

¹**AGENDA**
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, November 3, 2015, 8:30 a.m.
Guajome Room

1. 8:30 a.m. – 9:30 a.m. Discussion of the expansion of an assistance dog training facility located at Ivey Ranch Park (124 Rancho Del Oro Dr).

Zoning: OS-H (Open Space with Historic Overlay)
Land Use: Open Space
Neighborhood Area: San Luis Rey
Assessor Parcel Number: 158-067-03, 158-080-07, 158-591-04
Contact Person: Kenneth Chriss
Tel.: (760) 433-1785
Email: kchriss@4designarch.com

2. 9:30 a.m. – 10:30 a.m. Discussion of the possible renovation OR demolition of a 4th (rear) housing unit located at 134 S Pacific St.

Zoning: D-5 (High Density Residential- SF & Multi)
Land Use: Redevelopment
Neighborhood Area: Townsite
Assessor Parcel Number: 150-073-18
Contact Person: Jon Mehnert
Tel.: (760) 727-3000
Email: jon.mehnert@cox.net

Attachments:

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

¹ *The developer 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.*



4 DESIGN
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www.4designarch.com

October 21, 2015

City of Oceanside
Planning Department
Ms. Vida Murrell, Administrative Secretary
300 North Coast Highway
Oceanside, CA 92054

RE: Developers Conference
Canine Companions
124 Rancho Del Oro Drive
A.P.N. 158-067-03
158-080-07
158-591-04

Dear Ms. Murrell,

Canine Companions for Independence is proposing to increase its capability to provide training for their assistance dogs.

We would like to be scheduled for the next available Developers Conference.

Respectfully,

Kenneth L. Chriss, AIA
C-13351

DESCRIPTION AND JUSTIFICATION

Phased expansion of Existing Canine Companions for Independence Facility

This application, by Canine Companions for Independence, Southwest Region, includes the following:

- A Revised Conditional Use Permit (C-9-94)
- A new Development Plan
- A Historic Permit

The proposal is for the phased expansion of the CCI facility located in Ivey Ranch Park. Included are additional dormitory space, training space facilities, kennel and office space .

The Canine Companions for Independence (CCI) site is on 2.3 acres of public property at the northeast corner of Rancho Del Oro Drive and Highway 76 and operates under a lease with the City of Oceanside. It is part of the total 16-acre Ivey Ranch Park which also includes facilities operated by an equestrian facility and by Casa de Amparo Ivey Ranch Park includes several shared parking areas and a small playground area.

It is accessible from Ranch Del Oro Drive with the driveway just north of Highway 76.

CCI plans to expand this facility in phases as their activity level and funding levels grow during the next few years. This series of proposed actions would set the requirements for the organization as it grows and allow flexibility in new construction to meet its changing needs.

The Oceanside Zoning Ordinance and other regulations require the following three actions to be accomplished:

1. A revision to the original Conditional Use Permit C-9-94 to show the changes to the facility's operations, as the phases are implemented and the impact on the surroundings.
2. A new Development Plan for the additional phased construction.
3. A Historic Permit reflecting the facility's compatibility with the Mission San Luis Rey Historic Area

PROPOSED CHANGES

The bulk of the expansion will be to the building where the training is conducted. There are now classrooms, a large social gathering and meeting room with a kitchen and dormitories with a room for a caretaker. The facility will have additional common spaces on the main floor for offices and activities plus an added second new floor for more dorm and office spaces and a new suite for the caretaker.

Additional changes to the site will include some new office additions, some enlargements to the kennel spaces and a small storage/office outbuilding.

Parking and Traffic Discussion

Attached to the application is a brief analysis of the traffic and parking situations on the site. There is adequate parking adjacent to the building and additional space available in the park for the type of use and no additional peak traffic issues are anticipated.

Findings for approving the Project:

For the Development Plan:

1. That the site plan and physical design of the project as proposed is consistent with the purposes of the Zoning Ordinance.
2. That the Development Plan as proposed conforms to the General Plan of the City.
3. That the area covered by the Development Plan can be adequately, reasonably and conveniently served by existing and planned public services, utilities and public facilities.
4. That the project as proposed is compatible with the existing and potential development on adjoining properties or in the surrounding neighborhood.

For the Revised Conditional Use Permit (C-9-94):

1. That the proposed location of the use is in accord with the objectives of the Zoning Ordinance and the purposes of the district in which the site is located.
2. That the proposed location of the conditional use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety, welfare of persons residing or working in or adjacent to the neighborhood of such use; and

will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City.

3. That the proposed conditional use will comply with the provisions of the Zoning Ordinance , including any specific condition required for the proposed conditional use in the district in which it would be located.

ADDENDUM TO DESCRIPTION AND JUSTIFICATION FOR CANINE COMPANIONS FOR INDEPENDENCE EXPANSION

PARKING AND TRAFFIC

Context

CCI is proposing a phased expansion of the existing facility to add a second story to one of their buildings resulting in the addition of 7 dormitory rooms for training the human recipients of the assistance dogs. (Making a total of 19 or 20 depending on the configuration of the caretaker's space with some office space. Some small additions are proposed for storage and office use and the three of the kennel areas.

The additional impact that is greater than what is now occurring on the site would be the eventual addition of two or three employees to the daily use of the site and the addition of the human "trainees" as they arrive once for each of the quarterly training sessions and for the families and friends attending Sunday morning brunches that precede the graduations (which are held off site).

Traffic

Daily Traffic

There are no readily available traffic statistics for this type of use. An estimate of a maximum 60-69 trips per day could be based on the fact that there will be 23 employees and several visitors. If it were considered to be an office the generation rate would be 10 per 1,000 square feet (City of Oceanside Draft General Plan Circulation Element) which creates an estimated total of 31 trips per day.

Special Event Traffic

It is known that between 85 and 100 attend the quarterly Sunday brunch events which are held from 10:30 am to 12:30 p.m. The new design will accommodate larger crowds at a combined inside/outside area.

The existing dining area inside will seat 95 people at tables and chairs according to the California Building Code. The existing outside seating in the patio will seat 41 at tables and chairs per the California Building Code. This is a total of 136 inside and outside.

The new plan which encloses the patio, will seat inside the dining area 145 and another 41 when the big sliding doors are opened up (into the former patio area) to expand the interior of the room, making the interior occupancy 186.

This would add somewhat to the traffic on Rancho Del Oro Road at that time. Possibly up to 50 additional trips. Rancho Del Oro is shown as a Major Arterial on the draft Circulation element with a volume capacity of 40,000 trips per day. Given that Sunday mornings are not generally considered to be peak traffic times, these trips will have minimal impact.

Parking

The Zoning Ordinance (3103) provides an opportunity for the Planning Director to make a determination on the parking requirements for uses that are not specifically defined.

Day to Day Parking

There are now 44 parking spaces directly on the site used by CCI. Many of these are accessible to vans because of the type of clients. And the CCI experience has been that there is an adequate amount for day to day use and during training periods. During the training periods clients are often dropped off or brought by public transportation. Families sometimes arrive and stay together in the dormitories so that adding seven additional client dormitory facilities should not severely impact the existing parking situation.

There are no specified parking standards for an assistance dog training facility during its training periods when the human trainees are on the site. The closest compared use in the Zoning Ordinance would be a hotel or motel which would require 1.2 per room or a total of 24, but this does not entirely consider the staff which in CCI's case could be as many as 20.

Special Event Parking

CCI has shown on its plans that there is space in an existing adjacent parkway area for an additional 24 spaces if required by the City. However it appears that there is ample parking available in the overall Ivey Ranch Park to accommodate any visitors for the Sunday graduation brunches.

Ivey Ranch Park has 77 unallocated parking spaces in several areas. Two of the tenants, CCI and Casa de Amparo, have parking lots of their own oriented within their leased areas. The equestrian use appears to use the shared parking including a bay directly adjacent to a riding ring.

See the attached aerial picture of the site. There are a total of 77 extra spaces including along the streets, in a lot at the north end of the site and along the driveway areas.

Because CCI shares the park with other uses, they have agreed to provide an annual calendar and a system of notification with the other tenants to alert them of their dates so that conflicts can be avoided.

Part of this Conditional Use Permit's request is that the off street parking shown in the phasing plan as part of the adjacent parkway area not be required unless it becomes necessary because of more intense uses in the park.

Summary

In summary, the addition of seven dormitory rooms and the re-modeling of the Canine Companions for Independence will not cause an inconvenience to the parking needs in Ivey Ranch park nor noticeably increase traffic on the adjacent streets.

**CANINE COMPANIONS
OCEANSIDE, CALIFORNIA**

SHEET SCHEDULE:

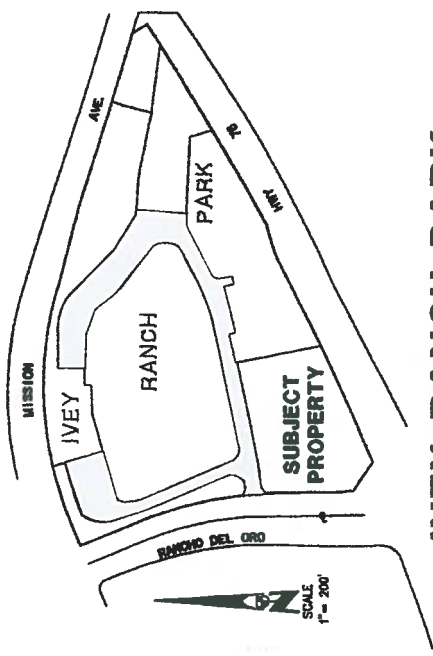
- A-00 COVER
- A-01A AS-BUILT SITE PLAN
- A-02A SITE PLAN
- A-02A AS-BUILT BUILDINGS 1 FLOOR PLAN
- A-02B BUILDINGS 1 FLOOR PLAN
- A-02A AS-BUILT BUILDINGS 1 ROOF PLAN
- A-02B BUILDINGS 1 ROOF PLAN
- A-04A AS-BUILT BUILDINGS 1 EXTERIOR ELEVATIONS
- A-04B BUILDINGS 1 EXTERIOR ELEVATIONS
- A-04A AS-BUILT BUILDINGS 3 FLOOR PLAN
- A-04B FIRST FLOOR BUILDINGS 3 FLOOR PLAN
- A-04A AS-BUILT BUILDINGS 3 ROOF PLAN
- A-04B BUILDINGS 3 ROOF PLAN
- A-07A AS-BUILT BUILDINGS 5 EXTERIOR ELEVATIONS
- A-07B BUILDINGS 5 EXTERIOR ELEVATIONS
- A-08 BUILDINGS 2, 3 FLOOR PLAN, ROOF PLAN, ELEV.
- A-10 BUILDINGS 4 FLOOR PLAN, ROOF PLAN, ELEV.

PROJECT DATA:

SITE INFORMATION: 10,408 SQ. FT. OR 2.3 ACRES
 AREA OF SITE TO BE COVERED: N/A (0%)
 GRADING PROPOSED: 14%
 LANDSCAPING:
ZONING PLAN: OPEN SPACE OS-H
GENERAL PLAN: ZONE
PARKING: 74 TOTAL PROPOSED STALLS
 TOTAL PROPOSED STALLS 48
NOTE: PARKING FOR THE ENTIRE CITY PARK IS TO BE SHARED WITH THE PUBLIC AND ALL SITE USERS.
BUILDING AREA:
 BUILDING 1 EXISTING 10,408 SQ. FT.
 PROPOSED 148 SQ. FT.
 TOTAL 10,556 SQ. FT.
 BUILDING 2 EXISTING 1,485 SQ. FT.
 PROPOSED 148 SQ. FT.
 BUILDING 3 EXISTING 1,485 SQ. FT.
 PROPOSED 148 SQ. FT.
 BUILDING 4 EXISTING 1,485 SQ. FT.
 PROPOSED 148 SQ. FT.
 BUILDING 5 EXISTING 1,485 SQ. FT.
 PROPOSED 148 SQ. FT.
TOTAL: 10,556 SQ. FT.
 SECOND FLOOR PROPOSED 1,485 SQ. FT.
 BUILDING 6 EXISTING 1,485 SQ. FT.
 PROPOSED 148 SQ. FT.
 FIRST FLOOR PROPOSED 148 SQ. FT.
 SECOND FLOOR PROPOSED 148 SQ. FT.
TOTAL: 1,633 SQ. FT.
BUILDING 7: 389 SQ. FT. PROPOSED
TOTAL PROPOSED ADDITION: 5,945 SQ. FT.



