

¹**AGENDA**
OCEANSIDE DEVELOPER'S CONFERENCE

Wednesday, March 1st, 2017, 10:30 a.m.
City Hall South, 1st Floor, Guajome Room

1. 10:30 - 11:30 a.m. Proposed 8 unit condominium residential development located at 405 S. Tremont St.

Zoning: R-3 (Coastal Medium-Density Residential)
Land Use: Coastal High-Density Residential
Neighborhood Area: Townsite
Assessor Parcel Number: 150-182-13
Contact Person: Cameron Harris & Paul Longton
Tel.: (801) 696-9252 (Cameron), (760) 458-0987 (Paul)
Email: Cameron@aslanddevelopment.com, pjlongton@gmail.com

Attachments:

1. Parcel Map
2. Project Description Letter
3. Conceptual Site Plans
4. Vicinity/Regional Maps

¹ *The Developer's Conference provides an informal forum for prospective applicants to receive preliminary input from City staff on conceptual plans that may or may not ultimately evolve into formal application submittals. These conferences do not constitute public meetings; consequently, conference attendance by the public is at the discretion of the prospective applicant. Interested parties may contact the prospective applicant, whose contact information is included on the conference agenda. Questions and comments can also be addressed to Planning Division staff.*

Description
8-Condos at
405 S Tremont St, Oceanside, 92054

February 13, 2017

Statistics at a glance

Address –	405 S Tremont St
Zoning –	R3
Proposed zoning –	No Change
Lot Size –	10,000 SF (.23 Acres)
Existing Land Use –	Single Family Residence
Proposed Land Use –	8 Condos

Number of units –	8
Density/acre –	35 units/acre

Existing lot coverage -	15%
Proposed Lot Coverage	60%

Proposed Construction:	
1 st Floor (Garage)	5520 SF
2 nd Floor	4800 SF
3 rd Floor	5240 SF
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Total Habitable	10,040 SF

Garage (16-spaces)	3432 SF
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Patios/Decks	2670 SF
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The Architecture is by Paul Longton, Architect
Civil Engineering and Geotechnical by The Taylor Group

