

¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Wednesday, August 16th, 2017, 9:30 a.m.
City Hall South, 1st Floor, Guajome Room

1. 9:30 - 10:30 a.m. Proposed multi-family residential development with two buildings containing 10 units each and 2 townhome condo units located at 1011 S. Tremont Street.

Zoning: R-3 (Coastal Medium-Density Residential)
Land Use: Coastal High Density Residential
Neighborhood Area: Townsite
Assessor Parcel Number: 152-012-03
Contact Person: David Nguyen, An Ha
Tel.: (714) 200 4122 (An Ha)
Email: david@keystonedcs.com

2. 10:30 - 11:30 a.m. Two (2) proposed single-family residences on steeply sloped lots located at 1221 and 1223 Holly Street

Zoning: R-1 (Coastal Single-Family Residential)
Land Use: Coastal Low Density Residential
Neighborhood Area: East Side Capistrano
Assessor Parcel Number: 145-131-21 & 145-131-22
Contact Person: Jennifer Quan
Tel.: (760) 822-0688
Email: jennifer@jqdesigns.org

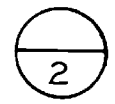
Attachments:

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.

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

STANLEY ST.



ITEM #1



152.01

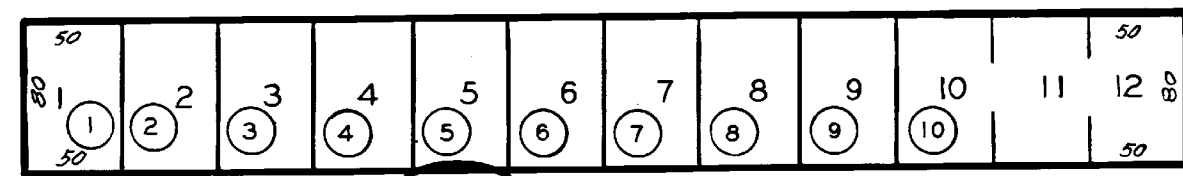
80 S

COAST (HILL (HWY 101)

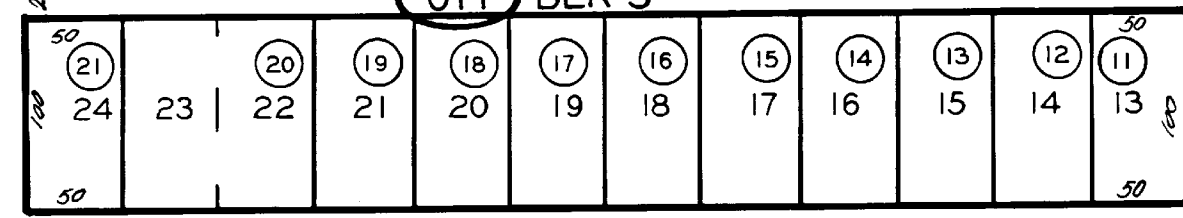
ST.) HWY

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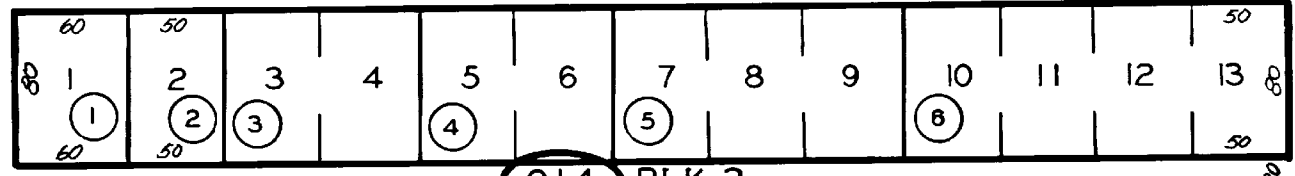
70 ST.



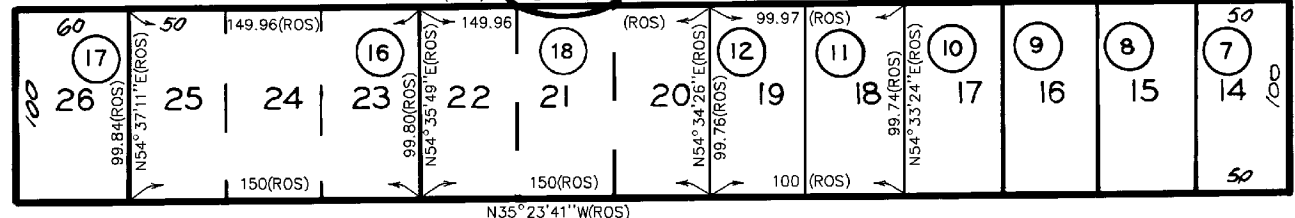
011 BLK 3



M 163 M 917 ST.



014 BLK 3



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BLVD

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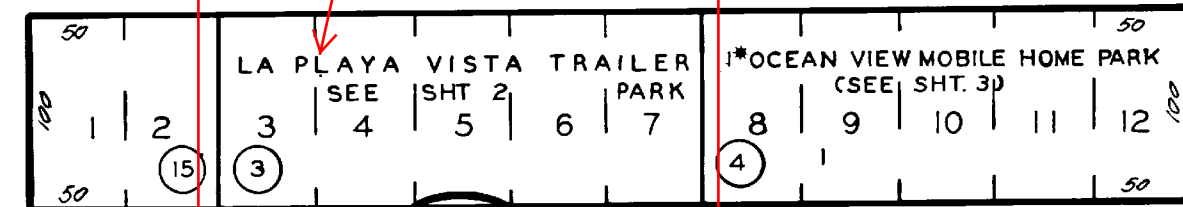
Project Site

TREMONT

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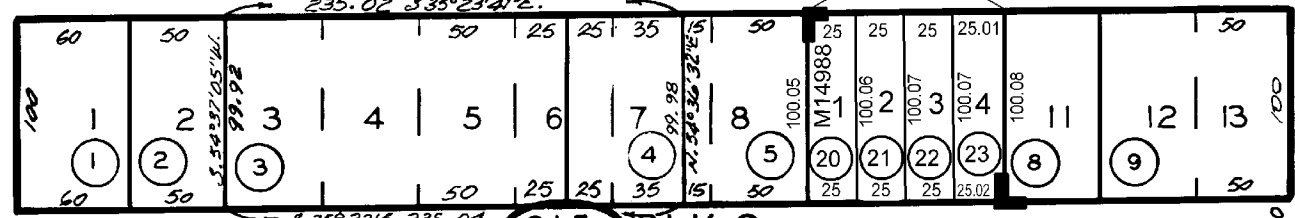
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012 BLK 2

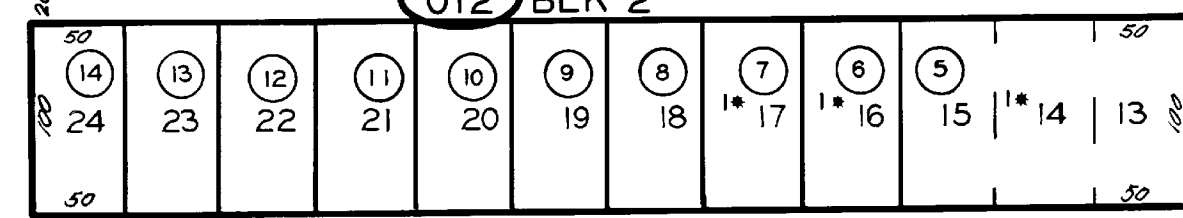
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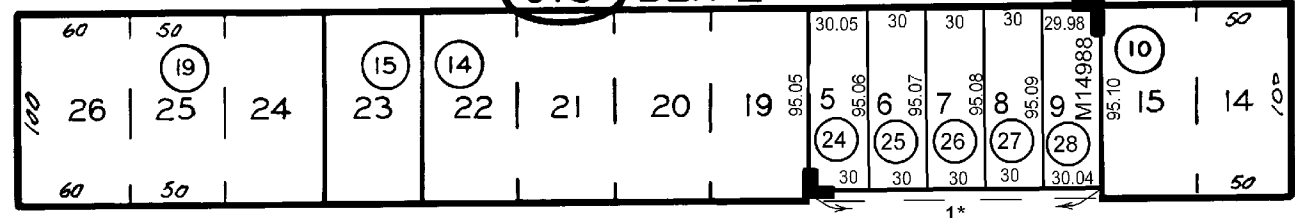
015 BLK 2

(SHORT ST.)

WEST



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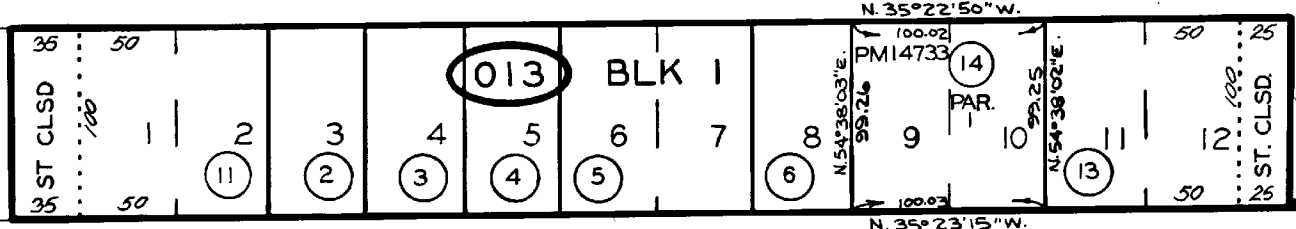
OCEANSIDE

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CLEVELAND (BROADWAY)

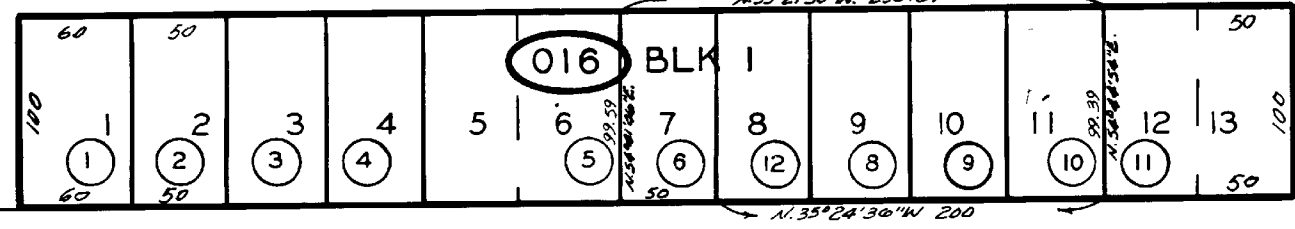
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013 BLK 1

M 163 M 917



016 BLK 1

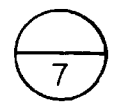
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150 35

5/5/05 JGRO

CHANGES	BLK	OLD	NEW	YR	CUT
	013	12	13	69	5361
	012	14	15	70	2805
	016	7	12	76	2657
	015	16-18	19	81	3233
	013	7	8	88	1311
	014	13-15	18	01	1702
	015	16, 11-13	20-28	06	45

1* NO ACCESS



MAP 14988-TM T-1-03
MAP 917 - ENLOE'S ADD
MAP 163 - JARVIS ADD
ROS 14026, 15021, 16910

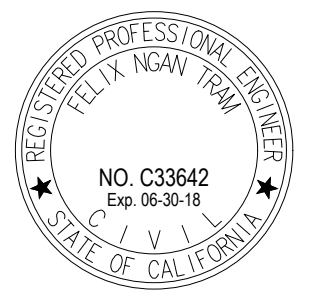
PROJECT DESCRIPTION LETTER

1. Project Address: 1011 S. Tremont Street, Oceanside
2. APN: 152-012-03
3. Construction Proposal
 - a. There are a total of five adjacent lots, each is 50 ft x 100 ft, lot 1-5.
 - b. The front street is S. Tremont
 - c. There is a 20-foot alley in the rear which will be used for the garage entrance
 - d. Combine lot 1 and 2 via a LLA to create a 100ft x 100 ft lot, named Lot1-2
 - e. Combine lot 3, 4, and 5 via a LLA to create a 150ft x 100 ft, named Lot 3-5
 - f. Alternatively, we want to explore option of combining lot 3 and 4 (Lot3-4) and leave lot 5 by itself. In this case, Lot3-4 and Lot1-2 will have the same configuration
 - g. We will use tandem parking.
4. Option 1
 - a. Lot 1-2 and Lot 3-5
 - b. For Lot 1-2 (100 w x 100 l)
 - i. Build 10 2-bedrooms units as shown on the conceptual plan
 - ii. With 10 ft side set back on both sides, that will leave 10 9-foot wide parking for the 10 units. We will use tandem for extra parking spaces
 - iii. Open parking since enclosed parking will require an additional foot for the wall.
 - iv. Can we use posts in the middle of the opening?
 - c. For Lot 3-5 (150w x 100l)
 - i. Build 15 2-bedrooms units as shown on the conceptual plan
 - ii. With 10 ft side set back on both sides, that will leave 15.55 9-foot wide parking for the 15 units. We will use tandem for extra parking spaces
 - iii. Open parking since enclosed parking will require an additional foot for the wall.
5. Option 2
 - a. Lot 1-2, Lot 3-4, and Lot 5
 - b. For Lot 1-2 and Lot 3-4 (the buildings will be identical)
 - i. Build 10 2-bedrooms units as shown on the conceptual plan
 - ii. With 10 ft side set back on both sides, that will leave 10 9-foot wide parking for the 10 units. We will use tandem for extra parking spaces
 - iii. Open parking since enclosed parking will require an additional foot for the wall.
 - c. For Lot 5 (50 x 100)
 - i. Split the lots into 2 smaller (25w x 100) lots or detached condo similar to the neighbor.
 - ii. Each unit will have 3 ft set back on the side and 4 ft setback between 2 units
 - iii. Each building will have 20 ft with for enclosed parking?
6. Questions:
 - a. We want to discuss both apartment vs. condominium options (parcel/tract map), HOA
 - b. Need to understand ADA, open space, and parking requirements, setbacks
 - c. Submittal check list. What civil plans to be submitted and when, other plans (env)

20 UNITS APARTMENT - 2 DETACHED CONDO

1011 SOUTH TREMONT STREET, OCEANSIDE, CA 92054

STAMP:



ANHA design studio

9140 Trask Avenue
Garden Grove, CA 92844
Telephone: 714.200.4122
Email: aha@anha-studio.com

20 UNITS
APARTMENT

2 DETACHED CONDO

1011 SOUTH TREMONT STREET
OCEANSIDE, CA 92054

TAM HUYNH

1011 SOUTH TREMONT STREET
OCEANSIDE, CA 92054
Telephone: (714) 705 5396
Email: tam@elitefashion.us

BUILDING DEPARTMENT SUBMITTAL:

REVISIONS:

PROJECT DIRECTOR:
JOB CAPTAIN:
SENIOR ASSOCIATE:
ASSOCIATES:
PROJECT NUMBER:
PROJECT CAD FILE:

SHEET TITLE:

GENERAL NOTES

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SHEET NUMBER:

CV1

PLOT REFERENCE DATE: 07/17/2017

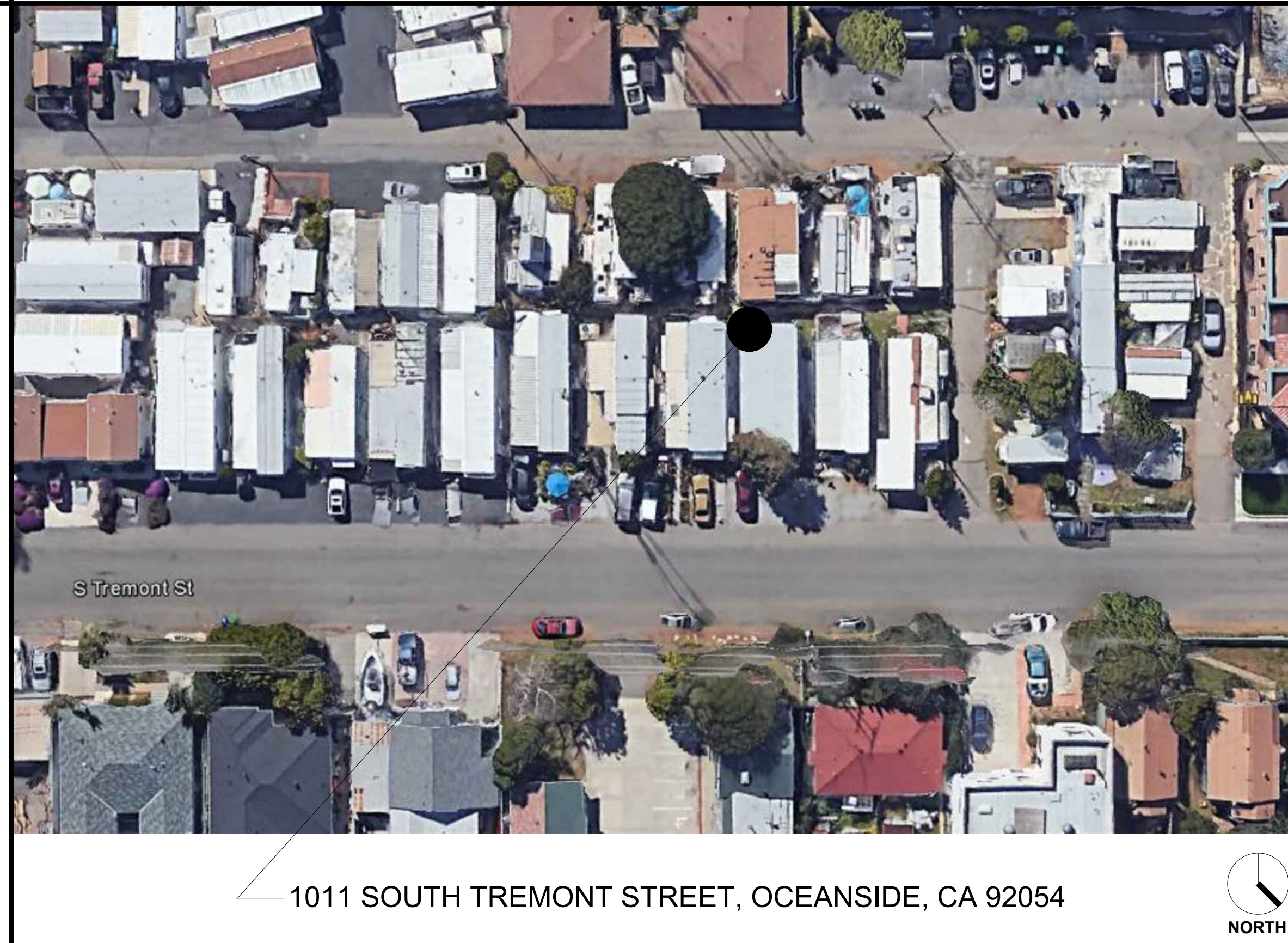
ANHA design studio

ARCHITECTURAL SYMBOLS		DIRECTORY		PROJECT DATA		DRAWING INDEX																					
<p>SECTION: SECTION LETTER SHEET NUMBER</p> <p>DETAIL: DETAIL NUMBER SHEET NUMBER</p> <p>DOOR NUMBER</p> <p>WINDOW TYPE</p> <p>SHEET LAYOUT DESIGNATION VIEW NUMBER SHEET NUMBER</p> <p>COLUMN GRID</p> <p>EXTERIOR ELEVATION: ELEVATION LETTER SHEET NUMBER</p> <p>INTERIOR ELEVATION: SHEET NUMBER ELEVATION LETTER</p> <p>EQUIPMENT NUMBER</p> <p>ELEVATION TAG</p> <p>SPOT ELEVATION</p> <p>REVISION</p> <p>CENTER LINE</p> <p>PROPERTY LINE</p> <p>ROOF SLOPE INDICATION</p> <p>NORTH DESIGNATION</p> <p>GRAPHIC SCALE</p> <p>CHANGE IN ELEVATION</p>	<p>OWNER: TAM HUYNH 1011 SOUTH TREMONT STREET OCEANSIDE, CA 92054</p> <p>DESIGNER: ANHA STUDIO 9140 TRASK AVE. GARDEN GROVE, CA 92844 714 - 200 - 4122</p> <p>STRUCTURAL ENG. & T-24: TRUONG DONG 10692 SILVER CRL GARDEN GROVE, CA 92843 714 - 204-2874</p> <p>CIVIL ENGINEER: THANH NGUYEN 9392 MERIDIAN LN. GARDEN GROVE, CA 92841 909 - 534 - 7760</p> <p>GEOTECHNICAL:</p>	<p>TRUSSES WILL BE A DEFERRED SUBMITTAL</p> <p>AUTOMATIC FIRE SPRINKLER SYSTEM TO BE A DEFERRED SUBMITTAL.</p> <p>NOTE: A BELL WILL BE PROVIDED ON EACH SIDE (2 SIDES) OF EACH HOME IN CPFD APPROVED LOCATIONS</p> <p>ADDRESS: 1218 GARDEN GROVE BOULEVARD, GARDEN GROVE, CA 92844</p> <p>COUNTY NAME : SAN DIEGO COUNTY ASSESSOR PARCEL NUMBER: XXX - XXX - XXX BUILDING CLASSIFICATION: APARTMENT DETACHED R3/U/I</p> <p>TYPE OF CONSTRUCTION: TYPE V-B FIRE SPRINKLER: "YES" FIRE SPRINKLER PER CRC R313.3</p> <p>CODE COMPLY</p> <p>2016 CALIFORNIA BUILDING CODE 2016 CALIFORNIA RESIDENTIAL CODE 2016 CALIFORNIA MECHANICAL CODE 2016 CALIFORNIA PLUMBING CODE 2016 CALIFORNIA FIRE CODE 2016 CALIFORNIA ELECTRICAL CODE 2016 CALIFORNIA ENERGY CODE 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE OF OCEANSIDE CITY</p> <p>SCOPE OF WORK</p> <p>25 NEW UNITS APARTMENT</p>	<table border="1"> <thead> <tr> <th colspan="2">ARCHITECTURAL</th> <th colspan="2">STRUCTURAL</th> </tr> <tr> <th>SHEET</th> <th>DESCRIPTION</th> <th>SHEET</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>CV1</td> <td>GENERAL NOTES</td> <td></td> <td></td> </tr> <tr> <td>A01</td> <td>FIRST FLOOR PLAN</td> <td></td> <td></td> </tr> <tr> <td>A02</td> <td>SECOND FLOOR PLAN</td> <td></td> <td></td> </tr> <tr> <td>A03</td> <td>THIRD FLOOR PLAN</td> <td></td> <td></td> </tr> </tbody> </table>	ARCHITECTURAL		STRUCTURAL		SHEET	DESCRIPTION	SHEET	DESCRIPTION	CV1	GENERAL NOTES			A01	FIRST FLOOR PLAN			A02	SECOND FLOOR PLAN			A03	THIRD FLOOR PLAN		
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DEMOLITION NOTES	GENERAL INFORMATION	VICINITY MAP
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- THE DEMOLITION PLAN INDICATES THE GENERAL SCOPE OF DEMOLITION ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE SPECIFIC SCOPE OF DEMOLITION WORK REQUIRED FOR THIS PROJECT.
- BEFORE BEGINNING WORK AT THE SITE AND THROUGH OUT THE COURSE OF THE WORK, CONTRACTOR SHALL FIELD VERIFY AND INSPECT THE LOCATIONS AND CONDITIONS OF EVERY ITEM AFFECTED BY THE WORK, AND NOTIFY THE ARCHITECT OR OWNER OF ANY DISCREPANCIES IN ORDER TO OBTAIN CLARIFICATION BEFORE PROCEEDING WITH THE AFFECTED WORK.
- THE GENERAL CONTRACTOR SHALL INCLUDE IN THEIR [PRICING/BID], AN AMOUNT SUFFICIENT TO COVER THE COST OF REMOVING ALL EXISTING ELEMENTS OBSTRUCTING OR INTERFERING WITH THE INSTALLATION OF NEW WORK WHETHER OR NOT THE EXISTING CONDITION IS INDICATED ARCHITECTS DRAWINGS.
- THE GENERAL CONTRACTOR SHALL COORDINATE THE DEMOLITION AND TAKE ALL PRECAUTIONS REQUIRED TO MINIMIZE DISTURBANCE OF BUILDING OCCUPANTS.
- THE GENERAL CONTRACTOR SHALL REMOVE DEBRIS FROM THE PREMISES DAILY, KEEP OCCUPIED AREAS ADJACENT TO DEMOLITION BROOM CLEAN AND FREE OF DEBRIS, AND PREVENT DUST AND DEBRIS FROM MIGRATING OUT OF THE DEMOLITION AREA.
- THE GENERAL CONTRACTOR SHALL PROTECT FROM DAMAGE ALL MATERIALS, CONSTRUCTION, UTILITIES AND OTHER ITEMS AND APPURTENANCES NOT SCHEDULED FOR DEMOLITION WITHIN OR OUTSIDE THE BUILDING. DAMAGED ITEMS SCHEDULED TO REMAIN AND/OR BE REUSED SHALL REPAIRED TO MATCH ORIGINAL FINISH AT NO ADDITIONAL COST TO OWNER.
- THE FOLLOWING ITEMS ARE TO BE REMOVED CAREFULLY TO AVOID DAMAGE, CLEANED IF NECESSARY AND REUSED DURING CONSTRUCTION OF THIS PROJECT:
 - ALL LIGHT FIXTURES AND CEILING MECHANICAL FIXTURES.
 - ALL PLUMBING FIXTURES AND ACCESSORIES
 - DOORS AND WINDOWS.
 - FURNITURE
- REMOVE ALL OBSOLETE AND INACTIVE EXPOSED CONDUITS, JUNCTION BOXES, PIPES, DUCTS, SUSPENSION WIRES, TELEPHONE, DATA AND OTHER MISCELLANEOUS CABLE AND CAP. 9. OWNER SHALL IDENTIFY KEPT/STORED ITEMS AND ITEMS TO BE DISCARDED BY CONTRACTOR.

