

**<sup>1</sup>AGENDA**  
**OCEANSIDE DEVELOPER'S CONFERENCE**

**Wednesday, March 7th, 2018, 9:30 a.m.**  
**City Hall South, 1<sup>st</sup> Floor, Guajome Room**

1. 9:30 - 10:30 a.m. Proposed 4-story mixed-use development with underground parking, 5 live/work units, 7 commercial units, 6 residential units and open space/common areas on a vacant approximately .83-acre lot on Benet Road

**Zoning: CP (Commercial Professional)**  
**Land Use: Professional Commercial**  
**Neighborhood Area: Eastside Capistrano**  
**Assessor Parcel Number: 146-100-39**  
**Contact Person: Heidi Kohler**  
**Email: [heidi@rofrd.com](mailto:heidi@rofrd.com)**

2. 10:30 - 11:30 a.m. Proposed exterior and interior tenant improvements to convert an existing 4,000 SF freestanding commercial building (currently AutoZone) to a Chase Bank at Mission Square shopping center (1040 Mission Avenue)

**Zoning: CS-HO (Special Commercial-Highway Oriented)**  
**Land Use: Special Commercial**  
**Neighborhood Area: Townsite**  
**Assessor Parcel Number: 147-231-06**  
**Contact Person: Bob Superneau**  
**Email: [bob.superneaujr@stantec.com](mailto:bob.superneaujr@stantec.com)**

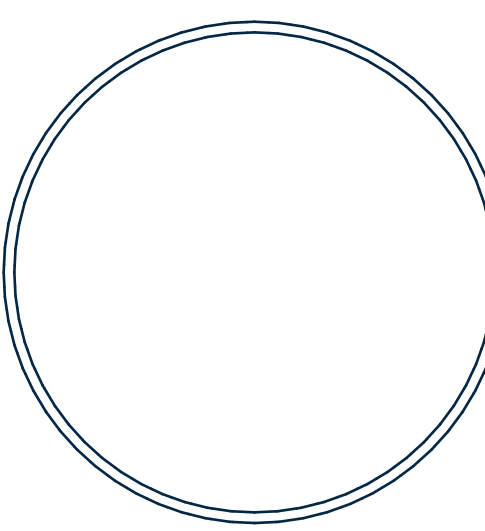
Attachments:

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

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<sup>1</sup> *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.*





# BENET ROAD MIXED USE PRELIMINARY CONCEPT

## APN: 146-100-39-00

**PROJECT:**  
Benet Road Project, Proposed Mixed-Use Development, Parcel 1 of Parcel Map No. 16269, in the city of Oceanside. APN: 146-100-39-00.

**PROJECT LOCATION:**  
The proposed project site is located on Benet Road between Carpenter Road and Jones Road. The parcel is fronted by Benet Road to the North and located across Benet Road from an industrial park zoned (IL) Limited Industrial. Abutted by another (IL) parcel to the east which currently has a single family residence, abutted by a (CP) Commercial Professional (1992) to the South, and abutted by (PS) Public and Semipublic (1992) parcel to the West. See figure 1, sheet A002.

**APPLICANT:**  
Heritage Venture Group  
1020 W. Bloomington Drive S.  
Saint George, UT 84790  
(702) 630-3859

**APPLICANT REPRESENTATIVE:**  
Republic of Rational Design  
Nik Kohler/ Heidi La Riva  
(213) 359-8830  
heidi@rofrd.com

**ZONING:**  
(CP) Commercial Professional (1992)  
Project is within the Wildlife Corridor and Sub-Area Plan: Vegetation Communities - Vegetation Type: Coastal Sage Scrub.

**PROJECT DESCRIPTION:**  
The project concept is a four-story, with underground parking structure below, mixed-use development location on approximately 36,211 square-foot site (.83 acres) see sheet A004 for boundary survey. Concept includes live-work/commercial and open/common space located at Benet Road, Oceanside, California (see figures 2 and 3). The building footprint is 9,248 square feet (sf) and occupies roughly 25.5 percent of the site area, with an additional 5,654 square feet of landscape area including pool (see figure 5, sheet A004) . There are 5, two-story, live-work units on Ground Level connecting to Level 2 (4,265 sf) the commercial area consists of 5 units on Level 1 (2,376 sf), the open space (21,174 sf) and common space (3,363.50 sf) consist of balconies, a pool, a gym, a courtyard, a meeting room and a lobby. The commercial area consists of 2 units on Level 2 (2,070 sf), the common space (3,261.50 sf) consist of balconies, stairways and outdoor seating and exterior hallway. There are 4 short-term residential units on Level 3 (1,728 sq) and common space (1,705 sf) consist of balconies, stairways and outdoor seating and exterior hallway. There are 2 short-term residential units on Level 4 (945 sf) and common space (2,632 sf) consist of balconies, stairways and outdoor seating and exterior hallway. Proposed mixed-uses include short-term residential, long-term residential, artist studios, personal improvement, restaurant, coffee house, retail and general office.

Proposed concept is approximately 50 feet high on the side abutting Benet Road, 50 feet high on the side abutting the single family residence to the East and 26 feet high on the West side. There are 30 proposed parking spaces, 26 inside a secure parking garage that will remain open during business hours and 4 as parallel street parking spaces. The parking for people with disabilities is located inside the parking garage and an ADA ramp (8% slope) is located on the East side of the project. Pedestrian access is located on the East and West side of the project, all automobile access is located off Benet Road.

REVISIONS

DATE

TITLE

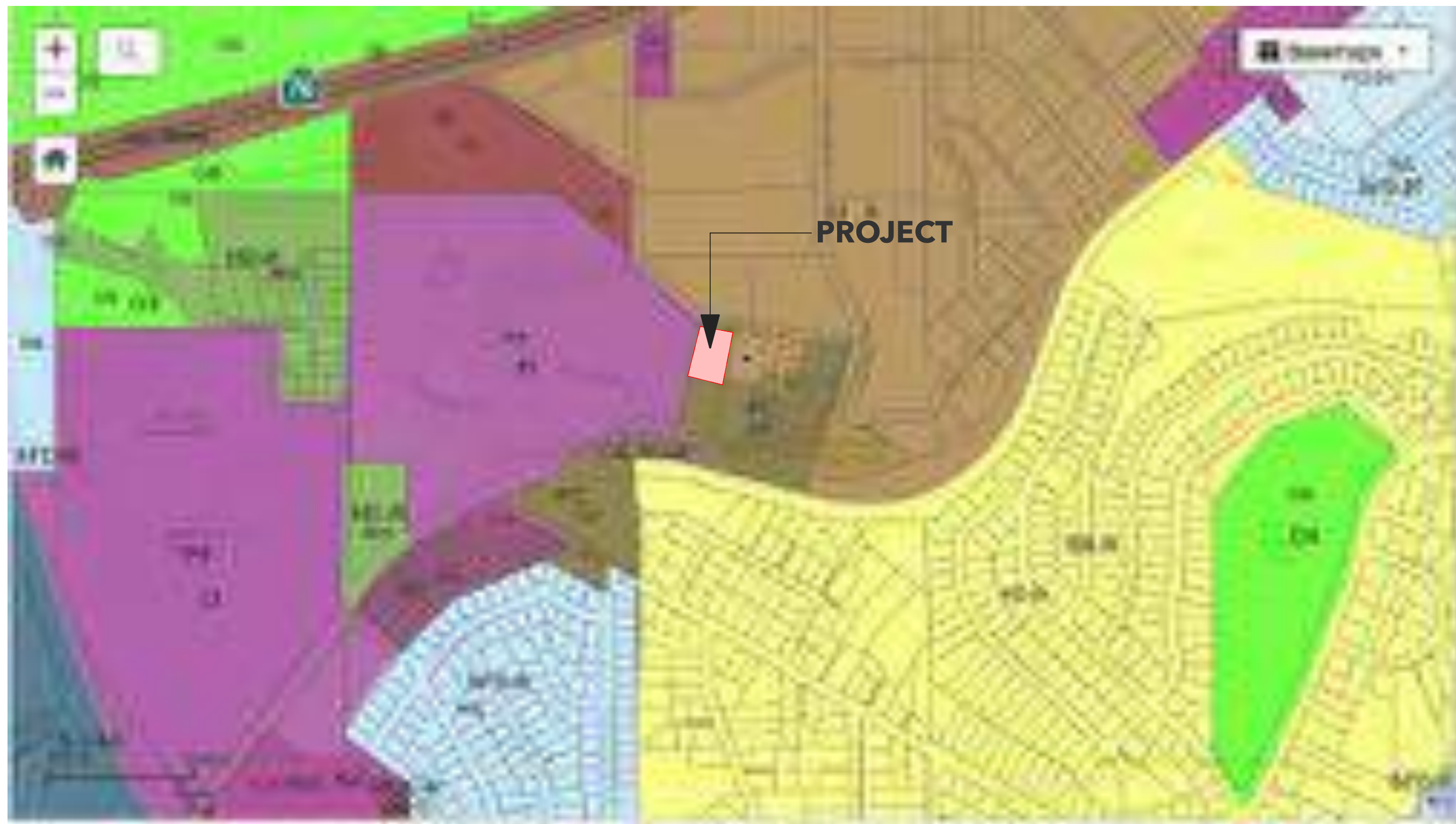
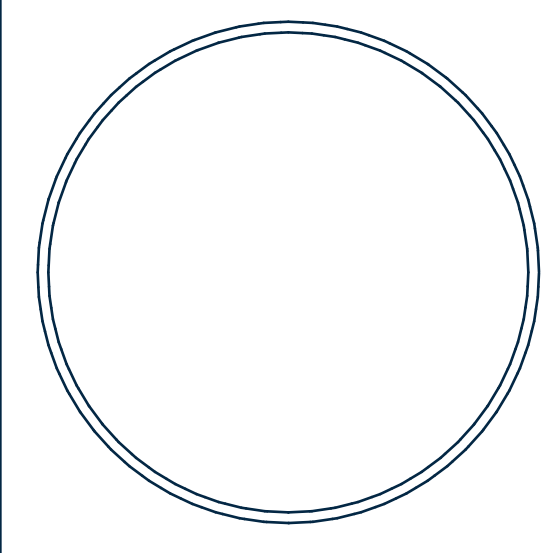
BENET LIVE WORK

BENET RD OCEANSIDE CA  
92058

#Pin 2/21/18

CVR

A001



1 A002 FIGURE 1. ZONING MAP



3 A002 FIGURE 2. VICINTY MAP



4 A002 FIGURE 2. LOCATION MAP



2 A002 FIGURE 4. AERIAL MAP

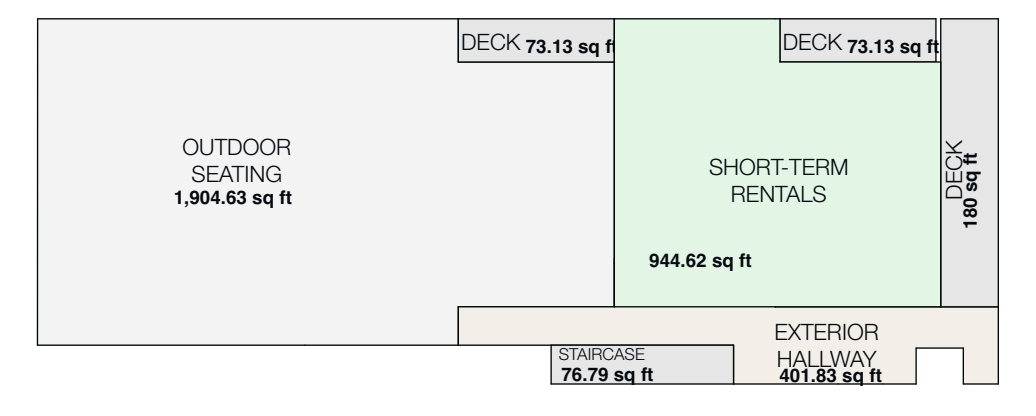
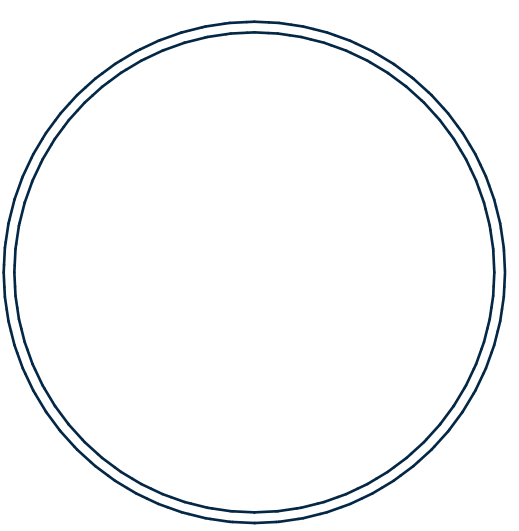
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BENET LIVE WORK  
 BENET RD OCEANSIDE CA  
 92058

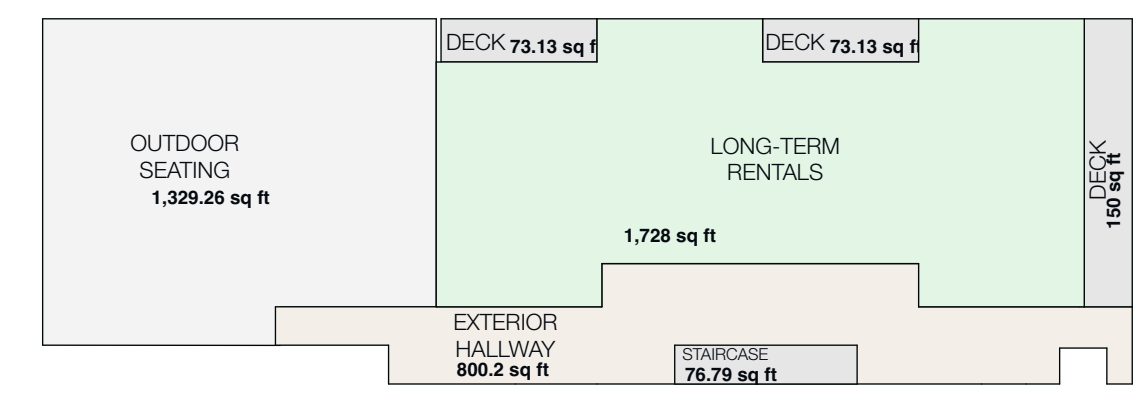
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MAPS

