

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, June 12, 2024

Meeting 1: 9:30 a.m. – 10:30 a.m.

Project Description: Proposed transformation of existing four-unit quadplex into a “Surfers Paradise” Bed & Breakfast consisting of four (4) designed guest quarters on a 5,000 sq ft lot located at 216 S. Clementine Street.

Project Number: ADM24-00028

Assessor Parcel Number(s): 150-063-04-00

Contact Person: Andrew Thorp

Email: aorthorp@gmail.com

Zoning: RH-U

Land Use: UHD-R

Neighborhood Area: Townsite

Meeting 2: 10:30 a.m. – 11:30 a.m.

Project Description: Proposed 17-unit condo project with density bonus on a 10,000 sq ft lot at 405 S. Tremont Street. The existing single-family residence would be demolished to construct the project. Property was previously approved for 8-unit condo.

Project Number: ADM24-00027

Assessor Parcel Number(s): 150-182-13-00

Contact Person: Chris Barrett

Email: cbarrettez@gmail.com

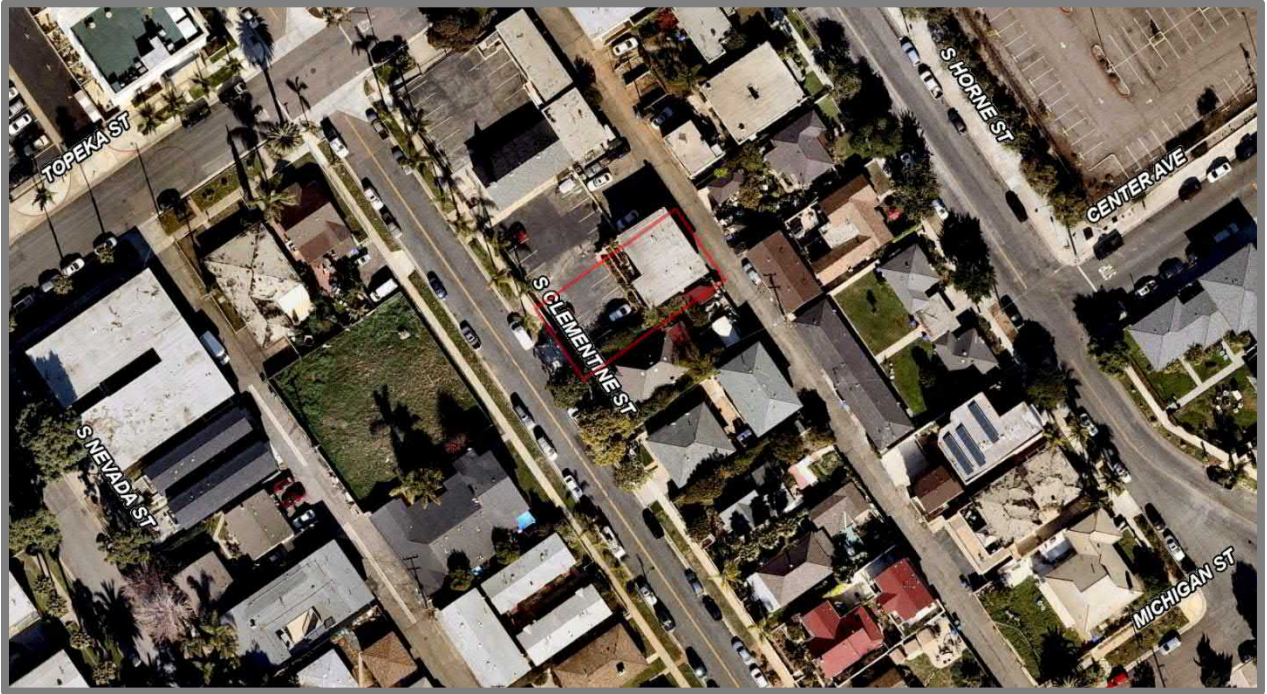
Zoning: R-3

Land Use: C-RH

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





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:

Assessor's Parcel Number:

Lot Area (acres or SF):

Existing Use:

Brief Description of Proposal:

Property Owner & Applicant Information

Owner Name:

Phone Number & E-Mail Address:

Applicant Name:

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: Time preference: 9:30 am 10:30 am either

2nd choice date: 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:

Time:

Assigned Project Planner:

PROJECT DIRECTORY

OWNER:
THORP ANDREW
138 3RD ST
ENCINITAS, CA 92024
TEL. 410-491-2391

DESIGNER:
JOSE M. MARTINEZ
4645 RUFFNER ST
STE. "L"
SAN DIEGO, CA 92111
VOICE: (658) 421-4161

ENGINEER:
DAVID M SANDERFER
7043 FLOREY STREET
SAN DIEGO, CA. 92122
VOICE: (658) 337-7522
SITE ADDRESS:
216 S CLEMENTINE ST
OCEANSIDE, CA. 92054

CONSTRUCTION TYPE:
TYPE VB, NON SPRINKLER

HOUSE BUILT:
1950

EXISTING LAUNDRY ROOM:
101

UNIT ONE:
616. SF.

UNIT TWO:
538. SF.

UNIT THREE:
449. SF.

UNIT FOUR:
732. SF.

TOTAL OF SF. FOR 4 UNITS:
2,385. SF.

OCCUPANCY CATEGORY:
MULTI-FAMILY RESIDENTIAL,
ZONING: R-2

CONSTRUCTION LOT SIZE:
5,464 SF/12 AC.

EXISTING SQUARE FOOTAGE:
2,486. SF.

ASSESSOR PARCEL No.:
150-063-04-00

LEGAL DESCRIPTION:
LOT CODE: 10
BLOCK: 67

DIST: 0684
CITY: OCEANSIDE

SUBDIVISION: CORONA HEIGHTS ADDITION
TR#418 TR: 918 BLK 67*LOT
MAP REF: 000418

SCOPE OF WORK

FOUR UNITS TO REMODEL

1. WORK TO BE DONE IN UNITS ONE, THREE AND FOUR. REPLACE PLUMBING FIXTURES STALLS, KITCHEN CABINETS, NON BEARING WALLS PER PLAN, WINDOWS PER PLAN.
2. IN UNITS ONE, TWO, THREE AND FOUR ELECTRICAL SUBPANELS, MINI SPLITS AND CONDENSERS IN ALL FOUR.
3. IN UNITS ONE, TWO, THREE AND FOUR 600 AMP MAIN SERVICE.

BUILDING CODES

THE PROJECT WILL COMPLY WITH THE FOLLOWING BUILDING CODES AND ASSOCIATED COUNTY OF SAN DIEGO AMMENDMENTS
2022 CALIFORNIA AND/OR 2022 CALIFORNIA BUILDING CODE (CBC) AS APPLICABLE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA FIRE CODE (CFC)
2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS (CBEEES)

ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF OCEANSIDE MUNICIPAL CODE WHICH INCLUDES AMMENDMENTS TO THE 2022 CALIFORNIA CODE OF REGULATIONS.

SHEET INDEX

ARCHITECTURAL

- A1-0 TITLE SHEET
- A2-0 EXISTING / DEMO FIRST FLOOR
- A2-01 EXISTING / DEMO SECOND FLOOR
- A2-1 NEW FIRST FLOOR PLAN
- A2-2 NEW SECOND FLOOR PLAN

ELECTRICAL

- E-1 FIRST FLOOR ELECTRICAL
- E-2 SECOND FLOOR ELECTRICAL
- E-3 SINGLE LINE DIAGRAM

PLUMBING

STRUCTURAL

- S-1 STRUCTURAL NOTES
- S-2 STRUCTURAL DETAILS

MECHANICAL

- M-1 TITLE-24 UNIT ONE.
- M-2 TITLE-24 UNIT TWO
- M-3 TITLE-24 UNIT THREE
- M-4 TITLE-24 UNIT FOUR

Vicinity Map



KEY NOTES:

- 1 PROPERTY LINE
- 2 EXISTING RETAINING WALL
- 3 EXISTING SIDEWALK
- 4 SHOWN CENTER LINE OF STREET
- 5 EXISTING LANDSCAPE
- 6 UNIT TWO, PROVIDE MINI SPLIT AND SUBPANEL ONLY
- 7 EXISTING PARKING STALLS
- 8 EXISTING FENCE BLOCK WALL
- 9 EXISTING APRON
- 10 EXISTING STEEL BOLLARDS
- 11 EXISTING CONCRETE STAIRS
- 12 NEW 600 AMPS SERVICE, 4-CL200 METERS
- 13 EXISTING GAS METER
- 14 NEW CONDENSER UNITS FOR MINI SPLIT, TO BE HANGING ON WALLS AT 7'-0" F.F.F.
- 15 SHOWN CENTER LINE OF ALLEY
- 16 EXISTING STAIRCASE
- 17 SHOWN FACE OF CURB
- 18 LANDSCAPE AREA
- 19 SECOND FLOOR PROJECTION
- 20 SHOWN EXISTING 5 FEET WOOD FENCE W/ GATE
- 21 EXISTING FIRST FLOOR BUILDING

SPECIAL INSPECTION REQ.

NO SPECIAL INSPECTIONS

LOT SIZE: 5,464 SF.
EXISTING UNITS: 2,486 SF.
REMODEL UNITS: 1,847 SF. TOTAL

SHOWN AREA OF WORK AND SECOND FLOOR UNITS 3 AND 4 ONLY

TOTAL DISTURBANCE AREA: 0 SF.
EXISTING AMOUNT OF IMPERVIOUS AREA: 0 SF.
PROPOSED AMOUNT OF IMPERVIOUS AREA: 0 SF.
TOTAL IMPERVIOUS AREA: 0 SF.
IMPERVIOUS % INCREASE: 0%

CUT QUANTITIES: 0 CY.
FILL QUANTITIES: 0 CY.
IMPORT/EXPORT: 0 CY.
MAX CUT DEEP: 0 FT.
MAX FILL DEEP: 0 FT.

