Planning Division
Development Services Department
300 North Coast Highway | Oceanside, CA 92054
(760) 435-4373 | PlanningStaff@OceansideCA.org

Staff Reviewers: Please complete the Developer's Conference comment sheet template and attach to the TRAKiT record by the end of day on the day before the meeting.

OCEANSIDE DEVELOPER'S CONFERENCE* AGENDA

Wednesday, May 8, 2024

Meeting 1: 9:30 a.m. – 10:30 a.m.

Project Description: Members of South Moro Hills 47 LLC wish to clarify requirements to complete the CUP for the construction and operation of Cannabis License number MCF-1264823. The project will consist of sixty-six (66) hoop houses. The 47acre project site is located at 1319 Sleeping Indian Rd.

Project Number: ADM24-00022

Assessor Parcel Number(s): 121-150-20-00
Contact Person: Dustin Campbell
Email: dustincampbell45@gmail.com
Zoning: A
Land Use: A
Neighborhood Area: Morro Hills

Meeting 2: 10:30 a.m. – 11:30 a.m.

Project Description: Proposal to demo existing single-family homes located on both lots (109 & 115 S. Tremont St) and construct 6-floor commercial mixed use, 20 residential unit development - 5/1 Resident/Commercial buildings for each lot utilizing Bonus Density and CHIP programs. 10,030 sqft located at 109 & 115 S. Tremont St.

Project Number: ADM24-00020

Assessor Parcel Number(s): 147-273-02-00 & 03
Contact Person: Kalen Thompson
Email: ktltproperties@gmail.com
Zoning: OP
Land Use: C-GC
Neighborhood Area: Townsite

** 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.*

ITEM 1


WILSHIRE RD
SHIRE RD
SLEEPING INDIAN RD
MORRO HEIGHTS RD
LA PALOMA LN

To be completed by City staff **Project Number**: ADM 24 - 00022

Developer's Conference (Pre-Application) **Request Form**

Development Services Department, Planning Division
300 N. Coast Hwy, Oceanside, CA 92054, (760) 435-4373

General Information

Project/Property Address: 1319 Sleeping Indian Rd Oceanside, California

Assessor's Parcel Number: 121-15-20-00 Lot Area (acres or SF): 47 Acres

Existing Use: Agriculture

Brief Description of Proposal:
South Morro Hills 47 members wish to clarify requirements to complete the CUP for the construction &

Property Owner & Applicant Information

Owner Name: Dustin Campbell

Phone Number & E-Mail Address: 760-585-5932 dustincampbell45@gmail.com

Applicant Name: Dustin Campbell, Paul Ginoski, Duane DeLarco & Thomas E Scott

Phone Number & E-Mail Address: 520-275-1880 firstamericandc@aol.com

To be completed if the Applicant is not the Property Owner:

I authorize the applicant indicated above to submit the application on my behalf: _____
Signature of Property Owner
(or attach a Letter of Authorization)

Requested Meeting Date/Time (please provide 2 options)

1st choice date: May 8 Time preference: ☑ 9:30 am ☐ 10:30 am ☑ either

2nd choice date: May 22 Time preference: ☐ 9:30 am ☐ 10:30 am ☑ either

Requested Divisions to Attend (Planning attends all meetings)

☑ Building ☑ Fire ☑ Water ☑ Engineering ☑ Transportation ☑ Solid Waste ☑ Other Senior Property

Email the following PDF documents to PlanningStaff@oceansideca.org:

- Project description letter
- Regional and vicinity maps (e.g. Google Maps aerial)
- Conceptual site plans and elevations

To be completed by City staff:

Assigned meeting date: May 8, 2024 *Time:* 9:30 am

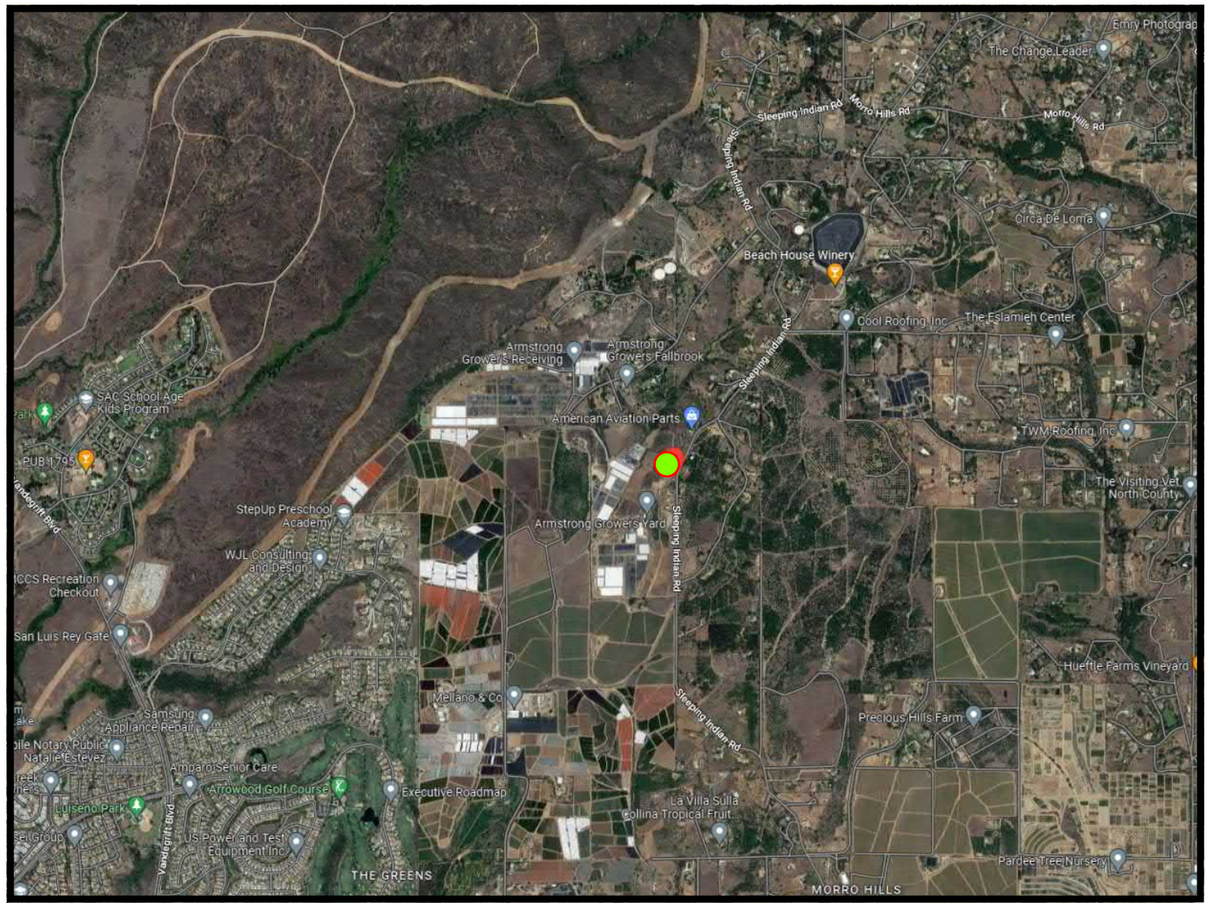
Assigned Project Planner: Dane Thompson

Regional & Vicinity Maps

1319 Sleeping Indian Road, Oceanside CA
(66) Hoop Houses proposed on 3 Acre Lot

APN: 121-150-20

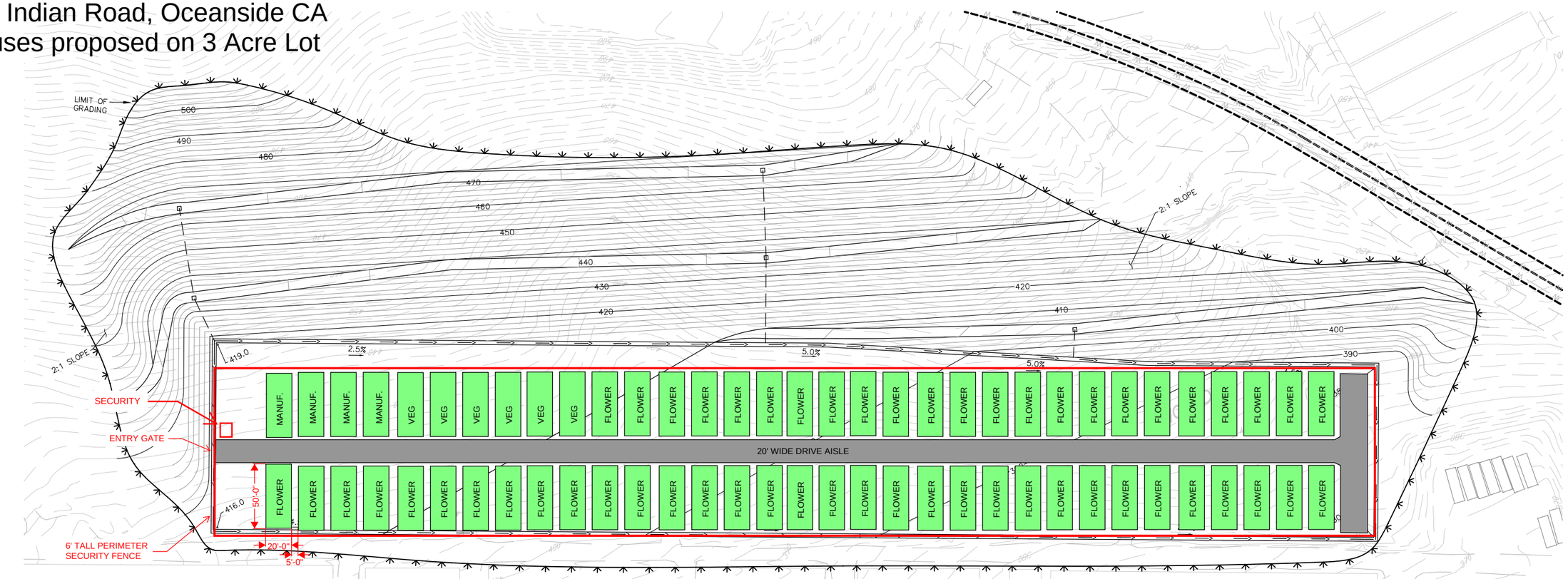
Vicinity Map



Regional Map

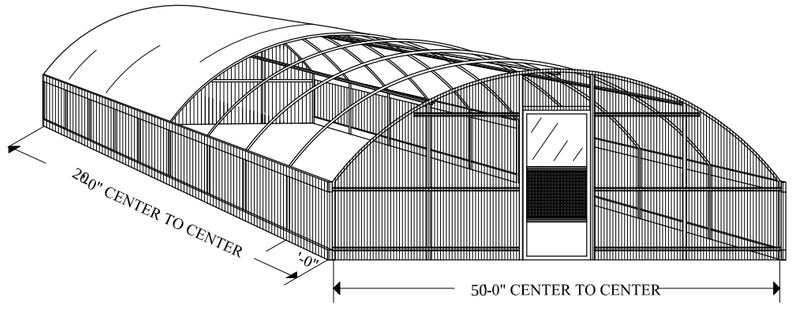
Conceptual Site Plan

1319 Sleeping Indian Road, Oceanside CA
(66) Hoop Houses proposed on 3 Acre Lot



APN: 121-150-20

PHOTOS OF APPROVED HOOP HOUSES FOR CANNABIS CULTIVATION IN LANCASTER CALIFORNIA (LA COUNTY)



40 20 0 40 80 120
GRAPHIC SCALE IN FEET

REGISTERED PROFESSIONAL ENGINEER
BRIAN MICHAEL ARDOLINO
No. 71651
Exp. 12/31/21
CIVIL
STATE OF CALIFORNIA

APPROVED CHANGES:

NO.	DESCRIPTION	APP'D	DATE

CITY BENCHMARK:
Description: 3.5" BRASS DISK STAMPED TE 223
Location: SET IN LIGHT STRUCTURE CULVERT
Record From:
Elev: 158.63' Datum: NGVD 29

WDID NO. 515163 FILE NO. N/A

SHEET	CITY OF OCEANSIDE ENGINEERING DIVISION	5 SHEETS
5		

PRECISE GRADING PLAN FOR
1319 SLEEPING INDIAN ROAD

APPROVED
CITY ENGINEER: BRIAN K. THOMAS R.C.E. 60907 Date:

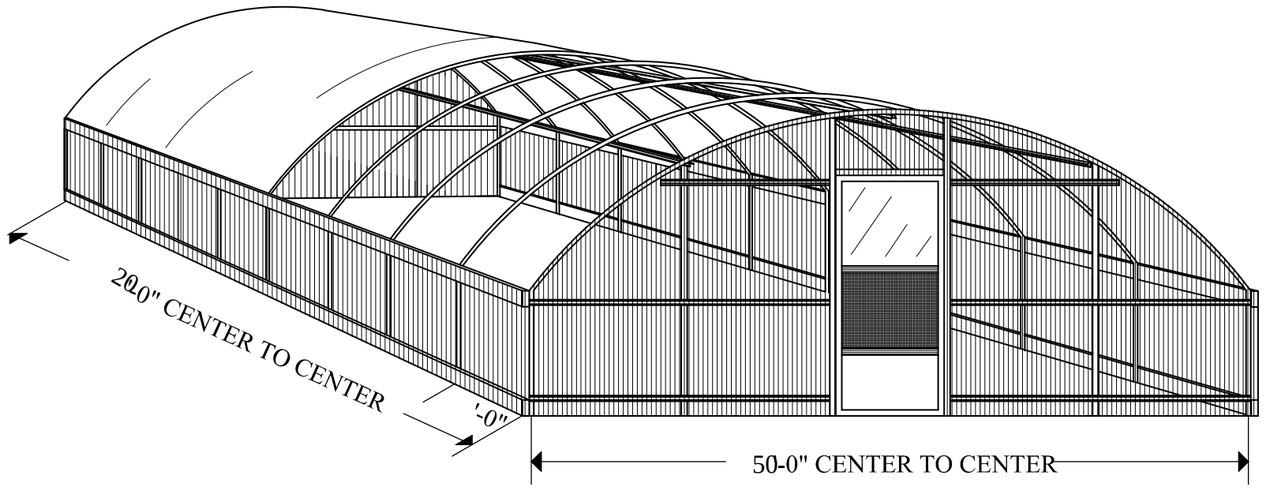
ENGINEER OF WORK
Sign:
BRIAN ARDOLINO RCE-71651 Date

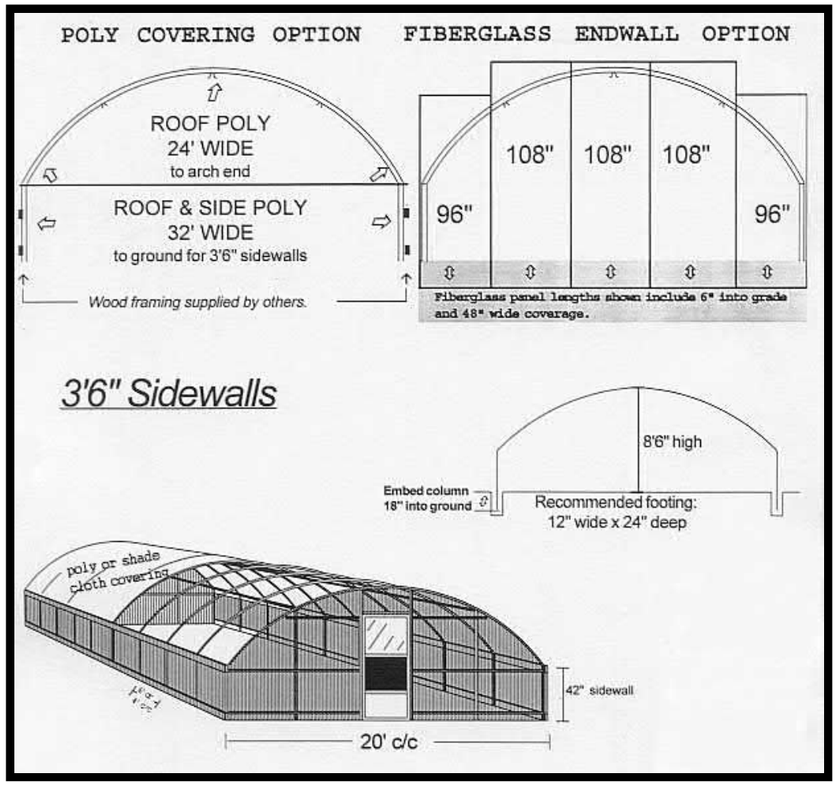
Checked By:
Approval Date:

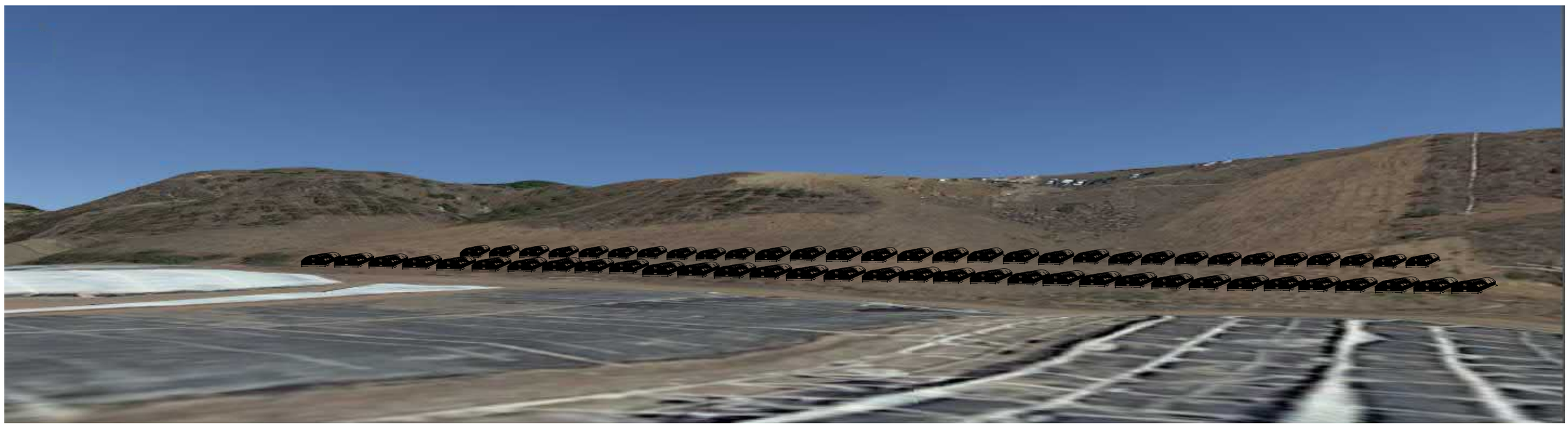
PLAN NUMBER
G19-00014

Elevations

1319 Sleeping Indian Road, Oceanside CA
(66) Hoop Houses proposed on 3 Acre Lot







APN: 121-150-20

ITEM 2

To be completed by City staff **Project Number**: ADM 24 - 00020

Developer's Conference (Pre-Application) **Request Form**

Development Services Department, Planning Division
300 N. Coast Hwy, Oceanside, CA 92054, (760) 435-4373

General Information

Project/Property Address: 109 & 115 S. Tremont st.

