

¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Wednesday, February 6, 2019, 9:30 a.m.
City Hall South, 1st Floor, Guajome Room

1. 9:30 - 10:30 a.m. Proposed Coastal Academy Junior and Senior High School at the current Evergreen Nursey site located south of Oceanside Blvd between El Camino Real and Rancho Del Oro.

Zoning: IL (Limited Industrial) and IG (General Industrial)
Land Use: Light Industrial and General Industrial
Neighborhood Area: Ivey Ranch/RDO and Mira Costa
Assessor Parcel Number: 162-050-46 & 162-050-47
Contact Person: Hannah Gbeh
Email: hannah@rec-consultants.com

2. 10:30 - 11:30 a.m. Proposed 990 SF second floor addition to an existing 2,705 SF single-family residence at 54 St. Malo Beach

Zoning: R-1 (Coastal Single-Family Residential)
Land Use: Coastal Low Density Residential
Neighborhood Area: South Oceanside
Assessor Parcel Number: 155-101-56
Contact Person: Denise Tomlan
Email: denisetomlan@gmail.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.*



COMPANIES

1000 Pioneer Way
El Cajon, CA 92020
619-440-7424 / 619-440-8914 fax

**Real Estate Development
Property Management
General Contracting**

May 25, 2018

Tiffany Chen, Planner II

City of Oceanside

Planning Division
300 North Coast Highway
Oceanside, CA 92054

Project: **Coastal Academy** - Oceanside Campus
Evergreen Nursery Site - Oceanside Blvd.

Regarding: Developer's Conference

Tiffany,

Hamann Construction has been working with The Classical Academies to help them identify potential sites in the City of Oceanside to locate the new **Coastal Academy** Junior & Senior High School campus. One of the sites identified is the Evergreen Nursery property located on the south side of Oceanside Boulevard between El Camino Real and Rancho Del Oro Dr. We understand that the property is currently zoned as IG (General Industrial), where schools are prohibited per Article 13 of the Zoning Ordinance. It is our hope that the Developer's Conference will address this issue and suggest what avenues are available to us to either have the zone changed to "IL" or another zone that allows K-12 educational use or direct us towards other planning processes available to allow a school use at that site (Conditional Use Permit, variances or other discretionary permit processes).

Project Description

The Oceanside Blvd. site is currently occupied by Evergreen Nursery, which utilizes the north portion of the location for retail sale of plants and nursery supplies and the portion south of the rail line for

growing fields. We are proposing to utilize the northern 9.57 gross acres (all of APN 162-050-47 and a portion of APN 162-050-46 for a total of 9.57 gross acres).

The conservancy and approximately 40 acres of land south of the rail line easement will remain under separated ownership as nursery growing yards. We anticipate a boundary adjustment for carving out the conservancy parcel to the current ownership. The site, bound on the north by Oceanside Blvd. and on the south by a railroad right-of-way conservancy area, is relatively flat with a single structure being used by the nursery for retail sales. The conservancy contains a natural drainage channel within the railroad right-of-way adjacent to the tracks.

We have observed the required 50' setback from the edge of the conservancy to the buildings. The proposed building pad would be sited at a minimum of 12' above the channel. A cursory review of FEMA maps for the property indicates that a majority of the portion of the property under consideration is not susceptible to flooding with only a small area described as having a 0.2% annual chance of flooding and an area of 1% annual flood potential of <12". These areas are located where we propose to provide an athletic field and would not have any impact on the proposed buildings.

The site is bisected west to east with a 10' sewer main / easement which will remain in place. Access to the site would utilize the existing nursery entrance which is a striped to allow access from both east and west bound traffic on Oceanside Blvd. A secondary entrance / exit is proposed at the west end of the property for right in and right out access.

Site improvements would include surface parking for 300 full sized spaces along with circulation aisles, pick-up / drop-off lanes, 61,000 sf of playing field for sports play and physical education classes plus other outdoor gathering spaces for student and staff use. Adjoining the building to the south would be a large central outdoor covered patio for student lunches and breaks. Smaller patios adjoin many of the ground floor classrooms to encourage informal class activities and break times.

Architecture

We are proposing two buildings on site to accommodate all of the students and programs anticipated. The first phase of construction would include the main building housing all administration, classroom and support facilities for a total of 1,200 students in grades 7th – 12th. The campus structures will be constructed of tilt-up concrete wall panels with a steel and concrete floor and roof structure. The

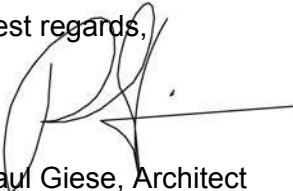
portion of the building housing the administration and high school students will be three stories high, while the junior high school portion of the building will be two stories. The maximum height of the building will be 50' above the ground plane. Mechanical equipment will be roof-mounted and screened from the surrounding properties by the building's parapet walls. The multi-purpose building would be designed to contain a full size gym, a performance stage and support functions for each. The building would be used for sports, physical education, school assemblies and performing arts programs.

All buildings are proposed to have a modern look with glass and concrete as the main building components allowing for abundant natural light, permanence and low long term maintenance costs. As the functions within the building are still in design final building elevations have not been started. As an addendum to this document you will find representative images of similar building types we look to model the new campus after. Clean lines, punctured openings, aluminum panels, painted accents and shading elements meant to increase the building's energy performance will be incorporated.

The layout for the main building will utilize a conventional double-loaded corridor system for circulation varying widths to break up the "alley" feeling often found in this type of arrangement. Further punctuation allows for a large two story volume at the building entrance. This area will be treated with a large expanse of curtainwall glass continuing to the third floor, signing this area as the main building entrance. The common lobby divides the two story Jr. High classrooms to the west and the three story Sr. High school classes to the east. Administrative offices, occupying the first and second floors, are accessible from this hub.

A more detailed listing of the school's purpose, its programs, size and functions follows this introduction.

Should you have any questions please do not hesitate to call. I look forward to our meeting on June 20 to discuss the merits of this project at the Evergreen Nursery site.

Best regards,


Paul Giese, Architect
Chief Project Manager
Hamann Companies

cc Samantha Bartrom, Coastal Academy
Russell Grant, The Classical Academies
Cameron Curry, Classical Academies
Jon Walters, Kidder Mathews
Jim Benson, Kidder Mathews
Gregg Hamann, Hamann Companies

School Use

The Classical Academies is an organization of award-winning, tuition-free, Certified California Public Charter Schools serving North San Diego County since 1999. Collectively, we service 4,600 TK-12 students at campuses in Escondido, Vista, Oceanside, and Online. Coastal Academy High School began servicing students in the 2014-2015 school year and experienced increased enrollment ever since. We pride ourselves in our partnership with parents, personalized learning model and school culture. Our new site will allow us to deepen our impact through expanded enrollment & programming and space for school events.

Maximum student capacity

We anticipate a max capacity of approximately 800 students at the high school and 400 at the middle school, which numbers may vary from year to year. In total, we project approximately 1,200 students at this campus for classes at any one time.

Many high school students typically are on campus Tuesday-Friday (for various hours ranging from a partial day to a complete 8:00 – 3:00 school day). Middle school students are typically on campus Tuesday-Thursday from 8:00-2:30/3:00. It is important to note because The Classical Academies is committed to partnering with parents via our personalized approach, coming to school on site is optional and flexible. Students elect to come on campus, however they may complete their schoolwork at home. Our parent partnership allows us to equip and educate parents to support learning in a home environment if their students cannot make it to the campus. So, while we likely will have 1,200 students enrolled in the High School and Junior High programs (when we reach max capacity), they will not all be on campus at the same time.

Number of staff

Our projected breakdown of staff is as follows:

- 45 high school teachers
- 22 middle school teachers
- 8-10 Special Education team members
- Approximately 10 office support or admin positions
- Approximately 6 part time campus security associates

When we reach capacity, we will have approximately 93 staff members. Most of the above mentioned only work during the school year and have summers off.

Hours of operation on a typical day / year

Students will be on campus Tuesday-Friday for classes. School begins at 8:00 AM and releases at 3:00 p.m. On Mondays, most students will complete their schoolwork independently, however students may be on campus for extra support from teachers. Our school year follows a traditional calendar. School typically starts late August and finishes early to mid-June. We do not offer summer school and are closed for Thanksgiving break (one week in November), Christmas break (2 1/2 weeks late December/early January) and Spring Break (one week late March/early April).

Description of uses within the building(s)

Within our school, the following types of rooms & activities will be in use:

- Middle and high school general education classrooms
- Middle and high school special education extra support classrooms
- Middle and high school science laboratories
- High school culinary arts classroom
- Special Education services will be offered (including services from our school psychologist, speech language pathologist, occupational therapist, transition specialist, program specialist and Director of Special Education)
- Student/parent meetings will be conducted in classrooms, offices and conference rooms.
- Study Hall space for students who have a gap in their schedule or identified time to work on online coursework.
- Intervention room for subject matter experts to provide tutoring and individualized support for struggling students.
- Offices for office/admin support (including receptionist/waiting area, admin. assistant, school counselor, campus supervisor/security, Registrar, academic coach, guidance technician, Principal, Assistant Principal & Executive Director)
- Storage space for files, books, equipment, etc.
- Combined middle and high school teacher workroom (to prep materials, make copies, grab supplies, use the paper cutter, etc.) and teacher lounge (to eat lunch, relax, collaborate with colleagues, etc).
- Student restrooms
- Adult restrooms

Description of uses on site:

- Multi-purpose building/gymnasium for performances, school-wide assemblies, PE and athletic events
- Outdoor field for middle school lunch, play & athletics
- Covered outdoor lunch area for both middle & high school students
- Outdoor recreation area for high school students to meet & mingle during lunch
- Student restrooms
- Adult restrooms
- Designated drop off/ pick up areas monitored by school team members, including staggered drop off & pick up times for middle & high school students to prevent traffic congestion.
- Parking lot to accommodate 300 or more vehicles.

Signage

- Clear designation that this is a school (two signs facing Oceanside Blvd. on each of the main buildings, monuments at the entrances and signage at the athletic field)
- Signs out front for drop off/ pick up
- Speed limit signs for when students are present
- Signs in parking lots to guide the flow of traffic
- Signage clearly identifying classrooms, support rooms, office/admin space, etc (ADA compliant).
- Will comply with city ordinances regarding the design, size and placement of signage.

Security / Site Lighting

- Dedicated team identified to ensure campus-wide safety & procedures are implemented.
- Comprehensive site-specific emergency & safety plan
- Mechanical security includes locking, camera, alarm and visitor management systems
- Site will comply with all code requirements.
- The building environment will be designed to ensure the collective safety of all stakeholders. This includes intentional landscaping, a safe and organized traffic flow for drop off/pick up.

- Director of Safety & Security is Crime Prevention Through Environmental Design (CPTED) Certified and will ensure the building and overall environment is fitted in the safest way possible. This includes ensuring adequate lighting for the site.
- The site will have all lighting that is needed and required throughout the campus.

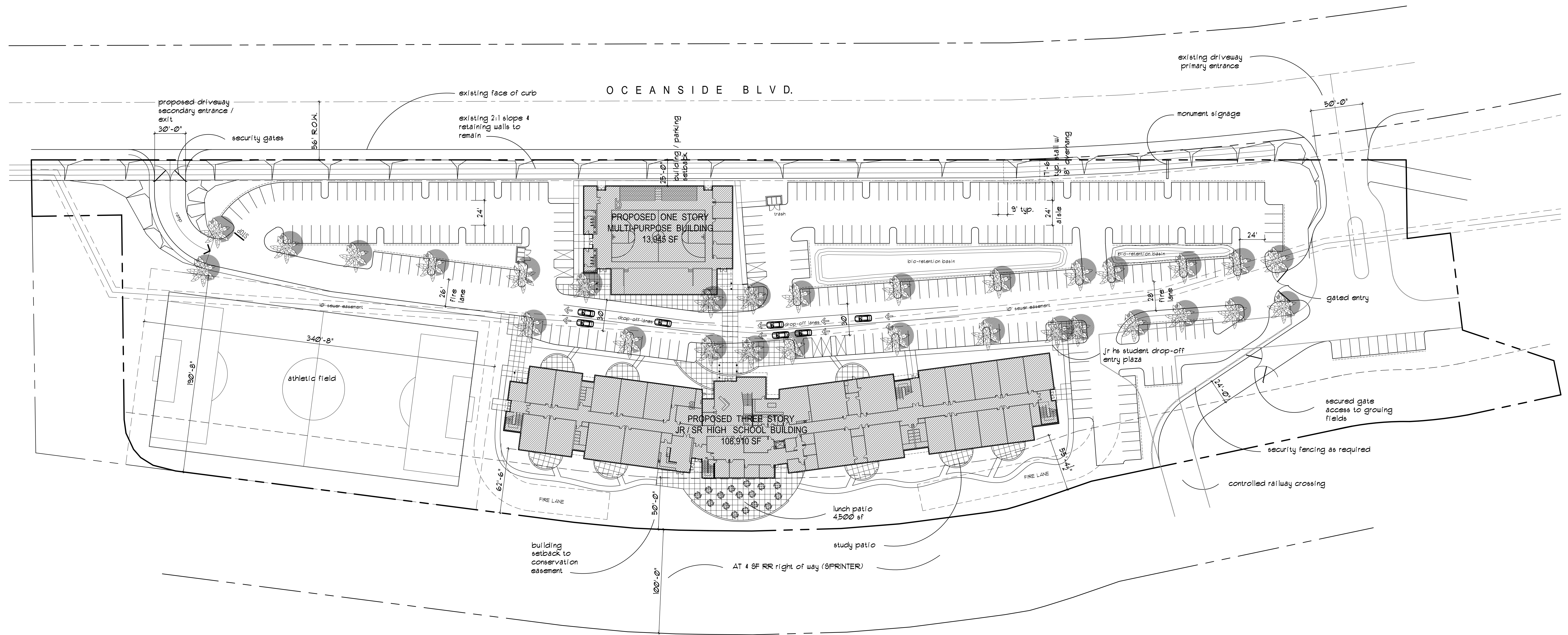
Special event accommodations (number, size and frequency)

Special events that exceed the typical number of students on campus at one time will rarely occur.