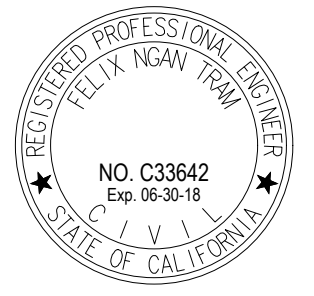
GENERAL INFORMATION		
1011 SOUTH TREMONT STREET, OCEANSIDE, CA 92054 (EXISTING MOBILE HOME PARK, TRAILER PARK)		
TOTAL LOT SIZE: 250' X 100' = 25,000 SF	SPLIT TO SEPARATE 3 LOTS: 2 X 10,000 SF/LOT AND 1 X 5,000 SF/LOT	
EXISTING ZONE: R3	OCCUPANCY GROUP: R3 / U1	
TYPE OF CONSTRUCTION: V - B	FIRE SPRINKLER: REQUIRED	
APN: 152-0120-300	TRACT: B	
LOT 1 - LOT 2 SIZE = 10,000 SF		
ALLOWED DENSITY: 1000 SF/UNIT	REQUIRED: 10	PROVIDED: 10 UNITS
FRONT SET BACK: 15'	REAR SET BACK: 5'	SIDE SET BACK: 5'
DRIVE WAY: 20'	HEIGHT LIMIT: MAX 35' 3" STORY	HEIGHT LIMIT: MAX 60'
3 STORY WALK UP - 10 UNITS APARTMENT PER LOT		
UNIT 1 - 2: 2BEDS - 2 BATHS LIVING AREA: 1,087 SF		
UNIT 3-6-7-10: 2BEDS - 3 BATHS LIVING AREA: 1,311 SF		
UNIT 4-5-8-9: 2BEDS - 3 BATHS LIVING AREA: 1,460 SF		
TOTAL BUILDING STRUCTURE: 16,858 SF		
TOTAL LIVING AREA: 13,258 SF		
PARKING: 20		
10 COVERED PARKING		
10 EXTRA TRUCKS		
BALCONIES AND PATIOS: 1800 SF		
LEVEL 2 2 BALCONIES - 200+200 - 800 SF		
LEVEL 3 2 BALCONIES - 200+200 - 800 SF		
LOT COVERAGE - MAX 60%		
LOT COVERAGE: 5,980 SF/10,000 SF = 59.80%		
LOT 3 = 5,000 SF - DETACHED CONDOS		
FRONT SET BACK 15'		
REAR SET BACK 5'		
SIDE SET BACK 5'		
3,500 SF LIVING AREA		
3 STORY		
4 BEDROOMS - 1 BONUS		
4 BATHS		
ROOF DECK		
BALCONY		
ROOF DECK		



AGENCY REQUIREMENTS		
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- | | | |
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| <p>A. APPLICATIONS FOR WHICH NO PERMIT IS ISSUED WITHIN 180 DAYS FOLLOWING THE DATE OF APPLICATION SHALL AUTOMATICALLY EXPIRE. (R105.3.2 CRC)</p> <p>B. EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS WORK AUTHORIZED IS COMMENCED WITHIN 180 DAYS OR IF THE WORK AUTHORIZED IS SUSPENDED OR ABANDON FOR A PERIOD OF 180 DAYS. A SUCCESSFUL INSPECTION MUST BE OBTAINED WITHIN 180 DAYS. A PERMIT MAY BE EXTENDED IF A WRITTEN REQUEST STATING JUSTIFICATION FOR EXTENSION AND AN EXTENSION FEE IS RECEIVED PRIOR TO EXPIRATION OF THE PERMIT AND GRANTED BY THE BUILDING OFFICIAL. NO MORE THAN (1) EXTENSION MAY BE GRANTED. PERMITS WHICH HAVE BECOME INVALID SHALL PAY A REACTIVATION FEE OF APPROXIMATELY 50% OF THE ORIGINAL PERMIT FEE AMOUNT WHEN THE PERMIT HAS BEEN EXPIRED FOR UP TO (6) MONTHS. WHEN A PERMIT HAS BEEN EXPIRED FOR A PERIOD IN EXCESS OF ONE (1) YEAR, THE REACTIVATION FEE SHALL BE APPROXIMATELY 100% OF THE ORIGINAL PERMIT FEE. (R105.5 CRC)</p> <p>C. FIRE SPRINKLER PLANS STAMPED AND APPROVED BY THE CITY OF OCEANSIDE FIRE DEPARTMENT SHALL BE PROVIDED AT THE SITE AT TIME OF FRAMING INSPECTION.</p> <p>D. WATER CLOSETS SHALL HAVE AN AVERAGE WATER CONSUMPTION OF NOT MORE THAN 1.6 GALLONS OF WATER PER FLUSH, 1.28 GALLONS PER FLUSH AFTER JULY 1, 2011. (402.2 CPC)</p> <p>E. URINALS SHALL HAVE AN AVERAGE WATER CONSUMPTION OF NOT MORE THAN 1.0 GALLONS OF WATER PER FLUSH, 0.5 GALLONS PER FLUSH AFTER JULY 1, 2011. (402.2 CPC)</p> <p>F. SHOWER HEADS SHALL HAVE A WATER FLOW NOT TO EXCEED 2.5 GALLONS PER MINUTE. (402.1.1 CPC)</p> | <p>G.FAUCETS IN KITCHENS, WET BARS, LAVATORIES, LAUNDRY SINKS, ETC. SHALL HAVE A WATER FLOW NOT TO EXCEED 2.2 GALLONS PER MINUTE. (402.1.2 CPC)</p> <p>H. WATER PIPING MATERIALS WITHIN A BUILDING SHALL BE IN ACCORDANCE WITH Sec. 604.1 OF THE CALIFORNIA PLUMBING CODE. Pex, CPVC AND OTHER PLASTIC WATER PIPING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF Sec. 604 OF THE CPC. INSTALLATION STANDARDS OF APPENDIX 1 OF THE CPC AND THE MANUFACTURERS RECOMMENDED INSTALLATION STANDARDS. CPVC WATER PIPING REQUIRES A CERTIFICATION OF COMPLIANCE AS SPECIFIED IN Sec. 604.1.1 OF THE CPC PRIOR TO PERMIT ISSUANCE.</p> <p>I. ALL CONSTRUCTION SHALL COMPLY WITH THE 2013 EDITIONS OF THE CALIFORNIA RESIDENTIAL CODE, CALIFORNIA BUILDING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA FIRE CODE, AND 2013 CALIFORNIA ENERGY CODE.</p> <p>J. TWO SEPARATE SITE VISITS AND REPORTS PREPARED BY THE ENGINEER OF RECORD FOR THE NEW HOME DESIGN ARE REQUIRED; (109.3.8 CBC)</p> <p>1. THE ENGINEER OF RECORD SHALL INSPECT THE SLAB AND FOUNDATION SYSTEM INSTALLATION JUST PRIOR TO CONCRETE POUR TO VERIFY THAT THE FOUNDATION INSTALLATION IS IN ACCORDANCE WITH THE APPROVED PLANS AND DESIGN. THE ENGINEER OF RECORD SHALL THEN PREPARE A REPORT STATING THE FOUNDATION INSTALLATION IS IN ACCORDANCE WITH THE APPROVED PLANS AND DESIGN. THE FOUNDATION INSPECTION AND APPROVAL TO POUR CONCRETE WILL NOT BE APPROVED UNTIL THE INSPECTION CERTIFICATION LETTER BY THE ENGINEER OF RECORD HAS BEEN RECEIVED AND APPROVED BY THE CITY OF OCEANSIDE BUILDING DIVISION.</p> | <p>2. THE ENGINEER OF RECORD SHALL ALSO INSPECT THE COMPLETED FRAMING SYSTEM OF THE HOME AFTER THE INSTALLATION OF THE ROUGH PLUMBING, MECHANICAL, ELECTRICAL SYSTEMS AND THE EXTERIOR OF THE HOMES HAS BEEN WEATHER WRAPPED. THE ENGINEER OF RECORD SHALL THEN PREPARE A REPORT STATING THAT THE FRAMING SYSTEM HAS BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND DESIGN. THE ROUGH FRAMING, PLUMBING, MECHANICAL, ELECTRICAL AND EXTERIOR WEATHER BARRIER INSPECTION SHALL NOT BE APPROVED UNTIL THE INSPECTION CERTIFICATION LETTER BY THE ENGINEER OF RECORD HAS BEEN RECEIVED AND APPROVED BY THE CITY OF OCEANSIDE BUILDING DIVISION.</p> <p>K. A PRE-CONSTRUCTION MEETING IS REQUIRED IMMEDIATELY PRIOR TO THE START OF CONSTRUCTION. THIS MEETING SHALL TAKE PLACE AT THE SITE OF THE NEW HOME. THE MEETING MUST INCLUDE A REPRESENTATIVE OF THE BUILDING DIVISION, THE GENERAL CONTRACTOR, A REPRESENTATIVE OF EACH OF THE SUBCONTRACTORS (ELECTRICAL, PLUMBING, MECHANICAL, GRADING, OFF-SITE CONTRACTOR, ETC.) DEPENDANT UPON WHAT SUB-CONTRACTORS ARE TO BE INVOLVED IN THE NEW CONSTRUCTION AND A REPRESENTATIVE OF THE OWNER MAY BE PRESENT. THE MEETING WILL REVIEW REQUIRED PERMITS, TEMPORARY POWER REQUIREMENTS, DOCUMENTS REQUIRED TO BE ON THE SITE, INSPECTION REQUIREMENTS, FIELD CORRECTION NOTICE PROCEDURE, CHANGES IN THE FIELD, FINAL INSPECTIONS AND GAS AND POWER RELEASES, QUESTIONS FROM THE CONTRACTORS OR OWNER AND ANY OTHER SPECIAL PROCEDURES OR CONDITIONS FOR THAT PARTICULAR NEW HOME. THE PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED THROUGH THE BUILDING DIVISION FRONT COUNTER AT (760) 435-3520.</p> <p>L. ALL DOORS AND WINDOWS SHALL MEET CITY OF OCEANSIDE SECURITY ORDINANCE.</p> <p>M. PROVIDE FOR MAINTENANCE, REPAIR, AND REPLACEMENT BY A HOMEOWNERS ASSOCIATION (HOA) FOR ALL COMMON AREA LANDSCAPE, IRRIGATION, DRAINAGE FACILITIES, WATER QUALITY BMP'S, WATER SYSTEM LINES, FIRE SYSTEM LINES, SEWER SYSTEM LINES, AND PRIVATE SERVICE UTILITIES.</p> |
|--|--|--|

STAMP:



ANHA design studio

9140 Trask Avenue
Garden Grove, CA 92844
Telephone: 714.200.4122
Email: aha@anha-studio.com

20 UNITS
APARTMENT

2 DETACHED CONDO

1011 SOUTH TREMONT STREET
OCEANSIDE, CA 92054

TAM HUYNH

1011 SOUTH TREMONT STREET
OCEANSIDE, CA 92054
Telephone: (714) 705 5396
Email: tam@lifelife.com

BUILDING DEPARTMENT SUBMITTAL:

REVISIONS:

PROJECT DIRECTOR:

JOB CAPTAIN:

SENIOR ASSOCIATE:

ASSOCIATES:

PROJECT NUMBER:

PROJECT CAD FILE:

SHEET TITLE:

FIRST FLOOR PLAN

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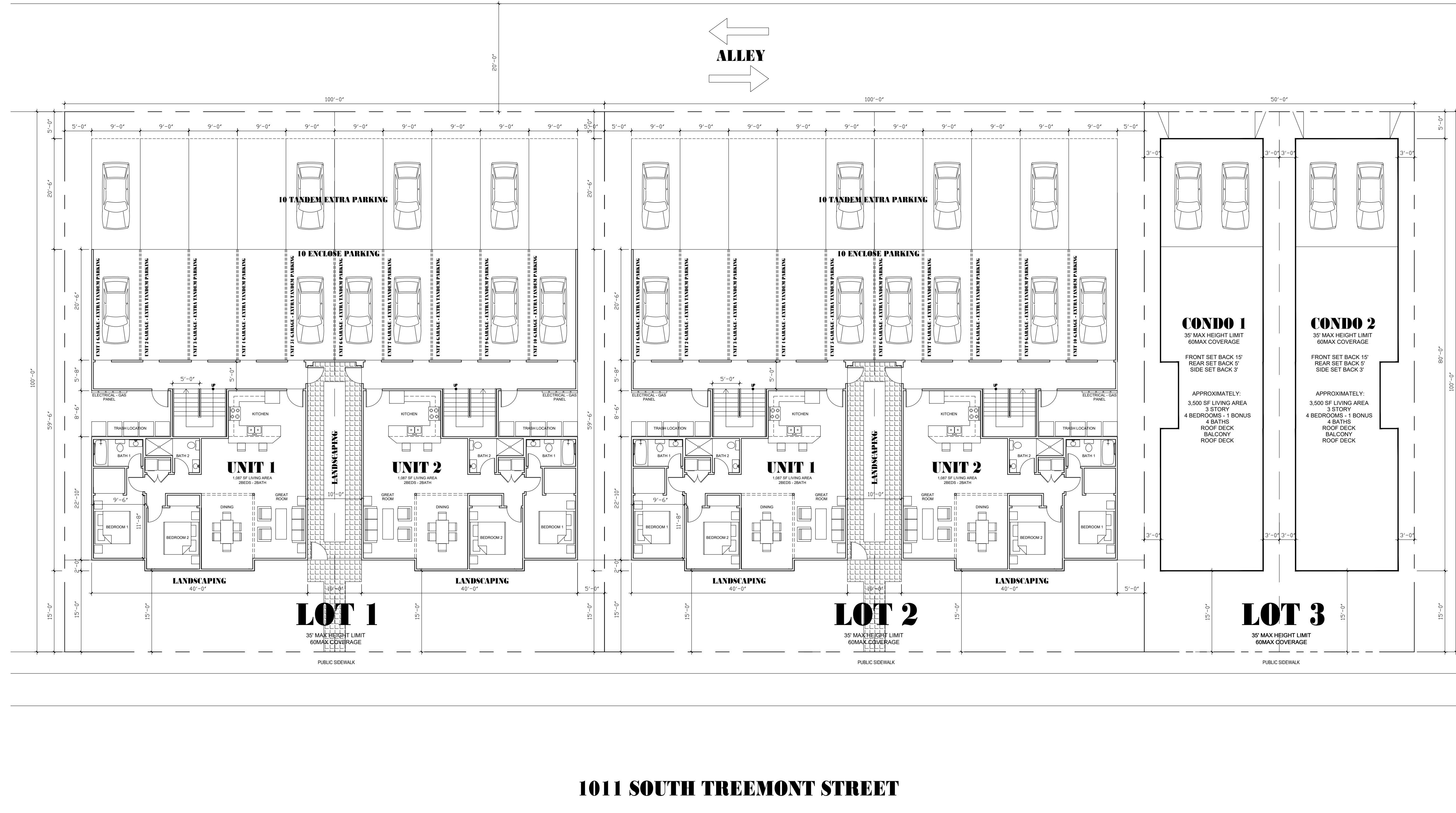
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PLOT REFERENCE DATE: 07/17/2017

GENERAL INFORMATION		
1011 SOUTH TREMONT STREET, OCEANSIDE, CA 92054 (EXISTING MOBILE HOME PARK, TRAILER PARK)		
TOTAL LOT SIZE: 257' X 100' = 25,000 SF	SPLIT TO SEPARATE 3 LOT: 2 X 10,000 SF/LOT AND 1 X 5,000 SF/LOT	
EXISTING ZONE	R3	
OCCUPANCY GROUP	R3 / U1	
TYPE OF CONSTRUCTION	V - B	
FIRE SPRINKLER	REQUIRED	
APN	152-0120-300	
TRACT	TRACT 18	
LOT 1 - LOT 2 SIZE = 10,000 SF		
	REQUIRED	PROVIDED
ALLOWED DENSITY	1,000 SF/UNIT	10-UNITS
FRONT SET BACK	15'	15'
REAR SET BACK	5'	5'
SITE GROUND SET BACK	5'	5'
DRIVE WAY	20'	20'
HEIGHT LIMIT	MAX 35' / 3 STORY	34'
HEIGHT LIMIT	MAX 60%	59.98%
3 STORY WALK UP - 10 UNITS APARTMENT PER LOT		
UNIT 1 - 2 - 2BEDS - 2 BATHS	LIVING AREA: 1,087 SF	
UNIT 3-6-7-10 - 2BEDS - 3 BATHS	LIVING AREA: 1,311 SF	
UNIT 4-5-9-9 - 2BEDS - 3 BATHS	LIVING AREA: 1,420 SF	
TOTAL BUILDING STRUCTURE: 16,858 SF		
TOTAL LIVING AREA: 13,238 SF		
PARKING: 20		
10 COVERED PARKING		
10 EXTRA TANDEM		
BALCONIES AND PATIOS: 1,600 SF		
LEVEL 2 2 BALCONIES - 200'200 - 800 SF		
LEVEL 3 2 BALCONIES - 200'200 - 800 SF		
LOT COVERAGE - MAX 60%		
LOT COVERAGE: 5,800 SF/10,000 SF = 58.00%		
LOT 3 = 5,000 SF - DETACHED CONDOS		
FRONT SET BACK 15'		
REAR SET BACK 5'		
SIDE SET BACK 3'		
3,500 SF LIVING AREA		
3 STORY		
4 BEDROOMS - 1 BONUS		
4 BATHS		
ROOF DECK		
BALCONY		
ROOF DECK		

SLAB INTERFACE NOTES	
1.	36" SQUARE CONCRETE STOOP, (SLOPE MIN. 1/4" PER FOOT)
2.	CONCRETE STOOP, SEE PLAN FOR SIZE AND LOCATION. (SLOPE MIN. 1/4" PER FOOT)
3.	CONCRETE PORCH / PATIO, (SLOPE MIN. 1/4" PER FOOT)
4.	36" WIDE CONCRETE WALK
5.	PROVIDE CONDUIT UNDER SLAB FOR ISLAND COUNTER ELECTRICAL.
6.	PROVIDE WATER LINE SLEEVE FROM KITCHEN SINK TO REFRIG. FOR ICE MAKER
7.	PROVIDE TOE FTG. FOR MASONRY VENEER TYP.
8.	RAISED ENTRY, SEE PLAN FOR HEIGHT AND EXTENT.

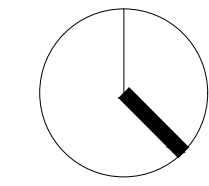
GENERAL SLAB NOTES	
	INDICATES DROP IN SLAB (SEE DETAIL)
1.	VERIFY MINIMUM FOUNDATION DEPTH, WIDTH, REINFORCING STEEL AND ADDITIONAL EXPANSIVE SOIL REQUIREMENTS WITH THE SOILS REPORT.
2.	REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR INFORMATION NOT SHOWN HERE.
3.	FOR HARDSCAPE INFORMATION REFER TO LANDSCAPE PLANS.
4.	COURTYARDS: PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING(S) TO SURFACE AREA DRAINS.
5.	COURTYARD DRAIN LOCATIONS TO BE DETERMINED BY CIVIL ENGINEER. SEE PRECISE GRADING PLANS FOR LOCATIONS.
6.	WHEN REQUIRED BY SOILS ENGINEER OR OTHERS, TIE COURTYARD DRAINS AND ROOF DOWNSPOUTS INTO SITE AREA DRAINS



1011 SOUTH TREMONT STREET

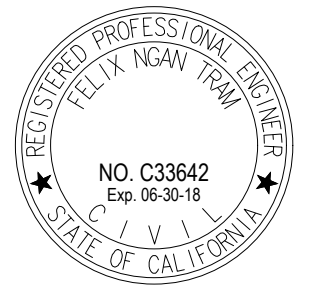
FIRST FLOOR PLAN

SCALE: 3/32" = 1' - 0"



ANHA design studio

STAMP:



ANHA design studio

9140 Trask Avenue
Garden Grove, CA 92844
Telephone: 714.200.4122
Email: aha@anha-studio.com

**20 UNITS
APARTMENT**

2 DETACHED CONDO

1011 SOUTH TREMONT STREET
OCEANSIDE, CA 92054

TAM HUYNH

1011 SOUTH TREMONT STREET
OCEANSIDE, CA 92054
Telephone: (714) 705 5396
Email: tam@litemfashion.us

BUILDING DEPARTMENT SUBMITTAL:

REVISIONS:

PROJECT DIRECTOR: _____
JOB CAPTAIN: _____
SENIOR ASSOCIATE: _____
ASSOCIATES: _____
PROJECT NUMBER: _____
PROJECT CAD FILE: _____

SHEET TITLE:

SECOND FLOOR PLAN

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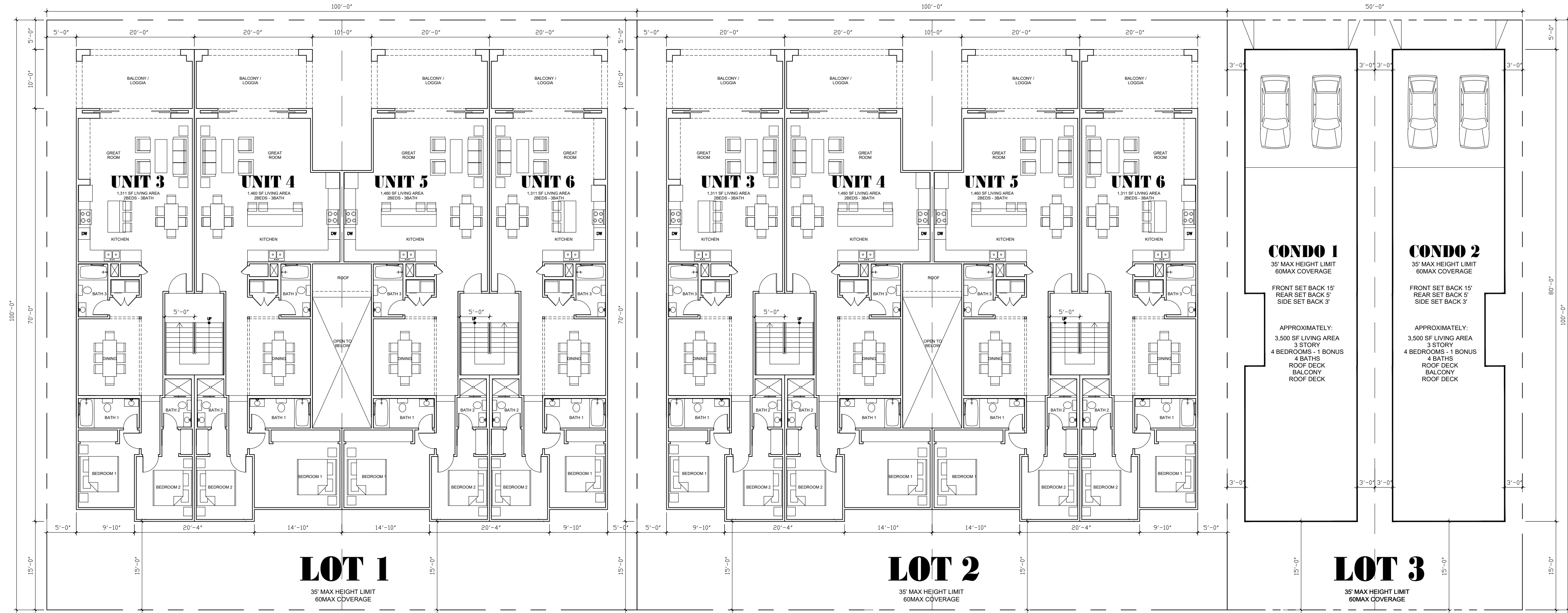
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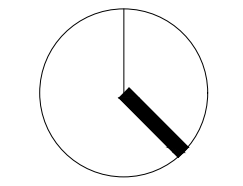
PLOT REFERENCE DATE: 07/17/2017