Assessor's Parcel Number: 147-273-02-00/147-273-03-00 Lot Area (acres or SF): 10,030sqft (5015sqft each)

Existing Use: 3 single family home (1 on 109, 2 on 115)

Brief Description of Proposal:

Commerical Mixed use Developement - 6 floors - 5/1 Resident/Commerical buildings for each lot utlizing Bonus Density and CHIP programs

Property Owner & Applicant Information

Owner Name: Kalen Thompson

Phone Number & E-Mail Address: 619-889-4414 ktltproperties@gmail.com

Applicant Name: Same as above

Phone Number & E-Mail Address: _____ _____

To be completed if the Applicant is not the Property Owner:

I authorize the applicant indicated above to submit the application on my behalf: _____
Signature of Property Owner
(or attach a Letter of Authorization)

Requested Meeting Date/Time (please provide 2 options)

1st choice date: May 8th Time preference: ☐ 9:30 am ☑ 10:30 am ☐ either

2nd choice date: May 6th Time preference: ☐ 9:30 am ☑ 10:30 am ☐ either

Requested Divisions to Attend (Planning attends all meetings)

☑ Building ☑ Fire ☑ Water ☑ Engineering ☑ Transportation ☑ Solid Waste ☐ Other _____

Email the following PDF documents to PlanningStaff@oceansideca.org:

- Project description letter
- Regional and vicinity maps (e.g. Google Maps aerial)
- Conceptual site plans and elevations

To be completed by City staff:

Assigned meeting date: May 8, 2024 *Time:* 10:30 am

Assigned Project Planner: Nathalie Vazquez

APRIL 25, 2024

Development Proposal: Tremont Condominums

Project Overview: Our proposal for the development of 2 mixed-use buildings that embody excellence in urban design, fosters community vibrancy, and addresses the diverse housing needs of our city and state. Our project aims to integrate high-end luxury residential units, commercial office spaces, and inclusive housing options, while promoting architectural innovation and creating a destination that attracts residents and tourists alike. Through utilizing CHID (Coast Highway Incentive District), Low income housing, and Moderate income house programs the project aims to create a vibrant, inclusive space that caters to diverse income levels while promoting sustainable transportation options.

Project Details:

1. **Location:** 109 S. Tremont St, 92054 and 115 S. Tremont St, 92054 APN:147-273-02-00 and 174-273-03-00
2. **Building Description:**
    - The building will consist of 20 high-end luxury residential units.
    - The ground floor will feature office and commercial spaces, fostering a dynamic street-level environment.
    - Incorporation of 20% low-income and 20% moderate-income housing units to promote socio-economic diversity.
3. **Parking and Transportation:**
    - Maximized parking spaces to accommodate residents, visitors, and commercial tenants.
    - Easy access to nearby transportation hubs, including bus stops, subway stations, and train terminals.
    - Integration of alternative transportation modes such as storage and e-bike charging stations, and pedestrian-friendly pathways.
4. **Design and Community Integration:**
    - Emphasis on high-quality urban and architectural design to enhance the aesthetic appeal of the neighborhood.
    - Creation of vibrant community spaces within and around the building to foster social interaction and engagement.
    - Promotion of the area as a tourist destination through unique architectural features and amenities.

Project Goals:

1. **Inclusivity:** Provide housing options for individuals across various income levels, fostering a diverse and inclusive community.
2. **Accessibility:** Ensure easy access to transportation options and promote sustainable modes of travel to reduce environmental impact.
3. **Community Engagement:** Facilitate the creation of vibrant community spaces that encourage social interaction and cultural exchange.
4. **Economic Development:** Stimulate economic growth through the integration of commercial spaces, attracting businesses and creating job opportunities.

Assumptions for for Unit Density and Parking

Residential Units		Unit Calc	Total Units
Base Units (63 units/sq acre)		7.25	8
20%	Low Income Affordable Units	1.6	2
50%	Bonus Density Multipier	4	4
20%	Moderate Income Affordable Units	1.6	2
50%	Bonus Density Multipier	4	4
Total Units /Building			**20**

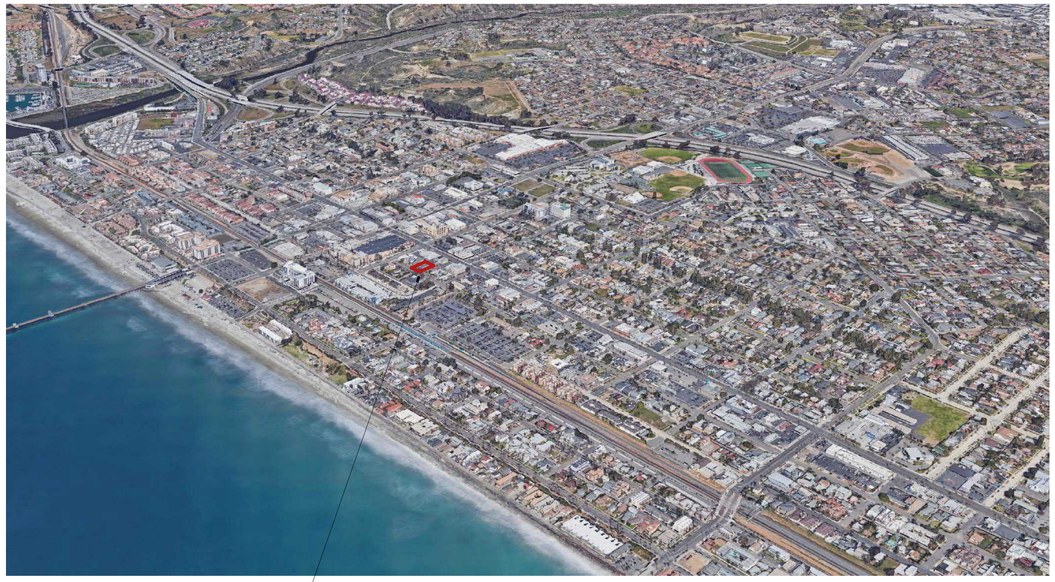
Parking	
0.5 spaces per unit	10
Additional Public Spaces (CHID)	2
Total Parking/Building	**12**
**street parking not included*	

The luxury residential/commercial mix-use building project aims to set a new standard for urban development, prioritizing design excellence, community engagement, and accessibility. Through careful planning and execution, we envision creating a vibrant, inclusive space that enhances the quality of life for residents and visitors alike while contributing to the economic vitality of the neighborhood.

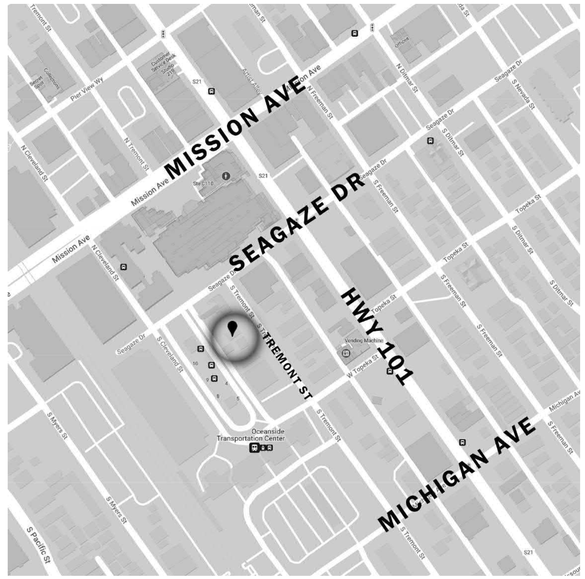
We look forward to collaborating with stakeholders and community members to bring this vision to life.

TREMONT ST
CONDOMINIUMS

REGIONAL MAP



VICINITY MAP



PROJECT TEAM

OWNER
KALEN THOMPSON
1419 ARBOR CT
ENCINITAS, CA 92024
(619) 889-4414
kalenthompson@gmail.com

ARCHITECT
MARCELA & LOGAN, ARCHITECTS INC
1106 SECOND ST #561
ENCINITAS, CA 92024
(619) 807-0640
LOGAN ANDERSON, AIA
logan@marcelalogan.com

NOTES

STORMWATER

CONCRETE WASHOUT
- (SW1) CONTRACTOR SHALL ESTABLISH AND USE AN ADEQUATELY SIZED CONCRETE WASHOUT AREA TO CONTAIN WASHOUT WASTES ON SITE. IT IS ILLEGAL TO WASH CONCRETE, SLURRY, MORTAR, STUCCO, PLASTER AND THE LIKE INTO THE STORM WATER CONVEYANCE SYSTEM OR ANY RECEIVING WATER. CONTRACTOR SHALL POST A SIGN DESIGNATING THE WASHOUT LOCATION.

CONSTRUCTION SITE ACCESS
- (SW2) A STABILIZED CONSTRUCTION SITE ACCESS SHALL BE PROVIDED FOR VEHICLES EGRESS AND INGRESS TO PREVENT TRACKING DIRT OFF SITE. THIS SHALL INCLUDE USING MATERIAL SUCH AS GRAVEL AND/OR CORRUGATED STEEL PANELS/PLATES.

CONSTRUCTION VEHICLES
- (SW3) A SPECIFIC AREA AWAY FROM GUTTERS AND STORM DRAIN SHALL BE DESIGNATED FOR CONSTRUCTION VEHICLES PARKING, VEHICLE REFUELING, AND ROUTINE EQUIPMENT MAINTENANCE. ALL MAJOR REPAIRS SHALL BE MADE OFF-SITE.

EROSION CONTROL
- (SW4) EROSION CONTROL MUST BE PROVIDED FOR ALL EROSIVE SURFACES. SLOPED SURFACES ESPECIALLY SHALL BE PROTECTED AGAINST EROSION BY INSTALLING EROSION RESISTANT SURFACES SUCH AS EROSION CONTROL MATS, ADEQUATE GROUND COVER VEGETATION, AND BONDED FIBER MATRIX.
- (SW5) NO EXCAVATION AND GRADING ACTIVITIES ARE ALLOWED DURING WET WEATHER.
- (SW6) DIVERSION DIKES SHALL BE CONSTRUCTED TO CHANNEL RUNOFF AROUND THE CONSTRUCTION SITE. CONTRACTOR SHALL PROTECT CHANNELS AGAINST EROSION USING PERMANENT AND TEMPORARY EROSION CONTROL MEASURES.
- (SW7) REMOVE EXISTING VEGETATION ONLY WHEN ABSOLUTELY NECESSARY. LARGE PROJECTS SHALL BE CONDUCTED IN PHASES TO AVOID UNNECESSARY REMOVAL OF THE NATURAL GROUND COVER. DO NOT REMOVE TREES OR SHRUBS UNNECESSARILY; THEY HELP DECREASE EROSION.
- (SW8) PLANT PERMANENT VEGETATION AS SOON AS POSSIBLE, ONCE EXCAVATION AND GRADING ACTIVITIES ARE COMPLETE.
- (SW9) WATER USAGE FOR DUST CONTROL SHALL BE MINIMIZED.

