

AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, October 30, 2012, 9:00 a.m.
Plaza Conference Room

1. 9:00 a.m. - 10:00 a.m. Discussion of a proposed lot line adjustment for four detached single-family condominiums located at 438 South Cleveland Street.

Zoning: R3 (Medium Density Residential)
Land Use: High Density Residential
Neighborhood Area: Townsite
Assessor Parcel Number: 150-182-06
Contact Person: Sean Santa Cruz
Tel.: 858-481-3310, ext. 122
Email: ssantacruz@hallmarkcommunities.com

2. 10:00 a.m. - 11:00 a.m. Discussion of a existing private town-home community located north of Oceanside Boulevard, between Hoover Street and MacDonald Street.

Zoning: RM-B (Residential Medium Density B)
Land Use: Medium Density B Residential
Neighborhood Area: Loma Alta
Assessor Parcel Number: 149-380-17
Contact Person: Irv Okovita
Tel.: 619-417-4416
Email: irv@okondevelopment.com

Attachments:

1. Maps
2. Project Description Letter
3. Proposed Elevations

Project Description

Hallmark Communities Inc

Sean Santa Cruz- Vice President of Planning and Development

740 Lomas Santa Fe Drive Suite 204

Solana Beach, CA 92075

(858) 481-3310 x122

ssantacruz@hallmarkcommunities.com

Address: 438 S. Cleveland Street Oceanside, CA

APN: 150-182-06

Lot 9 & 10 on Block 28 of Bryan's Addition, according to Map No. 219, filed in the Office of the County Recorder of San Diego County on March 10, 1887, consisting of 0.23 acres of land.

Zoning: R-3 Medium Density Residential (January 1986 Zoning Ordinance)

Existing Site: The existing site consists of two 5,000 SF lots (50' x 100'). Both lots are vacant with some lodge pole and chain link fencing on it.

Description of Project: Hallmark Communities Inc. proposes to do a Lot Line Adjustment with a Certificate of Compliance to create one (1) 10,000 SF lot (100'x100'). The Lot Line Adjustment will be processed concurrently with the required Coastal Development Permit and Development Plan for four (4) detached single family condominiums. The one (1) lot subdivision will result in the generation of a Condominium Plan showing air space envelopes and exclusive use front yard patios and driveways for each of the individual condominium units. The Building Lot Coverage requirement shall not exceed 60% or 6,000 SF for the project.

Improvements: The required street improvements will be consistent with those imposed on the previous developed site adjacent to the property (P-3-07; C-16-07; RC-8-07; Plan R-13942):

Cleveland Street: Remove and replace the existing curb, gutter, and sidewalk along project frontage. Replace 1-1.5 feet of Cleveland Street consisting of 5.5" PCC over 6" Class II AB. Additionally, a 5 foot Irrevocable Offer of Dedication will be granted along the Cleveland Street Frontage to allow for an ultimate ROW width of 60'. (See Cleveland Street Typical Section on Plan). Additionally, the existing utility pole will be undergrounded along the frontage. Water and sewer laterals will tie into the existing mains located in Cleveland Street. The site drains towards Cleveland Street and all project water shall be treated in the front yard setback (exclusive use patio areas) area prior to discharging onto Cleveland Street. Electric, Cable, and Telephone will also be serviced from Cleveland Street.

Alley: Remove and replace existing AC along frontage and replace with 20' roadway, consisting of 17 feet of 3" AC over 6" Class II AB, along with 3 feet of 8" PCC Ribbon Gutter over 6" Class II AB on the centerline. (See Cleveland Street Typical Section on Plan). Additionally, the two existing utility poles will remain in place and relocated as identified by San Diego Gas and Electric and City of Oceanside. Gas service will be provided in the alley for the project. Driveways to the private garages are provided off of the Alley and a landscape planter area is proposed between the driveways of the units.

Washington Avenue: The existing power pole shall be undergrounded that is currently located in the 15' landscape parkway adjacent to the project. The existing 5' sidewalk and pedestrian ramp shall remain in place, along with the concrete access driveway to the Alley. The existing curb, gutter, and pavement on Washington Avenue shall remain and no improvements are proposed along this frontage of the property.

Proposed Unit Types: The project proposed two (2) floor plans and two (2) elevations that fit within a 19' wide by 72' deep building envelope. The Building Lot Coverage for the four (4) units would be approximately 5,472 SF, whereas the maximum allowed under the Zoning Ordinance is 6,000 SF. Access to the units would be from Cleveland Street via a 3' walkway from the public sidewalk into the front yard patios of the units. Possible entry from the side yard of Unit 4 is being looked at since it will be provided a 10 foot corner setback per Section 1702 (b) of the Zoning Ordinance. A 42" garden wall or white vinyl fencing with entry gate is proposed for the each unit along the Cleveland Street frontage. No floor plans or elevations have been generated at this point in time, however here is what we are proposing:

Plan 1: 2,200 SF (est.); 3-4 bed; 2.5 bath with a ¾ bath on 3rd floor; 3 stories tall and not to exceed 35' in height. Combination of flat and gable roofs:

First Floor: Garage (tankless water heater), Powder Bath; Laundry; Kitchen; Dining, Family Room

Second Floor: Master Bed/Bath; Two Secondary Bedrooms and Bathroom; Decks; Stairs to 3rd Floor

Third Floor: Library/Game Room or Optional Bedroom; ¾ bath; Air Conditioner and Furnace; and Roof Top Deck with 42" safety railing.

Elevations: Two (2) Elevations consisting of Cape Cod, Nantucket, or California Row Home Style Architectures. This will consist of stucco, siding, concrete tile roof, fascia, gutters, accent/trim, posts, columns, and stone veneer to the units. Colors will be earth tone and consistent with the colors of the aforementioned elevation styles.

Plan 2: 2,500 SF (est.); 3-4 bed; 2.5 bath with a ¾ bath on 3rd floor; 3 stories tall and not to exceed 35' in height. Combination of flat and gable roofs:

First Floor: Garage (tankless water heater), Powder Bath; Laundry; Kitchen; Dining, Family Room

Second Floor: Master Bed/Bath; Two Secondary Bedrooms and Bathroom; Decks; Stairs to 3rd Floor

Third Floor: Library/Game Room or Optional Bedroom; ¾ bath; Air Conditioner and Furnace; and Roof Top Deck with 42" safety railing.