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APN	152-0120-300	
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BALCONIES AND PATIOS: 1,600 SF		
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LOT 3 = 5,000 SF - DETACHED CONDOS		
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SIDE SET BACK 3'	3,500 SF LIVING AREA	
3 STORY	4 BEDROOMS - 1 BONUS	
4 BATHS	ROOF DECK	
BALCONY	ROOF DECK	

SLAB INTERFACE NOTES	
1.	36" SQUARE CONCRETE STOOP, (SLOPE MIN. 1/4" PER FOOT)
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SECOND FLOOR PLAN
SCALE: 3/32" = 1' - 0"



ANHA design studio

STAMP:



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BUILDING DEPARTMENT SUBMITTAL:

REVISIONS:

PROJECT DIRECTOR:

JOB CAPTAIN:

SENIOR ASSOCIATE:

ASSOCIATES:

PROJECT NUMBER:

PROJECT CAD FILE:

SHEET TITLE:

THIRD FLOOR PLAN

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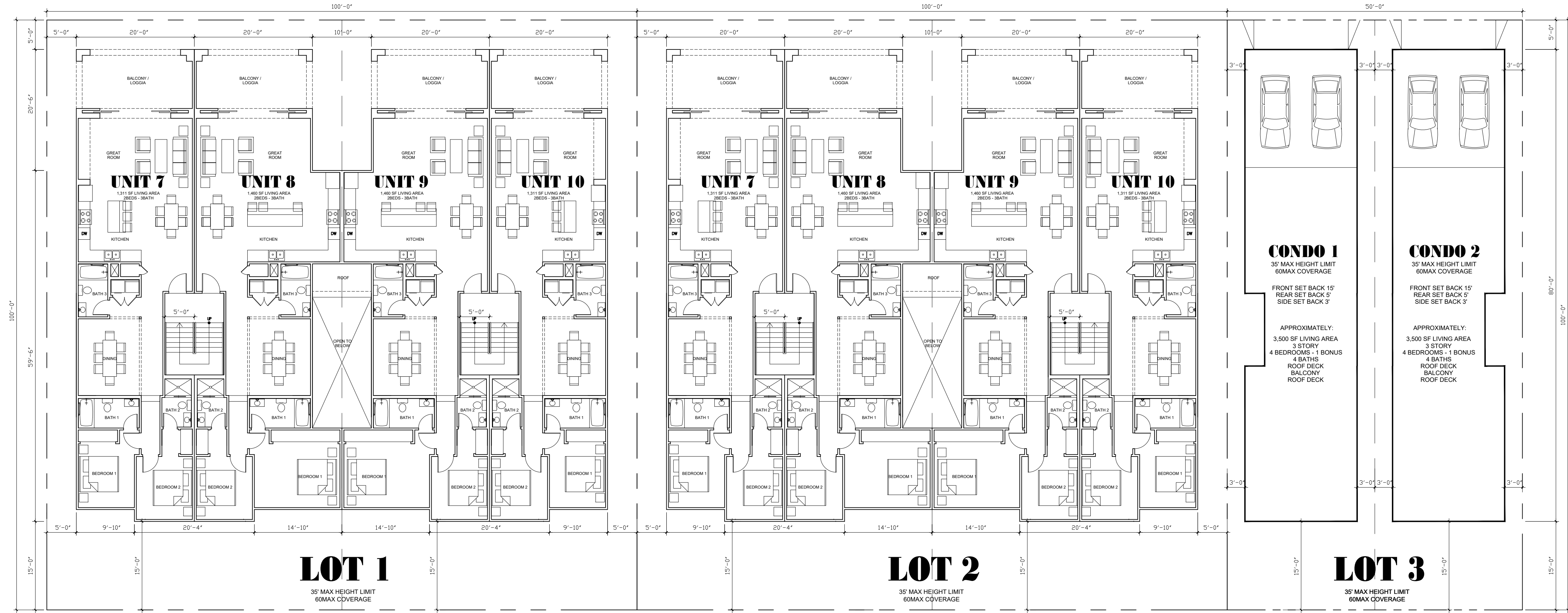
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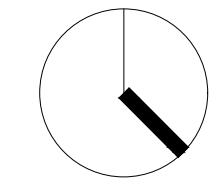
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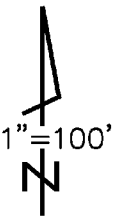
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THIRD FLOOR PLAN
SCALE: 3/32" = 1' - 0"



ANHA design studio



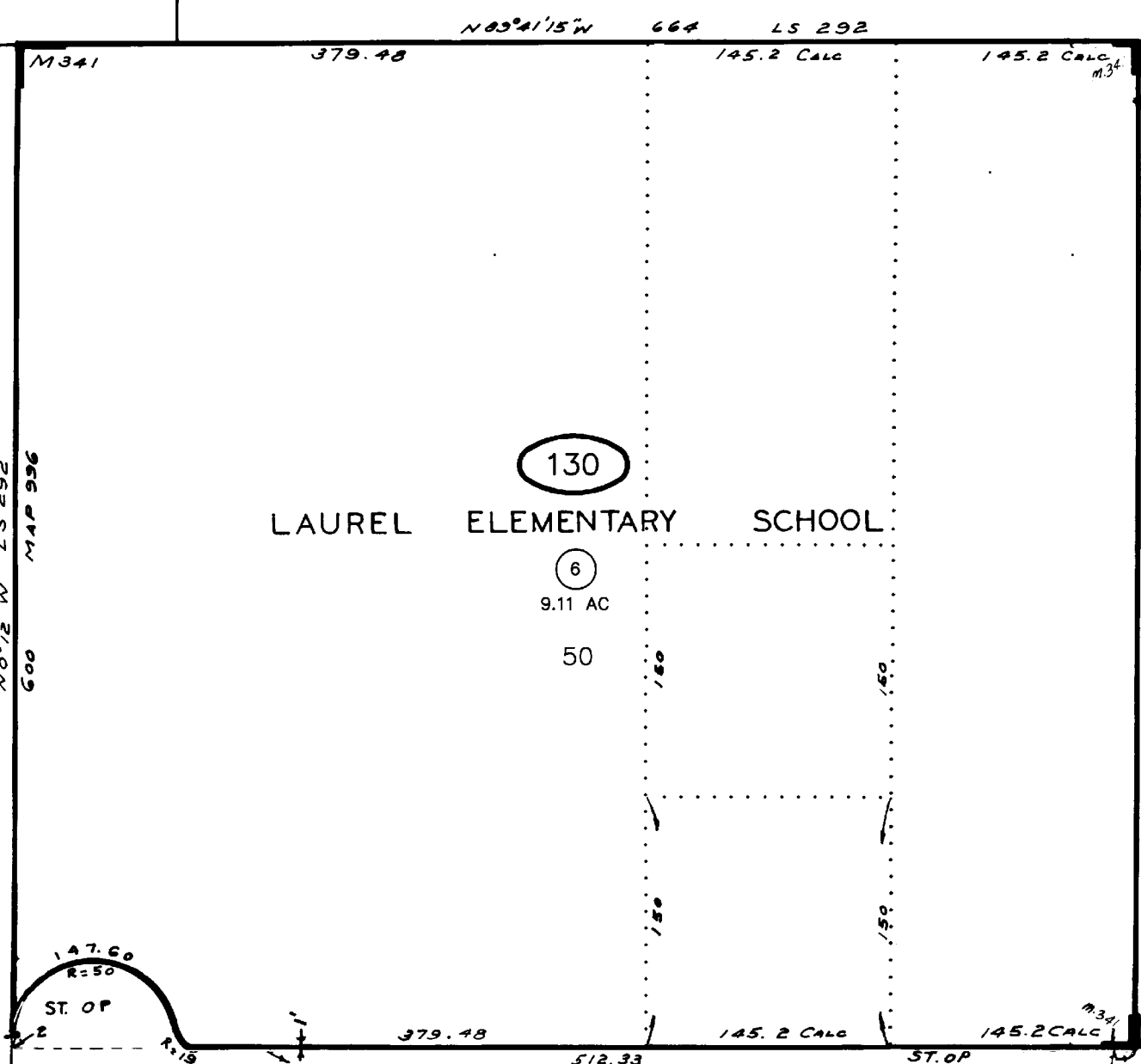
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10

ITEM #2



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23	3	36	18
24	4	25	17
25	5	24	16
26	6		15
27	7	23	14
28	131		13
29	8	22	12
30	34	21	11
31	35	20	10
32	10	42	9
33	11	41	8
34	12	40	7
35	13	39	6
36	14	38	5
37		18	4
38	33	32	3
39		17	2
40			1

21	1	28	20
22	2		19
23		29	18
24	3		17
25	4		16
26		24	15
27	5		14
28		23	13
29	31	22	12
30	132		11
31	8	21	10
32		20	9
33	30		8
34		19	7
35	11	18	6
36	12	17	5
37	13	34	4
38		33	3
39	14		2
40		32	1

21	1		
22	2		
23	3		
24	4		
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27	6		
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29	7		
30	133		
31	8		
32	9		
33			
34	10		
35	11		
36			
37	12		
38			
39	13		
40	14		

1/26/2005 SM

CHANGES				
BLK	OLD	NEW	YR	CUT
131	26, 27	36, 37	68	286
132	3	TAX DEED	7.3	5827
132	15, 16	32-34	77	1944
131	19	38-42	78	1703
133	14	SAME & ST CLSD	04	5652
130	1-5	6	05	1468
131	1	1 & SIDS 01 & 02	05	2066 CANC

Project Site

GMH
6-12-69
SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 145 PAGE 13

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

MAP 996 - JUDSON'S SUB
MAP 341 - BUTLER GROVES & GLEICHNERS SUB
LS 292. ROS 3409

17 August 2017

Ms. Tiffany Chen
Planner II
Development Services
City of Oceanside, ca. 92054
tchen@ci.oceanside.ca.us
760-435-3562

1221 & 1223 Holly Street, Oceanside, CA Project Description Letter

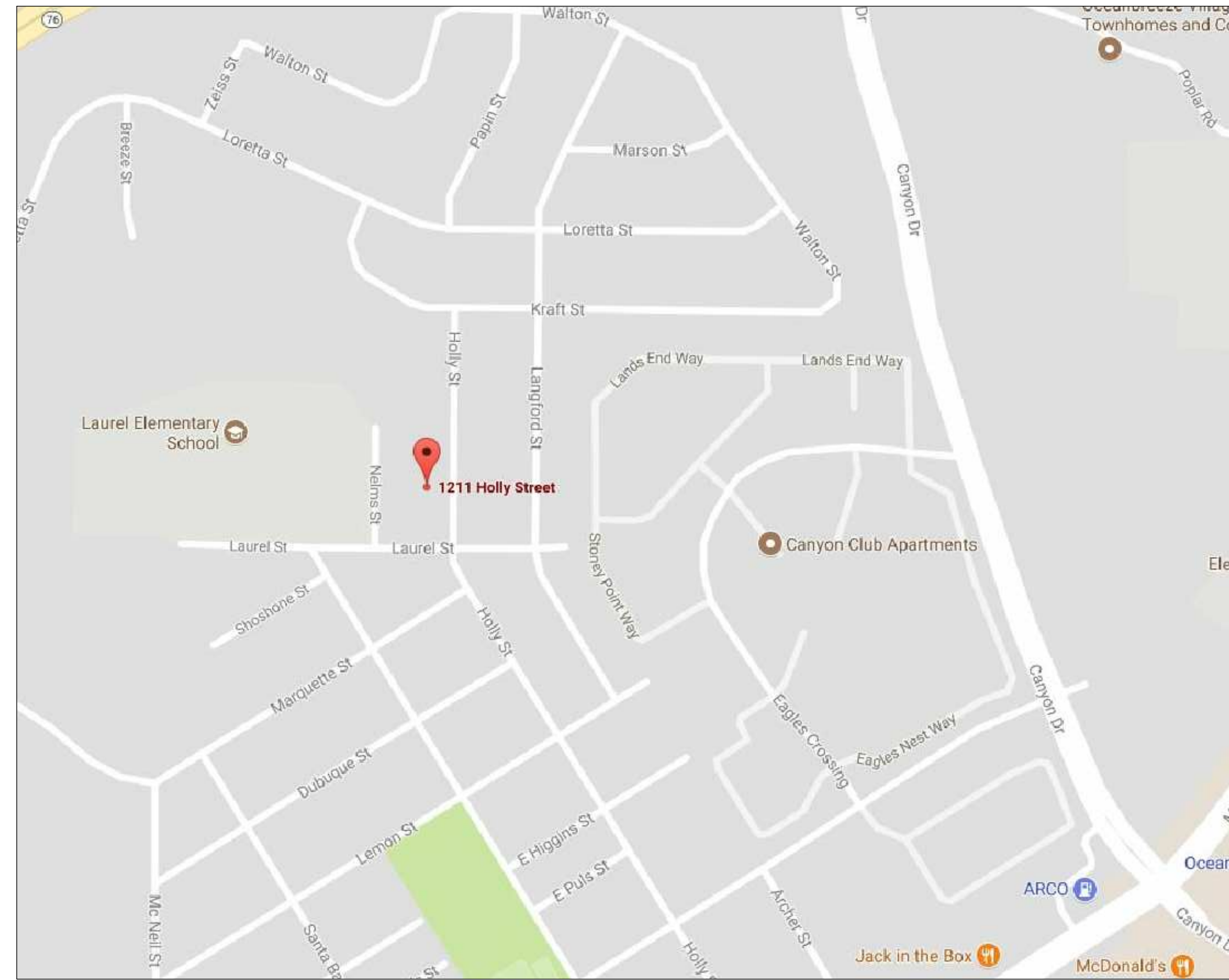
Ms. Chen,
We are enclosing our Concept Drawings for Developers Conference Meeting.

The Description of the project is as follows.

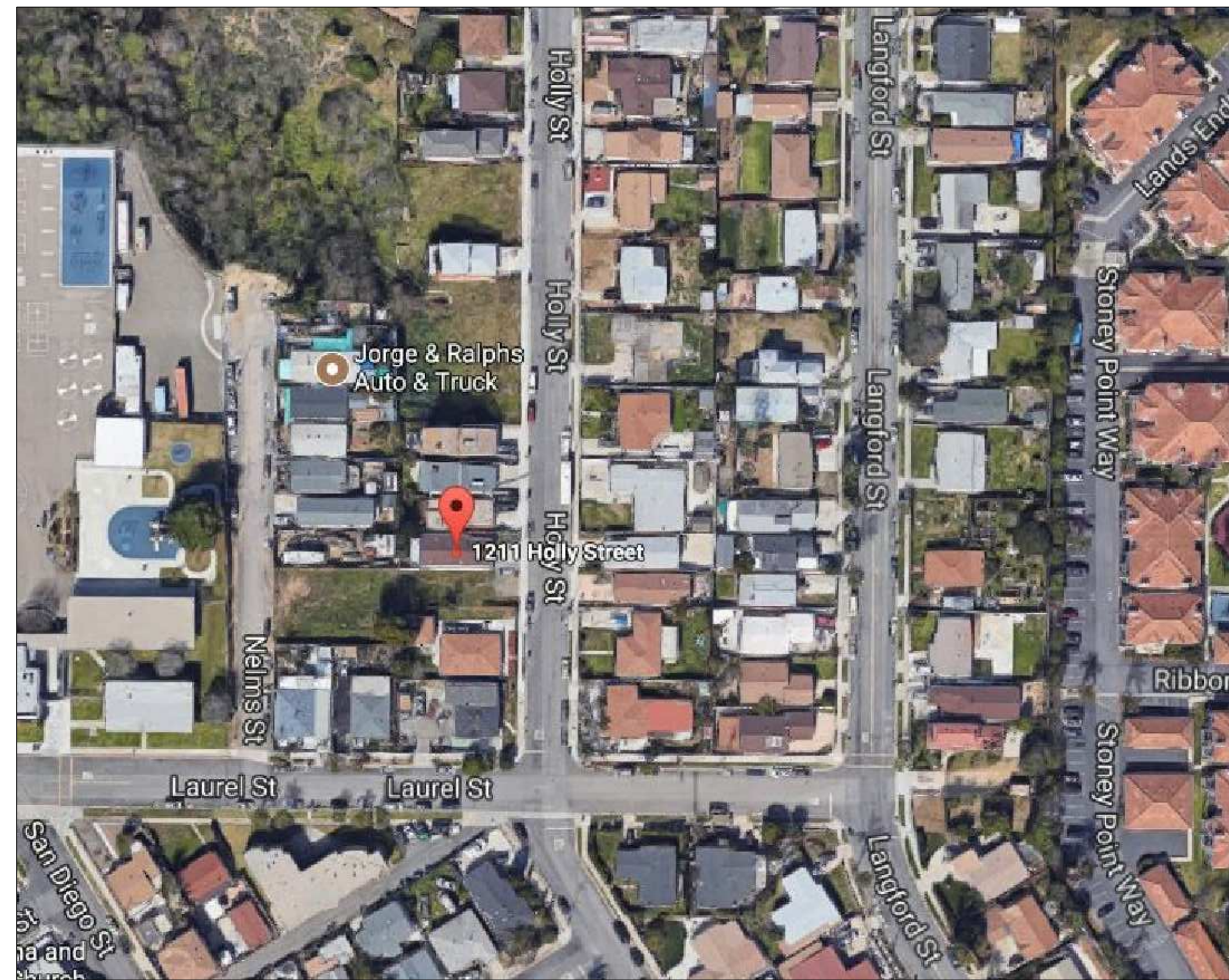
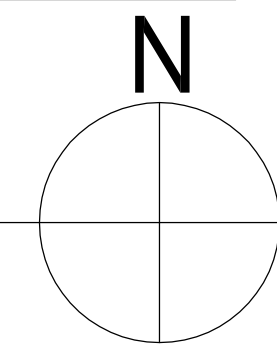
- The project consist of two 3 bedroom, two bath, detached single family residences of approximately 2,000 S.F. on two adjacent steeply sloping lots.
- Each residence will have a two story street elevation as seen from the street with a lower level below the street level on the sloped west side of the site.
- The lower level of each residence will have 2 bedrooms, shared bathroom and a foyer area along with outside lanai facing west.
- The street level/first floor of each residence will have a 2 car garage, living /dining, kitchen, powder room and lanai facing west.
- The second floor of each residence will have a master suite with master bath, dressing, a large lanai facing west and a secondary deck facing east.
- Building 1221 Holly Street will have a low slope roofing system, maximum building height of 21 feet above the side walk, with a master located over the garage. The exterior finish will be cement stucco and cementitious plank siding.
- Building 1223 Holly Street will have a hip roof, maximum building height of 23 feet above the side walk, with the master setback from the street and partially located over the garage. The exterior finish will be cement stucco and cementitious plank siding.
- The buildings are designed to be light and airy with unrestricted views to the ocean, great cross ventilation and generous access to outdoor living spaces.
- It is anticipated that minimal grading and minimal natural land disturbances will be performed.

Thanks,

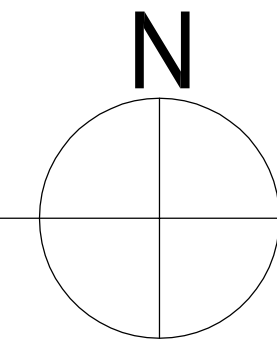
Riccardo Ferguson Architect



① VICINITY PLAN
 NTS



② AERIAL PLAN
 NTS



1221 & 1223 HOLLY STREET OCEANSIDE, CA 92026

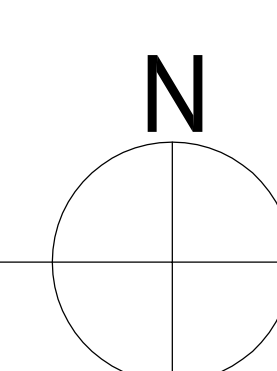
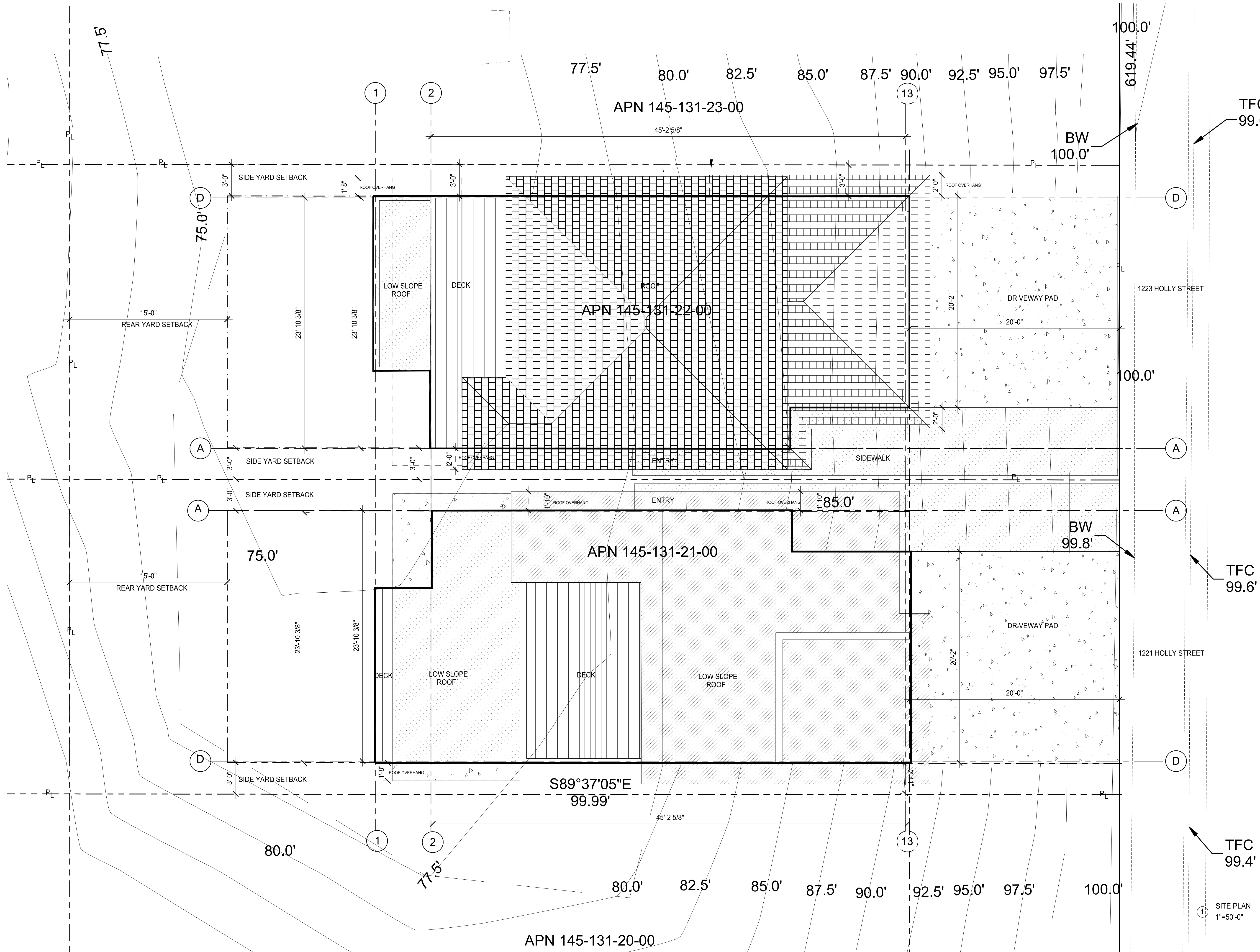
AERIAL AND VICINITY PLAN



DATE _____
 PROJECT # _____
 REVISIONS _____

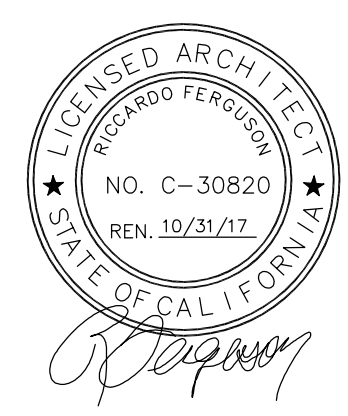
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1221 & 1223 HOLLY STREET
 OCEANSIDE, CA 92026



