

AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, July 31, 2012, 9:00 a.m.
Guajome Room

1. 9:00 a.m. - 10:00 a.m. Discussion of a pediatric facility at North County Health Services located on the Southeast corner of Mission Avenue and Mesa Drive.

Zoning: CP (Commercial Professional)
Land Use: Professional Commercial
Neighborhood Area: Loma Alta
Assessor Parcel Number: 145-170-02
Contact Person: Ron Withall
Tel.: 760.586.5413
Email: ron.withall@gmail.com

2. 10:00 a.m. - 11:00 a.m. Discussion of a proposed multi-family project located on the corner of Tremont Street and 311 Seagaze Drive.

Zoning: OP (Office Professional)
Land Use: General Commercial
Neighborhood Area: Townsite
Assessor Parcel Number: 147-273-01
Contact Person: Rick Brown
Tel.: 760.994.8500
Email: rdbcoinc@sbcglobal.net

Attachments:

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



North County Health Services

Oceanside, CA

NCHS Pediatric Clinic

2210 Mesa Drive, Oceanside, CA

7/26/12

Boulder Associates Architects

Darci Hernandez

15615 Alton Pkwy. Suite 270

Irvine, CA 92618

949.727.9000

Project Design Narrative

Project Address: 2210 Mesa Drive, Oceanside, CA

Portion of Lots 17 & 18 Map 341

The scope of this project includes:

- Demo of existing 1 story 2,600 SF Building
- Development of site work and parking
- Construction of new 1 story 13,000 SF Building

Project Type

New Construction of approximately 13,000 square feet on the existing NCHS medical campus site.

Project Description

The Mission Mesa Pediatric Project will result in a new 13,000 pediatric clinic (8-Occupancy). The construction type of the new building has not been determined at this point in time. A complete code analysis will be provided as the project progresses. The project includes demolition of an existing 2,600 sf one story building to accommodate the new 13,000 building. There are currently four existing buildings on this site which is owned and operated by North County Health Service. Three of the existing buildings will remain per the proposed site plan provided. The project will include development of the existing parking lot and site as proposed on the provided site plan. We have provided a concept image and schematic floor plan which outlines the building use. The Pediatric clinic will allow for expansion of existing services and will provide for 18 exam rooms. This center will be a licensed clinic and will be design and constructed to comply with the OSHPD-3 Clinic requirements per the California Building Code. The initial building concept has positioned the building along Mesa drive with the intent of this building to have a strong community presence. The one story scale is fitting within the context of the area. The architecture is a modern traditional architecture which provides a clean glass tower feature along the street side of the building and with traditional accents of warm wood tones. The materials proposed to be used for the building include stucco, glass, wood, and potential a split face concrete masonry unit or stone veneer along the property line at the retaining wall. The concept is to take cues not only from the surrounding neighborhood architecture and scale but from the community of Oceanside and to reflect the branding of North County Health Services. The wood accents located along the façade not only provide shading and screening but allow for a common language that could unite the existing building architecture and landscaping in the future. NCHS will integrate green/sustainable design practices to the greatest extent practical. The existing site is completely paved and hardscaped and the project design includes introduction of landscaped areas with native planting to allow the onsite treatment of storm water runoff. Through this project we will be mitigating current adverse impacts. During demolition and construction we will mitigate impact by requiring the construction firm to recycle waste to the greatest extent possible.

Mechanical systems will be efficient and improve the indoor air quality. Electrical design will include controls for reduced energy consumption and the exterior glazing will allow for more natural light. Finishes such as paints will be low volatile organic compound (VOC). Carpeting, linoleum, and ceiling panels will feature recycled materials and also be recyclable. HVAC will pursue a commissioning program for the equipment.

Applicable Codes

The following codes are enforced for this project:

1. 2010 California Building Code
2. 2010 California Building Standards Administrative Code
3. 2010 California Electric Code
4. 2010 California Mechanical Code

5. 2010 California Plumbing Code
6. 2010 California Green Building Standards
7. 2010 California Fire Code
8. National Fire Protection Association Pamphlets, latest edition
9. ASHRAE 55, 90.1, 62.2, 15, and all other applicable ASHRAE Standards
10. Titles 8, 19, and 24 California Code of Regulations
11. National Fire Protection Association Standards NFPA 13, 45, 50, 72, 90A, 92A, 99 and 101 as referenced in the applicable sections of Title 19 and 24, CMC, CBC and CPC
12. California State Fire Marshall Regulations including applicable provisions of NFPA 101
13. Environmental Protection Agency (EPA)
14. Local Air Quality Management District Requirements
15. Americans with Disabilities Act
16. All other applicable State and Local codes and ordinances

PROJECT NUMBER
123456789
DRAWN BY
A. JONES
DATE
28 July 2012
REVISIONS

BOULDER
ASSOCIATES
ARCHITECTS

Boulder Associates, Inc.
1425 Pearl Street, Suite 200
Boulder, Colorado 80502
303.440.7700 F 303.440.7707
www.boulderassociates.com