Events do occur throughout the year where parents are welcomed on campus however at those times classes / grade levels will be split up to avoid any traffic and parking issues.

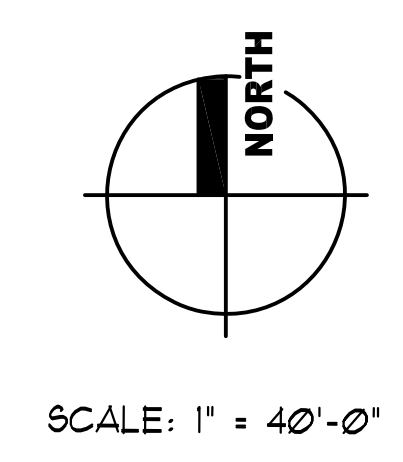
Additional considerations:

- Coastal Academy will provide unique educational opportunities to the Oceanside community and fill effective niche educational options through our parent partnership and flexible learning programs
- The new site will allow us to contribute to the local economy and workforce through increased employment opportunities
- Coastal Academy High School has a particular emphasis on servant leadership, civic engagement & community service. Our students will be active & contributing members to the Oceanside community.
- The Classical Academies has been creating intentional impact since 1999. People seek us out because of the dynamic educational options we provide for students along with our exceptional customer service. Our new site will bring the city of Oceanside pride & positive publicity.



PROJECT DATA:

<p>OWNER: MARK L. COLLINS SEPARATE PROPERTY TRUST c/o JIM BENSON FIRST VICE PRESIDENT KIDDER MATHEWS 5921 PRIESTLY DR., SUITE 101 CARLEBAD, CA 92008 jbenenson@kiddermatheus.com</p> <p>APPLICANT: COASTAL ACADEMY HIGH SCHOOL</p> <p>APN: 162-050-46 (PORTION) 4 41</p> <p>ZONE: IG GENERAL INDUSTRIAL DISTRICT</p> <p>CURRENT USE: RETAIL / WHOLESALE NURSERY W/ GROWING YARDS</p> <p>TOTAL LAND AREA: 416,874 SF 9.51 ACRES GROSS</p>	<p>a 108,910 SF JR & SR HIGH SCHOOL USE</p> <p>b 13,945 SF AUXILIARY MULTI-PURPOSE BLDG / OFFICES</p> <hr/> <p>total 122,855 SF SCHOOL USE</p> <p>PARKING REQUIRED: 93 STAFF MEMBERS @ 10 SF / EMPLOYEE 93 SPACES REQUIRED</p> <p>PARKING PROVIDED: 300 PARKING SPACES SHOWN 2.34 SF / 1000 SF GROSS</p>
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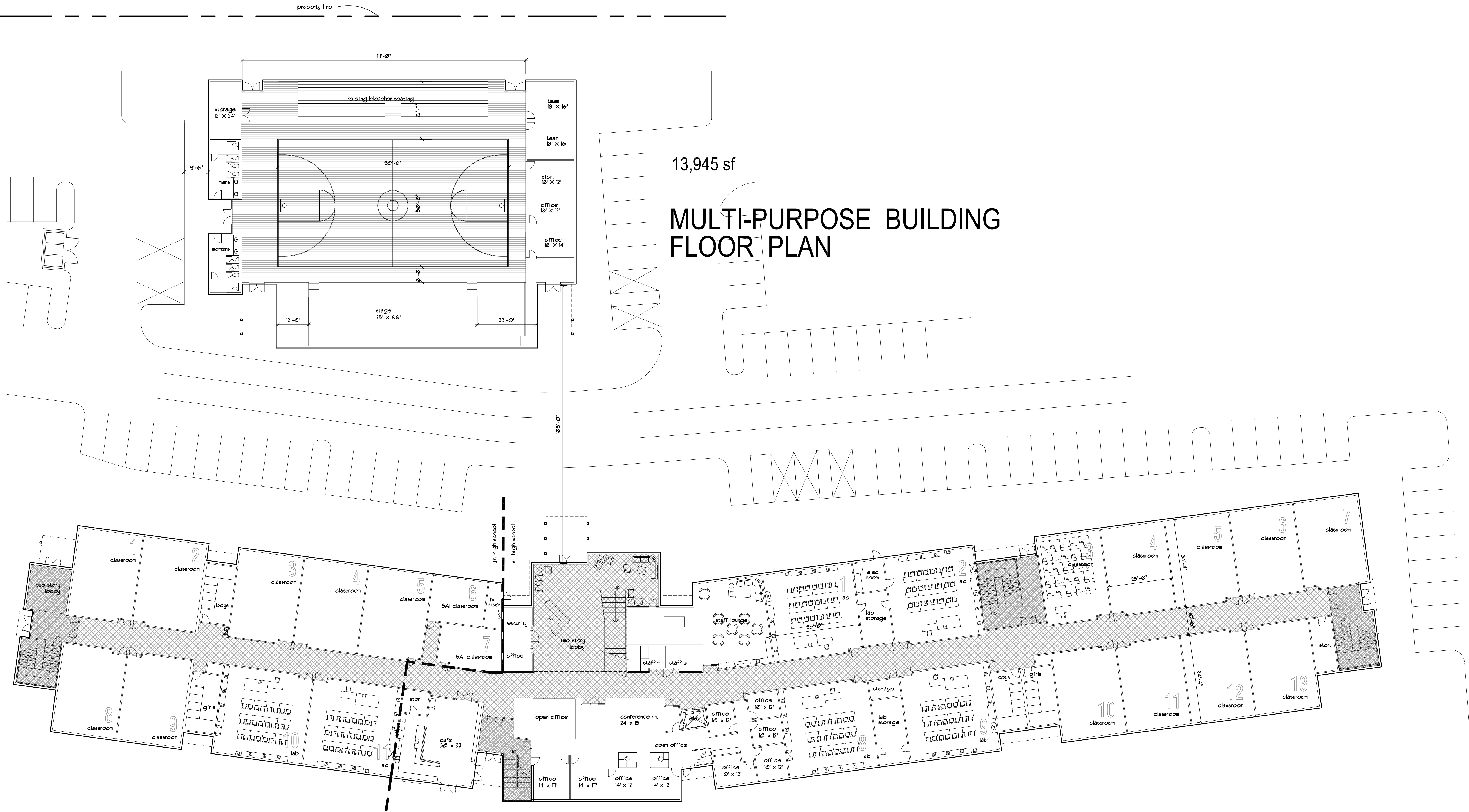


SITE PLAN

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13,945 sf

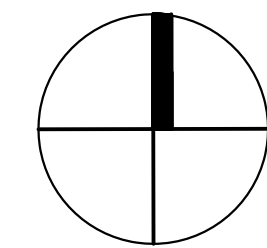
**MULTI-PURPOSE BUILDING
FLOOR PLAN**



12,879 sf jr. high school

26,980 sf THIRD FLOOR
39,645 sf SECOND FLOOR
42,285 sf FIRST FLOOR

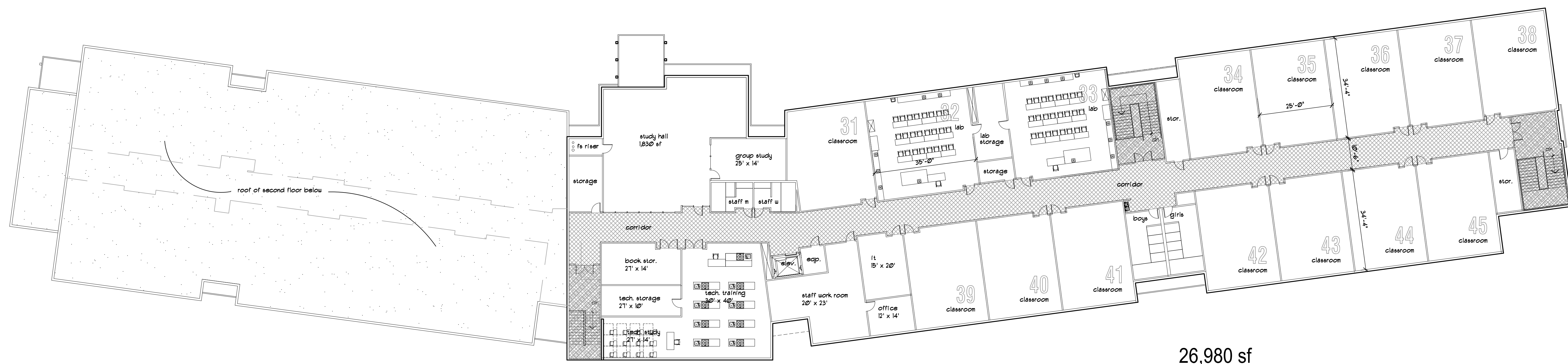
108,910 sf TOTAL



FLOOR PLANS

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

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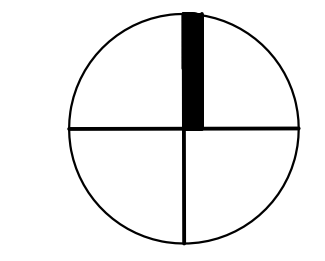
26,980 sf
THIRD FLOOR



13,945 sf jr. high school

PROPOSED USES					
DESCRIPTION	SIZE	JR. HIGH SCHOOL	SR. HIGH SCHOOL	STAFF	COMMENTS
CLASSROOM	25' x 34'	15	35		
LABS	35' x 34'	2	4		
SAL CLASSROOMS	17' x 22'	2	4		
RR BOYS	5 STALLS	2	3		
RR GIRLS	5 STALLS	2	3		
STUDY HALL	1830 SF		1		
CAFE	260 SF				SHARED USE
TEACHING KITCHEN	1820 SF		1		
OFFICE - LARGE	12' x 14'			1	
OFFICE - STD.	10' x 12'			13	
EXEC. OFFICE	14' x 11'			4	
STAFF RR	2 STALLS			3 (1 SET EA. FLR)	
CONFERENCE RM'S.	24' x 14'			3	
INFORMATION TECH.	15' x 20'			1	
STAFF LOUNGE	VARIES			2	SHARED USE
BOOK STORAGE	21' x 14'			1	SHARED USE
STORAGE	VARIES			2 / FLOOR	

39,645 sf
SECOND FLOOR PROPOSED



FLOOR PLAN

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

Representative Images











CONSTRUCTION

1000 Pioneer Way
El Cajon, CA 92020
619-440-7424/619-440-8914 fax

LIC # 373142

MEMORANDUM

Date: July 9, 2018

To: Gregg Hamann, Hamann Construction

cc: Matthew Sanders, Hamann Construction

From: Paul Giese, RA

Project: Coastal Academy - Evergreen Nursery Site

Subject: Riparian Habitat Setbacks

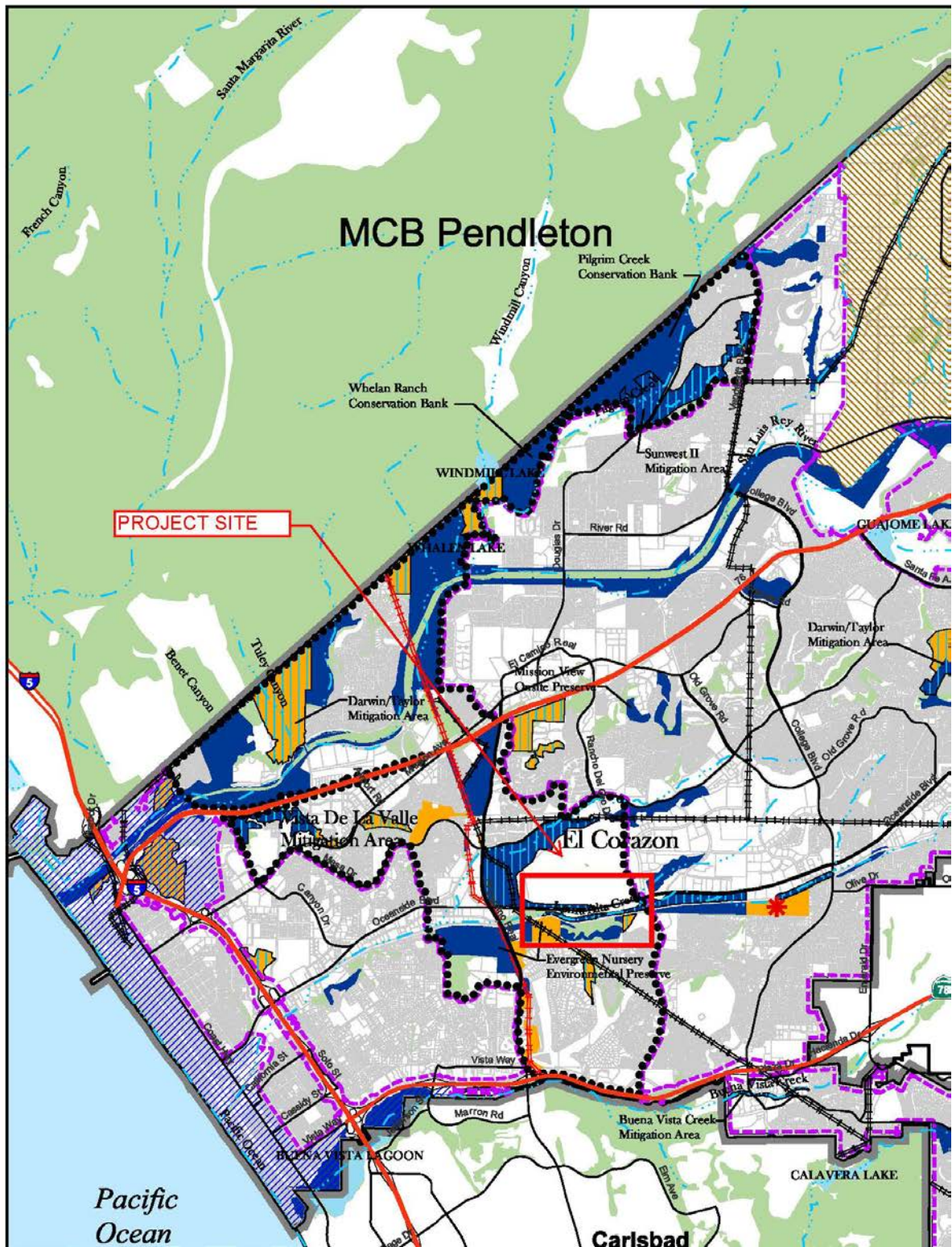
Gregg ... I spoke with Richard Greenbauer, Planner with the City of Oceanside. He cited the City of Oceanside's Sub Area Plan (SAP) as the policy document within the General Plan used establish the setbacks, specifically pg. 45 of Section 5 - Preserve Assembly and Conservation Actions. Oceanside's SAP (enacted in 2003; updated in 2010) is the City's regional response to the Multiple Habitat Conservation Program (MHCP). The City Council is debating how to fully implement the plan given its financial impact, however it is enforced as policy in the City's General Plan for new project planning. The school would be considered a new project.