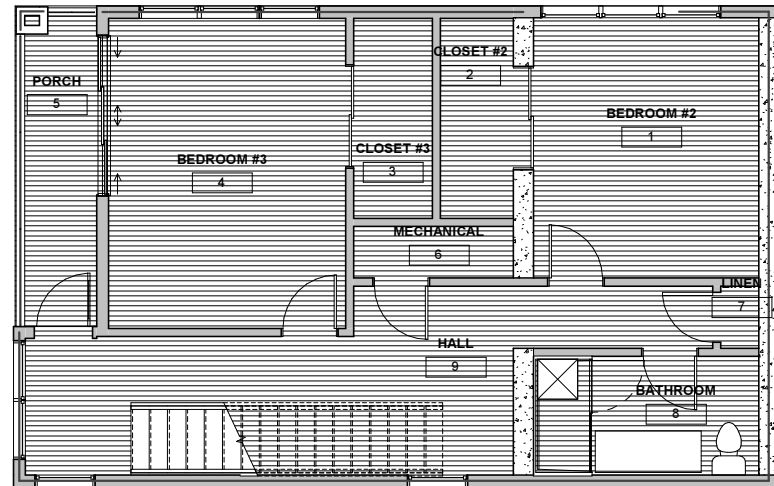
COMPOSITE SITE PLAN

DATE	_____
PROJECT #	_____
REVISIONS	_____



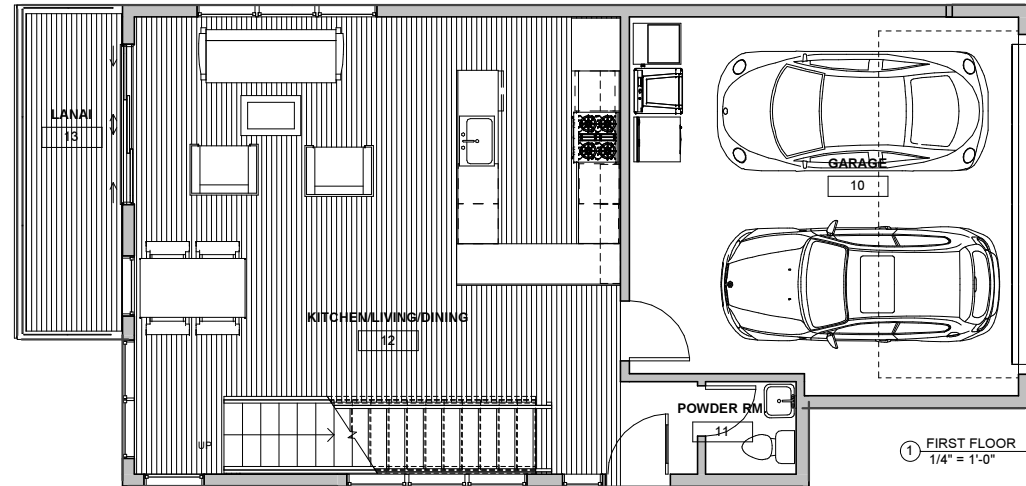
A-000

1 SITE PLAN
 1"=50'-0"

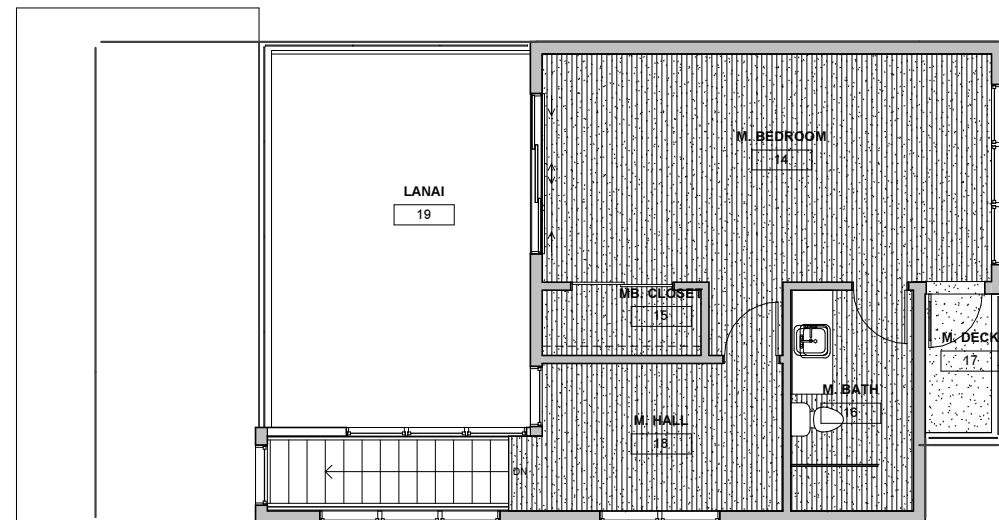


2 LOWER LEVEL
1/4" = 1'-0"
FLOOR PLATE @ 918 SF

Room Schedule									
Number	Level	Name	Area	Floor Finish	Wall Finish	Ceiling Finish	Base Finish	Comments	
1	LOWER LEVEL	BEDROOM #2	147 SF						
2	LOWER LEVEL	CLOSET #2	37 SF						
3	LOWER LEVEL	CLOSET #3	39 SF						
4	LOWER LEVEL	BEDROOM #3	184 SF						
5	LOWER LEVEL	PORCH	55 SF						
6	LOWER LEVEL	MECHANICAL	21 SF						
7	LOWER LEVEL	LINEN	6 SF						
8	LOWER LEVEL	BATHROOM	67 SF						
9	LOWER LEVEL	HALL	220 SF						
10	FIRST FLOOR	GARAGE	359 SF						
11	FIRST FLOOR	POWDER RM	21 SF						
12	FIRST FLOOR	KITCHEN/LIVING/DINING	573 SF						
13	FIRST FLOOR	LANAI	77 SF						
14	SECOND FLOOR	M. BEDROOM	270 SF						
15	SECOND FLOOR	MB. CLOSET	26 SF						
16	SECOND FLOOR	M. BATH	67 SF						
17	SECOND FLOOR	M. DECK	23 SF						
18	SECOND FLOOR	M. HALL	140 SF						
19	SECOND FLOOR	LANAI	244 SF						
Grand total									



1 FIRST FLOOR
1/4" = 1'-0"
FLOOR PLATE @ 1138 SF



3 SECOND FLOOR
1/4" = 1'-0"
FLOOR PLATE @ 1078 SF

RFA

RICCARDO FERGUSON ARCHITECT
28255 SPARKLING OAKS TRAIL
ESCONDIDO, CA 92026
riccardo.ferguson@rfa.net
760-845-8278

1221 & 1223 HOLLY STREET
OCEANSIDE, CA 92058



DATE 7/17/2017 10:47:48 AM
PROJECT # Project Number
REVISIONS

1221 AREA PLAN

SHEET:
A102

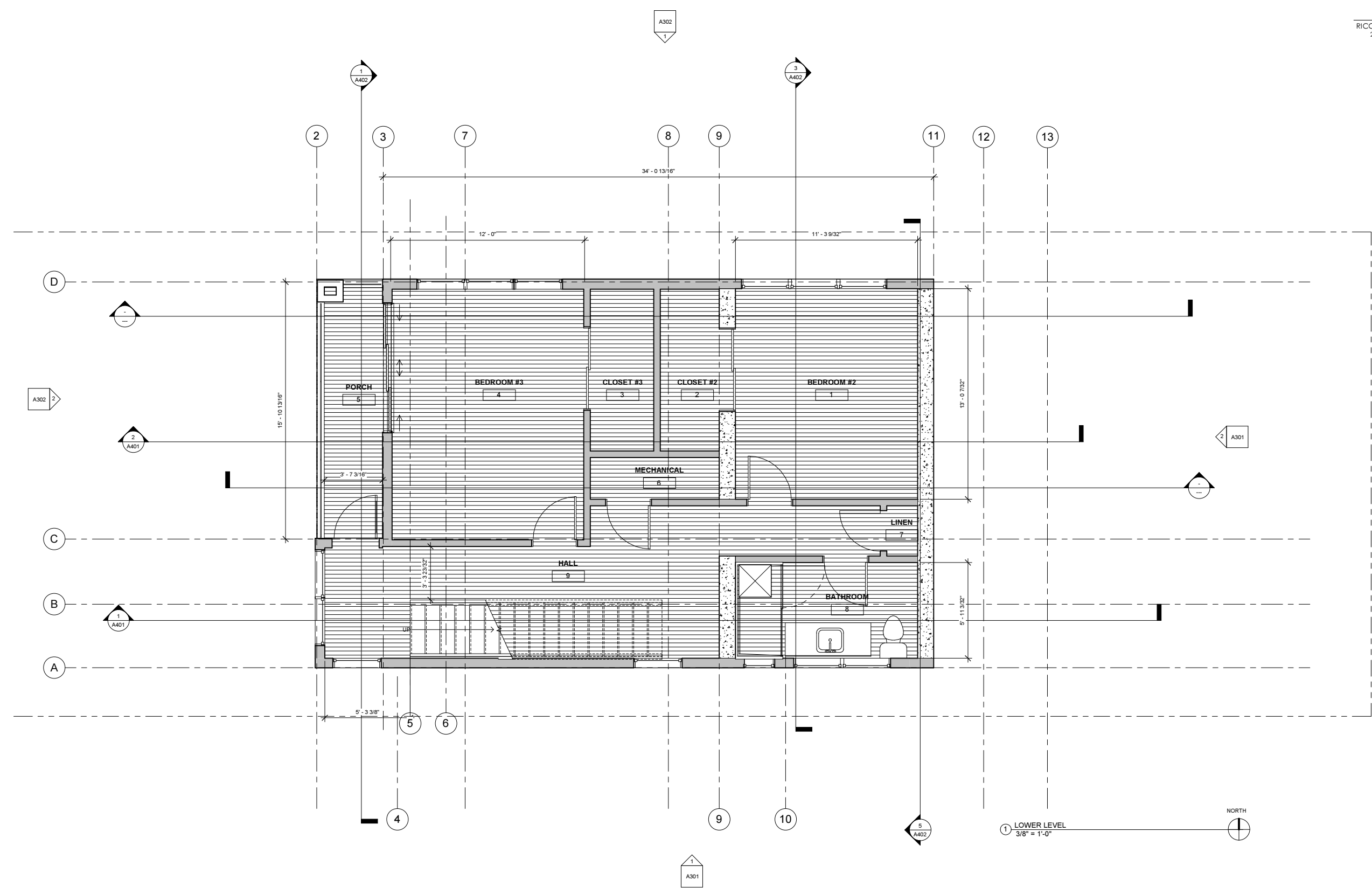
1221 & 1223 HOLLY STREET OCEANSIDE, CA 92058

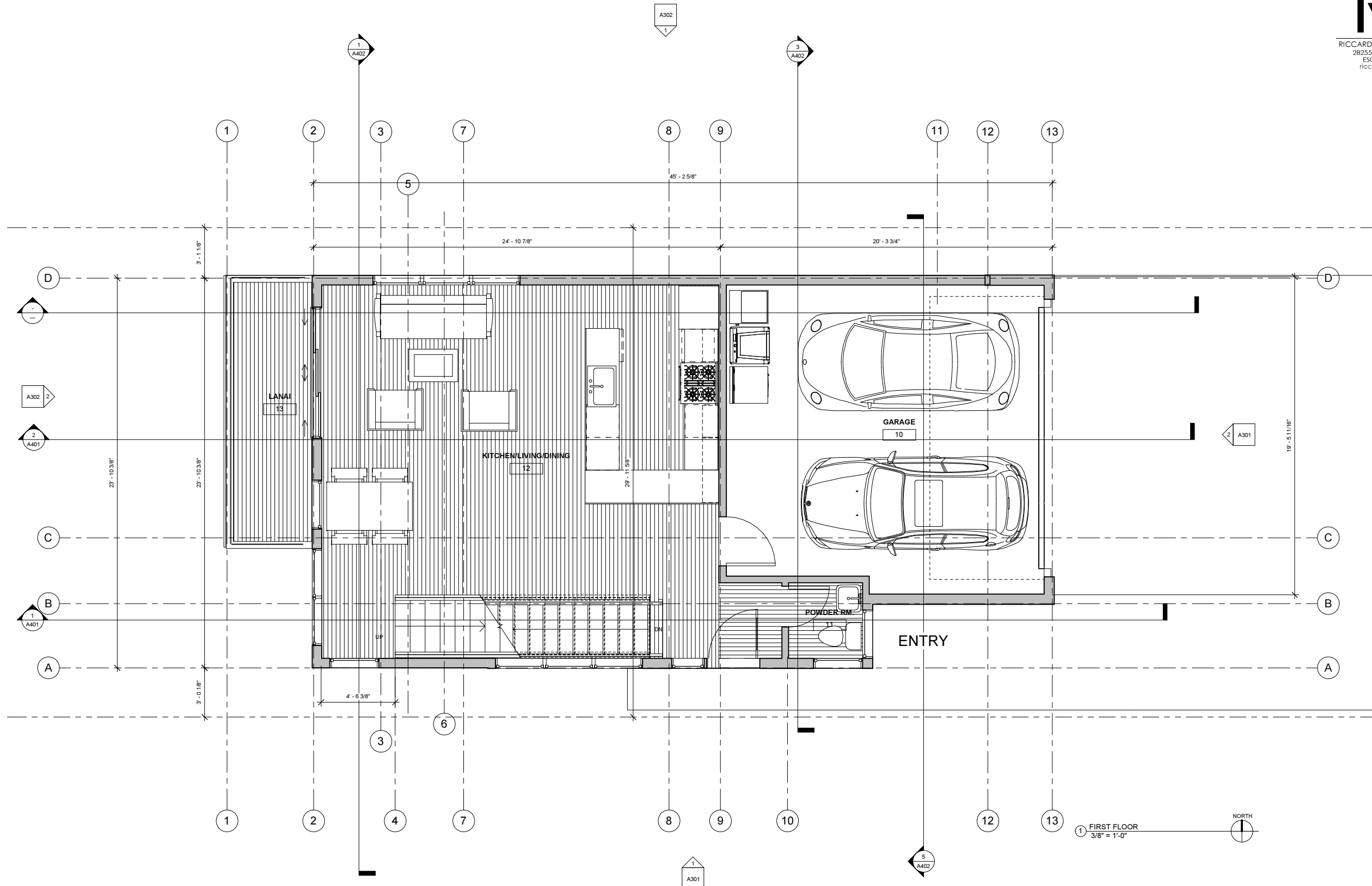


1221 LOWER LEVEL PLAN

DATE	7/17/2017 10:47:48 AM
PROJECT #	Project Number
REVISIONS	
SHEET:	

A201





**1221 & 1223 HOLLY STREET
 OCEANSIDE, CA 92058**



1221 FIRST FLOOR PLAN

DATE 7/17/2017 10:47:49 AM
 PROJECT # Project Number
 REVISIONS
 SHEET:
A202

1221 & 1223 HOLLY STREET OCEANSIDE, CA 92058

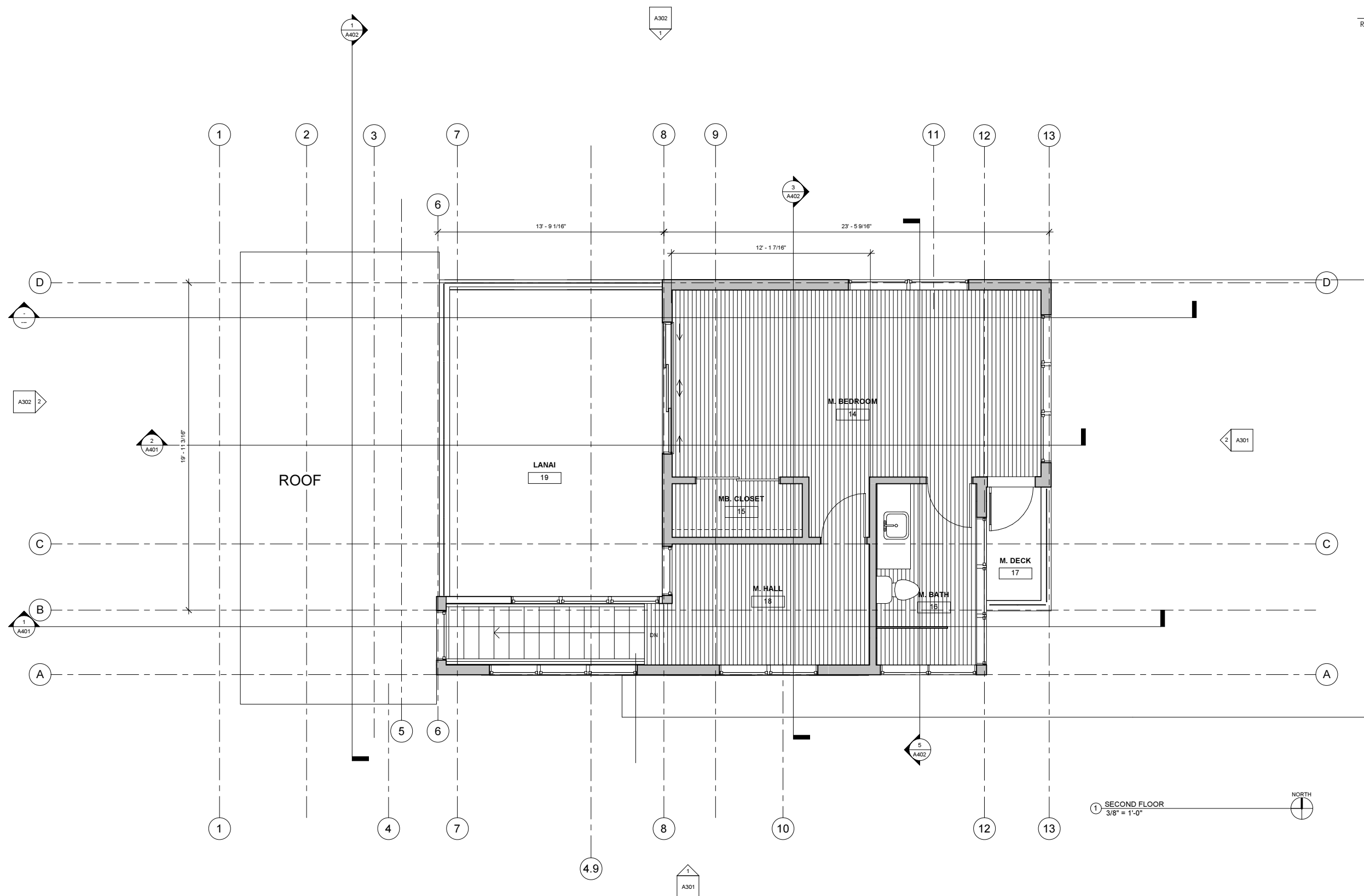


1221 SECOND FLOOR PLAN

DATE 7/17/2017 10:47:49 AM
 PROJECT # Project Number
 REVISIONS

SHEET:

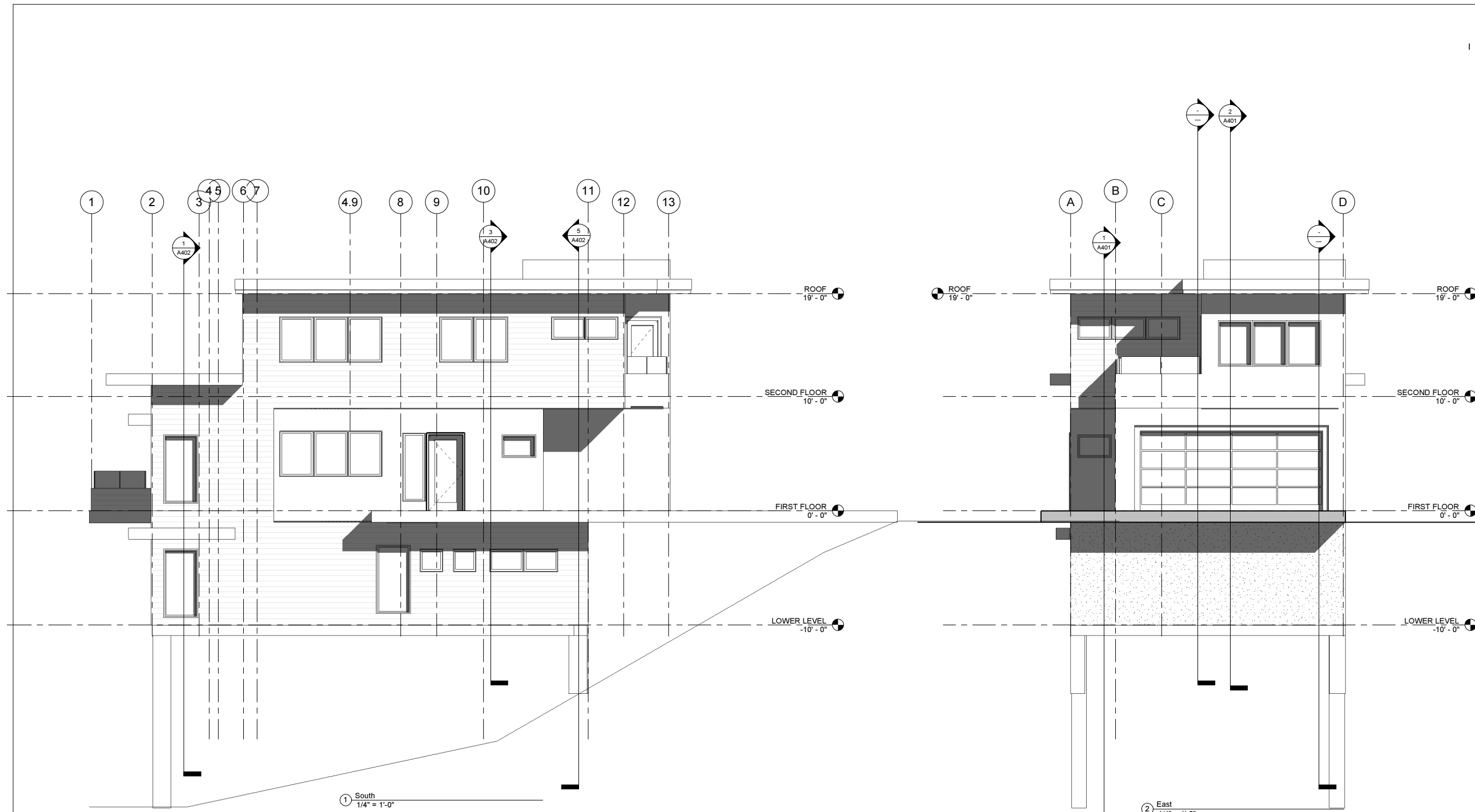
A203



RFA

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 28255 SPARKLING OAKS TRAIL
 ESCONDIDO, CA 92026
 riccardoferguson@aif.net
 760-845-8278

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

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



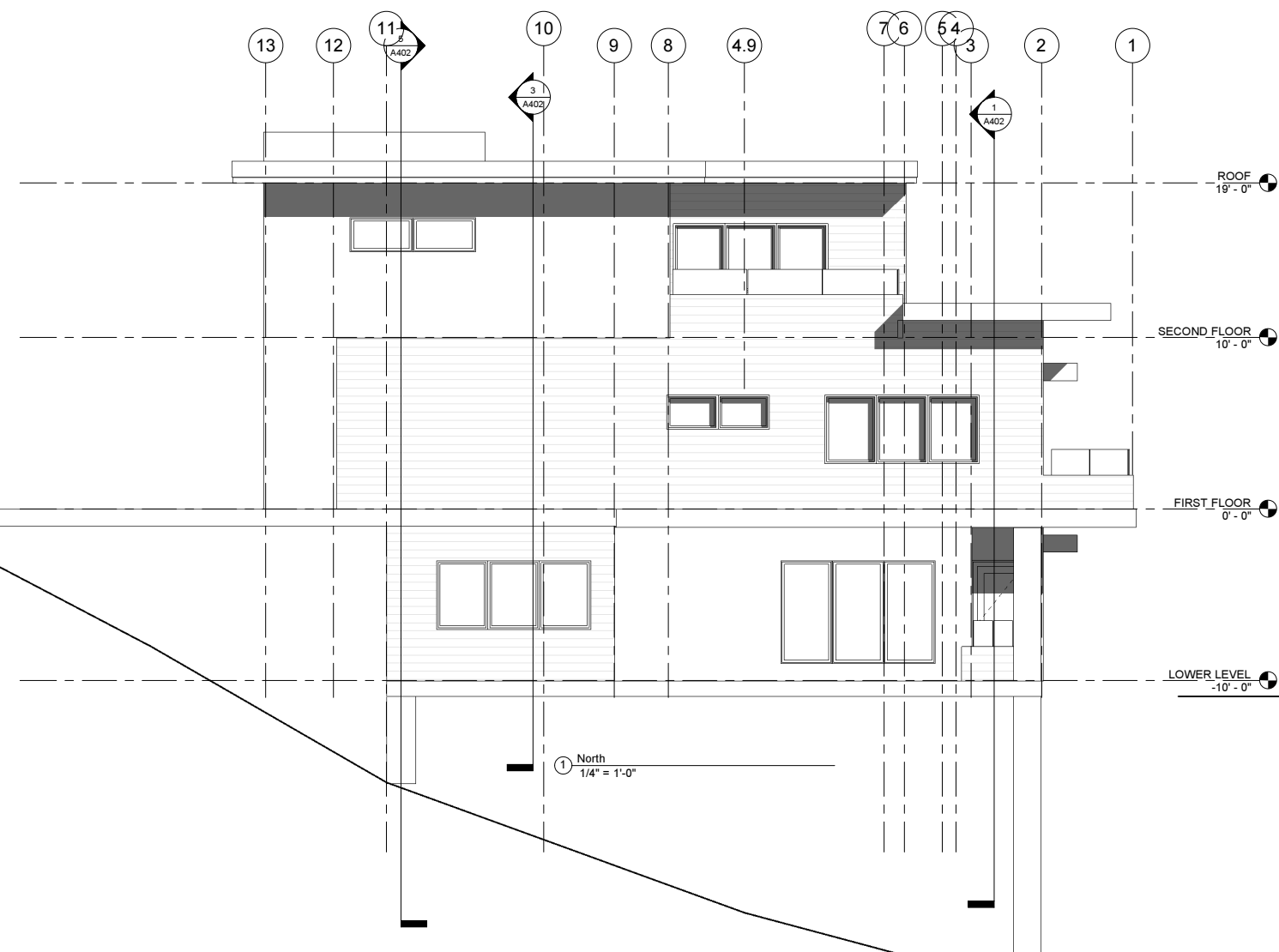
1221 SOUTHEAST ELEVATION

DATE	7/17/2017 10:47:50 AM
PROJECT #	Project Number
REVISIONS	
SHEET:	

