

¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Wednesday, September 8, 2021

Reviewers- Please complete the Developer's Conference comment sheet template and attach to the TRAKiT record by end of day Tues, 9/7/2021.

1. 9:30 - 10:30 am

Proposed three-story 24-unit apartment building on an ~ 0.46 acre vacant lot located at 701 – 713 N Freeman Street. [ADM21-00056]

Zoning: Downtown Sub-district D-9
Land Use: DT
Neighborhood Area: Townsite
Assessor Parcel Number(s): 143-205-04, 05, 06, & 07
Contact Person: Dan Niebaum
Email: dan@lightfootpg.com

2. 10:30 - 11:30 am

Proposed +/- 540,000 square foot warehouse/shipping facility on a 31.79 acre developed site located at 250 Eddy Jones Way. [ADM21-00057]

Zoning: Downtown Sub-district IL
Land Use: LI
Neighborhood Area: Airport
Assessor Parcel Number(s): 145-021-29, 30, & 32
Contact Person: Dan Niebaum
Email: dan@lightfootpg.com

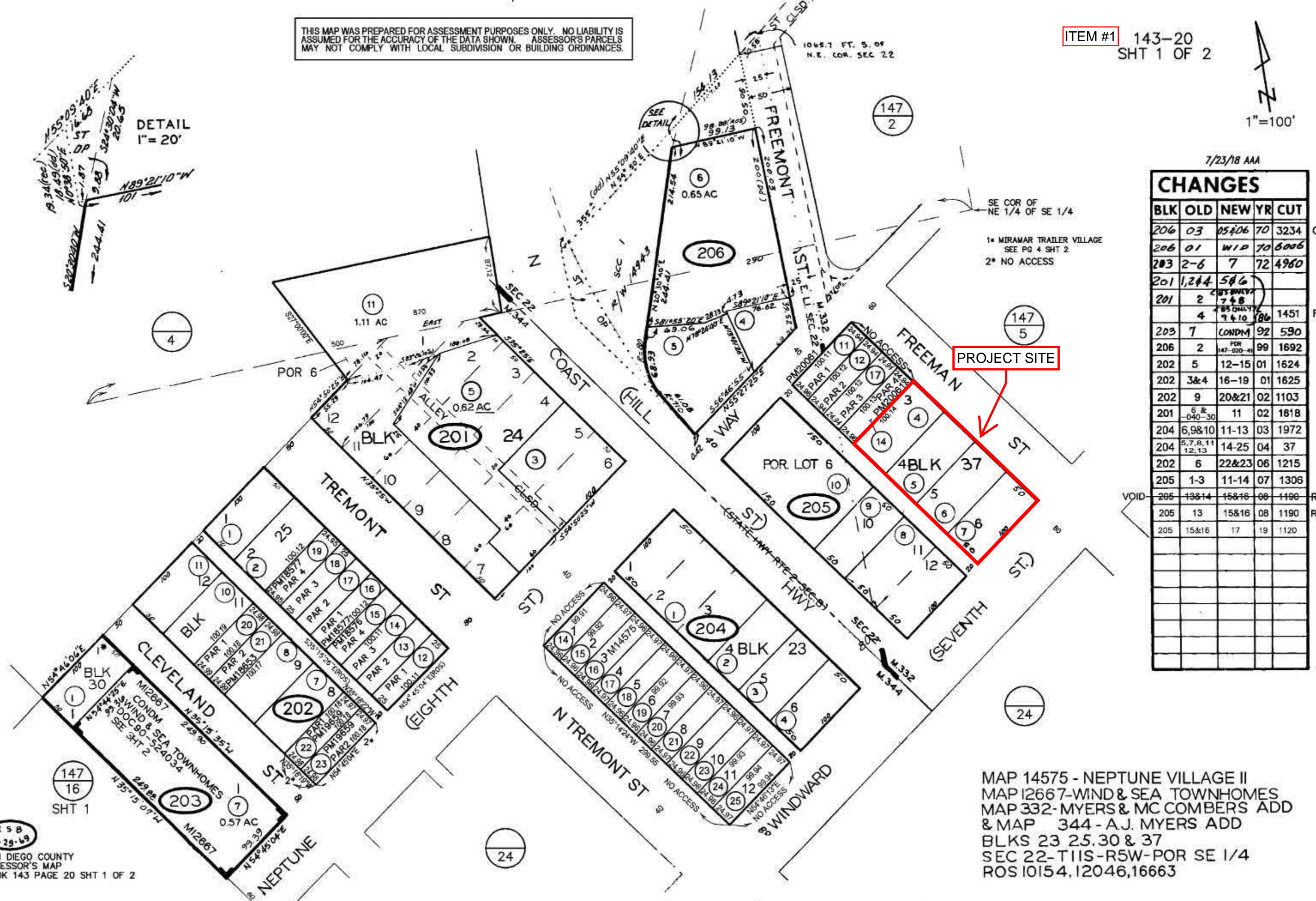
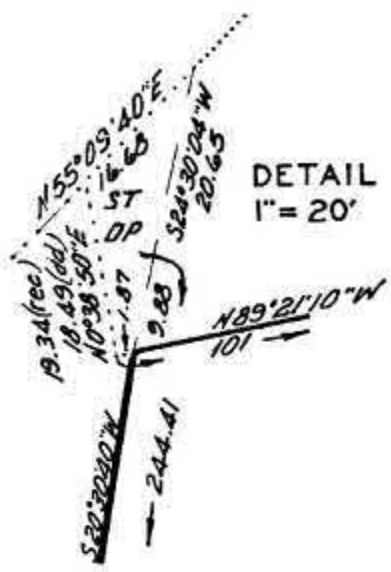
¹ *The Developer's Conference provides an informal forum for prospective applicants to receive preliminary input from City staff on conceptual plans that may or may not ultimately evolve into formal application submittals. These conferences do not constitute public meetings; consequently, conference 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.*

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.

ITEM #1 143-20
SHT 1 OF 2



143-20, 21 & 25



7/23/18 AAA

BLK	OLD	NEW	YR	CUT	
206	03	05&06	70	3234	CC
206	01	WIP	70	6006	
203	2-6	7	72	4960	
201	1,2&4	5&6			
201	2	7&8			
	4	9&10		1451	RC
203	7	CONDN	92	590	
206	2	FOR 147-020-41	99	1692	
202	5	12-15	01	1624	
202	3&4	16-19	01	1625	
202	9	20&21	02	1103	
201	5 & 10-30	11	02	1818	
204	6,9&10	11-13	03	1972	
204	5,7,8,11,12,13	14-25	04	37	
202	6	22&23	06	1215	
205	1-3	11-14	07	1306	
VOID	13&14	15&16	08	1190	RE
205	13	15&16	08	1190	RC
205	15&16	17	19	1120	

MAP 14575 - NEPTUNE VILLAGE II
MAP 12667-WIND & SEA TOWNHOMES
MAP 332-MYERS & MC COMBERS ADD
& MAP 344 - A.J. MYERS ADD
BLKS 23 25.30 & 37
SEC 22-TIIS-R5W-POR SE 1/4
ROS 10154,12046,16663



Developer's Conference (Pre-Application) Request Form

Development Services Department, Planning Division
300 N. Coast Hwy, Oceanside, CA 92054, (760) 435-4373

General Information

Project/Property Address: 701 - 713 N. Freeman Street

Assessor's Parcel Number: 143-205-04, 05, 06 & 07 Lot Area (acres or SF): 20,000 s.f.