I downloaded the document and reviewed sections that pertain to the Evergreen site:

The project falls within the Wildlife Corridor Planning Zone (WCPZ). The area east of El Camino Real along Loma Alta Creek has a major population of Least Bell's Vireo. The 100' is enforced from their potential habitat. The area is also identified as a major gnatcatcher crossing "east of El Camino Real between the school and the cement plant. The dotted line on the following map shows the extent of the WCPZ from Carlsbad through Oceanside to Camp Pendleton.

Section 5, page 45 identifies minimum buffer widths in the Coastal Zone. The Evergreen site is not in the City's Coastal Zone. I need to clarify with Greenbauer if this is applicable to this site. If so the buffer to riparian habitat is 50' while the buffer to wetlands is 100'.

In speaking with Jaime Morales, the biologist with LSA, the edge of the riparian habitat is not necessarily the edge of the wetlands as defined in the SAP. Morales could do an informal survey of the wetlands to try to define the edge for about the same price as he charged to define the riparian habitat. This may give us some relief for building placement however it may be overridden by the more stringent setback to the bird habitat.



of the Canyon Vista Estates site. Development may inhibit movement through this area.

3.2.3.4 Conservation Priorities within the Regional Corridor

The preceding analysis reveals priority areas for conservation and enhancement to ensure the viability of the regional gnatcatcher stepping-stone corridor by providing sufficient breeding habitat and adequate connectivity for dispersal between stepping stones. Priority areas for conservation in the corridor are numbered below and correspond to numbered locations in Figure 3-7.

1. Several undeveloped parcels zoned Residential and/or Commercial, between SR-78 and Fire Mountain Road, east of El Camino Real. This is probably the most highly constrained portion of the regional corridor. Restoration or enhancement of coastal sage scrub is recommended to ensure functionality for gnatcatcher dispersal.
2. Oceanside Boulevard crossing location - approximately 1,500 feet of open space south of Oceanside Boulevard and east of El Camino Real, between the school and the cement plant; and corresponding open space across Oceanside Boulevard on the El Corazon parcel. This is the optimal location for the corridor to cross Oceanside Boulevard because it provides the most direct route, has the best topography for elevating gnatcatchers above the road, and is compatible with the proposed development plans for El Corazon.
3. Western end of El Corazon. Gnatcatcher breeding habitat shall be restored and enhanced within the proposed El Corazon natural open space area to increase the breeding population within this major stepping stone.
4. SDG&E electric transmission corridors between Mesa Drive and the substation. Restoration of portions of SDG&E's electric transmission corridor (easements and fee-owned rights-of-way) north of Mesa Drive and open space west of the substation will help to maintain connectivity between El Corazon and breeding habitat to the north.
5. Steep slopes west of El Camino Real and north and south of Mission Avenue. Steep undeveloped slopes beginning north of the SDG&E San Luis Rey Substation and west

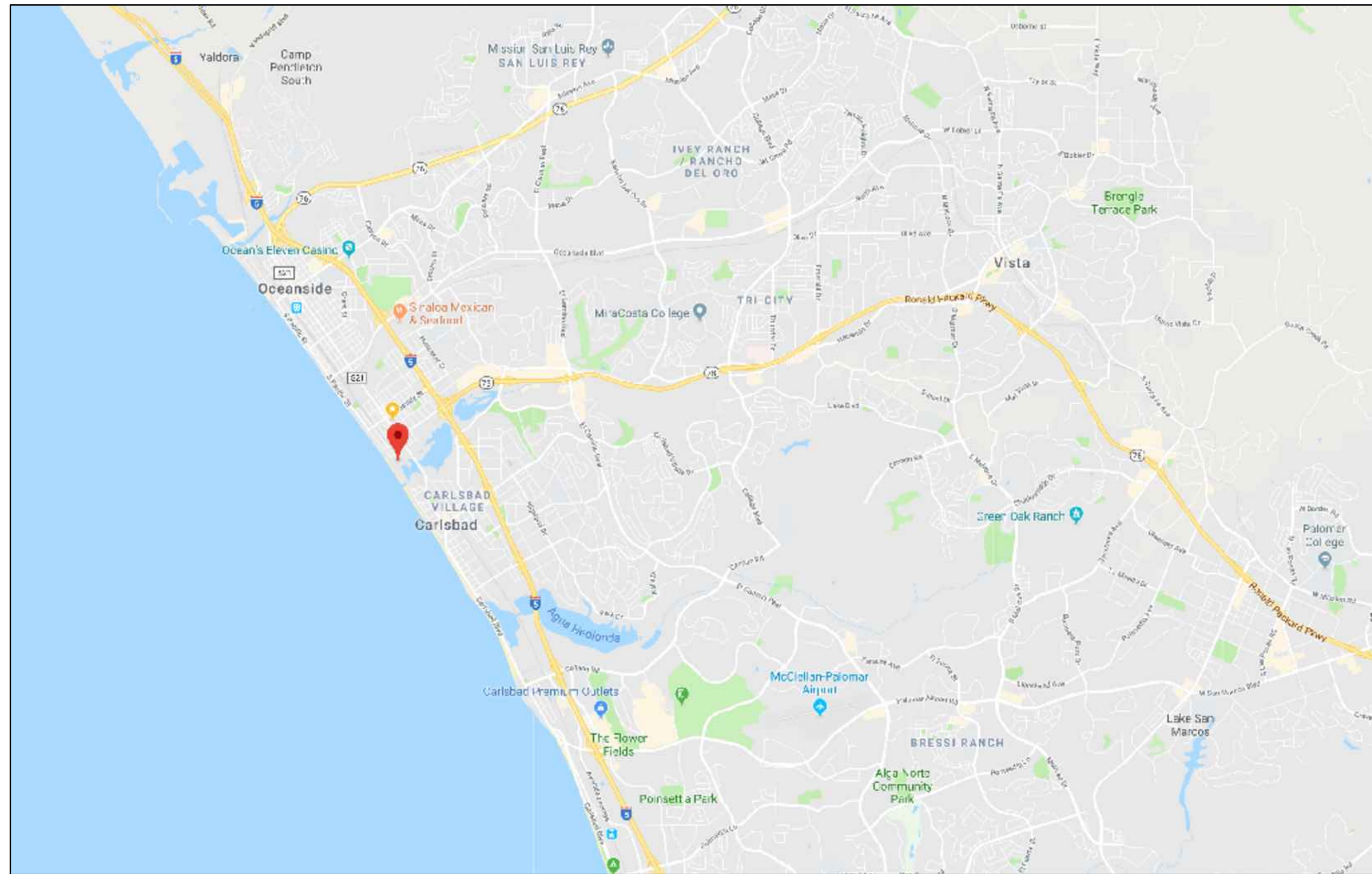
- If the City, with the concurrence of the Wildlife Agencies and the Coastal Commission through an LCP amendment, approves a hardline Preserve boundary for any of these properties as part of the SAP, then the amount of onsite preservation as identified in the hardline boundary shall apply.
- **Buffer Zones.** Buffers shall be provided between all preserved habitat areas and development. Minimum buffer widths within the Coastal Zone shall be provided as follows:
 - 100 feet for wetlands (including Buena Vista Lagoon)
 - 50 feet for riparian areas
 - 20 feet for all other native habitats
 - Fuel modification zone buffer (as described in Section 2.3.3 and 5.2.5)

Buffer widths shall be measured from the edge of preserved habitat nearest the development to the closest point of development. For wetlands and riparian areas possessing an unvegetated bank or steep slope (greater than 40 percent with a 25 foot elevation differential), the buffer shall be measured from the top of the bank or steep slope rather than the edge of habitat, unless there is at least 50 feet between the riparian or wetland area and the toe of slope. If the toe of the slope is less than 50 feet from the wetland or riparian area, the buffer shall be measured from the top of the slope. In circumstances where application of this buffer would preclude reasonable use of a property, alternative buffer solutions may be negotiated with the City, Coastal Commission, and Wildlife Agencies.

Any proposed reductions in buffer widths for a specific site shall require sufficient information to determine that a buffer of lesser width will protect the identified resources. Such information shall include, but is not limited to, the size and type of the development and/or proposed mitigation that will also achieve the purposes of the buffer. Any proposed buffer reduction in the Coastal Zone must be approved by both the Wildlife Agencies and the Coastal Commission.

No development, grading, or alterations, including clearing of vegetation, shall occur in the buffer area, except for recreation trails and public pathways within the first 15 feet of the buffer closest to the development, provided that construction of the trail or

Regional Plan:



Contact Information:

Owner:
 DEBBE AND OTIS CHANDLER BOOTH III
 938 AVONDALE ROAD
 SAN MARINO, CALIFORNIA 91108
 PHONE: 626.441.4144
 PHONE: 818.618.1391
 E-MAIL: booth.spike@gmail.com

Architect:
 DENISE C. TOMLAN, ARCHITECT
 1826 FLETCHER AVENUE
 SOUTH PASADENA, CALIFORNIA 91030
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 FAX: 626.441.4177
 E-MAIL: denise@denisetomlanarchitect.com
 LICENSE: CA 18288 EXP. 6/2019

Sheet Index:

- ARCHITECTURAL DRAWINGS:**
- A 1.0 PROJECT INFORMATION, PROJECT NOTES
 - A 1.2 EXISTING SITE / ROOF PLAN
 - A 1.3 PROPOSED SITE / ROOF PLAN
 - A 2.0 EXISTING FIRST FLOOR PLAN - FOR DEMOLITION
 - A 2.1 EXISTING SECOND FLOOR PLAN - FOR DEMOLITION
 - A 2.4 PROPOSED FIRST FLOOR PLAN
 - A 2.5 PROPOSED SECOND FLOOR PLAN
 - A 3.0 SOUTH ELEVATION - EXISTING AND PROPOSED
 - A 3.1 WEST ELEVATION - EXISTING AND PROPOSED
 - A 3.2 NORTH ELEVATION - EXISTING AND PROPOSED
 - A 3.3 EAST ELEVATION - EXISTING AND PROPOSED
 - A 3.4 INTERIOR COURTYARD WEST - EXISTING AND PROPOSED
 - A 3.5 INTERIOR COURTYARD SOUTH - EXISTING AND PROPOSED
 - A 3.6 INTERIOR COURTYARD EAST - EXISTING AND PROPOSED

Project Description:

NEW 452 SF SECOND FLOOR ADDITION ABOVE EXISTING LIVING AREA.
 NEW 328 SF SECOND FLOOR ADDITION ABOVE EXISTING GARAGE.
 INTERIOR RENOVATIONS TO RENOVATE EXISTING BATHROOMS, KITCHEN AND RECREATION ROOM.
 EXISTING MULTI-LEVEL RESIDENCE WAS CONSTRUCTED IN 1972. RESIDENCE IS IN ORIGINAL CONDITION.
 EXISTING WALL FINISH IS TEXTURED CEMENT PLASTER. HALF-TIMBERING EXISTS ON EXISTING SOUTH AND WEST ELEVATIONS. SOME WINDOWS HAVE SHUTTERS, ALTHOUGH LOCATION IS NOT CONSISTENT.
 EXISTING ROOF IS FIRE RESISTANT WOOD SHINGLES. NEW ROOF IS TO MATCH EXISTING.
 NEW GUTTERS ARE PROPOSED AT NEW AND EXISTING ROOF AREAS.
 NEW EXTERIOR WILL INCORPORATE NEW TOWER ELEMENT HOUSING NEW STAIR. ACCESSING NEW SECOND FLOOR. STAIR TOWER IS TO HAVE COPPER STANDING SEAM ROOF.
 EXISTING WINDOWS WILL BE REPLACED WITH NEW MARVIN COASTAL SERIES SIMULATED DIVIDED LITE ALUMINUM CLAD WINDOWS. PATTERN TO MATCH EXISTING.
 EXISTING EXTERIOR SOLID PLANK DOORS ARE TO BE REPLACED WITH NEW FRENCH DOORS, STYLE TO MATCH PATTERN AT EXISTING FRONT DOOR.
 NEW 4 PANEL SLIDING DOOR IS TO PROPOSED FOR NEW RECREATION ROOM. AND NEW DOOR IS PROPOSED TO REPLACE EXISTING WINDOW AT INTERIOR COURTYARD EAST ELEVATION.
 NEW BEDROOM ABOVE GARAGE IS TO HAVE SEPARATE STAIR ACCESS.
 A NEW SOLID WALL AND ENTRY GATE ELEMENT IS PROPOSED TO REPLACE THE EXISTING WOOD FENCE AT THE FRONT YARD.