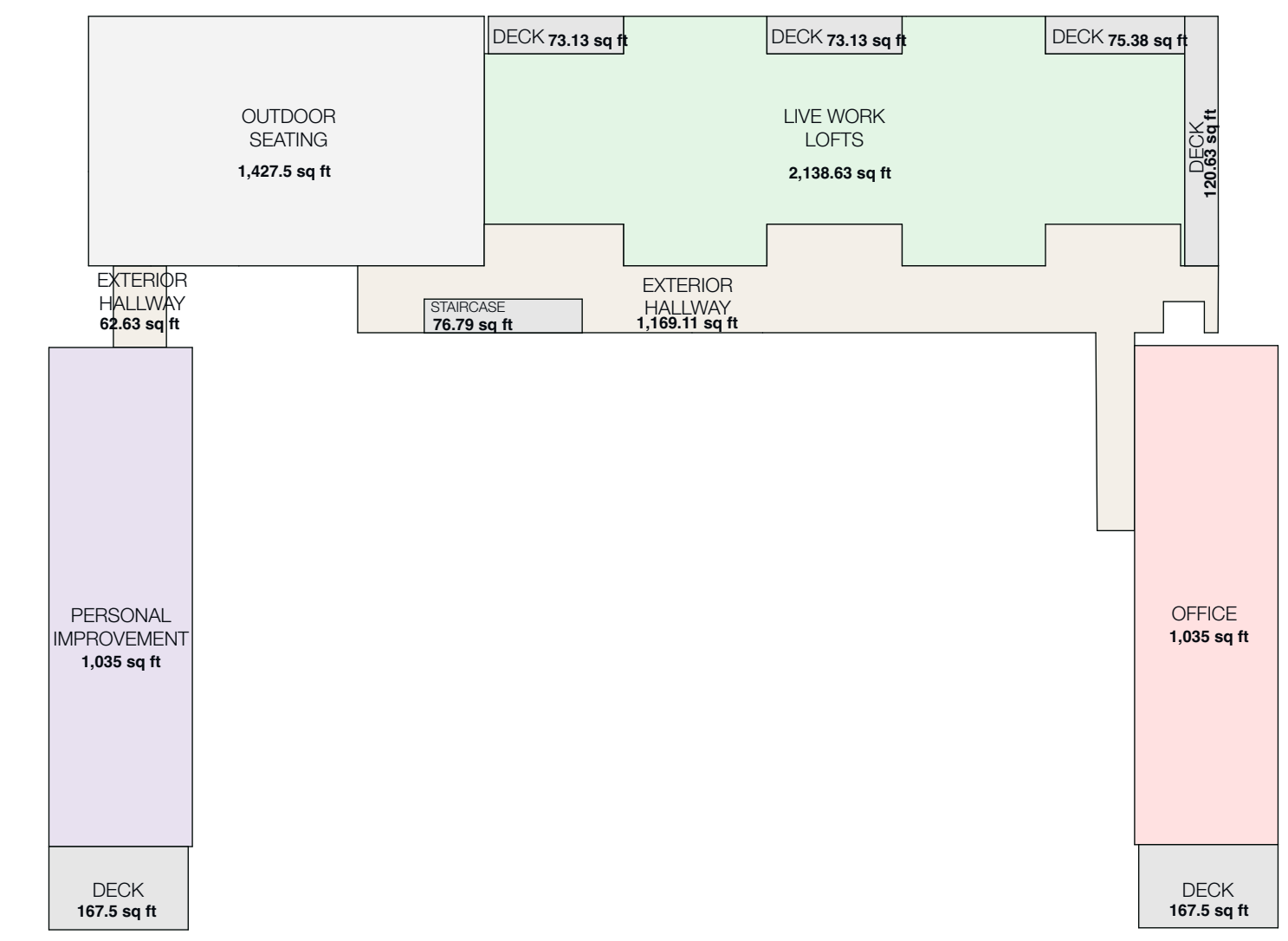
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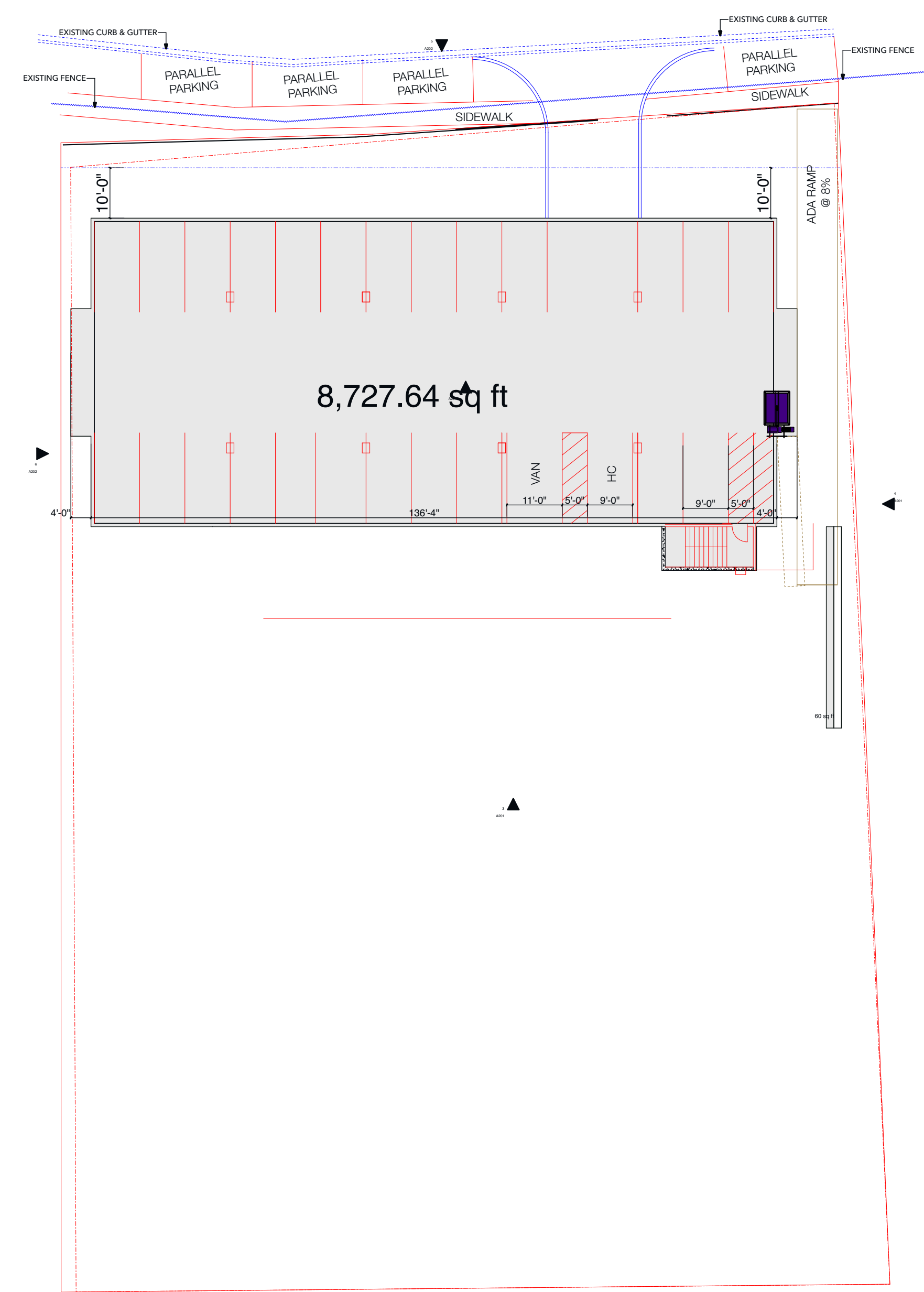
9 4TH LEVEL SF  
SCALE: 1" = 20'



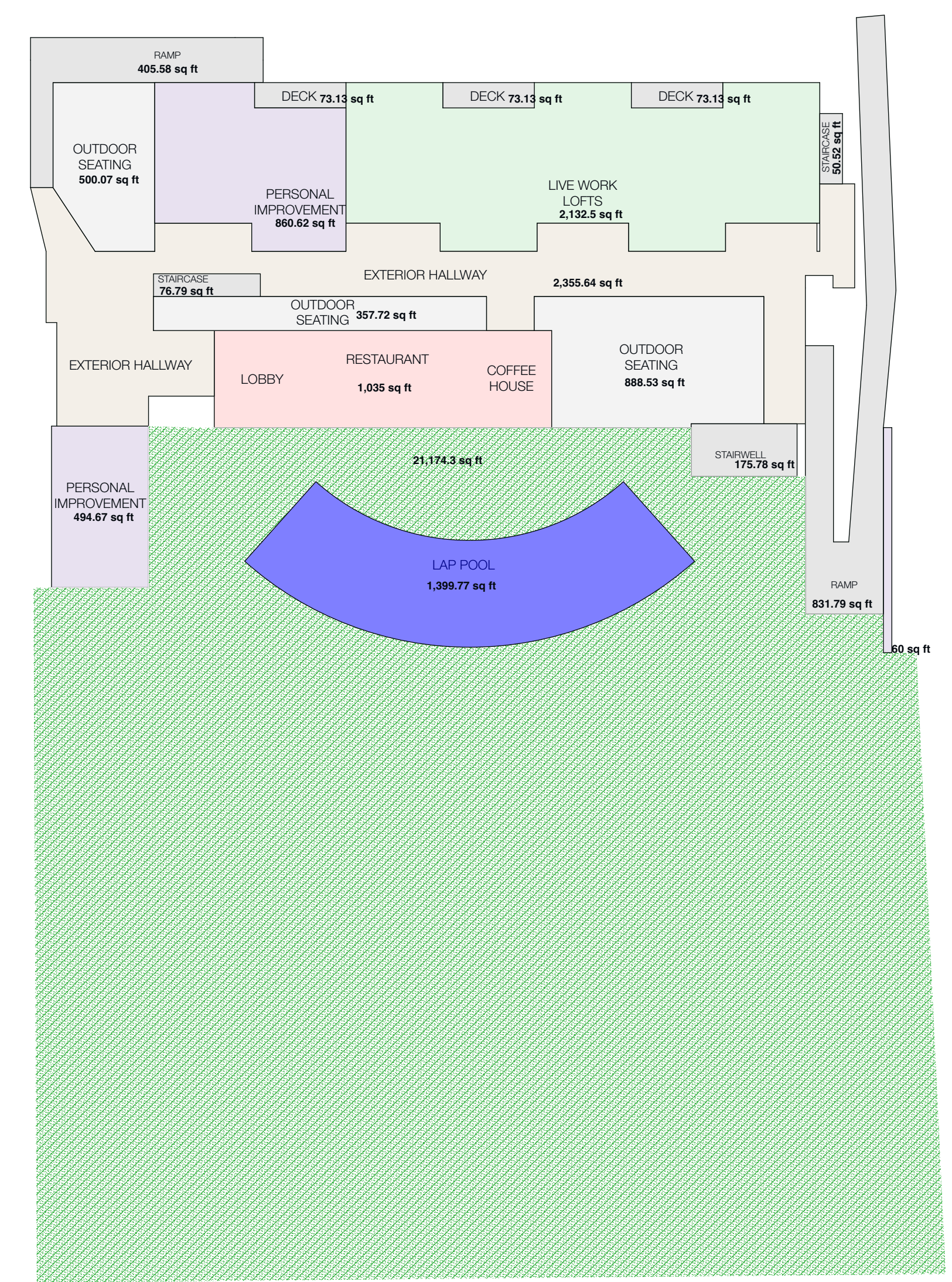
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SCALE: 1" = 20'



11 2ND LEVEL SF  
SCALE: 1" = 20'



13 PARKING GARAGE SF  
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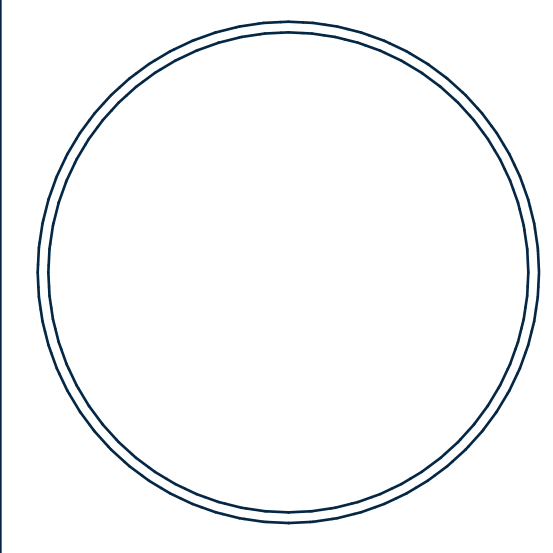
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REVISIONS	DATE	TITLE