A301

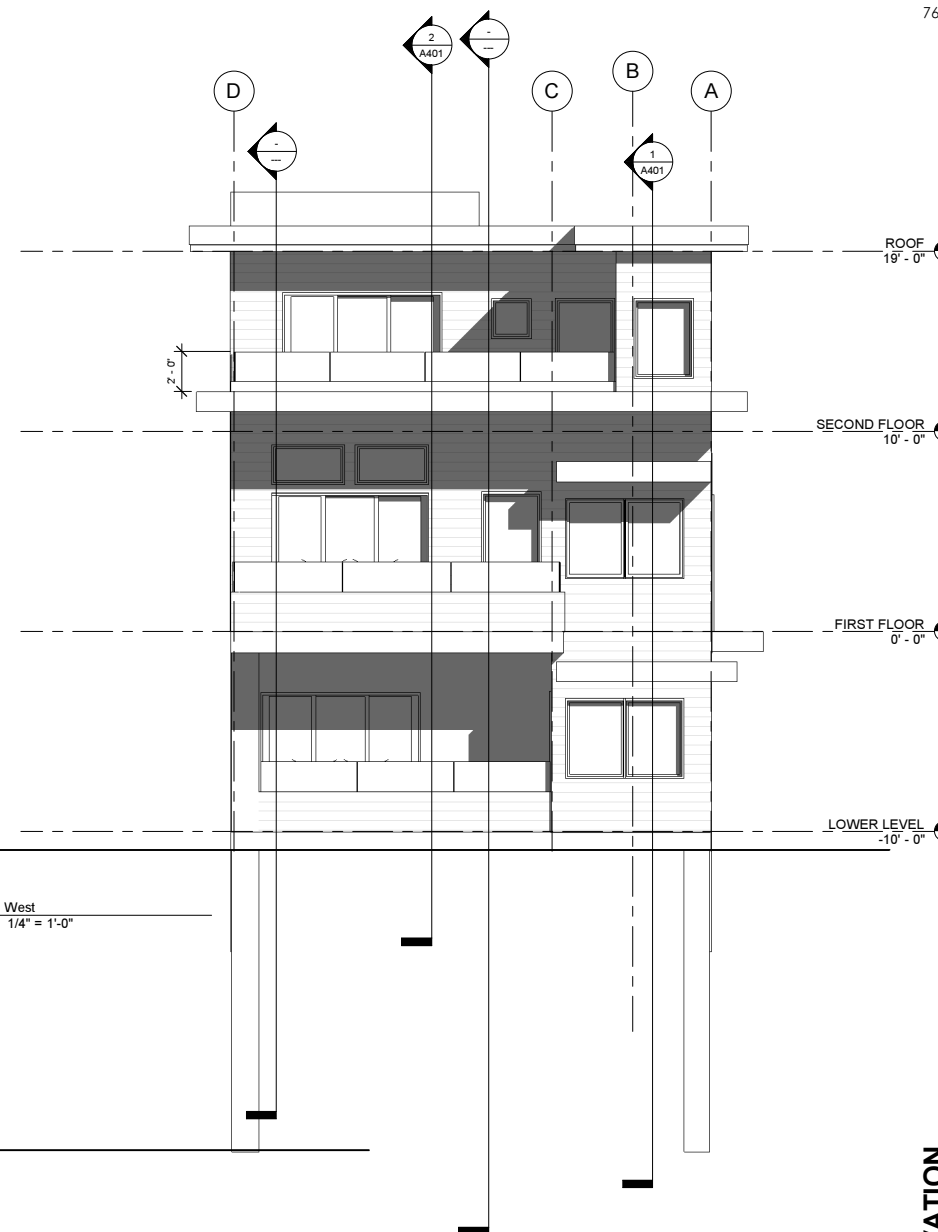
RFA

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 28255 SPARKLING OAKS TRAIL
 ESCONDIDO, CA 92026
 riccardoferguson@afll.net
 760-845-8278



① North
 1/4" = 1'-0"

② West
 1/4" = 1'-0"



1221 NORTHWEST ELEVATION



DATE 7/17/2017 10:47:51 AM
 PROJECT # Project Number
 REVISIONS

SHEET:

A302

1221 & 1223 HOLLY STREET
 OCEANSIDE, CA 92058

RFA

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 riccardoferguson@aif.net
 760-845-8278

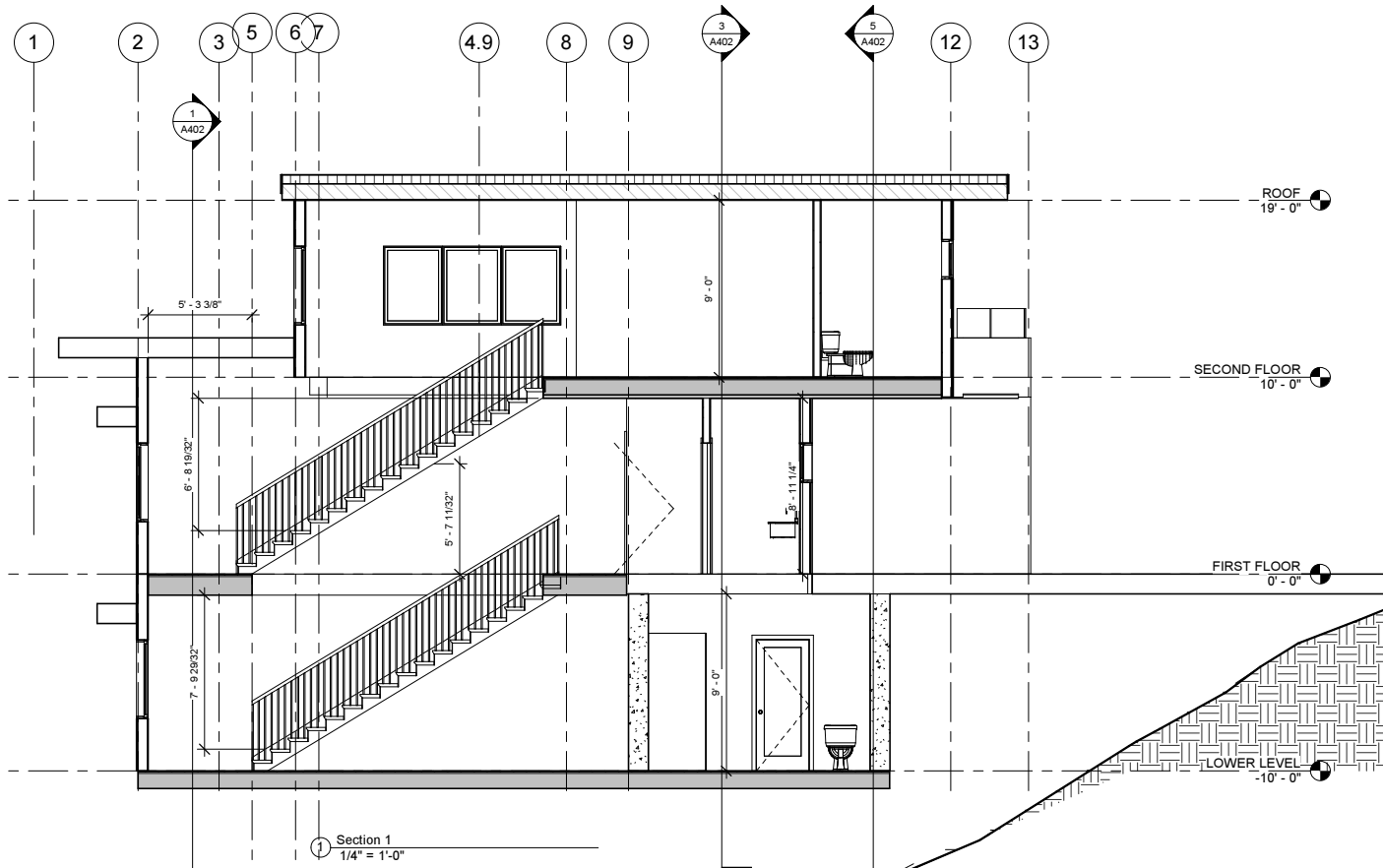
1221 & 1223 HOLLY STREET OCEANSIDE, CA 92058



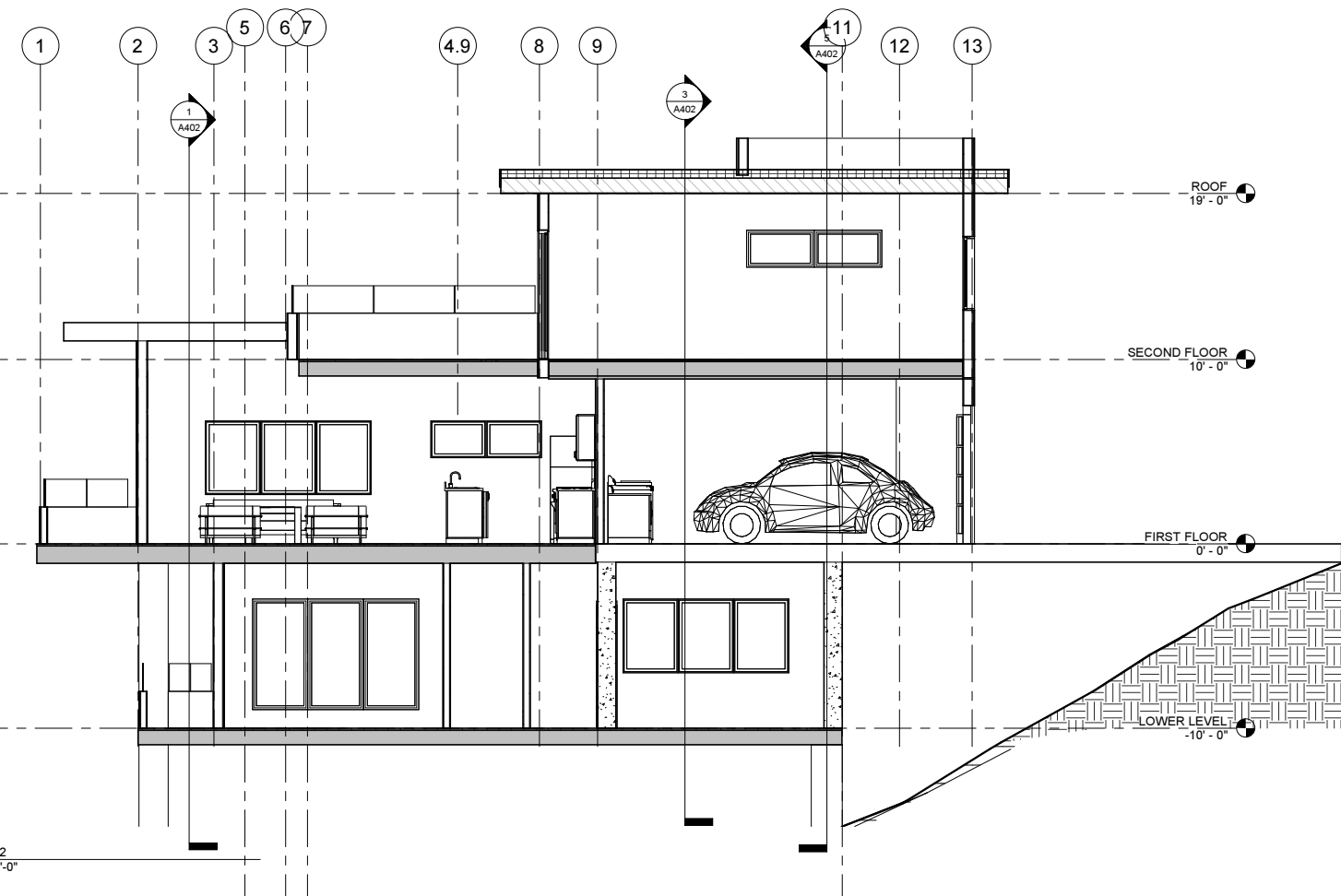
DATE 7/17/2017 10:47:52 AM
 PROJECT # Project Number
 REVISIONS

1221 SECTIONS

SHEET:
A401



① Section 1
 1/4" = 1'-0"



② Section 2
 1/4" = 1'-0"

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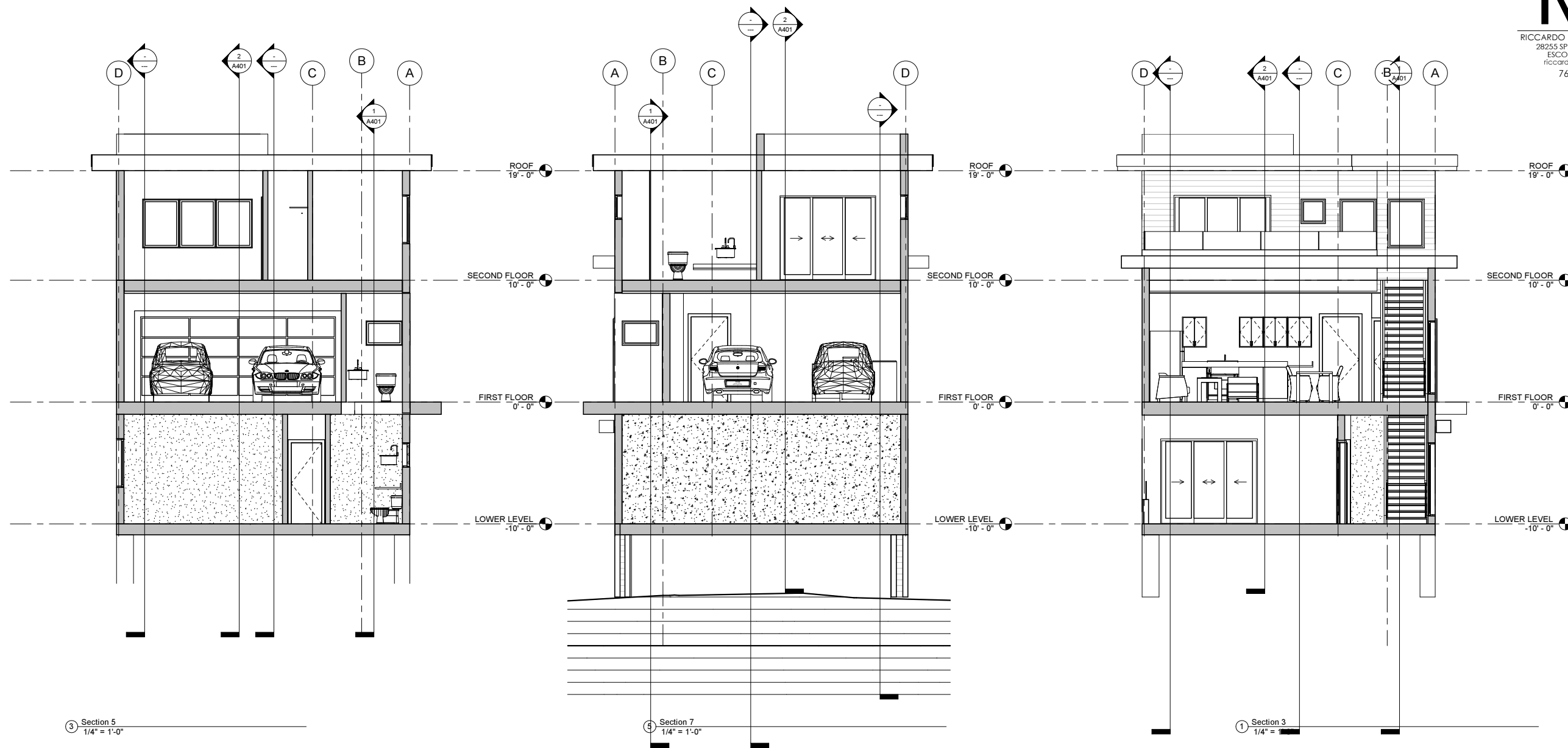


DATE 7/17/2017 10:47:52 AM
 PROJECT # Project Number
 REVISIONS

1221 SECTIONS

SHEET:

A402



③ Section 5
 1/4" = 1'-0"

④ Section 7
 1/4" = 1'-0"

① Section 3
 1/4" = 1'-0"

RFA

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1221 & 1223 HOLLY STREET
OCEANSIDE, CA 92058



② 3D View 10



① 3D View 9



1221 PERSPECTIVE VIEW

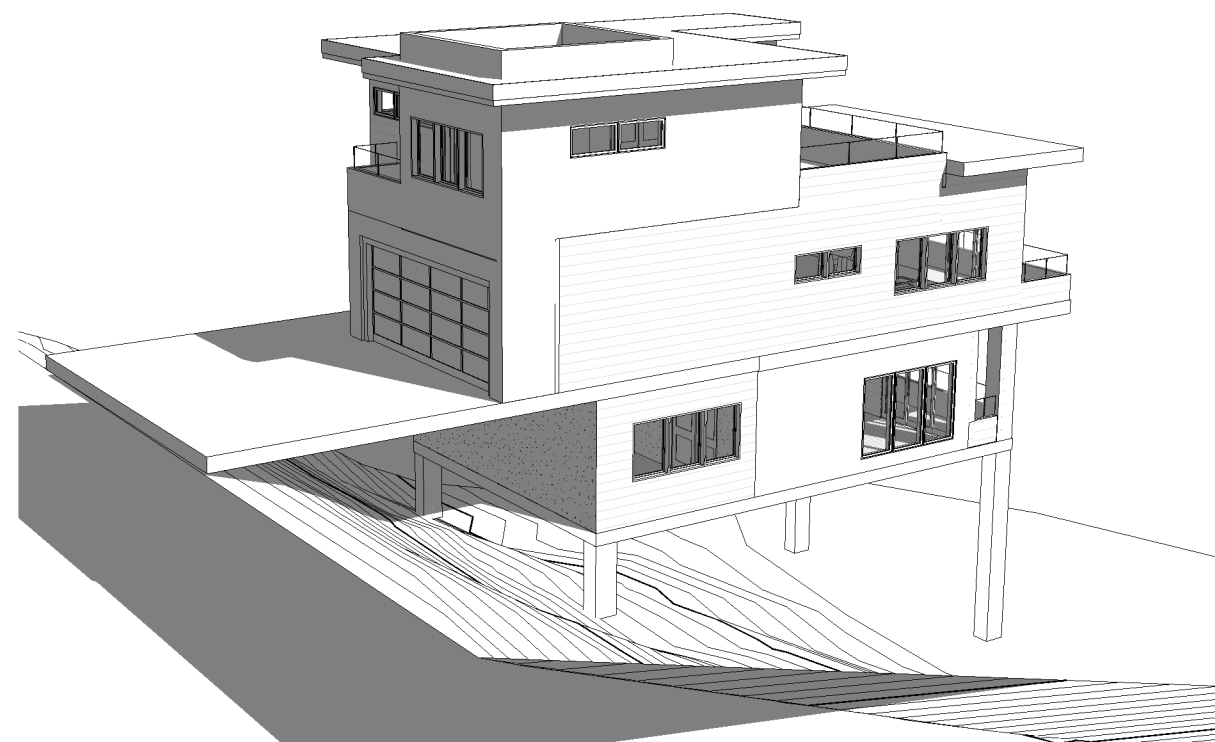
DATE 7/17/2017 10:47:54 AM
PROJECT # Project Number
REVISIONS
SHEET:

A600

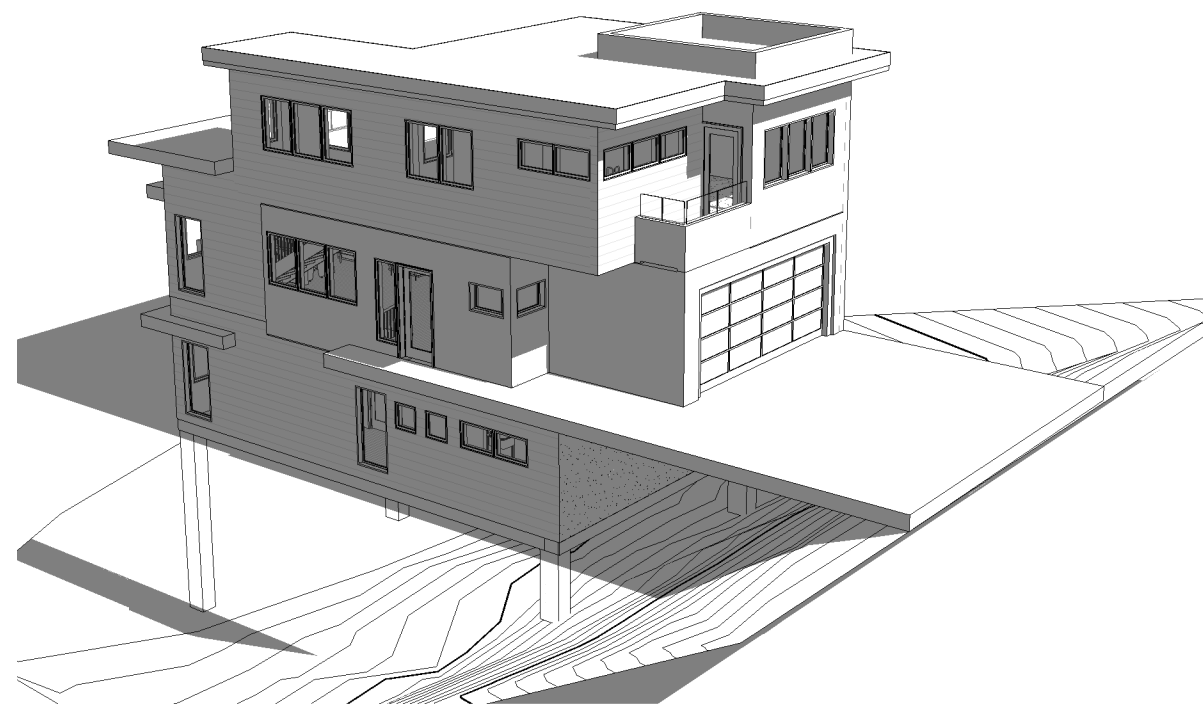
RFA

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riccardoferguson@aif.net
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② 3D View 6