Building Summary:

APN#:	1551-015-600
LEGAL DESCRIPTION:	SEE SURVEY
ZONE:	R-1
TOTAL LOT AREA:	9,034.00 SF
SPECIAL DISTRICT:	COASTAL
TYPE OF CONSTRUCTION:	REMODEL
ADDITION:	VB
OCCUPANCY GROUPS:	RESIDENCE
GARAGE:	U
MAXIMUM ALLOWABLE F.A.R. (50 (9.034))	4,517.00 SF
EXISTING BUILDING AREAS:	
RESIDENCE:	
FIRST FLOOR:	1,958.00 SF
SECOND FLOOR:	747.00 SF
GARAGE:	
TWO-CAR GARAGE:	482.00 SF
TOTAL:	3,187.00 SF
EXISTING F.A.R.:	35.27 %
AREA TO BE REMOVED:	
RESIDENCE FIRST FLOOR:	14.00 SF
PROPOSED NEW BUILDING AREAS:	
RESIDENCE:	
PROPOSED RESIDENCE ADDITION:	990.00 SF
SUBTOTAL NEW PROPOSED AREA:	1,369.00 SF
GRAND TOTAL PROPOSED BUILDING AREA:	2,742.00 SF
PROPOSED F.A.R.:	22.68 %
PROPOSED LOT COVERAGE:	27.00 %



1826 Fletcher Avenue
 South Pasadena, California, 91030
 Tel: (626) 441-4144
 Fax: (626) 441-4177

Renovations to:
 54 St. Malo Beach
 Oceanside, California
 92054

BOOTH RESIDENCE

Project Information

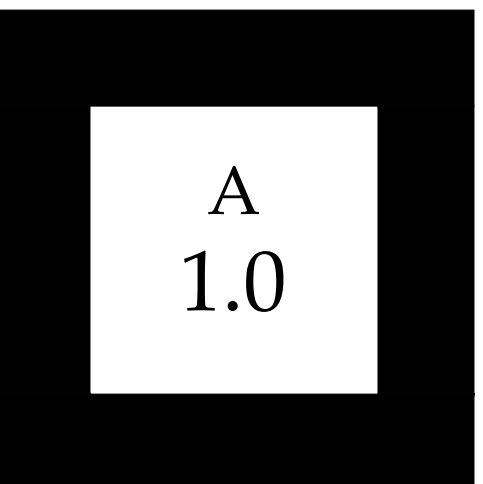
REVISIONS:
15 December 2018 - Existing Condition

21 January 2019 - ODC SUBMITAL

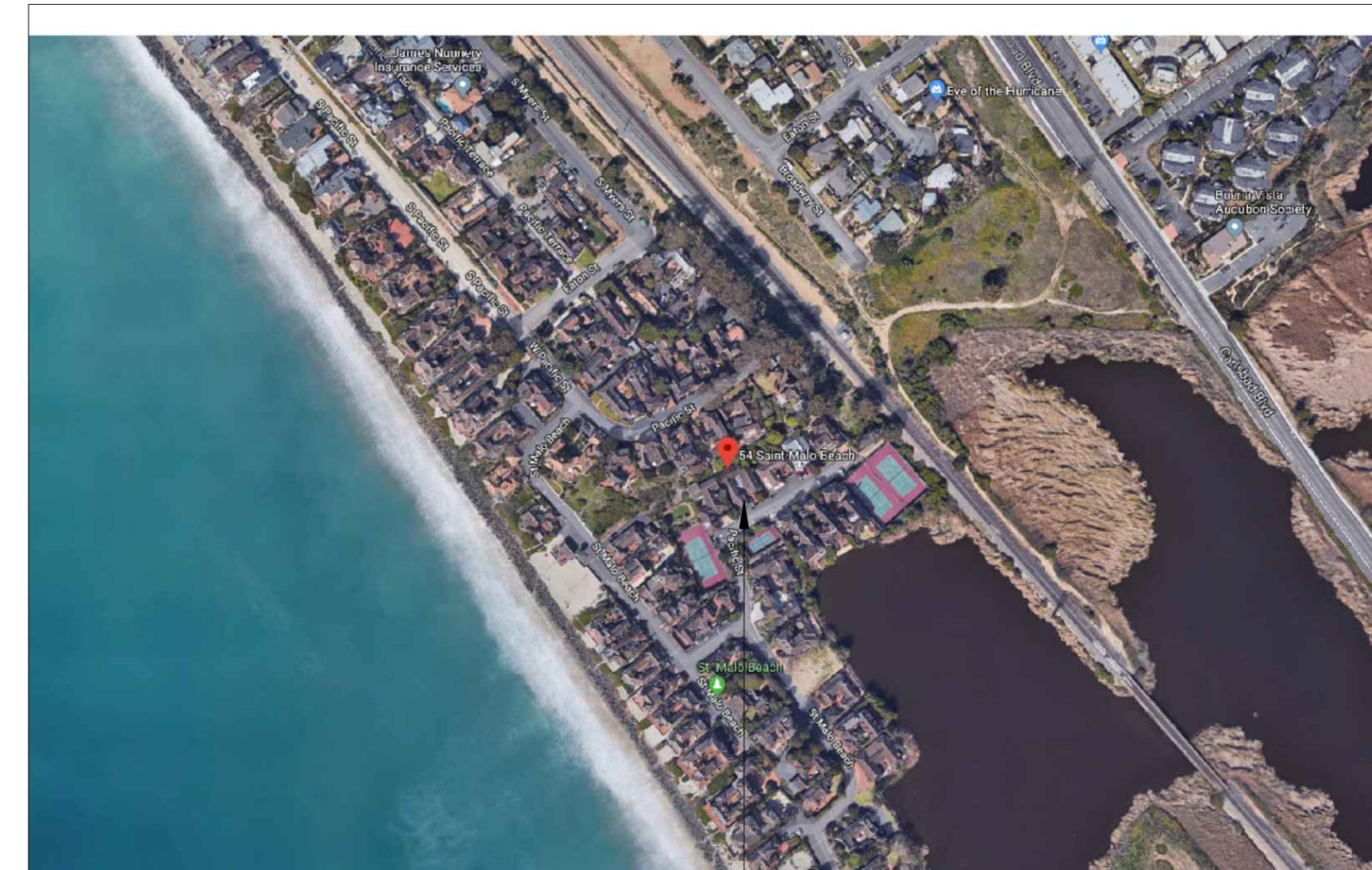
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PROJECT:

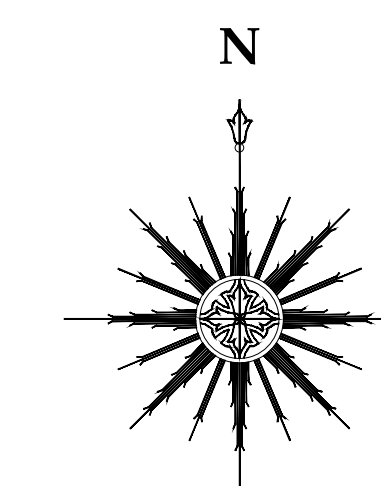
DRAWN: ---



Vicinity Plan:



PROJECT SITE



Renovations
to:

54 St. Malo Beach
Oceanside, California
92054

**BOOTH
RESIDENCE**

Existing Site & Roof Plan

REVISIONS:

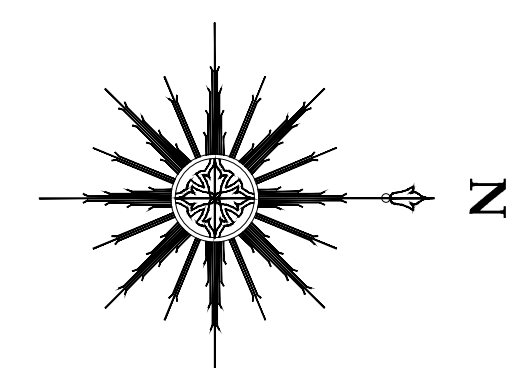
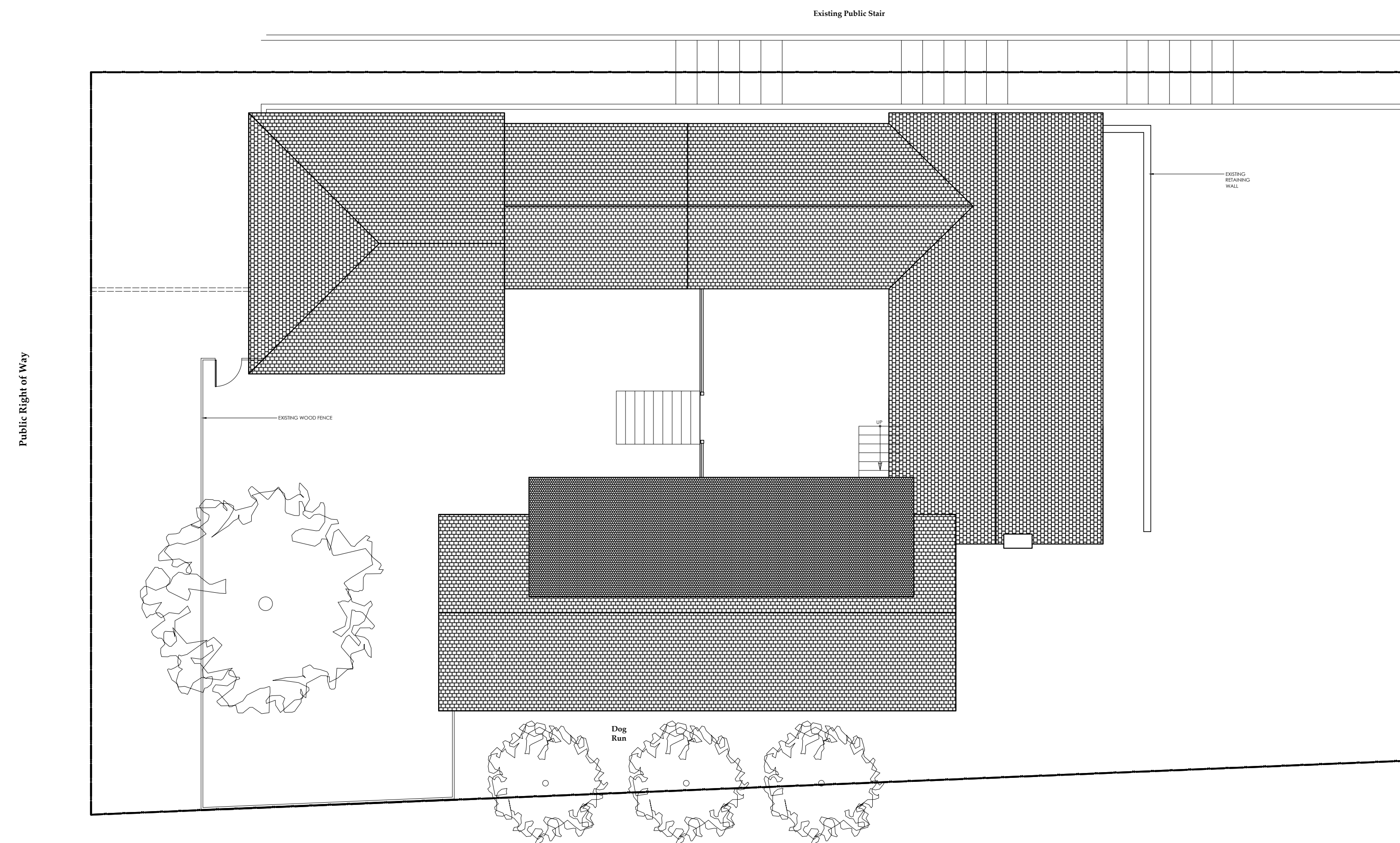
15 December 2018 - Existing Condition

21 January 2019 - ODC SUBMITAL

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PROJECT:

DRAWN: ---



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

**Public Works
Conditions of Approval:**

1. REMOVE AND REPLACE DAMAGED AND OFF GRADE SIDEWALK, IN ACCORDANCE WITH ALHAMBRA STANDARD PLAN **SR-07**, AS DIRECTED BY THE PUBLIC WORKS INSPECTOR.
2. REMOVE AND REPLACE DAMAGED AND OFF GRADE CURB AND GUTTER IN ACCORDANCE WITH ALHAMBRA STANDARD PLAN **SR-01**, AS DIRECTED BY THE PUBLIC WORKS INSPECTOR.
3. SHOULD THE PROPOSED WORK GENERATE A STREET CUT INTO THE STREET, GRIND AND OVERLAY 2" RUBBERIZED ASPHALT FROM PROPERTY LINE TO PROPERTY LINE FOR THE FULL WIDTH OF THE STREET, AS DIRECTED BY THE PUBLIC WORKS INSPECTOR.
4. REMOVE ALL CONSTRUCTION GRAFFITI.

