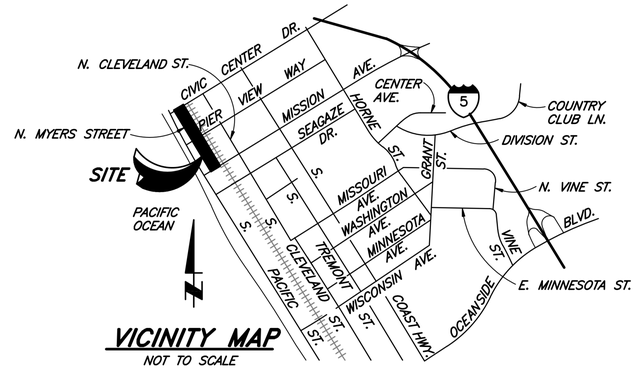
BLOCKS 5 & 20

OCEANSIDE, CA





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APPLICANT
RYAN COMPANIES US, INC.
4275 EXECUTIVE SQUARE
SUITE 370
LA JOLLA, CA 92037
TEL: 858.812.7993
CONTACT: DANIEL BERTAO

ARCHITECT
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2359 FOURTH AVENUE
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CONTACT: MATTHEW GEAMAN

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SB&O INC.
3990 RUFFIN ROAD
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SAN DIEGO, CA 92123
TEL: 858.560.1141
CONTACT: JONATHAN KOHLENBERG

LANDSCAPE
URBAN ARENA
11300 SORRENTO VALLEY ROAD
SUITE 230
SAN DIEGO, CA 92121
TEL: 858.625.0112
CONTACT: PHILLIP BARNES

PROJECT DESCRIPTION

PROJECT DESCRIPTION
THE PROJECT IS A 373 UNIT MIXED-USE DEVELOPMENT WITH APPROXIMATELY 4,086 SF OF COMMERCIAL SPACE ON (2) BLOCKS. THE NORTH BLOCK, BLOCK 5, IS A NEW 8-STORY, MIXED-USE BUILDING INCLUDING 193 MULTIFAMILY UNITS, 295 PARKING SPACES. THE SOUTH BLOCK, BLOCK 20, IS A NEW, 7-STORY, MIXED-USE BUILDING INCLUDING 180 MULTIFAMILY UNITS, 299 PARKING SPACES.

AMENDMENTS TO THE "ONE MISSION AVENUE 5-BLOCKS ENTITLEMENT" - RESOLUTION No. 08-R0320-3: MIXED-USE DEVELOPMENT PLAN, REGULAR COASTAL PERMIT AND APPROVAL OF A PARCEL MAP.

DEVELOPMENT SUMMARY

LEGAL DESCRIPTIONS	LOT 2 OF MISSION AVENUE - PHASE 3, IN THE CITY MAP OF OCEANSIDE, COUNTY OF SAN DIEGO, SATATE OF CALIFORNIA, ACCORDING TO MAP THEREOF No. 16218, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 8, 2017 APN: 147-370-07-00
APPLICANT	RYAN COMPANIES US, INC 4275 EXECUTIVE SQUARE, SUITE 370 LA JOLLA, CA 92037
SITE ADDRESS	BLOCK 5: TBD BLOCK 20: TBD
SITE AREA	GROSS AREA: 3.520 AC NET AREA - BLOCK 5: 45,895 SF (1.05 AC) NET AREA - BLOCK 20: 44,359 SF (1.02 AC)
ZONING DESIGNATION	DOWNTOWN DISTRICT - SUBDISTRICT 1 TRANSIT ORIENTED DEVELOPMENT OVERLAY COASTAL ZONE (NON-APPEAL AREA)

FLOOR AREA, GROSS FLOOR AREA (ZONING)		BLOCK 5	BLOCK 20	**TOTAL**
	RETAIL / COMMERCIAL	1,474 SF	2,612 SF	4,086 SF
	RESIDENTIAL	191,477 SF	171,368 SF	362,845 SF
	NONRESIDENTIAL	875 SF	871 SF	1,746 SF
	PARKING (NOT INCLUDED)	102,723 SF	100,563 SF	203,286 SF
	TOTAL (PARKING NOT INCLUDED)	**193,826 SF**	**174,851 SF**	**368,677 SF**

SQUARE FOOTAGE OF CONSTRUCTION		BLOCK 5	BLOCK 20	**TOTAL**
	TOTAL	**296,549 SF**	**275,414 SF**	**571,963 SF**

UNIT COUNT		BLOCK 5	BLOCK 20	**TOTAL**
	STUDIO	63	67	130
	U1BR	34	29	63
	1-BEDROOM	47	37	84
	2-BEDROOM (INCLUED TOWNHOUSE)	49	47	96
	TOTAL	**193**	**180**	**373**

AFFORDABLE UNIT COUNT	BLOCK 5: 20 UNITS BLOCK 20: 18 UNITS TOTAL: 38 UNITS

BUILDING CODE SUMMARY

OCCUPANCY	R-2, S-2, A, B
CONSTRUCTION TYPE	BLOCK 5: (3-STORIES) TYPE I A, (5-STORIES) TYPE III A BLOCK 20: (2-STORIES) TYPE I A, (5-STORIES) TYPE III A
STORIES	BLOCK 5: 8-STORIES ABOVE GRADE / 1-STORY BELOW GRADE PARKING BLOCK 20: 7-STORIES ABOVE GRADE / 1-STORY BELOW GRADE PARKING
FIRE SPRINKLERS	NFPA 13
APPLICABLE CODES	2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA FIRE CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE 2022 ASME A17.3, SAFETY CODES FOR ELEVATORS AND ESCALATORS 2010 STANDARDS FOR ACCESSIBLE DESIGN - TITLE III RULE OF THE AMERICANS WITH DISABILITIES ACT (ADA) 2022 NFPA 13, INSTALLATION OF SPRINKLERS SYSTEMS 2008 NFPA 70, NATIONAL ELECTRICAL CODE 2022 NFPA 72, NATIONAL FIRE ALARM AND SIGNALING CODE 2022 NFPA 80, STANDARD FOR FIRE DOORS AND OTHER OPENING PROTECTIVES

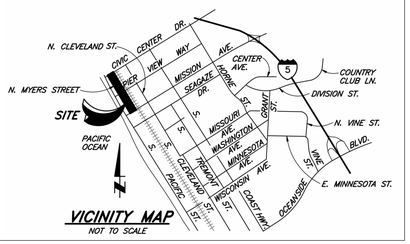
ZONING CONFORMANCE MATRIX

SUBJECT	CODE SECTION	REQUIRED	PROVIDED
FLOOR AREA RATIO (F.A.R.)	OZO 1232	N/A FOR RESIDENTIAL COMPONENTS OF MIXED-USE PROJECTS (1232 D.6)	BLOCK 5 4.22 FAR (193,826 SF/ 45,895 SF) BLOCK 20 3.94 FAR (174,851 SF/ 44,359 SF)
DENSITY	OZO 1232	N/A FOR RESIDENTIAL COMPONENTS OF MIXED-USE PROJECTS (1232 D.6)	BLOCK 5 183.8 DU/AC (193 UNITS/ 1.05 AC) BLOCK 20 176.5 DU/AC (180 UNITS/ 1.02AC) TOTAL 106 DU/AC (373 UNITS/ 3.520 AC GROSS SITE AREA)
SETBACK	OZO 1232	FRONT: 10' REAR: 5' SIDE: 10'	BLOCK 5 / BLOCK 20 FRONT: 0' (*) / 0' (*) REAR: 6'-3" / 6'-4" SIDE: 10'-3" / 5'-5" (*) / 5'-5" / 0' (*)
HEIGHT	OZO 1232 (N)2(e) SUBDISTRICT 1	140' MAX.	BLOCK 5 98'-6" BLOCK 20 86'-4"
LANDSCAPING	OZO 1232 (P)	LANDSCAPING REQUIRED: 25% MIN.	BLOCK 5 SEE LANDSCAPE BLOCK 20 SEE LANDSCAPE
	OZO 3049	TREE CANOPY: 12% MIN.	BLOCK 5 12.99% BLOCK 20 21.06% TOTAL 16.96%
		PERMEABLE SURFACE AREA: 22% MIN.	BLOCK 5 10.34% (*) BLOCK 20 9.39% (*) TOTAL 9.87% (*)
OPEN SPACE	OZO 1232	PRIVATE OUTDOOR SPACE: 48 SF PER UNIT (6' MIN DIMENSION) SHARED OUTDOR SPACE: BLOCK 5 200 x 193 = 38600 SF / BLOCK 20 200 x 180 = 36000 SF (*) TOTAL OUTDOOR SPACE: BLOCK 5 : 48x193 + 38600 = 47,864 SF / BLOCK 20 48x180 + 36000 = 44640 SF (*)	BLOCK 5 10,585 SF (66 SF / UNIT) (*) / BLOCK 20 10,720 SF (69 SF / UNIT) (*) BLOCK 5 12,766 SF (*) / BLOCK 20 12,462 SF (*) BLOCK 5 = 23,351 SF (*) / BLOCK 20 = 23,182 SF (*)
COURT DIMENSION	OZO 1232 (EE)	COURTS OPPOSITE WALLS ON THE SAME SITE : HEIGHT/(LEVEL 3 TO PARAPET) / 2 BLOCK 5: 64' / 2 = 32' BLOCK 20: 53'-6" / 2 = 26'-9"	BLOCK 5 19' (*) BLOCK 20 19' (*)
		COURT DIMENSIONS: 16' MINIMUM - 3' BALCONY ENCROACHMENT (WHERE APPLIES)	BLOCK 5 6'-6" AT BALCONY(*) BLOCK 20 11' AT BALCONY(*)
OFF-STREET PARKING	OZO 3032 GOVERNMENT CODE SECTION 65915 (P) OZO 3109 OZO 3110	RESIDENT PARKING (DIMENSIONS: 8.5'(+1' AT OBSTRUCTED SIDE) x 18' DEEP] BLOCK 5 / BLOCK 20 STUDIOS 58 x 1.0 = 58 / 62 x 1.0 = 62 AFFORDABLE STUDIOS 5 x 0.5 = 2.5 / 5 x 0.5 = 2.5 1-BR UNITS 81 x 1.0 = 81 / 66 x 1.0 = 66 2-BR UNITS 44 x 1.5 = 66 / 42 x 1.5 = 63 AFFRODABLE 2-BR UNITS 5 x 1.25 = 6.25 / 5 x 1.25 = 6.25 **TOTAL 213.75 (214) / 199.75 (200)**	DIMENSIONS: 8' (+1' AT OBSTRUCTED SIDE)X 18' DEEP (*) BLOCK 5 / BLOCK 20 / **TOTAL** B1 97 / 96 / 193 L1 85 / 86 / 171 L2 92 / 96 / 188 **TOTAL 274 / 278 / 552**
	OZO 3103 OZO 1231 OZO 1232 (W) 4-5	RETAIL PARKING 1 PER 50 SF OF SEATING AREA (ASSUMED RESTAURANTS FULL SERVICE) 1 PER 200 SF (ASSUMED RETAIL SALES) **BLOCK 5** [(1535 SF x 65% ASSUMED SEATING AREA) / 50 SF] x 75% TOD REDUCTION = **15** **BLOCK 20** [661 SF/ 200 SF + (1951 SF x 65% ASSUMED SEATING AREA) / 50 SF] x 75% TOD REDUCTION = **22**	BLOCK 5 15 BLOCK 20 22 TOTAL 37
	OZO 1232 (W) 3	VISITOR PARKING 1 PER 5 UNITS OVER 25 UNITS **BLOCK 5** (193 - 25) / 5 = 34 **BLOCK 20** (180 - 25) / 5 = 31	BLOCK 5 34 BLOCK 20 31 TOTAL 65
		TOTAL OFF STREET PARKING REQUIRED: BLOCK 5 265 BLOCK 20 251	BLOCK 5 274 (9 SURPLUS SPACES) BLOCK 20 278 (27 SURPLUS SPACES) TOTAL 556 (36 SURPLUS SPACES)
COMPACT PARKING	OZO 3109 OZO 3110	SPACES PROVIDED IN ADDITION TO THE NUMBER REQUIRED MAY BE SMALL-CAR SPACES	BLOCK 5 19 (*) BLOCK 20 26
ACCESSIBLE PARKING	CBC 1109A	BLOCK 5 / BLOCK 20 RESIDENTIAL: 2% OF ASSIGNED RESIDENT SPACES 214 x 0.02 = 4.28 / 200 x 0.02 = 4 VISITOR (GUEST): 5% OF UNASSIGNED SPACES 60x 0.05 = 3 / 78 x 0.05 = 4 **TOTAL 8 / 8**	BLOCK 5 / BLOCK 20 B1 0 / 0 L1 8 / 8 L2 0 / 0 **TOTAL 8 / 8**
EV PARKING	OZO 3048 (TABLE 1) CAL GREEN 4.106.4.2.2	BLOCK 5 / BLOCK 20 RESERVED EV SPACES: 15% OF REQUIRED SPACES 265 x 0.15 = 40 / 251 x 0.15 = 38 CHARGER-EQUIPPED SPACES: 50% OF REQUIRED EV SPACES 40 x 0.5 = 20 / 38 x 0.5 = 19	BLOCK 5 / BLOCK 20 B1 X / X L1 X / X L2 X / X **TOTAL X / X**
BICYCLE PARKING	OZO 3108	NONE	BLOCK 5 40 BLOCK 20 40

(*) REQUESTED DENSITY BONUS INCENTIVE / WAIVER

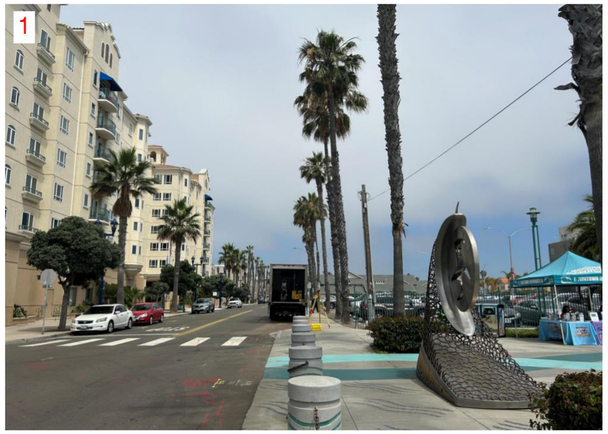
THE PROJECT SEEKS THE FOLLOWING WAIVERS OF DEVELOPMENT STANDARDS:

- WAIVER TO REDUCE FRONT AND SIDE SETBACKS FROM 10' MINIMUM SETBACK TO 0' SETBACK
- WAIVER TO REDUCE TOTAL OPEN SPACE REQUIREMENTS
- WAIVER TO REDUCE TOTAL PRIVATE OPEN SPACE REQUIREMENTS
- WAIVER TO ALLOW COMPACT PARKING SPACES IN LIEU OF STANDARD PARKING SPACES.
- WAIVER FROM SETBACK STANDARDS TO ALLOW ENCROACHMENTS FOR FRONT, SIDE, AND REAR YARDS FOR COVERED PORCHES AND BALCONIES
- WAIVER TO REDUCE MINIMUM COURT DIMENSIONS
- WAIVER TO ADJUST PARKING SPACE WIDTH NEXT TO COLUMNS
- WAIVER TO ALLOW REDUCED DRIVE AISLE WIDTHS
- WAIVER TO ALLOW COMPACT TANDEM PARKING SPACES
- WAIVER TO REDUCE OFF STREET PARKING REQUIREMENTS
- WAIVER TO INCREASE FENCES/WALLS WITHIN FRONT/STREET YARD
- WAIVER TO REDUCE 12% TREE CANOPY REQUIREMENTS
- WAIVER TO REDUCE 22% MINIMUM PERMEABLE SURFACE AREA
- WAIVER TO REDUCE MIN 25% LANDSCAPING REQUIREMENT
- WAIVER TO ALLOW INCREASE IN BUILDING HEIGHT
- WAIVER TO AMEND REQUIRED FAÇADE MODULATION
- OTHER WAIVERS AS DETERMINED THROUGH REVIEW AND APPROVAL PROCESS



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TITLE SHEET	SCALE: 12" = 1'-0"	TS
PROJECT NAME: **BLOCKS 5 & 20 OCEANSIDE**	JOB NO: **3601**	DATE: 12/18/2023