BENET LIVE WORK  
BENET RD OCEANSIDE CA  
92058

#Pin 2/21/18  
PROJECT USE  
OVERLAY

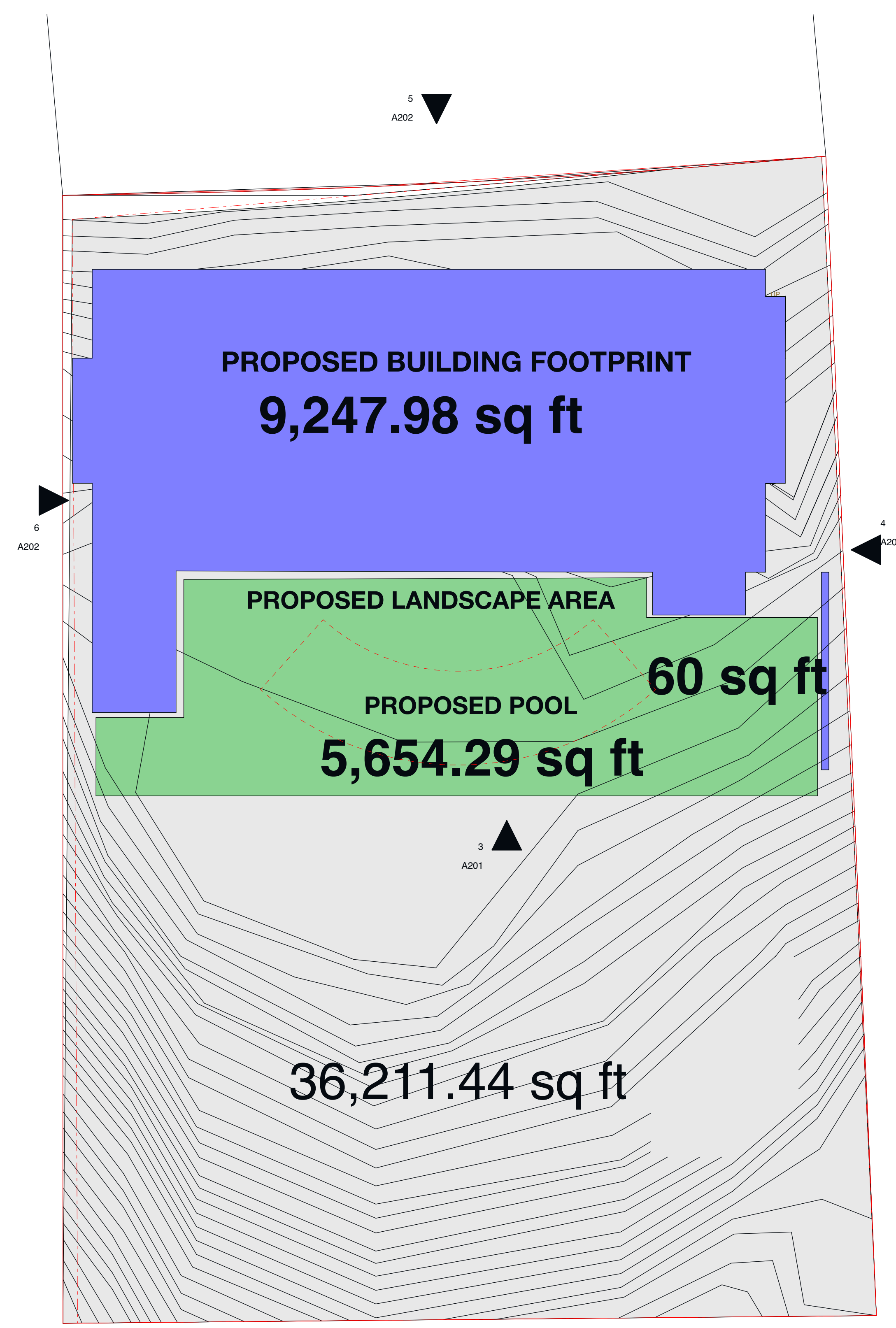
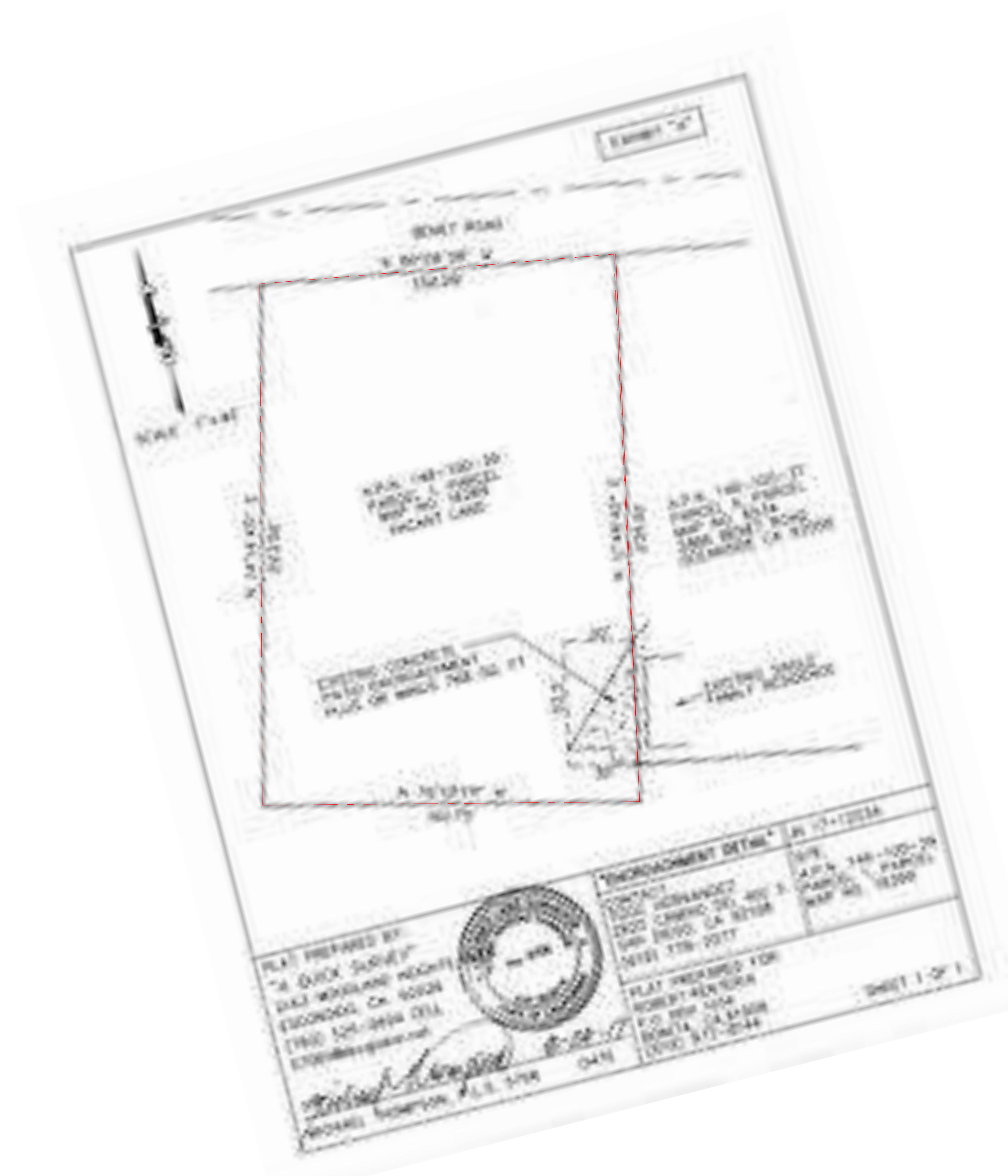
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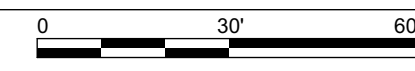
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BENET LIVE WORK  
 BENET RD OCEANSIDE CA  
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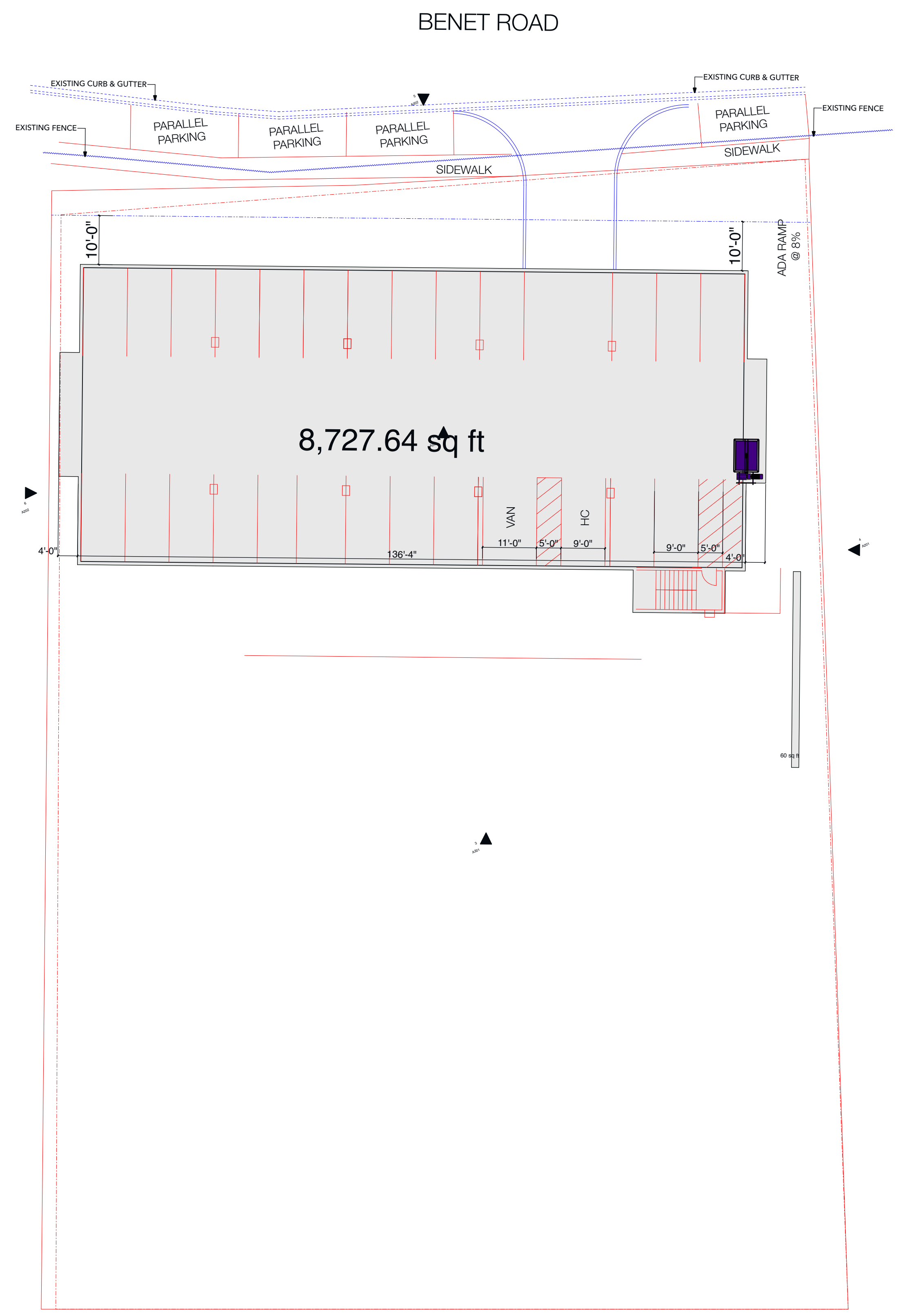
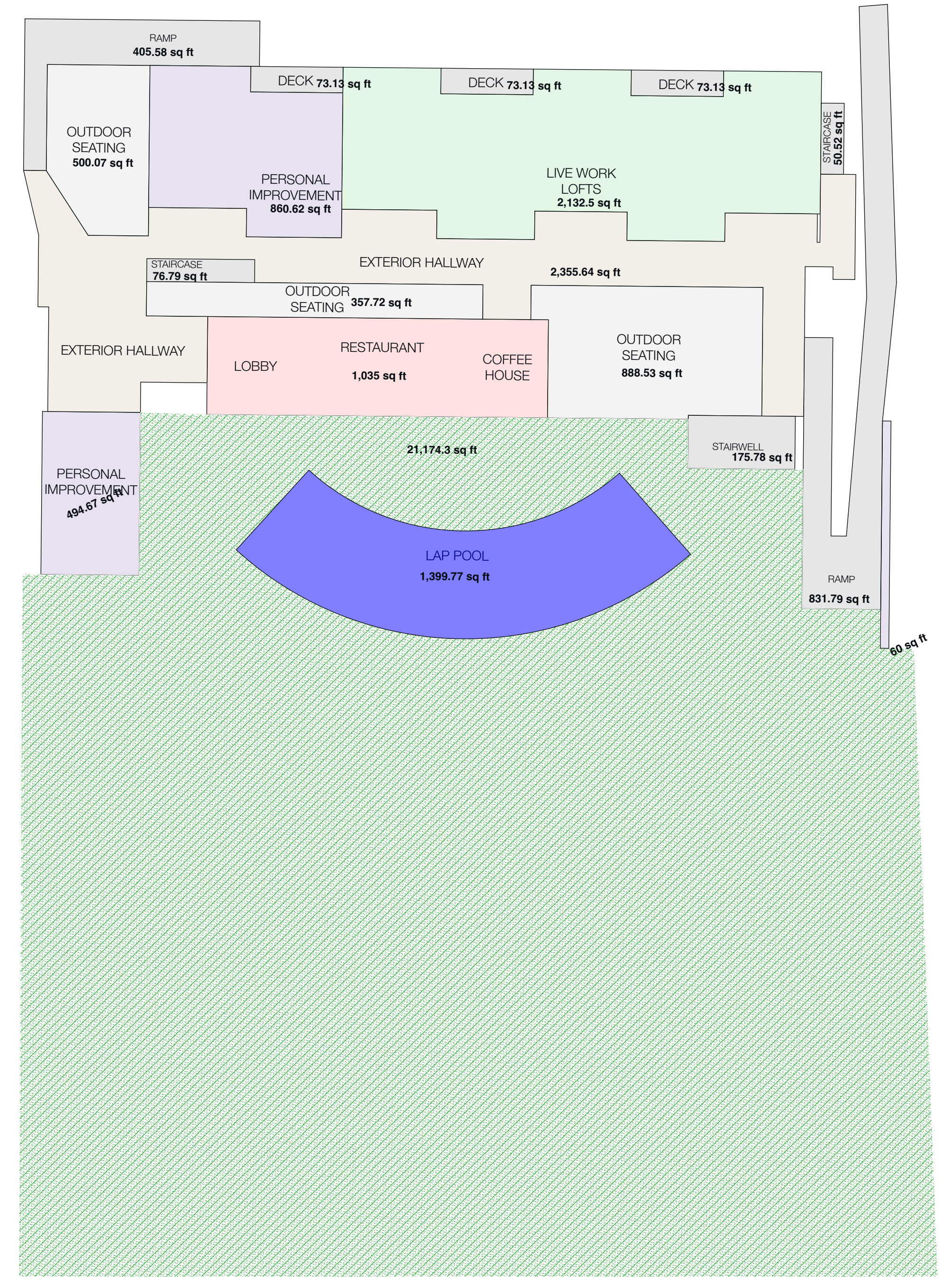
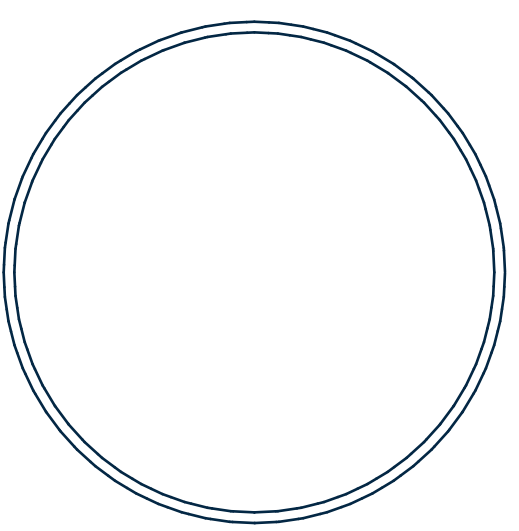
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 SITE AREAS &  
 SITE SURVEY



