

¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, June 7, 2016, 8:30 a.m.
City Hall South, 1st Floor, Guajome Room

1. 8:30 a.m. – 9:30 a.m. Preliminary plan check review for Mission Cove Senior apartments (138 units) located at 3229 Mission Cove Way (Mission Ave & Carolyn Cir)

Zoning: (PD) Planned Development
Land Use: High-Density Residential/General Commercial
Neighborhood Area: Loma Alta
Assessor Parcel Number: 160-270-12
Contact Person: Lisa Huff
Tel.: (619) 450-8713
Email: lhuff@chworks.org

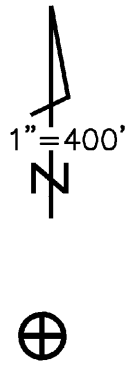
2. 9:30 a.m. – 10:30 a.m. Proposed modifications and enhancements to Tri-City Medical Center located at 4002 Vista Way

Zoning: CP (Commercial Professional)
Land Use: PC (Professional Commercial)
Neighborhood Area: Tri-City
Assessor Parcel Number: 166-010-31
Contact Person: Kapua Conley (Tri-City Medical), Wayne Hunter (Cunningham Group Architecture)
Tel.: Kapua Conley- 760-940-5367, Wayne Hunter- 619-849-1083
Email: conleyks@tcmc.com, whunter@cunningham.com

Attachments:

1. Parcel Map
2. Project Description Letter
3. Conceptual Site Plans
4. Vicinity/Regional Maps

¹ *The Developer's Conference provides an informal forum for prospective applicants to receive preliminary input from City staff on conceptual plans that may or may not ultimately evolve into formal application submittals. These conferences do not constitute public meetings; consequently, conference attendance by the public is at the discretion of the prospective applicant. Interested parties may contact the prospective applicant, whose contact information is included on the conference agenda. Questions and comments can also be addressed to Planning Division staff.*

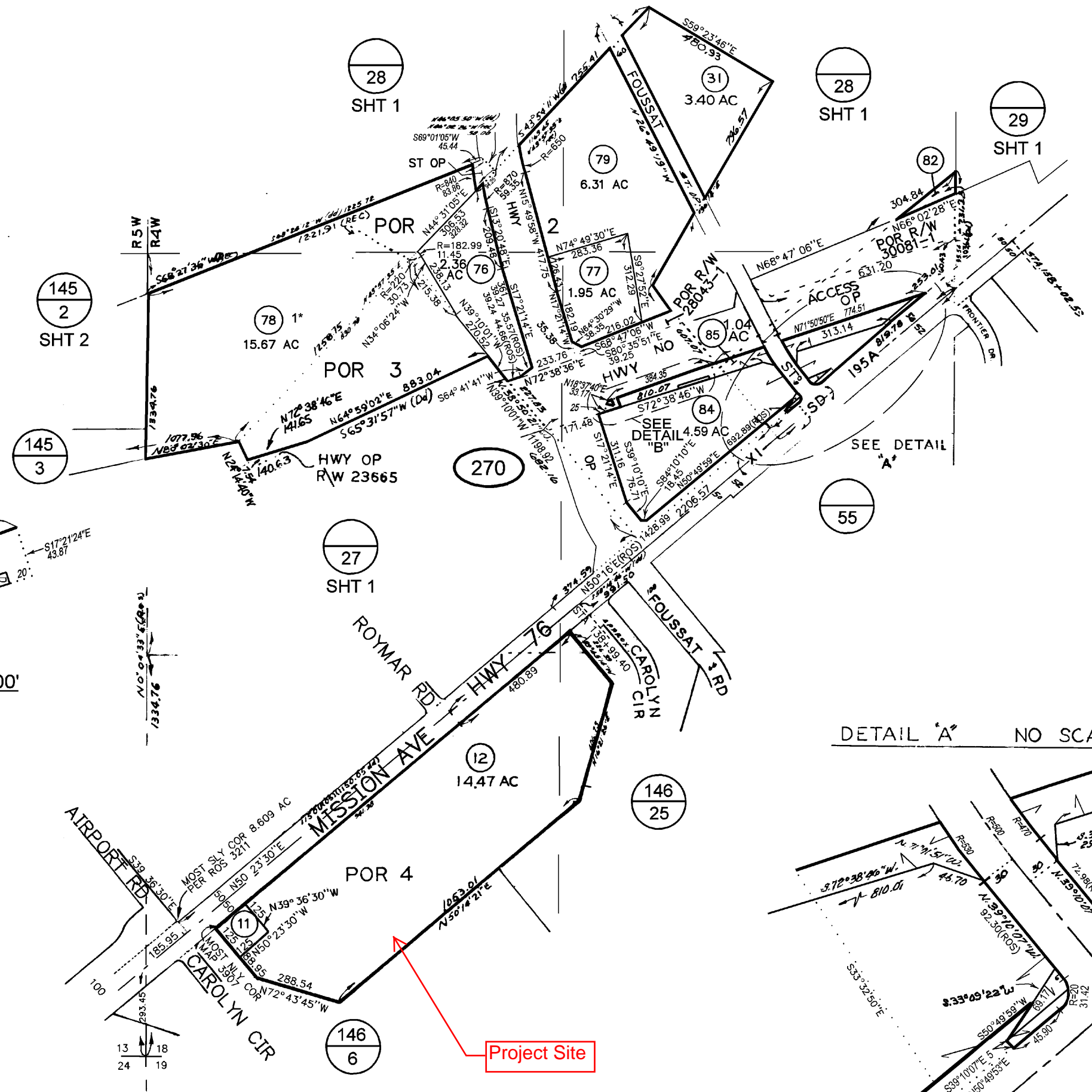


160-27

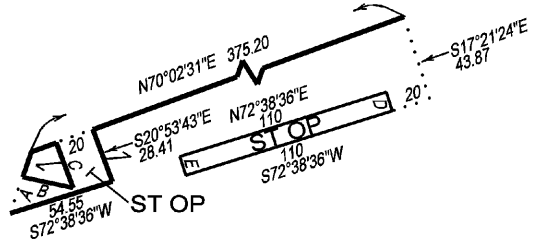
09/06/11 DEP

BLK	OLD	NEW	YR	CUT
270	23	150-511	82	6
	24	146-180-33	82	10019
	40+52	SAME & ST OP	82	4487
	48+49	53	82	2012
	52	54-57	82	2536
	VARIOUS	180-271-1-44	82	10109
	53+054-20	58-17	85	1405
	130-58 TRNS 67	180-550-1-9	85	10148
	29,30,32	68-70 HWY OP	93	1120
	4	SAME HWY OP	94	4787
	70	71,72	95	1911
	68	73 & HWY OP		
	71	74 & HWY OP	97	1271
	69&74	SAME & HWY OP	99	4748
	74	75-77	99	1710
	3,4,72	78	99	1722
	69&75	79&80	00	1067
	78	SAME & ST OP	03	4639
	PICKUP	81	04	1458
	73	82&83	06	1202
	80,81 & 83	84	07	1764
	84	SAME & AC CHG	09	5557
	PICKUP	85	09	1611
	85	SAME & ST OP	12	4605

1* 760-186-66 POR

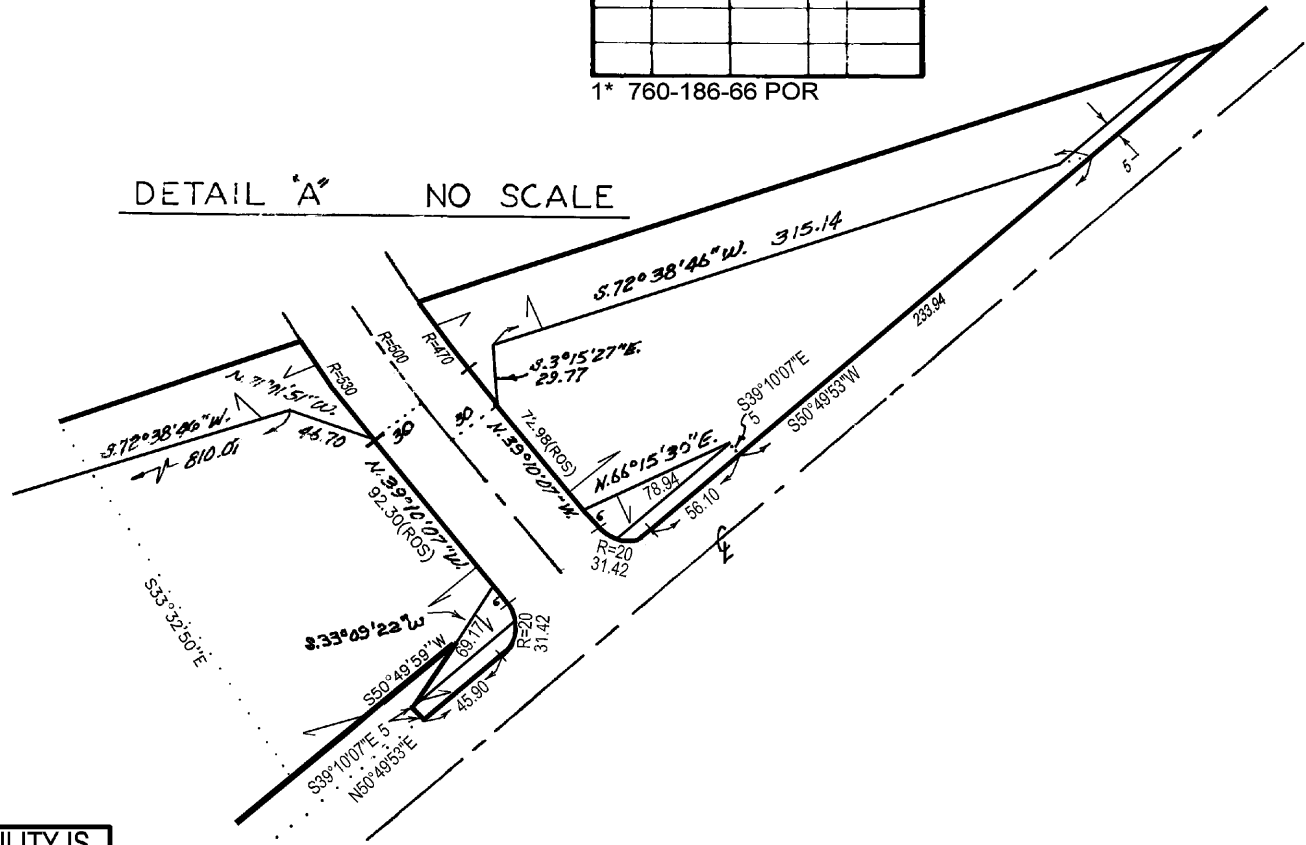


A-N18°37'40"E 19.65
 B-S78°08'26"E 26.10
 C-N20°53'43"W 24.33
 D-N17°21'24"E 10
 E-S 17°21'24"E 10



DETAIL "B" - 1" = 100'

DETAIL "A" NO SCALE



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.