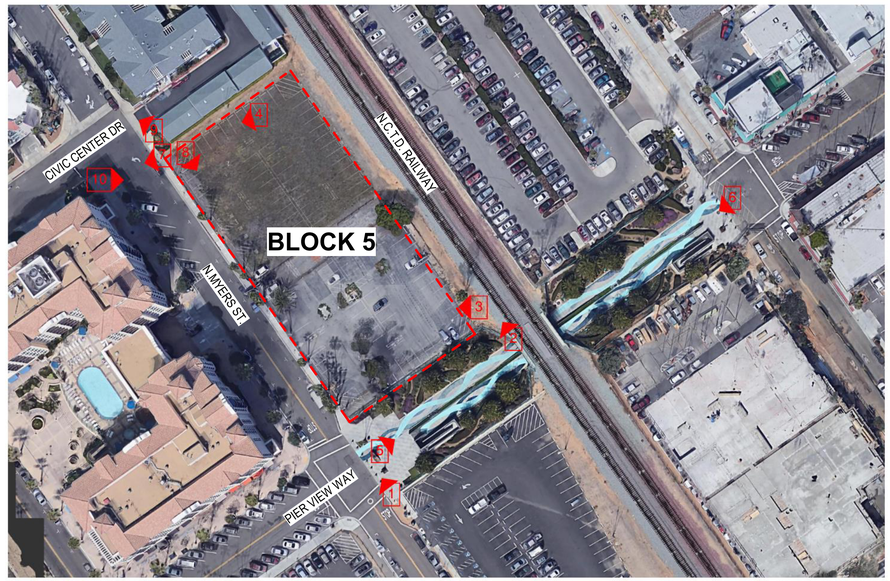






















JWDA

SITE PHOTOS	SCALE:	5-A104
PROJECT NAME: **BLOCKS 5 & 20 OCEANSIDE**	JOB NO: **3601**	DATE: 12/18/2023





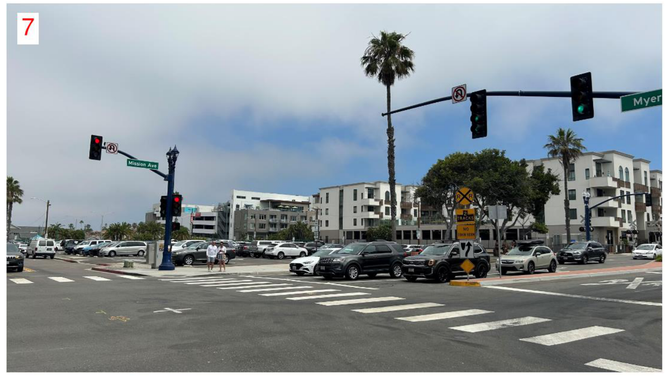














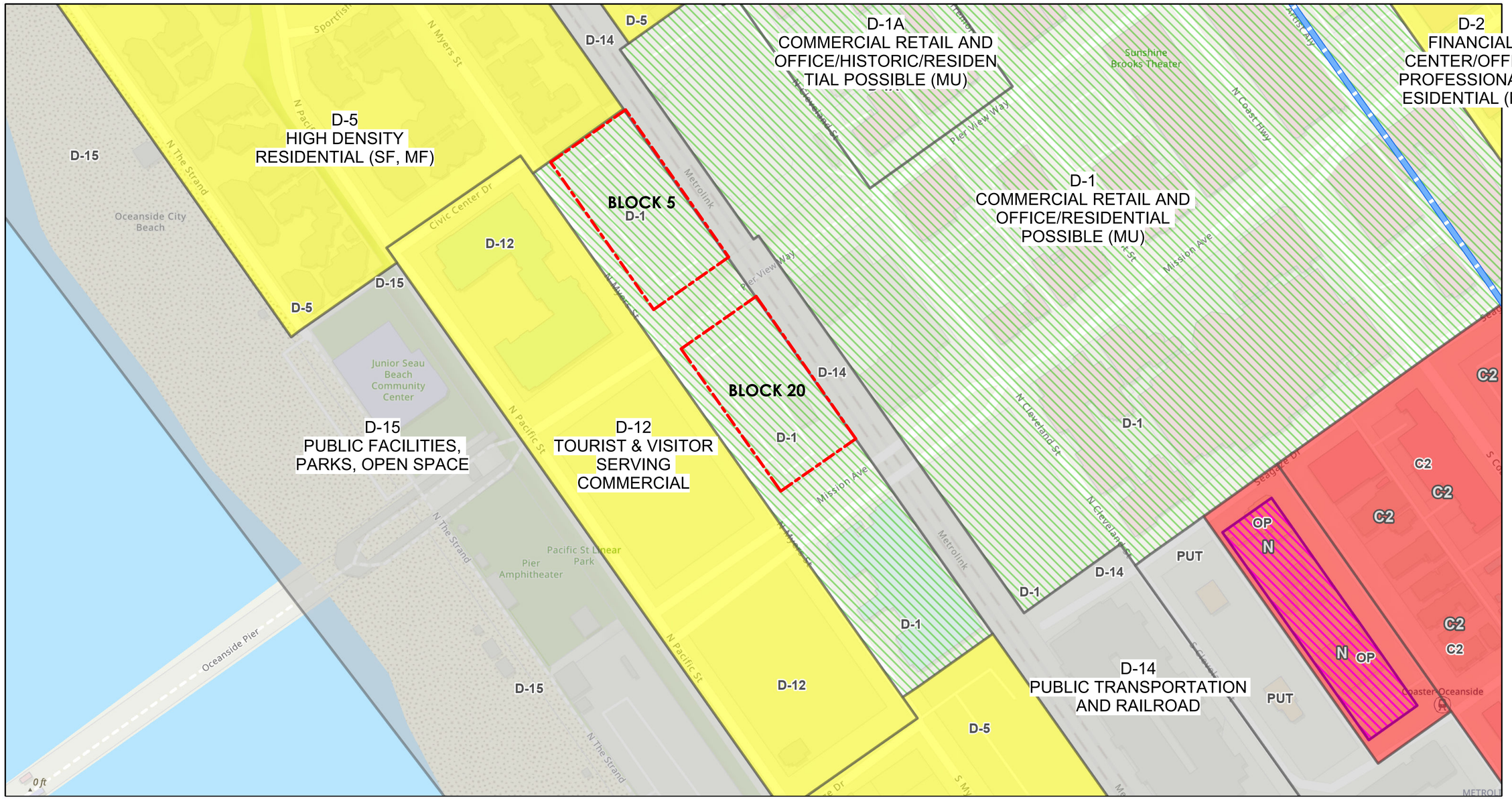




JWDA

SITE PHOTOS	SCALE:	20-A105
PROJECT NAME: **BLOCKS 5 & 20 OCEANSIDE**	JOB NO: **3601**	DATE: 12/18/2023

EXISTING / PROPOSED OCEANSIDE LAND USE AND ZONING



PROPERTY LINE

COASTAL ZONE LINE

ZONING - OTHER

Mixed Use (Commercial/Residential/Professional)

Civic/Public

Residential

Commercial

INCENTIVE DISTRICT

N - Node

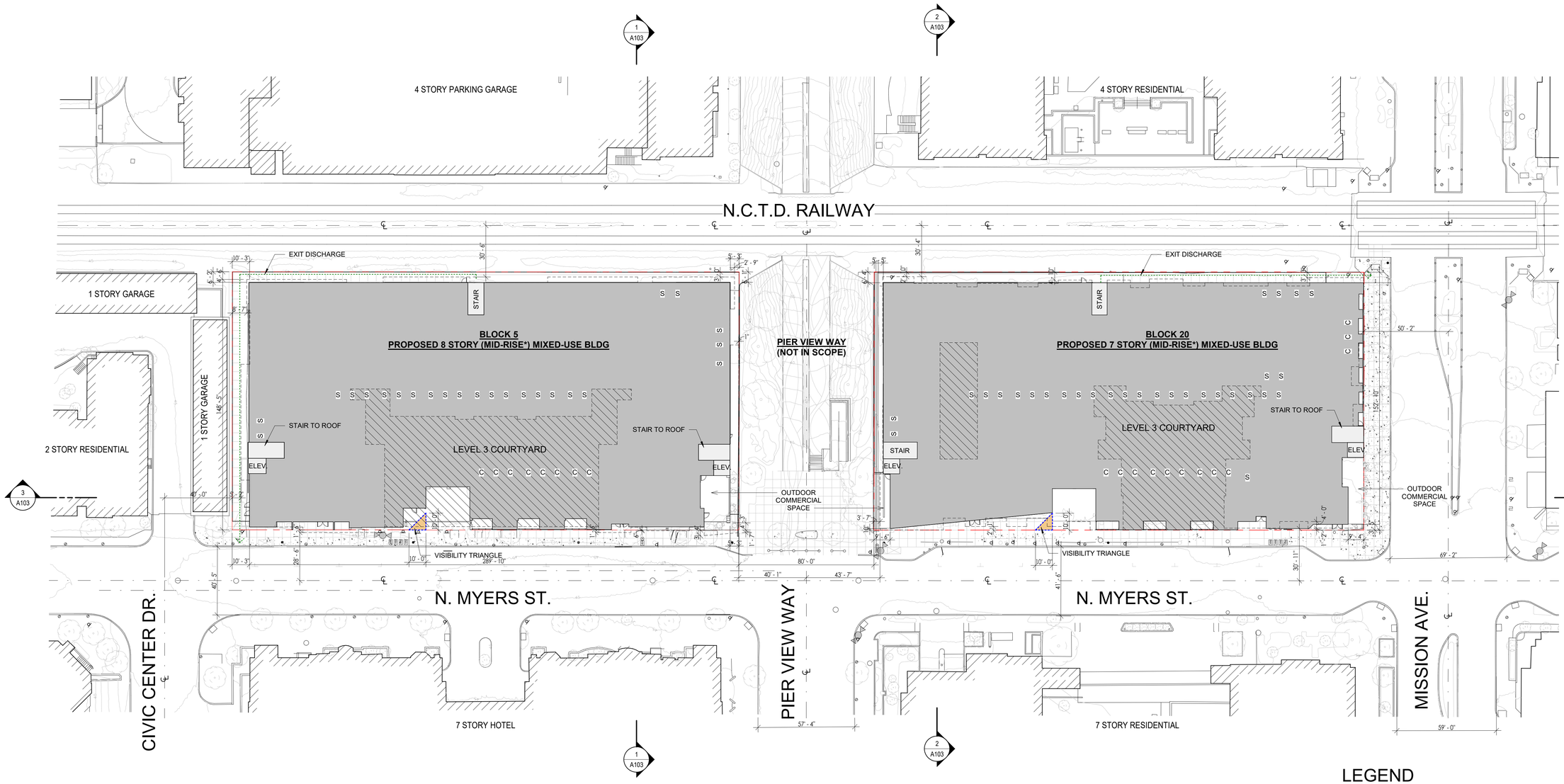
NOTE: THIS PROJECT IS COMPLIANT WITH ALL EXISTING ZONING / GENERAL PLAN DESIGNATIONS.

0' 40' 80' 160'

N

JWDA

ZONING & GENERAL PLAN DESIGNATIONS	SCALE:	A100
PROJECT NAME: **BLOCKS 5 & 20 OCEANSIDE**	JOB NO: **3601**	DATE: 12/18/2023



SITE PLAN

1" = 30'-0"

0' 5' 10' 20' 40' 80'

N PLAN N

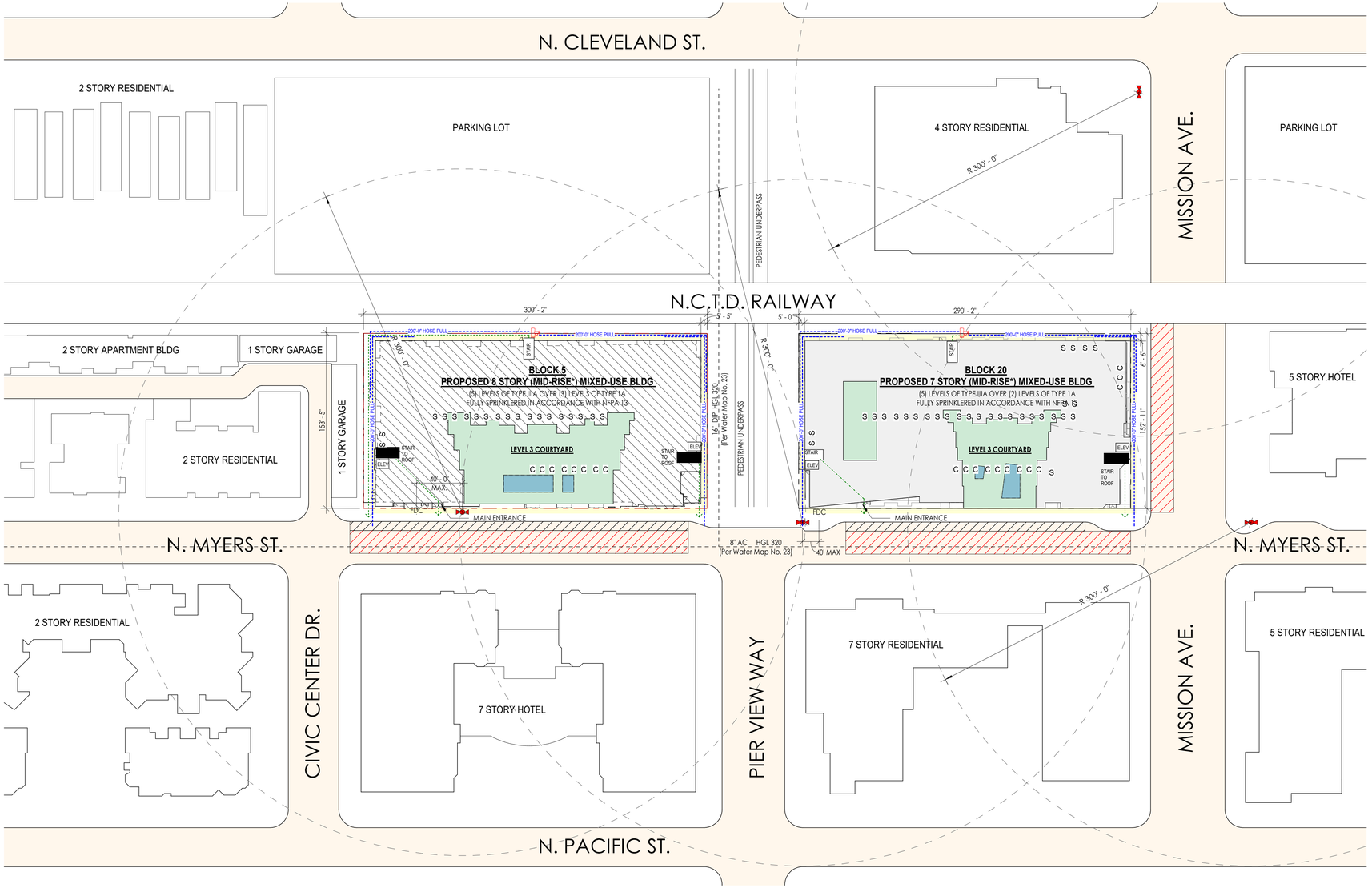
LEGEND

- PROPOSED BUILDING
- COURTYARD AT LEVEL 3
- VISIBILITY TRIANGLES
- ADJACENT BUILDING
- EXIT DISCHARGE
- PROPERTY LINE
- STRUCTURE ABOVE
- CENTERLINE OF STREET

* IN ACCORDANCE WITH CITY OF OCEANSIDE BUILDING CODE ORDINANCE

JWDA

SITE PLAN	SCALE:	A101
PROJECT NAME: **BLOCKS 5 & 20 OCEANSIDE**	JOB NO: **3601**	DATE: 12/18/2023



1 A102 FIRE ACCESS PLAN
1" = 50'-0"

GENERAL NOTES

1. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. CFC 503.2.3
2. FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION, SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING TIME OF CONSTRUCTION CFC 501.4.
3. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY
4. FIRE DEPARTMENT CONNECTIONS AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE STRUCTURE.
5. CBC SECTION 3002.4A - GENERAL STRETCHER REQUIREMENTS - ALL BUILDINGS AND STRUCTURES WITH ONE OR MORE PASSENGER SERVICE ELEVATORS SHALL BE PROVIDED WITH NOT LESS THAN ONE MEDICAL EMERGENCY SERVICE ELEVATOR TO ALL LANDINGS MEETING PROVISIONS OF SECTION 3002.4A.
6. COMPLETE PLANS AND SPECIFICATIONS FOR THE OPERATION OF ELEVATORS UNDER FIRE OR OTHER EMERGENCY CONDITIONS SHALL BE SUBMITTED TO LIFE SAFETY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. CBC SEC. 3003.
7. CFC 507.5.5- CLEAR SPACE AROUND HYDRANTS - A 3 FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS, EXCEPT AS OTHERWISE REQUIRED OR APPROVED.
8. IF ADDITIONAL HYDRANTS ARE REQUIRED AND WHERE FIRE HYDRANTS ARE SUBJECT TO IMPACT BY A MOTOR VEHICLE, GUARD POSTS OR OTHER APPROVED MEANS SHALL COMPLY WITH SECTION CFC 312.
9. AN APPROVED VEHICLE STROBE DETECTOR SYSTEM, WITH KNOX KEYSWITCH OVERRIDE, SATISFACTORY TO THE FIRE MARSHAL SHALL BE PROVIDED ON ALL VEHICLE MAIN ENTRY AND EMERGENCY ENTRY POINTS TO THE PROJECT. CFC SECTION 506.
10. WHERE SECURITY GATES ARE INSTALLED, THEY SHALL HAVE AN APPROVED MEANS OF EMERGENCY OPERATION. THE SECURITY GATES AND EMERGENCY OPERATION SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES. ELECTRIC GATES OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F 2200. CRC 503.6.
11. AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2-A-10-BC SHALL BE PROVIDED WITHIN 75 FEET MAXIMUM TRAVEL DISTANCE FOR EACH 6,00 SQURE FEET OR PORTION THEREOF ON EACH FLOOR.
12. EACH PROPOSEED BUILDING IS TO BE EQUIPPED WITH AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM, AND EMERGENCY RESPONDER RADIO COVERAGE.
13. EACH BUILDING WITH INTERIOR CORRIDORS WILL HAVE SMOKE DETECTION IN ACCORDANCE WITH OCEANSIDE BUILDING CODE ORDINANCE.
14. FIRE ACCESS ROAD TO BE 35 FEET MINIMUM WIDTH IN ACCORDANCE WITH OCEANSIDE FIRE CODE ORDINANCE.
15. FLOW TEST NEEDS TO BE CONDUCTED TO DETERMINE FIRE FLOW COMPLIANCE AND NUMBER OF HYDRANTS.
16. **ONLY ONE APPROVED FIRE APPARATUS ACCESS ROAD IS REQUIRED FOR MULTI-FAMILY BUILDINGS WITH LESS THAN 200 UNITS IN ACCORDANCE WITH THE EXCEPTION IN CFC SECTION D106.1 AS THE BUILDING IS FULLY SPRINKLERED IN ACCORDANCE WITH NFPA 13**
17. CFC TABLE C102.1 WOULD REQUIRE ONE HYDRANT FOR EACH BUILDING WITH A MAXIMUM SPACING OF 750 FEET FOR FULLY SPRINKLERED BUILDING. WE ARE PROPOSING THREE HYDRANTS TOTAL (TWO FOR EACH SITE) WITHIN 300 FOOT RADIUS.
18. BLOCK 5 BASE FIRE FLOW IS 5,500 GPM IN ACCORDANCE WITH CFC TABLE B105.1 (2). BLOCK 20 BASE FIRE FLOW IS 5,750 GPM IN ACCORDANCE WITH CFC TABLE B105.1 (2). BASED ON BEING FULLY SPRINKLERED, CFC TABLE B105.2 ALLOWS A FIRE FLOW OF 1,375 GPM FOR BLOCK 5 AND 1,438 GPM FOR BLOCK 20. OUR PROJECT IS INTENDED TO HAVE 1,500 GPM MINIMUM FIRE FLOW FOR EACH BUILDING BUT REQUIRE FLOW TEST FOR VERIFICATION.