Existing Use: Vacant

Brief Description of Proposal:

24-unit apartment building; 3 residential levels above first level garage; incorporating density bonus units

Property Owner & Applicant Information

Owner Name: Spano Properties LP c/o Claudia Wagner

Phone Number & E-Mail Address: 760-525-2487 claudiasw2@gmail.com

Applicant Name: Claudia Wagner / Applicant's Representative: Dan Niebaum - TLPG

Phone Number & E-Mail Address: 760-692-1924 dan@lightfootpg.com

To be completed if the Applicant is not the Property Owner:

I authorize the applicant indicated above to submit the application on my behalf:

Signature of Property Owner
(or attach a Letter of Authorization)

Requested Meeting Date/Time (please provide 2 options) - reference the Developer's Conference calendar for dates

1st choice date: 9/08/21 Time preference: 9:30 am 10:30 am either

2nd choice date: 9/22/21 Time preference: 9:30 am 10:30 am either

Requested Divisions to Attend (Planning attends all meetings)

Building Fire Water Engineering Transportation Solid Waste Other

Email the following documents in PDF to Sergio Madera, smadera@oceasideca.org

- Project description letter
- Regional and vicinity maps (e.g. Google Maps aerial)
- Conceptual site plans and elevations

To be completed by City staff:

Assigned meeting date: September 8 2021 Time: 9:30

Assigned Project Planner: _____



THE
LIGHTFOOT
PLANNING
GROUP

North Freeman Street Multi-Family Residential Development

Project Description

Property Owner: Spano Properties LP

Applicant: Claudia Wagner

Applicant's Representative: Dan Niebaum | The Lightfoot Planning Group

Project Location: 701 – 713 North Freeman St. (NWC N Freeman St / Windward Way)

APN: 143-205-04, 05, 06 & 07

Lot Size: 19,996 sq. ft.

General Plan / Zoning: Downtown / D-9 Commercial - Residential
(Not in Coastal Zone)

Description:

The proposed project is a 4-story multi-family residential building on this site comprised of 24 apartment units. The first floor will include a ground-level parking garage with 26 vehicle spaces, lobby/elevator access, storage and utility areas. The building is designed to front on Freeman Street with a main entrance providing access to an elevator lobby. The development is designed to meet setback requirements for the site providing ample areas for landscaping and stormwater features. Proposed vehicle access to the garage is planned from the adjacent alley. Seven additional vehicle parking spaces, a loading zone, and trash enclosure are proposed for access directly from the alley, as well. Levels 2 – 4 will feature eight (8) apartment units each consisting of two (2) 1-bedroom units and six (6) 2-bedroom units, totaling 24 apartments.

The existing site is currently vacant. Commercial development zoned D-9 fronting Coast Highway is located to the south. Single family homes are located to the east and west, also in the D-9 zone. Single-family and multi-family residences are situated to the north in the RH zone.

Density Bonus:

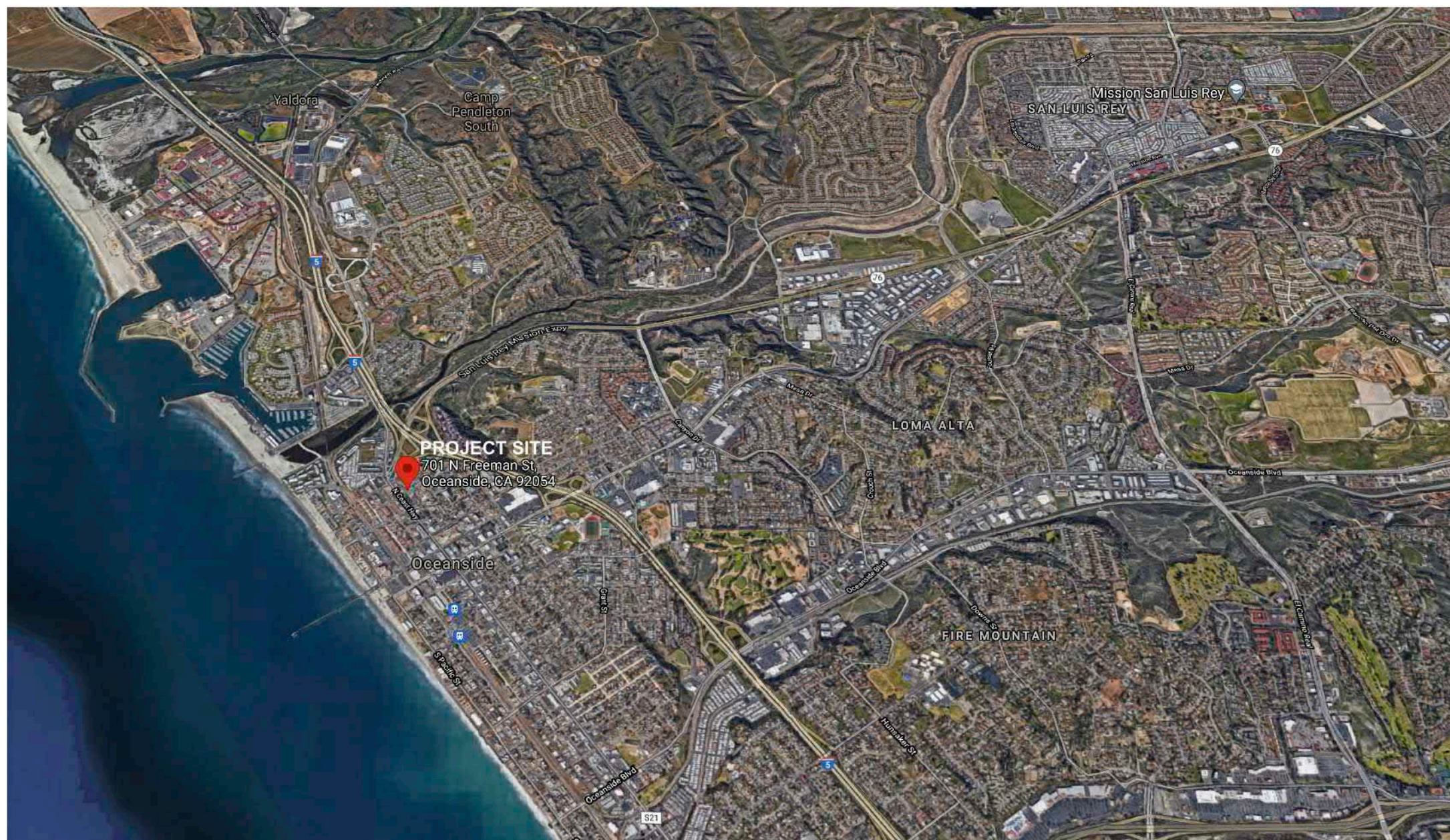
The project is proposing to utilize the State Density Bonus Law (AB2345) in order to provide affordable units on site and provide for an increase over the density allowance of the D-9 zone. Under AB2345, the project is allowed a base density of 20 units and will provide 10% Low-Income affordable units (2 units), allowing for a 20% Density Bonus which results in a total of 24 units permitted for this development.

Incentives/Concessions and Waivers may be requested to address project improvements and design elements as permitted for the development.