SEC 18-T11S-R4W-POR W1/2
 ROS 3211,14995,16513,17920



May 10, 2016

City of Oceanside
Planning Division
300 North Coast Highway
Oceanside, CA 92054

RE: Mission Cove Seniors – Project Description

In December of 2010, nonprofit affordable housing developer Community Housing Works, was chosen by the City of Oceanside to develop Mission Cove Seniors. Pursuant to the fully executed Disposition and Development Agreement dated August 15, 2012, the project will include 138 senior apartments (not assisted living) on a 3.3-acre lot (Lot 3) of the City-owned site located at Mission Avenue and Carolyn Circle. The project is fully entitled. On February 19, 2014 City Council approved the General Plan Amendment, Zone Amendment, Tentative Map, Development Plan, Conditional Use Permit, Final EIR, and Mitigation Monitoring and Reporting Program and Findings of Fact. The Final Map was recorded on March 15, 2016.

The 138 apartment homes will be constructed in one three- and four-story wood-frame (Type V) building with concrete slab-on-grade. Two elevators will serve all floors, and 106 surface parking spaces will be provided immediately adjacent to the building. The apartments will be affordable to low-income seniors with income between 30% and 60% of the Area Median Income (AMI).

The development team includes architect Joseph Wong Design Associates, Lightfoot Planning Group, and Hunsaker & Associates. We intend to submit for plan check in June 2016.

PROPERTY INFORMATION:

Name: Mission Cove Seniors

Site: 3229 Mission Cove Way, Oceanside, CA 92054

Note: The official address will be 3229 Mission Cove Way. Throughout the predevelopment phase the property has been referred to as 3200 block of Mission Avenue, and as Mission Avenue and Carolyn Circle.

APN: 160-270-12

Lot: 3

Please feel free to contact Lisa Huff, Project Manager at 619-450-8713 or lhuff@chworks.org if you have any questions or require additional information.

Sincerely,

Mary Jane Jagodzinski
Vice President

MISSION COVE SENIOR HOUSING

CITY OF OCEANSIDE, CALIFORNIA

PROJECT DESCRIPTION

CONSTRUCTION OF 138 UNITS ON A 3.301 ACRE PARCEL WITH SURFACE PARKING.

THE SENIOR FACILITY IS A 4-STORY BUILDING THAT SITS ON A GENTLY SLOPED, LARGE SITE. A 106-STALL SURFACE PARKING LOT IS LOCATED EAST OF THE LOT (LOT 3) AND DIRECTLY SOUTH OF THE COMPLEX.

THE PROJECT CONSISTS OF ONE ON-SITE MANAGER ONE-BEDROOM UNIT, AND 137 STUDIO, ONE- AND TWO-BEDROOM UNITS, EACH WITH PRIVATE BALCONY, LOCATED ON FOUR LEVELS. AMENITIES INCLUDING COMMUNITY ROOM, GYM, MULTI-PURPOSE ROOMS, CONFERENCE ROOM, LAUNDRY ROOM, LOUNGE, COMPUTER ROOM, LEASING OFFICE AND ENTRY LOBBY.

THE BUILDING WRAPS AN EXTERIOR COURTYARD THAT PROVIDES COMMUNITY SPACE, LANDSCAPED ELEMENTS AND AMPLE DAY LIGHTING. A ROOF TERRACE EQUIPPED WITH OUTDOOR FURNITURE IS PROVIDED ON THE THIRD FLOOR; LOCATED ADJACENT TO THE FEATURE STAIR.

PROJECT DATA

BUILDING ADDRESS: 300 FEET EAST OF INTERSECTION OF CAROLYN CIRCLE STREET AND MISSION AVENUE IN OCEANSIDE INDUSTRIAL CENTER

ASSESSORS PARCEL: 160-270-12 & 146-061-03 (LOT 3; BUILDING NO. 4)

LEGAL DISCRPTION: A PORTION OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF TOGETHER WITH LOT 18 OF SAN LUIS REY ESTATES-UNIT NO. 1, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3907, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY JUNE 11, 1958.

ZONE: RESIDENTIAL / SENIOR HOUSING

CONSTRUCTION TYPE: TYPE VA; SPRINKELERED PER NFPA-13 CBC 903.3.1.1

OCCUPANCY: R-2 RESIDENTIAL APARTMENTS (CBC 310)
A-3 AMENITY SPACE <10% OF MAJOR OCCUPANCY, THEREFORE NOT MIXED-USE (CBC 508.2.1)

APPLICABLE BLDG. CODES: 2013 CA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.
2013 CA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
2013 CA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.
2013 CA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
2013 CA ENERGY CODE, PART 6, TITLE 24 C.C.R.
2013 CA FIRE CODE (CFC), PART 9, TITLE 24 C.C.R.
2013 CA REFERENCE STANDARDS CODE (CRSC), PART 12, T24 C.C.R.
2013 CA GREEN BUILDINGS STANDARDS (CAL GREEN) CODE (TITLE 24, PART 11 - EFFECTIVE 01/01/2011)
2007 ASME A17.1 SAFETY CODE FOR ELEVATORS

LOT SIZE: 143,792 SF; 3.301 ACRES

PROPOSED BLDG. HEIGHT: 50'-0" IN HEIGHT; 4 STORIES

PARKING:
PROPOSED: 106 STALLS
101 STANDARD; 5 ACCESSIBLE

COMMON OUTDOOR SPACE:
PROPOSED: 19,700-SF

PROJECT TEAM

OWNER / DEVELOPER: COMMUNITY HOUSING WORKS
2815 CAMINO DEL RIO SOUTH, STE. 350
SAN DIEGO, CA 92108
TEL: 619/ 282.6647
CONTACT: MARY JANE JAGODZINSKI
EMAIL: mjag@chworks.org

CONTRACTOR: SUN COUNTRY BUILDERS
138 CIVIC CENTER DR., STE. 204
VISTA, CA 92084
TEL: 760/ 630.8042
CONTACT: JOHN AHLSSWEDE
EMAIL: john.ahlsweide@suncountrybuilders.net

ARCHITECT: JOSEPH WONG DESIGN ASSOCIATES, INC.
2359 FOURTH AVENUE
SAN DIEGO, CALIFORNIA 92101-1606
TEL: 619/ 233.6777
FAX: 619/ 237.0541
CONTACT: JOSEPH WONG
EMAIL: jwong@jwdainc.com

CIVIL ENGINEER / SURVEY: HUNSAKER & ASSOCIATES
9707 WAPLES STREET
SAN DIEGO, CALIFORNIA 92121
TEL: 858/ 558-4500
CONTACT: JASON DAWSON
EMAIL: jdawson@HunsakerSD.com

LANDSCAPE ARCHITECT: THE LIGHTFOOT PLANNING GROUP
5900 PASTEUR COURT, STE. 110
CARLSBAD, CALIFORNIA 92008
TEL: 760/ 692.1924
CONTACT: JAMES L. TAYLOR, ASLA
EMAIL: jim@lightfootpg.com

STRUCTURAL ENGINEER: BWE, Inc.
9449 BALBOA AVENUE
SAN DIEGO, CALIFORNIA 92123
TEL: 619 / 299-5550
CONTACT: MARK BATTEN S.E.
EMAIL: mbatten@bwesd.com

MECHANICAL ELECTRICAL/ PLUMBING ENGINEER: FARD ENGINEERS, INC.
3350 CAMINO DEL RIO NORTH, STE. 204
SAN DIEGO, CALIFORNIA 92108
TEL: 619/ 235.0022
CONTACT: BIJAN NIKRAVESH
EMAIL: bijan@fard.com

GREENPOINT CONSULTANT: SO CAL HERS RATERS
555 SATURN BLVD. B265
SAN DIEGO, CALIFORNIA 92154
TEL: 619/ 251-7982
CONTACT: KEVIN RASMUSSEN
EMAIL: kevin@socalhers.com

SHEET INDEX

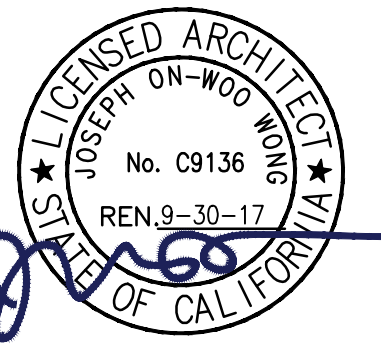
ARCHITECTURAL	
TS	PROJECT SUMMARY, DATA, SHEET INDEX
A000	SITE PLAN
A201	FIRST FLOOR PLAN
A202	SECOND FLOOR PLAN
A203	THIRD FLOOR PLAN
A204	FOURTH FLOOR PLAN
A205	ROOF PLAN
A400	SOUTH & EAST ELEVATIONS
A401	NORTH & WEST ELEVATIONS
A402	SOUTH & WEST ELEVATIONS-COURTYARD

REVISIONS:

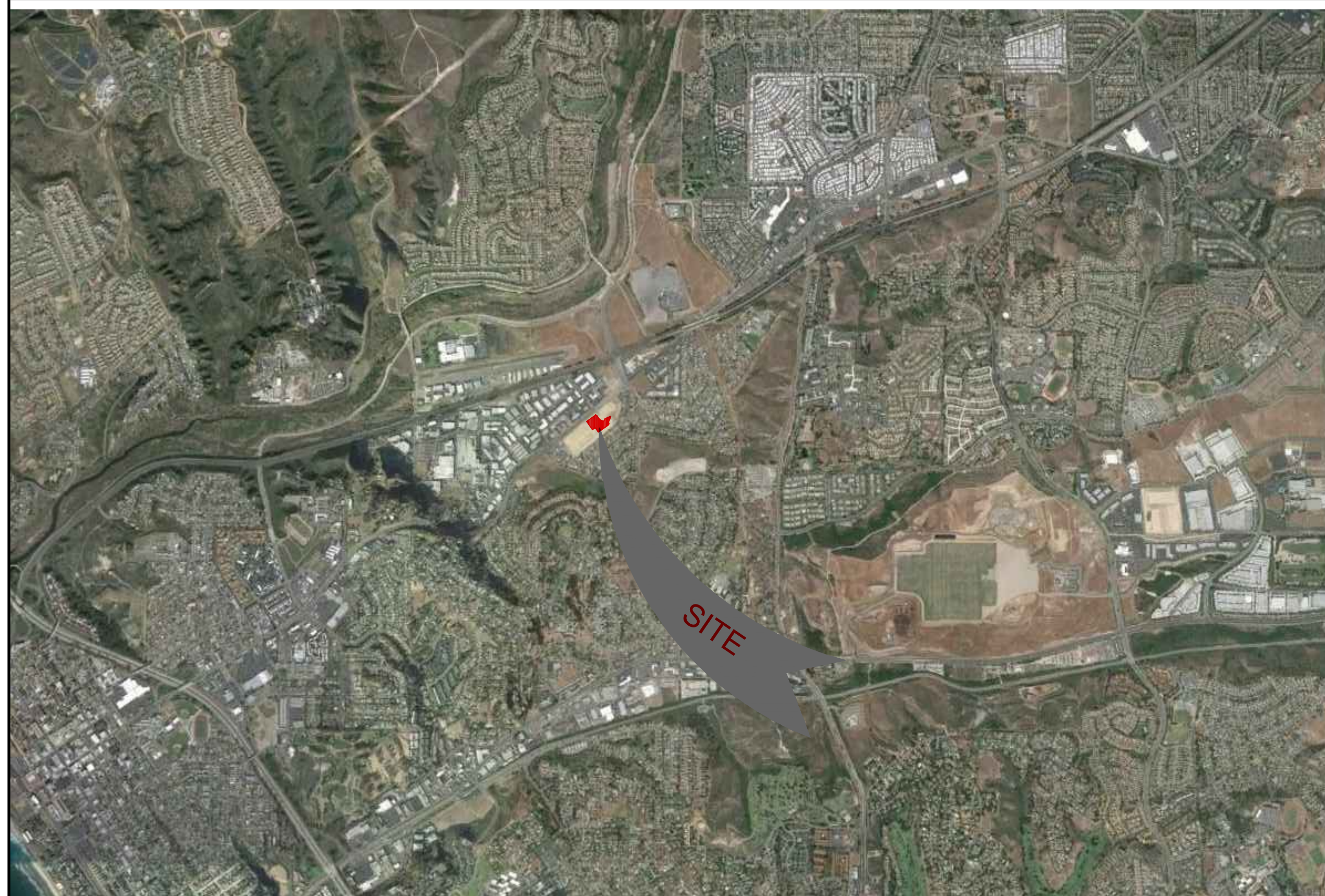
MISSION COVE
SENIOR HOUSING
OCEANSIDE, CALIFORNIA

PROJECT NAME:

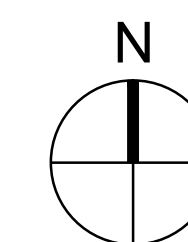
JWDA
ARCHITECTURE/PLANNING/INTERIOR DESIGN
Joseph Wong Design Associates
2359 Fourth Avenue
San Diego, California 92101-1606
Phone (619) 233-6777 Fax (619) 237-0541



REGIONAL MAP



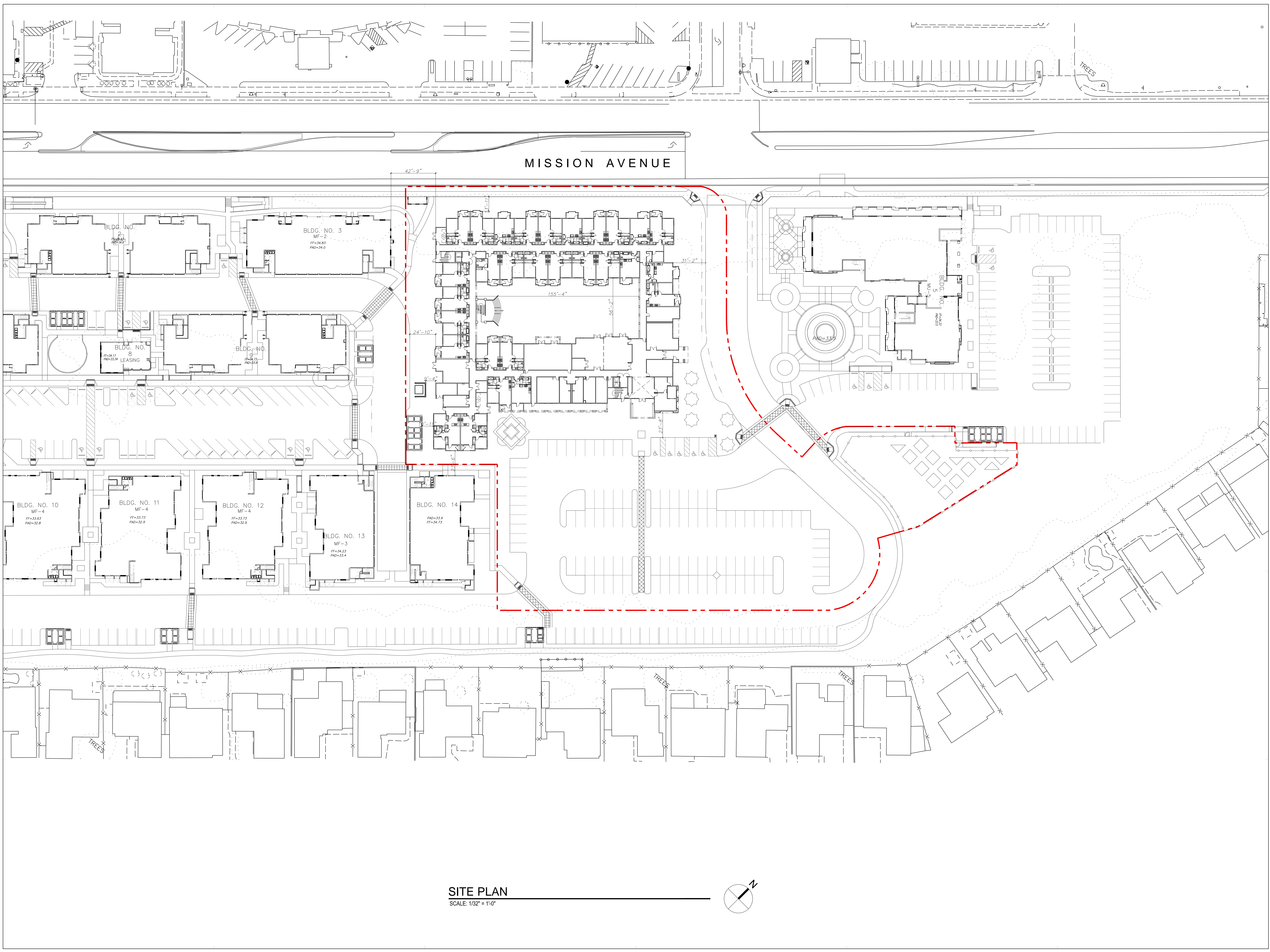
VICINITY MAP



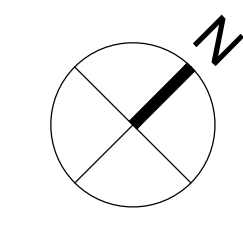
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SHEET INDEX

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JOB NO. 3261
FILE NAME:

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SITE PLAN
SCALE: 1/32" = 1'-0"

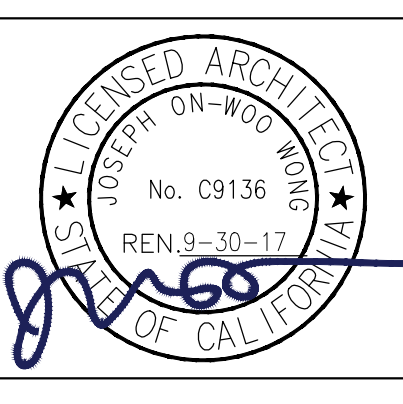


REVISIONS:

**MISSION COVE
SENIOR HOUSING**
OCEANSIDE, CALIFORNIA

PROJECT NAME:
These drawings are prepared by the architect and are not to be used for any other purpose without the written permission of the architect. The architect is not responsible for any errors or omissions in these drawings. Contractors shall verify all dimensions and conditions on the job and before starting any work. The architect shall not be held liable for any errors or omissions in these drawings.