Sprinkler Notes:

1. VERIFY SIZE OF EXISTING WATER METER.
2. INSTALL NEW BACKFLOW DEVICE AS REQUIRED.

Renovations to:

54 St. Malo Beach
Oceanside, California
92054

**BOOTH
RESIDENCE**

Proposed Site & Roof Plan

REVISIONS:

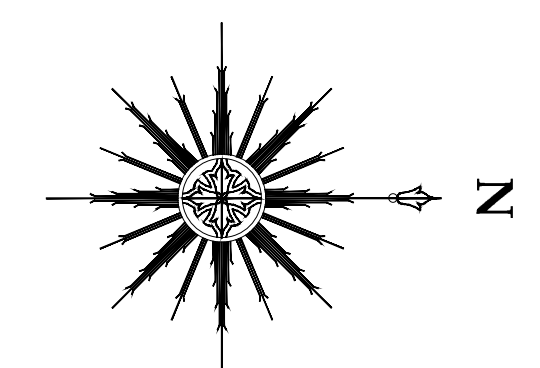
15 December 2018 - Existing Condition

21 January 2019 - ODC SUBMITAL

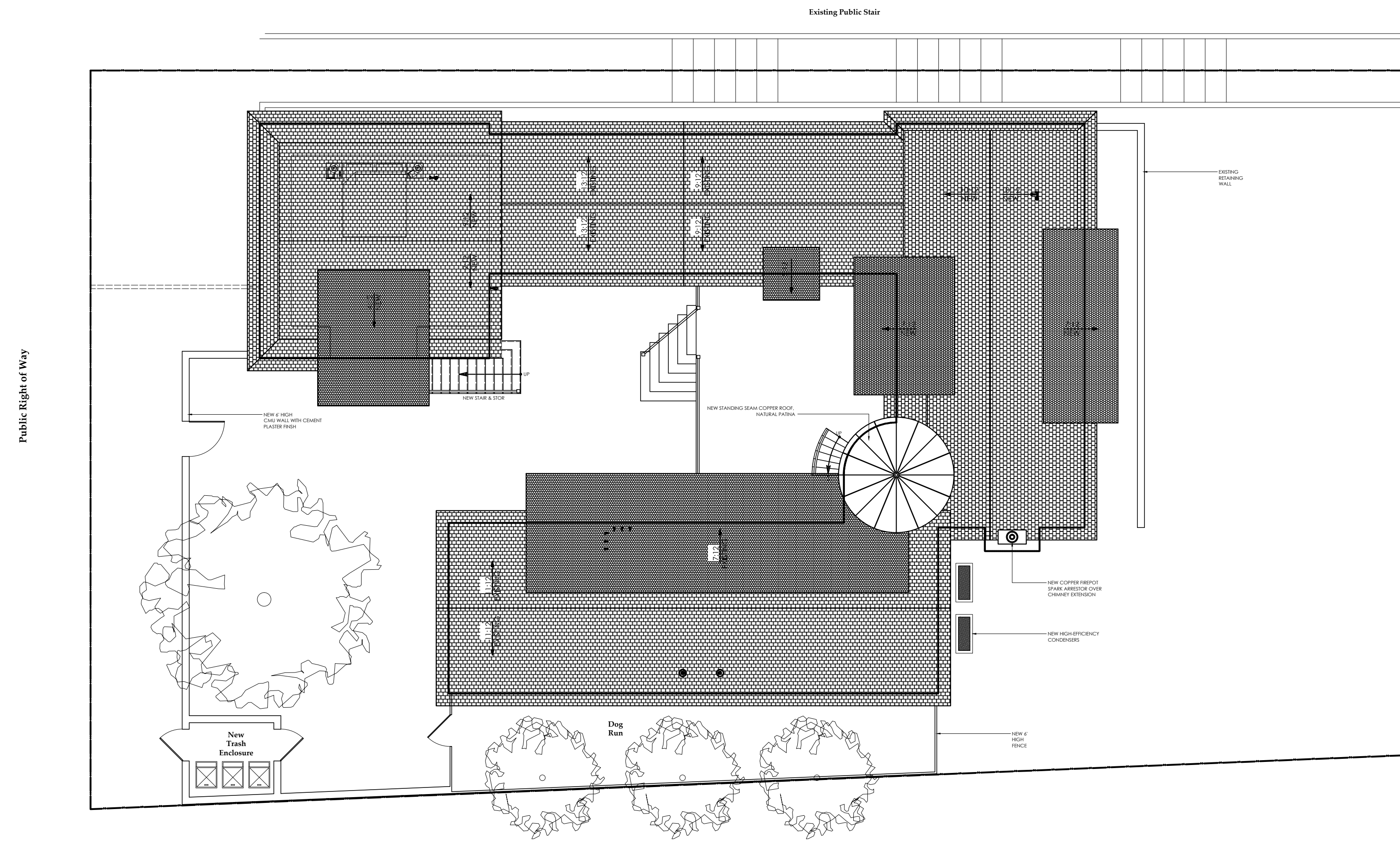
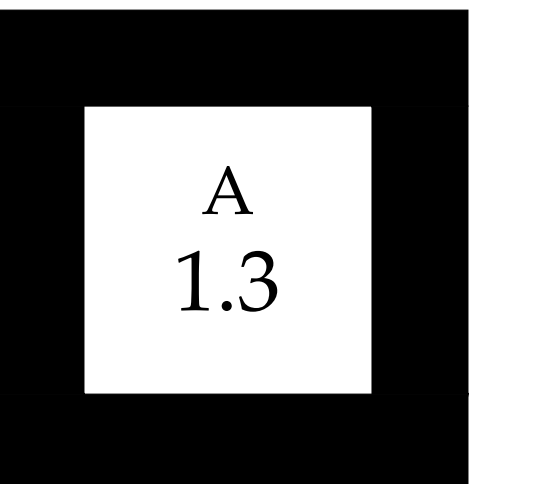
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PROJECT: ---

DRAWN: ---



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



**BOOTH
RESIDENCE**

Existing First Floor / Demolition Plan

REVISIONS:

15 December 2018 - Existing Condition

15 January 2019 - Phase 1

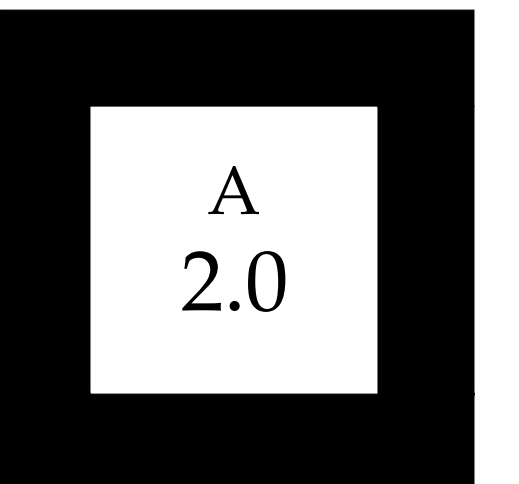
21 January 2019 - ODC SUBMITTAL

- # _____
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- # _____

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PROJECT:

DRAWN: _____



Demolition Legend:

- EXISTING TO BE REMOVED
- EXISTING STUD WALL TO REMAIN (BRACE AS REQUIRED DURING CONSTRUCTION)

FOR NOTES BELOW, REFER TO KEYS ON PLAN:

- 1 REMOVE EXISTING WOOD STUD WALL AND FINISH
- 2 REMOVE EXISTING DOOR STORE & SAVE FOR REUSE
- 3 REMOVE EXISTING WINDOW STORE & SAVE FOR SALVAGE
- 4 REMOVE ALL EXISTING PLUMBING FIXTURES
- 5 REMOVE ALL EXISTING CERAMIC TILE/STONE & MORTAR BED
- 6 REMOVE ALL EXISTING CABINETRY
- 7 REMOVE ALL EXISTING PANELLING
- 8 REMOVE ALL EXISTING FLOORING
- 9 REMOVE EXISTING MASONRY FIREPLACE / FLUE CLEAN & SAVE BRICK FOR SALVAGE
- 10 REMOVE EXISTING STAIRS
- 11 REMOVE EXISTING HVAC
- 12 REMOVE EXISTING WOOD LANDING/STEPS
- 13 REMOVE EXISTING CONCRETE SLAB/STEPS
- 14 REMOVE EXISTING CEILING JOISTS & FINISH SHORE AS REQUIRED
- 15 REMOVE EXISTING POST/PIER/FOUNDATION
- 16 REMOVE EXISTING CMU WALLS AND FOOTINGS
- 17 REMOVE EXISTING CONCRETE FLOOR
- 18 REMOVE EXISTING ROOF
- 19 REMOVE EXISTING PAVING
- 20 REMOVE EXISTING ASPHALT DRIVEWAY
- 21 REMOVE EXISTING PLANTER
- S SAVE & PROTECT IN PLACE

Demolition Notes:

PRIOR TO COMMENCEMENT OF DEMOLITION, GENERAL CONTRACTOR AND ARCHITECT ARE TO PERFORM A 'WALK-THRU' TO IDENTIFY ALL ITEMS TO BE REUSED AND/OR SALVAGED.

GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR STORING SUCH ITEMS SAFELY AND SECURELY.

GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR TESTING ANY ITEMS SUSPECTED OF BEING ASBESTOS OR HAZARDOUS AND DISPOSE OF PROPERTY.

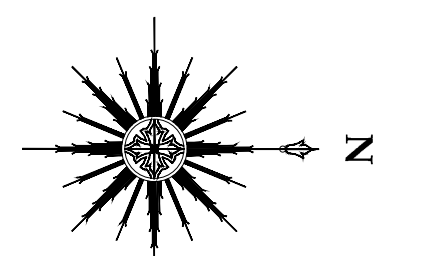
GENERAL CONTRACTOR IS TO BE RESPONSIBLE FOR RECYCLING OR DISPOSING OF CONSTRUCTION MATERIALS ACCORDING TO LOCAL AND/OR STATE/FEDERAL REQUIREMENTS.

EXISTING IS TO BE DEMOLISHED, AND SALVAGED AS PERMISSIBLE. CLARIFY WITH OWNER/ARCHITECT AS TO WHICH ITEMS ARE TO BE DONATED.

SAVE ALL REMOVED CASE, BASE, CROWN AND PANELLING FOR REUSE, IF SO SPECIFIED.

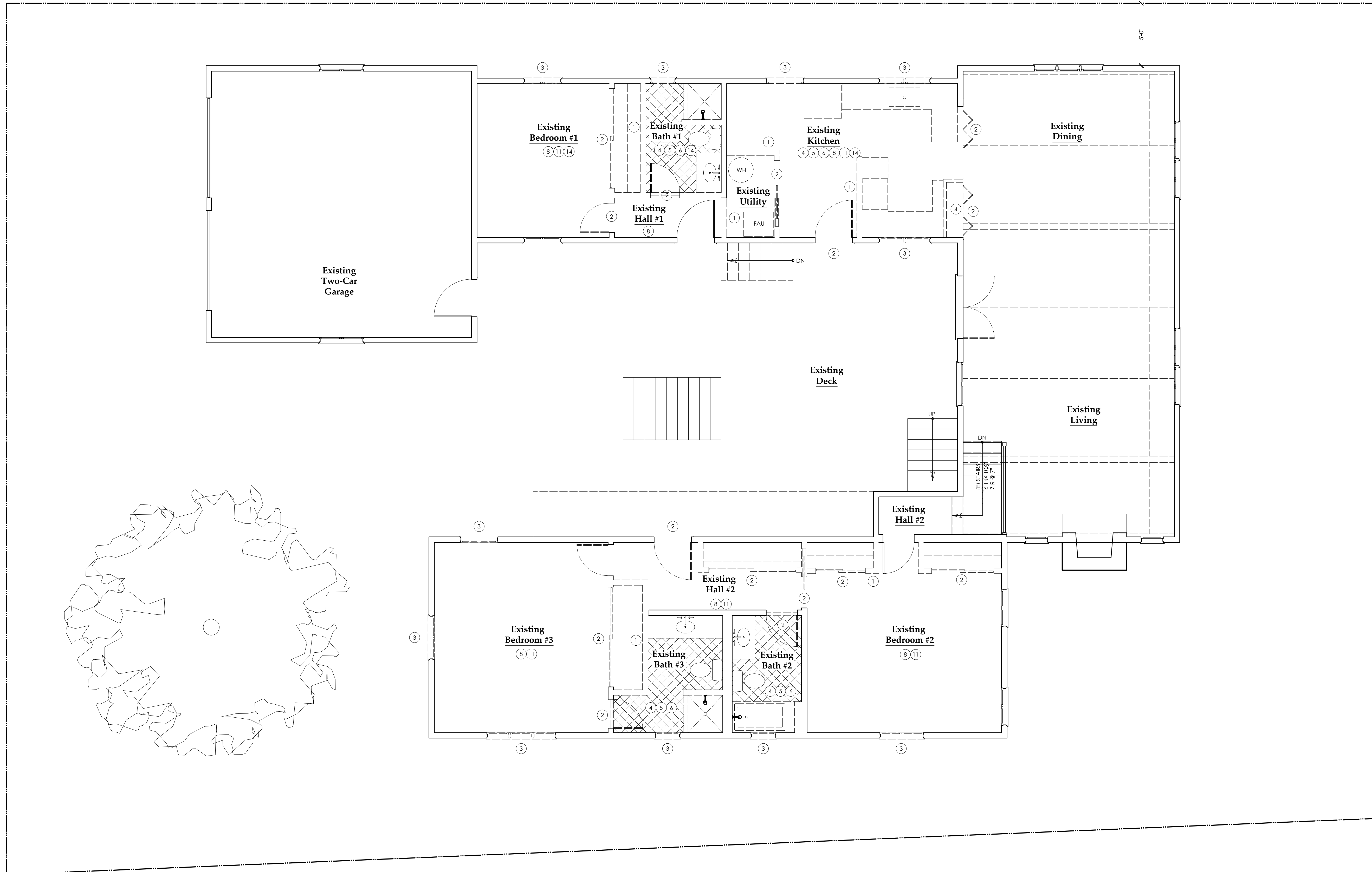
SAVE ALL EXISTING HARDWARE, AIR DIFFUSERS, AND LIGHTING IF SO SPECIFIED.

SEE PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING DEMOLITION.