Additional Questions/Comments:

1. Please confirm the Density Bonus Calculations as presented.
2. Will City support utilizing a Density Bonus Incentive/Concession to waive undergrounding (and/or in-lieu fee) of power lines located on south side of Windward Way?
3. Project should qualify for a CEQA Infill Exemption. Does staff see any potential issues with that determination?
4. Building Height is anticipated to be 45' – which may be allowed with approval of a Conditional Use Permit per ZO-1232 (N)2(d). Does staff have any concerns with this proposed building height?

COPYRIGHT: John Conrad Schiess expressly reserve their common law copyright and other copyrights in these plans. These plans contain original material and ideas. These plans are not to be reproduced changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission and consent of John Conrad Schiess.



ISSUED FOR REVIEW | 07.20.21
Date

FREEMAN APARTMENTS
701-713
N. Freeman St.
Oceanside, California

 **REGIONAL MAP**

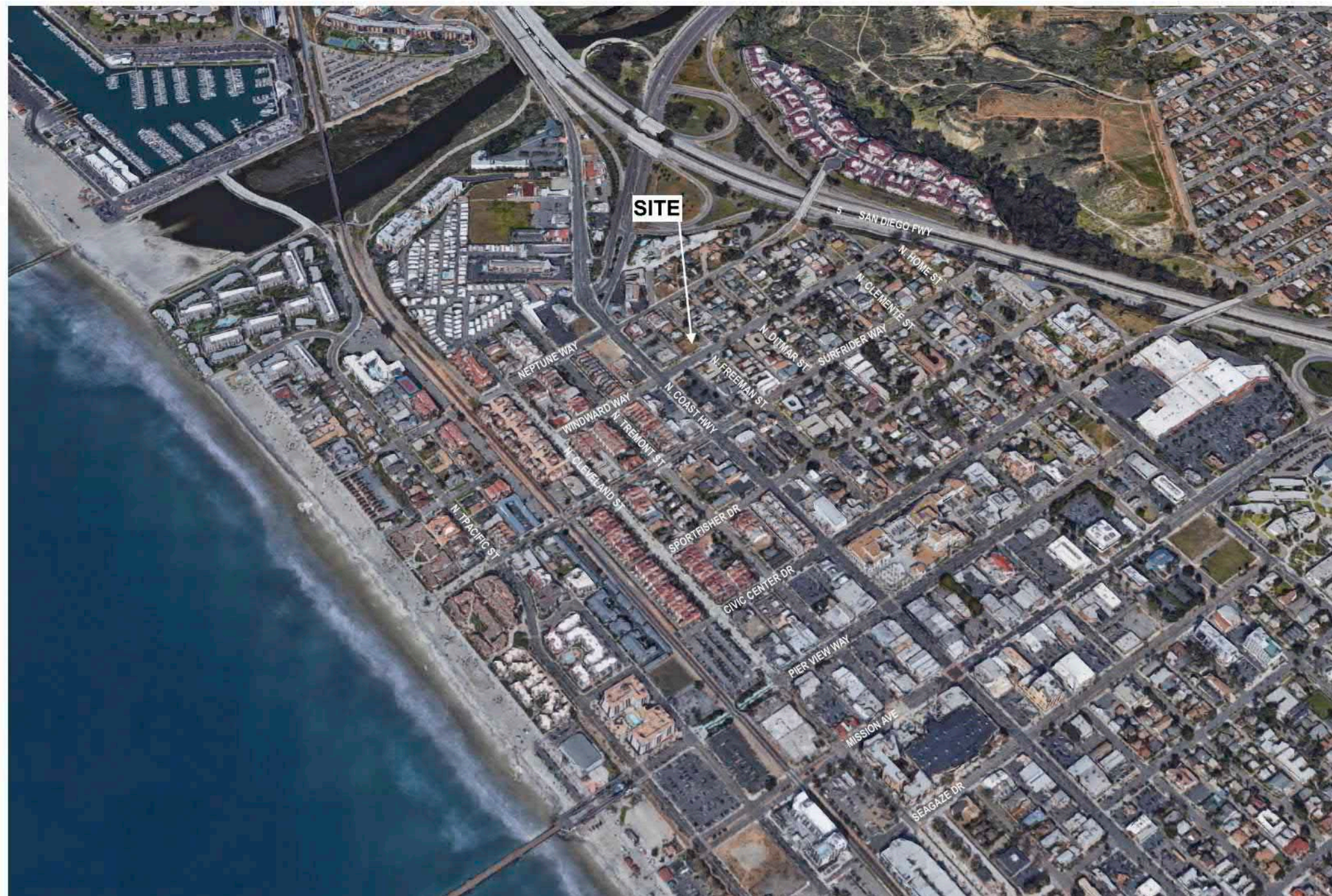
Sheet Title
REGIONAL MAP

SCALE: NOT TO SCALE

SK1

Sheet No.

COPYRIGHT: John Conrad Schiess expressly reserve their common law copyright and other copyrights in these plans. These plans contain original material and ideas. These plans are not to be reproduced changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission and consent of John Conrad Schiess.



ISSUED FOR REVIEW | 07.20.21
Date

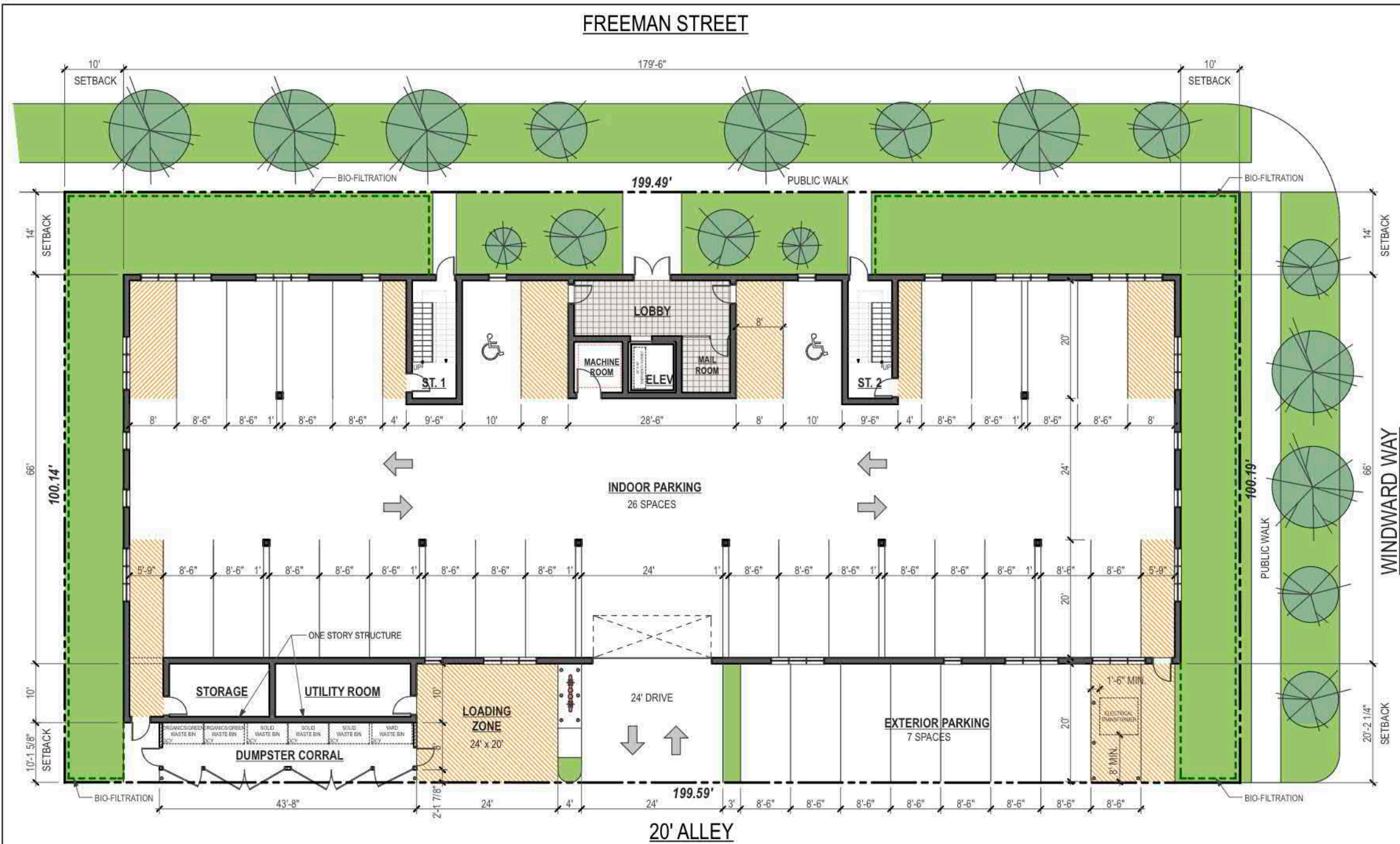
**FREEMAN
APARTMENTS**
701-713
N. Freeman St.
Oceanside, California