THE PROJECT PROPOSES TO EXPORT 0 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL, ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

NOTES:

FLOOD HAZARD ZONE AO PANEL 06073C16146, EFFECTIVE 5/16/2012

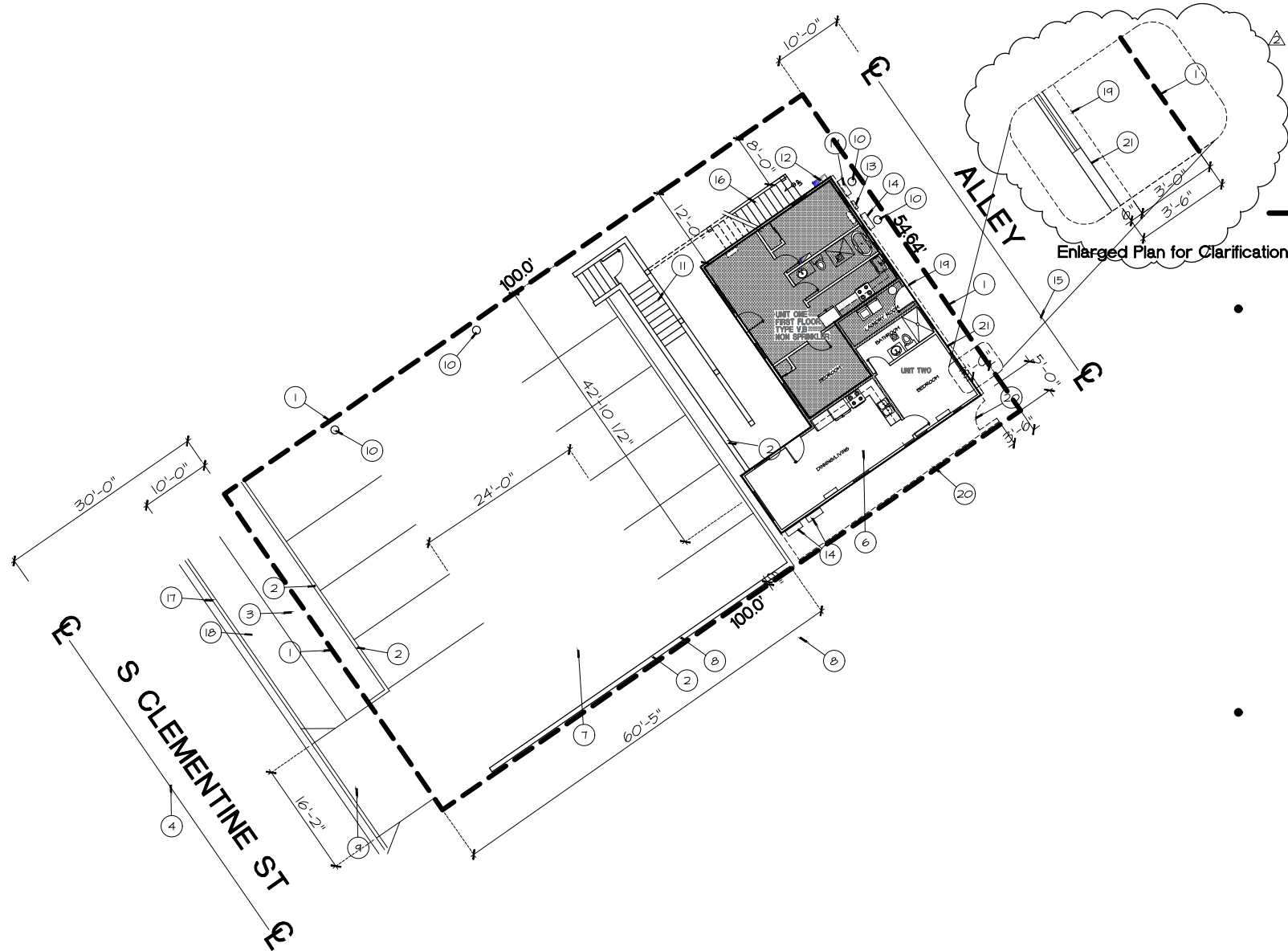
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EROSION CONTROL NOTES:

1. THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT; CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN DIEGO REGION, ORDER NO. 200.01 NPDES NO.CAS010085
2. SUFFICIENT BMPs MUST BE INSTALLED TO PREVENT SILT, MUD OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACKED INTO THE ADJACENT STREET(S) OR STORM WATER CONVEYANCE SYSTEMS DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ANY SUCH DEBRIS THAT MAY BE IN THE STREET AT THE END OF EACH WORK DAY OR AFTER A STORM EVENT THAT CAUSES A BREACH IN THE INSTALLED CONSTRUCTION BMPs.
3. ALL STOCK PILES OF UNCOMPACTED SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE PROVIDED WITH EROSION AND SEDIMENT CONTROLS. SUCH SOIL MUST BE PROTECTED EACH DAY WHEN THE PROBABILITY OF RAIN IS 8% OR GREATER.
4. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS THAT ARE TO BE POURED IN PLACE ON THE THE SITE.
5. ALL EROSION/SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN WORKING ORDER AT ALL TIMES.
6. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
7. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.
8. THE TOP WILL ALSO BE DISCONNECTED FROM ALL UTILITIES PRIOR TO FINAL.

HERS FEATURE SUMMARY

- A. INDOOR AIR QUALITY VENTILATION
- B. COOLING SYSTEM VERIFICATIONS
- C. HEATING SYSTEM VERIFICATIONS
- D. HVAC DISTRIBUTION SYSTEM VERIFICATION



Site Plan

SCALE: 10'-1"



Thorp
Andrew

Project:

A 4 Units
Remodel

Sq.Ft. For 4
Units: 1,847.

APN# 150-063-04
216 S Clementine St.
Oceanside, Ca. 92054

Taller De Arquitectura

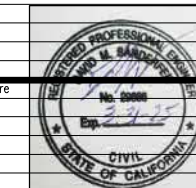
PLANNING AND DESIGN

4645 Ruffner Street, Ste L, San Diego, CA. 92111. Tel: (619) 427-6161 Fax: (619) 465-4628
Email: Address: josemartinezarchitect@gmail.com

Issues and Revisions

No.	Date	Issues and Revisions
11/06/23		Preliminary Drawings
01/20/24		City Corrections
02/22/24		City Corrections no PV

Stamp and Signature



Project Name: A 3 units remodel
Project Number: 124R2023
Date: 11/06/2023
CAD File: 124R2023 216 S Clementine St. 92054
Description:

A1-0

WALL LEGEND

WALL TYPE WALL LEGEND

- 2 x 4 WOOD STUD @ 12" o.c.
- 2 x 6 WOOD STUD @ 16" o.c.
- 2 x 8 WOOD STUD @ 16" o.c.
- WALL WITH 1/2 GYP.BD. ON BOTH SIDES
- WALL WITH 1/2 GYP.BD. ON THE INSIDE AND PLASTER ON THE OUTSIDE, SEE STRUCTURAL PLANS FOR SHEAR WALLS
- WALL TO BE DEMOLISHED
- EXISTING WALL TO REMAIN
- WOOD STUDS @ 16" o.c. WITH 5/8" TYPE "X" GYP.BD. ON BOTH SIDES BLOCKING @ 4'-0" o.c., 1 HR. WALL.

- 100 DOOR PER DOOR SCHEDULE
- WINDOW PER SCHEDULE
- WALL PER LEGEND
- ROOM NUMBER PER FINISH SCHEDULE.
- FURN FURNACE UNIT

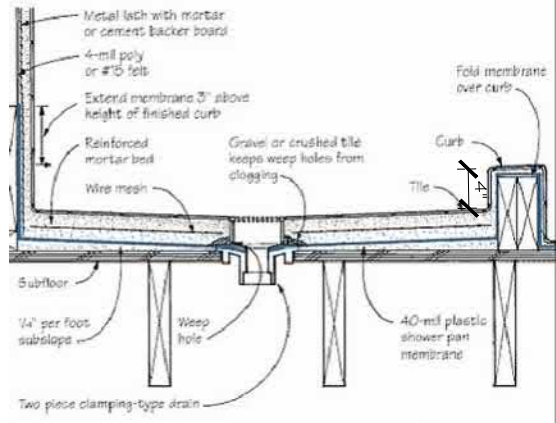
LEGEND

- SHOWN EXTERIOR LIGHT FIXTURE, BY OWNER (PER ELEC. SEC. 210 - 10 - a) CONTRACTOR TO INSTALL
- EXISTING SMOKE DETECTORS
- NEW SMOKE DETECTORS TO BE HARD WIRED (SEC.310.9)
- NEW ELECTRICAL OUTLET
- NEW GFCI ELECTRICAL OUTLET PER SECT. (N.E.C.210-8)
- NEW AFCI ELECTRICAL OUTLET PER SECT. (N.E.C.210-8)
- NEW TELEPHONE OUTLET
- NEW TV OUTLET
- NEW COMBO EXHAUST LOW NOISE FAN TO BE 120 CFM AND FLUORESCENT LIGHT FIXTURE 3 CHANGES OF AIR
- NEW ELECTRICAL SWITCH
- NEW 3 WAY ELECTRICAL SWITCH
- DIMMER SWITCH
- OCCUPANT SENSOR
- OCCUPANT SENSOR WITH PHOTO CONTROL
- SWITCH FOR UNDERCOUNTER CABINETS
- NEW WALL LIGHT FIXTURE BY OWNER
- SPOT LIGHT FIXTURE WITH LED HIGH EFFIC. BOLT BY OWNER
- NEW BELL FOR DOOR
- "J" BOX FOR FAN AND LIGHT FIXTURE, PROVIDE HEAVY BLOCKING, BY OWNER
- NEW 240 V. ELECTRICAL OUTLET
- NEW WATER PROOF GFCI ELECTRICAL SWITCH
- SPOT LIGHT FIXTURE
- CARBON MONOXIDE ALARM INTERCONNECTED AND HARD WIRE WITH BATTERY BACK-UP