**CANINE COMPANIONS®
FOR INDEPENDENCE**



IVEY RANCH PARK

PROJECT ADDRESS:

24 RANCHO DEL ORO DRIVE
 OCEANSIDE, CA 92052

APN:

84-09-1103, 84-09-0271, 84-09-0484

LOCATION MAP:



OWNER:

CITY OF OCEANSIDE
 PROPERTY MANAGEMENT
 100 NORTH AVENUE
 OCEANSIDE, CA 92054

PROJECT MANAGER:

CANINE COMPANIONS
 1701 JET FRETTI OFFICE MANAGER
 24 RANCHO DEL ORO DRIVE
 OCEANSIDE, CA 92052

ARCHITECT:

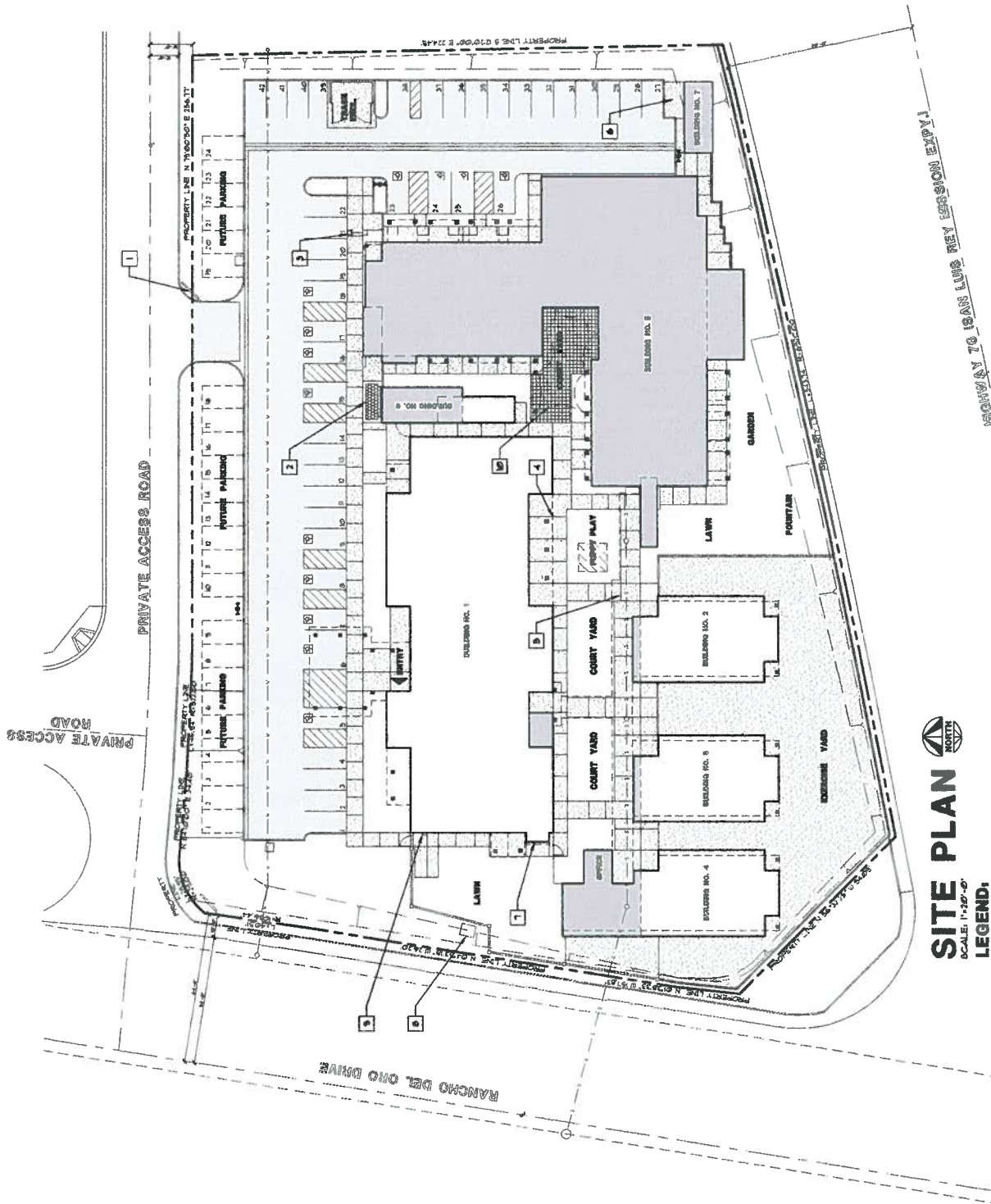
J. GIBSON ARCHITECTURE & PLANNING
 KENNETH L. GIBSON, ARCHITECT
 ROBERTA CHERRY, PROJECT MGR.
 10000 HIGHWAY 56
 CARLSBAD, CA 92008
 PHONE: (760) 433-7188

COVER

4 DESIGN
 architecture + planning
 Kenneth L. Chao AIA
 PRELIMINARY DESIGN
A-00

SITE PLAN NOTES:

1. ENTRY SIGN
2. TRIBUTE GARDEN
3. AREA LIGHT
4. DAMPED LINE INDICATES ROOF OVER HANG WALKWAY
5. HATCHED AREA INDICATES EXISTING COVERED WALKWAY
6. MAINTENANCE YARD
7. ELECTRICAL SERVICE ROOM
8. ELECTRICAL TRANSFORMER
9. GAS METER LOCATION
10. NEW FABRIC SHADE STRUCTURE



SITE PLAN
 SCALE: 1"=20'-0"
LEGEND:

	WATER LINE		EXISTING FIRE HYDRANT
	EBER LINE		EXISTING PLANTING
	SETBACK LINE		RETAINING WALL
	FENCE LINE		ASPHALT PAVING
	TEXTURED PAVING		PERVIOUS SURFACE

4 DESIGN
 PRELIMINARY DESIGN
 architecture + planning
 Kenneth L. Criss AIA
 11111-1111-1111
A-01B

PROJECT MANAGER
 CANINE COMPANIONS
 1700 JEFFREY STREET, SUITE 100
 SAN FRANCISCO, CA 94109
 (415) 774-1111

ARCHITECT:
 4 DESIGN ARCHITECTURE + PLANNING
 KENNETH L. CRISS, ARCHITECT
 11111-1111-1111
 SAN FRANCISCO, CA 94109
 (415) 774-1111

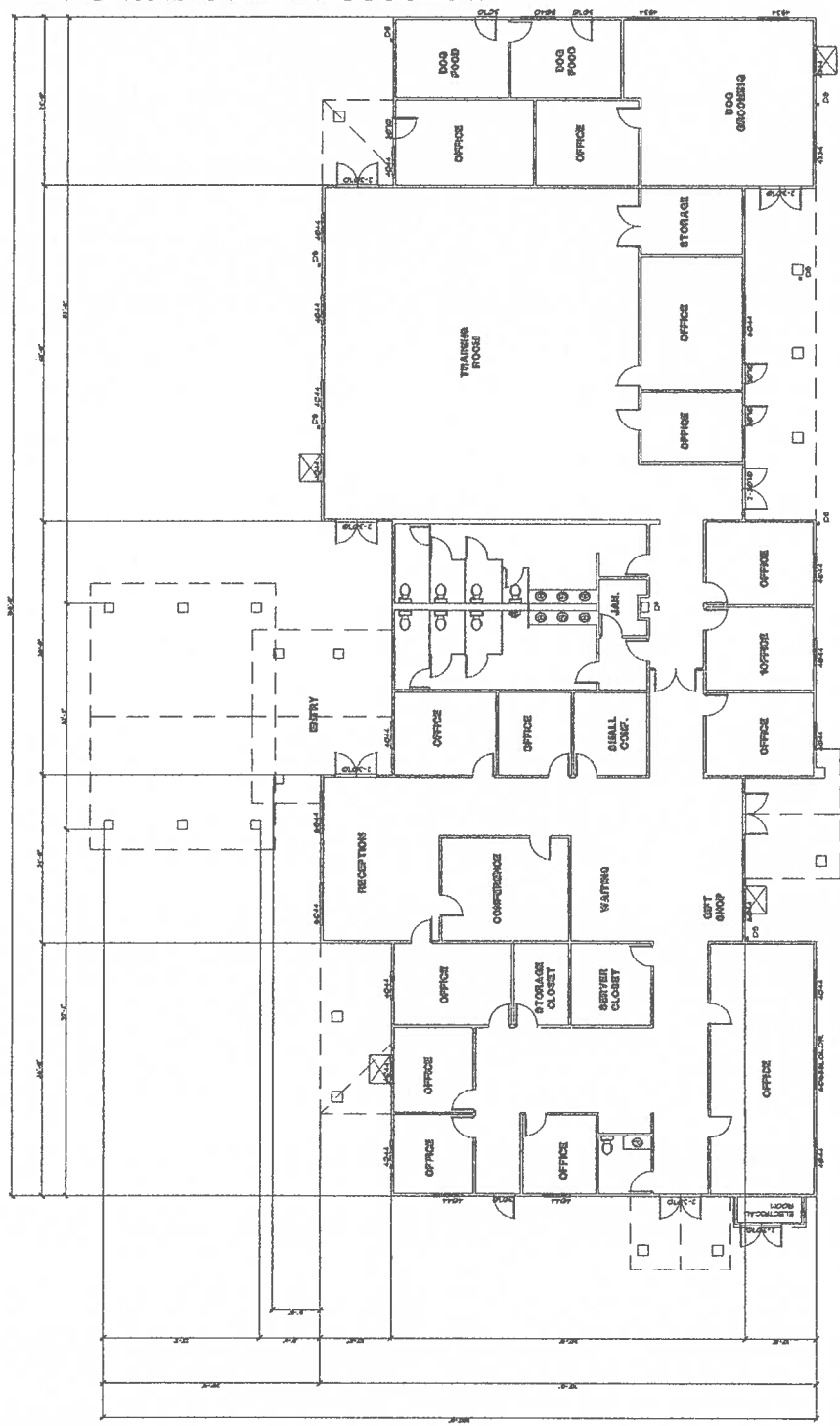
SITE PLAN

CANINE COMPANIONS
 OCEANSIDE, CALIFORNIA

10/07

EXISTING CONSTRUCTION

- CONSTRUCTION TYPE 1B WOOD FRAME, CONFORMS TO TITLE 24.
- FLOORING: PANELIZED WOOD FRAMING WITH VENT. COVERING.
- EXTERIOR WALLS: EXTERIOR FINISH IS BRICK. EXTERIOR AND INTERIOR FINISH IS GYPSUM BOARD INTERIOR.
- EXTERIOR WALLS: EXTERIOR FINISH IS GYPSUM BOARD INTERIOR.
- ROOFING: HEMLOCK CLAY TILE OR BUILT-UP ASPHALT.
- INSULATION: ALL EXTERIOR WALLS HAVE FIBERGLASS BATT INSULATION AND ALL ATTIC SPACES HAVE BATT INSULATION TO MEET TITLE 24 ENERGY STANDARDS.
- DOORS: EXTERIOR DOORS ARE ALUMINUM FRAME WITH THERMO GLASS OR SOLID CORE WOOD DOORS. INTERIOR GLASS DOORS ARE ALUMINUM FRAME WITH THERMO GLASS.
- WINDOWS: ALL WINDOWS ARE ALUMINUM FRAME DUAL GLAZED WITH INSECT SCREENS.
- PAINTS AND COATINGS: ALL INTERIOR WALL AND CEILING SURFACES ARE PAINTED.
- RESTROOMS: RESTROOM FACILITIES CORRELATE WITH THE EXISTING ACCESSIBILITY STANDARDS.
- DETAILS: EXPOSED PLUMBING IS GALVANIZED SHEET METAL.
- USDOORS: ALL WINDOWS AND ALUMINUM FRAME DUAL GLAZED WITH INSECT SCREENS.
- PAINTS AND COATINGS: ALL INTERIOR WALL AND CEILING SURFACES ARE PAINTED.
- RESTROOMS: RESTROOM FACILITIES CORRELATE WITH THE EXISTING ACCESSIBILITY STANDARDS.



4 DESIGN
PRELIMINARY DESIGN
 architecture + planning
 Kenneth L. Chiss, AIA
 11140 S. 15th St., Suite 100
 Oceanside, CA 92054
A-02A

PROJECT MANAGER
 CANINE COMPANIONS
 11140 S. 15th St., Suite 100
 Oceanside, CA 92054

ARCHITECT:
 4 DESIGN ARCHITECTURE + PLANNING
 KENNETH L. CHISS, ARCHITECT
 11140 S. 15th St., Suite 100
 Oceanside, CA 92054
 PHONE: (760) 431-1115