Elevations: Two (2) Elevations consisting of Cape Cod, Nantucket, or California Row Home Style Architectures. This will consist of stucco, siding, concrete tile roof, fascia, gutters, accent/trim, posts, columns, and stone veneer to the units. Colors will be earth tone and consistent with the colors of the aforementioned elevation styles.

Exhibits Provided:

- 1) Plat Map
- 2) Proposed Site Plan
- 3) Side View And Condominium Unit Area for Each Unit Exhibit
- 4) Aerial Photo
- 5) Staff Development Questions

438 S. Cleveland Street

Staff Questions

Zoning Ordinance (January 1986)

Zoning: R-3 Medium Residential

APN: 150-182-06

Existing: Two (2) vacant 50'x100' lots (5,000 SF each).

Proposed: One (1) 100'x100' lot (10,000 SF)

Max Lot Coverage: 60% of the lot area

Height: 3 stories allowed; 35 feet max

Four (4) Single Family Detached Condominiums

Planning:

- 1) The project is proposing to do a lot line adjustment to create one (1) 100'x100' lot. In doing so, which of the following plans/permits will the planning department require to process this project: 1) Development Plan 2) Coastal Development Permit 3) Parcel Map 4) Conditional Use Permit . Even if we process a lot line adjustment, will we still need a parcel map or can we file a Certificate of Compliance for the project only?
- 2) Under the 1992 LCP, it limited the size of homes to less than 2,500 SF of livable space (See P-3-07; C-16-07; RC-8-07 420 S. Cleveland St). Does that requirement still exist under the 1986 LCP, or can each unit have more than 2,500 SF of livable space?
- 3) Since the 1992 LCP has been invalidated, the property has switched from RHU to an R3 designation under the 1986 Zoning Ordinance. As such, we are no longer able to subdivide the property into 2,500 SF lots as was allowed under the 1992 code with a CUP. As such, we are proposing a 1-lot subdivision, consisting of four detached single family condominiums. The ownership would be Condominium with an air space envelope (See Typical) and exclusive use front yard and driveway areas, that would be owned and maintained by each individual homeowner as detailed in a Recorded Condominium Plan and included in Standard CCRs for the project. No common area is to be provided and no HOA will be needed. Is this acceptable to the City for this property?

- 4) The property is required to provide five (5) feet of property through an Irrevocable Offer to Dedicate along Cleveland Street. The R3 Front Yard Setback is 20 feet. Please confirm if the measurement would be taken from back of the proposed sidewalk in the ROW or from the property line of the lot along Cleveland Street (See Proposed Site Plan).
- 5) The project is proposing three (3) foot minimum setback between buildings. Since this proposed project is a 1-Lot Subdivision and not four fee simple lots, is this setback allowed under Section 1702 (a & b) of the Zoning Ordinance? This area shall consist of gravel, PVC pipe, and area drains only. The end condominium units would have three (3) to five (5) feet on Unit 1 and ten (10) feet on Unit 4 to the Property Line.
- 6) Please confirm that the proposed project will be exempt for environmental review as a Class 15, Categorical Exemption per Section 15315 of CEQA. With that being said, please confirm any required Technical Studies (other than required Geotechnical) that will be required for the project (i.e. Traffic, Acoustical, Cultural, Phase 1, etc...).
- 7) Please confirm that there are no Overlay Zones or Master Vision Plan affecting the property.

Engineering:

- 1) Project is proposed to be a 1-lot subdivision with a condominium plan. An airspace envelope ownership is proposed, whereby each detached single family condominium will have a unit area that extends fifty (50) feet above and twenty (20) feet below finish grade. The project will have CC&RS which allow for a reciprocal access easements to three (3) foot side yards for maintenance of buildings for each unit.
- 2) Will the project be required to generate and process both a Rough Grading and Precise Grading Plan, or will the City allow for one (1) grading plan for the project?
- 3) Will Engineering allow for the processing of a Lot Line Adjustment and Certificate of Compliance only, or will it require a Parcel Map as well for the project?

Utilities:

- 1) Water and Sewer is located in Cleveland Street. Project proposes to run laterals from Cleveland Street to the house for both. No upsizing or replacing the existing sewer or water lines is planned. No additional hydrant is proposed for the project. Please confirm.

- 2) Please confirm if a reclamation water system will be required for the project and/or the option for an in-lieu fee if the project is not exempt from this requirement.
- 3) Electric, Cable and Phone to be fed from Cleveland Street. Gas will be provided from the Alley.

Transportation/Engineering:

- 1) Project will provide the Cleveland Street and Alley Typical requirements as shown on the Plan, including a 5' Irrevocable Offer to Dedicate on Cleveland Street.
- 2) The existing sidewalk, parkway, curb and gutter, pedestrian ramp along Washington Avenue will remain in place. No widening of the street or replacement of the Alley concrete driveway is proposed from Washington Avenue. No R-Value testing is needed as the details for the Cleveland Street and Alley sections will conform to Improvement Plans R-13942 for the previously built 420 S. Cleveland Street. Please confirm you are in agreement with this item.
- 3) One overhead pole on Cleveland Street and one overhead pole on Washington Street shall be placed underground. The existing two power poles in the Alley shall remain and be adjusted accordingly. Please confirm you are in agreement with this item.

Fire:

- 1) All homes shall have sprinklers, smoke detectors, and CO2 detectors as required.
- 2) With three (3) feet between the buildings, what window restrictions and/or fire enhancement measures will be required?
- 3) Alley will be improved to twenty (20) foot paved along frontage.
- 4) Proposed $\frac{3}{4}$ water meter proposed for both domestic and fire service to each home.