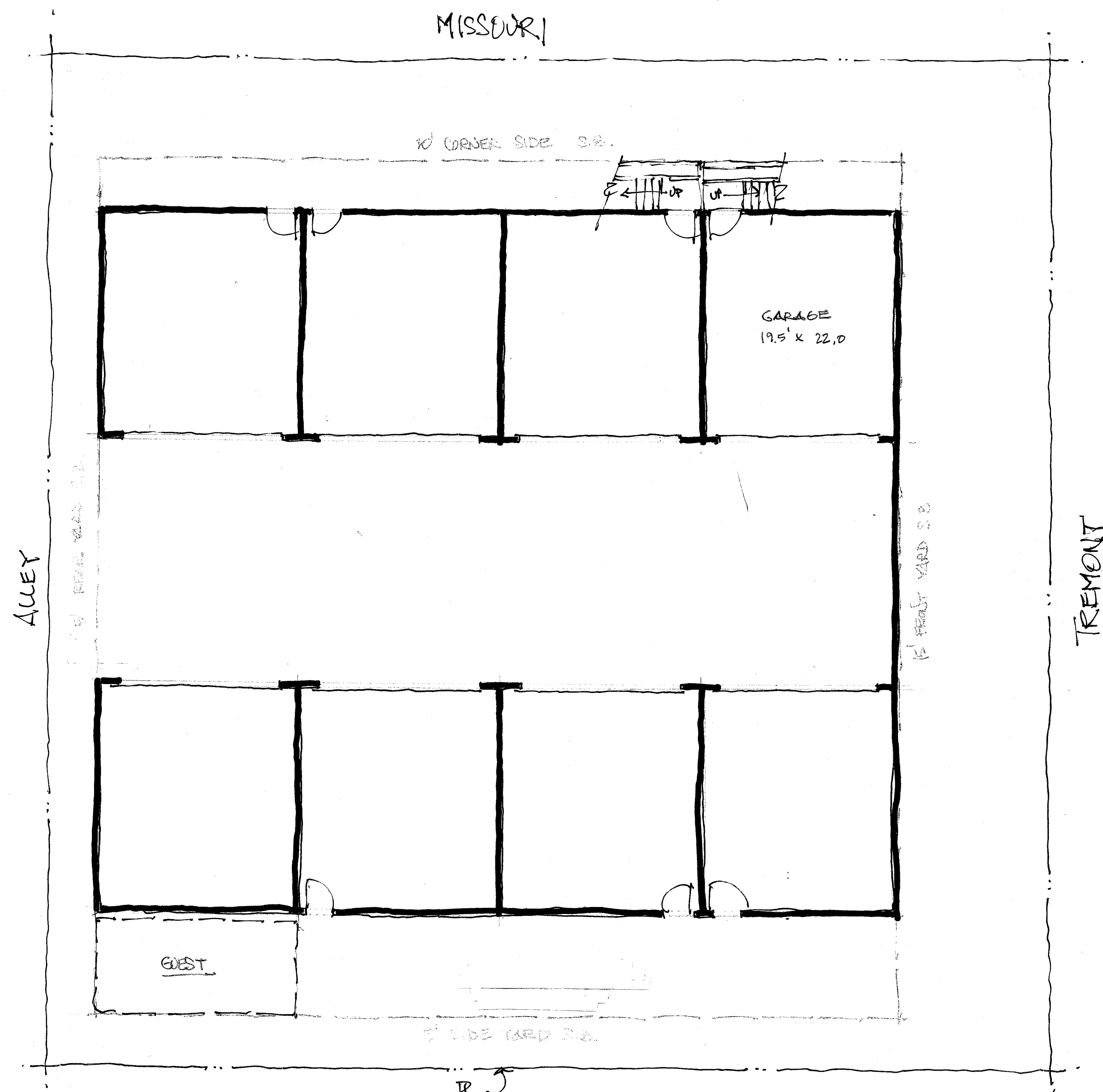
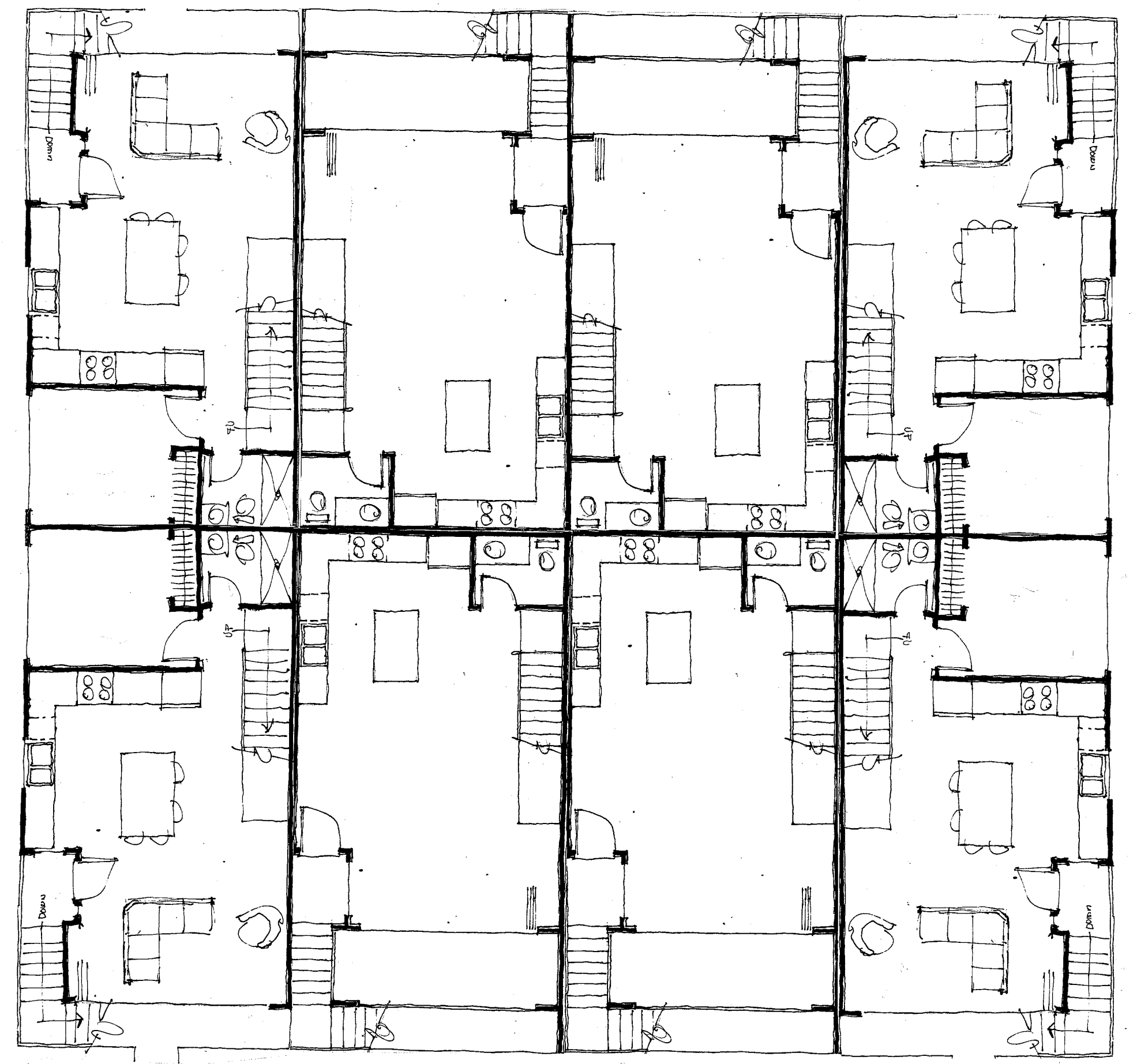
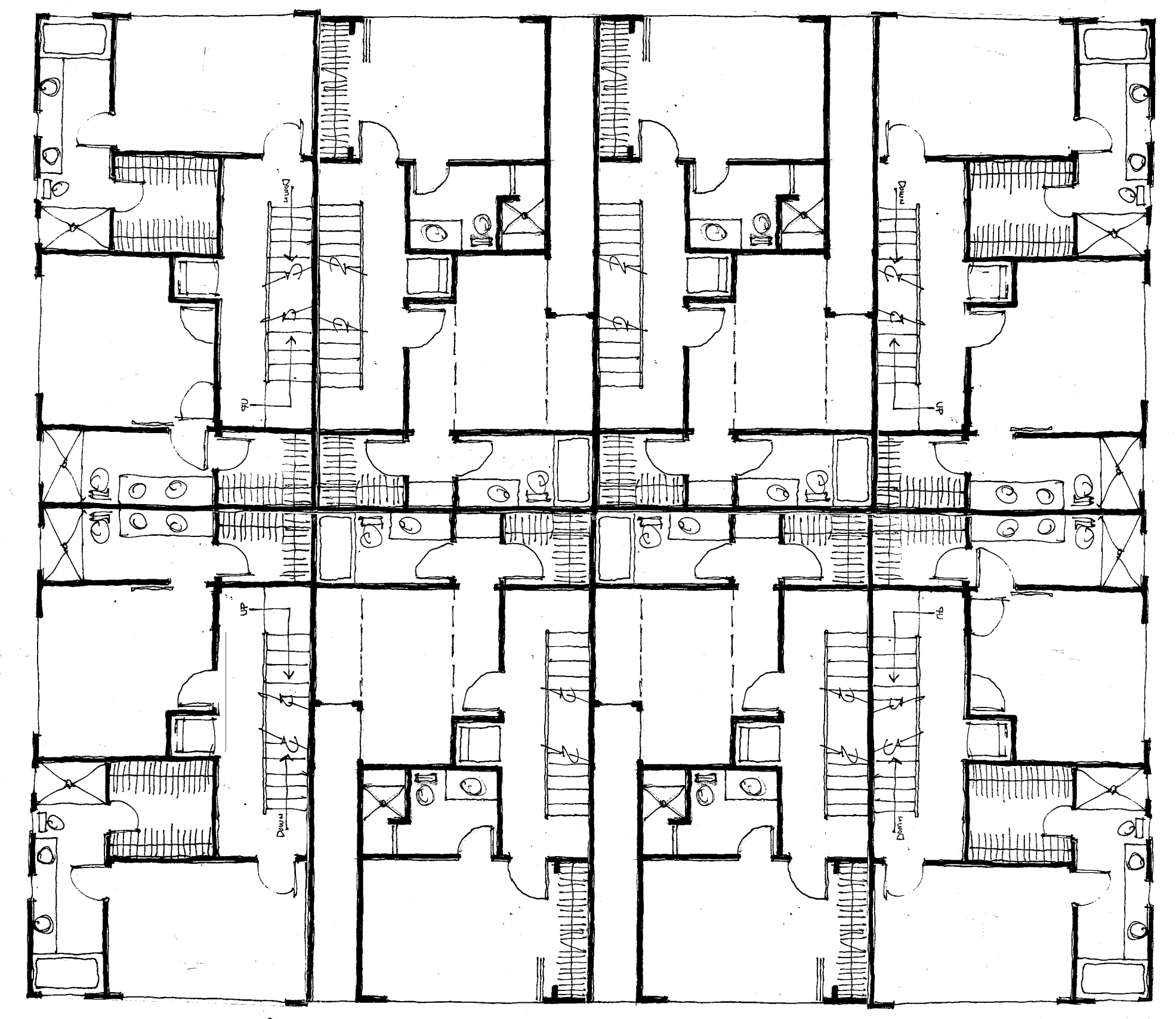