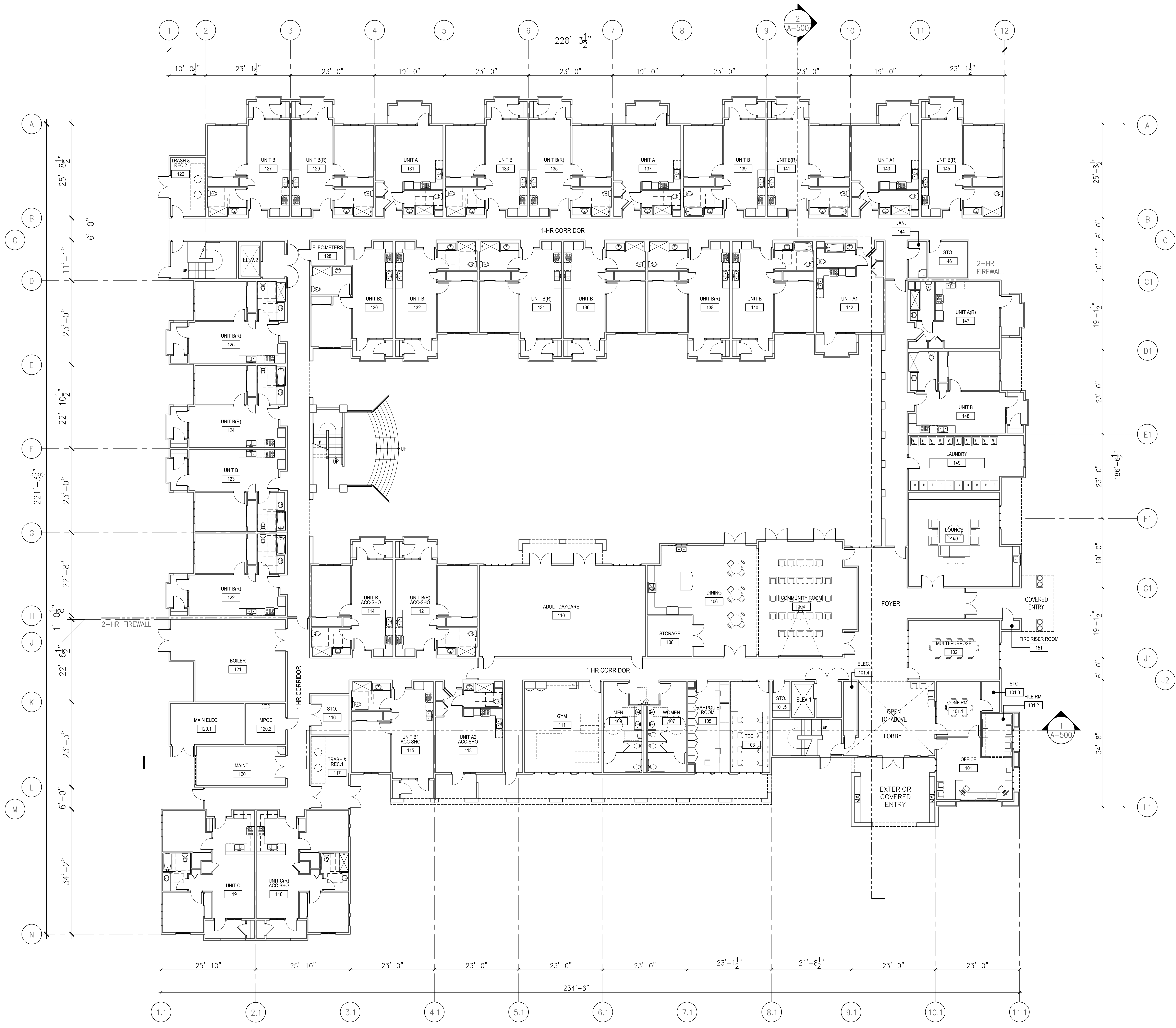
JWDA
 ARCHITECTURE/PLANNING/INTERIOR DESIGN
 Joseph Wong Design Associates
 2359 Fairchild Avenue
 San Diego, California 92101-1008
 Phone (619) 233-8777 Fax (619) 237-0541



SHEET TITLE:
SITE PLAN

DATE	04.18.2016
SCALE:	
DRAWN:	
JOB NO.	3261
FILE NAME:	

A000



1ST FLOOR PLAN
SCALE: 3/32" = 1'-0"

GENERAL NOTES

1. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, WILL BE ILLUMINATED TO A LEVEL OF NOT LESS THAN ONE FOOT-CANDLE AT THE WALKING SURFACE AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
2. ALL BUILDING ENTRANCES SHALL BE IDENTIFIED BY A SIGN WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. THE SYMBOL SHALL BE A WHITE FIGURE ON A BLUE BACKGROUND.
3. UNLESS OTHERWISE NOTED, ALL INTERIOR & EXTERIOR DIMENSIONS ARE FACE OF STUDS OR TO CENTERLINE OF PARTY WALLS AND COLUMNS.
4. SEE WALL SCHEDULE ON SHEET A-.
5. SEE GENERAL NOTES ON SHEET A-.
6. PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILINGS & ROOF-CEILINGS SHALL BE PROTECTED AS REQUIRED IN IBC SECTION 712.
7. STEEL ELECTRICAL OUTLET BOXES AT FIRE BARRIER WALLS SHALL NOT EXCEED 16 SQUARE INCHES, SHALL NOT EXCEED 100 SQUARE INCHES PER 100 SQUARE FEET OF WALL, AND SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 24 INCHES WHEN ON OPPOSITE SIDES OF WALL. SECTION 712.3.2.

KEY NOTES

KEY NOTES

LEGEND

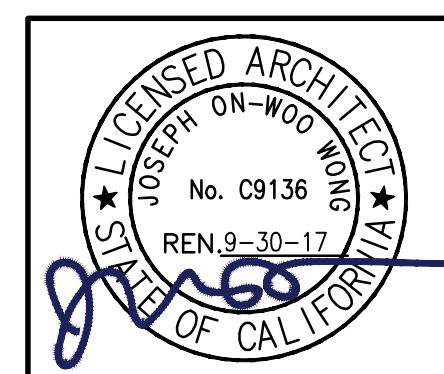
LEGEND

REVISIONS:

**MISSION COVE
SENIOR HOUSING**
OCEANSIDE, CALIFORNIA

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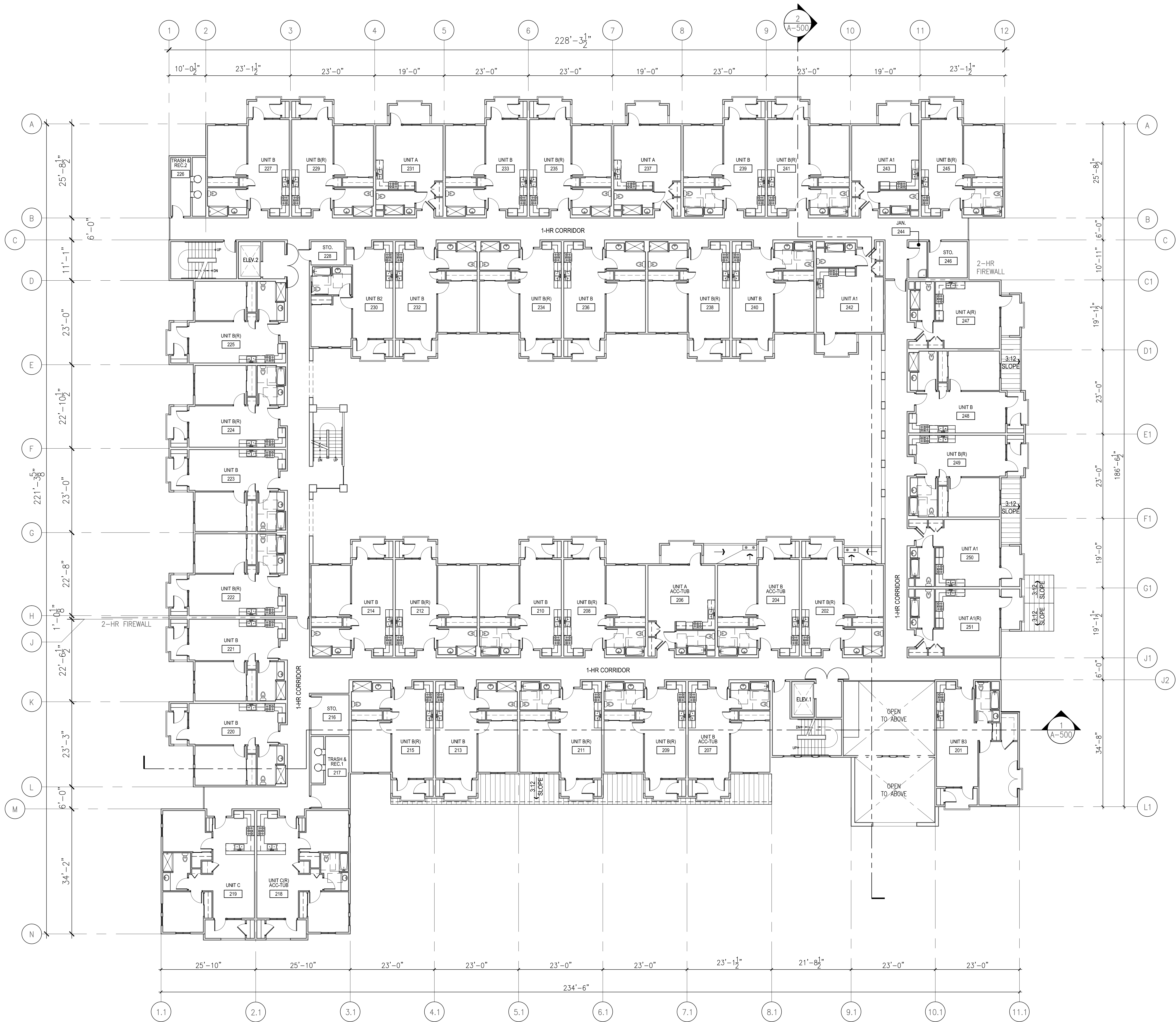
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Joseph Wong Design Associates
2859 Fourth Avenue
San Diego, California 92101-1608
Phone (619) 233-8777 Fax (619) 237-0541



SHEET TITLE:
1ST FLOOR PLAN

DATE	04.18.2016
SCALE	3/32"=1'-0"
DRAWN	EN
JOB NO.	3261
FILE NAME:	

A201



2ND FLOOR PLAN
SCALE: 3/32" = 1'-0"

GENERAL NOTES

1. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, WILL BE ILLUMINATED TO A LEVEL OF NOT LESS THAN ONE FOOT-CANDLE AT THE WALKING SURFACE AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
2. ALL BUILDING ENTRANCES SHALL BE IDENTIFIED BY A SIGN WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. THE SYMBOL SHALL BE A WHITE FIGURE ON A BLUE BACKGROUND.
3. UNLESS OTHERWISE NOTED, ALL INTERIOR & EXTERIOR DIMENSIONS ARE FACE OF STUDS OR CENTERLINE OF PARTY WALLS AND COLUMNS.
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5. SEE GENERAL NOTES ON SHEET A-.
6. PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILINGS & ROOF-CEILINGS SHALL BE PROTECTED AS REQUIRED IN IBC SECTION 712.
7. STEEL ELECTRICAL OUTLET BOXES AT FIRE BARRIER WALLS SHALL NOT EXCEED 16 SQUARE INCHES, SHALL NOT EXCEED 100 SQUARE INCHES PER 100 SQUARE FEET OF WALL, AND SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 24 INCHES WHEN ON OPPOSITE SIDES OF WALL. SECTION 712.3.2.

