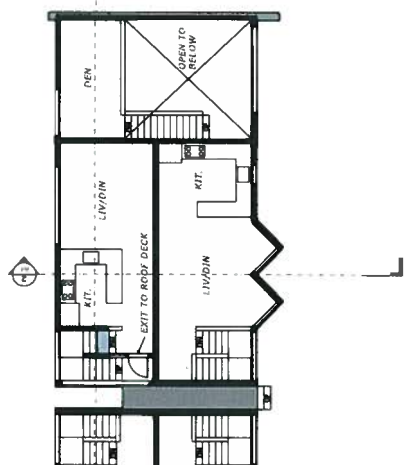
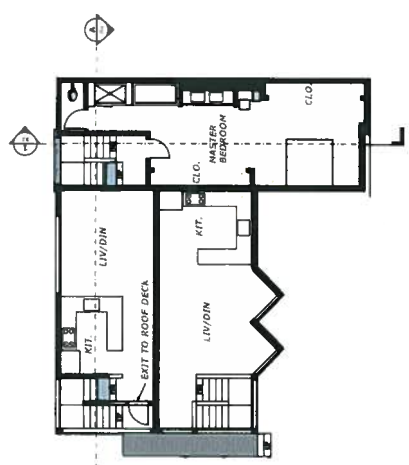
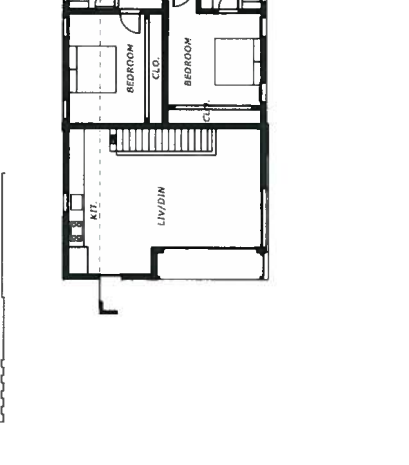
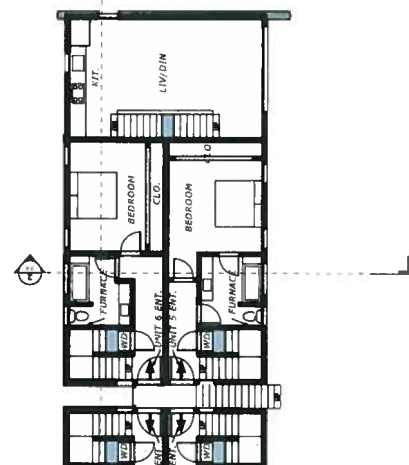
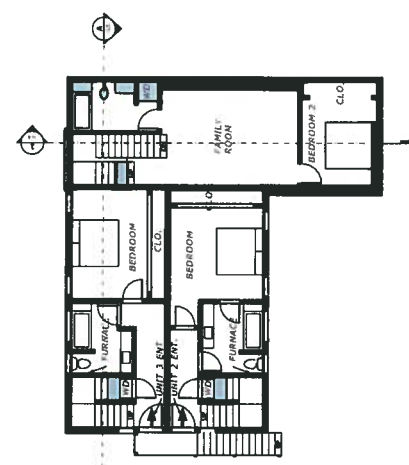
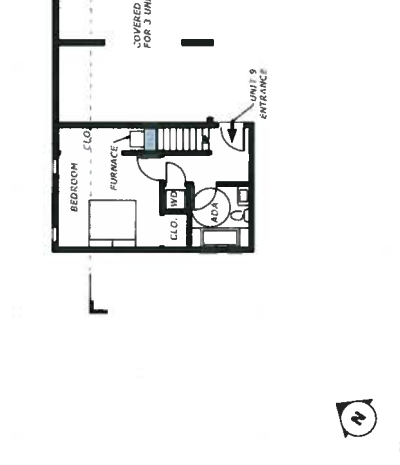
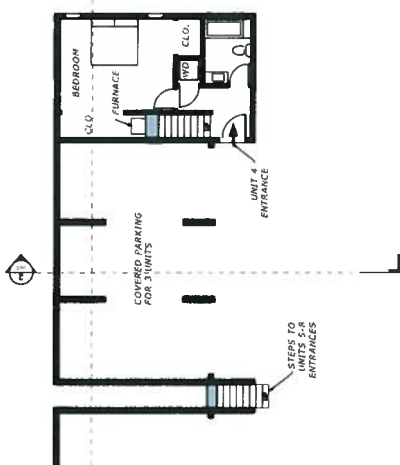
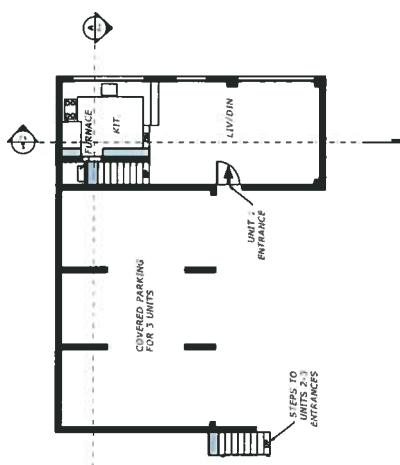
2011 S. TREMONT ST AND 2010 S. BROADWAY ST., OCEANSIDE, CA 92054

