

¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Wednesday, December 6th, 2017, 9:30 a.m.
City Hall South, 1st Floor, Guajome Room

1. 9:30 - 10:30 a.m. Proposed 3-story mixed use development with ground level restaurant and 5 residential units on upper levels, located at 310 S. Tremont Street

Zoning: C2 (General Commercial)
Land Use: Coastal General Commercial
Neighborhood Area: Townsite
Assessor Parcel Number: 150-047-03
Contact Person: Alan Austin
Tel.: (619) 440-3624
Email: agenthavana@cox.net

2. 10:30 - 11:30 a.m. Proposed 4-story mixed use development with ground level food/retail and 20 residential units on the upper levels, located on a vacant lot at the northwest corner of Greenbrier Dr. and Oceanside Blvd.

Zoning: CL (Limited Commercial)
Land Use: General Commercial
Neighborhood Area: Loma Alta
Assessor Parcel Number: 151-010-44
Contact Person: Winston Liu
Tel.: (909) 608-7118
Email: winstonliu@ww-technologies.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.

PROJECT DESCRIPTION 310 S. TREMONT STREET, OCEANSIDE CA 92054

APN 150-047-03-00

OWNER: PETERSEN TRUST
RON & MARILYN PETERSEN
310 S TREMONT STREET
OCEANSIDE, CA 92054
619-456-8977

LOT SIZE: 50' X 100' = 5000 SF

ZONE: CL-RH

BUILD A 3 STORY MIXED USE BUILDING. THE STREET LEVEL WILL BE A RESTURANT
2920 SF.

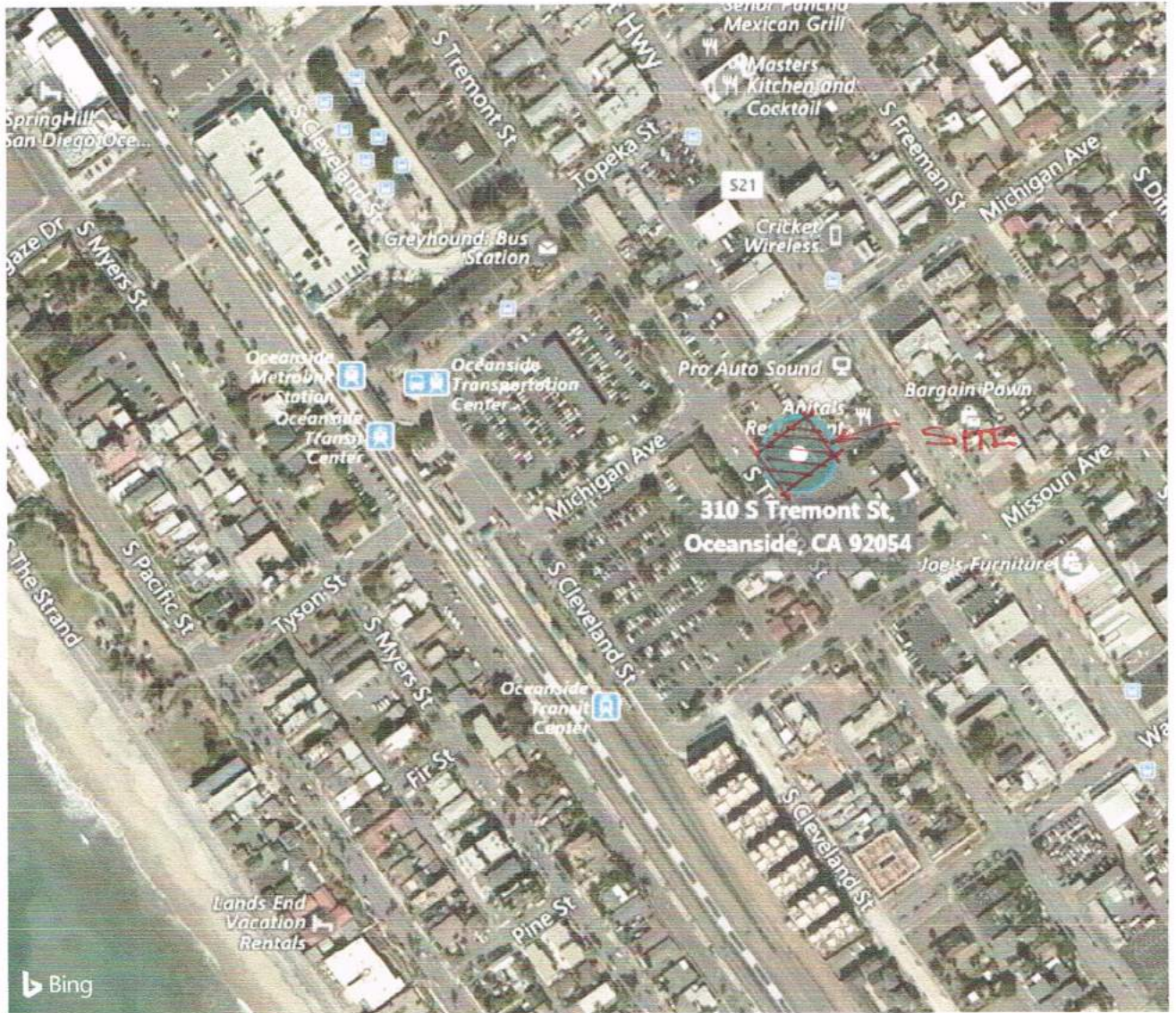
THE MIDDLE LEVEL WILL HAVE 4 STUDIO APARTMENTS WITH VIEWING DECKS TO THE
OCEAN. 2 UNITS AT 595 SF AND 2 UNITS AT 494 SF

THE THIRD LEVEL (PENTHOUSE) WILL BE 1 UNIT, 2- BED WITH VIEWING DECK. 1850 SF

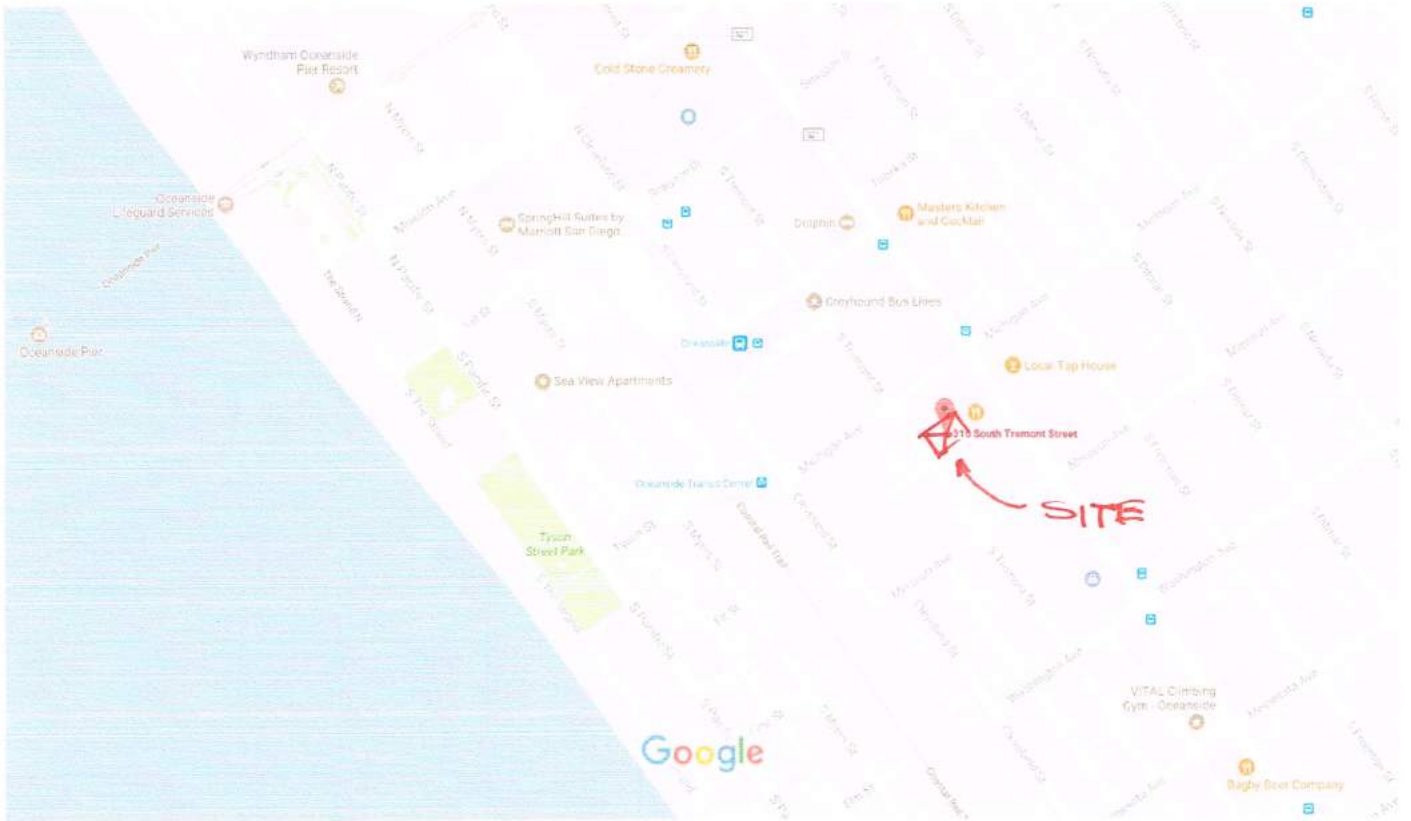
WE HAVE 4 TANDOM PARKING SPACES AND 1 ADA SPACE OFF THE ALLEY.



