

¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Wednesday, February 15th, 2017, 9:30 a.m.
City Hall South, 1st Floor, Guajome Room

1. 9:30 - 10:30 a.m. Proposed "community gathering destination" to include food & beverage service, outdoor seating/recreation and fenced dog area on a currently vacant lot (Neptune Way and N. Coast Hwy)

Zoning: D-9 (Commercial/Residential)
Land Use: Downtown
Neighborhood Area: Townsite
Assessor Parcel Number: 143-204-01
Contact Person: Jennifer Myers
Tel.: -
Email: myers.jk@gmail.com

2. 10:30 - 11:30 a.m. Proposed pet resort (overnight boarding and daycare) with a fenced outdoor activity area located at 1405 El Camino Real

Zoning: IG-MP-5-86 (Oceanside Business Park)
Land Use: General Industrial
Neighborhood Area: Loma Alta
Assessor Parcel Number: 162-031-24
Contact Person: John Hourian
Tel.: (949) 489-5623 x102
Email: team@hourianassociates.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.*

January 26, 2017

To whom it may concern:

The following is a proposal to improve APN 143-204-01-00, currently a vacant lot adjacent to 707 N. Coast Highway in Oceanside, and convert it to a local dining and community gathering destination. We have selected the Oceanside Redevelopment Area for our project because we want to be a part of the City's commitment to revitalization and to provide the community with a family and pet-friendly year-round gathering spot.

Our proposed development would convert the vacant lot to a space for dining as well as family-friendly games and entertainment. Utilizing converted shipping containers, we would create a fun and whimsical outdoor space that would enhance the coastal California lifestyle embodied by the Coast Highway in Oceanside. The converted shipping containers would be used as a full service bar and restaurant as well as a coffee shop. In addition to the dining and seating areas, we would utilize a portion of the lot for a fully fenced off-leash community dog park.

The new community space would serve coffee, juice and pastries in the morning and begin lunch/dinner and beverage service at 11am daily. We will provide games like bean bag toss, bocce ball and board games for families and friends to enjoy throughout the day. The outdoor seating and community dog park would be open to all members of the community, during business hours, regardless of whether or not they are a patron of the development.

Our vision is a community gathering spot where neighbors can bring their dog for a trip to the park before work and grab a coffee, come and have a seat outdoors and enjoy the day on their lunch break, or bring the whole family for dinner and a couple drinks while playing bocce ball. We look forward to partnering with the City of Oceanside to create a space we can all be proud of and that furthers everyone's goal of revitalizing the Redevelopment Area.

Thank you for your time and consideration.

Sincerely,

Mitch Diehl
Jennifer Myers

Currently, the 15,000 sq. ft. lot located adjacent to 707 N. Coast Highway is a dirt lot. We would like to add decomposed granite and synthetic turf for the ground covering and secure the entire lot with wrought iron fencing.

Parking

Our plans include a dedicated 6,000 sq. ft. parking area, creating 16 parking spaces measuring 8.5' x 18' and one ADA compliant space. The entrance to the parking lot will measure 27' in width and there will be a two-way isle down the center measuring no less than 24' in width. The driveway to access the parking area will utilize the existing driveway from N. Coast Highway into the Harbor Liquor Store located at 707 N. Coast Highway.

Restrooms

We will utilize a 10'x20'x10' shipping container to create two unisex restrooms. One restroom will meet all ADA requirements. Restrooms will have fully functioning flushing toilets and handwashing stations with running hot water.

Dog Park

We propose to build an off-leash dog park parallel to the alley on the west side of the lot. The proposed dimensions of the park are 20' x 60' and the area will be fully fenced with a two-gate entry and two-gate exit to prevent dogs from escaping the park. Park goers would be provided bags and trash cans to clean up after their pets, drinking water for the dogs, shade and seating.

In accordance with our mission to build a community gathering spot and not just another restaurant, the dog park would be open to the public, whether or not the dog park visitors were patrons of our establishment.

Food & Beverage Service

We will utilize three converted shipping containers, spaced around the perimeter of the lot, to provide food and beverage service. In addition to these containers, we will place two additional storage containers, one each at the rear of the restaurant and the bar area.

One 10' x 10' x 10' container will be dedicated to serving coffee, juice and light snacks. This establishment would open at 7 am each day.

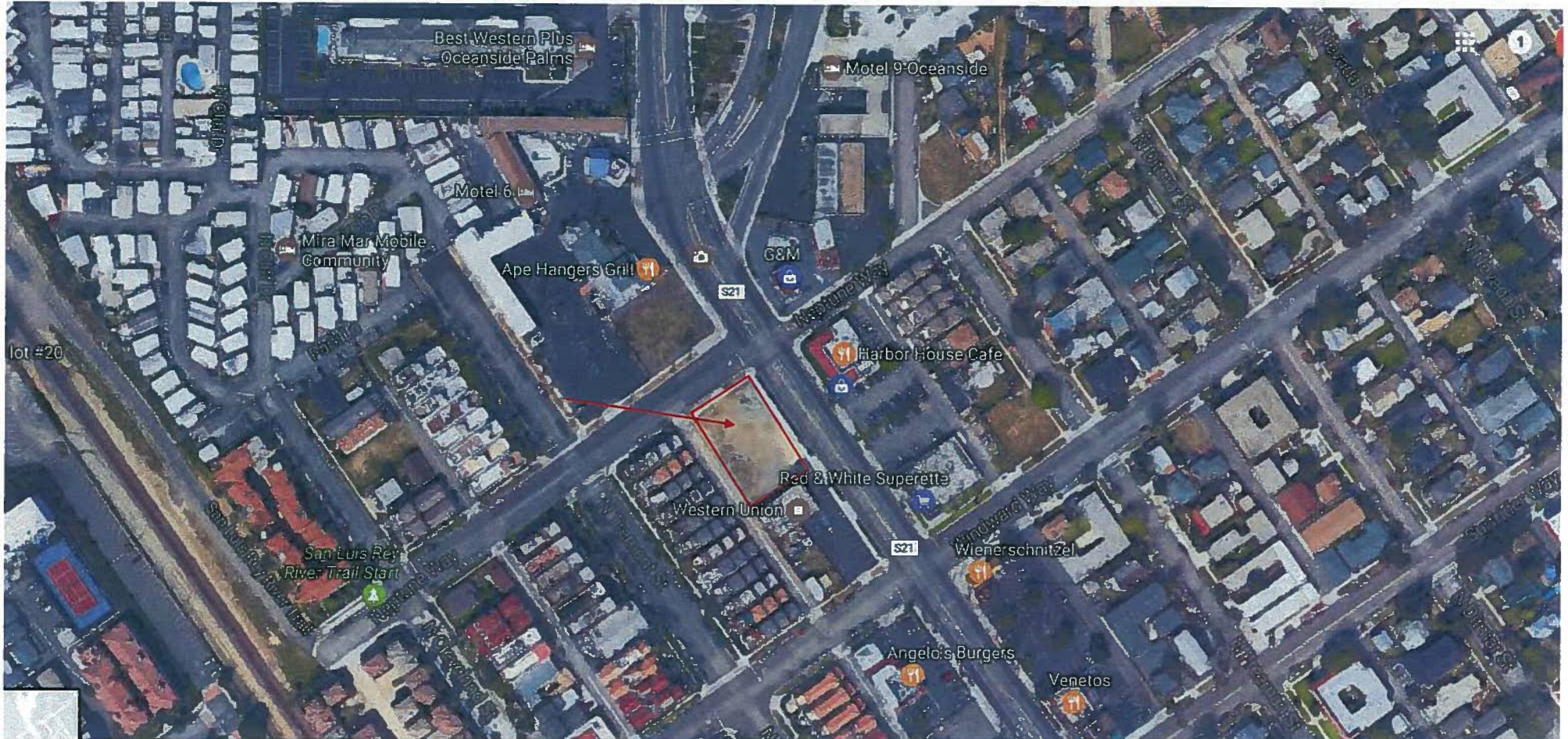
One 10' x 20' x 10' container will be dedicated to serving a full lunch and dinner menu. On the rear of this container, we would place another 10' x 10' x 10' container to be used for storage and supplies. The inside of the restaurant container would be built to contain a three compartment sink, a fire suppression hood for food preparation, a grease trap, as well as all necessary refrigeration for food service. The restaurant container would serve food from 11 am each day until closing.