ON-SITE CONSTRUCTION MATERIAL STORAGE
- (SW10) STORED MATERIALS SHALL BE CONTAINED IN A SECURE PLACE TO PREVENT SEEPAGE AND SPILLAGE. CONTRACTOR SHALL STORE THESE PRODUCTS WHERE THEY WILL STAY DRY OUT OF THE RAIN. CONTRACTOR SHALL PROVIDE SECONDARY CONTAINMENT FOR ALL STORED ON-SITE.
- (SW11) ELIMINATE OR REDUCE POLLUTION OF STORMWATER FROM STOCKPILES KEPT ON-SITE. STOCKPILES MAY INCLUDE SOIL, PARING MATERIALS, ASPHALT CONCRETE, AGGREGATE BASE, ETC. STOCKPILES SHALL BE LOCATED AWAY FROM CONCENTRATED STORMWATER FLOWS AND STORM DRAIN INLETS. STOCKPILES SHALL BE COVERED OR PROTECTED WITH SOIL STABILIZATION MEASURES AND PROVIDED WITH A TEMPORARY SEDIMENT BARRIER AROUND THE PERIMETER AT ALL TIMES.

TRAINING
- (SW12) CONTRACTORS' EMPLOYEES WHO PERFORM CONSTRUCTION IN THE CITY OF OCEANSIDE SHALL BE TRAINED TO BE FAMILIAR WITH THE CITY OF OCEANSIDE STORMWATER POLLUTION CONTROL REQUIREMENTS. THESE BMP NOTES SHALL BE AVAILABLE TO EVERYONE WORKING ON SITE. THE PROPERTY OWNER(S) AND THE PRIME CONTRACTOR MUST INFORM SUB-CONTRACTORS ABOUT STORMWATER REQUIREMENTS AND THEIR OWN RESPONSIBILITIES.

WASTE MANAGEMENT
- (SW13) CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY DISPOSING OF ALL WASTE AND UNUSED CONSTRUCTION MATERIALS. DUMPING OF UNUSED OR WASTE PRODUCTS ON THE GROUND, WHERE WATER CAN CARRY THEM INTO THE CONVEYANCE SYSTEM IS STRICTLY PROHIBITED.
- (SW14) NO SEEPAGE FROM DUMPSTERS SHALL BE DISCHARGE INTO STORMWATER. BERMS/DIKES SHALL BE PLACED AROUND DUMPSTERS TO DIVERT THE NATURAL STORM RUNOFF. DUMPSTERS SHALL BE CHECKED FREQUENTLY FOR LEAKS. DUMPSTER LIDS SHALL REMAIN CLOSED AT ALL TIMES. DUMPSTERS WITHOUT LIDS SHALL BE PLACED WITHIN STRUCTURES WITH IMPERVIOUS ROOFING OR COVERED WITH TARPS IN ORDER TO AVOID RAIN CONTACT WITH ANY TRASH MATERIAL.
- (SW15) MANY CONSTRUCTION MATERIALS, INCLUDING SOLVENTS, WATER-BASED PAINTS, VEHICLE FLUIDS, BROKEN ASPHALT AND CONCRETE, WOOD, AND CLEARED VEGETATION CAN BE RECYCLED. NON-RECYCLABLE MATERIALS MUST BE TAKEN TO AN APPROPRIATE LANDFILL OR DISPOSED OF AS HAZARDOUS WASTE. FOR INFORMATION ON DISPOSAL OF HAZARDOUS MATERIAL, CALL THE "HAZARDOUS WASTE HOTLINE" TOLL FREE AT (800) 714-1195. FOR INFORMATION ON LANDFILLS AND TO ORDER DUMPSTERS CALL "EDCO" AT (760) 436-4151.
- (SW16) POLLUTANTS SHALL BE KEPT OFF EXPOSED SURFACES. PLACE TRASH CANS AND RECYCLING RECEPTACLES AROUND THE SITE.
- (SW17) PORTABLE TOILETS MUST BE IN GOOD WORKING ORDER AND CHECKED FREQUENTLY FOR LEAKS. CONTRACTOR SHALL PROVIDE SECONDARY CONTAINMENT AND LOCATE PORTABLE TOILETS AWAY FROM STORM DRAIN INLETS ON PERVIOUS SURFACES.
- (SW18) ALL CONSTRUCTION DEBRIS SHALL BE KEPT AWAY FROM THE STREET, GUTTER, AND STORM DRAIN. CONTRACTOR MUST ROUTINELY CHECK AND CLEAN UP MATERIAL THAT MAY HAVE TRAVELED AWAY FROM CONSTRUCTION SITE.

GREEN BUILDING STANDARDS

CGC1 THE SITE SHALL BE PLANNED AND DEVELOPED TO KEEP SURFACE WATER AWAY FROM BUILDINGS. PLANS SHALL BE PROVIDED AND APPROVED BY THE CITY ENGINEER THAT SHOW SITE GRADING AND PROVIDE FOR STORM WATER RETENTION AND DRAINAGE DURING CONSTRUCTION. BMPS THAT ARE CURRENTLY ENFORCED BY THE CITY ENGINEER MUST BE IMPLEMENTED PRIOR TO INITIAL INSPECTION BY THE BUILDING DEPARTMENT. CGC 4.106.3.

CGC2 A MIN OF 65% OF CONSTRUCTION WASTE IS TO BE RECYCLED. CGC 4.408.1.

CGC3 THE BUILDER IS TO PROVIDE AN OPERATION MANUAL (CONTAINING INFORMATION FOR MAINTAINING APPLIANCES, ETC.) FOR THE OWNER AT TIME OF FINAL INSPECTION. CGC 4.410.1.

CGC4 DURING CONSTRUCTION, ENDS OF DUCT OPENINGS ARE TO BE SEALED, AND MECHANICAL EQUIPMENT IS TO BE COVERED. CGC 4.504.1.

CGC5 VOCS MUST COMPLY WITH THE LIMITATIONS LISTED IN SEC 4.504.3 AND TABLES 4.504.1, 4.504.2, 4.504.3, AND 4.504.5 FOR: ADHESIVES, PAINTS AND COATINGS, CARPET AND COMPOSITION WOOD PRODUCTS. CGC 4.504.2.

CGC6 IF PROVIDED, WHOLE HOUSE EXHAUST FANS SHALL HAVE INSULATED COVERS OR LOUVERS WHICH CLOSE WHEN THE FAN IS OFF. THE COVERS OR LOUVERS SHALL HAVE MIN R4.2 INSULATION. CGC 5.507.1.

CGC7 BATHROOM FANS SHALL BE ENERGY STAR RATED, VENTED DIRECTLY TO THE OUTSIDE AND CONTROLLED BY A HUMIDSTAT. CGC 4.506.1.

CGC8 HEATING AND AC SHALL BE SIZED AND SELECTED BY ACCA MANUAL J OR ASHRAE HANDBOOK OR EQUIVALENT. THE DUCT SIZING SHALL BE SIZED IN ACCORDANCE WITH ONE OF THE ACCA METHODS LISTED IN CGC SECTION 4.507.2.

CGC9 PRIOR TO FINAL APPROVAL OF THE BUILDING THE LICENSED CONTRACTOR, ARCHITECT OR ENGINEER IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST COMPLETE AND SIGN THE GREEN BUILDING STANDARDS CERTIFICATION FORM AND GIVE TO THE BUILDING DEPARTMENT OFFICIAL TO BE FILED WITH THE APPROVED PLANS.

CGC10 LANDSCAPE IRRIGATION WATER USE SHALL HAVE WEATHER BASED CONTROLLERS. CGC 4.304.1.

CGC11 WHEN A SHOWER IS PROVIDED WITH MULTIPLE SHOWER HEADS, THE SUM OF FLOW TO ALL THE HEADS SHALL NOT EXCEED THE 20% REDUCED LIMIT, OR THE SHOWER SHALL BE DESIGNED SO THAT ONLY ONE HEAD IS ON AT A TIME. CGC 4.303.2.

CGC12 THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN TO THE JURISDICTION AGENCY THAT REGULATES WASTE MANAGEMENT, PER CGC 4.408.2.

CGC13 THE MOISTURE CONTENT OF WOOD SHALL NOT EXCEED 19% BEFORE IT IS ENCLOSED IN CONSTRUCTION. THE MOISTURE CONTENT NEEDS TO BE CERTIFIED BY ONE OF 3 METHODS SPECIFIED IN SECTION 4.505.3. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHOULD NOT BE USED IN CONSTRUCTION. THE MOISTURE CONTENT MUST BE DETERMINED BY THE CONTRACTOR BY ONE OF THE METHODS LISTED IN CGC 4.505.3.

CGC14 STORM WATER DRAINAGE/RETENTION DURING CONSTRUCTION: PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION BY ONE OF THE FOLLOWING: A. RETENTION BASINS; B. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER APPROVED METHOD. CGC 4.106.2.

CGC15 GRADING AND PAVING: SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS (SWALES, WATER COLLECTION, FRENCH DRAINS, ETC). CGC 4.106.3. EXCEPTION: ADDITIONS NOT ALTERING THE DRAINAGE PATH.