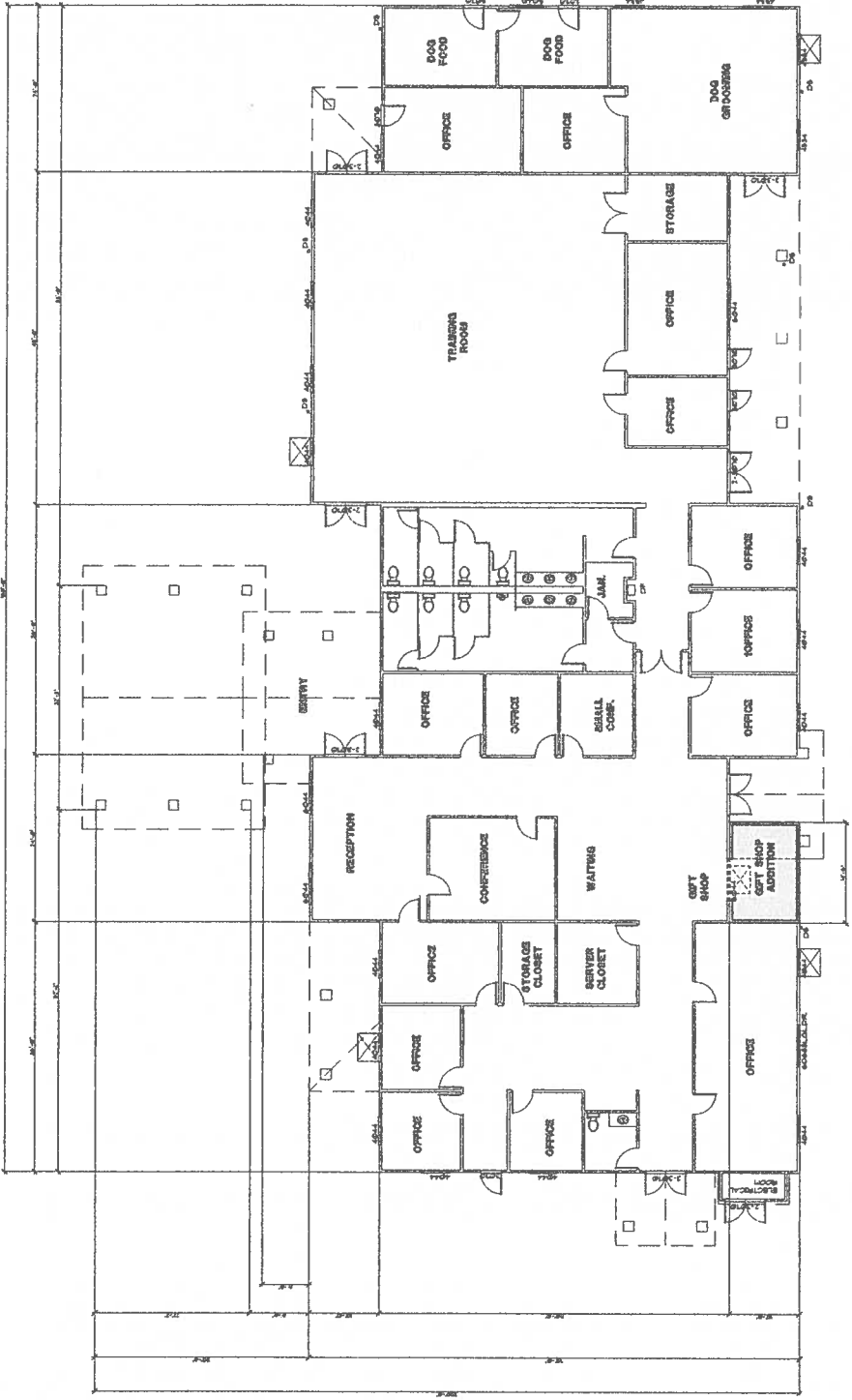
AS-BUILT FLOOR PLAN BUILDING 1



AS-BUILT FLOOR PLAN-BUILDING 1
 10,653 SQUARE FOOT
 SCALE: 1/8"=1'-0"

NEW CONSTRUCTION

CONSTRUCTION TO BE TYPE V5 PER THE 2000 CALIFORNIA BUILDING CODE.
 FLOORING TO BE A POLISHED IN PLACE CONCRETE SLAB ON A CONTRAJOINT CONCRETE FOOTING.
 EXTERIOR WALLS TO BE WOOD FRAME WITH A STUCCO FINISH EXTERIOR AND A GYP-SUMMIT BOARD INTERIOR.
 INTERIOR WALLS TO BE WOOD FRAME WITH A GYP-SUMMIT BOARD FINISH AT THE EXPOSED INTERIOR SURFACE.
 ROOFING TO BE WOOD FRAME WITH A WOOD SHINGLE ROOF FINISH.
 INSULATION TO BE 2" R-19 FIBERGLASS BATT INSULATION AND ALL ATTIC SPACES HAVE BATT INSULATION TO MEET TITLE 24 ENERGY STANDARDS.
 ALL EXPOSED FLOORING IS GALVANIZED SHEET METAL.
 MAIN FLOOR WALLS AND CEILING SPACES ARE PAINTED.



4 DESIGN
 PRELIMINARY DESIGN
 architecture + planning
 Kenneth L. Chiles A.L.A.
 11400 Wilshire Ave.
 Suite 100
 Los Angeles, CA 90024
A-02B

PROJECT MANAGER
 CANINE COMPANIONS
 10000 WILSHIRE AVENUE
 SUITE 100
 LOS ANGELES, CA 90024
 PHONE: (310) 433-1199

ARCHITECT:
 4 DESIGN ARCHITECTURE & PLANNING
 KENNETH L. CHILES, ARCHITECT
 11400 WILSHIRE AVENUE
 SUITE 100
 LOS ANGELES, CA 90024
 PHONE: (310) 433-1199

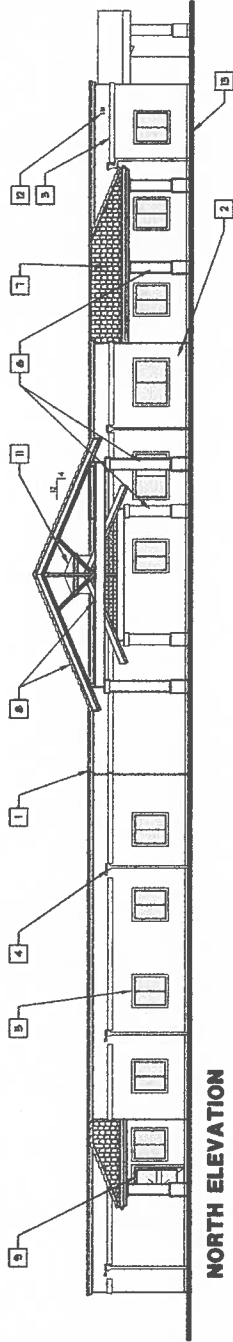
FLOOR PLAN BUILDING 1

FLOOR PLAN-BUILDING 1
 SCALE: 1/8"=1'-0"
 EXISTING 10,000 SQUARE FEET
 ADDITION 145 SQUARE FEET
 TOTAL 10,145 SQUARE FEET

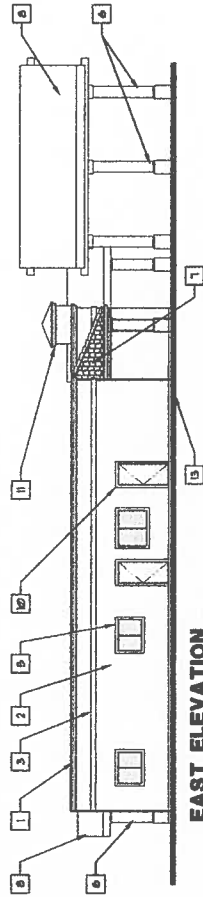


EXTERIOR ELEVATION NOTES:

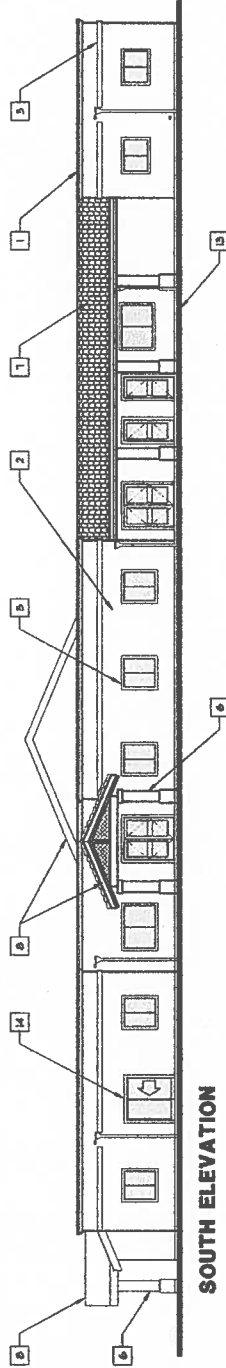
1. SHEET METAL CAPPED DECORATIVE PARAPET
2. LIGHT BAND FINISHED STUCCO SIDING
3. DECORATIVE STUCCO COVERED TRIM
4. SHEET METAL DOWNPOUT AND OVERFLOW
5. ALUMINUM SLIDING WINDOW WITH DECORATIVE STUCCO COVERED TRIM
6. DECORATIVE COLUMN
7. MIBSON STYLE CLAY ROOF TILE
8. DECORATIVE ENTRY CANOPY
9. FULL GLASS ALUMINUM FRAME DOOR WITH DECORATIVE STUCCO COVERED TRIM
10. ALUMINUM FRAME AND FULL GLASS DOOR WITH STUCCO COVERED DECORATIVE TRIM
11. DECORATIVE ATTIC VENT
12. 6" HIGH BUILDING ADDRESS NUMBERS
13. FINISHED GRADE
14. ALUMINUM FRAME, FULL GLASS SLIDING DOOR



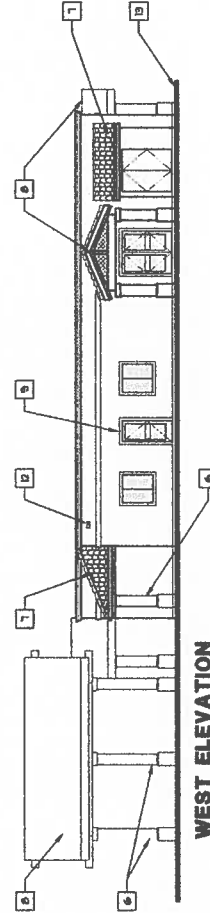
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

**PROJECT
MANAGER**

CANINE COMPANIONS
THE JOTI PIRETTI, OFFICE MANAGER
22 MARINO DEL ORO DRIVE
OCEANSIDE, CA 92084

ARCHITECT:

4 DESIGN ARCHITECTURE & PLANNING
KENNETH L. CHRIS, ARCHITECT
1000 CHINA PLAZA, SUITE 100
SAN CARLOS, CA 95061
PHONE: (925) 433-1898

**AS-BUILT
ELEVATIONS
BUILDING 1**

4 DESIGN



architecture + planning
Kenneth L. Chris A.I.A.
1000 CHINA PLAZA, SUITE 100
SAN CARLOS, CA 95061

A-04A

PRELIMINARY DESIGN

**CANINE COMPANIONS
OCEANSIDE, CALIFORNIA**

10/22

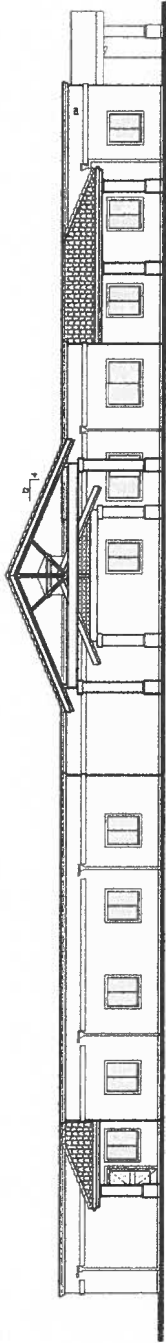
AS-BUILT EXTERIOR ELEVATIONS-BUILDING 1

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

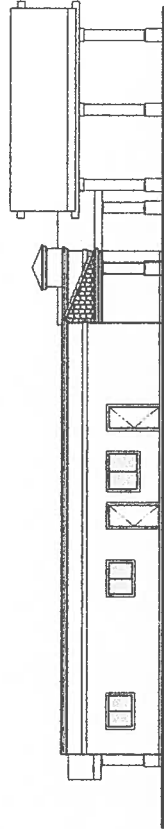
EXTERIOR ELEVATION NOTES:

1/07/11

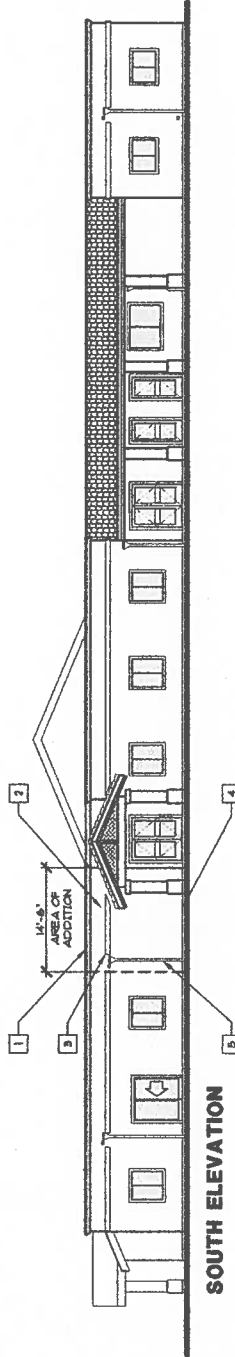
1. NEW METAL CAPPED PARAPET
2. NEW MATCHING LIGHT BAND STUCCO SIDING
3. NEW MATCHING STUCCO DECORATIVE MET
4. NEW MATCHING STUCCO SCREENED
5. NEW METAL DOWNPOUT AND OVERFLOW TO MATCH EXISTING



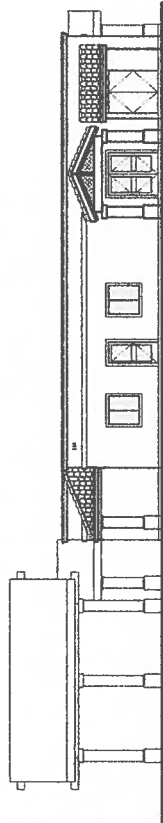
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

EXTERIOR ELEVATIONS-BUILDING 1

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

NOTE: REFER TO SHEET A-04A FOR EXISTING BUILDING MATERIALS

CANINE COMPANIONS
OCEANSIDE, CALIFORNIA

4 DESIGN



PRELIMINARY DESIGN

PROJECT MANAGER

CANINE COMPANIONS
THE JET PILETTI OFFICE MANAGER
1500 AVENUE DEL CROCE DRIVE
OCEANSIDE, CA 92051

ARCHITECT:

4 DESIGN ARCHITECTURE & PLANNING
KENNETH L. CHIRAS, ARCHITECT
1500 AVENUE DEL CROCE DRIVE
OCEANSIDE, CA 92051
PHONE: (760) 431-1185

EXTERIOR ELEVATIONS BUILDING 1

architecture + planning
Kenneth L. Chiras A.I.A.
1500 AVENUE DEL CROCE DRIVE
OCEANSIDE, CA 92051

A-04B

CONSTRUCTION OUTLINE:

CONSTRUCTION IS TYPE VIB NON-FIRE SPRINKLED AS PER THE 2006 CALIFORNIA BUILDING CODE WITH OCCUPANCY SEPARATION WALLS.