One 10' x 30' x 10' container will be dedicated to serving soft drinks, beer and wine. On the rear of this container, we would place another 10' x 10' x 10' container to be used for storage and supplies. The bar container will also contain running hot water, a three compartment sink and all refrigeration necessary for beverage service. The lot is designated for an On-Sale Beer and Wine license which we will obtain prior to opening. The bar container would be open from 11 am each day until closing.

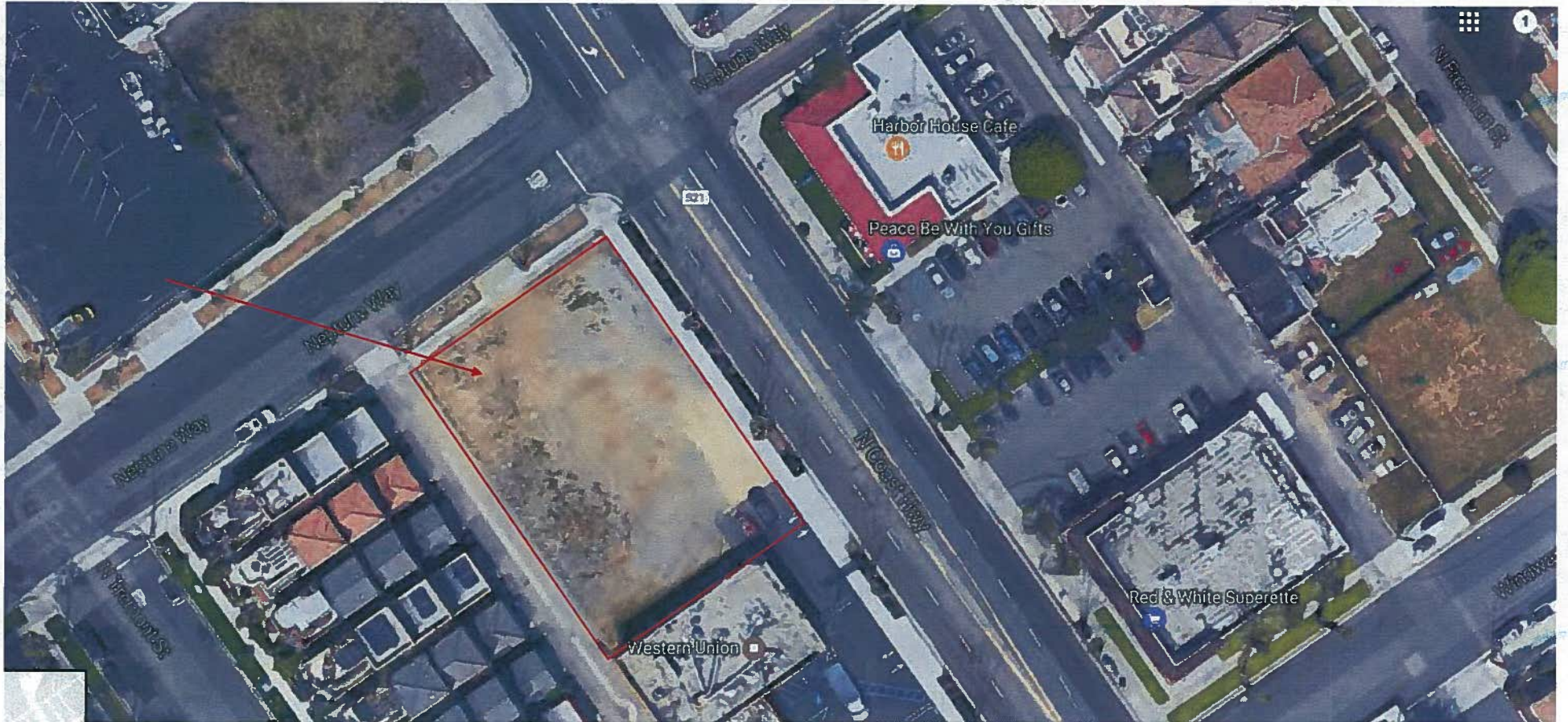
Parklike patio setting

The remaining area of the lot will be used as a place to sit and relax or play a game. The turf area will have communal seating with removable umbrellas, temporary lighting, and propane heat lamps. That area would also be a place where people could play games such as bean bag toss and bocce ball. Seating will include picnic tables, bar stools, lounge furniture and café tables, for up to 100 patrons at any given time. Trash and recycling receptacles will be positioned throughout the seating areas.