CGC16 ELECTRIC VEHICLE CHARGING. NOTE ON THE PLANS THAT ELECTRICAL VEHICLE SUPPLY EQUIPMENT (EVSE) IS REQUIRED IN NEW ONE AND TWO FAMILY DWELLINGS AND TOWNHOMES WITH ATTACHED GARAGES. SHOW ON THE PLANS THE LOCATION OF THE ELECTRICAL VEHICLE SUPPLY EQUIPMENT. THE EVSE MUST CONSIST OF MINIMUM 1" CONDUIT EXTENDING FROM THE MAIN PANEL TO A JUNCTION BOX WHERE THE EVSE RECEPTACLE WILL BE PROVIDED. THE MAIN SERVICE PANEL MUST BE SIZED TO ACCOMMODATE 208/240 VOLT, 40 AMP DEDICATED BRANCH CIRCUIT. CGC 4.106.4.

CGC17 NOTE ON THE PLANS THAT THE GAS FIREPLACE(S) SHALL BE A DIRECT-VENT SEALED COMBUSTION TYPE. WOODSTOVE OR PELLET STOVES MUST BE US EPA PHASE II RATED APPLIANCES. CGC 4.503.1.

CGC18 SHOW COMPLIANCE WITH THE FOLLOWING TABLE FOR NEW/REPLACED FIXTURES, PER CGC 4.303.1.

FIXTURE FLOW RATES FOR INDOOR WATER USE

FIXTURE TYPE	MAX FLOW RATE @ ≥ 20% REDUCTION
SHOWERHEADS	1.8 GPM @ 80psi
LAVATORY FAUCETS, RESIDENTIAL	1.5 GPM @ 60psi (2)
KITCHEN FAUCETS	1.8 GPM @ 60psi
GRAVITY TANK-TYPE WATER CLOSETS	1.28 G/FLUSH (1)
FLUSHOMETER TANK WATER CLOSETS	1.28 G/FLUSH (1)
FLUSHOMETER VALVE WATER CLOSETS	1.28 G/FLUSH (1)
ELECTROMECHANICAL HYDRAULIC WATER CLOSETS	1.28 G/FLUSH (1)

(1) INCLUDES SINGLE AND DUAL FLUSH WATER CLOSETS WITH AN EFFECTIVE FLUSH OF 1.28 GALLONS OR LESS. SINGLE FLUSH TOILETS - THE EFFECTIVE FLUSH VOLUME SHALL NOT EXCEED 1.28 GALLONS. THE EFFECTIVE FLUSH VOLUME IS THE AVERAGE FLUSH VOLUME WHEN TESTED IN ACCORDANCE WITH ASME A112.19.233.2. DUAL FLUSH TOILETS - THE EFFECTIVE FLUSH VOLUME SHALL NOT EXCEED 1.28 GALLONS. THE EFFECTIVE FLUSH VOLUME IS DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH. FLUSH VOLUMES WILL BE TESTED IN ACCORDANCE WITH ASME A112.19.2 AND ASME A112.19.14.

(2) LAVATORY FAUCETS SHALL NOT HAVE A FLOW RATE LESS THAN 0.8 GPM @ 20psi.

PROJECT DATA

PROJECT ADDRESS	=	109 & 115 TREMONT ST OCEANSIDE, CA 92054
PROJECT DESCRIPTION	=	TWO 20-UNIT MIXED USED STRUCTURES UTILIZING THE COAST HIGHWAY INCENTIVE PLAN (CHIP) AND STATE DENISTY BONUS LAW
APN	=	147-273-02-00 & 147-273-03-00
OCCUPANCY	=	R-2 / S-2
CONSTRUCTION TYPE	=	VA (R-2) & IA (S-2)
ZONE	=	OP (OFFICE PROFESSIONAL)
MAX LOT COVERAGE	=	60%
FYSB	=	15'
RYSB	=	0'
SYSB	=	0'
LOT AREA		
109 TREMONT	=	5,000sf
115 TREMONT	=	5,000sf
GRADING	=	SEE GRADING PLAN
PARKING	=	6 GARAGE (TANDEM) SPACES 4 STANDARD SPACES 1 SMALL CAR SPACE 1 VAN ACCESSIBLE SPACE **12 TOTAL SPACES**
FIRE SPRINKLERS	=	NFPA-13

DENSITY BONUS CALCULATION	UNIT CALC	TOTAL UNITS
BASE UNITS (63 UNITS/SQAC)	7.25	8
20% LOW INCOME	1.6	2
50% DENSITY BONUS MULTIPLIER	4	4
20% MODERATE INCOME	1.6	2
50% DENSITY BONUS MULTIPLIER	4	4
TOTAL UNITS PER BUILDING		**20**

GOVERNING CODES

PART 2:	2022 CA BUILDING CODE
PART 2.5:	2022 CA RESIDENTIAL CODE
PART 3:	2022 CA ELECTRICAL CODE
PART 4:	2022 CA MECHANICAL CODE
PART 5:	2022 CA PLUMBING CODE
PART 6:	2022 CA ENERGY CODE
PART 9:	2022 CA FIRE CODE
PART 11:	2022 CA GREEN BLDG STNDS CODE

SHEET INDEX

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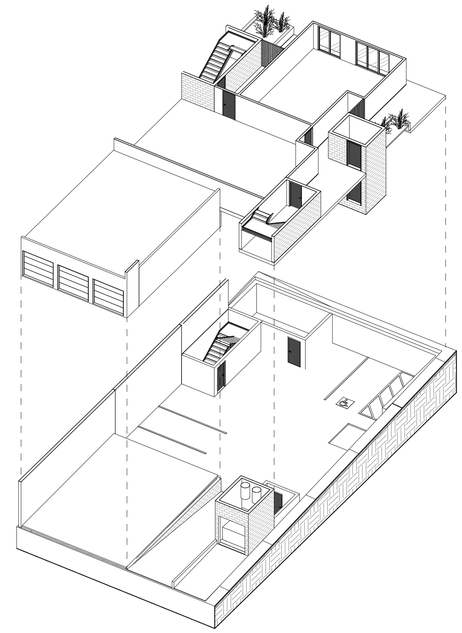
MARCELA & LOGAN ARCHITECTS

DWG# A000

TITLE SHEET

TREMONT ST
CONDOMINIUMS

1 **LEVEL 0 SITE PLAN**
SCALE: 1" = 10'-0"



2 **ISO PARKING GARAGE**
SCALE:

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DWG# **A001**

SITE PLAN - LEVEL 0

1 **LEVEL 1 SITE PLAN**
SCALE: 1" = 10'-0"

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DWG# **A002**

SITE PLAN - LEVEL 1

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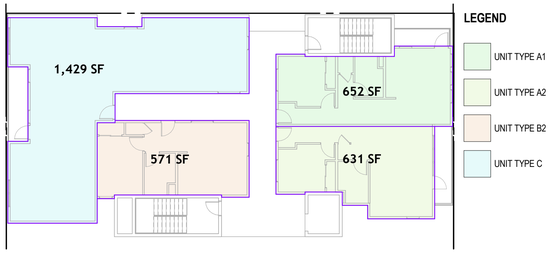
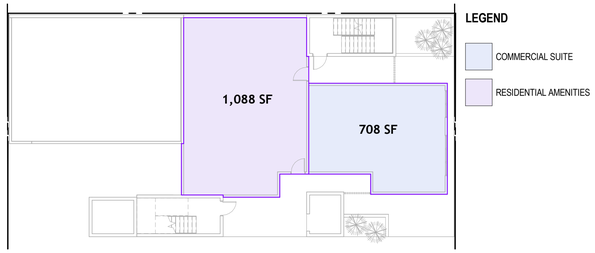
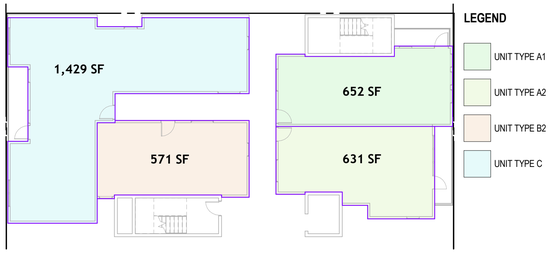
0 **LVL 0 PROJECT AREAS**
SCALE: 1/16" = 1'-0"



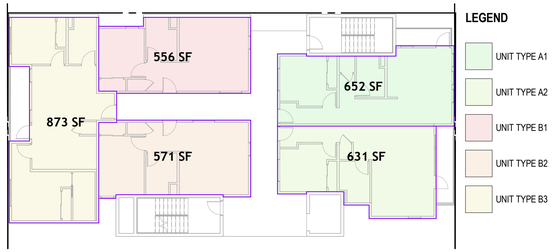
4 **LVL 4 PROJECT AREAS**
SCALE: 1/16" = 1'-0"



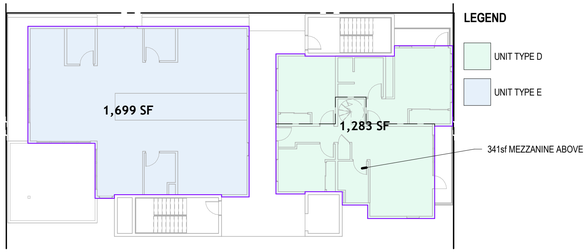
1 **LVL 1 PROJECT AREAS**
SCALE: 1/16" = 1'-0"



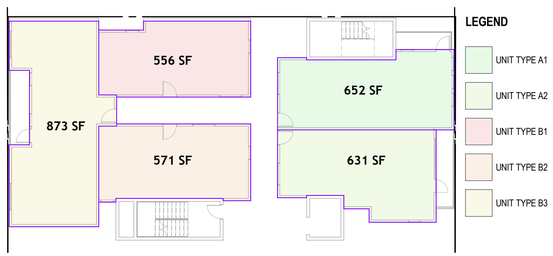
5 **LVL 5 PROJECT AREAS**
SCALE: 1/16" = 1'-0"



2 **LVL 2 PROJECT AREAS**
SCALE: 1/16" = 1'-0"