310 S Tremont St, Oceanside, CA 92054



Google Maps 310 S Tremont St



Map data ©2017 Google United States 200 ft

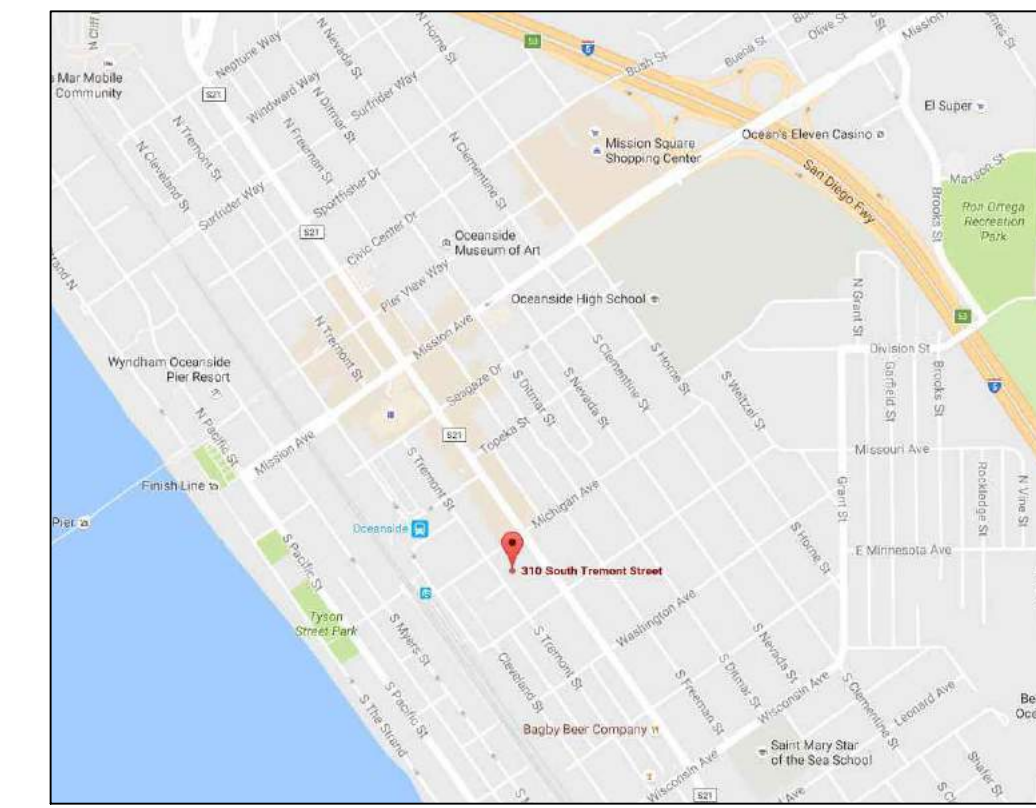
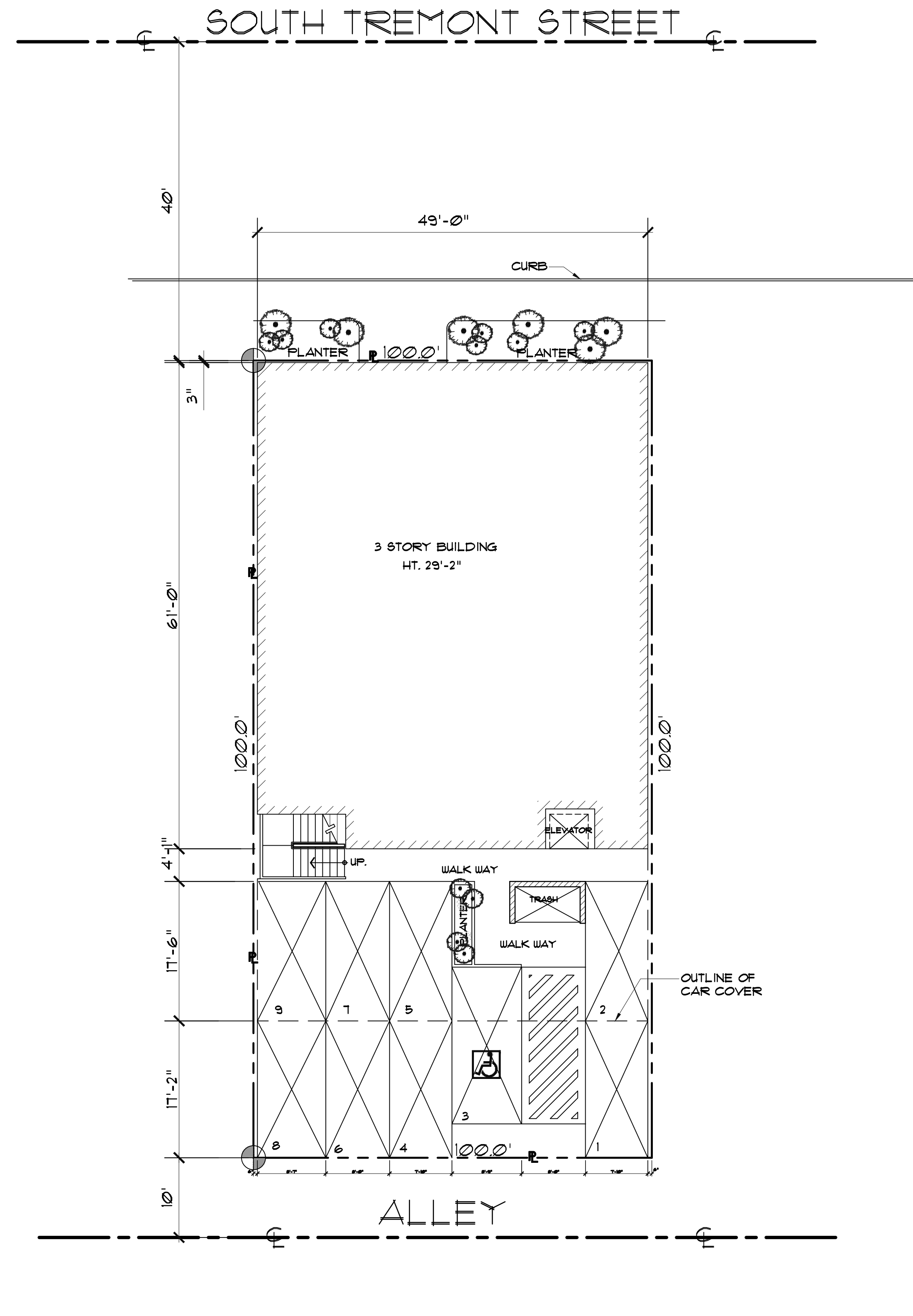
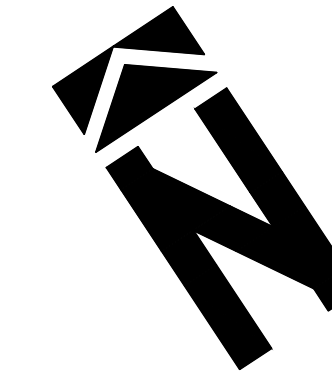


310 S Tremont St
Oceanside, CA 92054



PLOT PLAN

SCALE: 1" = 10'-0"



VICINITY MAP:

NO SCALE T.B. #, GRID

SITE DATA:

MAP: 150-04, 219-BRYAN'S ADD
 ZONE:
 SETBACK: 0
 SITE:
 LOT SIZE:

PROPOSED:

GROUND LEVEL
 RESTAURANT - SIZE 2,920 SQ. FT.
 MIDDLE LEVEL
 UNIT A- SIZE 694 SQ. FT.
 DECK 100 SQ. FT.
 UNIT B- SIZE 494 SQ. FT.
 DECK 98 SQ. FT.
 UNIT C- SIZE 494 SQ. FT.
 DECK 98 SQ. FT.
 UNIT D- SIZE 689 SQ. FT.
 DECK 100 SQ. FT.
 PENT HOUSE - SIZE 1,850 SQ. FT.
 TOTAL - SIZE 7,313 SQ. FT.

SCOPE OF WORK:

PROPOSING A MIXED USE COMMERCIAL BUILDING
 3 STORY, 7,312.94 SQ. FT.
 PARKING SPACE - SIZE 1,534.48 SQ. FT.
 4 - TANDUM SPACE
 1 - ADA SPACE

SHEET INDEX:

P - PLOT PLAN
 A-1 - GROUND LEVEL FLOOR PLAN
 A-2 - MIDDLE LEVEL FLOOR PLAN
 A-3 - PENT HOUSE LEVEL FLOOR PLAN
 A-4 - FRONT & RIGHT ELEVATION
 A-5 - REAR & LEFT ELEVATION

LEGAL:

APN: 150-041-03-00
 LOTS 12413, BLK 13 TR219
 BRYAN'S ADDITION
 310 TREMONT STREET, OCEANSIDE CA. 92054

OWNER:

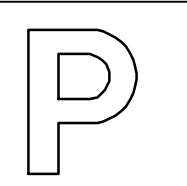
PETERSON TRUST
 310 SOUTH TREMONT STREET
 OCEANSIDE, CA. 92054
 PHONE NUMBER = (619) 456-8911