Regional Map – APN 143-204-01-00

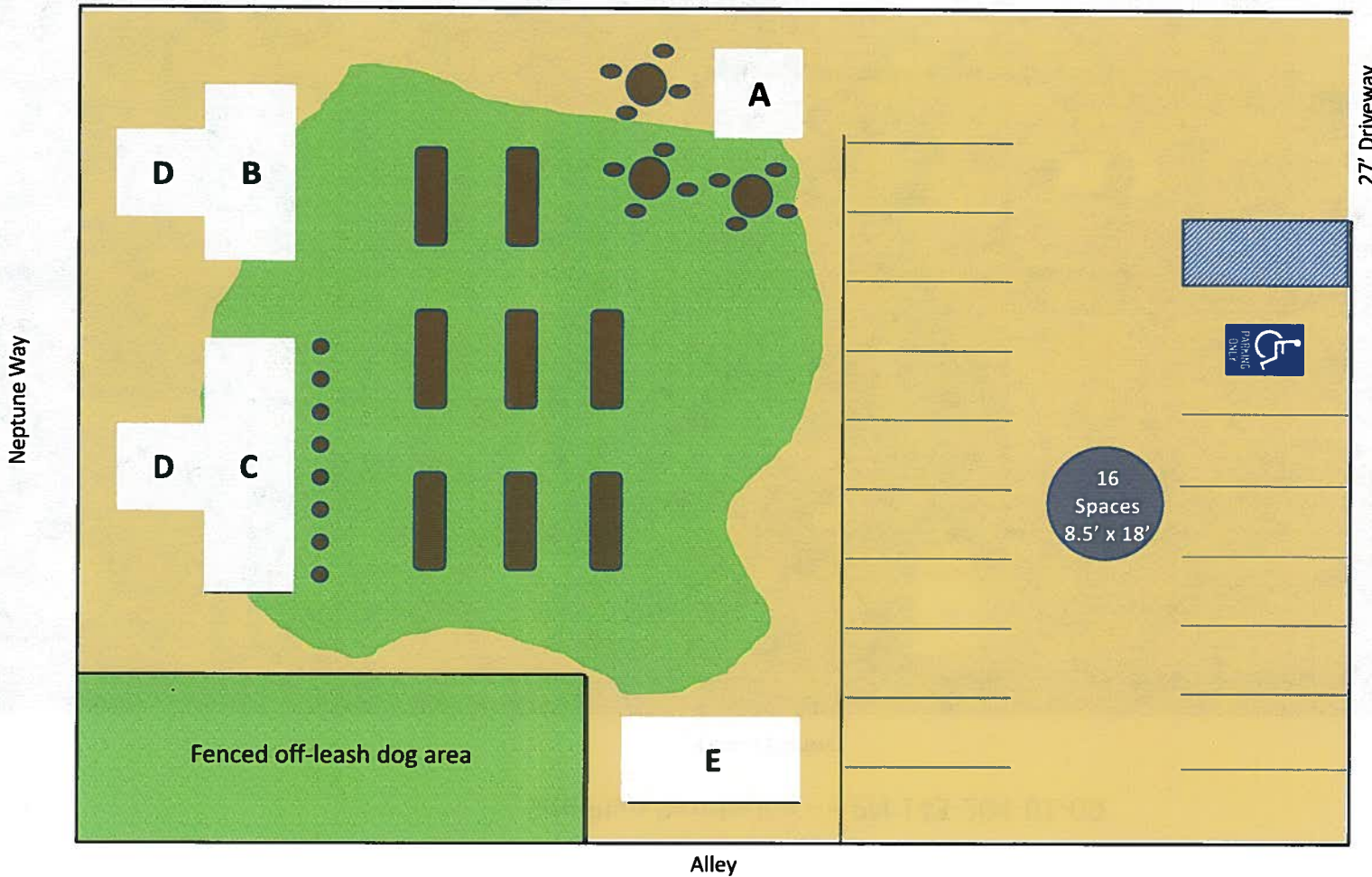


Vicinity Map – APN 143-204-01-00



Conceptual Site Plan – APN 143-204-01-00

N Coast Highway



Harbor Liquor / Western Union

27' Driveway

- A: 10' x 10' coffee container
- B: 10' x 20' restaurant container
- C: 10' x 30' bar container
- D: 10' x 10' storage containers (2)
- E: 10' x 20' restroom container

All containers will be set on grade level and measure 8.5' high.

27' driveway will use existing access from 707 N. Coast Hwy (Harbor Liquor).

Parking area will have 16 spaces that are 8.5' x 18' plus 1 handicapped parking space.

Entire lot will be leveled and covered with compacted decomposed granite (tan shaded areas) and synthetic turf (green shaded areas).

Wrought iron fencing will enclose the entire lot.

16 Spaces
8.5' x 18'



Fenced off-leash dog area

Alley

Neptune Way

Site Plan Rendering – APN 143-204-01-00

N Coast Highway



APN 143-204-01-00



Neptune Way

APN 143-204-01-00



Neptune Way

N Coast Highway

APN 143-204-01-00



Neptune Way

APN 143-204-01-00



APN 143-204-01-00 – Planned Egress



Patrons can utilize one of three existing two-way driveway entrances into 707 N. Coast Hwy to access our parking area. The entry into our parking area is an ~27' asphalt driveway as labeled above.

APN 143-204-01-00 – Planned Egress

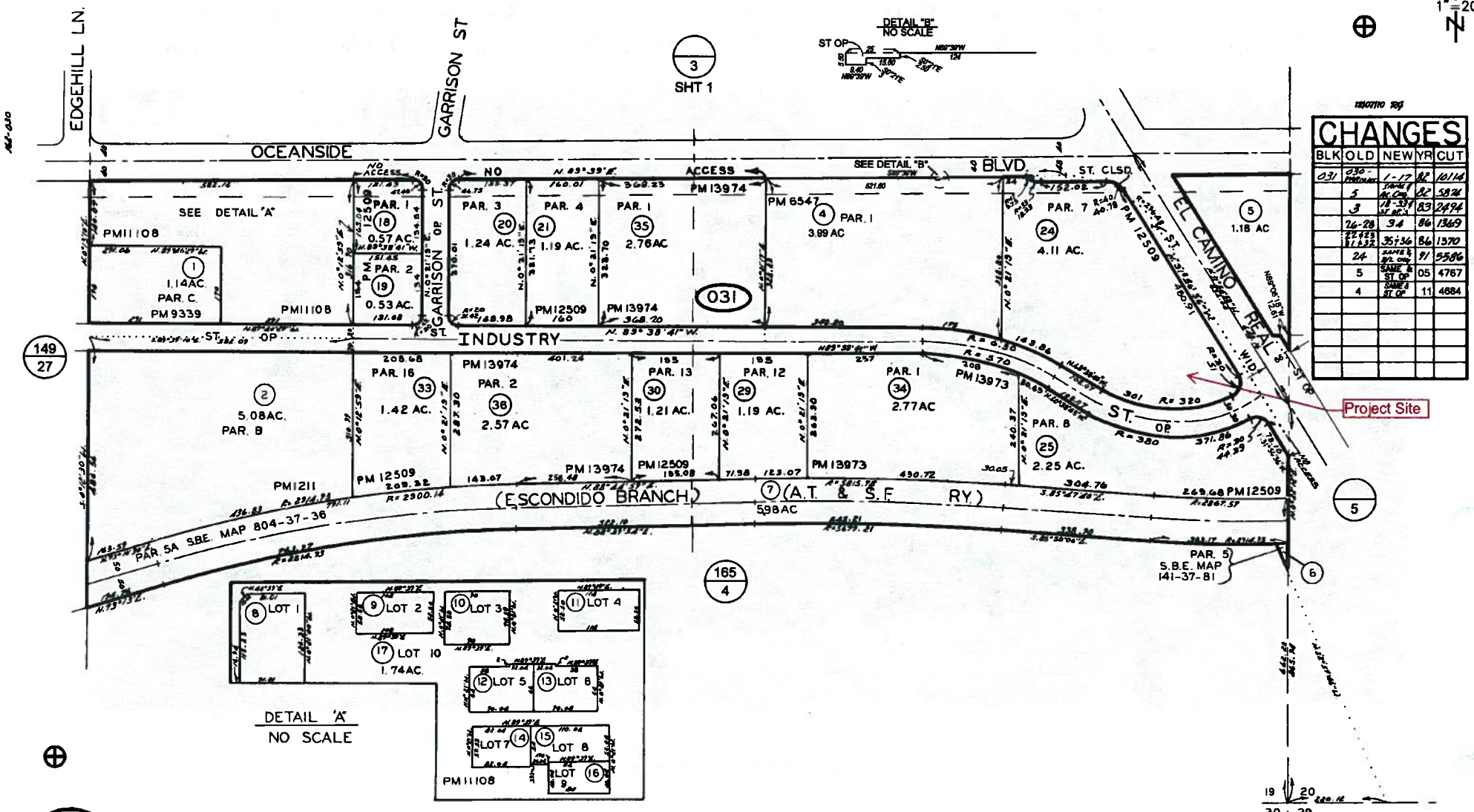
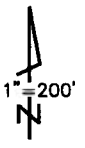


View coming north on N. Coast Highway approaching Neptune.