6 **LVL 6 PROJECT AREAS**
SCALE: 1/16" = 1'-0"



3 **LVL 3 PROJECT AREAS**
SCALE: 1/16" = 1'-0"

PROJECT AREAS SCHEDULE

NAME	QTY	BEDROOM QTY	UNIT AREA	REMARKS
UNIT TYPE A1	4	1	652 SF	
UNIT TYPE A2	4	1	631 SF	
UNIT TYPE B1	2	1	556 SF	
UNIT TYPE B2	4	1	571 SF	
UNIT TYPE B3	2	2	873 SF	
UNIT TYPE C	2	3	1,429 SF	
UNIT TYPE D	1	3	1,283 SF	PLUS 341SF MEZZANINE
UNIT TYPE E	1	3	1,699 SF	
	20			

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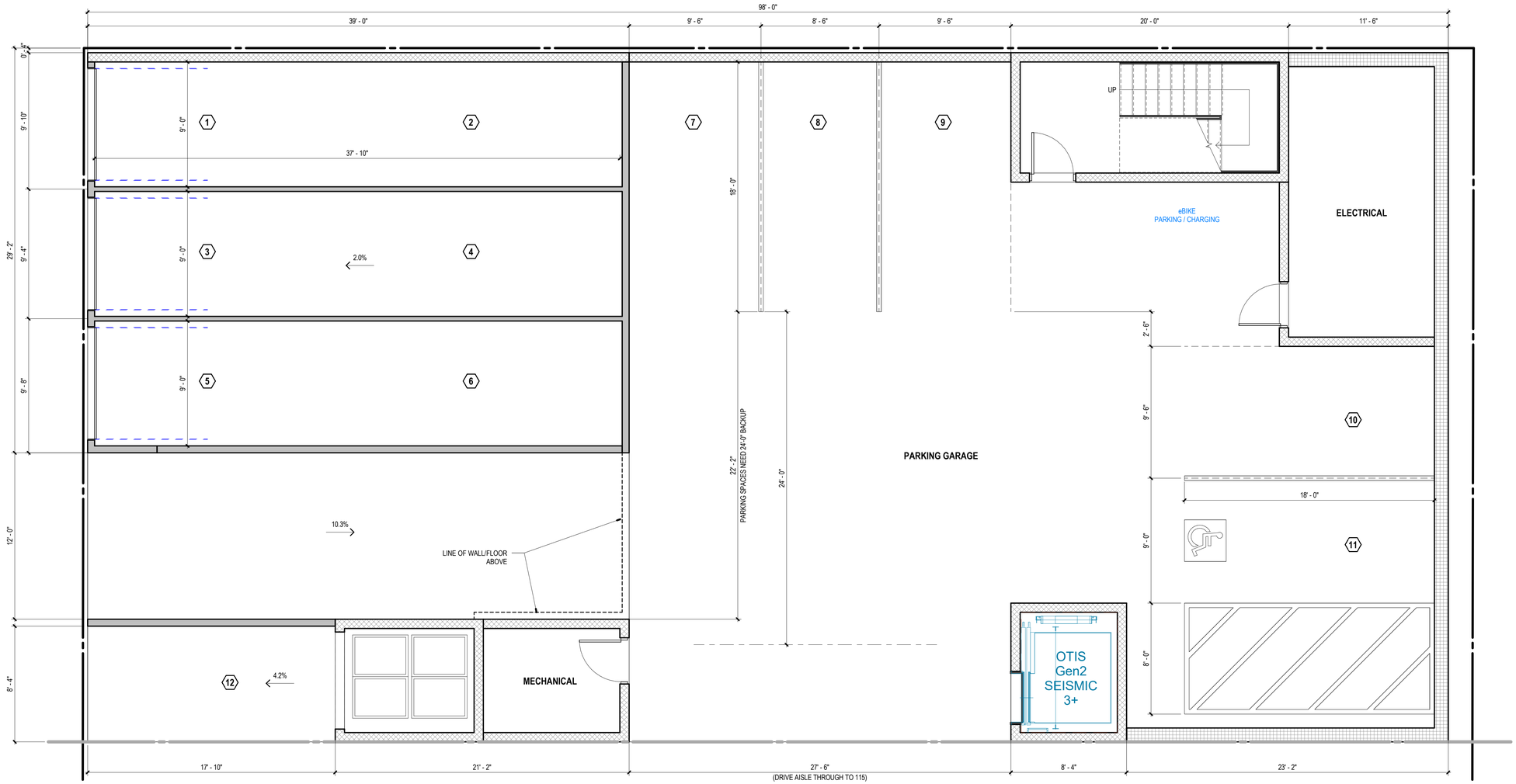
A003
PROJECT AREAS DIAGRAMS



1 **LEVEL 0 FLOOR PLAN**

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

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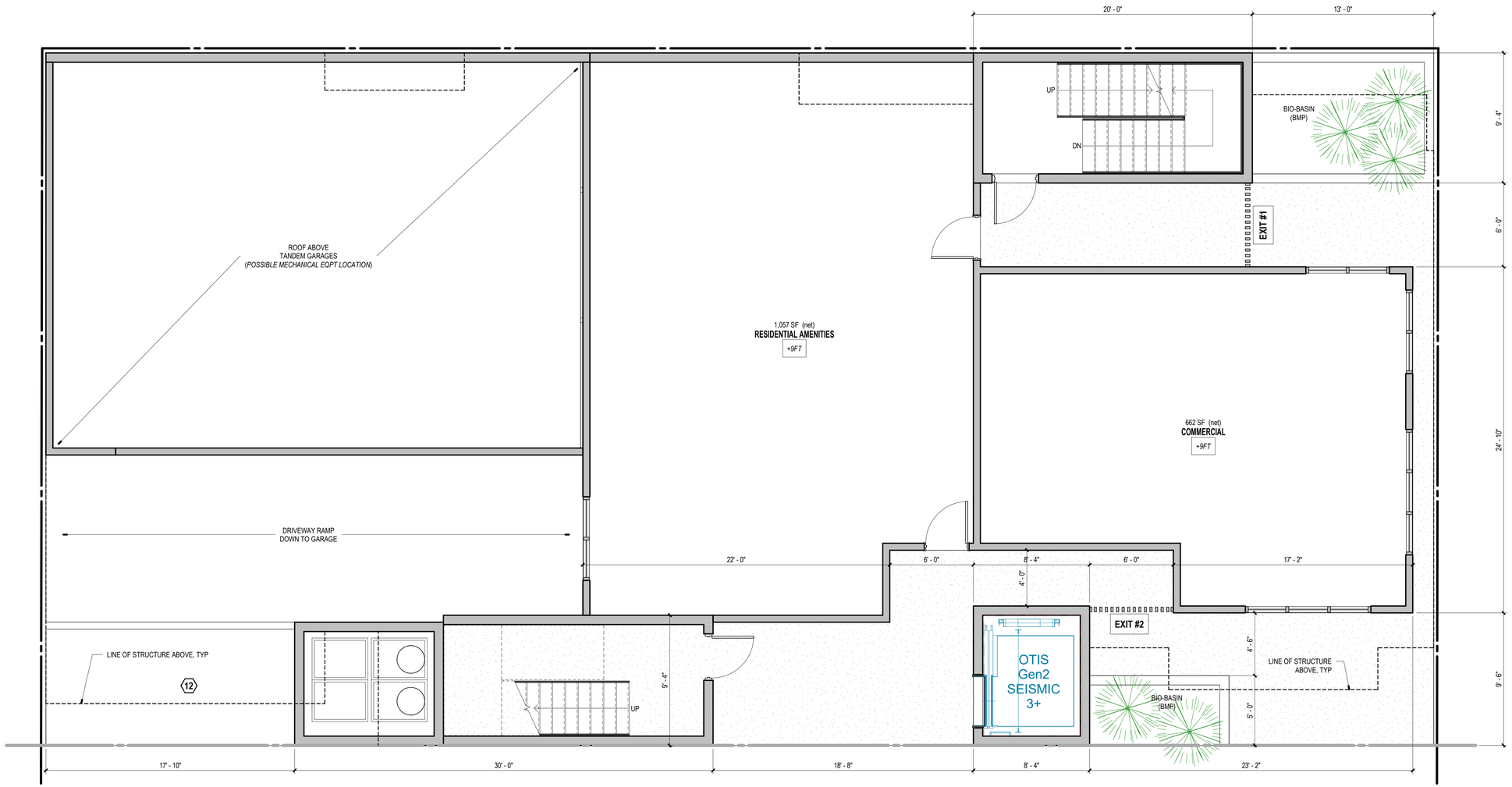
DWG#