REVISIONS	BY

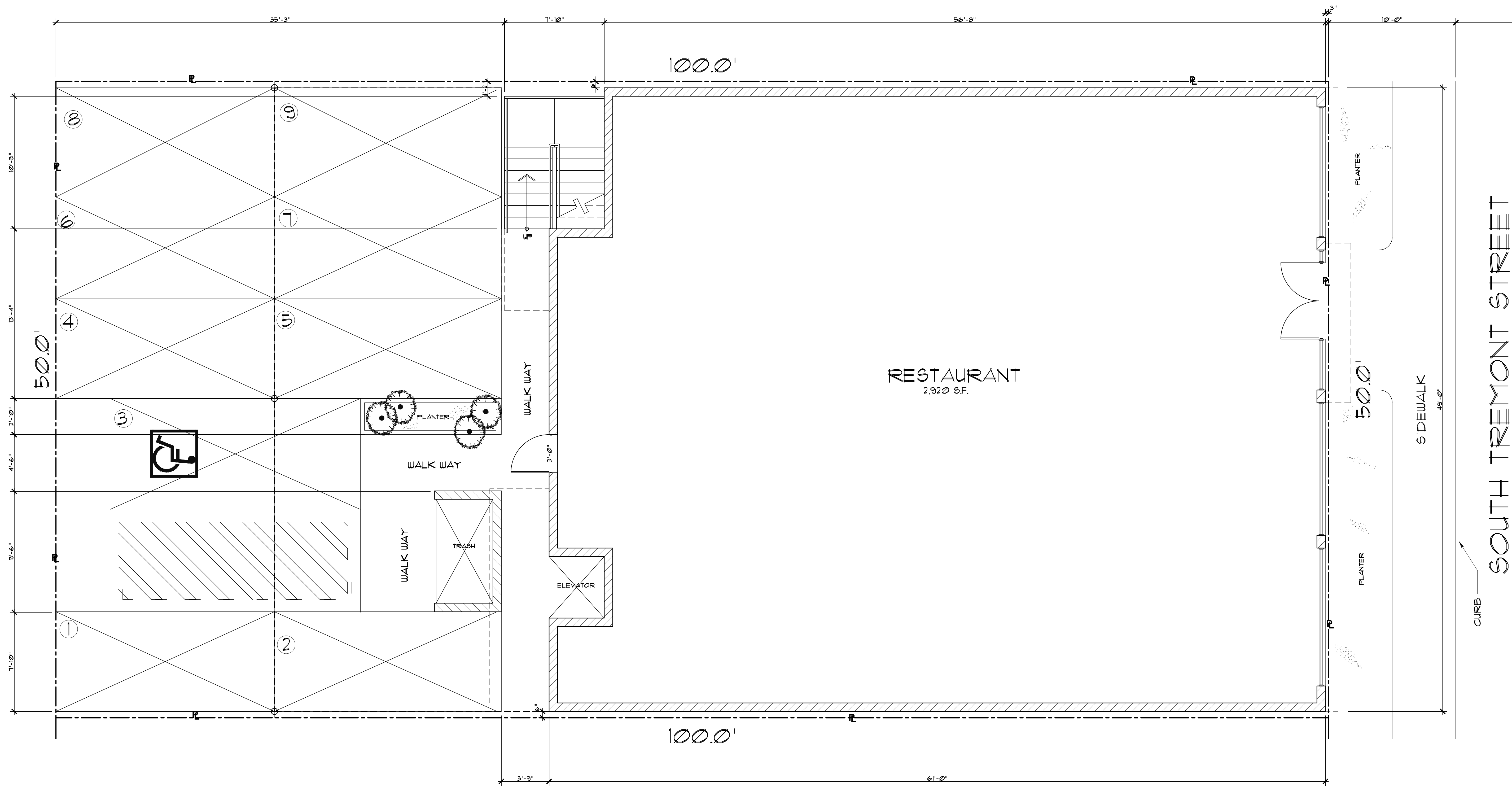
PETERSON
NEW COMMERCIAL BUILDING
 310 SOUTH TREMONT ST., OCEANSIDE CA 92054

AUSTIN & ASSOCIATES
 ALAN LLOYD AUSTIN
 1622 PIONEER WAY EL CAJON CA. 92020 Ph. (619)440-3624
 RESIDENTIAL & COMMERCIAL PLANNING AND DESIGN
 MEMBER- AMERICAN INSTITUTE OF BUILDING DESIGN

DRAWN BY:
MJC/OQ
 CHECKED BY:
 ALA
 DATE:
 -17
 SCALE:
 AS NOTED
 JOB NO.



ALLEY



GROUND FLOOR

SCALE: 1/4" = 1'-0"

RESTAURANT - SIZE 2,920 SQ.FT.

REVISIONS	BY

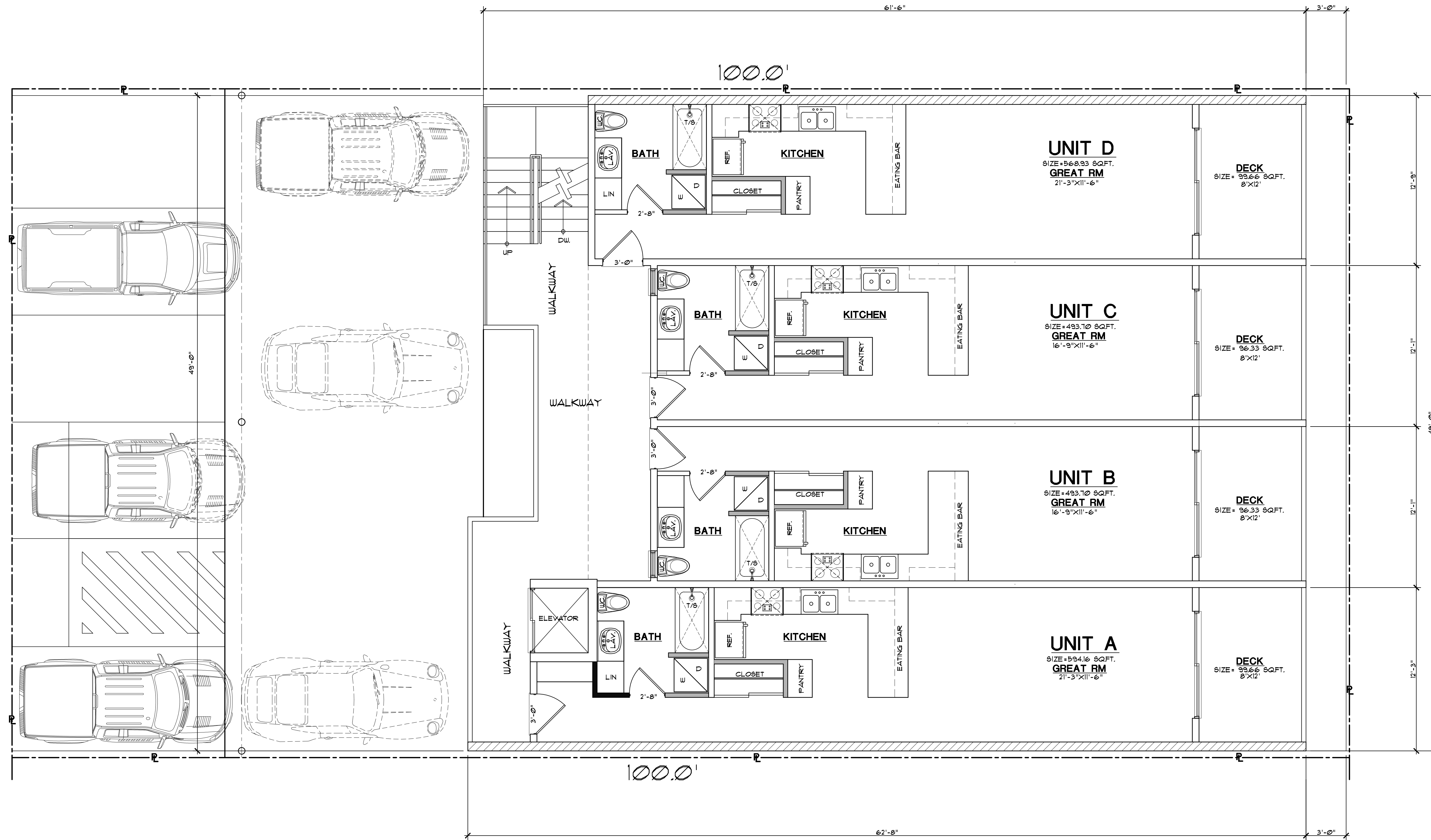
PETERSON
NEW COMMERCIAL BUILDING
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DRAWN BY: MJC/OQ
 CHECKED BY: ALA
 DATE: -11
 SCALE: AS NOTED
 JOB NO.

A1

50.0'



MIDDLE LEVEL

SCALE: 1/4" = 1'-0"

- UNIT A- SIZE 594.16 SQ. FT.
DECK 99.66 SQ. FT.
- UNIT B- SIZE 493.70 SQ. FT.
DECK 96.33 SQ. FT.
- UNIT C- SIZE 493.70 SQ. FT.
DECK 96.33 SQ. FT.
- UNIT D- SIZE 568.93 SQ. FT.
DECK 99.66 SQ. FT.

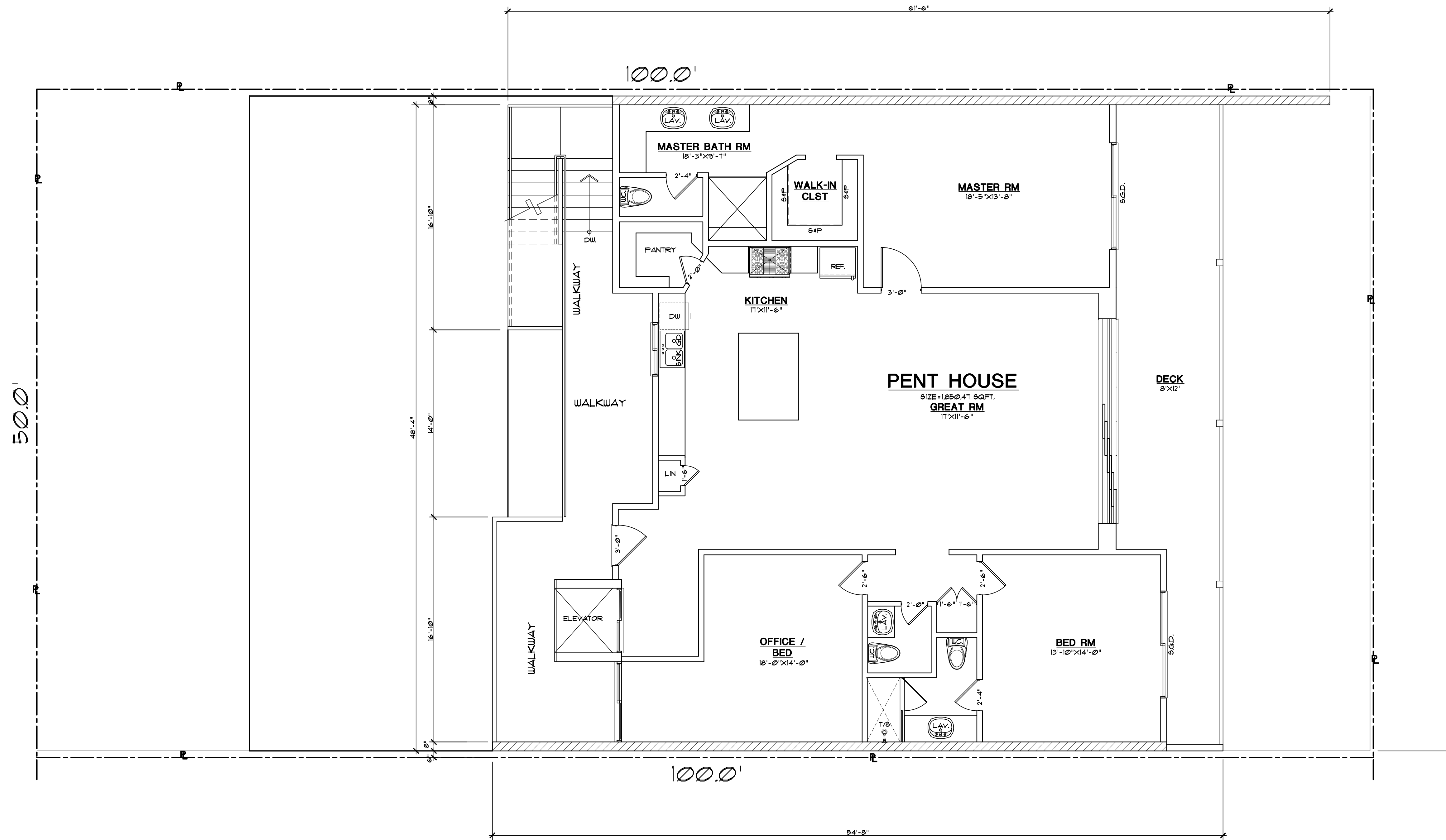
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PETERSON
NEW COMMERCIAL BUILDING
 310 SOUTH TREMONT ST., OCEANSIDE CA 92054

AUSTIN & ASSOCIATES
 ALAN LLOYD AUSTIN
 Ph. (619)440-3624
 1622 PIONEER WAY EL CAJON CA. 92020
 RESIDENTIAL & COMMERCIAL PLANNING AND DESIGN
 MEMBER: AMERICAN INSTITUTE OF BUILDING DESIGN

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CHECKED BY:	ALA
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SCALE:	AS NOTED
JOB NO.:	

A-2



PENT HOUSE LEVEL

SCALE: 1/4" = 1'-0"

SIZE - 1,850.47 SQ. FT.