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

Existing Public Stair



**BOOTH
RESIDENCE**

Existing Second Floor / Demolition Plan

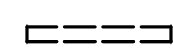
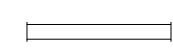
REVISIONS:

15 December 2018	- Existing Condition
15 January 2019	- Phase 1
21 January 2019	- ODC SUBMITAL
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PROJECT: _____
DRAWN: _____

Demolition Legend:

-  EXISTING TO BE REMOVED
-  EXISTING STUD WALL TO REMAIN (BRACE AS REQUIRED DURING CONSTRUCTION)

FOR NOTES BELOW, REFER TO KEYS ON PLAN:

- 1 REMOVE EXISTING WOOD STUD WALL AND FINISH
- 2 REMOVE EXISTING DOOR STORE & SAVE FOR REUSE
- 3 REMOVE EXISTING WINDOW STORE & SAVE FOR SALVAGE
- 4 REMOVE ALL EXISTING PLUMBING FIXTURES
- 5 REMOVE ALL EXISTING CERAMIC TILE/STONE & MORTAR BED
- 6 REMOVE ALL EXISTING CABINETS
- 7 REMOVE ALL EXISTING PANELLING
- 8 REMOVE ALL EXISTING FLOORING
- 9 REMOVE EXISTING MASONRY FIREPLACE / FLUE CLEAN & SAVE BRICK FOR SALVAGE
- 10 REMOVE EXISTING STAIRS
- 11 REMOVE EXISTING HVAC
- 12 REMOVE EXISTING WOOD LANDING/STEPS
- 13 REMOVE EXISTING CONCRETE SLAB/STEPS
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- 15 REMOVE EXISTING POST/PIER/FOUNDATION
- 16 REMOVE EXISTING CMU WALLS AND FOOTINGS
- 17 REMOVE EXISTING CONCRETE FLOOR
- 18 REMOVE EXISTING ROOF
- 19 REMOVE EXISTING PAVING
- 20 REMOVE EXISTING ASPHALT DRIVEWAY
- 21 REMOVE EXISTING FENCING
- 3 SAVE & PROTECT IN PLACE

Demolition Notes:

PRIOR TO COMMENCEMENT OF DEMOLITION, GENERAL CONTRACTOR AND ARCHITECT ARE TO PERFORM A 'WALK-THRU' TO IDENTIFY ALL ITEMS TO BE REUSED AND/OR SALVAGED.

GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR STORING SUCH ITEMS SAFELY AND SECURELY.

GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR TESTING ANY ITEMS SUSPECTED OF BEING ASBESTOS OR HAZARDOUS AND DISPOSE OF PROPERTY.

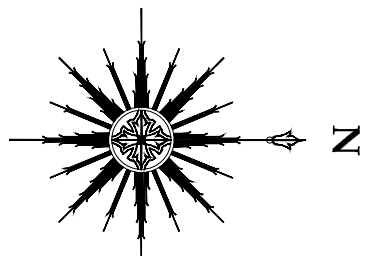
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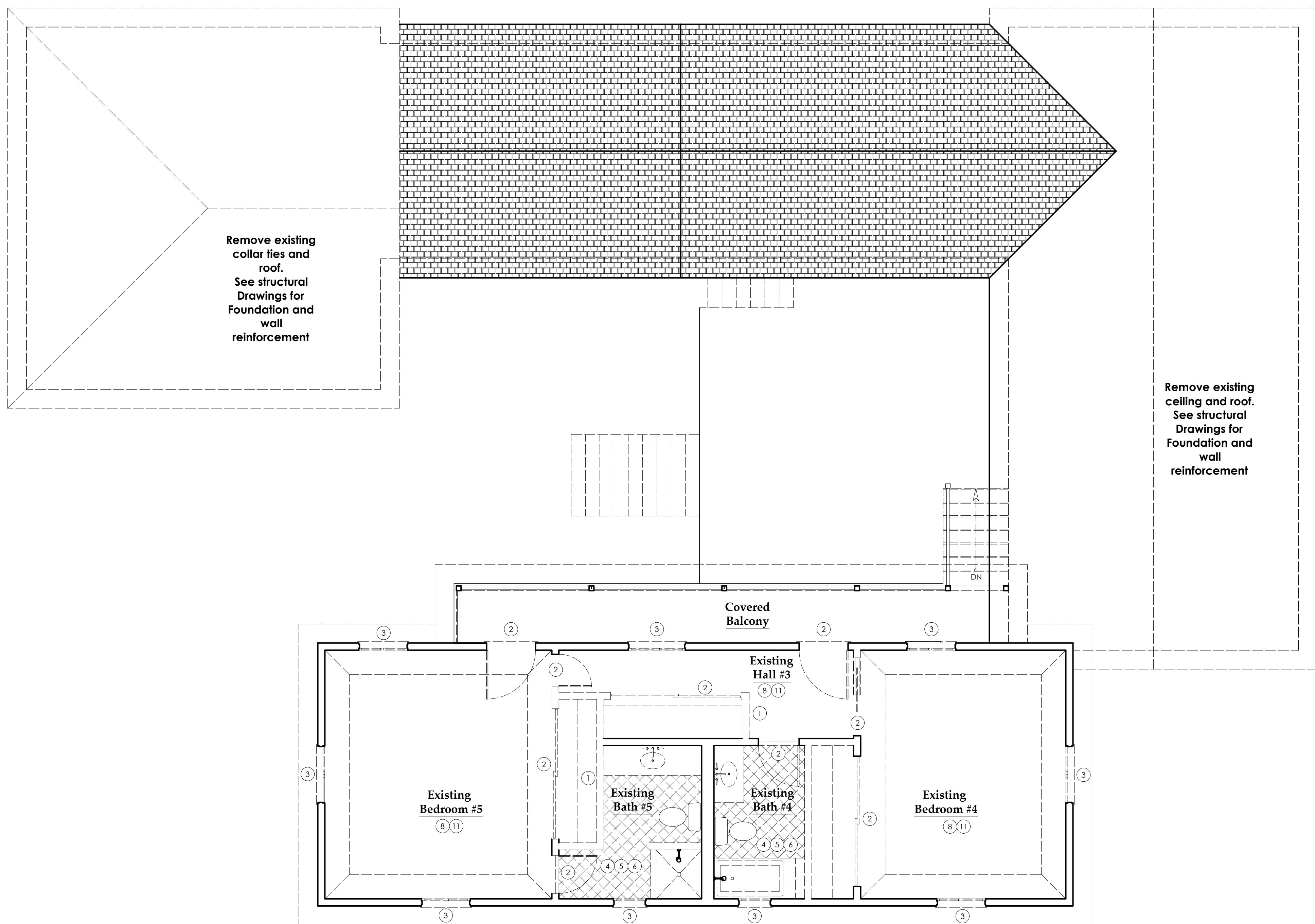
SAVE ALL REMOVED CASE, BASE, CROWN AND PANELLING FOR REUSE, IF SO SPECIFIED.

SAVE ALL EXISTING HARDWARE, AIR DIFFUSERS, AND LIGHTING IF SO SPECIFIED.

SEE PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING DEMOLITION.



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



**BOOTH
RESIDENCE**

Proposed First Floor Plan - Phase II

REVISIONS:

- 15 December 2018 - Existing Condition
- 9 January 2019 - Schematic #2
- 21 January 2019 - ODC SUBMITTAL

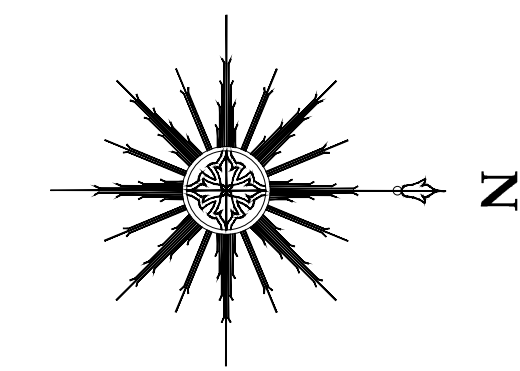
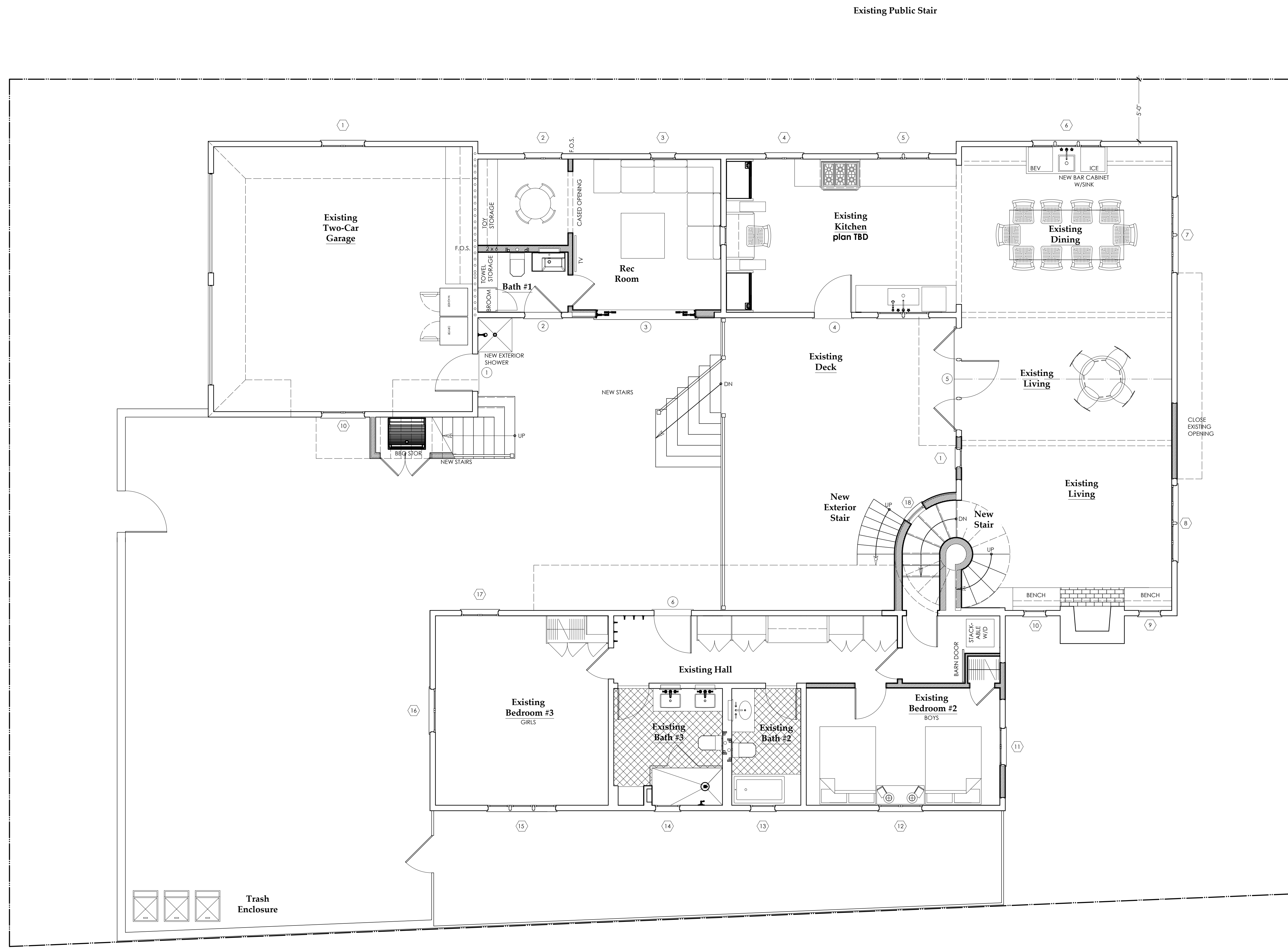
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PROJECT:

DRAWN: ---

**GENERAL WALL TYPES
AND SYMBOLS:**

- EXISTING PERIMETER WALL STUDS TO REMAIN:**
SUPPLEMENT EXISTING FRAMING WITH NEW FRAMING AS REQUIRED
 - NEW WALL:**
2 X WOOD FRAME WALL WITH 5/8" GYPSUM BOARD AND FULL COMPOUND SKIM COAT FOR SMOOTH PAINT FINISH. EXTERIOR FINISH IS TO BE CEMENT PLASTER.
A. ALL NEW EXTERIOR WALLS ARE TO BE MIN. 2 X 6 FRAME; SEE STRUCTURAL DRAWINGS FOR SHEATHING
B. WALLS DESIGNATED TO HAVE TILE/STONE FINISH ARE TO BE FULL MORTAR SET
 - NEW PLUMBING WALL:**
2 X 6 FRAME (I.N.O.) WOOD FRAME WALL WITH 5/8" GYPSUM BOARD AND FULL COMPOUND SKIM COAT FOR SMOOTH PAINT FINISH. WALLS TO HAVE TILE/STONE FINISH ARE TO BE FULL MORTAR SET
 - NEW SHEATHING, AT EXISTING OR NEW WALLS:**
SEE STRUCTURAL DRAWINGS FOR SHEATHING LOCATIONS AND SPECIFICATION
 - NEW ONE-HOUR RATED WALL:**
2 X WOOD FRAME WALL WITH 5/8" TYPE X GYPSUM BOARD BOTH SIDES AND FULL COMPOUND SKIM COAT FOR SMOOTH PAINT FINISH
 - CONCRETE WALL:**
SEE STRUCTURAL DRAWINGS
 - CMU WALL:**
SEE STRUCTURAL DRAWINGS
 - SIMPSON "STRONG-WALL":**
SEE STRUCTURAL DRAWINGS
 - NEW WIDE FLANGE STEEL COLUMN:**
SEE STRUCTURAL DRAWINGS
 - NEW HSS COLUMN:**
SEE STRUCTURAL DRAWINGS
 - TILE / STONE FINISH:**
SEE FINISH SCHEDULE
- SYMBOLS:**
- DOOR SYMBOL:**
SEE DOOR SCHEDULE SHEET A5.0
 - WINDOW SYMBOL:** SEE WINDOW SCHEDULE SHEET A5.1
 - SECTION REFERENCE:**
SHEET NUMBER
 - INTERIOR ELEVATION REFERENCE**
 - DETAIL REFERENCE:**
SHEET NUMBER
 - DEPRESSED FLOOR CONDITION**
- NOTATIONS:**
- HOSE BIBB, WITH ANTI-SIPHON VALVE
 - FLOOR / ROOF DRAIN
 - TOP OF FINISH SURFACE
 - TOP OF FINISH FLOOR ELEVATION
 - TOP OF WALL ELEVATION
 - ELECTRICAL PANEL
 - GAS METER
 - WATER METER
- NOTES:**
- ALL ANNUAL SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHODS.