APN 143-204-01-00 – Planned Egress



The third driveway is on Windward Way. Additionally, there are 13 standard parking spaces in this lot and one ADA compliant parking space that could be utilized as overflow parking on an as-needed basis.



| CHANGES | | | | |
|---------|-------|-------|----|-------|
| BLK | OLD | NEW | YR | CUT |
| 031 | 230 | 1-17 | 82 | 10114 |
| | 5 | 18 | 82 | 5821 |
| | 3 | 19 | 82 | 2474 |
| | 26-28 | 34 | 86 | 1369 |
| | 22-23 | 35-36 | 86 | 1370 |
| | 11-13 | 37 | 91 | 5586 |
| | 5 | 38 | 05 | 4767 |
| | 4 | 39 | 11 | 4884 |

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 19-T11S-R4W - POR SE 1/4
R.O.S. 6590,13691, 20532

Project Description
APN # 182-031-24-00

Parcel 7 Parcel Map 12509 in the city of Oceanside field office of the county recorder of said county, December 30, 1982.

Business Goals

Surfside Pet Resort will be developed and opened in order to offer patrons an overnight boarding and daycare facility. The intent of **Surfside Pet Resort** is to provide outstanding services for pets and their families. The goal of maintaining an outside area is to provide our patron's pets with an outdoor area to play and get exercise. Moreover, it is **Surfside Pet Resort's** goal to provide portable exercise/training equipment outdoors for the purpose of cleanliness and efficiency of the use of space. Our facility will also provide bathing and grooming for dogs and cats as an ancillary service.

Project Description

The proposed **Surfside Pet Resort** will be located at the northwest corner of South El Camino Real and Industry Street, in Oceanside, California. The proposed tenant improvement and out door activity area is located at the end of the existing building 1401-5 S. El Camino Real. The interior tenant improvement area has 5,041 SF within the existing 21,720 SF building, one story stucco building.

The outdoor fenced activity area will consist of 1098SF of artificial pet friendly turf.

The proposed outdoor activity area will be surrounded by 6' high, black vinyl chain link fence.

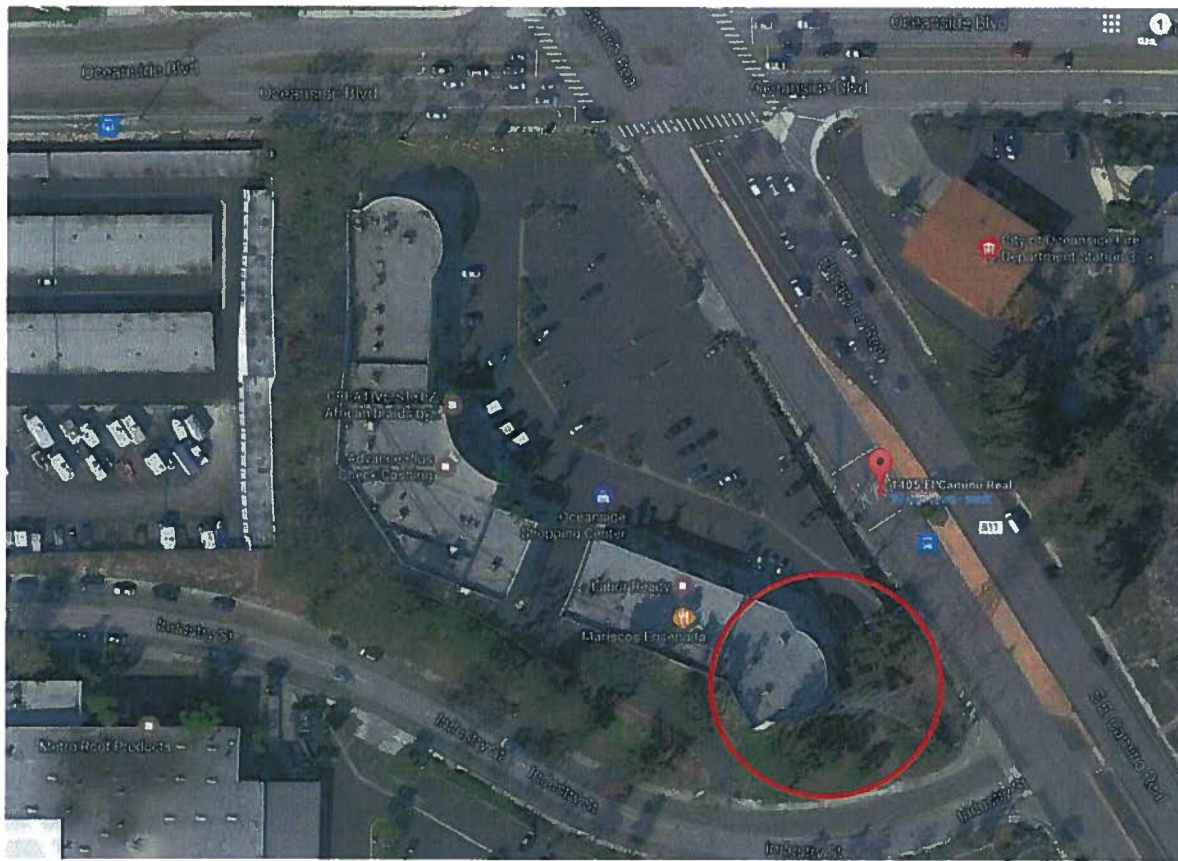
CMU stucco retaining wall will provide support for the fencing beyond the existing flat pad area.