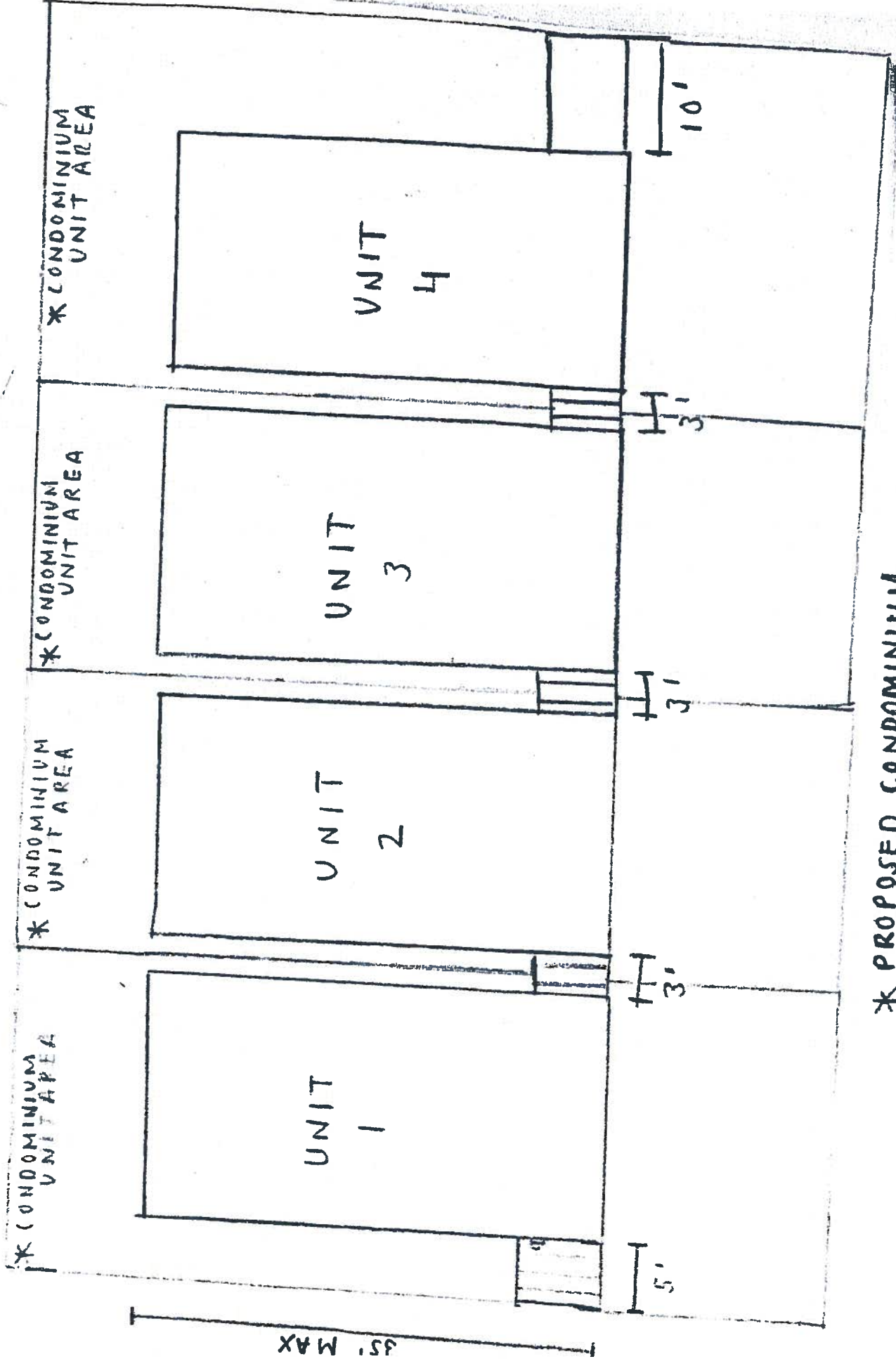
Trash/Waste:

- 1) Each home will provide a minimum 18' interior clear by 22.5' deep private garage (over 400 SF) which will include an area for individual bin service storage.

SIDE VIEW

+

CONDOMINIUM UNIT AREA



* CONDOMINIUM UNIT AREA

* CONDOMINIUM UNIT AREA

* CONDOMINIUM UNIT AREA

* CONDOMINIUM UNIT AREA

35' MAX

UNIT 1

UNIT 2

UNIT 3

UNIT 4

5'

3'

3'

3'

10'

* PROPOSED CONDOMINIUM
UNIT AREA AIR SPACE 50 FEET
ABOVE AND 20 FEET BELOW FINISH GRADE

**PRELIMINARY SITE PLAN FOR
438 S. CLEVELAND STREET**

LEGAL DESCRIPTION

OWNER/APPLICANT
HALLMARK COMMUNITIES, INC.
200 LUMAS DRIVE, JERICHO, STATE 24
(800) 471-5370

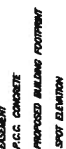
CHRISTOPHER R. HULL, PRESIDENT
DATE

GENERAL NOTES

1. PER THE SUBDIVISION MAP ACT, SECTION 6000(B), BOTH THE EXISTING SUBDIVISION MAP AND FINAL SUBDIVISION MAP SHALL BE MARKED WITH THE SECTION OF A CONFORMANCE PROJECT AS DEFINED IN SECTION 6000(A) OF THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF PLOTS AND LOTS TO BE SUBDIVIDED BY THIS MAP, THE TOTAL NUMBER OF PLOTS AND LOTS TO BE SUBDIVIDED BY THIS MAP, AND THE TOTAL NUMBER OF PLOTS AND LOTS TO BE SUBDIVIDED BY THIS MAP SHALL BE IDENTICAL TO THE TOTAL NUMBER OF PLOTS AND LOTS TO BE SUBDIVIDED BY THIS MAP.
2. EXISTING LOTS: 1.
3. PROPOSED LOTS: 1.
4. TOTAL AREA: 0.87 ACRES.
5. A.P.A.C. 160-162-01.
6. ZONING: P-3 (URBAN CONSERVATION ZONE).