REVISIONS	BY

PETERSON
NEW COMMERCIAL BUILDING
 310 SOUTH TREMONT ST., OCEANSIDE CA 92054

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 1622 PIONEER WAY EL CAJON CA. 92020
 RESIDENTIAL & COMMERCIAL PLANNING AND DESIGN
 MEMBER, AMERICAN INSTITUTE OF BUILDING DESIGN
 Ph. (619)440-3624
A **BD**

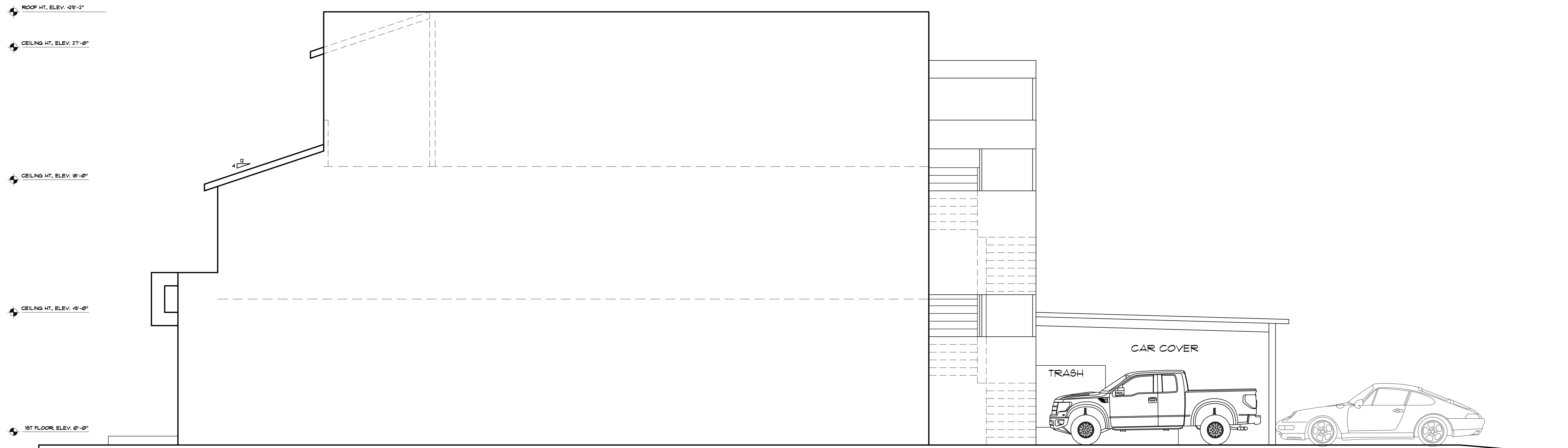
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 AS NOTED
 JOB NO.

A-3



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

REVISIONS	BY

**PETERSON
NEW COMMERCIAL BUILDING**
310 SOUTH TREMONT ST., OCEANSIDE CA 92054

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ALAN LLOYD AUSTIN
1622 PIONEER WAY EL CAJON CA. 92020
RESIDENTIAL & COMMERCIAL PLANNING AND DESIGN
MEMBER, AMERICAN INSTITUTE OF BUILDING DESIGN
Ph: (619)440-3624
A B D

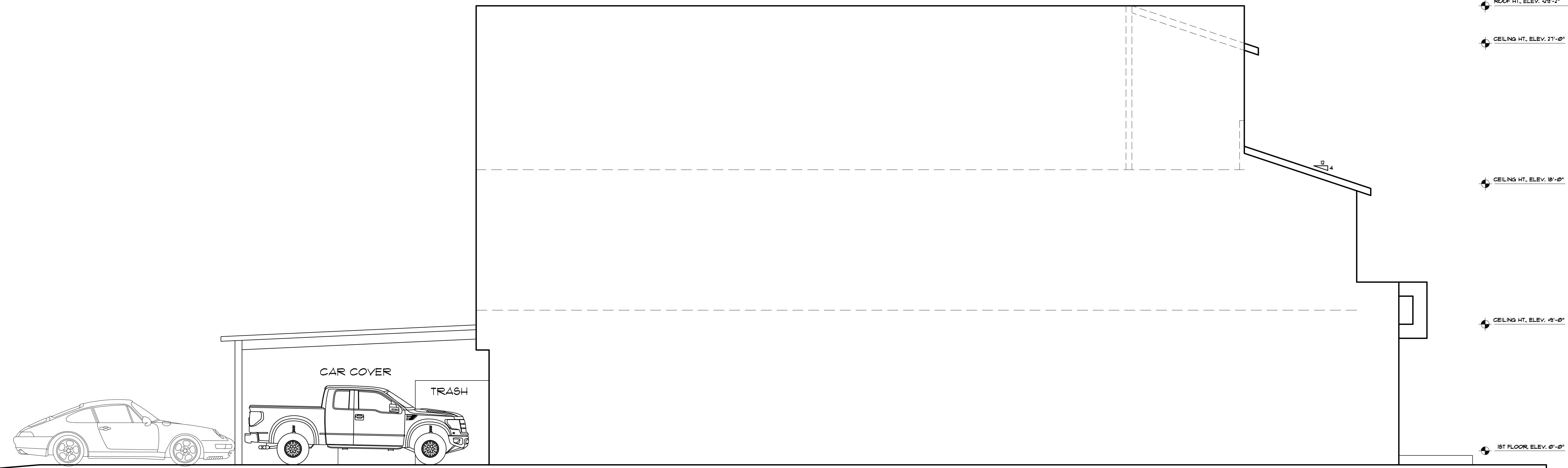
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CHECKED BY:
ALA
DATE:
-17
SCALE:
AS NOTED
JOB NO.

A-4



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

REVISIONS	BY

PETERSON
NEW COMMERCIAL BUILDING
 310 SOUTH TREMONT ST., OCEANSIDE CA 92054

AUSTIN & ASSOCIATES
 ALAN LLOYD AUSTIN
 1622 PIONEER WAY EL CAJON CA. 92020
 RESIDENTIAL & COMMERCIAL PLANNING AND DESIGN
 MEMBER: AMERICAN INSTITUTE OF BUILDING DESIGN
 Ph: (619)440-3624
A B D

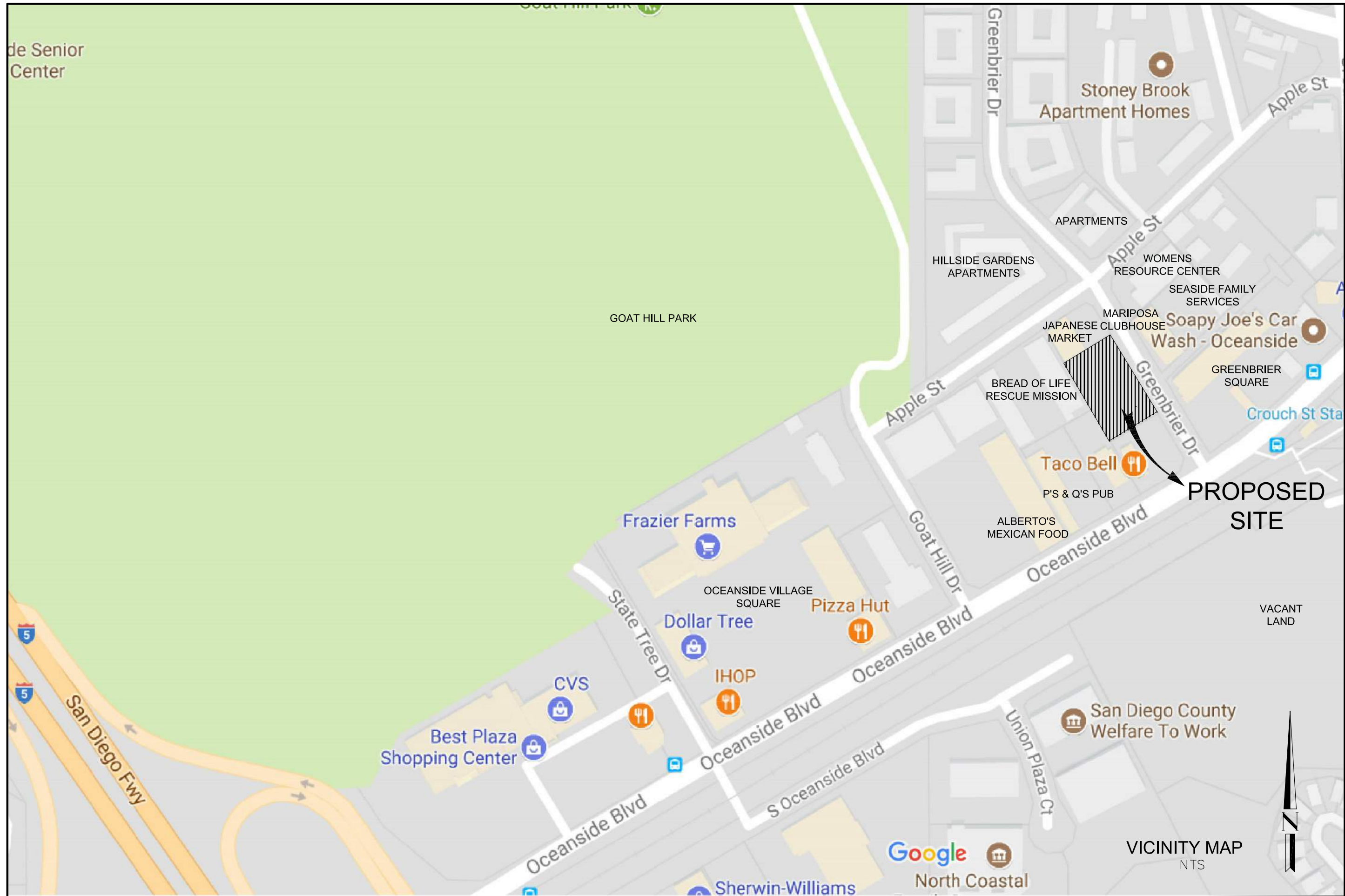
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 ALA
 DATE:
 -17
 SCALE:
 AS NOTED
 JOB NO.