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

**BOOTH
RESIDENCE**

Proposed Second Floor Plan





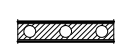
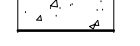


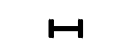





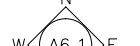







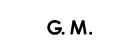
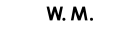

- REVISIONS:
- 15 December 2018 - Existing Condition
 - 9 January 2019 - Schematic #2
 - 21 January 2019 - ODC SUBMITTAL

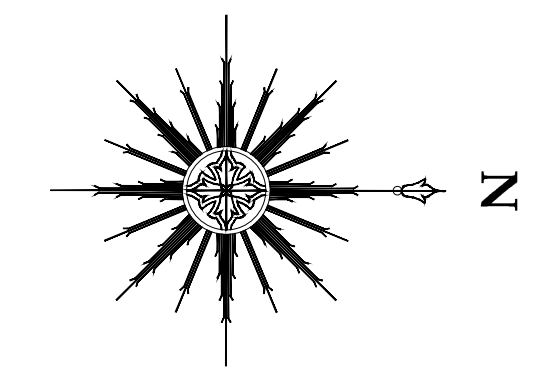
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PROJECT:
DRAWN: ---

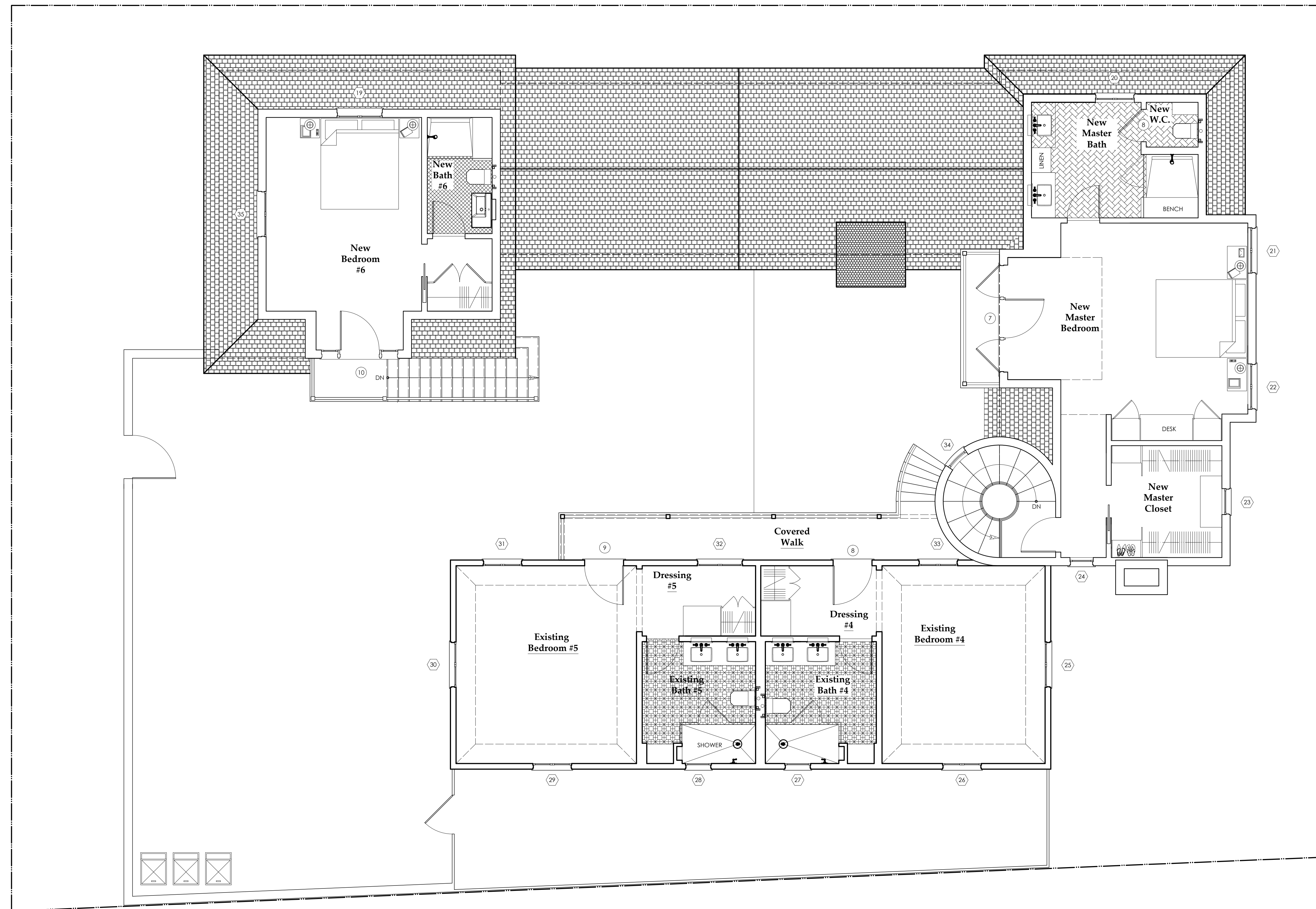
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**GENERAL WALL TYPES
AND SYMBOLS:**

-  **EXISTING PERIMETER WALL STUDS TO REMAIN:**
SUPPLEMENT EXISTING FRAMING WITH NEW FRAMING AS REQUIRED
 -  **NEW WALL:**
2 X WOOD FRAME WALL WITH 5/8" GYPSUM BOARD AND FULL COMPOUND SKIM COAT FOR SMOOTH PAINT FINISH. EXTERIOR FINISH IS TO BE CEMENT PLASTER.
A. ALL NEW EXTERIOR WALLS ARE TO BE MIN. 2 X 6 FRAME; SEE STRUCTURAL DRAWINGS FOR SHEATHING
B. WALLS DESIGNATED TO HAVE TILE/STONE FINISH ARE TO BE FULL MORTAR SET
 -  **NEW PLUMBING WALL:**
2 X 6 FRAME (I.N.O.) WOOD FRAME WALL WITH 5/8" GYPSUM BOARD AND FULL COMPOUND SKIM COAT FOR SMOOTH PAINT FINISH. WALLS TO HAVE TILE/STONE FINISH ARE TO BE FULL MORTAR SET
 -  **NEW SHEATHING, AT EXISTING OR NEW WALLS:**
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 -  **NEW ONE-HOUR RATED WALL:**
2 X WOOD FRAME WALL WITH 5/8" TYPE X GYPSUM BOARD BOTH SIDES AND FULL COMPOUND SKIM COAT FOR SMOOTH PAINT FINISH
 -  **CONCRETE WALL:**
SEE STRUCTURAL DRAWINGS
 -  **CMU WALL:**
SEE STRUCTURAL DRAWINGS
 -  **SIMPSON "STRONG-WALL":**
SEE STRUCTURAL DRAWINGS
 -  **NEW WIDE FLANGE STEEL COLUMN:**
SEE STRUCTURAL DRAWINGS
 -  **NEW HSS COLUMN:**
SEE STRUCTURAL DRAWINGS
 -  **TILE / STONE FINISH:**
SEE FINISH SCHEDULE
- SYMBOLS:**
-  **DOOR SYMBOL:**
SEE DOOR SCHEDULE SHEET A5.0
 -  **WINDOW SYMBOL:** SEE WINDOW SCHEDULE SHEET A5.1
 -  **SECTION REFERENCE:**
SHEET NUMBER
 -  **INTERIOR ELEVATION REFERENCE**
 -  **DETAIL REFERENCE:**
SHEET NUMBER
 -  **DEPRESSED FLOOR CONDITION**
- NOTATIONS:**
-  HOSE BIBB, WITH ANTI-SIPHON VALVE
 -  FLOOR / ROOF DRAIN
 -  TOP OF FINISH SURFACE
 -  TOP OF FINISH FLOOR ELEVATION
 -  TOP OF WALL ELEVATION
 -  ELECTRICAL PANEL
 -  GAS METER
 -  WATER METER
- NOTES:**
1. ALL ANNUAL SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHODS.



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



Renovations
to:
54 St. Malo Beach
Oceanside, California
92054

**BOOTH
RESIDENCE**

South Elevation - Existing & Proposed

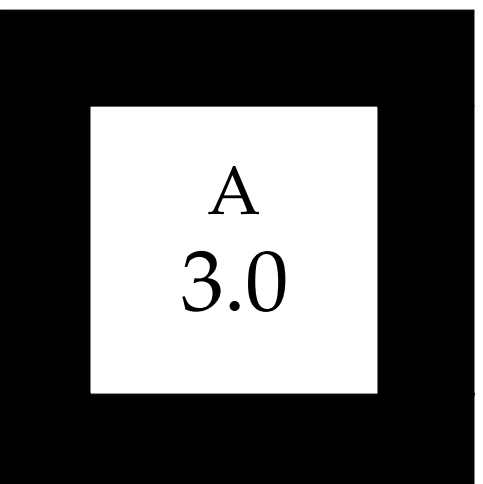
REVISIONS:
15 December 2018 - Existing Condition

21 January 2019 - ODC SUBMITTAL

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DENISE C. TOMLAN, ARCHITECT.

PROJECT:

DRAWN: ---



SOUTH ELEVATION - EXISTING

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



SOUTH ELEVATION - PROPOSED

Renovations
to:
54 St. Malo Beach
Oceanside, California
92054

**BOOTH
RESIDENCE**

West Elevation - Existing & Proposed

REVISIONS:
15 December 2018 - Existing Condition

21 January 2019 - ODC SUBMITAL

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DENISE C. TOMLAN, ARCHITECT.

PROJECT:
DRAWN: ---



WEST ELEVATION- EXISTING

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



WEST ELEVATION- PROPOSED

Renovations
to:
54 St. Malo Beach
Oceanside, California
92054

**BOOTH
RESIDENCE**

North Elevation - Existing & Proposed

REVISIONS:

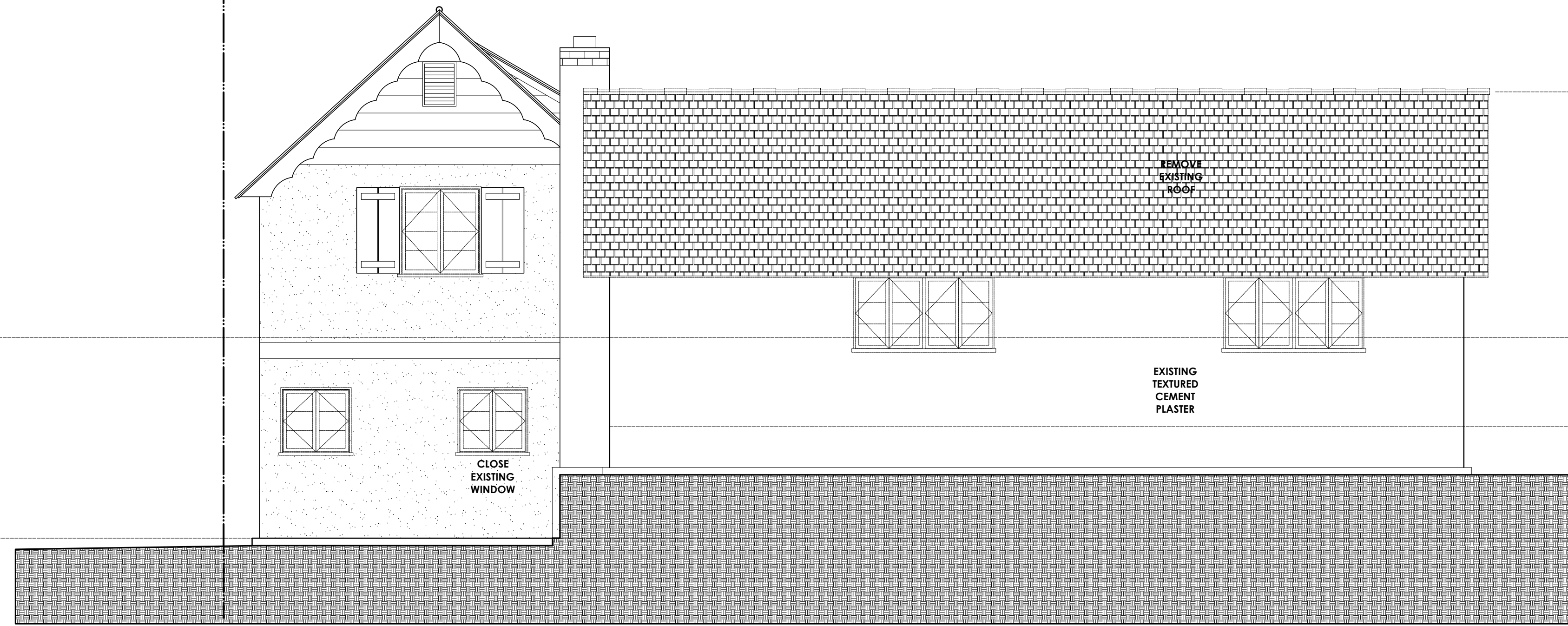
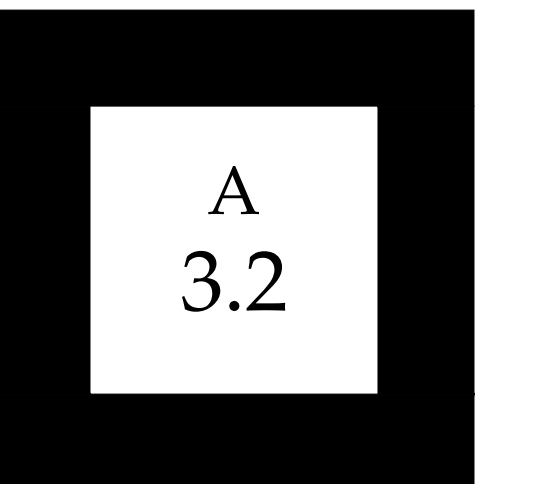
15 December 2018 - Existing Condition