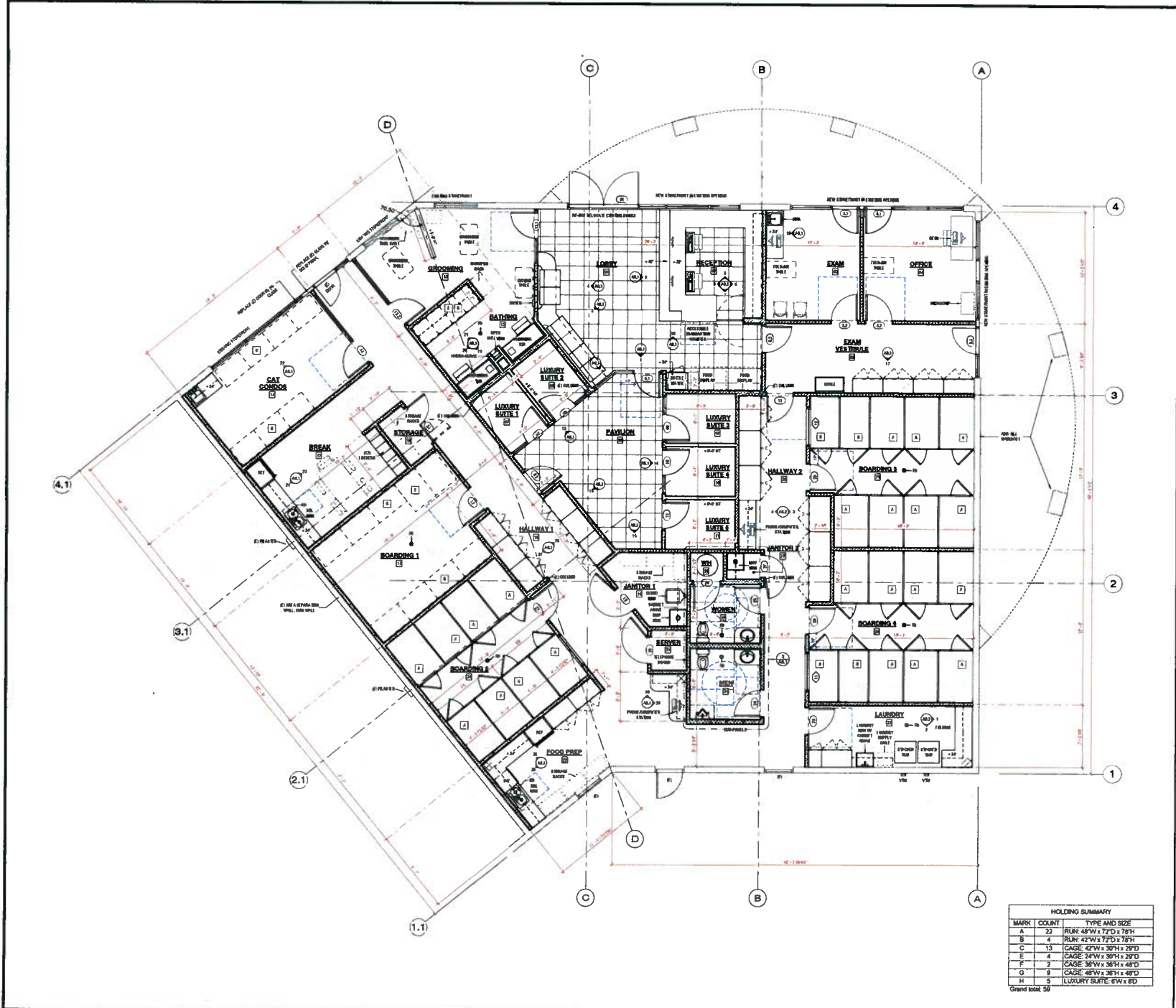
Supplemental screen planting will be added a short distance beyond the exercise yard to provide a visual buffer.

Square footage of proposed development

Square footage breakdown of outdoor area:
Existing patio area within fenced area 777SF
Planting area outside of fence area to have added planting 2280SF
Area within fenced area 1228SF
Pet friendly turf area 1098SF
New concrete area 130SF

1405 El Camino Real





| HOLDING SUMMARY | | |
|-----------------|-------|--------------------------|
| MARK | COUNT | TYPE AND SIZE |
| A | 22 | RUN: 48"W x 72"D x 76"H |
| B | 4 | RUN: 42"W x 72"D x 76"H |
| C | 13 | CAGE: 48"W x 30"H x 28"D |
| E | 4 | CAGE: 24"W x 30"H x 28"D |
| F | 2 | CAGE: 36"W x 36"H x 48"D |
| G | 8 | CAGE: 48"W x 36"H x 48"D |
| H | 5 | LUXURY SUITE: 6'W x 8'D |
| Grand total | | 50 |



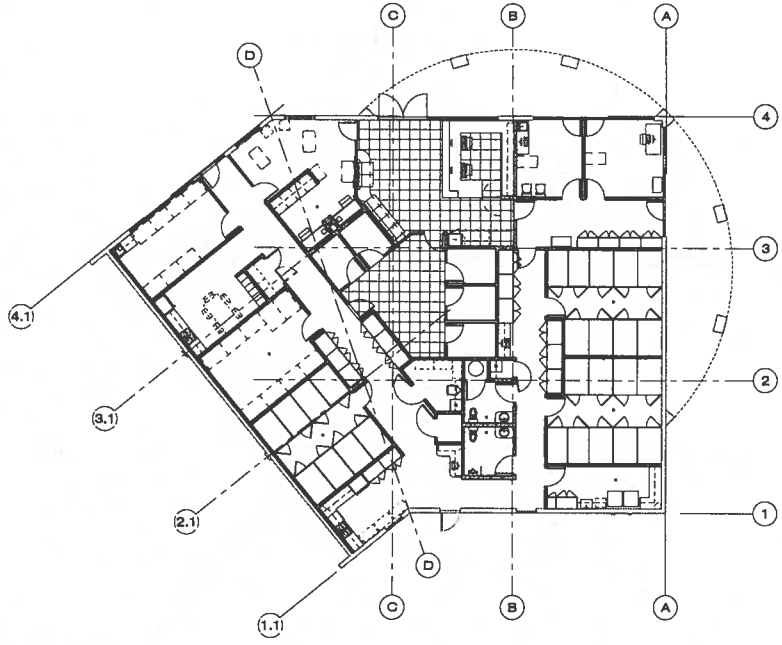
SURFSIDE PET RESORT
 1405 El Camino Real, Suite 113, Oceanside, CA 92054

rfa
 REGISTERED ARCHITECTS & ENGINEERS

PROJECT NO. 2018-001
 SHEET NO. 101
 DATE: 10/1/2018

FLOOR PLAN
 A2.0

1 FLOOR PLAN
1/8" = 1'-0"



ROOM FINISH SCHEDULES

| # | Room | Floor | Base | Wall | Ceiling |
|----|-----------------|-------|------|------|---------|
| 01 | LOBBY | | | | |
| 02 | RECEPTION | | | | |
| 03 | STAM | | | | |
| 04 | OFFICE | | | | |
| 05 | STAIR VESTIBULE | | | | |
| 06 | PAVILION | | | | |
| 07 | LUXURY SUITE 1 | | | | |
| 08 | LUXURY SUITE 2 | | | | |
| 09 | LUXURY SUITE 3 | | | | |
| 10 | LUXURY SUITE 4 | | | | |
| 11 | LUXURY SUITE 5 | | | | |
| 12 | BATHING | | | | |
| 13 | GROUNDFLOOR | | | | |
| 14 | COIT COV EXPOS | | | | |
| 15 | BREAK | | | | |
| 16 | STORAGE | | | | |
| 17 | BOARDING 1 | | | | |
| 18 | HALLWAY 1 | | | | |
| 19 | JANITOR 1 | | | | |
| 20 | BOARDING 2 | | | | |
| 21 | SERVER | | | | |
| 22 | PLUCK PREP | | | | |
| 23 | LAUNDRY | | | | |
| 24 | MEN | | | | |
| 25 | WOMEN | | | | |
| 26 | WHT | | | | |
| 27 | JANITOR 2 | | | | |
| 28 | BOARDING 3 | | | | |
| 29 | BOARDING 4 | | | | |
| 30 | BOARDING 5 | | | | |
| 31 | HALLWAY 2 | | | | |

PROJECT: 1408 EL CAMINO REAL - SURFSIDE PET RESORT
 DATE: 11/15/11
 DRAWING NO: 111101

SURFSIDE PET RESORT
 1408 El Camino Real, Suite 113, Oceanside, CA 92054

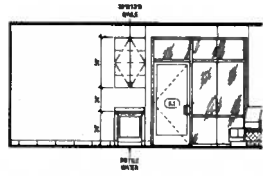
FINISH SCHEDULE
 CHECKED BY: DATE: DRAWN BY: PROJECT NO:
 1408 EL CAMINO REAL - SURFSIDE PET RESORT

A7.2

11/15/11
 111101

1408 EL CAMINO REAL - SURFSIDE PET RESORT
 1408 EL CAMINO REAL, SUITE 113, OCEANSIDE, CA 92054
 TEL: 760-431-1111 FAX: 760-431-1112
 WWW.F&GARCHITECTURE.COM