GROSS FLOOR AREA

BLOCK 5

B1-L3 (TYPE 1A CONSTRUCTION) = 144,232 SF
L4-L8 (TYPE IIIA CONSTRUCTION) = 144,364 SF
TOTAL GROSS FLOOR AREA= 288,596 SF

BLOCK 20

B1-L2 (TYPE 1A CONSTRUCTION) = 115,241 SF
L3-L7 (TYPE IIIA CONSTRUCTION) = 159,634 SF
TOTAL GROSS FLOOR AREA= 274,875 SF

OCCUPANCY CLASSIFICATION

(BLOCK 5 & BLOCK 20):

R-2 RESIDENTIAL
B LEASING / MANAGEMENT OFFICE
M RETAIL
A-3 RESIDENTIAL AMENITY
S-2 PARKING

LEGEND

- 5' MIN. WALKABLE PATH
- STAIRS / ROOF ACCESS
- POOL
- COURTYARD AT LEVEL 3
- LADDER ACCESS FIRE LANE
- EXISTING PARKING LANE
- EXIT DISCHARGE
- FIRE HYDRANT
- FIRE HYDRANT RADIUS
- EXTERIOR STANDPIPE
- 200' MAX HOSE PULL
- PROPERTY LINE

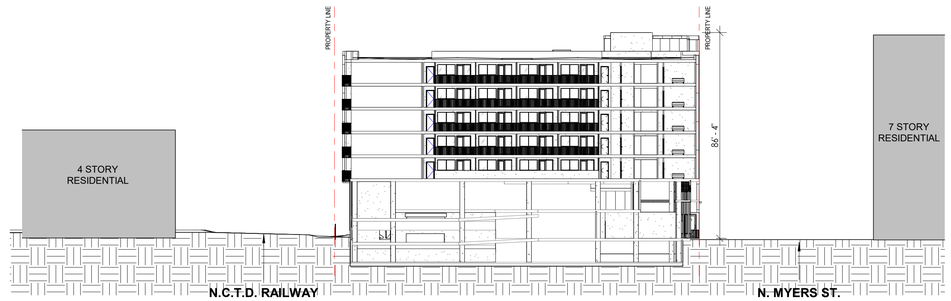
* IN ACCORDANCE WITH CITY OF OCEANSIDE BUILDING CODE ORDINANCE

JWDA

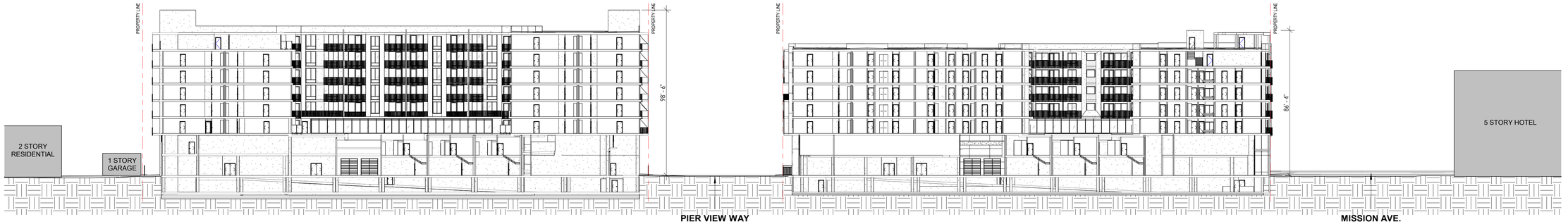
SITE FIRE ACCESS DIAGRAM	SCALE: As indicated	A102
PROJECT NAME: **BLOCKS 5 & 20 OCEANSIDE**	JOB NO: **3601**	DATE: 12/18/2023



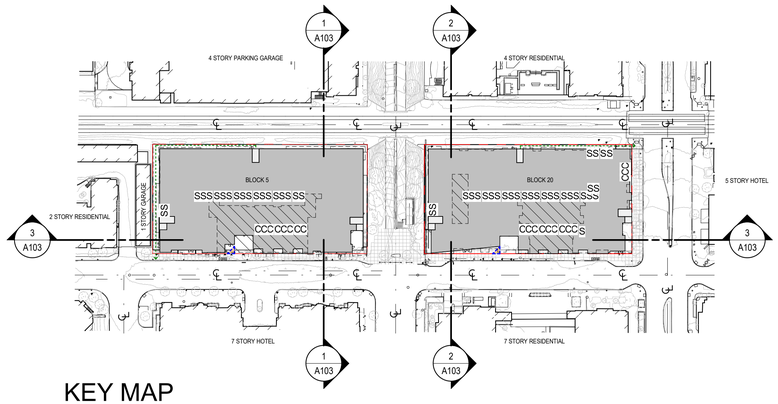
1 A103 BLOCK 5 - SITE SECTION
1" = 30'-0"



2 A103 BLOCK 20 - SITE SECTION
1" = 30'-0"



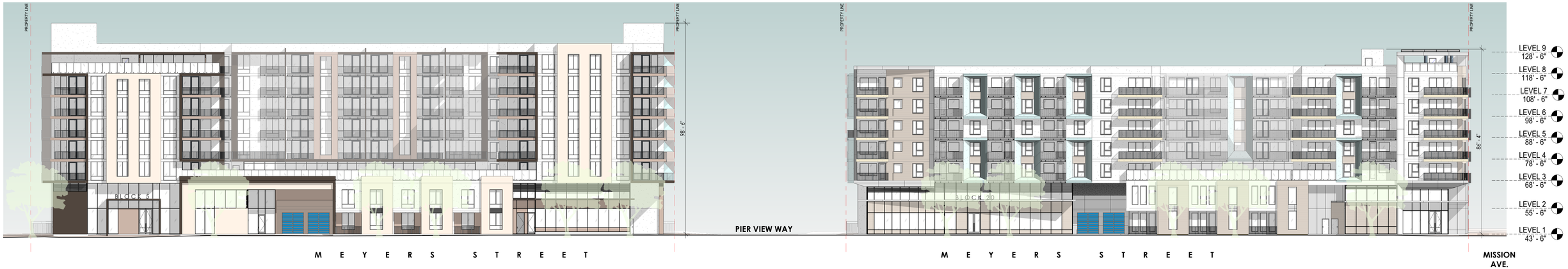
3 A103 BLOCK 5 & 20 - SITE SECTION
1" = 30'-0"



KEY MAP

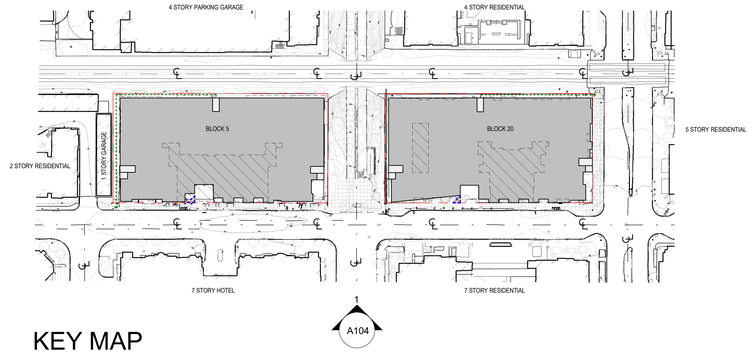
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SITE SECTION	SCALE:	A103
PROJECT NAME: **BLOCKS 5 & 20 OCEANSIDE**	JOB NO: **3601**	DATE: 12/18/2023



1 A104 ELEVATION AT MYERS

0' 5' 10' 20' 40' 80'



KEY MAP

JWDA

ELEVATION AT MYERS	SCALE:	A104
PROJECT NAME: **BLOCKS 5 & 20 OCEANSIDE**	JOB NO: **3601**	DATE: 12/18/2023

BLOCK 5 - SITE ACREAGE & DENSITY

ACREAGE	45,895 SF (1.05 AC)
DENSITY	183.8 DU/AC (193 UNITS/1.05)

BLOCK 5 - UNIT MIX BREAKDOWN

UNIT DESC.	STUDIO	U1BR	1BR	2BR(INCLUDED TH)	TOTAL
AVG SIZE (SF)	541.38	569	748.5	1089.57	
L1	0	0	0	1.5	**1.5**
L2	0	0	0	1.5	**1.5**
L3	8	4	7	8	**27**
L4	11	6	8	8	**33**
L5	11	6	8	8	**33**
L6	11	6	8	8	**33**
L7	11	6	8	8	**33**
L8	11	6	8	6	**31**
TOTAL UNITS	**63**	**34**	**47**	**49**	**193**
UNIT MIX	**33%**	**18%**	**24%**	**25%**	**100%**
TOTAL NRSF	34,107	19,346	35,180	53,389	**142,021**

BLOCK 5 - COMMERCIAL AREA

LEVEL	USE	SF
L1	RETAIL	1535
TOTAL		1535

BLOCK 5 - PARKING COUNT

LEVEL	STANDARD	COMPACT	TANDEM*	ACCESSIBLE	TOTAL	MOTORCYCLE
B1	72	0	25	0	**97**	4
L1	76	9	0	0	**85**	4
L2	82	10	0	0	**92**	4
SUB TOTAL	**230**	**19**	**25**	**0**	**274**	**12**

* 1 TANDEM = 2 SPACES

REQUIRED PARKING (PER OZO 3032)	PROVIDED
58 (MARKET RATE STUDIO) * 1.0 = 58	
5 (AFFORDABLE STUDIO) * 0.5 = 2.5	
(34 + 47) * 1.0 = 81	
(44 MARKET RATE 2BR UNIT) * 1.5 = 66	
5 (AFFORDABLE 2BR UNIT) * 1.25 = 6.25	
TOTAL REQUIRED RESIDENT PARKING 213.75 (214)	225

REQUIRED RETAIL PARKING (PER OZO 3103/1231/1232 W 4-5)	PROVIDED
[(1535 SF GROSS RETAIL AREA * 65% ASSUMED SEATING AREA) / 50 SF] * 75% = 15	15

REQUIRED VISITOR PARKING (1 PER 5 UNITS OVER 25 UNITS, PER OZO 1232 W-3)	PROVIDED
(193 - 25) / 5 = 34	34

TOTAL REQUIRED PARKING	PROVIDED
265	**274**

REQUIRED EV PARKING	PROVIDED
RESERVED EV 265 * 15% = 40	40
CHARGER-EQUIPPED 40 * 50% = 20	20

BLOCK 20 - SITE ACREAGE & DENSITY

ACREAGE	44,359 SF (1.02 AC)
DENSITY	176.47 DU/AC (180 UNITS/1.02)

BLOCK 20 - UNIT MIX BREAKDOWN

UNIT DESC.	STUDIO	U1BR	1BR	2BR(INCLUDED TH)	TOTAL
AVG SIZE (SF)	526	528	674.67	1050.44	
L1	0	0	0	1.5	**1.5**
L2	0	0	0	1.5	**1.5**
L3	12	5	4	9	**30**
L4	14	6	8	9	**37**
L5	14	6	8	9	**37**
L6	14	6	8	9	**37**
L7	13	6	9	8	**36**
TOTAL UNITS	**67**	**29**	**37**	**47**	**180**
UNIT MIX	**37%**	**16%**	**21%**	**26%**	**100%**
TOTAL NRSF	35,242	15,312	24,963	49,371	**124,887**

BLOCK 20 - COMMERCIAL AREA

LEVEL	USE	SF
L1	RETAIL A	661
L1	RETAIL B	1951
TOTAL		2,612

BLOCK 20 - PARKING COUNT

LEVEL	STANDARD	COMPACT	TANDEM*	ACCESSIBLE	TOTAL	MOTORCYCLE
B1	71	0	25	0	**96**	4
L1	74	12	0	0	**86**	4
L2	82	14	0	0	**96**	4
SUB TOTAL	**227**	**26**	**25**	**0**	**278**	**12**

* 1 TANDEM = 2 SPACES

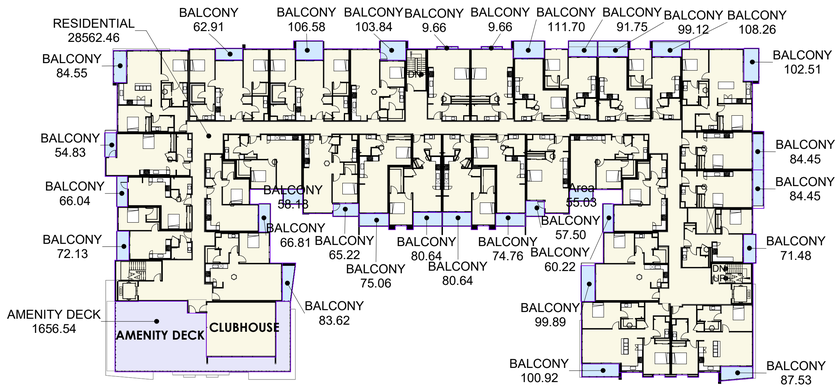
REQUIRED RESIDENT PARKING (PER OZO 3032)	PROVIDED
62 (MARKET RATE STUDIO) * 1.0 = 62	
5 (AFFORDABLE STUDIO) * 0.5 = 2.5	
(29 + 37) * 1.0 = 66	
42 (MARKET RATE 2BR UNIT) * 1.5 = 63	
5 (AFFORDABLE 2BR UNIT) * 1.25 = 6.25	
TOTAL 199.75 (200)	225

REQUIRED RETAIL PARKING (PER OZO 3103/1231/1232 W 4-5)	PROVIDED
[661 SF/ 200 SF + (1951 SF GROSS RETAIL AREA * 65% ASSUMED SEATING AREA) / 50 SF] * 75% = 22	22

REQUIRED VISITOR PARKING (1 PER 5 UNITS OVER 25 UNITS, PER OZO 1232 W-3)	PROVIDED
(180 - 25) / 5 = 31	31

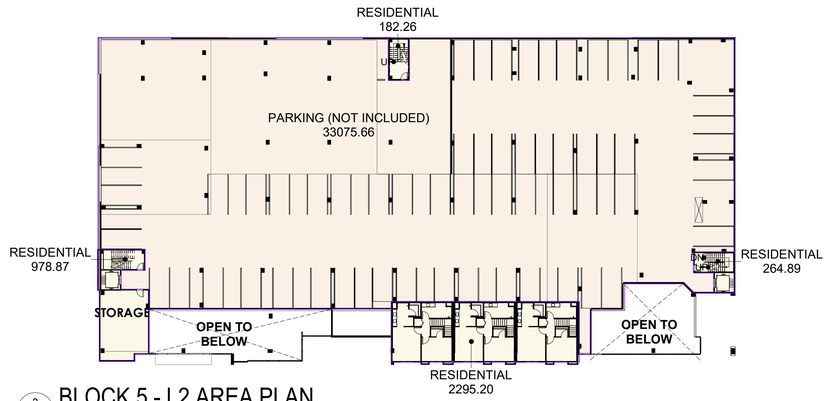
TOTAL REQUIRED PARKING	PROVIDED
251	**278**

REQUIRED EV PARKING	PROVIDED
RESERVED EV 251 * 15% = 38	38
CHARGER-EQUIPPED 38 * 50% = 19	19



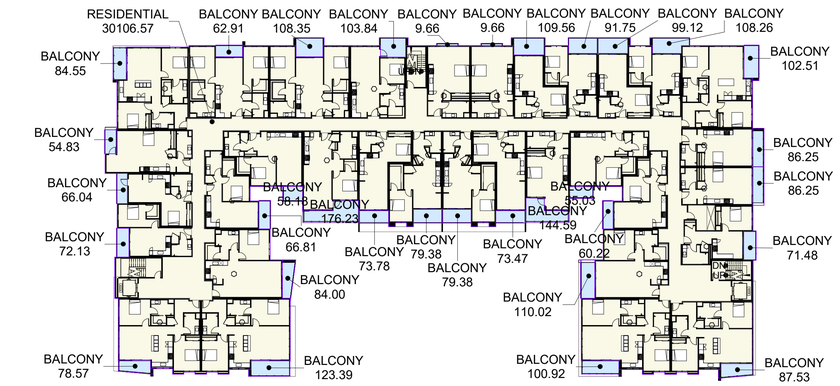
6 5-A1 BLOCK 5 - LEVEL 8 AREA PLAN

1/32" = 1'-0"



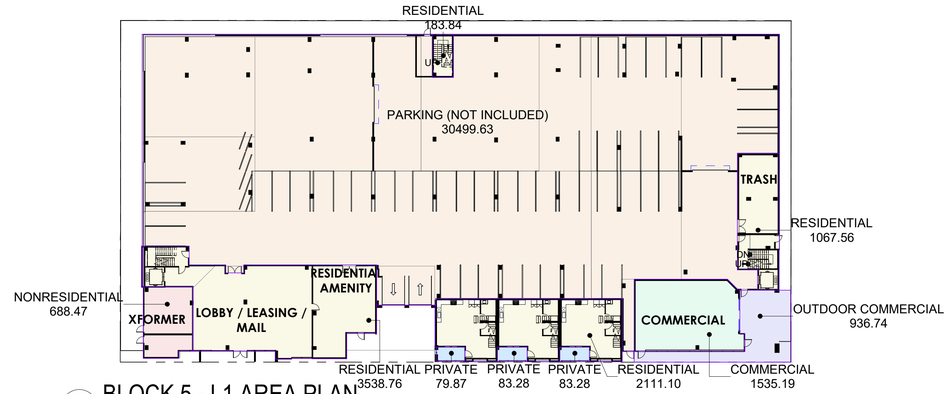
3 5-A1 BLOCK 5 - L2 AREA PLAN

1/32" = 1'-0"



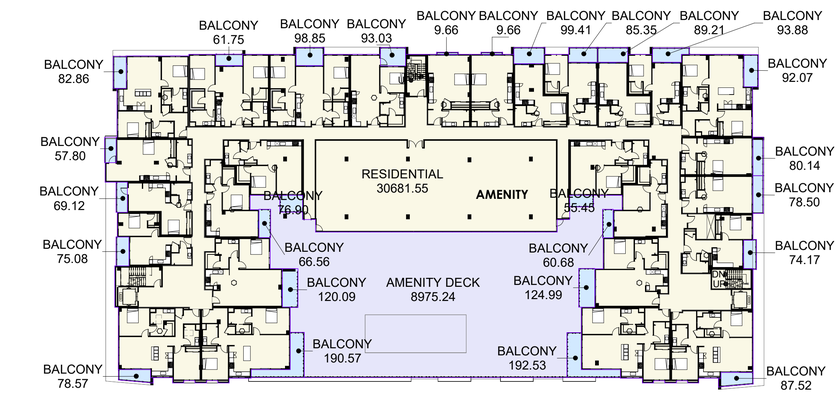
5 5-A1 BLOCK 5 - L4-L7 AREA PLAN

1/32" = 1'-0"



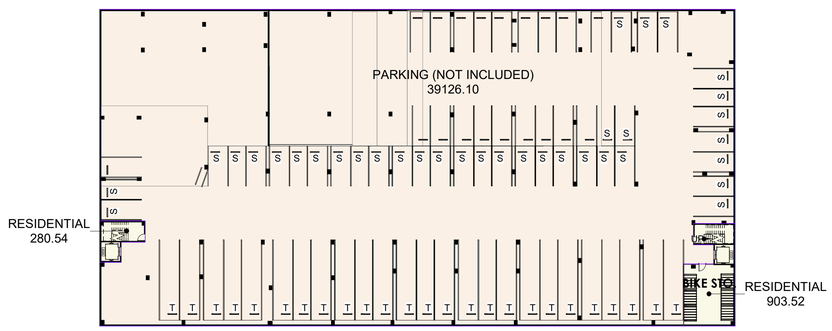
2 5-A1 BLOCK 5 - L1 AREA PLAN

1/32" = 1'-0"



4 5-A1 BLOCK 5 - L3 AREA PLAN

1/32" = 1'-0"



1 5-A1 BLOCK 5 LEVEL B1 - AREA PLAN

1/32" = 1'-0"

BLOCK 5 - GROSS FLOOR AREA - RESIDENTIAL

LEVEL	USE	AREA (SF)
LEVEL B1	RESIDENTIAL	1184 SF
LEVEL 1	RESIDENTIAL	6901 SF
LEVEL 2	RESIDENTIAL	3721 SF
LEVEL 3	RESIDENTIAL	30682 SF
LEVEL 4	RESIDENTIAL	30107 SF
LEVEL 5	RESIDENTIAL	30107 SF
LEVEL 6	RESIDENTIAL	30107 SF
LEVEL 7	RESIDENTIAL	30107 SF
LEVEL 8	RESIDENTIAL	28562 SF
TOTAL RESIDENTIAL		191477 SF

BLOCK 5 - GROSS FLOOR AREA - NONRESIDENTIAL

LEVEL 1	NONRESIDENTIAL	688 SF
TOTAL NONRESIDENTIAL		688 SF

BLOCK 5 - GROSS FLOOR AREA - RETAIL

LEVEL 1	COMMERCIAL	1535 SF
TOTAL COMMERCIAL		1535 SF

BLOCK 5 - PRIVATE OUTDOOR SPACE

LEVEL	USE	AREA (SF)
LEVEL 1	PRIVATE BALCONY	246 SF
LEVEL 3	PRIVATE BALCONY	2304 SF
LEVEL 4	PRIVATE BALCONY	2779 SF
LEVEL 5	PRIVATE BALCONY	2533 SF
LEVEL 6	PRIVATE BALCONY	2533 SF
LEVEL 8	PRIVATE BALCONY	2370 SF
TOTAL PRIVATE SPACE		12766 SF

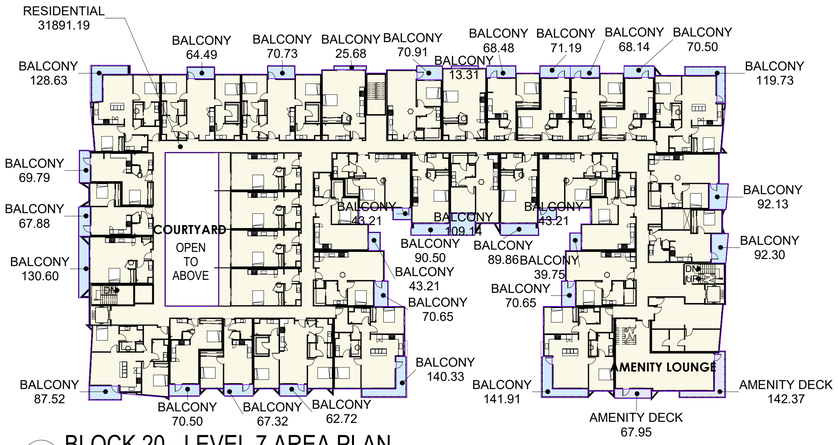
GROSS AREA BUILDING

- COMMERCIAL
- NONRESIDENTIAL
- OUTDOOR SPACE
- PARKING
- PRIVATE BALCONY
- RESIDENTIAL

JWDA

BLOCK 5 - GROSS AREA DIAGRAM | SCALE: 5-A1

PROJECT NAME: **BLOCKS 5 & 20 OCEANSIDE** | JOB NO: **3601** | DATE: 12/18/2023



6 20-A1 BLOCK 20 - LEVEL 7 AREA PLAN

1/32" = 1'-0"