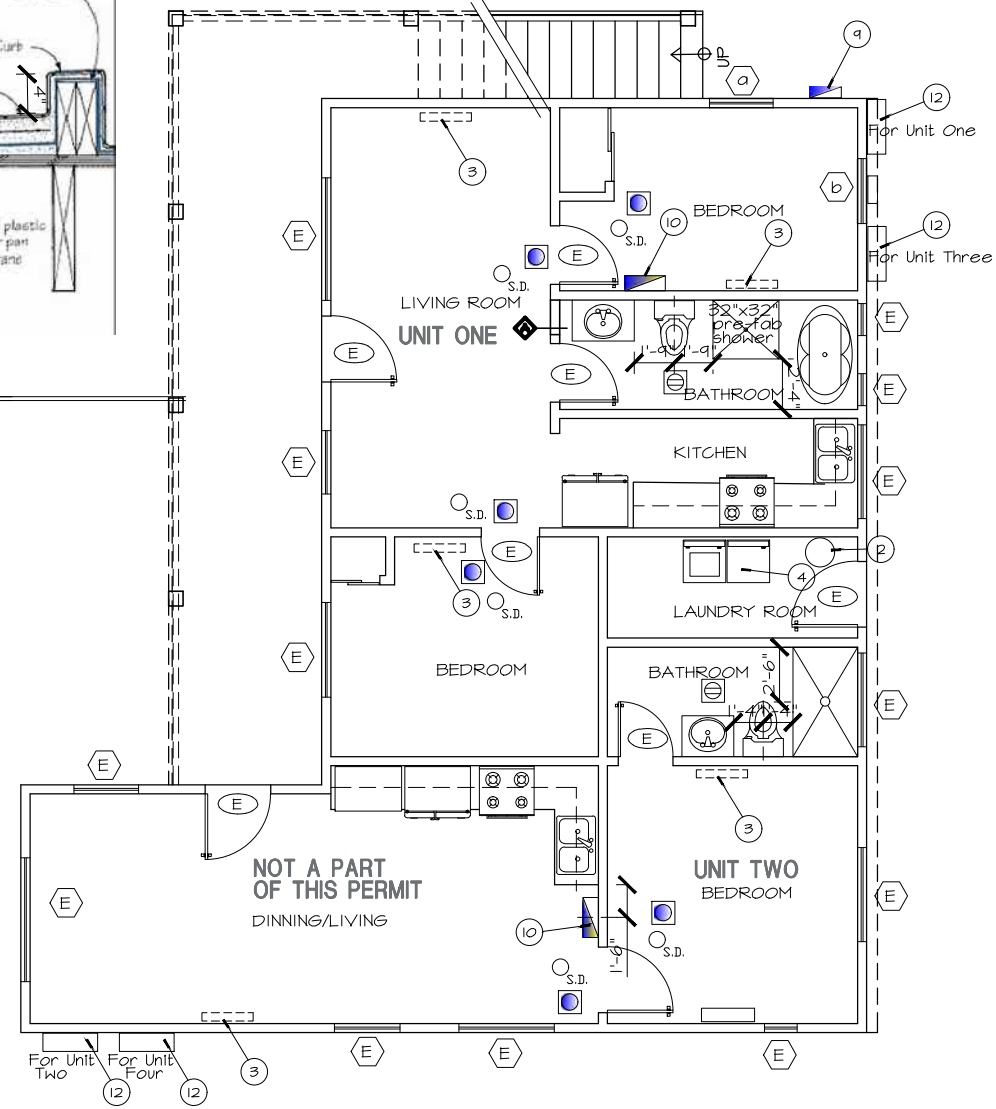
KEY NOTES

- EXISTING GAS METER
- EXISTING 50 GAL. GAS WATER HEATER, RHEEM 56,000 btu's.
- MINI SPLIT INDOOR UNIT FAN
- EXISTING WASHER AND DRYER
- REPLACE EXISTING WINDOW FOR NEW PER SCHEDULE
- 4" EXHAUST ONE ELBOW STRAIGHT TO ROOF, MAX LENGTH 14', METAL DUCT FOR DRYER
- NEW 22x36 ROOF ATTIC ACCESS
- EXISTING 22x36 ROOF ATTIC ACCESS
- NEW FOUR 100 AMPS MAIN ELECTRICAL PANELS
- NEW 100 AMP. SUBPANEL
- AREA OF REMODEL
- OUTDOOR UNIT MINI SPLIT, TO HANG ON WALL AT 7' F.F.F.
- STAIRS BY OTHERS
- EXISTING GARAGE TO REMAIN
- 0' HAGIN ROOF VENT, PER SHEET S-3 CALCULATIONS
- HANDRAIL AND RAILING PER ELEVATIONS
- "J" BOX WITH SWITCH FOR UNDER COUNTER LIGHTING
- GARBAGE DISPOSAL SWITCH
- EXISTING 200amp MAIN PANEL
- EXISTING FAU UNIT, 38,000. btu's
- NEW POST PER FRAMING

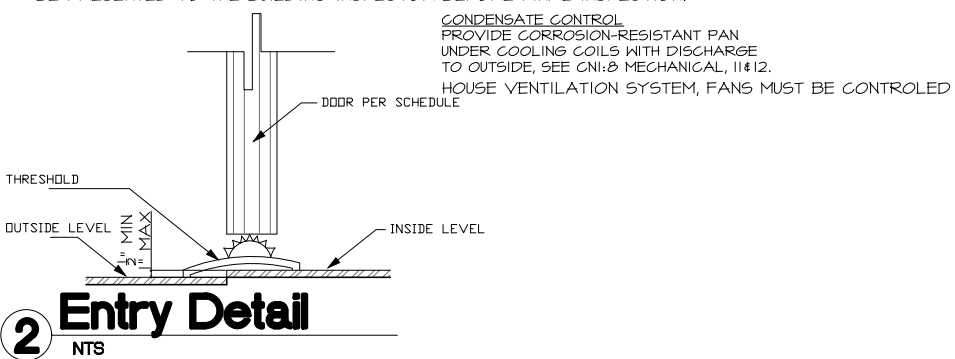
- NOTES:**
- INSTALLATION OF SMOKE DETECTORS WILL COMPLY WITH
 - PERMANENT VACUUM BREAKERS SHALL BE INCLUDED WITH ALL NEW HOSE BIBBS.
 - ALL LUMINARIES IN BATHROOMS, GARAGES, LAUNDRY ROOMS, UTILITY ROOMS AND OTHER ROOMS AND OTHER ROOMS SHALL BE HIGH EFFICIENCY OR BE CONTROLLED BY AN OCCUPANT SENSOR
 - OUTDOOR LIGHTING SHALL BE HIGH EFFICACY LUMINARIES OR SHALL BE CONTROLLED BY A PHOTO CONTROL/MOTION SENSOR COMBINATION
 - FLUORESCENT FIXTURES MUST BE OF THE BALLASTED TYPE THAT CAN ONLY ACCEPT FLUORESCENT BULBS WITH A MINIMUM EFFICACY OF 40 LUMENS PER WATT.
 - ALL PLUMBING FIXTURES WILL BE WATER CONSERVING AND WILL COMPLY WITH THE 2022 CGBSC Sec. 4.303.1
 - KITCHEN GENERAL APPLIANCES RECEPTACLES SHALL BE ON A MINIMUM OF 2-20 AMP BRANCH CIRCUITS.
 - BATHROOMS OUTLETS ARE TO BE ON A DEDICATED 20 AMP CIRCUIT WITH NO OTHER DEVICES OR EACH BATHROOM TO BE ON ITS OWN DEDICATED 20 AMP CIRCUIT WITH ONLY THAT BATHROOM'S DEVICES ON THAT CIRCUIT.
 - ALL NEW OUTLETS IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS RECREATION ROOMS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE AFCI (ARC-FAULT CIRCUIT-INTERRUPTER COMBINATION TYPE)
 - ALL NEW 125-VOLT, 15-AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.
 - EACH FAUCET SHALL NOT EXCEED A WATER FLOW OF 1.5 GPM. PER CAL. GREEN CODE REG. 5.303.2.3
 - PER 2022 CGBSC Sec. 4.303.2 PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE (CPC) AND TABLE 1401.1 OF THE CPC.
 - EACH TOILET SHALL NOT EXCEED A WATER FLOW OF 1.28 GPM.
 - USE VAPOR RETARDER REQUIRED ON THE WARM SIDE, PER IBC.
 - THE RETURN AIR PLENUM SERVING THE MECHANICAL EQUIPMENT MUST BE FULLY DUCTED FROM THE EQUIPMENT TO THE CONDITIONED SPACE. DROP CEILING WALL CAVITIES AND EQUIPMENT PLATFORMS MAY NOT BE USE AS PLENUMS.
 - ANY SMOKE ALARMS THAT ARE MORE THAN 10 YEARS OLD WILL BE REPLACED. SECTION R314.3.2.
 - 100 SQ. INCHES OF MAKE UP AIR IS REQUIRED IN LAUNDRY ROOM.
 - NEW PLUMBING SHOWER HEADS MAY NOT EXCEED 2.0 E.P.M. OF FLOW, SECTION 403 AND 408.
 - EXISTING HOUSE WAS BUILT BEFORE 1994 NON COMPLIANCE FIXTURES (TOILETS THAT USE MORE THAN 1.6 G.P.M. OF WATER FLUSH SHOWER HEADS THAT HAVE A FLOW CAPACITY OF MORE THAN 2.2 G.P.M. OF WATER SHALL BE REPLACE CERTIFICATION OF COMPLIANCE SHALL GIVEN TO BUILDING INSPECTOR TO FINAL APPROVAL, CALIF. SB 407.
 - EXHAUSTDUCTS AND DRYER VENT SHALL BE EQUIPPED WITH BACK DRAFT DAMPERS (SECTION 504 CMC)
 - BY A HUMISTAD WICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY OF 50 TO RANGE OF 50 TO 80 PERCENT.
 - PER 2022 GREEN CODE SEC 4.507.2 HVAC WAS DESIGN BASE ON SQUARE FOOTAGE, 132 SF /400 (Zone 7)= 1.83 equal 2 Ton Unit
 - A SIGNED AFFIDAVIT FROM INSTALLER ATANTING METHOD USED FOR SELECTION OF HEATING AND AIR CONDITIONING EQUIPMENT AND THAT SUCH EQUIPMENT WAS INSTALLED IN ACCORDANCE TO THAT METHOD. IS REQUIRED, THIS AFFIDAVIT SHALL BE PRESENTED TO THE BUILDING INSPECTOR BEFORE FINAL INSPECTION.