1 Survey  
 SCALE: 1" = 30'



2 FIGURE 5. BUILDING FOOTPRINT



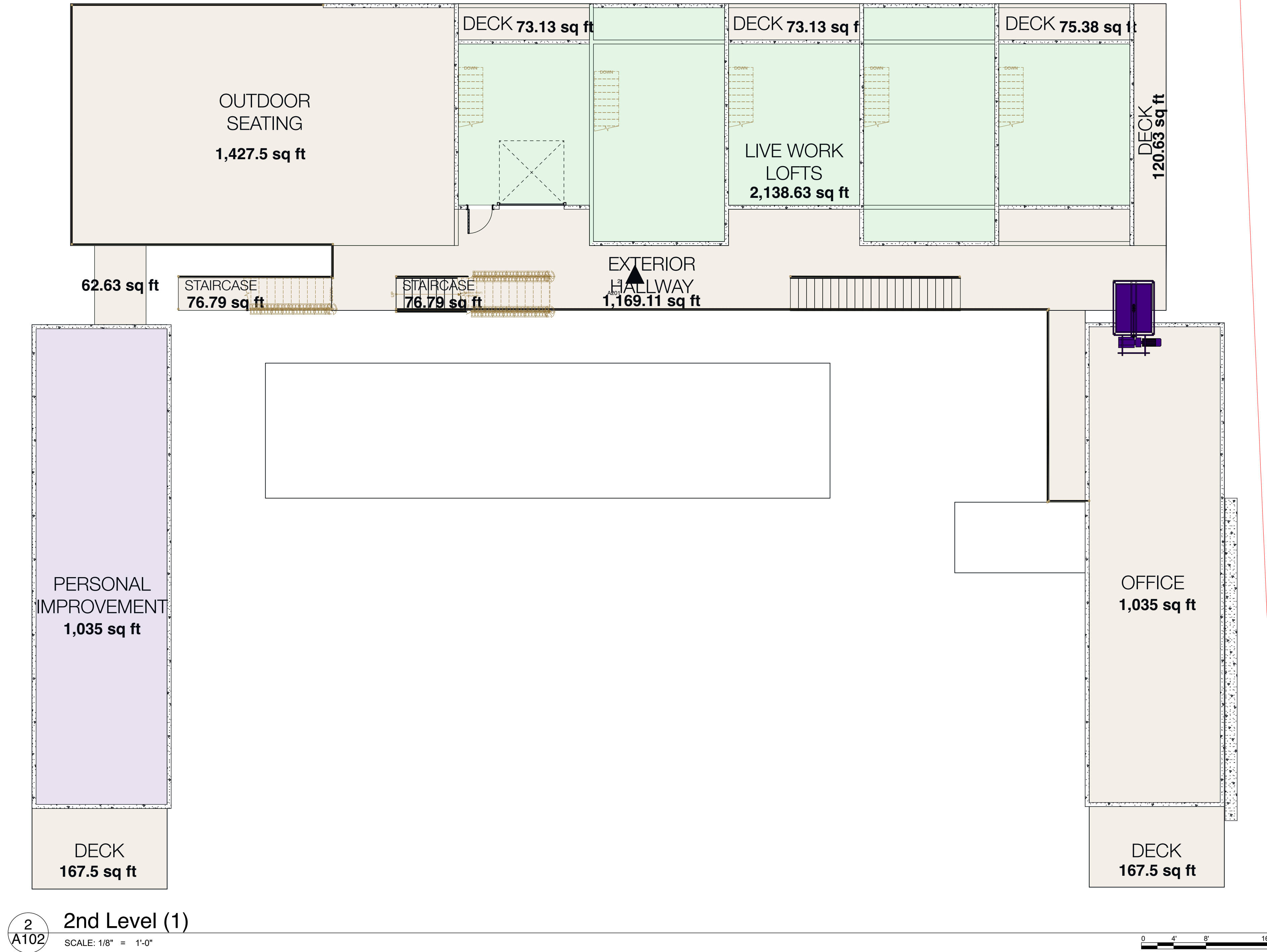
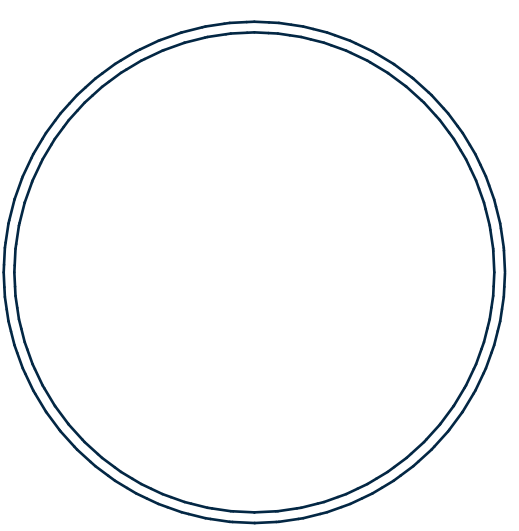
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 BENET RD OCEANSIDE CA  
 92058

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SITE PLAN





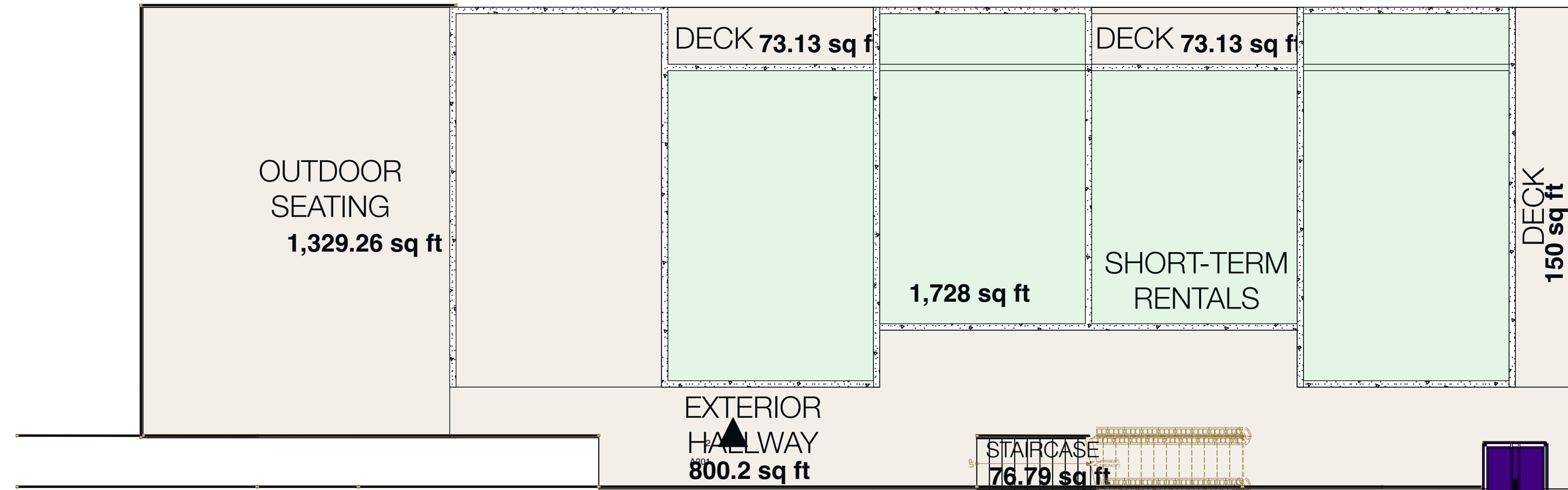
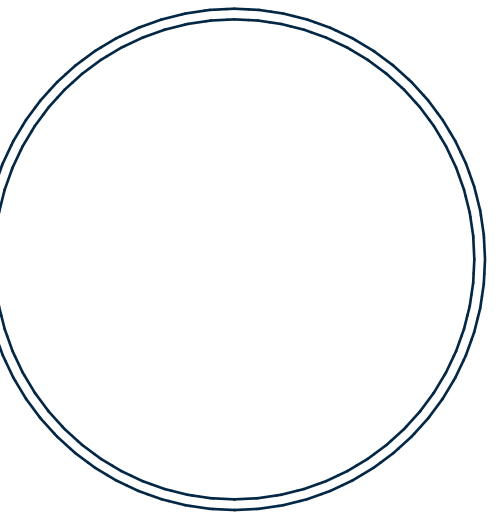
2  
A102 2nd Level (1)  
SCALE: 1/8" = 1'-0"

REVISIONS	TITLE	DATE

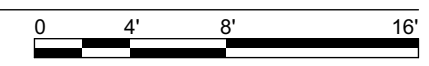
**BENET LIVE WORK**  
 BENET RD OCEANSIDE CA  
 92058

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**SECOND LEVEL PLAN**

A102



1  
A103 3rd Level  
SCALE: 1/8" = 1'-0"



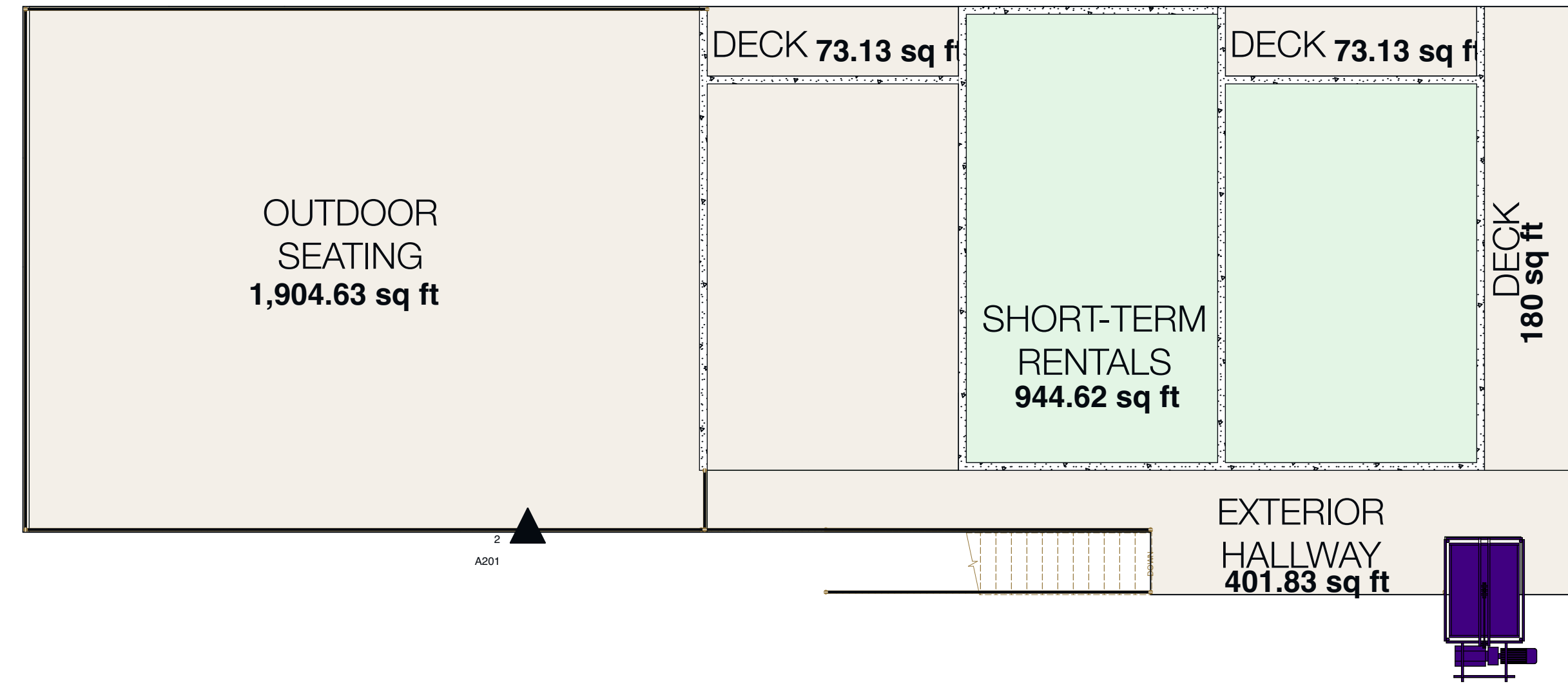
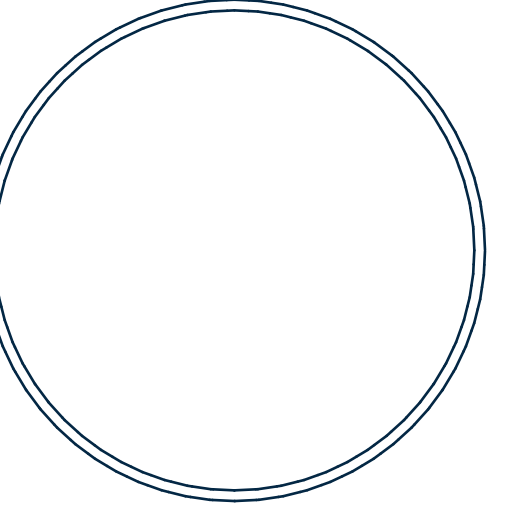
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BENET RD OCEANSIDE CA  
92058