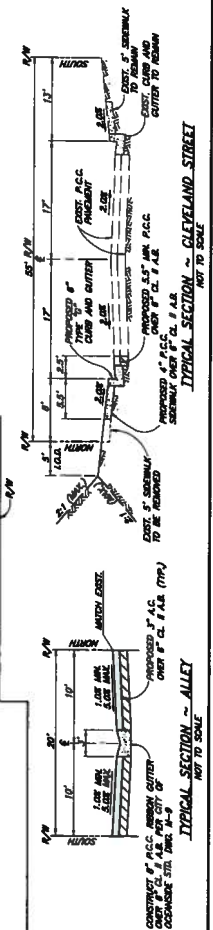
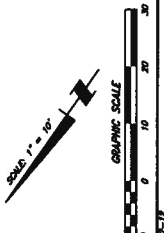
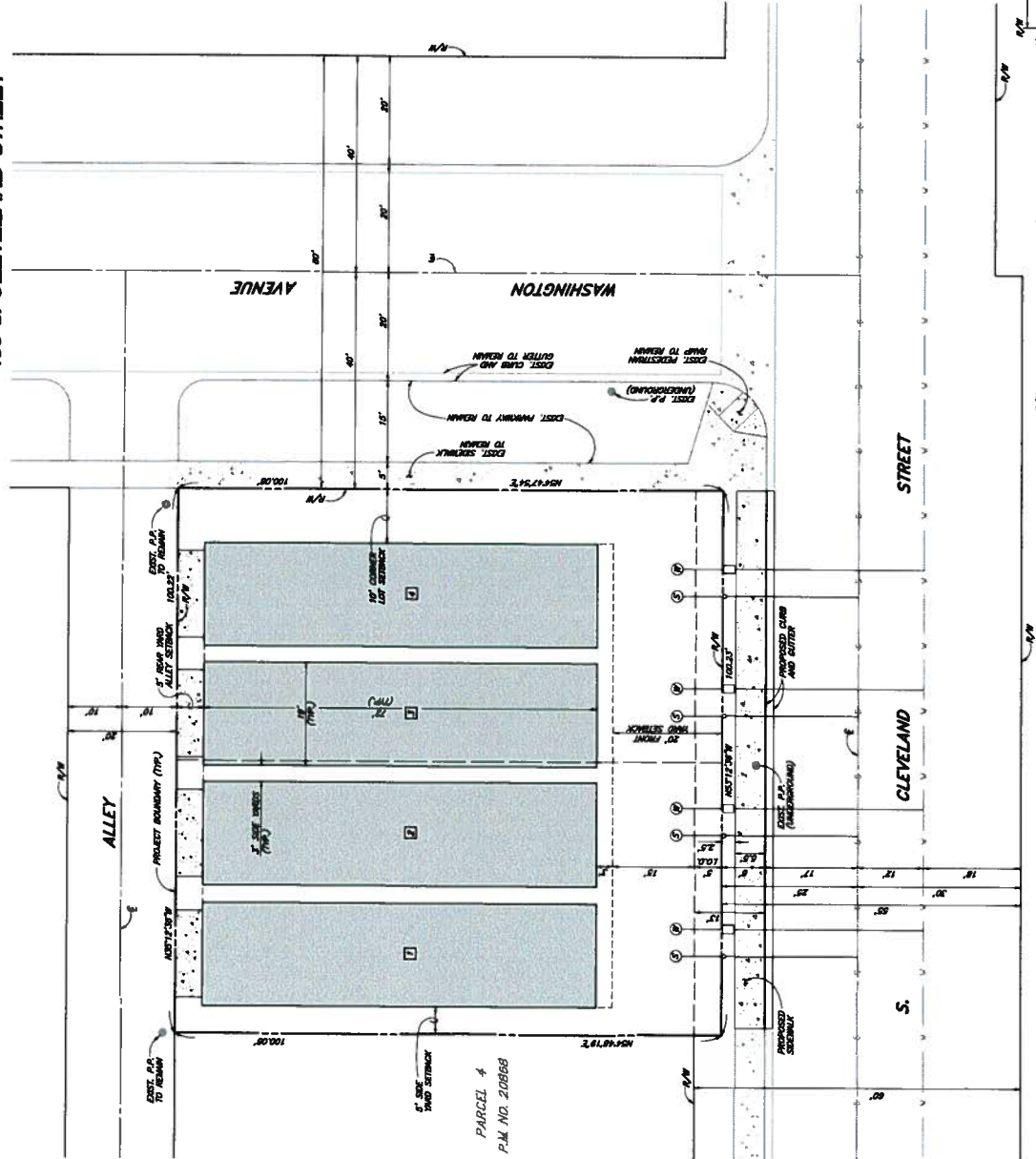
LEGEND

- PROPERTY BOUNDARY
- CONTRACTOR'S BOUNDARY
- PROPERTY LINE
- EXISTING
- P.C.C. CONCRETE
- PROPOSED BUILDING FOOTPRINT
- SPOT ELEVATION
- SINGLE/DIRECTION OF DRAINAGE
- STORM DRAIN
- PROPOSED SEWER LATERAL
- PROPOSED WATER LATERAL
- EXISTING SEWER
- EXISTING WATER
- EXISTING CURTIDAR
- EXISTING STREET LIGHT
- EXISTING CHAIN LINK FENCE
- EXISTING OVERHEAD ELECTRIC LINES
- EXISTING POWER POLE



LIST OF ABBREVIATIONS

- EXISTING
- RIGHT-OF-WAY
- R/W
- PROPOSED
- P.C.C.
- FINISHED FLOOR
- ASCE
- PRIORITY LINE
- MINIMUM
- POWER POLE



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Original No. 10-28-12
Sheet 1 of 1