Detail at Shower
SCALE: 1/4" = 1'-0"



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



- AN ELECTRONICALLY SIGNED AND REGISTERED INSTALLATION CERTIFICATE(S) (CF-2R) POSTED BY THE INSTALLING CONTRACTOR SHALL BE SUBMITTED TO THE FIELD INSPECTOR DURING CONSTRUCTION AT THE BUILDING SITE. A REGISTERED CF2R WILL HAVE A UNIQUE 21 DIGITS REGISTRATION NUMBER FOLLOWED BY FOUR ZEROS LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 12 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER OF THE ASSOCIATED CF-1R. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTILL FORMS CF-2R IS REVIEWED AND APPROVED.
- AN ELECTRONICALLY SIGNED AND REGISTERED CERTIFICATE(S) OF FIELD VERIFICATION AND VERIFICATION AND DIAGNOSTIC TESTING (CF-3R) SHALL BE POSTED AT THE BUILDING SIGNED AND REGISTERED CERTIFICATE(S) OF FIELD VERIFICATION AND DIAGNOSTIC TESTING (CF3R) SHALL BE POSTED AT THE BUILDING SITE BY A CERTIFIED HERS RATER. A REGISTERED CF-3R WILL HAVE A UNIQUE 25-DIGIT REGISTRATION NUMBER LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST

- A MINIMUM OF 65% OF NONHAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS SHALL BE RECYCLED OR SALVAGED FOR REUSE IN ACCORDANCE WITH EITHER SECTION 5.408.2, 5.408.3, OR 5.408.4 OR MEET A MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE.
- BATHROOMS EXHAUST FAN SHALL BE EQUIPPED WITH BACKDRAFT DAMPER AND SHALL BE ENERGY STAR COMPLIANT WITH A MINIMUM EXHAUST RATE OF 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS.
- A TEMPERATURE-LIMITING DEVICE SHALL BE PROVIDED AT THE SOAKING TUBS IN CONFORMANCE WITH THE 2022 CPC SECTION 409.4. THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM THE BATHTUB FILLER SHALL BE LIMITED TO 120 degree F (49 degree C) BY A DEVICE THAT CONFORMS TO TO ASSE 1070, STANDARD FOR WATER TEMPERATURE LIMITING DEVICES, OR CSA125.3, STANDARD PLUMBING FITTINGS. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION.
- NEW PLUMBING FIXTURES SHALL COMPLY WITH DIVISION 4.3 OF THE CALIFORNIA GREEN BUILDING STANDARD CODE (CALGREEN) WATER CLOSETS SHALL NOT EXCEED A FLUSH VOLUME OF 1.28 GALLONS THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED A FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 psi. THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED A FLOW RATE OF 1.2 GALLONS PER MINUTE AT 60 psi. SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE MEASURE AT 80 psi.
- WATER CLOSETS INSTALLED IN RESIDENTIAL OCCUPANCIES SHALL MEET OR EXCEED THE MINIMUM PERFORMANCE CRITERIA DEVELOPED FOR CERTIFICATION OF HIGH-EFFICIENCY TOILETS UNDER THE WATERSENSE PROGRAM SPONSORED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) (2022 CPC 411.2.3)
- EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH ARTIFICIAL LIGHT SOURCE LOCATED AT THE TOP OF LANDING OF THE STAIRWAY.

Thorpe Andreru
Project:
A 4 Units Remodel
Sq.Ft. For 4 Units, 1,847.
APN# 150-063-04
216 S Clementine St.
Oceanside, Ca. 92054

Taller De Arquitectura
PLANNING AND DESIGN

4645 Ruffner Street, Ste. L, San Diego, CA. 92111. Tel. (619) 427-6161 Fax. (619) 425-4628
Email: Address: joramarquezarchitect@gmail.com

Issues and Revisions

No.	Date	Issues and Revisions
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Stamp and Signature

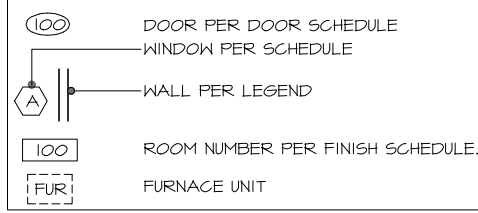
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Date: 11/06/2023
CAD File: 124R2023 216 S Clementine St. 92054
Description:



WALL LEGEND

WALL TYPE WALL LEGEND

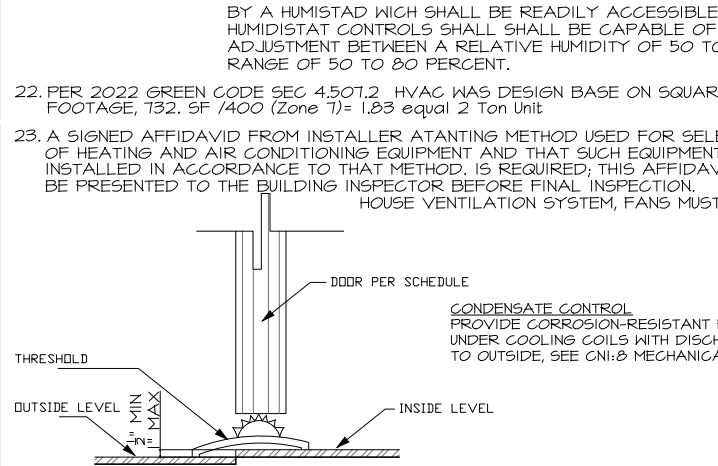
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- WALL TO BE DEMOLISHED
- EXISTING WALL TO REMAIN



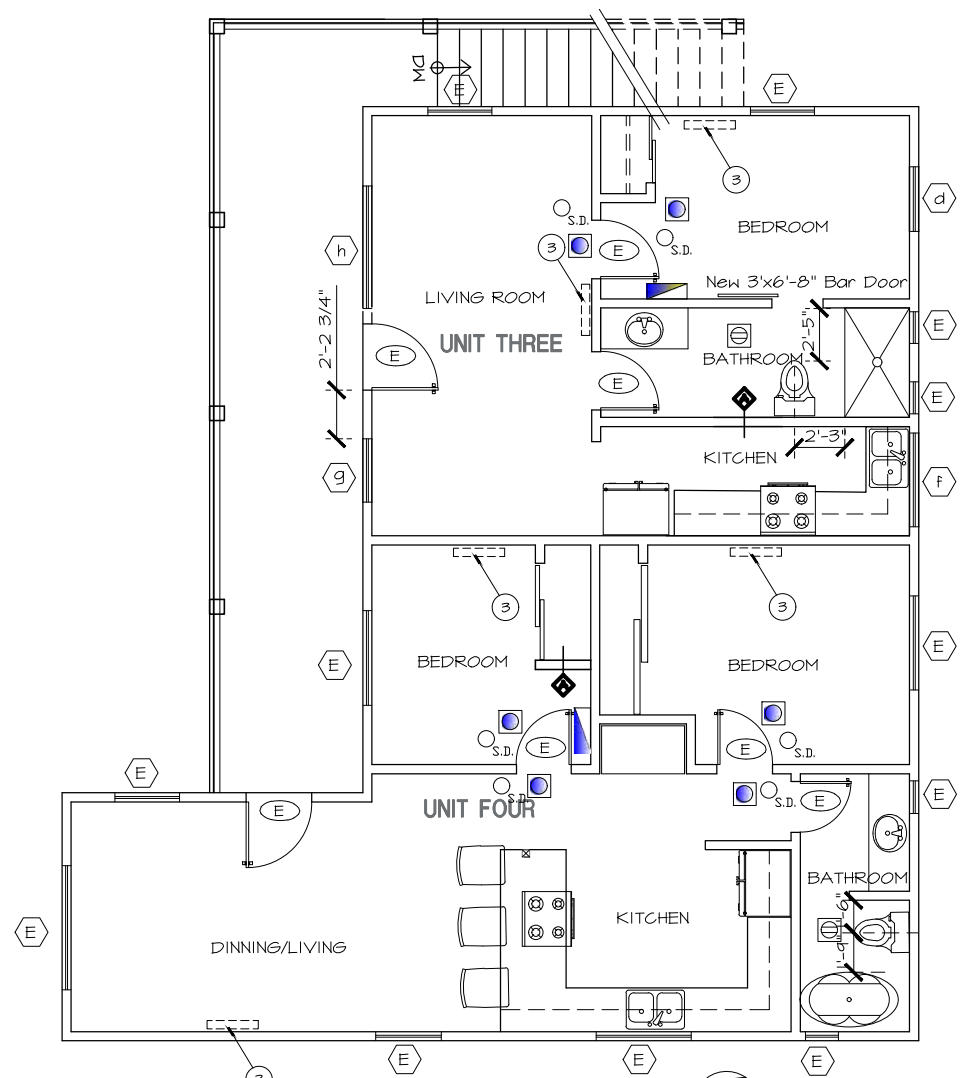
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 - SPOT LIGHT FIXTURE WITH LED HIGH EFFIC. BOLT BY OWNER
 - NEW BELL FOR DOOR
 - "J" BOX FOR FAN AND LIGHT FIXTURE, PROVIDE HEAVY BLOCKING, BY OWNER
 - NEW 240 V. ELECTRICAL OUTLET
 - NEW WATER PROOF GFCI ELECTRICAL SWITCH
 - SPOT LIGHT FIXTURE
 - CARBON MONOXIDE ALARM INTERCONNECTED AND HARD WIRE WITH BATTERY BACK-UP

- KEY NOTES**
- EXISTING GAS METER
 - NOT USED
 - MINI SPLIT INDOOR UNIT FAN
 - (E) WASHER AND DRYER
 - REPLACE EXISTING WINDOW FOR NEW PER SCHEDULE
 - 4" EXHAUST ONE ELBOW STRAIGHT TO ROOF, MAX LENGTH 14', METAL DUCT FOR DRYER
 - NEW 22x36 ROOF ATTIC ACCESS
 - EXISTING 22x36 ROOF ATTIC ACCESS
 - NEW FOUR 100 AMPS MAIN ELECTRICAL PANELS
 - EXISTING DUCKWORK
 - AREA OF REMODEL
 - OUTDOOR UNIT MINI SPLIT, TO HANG ON WALL AT 7' F.F.F.
 - STAIRS BY OTHERS
 - EXISTING GARAGE TO REMAIN
 - 0' HAGIN ROOF VENT, PER SHEET S-3 CALCULATIONS
 - HANDRAIL AND RAILING PER ELEVATIONS
 - "J" BOX WITH SWITCH FOR UNDER COUNTER LIGHTING
 - GARBAGE DISPOSAL SWITCH
 - EXISTING 200amp MAIN PANEL
 - EXISTING FAU UNIT, 38,000. btu/s
 - NEW POST PER FRAMING