A100

LEVEL 0 FLOOR PLAN



1 **LEVEL 1 FLOOR PLAN**

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

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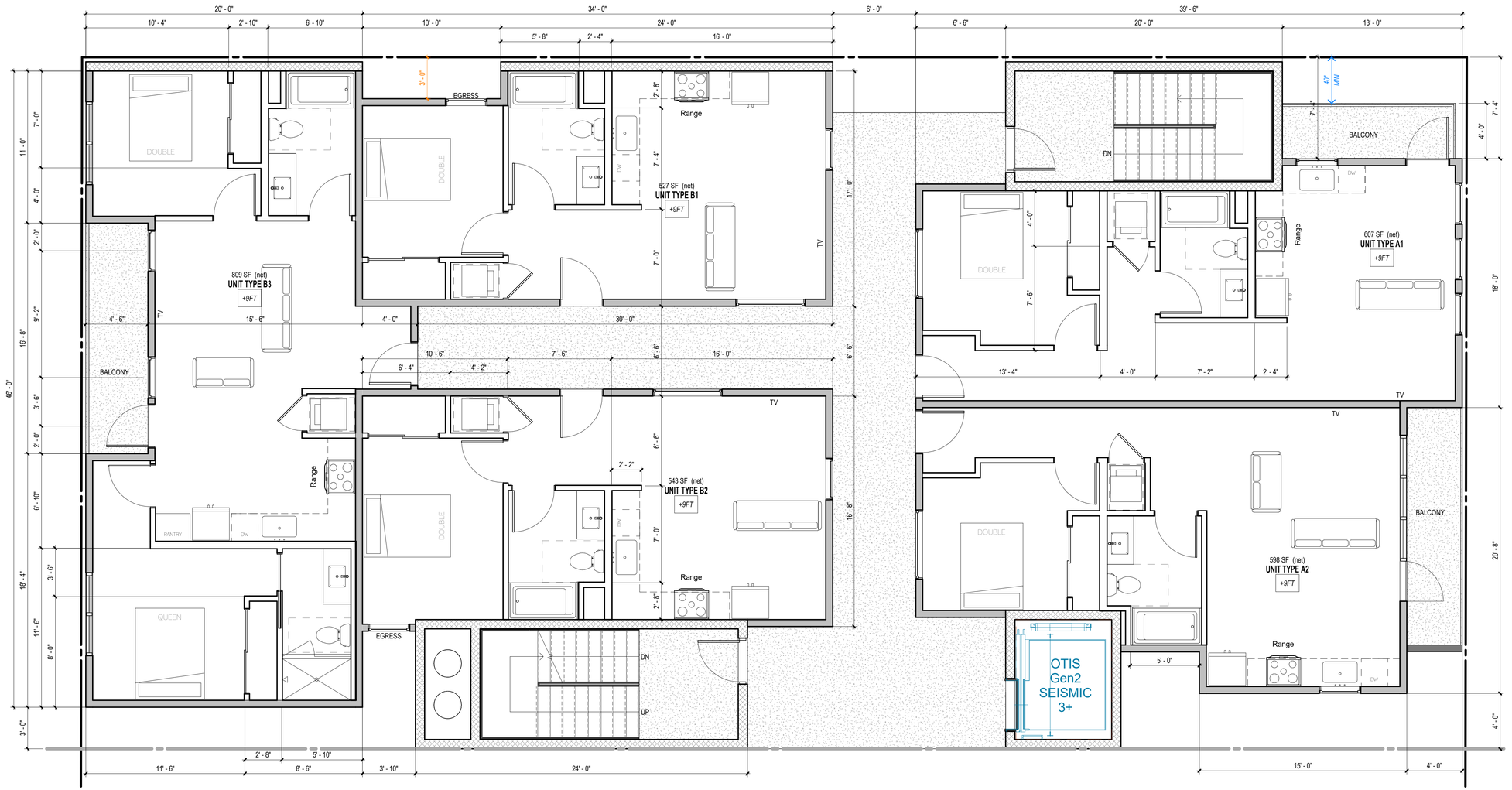
DWG#

A101

LEVEL 1 FLOOR PLAN



1 **LEVELS 2&3 FLOOR PLAN**

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

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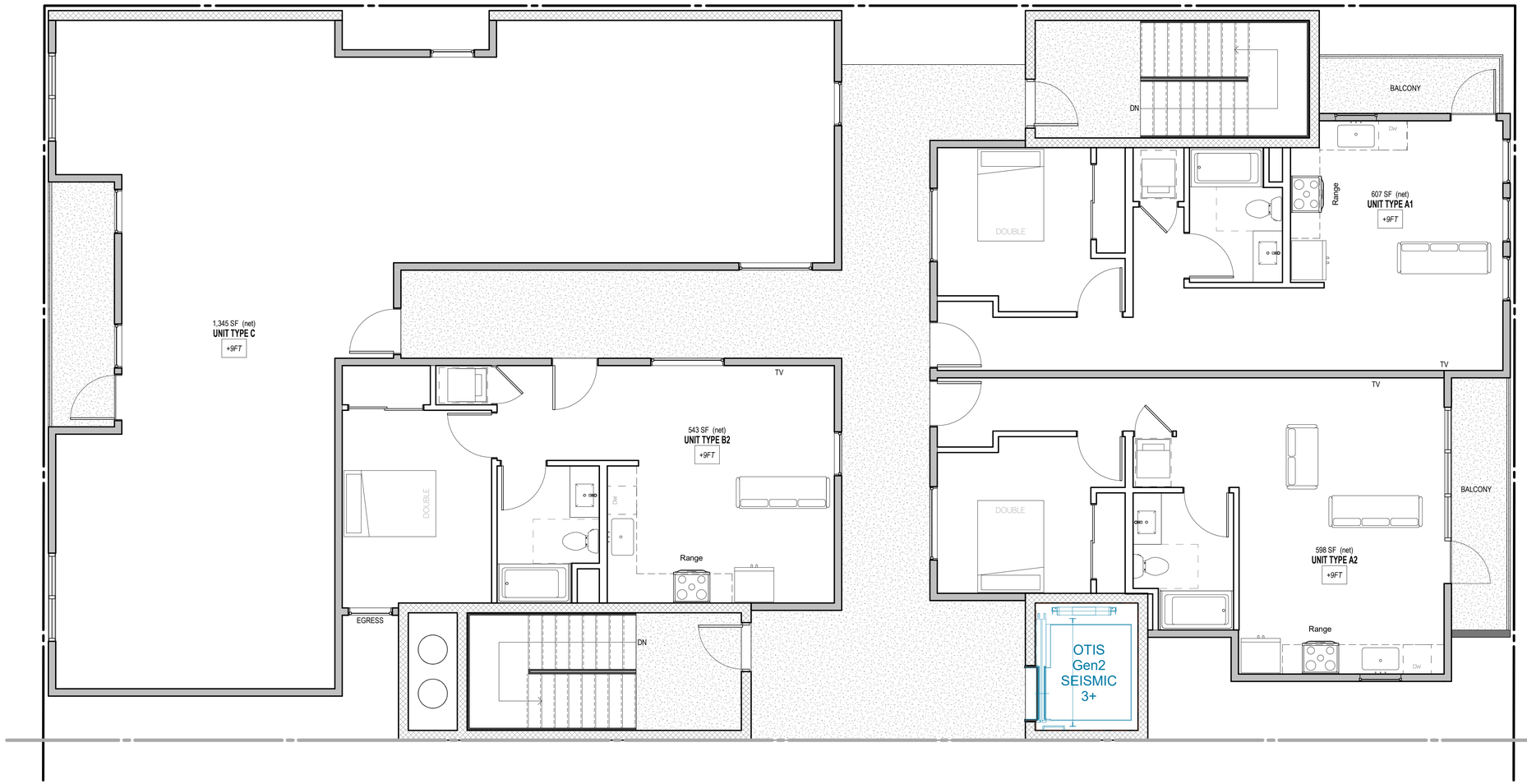
DWG# **A102**

LEVELS 2&3 FLOOR PLAN

TREMONT ST
CONDOMINIUMS

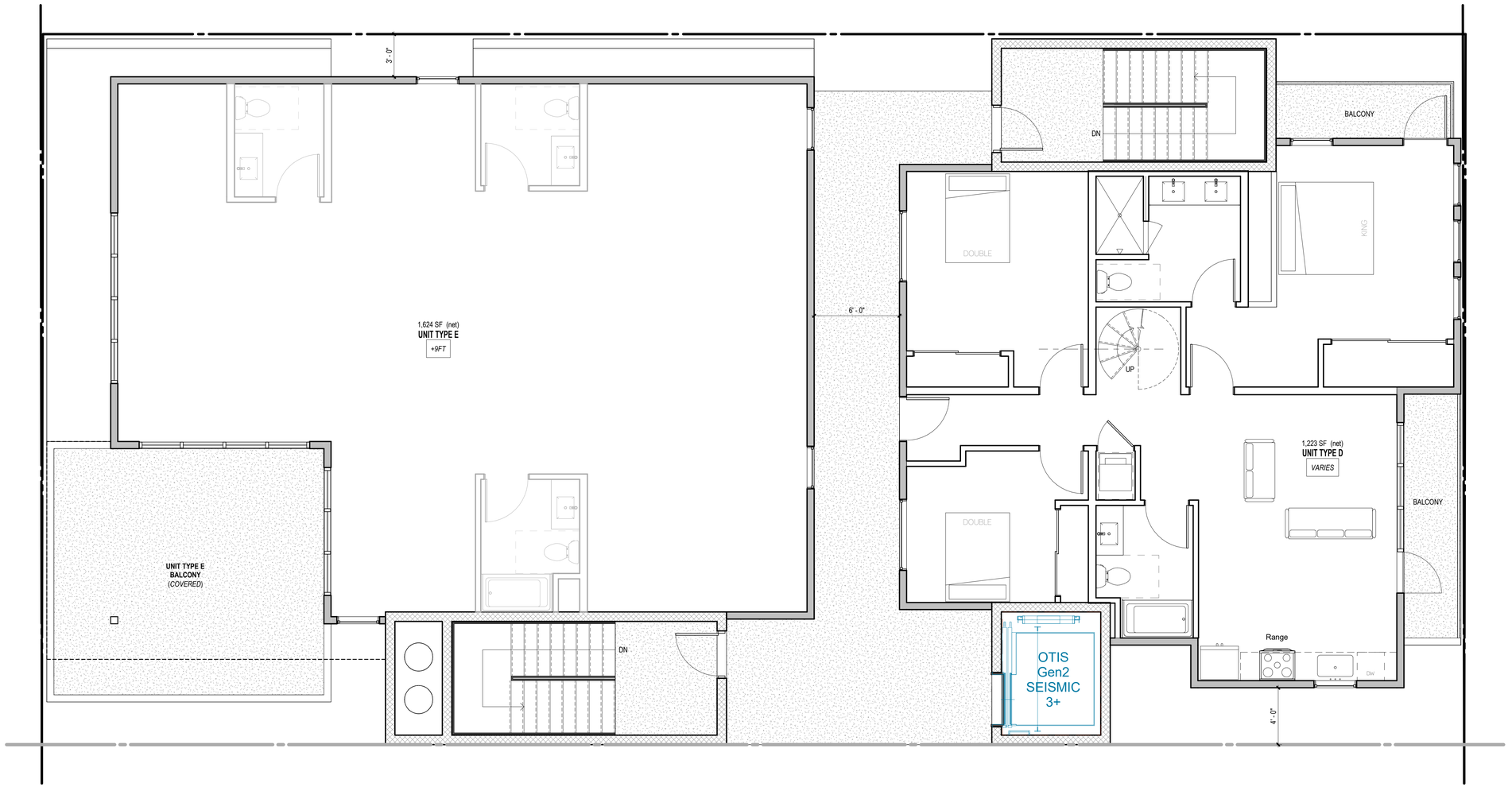


1 **LEVELS 4&5 FLOOR PLAN**
SCALE: 1/4" = 1'-0"