Alley

Property

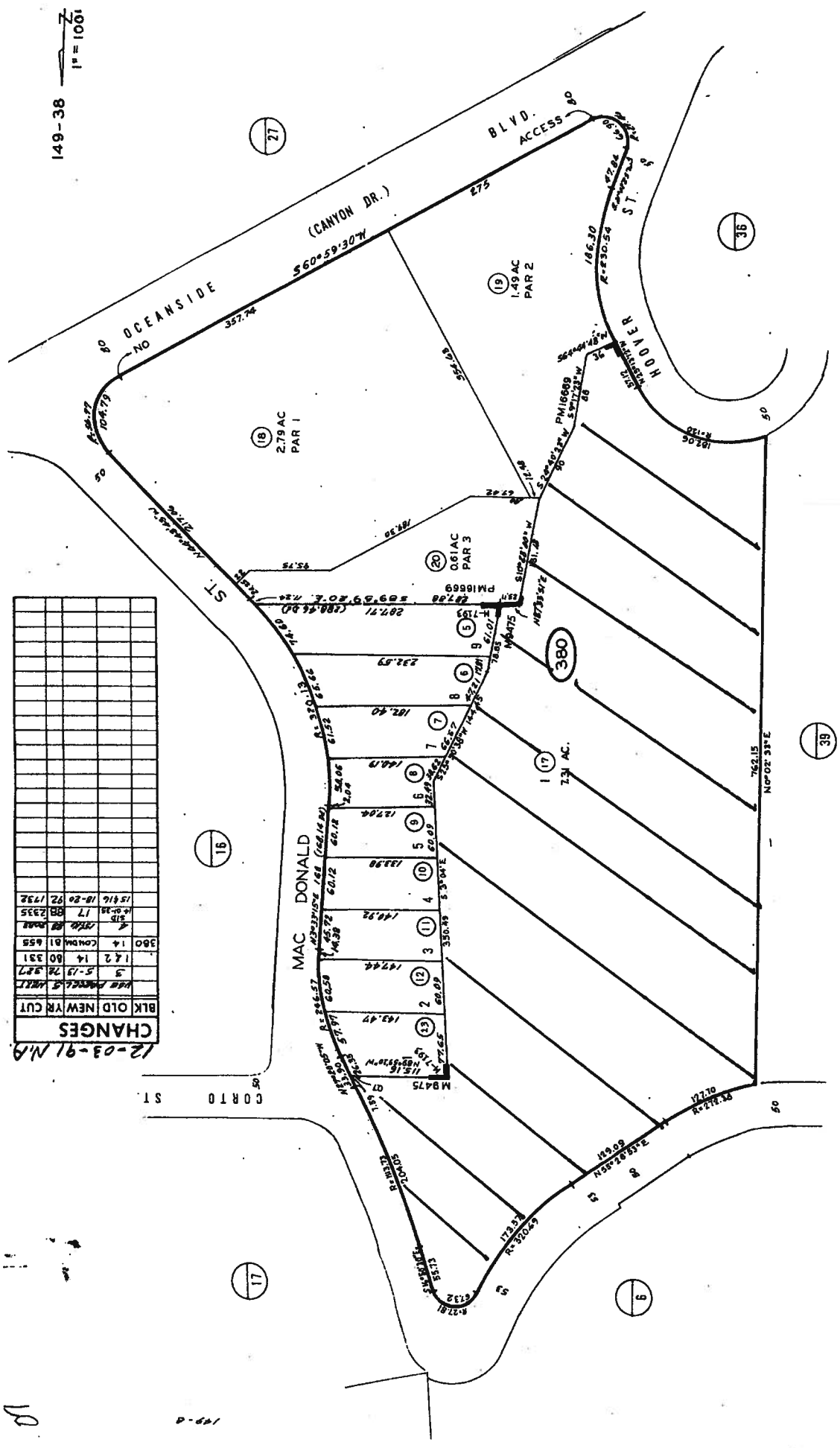
Washington Avenue

Cleveland Street

12-03-91 N.A.

CHANGES	
BLK	OLD NEW YR CUT
360	14 CONDM 01 658
142	14 CONDM 01 331
5	5-13 72 387
142	14 CONDM 01 331
1516	18-20 92 1732
1516	18-20 92 1732

149-38
1" = 100'



MAP 9475 - HIDDEN CANYON VILLAGE (CONDM)
MAP 7193 - MACDONALD HEIGHTS

SAN DIEGO COUNTY ASSESSOR'S MAP BK 149 PG 38. REEDED FOR ASSESSMENT PURPOSES ONLY

PREP
6-20-09

11/7/11

HIDDEN CANYON VILLAGE

OCEANSIDE, CALIFORNIA

INTRODUCTION

Hidden Canyon Village is an existing private town-home community located in the City of Oceanside, California just north of Oceanside Boulevard. The site is situated between Hoover Street and MacDonald Street, and has access available from each street. Approved for development by the City in 1978 and built in 1982, the 7.305-acre canyon site is currently home to a two-tiered 35-unit for-rent condominium community. Existing improvements consist of nine residential buildings containing two, three and four bedroom units that range in size between 1,106 - 1,586 square feet, and eight separate garage structures. A common recreational area containing a swimming pool, tot lot and tennis court is located on the lower tier.

REDEVELOPMENT DESCRIPTION

The redevelopment of the community takes advantage of the unique opportunities of the site while addressing constraints and natural open space. The redevelopment plan eliminates the existing garage structures and distributes 22 residential buildings containing 32 two, three and four bedroom condominium units throughout the site, along with three new garage structures. The dwelling units, which range in size between 1,109 – 1,506 square feet, are configured into one-fourplex, one-triplex, five-duplex, and 15 detached dwelling unit buildings. Enclosed parking for 106 vehicles are provided in 19 of the buildings and the three garages. There are also 43 open parking spaces for residents and guests for a total of 149 spaces, or 2.22 spaces per unit.

Recreational facilities include a centrally located community building containing a fitness/meeting room and management office, along with a swimming pool, spa, and tot lot. A playground is also provided along Hidden Canyon Way, while secondary passive picnic areas, and a nature trail compliment the natural open space.

Upon redevelopment, the community will offer a village-like setting containing 67 two, three and four bedroom condominium units having diverse views, rolling topography and an organic layout that compliments the landscape. Each of the units will have a direct link to open landscaped areas by meandering walkways and ample space between buildings. The streets will be pedestrian friendly with articulated paving, architecturally upgraded lampposts and street furniture. With prices anticipated to be in the \$200,000 to \$300,000 range, Hidden Canyon Village is expected to attract a wide spectrum of the Oceanside residential market.