- NOTES:**
- INSTALLATION OF SMOKE DETECTORS WILL COMPLY WITH
 - PERMANENT VACUUM BREAKERS SHALL BE INCLUDED WITH ALL NEW HOSE BIBBS.
 - ALL LUMINARIES IN BATHROOMS, GARAGES, LAUNDRY ROOMS, UTILITY ROOMS AND OTHER ROOMS AND OTHER ROOMS SHALL BE HIGH EFFICIENCY OR BE CONTROLLED BY AN OCCUPANT SENSOR
 - OUTDOOR LIGHTNING SHALL BE HIGH EFFICACY LUMINARIES OR SHALL BE CONTROLLED BY A PHOTO CONTROL/MOTION SENSOR COMBINATION
 - FLUORESCENT FIXTURES MUST BE OF THE BALLASTED TYPE THAT CAN ONLY ACCEPT FLUORESCENT BULBS WITH A MINIMUM EFFICACY OF 40 LUMENS PER WATT.
 - ALL PLUMBING FIXTURES WILL BE WATER CONSERVING AND WILL COMPLY WITH THE 2022 CGBSC Sec. 4.303.1
 - KITCHEN GENERAL APPLIANCES RECEPTACLES SHALL BE ON A MINIMUM OF 2-20 AMP BRANCH CIRCUITS.
 - BATHROOMS OUTLETS ARE TO BE ON A DEDICATED 20 AMP CIRCUIT WITH NO OTHER DEVICES OR EACH BATHROOM TO BE ON ITS OWN DEDICATED 20 AMP CIRCUIT WITH ONLY THAT BATHROOM'S DEVICES ON THAT CIRCUIT.
 - ALL NEW OUTLETS IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENs, BEDROOMS, SUNROOMS RECREATION ROOMS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE AFCI (ARC-FAULT CIRCUIT-INTERRUPTER COMBINATION TYPE)
 - ALL NEW 125-VOLT, 15-AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.
 - EACH FAUCET SHALL NOT EXCEED A WATER FLOW OF 1.5 GPM. PER CAL. GREEN CODE REG. 5.303.2.3
 - PER 2022 CGBSC Sec. 4.303.2 PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE (CPC) AND TABLE 1401.I OF THE CPC.
 - EACH TOILET SHALL NOT EXCEED A WATER FLOW OF 1.28 GPM.
 - USE VAPOR RETARDER REQUIRED ON THE WARM SIDE, PER IBC.
 - THE RETURN AIR PLENUM SERVING THE MECHANICAL EQUIPMENT MUST BE FULLY DUCTED FROM THE EQUIPMENT TO THE CONDITIONED SPACE. DROP CEILING WALL CAVITIES AND EQUIPMENT PLATFORMS MAY NOT BE USE AS PLENUMS.
 - ANY SMOKE ALARMS THAT ARE MORE THAN 10 YEARS OLD WILL BE REPLACED. SECTION R314.3.2.
 - 100 SQ. INCHES OF MAKE UP AIR IS REQUIRED IN LAUNDRY ROOM.
 - NEW PLUMBING SHOWER HEADS MAY NOT EXCEED 2.0 E.P.M. OF FLOW, SECTION 403 AND 408.
 - EXISTING HOUSE WAS BUILT BEFORE 1994 NON COMPLIANCE FIXTURES (TOILETS THAT USE MORE THAN 1.6 G.P.M. OF WATER FLUSH SHOWER HEADS THAT HAVE A FLOW CAPACITY OF MORE THAN 2.2 G.P.M. OF WATER SHALL BE REPLACE CERTIFICATION OF COMPLIANCE SHALL GIVEN TO BUILDING INSPECTOR TO FINAL APPROVAL, CALIF. SB 407.
 - EXHAUST DUCTS AND DRYER VENT SHALL BE EQUIPPED WITH BACK DRAFT DAMPERS (SECTION 504 CMC)
 - PER 2022 GREEN CODE SEC 4.506.1 MECHANICAL EXHAUST FANS WICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH THE FOLLOWING:
 - FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING
 - UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE BY A HUMISTAD WICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY OF 50 TO RANGE OF 50 TO 80 PERCENT.
 - PER 2022 GREEN CODE SEC 4.507.2 HVAC WAS DESIGN BASE ON SQUARE FOOTAGE, 132. 5F /400 (Zone 7)= 1.83 equal 2 Ton Unit
 - A SIGNED AFFIDAVIT FROM INSTALLER ATANTING METHOD USED FOR SELECTION OF HEATING AND AIR CONDITIONING EQUIPMENT AND THAT SUCH EQUIPMENT WAS INSTALLED IN ACCORDANCE TO THAT METHOD. IS REQUIRED, THIS AFFIDAVIT SHALL BE PRESENTED TO THE BUILDING INSPECTOR BEFORE FINAL INSPECTION. HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED



- AN ELECTRONICALLY SIGNED AND REGISTERED INSTALLATION CERTIFICATE(S) (CF-2R) POSTED BY THE INSTALLING CONTRACTOR SHALL BE SUBMITTED TO THE FIELD INSPECTOR DURING CONSTRUCTION AT THE BUILDING SITE. A REGISTERED CF2R WILL HAVE A UNIQUE 21 DIGITS REGISTRATION NUMBER FOLLOWED BY FOUR ZEROS LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 12 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER OF THE ASSOCIATED CF-IR. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTILL FORMS CF-2R IS REVIEWED AND APPROVED.
- AN ELECTRONICALLY SIGNED AND REGISTERED CERTIFICATE(S) OF FIELD VERIFICATION AND VERIFICATION AND DIAGNOSTIC TESTING (CF-3R) SHALL BE POSTED AT THE BUILDING SIGNED AND REGISTERED CERTIFICATE(S) OF FIELD VERIFICATION AND DIAGNOSTIC TESTING (CF3R) SHALL BE POSTED AT THE BUILDING SITE BY A CERTIFIED HERS RATER. A REGISTERED CF-3R WILL HAVE A UNIQUE 25-DIGIT REGISTRATION NUMBER LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST



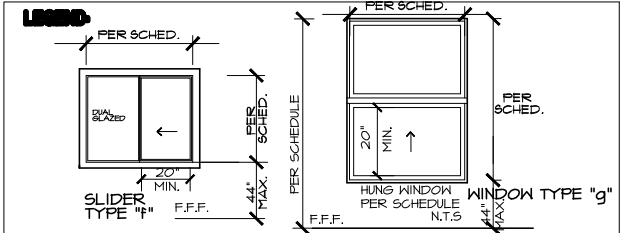
- A MINIMUM OF 65% OF NONHAZARDOUS CONTRUCTION AND DEMOLITION DEBRIS SHALL BE RECYCLED OR SALVAGED FOR REUSE IN ACCORDANCE WITH EITHER SECTION 5.408.2, 5.408.3, OR 5.408.4 OR MEET A MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE.

WINDOW SCHEDULE

OPENING		FRAME		GLAZING		SHGC		NOTES	
SYMBOL	SIZE	AREA	TYPE	MATL	FINISH	GLASS	U-FACTOR		
(E)	EXISTING		-	-	-	-	-	EXISTING	
(a)	3'-0" X 4'-0"	12 SF.	g	VINYL	VINYL	DUAL GLASS	0.32	0.25	NEW PER OWNER SPECS
(b)	3'-0" X 4'-0"	12 SF.	g	VINYL	VINYL	DUAL GLASS	0.32	0.25	NEW PER OWNER SPECS
(f)	52" X 3'-0"	12.5 SF.	f	VINYL	VINYL	DUAL GLASS	0.32	0.25	NEW PER OWNER SPECS
(g)	3'-0" X 4'-0"	12 SF.	f	VINYL	VINYL	DUAL GLASS	0.32	0.25	NEW PER OWNER SPECS
(h)	6'-0" X 4'-0"	24 SF.	f	VINYL	VINYL	DUAL GLASS	0.32	0.25	SAFETY GLASS/ OWNER S.

DOOR SCHEDULE

OPENING		DOOR		FRAME		RATING	NOTES	REMARKS
SYMBOL	SIZE	TYPE	CORE	THRESH	FINISH			
(E)	EXISTING		-	-	-	-	-	EXISTING



Thorp Andreru

Project: **A 4 Units Remodel**

Sq.Ft. For 4 Units: 1,847.

APN# 150-063-04
216 S Clementine St.
Oceanside, Ca. 92054

Taller De Arquitectura

PLANNING AND DESIGN

4645 Ruffner Street, Ste L, San Diego, CA 92111. Tel: (619) 427-6161 Fax: (619) 425-4628
Email: Address: joramar@tallerdearquitectura.com

Issues and Revisions

No.	Date	Issues and Revisions
11/06/23		Preliminary Drawings
01/20/24		City Corrections
02/22/24		City Corrections no PV

Stamp and Signature

Project Name: A 3 units remodel
Project Number: 124R2023
Date: 11/06/2023
CAD File: 124R2023 216 S Clementine St. 92054
Description:

A2-2



TENNANT PARKING
ONLY
PUBLIC PARKING
PROHIBITED
UNAUTHORIZED VEHICLES
WILL BE TOWED AT
OWNERS EXPENSE
OCEANSIDE POLICE
DEPARTMENT
PHONE 848-4901
OVC 2858 (A) 19

WASTE MANAGEMENT
7700 WILSON
PHONE 848-5437



TENANT PARKING ONLY
NO OTHER VEHICLES
PROHIBITED
ALL IN PARKING AT
OWNER'S EXPENSE
CALIFORNIA POLICE
DEPARTMENT
1000 1000 1000

216





216

NO PARKING
ANYTIME

NO PARKING
ANYTIME





Project Description: Surfers Paradise at 216 S Clementine St, Oceanside, CA

This project proposes the exciting transformation of a four-unit quadplex located at 216 S Clementine St, Oceanside, CA, into a one-of-a-kind Bed and Breakfast (B&B) experience. This unique accommodation will cater to discerning travelers seeking more than just a place to sleep; it will offer a luxurious and social haven that fosters a connection with the vibrant spirit of Oceanside.

Spacious Comfort & Social Connections:

- The B&B will feature four meticulously designed guest quarters, each thoughtfully converted to offer a spacious and comfortable living environment. Each unit is currently being renovated with new floors, upgraded appliances, bathrooms, and all solar powered.
- **A centerpiece of the B&B will be the inviting common area.** This beautifully furnished outdoor space will be designed to maximize a sense of openness, providing guests with a place to unwind, socialize with fellow travelers, and savor complimentary, gourmet breakfasts delivered fresh daily from esteemed local partners like Gelato 101, Rosewood Cafe, and pastry shops alike.