① 3D View 4



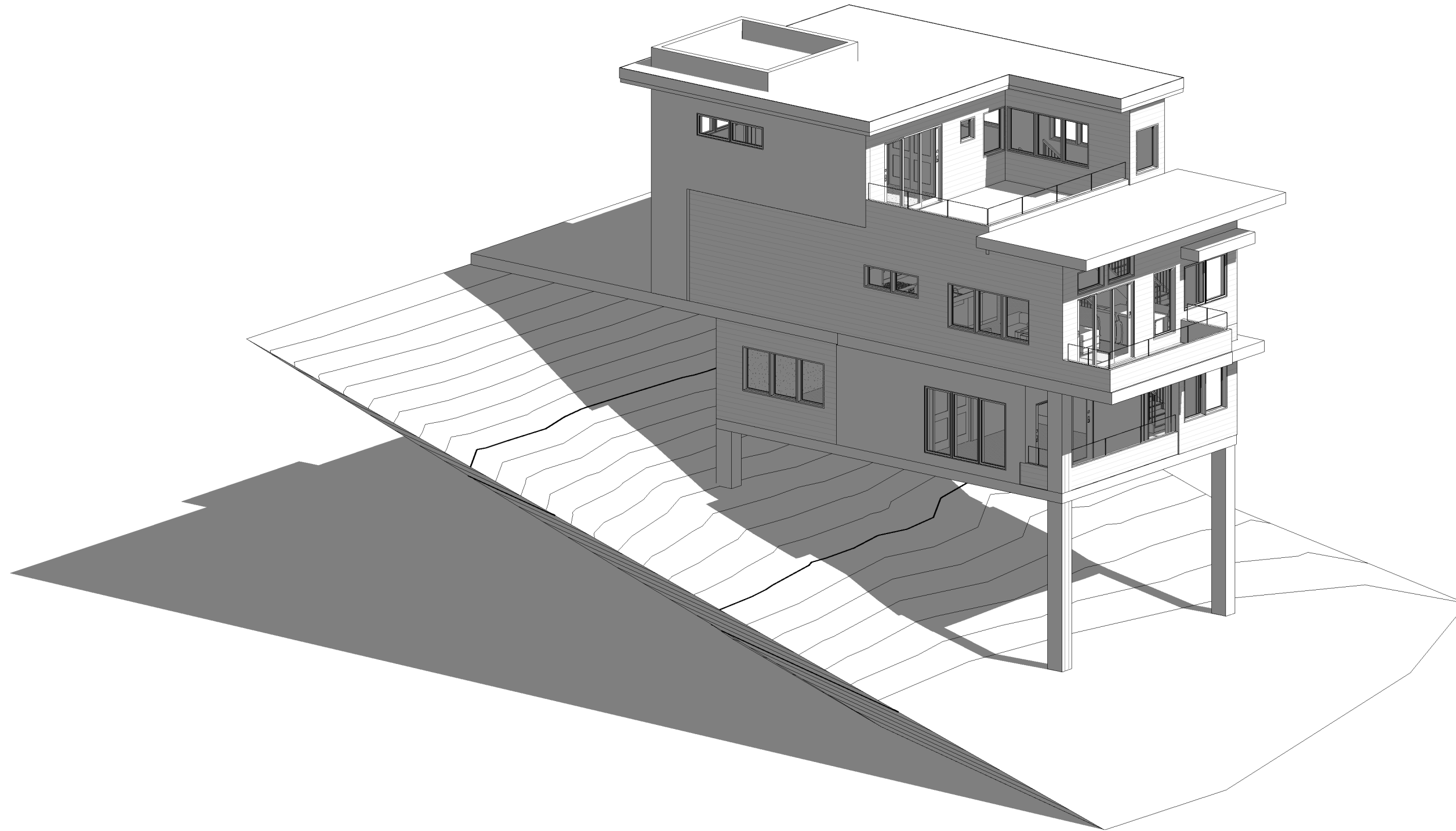
1221 PERSPECTIVE VIEW

DATE 7/17/2017 10:47:55 AM
PROJECT # Project Number
REVISIONS
SHEET:

A601

RFA

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② 3d view 7

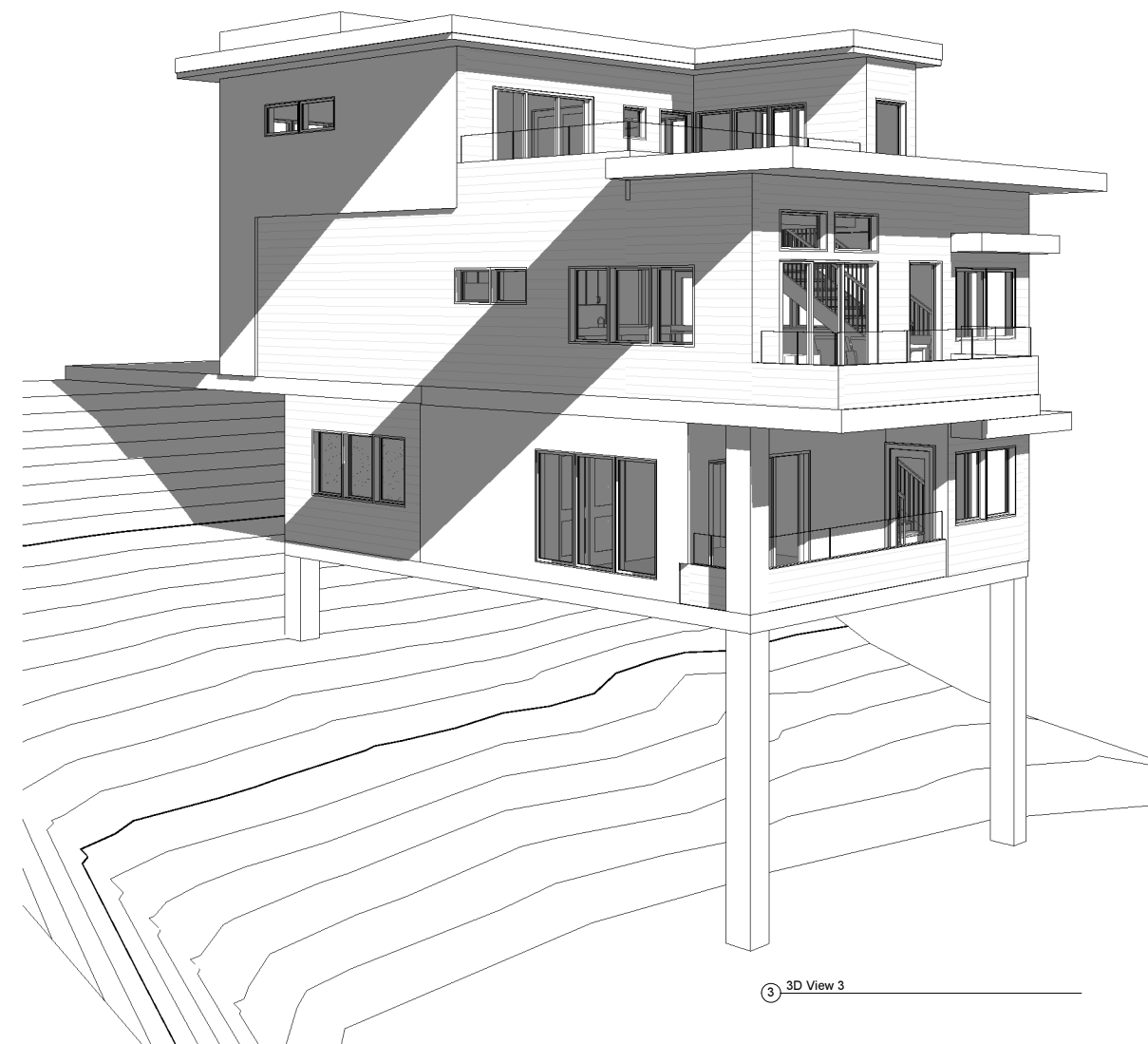
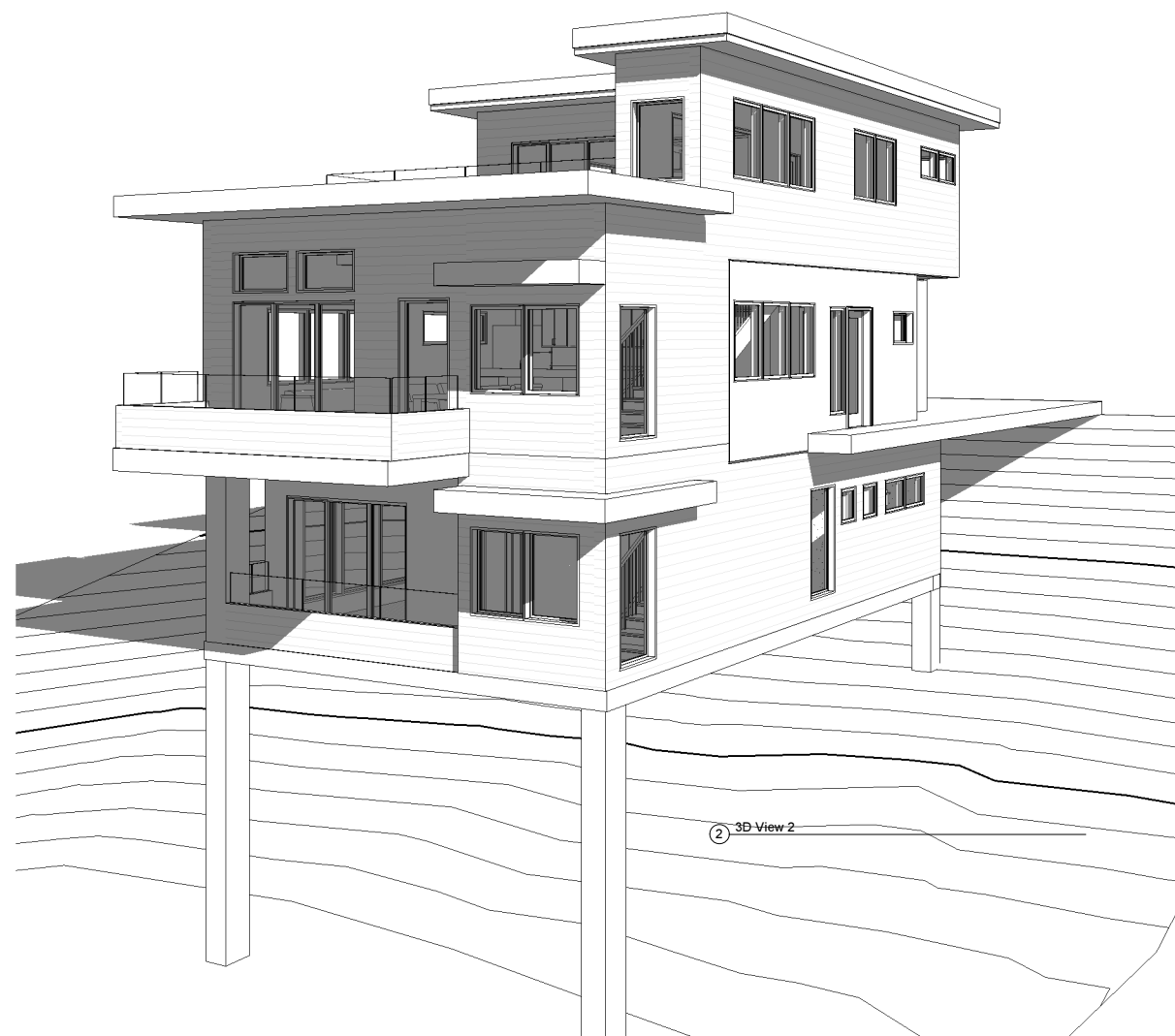
**1221 & 1223 HOLLY STREET
OCEANSIDE , CA 92058**



1221 PERSPECTIVE VIEW

DATE 7/17/2017 10:47:56 AM
PROJECT # Project Number
REVISIONS
SHEET:

A602



1221 & 1223 HOLLY STREET
OCEANSIDE, CA 92058



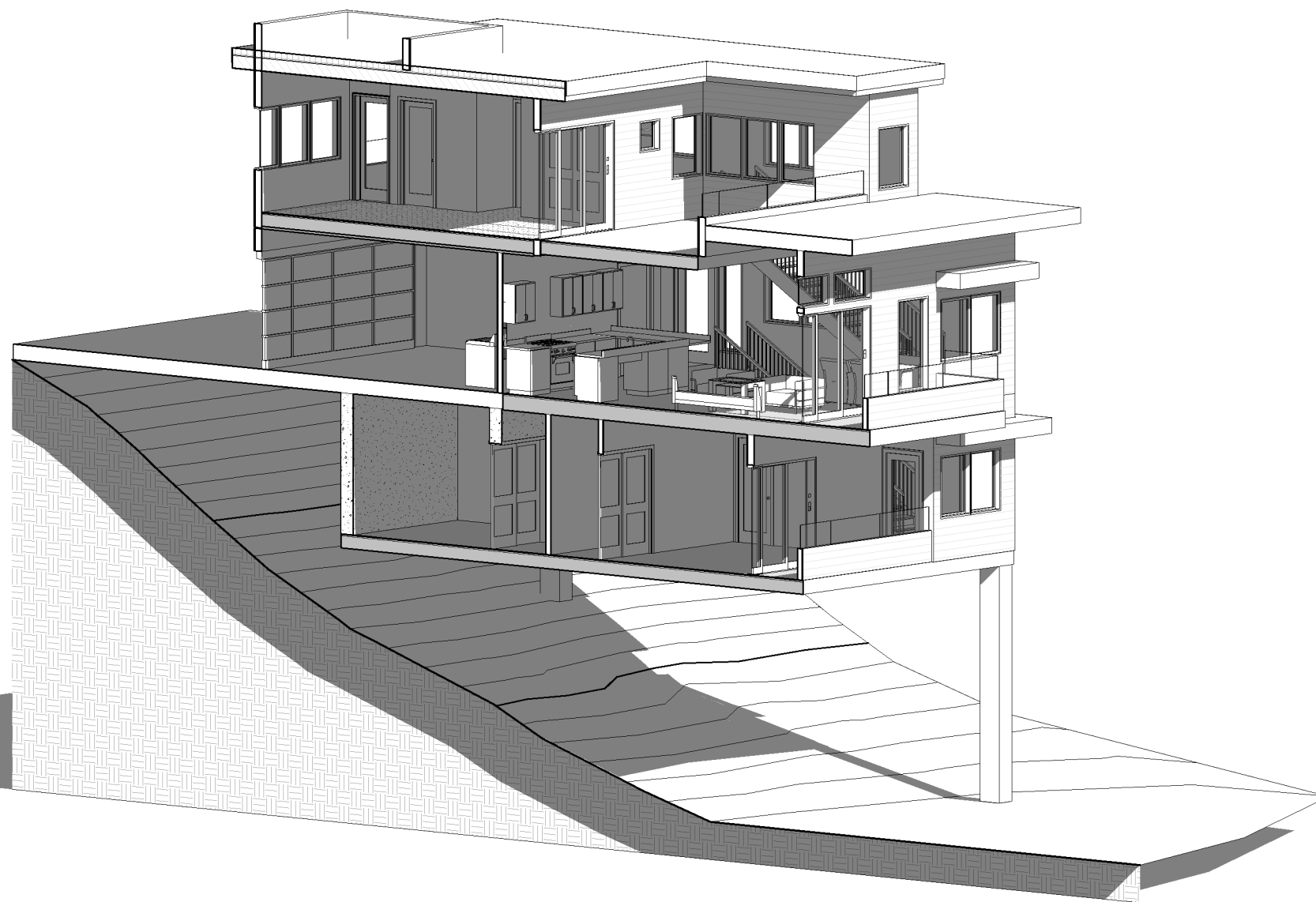
1221 PERSPECTIVE VIEW

DATE	7/17/2017 10:47:57 AM
PROJECT #	Project Number
REVISIONS	
SHEET:	

A603

RFA

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1 SECTION PERSPECTIVE

1221 & 1223 HOLLY STREET
OCEANSIDE, CA 92058



1221 SECTION PERSPECTIVE

DATE 7/17/2017 10:47:58 AM

PROJECT # Project Number

REVISIONS

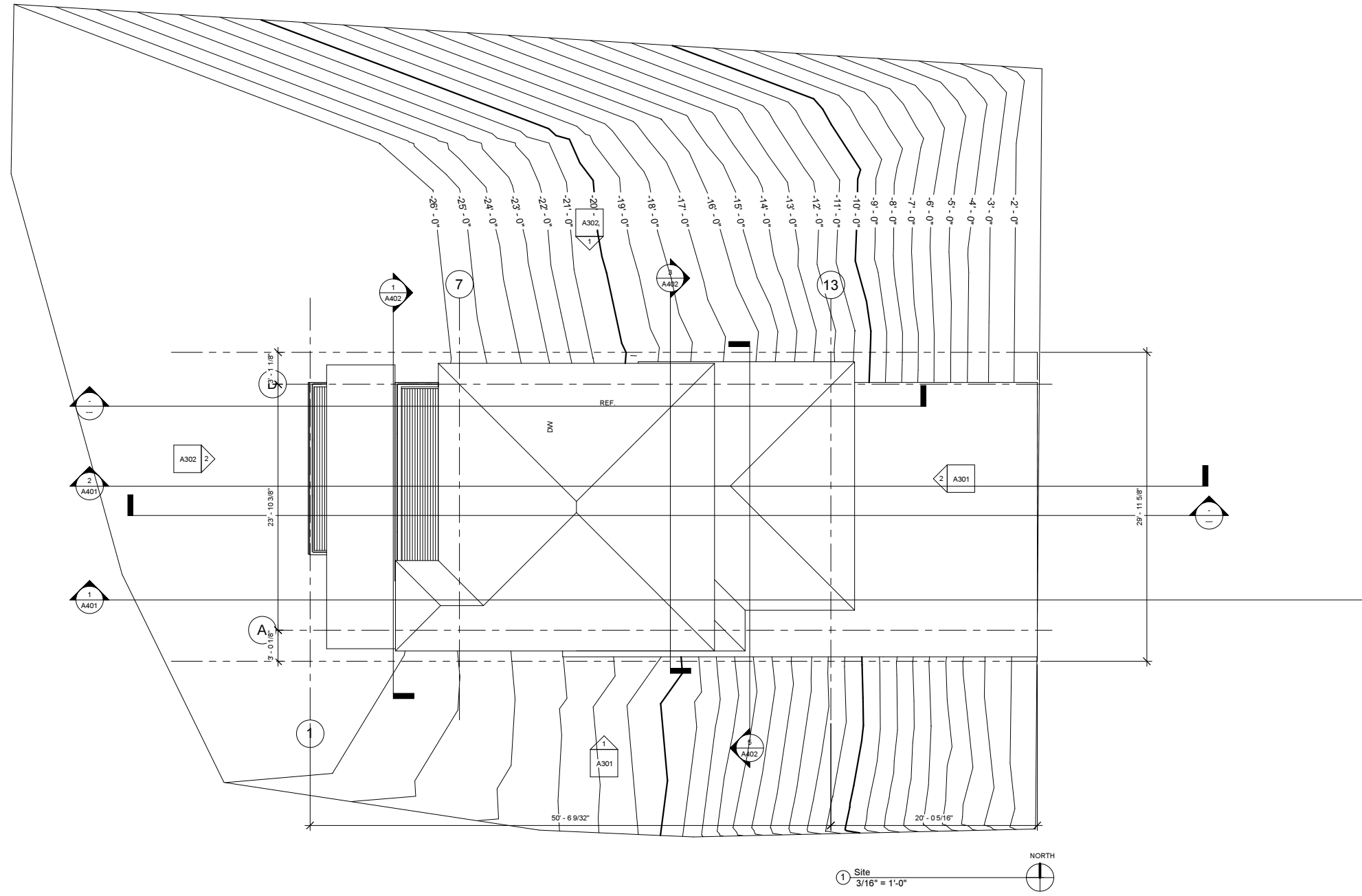
SHEET:

A604

RFA

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ESCONDIDO, CA 92026
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760-845-8278

**1221 & 1223 HOLLY STREET
OCEANSIDE, CA 92058**



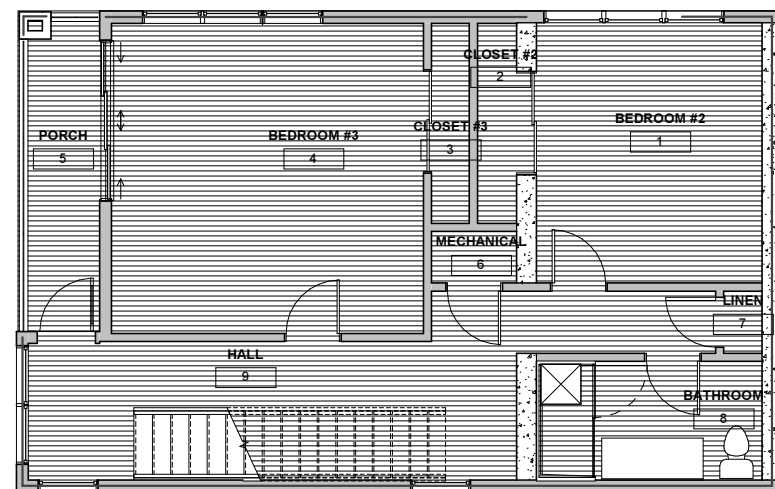
DATE 7/16/2017 4:11:51 PM
PROJECT # Project Number
REVISIONS

1223 SITE PLAN

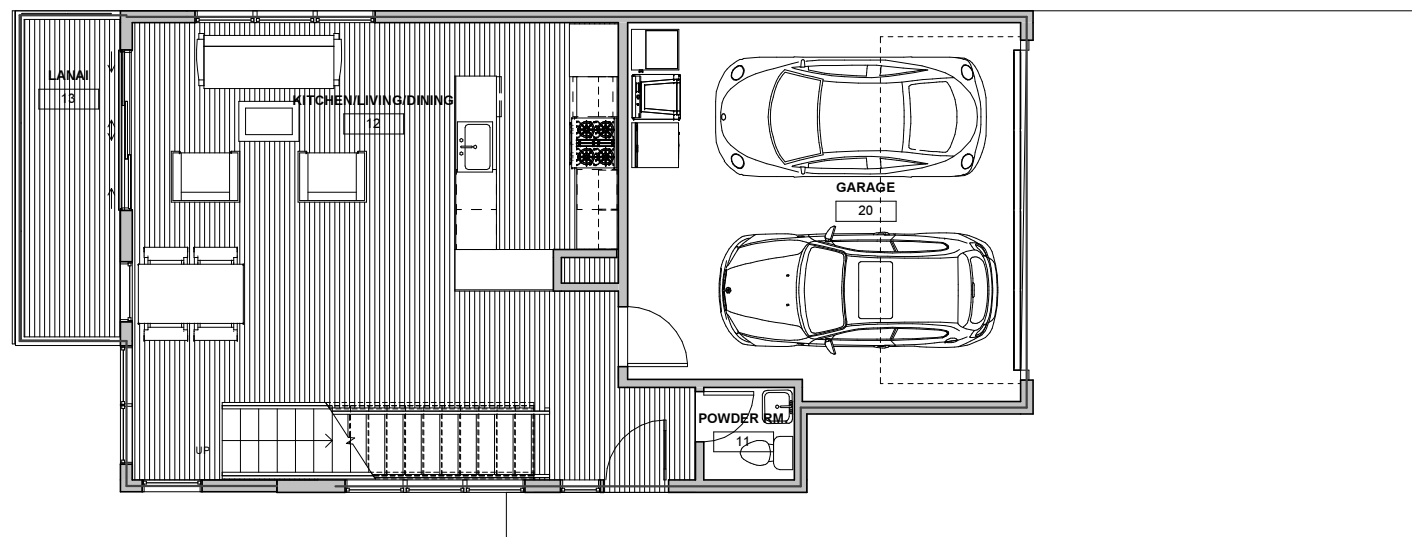
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SHEET:
A100

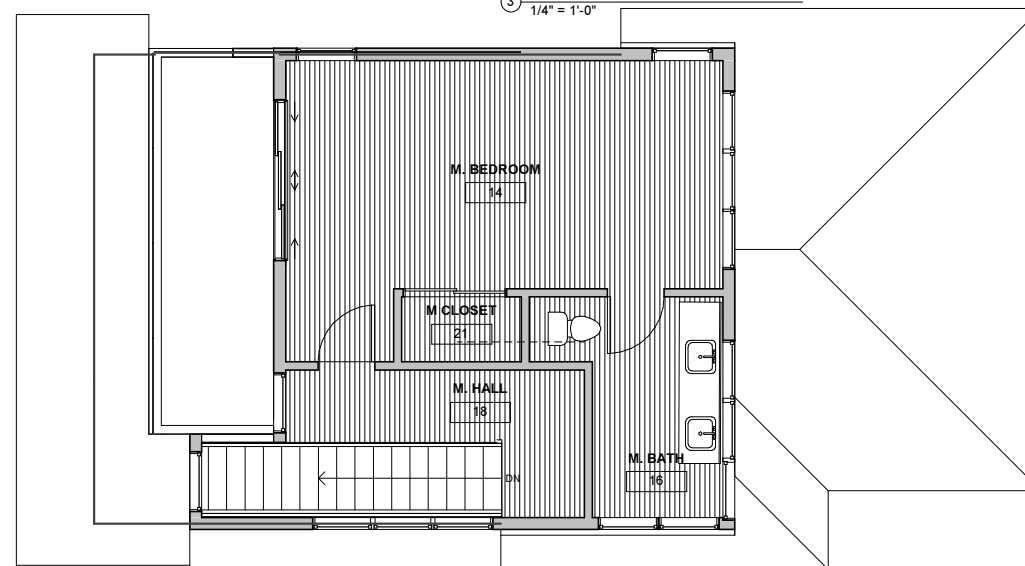
1221 & 1223 HOLLY STREET OCEANSIDE, CA 92058