3 20-A1 BLOCK 20 - L2 AREA PLAN

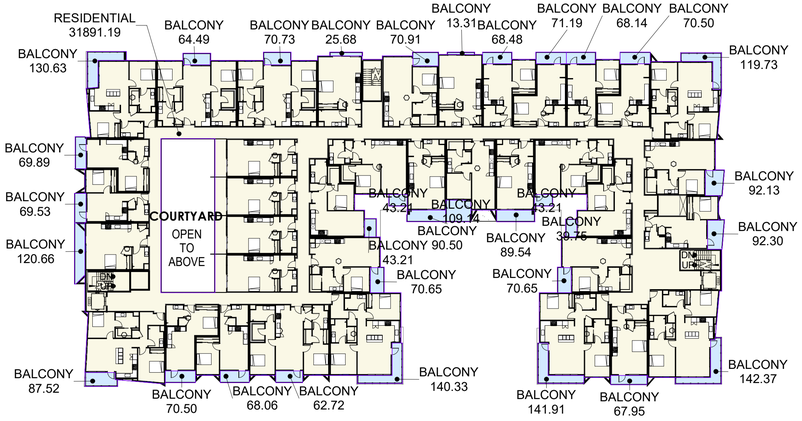
1/32" = 1'-0"

BLOCK 20 - GROSS FLOOR AREA - RESIDENTIAL		
LEVEL	USE	AREA (SF)
LEVEL B1	RESIDENTIAL	1575 SF
LEVEL 1	RESIDENTIAL	6503 SF
LEVEL 2	RESIDENTIAL	3094 SF
LEVEL 3	RESIDENTIAL	32631 SF
LEVEL 4	RESIDENTIAL	31891 SF
LEVEL 5	RESIDENTIAL	31891 SF
LEVEL 6	RESIDENTIAL	31891 SF
LEVEL 7	RESIDENTIAL	31891 SF
TOTAL RESIDENTIAL		171368 SF

BLOCK 20 - GROSS FLOOR AREA - NONRESIDENTIAL		
LEVEL 1	NONRESIDENTIAL	871 SF
TOTAL NONRESIDENTIAL		871 SF

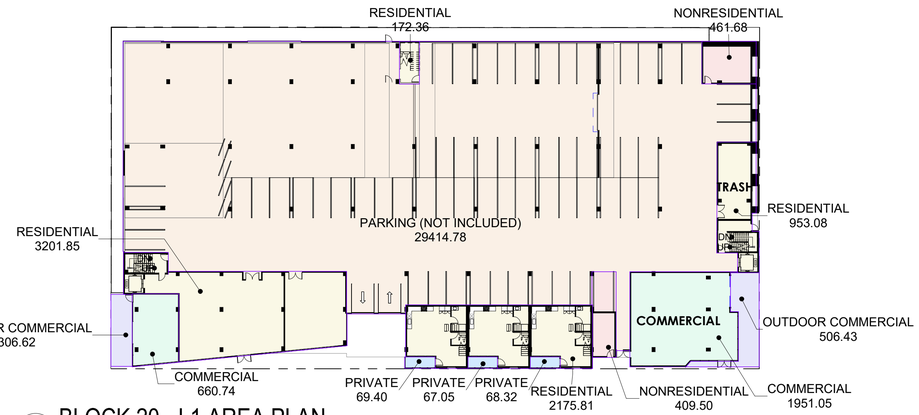
BLOCK 20 - GROSS FLOOR AREA - RETAIL		
LEVEL 1	COMMERCIAL	2612 SF
TOTAL COMMERCIAL		2612 SF

BLOCK 20 - PRIVATE OUTDOOR SPACE		
LEVEL 1	PRIVATE BALCONY	205 SF
LEVEL 3	PRIVATE BALCONY	2064 SF
LEVEL 4	PRIVATE BALCONY	2600 SF
LEVEL 5	PRIVATE BALCONY	2600 SF
LEVEL 6	PRIVATE BALCONY	2600 SF
LEVEL 7	PRIVATE BALCONY	2395 SF
TOTAL PRIVATE SPACE		12462 SF



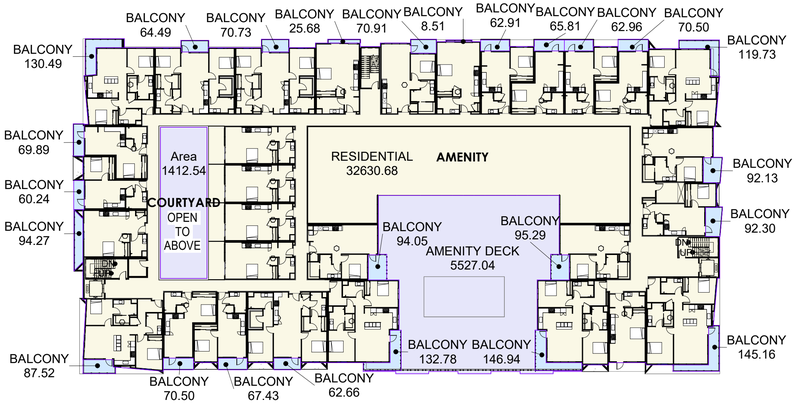
5 20-A1 BLOCK 20 - L4-L6 AREA PLAN

1/32" = 1'-0"



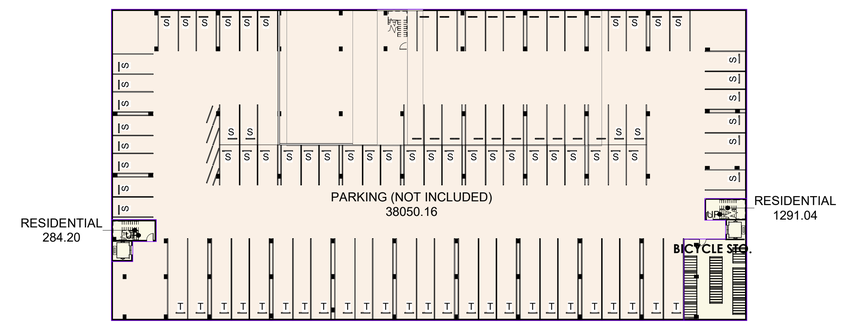
2 20-A1 BLOCK 20 - L1 AREA PLAN

1/32" = 1'-0"



4 20-A1 BLOCK 20 - L3 AREA PLAN

1/32" = 1'-0"



1 20-A1 BLOCK 20 - LEVEL B1 AREA PLAN

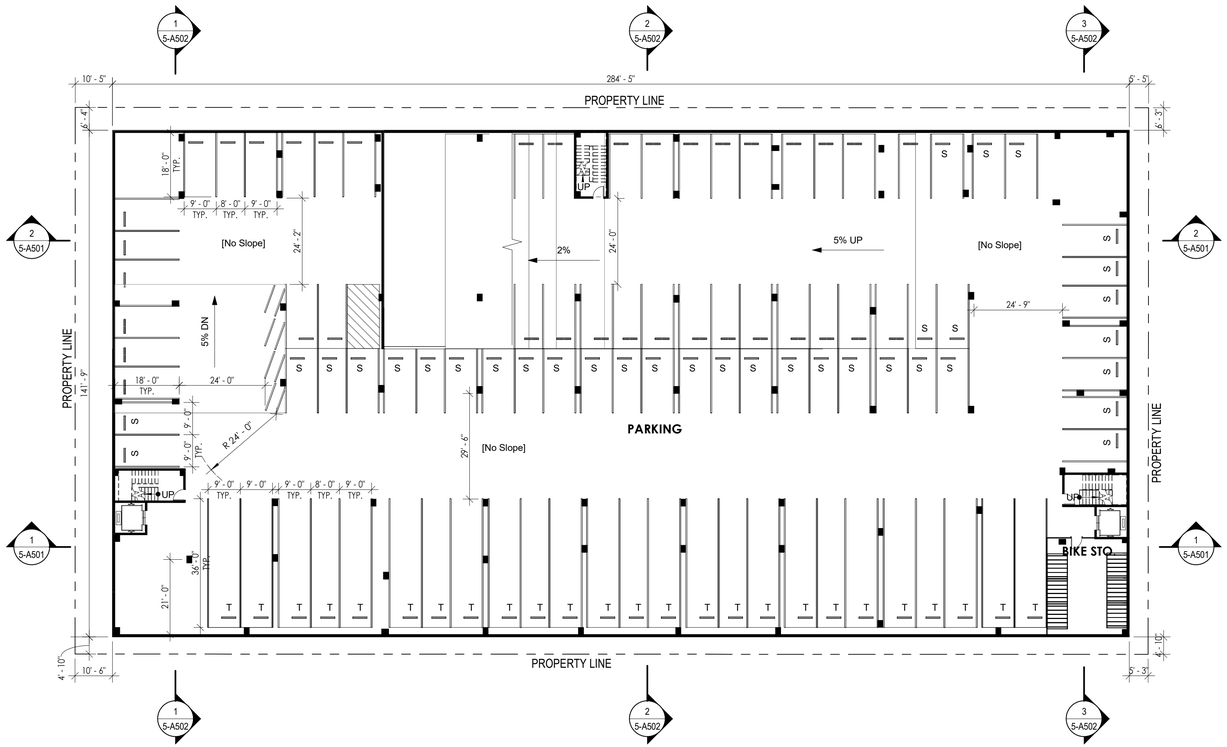
1/32" = 1'-0"

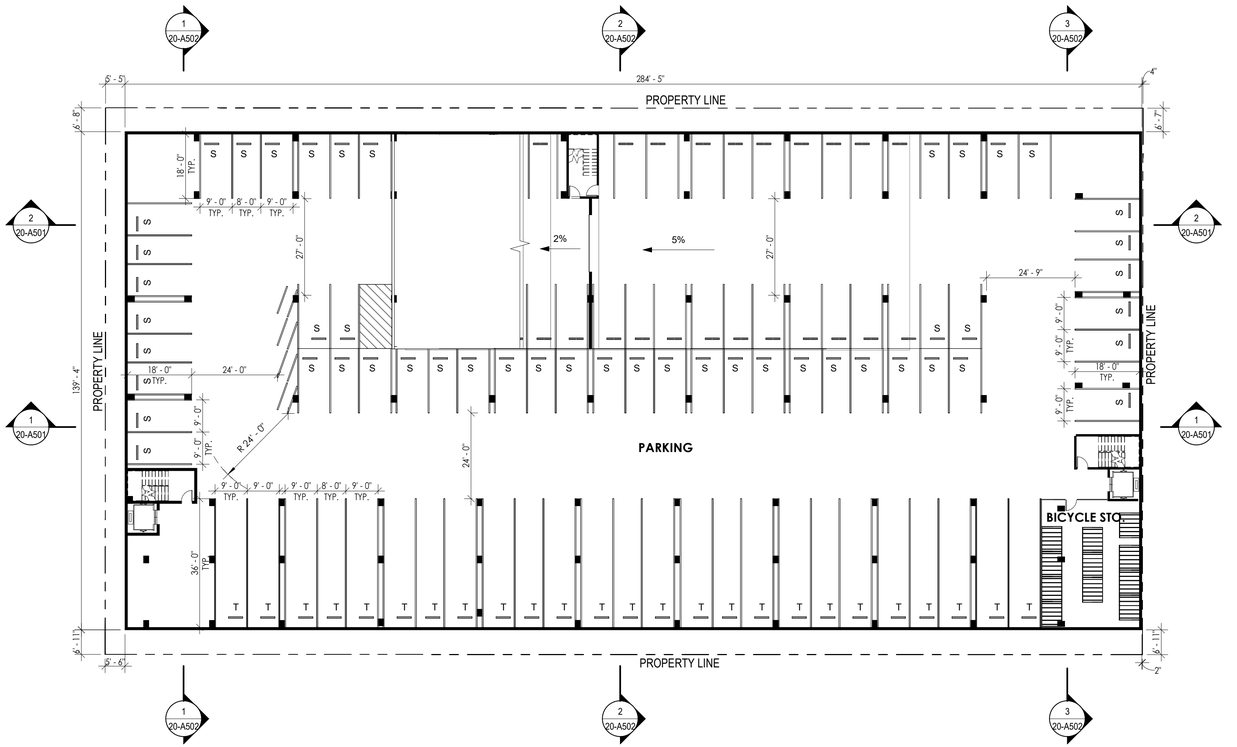
GROSS AREA BUILDING

- COMMERCIAL
- NONRESIDENTIAL
- OUTDOOR SPACE
- PARKING
- PRIVATE BALCONY
- RESIDENTIAL

JWDA

BLOCK 20 - GROSS AREA DIAGRAM	SCALE:	20-A1
PROJECT NAME: **BLOCKS 5 & 20 OCEANSIDE**	JOB NO: **3601**	DATE: 12/18/2023

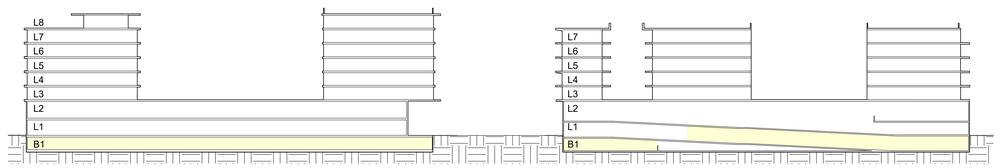




1 A201 OVERALL B1 FLOOR PLAN

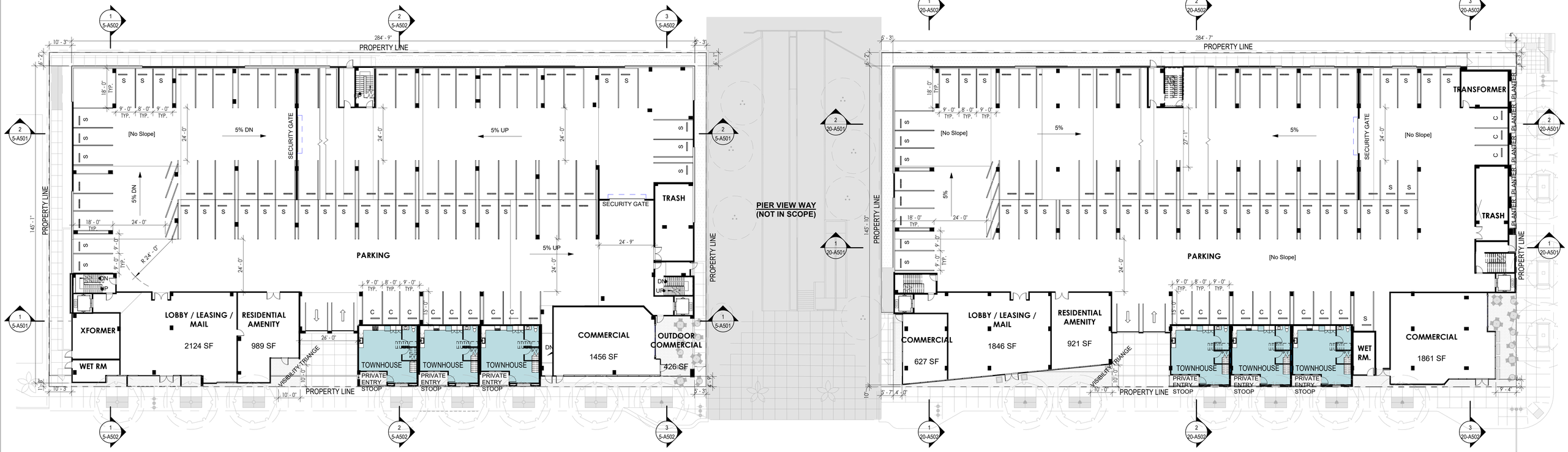
1" = 20'-0"