FLOORS ARE 4" CONCRETE SLAB RAISED IN PLACE WITH CONTINUOUS CONCRETE BEARING WALL FOOTINGS.

EXTERIOR WALLS THE EXTERIOR WALLS ARE OF 2X WOOD FRAME WITH INSULATION AND STUCCO SIDING AT THE EXTERIOR.

INTERIOR WALLS THE INTERIOR WALLS ARE OF 2X WOOD FRAME CONSTRUCTION WITH GYPSUM BOARD BOTH SIDES.

SEPARATION WALLS SEPARATION WALLS ARE CONSTRUCTED OF 20# REINFORCED CONCRETE WITH GYPSUM BOARD ON EXTERIOR PARAPET PER THE CALIFORNIA BUILDING CODE.

COLUMNS COLUMNS ARE CONSTRUCTED OF GYPSUM BOARD ATTACHED TO WOOD FRAMES.

ROOF FLAT ROOFS ARE CONSTRUCTED OF PRE-FABRICATED TRUSS WITH A PL WOOD ROOF COVERING A MULTI-LAYER ASPHALT WEATHERPROOF COVERING.

WALLS WALLS ARE CONSTRUCTED OF LAMINATED WOOD BANNER WITH A PL WOOD DECK AND A TRUSS STYLE TILE COVERING.

INSULATION ALL EXTERIOR WALLS AND ROOFS OF HABITABLE PORTIONS SHALL BE INSULATED WITH PERMISSIBLE BATT.

DOORS EXTERIOR ENTRANCE DOORS ARE ALUMINUM FRAME ALL TYPED GLASS OR SOLID CORE BANNED GLASS. INTERIOR DOORS ARE ALUMINUM FRAME AND ARE SOLID CORE WITH FIRE LABELS.

WINDOWS WINDOWS ARE ALUMINUM FRAME WITH DUAL PANELED TYPED IN ALUMINUM FRAMES.

FRAMES AND TYPED WERE REQUIRED SUBJECT TO BE PROVIDED AT OPENABLE PORTIONS OF THE WINDOW.

EXPOSED METALS EXPOSED WEATHERPROOF FLASHING IS GALVANIZED SHEET METAL.

PANTRIES ALL EXTERIOR AND INTERIOR NON-PRE-FABRICATED SURFACES ARE PAINTED.

ELEVATORS ELEVATORS ARE INSTALLED PER THE PERMITTING AUTHORITY AND THE MANUFACTURER'S RECOMMENDATIONS.

MECHANICAL MECHANICAL EQUIPMENT IS ELECTRIC AND IS INSTALLED PER THE PERMITTING AUTHORITY AND THE MANUFACTURER'S RECOMMENDATIONS.

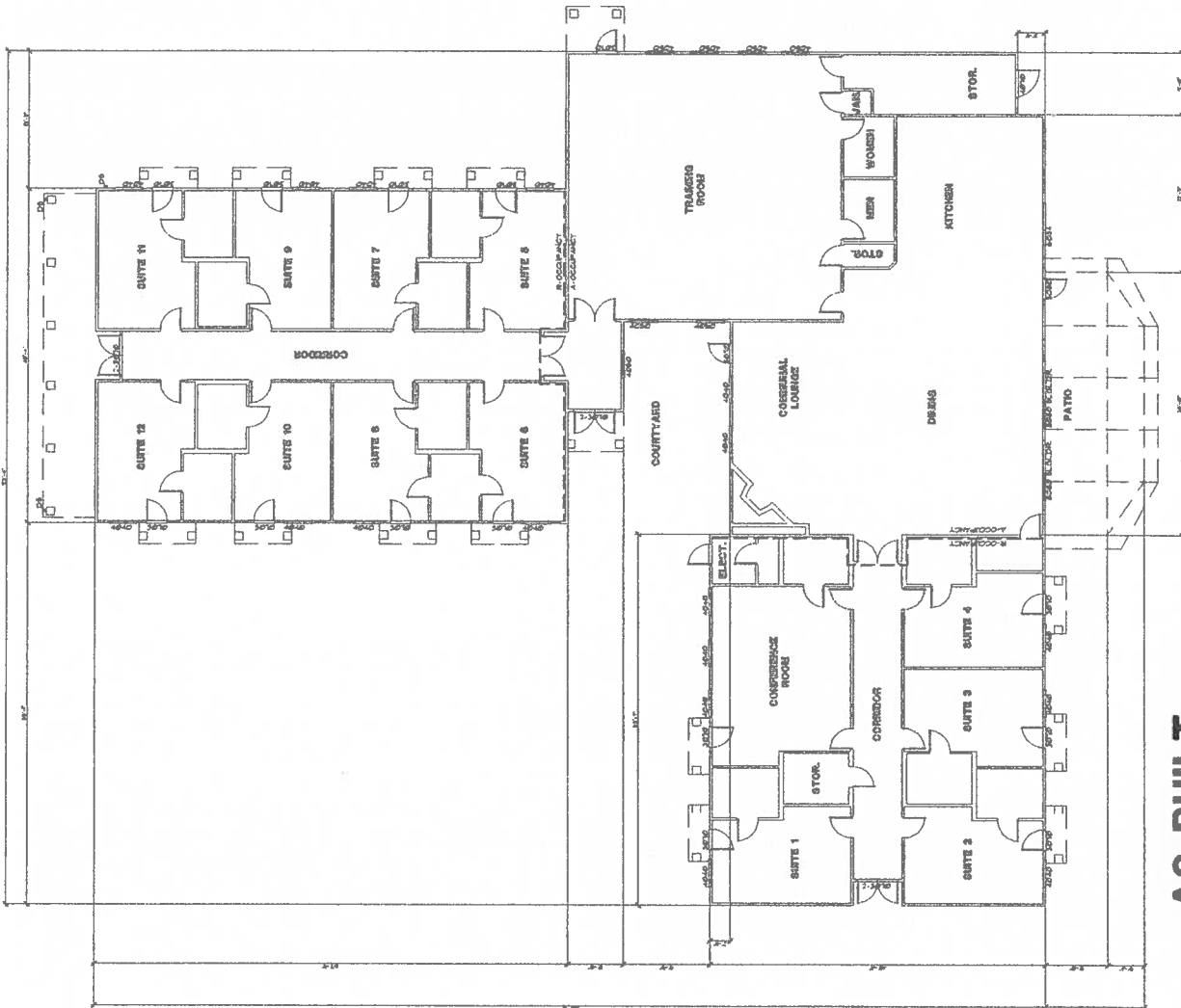
ELECTRICAL ELECTRICAL EQUIPMENT AND FOOTINGS ARE INSTALLED PER THE PERMITTING AUTHORITY AND THE MANUFACTURER'S RECOMMENDATIONS.



PROJECT MANAGER
CANINE COMPANIONS
10021 MANOCHA DEL CRO DRIVE
OCEANSIDE, CA 92057

ARCHITECT:
4 DESIGN ARCHITECTURE + PLANNING
10021 MANOCHA DEL CRO DRIVE
OCEANSIDE, CA 92057
PHONE: (760) 433-1185

AS-BUILT FLOOR PLAN BUILDING 5



AS-BUILT FLOOR PLAN-BUILDING 5
SCALE: 1/8" = 1'-0"
9571 SQUARE FOOT

LEGEND: THIS HOUSE CONSTRUCTION
--- OCCUPANCY SEPARATION

CONSTRUCTION OUTLINE:

CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE WITH OCCUPANCY SEPARATION WALLS.

THE FLOOR IS A CONCRETE SLAB POURED IN PLACE WITH CONTINUOUS CONCRETE BEARERS WALL FOOTING.

EXTERIOR WALLS ARE OF 2X WOOD FRAME CONSTRUCTION WITH GYPSUM BOARD AT THE INTERIOR AND STUCCO SIDING AT THE EXTERIOR.

INTERIOR WALLS ARE OF 2X WOOD FRAME CONSTRUCTION WITH GYPSUM BOARD BOTH SIDES.

SEPARATION WALLS ARE CONSTRUCTED OF 2X6 WOOD FRAMING WITH 2 LAYERS OF FIRE RATED GYPSUM BOARD AT EACH SIDE AND HAVE AN AIR GAP PER THE CALIFORNIA BUILDING CODE.

COLUMNS ARE CONSTRUCTED OF 6" FRESH BOARD ATTACHED TO WOOD FRAMING.

ROOFING IS CONSTRUCTED OF 1/2" WOOD GYPSUM BOARD OVER 1/2" WOOD ROOF DECK AND A BUILT-UP ASPHALT/FLYASH/ROOF COVERING.

SLOPING ROOFS ARE CONSTRUCTED OF HAND PLANED WOOD RAFTERS WITH A 1/2" WOOD DECK AND A FLASHING ON THE COVERING.

ALL INTERIOR WALLS AND ROOFS OF HABITABLE ROOMS ARE THERMALLY INSULATED WITH FIBERGLASS BATT.

DOORS: INTERIOR DOORS ARE ALUMINUM FRAME FULL GLASS OR SOLID WOOD. EXTERIOR DOORS ARE SOLID WOOD. FIRE RATED DOORS ARE IN A STEEL FRAME AND COME WITH AN AUTO-CLOSING DEVICE. HOLLOW CORE LEAF SLIDING GLASS DOORS ARE DUAL PANED TYPED IN ALUMINUM FRAME.

WINDOWS: ALL WINDOWS ARE DUAL PANED IN ALUMINUM FRAME AND PROVIDED WITH INSULATED GLASS UNITS. SCREENS ARE PROVIDED AT OPERABLE PORTIONS OF THE WINDOW.

EXTERIOR FLASHING: EXTERIOR FLASHING IS GALVANIZED STEEL METAL.

PAINT: INTERIOR AND EXTERIOR NON-PREMANUFACTURED SURFACES ARE PAINTED.

PLUMBING: PLUMBING FIXTURES ARE INSTALLED PER THE PERMITTING AUTHORITY AND THE MANUFACTURER'S RECOMMENDATION.

ELECTRICAL: EQUIPMENT IS ELECTRIC AND IS INSTALLED PER THE PERMITTING AUTHORITY AND THE MANUFACTURER'S RECOMMENDATION.

ELECTRICAL: WIRING AND FIXTURES ARE INSTALLED PER THE PERMITTING AUTHORITY AND THE MANUFACTURER'S RECOMMENDATION.

4 DESIGN
PRELIMINARY DESIGN
 Architecture • Planning
 Kenneth L. Christ AIA
 11550 WILSON BLVD
A-05B

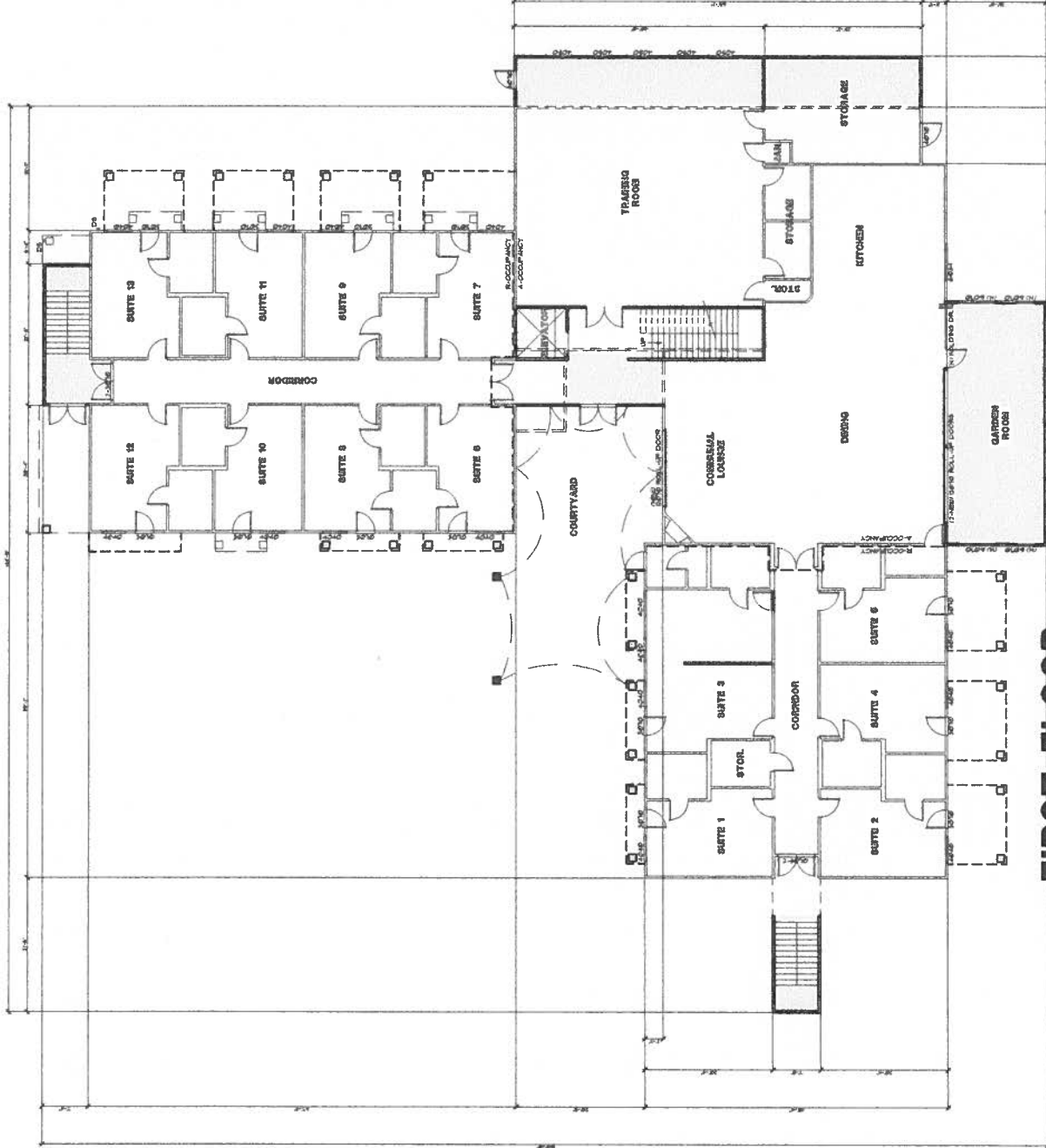
PROJECT MANAGER

CAROL CORPANO
 PROJECT MANAGER
 11550 WILSON BLVD
 OCEANSIDE, CA 92054

ARCHITECT:

A DESIGN ARCHITECTURE LLP
 KENNETH L. CHRIST, ARCHITECT
 11550 WILSON BLVD
 OCEANSIDE, CA 92054
 PHONE: (760) 431-1188

**FIRST FLOOR
FLOOR PLAN
BUILDING 5**



FIRST FLOOR BUILDING 5
 SCALE: 1/8" = 1'-0"
 EXISTING 9,871 SQUARE FEET
 ADDITIONAL 1,634 SQUARE FEET
 TOTAL 11,505 SQUARE FEET

LEGEND:
 TYPICAL CONSTRUCTION
 OCCUPANCY SEPARATION

MARTIN

CONSTRUCTION OUTLINE:

CONSTRUCTION IS TYPE VLA NON-FIRE SPRINKLED AS PER THE 2006 CALIFORNIA BUILDING CODE WITH OCCUPANCY SEPARATION WALLS.

FLOORING: ALL FLOOR FLOORS IS A LIGHTWEIGHT CONCRETE SLAB POURED IN PLACE OVER A F.L. WOOD FLOOR.

EXTERIOR WALLS: THE EXTERIOR WALLS ARE OF 2X WOOD FRAME CONSTRUCTION WITH GYPSUM BOARD AT THE INTERIOR AND STUCCO BOND AT THE EXTERIOR INTERIOR WALLS.

INTERIOR WALLS: INTERIOR WALLS ARE OF 2X WOOD FRAME CONSTRUCTION WITH GYPSUM BOARD BOTH SIDES.

SEPARATION WALLS: SEPARATION WALLS ARE CONSTRUCTED OF 20# WOOD FRAMING WITH 2 LAYERS OF FIRE RATED GYPSUM BOARD ON EACH SIDE AND MEET AT AN EXTERIOR PARAPET PER THE CALIFORNIA BUILDING CODE.

CELLING: CELLING ARE CONSTRUCTED OF GYPSUM BOARD ATTACHED TO WOOD FRAMING.

ROOF: ROOF ARE CONSTRUCTED OF PRE-FABRICATED TRUSS WITH A F.L. WOOD ROOF DECK AND A BUILT-UP ASPHALT WEATHERPROOF COVERING.

SLABING: SLABING ARE CONSTRUCTED OF HAND CAST CONCRETE WITH REINFORCING BARS AND A TRASSON STYLE TILE COVERING.

INSULATION: ALL EXTERIOR WALLS AND ROOFS OF HABITABLE ROOFS ARE THERMALLY INSULATED WITH FIBERGLASS BATT.

DOORS: DOORS ENTRANCE DOORS ARE ALUMINUM FRAME FULL THERMED GLASS OR SOLID CORE RAISED PANEL DOORS. FIRE RATED DOORS ARE IN A STEEL HOLLOW CORE LEAF. SLIDING GLASS DOORS ARE DUAL PANELED THERMED IN ALUMINUM FRAME.

WINDOWS: WINDOWS ARE DUAL PANELED IN ALUMINUM FRAME WITH THERMED GLASS OR SOLID CORE RAISED PANELS. FIRE RATED WINDOWS ARE IN A STEEL HOLLOW CORE LEAF. SLIDING GLASS WINDOWS ARE DUAL PANELED THERMED IN ALUMINUM FRAME.

SCREENS: SCREENS ARE PROVIDED AT OPERABLE PORTIONS OF THE WINDOWS.

EXPOSED METALS: EXPOSED METALS SHALL BE GALVANIZED SHEET METAL.

PANTRIES: ALL EXTERIOR AND INTERIOR NON-PRE-FABRICATED SURFACES ARE PAINTED.

CLADDING: CLADDING IS TO BE DETERMINED BY THE ARCHITECT AND THE MANUFACTURER'S RECOMMENDATIONS.

Mechanical: MECHANICAL EQUIPMENT IS ELECTRIC AND IS INSTALLED PER THE PERMITTING AUTHORITY AND THE MANUFACTURER'S RECOMMENDATIONS.

Electrical: ELECTRICAL EQUIPMENT AND EXPENSES ARE INSTALLED PER THE PERMITTING AUTHORITY AND THE MANUFACTURER'S RECOMMENDATIONS.

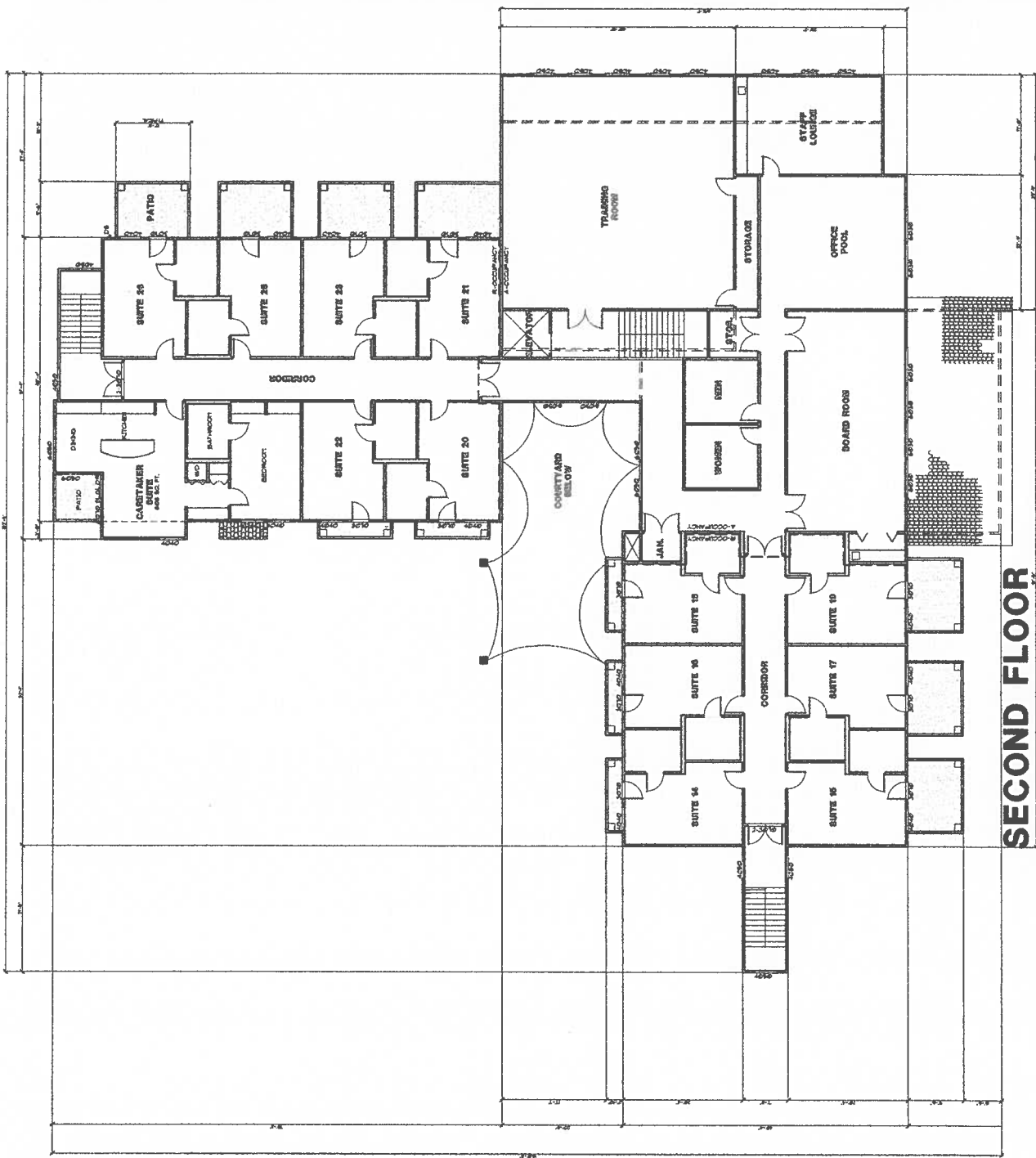
4 DESIGN
 architecture + planning
 Kenneth L. Chris A.L.A.
 1000 VAN BUREN ST.
 OCEANSIDE, CA 92054
A-05C

PRELIMINARY DESIGN

PROJECT MANAGER
 CANINE COMPANIONS
 1000 VAN BUREN ST.
 OCEANSIDE, CA 92054

ARCHITECT:
 4 DESIGN ARCHITECTURE + PLANNING
 1000 VAN BUREN ST.
 OCEANSIDE, CA 92054
 BOB CHEN, PROJECT MGR
 761 CORONADO DRIVE
 OCEANSIDE, CA 92054
 PHONE: (760) 433-1788

SECOND FLOOR PLAN BUILDING 5

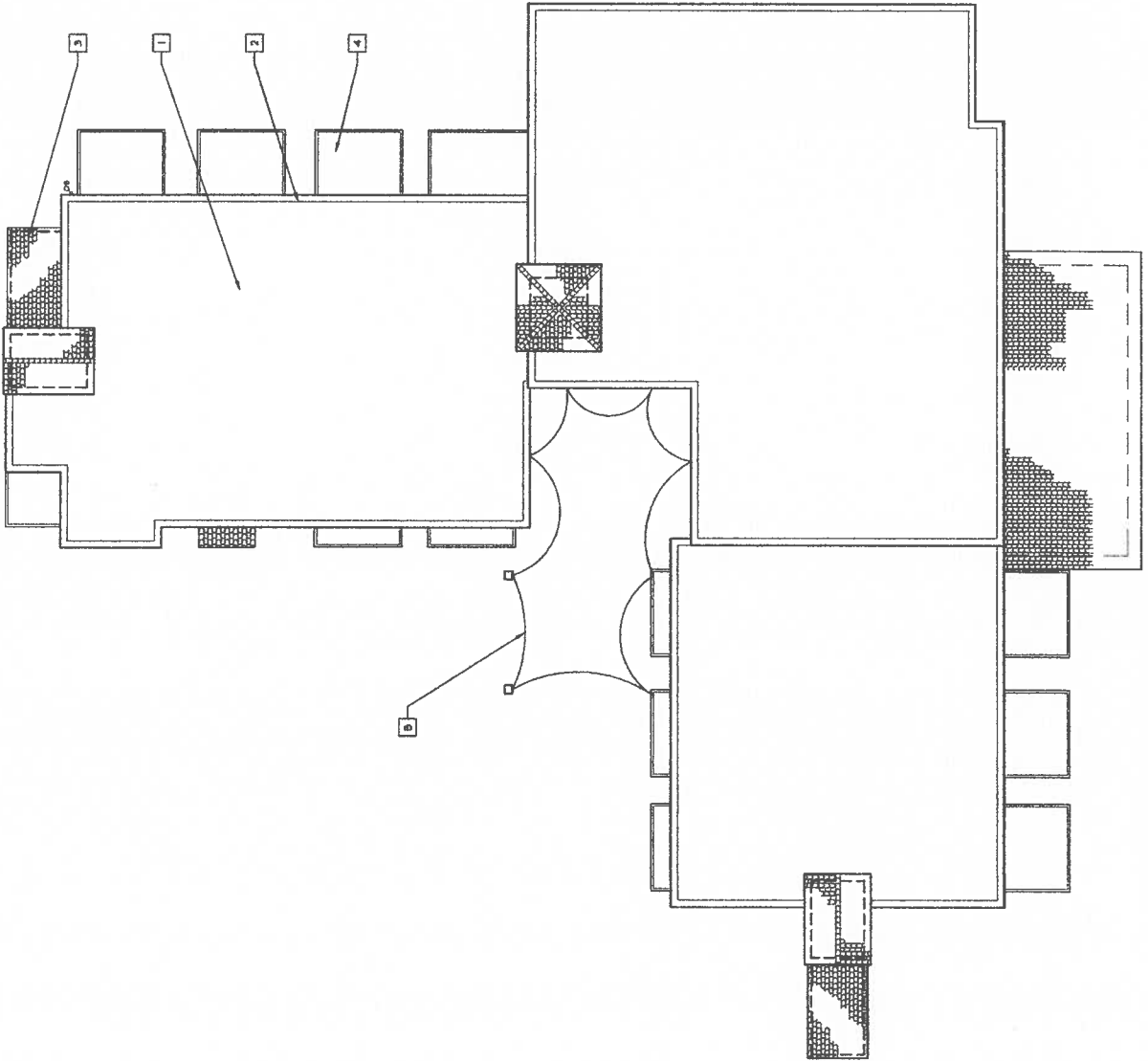


SECOND FLOOR PLAN-BUILDING 5
 SCALE: 1/8"=1'-0"
 1611 SQUARE FOOT

LEGEND:
 --- NO. WORK CONSTRUCTION
 - - - - OCCUPANCY SEPARATION

ROOF PLAN NOTES:

- 1. BUILT-UP ASPHALT ROOFING
- 2. DECORATIVE METAL CAPPED PARAPET
- 3. MISSION STYLE CLAY TILE ROOFING AT 4:12 PITCH
- 4. TRELLIS COVERED DECK
- 5. FABRIC SHADE STRUCTURE



ROOF PLAN-BUILDING 5
SCALE: 1/8" = 1'-0"

4 DESIGN

architecture + planning
Kenneth L. Christ A.A.
111-111-1111 Ave. Blvd.