1 LOWER LEVEL
 1/4" = 1'-0"



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



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

Room Schedule								
Number	Level	Name	Area	Floor Finish	Wall Finish	Ceiling Finish	Base Finish	Comments
		MB. CLOSET	Not Placed					
	SECOND FLOOR	Room	Redundant Room					
1	LOWER LEVEL	BEDROOM #2	147 SF					
2	LOWER LEVEL	CLOSET #2	20 SF					
3	LOWER LEVEL	CLOSET #3	19 SF					
4	LOWER LEVEL	BEDROOM #3	242 SF					
5	LOWER LEVEL	PORCH	55 SF					
6	LOWER LEVEL	MECHANICAL	11 SF					
7	LOWER LEVEL	LINEN	6 SF					
8	LOWER LEVEL	BATHROOM	67 SF					
9	LOWER LEVEL	HALL	210 SF					
10	FIRST FLOOR	GARAGE	Not Enclosed					
11	FIRST FLOOR	POWDER RM.	21 SF					
12	FIRST FLOOR	KITCHEN/LIVING/DINING	567 SF					
13	FIRST FLOOR	LANAI	77 SF					
14	SECOND FLOOR	M. BEDROOM	269 SF					
16	SECOND FLOOR	M. BATH	82 SF					
17	Not Placed	M. DECK	Not Placed					
18	SECOND FLOOR	M. HALL	126 SF					
19	Not Placed	LANAI	Not Placed					
20	FIRST FLOOR	GARAGE	365 SF					
21	SECOND FLOOR	M CLOSET	19 SF					



DATE 7/16/2017 4:11:52 PM

PROJECT # Project Number

REVISIONS

SHEET: A102

1221 & 1223 HOLLY STREET OCEANSIDE, CA 92058

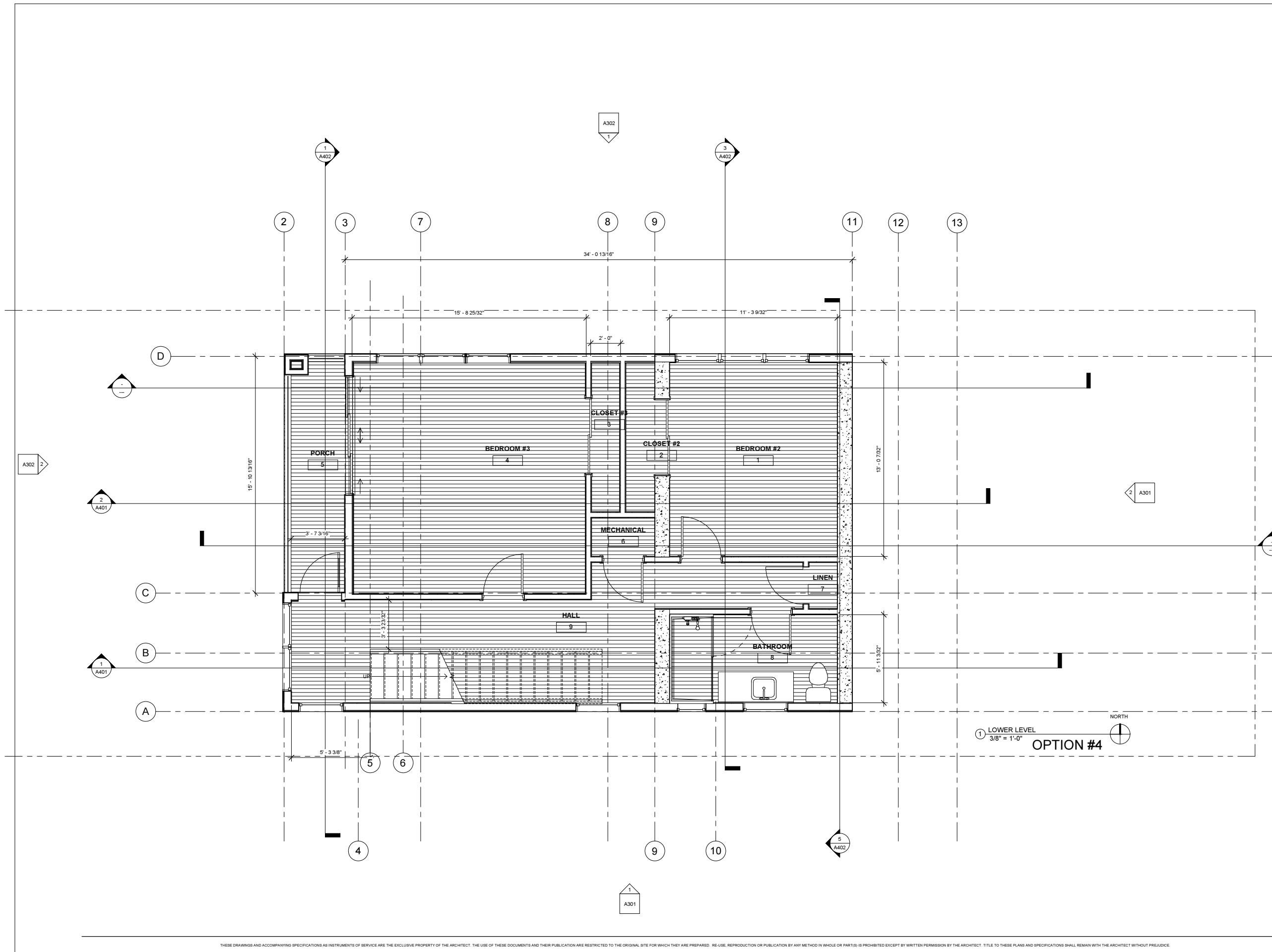


1223 LOWER LEVEL PLAN

DATE 7/16/2017 4:11:52 PM
 PROJECT # Project Number
 REVISIONS

SHEET:

A201



1221 & 1223 HOLLY STREET OCEANSIDE, CA 92058

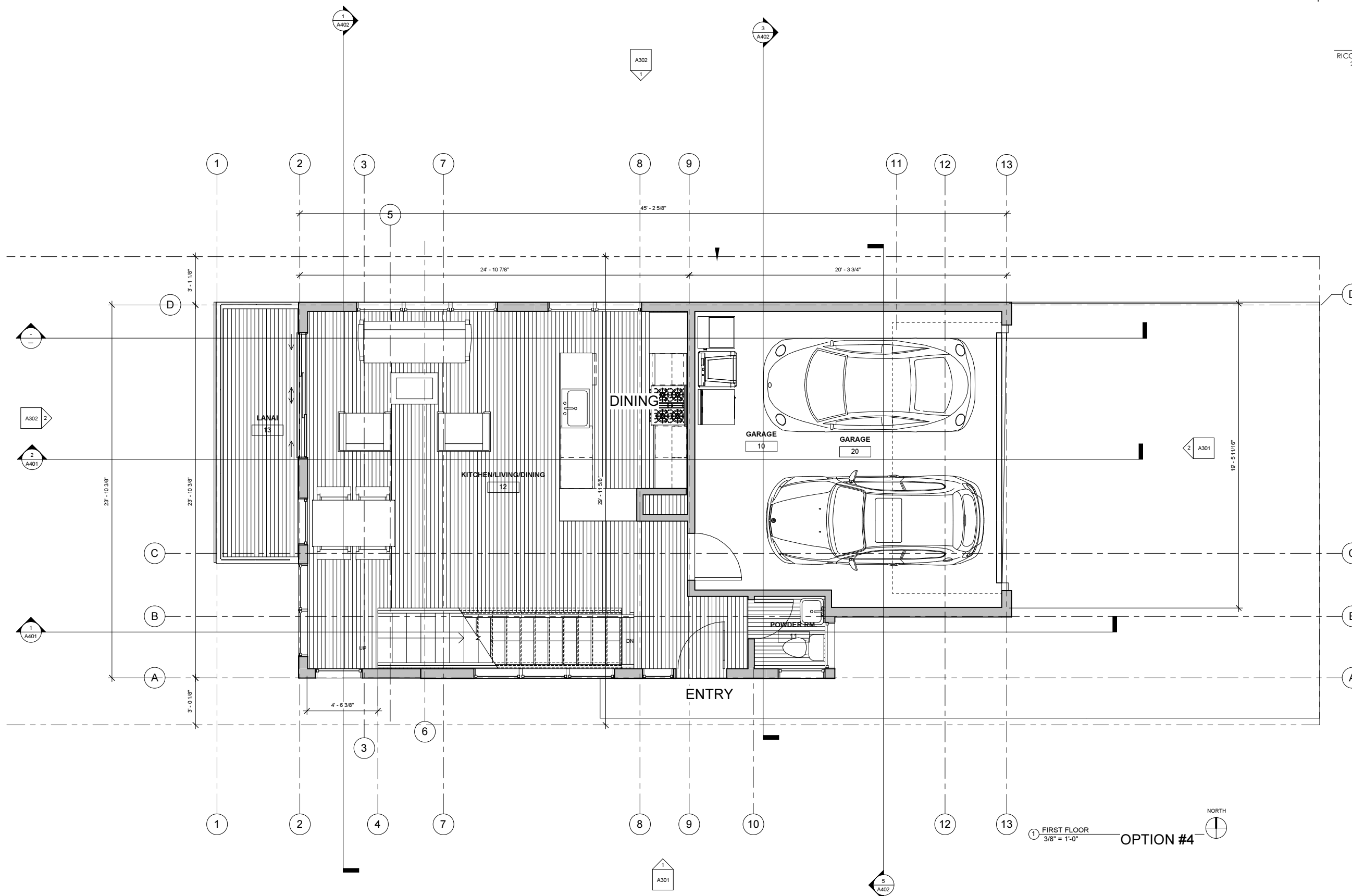


1223 FIRST FLOOR PLAN

DATE 7/16/2017 4:11:52 PM
 PROJECT # Project Number
 REVISIONS

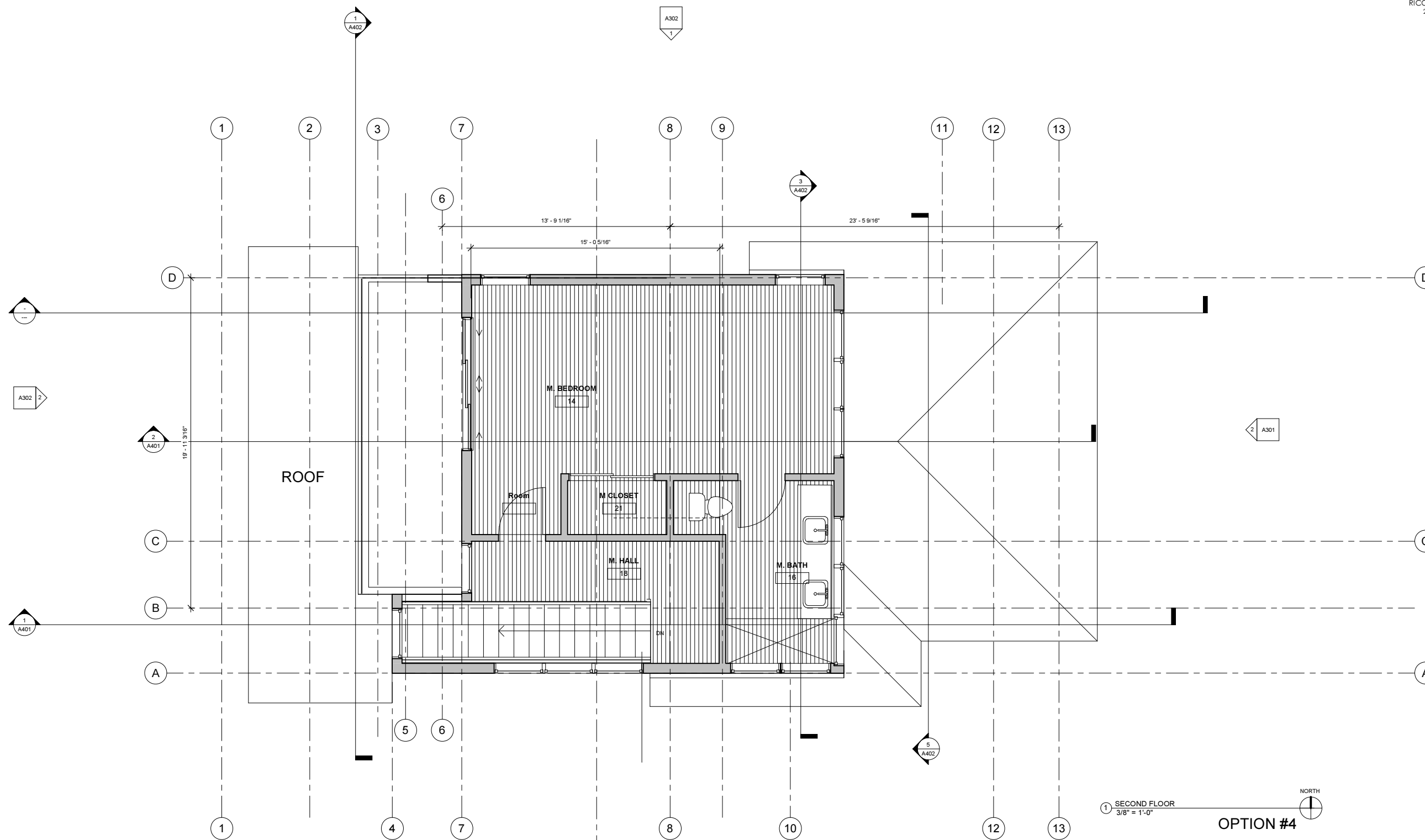
SHEET:

A202



1 FIRST FLOOR
 3/8" = 1'-0" OPTION #4

1221 & 1223 HOLLY STREET OCEANSIDE, CA 92058



1223 SECOND FLOOR PLAN

DATE 7/16/2017 4:11:52 PM
 PROJECT # Project Number
 REVISIONS

SHEET:
A203

① SECOND FLOOR
 3/8" = 1'-0"
 NORTH
OPTION #4

RFA

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OCEANSIDE, CA 92058

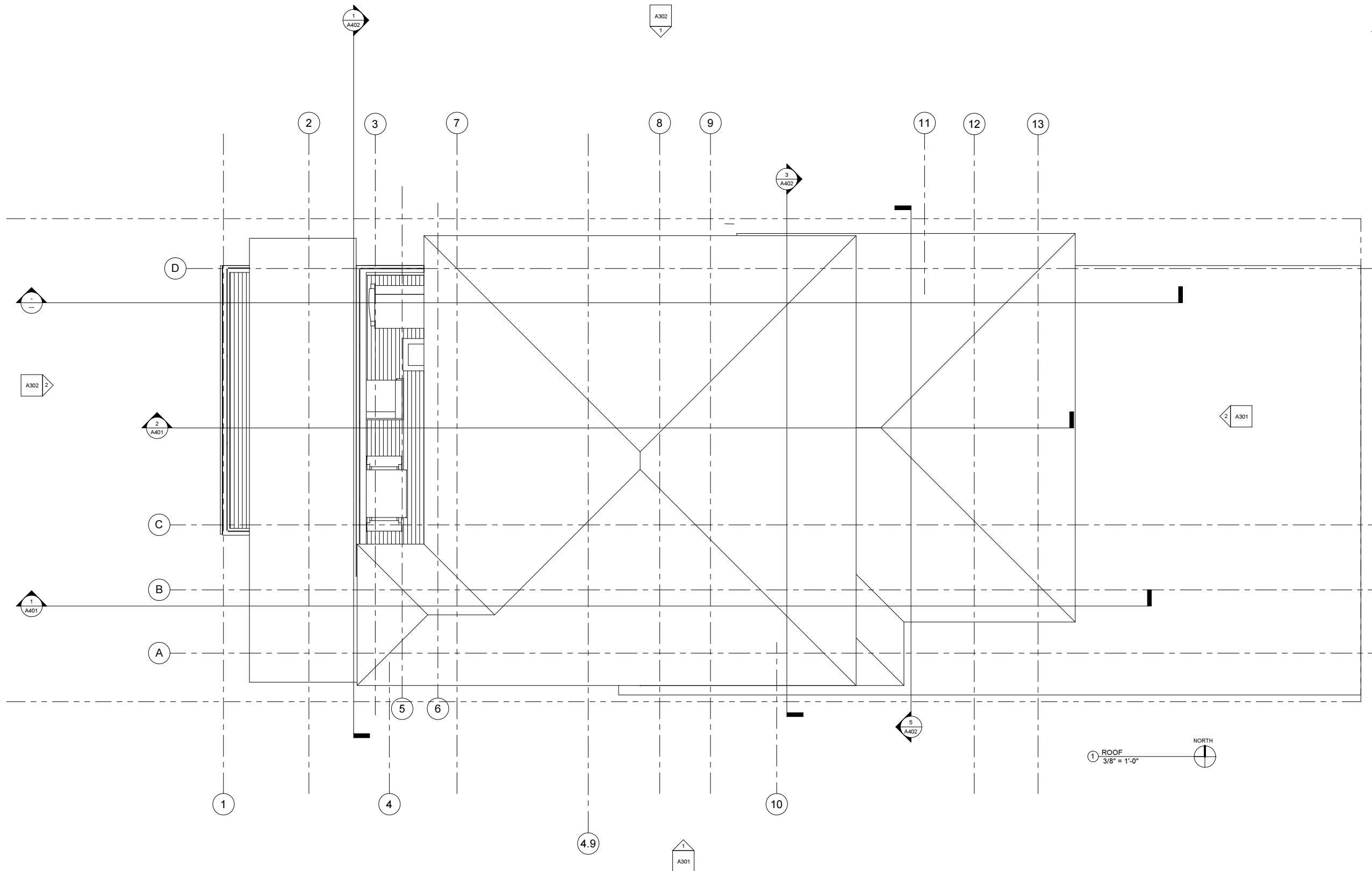


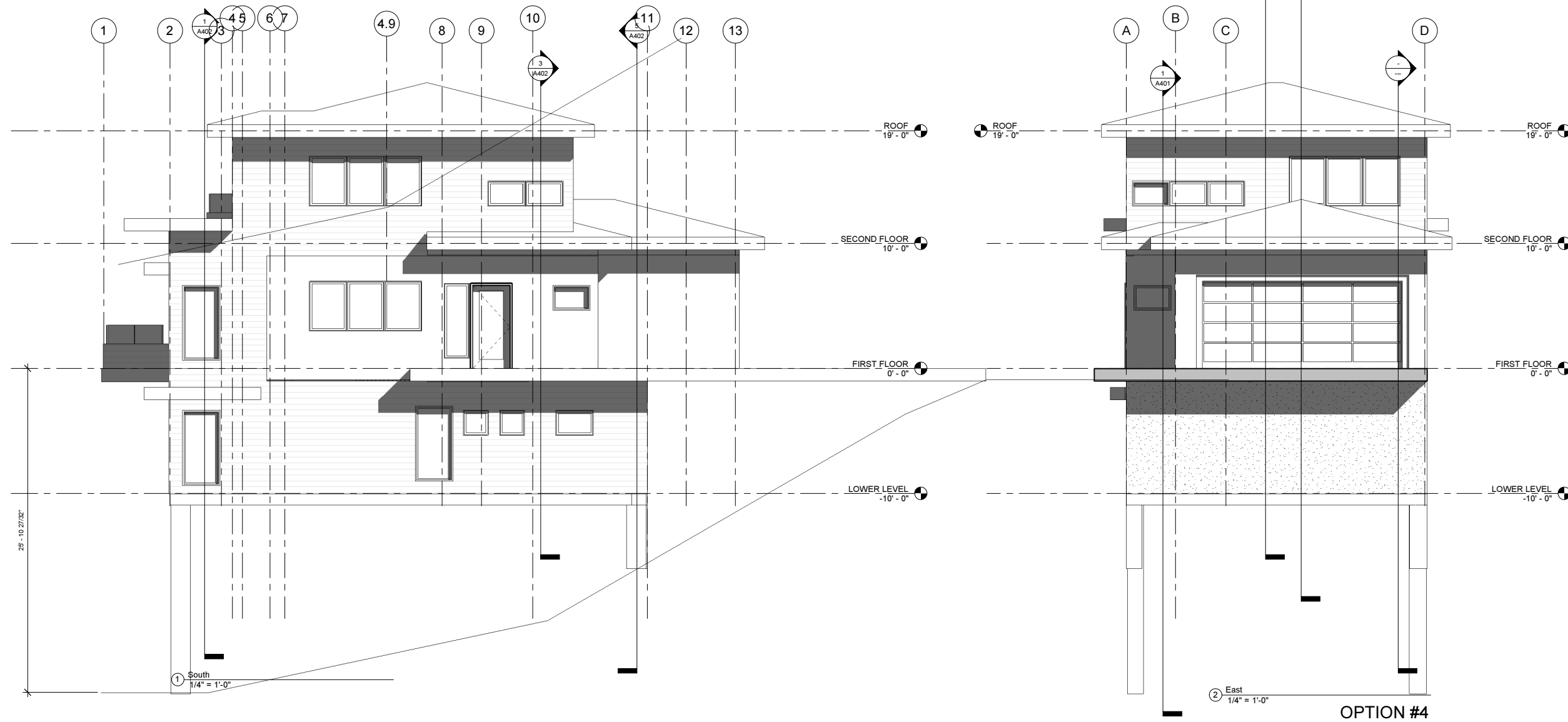
DATE 7/16/2017 4:11:52 PM
PROJECT # Project Number
REVISIONS

1223 ROOF PLAN

SHEET:

A204





1221 & 1223 HOLLY STREET OCEANSIDE, CA 92058

1223 SOUTHEAST ELEVATION



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PROJECT #	Project Number
REVISIONS	
SHEET:	