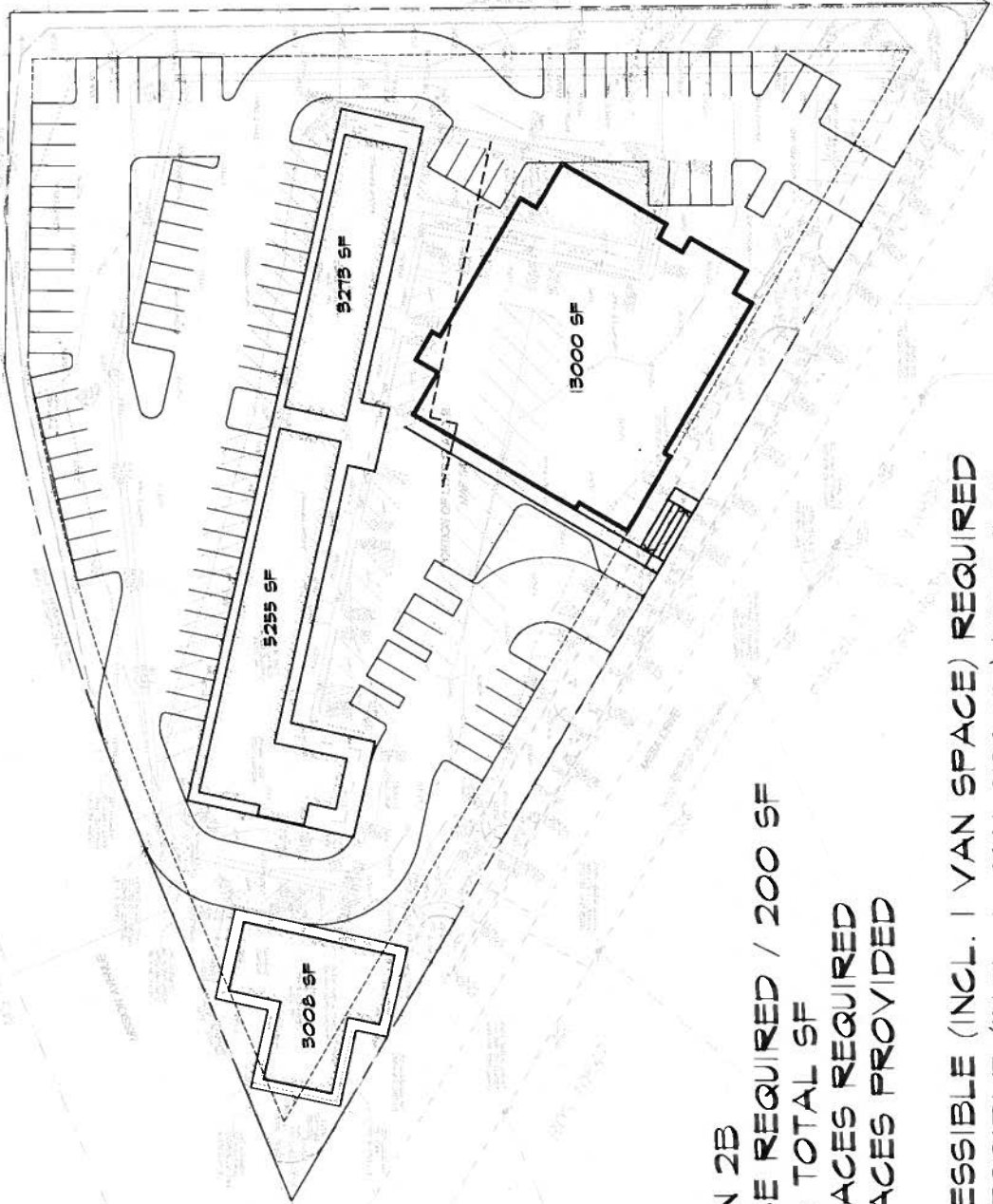
PROJECT
NCHS Mission
Mesa Pediatrics
Clinic