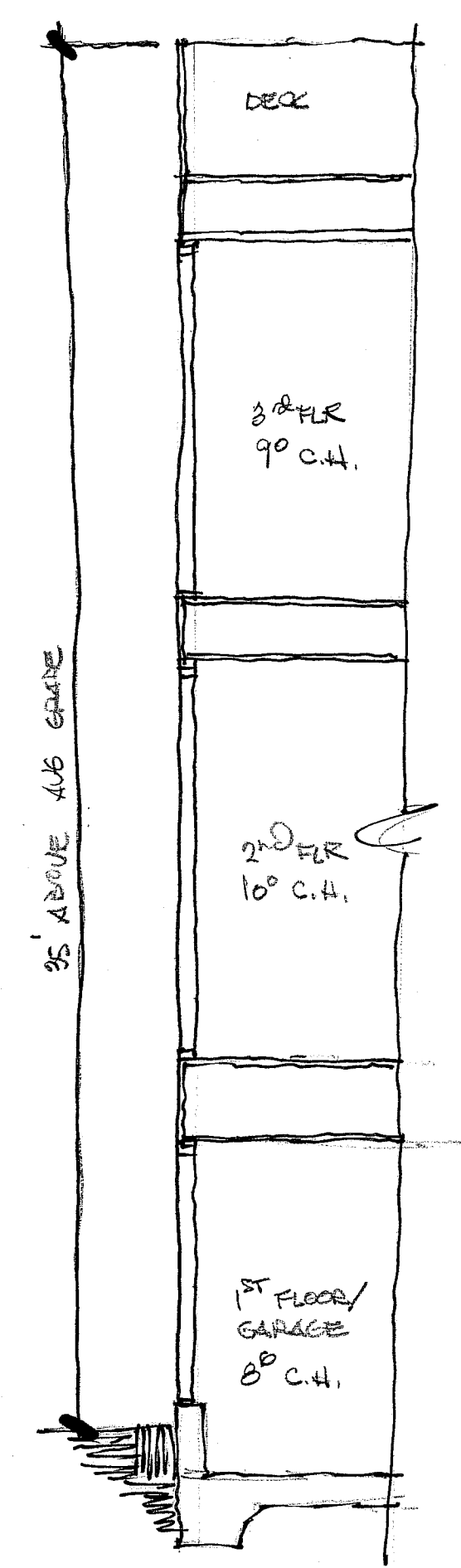
ARCHITECT
 PAUL LONGTON
 2909 MESA DR
 OCEANSIDE
 TEL. 458.0987