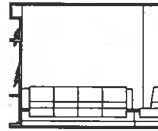
f&g
 ARCHITECTURE, INTERIORS & RESTAURANTS



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



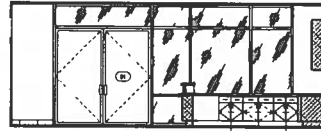
2 LOBBY
1/4" = 1'-0"



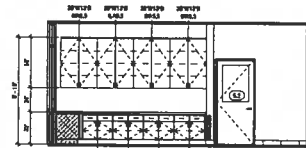
3 LOBBY
1/4" = 1'-0"



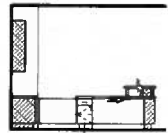
4 LOBBY
1/4" = 1'-0"



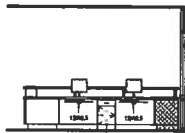
5 RECEPTION
1/4" = 1'-0"



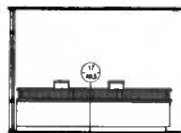
6 RECEPTION
1/4" = 1'-0"



7 RECEPTION
1/4" = 1'-0"



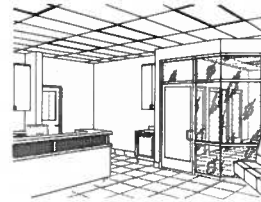
8 RECEPTION
1/4" = 1'-0"



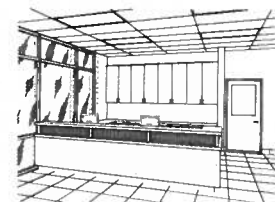
9 RECEPTION
1/4" = 1'-0"



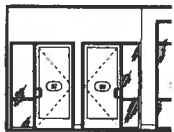
10 RECEPTION
1/4" = 1'-0"



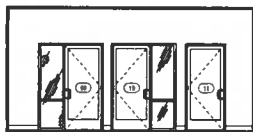
11 RECEPTION
1/4" = 1'-0"



12 RECEPTION
1/4" = 1'-0"



13 PAVILION
1/4" = 1'-0"



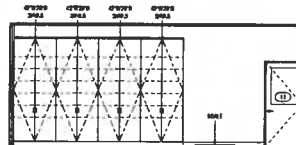
14 PAVILION
1/4" = 1'-0"



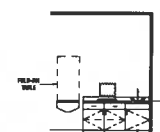
15 PAVILION
1/4" = 1'-0"



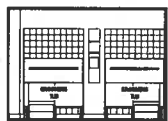
16 PAVILION
1/4" = 1'-0"



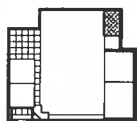
17 EXAM VESTIBULE
1/4" = 1'-0"



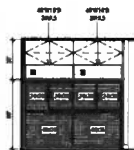
18 EXAM
1/4" = 1'-0"



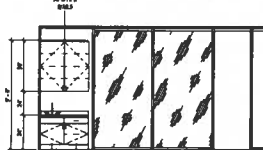
19 BATHING
1/4" = 1'-0"



20 BATHING
1/4" = 1'-0"



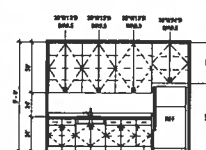
21 BATHING
1/4" = 1'-0"



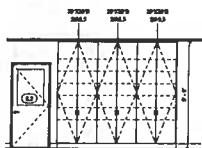
22 CAT CONDOS
1/4" = 1'-0"



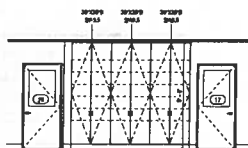
23 BREAK
1/4" = 1'-0"



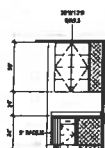
24 BREAK
1/4" = 1'-0"



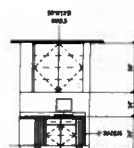
25 HALLWAY 1
1/4" = 1'-0"



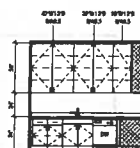
26 HALLWAY 1
1/4" = 1'-0"



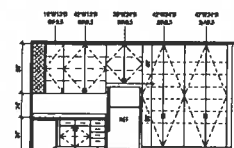
27 WRITE-UP
1/4" = 1'-0"



28 WRITE-UP
1/4" = 1'-0"



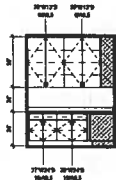
29 FOOD PREP
1/4" = 1'-0"



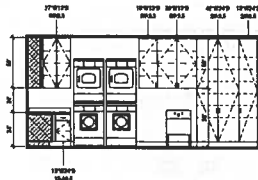
30 FOOD PREP
1/4" = 1'-0"

CASEWORK NOTES

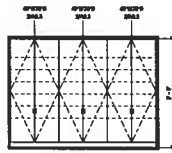
- Notes apply to all related plans, elevations and details.
- Contractor and fabricator shall verify and coordinate all field dimensions, accessibility clearances and equipment clearance requirements as they relate to casework, prior to fabrication.
- Fabricator shall submit shop drawings for review and approval by the Architect prior to fabrication.
- Contractor or fabricator shall bring to the attention of the Architect any deviations from the design intent indicated on these drawings. Hardware and finishes are subject to final review and approval by the Owner and Architect.
- Contractor and fabricator shall request additional information from the Architect if the design intent of these elevations are unclear or ambiguous.
- Refer to MATERIAL SCHEDULE, ROOM FINISH SCHEDULE and CASWORK DETAILS for additional information referenced on these elevations.
- Typical unless noted otherwise, plastic laminate finish all exterior exposed surfaces of cabinets, doors and shelving. Check materials on interior surfaces & shelving, refer to finish schedule for laminate colors.



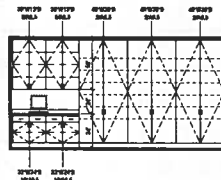
1 LAUNDRY
1/4" = 1'-0"



2 LAUNDRY
1/4" = 1'-0"



3 HALLWAY 2
1/4" = 1'-0"



4 HALLWAY 2
1/4" = 1'-0"

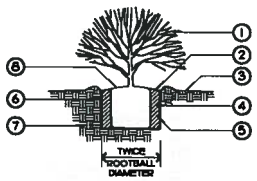
CASEWORK NOTES

1. Notes apply to all related plans, elevations and details.
2. Contractor and fabricator shall verify and coordinate all final field dimensions, accessibility clearances and equipment clearance requirements as they relate to casework, prior to fabrication.
3. Fabricator shall submit shop drawings for review and approval by the Architect prior to fabrication.
4. Contractor or fabricator shall bring to the attention of the Architect any deviations from the design intent indicated on these drawings.
5. Hardware and finishes are subject to final review and approval by the Owner and Architect.
6. Contractor and fabricator shall request additional information from the Architect if the design intent of these elevations are unclear or ambiguous.
7. Refer to MATERIAL SCHEDULE, ROOM FINISH SCHEDULE and CASEWORK DETAILS for additional information referenced on these elevations.
8. Typical unless noted other wise, plastic laminate finish all exterior exposed surfaces of cabinets, doors and shelving. Check materials on interior surfaces & shelving, refer to finish schedule for laminate colors.