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THIRD LEVEL  
PLAN

A103



DATE

REVISIONS

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BENET LIVE WORK

BENET RD OCEANSIDE CA  
92058

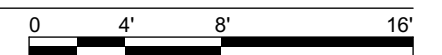
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FOURTH LEVEL  
PLAN

A104

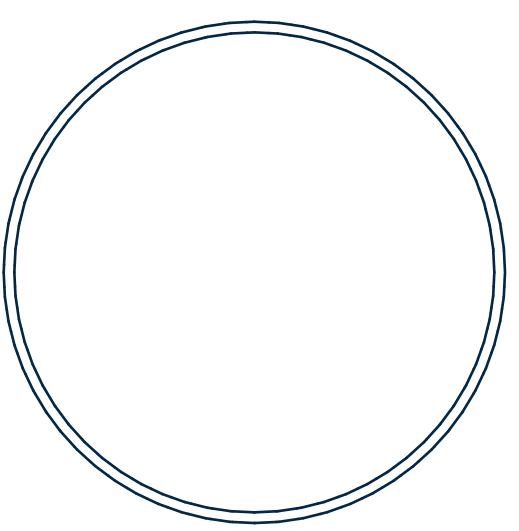
2  
A104 4th Level (1)

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





702.630.3849



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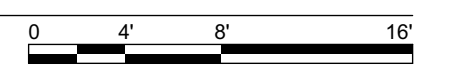
**BENET LIVE WORK**  
 BENET RD OCEANSIDE CA  
 92058

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ROOF PLAN

A105

**1**  
**A105** **Roof**  
 SCALE: 1/8" = 1'-0"



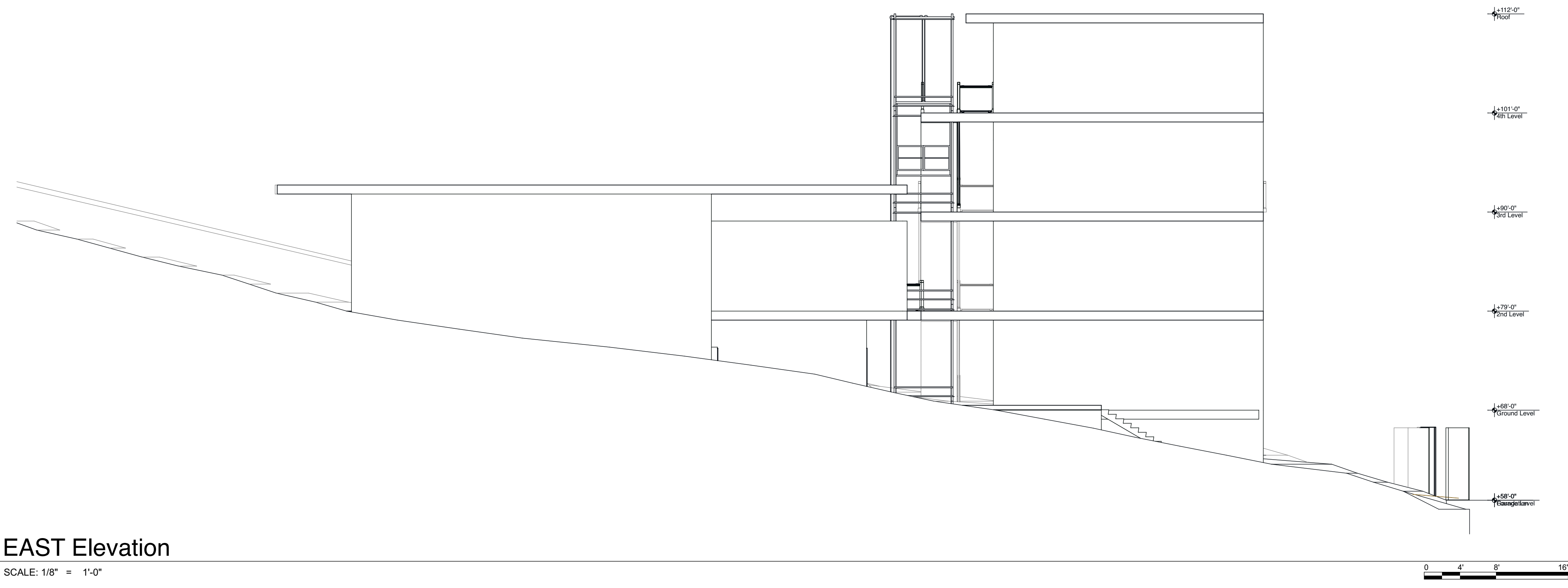
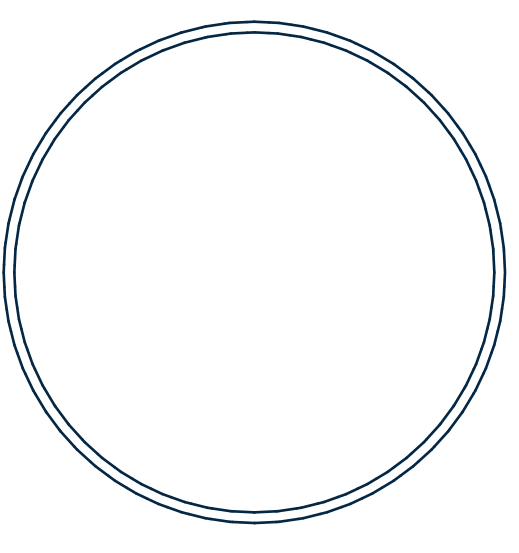
A202 ▼

A201 ▲

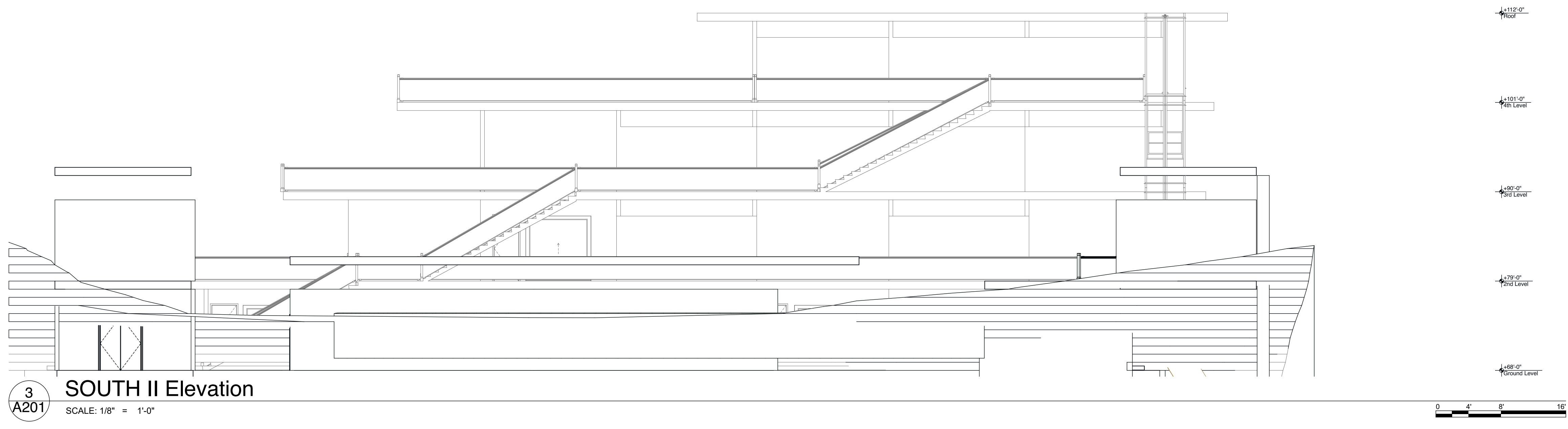
A202 ▲

A201 ▲

A201 ▲



4 EAST Elevation  
 A201 SCALE: 1/8" = 1'-0"



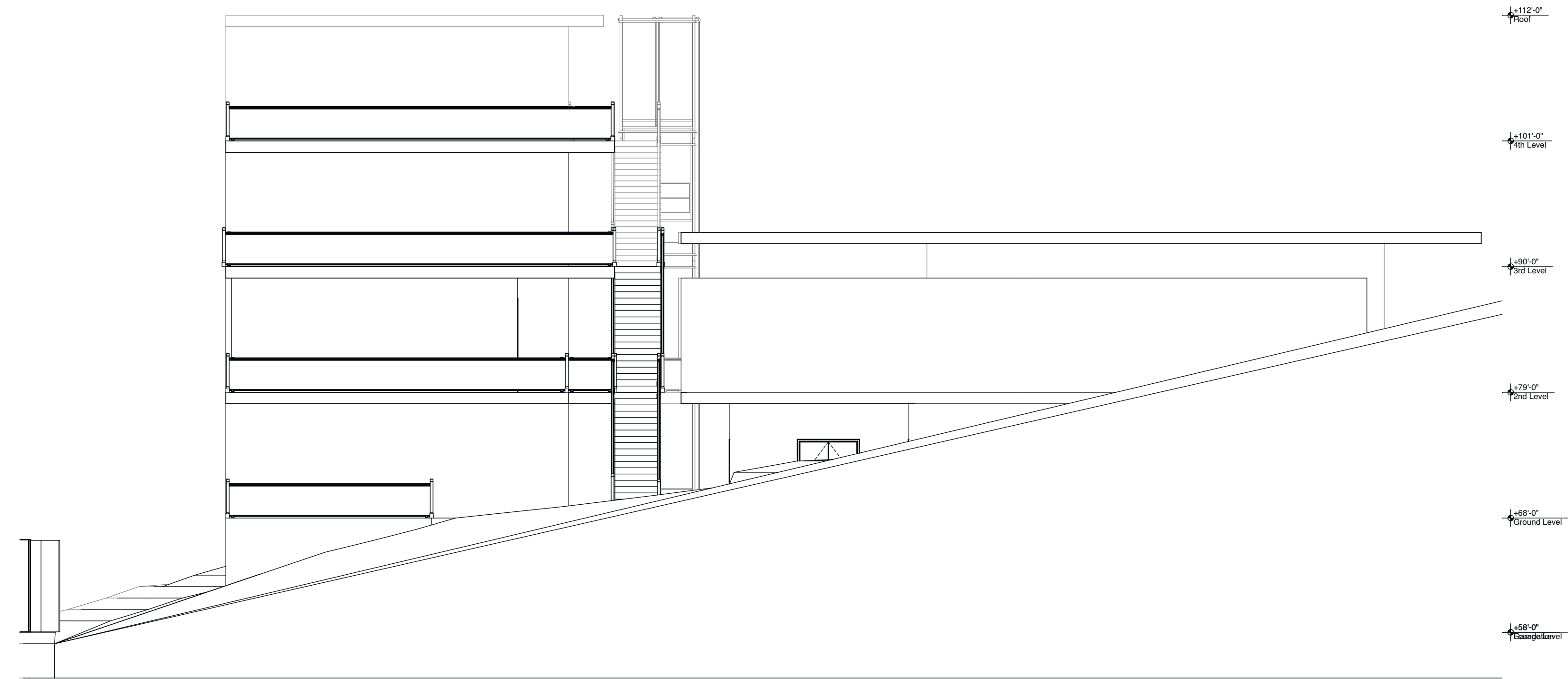
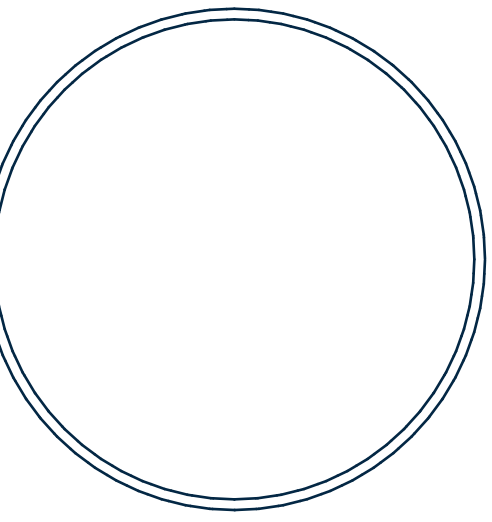
3 SOUTH II Elevation  
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TITLE	

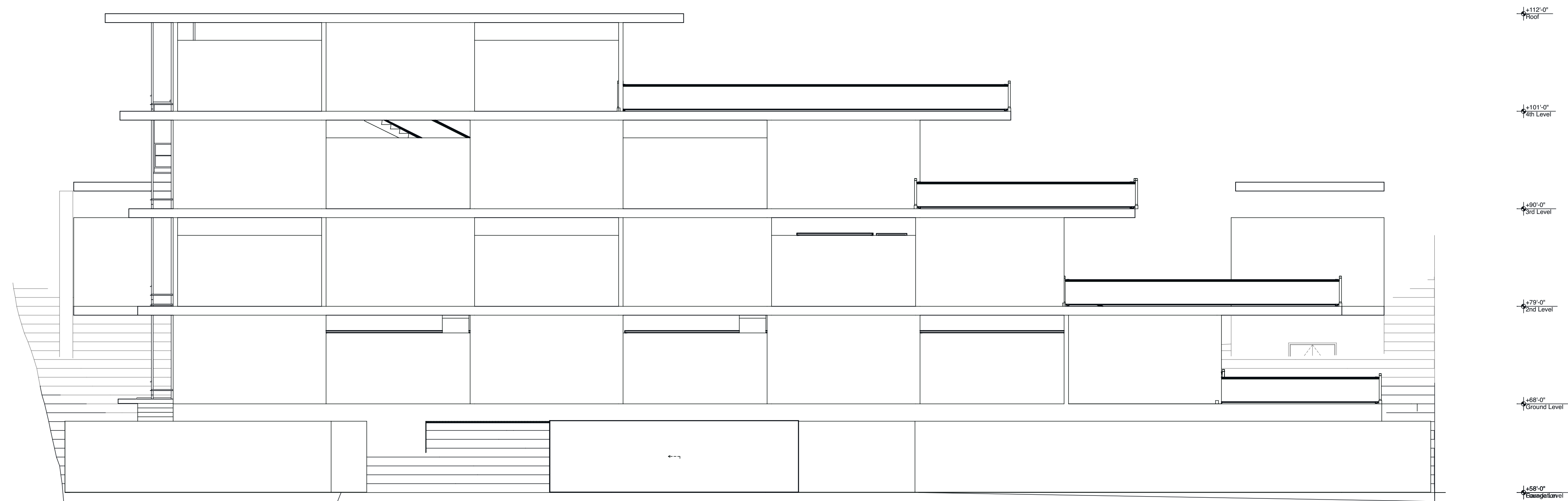
BENET LIVE WORK  
 BENET RD OCEANSIDE CA  
 92058