PROJECT
 8 CONDOS AT
 405 S. TREMONT
 OCEANSIDE

2/12/17

SITE PLAN
 1/8" FLOOR PLANS
 WALL SEC

A.1



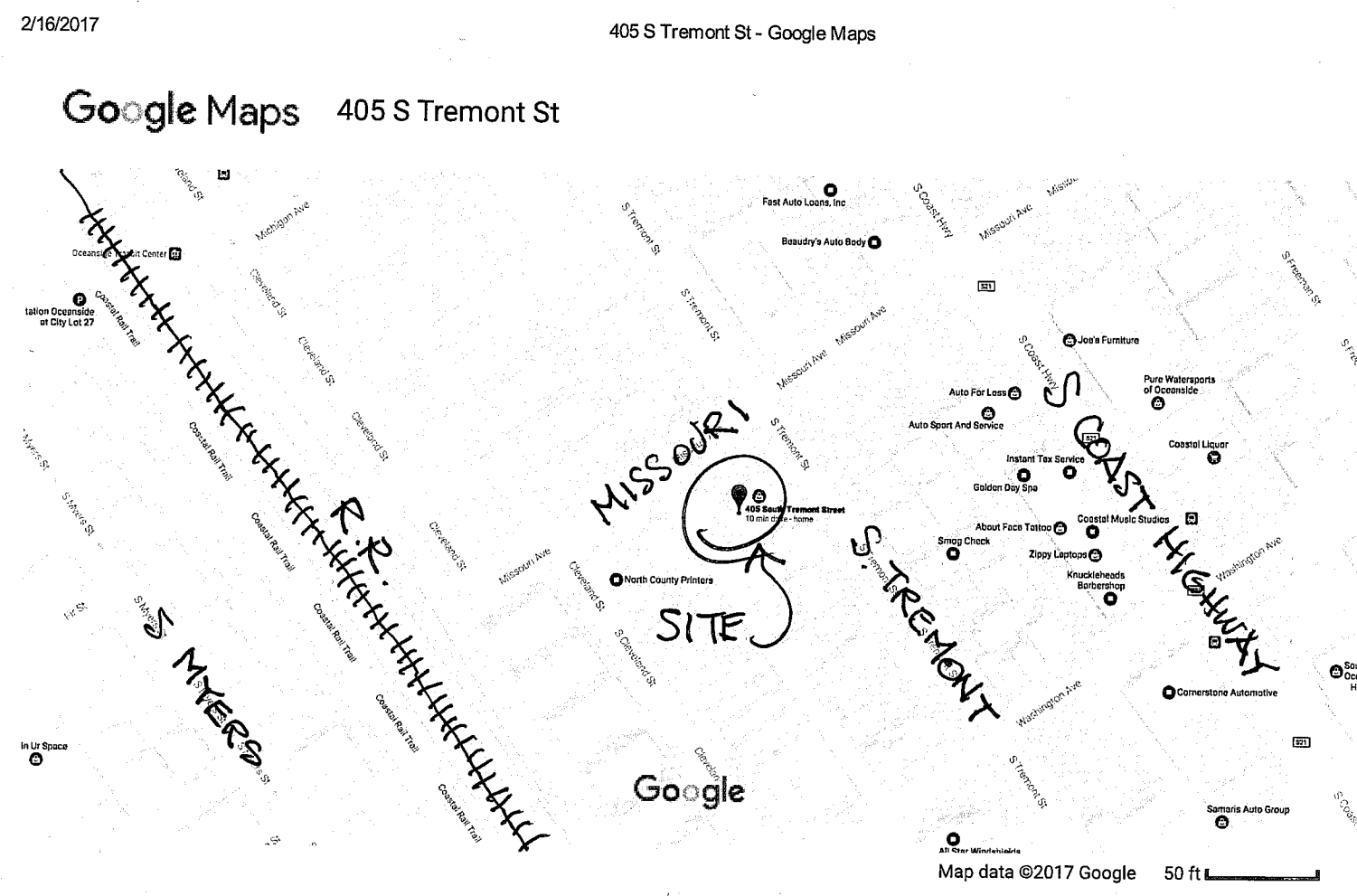
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February 13, 2017