KEY NOTES

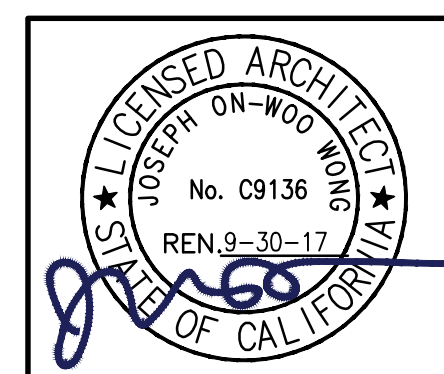
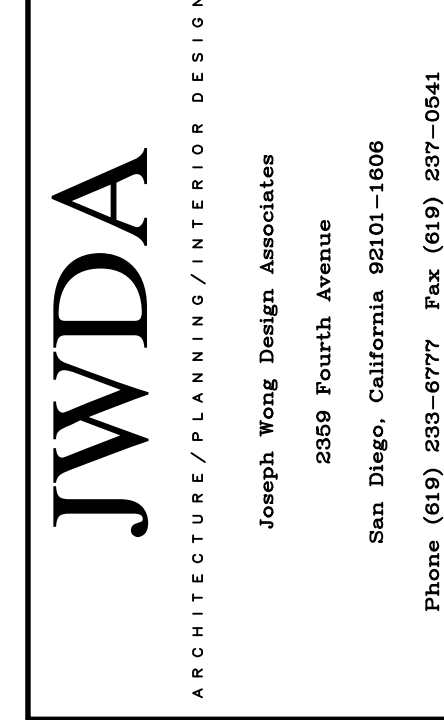
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS OF THE STATE OF CALIFORNIA, AND THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC). THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS ON THE JOB, AND SHALL BE RESPONSIBLE FOR CORRECTING ANY DISCREPANCIES FROM THE CONDITIONS AND CONDITIONS SHOWN ON THESE DRAWINGS.

LEGEND

REVISIONS:

MISSION COVE
SENIOR HOUSING
OCEANSIDE, CALIFORNIA

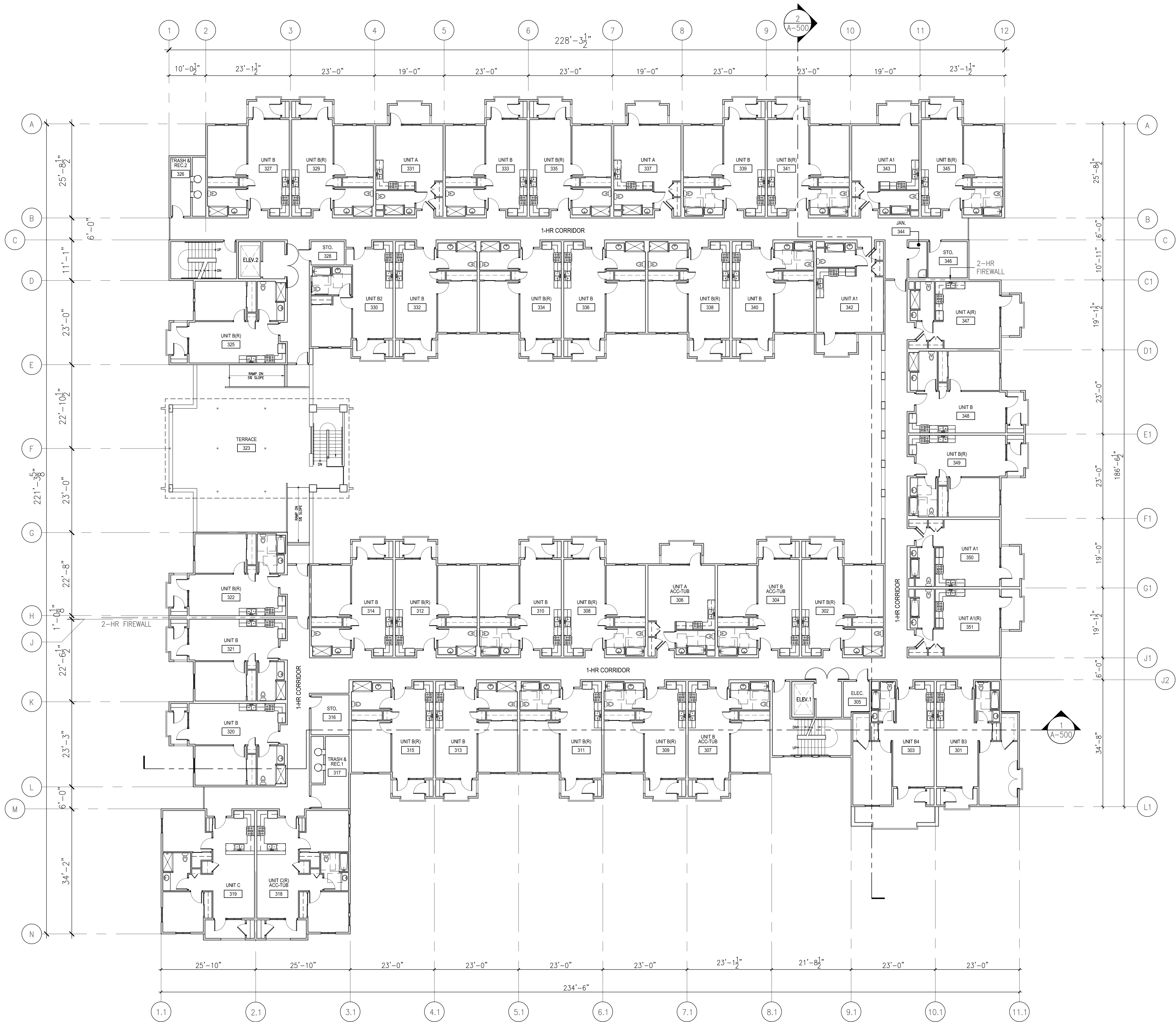
PROJECT NAME:
MISSION COVE SENIOR HOUSING
ARCHITECTURE/PLANNING/INTERIOR DESIGN
JWDA
Joseph Wong Design Associates
2859 Fourth Avenue
San Diego, California 92101-1608
Phone (619) 233-8777 Fax (619) 237-0541



SHEET TITLE:
2ND FLOOR PLAN

DATE	04.18.2016
SCALE	3/32"=1'-0"
DRAWN	EN
JOB NO.	3261
FILE NAME:	

A202



3RD FLOOR PLAN
SCALE: 3/32" = 1'-0"

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KEY NOTES

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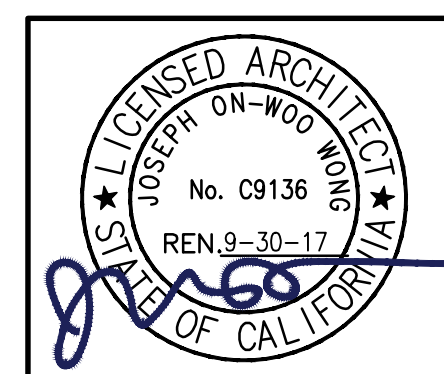
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OCEANSIDE, CALIFORNIA