HIDDEN CANYON VILLAGE
OCEANSIDE, CALIFORNIA

REDEVELOPMENT - GOALS AND OBJECTIVES

The Hidden Canyon Village Redevelopment Plan has been designed to guide the redevelopment of the subject property in a manner that responds to the unique characteristics of the site and fosters a sense of community identity. To insure the creation of a superior environment, the Hidden Canyon Village Redevelopment incorporates certain goals and objectives, including the following:

- A. Enriching the residential community by taking advantage of the environmental characteristics of the site.
- B. Fostering a sense of identity and pride within the Hidden Canyon Village by using superior architectural design and materials to create a village-like environment.
- C. Implementing a comprehensive re-vegetation and landscape plan.
- D. Enhancing the natural open space of the site and incorporating these features into the project's design.
- E. Designing a circulation system that conveniently serves the needs of the development as well as providing emergency vehicle access.
- F. Meeting or exceeding City development standards where possible.
- G. Incorporating superior recreational facilities and common areas.

HIDDEN CANYON VILLAGE
OCEANSIDE, CALIFORNIA

RELATIONSHIP TO GENERAL PLAN/ZONING ORDINANCE

According to the City's General Plan and 1998 Zoning Ordinance, the subject property has a RM-B designation, which provides for a base density of 10 units per acre and a maximum potential of 15 units per acre. The Hidden Canyon Village Redevelopment contains 67 units for an overall density of 9.17 units per acre, well below the allowable density range.

Redevelopment of the existng project was designed to be consistent with the City's General Plan and Zoning Ordinance, including land use, circulation and transportation, housing, natural resources, etc. In addressing the project's consistency with those policies and objectives, the reviewing authority should adopt the following findings.

- A. The proposed redevelopment is consistent with the City's General Plan and Zoning Ordinance.
- B. The physical characteristics of the site are adequately assessed, and the site for the proposed redevelopment is adequate in size and shape to accommodate said use. Open space, setbacks, walls and fences, parking, landscaping and other required features have been provided.
- C. The proposed development has adequate access, and the design of the interior street system provides adequate vehicular and pedestrian access as well as emergency access to all areas of the development. Traffic impacts are minimized on the surrounding areas by having two separate points of ingress and egress into the development. Additional ADT on Hoover and MacDonald resulting from the redevelopment falls below the City's design standards for these roads.
- D. The required improvements, and the manner of the development adequately address all natural and manmade hazards associated with the proposed redevelopment.
- E. Adequate public services and facilities exist on-site or in close proximity to serve the proposed redevelopment.
- F. All utilities of adequate size and capacity are available, and conditions of approval will ensure they will be provided.

HIDDEN CANYON VILLAGE
OCEANSIDE, CALIFORNIA

- G. The proposed redevelopment, as conditioned, will not have a substantial adverse effect on surrounding property.
- H. The Redevelopment will be an asset to the area by upgrading current project improvements.
- I. The development will add more moderately priced units to the City's housing stock.

HIDDEN CANYON VILLAGE
OCEANSIDE, CALIFORNIA

PARKING TABULATION

Parking requirements are provided per Zoning Ordinance Section 3103 and 3109. All units have two or more bedrooms. All parking spaces covered and uncovered are a minimum of 9' x 19'.

Number of Parking Spaces

REQUIRED

Multifamily residential - 67 units	
Covered (minimum)	67
Uncovered	67
Guest parking	<u>15</u>
Total Required	149

PROPOSED

Multifamily residential - 67 units	
Covered (garages)	106
Uncovered	28
Guest parking*	<u>15</u>
Total Proposed	149

*Includes three van accessible handicap spaces

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OCEANSIDE, CALIFORNIA

OPEN SPACE TABULATION

Open Space is provided in accordance with the Zoning Ordinance Section 1050 (Q) 1, 2 and 3.

Basic Requirement	No. of Units	Area per D.U.	Total Area
	67	300 S.F.	20,100 S.F.
<hr/>			
<u>Proposed Open Space</u>			
Private Usable Open Space			
Plan 1 (Decks)	23	213 S.F.	4,899 S.F.
Plan 2 (Decks)	12	232 S.F.	2,784 S.F.
Plan 3 (Decks)	19	224 S.F.	4,256 S.F.
Plan 4 (Decks)	13	176 S.F.	<u>2,288 S.F.</u>
Total Private Usable Open Space			14,227 S.F.
Common Usable Open Space			
Pool and Recreation Area			8,660 S.F.
Passive Recreation			<u>1,500 S.F.</u>
Total Common Usable Open Space			10,160 S.F.
Adjusted Private Usable Open Space:			10,050 S.F.
(150 S.F. Maximum Allowable Credit per Unit)			
Common Usable Open Space:			<u>10,160 S.F.</u>
Total Adjusted Open Space			20,210 S.F.

HIDDEN CANYON VILLAGE
OCEANSIDE, CALIFORNIA

LANDSCAPING TABULATION

Landscaping in the front yard setback is provided per Zoning Ordinance Section 1050 (T) 1.

Required	50%
Proposed	83%

This multifamily project does not have interior side and rear yards, therefore Zoning Ordinance Section 1050 (T) 2 does not apply.

There are 272 existing trees of 6-inch diameter or larger throughout the property. This does not include numerous existing smaller diameter trees, saplings and brush. The Redevelopment will impact 79 of the existing trees which includes numerous trees that are diseased or infested with insects and must be removed according to a licensed arborist. All trees removed at the request of the arborist that are not in the Redevelopment area will be replaced on a one for one basis.

The Redevelopment project will include twenty 36-inch box trees and under story landscaping as shown on the landscape plans for all disturbed areas.

GRADING TABULATION

Grading for the redevelopment of this project is proposed in accordance with the Hillside Development Provisions per the Zoning Ordinance Section 3039 E (Q).

Estimated Earthwork Quantities:

Cut =	4,700 C.Y.
Fill =	3,000 C.Y.
Export =	1,700 C.Y.

Total Land Area Disturbed 78,600 S.F. = 1.80 AC.