Downsides, California

SHEET TITLE
SITE PLAN

SHEET NUMBER

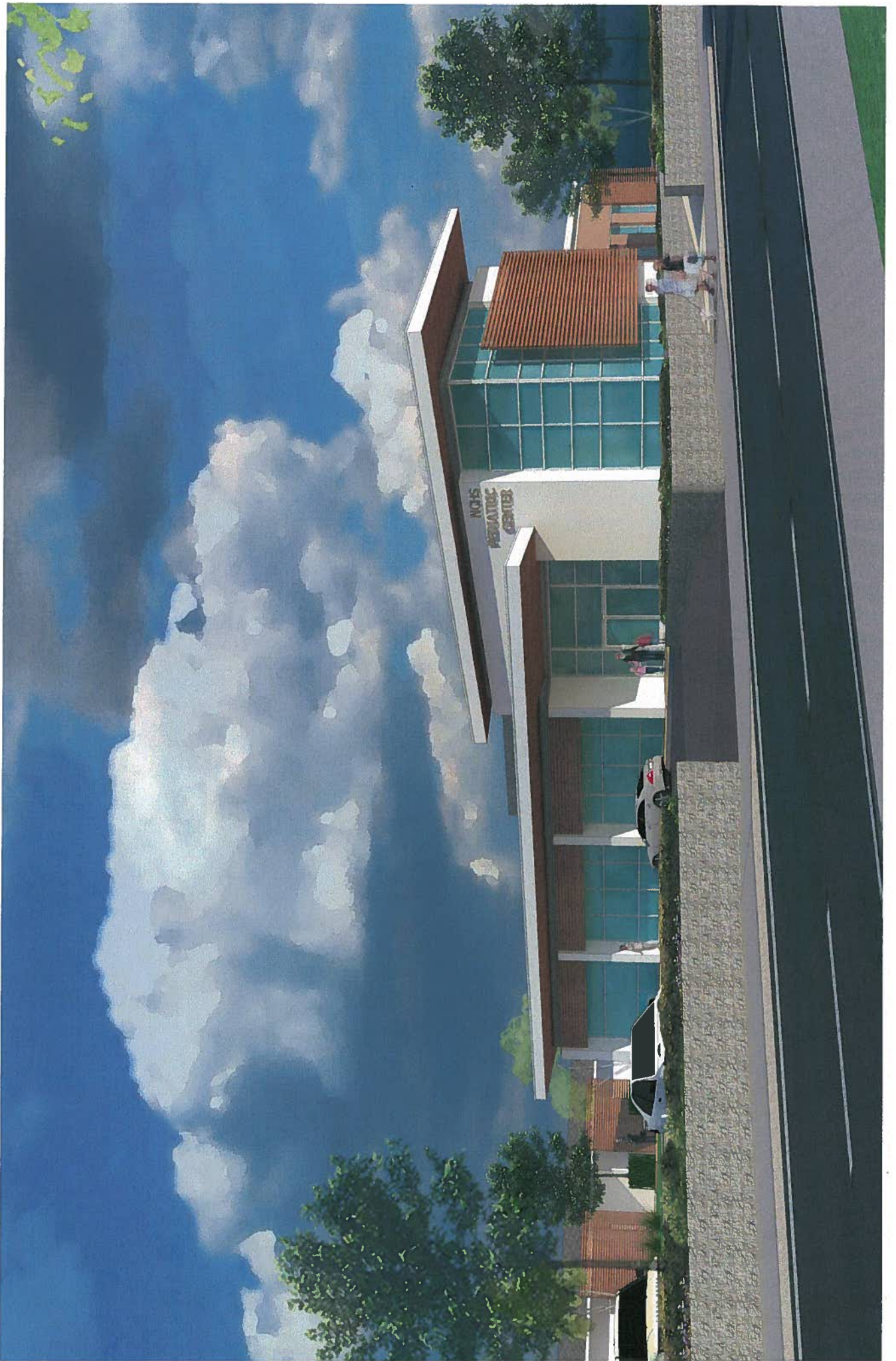
A1.02B



OPTION 2B
1 SPACE REQUIRED / 200 SF
24,536 TOTAL SF
123 SPACES REQUIRED
98 SPACES PROVIDED
5 ACCESSIBLE (INCL. 1 VAN SPACE) REQUIRED
5 ACCESSIBLE (INCL. 1 VAN SPACE) PROVIDED

SCALE: 1" = 40'-0"
DATE: 07/27/12
SHEET: 2B
PROJECT: NCHS Mission Mesa Pediatrics Clinic
DRAWN BY: A. JONES
CHECKED BY: [Signature]
DATE: 07/27/12







R.D.Brown Co. Inc.
1850 Willowhaven rd.
Encinitas, Ca. 92024
Ph: 760-994-8500 Fx: 760-753-7654
Email: rdbcoinc@sbcglobal.net

City Of Oceanside
Attn: Vida Murrell
Development Services Dept.
Planning Division

July 2, 2012

Project Description Letter

I am scheduled to have a Developers Conference on July 17, 2012. At that meeting I will have my Civil Engineer and Architect present to assist with the presentation of the proposed Project. This Project consists of 5 parcels, totaling, approximately 25,000 sq. ft., located at the corner of Tremont and Seagaze. I am proposing to develop a 56 Unit, Up-Scale Apartment Complex. This Building will be Six-Stories high from grade level, and will have a one level Subterranean parking area. This Project will also incorporate a 5,000 sq. ft., 22 feet high, shell space-within the Structure. This space will be the future home of Grace Christian Church, which currently sits, and is operating, on 2 of the Parcels. The Church location, within the Structure, will be at the corner of Seagaze and Tremont. The Project will consist of mostly 2 Bdrm Units, there may be a few 1-Bdrm Units in the mix. There will be a host of amenities included in the Structure to go along with the Up-Scale concept. The goal of the Development Team will be to make this Project a First-Class Development that will be a compliment to the direction the City of Oceanside is heading (I think we all know which direction that is). I hope this letter adequately describes the proposed Project.

Thank you for your time, I will see you on July 18th.

Respectfully

Ric Brown
R.D. Brown Co. Inc.