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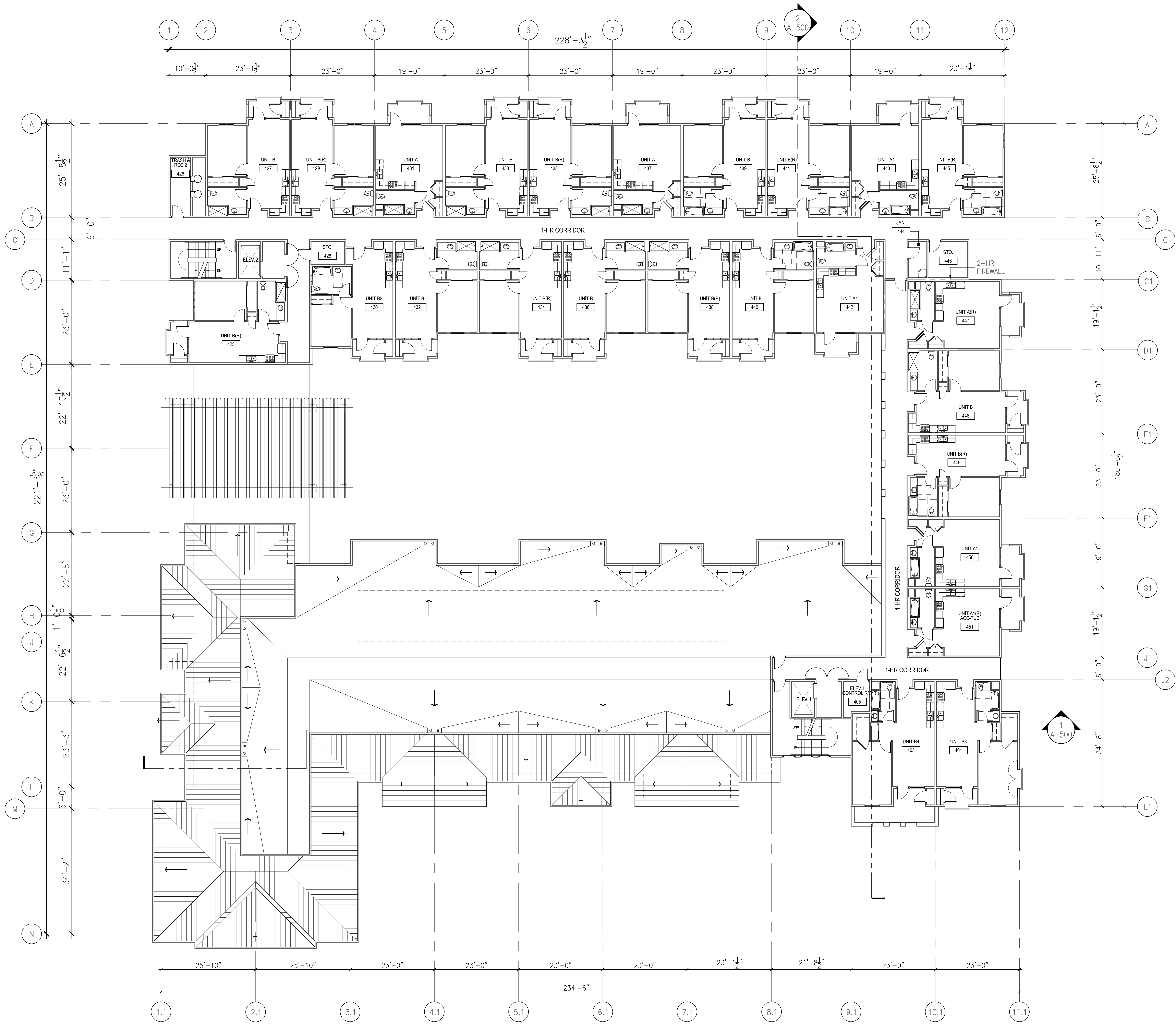
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Phone (619) 233-9777 Fax (619) 237-0541



SHEET TITLE:
3RD FLOOR PLAN

DATE	04.18.2016
SCALE	3/32"=1'-0"
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JOB NO.	3261
FILE NAME:	

A203



4TH FLOOR PLAN
SCALE: 3/32" = 1'-0"

GENERAL NOTES

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KEY NOTES

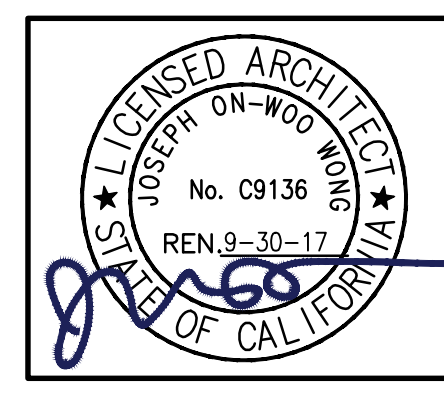
LEGEND

REVISIONS:

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SENIOR HOUSING
OCEANSIDE, CALIFORNIA

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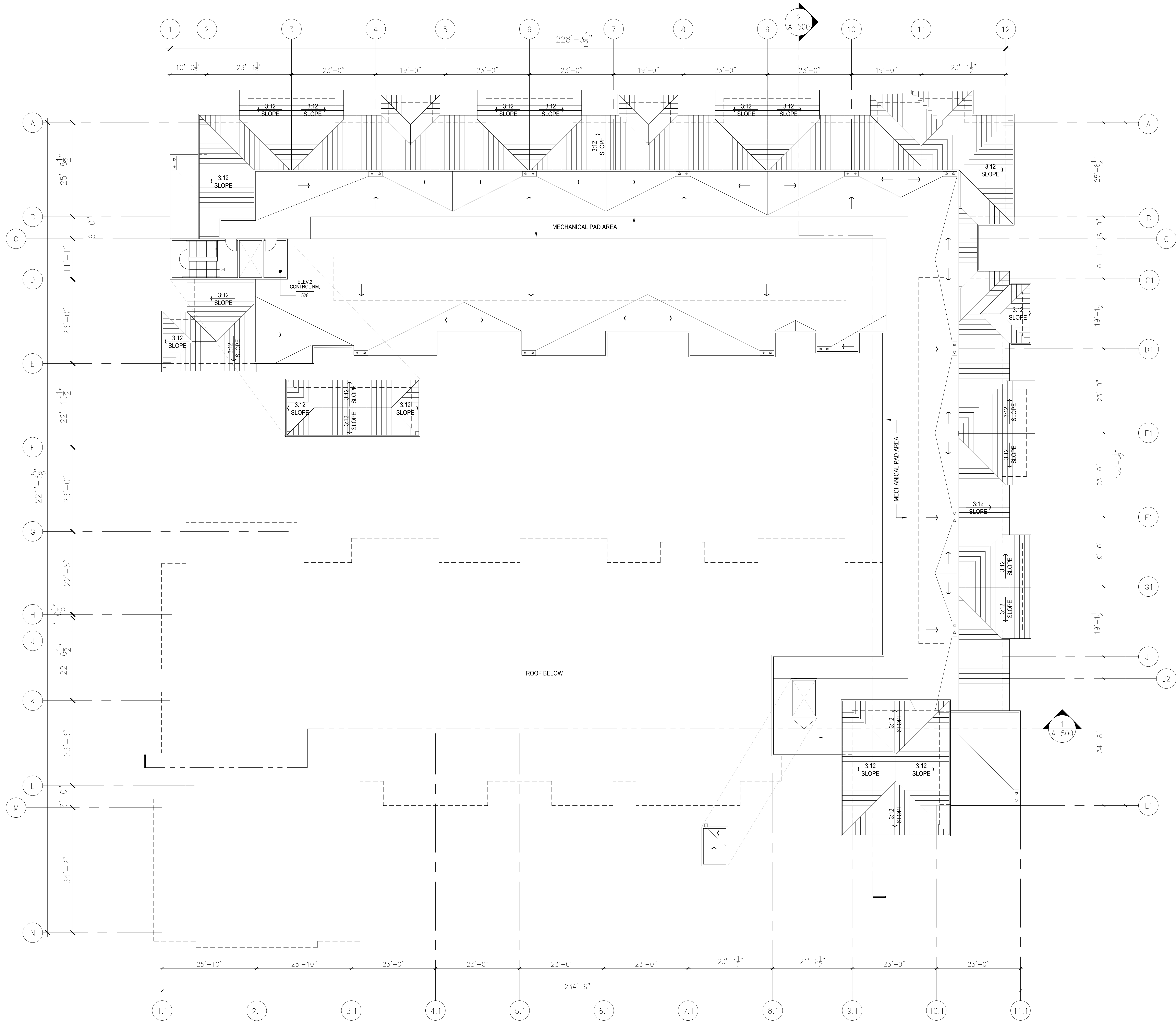
JWDA
ARCHITECTURE/PLANNING/INTERIOR DESIGN
Joseph Wong Design Associates
2859 Fourth Avenue
San Diego, California 92101-1608
Phone (619) 233-8977 Fax (619) 237-0541



SHEET TITLE:
4TH FLOOR PLAN

DATE	04.18.2016
SCALE	3/32"=1'-0"
DRAWN	EN
JOB NO.	3261
FILE NAME:	

A204



ROOF PLAN
SCALE: 3/32" = 1'-0"

GENERAL NOTES

1. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, WILL BE ILLUMINATED TO A LEVEL OF NOT LESS THAN ONE FOOT-CANDLE AT THE WALKING SURFACE AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
2. ALL BUILDING ENTRANCES SHALL BE IDENTIFIED BY A SIGN WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. THE SYMBOL SHALL BE A WHITE FIGURE ON A BLUE BACKGROUND.
3. UNLESS OTHERWISE NOTED, ALL INTERIOR & EXTERIOR DIMENSIONS ARE FACE OF STUDS OR COLUMNS.
4. SEE WALL SCHEDULE ON SHEET A-.
5. SEE GENERAL NOTES ON SHEET A-.
6. PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILINGS & ROOF-CEILINGS SHALL BE PROTECTED AS REQUIRED IN IBC SECTION 712.
7. STEEL ELECTRICAL OUTLET BOXES AT FIRE BARRIER WALLS SHALL NOT EXCEED 16 SQUARE INCHES, SHALL NOT EXCEED 100 SQUARE INCHES PER 100 SQUARE FEET OF WALL, AND SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 24 INCHES WHEN ON OPPOSITE SIDES OF WALL. SECTION 712.3.2.