Grading per Acre of Disturbed Land 2,610 C.Y./ AC.

HIDDEN CANYON VILLAGE ***OCEANSIDE, CALIFORNIA***

ARCHITECTURAL CONCEPT

The architectural concept for Hidden Canyon Village reflects a traditional New England style to compliment the existing surroundings, buildings and landscape. Building forms were conceived with colors and natural materials to enhance the feeling of timeliness and beauty of the canyon setting.

Hidden Canyon Village will offer a variety of two, three and four-bedroom units, ranging in size from 1,109 square feet to 1,506 square feet, along with private garages and open parking spaces. As there are no "stacked" units proposed, residents will not have to live below or above other residents, thereby reducing potential noise issues.

Gable and shed roofs have been used to create dynamic elevations to flood the expanded open interiors with light. Second level entryways create an elevated feel, allowing for better scenic views through the trees. Extended window pop outs and balconies are used to break up elevations and blank walls. Most units have master suite balconies and all of the units have entry decks.

All gable and shed roofs have architectural asphalt shingles. Exterior walls, punched out windows, posts, corbels, and fascias of new buildings have been designed to compliment the existing buildings with cedar-shake siding, limited stucco walls and wood-wrapped windows. Balconies and hand-railings on stairs will be made of wood to complement the buildings and will be clear of habitable space below to avoid any possibility of water leakage. All units will have exterior decks or balconies, and at least 160 cubic feet of enclosed storage space.

To compliment the structures, a village-like streetscape will offer articulated paving, lampposts and street furniture, while nature trails and picnic areas further provide for a pedestrian friendly environment.

HIDDEN CANYON VILLAGE
OCEANSIDE, CALIFORNIA

ELEVATION CHARACTER & FLOOR PLAN DESIGN

PLAN ONE:

No. of Units: 23 Proposed (34% of the total units)

Size: 1,279 Square Feet

Stories: 2

Bedrooms: 3

Bathrooms: 3

Decks: 213 Square Feet

Garage: Enclosed

Amenities: Vaulted Ceiling in Living Room with Fireplace, Separate Dining Room, Kitchen with Laundry Area, Outside Storage Closet, and Two Private Outdoor Decks.

Summary: Plan One is a 1,279 square foot floor plan that addresses the needs of a broad spectrum of the market, whether it be couples, families with small children or empty nesters. These units contain four single car garages on the ground floor, with exterior stairs to the first floor where a large private deck leads to the front door and storage area.

Once inside, the living room opens-up towards a tall window, while a vaulted ceiling allows for open airiness. Corner fireplaces accent the living room along with an arched opening towards the dining room. A glass door to the deck provides an indoor-outdoor feel. A laundry room flanks a large kitchen. One bedroom/den with a large closet and punched out windows and a full bathroom finish off the first floor. The second floor is comprised of a master bedroom with a private balcony and bathroom and a secondary bedroom and bathroom.

HIDDEN CANYON VILLAGE
OCEANSIDE, CALIFORNIA

ELEVATION CHARACTER & FLOOR PLAN DESIGN

PLAN TWO:

No. of Units: 9 Existing, 3 Proposed (18% of the total units)
Size: 1,109 Square Feet
Stories: 2
Bedrooms: 2
Bathrooms: 1.5
Decks: 232 Square Feet
Garage: Detached
Amenities: Vaulted ceilings, fireplace in living room, kitchen with breakfast bar, laundry hook-ups and two private outdoor decks.

PLAN THREE:

No. of Units: 16 Existing, 3 Proposed (28.5% of the total units)
Size: 1,409 Square Feet
Stories: 2
Bedrooms: 3
Bathrooms: 2.5
Decks: 224 Square Feet
Garage: Detached
Amenities: Vaulted ceilings, fireplace in living room, kitchen with breakfast bar, laundry hook-ups and two private outdoor decks.

PLAN FOUR:

No. of Units: 10 Existing, 3 Proposed (19.5% of the total units)
Size: 1,506 Square Feet
Stories: 2
Bedrooms: 4
Bathrooms: 2.5
Decks: 176 Square Feet
Garage: Detached
Amenities: Vaulted ceilings, fireplace in living room, kitchen with breakfast bar, laundry hook-ups and two private outdoor decks.

HIDDEN CANYON VILLAGE
OCEANSIDE, CALIFORNIA

Summary: These multilevel town-home floor plans are directly related to the existing units on site. Each plan has vaulted ceilings, fireplace in the living room, a breakfast bar in the kitchen, laundry hook-ups, and three private outdoor decks. Plan Two is expected to appeal to singles and couples, while Plan Three will meet the needs of the couple, young family and empty nester market. Plan Four was designed to appeal to families.

The main entrances of these units are off bridges that lead to the upper floor and living areas. Another entrance is off a patio on the lower floor. All of the units have vaulted roofs with clear story windows to allow natural light to penetrate into living spaces. The roof pitches are different for each unit so that when next to one another they undulate in height to give a rhythmic and dynamic look to the elevations. Living spaces with fireplaces and kitchens with breakfast bars are all on the upper floor. Bedrooms are all on the lower floor except for Plan 4, which has a guest bedroom on the upper floor.