#Pin 2/21/18  
 S - E Concept  
 Elevations

A201



6 WEST Elevation  
SCALE: 1/8" = 1'-0"



5 NORTH Elevation  
SCALE: 1/8" = 1'-0"

REVISIONS

DATE

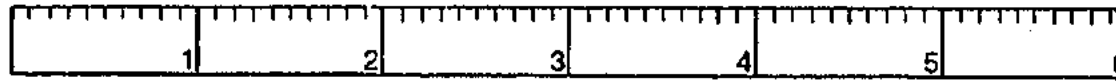
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92058

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N - W Concept  
Elevations

A202



SCALE IN 1/10 OF AN INCH

ITEM #2

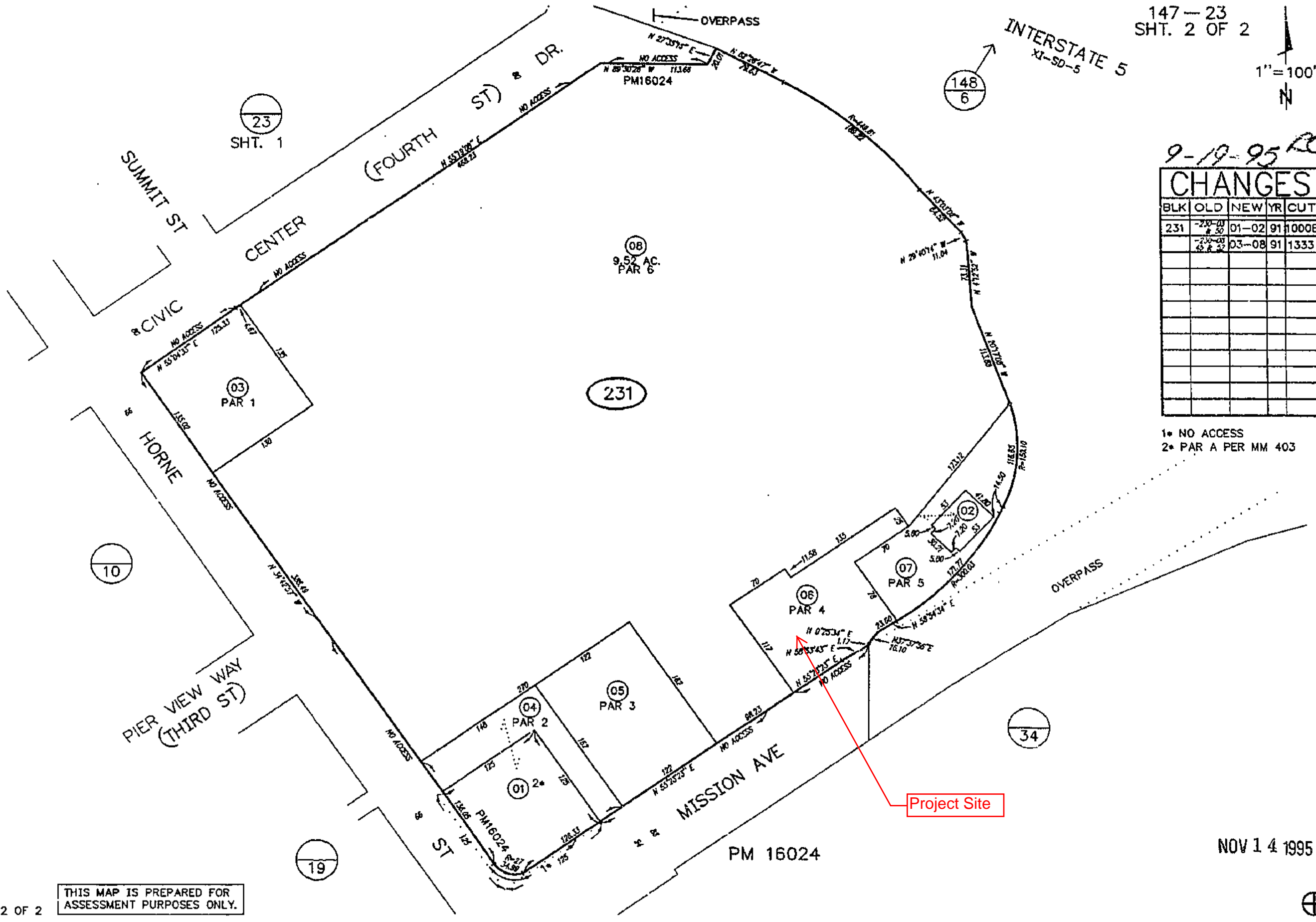
147-23  
SHT. 2 OF 2

1" = 100'

9-19-95 *RG*

CHANGES				
BLK	OLD	NEW	YR	CUT
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	20-02	03-08	91	1333

1\* NO ACCESS  
2\* PAR A PER MM 403



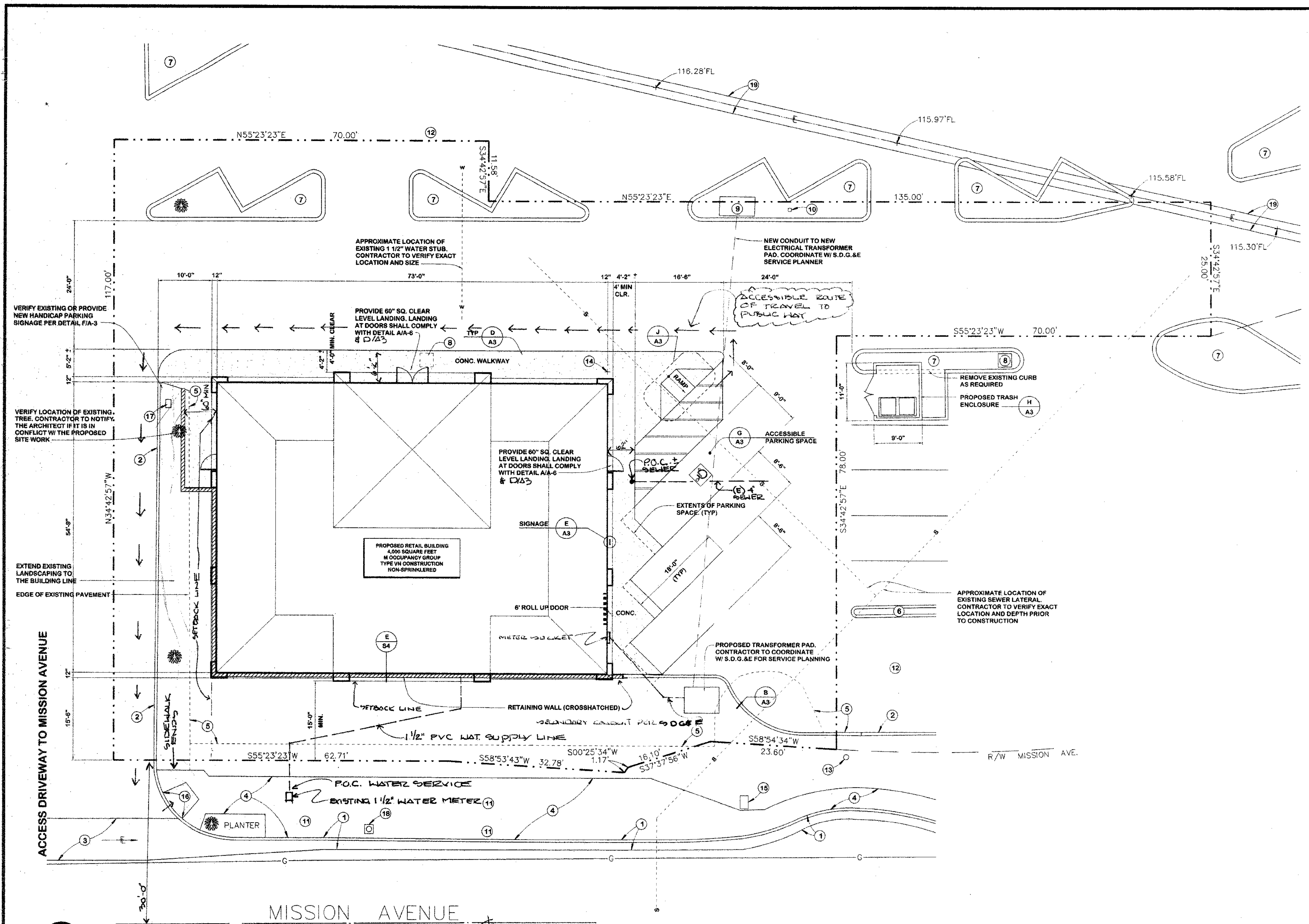
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D.B.  
07/11/90

SAN DIEGO COUNTY  
ASSESSOR'S MAP  
BOOK 147 PAGE 23 SHT. 2 OF 2

THIS MAP IS PREPARED FOR  
ASSESSMENT PURPOSES ONLY.

NOV 14 1995



- SITE PLAN SHEET NOTES**
1. PROVIDE BUILDING ADDRESS WITH 12" MIN. LETTERING CLEARLY VISIBLE FROM ALL STREETS.
  2. OPEN YARDS BETWEEN THE BUILDING(S) SHOWN AND THE ADJOINING STREETS HAVE BEEN UTILIZED TO INCREASE THE MAXIMUM ALLOWABLE FLOOR AREA. ALL YARDS USED FOR AREA INCREASES SHALL BE PERMANENTLY MAINTAINED.
  3. ALL PROPERTY LINES, EASEMENTS AND BUILDINGS BOTH EXISTING AND PROPOSED ARE SHOWN ON THIS SITE PLAN.
  4. HAZARDOUS MATERIALS WILL NOT BE STORED AND/OR USED WITHIN PROPOSED BUILDINGS WHICH EXCEED THE QUANTITIES LISTED IN U.B.C. TABLE 9A.
  5. MAXIMUM SLOPE OF PARKING SURFACES IN ANY DIRECTION SHALL NOT EXCEED ONE QUARTER INCH PER FOOT.
  6. THERE ARE NO DESIGNATED FLOOD PLAINS, OPEN SPACE EASEMENTS, OR OTHER DEVELOPMENT RESTRICTED AREAS ON THIS SITE EXCEPT WHERE NOTED ON THIS DRAWING.
  7. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY THE EXISTENCE, LOCATION, DEPTH, ETC. OF ALL METERS, GAS, SEWER, WATER LINES, AND LATERALS SHOWN ON THIS PLAN.

**SITE ANALYSIS**

SITE AREA	11,909 SQUARE FEET
BUILDING AREA	4,000 SQUARE FEET
LANDSCAPED AREA	
COVERAGE	22%

**PROJECT ANALYSIS**

BUILDING DESIGNATION	RETAIL
LAND USE DESIGNATION	NONE
AREA SEPARATION WALLS	TYPE V, NON RATED
CONSTRUCTION TYPE	NO
SPRINKLERS	NO
NUMBER OF STORIES AND HEIGHT	SINGLE STORY, < 30'
BASIC ALLOWABLE AREA	8,000 SQ. FT.
INCREASE FOR MULTI-STORY	NONE REQUIRED
INCREASE FOR YARDS	NONE REQUIRED
INCREASE FOR SPRINKLERS	NONE REQUIRED
TOTAL ALLOWABLE	8,000 SQ. FT.
ACTUAL AREA TOTAL	4,000 SQUARE FEET
BUILDING USE	RETAIL
TOTAL OCCUPANT LOAD	133 PERSONS

**LEGAL DESCRIPTION**

PARCEL 4, PARCEL MAP NO. 18024  
ASSESSORS PARCEL NUMBER

- SITE PLAN LEGEND (EXISTING ITEMS)**
- ① 6" CONCRETE CURB & GUTTER
  - ② 6" CONCRETE CURB (NO GUTTER)
  - ③ CONCRETE CROSS GUTTER
  - ④ CONCRETE SIDEWALK
  - ⑤ EDGE OF PAVED PARKING
  - ⑥ CONCRETE CURB & ISLAND
  - ⑦ CONCRETE CURB PLANTERS
  - ⑧ AREA LAMP ON 2.5' CONC. BASE TO BE REMOVED
  - ⑨ SDG&E OF METAL COVER BOX
  - ⑩ TELEPHONE RISER BOX
  - ⑪ ELECTRIC MANHOLE
  - ⑫ SEWER MANHOLE
  - ⑬ WATER VALVE BOX
  - ⑭ PAVEMENT MARKED "E-STUB"
  - ⑮ STREET LIGHT SIGNAL BOX
  - ⑯ HANDICAPPED RAMP
  - ⑰ IRRIGATION BOX
  - ⑱ STREET LAMP ON 1.65' CONC. BASE
  - ⑳ 3' WIDE CONC. RIBBON GUTTER
- — — — — PROPERTY LINE  
— G — — — — — PAVEMENT MARKED GAS LINE  
- - - - - TOPOGRAPHY LIMITS  
● 16"-18" DIAMETER PALM TREE

**NOTE TO THE CONTRACTOR**

IT IS THE GRADING CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF AND REVIEW THE SOILS REPORT PREPARED FOR THIS PROJECT BY NOR-CAL ENGINEERING (REPORT #6245-96) DATED 9-16-96. ALL RECOMMENDATIONS CONTAINED IN THIS REPORT SHALL BE INCLUDED IN THE BIDS.