 **VICINITY MAP**

Sheet Title
VICINITY MAP
SCALE: NOT TO SCALE

SK2

Sheet No.



SITE DATA

LOT SIZE: _____ 199.59' X 100.19'
 LOT AREA: _____ 20,000 SQ FT
 BUILDING AREA: _____ 12,345 SQ FT
 IMPERVIOUS: _____ 15,636 SQ FT
 PERVIOUS: _____ 4,364 SQ FT
 PARKING: _____ 33 SPACES
 SET BACKS:
 FRONT _____ 14'-0"
 REAR _____ 10'-1 5/8"
 SIDE _____ 10'-0"
 SIDE _____ 10'-0"



514 N. Coast Highway Suite B
 Oceanside, California 92054
 tel. 760.680.6226
 john@jcsarchitect.com

COPYRIGHT: John Conrad Schiess expressly
 reserve their common law copyright and other
 copyrights in these plans. These plans contain
 original material and ideas. These plans are not to be
 reproduced changed or copied in any form or manner
 whatsoever, nor are they to be assigned to any third
 party, without first obtaining the express written
 permission and consent of John Conrad Schiess.

ISSUED FOR REVIEW | 07.20.21
 Date

**FREEMAN
 APARTMENTS**
 701-713
 N. Freeman St.
 Oceanside, California

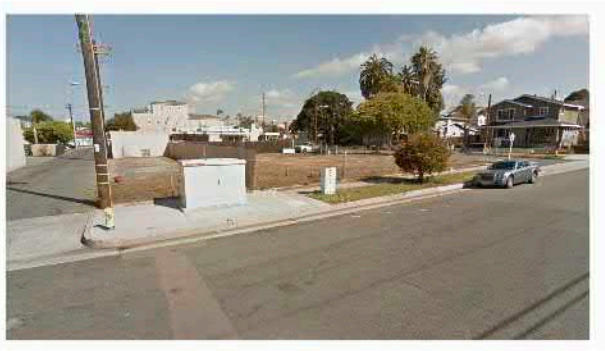
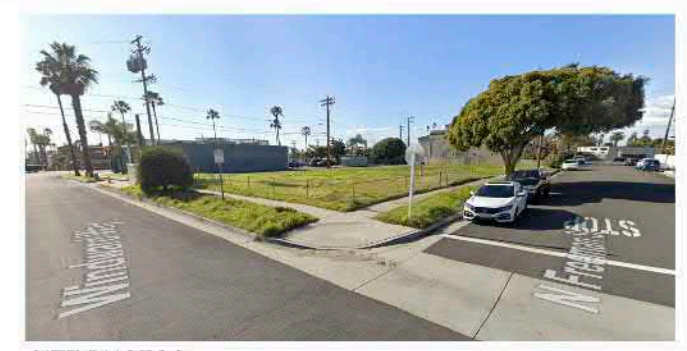
Sheet Title
PROPOSED SITE PLAN

SK3

Sheet No.

PROPOSED SITE AND FIRST FLOOR PLAN

SCALE: 1" = 20'-0"

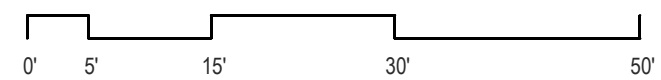


SITE PHOTOS

COPYRIGHT: John Conrad Schiess expressly reserve their common law copyright and other copyrights in these plans. These plans contain original material and ideas. These plans are not to be reproduced changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission and consent of John Conrad Schiess.



 **FRONT ELEVATION**



ISSUED FOR REVIEW	08.25.21
ISSUED FOR REVIEW	08.19.21
ISSUED FOR REVIEW	07.20.21
	Date

FREEMAN APARTMENTS
701-713
N. Freeman St.
Oceanside, California

Sheet Title
ELEVATION

SK5

Sheet No.

COPYRIGHT: John Conrad Schiess expressly reserve their common law copyright and other copyrights in these plans. These plans contain original material and ideas. These plans are not to be reproduced changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission and consent of John Conrad Schiess.



⊕ **REAR ELEVATION**



ISSUED FOR REVIEW | 08.25.21
Date

FREEMAN APARTMENTS
701-713
N. Freeman St.
Oceanside, California

Sheet Title
ELEVATION

SK6

Sheet No.

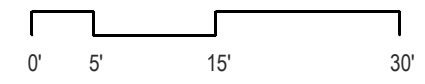
COPYRIGHT: John Conrad Schiess expressly reserve their common law copyright and other copyrights in these plans. These plans are not to be reproduced changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission and consent of John Conrad Schiess.



⊕ **SIDE ELEVATION - south**



⊕ **SIDE ELEVATION - north**



ISSUED FOR REVIEW | 08.25.21
Date

FREEMAN APARTMENTS
701-713
N. Freeman St.
Oceanside, California

Sheet Title
ELEVATION

SK7
Sheet No.