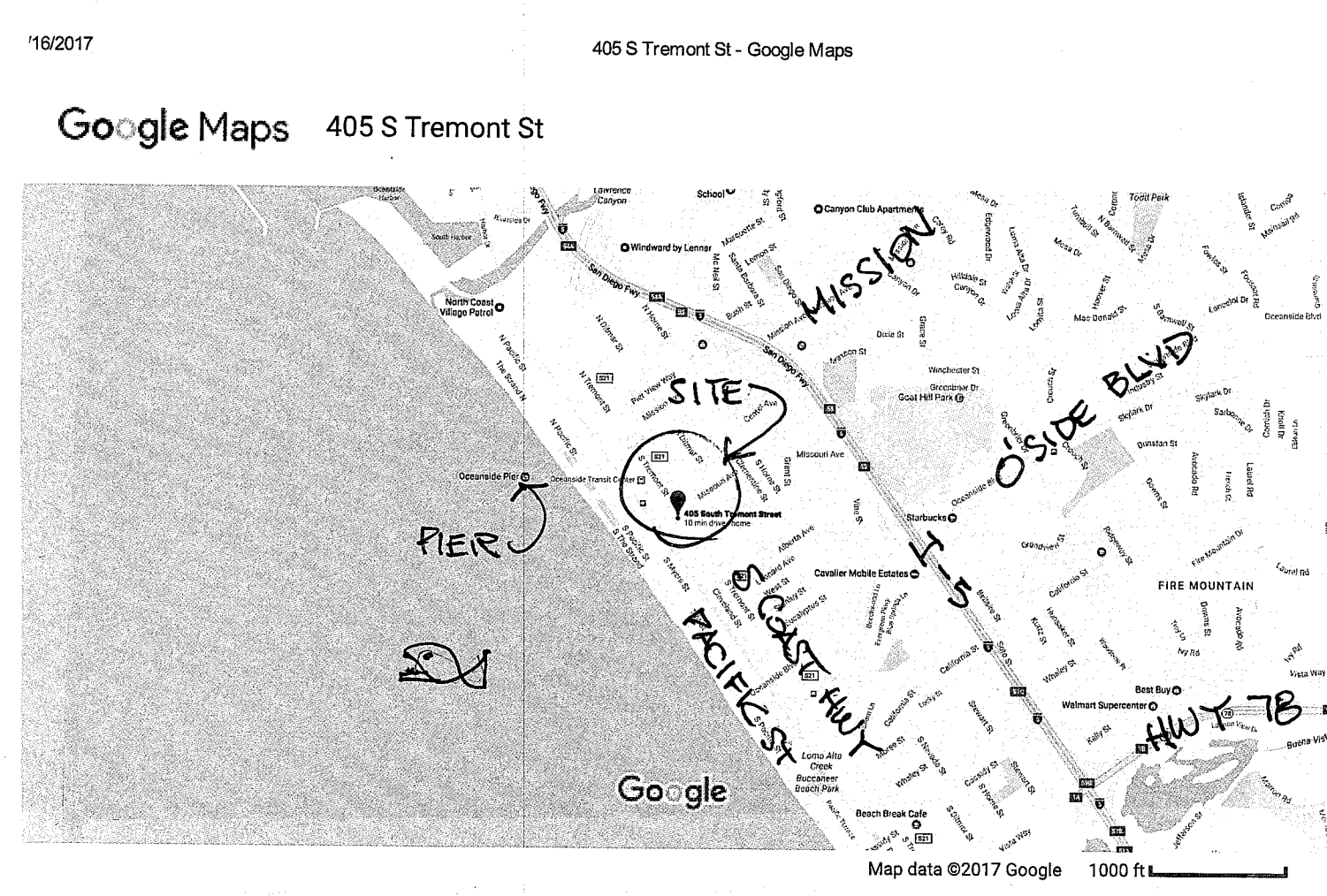
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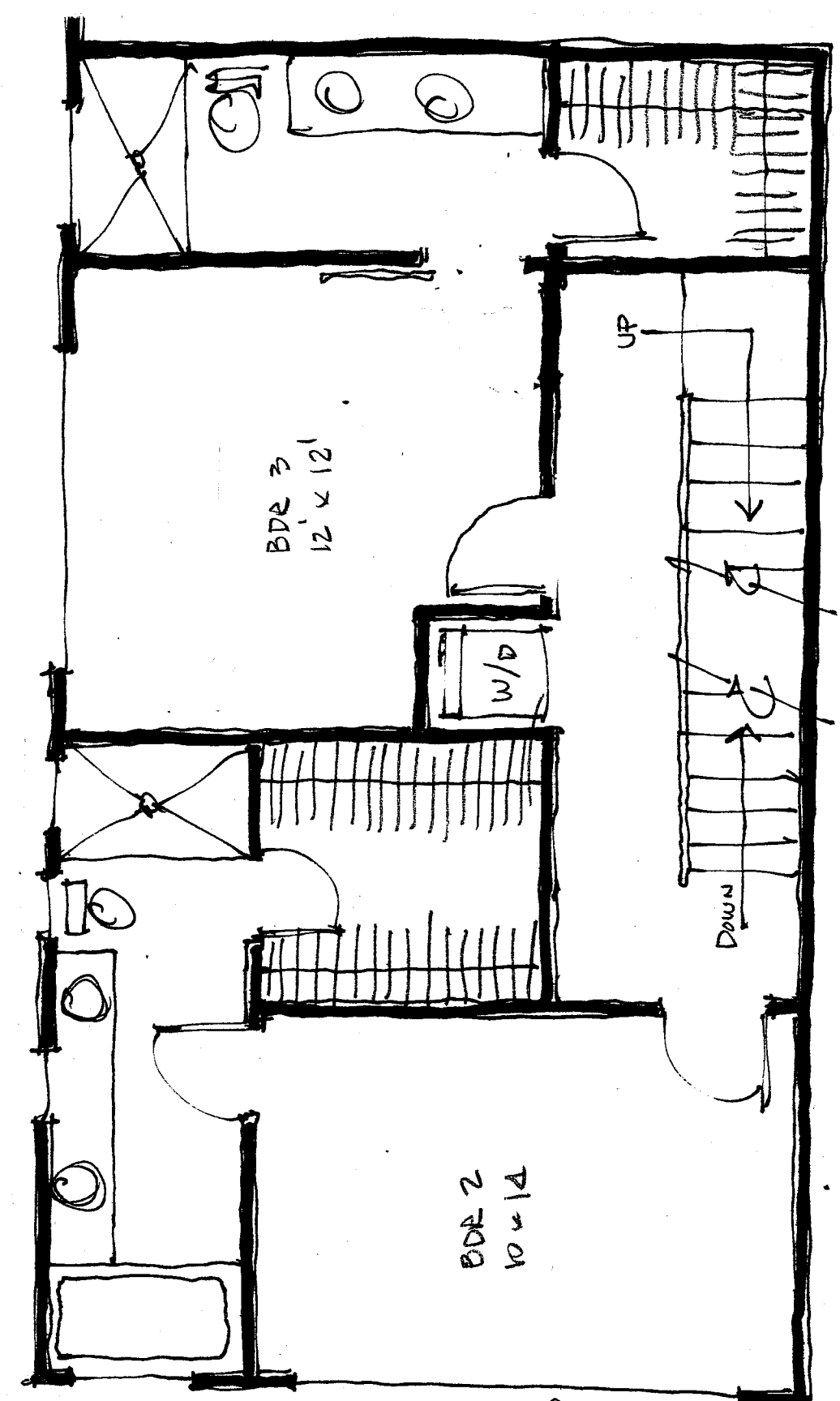
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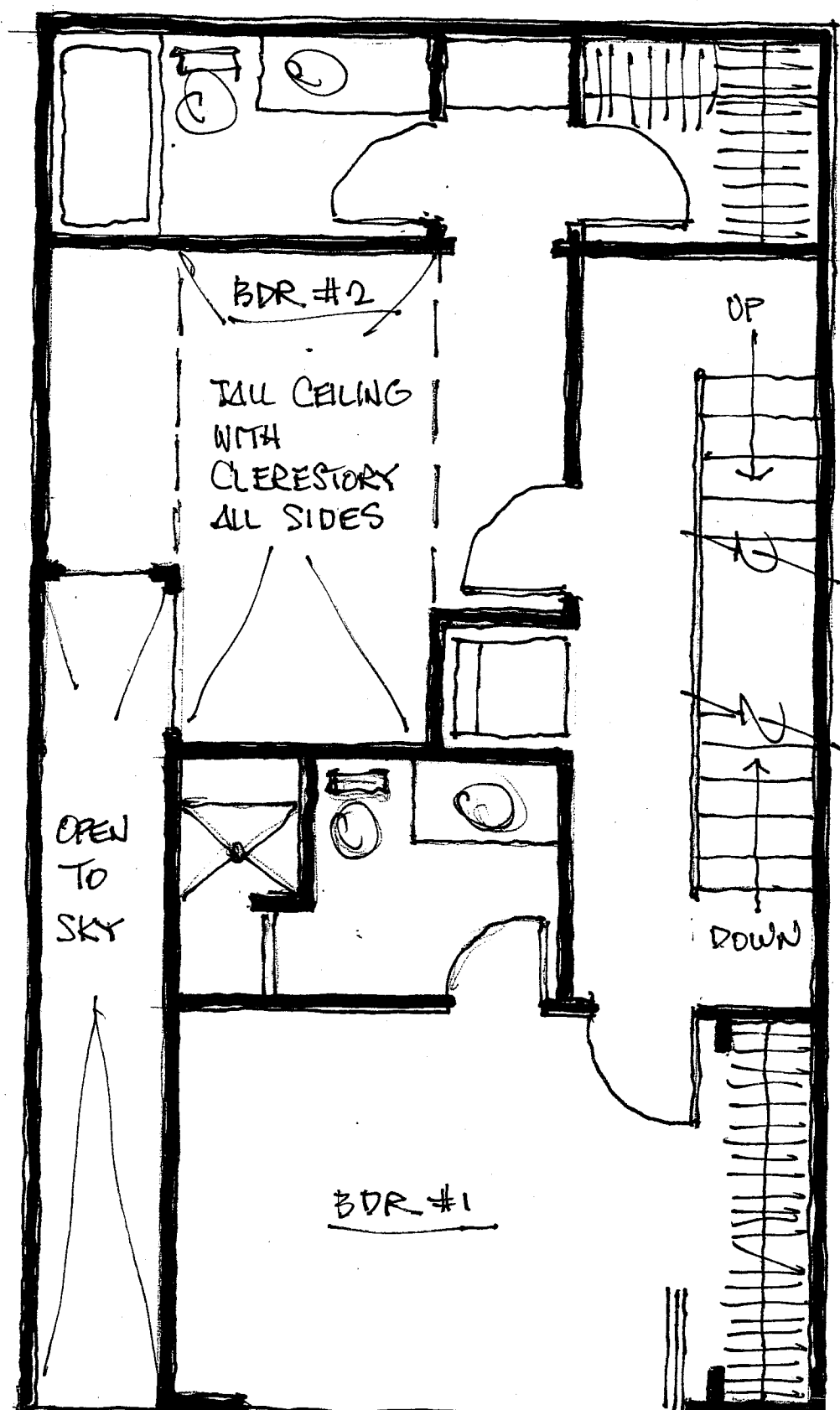
VICINITY MAP