A-06B

PRELIMINARY DESIGN

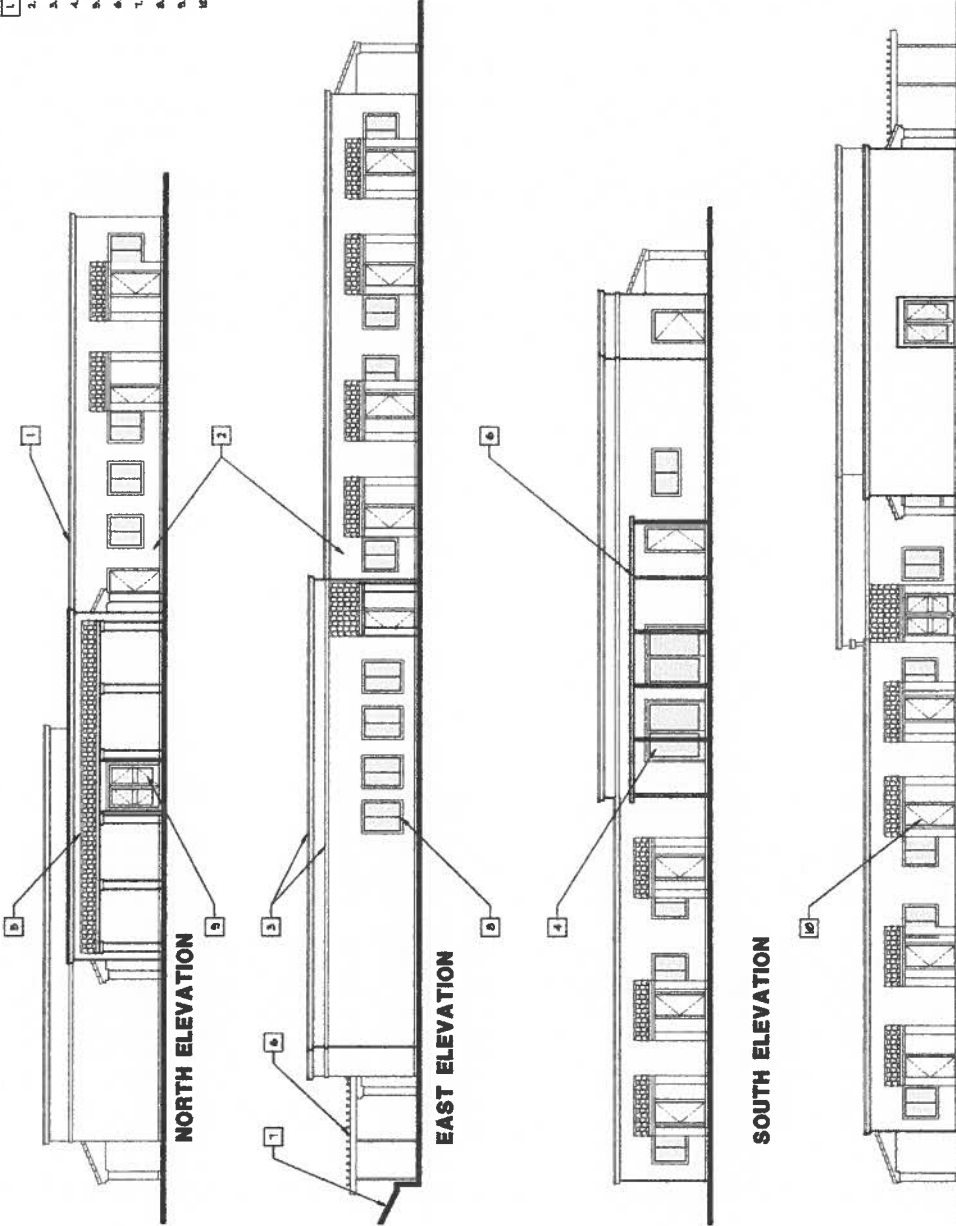
PROJECT MANAGER
CANINE COMPANIONS
170 JIM FURRETT OFFICE MANAGER
225 HANCOCK BLVD. DRIVE
OCEANSIDE, CA 92054

ARCHITECT:
4 DESIGN ARCHITECTURE + PLANNING
KENNETH L. CHRIST, ARCHITECT
111-111-1111 AVE. BLVD.
OCEANSIDE, CA 92054
PHONE: 760/777-4331-1111

ROOF PLAN BUILDING 5

EXTERIOR ELEVATION NOTES:

1. SHEET METAL CAPPED PARAPET
2. LIGHT AND STUCCO SIDING
3. STUCCO COVERED DECORATIVE TRIM
4. SLIDING GLASS DOOR
5. MASON ROOFING TILE
6. WOOD TRELLIS
7. SLIDING GRATE
8. ALUMINUM FRAME WINDOW / TYPICAL 1
9. FULL GLASS DOOR
10. FLUSH FACE METAL DOOR



NORTH ELEVATION

EAST ELEVATION

SOUTH ELEVATION

WEST ELEVATION

AS-BUILT EXTERIOR ELEVATIONS BUILDING 5

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

PROJECT MANAGER
 CANINE COMPANIONS
 19131 PINEHILL OFFICE MANAGER
 10000 JENSEN DRIVE
 OCEANSIDE, CA 92057

ARCHITECT:
 4 DESIGN ARCHITECTURE + PLANNING
 KENNETH L. CRIBS, ARCHITECT
 10000 JENSEN DRIVE
 5th FLOOR SUITE 500
 OCEANSIDE, CA 92057
 PHONE: (760) 433-1188

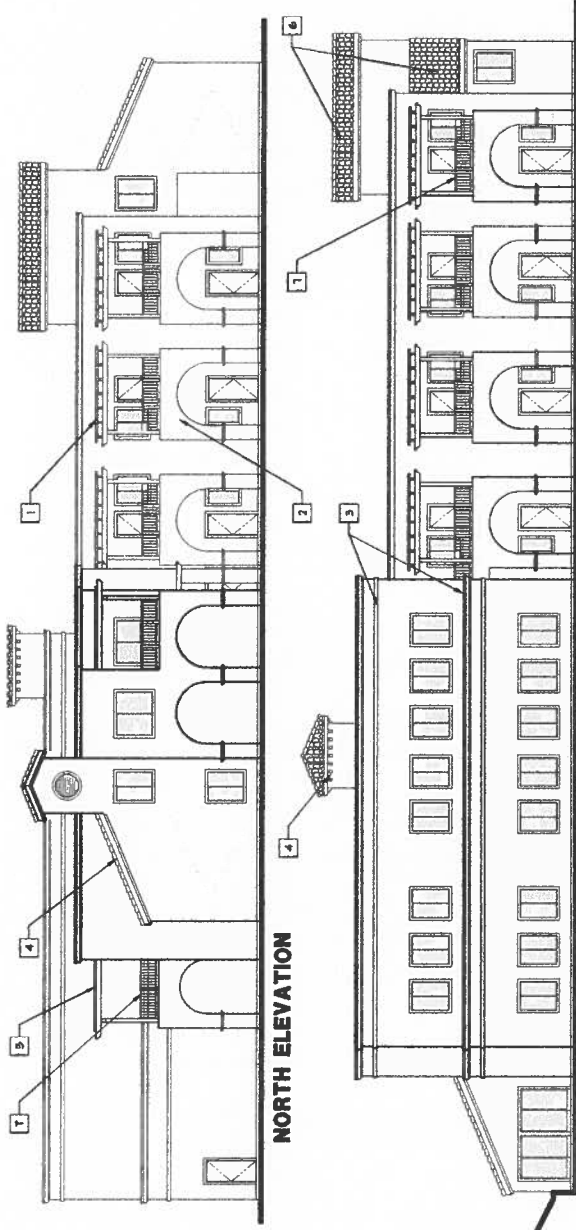
AS-BUILT ELEVATIONS BUILDING 5

4 DESIGN
 architecture + planning
 Kenneth L. Cribs A.I.A.
 OCEANSIDE, CALIFORNIA
A-07A

PRELIMINARY DESIGN

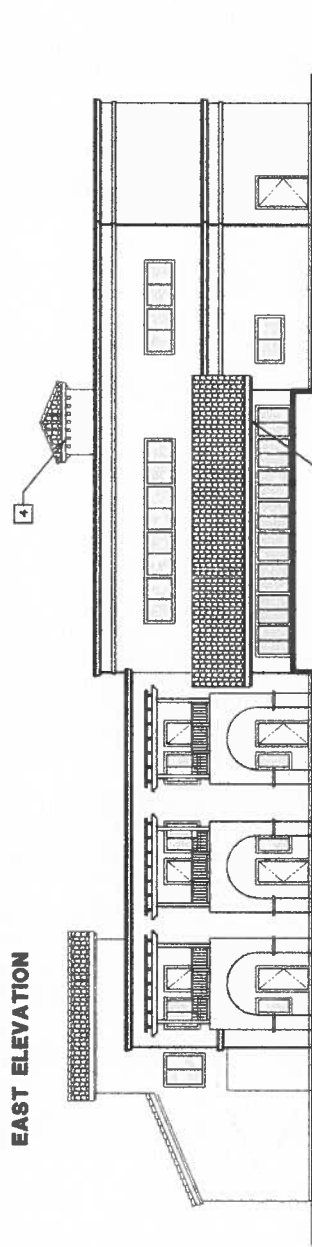
EXTERIOR ELEVATION NOTES:

- 1. NEW SHEET METAL CAPPED PARAPET
- 2. NEW MATCHING LIGHT SAND STUCCO SIDING
- 3. NEW STUCCO COVERED MATCHING DECORATIVE TRIM
- 4. NEW WOOD FACIA
- 5. NEW WOOD TRELLIS
- 6. NEW MISSION ROOF TILES
- 7. NEW METAL GUARDRAIL

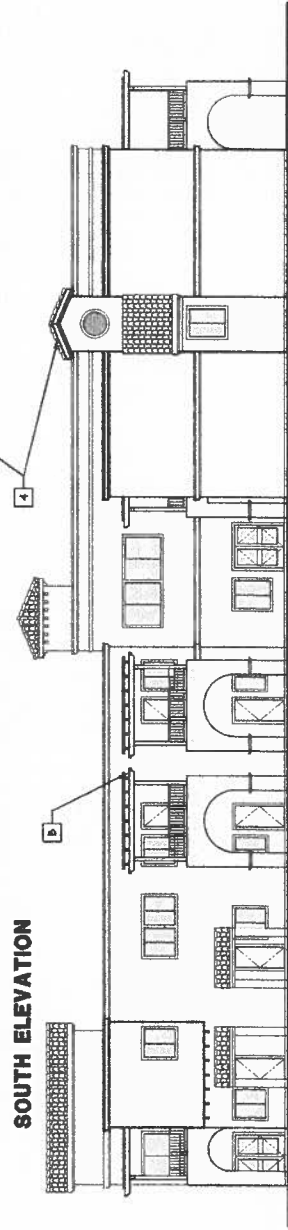


NORTH ELEVATION

EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

EXTERIOR ELEVATIONS BUILDING 5

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

NOTE:
REFER TO SHEET A-07A FOR EXISTING BUILDING MATERIALS

**PROJECT
MANAGER**

CANINE COMPANIONS
176 JIM FREEMAN OFFICE MANAGER
1000 AVENUE OF THE STARS
OCEANSIDE, CA 92054

ARCHITECT:

4 DESIGN ARCHITECTURE & PLANNING
KENTH L. CHEN, ARCHITECT
1000 AVENUE OF THE STARS
SUITE 1000
OCEANSIDE, CA 92054
PHONE: (760) 433-1188

**EXTERIOR
ELEVATIONS
BUILDING 5**

4 DESIGN



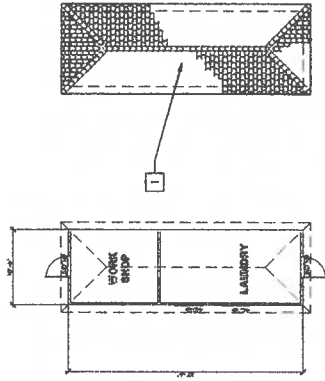
architecture + planning
Kenth L. Chen AIA
1000 AVENUE OF THE STARS
OCEANSIDE, CA 92054

A-07B

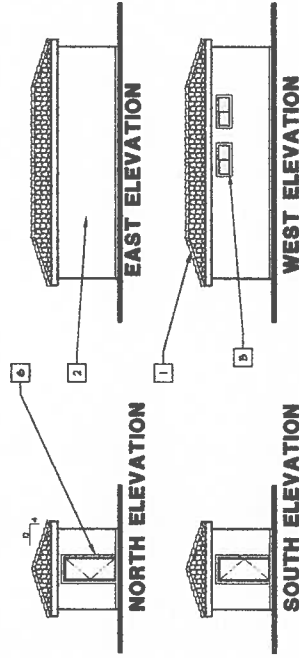
PRELIMINARY DESIGN

PROJECT MATERIALS NOTES:

1. MEXICON POPPING TILE.
2. LIGHT SAND STUCCO SIDING
3. WOOD SIDING
4. CHAIN LINK FENCE
5. ALUMINUM FRAME WINDOW
6. FLUSH FACE METAL DOOR
7. DECORATIVE ATTIC VENT.