SECTION KEY



JWDA

OVERALL LEVEL B1 FLOOR PLAN	SCALE:	A201
PROJECT NAME: **BLOCKS 5 & 20 OCEANSIDE**	JOB NO: **3601**	DATE: 12/18/2023

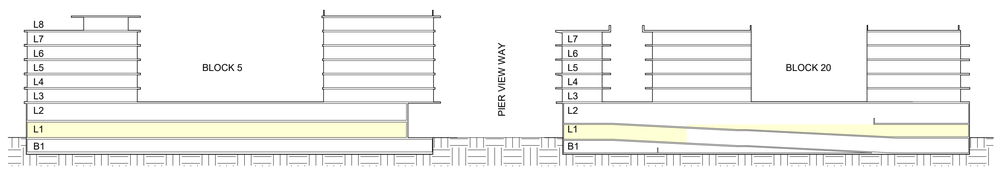


1 OVERALL L1 FLOOR PLAN
A202 1" = 20'-0"

UNIT TYPE LEGEND

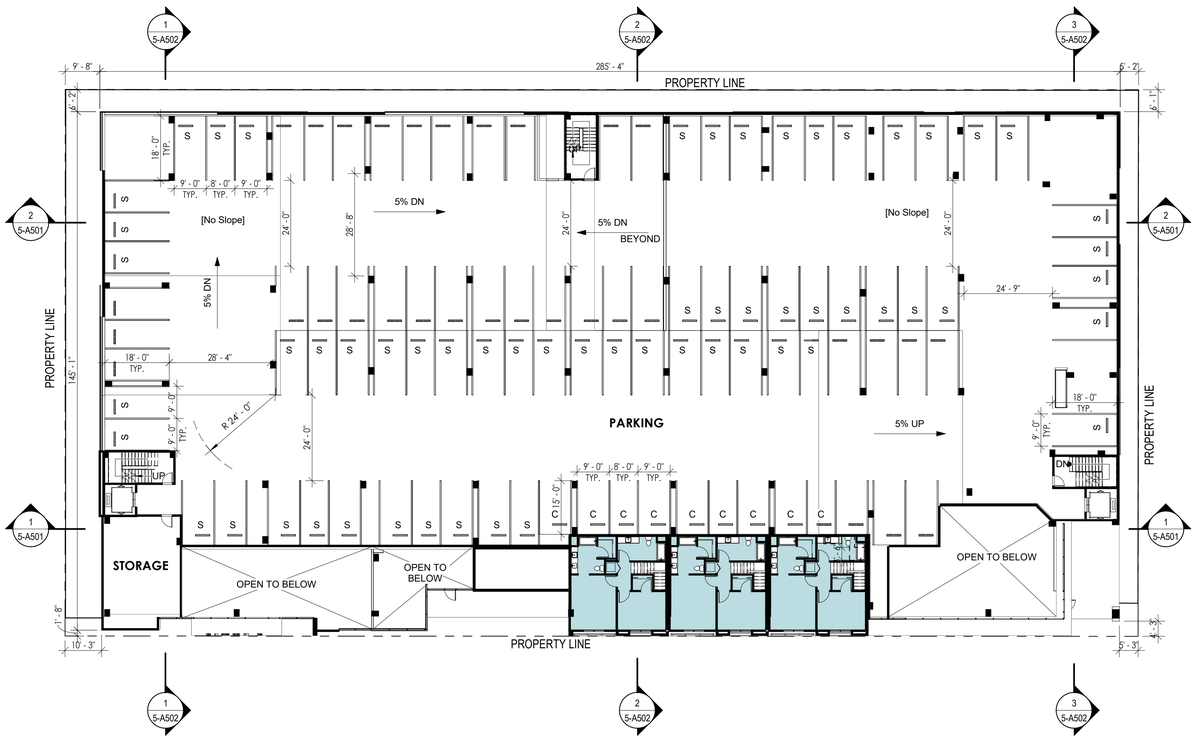
- STUDIO
- URBAN 1BR
- 1BR
- 2BR

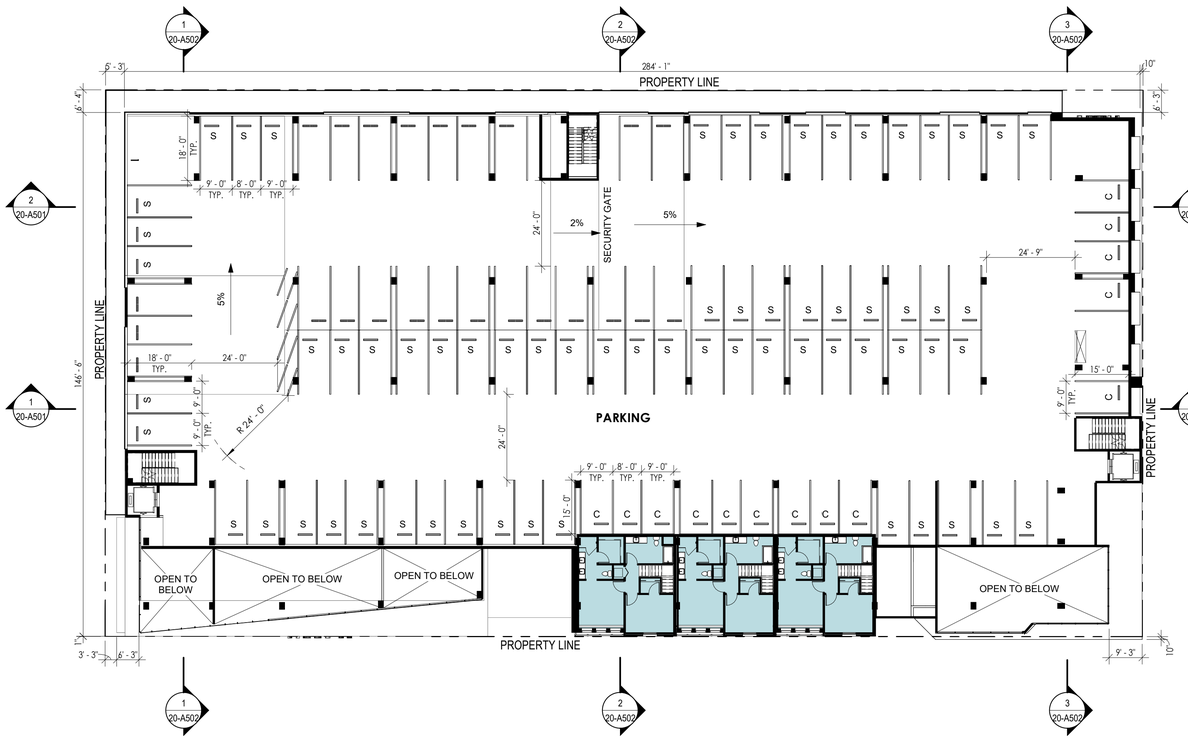
SECTION KEY



JWDA

OVERALL L1 FLOOR PLAN	SCALE:	A202
PROJECT NAME: **BLOCKS 5 & 20 OCEANSIDE**	JOB NO: **3601**	DATE: 12/18/2023





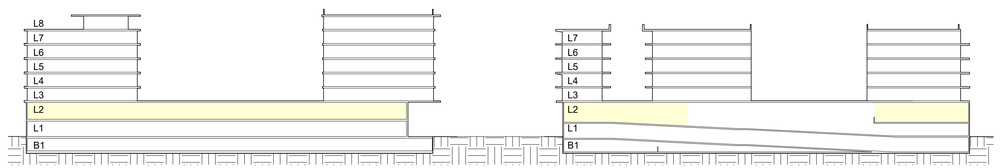
1 A203 OVERALL L2 FLOOR PLAN

1" = 20'-0"

UNIT TYPE LEGEND

- STUDIO
- URBAN 1BR
- 1BR
- 2BR

SECTION KEY



JWDA

OVERALL L2 FLOOR PLAN	SCALE:	A203
PROJECT NAME: **BLOCKS 5 & 20 OCEANSIDE**	JOB NO: **3601**	DATE: 12/18/2023





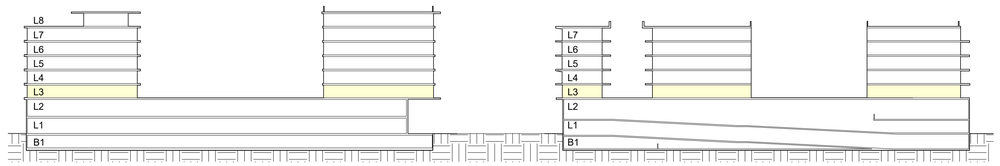
1 A204 OVERALL L3 FLOOR PLAN

1" = 20'-0"

UNIT TYPE LEGEND

- STUDIO
- URBAN 1BR
- 1BR
- 2BR

SECTION KEY



JWDA

OVERALL L3 FLOOR PLAN	SCALE:	A204
PROJECT NAME: **BLOCKS 5 & 20 OCEANSIDE**	JOB NO: **3601**	DATE: 12/18/2023





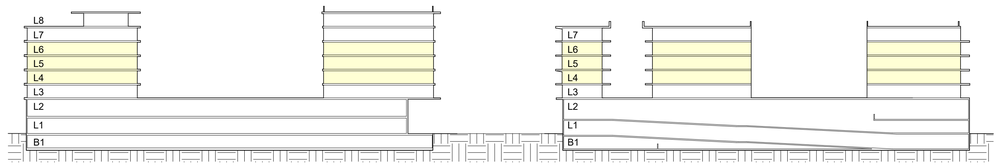
1 A205 OVERALL L4 FLOOR PLAN (L5-6 SIMILAR)

1" = 20'-0"

UNIT TYPE LEGEND

- STUDIO
- URBAN 1BR
- 1BR
- 2BR

SECTION KEY



JWDA

OVERALL L4 FLOOR PLAN (L5-6 SIMILAR)	SCALE:	A205
PROJECT NAME: **BLOCKS 5 & 20 OCEANSIDE**	JOB NO: **3601**	DATE: 12/18/2023



NOTE: L7 AT BLOCK 5 IS SIMILAR TO LEVELS 4-6.



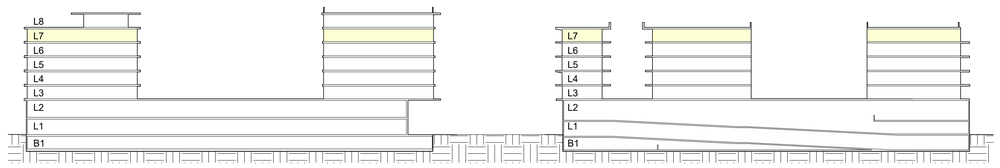
1 OVERALL L7 FLOOR PLAN

1 / A206 — 1" = 20'-0"

UNIT TYPE LEGEND

- STUDIO
- URBAN 1BR
- 1BR
- 2BR

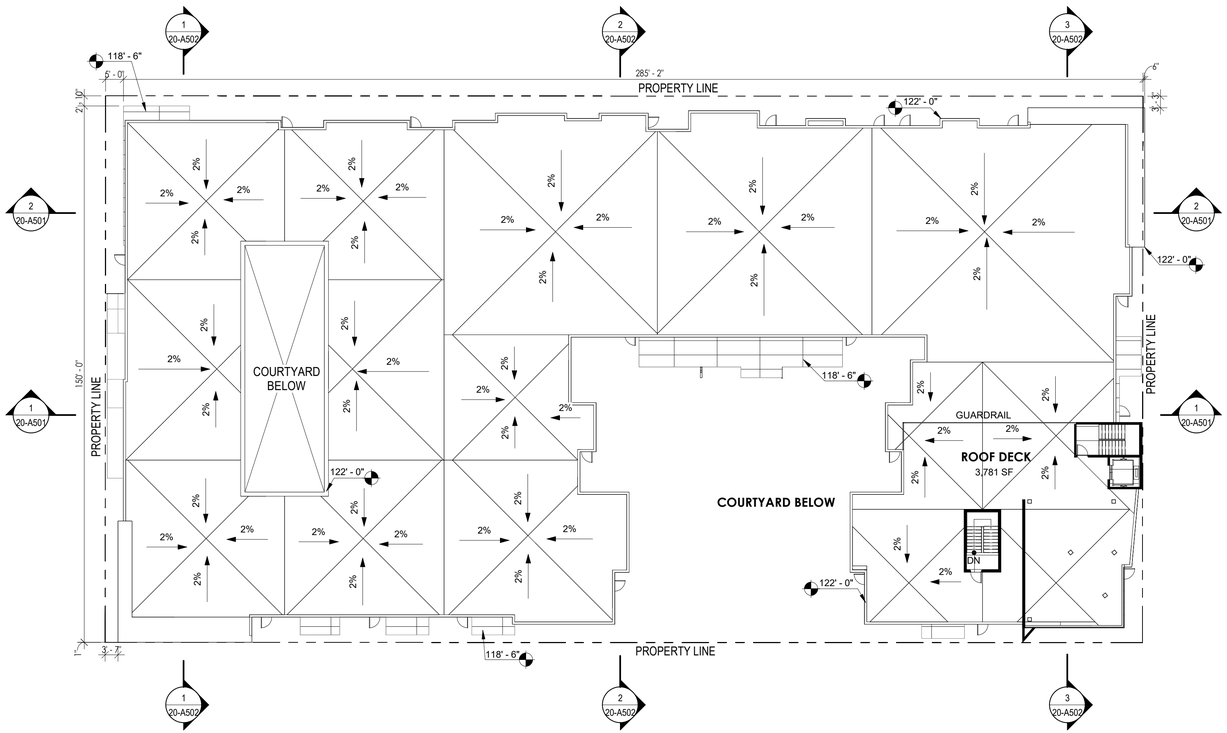
SECTION KEY



JWDA

OVERALL L7 FLOOR PLAN	SCALE:	A206
PROJECT NAME: **BLOCKS 5 & 20 OCEANSIDE**	JOB NO: **3601**	DATE: 12/18/2023





NOTES:
1. EXTERNALLY MOUNTED PLUMBING AND MECHANICAL EQUIPMENT SHALL BE LOCATED WITHIN THE BOUNDARIES OF PARAPET WALLS.

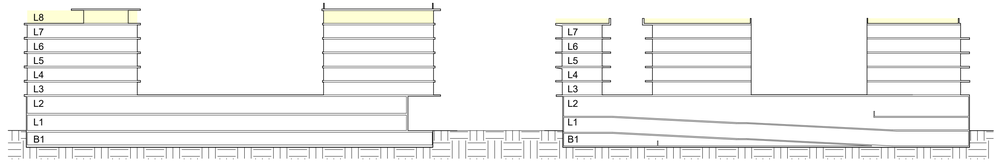
OVERALL L8 FLOOR PLAN

1" = 20'-0"

UNIT TYPE LEGEND

- STUDIO
- URBAN 1BR
- 1BR
- 2BR

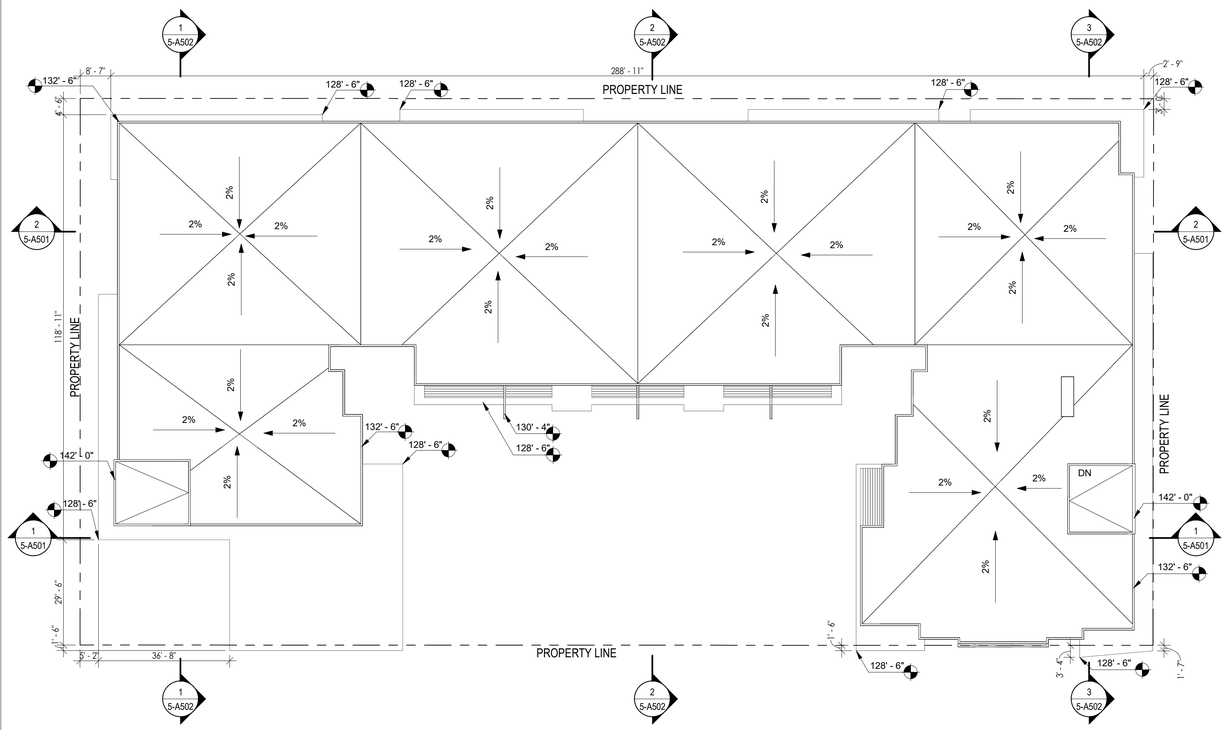
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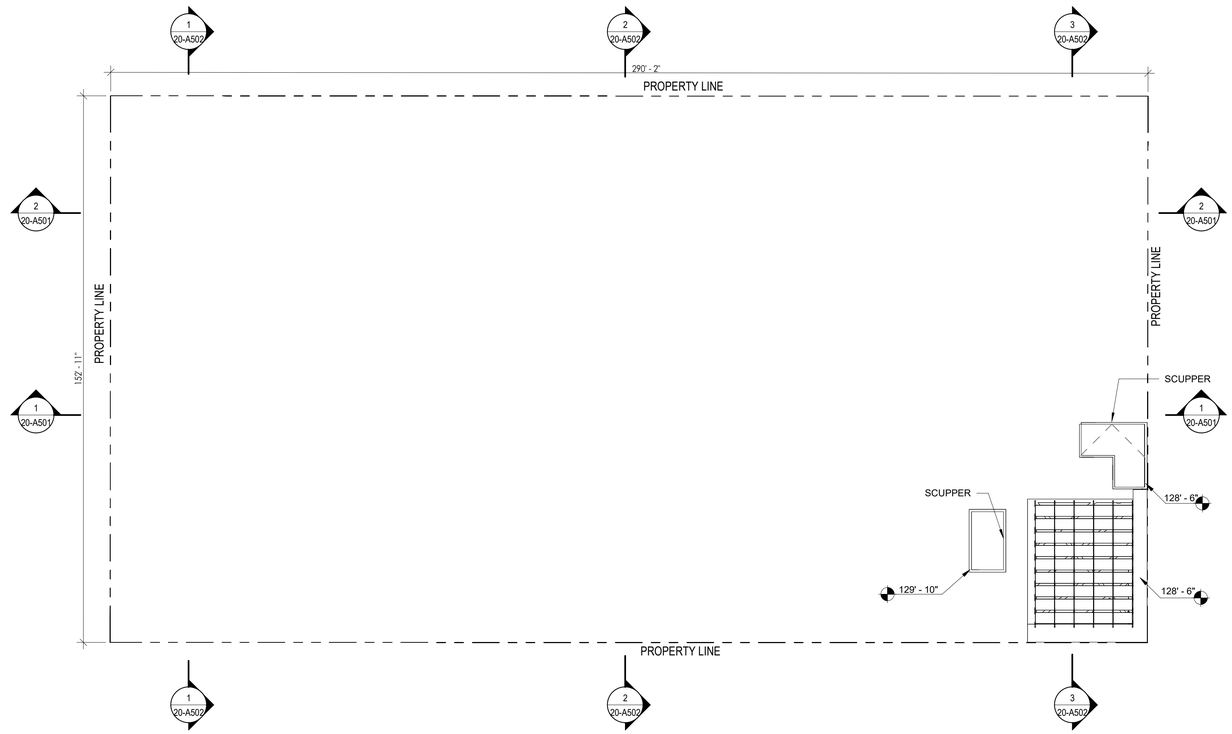


JWDA

OVERALL L8 FLOOR / ROOF PLAN | SCALE: | A207

PROJECT NAME: **BLOCKS 5 & 20 OCEANSIDE** | JOB NO: **3601** | DATE: 12/18/2023





NOTES:
1. EXTERNALLY MOUNTED PLUMBING AND MECHANICAL EQUIPMENT SHALL BE LOCATED WITHIN THE BOUNDARIES OF PARAPET WALLS.