KEY NOTES

LEGEND

REVISIONS:

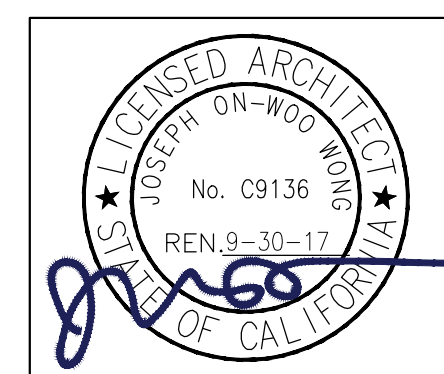
**MISSION COVE
SENIOR HOUSING**
OCEANSIDE, CALIFORNIA

PROJECT NAME:

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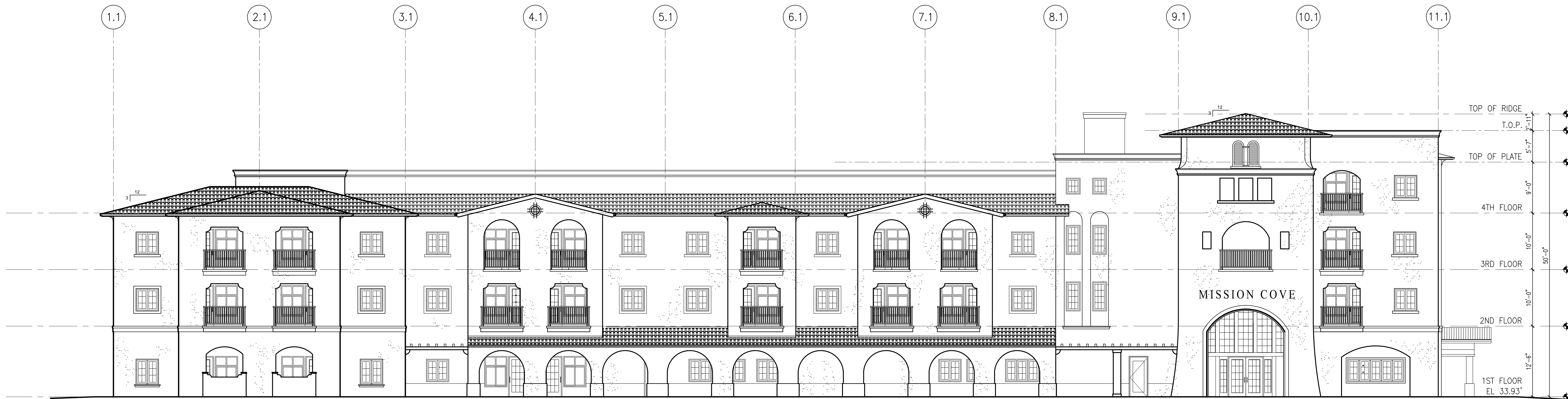
Joseph Wong Design, Associates
2289 Fourth Avenue
San Diego, California 92101-1808
Phone: (619) 233-8777 Fax: (619) 237-0541



SHEET TITLE:
ROOF PLAN

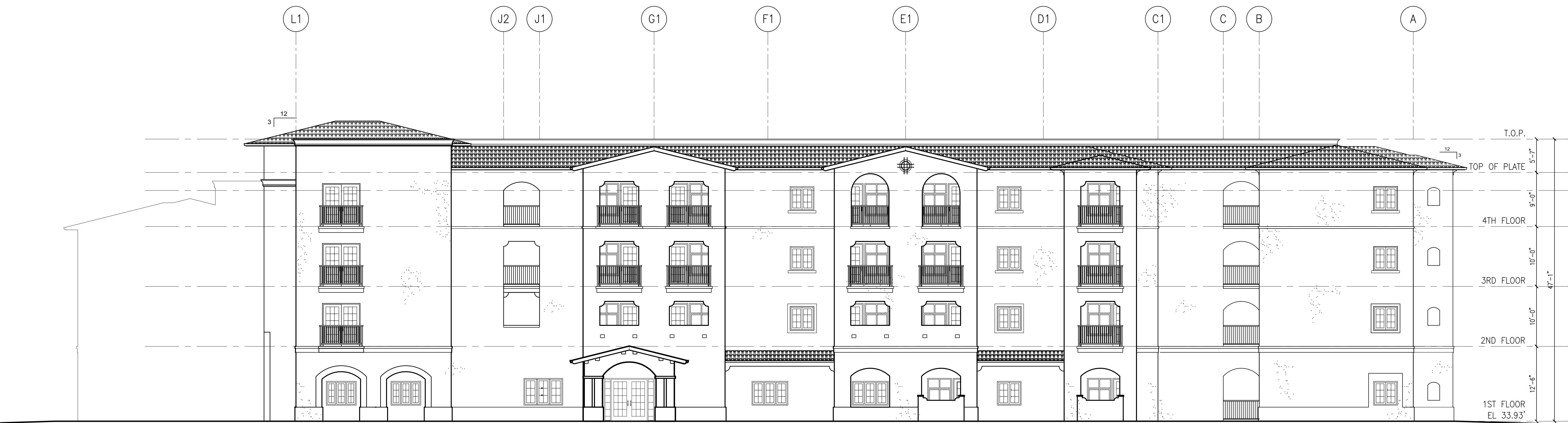
DATE	04.18.2016
SCALE	3/32"=1'-0"
DRAWN	EN
JOB NO.	3261
FILE NAME:	

A205



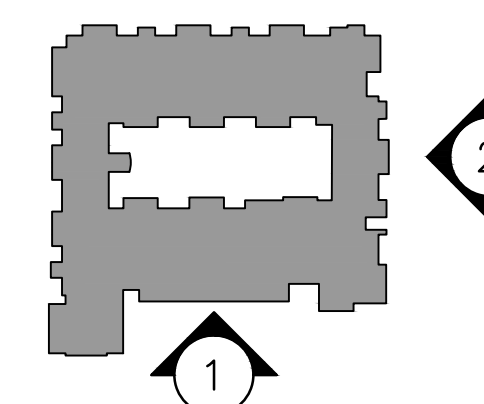
1 - SOUTH BUILDING ELEVATION

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



2 - EAST BUILDING ELEVATION

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

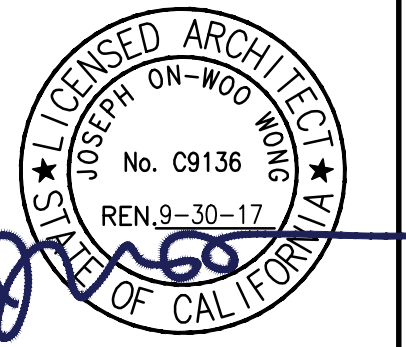


REVISIONS:

PROJECT NAME:
MISSION COVE
SENIOR HOUSING
 OCEANSIDE, CALIFORNIA

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 San Diego, California 92101-1808
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SHEET TITLE:
BUILDING ELEVATIONS

DATE	04.18.2016
SCALE:	1/8"=1'-0"
DRAWN:	MT
JOB NO.:	32231
FILE NAME:	

A400

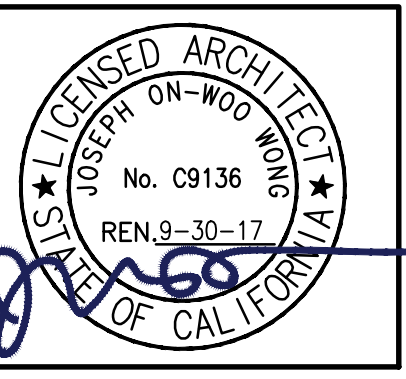
NO.	DATE	DESCRIPTION

**MISSION COVE
SENIOR HOUSING**
OCEANSIDE, CALIFORNIA

PROJECT NAME:

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San Diego, California 92101-1808
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SHEET TITLE:
BUILDING ELEVATIONS

DATE	04.18.2016
SCALE	1/8"=1'-0"
DRAWN	MT
JOB NO.	32231
FILE NAME:	

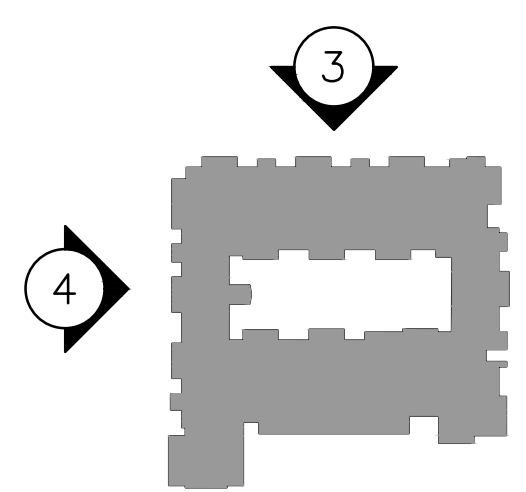
A401



3 - NORTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



4 - WEST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

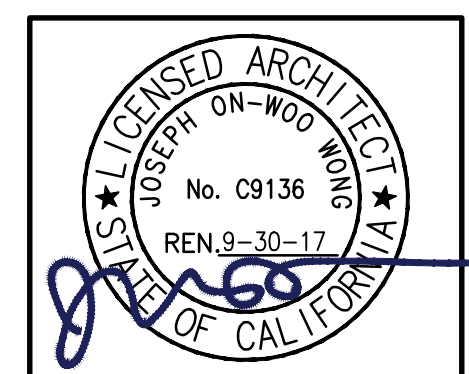


NO.	DATE	DESCRIPTION

PROJECT NAME:
**MISSION COVE
 SENIOR HOUSING**
 OCEANSIDE, CALIFORNIA

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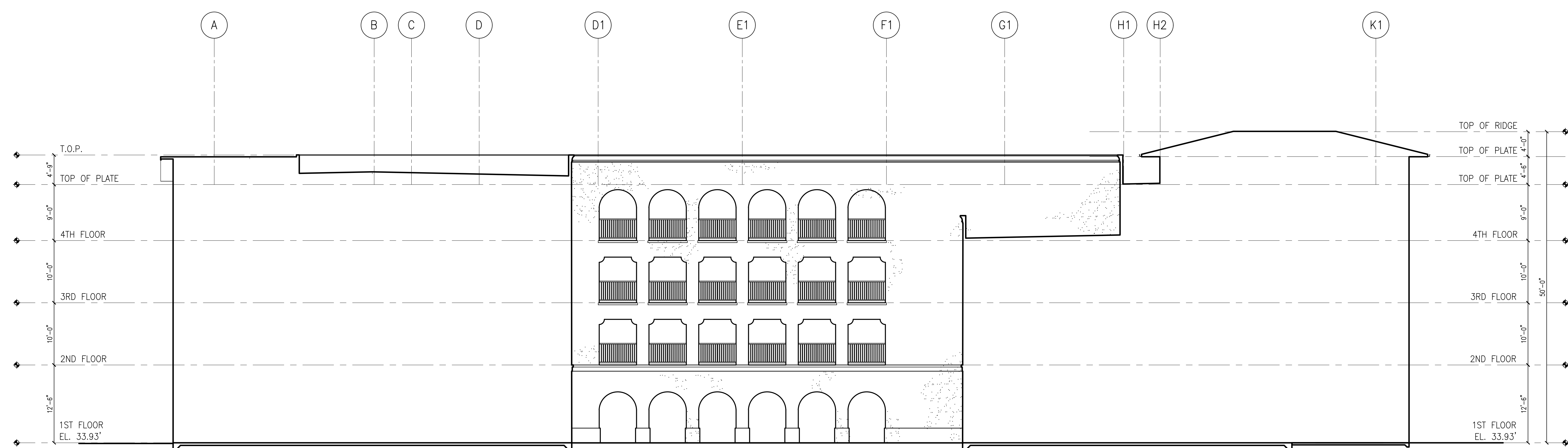
SHEET TITLE:
BUILDING ELEVATIONS