FLOOR PLAN
ROOF PLAN-BUILDING 6
 341 SQUARE FEET
 SCALE: 1/8" = 1'-0"



4 DESIGN

 Architecture + Planning
 Kenneth L. Chitts A.I.A.
 11445 27th Ave.
A-08

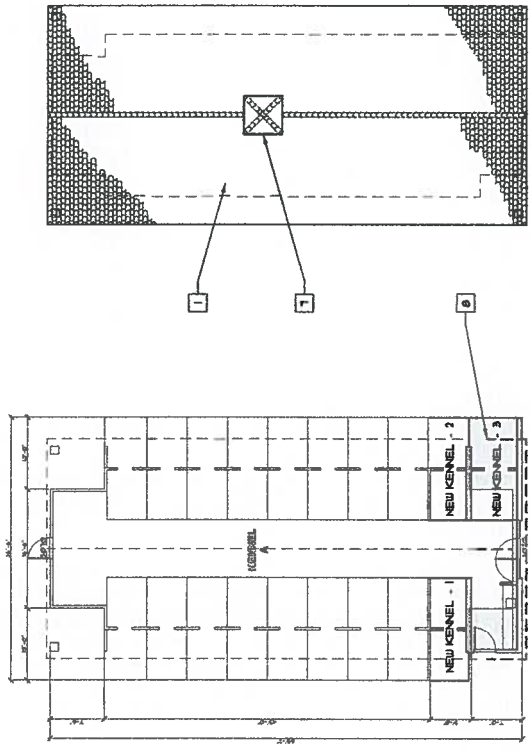
PROJECT MANAGER
 CANINE COMPANIONS
 MR. JIM FLETT, OFFICE MANAGER
 11445 27th Ave.
 OCEANSIDE, CA 92054

ARCHITECT:
 4 DESIGN ARCHITECTURE + PLANNING
 KENNETH L. CHITTS, ARCHITECT
 11445 27th Ave.
 OCEANSIDE, CA 92054
 PHONE: (760) 433-1158

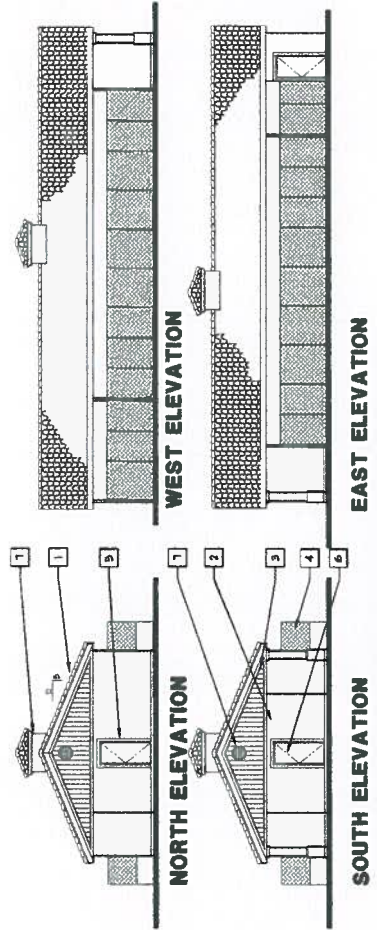
FLOOR PLAN
BUILDING 6

PROJECT MATERIALS NOTES:

- 1. MISSION POPPUS TILE
- 2. LIGHT SAND STUCCO SIDING
- 3. WOOD SIDING
- 4. CHAIN LINK FENCE
- 5. ALUMINUM FRAME WINDOW
- 6. FLUSH FACE METAL DOOR
- 7. DECORATIVE ATTIC VENT
- 8. SHADED AREA INDICATES AREA OF ADDITION



**FLOOR PLAN
ROOF PLAN-BUILDINGS 2, 3**
 1948 SQUARE FOOT EXISTING
 146 SQUARE FOOT ADDITION
 2,098 SQUARE FOOT TOTAL



**EXTERIOR ELEVATIONS
BUILDINGS 2, 3**
 SCALE: 1/8"=1'-0"

4 DESIGN
 architecture + planning
 Kenneth L. Chris A.A.
 14400 S. BAYVIEW AVE.
 OCEANSIDE, CA 92056
 PHONE: (760) 433-1185

PROJECT MANAGER
 CANINE COMPANIONS
 175 JIM FOLETT, OFFICE MANAGER
 3911 S. BAYVIEW DRIVE
 OCEANSIDE, CA 92056

ARCHITECT:
 4 DESIGN ARCHITECTURE + PLANNING
 KENNETH L. CHRIS, ARCHITECT
 14400 S. BAYVIEW AVE.
 OCEANSIDE, CA 92056
 PHONE: (760) 433-1185

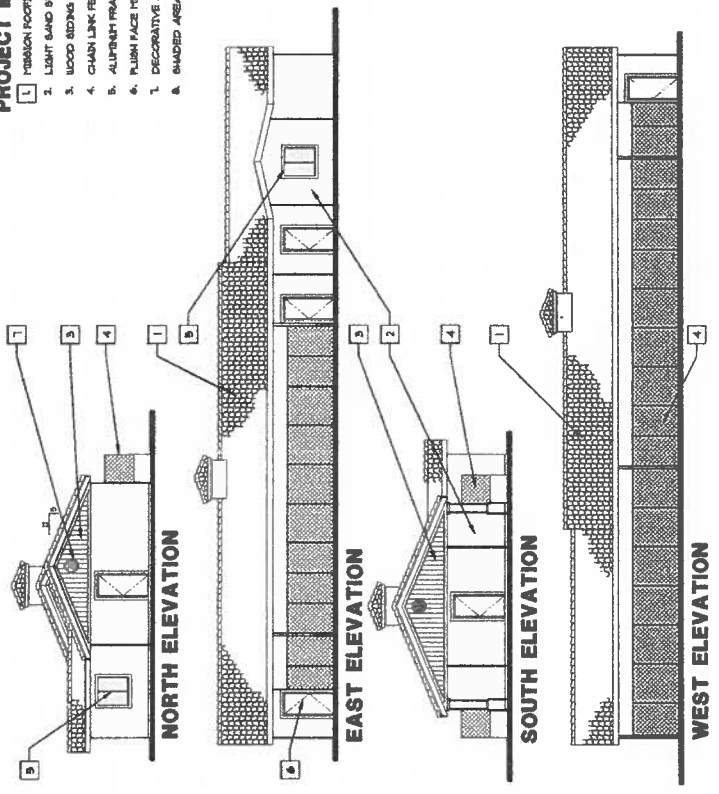
**FLOOR PLAN
BUILDING 2, 3**

A-09

PRELIMINARY DESIGN

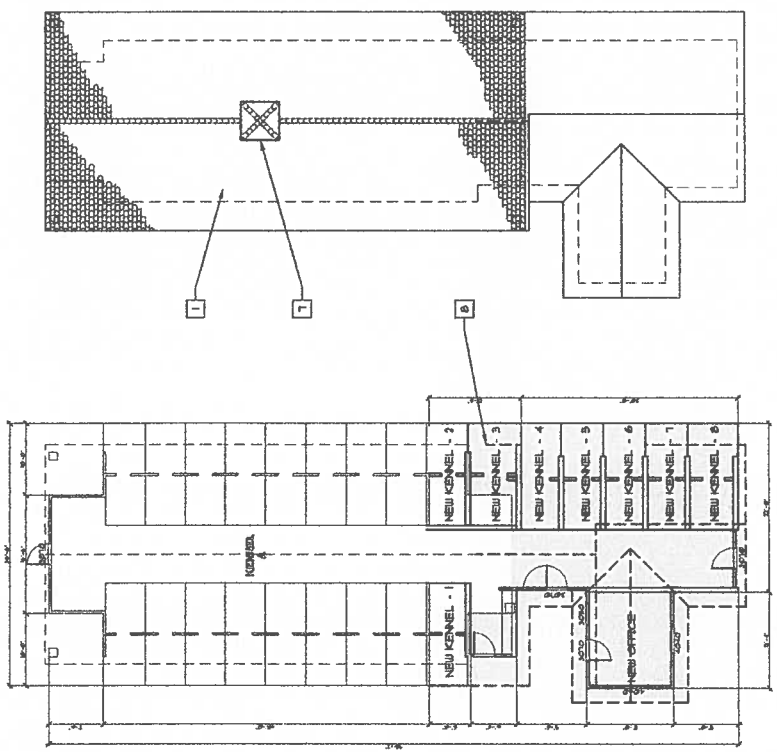
PROJECT MATERIALS NOTES:

1. MISSION ROOFING TILE.
2. LIGHT SAND STUCCO SIDING.
3. WOOD SIDING.
4. CHAIN LINK FENCE.
5. ALUMINUM FRAME WINDOIL.
6. FLUSH FACE METAL DOOR.
7. DECORATIVE ATTIC VENT.
8. SHADDED AREA INDICATES AREA OF ADDITION.



**EXTERIOR ELEVATIONS
BUILDINGS 4**

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



**FLOOR PLAN
ROOF PLAN-BUILDINGS 4**

1,645 SQUARE FOOT EXISTING
890 SQUARE FOOT ADDITION
2,535 SQUARE FOOT TOTAL



4 DESIGN

 architecture • planning
 Kenneth L. Chris A.L.A.
 11442 S. 24th Ave.
 OCEANSIDE, CA 92054

PRELIMINARY DESIGN

PROJECT MANAGER
 CANINE COMPANIONS
 115 JIM FRENCH OFFICE MANAGER
 115 JIM FRENCH OFFICE MANAGER
 OCEANSIDE, CA 92054

ARCHITECT:
 4 DESIGN ARCHITECTURE + PLANNING
 KENNETH L. CHRIS, ARCHITECT
 11442 S. 24th Ave.
 OCEANSIDE, CA 92054
 PHONE: (760) 438-1188