21 January 2019 - ODC SUBMITAL

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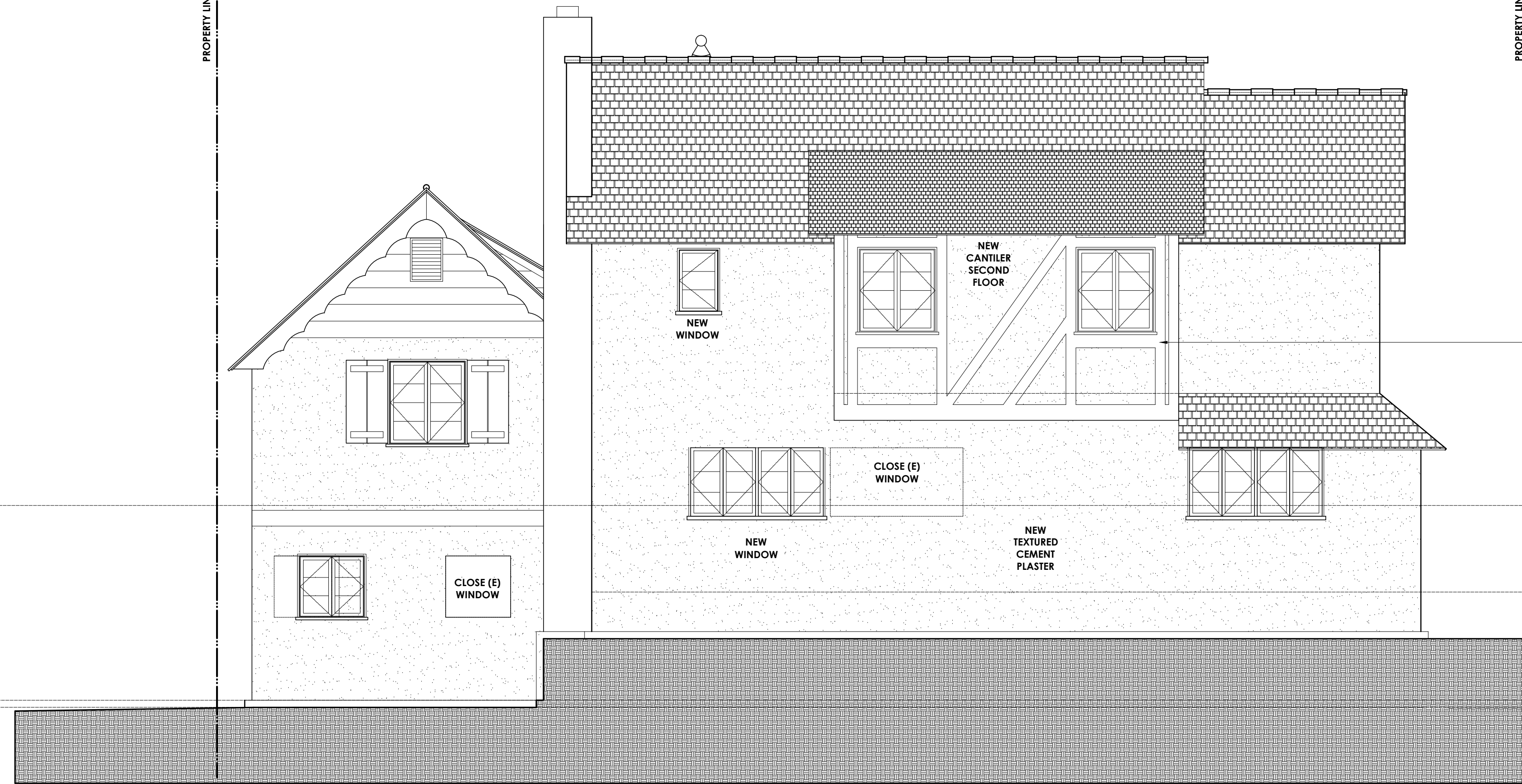
PROJECT:

DRAWN: ---



NORTH ELEVATION - EXISTING

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



NORTH ELEVATION - PROPOSED

ALLOWABLE HEIGHT
000.00'

EXISTING RIDGE
000.00'

EXISTING
PUBLIC
STAIR

EXISTING UPPER BEDROOMS
F.F. 000.00'

EXISTING
KITCHEN/LIVING
000.00'

EXISTING GARAGE F.F.
000.00'

ALLOWABLE HEIGHT
000.00'

NEW APPLIED KILN-DRIED
HALF-TIMBERING WOOD TRIM, TO
MATCH EXISTING
STAINED, WARM GREY

EXISTING
PUBLIC
STAIR

EXISTING UPPER BEDROOMS
F.F. 000.00'

EXISTING
KITCHEN/LIVING
000.00'

EXISTING GARAGE F.F.
000.00'

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

CLOSE
EXISTING
WINDOW

REMOVE
EXISTING
ROOF

EXISTING
TEXTURED
CEMENT
PLASTER

CLOSE (E)
WINDOW

NEW
CANTILER
SECOND
FLOOR

NEW
WINDOW

CLOSE (E)
WINDOW

NEW
WINDOW

NEW
TEXTURED
CEMENT
PLASTER

Renovations
to:
54 St. Malo Beach
Oceanside, California
92054

**BOOTH
RESIDENCE**

West Elevation - Existing & Proposed

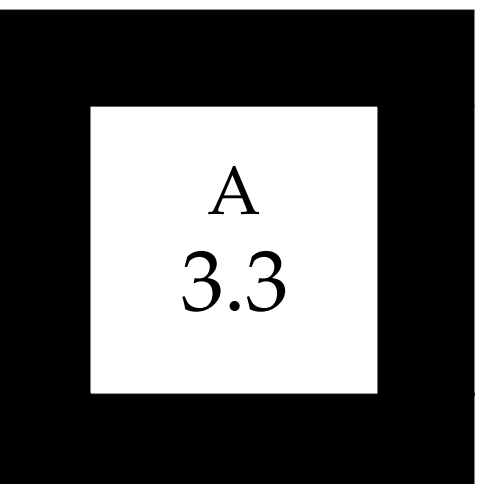
REVISIONS:
15 December 2018 - Existing Condition

21 January 2019 - ODC SUBMITTAL

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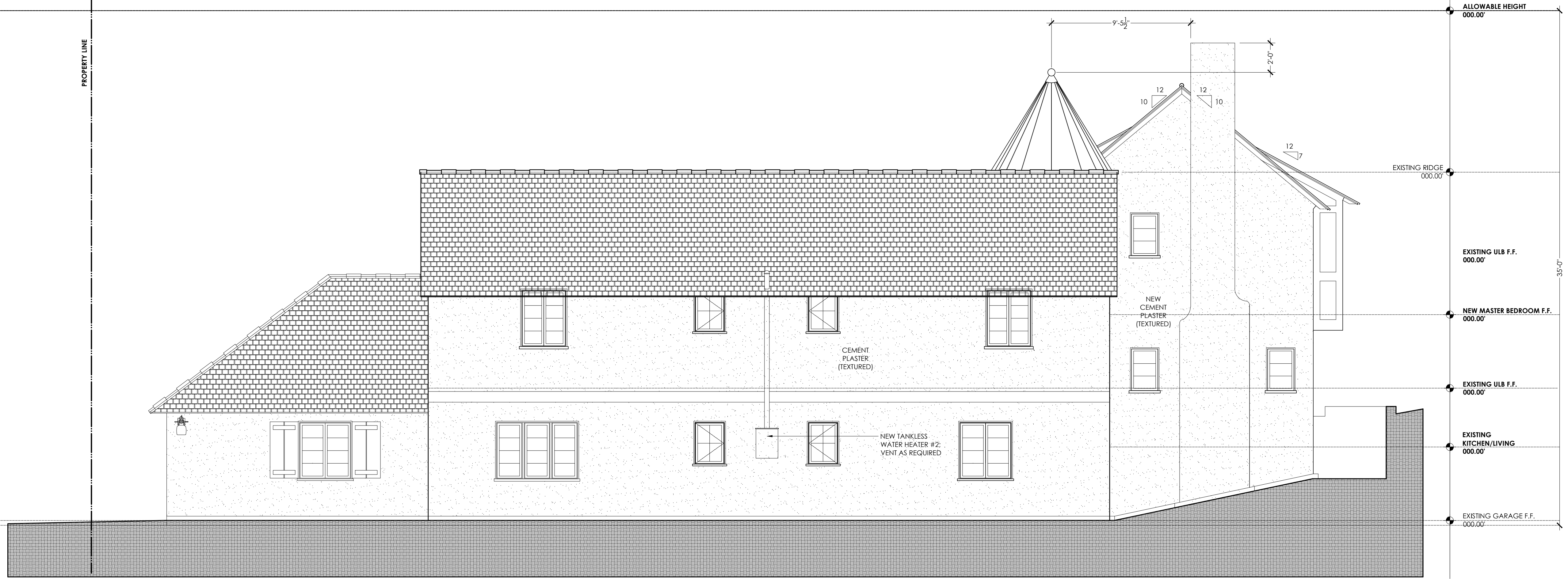
PROJECT:

DRAWN: ---



EAST ELEVATION - EXISTING

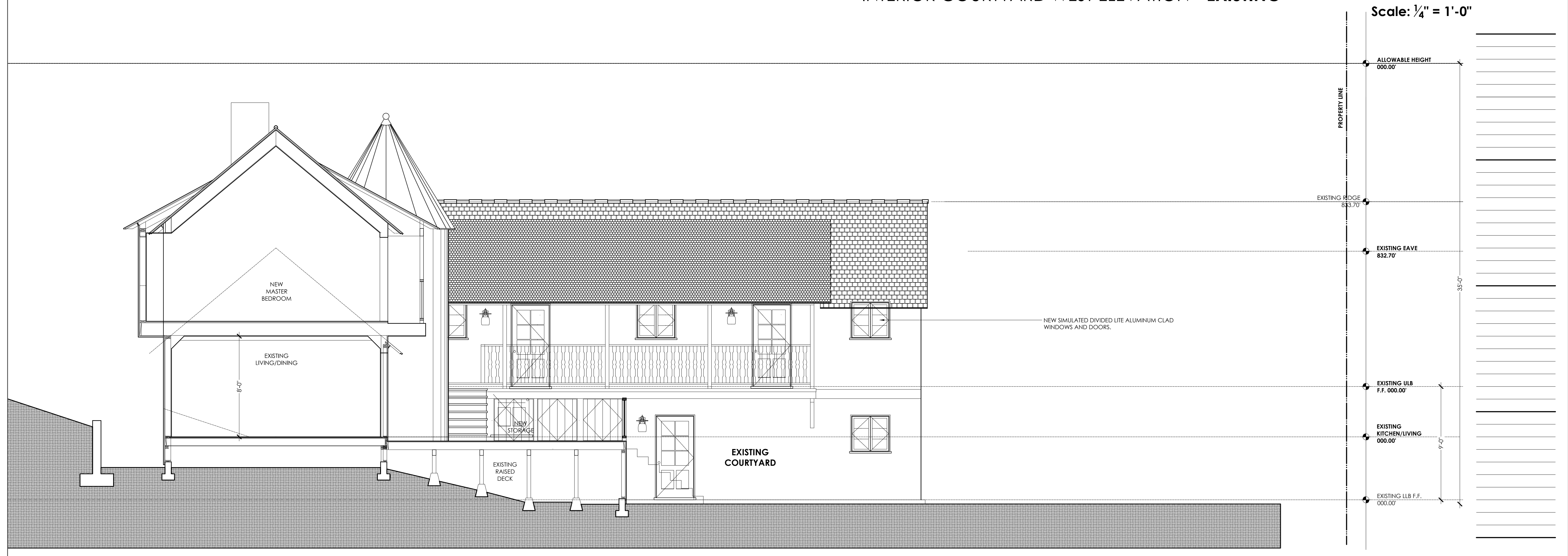
Scale: 1/4" = 1'-0"



EAST ELEVATION - PROPOSED



INTERIOR COURTYARD WEST ELEVATION - **EXISTING**



INTERIOR COURTYARD WEST ELEVATION - **PROPOSED**

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

Interior Courtyard, West - Existing & Proposed

REVISIONS:

- 15 December 2018 - Existing Condition
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PROJECT:

DRAWN: ---

Renovations
to:
54 St. Malo Beach
Oceanside, California
92054

**BOOTH
RESIDENCE**



INTERIOR COURTYARD SOUTH ELEVATION -
EXISTING

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



INTERIOR COURTYARD SOUTH ELEVATION - **PROPOSED**

Interior Courtyard, South - Existing & Propose

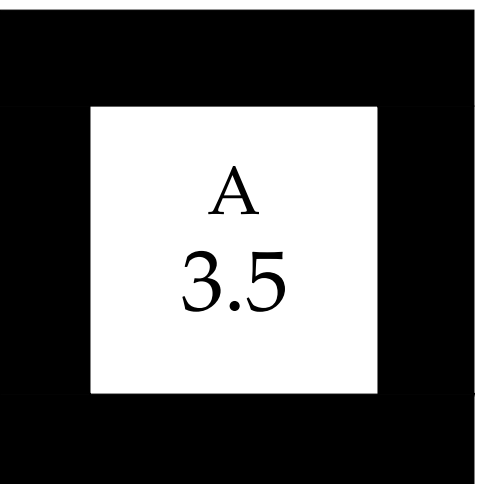
REVISIONS:

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PROJECT:

DRAWN: ---



Renovations
to:
54 St. Malo Beach
Oceanside, California
92054

**BOOTH
RESIDENCE**

Interior Courtyard West - Existing & Proposed

- REVISIONS:
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PROJECT: ---
DRAWN: ---



INTERIOR COURTYARD EAST ELEVATION - **EXISTING**



INTERIOR COURTYARD EAST ELEVATION - **PROPOSED**