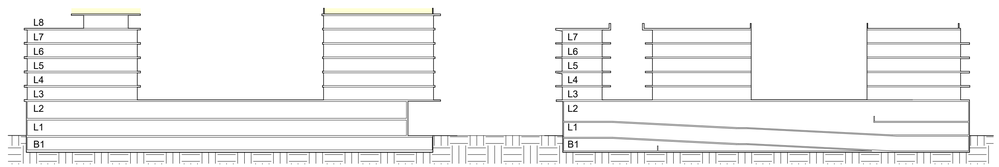
1 A208 OVERALL ROOF PLAN

1" = 20'-0"

UNIT TYPE LEGEND

- STUDIO
- URBAN 1BR
- 1BR
- 2BR

SECTION KEY



JWDA

OVERALL ROOF PLAN	SCALE:	A208
PROJECT NAME: **BLOCKS 5 & 20 OCEANSIDE**	JOB NO: **3601**	DATE: 12/18/2023



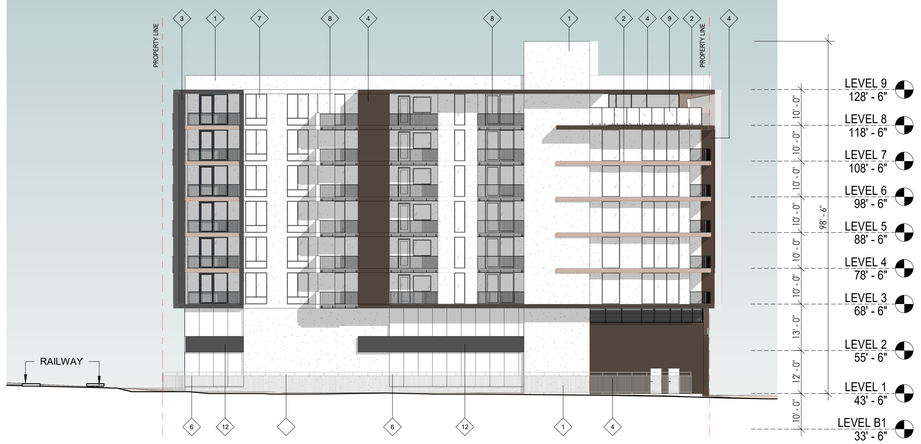
4 5-A301 BLOCK 5 - EAST

1" = 20'-0"



3 5-A301 BLOCK 5 - NORTH

1" = 20'-0"



2 5-A301 BLOCK 5 - WEST

1" = 20'-0"



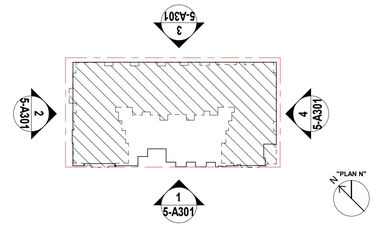
1 5-A301 BLOCK 5 - SOUTH

1" = 20'-0"

MATERIALS LEGEND

1	STUCCO, COLOR I	7	VINYL WINDOW
2	STUCCO, COLOR II	8	GUARDRAIL
3	STUCCO, COLOR III	9	GLASS RAILS
4	METAL PANEL	10	STOREFRONT
5	LARGE FORMAT TILE	11	SECURED PARKING ENTRANCE
6	PERFORATED METAL PANEL I	12	PERFORATED METAL PANEL II

NOTE: SEE SHEET 5-A302 FOR MATERIAL BOARD



JWDA

BLOCK 5 - ELEVATIONS	SCALE:	5-A301
PROJECT NAME: **BLOCKS 5 & 20 OCEANSIDE**	JOB NO: **3601**	DATE: 12/18/2023



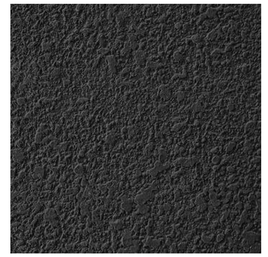


1 STUCCO - TYPE I



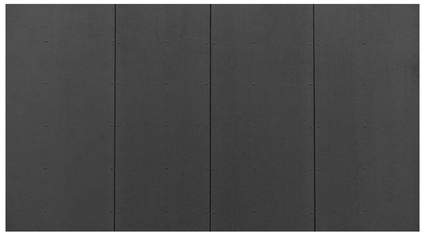


2 STUCCO - TYPE II





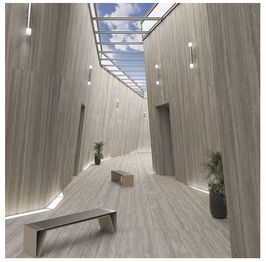
3 STUCCO - TYPE III



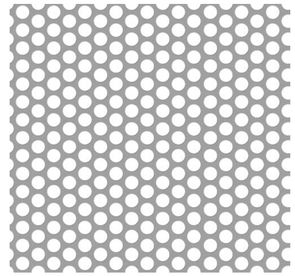


4 MTL PANEL





5 LARGE FORMAT TILE

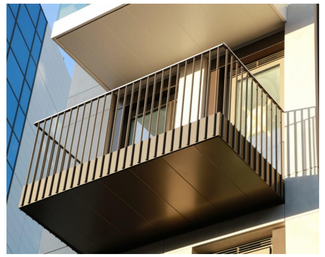


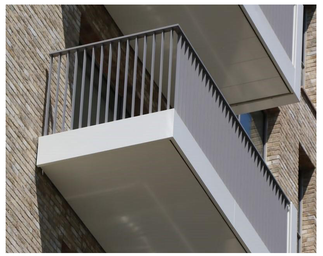


6 PERFORMATED METAL PANEL I



7 VINYL WINDOW





8 GUARDRAIL

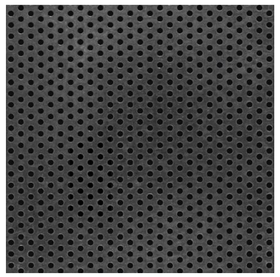


9 GLASS RAILS





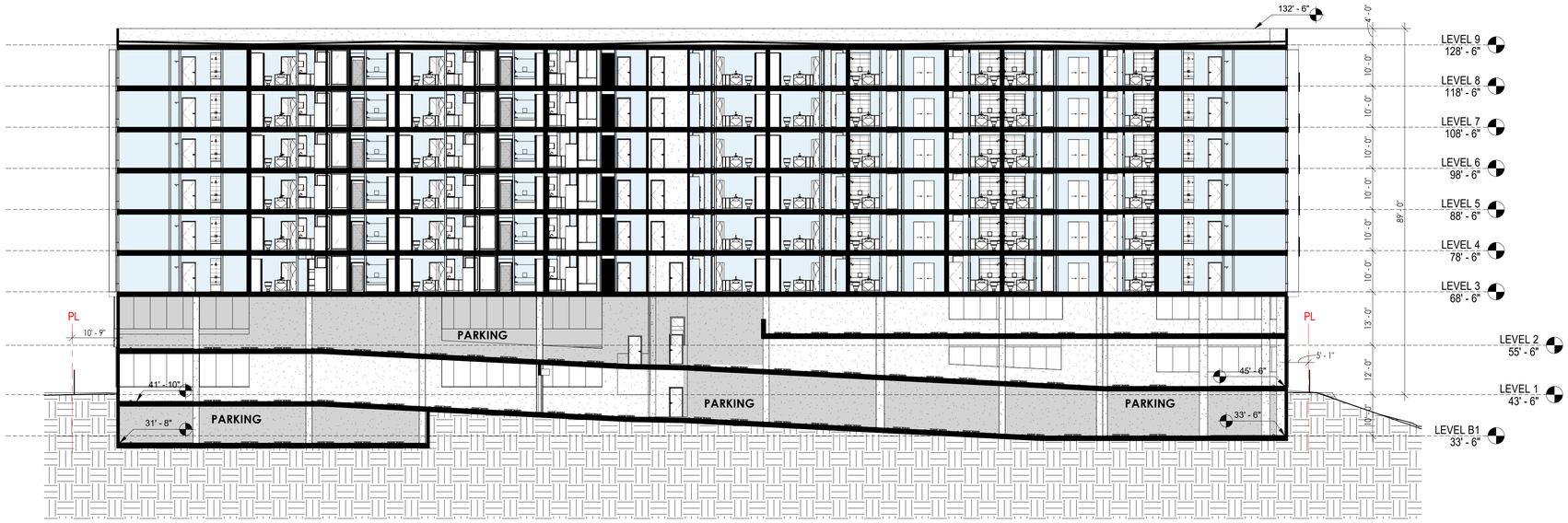
10 STOREFRONT



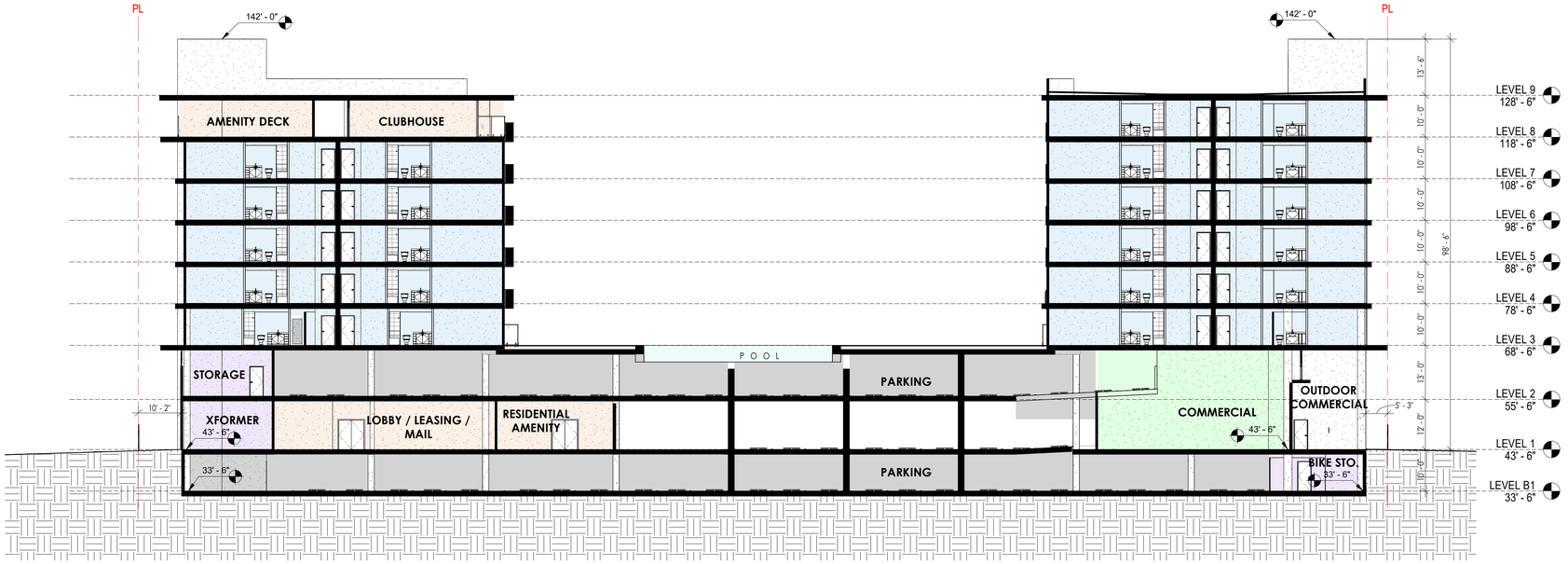
12 PERFORATED METAL PANEL II

JWDA

BLOCK 5 - MATERIALS AND FINISHES	SCALE:	5-A302
PROJECT NAME: **BLOCKS 5 & 20 OCEANSIDE**	JOB NO: **3601**	DATE: 12/18/2023



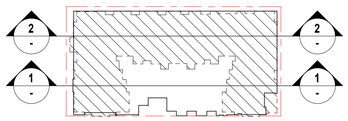
2 5-A501 BLOCK 5 - BLDG SECTION B
1/16" = 1'-0"



1 5-A501 BLOCK 5 - BLDG SECTION A
1/16" = 1'-0"

SECTION LEGEND

- COMMERCIAL
- AMENITY
- RESIDENTIAL UNIT
- BACK OF HOUSE / STORAGE
- PARKING

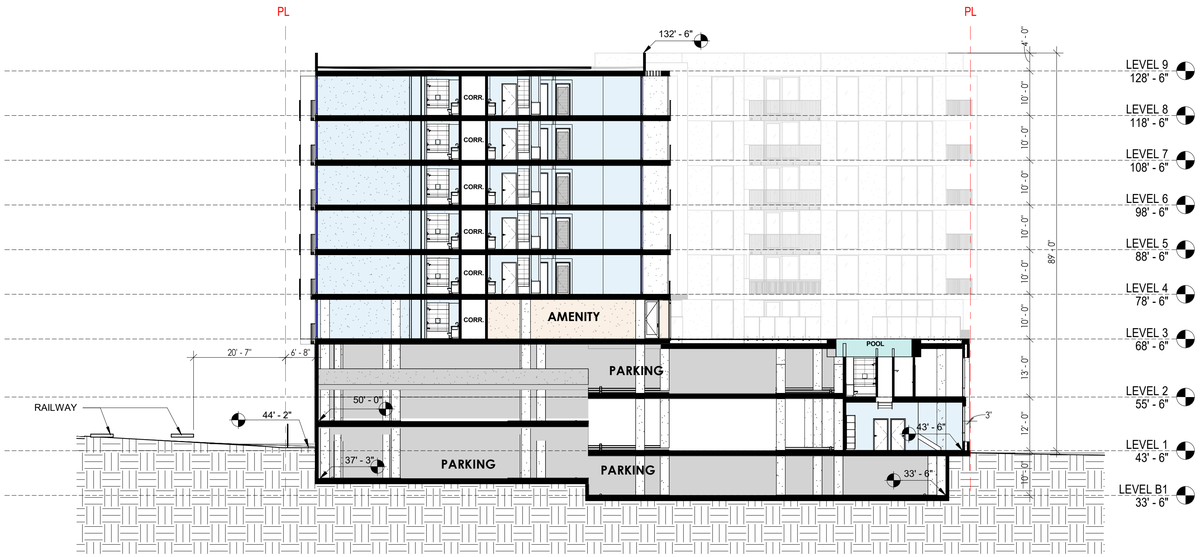


JWDA

BLOCK 5 - BUILDING SECTIONS	SCALE:	5-A501
PROJECT NAME: **BLOCKS 5 & 20 OCEANSIDE**	JOB NO: **3601**	DATE: 12/18/2023



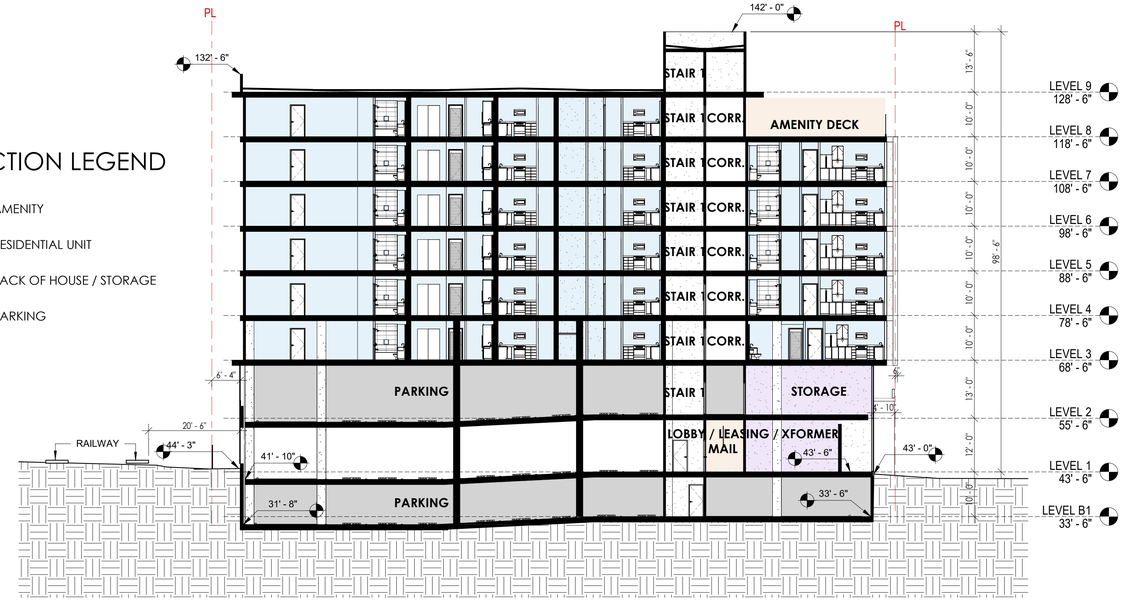
3 5-A502 BLOCK 5 - BLDG SECTION E
1/16" = 1'-0"



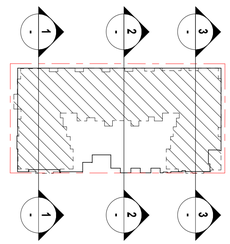
2 5-A502 BLOCK 5 - BLDG SECTION D
1/16" = 1'-0"

SECTION LEGEND

- AMENITY
- RESIDENTIAL UNIT
- BACK OF HOUSE / STORAGE
- PARKING

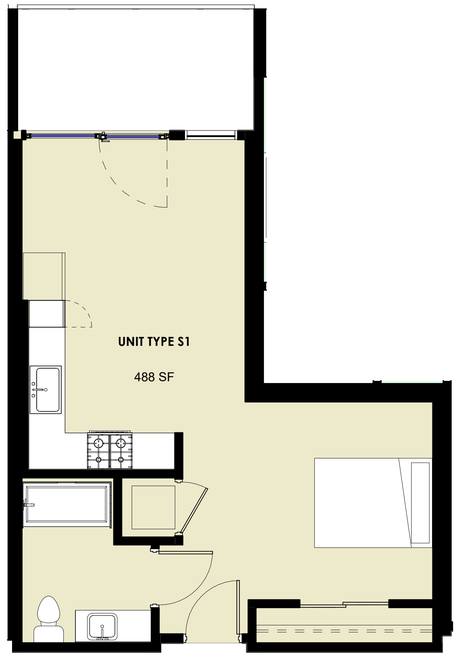


1 5-A502 BLOCK 5 - BLDG SECTION C
1/16" = 1'-0"

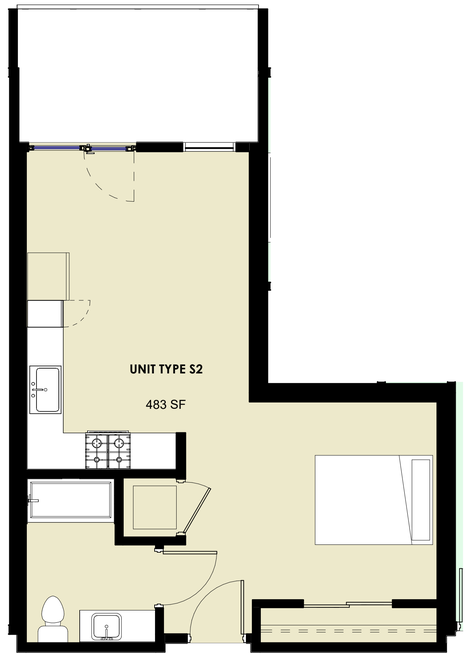


JWDA

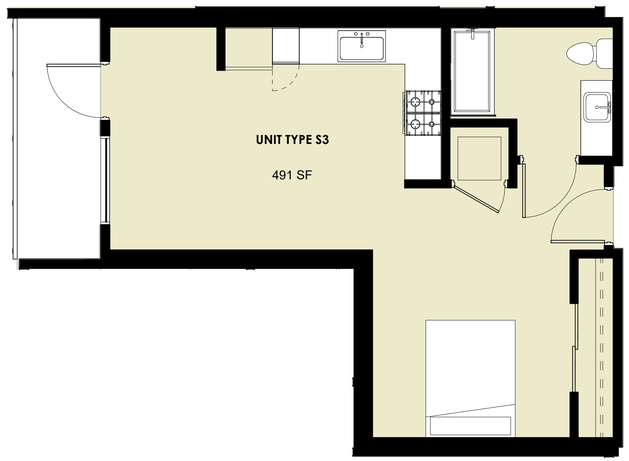
BLOCK 5 - BUILDING SECTIONS	SCALE:	5-A502
PROJECT NAME: **BLOCKS 5 & 20 OCEANSIDE**	JOB NO: **3601**	DATE: 12/18/2023



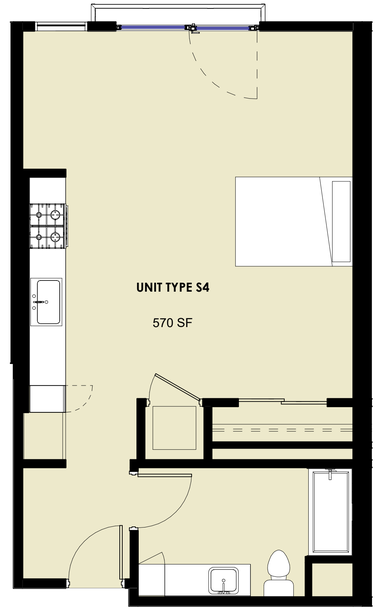
1 5-A701 BLOCK 5 - UNIT S1
1/4" = 1'-0"



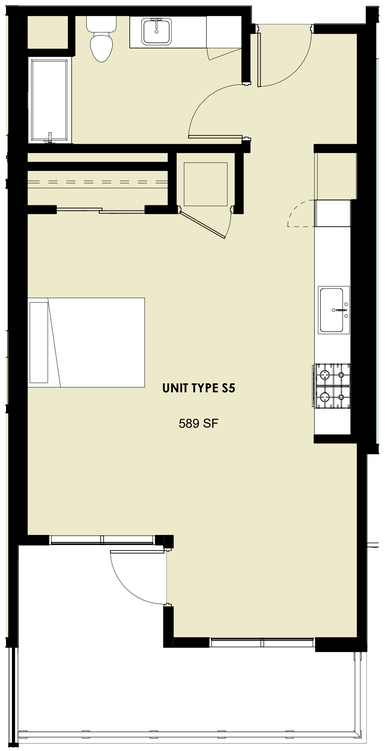
2 5-A701 BLOCK 5 - UNIT S2
1/4" = 1'-0"