MARCELA & LOGAN ARCHITECTS

DWG# **A103**

LEVELS 4&5 FLOOR PLAN



1 **LEVEL 6 FLOOR PLAN**

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

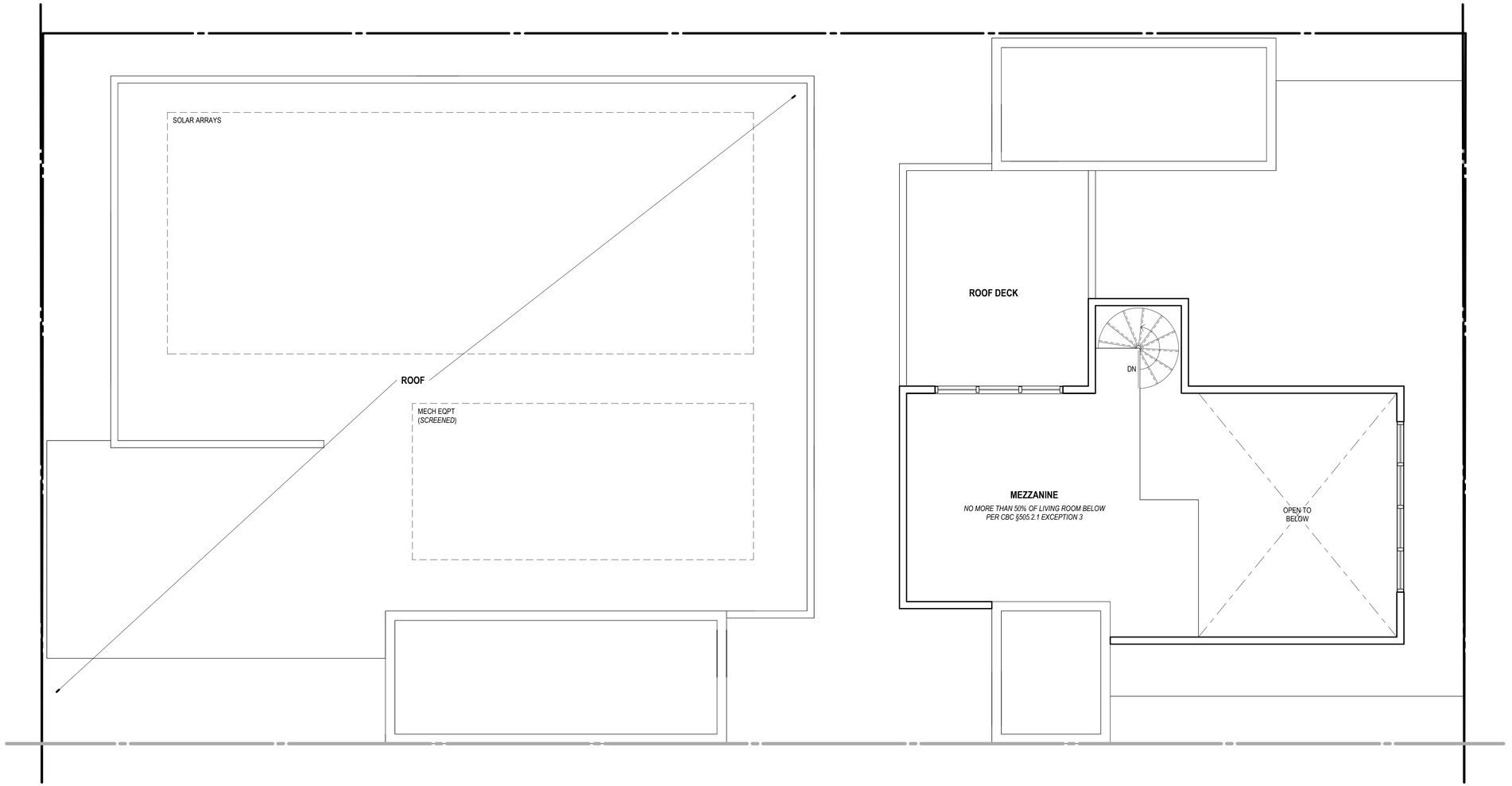
TREMONT ST
CONDOMINIUMS

MARCELA & LOGAN ARCHITECTS

DWG#

A104

LEVEL 6 FLOOR PLAN



1 **MEZZANINE FLOOR PLAN**
SCALE: 1/4" = 1'-0"

TREMONT ST
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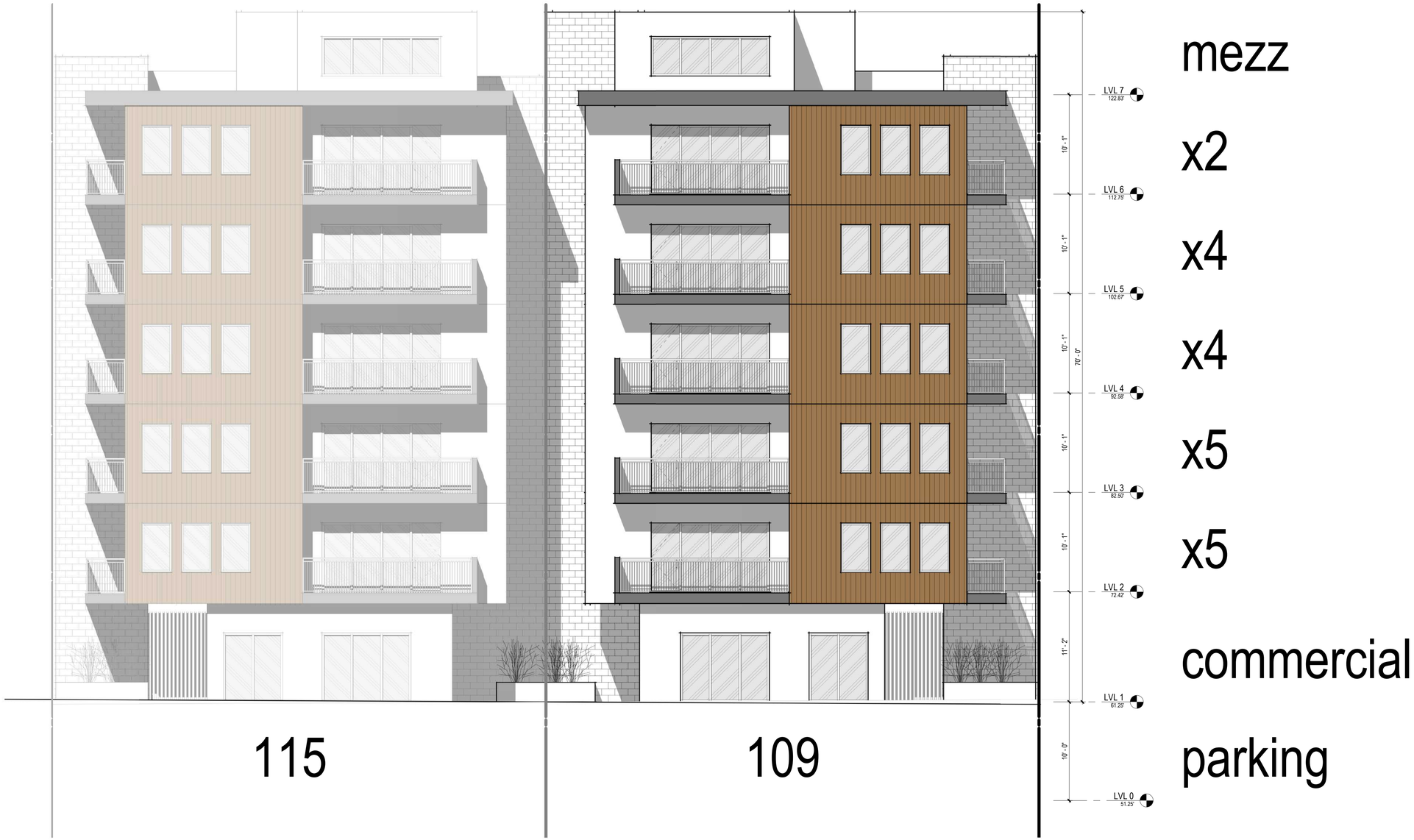
MARCELA & LOGAN
ARCHITECTS

DWG#
A105
MEZZANINE FLOOR PLAN



1 **EAST (FRONT) ELEVATION**
SCALE: 3/16" = 1'-0"

TREMONT ST
CONDOMINIUMS

MARCELA & LOGAN ARCHITECTS

DWG# **A300**

BUILDING ELEVATIONS

1 **WEST (REAR) ELEVATION**
SCALE: 3/16" = 1'-0"

TREMONT ST
CONDOMINIUMS

MARCELA & LOGAN ARCHITECTS

DWG#

A301

BUILDING ELEVATIONS

TREMONT ST
CONDOMINIUMS

1 **NORTH (SIDE) ELEVATION**
SCALE: 3/16" = 1'-0"

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DWG#

A302

BUILDING ELEVATIONS

1 **SOUTH (SIDE) ELEVATION**

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

TREMONT ST
CONDOMINIUMS

MARCELA & LOGAN ARCHITECTS

DWG#

A303

BUILDING ELEVATIONS