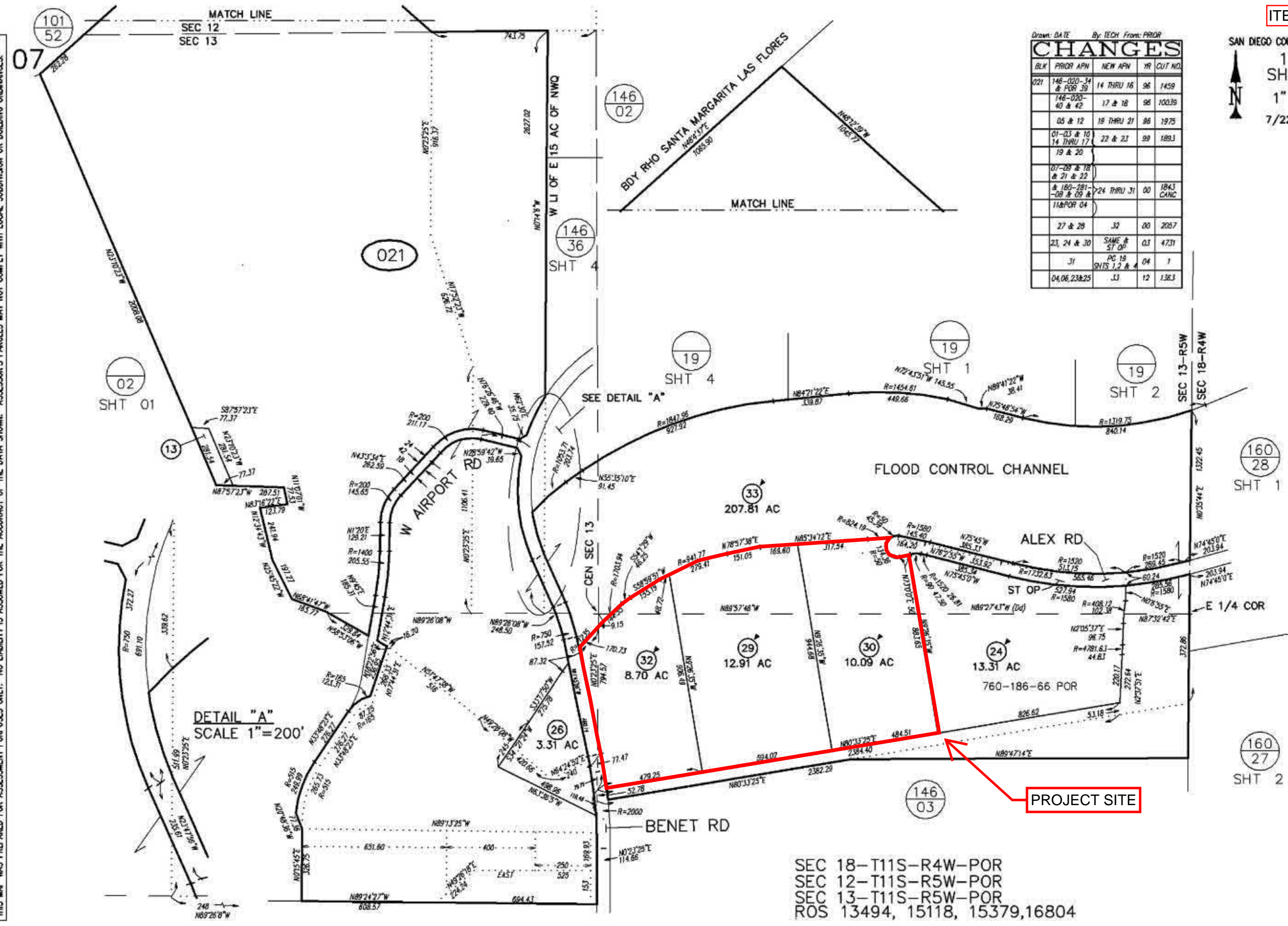
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

ITEM #2

SAN DIEGO COUNTY ASSESSOR'S MAP
 145-02
 SHT 2 OF 2
 1" = 400'
 7/22/2011 AJR

Drawn: DATE By: TECH From: PRIOR

BLK	PRIOR APN	NEW APN	YR	CUT NO.
021	146-020-34 & POR 39	14 THRU 16	96	1459
	146-020-40 & 42	17 & 18	96	10039
	05 & 12	19 THRU 21	86	1975
	01-03 & 10 & 14 THRU 17	22 & 23	99	1893
	07-08 & 18 & 21 & 22			
	& 180-281-08 & 09 & 11 & POR 04	24 THRU 31	00	1843 CANG
	27 & 28	32	00	2057
	23, 24 & 30	SAME & ST OP	03	4731
	31	PG 18 SHTS 1, 2 & 4	04	1
	04, 06, 23 & 25	33	12	1363



SEC 18-T11S-R4W-POR
 SEC 12-T11S-R5W-POR
 SEC 13-T11S-R5W-POR
 ROS 13494, 15118, 15379, 16804



Developer's Conference (Pre-Application) Request Form

Development Services Department, Planning Division
300 N. Coast Hwy, Oceanside, CA 92054, (760) 435-4373

General Information

Project/Property Address: 250 Eddy Jones Way (between Benet Rd and Alex Rd terminous)

Assessor's Parcel Number: 145-021-29, 30 & 32 Lot Area (acres or SF): 31.79ac

Existing Use: Vacated Manufacturing Facility & Site Improvements

Brief Description of Proposal:

Proposed +/-540,000 sf Warehouse/Shipping Facility (Parking, Circulation, Site Improvements, etc.)

Property Owner & Applicant Information

Owner Name: TE Connectivity Corporation

Phone Number & E-Mail Address: - (763) 614-3114 - kurt.hyster@te.com

Applicant Name: RAF Pacific Group - Jim Jacob

Phone Number & E-Mail Address: 619-995-1107 jim@rafpg.com

To be completed if the Applicant is not the Property Owner:

I authorize the applicant indicated above to submit the application on my behalf:

Lee S. Zimmerman
TE Connectivity
Lee S. Zimmerman

Vice President, Global Real Estate

Signature of Property Owner
(or attach a Letter of Authorization)

Requested Meeting Date/Time (please provide 2 options) - reference the Developer's Conference calendar for dates

1st choice date: 9-8-21 Time preference: 9:30 am 10:30 am either

2nd choice date: 9-22-21 Time preference: 9:30 am 10:30 am either

Requested Divisions to Attend (Planning attends all meetings)

Building Fire Water Engineering Transportation Solid Waste Other

Email the following documents in PDF to Sergio Madera, smadera@oceansideca.org

- Project description letter
- Regional and vicinity maps (e.g. Google Maps aerial)
- Conceptual site plans and elevations

To be completed by City staff:

Assigned meeting date: September 8, 2021 Time: 10:30

Assigned Project Planner: _____



THE
LIGHTFOOT
PLANNING
GROUP

Warehouse and Distribution Facility - 250 Eddy Jones Way

Project Description

Property Owner: TE Connectivity Corporation

Applicant: RAF Pacifica Group | Jim Jacob

Applicant's Representative: Dan Niebaum | The Lightfoot Planning Group

Project Location: 250 Eddy Jones Way (between Benet Rd and Alex Rd terminus)

APN: 145-021-29, 30 & 32

Lot Size: 31.79 acres

General Plan / Zoning: Light Industrial (LI) / Limited Industrial (IL)

Description:

The site is currently occupied by a vacated manufacturing/warehousing facility and associated site improvements. The Oceanside Municipal Airport and other light industrial developments are located to the south and east. The San Luis Rey River is located to the north and west.

The proposed project is for development of an approximate 566,280-square foot warehouse and distribution facility that would consist of 526,280 square feet of warehouse space and 40,000 square feet of office area designed as a single building that could support multi-tenant occupancies. Loading docks are designed on the north and south sides of the building with 113 truck terminals. Access to the site would be maintained and improved as necessary with existing access points located at Alex Road (at the northeast corner) and Benet Road (at the southwest corner). Site areas surrounding the building will be developed with landscaping and stormwater features, employee / visitor parking (375 stalls), truck trailer parking (151 stalls), and vehicle circulation areas.

The project has been designed to maintain a 100-foot biological buffer from the edge of the San Luis Rey River riparian habitat as designated in the City of Oceanside Subarea Plan (SAP). This buffer is located along the northern edge of the property.

The project design also accounts for required building setbacks and airspace height limits established by the Oceanside Municipal Airport Land Use Compatibility Plan. Details of the elevation design and airport runway setbacks are provided with the plans as submitted.