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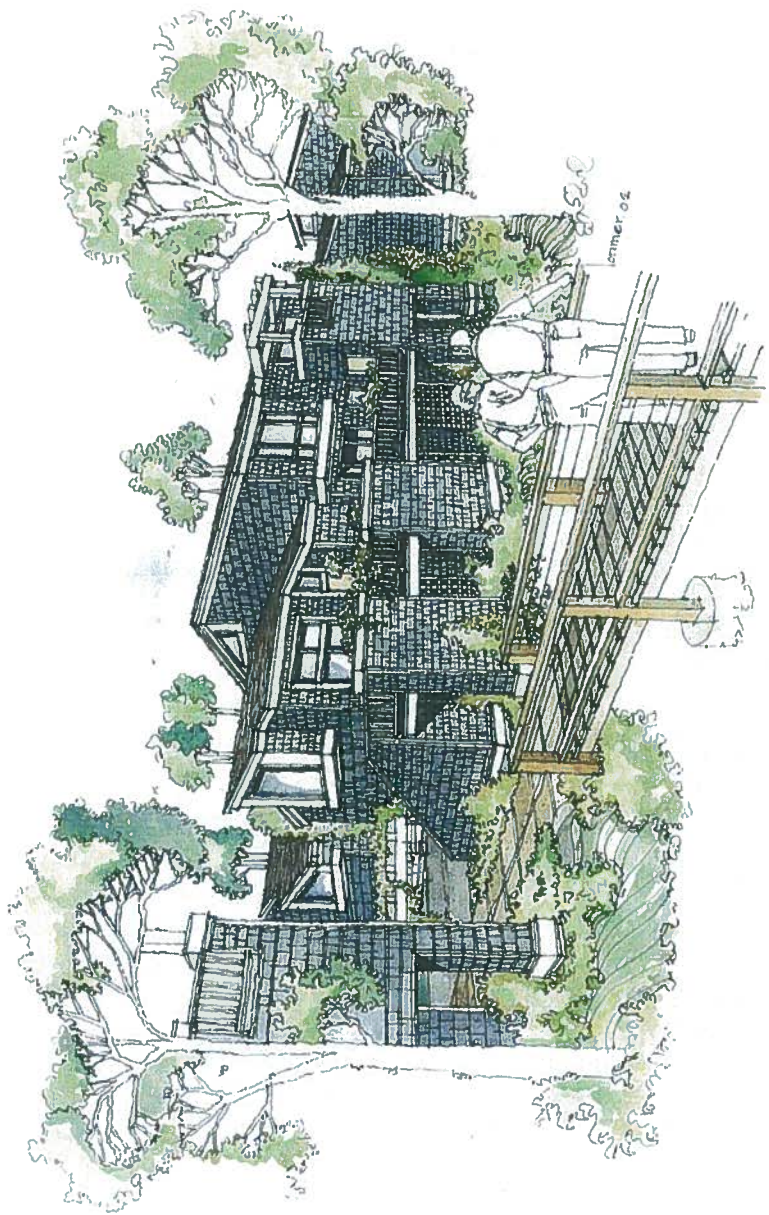
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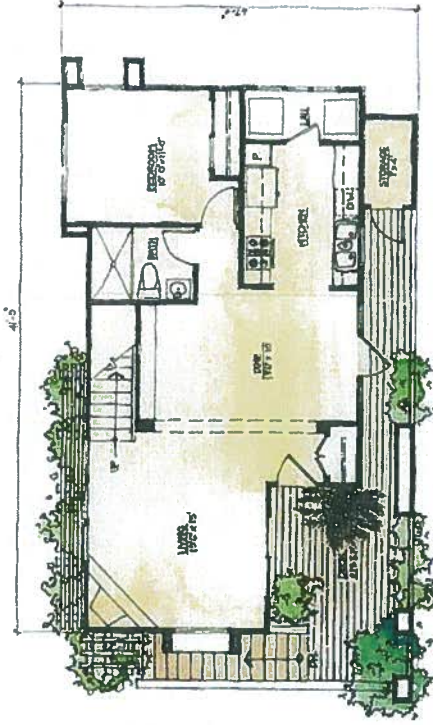


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HIDDEN CANYON VILLAGE

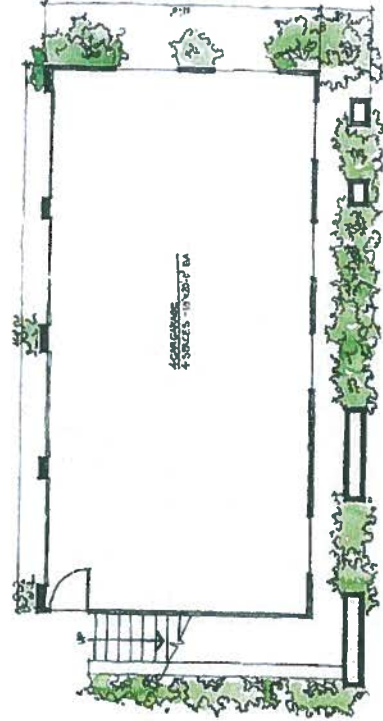
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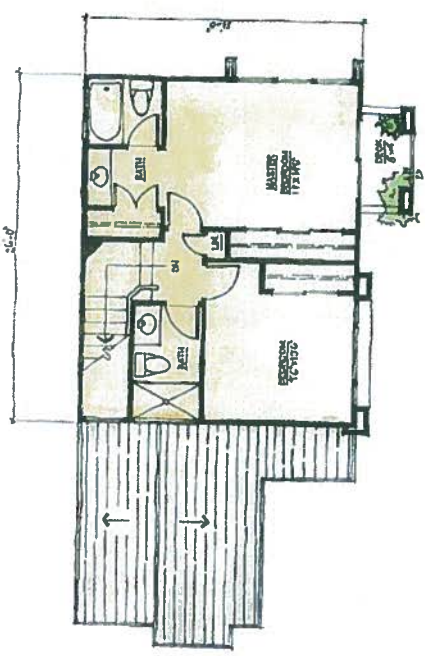


4'-3"

SCALE: 1/8" = 1'-0"

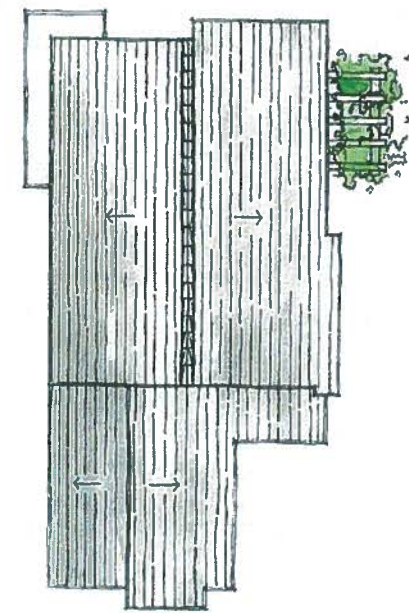


SCALE: 1/8" = 1'-0"



4'-3"

SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"

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PLAN 1