A-5

Project Description:

- APN: 151-010-44, about 31,114 SF (0.71± acre)
- Proposed Use: A mixed use development 20 units residential, food and retail
- Location: At West side of Greenbrier, in the City of Oceanside, County of San Diego, California

This proposed service by our firm is to help facilitate the development of a mixed-use project of 4-story building that includes 20 residential units' (18,864 SF), food (1,018 SF) and retail (1,441 SF) in the City of Oceanside, County of San Diego, California. 40 parking spaces have been provided for residential units plus 5 guest parking spaces and 16 parking spaces for commercial. Proposed five unit types that includes six no's of 3-bedroom units, three no's of 2-bedroom units and eleven numbers of single bedroom units. Each unit type varies ranging approximately between 768 SF to 1207 SF. See attached A1.01 drawing.



W&W Land Design Consultants, Inc
 Civil Engineering • Subdivision • Land Planning
 2335 W. FOOTHILL BLVD., SUITE 1, UPLAND, CA 91786
 TEL: (909) 608-7118 • FAX: (909) 946-1137



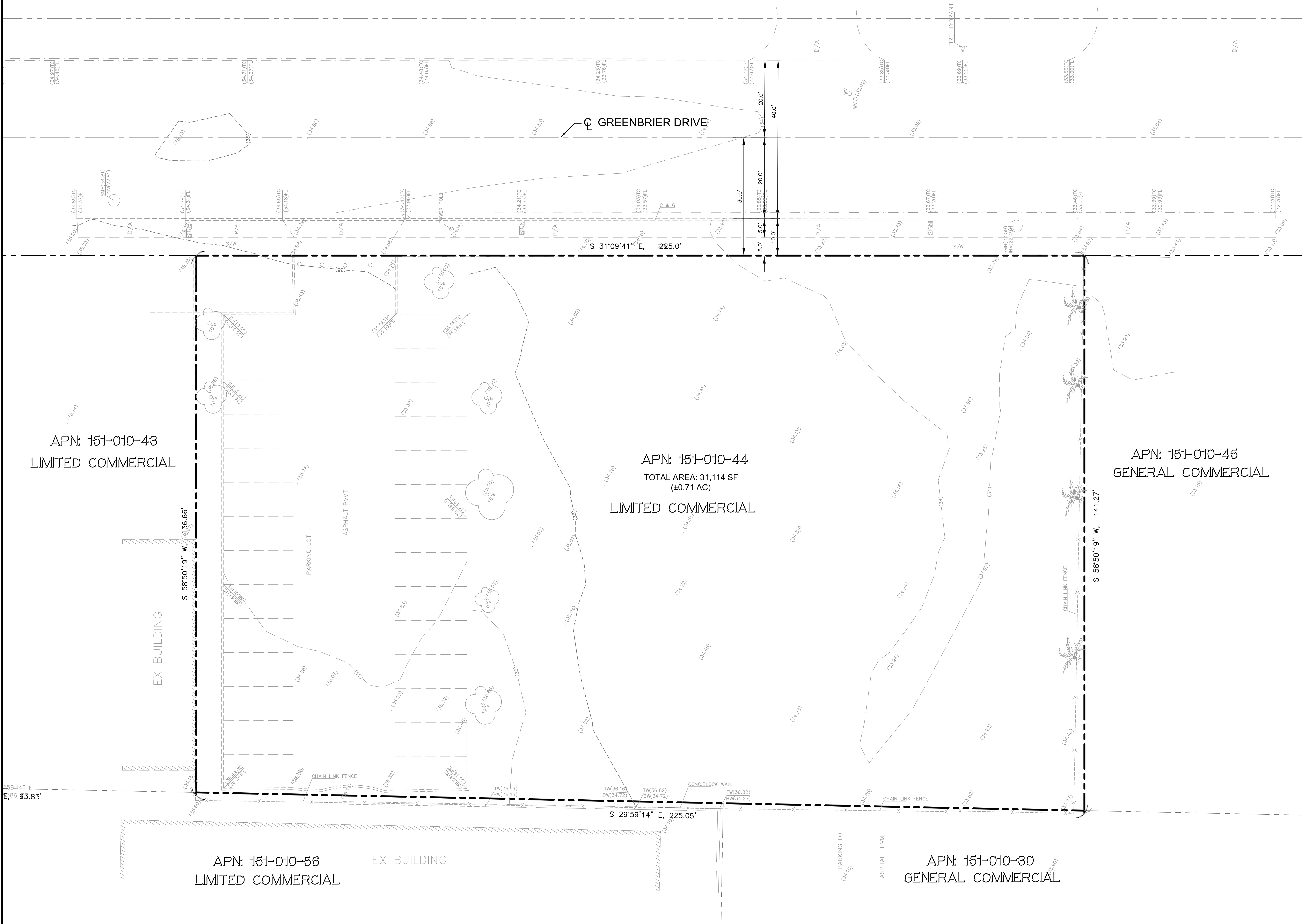
DATE:	
NO. / REVISION:	



MIXED USE DEVELOPMENT
 West Side of Greenbrier Drive,
 OCEANSIDE, CA 92054
 DRAWING NAME: VICINITY MAP

ISSUE:	
DATE:	11/14/2017
CHECKED BY:	WL
DRAWN BY:	WL
DRAWING FILE:	1720
PROJECT NO.:	1720
SHEET NUMBER:	
OF - SHEETS	
SCALE:	NTS

CITY OF OCEANSIDE SURVEY & TOPOGRAPHIC MAP



- LEGEND:**
- PROPERTY BOUNDARY
 - LOT LINE
 - CENTERLINE
 - OFFSITE R/W
 - S/D STORM DRAIN
 - S SEWER LINE
 - W WATER LINE

BENCHMARK:
CITY OF OCEANSIDE LEGACY BENCHMARK
NUMBER: DB
LOCATION: SET BRASS DISC STAMPED "COS BM D-8" TOP OF CURB N.P.C. NORTHWEST CURB RETURN SARATOGA STREET AND OCEANSIDE BLVD NGVD 29 ELEVATION: 27.280 FEET.

BASIS OF BEARING:
CENTERLINE OF GREENBRIER DRIVE S 31°09'41.00" E

LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 11 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25; THENCE ALONG THE WESTERLY LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, NORTH 00°00'00" WEST, (RECORD - NORTH 00°04'00" EAST), 86.62 FEET TO THE SOUTHEASTERLY LINE OF THAT 80.00 FOOT ROAD AS DESCRIBED IN EASEMENT DEED TO THE CITY OF OCEANSIDE, RECORDED OCTOBER 15, 1931 IN BOOK 30, PAGE 408 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID SOUTHEASTERLY LINE, THE FOLLOWING COURSES AND DISTANCES: NORTH 56°04'40" EAST (RECORD - NORTH 58°59'50" EAST), 159.71 FEET TO THE MOST NORTHERLY CORNER OF THE LAND DESCRIBED IN DEED TO QUALITEE DAIRY COMPANY, RECORDED JANUARY 23, 1957 IN BOOK 6430, PAGE 13 OF OFFICIAL RECORDS; THENCE CONTINUING NORTH 56°04'40" EAST, 198.00 FEET TO MOST WESTERLY CORNER OF THE LAND DESCRIBED IN DEED TO ROBY F. HAYES, RECORDED AUGUST 22, 1962 AS INSTRUMENT NO. 143780 OF OFFICIAL RECORDS; THENCE NORTH 29°59'14" WEST, (DEED - NORTH 29°58'27" WEST) 10.02 FEET TO THE NORTHWESTERLY LINE OF THE SOUTHEASTERLY 100.00 FEET OF THAT PORTION OF APPLE STREET VACATED AND CLOSED TO PUBLIC USE, SEPTEMBER 28, 1960 BY RESOLUTION NO. 60-136 OF THE CITY COUNCIL OF THE CITY OF OCEANSIDE, A COPY OF WHICH RECORDED NOVEMBER 3, 1960 AS INSTRUMENT NO. 218225; THENCE ALONG SAID NORTHWESTERLY LINE, NORTH 56°04'40" EAST, 35.54 FEET TO THE BEGINNING OF A TANGENT 1030.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°17'14" A DISTANCE OF 77.07 FEET TO THE BEGINNING OF A REVERSE 20.00 FOOT RADIUS CURVE; THENCE NORTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 97°02'53" A DISTANCE OF 33.78 FEET; THENCE TANGENT TO SAID CURVE SOUTH 31°09'41" EAST 82.36 FEET TO A POINT BEARING NORTH 31°09'41" WEST, 377.63 FEET FROM A POINT ON THE NORTHWESTERLY LINE OF THAT LAND DESCRIBED IN DEED TO THE CITY OF OCEANSIDE, RECORDED FEBRUARY 7, 1955 IN BOOK 5522, PAGE 260 OF OFFICIAL RECORDS, AND BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 31°09'41" EAST, 225.00 FEET TO A POINT DISTANT NORTH 31°09'41" WEST, 152.63 FEET FROM SAID NORTHWESTERLY LINE OF THE CITY LAND; THENCE SOUTH 58°50'19" WEST, 141.27 FEET TO A POINT IN THE WESTERLY LINE OF SAID HAYES LAND, SAID POINT BEING DISTANT THEREON NORTH 29°59'14" WEST, 150.00 FEET FROM THE NORTHWESTERLY LINE OF SAID CITY LAND; THENCE NORTH 29°59'14" WEST, 225.05 FEET TO A LINE WHICH BEARS SOUTH 58°19'19" WEST, FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 58°19'19" EAST 136.66 FEET TO THE TRUE POINT OF BEGINNING.