Dedicated Hospitality & Community Focus:

- **Personalized Service:** The owner will live on-site in one of the four units, ensuring a personalized touch and immediate attention to guest needs. Should the owner move away due to personal reasons, a vetted dedicated property manager, residing within a 10-minute radius and available 24/7, will provide exceptional service, mirroring the owner's commitment.
- **Building Community:** This B&B is more than just lodging; it's a platform for connection. The welcoming common area fosters interaction between guests, encouraging the exchange of travel stories and the creation of lasting memories.
- **Local Partnerships:** We are passionate about supporting the Oceanside community. By partnering with local businesses like Gelato 101, Rosewood Cafe, Curry and More, and Coomber Wines to name a few, we not only offer guests a taste of Oceanside's culinary scene but also contribute to the city's economic vibrancy.

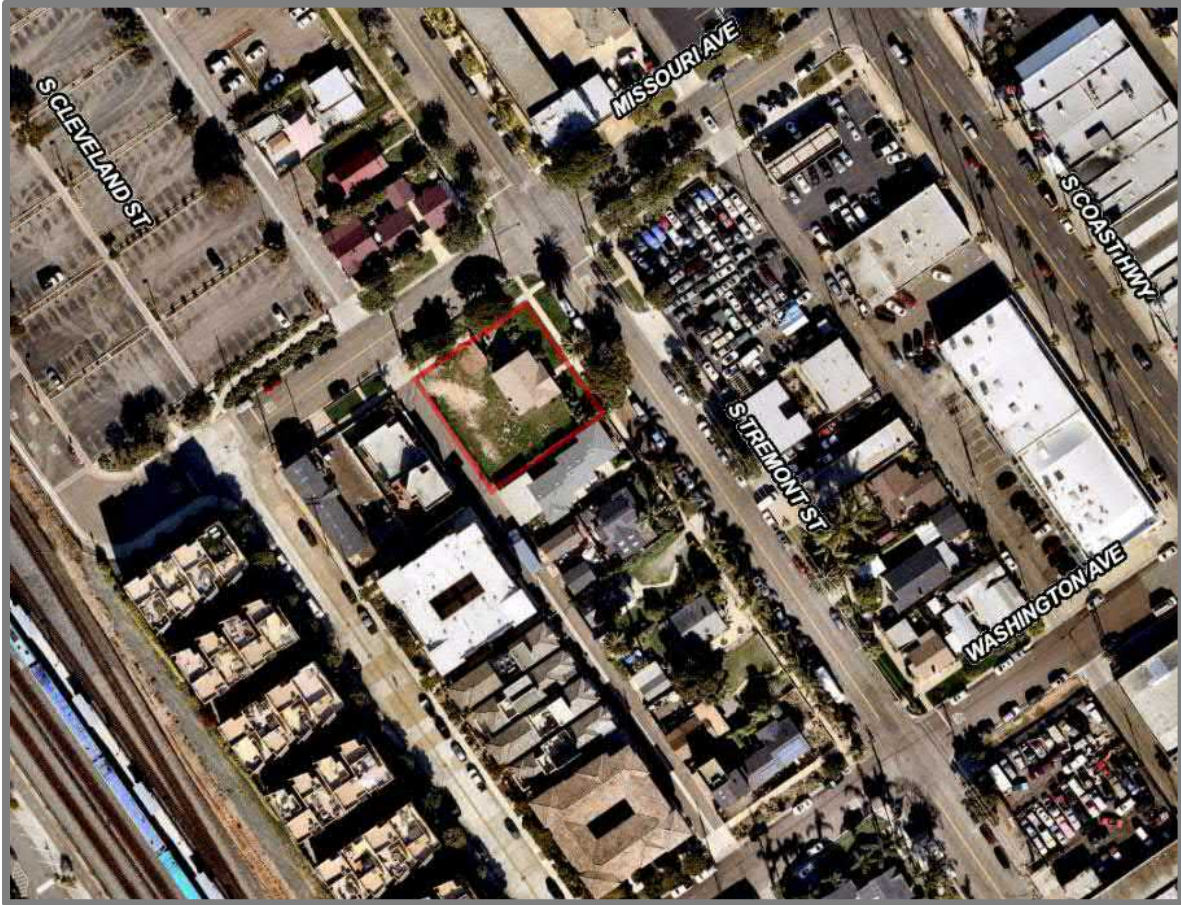
Benefits for Oceanside:

- **Economic Impact:** This luxury B&B will attract high-spending tourists, generating revenue for the city through lodging taxes and increased patronage at local businesses.
- **Positive Image:** A well-managed, high-end B&B elevates Oceanside's profile as a sophisticated travel destination, attracting a new segment of visitors.
- **Community Integration:** Our focus on local partnerships strengthens the connection between visitors and Oceanside, fostering a sense of place and encouraging repeat visits.

In conclusion, Surfers Paradise project presents a unique opportunity for Oceanside. It offers a luxurious and social accommodation option for discerning travelers, fosters a

sense of community, and serves as a strong advocate for local businesses. By approving this project, the city can enhance its economic vitality and solidify its position as a premier travel destination.

ITEM 2





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: 405 S TREMONT ST
 Assessor's Parcel Number: 150-182-13-00 Lot Area (acres or SF): 10,000 SF
 Existing Use: SFR WITH APPROVED 8 UNIT CONDO BLDG.
 Brief Description of Proposal:
REDIESIGNED 17 UNIT CONDO PROJECT W DENSITY BONUS

Property Owner & Applicant Information

Owner Name: OCEANS EIGHT VILLAS, LLC / BARRETT CHRIS
 Phone Number & E-Mail Address: 858)699-6169 cbarrettez@gmail.com
 Applicant Name: CHRIS BARRETT
 Phone Number & E-Mail Address: SAME

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: JUNE 12 Time preference: 9:30 am 10:30 am either
 2nd choice date: JUNE 12 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: June 12, 2024 Time: 10:30 am
 Assigned Project Planner: Shannon Vitale



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 11590 W Bernardo Court, Suite 100
 San Diego, CA 92127
 P (858) 444-3344
 CA (858) 287-7115
 www.rstavares.com

TREMONT APARTMENTS
 405 S. TREMONT OCEANSIDE, CA 92054

PROJECT NO: #24042

ASSESSOR'S PARCEL NO: 150-182-13-00

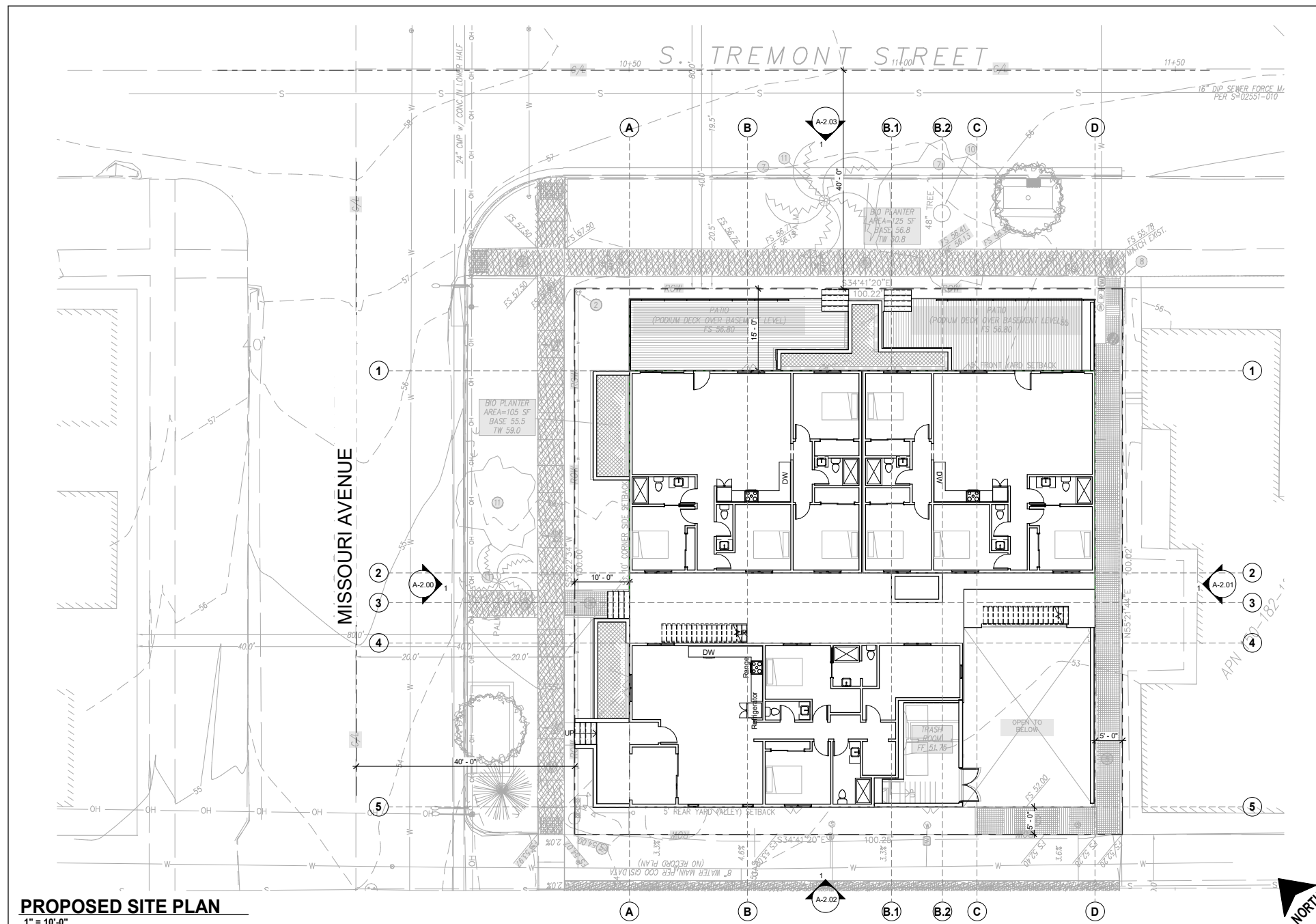
THESE DRAWINGS AND SPECIFICATIONS SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

No.	Description	Date

APPROVALS
 PROJ MGR
rMc
 PRINCIPAL
rMc

DRAWING TITLE
SITE CONTEXT

SHEET NO.
A-0.00.B



PROPOSED SITE PLAN
1" = 10'-0"