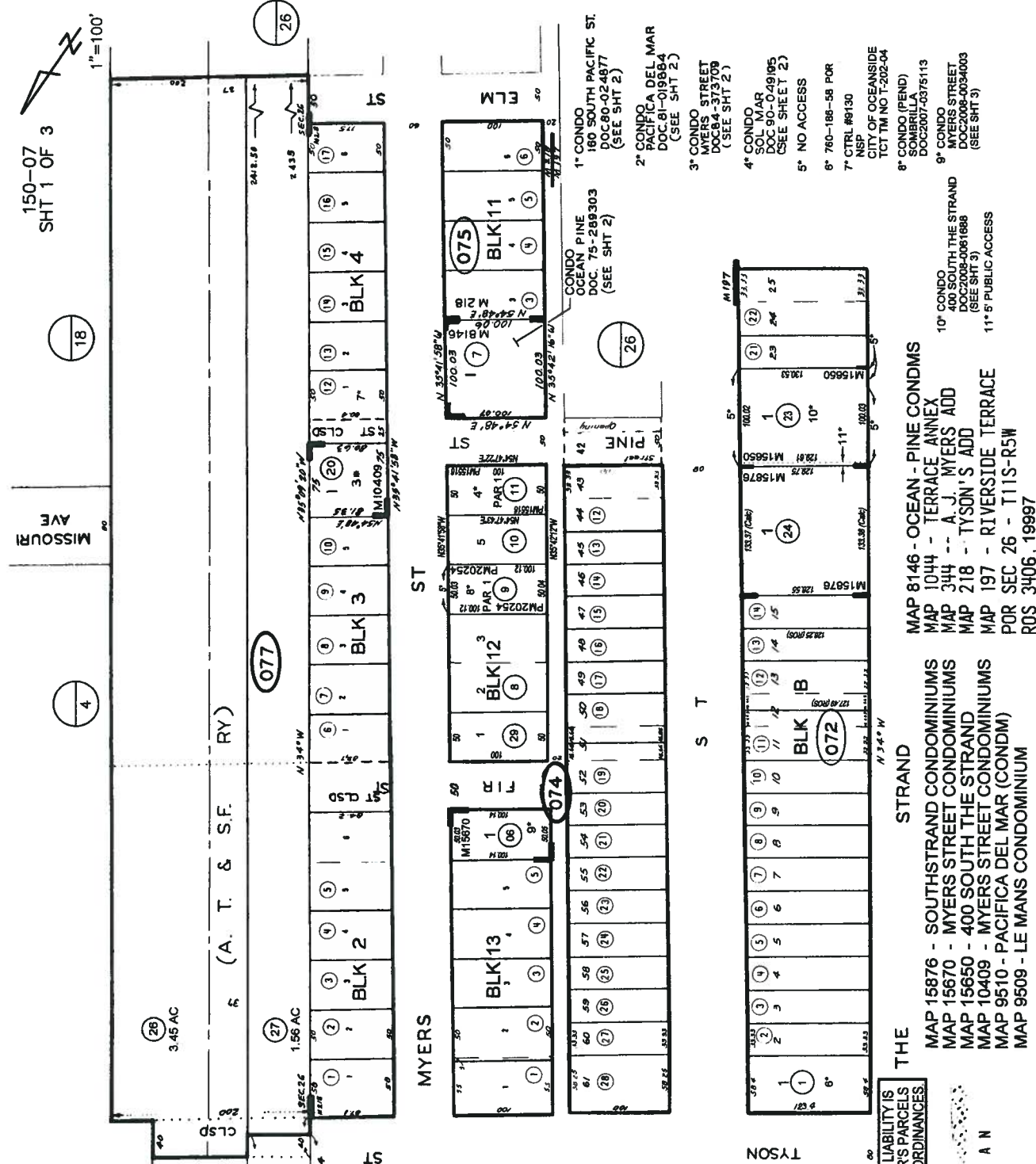
**FLOOR PLAN
BUILDING 4**

ITEM #2

2/11/13 JMA

BLK	OLD	NEW	YR	CUT
073	859	18	72	7180
075	162	7	76	65
075	7	CONDOM	79	401
075	14-16	20	80	36.5
075	17-19	21	80	36.6
075	10	CORNER	81	692
075	21	CORNER	82	540
075	1-7	CONDOM	82	2100
077	11	80	83	54
076	1-7	CONDOM	84	10064
077	20	CANON	85	715
077	19	CANON	85	715
077	18	CANON	85	715
074	11	24	21	2382
074	24	21	24	646
074	9	21	24	1447
074	8	21	24	1447
072	18-20	23	08	150
074	8	CONDOM	08	550

BLK	PRIOR APN	NEW APN	YR	QUITNO
072	068	08071-08	08	108
072	068	08071-08	08	108
072	068	08071-08	08	108
072	23	CONDOM	12	518
072	23	CONDOM	12	518
072	23	CONDOM	12	518
072	23	CONDOM	12	518
072	15-17	24	13	23



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

ES 7-25-09

SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 150 PAGE 07 SHT 1 OF 2

- MAP 8146 - OCEAN - PINE CONDOMS
- MAP 1044 - TERRACE ANNEX
- MAP 344 - A. J. MYERS ADD
- MAP 218 - TYSON'S ADD
- MAP 197 - RIVERSIDE TERRACE
- POP SEC 26 - T11S-R5W
- ROS 3406, 19997

- THE STRAND
- MAP 15876 - SOUTHSTRAND CONDOMINIUMS
- MAP 15670 - MYERS STREET CONDOMINIUMS
- MAP 15650 - 400 SOUTH THE STRAND
- MAP 10409 - MYERS STREET CONDOMINIUMS
- MAP 9510 - PACIFICA DEL MAR (CONDM)
- MAP 9509 - LE MANS CONDOMINIUM

- 1° CONDO OCEAN PINE 180 SOUTH PACIFIC ST. DOC 80-024877 (SEE SHT 2)
- 2° CONDO PACIFICA DEL MAR DOC 81-019884 (SEE SHT 2)
- 3° CONDO MYERS STREET DOC 84-373709 (SEE SHT 2)
- 4° CONDO SOMERILLA DOC 80-04905 CSEE SHEET 2)
- 5° NO ACCESS
- 6° 760-188-58 POR
- 7° CTRL #9130
- 8° CITY OF OCEANSIDE CTT TM NO T-202-04
- 9° CONDO (PENDING) SOMERILLA DOC 80-0375113
- 10° CONDO 400 SOUTH THE STRAND DOC 80-061688 (SEE SHT 3)
- 11° PUBLIC ACCESS

Project Description Letter

Address: 134 S Pacific

APN: 150-073-18-00

Downtown Redevelopment Zone 5

This site has a total of four existing units. The front three have recently been renovated. The fourth, in the rear of the lot, is old (built in 1924) and is not habitable. The owners would like to explore the best possible way to rejuvenate this structure.

Option One is to restore the building in the exact same footprint. This project has actually been submitted for plan check (BLDG15-1661). There are two inherent problems with this option. First, the unit includes a covered exterior porch that has been converted to living space – possibly in the 40s. There may or may not have been a permit for this and records are non-existent. Secondly, there is an existing garage built in the setbacks at the rear, where again, there are no permit records. We would like to know what hurdles we might face continuing with this option.

Option Two is to remove the rear unit and garage, in order to build from the ground up. We would provide required parking on the ground level and create a new fourth unit above, on a second level. The parking will be the driving force here, so we'd like to be sure we understand the requirements – spaces needed, dimensions and enclosure necessary.

Thanks for arranging this meeting. We look forward to discussing the project.

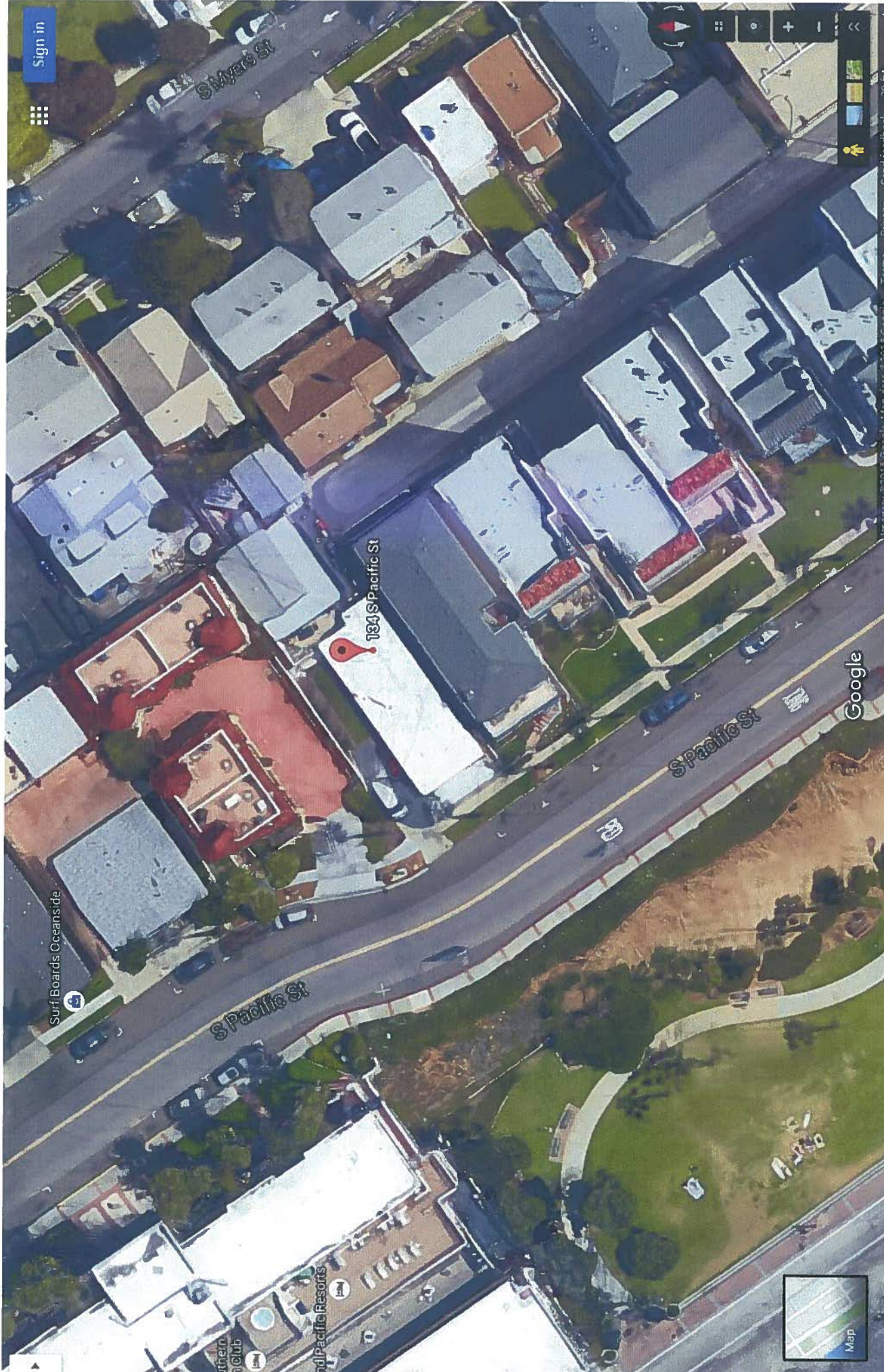
Jon Mehnert Architect 760 727-3000

Attachments:

Regional City Map, Locator Map

Conceptual Site Plan and Elevations for Option One

Conceptual Site Plan for Option Two



Sign in



Imagery ©2015 Google, Map data ©2015 Google, Terms, Privacy, Sand (asphalt) 20 Ft

Surf Boards Oceans (b)

134 S Pacific St

S Pacific St

S Pacific St

Google

Southern
Club

and Pacific Resorts



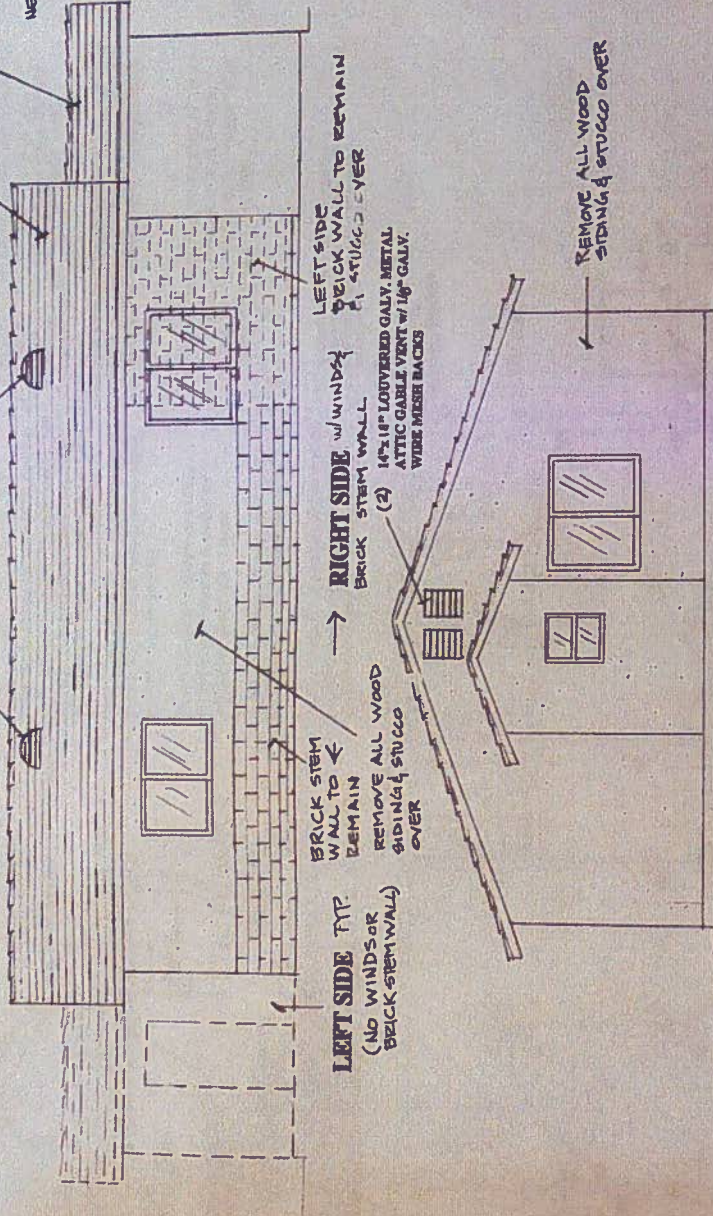
Map



ROOFING - CLASS 'A' COMP. SINGLES
Per Sec. 1005 & Historic Specs.

NEW ROOFING of
LAUNDRY AREA

(2) 18" DIA. LOUVERED GALV. METAL
DORMER ATTIC VENT w/ 1/8" GALV.
WIRE MESH BACKS



REAR

14" x 12" LOUVERED GALV. METAL
ATTIC GABLE VENT w/ 1/8" GALV.
WIRE MESH BACKS

REMOVE ALL WOOD
SIDING & STUCCO OVER
EXISTING BRICK
STEM WALL
TO REMAIN

FILL-IN OLD
DOOR WAY w/
BRICKS TO MATCH

FRONT

EXISTING BRICK
STEM WALL
TO REMAIN

15'-6"

ATTIC VENTILATION 1/150
REQUIRED - 6.0 sq. FT.
PROVIDED -
(1) 14" x 12" GABLE
(2) 14" x 18" GABLE
(2) 18" DIA. DORMER
6.12 >

FOR - NE
134 S.P.



ELEVATIONS

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