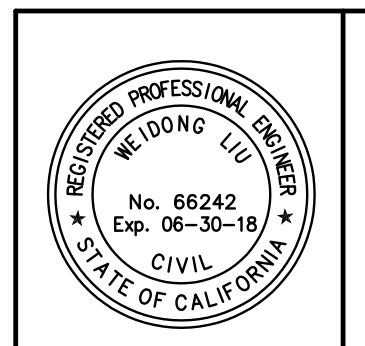
APN: 151-010-43
LIMITED COMMERCIAL

APN: 151-010-44
TOTAL AREA: 31,114 SF
(±0.71 AC)
LIMITED COMMERCIAL

APN: 151-010-45
GENERAL COMMERCIAL

APN: 151-010-56
LIMITED COMMERCIAL

APN: 151-010-30
GENERAL COMMERCIAL



W&W Land Design Consultants, Inc.
Civil Engineering - Subdivision - Land Planning
2335 W. FOOTHILL BLVD., SUITE 1, UPLAND, CA 91786
TEL: (909) 608-7118 - FAX: (909) 946-1137
PREPARED UNDER THE SUPERVISION OF
WEDONG LIU, RCE 66242

CITY OF OCEANSIDE CALIFORNIA		
SURVEY & TOPOGRAPHIC MAP		
WEST SIDE OF GREENBRIER DRIVE, OCEANSIDE, CA 92054		
DRAWING NO. XXXX	PROJECT NO. 1720	SCALE: AS NOTED SHEET 1 OF 1 SHEETS

A MIXED USE DEVELOPMENT

20 UNITS RESIDENTIAL, FOOD & RETAIL,

WEST SIDE OF GREENBRIER DR.,
OCEANSIDE, CA 92054

Project Directory

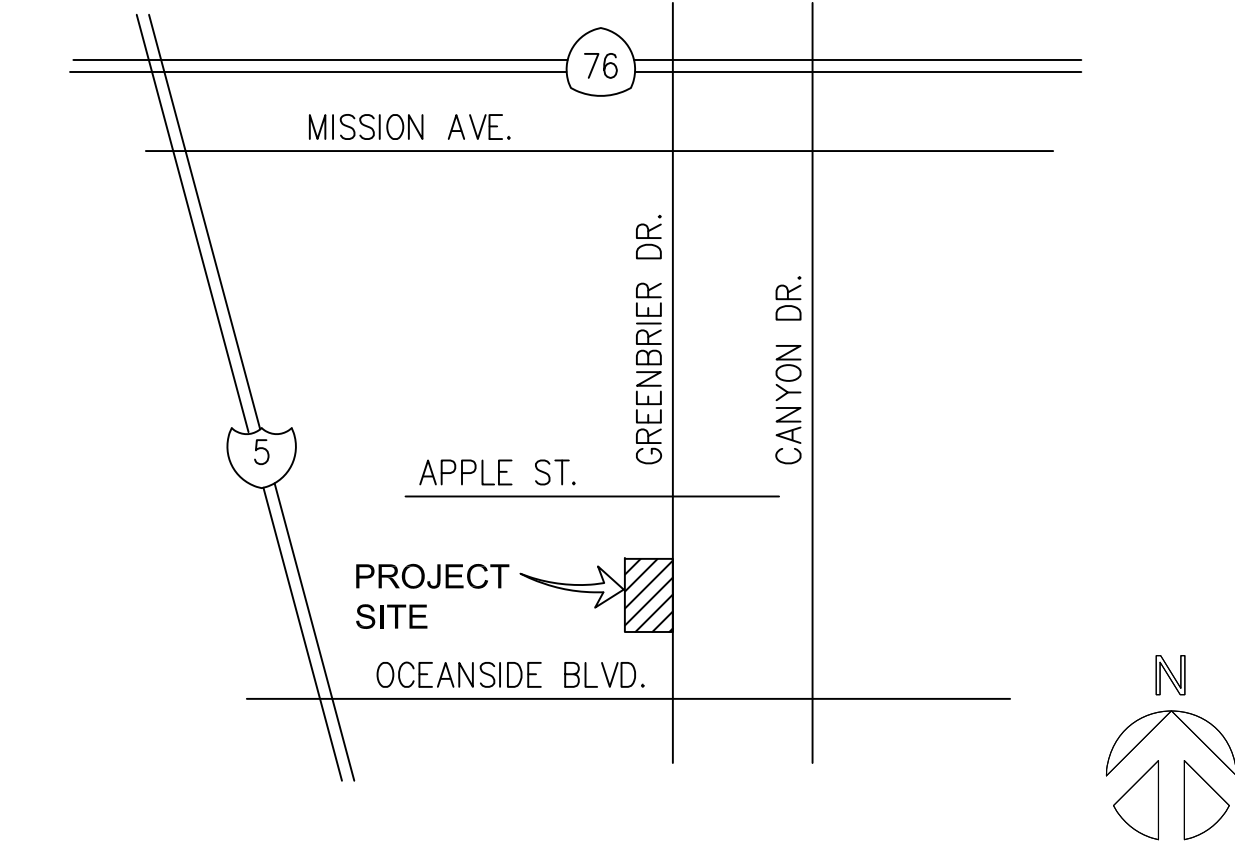
OWNER: MR. WILLIAM TSANG, CEO
2115 HUNTINGTON DR.,
SAN MARINO, CA 91108
TEL: (626) 450-5089
FAX: ()

ARCHITECT/CIVIL ENGINEER: W&W LAND DESIGN CONSULTANTS
2335 W FOOTHILL BLVD., #1
CITY OF UPLAND, CA 91786
TEL: (909) 608-7118
FAX: ()

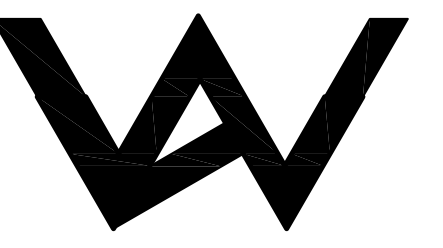
Sheet Index

A 1.01 OVERALL SITE PLAN, PROJECT DATA
A 2.01 PROPOSED FIRST FLOOR PLAN
A 2.02 PROPOSED SECOND FLOOR PLAN
A 2.03 PROPOSED THIRD & FOURTH FLOOR PLAN
A 3.01 BUILDING ELEVATION (EAST)

Vicinity Map



NOT TO SCALE



W&W LAND DESIGN CONSULTANTS INC.
ARCHITECTURE, CIVIL ENGINEERING & INTERIOR
2335 W. FOOTHILL BLVD., STE 1, UPLAND, CA 91786
PHONE: (909) 608-7118 FAX: (909) 946-1137

PROJECT: MIXED-USE DEVELOPMENT
ADDRESS: WEST SIDE OF GREENBRIER DR.,
OCEANSIDE, CA 92054
CLIENT: MR. WILLIAM TSANG
2115 HUNTINGTON DR.
SAN MARINO, CA 91108

Legal Description

APN: 151-01044

Project Data

CODE: 2016 CBC, CPC, CMC, CEC & 2008 CALIFORNIA ENERGY CODE (TITLE 24)

TOTAL SITE AREA: 0.714± ACRE (31,114± S.F.)

TYPE OF CONSTRUCTION: IA (1/F), VA (2/F TO 4/F)
SPRINKLER: YES
BUILDING OCCUPANCY: A-2, B, R-2
SITE AREA: 31,114 S.F. (0.714 AC.)
BUILDING HEIGHT: 4-STORY
BUILDING AREA: 27,233 S.F.
PARKING PROVIDED (COMMERCIAL): 16 SPACES
PARKING PROVIDED (RESIDENTIAL): 45 SPACES

COMMERCIAL: 1,018 S.F.
RETAIL: 1,441 S.F.
SUB-TOTAL: 2,459 S.F.

PARKING REQUIRED
FOOD (1 PER 100 S.F.): 10 SPACES
RETAIL (1 PER 250 S.F.): 6 SPACES

PARKING PROVIDED (RESIDENTIAL): 16 SPACES

RESIDENTIAL:
UNIT TYPE (BALCONY) 2/F 3/F 4/F
TYPE 'A' (217 S.F.) 1,121 S.F. 1,121 S.F. 1,121 S.F.
TYPE 'B' (84 S.F.) 768 S.F. 768 S.F. 768 S.F.
TYPE 'B1' (86 S.F.) 772 S.F. 772 S.F. 772 S.F.
TYPE 'B2' (84 S.F.) 771 S.F. 771 S.F.(X2) 771 S.F.(X2)
TYPE 'C' (1,207 S.F.) 1,207 S.F. 1,207 S.F. 1,207 S.F.
TYPE 'C1' (1,135 S.F.) 1,135 S.F. 1,135 S.F. 1,135 S.F.
SUB-TOTAL 5,774 S.F. (6) 6,545 S.F. (7) 6,545 S.F. (7)
BALCONY (2,813 S.F. 2/F), (2,897 S.F. 3/F & 4/F) = 8,607 S.F. (20)

TOTAL UNIT AREA 18,864 S.F. (20 UNITS)

RESIDENTIAL COMMON AREA:
2/F GYM 771 S.F.
ELEVATOR LOBBY 115 S.F. 115 S.F. 115 S.F.
CORRIDOR 856 S.F. 856 S.F. 856 S.F.
STAIR (NORTH & SOUTH) 138 & 158 S.F. 138 & 158 S.F. 138 & 158 S.F.
1/F STAIR 98 S.F.
1/F LOBBY 714 S.F.
SUB-TOTAL 5,384 S.F.

PARKING:
6 (3-BEDROOM UNITS) REQUIRED 12 SPACES PROVIDED 12 SPACES
3 (2-BEDROOM UNITS) 6 SPACES 6 SPACES
11 (1-BEDROOM UNITS) 22 SPACES 22 SPACES
40 SPACES 40 SPACES 5 GUEST SPACES

COMMON AREA:
BIKE STORAGE 120 S.F.
ELEC. ROOM 240 S.F.
TRASH 166 S.F.
SUB-TOTAL 526 S.F.

LOT COVERAGE: 9,465/31,114 = 30%
TOTAL LANDSCAPE: 9,170 SF
(INCLUDING HARDSCAPE)

Reference Notes

- 1 LOADING/UNLOADING
- 2 TRANSFORMER
- 3 TRASH ENCLOSURE
- 4 COVERED ABOVE
- 5 WATER FOUNTAIN
- 6 LANDSCAPE

KEY MAP:

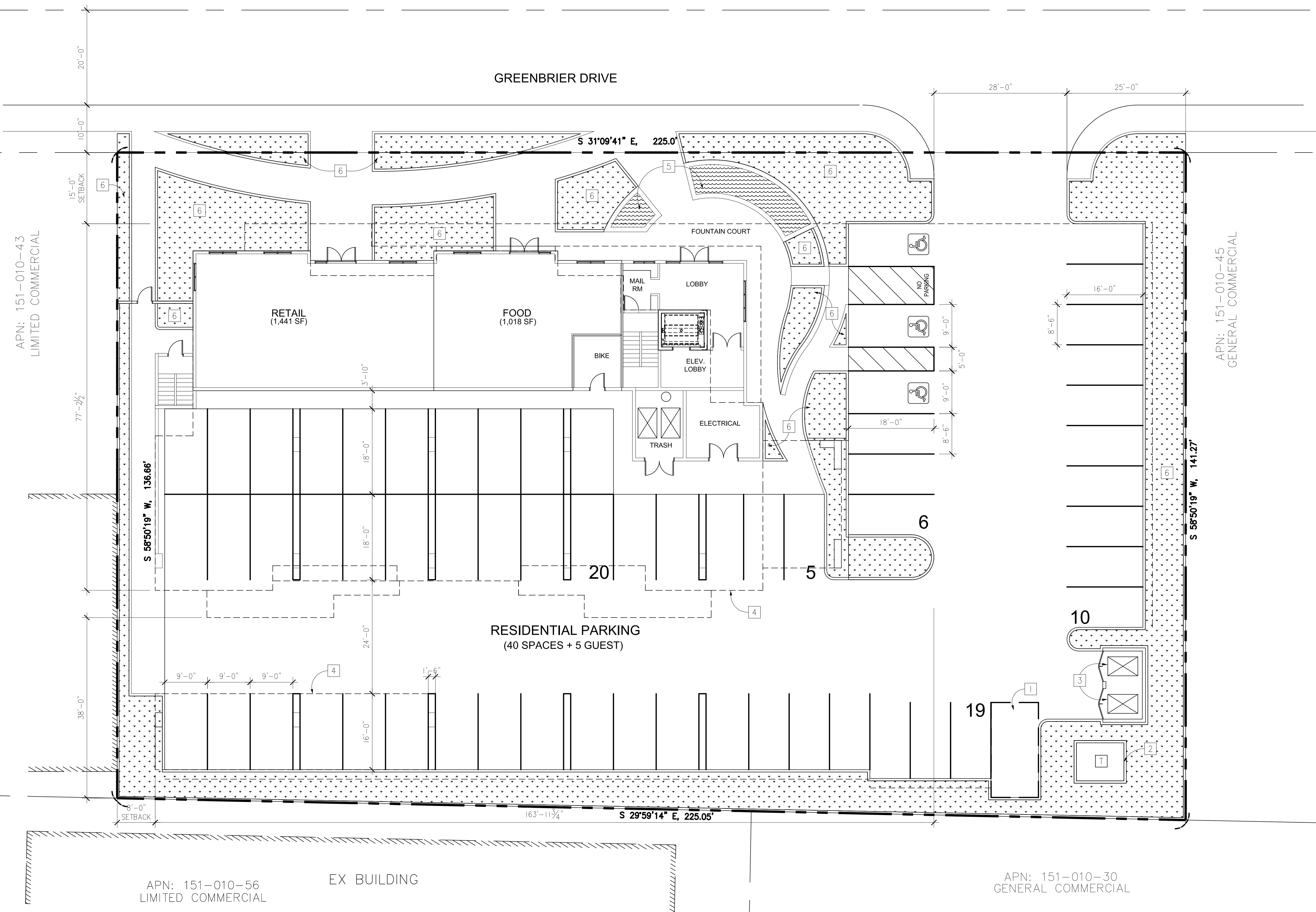
PROPOSED SITE PLAN,
PROJECT DIRECTORY,
DATA AND REFERENCE

JOB NO. _____
DRAWN BY: _____
SUPERVISED BY: _____
CHECKED BY: _____
PLAN CHECK: _____
PERMIT SET: _____
BID SET: _____

REVISIONS	
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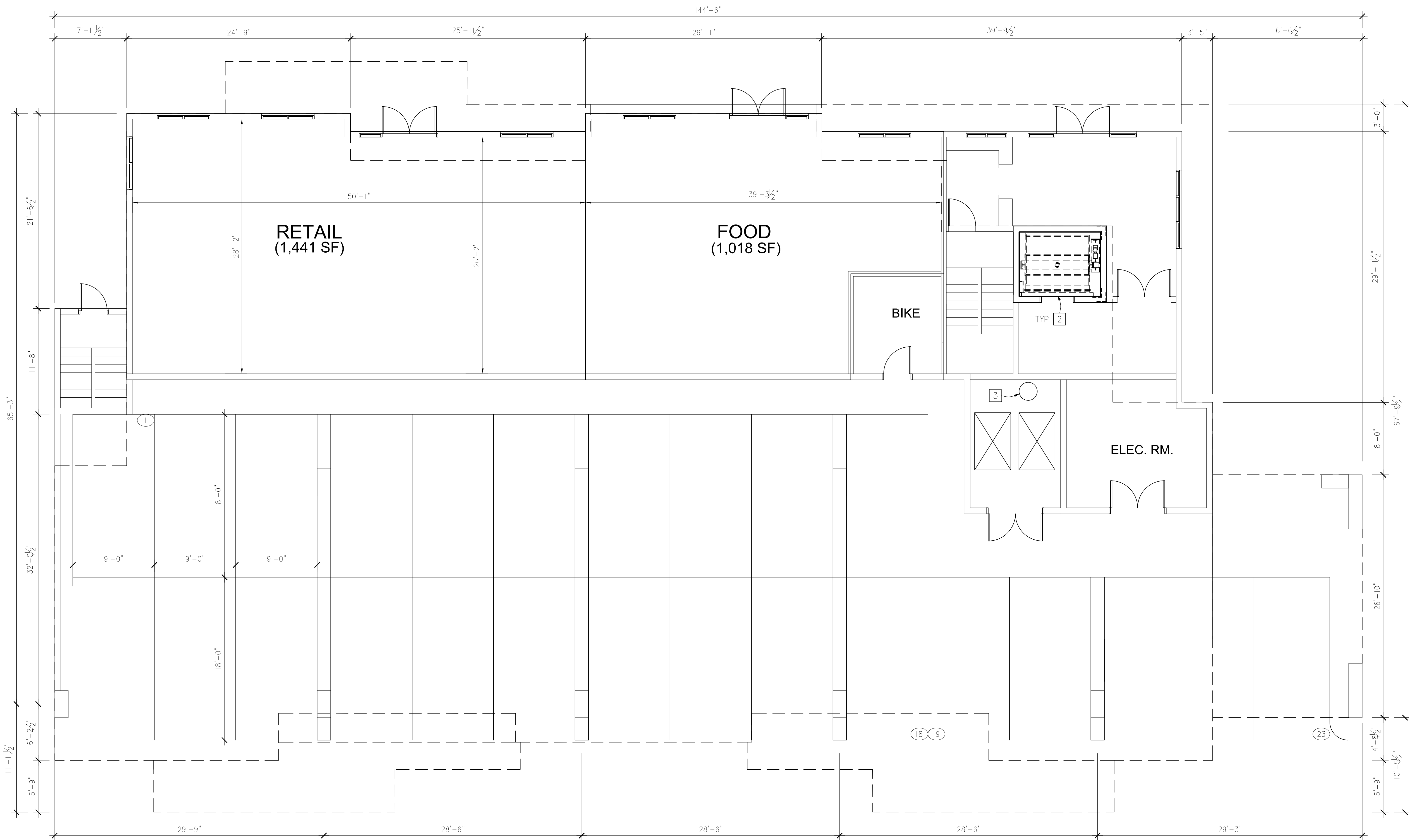
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A 1.01
OF SHEETS
S H E E T



Overall Site Plan

NORTH
SCALE: 1"=20'-0"



Reference Notes

- 1 FLOOR ELEVATION.
- 2 3500LB CAPACITY, ACCESSIBLE AND STRETCHER COMPLIANT ELEVATOR.
- 3 TRASH CHUTE ABOVE.

W&W LAND DESIGN CONSULTANTS INC.
 ARCHITECTURE, CIVIL ENGINEERING & INTERIOR
 2335 W. FOOTHILL BLVD., STE 1, UPLAND, CA 91786
 PHONE: (909) 636-7118 FAX: (909) 946-1137

PROJECT: MIXED-USE DEVELOPMENT
 ADDRESS: WEST SIDE OF GREENBRIER DR., OCEANSIDE, CA 92064
 CLIENT: MR. WILLIAM TSANG, 2115 HUNTINGTON DR., SAN MARINO, CA 91108

PROPOSED FIRST FLOOR PLAN

KEY MAP:
 SHEET TITLE:

JOB NO.	_____
DRAWN BY:	_____
SUPERVISED BY:	_____
CHECKED BY:	_____
PLAN CHECK:	_____
PERMIT SET	_____
BID SET	_____
REVISIONS	
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SHEET NO:
A 2.01
 OF SHEETS
 S H E E T

Proposed First Floor Plan

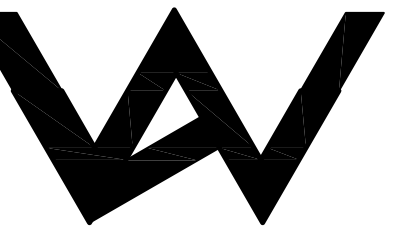
NORTH

 SCALE: 3/16" = 1'-0"

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY, AND THE PROPERTY OF W&W LAND DESIGN CONSULTANTS INC. AND PROTECTED BY THE CURRENT ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT AND OTHER APPLICABLE LAWS. THESE DRAWINGS WERE CREATED, EVALUATED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS OR PLANS SHALL BE USED OR REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF W&W LAND DESIGN CONSULTANTS INC. THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY IDENTIFIED AS SUCH.

Reference Notes

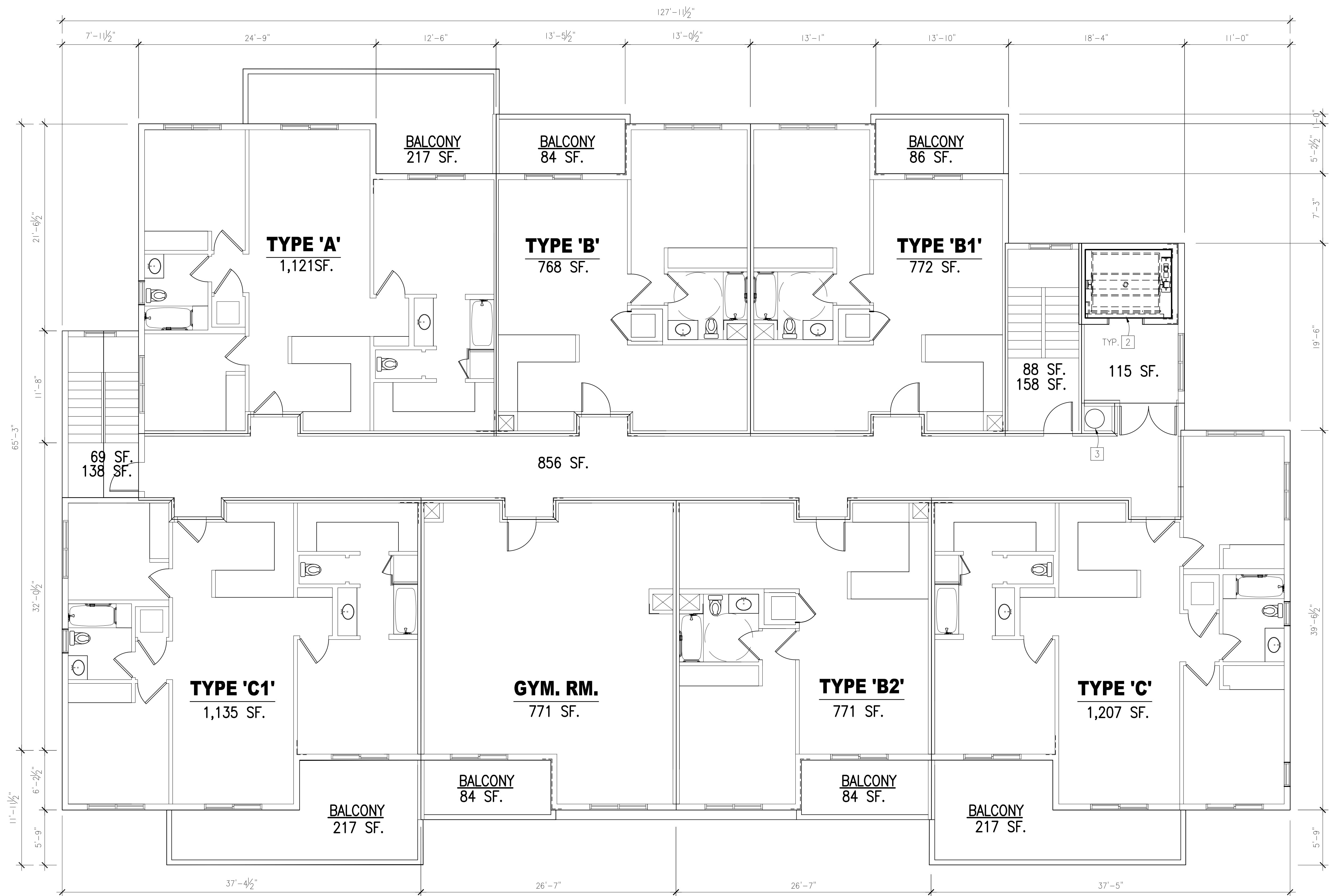
- 1 FLOOR ELEVATION.
- 2 3500LB CAPACITY, ACCESSIBLE AND STRETCHER COMPLIANT ELEVATOR.
- 3 TRASH CHUTE.