**SITE PLAN**  
1" = 10'-0"  
A

**Pavement Design**

The following table provides a preliminary pavement design based upon an estimated R-Value of 40 for the proposed pavement areas. Final pavement design may need to be based on R-Value testing of the subsurface soils near the conclusion of rough grading to assure that these soils are consistent with those assumed in this preliminary design.

Type of Traffic	Traffic Index	Asphalt Concrete (in)	Base Material (in)
Automobile Parking Stalls	4.0	3.0	3.0
Automobile Drive Circulation Areas	5.0	3.0	4.0
Medium Truck Access Areas (GVW = 42,000 lbs.; 3 axle)	6.0	3.0	5.0

All concrete slabs to be utilized for pavement shall be a minimum of five inches in thickness and placed on approved compacted fill soils. Any approved base material shall consist of a Class II aggregate or equivalent and should be compacted to a minimum of 95% relative compaction. All pavement materials shall conform to the requirements set forth by the City of Oceanside. The base material and asphaltic concrete should be tested prior to delivery to the site and during placement to determine conformance with the project specifications. A pavement engineer shall designate the specific asphalt mix design to meet the required project specifications.

**CHIEF AUTO PARTS, INC.**  
**PLANS APPROVED**  
**(AS NOTED)**

BY: *[Signature]*  
DATE: 3/9/98



1205 J ST. SUITE F  
SAN DIEGO, CA. 92101  
(619) 236-0595  
FAX (619) 236-0557  
MEMBER  
AMERICAN INSTITUTE OF ARCHITECTS

**CONTRACTOR**

**PROPERTY OWNER**  
M&H REALTY PROPERTIES  
1932 W. Imperial Hwy #2A  
La Habra, California

**PROJECT TITLE**  
A PROPOSED  
TENANT IMPROVEMENT FOR:



**MISSION SQUARE**  
Mission Avenue  
Oceanside, California

**REVISIONS**

NO.	DESCRIPTION	DATE
1-6/97		

**SHEET TITLE**  
**SITE PLAN**

DRAWN BY: JLR	SCALE: AS NOTED
CHECKED BY:	DATE: 9-25-97
	DATEBASE: 96150813.DWG
	JOB NO:
	SHEET NUMBER: 96150

**A2**



Stantec Architecture Inc.  
38 Technology Drive Irvine, CA 92618

February 5, 2018  
File: 222769053

**Developers Conference: Project Description Letter for proposed Chase Bank Tenant Improvement at Mission Square Shopping Center, 1056 Mission Ave., Oceanside, CA 92054-2843**

Chase proposes to lease and renovate an existing 4,000 SF free standing building tenant space located at Mission Square Shopping Center. The project site is located within the Shopping Center along the North side of Mission Avenue. east of existing driveway access from Mission Avenue two access points along North Home Street and another two access points along Civic Center Drive to the site.

**Address:** 1056 Mission Ave., Oceanside, CA 92054-2843

**APN:** 1472310600.

**Zoning:** CS-HO – Special Commercial Highway Oriented. The CS-HO district allows a bank, financial institution, commercial, retail, restaurant and services entire community including convenience and comparison shopping goods and associated services. The existing Site has shared common parking. The existing building is approximately 4,000 rentable square feet, Total land area of the Shopping Center is approximately 9.5 acres per the Parcel Map attached hereto as Exhibit "A",

The site shares common parking with other Shopping center tenants. Required parking for retail centers greater than 20,000 SF is 1space per 200SF, required parking for a bank is 1 space/400 SF. The existing building is approximately 4,000 rentable square feet.

**Existing Use:** The existing free standing building has a Stucco Exterior finish and tile roof which will remain, and is currently occupied by an Auto Zone. The is single story with a Construction Type V, Non-sprinklered.

**Proposed Use and Improvements:** It is proposed to convert the Auto Zone to a Chase branch.

Proposed site plan modifications include Creating an Accessible route to the building by reconfiguring ADA parking and relocating Trash enclosure. Adding the electrical service to the exterior of the building facing Mission Avenue as well as the telephone service cabinet. Both will be painted to match the building color.

Chase proposes to renovate the exterior of the building to add new Chase Signage, replace storefront on North Elevation and add new storefront windows at the east elevation to open up the visibility to the interior of the building, add a new tower element for signage opportunity and repaint and repair as needed existing Stucco finishes and add thru wall Walk up ATM.

Chase proposes to renovate the interior of the building for Banking Services.

Design with community in mind

Doing business as:

Stantec Architecture and Engineering (NY)

Stantec Architecture P.C. (DC, MS, MO, NE)

For a list of our registered architects, please visit [www.stantec.com/registeredarchitects](http://www.stantec.com/registeredarchitects)

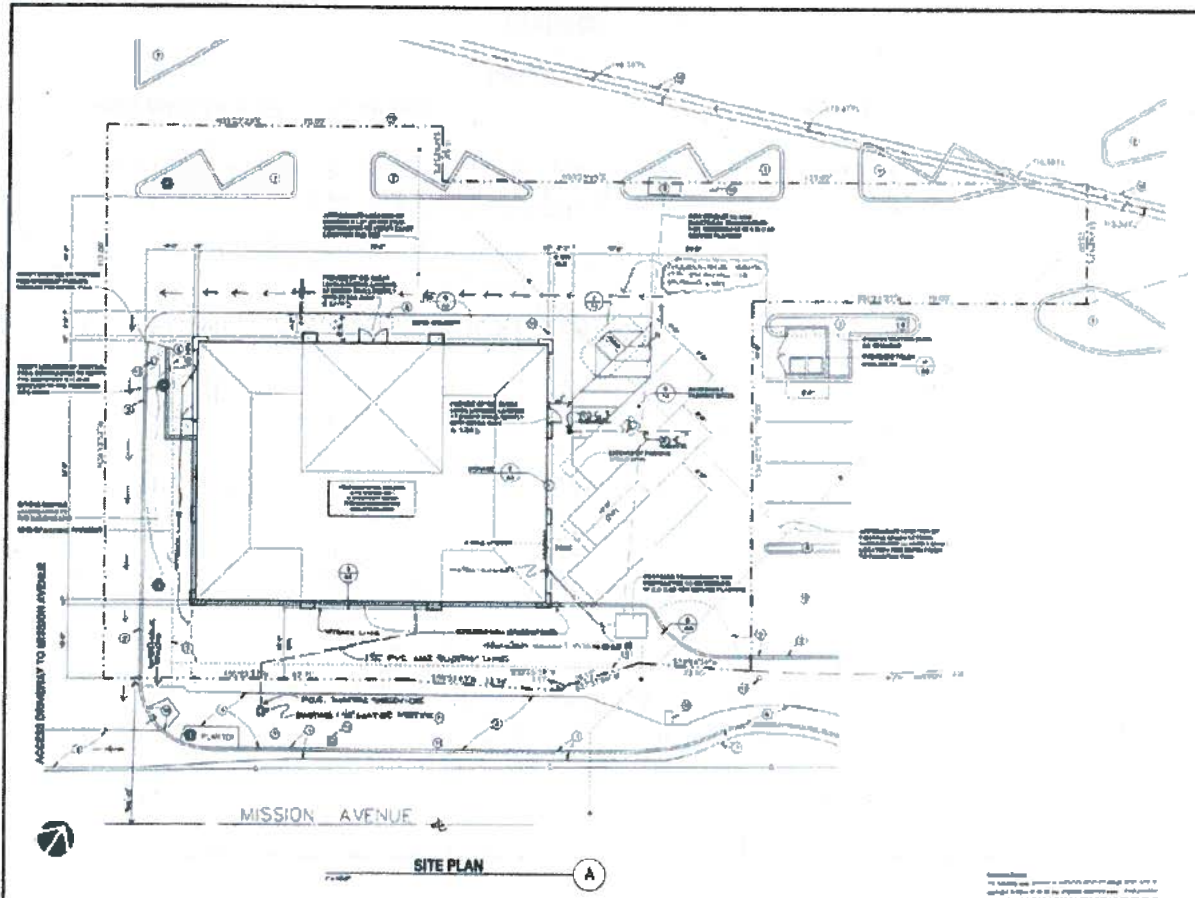






February 5, 2018  
Page 4 of 11

**Reference: Developers Conference: Project Description Letter for proposed Chase Bank Tenant Improvement at Mission Square Shopping Center, 1056 Mission Ave., Oceanside, CA 92054-2843**

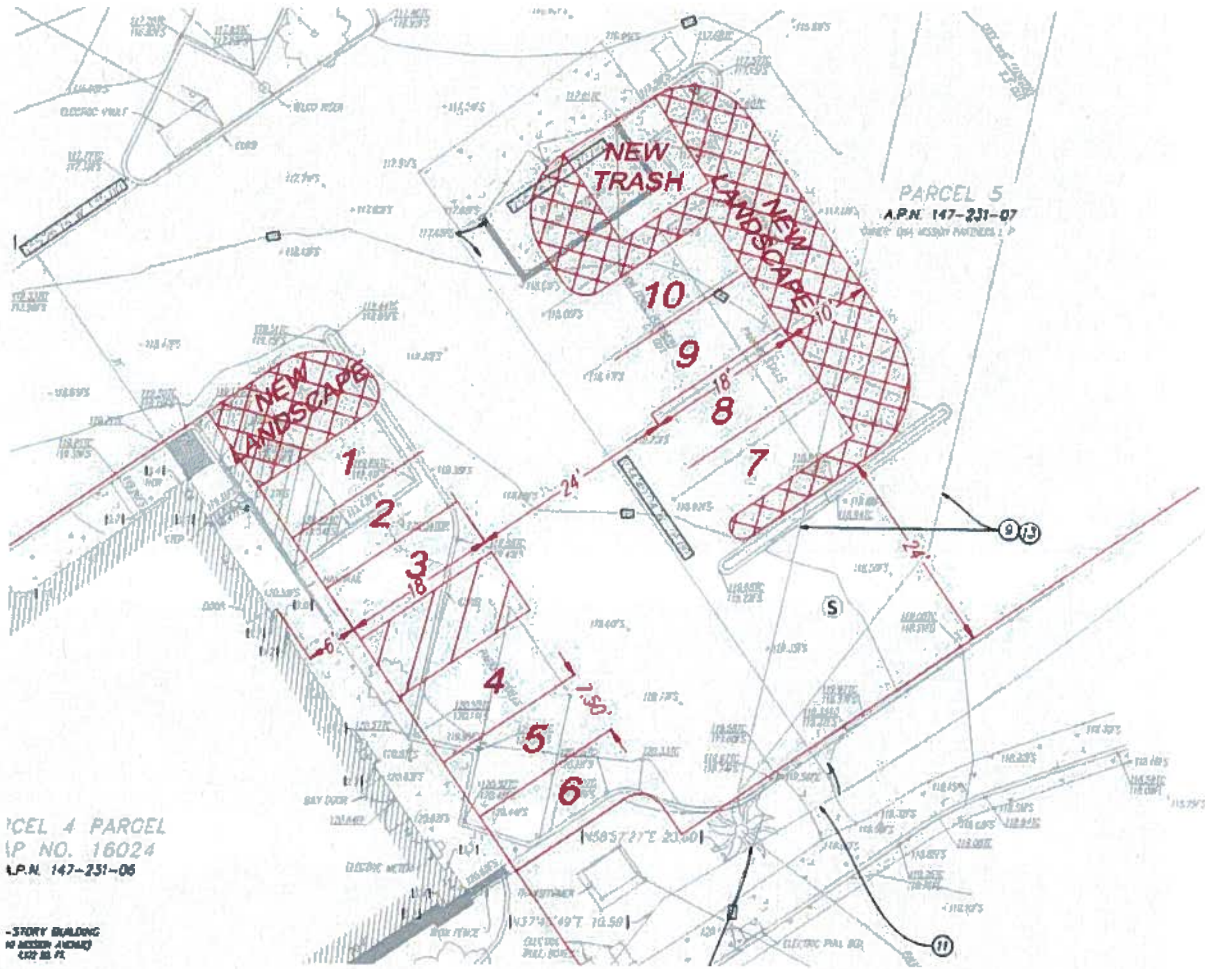


Existing Site Plan



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Page 5 of 11

**Reference: Developers Conference: Project Description Letter for proposed Chase Bank Tenant Improvement at Mission Square Shopping Center, 1056 Mission Ave., Oceanside, CA 92054-2843**



Proposed Site Plan modification to parking and trash enclosure to create accessible route.



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Page 6 of 11

**Reference: Developers Conference: Project Description Letter for proposed Chase Bank Tenant Improvement at Mission Square Shopping Center, 1056 Mission Ave., Oceanside, CA 92054-2843**



Existing South Elevation facing Mission Street



Existing West Elevation

*Design with community in mind*



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**Reference: Developers Conference: Project Description Letter for proposed Chase Bank Tenant Improvement at Mission Square Shopping Center, 1056 Mission Ave., Oceanside, CA 92054-2843**



Existing North Elevation



Existing East Elevation

Design with community in mind





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**Reference: Developers Conference: Project Description Letter for proposed Chase Bank Tenant Improvement at Mission Square Shopping Center, 1056 Mission Ave., Oceanside, CA 92054-2843**



Proposed South and West Elevation

Design with community in mind





February 5, 2018  
Page 11 of 11

**Reference: Developers Conference: Project Description Letter for proposed Chase Bank Tenant  
Improvement at Mission Square Shopping Center, 1056 Mission Ave., Oceanside, CA 92054-2843**

Regards,

**STANTEC ARCHITECTURE INC.**

Bob Superneau  
Associate / Program Manager  
Phone: 949-923-6902  
Fax: 949-923-6121  
bob.superneaujr@stantec.com

Attachment: Attachment

c. C.C.

brdocument2



**NEW TRASH**

**NEW LANDSCAPE**

**NEW LANDSCAPE**

**PARCEL 5**

A.P.N. 147-231-07

OWNER: ONA MISSION PARTNERS L.P.