3 5-A701 BLOCK 5 - UNIT S3
1/4" = 1'-0"



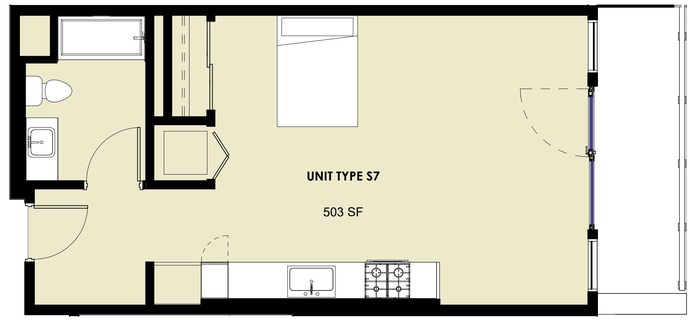
4 5-A701 BLOCK 5 - UNIT S4
1/4" = 1'-0"



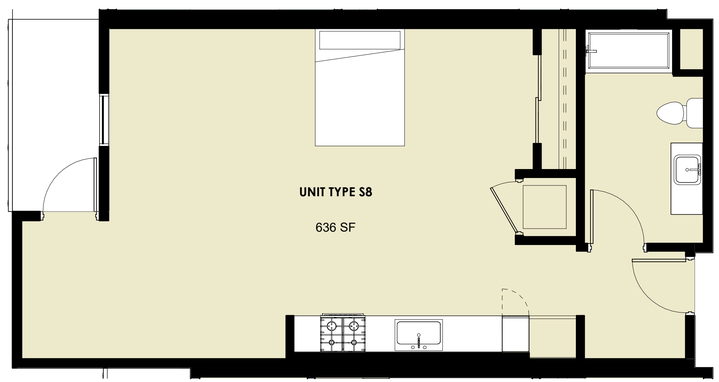
5 5-A701 BLOCK 5 - UNIT S5
1/4" = 1'-0"



6 5-A701 BLOCK 5 - UNIT S6
1/4" = 1'-0"



7 5-A701 BLOCK 5 - UNIT S7
1/4" = 1'-0"



8 5-A701 BLOCK 5 - UNIT S8
1/4" = 1'-0"

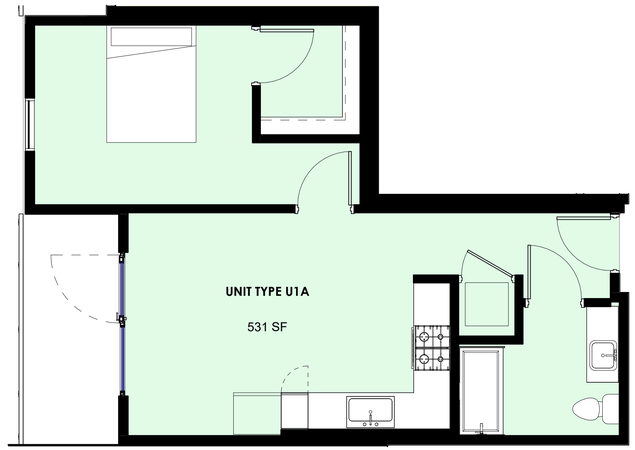
KEY PLAN



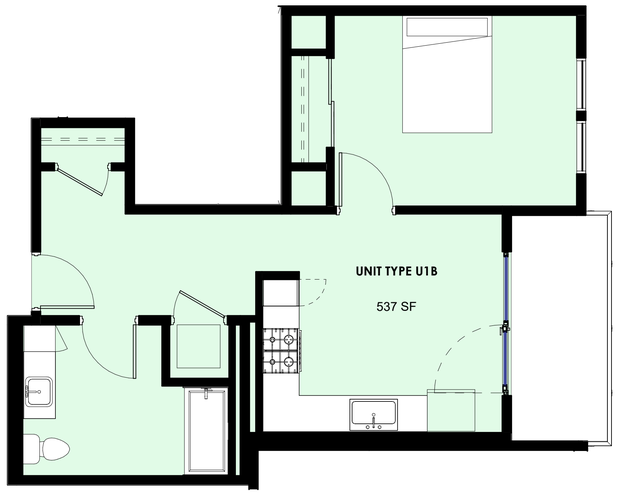
JWDA

BLOCK 5 - ENLARGED UNIT PLANS - STUDIOS SCALE: 5-A701

PROJECT NAME: **BLOCKS 5 & 20 OCEANSIDE** JOB NO: **3601** DATE: 12/18/2023

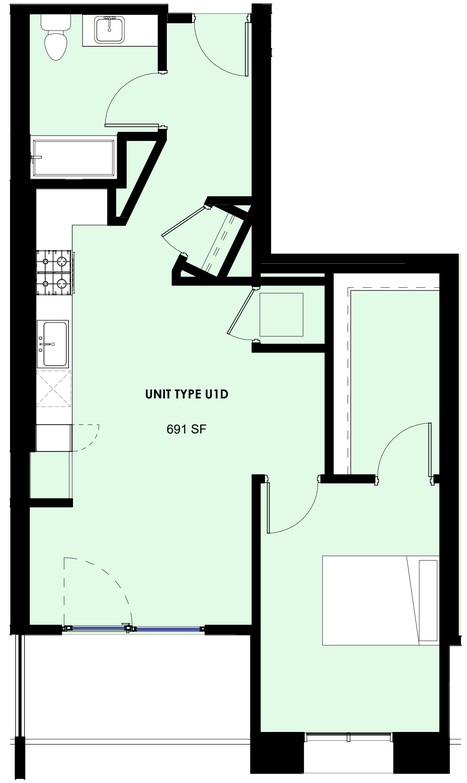


1 5-A702 BLOCK 5 - UNIT U1A
1/4" = 1'-0"



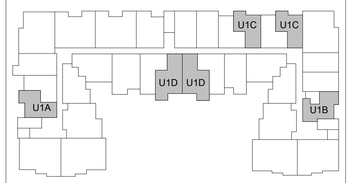
4 5-A702 BLOCK 5 - UNIT U1B
1/4" = 1'-0"

3 5-A702 BLOCK 5 - UNIT U1C
1/4" = 1'-0"



2 5-A702 BLOCK 5 - UNIT U1D
1/4" = 1'-0"

KEY PLAN



JWDA

BLOCK 5 - ENLARGED UNIT PLANS - URBAN 1 BED RM SCALE: 5-A702

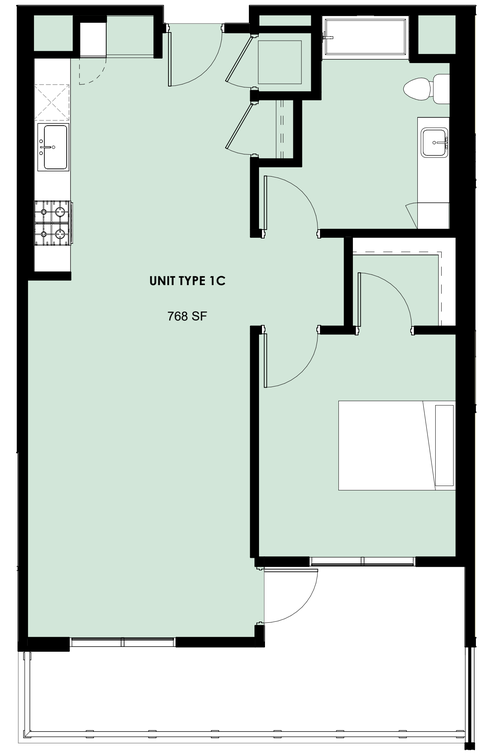
PROJECT NAME: **BLOCKS 5 & 20 OCEANSIDE** JOB NO: **3601** DATE: 12/18/2023



2 5-A703 BLOCK 5 - UNIT 1A
1/4" = 1'-0"



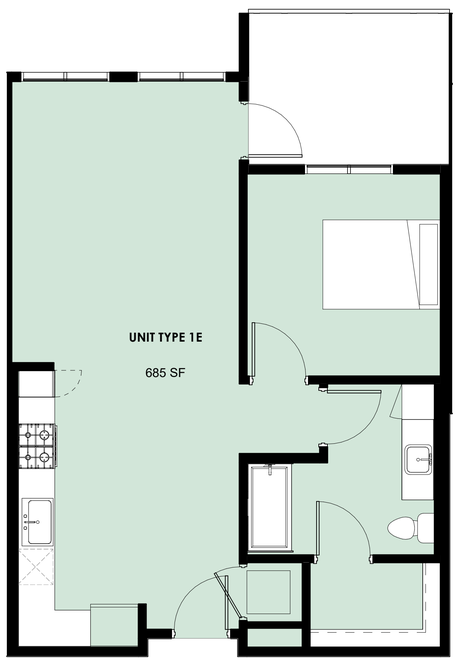
1 5-A703 BLOCK 5 - UNIT 1B
1/4" = 1'-0"



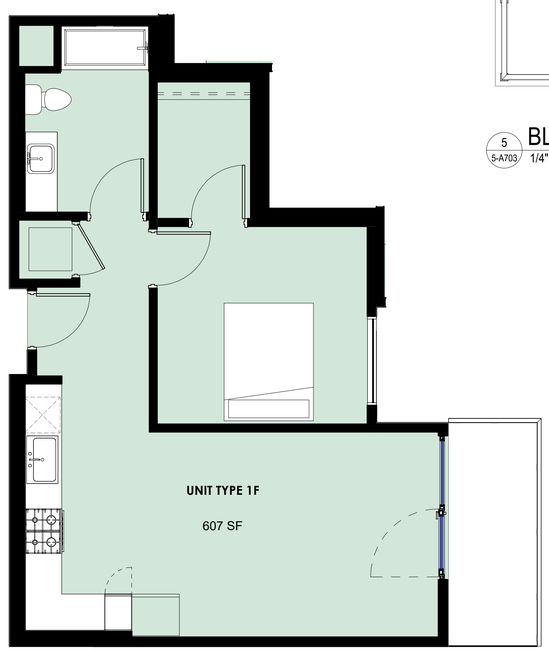
5 5-A703 BLOCK 5 - UNIT 1C
1/4" = 1'-0"



4 5-A703 BLOCK 5 - UNIT 1D
1/4" = 1'-0"

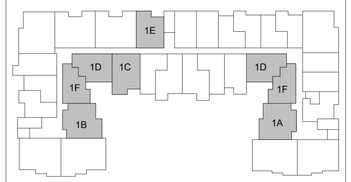


6 5-A703 BLOCK 5 - UNIT 1E
1/4" = 1'-0"



3 5-A703 BLOCK 5 - UNIT 1F
1/4" = 1'-0"

KEY PLAN



JWDA

BLOCK 5 - ENLARGED UNIT PLANS - 1 BED RM SCALE: 5-A703

PROJECT NAME: **BLOCKS 5 & 20 OCEANSIDE** JOB NO: **3601** DATE: 12/18/2023



4 5-A704 BLOCK 5 - UNIT 2A
1/4" = 1'-0"



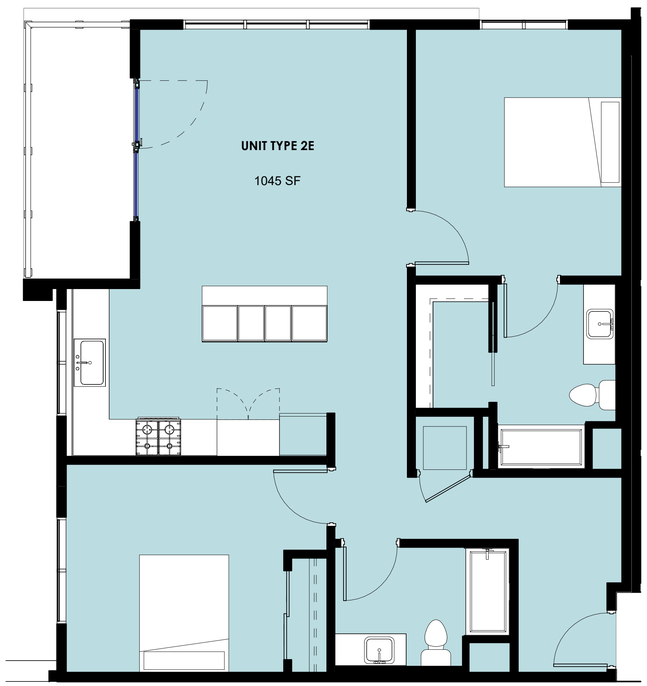
1 5-A704 BLOCK 5 - UNIT 2B
1/4" = 1'-0"



3 5-A704 BLOCK 5 - UNIT 2C
1/4" = 1'-0"



2 5-A704 BLOCK 5 - UNIT 2D
1/4" = 1'-0"

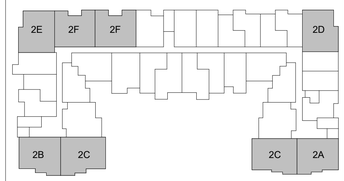


5 5-A704 BLOCK 5 - UNIT 2E
1/4" = 1'-0"



6 5-A704 BLOCK 5 - UNIT 2F
1/4" = 1'-0"

KEY PLAN



JWDA

BLOCK 5 - ENLARGED UNIT PLANS - 2 BED RM

SCALE: 5-A704

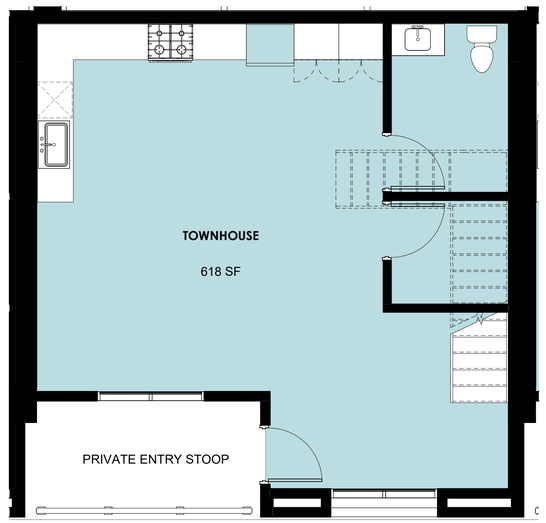
PROJECT NAME: **BLOCKS 5 & 20 OCEANSIDE**

JOB NO: **3601**

DATE: 12/18/2023



2 5-A705 BLOCK 5 - TOWNHOUSE L2
1/4" = 1'-0"



1 5-A705 BLOCK 5 - TOWNHOUSE L1
1/4" = 1'-0"

JWDA

BLOCK 5 - ENLARGED UNIT PLANS - TOWNHOUSE	SCALE:	5-A705
PROJECT NAME: **BLOCKS 5 & 20 OCEANSIDE**	JOB NO: **3601**	DATE: 12/18/2023



4 BLOCK 20 - EAST

20-A301 1" = 20'-0"



3 BLOCK 20 - NORTH

20-A301 1" = 20'-0"



2 BLOCK 20 - WEST

20-A301 1" = 20'-0"



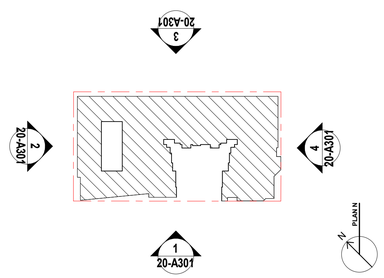
1 BLOCK 20 - SOUTH

20-A301 1" = 20'-0"

MATERIALS LEGEND

1	STUCCO, COLOR I	7	VINYL WINDOW
2	STUCCO, COLOR II	8	GUARDRAIL
3	STUCCO, COLOR III	9	GLASS RAILS
4	METAL PANEL	10	STOREFRONT
5	COMPOSITE SIDING	11	SECURED PARKING ENTRANCE
6	PERFORATED METAL PANEL	12	GREEN WALL