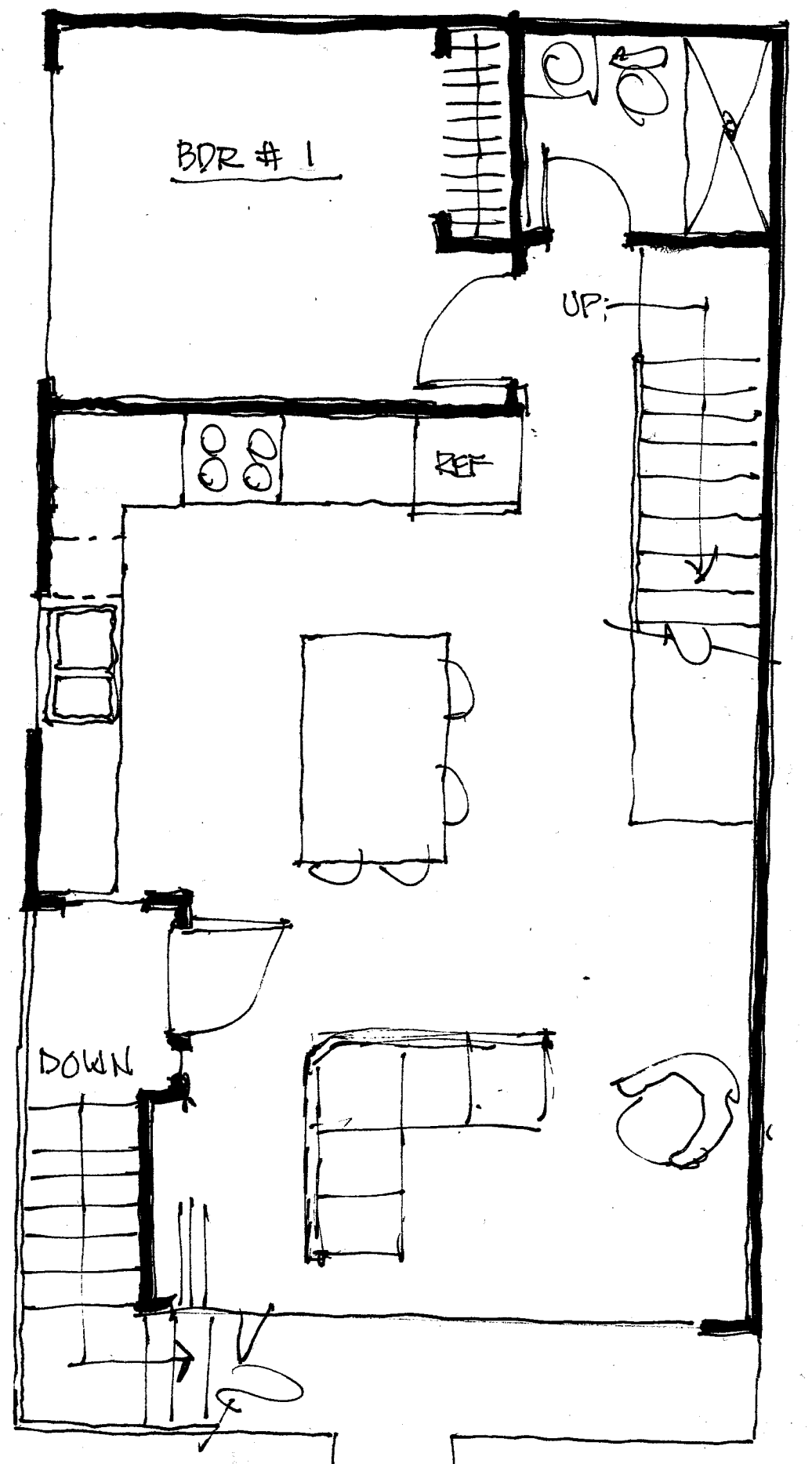
REGIONAL MAP



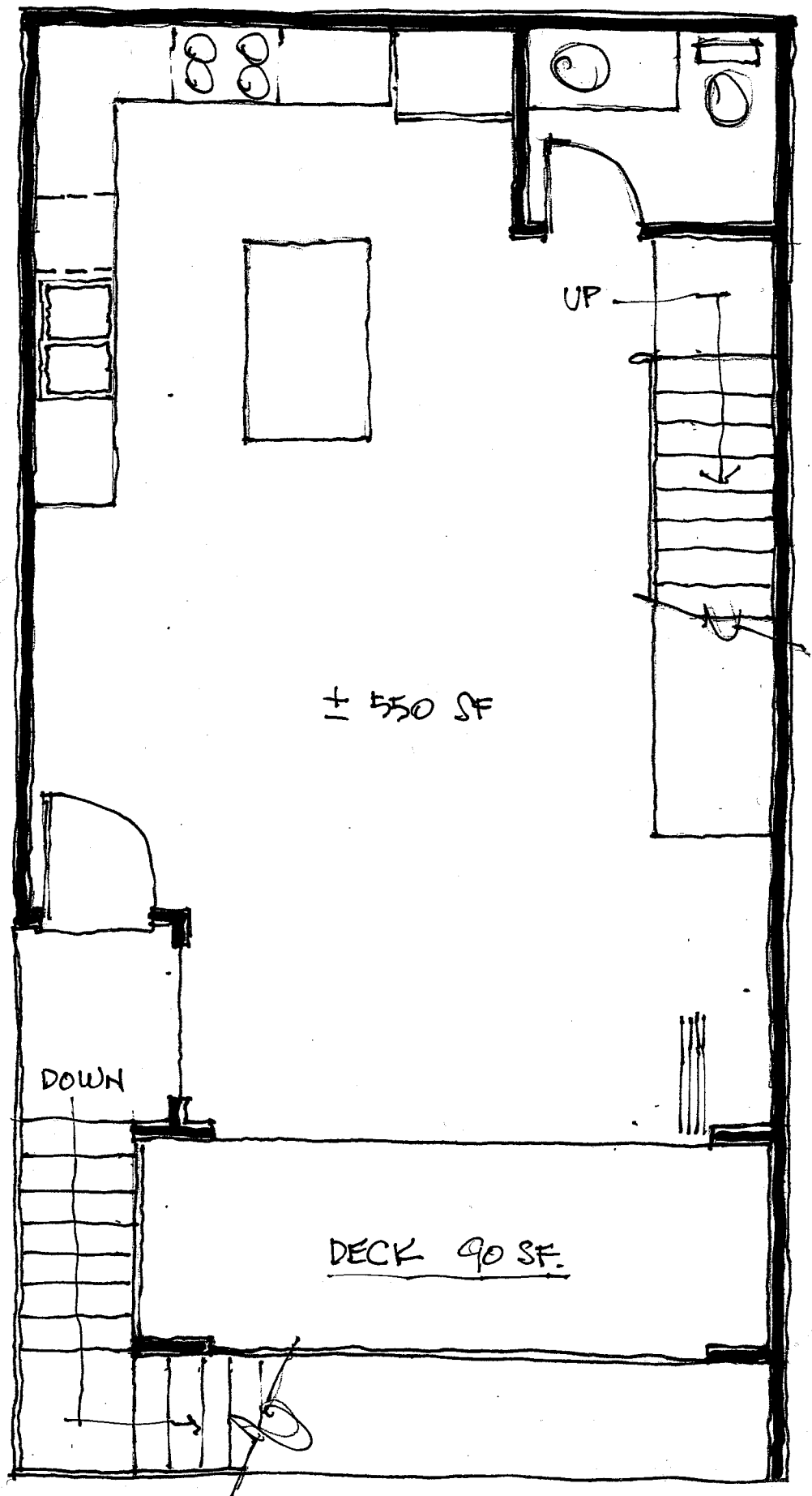
CORNER UNIT - 3RD FLOOR
1/4" ± 690 SF



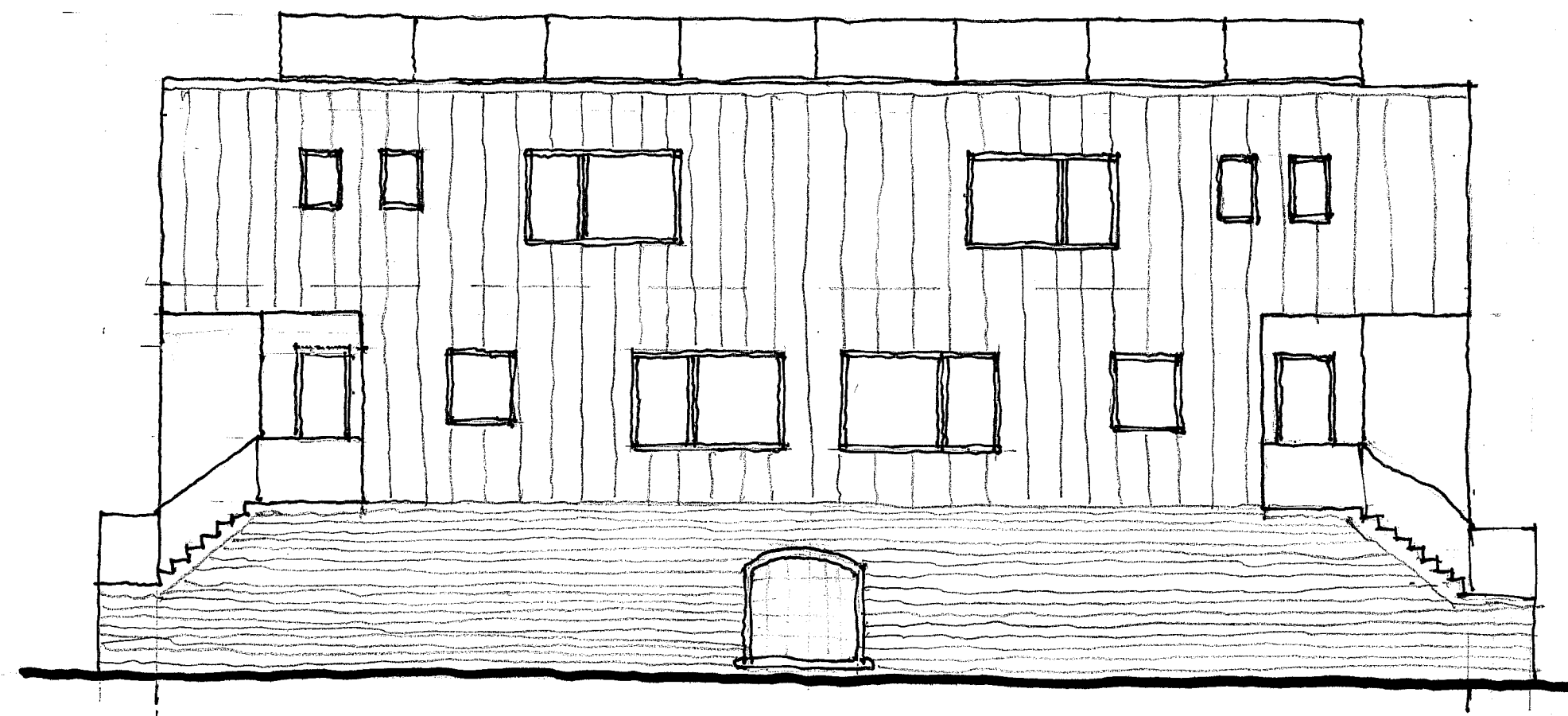
INTERIOR UNIT - 3RD FLOOR