DATE: 04.18.2016
 SCALE: 1/8"=1'-0"
 DRAWN: MT
 JOB NO. 32231
 FILE NAME:

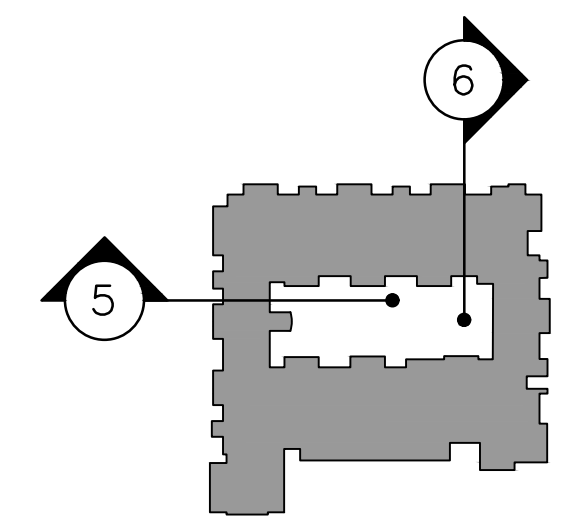
A402



5 - SOUTH BUILDING ELEVATION - COURTYARD
 SCALE: 1/8" = 1'-0"



6 - WEST BUILDING ELEVATION - COURTYARD
 SCALE: 1/8" = 1'-0"





May 16, 2016

**City of Oceanside Developmental Services
Attn: Tiffany Chen
300 N. Coast Highway
Oceanside, California 92054**

RE: Project description letter for the developer's conference with city staff for Tri-City Medical Center

Dear Ms. Chen,

This project description letter serves to inform the City that Tri-City Medical Center is proposing several future modifications to their existing campus and facilities.

Tri-City Medical Center is a full service acute care hospital located at 4002 Vista Way in Oceanside California. The Medical Center currently provide both inpatient and outpatient care for the coastal communities of Oceanside, Carlsbad, Vista and surrounding region. Tri-City Medical Center is administered by the Tri-City Health District, a California Hospital District.

The current medical campus will need to make several significant enhancements to the physical campus to meet the future community needs and regulatory requirements, specifically compliance with OSHPD SB-1953 seismic requirements.

If you have further questions, require any additional documents or wish to discuss, please call me at 619-993-3502.

Sincerely,

**G. Wayne Hunter, AIA, ACHA, DBIA
Principal**

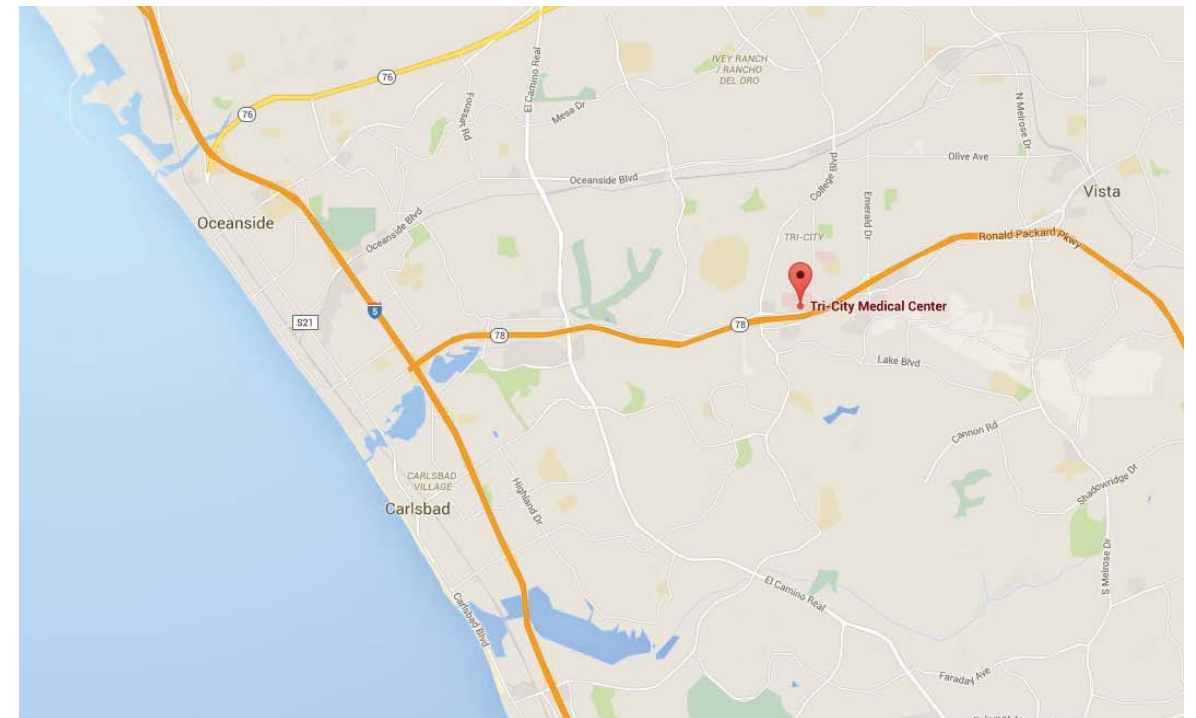
**Cunningham Group Architecture, Inc.
Direct: 619 849 1083 Fax: 619 849 1089 Cell: 619 993 3502
1030 G Street, San Diego, CA 92101
whunter@cunningham.com www.cunningham.com**

**Cunningham Group
Architecture, Inc.**

1030 G Street
San Diego, CA
92101

Tel: 619 849 1080
Fax: 619 849 1089

www.cunningham.com



REGIONAL MAP



VICINITY MAP

Tri-City Medical Center is a full service acute care hospital located at 4002 Vista Way in Oceanside California. The Medical Center currently provide both inpatient and outpatient care for the coastal communities of Oceanside, Carlsbad, Vista and surrounding region. Tri-City Medical Center is administered by the Tri-City Health District, a California Hospital District.

The current medical campus will need to make several significant enhancements to the physical campus to meet the future patient's needs and regulatory requirements specifically, compliance with OSHPD SB-1953 seismic requirements.

ADDRESS: 4002 VISTA WAY, OCEANSIDE, CA 92056
ASSESSOR PARCEL NUMBER: 166-010-31-00
LAND USE: GOVERNMENTAL / PUBLIC
LOT AREA: 1,349,053 SQUARE FEET

CONTACT PERSON: CHRIS MIECHOWSKI
TELEPHONE: 760-940-7709
E-MAIL: MIECHOWSKICJ@TCMC.COM



HISTORICAL IMAGES OF TRI-CITY MEDICAL CENTER



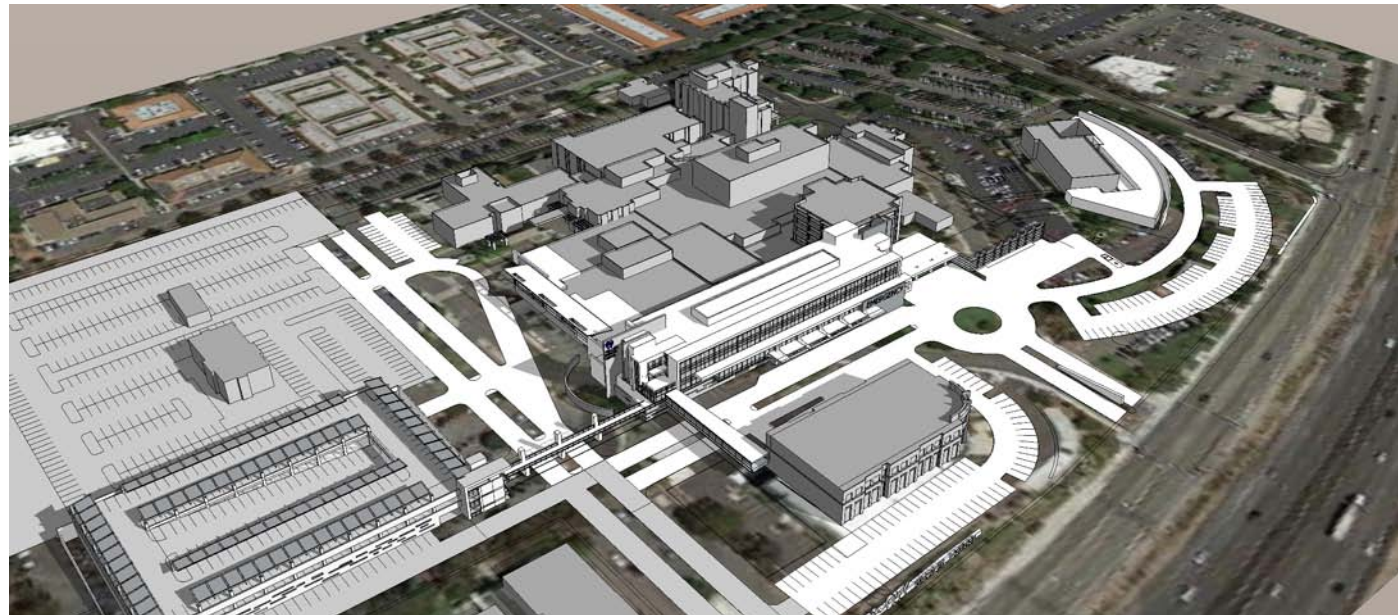
EXISTING CAMPUS SITE PLAN



PROPOSED "2030" CAMPUS SITE PLAN



MAKE READY PHASE



PHASE I



PHASE II "2030"



MAKE READY PHASE



PHASE I

OCEANSIDE DEVELOPER'S CONFERENCE

TRI-CITY MEDICAL CENTER

JUNE 2016