Questions / Comments for Staff:

Planning

1. Are there any noted concerns with the conceptual site and building design currently?
2. Will the City require San Diego County Airport Land Use Commission review of this application?
3. Any comments/concerns on coordination with Oceanside Municipal Airport?

Engineering

1. Does staff anticipate significant roadway improvements required for Alex Road and Benet Road?
2. Project will raise building pad approximately four (4) feet and incorporate floodwalls along the north, east and west portions of the site to address flood zone requirements for the property (as typical with other properties near the SLR River in this portion of Oceanside). Are there any unique concerns related to flood zone / stormwater treatment requirements?

Traffic Division

1. A PIF has been prepared for the project and we anticipate completing a VMT analysis and Local Traffic Study in conjunction with the formal application. Are there any unique concerns for analysis of the trucking terminal component of this project?
2. Preliminary traffic analysis forecasts 60% of project vehicle trip distribution to Highway 76 and Interstate 5. Is there a preferred ingress / egress route for autos and/or trucks from Hwy 76 to the site via Alex Road or Benet Road?

Water Utilities

1. Does staff have any specific concerns with water and sewer system capacities in the area and ability to adequately serve project?

Fire Department

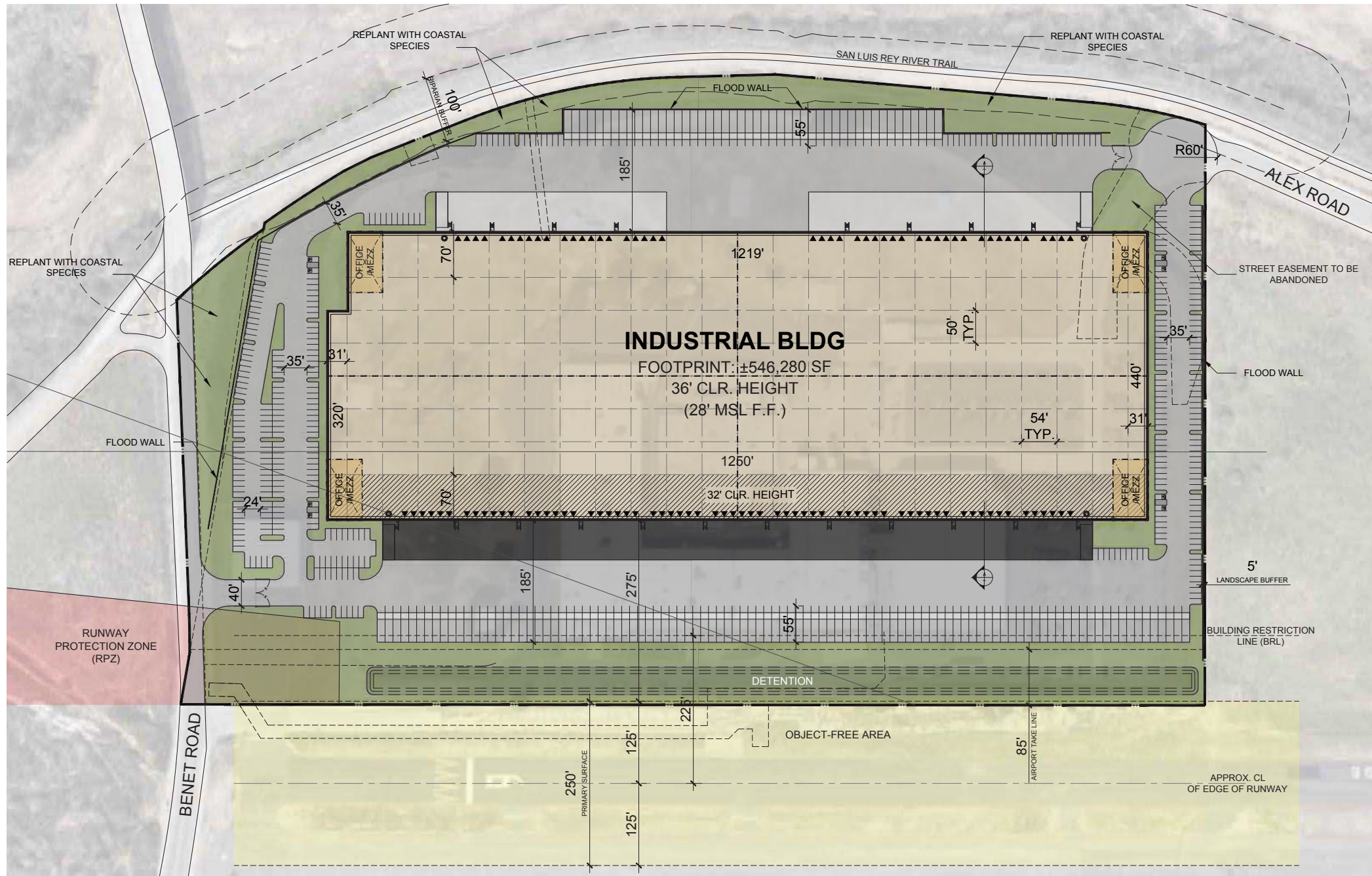
1. Portions of the building are designed to an interior clear height of approximately 36'. The site design incorporates fire lanes surrounding the building at a minimum width of 35'. Do you have any specific concerns with emergency vehicle access to the building or site circulation?



260 EDDIE JONES WAY

OCEANSIDE, CALIFORNIA

CONCEPTUAL DESIGN
SDG21-0057-00
08.26.2021



PROJECT DATA:

SITE AREA:	31.79 AC
GROSS:	1,384,746 SF
DETTENTION:	@ 4% 53,020 SF
NET:	30.57 AC
	1,331,726 SF
BUILDING AREA:	
FOOTPRINT:	546,280 SF
MEZZANINE:	20,000 SF
TOTAL BUILDING AREA:	566,280 SF
BUILDING USE:	
WAREHOUSE	526,280 SF
OFFICE @ 8%	40,000 SF
COVERAGE:	
GROSS:	39%
NET:	41%
PARKING REQUIRED:	
WAREHOUSE	1/2000 SF 263 STALLS
OFFICE	1/400 SF 100 STALLS
TOTAL	363 STALLS
PARKING PROVIDED:	
AUTO:	375 STALLS @0.66/1000 SF
REQ. ACCESSIBLE	8 STALLS
TRAILER:	151 STALLS

DEVELOPMENT STANDARDS:

ZONING:	IL
MAX. F.A.R.:	1.00
MAX. COVERAGE:	75%
MAX. HEIGHT:	80 FT
BUILDING SETBACKS:	
FRONT:	10 FT
SIDE:	0 FT
REAR:	0 FT
LANDSCAPE SETBACKS:	
FRONT:	10 FT
SIDE:	0 FT
REAR:	0 FT
LANDSCAPE REQ.:	12%
OFF-STREET PARKING:	
STANDARD:	8.5X18
COMPACT:	7.5X15
COMPACT %:	NA
DRIVE AISLE:	24 FT
FIRE LANE:	35 FT
OVERHANG:	2 FT
TREE WELL:	NA
REQ. PARKING RATIO BY USE:	
WAREHOUSE:	1/2000 SF
OFFICE:	1/400 SF
MANUFACT:	1/800 SF
GEN. IND.:	1/1000 SF
R&D:	1/500 SF
DISTRIBUTION:	1/1500 SF