BMP GENERAL NOTES

- PRIOR TO ANY SOIL DISTURBANCE, TEMPORARY SEDIMENT CONTROLS SHALL BE INSTALLED BY THE CONTRACTOR OR QUALIFIED PERSON(S) AS INDICATED BELOW:
- ALL REQUIREMENTS OF THE CITY OF SANTA MARIA "STORM WATER STANDARDS MANUAL" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCL) FOR CONSTRUCTION LEVEL BMPS AND, IF APPLICABLE, THE STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) FOR POST-CONSTRUCTION BMPS.
 - THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL STORM DRAIN INLET PROTECTION. INLET PROTECTION IN THE PUBLIC RIGHT-OF-WAY MUST BE TEMPORARILY REMOVED PRIOR TO A RAIN EVENT TO ENSURE NO FLOODING OCCURS AND REINSTALLED AFTER RAIN IS OVER.
 - ALL CONSTRUCTION BMPS SHALL BE INSTALLED AND PROPERLY MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
 - THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING, AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED CONTACT PERSON CAN PROVIDE AND SEDIMENT CONTROL MEASURES.
 - THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTORS AND SUPPLIERS ARE AWARE OF ALL STORM WATER BMPS AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED SWPPP/WPCL WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, CIVIL PENALTIES, AND/OR STOP WORK NOTICES.
 - THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT, DEBRIS, AND MUD ON AFFECTED AND ADJACENT STREETS AND WITHIN STORM DRAIN SYSTEM DUE TO CONSTRUCTION VEHICLES/EQUIPMENT CONSTRUCTION ACTIVITY AT THE END OF EACH WORK DAY.
 - THE CONTRACTOR SHALL PROTECT NEW AND EXISTING STORM WATER CONVEYANCE SYSTEMS FROM SEDIMENTATION, CONCRETE RINSE, OR OTHER CONSTRUCTION-RELATED DEBRIS AND DISCHARGES WITH THE APPROPRIATE BMPS THAT ARE ACCEPTABLE TO THE CITY RESIDENT ENGINEER AND AS INDICATED IN THE SWPPP/WPCL.

- THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CLEAR DEBRIS, SILT, AND MUD FROM ALL DITCHES AND SWALES PRIOR TO AND WITHIN 3 BUSINESS DAYS AFTER EACH RAIN EVENT OR PRIOR TO THE NEXT RAIN EVENT, WHICHEVER IS SOONER.
- IF A NON-STORM WATER DISCHARGE LEAVES THE SITE, THE CONTRACTOR SHALL IMMEDIATELY STOP THE ACTIVITY AND REPAIR THE DAMAGES. THE CONTRACTOR SHALL NOTIFY THE CITY RESIDENT ENGINEER OF THE DISCHARGE PRIOR TO RESUMING CONSTRUCTION ACTIVITY. ANY AND ALL WASTE MATERIAL, SEDIMENT, AND DEBRIS FROM EACH NON-STORM WATER DISCHARGE SHALL BE REMOVED FROM THE STORM DRAIN CONVEYANCE SYSTEM AND PROPERLY DISPOSED OF BY THE CONTRACTOR.
- EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ONSITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID DEPLOYMENT OF CONSTRUCTION BMPS WHEN RAIN IS IMMINENT.
- THE CONTRACTOR SHALL RESTORE AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMPS TO WORKING ORDER YEAR ROUND.
- THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT MEASURES DUE TO UNFORESEEN CIRCUMSTANCES TO PREVENT NON-STORM WATER AND SEDIMENT-LADEN DISCHARGES.
- THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
- ALL EROSION AND SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED SWPPP/WPCL SHALL BE INSTALLED AND MAINTAINED. ALL EROSION AND SEDIMENT CONTROLS FOR INTERIM CONDITIONS SHALL BE PROPERLY DOCUMENTED AND INSTALLED TO THE SATISFACTION OF THE CITY RESIDENT ENGINEER.
- AS NECESSARY, THE CITY RESIDENT ENGINEER SHALL SCHEDULE MEETINGS FOR THE PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED CONTACT PERSON, EROSION CONTROL, SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER AND THE CITY RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION AND SEDIMENT CONTROL MEASURES AND OTHER BMPS RELATIVE TO ANTICIPATED CONSTRUCTION ACTIVITIES.

- THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CONDUCT VISUAL INSPECTIONS AND MAINTAIN ALL BMPS DAILY AND AS NEEDED. VISUAL INSPECTIONS AND MAINTENANCE OF ALL BMPS SHALL BE CONDUCTED BEFORE, DURING, AND AFTER EVERY RAIN EVENT AND EVERY 24 HOURS DURING ANY PROLONGED RAIN EVENT. THE CONTRACTOR SHALL MAINTAIN AND REPAIR ALL BMPS AS SOON AS POSSIBLE AS SAFETY ALLOWS.
 - CONSTRUCTION ENTRANCE AND EXIT AREA. TEMPORARY CONSTRUCTION ENTRANCE AND EXITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CASQA FACT SHEET TC-10R CALTRANS FACT SHEET TC-01 TO PREVENT TRACKING OF SEDIMENT AND OTHER POTENTIAL POLLUTANTS ONTO PAVED SURFACES AND TRAVELED WAYS. WIDTH SHALL BE 10' OR THE MINIMUM NECESSARY TO ACCOMMODATE VEHICLES AND EQUIPMENT WITHOUT BYPASSING THE ENTRANCE.
- (A) NON-STORM WATER DISCHARGES SHALL BE EFFECTIVELY MANAGED PER THE SANTA CLARA MUNICIPAL CODE CHAPTER 4, ARTICLE 3, DIVISION 3 "STORM WATER MANAGEMENT AND DISCHARGE CONTROL".

PROPOSED SITE PLAN KEY NOTES

01 00 GENERAL	
01 01	PROPERTY LINE
01 03	MOW STRIP
01 04	FLOW LINE
02 00 EXISTING CONDITIONS	
02 01	EXISTING CONCRETE PAD TO BE REMOVED
02 02	EXISTING PALM TREE TO BE REMOVED
02 03	EXISTING TREE TO BE REMOVED
02 04	EXISTING TREE TO REMAIN
02 05	EXISTING BUILDING TO BE DEMOLISHED
02 06	EXISTING CURB AND GUTTER
02 07	EXISTING PLANTER TO BE REMOVED
03 00 CONCRETE	
03 01	PROPOSED CONCRETE PATH / SLAB ON GRADE
03 02	PROPOSED CONCRETE PATIO
03 03	10" CURB AROUND TRASH CANS
05 00 METAL	
05 01	WELDED WIRE FENCE TYP.
10 00 SPECIALTIES	
10 01	PROPOSED POTTED TREES
11 00 EQUIPMENT	
11 01	PROPOSED TRASH CANS LOCATION
11 02	PROPOSED BIKE RACK LOCATION
12 00 PARKING	
12 01	PROPOSED PARKING SPOT
12 02	PROPOSED PARKING NUMBERING
12 03	PROPOSED ELECT. VEHICLE STATION
12 04	PROPOSED PARKING STRIPPING
12 05	WHEEL STOPPER
22 00 PLUMBING	
22 01	WATER ENTRY POINT W/ PRIVATE METERS (1.5 WATER SERVICE & BBS VALVE)
22 02	GAS SUPPLY
22 03	SEWER LINE
26 00 ELECTRICAL	
26 01	MAIN ELECTRICAL SERVICE

PROPOSED SITE PLAN LEGEND

	SITE / ADA ACCESSIBLE ROUTE
	FIRE LANE MARKINGS (PAINTED RED CURBS)
	PROPERTY LINE
	PARCEL LINE
	IRRIGATION CONTROLLER, REFER TO LANDSCAPING PLANS
	GAS METER, POINT OF CONNECTION WITHIN 5' OF BUILDING
	TRANSFORMER
	UTILITY PULL BOX
	WATER METER BOX, POINT OF CONNECTION WITHIN 5' OF BLDG.
	DOUBLE DETECTOR CHECK
	FIRE DEPARTMENT CONNECTION, REFER TO CIVIL PLANS
	FIRE HYDRANT, REFER TO CIVIL PLANS
	POST INDICATOR VALVE, REFER TO CIVIL PLANS
	PRESSURE REGULATOR
	PARKING LOT LIGHT REFER TO ELECTRICAL PLANS AND CIVIL PLANS FOR NUMBER OF HEADS
	ACCESSIBLE PARKING PAVEMENT SYMBOL (SEE 1/A-0.1.7)

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TREMONT APARTMENTS
405 S. TREMONT OCEANSIDE, CA 92054

PROJECT NO: #24042
ASSESSOR'S PARCEL NO: 150-182-13-00

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No.	Description	Date

APPROVALS

PROJ MGR: **rmc**

PRINCIPAL: **rmc**

DRAWING TITLE: **PROPOSED SITE PLAN**

SHEET NO: **A-1.0.1**



EAST ELEVATION
3/16" = 1'-0"