f&g
 PROFESSIONAL ARCHITECTS & INTERIORS
 8750 Wilshire Blvd., Suite 1000
 Beverly Hills, CA 90211
 Tel: 310.274.1100
 Fax: 310.274.1101
 www.fandg.com

SURFSIDE PET RESORT
 1405 El Camino Real, Suite 113, Oceanside, CA 92054

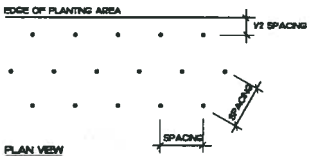
INTERIOR ELEVATIONS
 SHEET NO. 108
 DATE: 1/14/14
 PROJECT: SURFSIDE PET RESORT



- LEGEND**
1. SHRUB - CENTER IN PIT.
 2. 2" DEEP WATERING BASIN.
 3. FINISH GRADE.
 4. AMENDED BACKFILL - REFER TO SPECIFICATIONS.
 5. PLANTING TABLETS - REFER TO SPECIFICATIONS FOR QUANTITY AND PLACEMENT.
 6. SCARPY SIDES AND BOTTOM OF PLANTING PIT.
 7. NATIVE UNDISTURBED SOIL.
 8. SET TOP OF ROOTBALL 2" ABOVE SURROUNDING GRADE AND SLOPE FOR DRAINAGE.

A SHRUB PLANTING

SCALE: N.T.S.



- LEGEND**
1. GROUND COVER FROM PLAT, CUTTING, LINER, OR ONE GALLON CONTAINER.
 2. LAYER OF MULCH INSTALLED BEFORE PLANTING DEPTH PER SPECIFICATIONS.
 3. PLANTING BED PER SPECIFICATIONS.

B GROUND COVER

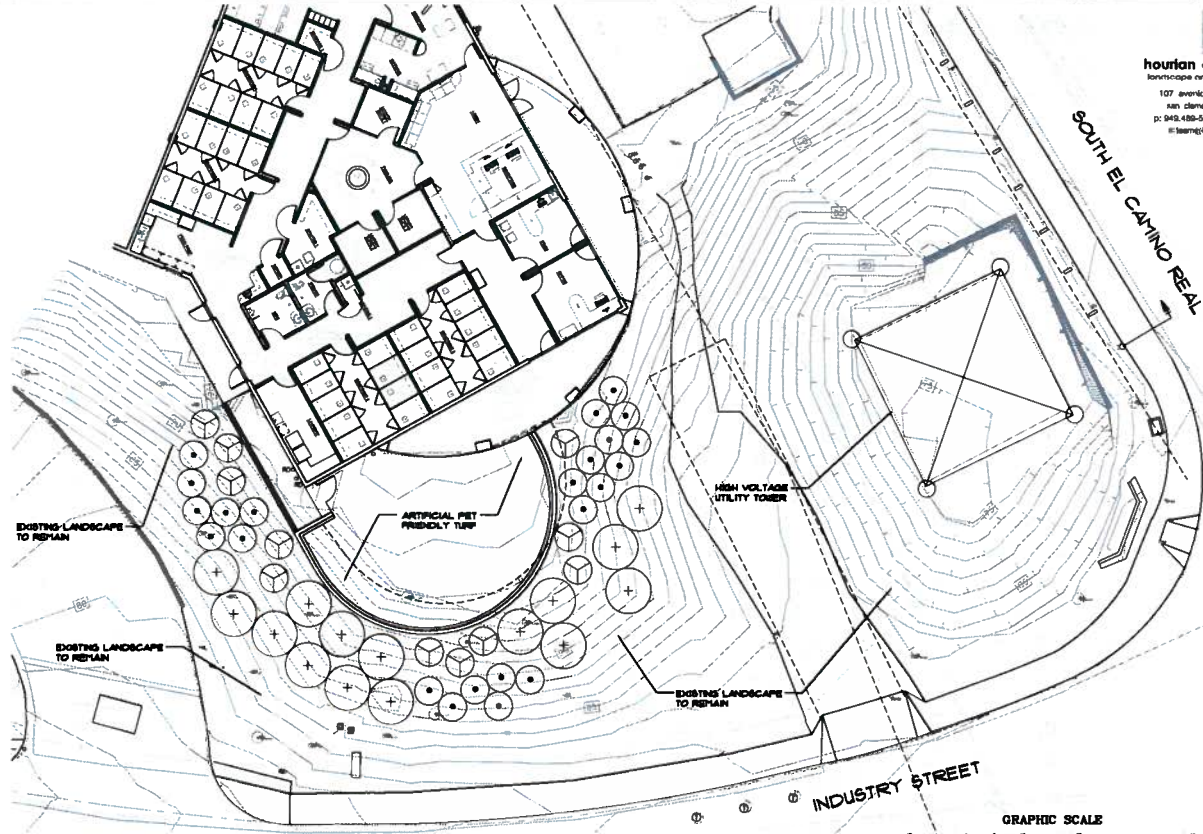
SCALE: N.T.S.

PLANTING NOTES

1. CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. CONFLICTS BETWEEN THE SITE AND THESE PLANS OR WITHIN THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO LANDSCAPE INSTALLATION. ANY DEVIATIONS FROM THE PLANS OR SPECIFICATIONS IS TO HAVE WRITTEN APPROVAL.
2. ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "HORTICULTURAL STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC."
3. LANDSCAPE ARCHITECT SHALL APPROVE PLANT MATERIAL PLACEMENT BY CONTRACTOR PRIOR TO INSTALLATION.
4. SEE PLANTING DETAILS FOR PLANTING REQUIREMENTS.
5. FERTILIZER FOR ALL GROUND COVER AREAS SHALL BE AS SPECIFIED WITHIN THE SPECIFICATIONS.
6. REFER TO SPECIFICATIONS FOR STANDARDS OF MATERIALS AND WORKMANSHIP.
7. CONTRACTOR TO INCLUDE IN HIS BID THE REPAIR OF ANY AND ALL DAMAGE RESULTING FROM INSTALLATION OF UTILITIES. REPAIR TO INCLUDE ALL DAMAGED IRRIGATION AND PLANTING ITEMS. CONNECT TO EXISTING CONDITIONS.
8. FINISH GRADE TO BE 2" BELOW TOP OF CURB OR SIDEWALK FOR GROUND COVER AREAS.
9. ALL PLANTER AREAS (EXCEPT SLOPES GREATER THAN 3:1) TO BE PHOTOLOGGED AND AMENDED WITH SOIL PREPARATION PER SPECIFICATIONS, NO DEVIATIONS.
10. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTED AREAS BY MEANS OF CONTINUOUS WATERING, PRUNING, RAISING TREE BOLLS EACH SETTLE BELOW GRADE, FERTILIZING, APPLICATION OF SPRAYS SUCH ARE NECESSARY TO KEEP THE PLANTING FREE OF INSECTS AND DISEASES, WEEDING, ROLLING, FLOWING, RESEEDING, EXPOSURE, AND/OR OTHER OPERATIONS NECESSARY FOR PROPER CARE AND UPKEEP. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AS SPECIFIED ABOVE FOR A PERIOD OF NINETY (90) DAYS.
11. ALL FINISH GRADING SHALL BE DIRECTED AWAY FROM THE BUILDING AND WALKS AND TOWARDS THE PERVIOUS PLANTER AREAS TO THE MAXIMUM EXTENT PRACTICABLE. REFER TO CIVIL PLANS FOR GRADING AND DRAINAGE.
12. ALL PLANTING AND IRRIGATION ON THIS PROJECT SHALL ADHERE TO CITY OF OCEANSIDE AND LOCAL AGENCY LANDSCAPE STANDARDS.
13. PRIOR TO FINAL INSPECTION THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO THE CITY.