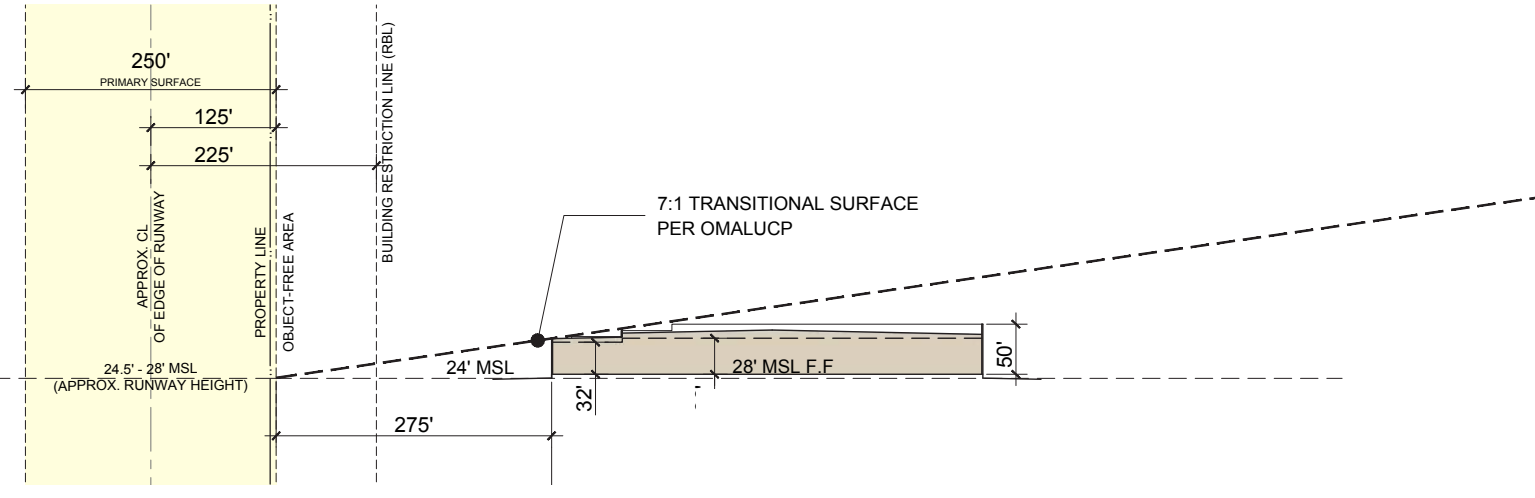
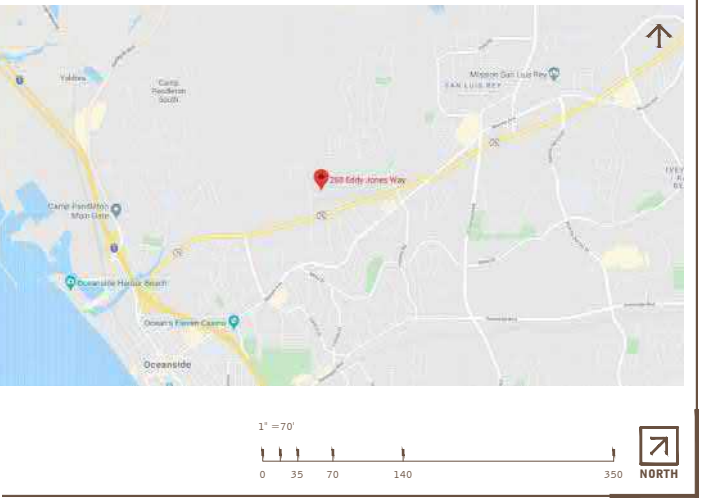
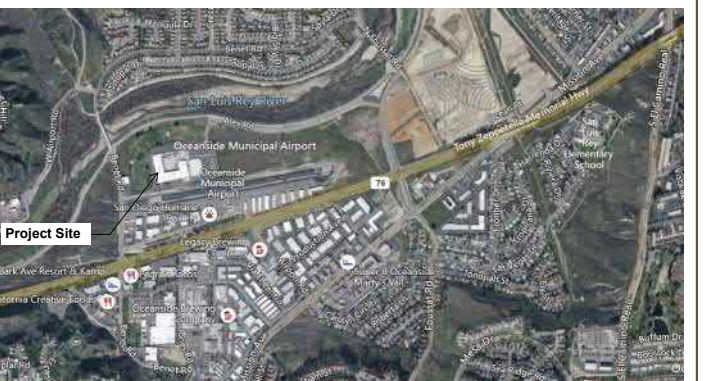
TRUCK DOCKS:

DOCK-HIGH DOORS	113
GRADE-LEVEL DOORS	4

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Stormwater Management Design:
AVERAGE REGIONAL REQUIRED PROVIDED

Boundary Source:
ALTA SURVEY



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance. All colors shown are for representative purposes only. Refer to material samples for actual color verification.



View at North West Office Component

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance. All colors shown are for representative purposes only. Refer to material samples for actual color verification.

CONCEPTUAL DESIGN PACKAGE
260 EDDIE JONES WAY
OCEANSIDE, CA - SDG21-0057-00

WARE MALCOMB 08.26.2021

PAGE
3



Aerial View at North West Corner



Aerial View of North Dock Facing Residential

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance. All colors shown are for representative purposes only. Refer to material samples for actual color verification.

CONCEPTUAL DESIGN PACKAGE
 260 EDDIE JONES WAY
 OCEANSIDE, CA - SDG21-0057-00

WARE MALCOMB 08.26.2021



Aerial View at South East Corner



Aerial View of South Dock Facing Runway

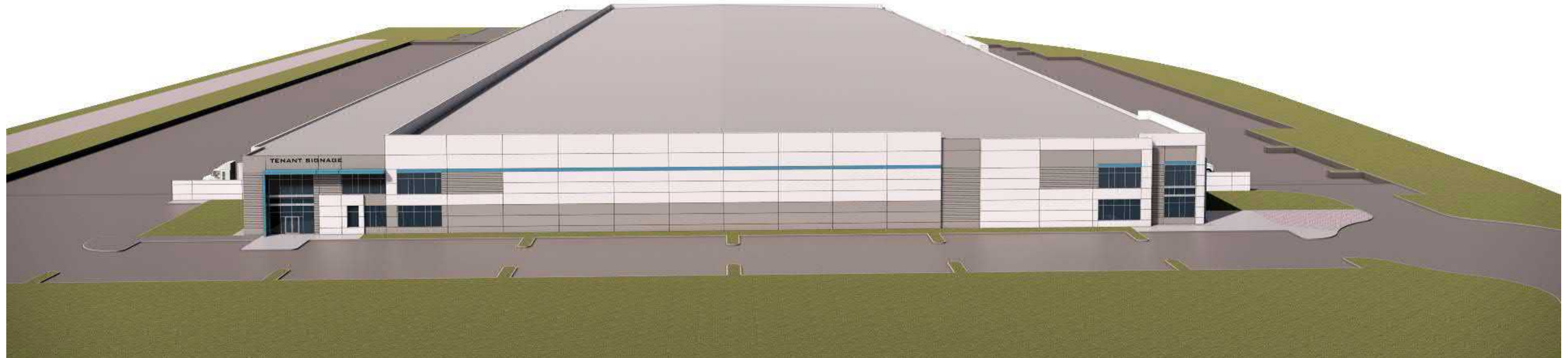
This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance. All colors shown are for representative purposes only. Refer to material samples for actual color verification.