ELEVATION KEY NOTES

02 00	SITE
02 01	FINISH GRADE / SURFACE - SLOPE 5% FOR 10' AWAY FROM STRUCTURE
03 00	CONCRETE
03 01	CONCRETE LANDING / SIDEWALK, FOR MINIMUM SIZE REQUIREMENTS
03 02	SLAB ON GRADE
05 00	METAL
05 01	WELDED WIRE FENCE TYP.
06 00	WOOD
06 01	2x FRAMING PER STRUCTURAL DRAWINGS
06 02	FLOOR JOIST PER STRUCTURAL DRAWINGS
06 03	ROOF JOIST PER STRUCTURAL DRAWINGS
<p>6.1 WHERE THERE IS AN ACCESSIBLE CONCEALED FLOOR, FLOOR CEILING OR ATTIC SPACE, FIRE WALLS OR FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED, WITH SIGNS OR STENCILING IN THE CONCEALED SPACE SUCH IDENTIFICATION SHALL:</p> <ol style="list-style-type: none"> 1. BE LOCATED WITHIN 15 FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION. 2. INCLUDE LETTERING NOT LESS THAN 3" IN HEIGHT WITH A MIN. 3/8" STROKE IN A CONTRASTING COLOR INCORPORATING THE SUGGESTED WORDING, * FIRE AND/OR SMOKE BARRIER PROTECT ALL OPENINGS* OR OTHER WORDING (CBS 703.7) 	
07 00	THERMAL & MOISTURE PROTECTION
07 01	ROOFING METAL SEAM BLACK ROOF 7.1 2 LAYERS OF TYVEK AIR AND WATER BARRIER PROTECTION BUILDING PAPER
07 02	5" FASCIA GUTTER "DS" INDICATES RECTANGULAR DOWNSPOUT, TYPICAL (TERMINATE PER SOILS REPORT) "DTF" INDICATES DOWNSPOUT TO ROOF OR GUTTER BELOW
07 03	WALL INSULATION PER T-24 7.2 PLACE PLUMBING AND ATTIC VENTS ON FAR SIDE OF ROOF FROM STREET VIEW AS PRACTICAL. COORDINATE IN FIELD. 7.3 QUALITY INSULATION HERS VERIFIED PER T-24 7.4 EXHAUST VENTILATION W/ ATTIC MOUNTED INLINE FAN PANASONIC WHISPER CONFORT ERV 30cfm/RE= 50% SEE SPECS.
08 00	OPENINGS
08 01	8.1 USE TYVEK "FLEXWRAP" FLASHING AT ALL EXTERIOR OPENINGS (SEE WINDOWS/DOORS DETAILS) 8.2 METAL FRAMES FOR WINDOWS AND DOORS WOULD BE BLACK COLOR
09 00	FINISHES
09 01	BLACK AND WOOD PANELS ON EXTERIOR WALLS
09 02	TBD
09 03	9.1 WINDOWS AND DOORS TRIM BLACK COLOR 9.2 BLACK VINYL FRAME WINDOWS 1 COAT STUCCO SYSTEM PER ELEVATIONS - PAINTED (2 LAYERS OF TYPE D PAPER (20/30 SAND FINISH) 9.3 WEEK SCREED O/Z FLASHING AT BELLY TRIM 9.4 GYP BD @ WALLS 7 CEILINGS. USE 1/2" AT FRAMING UP TO 16" O/C. USE 5/8" AT FRAMING GREATER THAN 12" O/C
09 04	BLUE TILE
10 00	SPECIALITIES
10 01	AWNING IF OCCURS
10 02	48 IN TALL BOXWOOD TOWER TOPIARY TREE IN POT
10 03	POTTED TREES
32 00	SITE IMPROVEMENT
32 01	SOLAR POWER PANELS
40 00	ATTIC VENTILATION CALCULATION
40 01	
41 00	UNDERFLOOR VENTILATION CALCULATION
41 01	

NOTE: NOT ALL SYMBOLS NECESSARY ON THIS SHEET

MATERIALS

BLACK PANEL SIDING	ROOFING METAL SEAM BLACK ROOF
WOOD PANEL SIDING	WINDOW & DOOR FRAME
GUTTER	WINDOW & DOOR TRIMS



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TREMONT APARTMENTS
405 S. TREMONT OCEANSIDE, CA 92054

PROJECT NO: #24042
ASSESSORS PARCEL NO: 150-182-13-00

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No.	Description	Date

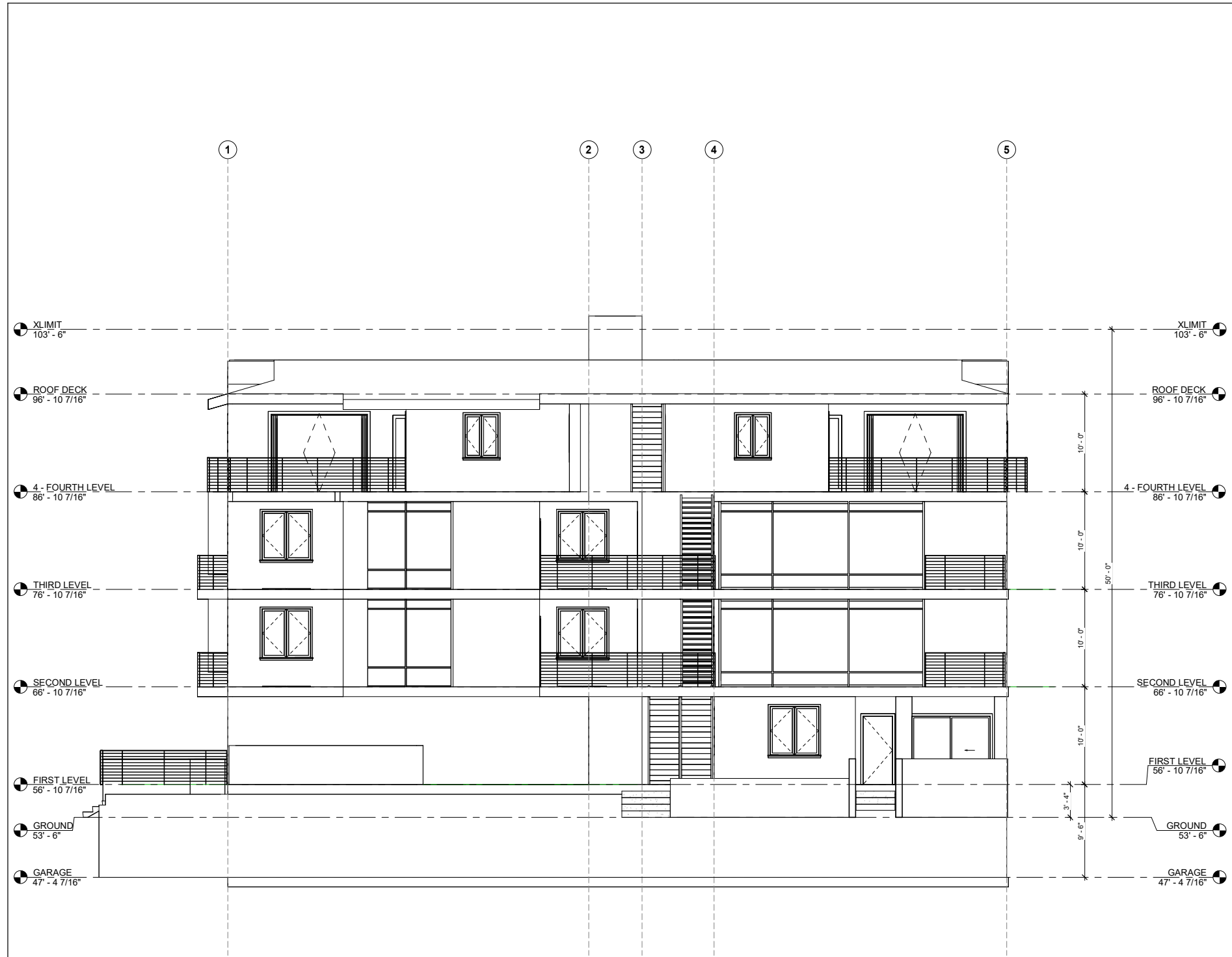
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BUILDING ELEVATIONS

SHEET NO:
A-2.01



1 WEST ELEVATION
3/16" = 1'-0"

ELEVATION KEY NOTES

02 00	SITE
02 01	FINISH GRADE / SURFACE - SLOPE 5% FOR 10' AWAY FROM STRUCTURE
03 00	CONCRETE
03 01	CONCRETE LANDING / SIDEWALK, FOR MINIMUM SIZE REQUIREMENTS
03 02	SLAB ON GRADE
05 00	METAL
05 01	WELDED WIRE FENCE TYP.
06 00	WOOD
06 01	2x FRAMING PER STRUCTURAL DRAWINGS
06 02	FLOOR JOIST PER STRUCTURAL DRAWINGS
06 03	ROOF JOIST PER STRUCTURAL DRAWINGS
<p>6.1 WHERE THERE IS AN ACCESSIBLE CONCEALED FLOOR, FLOOR CEILING OR ATTIC SPACE, FIRE WALLS OR FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED, WITH SIGNS OR STENCILING IN THE CONCEALED SPACE SUCH IDENTIFICATION SHALL:</p> <p>1. BE LOCATED WITHIN 15 FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION.</p> <p>2. INCLUDE LETTERING NOT LESS THAN 3" IN HEIGHT WITH A MIN. 3/8" STROKE IN A CONTRASTING COLOR INCORPORATING THE SUGGESTED WORDING. * FIRE AND/OR SMOKE BARRIER PROTECT ALL OPENINGS* OR OTHER WORDING (CBS 703.7)</p>	
07 00	THERMAL & MOISTURE PROTECTION
07 01	ROOFING METAL SEAM BLACK ROOF
07 02	7.1 2 LAYERS OF TYVEK AIR AND WATER BARRIER PROTECTION BUILDING PAPER
07 03	5" FASCIA GUTTER *DS* INDICATES RECTANGULAR DOWNSPOUT, TYPICAL (TERMINE PER SOILS REPORT) *DTR* INDICATES DOWNSPOUT TO ROOF OR GUTTER BELOW
07 03	WALL INSULATION PER T-24
07 03	7.2 PLACE PLUMBING AND ATTIC VENTS ON FAR SIDE OF ROOF FROM STREET VIEW AS PRACTICAL COORDINATE IN FIELD.
07 03	7.3 QUALITY INSULATION HERS VERIFIED PER T-24
07 03	7.4 EXHAUST VENTILATION W/ ATTIC MOUNTED INLINE FAN PANASONIC WHISPER CONFORT ERV 30cfm/RE= 50% SEE SPECS.
08 00	OPENINGS
08 01	8.1 USE TYVEK "FLEXWRAP" FLASHING AT ALL EXTERIOR OPENINGS (SEE WINDOWS/DOORS DETAILS)
08 01	8.2 METAL FRAMES FOR WINDOWS AND DOORS WOULD BE BLACK COLOR
09 00	FINISHES
09 01	BLACK AND WOOD PANELS ON EXTERIOR WALLS
09 02	TBD
09 03	9.1 WINDOWS AND DOORS TRIM BLACK COLOR 9.2 BLACK VINYL FRAME WINDOWS
09 03	1 COAT STUCCO SYSTEM PER ELEVATIONS - PAINTED (2 LAYERS OF TYPE D PAPER (20/30 SAND FINISH)
09 04	9.3 WEEK SCREED O/Z FLASHING AT BELLY TRIM 9.4 GYP BD @ WALLS 7 CEILINGS. USE 1/2" AT FRAMING UP TO 16" O/C. USE 5/8" AT FRAMING GREATER THAN 12" O/C
09 04	BLUE TILE
10 00	SPECIALITIES
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