1/4" ± 620 SF



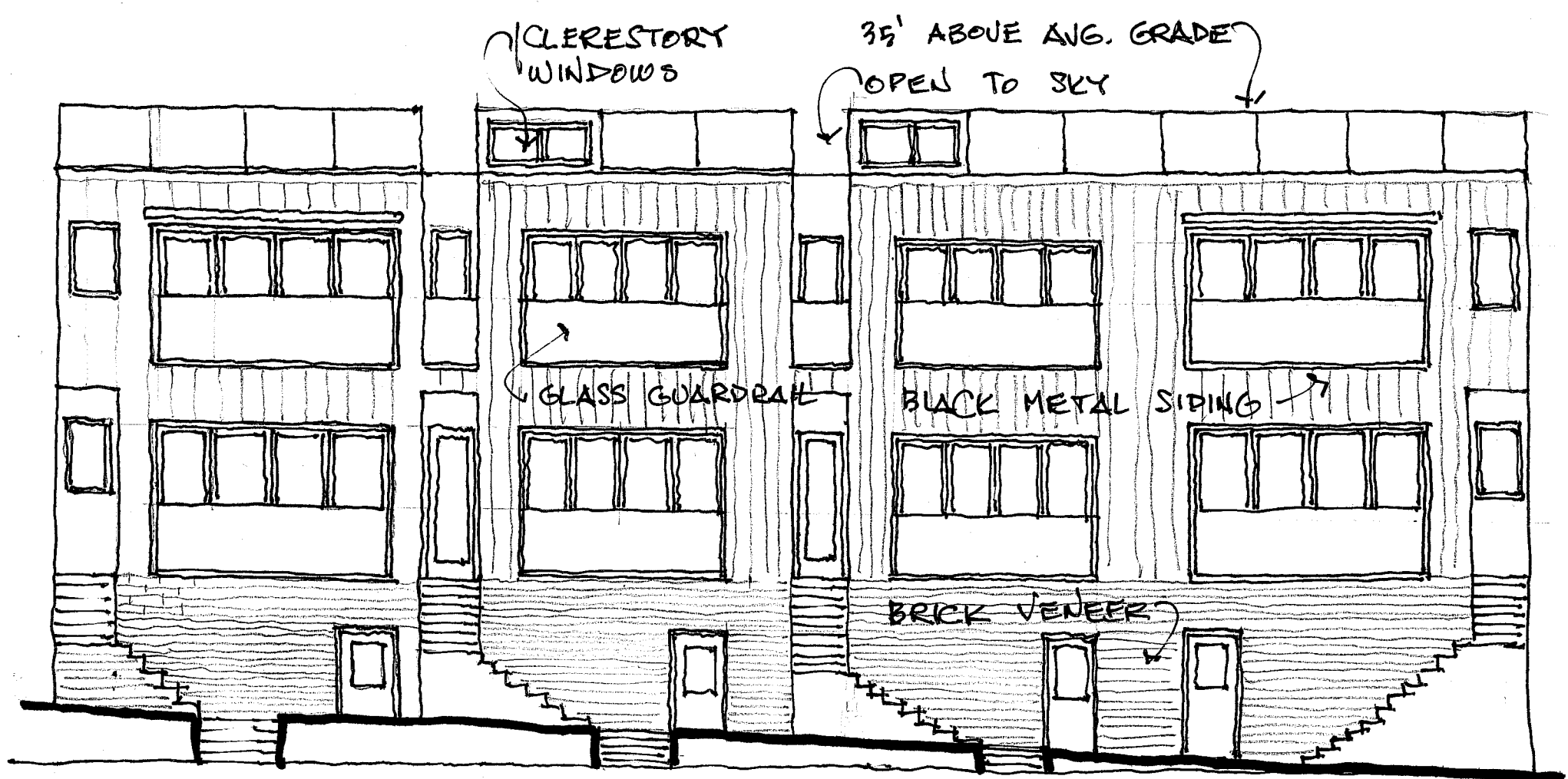
CORNER UNIT - 2ND FLOOR
1/4" ± 650 SF



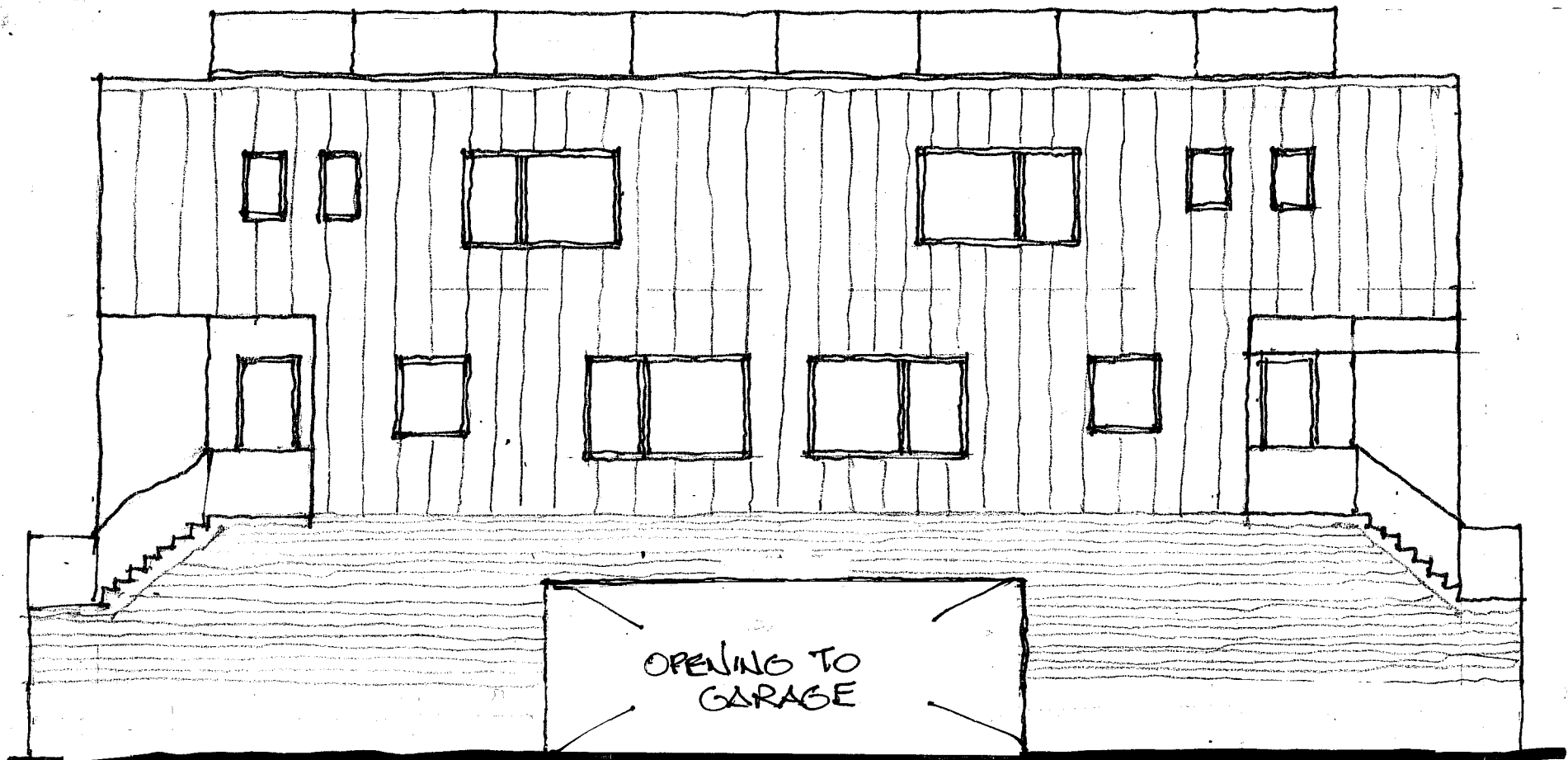
INTERIOR UNIT - 2ND FLOOR
1/4"



S TREMONT ELEV (EAST)
1/8"



MISSOURI AVE ELEV (NORTH)
1/8"



ALLEY ELEV (WEST)
1/8"

ARCHITECT
PAUL LAWSTON
2909 MESA DR
OCEANSIDE
760.458.0987

PROJECT
8 CONDOS AT
405 S TREMONT
OCEANSIDE

2/13/17

ENLARGED
FLOOR PLANS
ELEVATIONS