REVISIONS

DATE/REV

NOTES:

- UNIT MIX:  
(8) 1 BEDROOMS, (1) 2 BEDROOMS  
TOTAL HABITABLE SQUARE  
FOOTAGE: 7996 SF
- UNIT 1: 1 BEDROOM, 2 BATHROOMS  
LEVEL 1: 508 SF; LEVEL 2: 594 SF;  
LEVEL 3: 594 SF  
TOTAL: 1696 SF
- UNIT 2: 1 BEDROOM, 1 BATHROOM  
LEVEL 1: 0 SF; LEVEL 2: 407 SF; LEVEL  
3: 355 SF  
TOTAL: 762 SF
- UNIT 3: 1 BEDROOM, 1 BATHROOM  
LEVEL 1: 0 SF; LEVEL 2: 407 SF; LEVEL  
3: 322 SF  
TOTAL: 729 SF
- UNIT 4: 1 BEDROOM, 1 BATHROOM  
LEVEL 1: 433 SF; LEVEL 2: 435 SF;  
LEVEL 3: 444 SF  
TOTAL: 1010 SF
- UNIT 5: 1 BEDROOM, 1 BATHROOM  
LEVEL 1: 0 SF; LEVEL 2: 407 SF; LEVEL  
3: 355 SF  
TOTAL: 762 SF
- UNIT 6: 1 BEDROOM, 1 BATHROOM  
LEVEL 1: 0 SF; LEVEL 2: 407 SF; LEVEL  
3: 322 SF  
TOTAL: 729 SF
- UNIT 7: 1 BEDROOM, 1 BATHROOM  
LEVEL 1: 0 SF; LEVEL 2: 407 SF; LEVEL  
3: 355 SF  
TOTAL: 762 SF
- UNIT 8: 1 BEDROOM, 1 BATHROOM  
LEVEL 1: 0 SF; LEVEL 2: 407 SF; LEVEL  
3: 322 SF  
TOTAL: 729 SF
- UNIT 9: 1 BEDROOM, 1 BATHROOM  
LEVEL 1: 0 SF; LEVEL 2: 390 SF;  
LEVEL 3: 0 SF  
TOTAL: 824 SF
- TOTAL HABITABLE SQUARE  
FOOTAGE: 7996 SF



FLOOR PLAN LEVEL 1

FLOOR PLAN LEVEL 2

FLOOR PLAN LEVEL 3

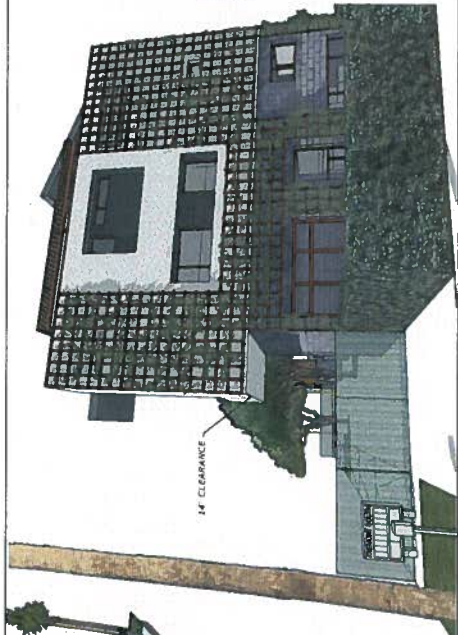


EXISTING TREES

**"TREMONT SOUTH" - MULTIFAMILY REDEVELOPMENT**  
 APN: 155-039-04 ADDRESS: 2011 S. TREMONT ST. AND 2010-2 BROADWAY ST, OCEANSIDE, CA 92054  
 LEGAL DESCRIPTION: LOT C OF BLOCK 9 OF SOUTH OCEANSIDE, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NUMBER 301, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 14, 1987.  
 APPLICANT: PROPERTY OWNER, EDWARD BORLENGLI  
 MAILING ADDRESS: 754 OCEAN CREST RD, CARDIFF, CA 92007 PHONE: 858-692-5478  
 DESIGNED AND DRAWN BY: PROPERTY OWNER, EDWARD BORLENGLI



GAS/ELEC METERS



14' CLEARANCE



FIREHOUSE

ONE-WAY DRIVE AISLE



EXISTING PALMS

COVERED PARKING



"TREMONT SOUTH"  
 2011 S. TREMONT ST AND 2010-2 BROADWAY ST  
 OCEANSIDE, CA 92054

**BIMETTEC**  
 EDWARD A. BORLENGLI  
 PH: 858-692-5478

JANUARY 14, 2014