PLANTING LEGEND

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | QTY. | REMARKS |
|--------------------------------------|--|-------------------------|--------|------|------------|
| SHRUBS / GROUNDCOVERS / VINES | | | | | |
| ⊙ | CELANOTHUS GRUBRIS HORIZONTALIS "LANCER POINT" | CALIFORNIA LLAC | 1 GAL. | 23 | 5'-8" DIA. |
| + | LANTANA MONTEVIDEOSIS | TRAILING PURPLE LANTANA | 1 GAL. | 18 | 5'-8" DIA. |
| ⊙ | PHORBEUM DUBBYI CHEF | NEW ZEALAND FLAX | 9 GAL. | 1 | AS SHOWN |



hourian associates, inc.
 landscape architecture • design
 107 avenida miramar, suite d
 san diego, california 92122
 p: 619.438-5623 fax: 619.271-3122
 h: team@hourianassociates.com



rfa
 Registered Professional Landscape Architect
 License No. 11111
 State of California

SURFSIDE PET RESORT
 1405 El Camino Real, Suite 113, Oceanside, CA 92054
 APN 182-031-24-00

Planting Plan
 DATE: 11/11/2011
 TIME: 10:00 AM
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT: [Signature]

L-3

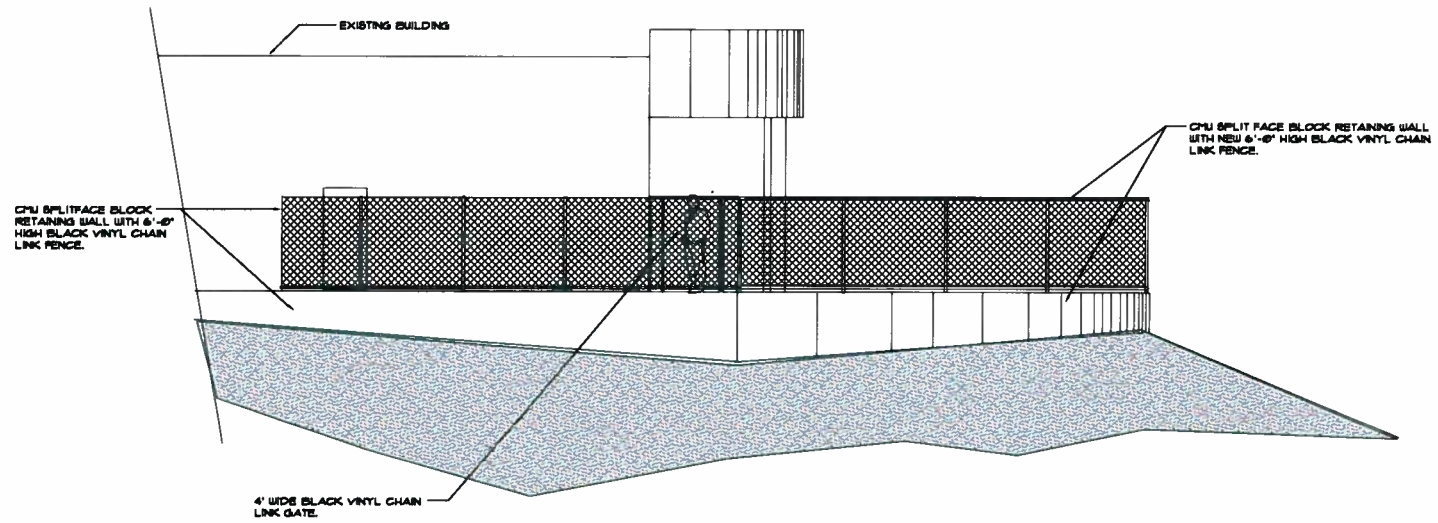
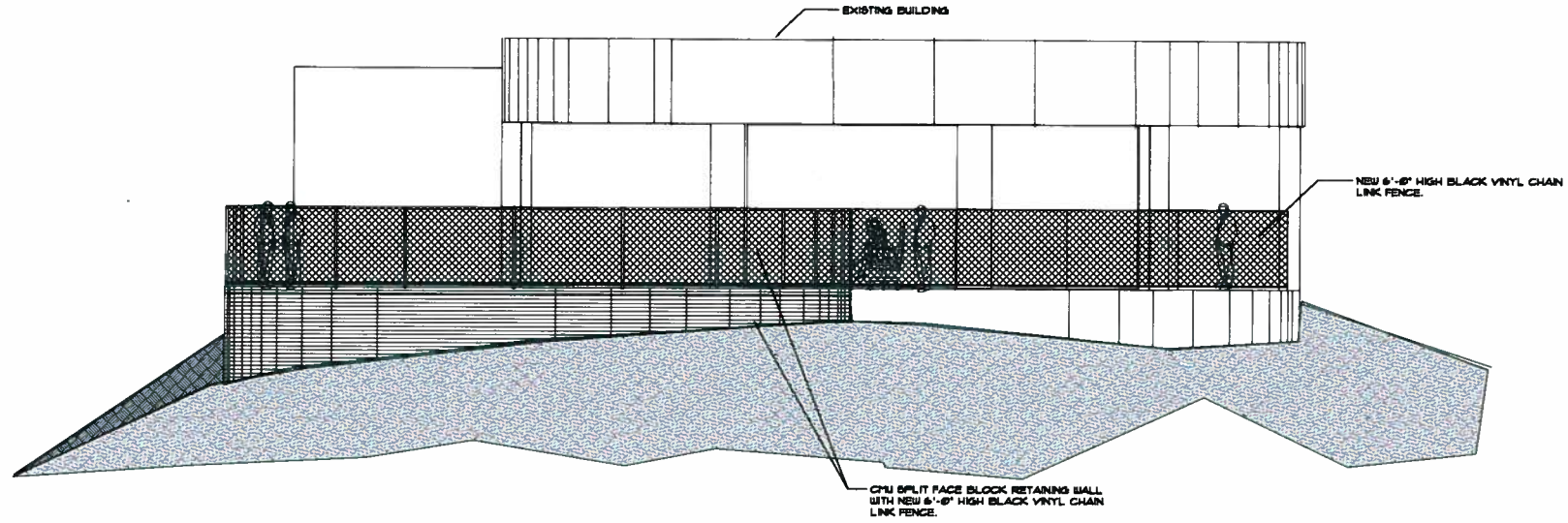

hourian associates, inc.
 landscape architecture + design
 107 avenida ribera, suite d
 san clemente, california 92672
 p: 949.488-5673 fax: 977.271.3122
 e: team@hourianassociates.com



rf&
 PROFESSIONAL RECORD & ARCHITECTURE
SURFSIDE PET RESORT
 1405 El Camino Real, Suite 113, Oceanside, CA 92054
 APN 182-031-24-00

ELEVATIONS
 DATE: 11/17/17
 DRAWN BY: []
 CHECKED BY: []
 © 2017 HOURIAN ASSOCIATES, INC. ALL RIGHTS RESERVED.

L-4
 N.T.S.



11/17/17 11:02:37 AM 11/17/17 11:02:37 AM