**PARCEL 4**

MAP NO. 16024

A.P.N. 147-231-06

**ONE-STORY BUILDING**  
 (1040 MISSION AVENUE)  
 4,172 SQ. FT.  
 XX.X' HEIGHT

10

9

8

7

1

2

3

4

5

6

9 13

11

N58°57'27"E 23.60'

N37°40'49"E 10.59'

24'

18'

24'

6'

7.50'

117.28TC  
116.82FS

117.65TC  
117.23FS

117.46TC  
116.92FS

116.82FS

116.95FS

117.68TC

116.81FS

116.98TC

116.99TC

TREE 6'-0" CENTERED  
2.3' OUT

ELECTRIC VAULT

TELCO RISER

CURB

117.71FS

117.51FS

117.24FS

117.81TC

117.36FS

117.60TC

117.59TC  
117.15FS

117.72TC  
117.39FS

117.82FS

117.68FS

117.68FS

118.01FS

118.06FS

117.18FS

118.12FS

119.44TC  
118.95FS

118.35FS

118.47FS

118.01FS

PARKING STALLS

118.65FS

119.20TC  
119.19FS

119.51TC  
119.15FS

119.51TC  
119.27FS

119.89TC  
119.41FS

119.38FS

118.88FS

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119.31TC

119.17TC  
118.71FS

119.51TC  
119.27FS

119.89TC  
119.41FS

119.38FS

118.88FS

24'

NEW GUARDRAIL

DRIVE ISLE / SECONDARY PARKING

PRIMARY RETAIL ACCESS DRIVE

NEW WINDOW

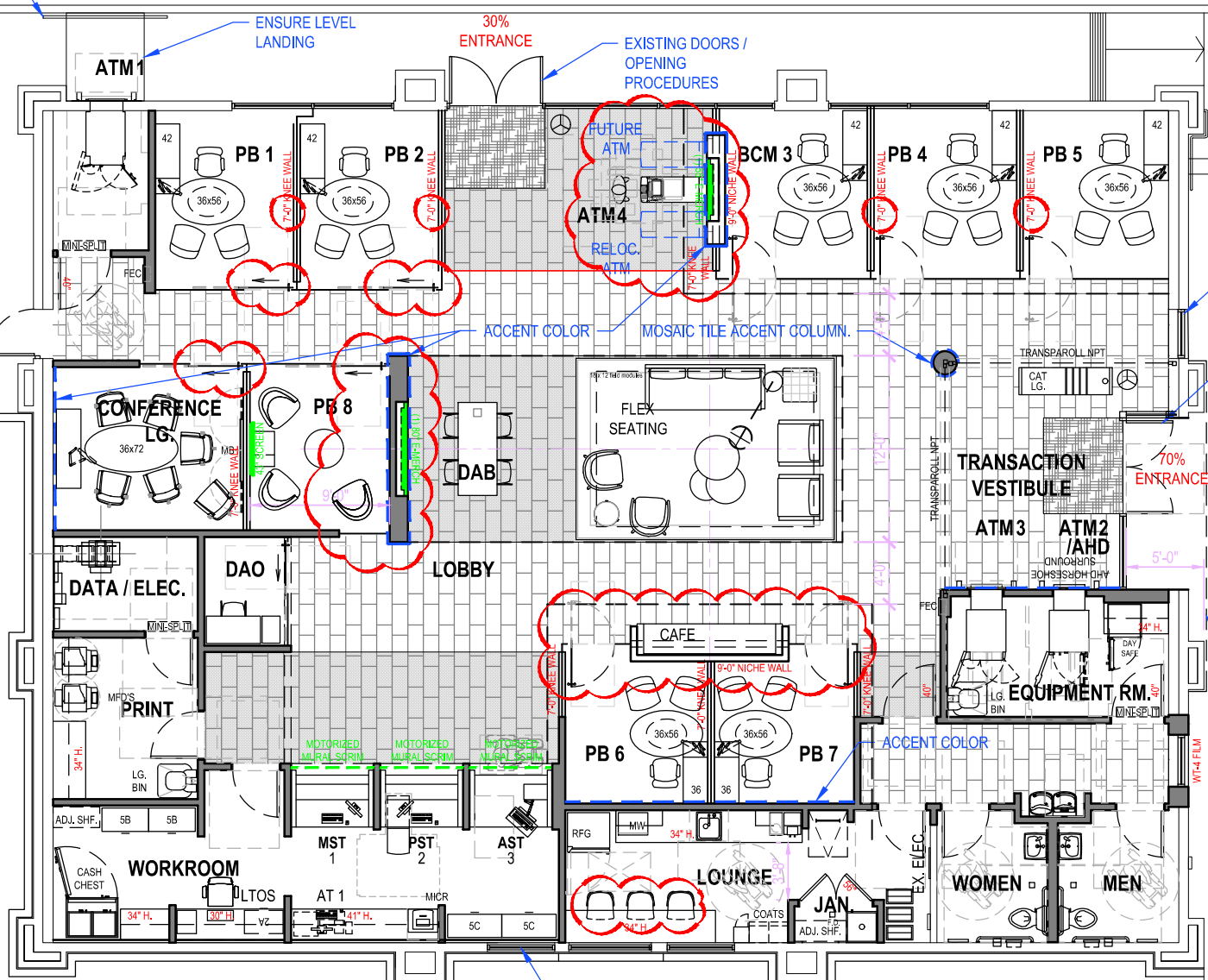
NEW ENTRY DOORS

NEW ADA PARKING STALL

NEW 'TOWER' ROOF FEATURE OVER NEW ENTRANCE LOCATION

NEW ADA ACCESS TO R.O.W.

PRIMARY PARKING



ALL OFFICES, CONFERENCE AND LIVING ROOM FURNITURE UPDATED

FLOOR PATTERN AND SOFFIT LOCATIONS UPDATED

NOTE: TILE SHOWN FOR PATTERN ONLY. ACTUAL TILE SIZE AND SPACING TO BE LAID OUT AND VERIFIED BY THE ARCHITECT OF RECORD TO REFLECT THE DESIGN INTENT. DO NOT REMOVE THIS TAG FROM FLOOR PLAN

Regional Director (RD)

DATE

Operating Model Lead (OML)

DATE

REGION - SOUTHERN CAL  
OVP NO.- 38200P253685

MISSION AVE.

Affluent HH	% of Affluent Total HH	CPC Staffed at Opening	Finish Palette
204		NO	Standard

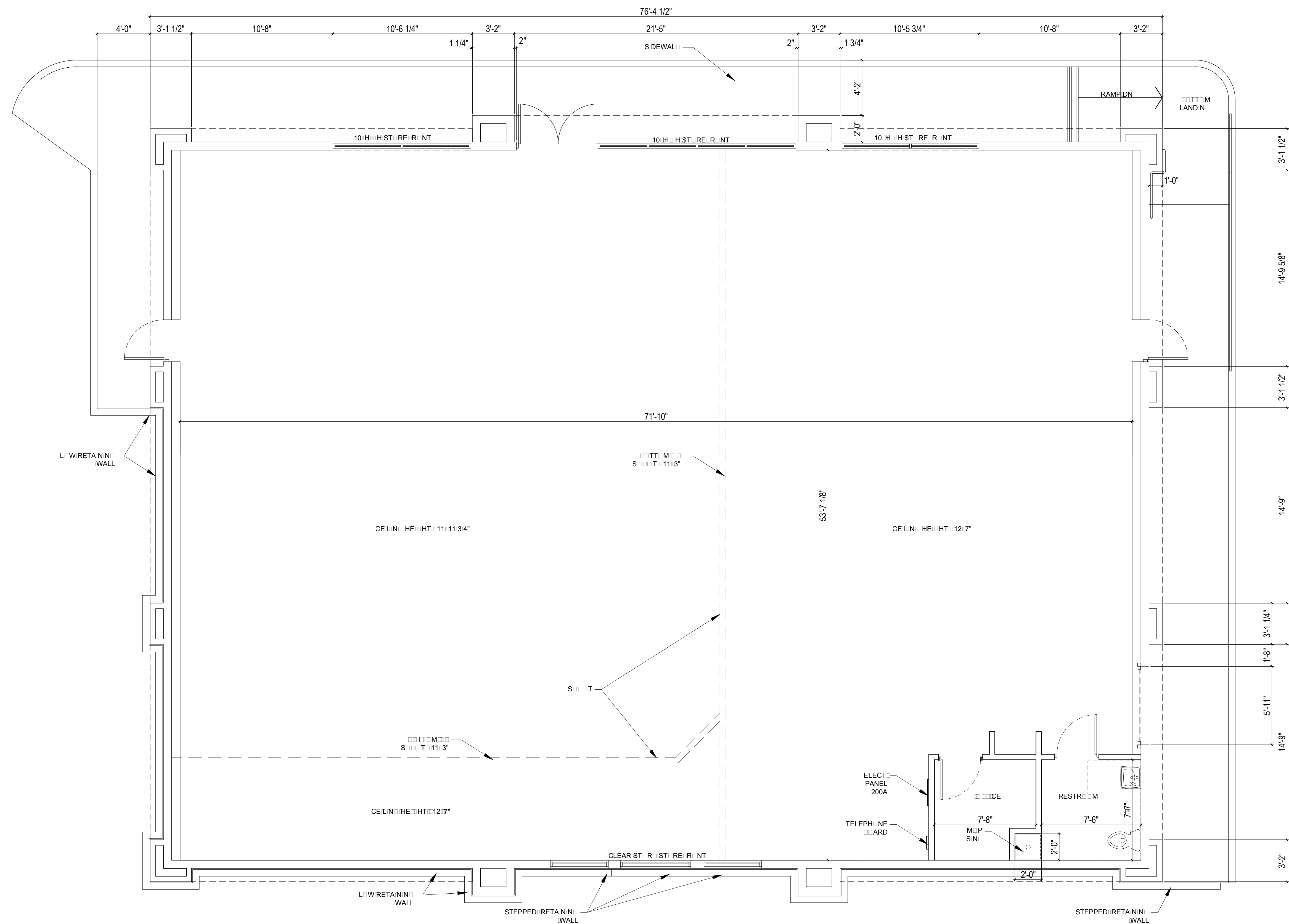


Proposed Floor Plan  
**Oceanside Downtown Relo**  
 1040 Mission Ave., Oceanside CA 92054



DATE	DESIGNER	AREA	SCALE
12/4/17	RJM	+/- 4,395	3/32" = 1'-0"

0 2' 4' 8' 12'



**CHASE - OCEANSIDE DOWNTOWN**  
 Scale: 1/4" = 1'-0"



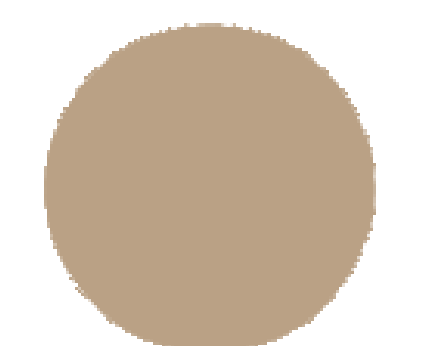
+/- 29'-0"  
T.O. ROOF

Existing Tile Roof

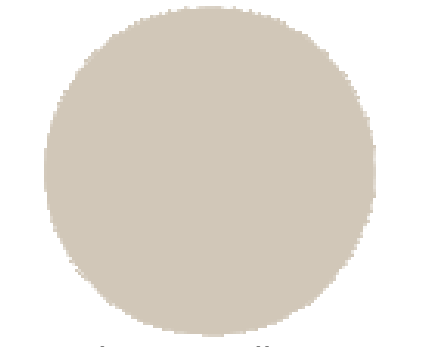
+/- 20'-7"  
T.O. ROOF

0'-0"  
GROUND LEVEL

Color Legend:



Sherwin Williams  
SW6108 "Latte"



Sherwin Williams  
SW7036 "Accessible Beige"



Sherwin Williams  
SW7045 "Intellectual Gray"

Nordea



+/- 27'-0"  
T.O. ROOF

Existing Tile Roof

+/- 20'-7"  
T.O. ROOF

0'-0"  
GROUND LEVEL

Endea



Construction  
Management  
CA



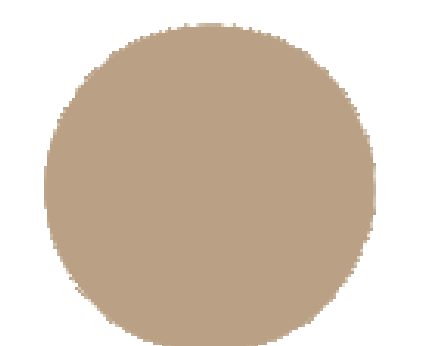


+/- 22'-9"  
T.O. PARAPET

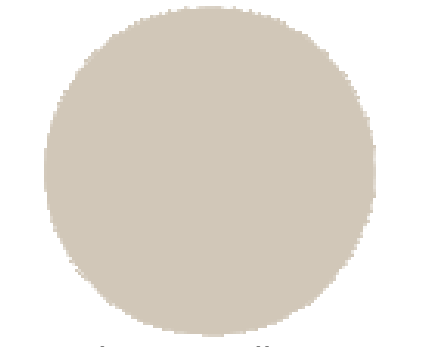
+/- 20'-7"  
T.O. ROOF

0'-0"  
GROUND LEVEL

Color Legend:



Sherwin Williams  
SW6108 "Latte"



Sherwin Williams  
SW7036 "Accessible Beige"



Sherwin Williams  
SW7045 "Intellectual Gray"

Sherwin Williams



+/- 20'-7"  
T.O. ROOF

0'-0"  
GROUND LEVEL

Wells Fargo



Construction  
Management  
CA

Sherwin Williams