A301

RFA

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1223 NORTHWEST ELEVATION



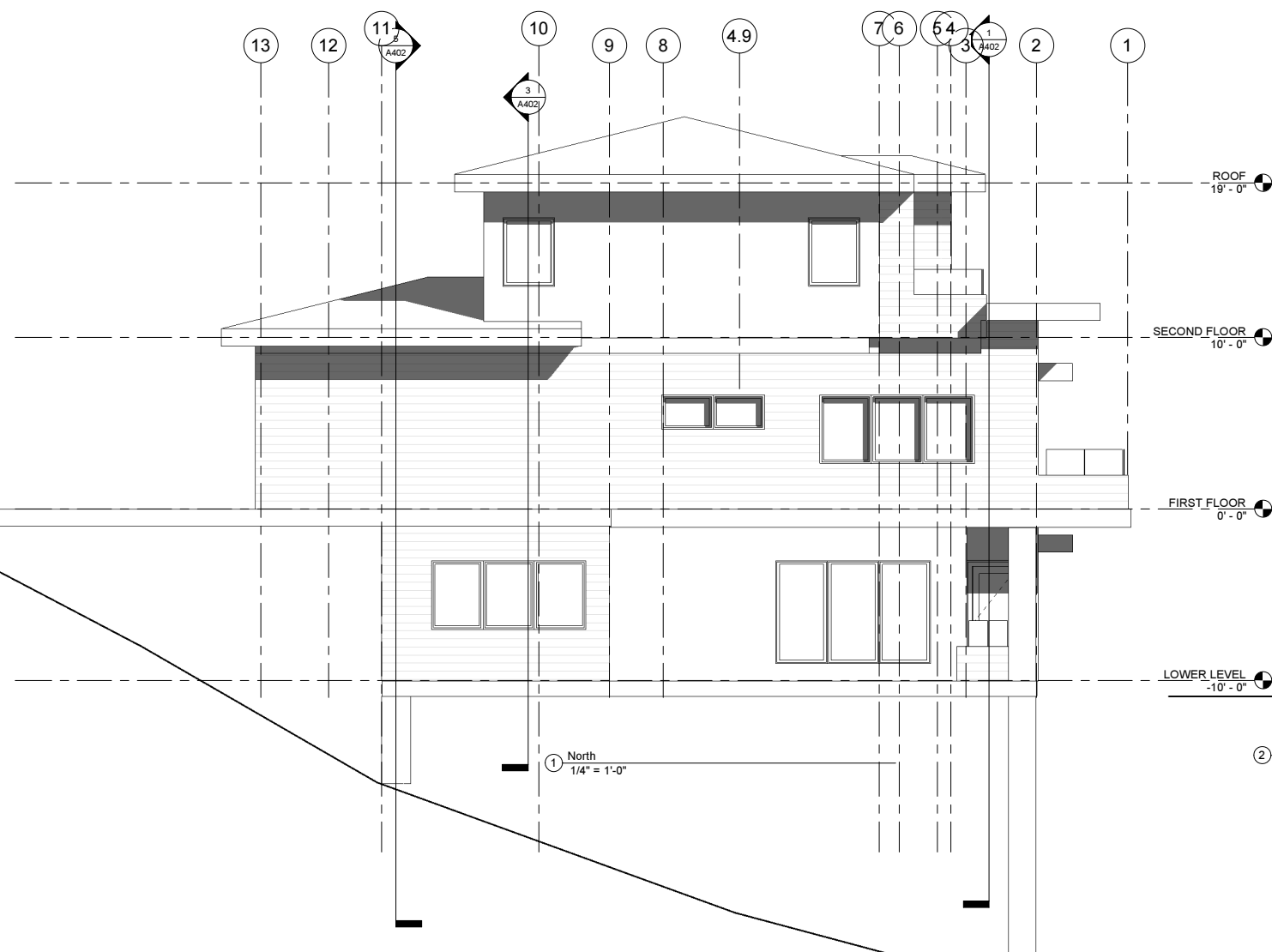
DATE 7/16/2017 4:11:54 PM

PROJECT # Project Number

REVISIONS

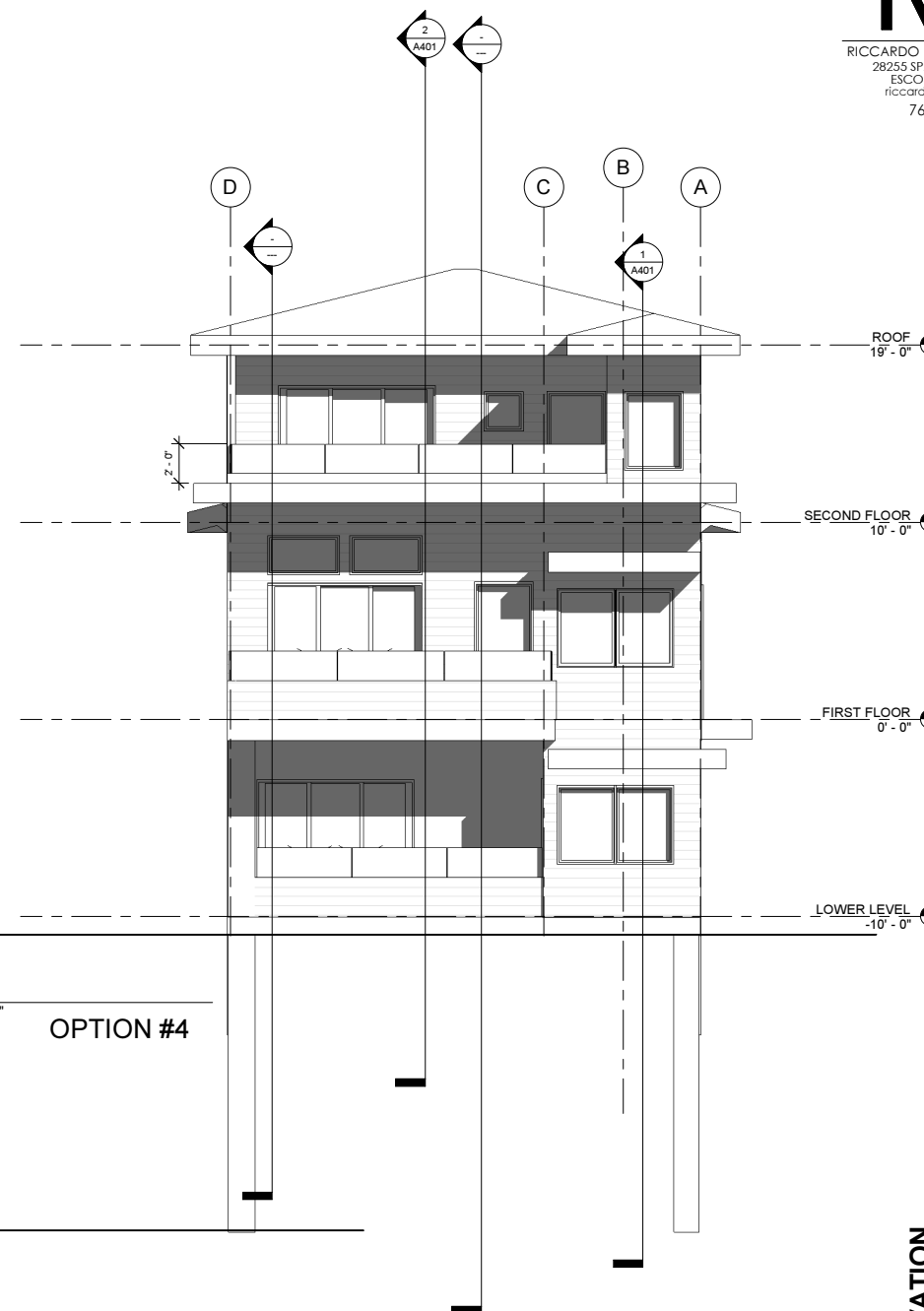
SHEET:

A302



② West
1/4" = 1'-0"

OPTION #4



RFA

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 760-845-8278

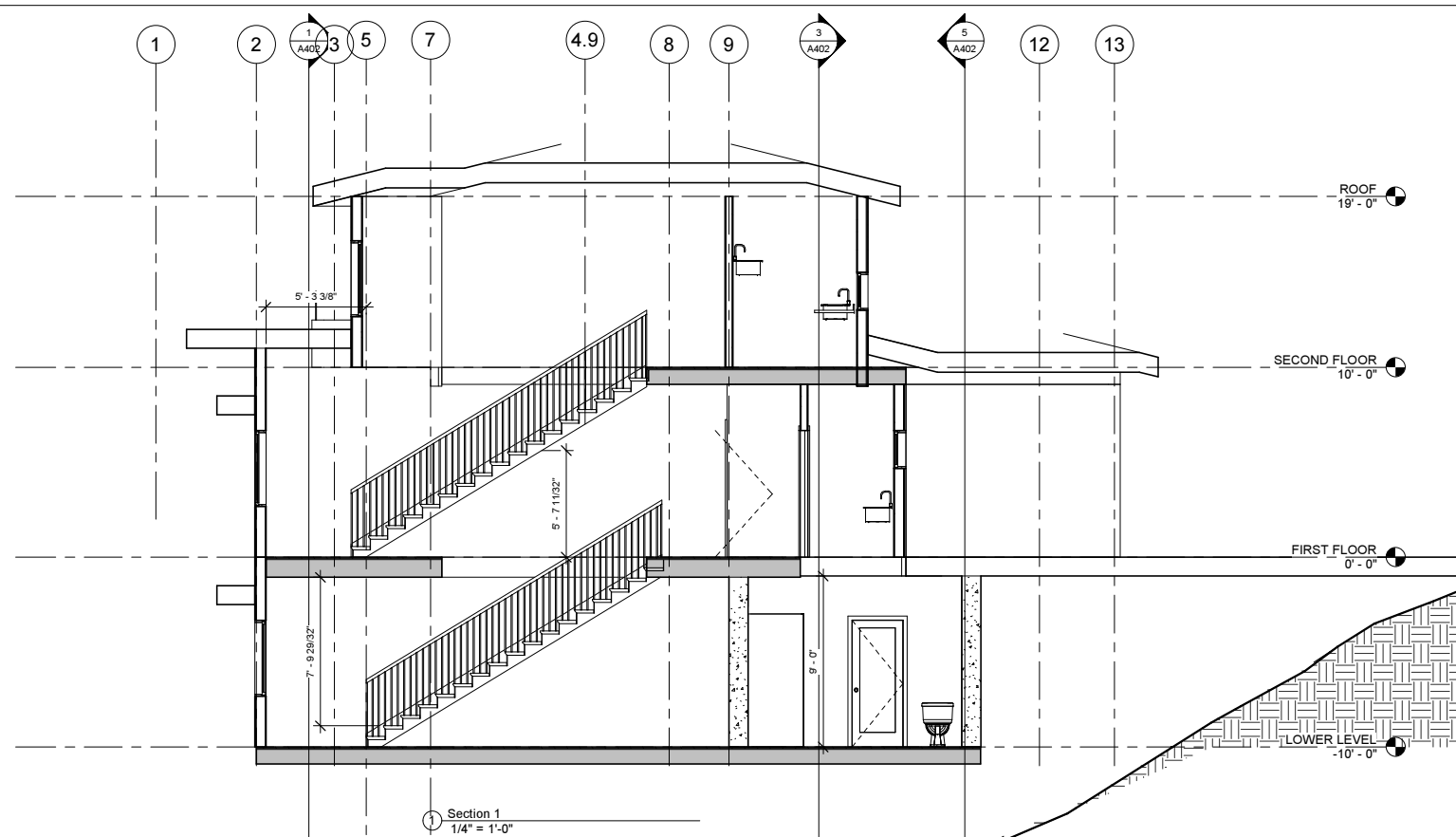
1221 & 1223 HOLLY STREET OCEANSIDE, CA 92058



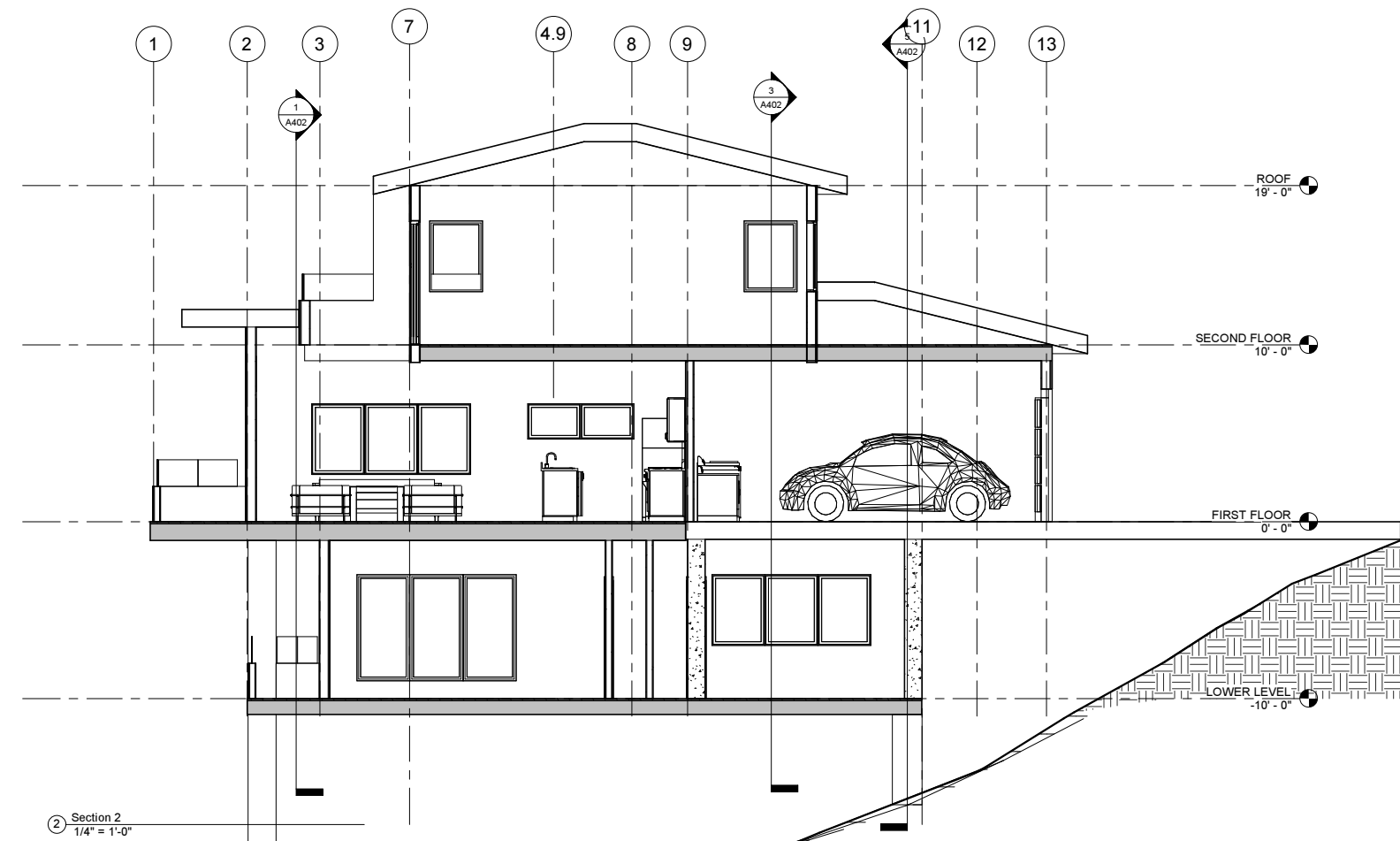
DATE 7/16/2017 4:11:54 PM
 PROJECT # Project Number
 REVISIONS

1223 SECTIONS

SHEET:
A401



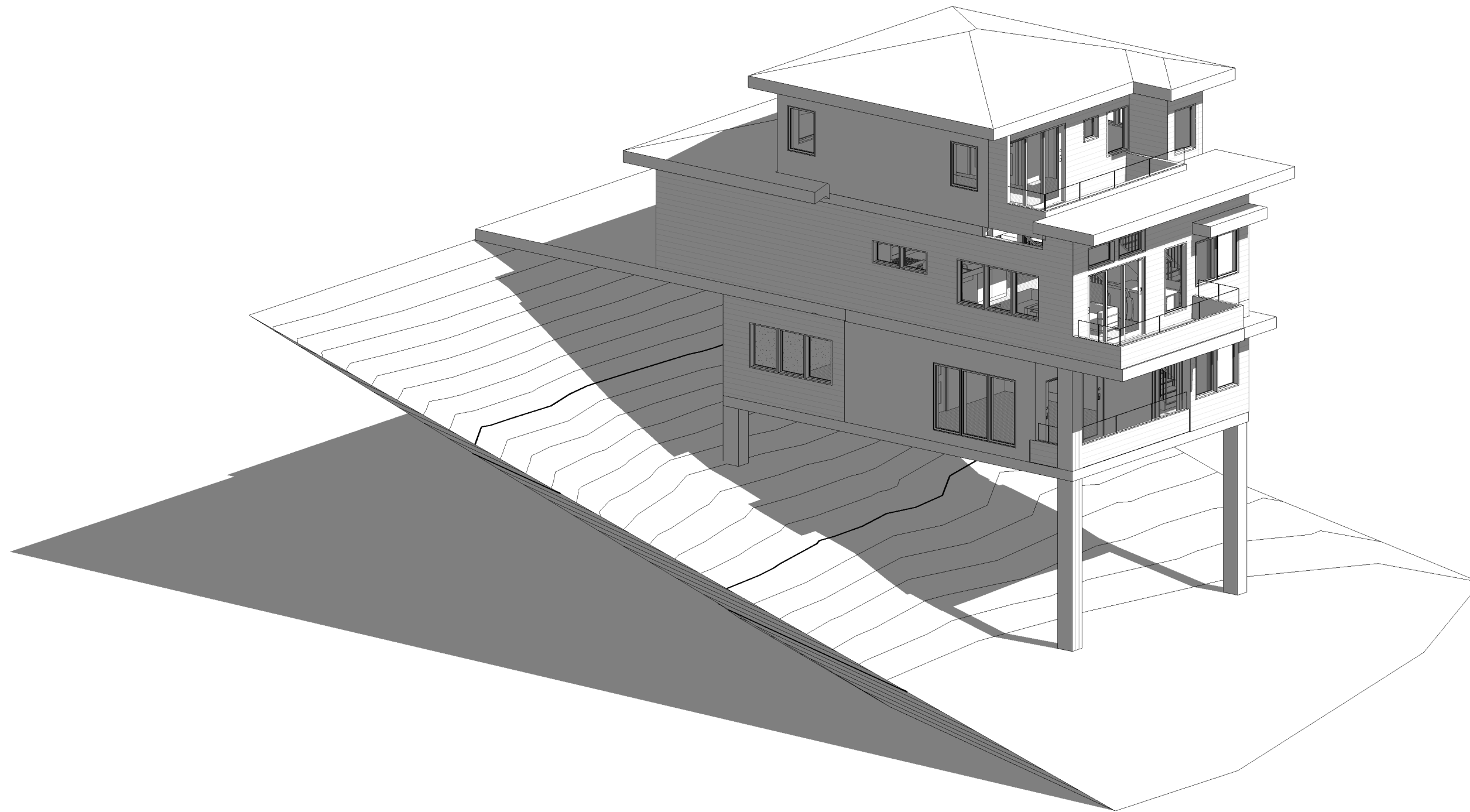
① Section 1
 1/4" = 1'-0"



② Section 2
 1/4" = 1'-0"

RFA

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28255 SPARKLING OAKS TRAIL
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760-845-8278



② 3d view 7

OPTION#4

1221 & 1223 HOLLY STREET
OCEANSIDE, CA 92058



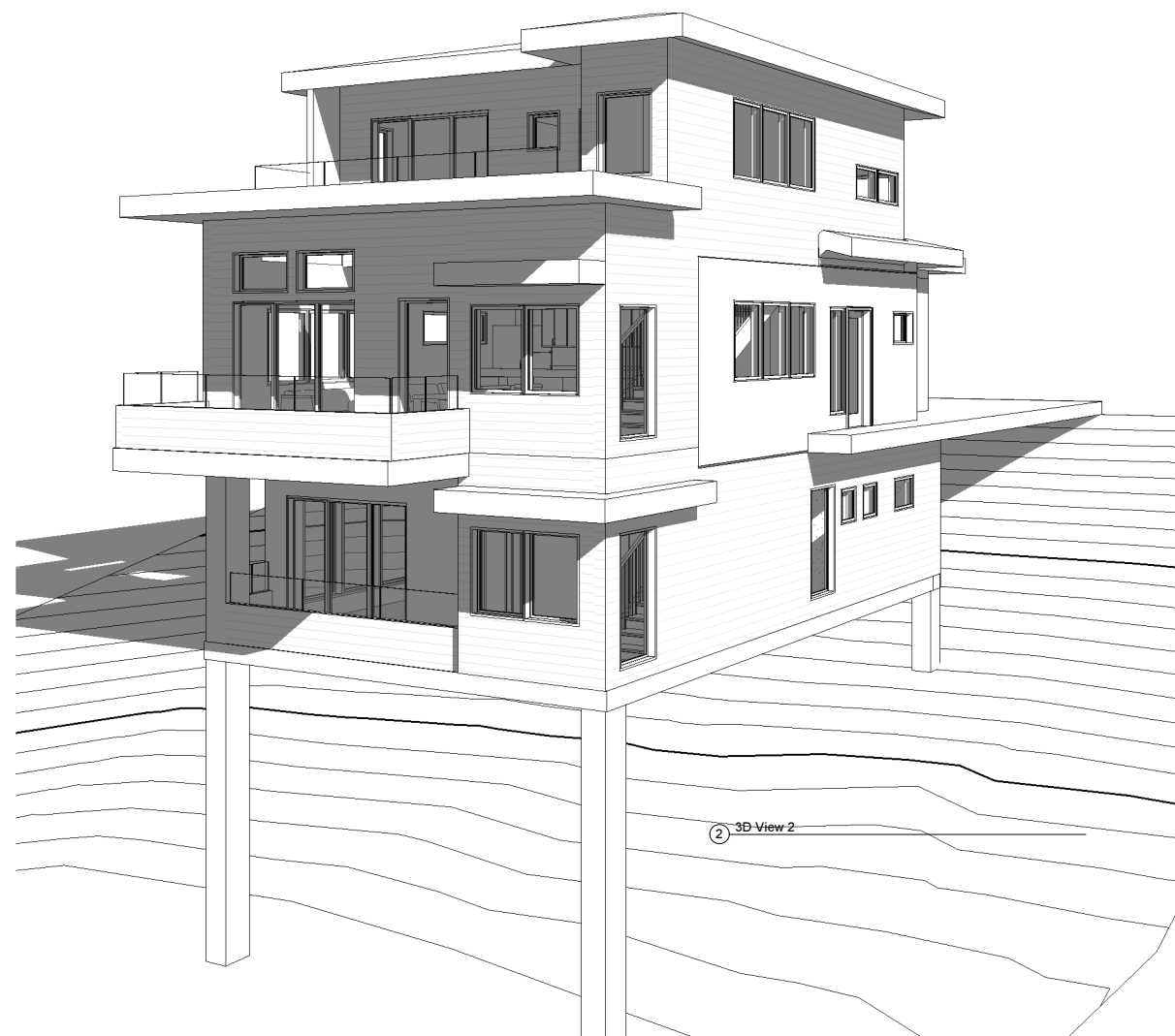
1223 PERSPECTIVE VIEW

DATE	7/16/2017 4:11:56 PM
PROJECT #	Project Number
REVISIONS	
SHEET:	

A602

RFA

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1221 & 1223 HOLLY STREET
OCEANSIDE, CA 92058



1223 PERSPECTIVE VIEW

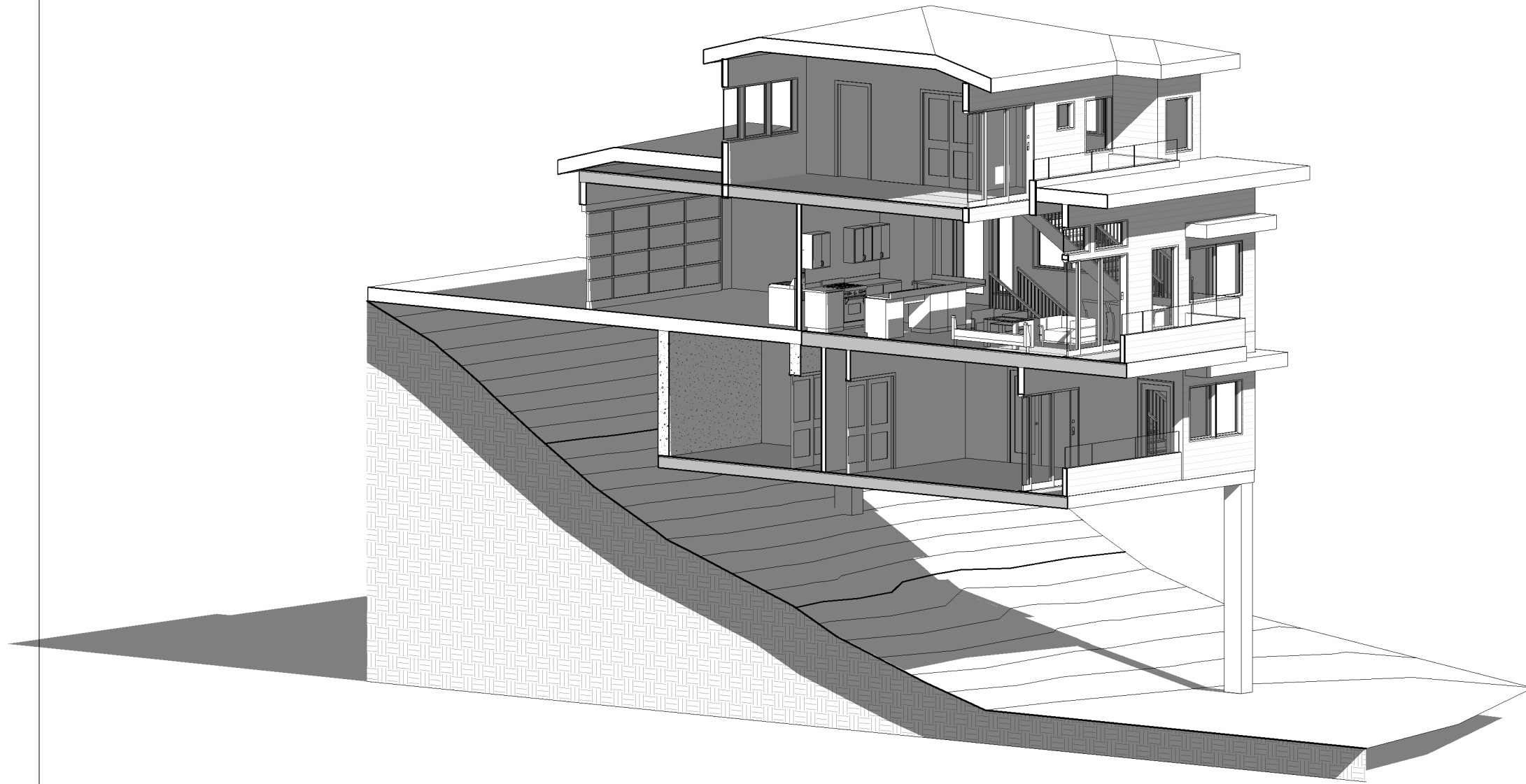
DATE 7/16/2017 4:11:57 PM
PROJECT # Project Number
REVISIONS
SHEET:

A603

RFA

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1221 & 1223 HOLLY STREET
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1 SECTION PERSPECTIVE



1223 SECTION PERSPECTIVE

DATE 7/16/2017 4:11:58 PM

PROJECT # Project Number

REVISIONS

SHEET:

A604