W&W LAND DESIGN CONSULTANTS INC.
ARCHITECTURE, CIVIL ENGINEERING & INTERIOR
2335 W. FOOTHILL BLVD., STE 1, UPLAND, CA 91786
PHONE: (909) 508-7118 FAX: (909) 946-1137

PROJECT: MIXED-USE DEVELOPMENT
ADDRESS: WEST SIDE OF GREENBRIER DR., OCEANSIDE, CA 92064
CLIENT: MR. WILLIAM TSANG, 2115 HUNTINGTON DR., SAN MARINO, CA 91108

PROPOSED SECOND FLOOR PLAN



SCALE: 3/16" = 1'-0"

SHEET TITLE:

KEY MAP:

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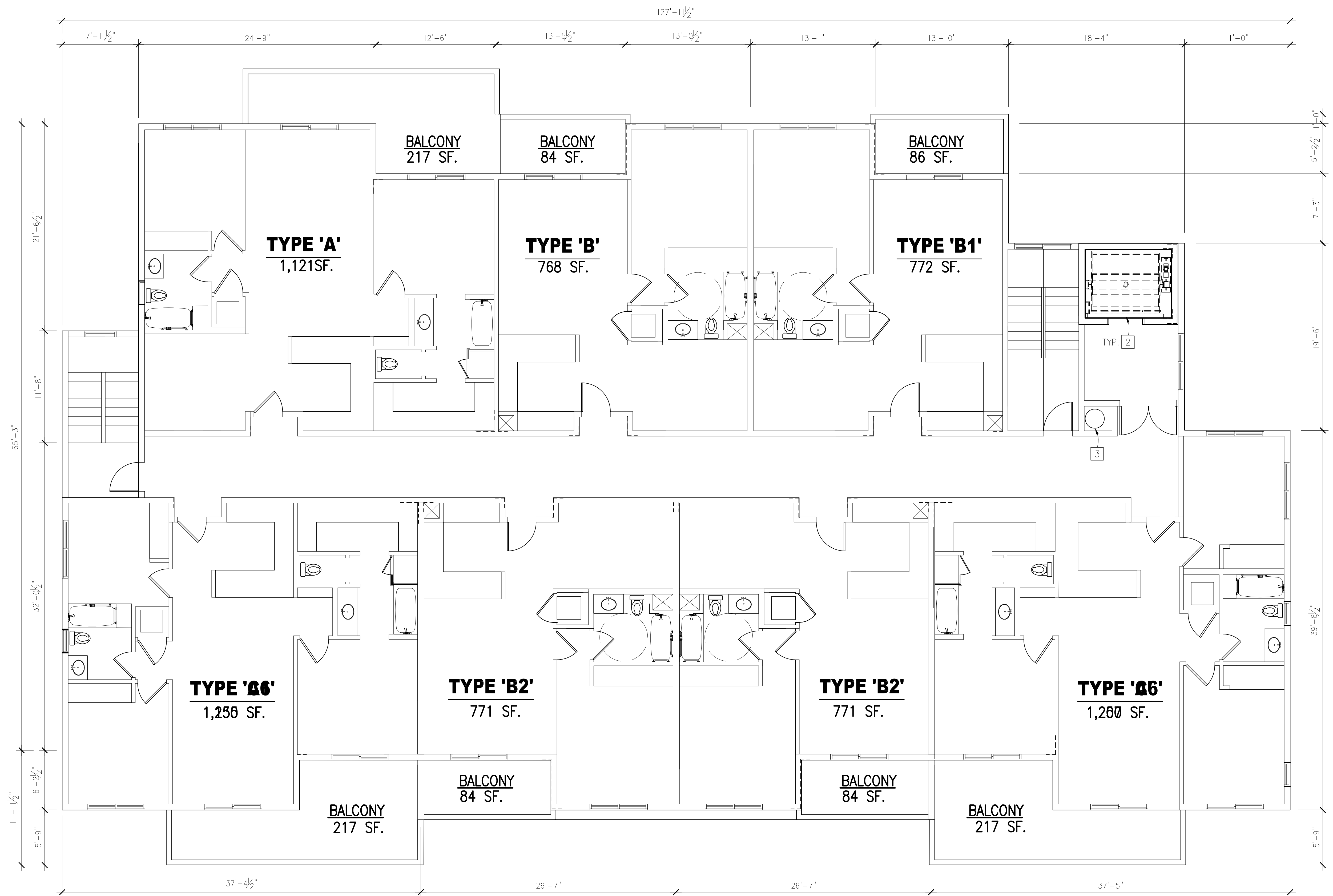
OF SHEETS

S H E E T

Proposed Second Floor Plan

Reference Notes

- 1 FLOOR ELEVATION.
- 2 3500LB CAPACITY, ACCESSIBLE AND STRETCHER COMPLIANT ELEVATOR.
- 3 TRASH CHUTE.



SCALE: 3/16" = 1'-0"

Proposed Third & Fourth Floor Plan



W&W LAND DESIGN CONSULTANTS INC.
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2335 W. FOOTHILL BLVD., STE 1, UPLAND, CA 91786
PHONE: (909) 516-7110 FAX: (909) 946-1137

PROJECT: MIXED-USE DEVELOPMENT
ADDRESS: WEST SIDE OF GREENBRIER DR., OCEANSIDE, CA 92064
CLIENT: MR. WILLIAM TSANG, 2115 HUNTINGTON DR., SAN MARINO, CA 91108

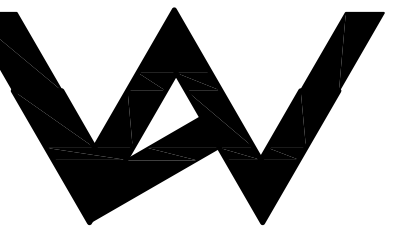
PROPOSED THIRD & FOURTH FLOOR PLAN

KEY MAP:

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2335 W. FOOTHILL BLVD., STE 1, UPLAND, CA 91786
PHONE: (909) 538-7118 FAX: (909) 946-1137

PROJECT: MIXED-USE DEVELOPMENT
ADDRESS: WEST SIDE OF GREENBRIER DR.,
OCEANSIDE, CA 92064
CLIENT: MR. WILLIAM TSANG
2115 HUNTINGTON DR.
SAN MARINO, CA 91108

PROPOSED THIRD &
FOURTH FLOOR PLAN



Reference Notes

- 1 ALUM. WINDOW W/ DUAL GLAZING, CLEAR ANODIZED FINISH.
- 2 INSULFOAM MouldING W/ STUCCO COATING & PAINT FINISH.
- 3 1" REVEAL CHANNEL BY FRY REGLET
W/ PAINT FINISH TO MATCH ADJ. WALL.
- 4 STUCCO W/PAINT FINISH
COLOR: DUNN EDWARDS DEC715 SANDAL

- 5 STUCCO W/PAINT FINISH
COLOR: DUNN EDWARDS DEC741 BONE WHITE
- 6 STUCCO W/PAINT FINISH AND/OR FOAM MouldING
COLOR: DUNN EDWARDS DE6126 STOCKHORSE
- 7 STUCCO W/PAINT FINISH
COLOR: DUNN EDWARDS DE6117 COLORADO TRAIL
- 8 STUCCO W/PAINT FINISH
COLOR: DUNN EDWARDS DEW341 SWISS COFFEE

- 9 AWNING: SUNBRELLA MARINE GRADE
6031-0000 BURGUNDY 60" FABRIC
- 10 LAMP PLUS (LARGE OUTDOOR LIGHT)
EVERSTONE 26.25" HIGH 100W BLK OUTDOOR WALL LANTERN
- 11 LAMP PLUS (SMALL OUTDOOR LIGHT)
EVERSTONE 15" HIGH BLK OUTDOOR WALL LANTERN
- 12 MILGARD VINYL WINDOW
HORIZONTAL SLIDER

- 13 MILGARD VINYL WINDOW
SINGLE HUNG
- 14 RAILING AND BALCONY EDGE
COLOR: DUNN EDWARDS DEA187 BLACK
- 15 PLANTER

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OF SHEETS

S H E E T

SHEET TITLE:

KEY MAP:

PROJECT: MIXED-USE DEVELOPMENT

ARCHITECTURE, CIVIL ENGINEERING & INTERIOR

W&W LAND DESIGN CONSULTANTS INC.



W&W LAND DESIGN CONSULTANTS INC.
ARCHITECTURE, CIVIL ENGINEERING & INTERIOR
2335 W. FOOTHILL BLVD., STE. 1, UPLAND, CA 91786
PHONE: (909) 608-7118 FAX: (909) 946-1137

PROJECT: MIXED-USE DEVELOPMENT

ADDRESS: WEST SIDE OF GREENBRIER DR.,
OCEANSIDE, CA 92054

CLIENT: MR. WILLIAM TSANG
2115 HUNTINGTON DR.,
SAN MARINO, CA 91108

PROPOSED THIRD &
FOURTH FLOOR PLAN

KEY MAP:

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