CONCEPTUAL DESIGN PACKAGE
 260 EDDIE JONES WAY
 OCEANSIDE, CA - SDG21-0057-00

WARE MALCOMB

08.26.2021

PAGE
 5



Aerial View of East Elevation



Aerial View of West Elevation

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance. All colors shown are for representative purposes only. Refer to material samples for actual color verification.

CONCEPTUAL DESIGN PACKAGE
 260 EDDIE JONES WAY
 OCEANSIDE, CA - SDG21-0057-00

WARE MALCOMB 08.26.2021



View at South West Office Component

KEYNOTES

- | | | | | |
|--|---|---|---|---|
| <p>1 PAINTED CONCRETE TILT UP PANEL WITH JOINTS AND REVEALS AS INDICATED -TYP. U.N.O.</p> <p>2 LAY-UP CONCRETE PANEL IN FRONT OF BASE PANEL-TYP.</p> | <p>3 PANEL TO BE BEHIND ADJACENT PANELS</p> <p>4 FENESTRATION TO BE COMPRISED OF CLEAR ANODIZED ALUMINUM MULLION WITH TINTED INSULATED GLAZING-TYP.</p> | <p>5 METAL OR CONCRETE CANOPY-TYP</p> <p>6 CLERESTORY FENESTRATION AT SERVICE DOCKS-TYP.</p> <p>7 CONCRETE SCREEN WALL</p> | <p>8 STOREFRONT GLAZING WITH STRUCTURAL HORIZONTAL ELEMENTS</p> <p>9 RECESSED CONCRETE-TYP.</p> | <p>10 KINGSPAN PANEL AT ROOF SCREEN-TYP.</p> |
|--|---|---|---|---|

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance. All colors shown are for representative purposes only. Refer to material samples for actual color verification.

CONCEPTUAL DESIGN PACKAGE
 260 EDDIE JONES WAY
 OCEANSIDE, CA - SDG21-0057-00

WARE MALCOMB 08.26.2021

PAGE
 7



View at South East Office Component

KEYNOTES

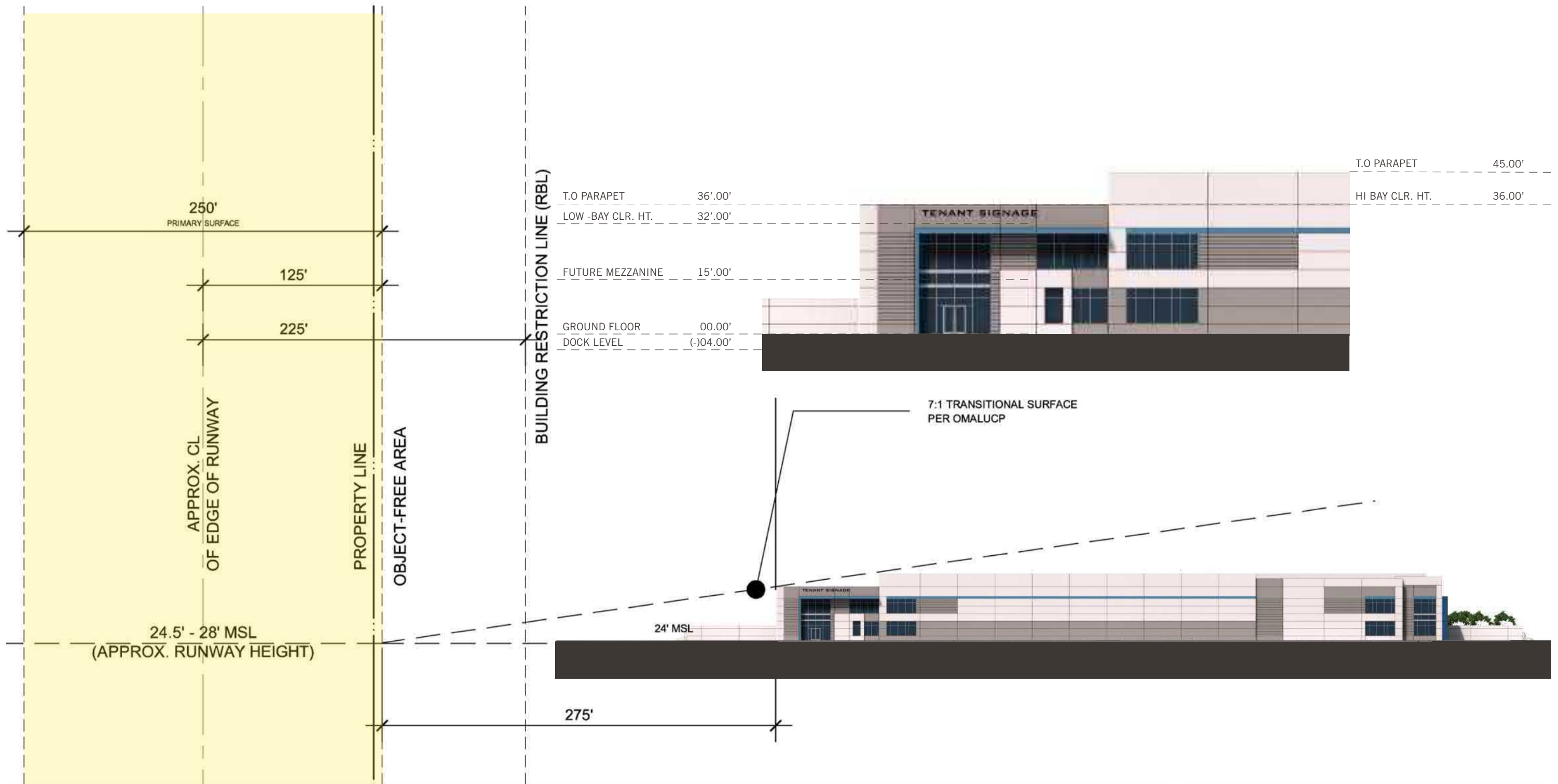
- | | | | | |
|--|---|---|---|---|
| <p>1 PAINTED CONCRETE TILT UP PANEL WITH JOINTS AND REVEALS AS INDICATED -TYP. U.N.O.</p> <p>2 LAY-UP CONCRETE PANEL IN FRONT OF BASE PANEL-TYP.</p> | <p>3 PANEL TO BE BEHIND ADJACENT PANELS</p> <p>4 FENESTRATION TO BE COMPRISED OF CLEAR ANODIZED ALUMINUM MULLION WITH TINTED INSULATED GLAZING-TYP.</p> | <p>5 METAL OR CONCRETE CANOPY-TYP</p> <p>6 CLERESTORY FENESTRATION AT SERVICE DOCKS-TYP.</p> <p>7 CONCRETE SCREEN WALL</p> | <p>8 STOREFRONT GLAZING WITH STRUCTURAL HORIZONTAL ELEMENTS</p> <p>9 RECESSED CONCRETE-TYP.</p> | <p>10 KINGSPAN PANEL AT ROOF SCREEN-TYP.</p> |
|--|---|---|---|---|

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance. All colors shown are for representative purposes only. Refer to material samples for actual color verification.

CONCEPTUAL DESIGN PACKAGE
 260 EDDIE JONES WAY
 OCEANSIDE, CA - SDG21-0057-00

WARE MALCOMB 08.26.2021

PAGE
 8



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance. All colors shown are for representative purposes only. Refer to material samples for actual color verification.