NOTE: SEE SHEET 20-A303 FOR MATERIAL BOARD



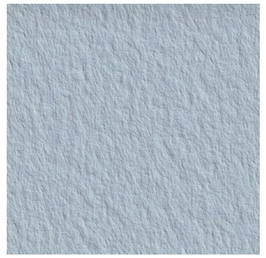
JWDA

BLOCK 20 - ELEVATIONS	SCALE:	20-A301
PROJECT NAME: **BLOCKS 5 & 20 OCEANSIDE**	JOB NO: **3601**	DATE: 12/18/2023





1 STUCCO - TYPE I

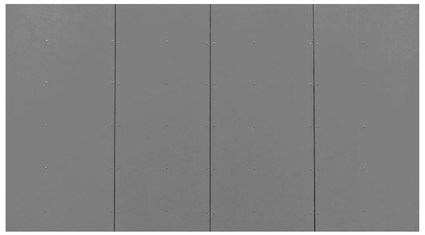




2 STUCCO - TYPE II



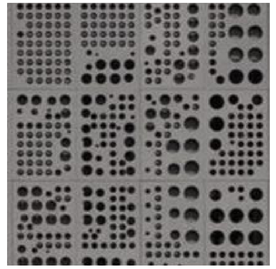
3 STUCCO - TYPE III



4 METAL PANEL

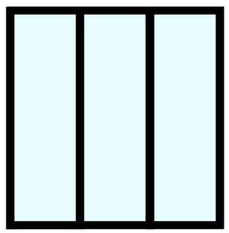


5 COMPOSITE SIDING





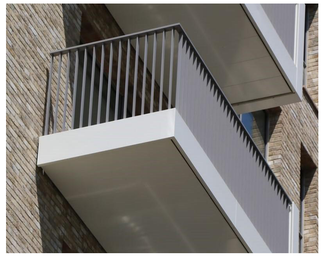
6 PERFORTATED METAL PANEL





7 VINYL WINDOW





8 GUARDRAIL



9 GLASS RAILS

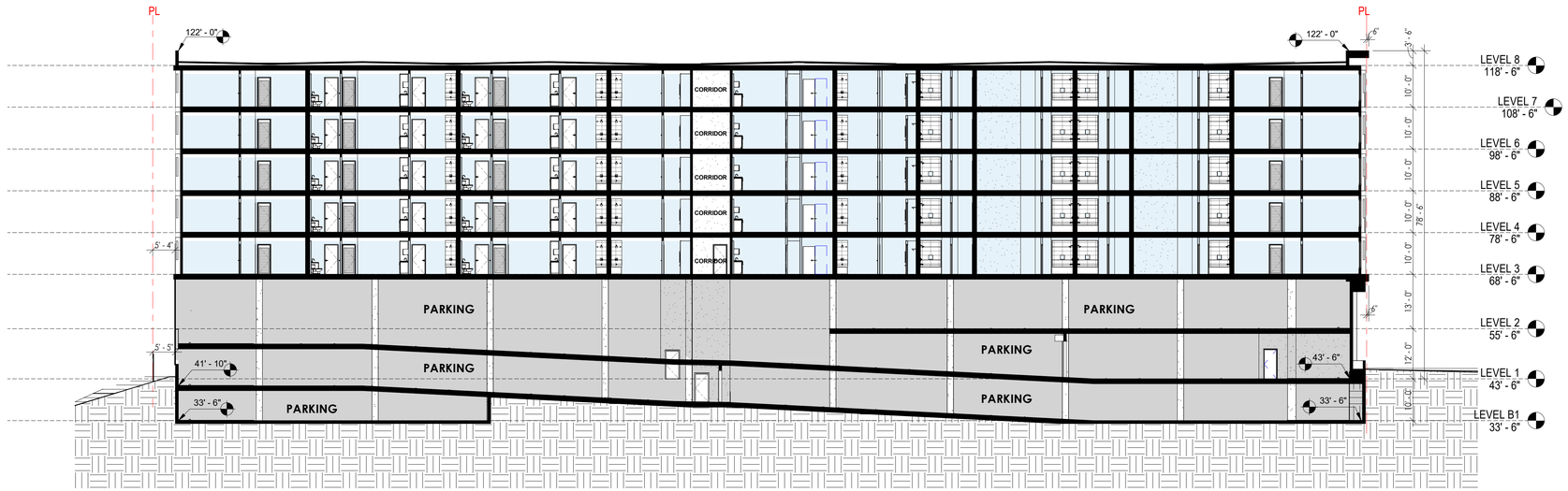




10 STOREFRONT

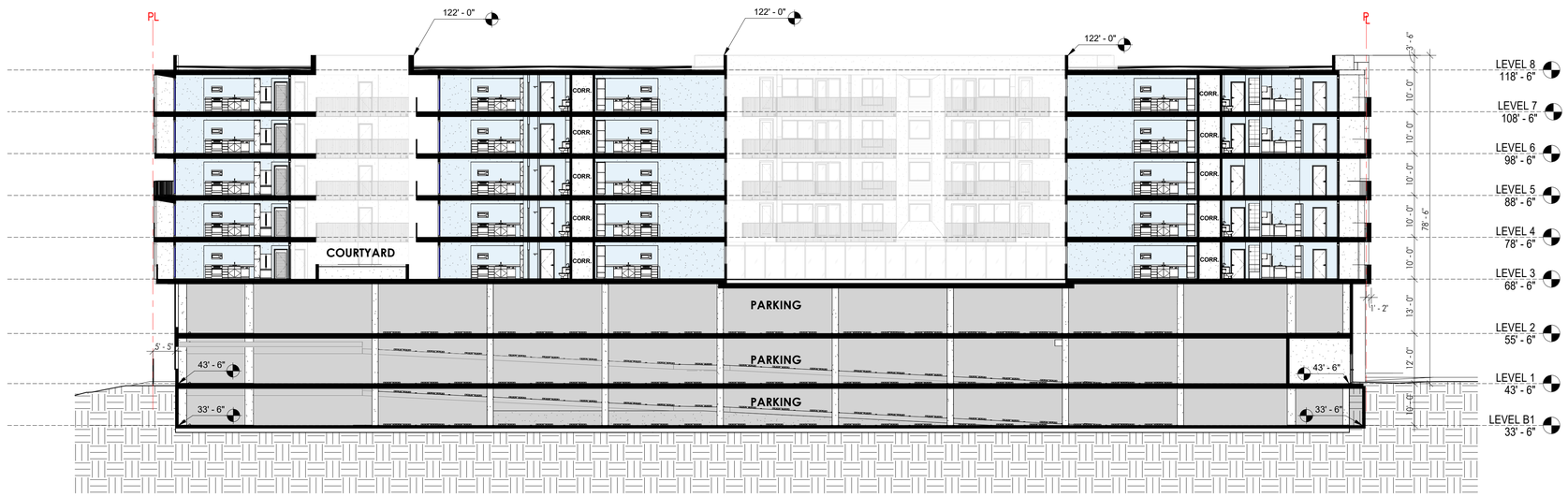
JWDA

BLOCK 20 - MATERIALS AND FINISHES	SCALE:	20-A302
PROJECT NAME: **BLOCKS 5 & 20 OCEANSIDE**	JOB NO: **3601**	DATE: 12/18/2023



2 20-A501 BLOCK 20 - BLDG SECTION B

1/16" = 1'-0"

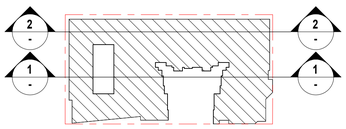


1 20-A501 BLOCK 20 - BLDG SECTION A

1/16" = 1'-0"

SECTION LEGEND

- RESIDENTIAL UNIT
- PARKING

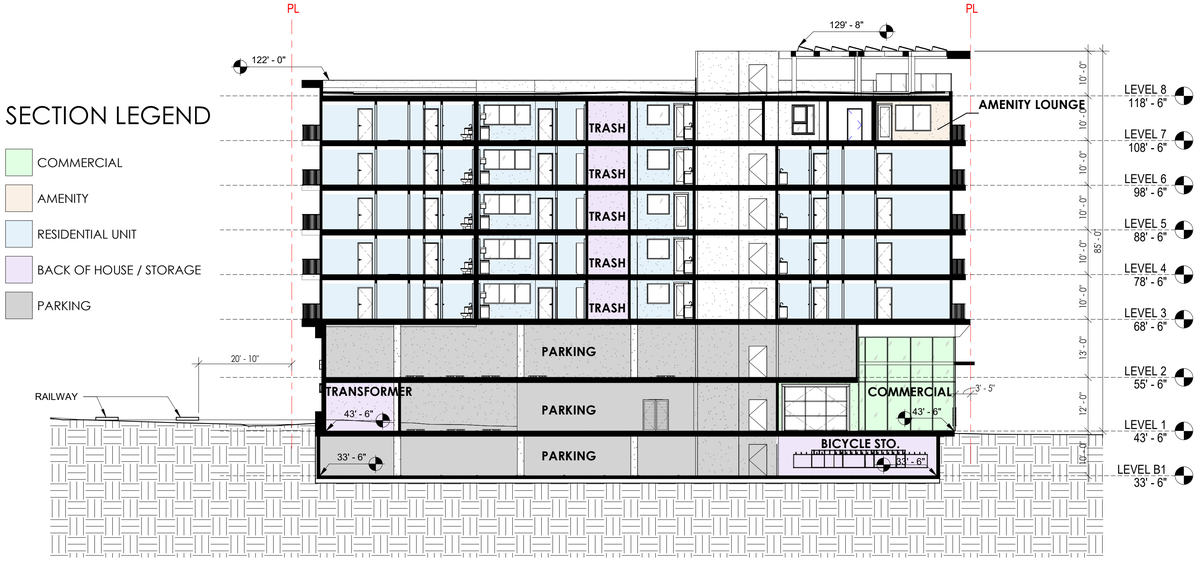


JWDA

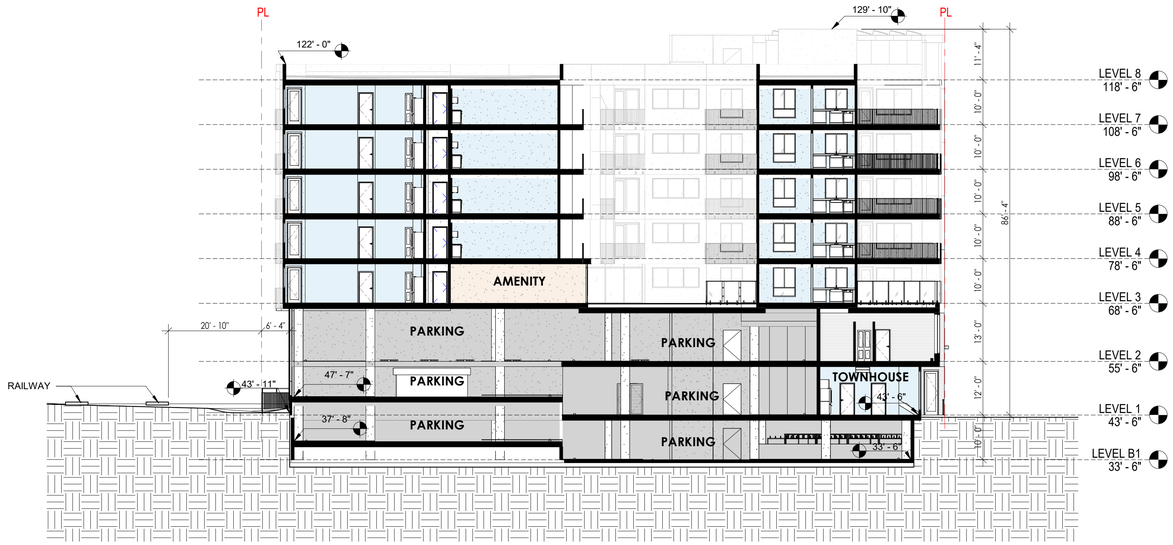
BLOCK 20 - BUILDING SECTIONS	SCALE:	20-A501
PROJECT NAME: **BLOCKS 5 & 20 OCEANSIDE**	JOB NO: **3601**	DATE: 12/18/2023

SECTION LEGEND

- COMMERCIAL
- AMENITY
- RESIDENTIAL UNIT
- BACK OF HOUSE / STORAGE
- PARKING



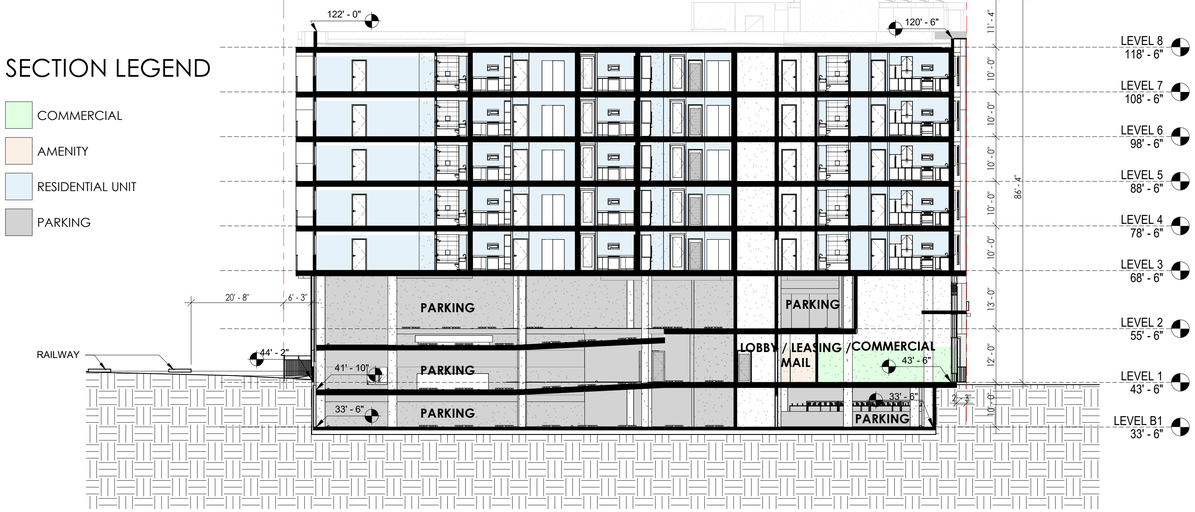
3 / 20-A502 BLOCK 20 - BLDG SECTION E
1/16" = 1'-0"



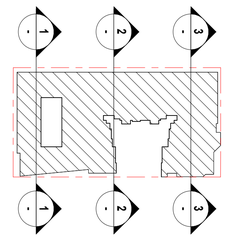
2 / 20-A502 BLOCK 20 - BLDG SECTION D
1/16" = 1'-0"

SECTION LEGEND

- COMMERCIAL
- AMENITY
- RESIDENTIAL UNIT
- PARKING

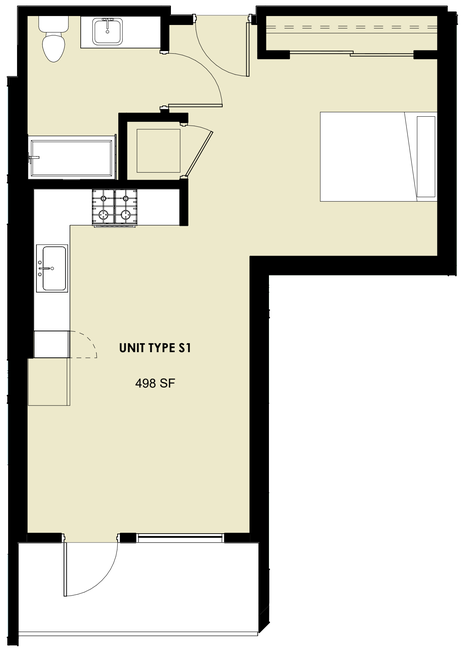


1 / 20-A502 BLOCK 20 - BLDG SECTION C
1/16" = 1'-0"

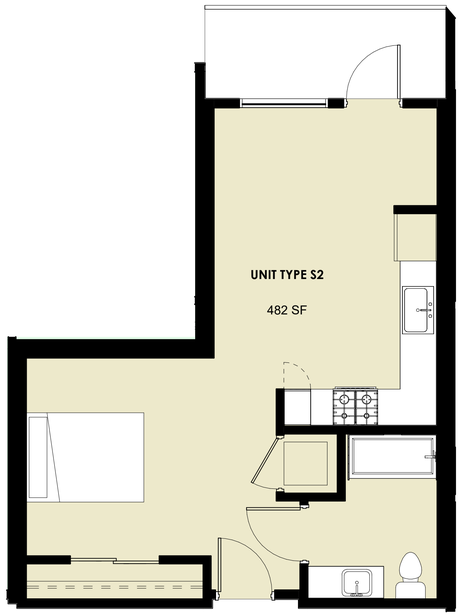


JWDA

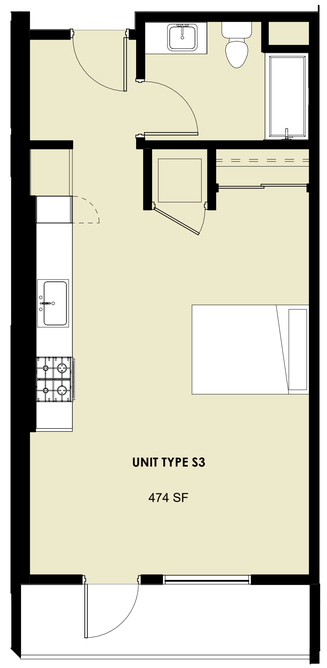
BLOCK 20 - BUILDING SECTIONS	SCALE:	20-A502
PROJECT NAME: **BLOCKS 5 & 20 OCEANSIDE**	JOB NO: **3601**	DATE: 12/18/2023



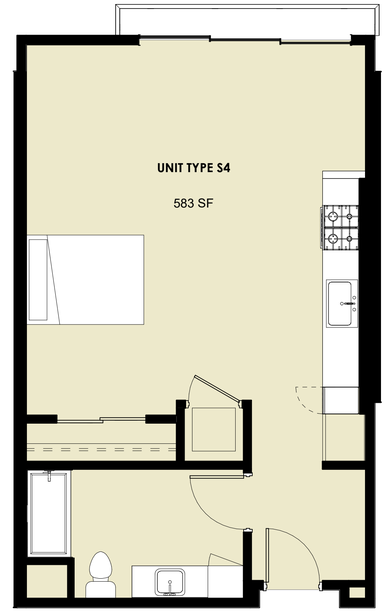
3 20-A701 BLOCK 20 - UNIT S1
1/4" = 1'-0"



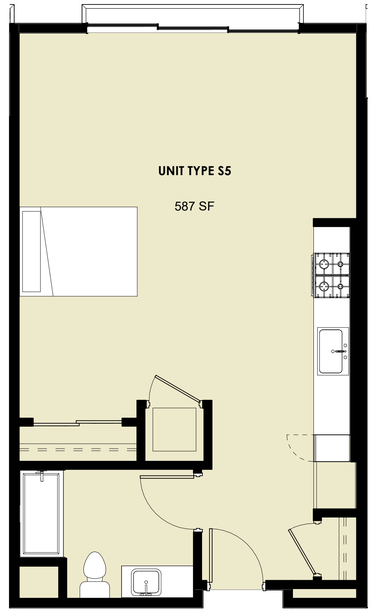
6 20-A701 BLOCK 20 - UNIT S2
1/4" = 1'-0"



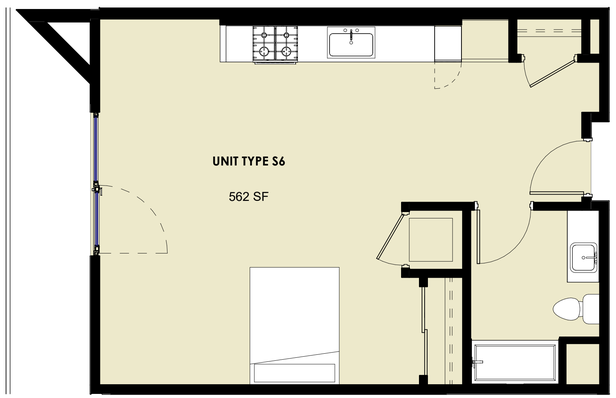
5 20-A701 BLOCK 20 - UNIT S3
1/4" = 1'-0"



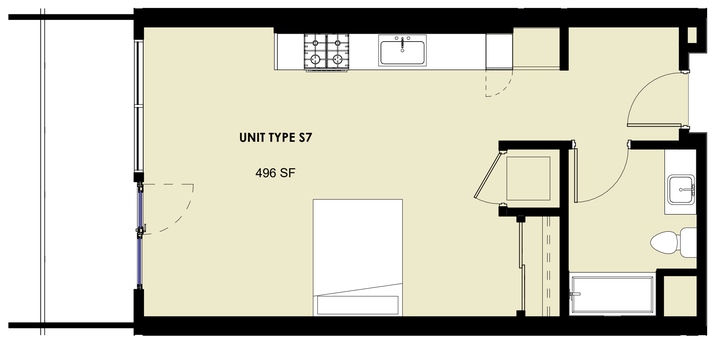
2 20-A701 BLOCK 20 - UNIT S4
1/4" = 1'-0"



7 20-A701 BLOCK 20 - UNIT S5
1/4" = 1'-0"



1 20-A701 BLOCK 20 - UNIT S6
1/4" = 1'-0"



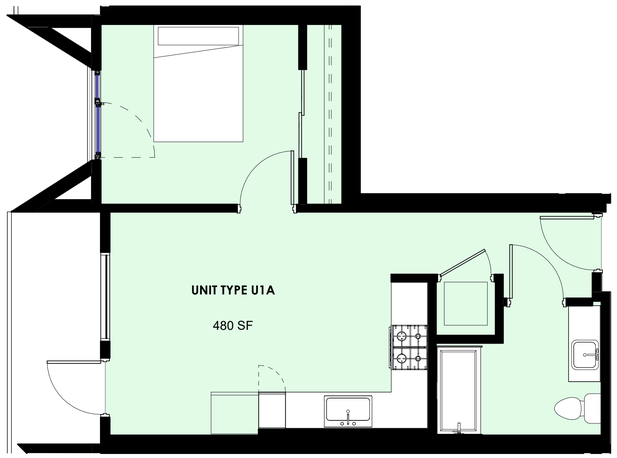
4 20-A701 BLOCK 20 - UNIT S7
1/4" = 1'-0"

KEY PLAN

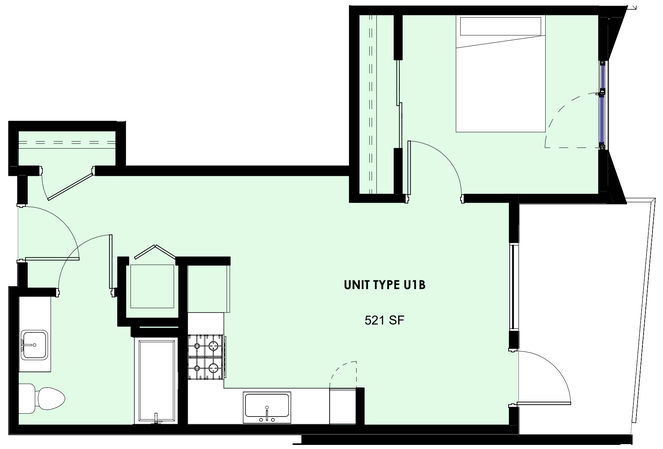


JWDA

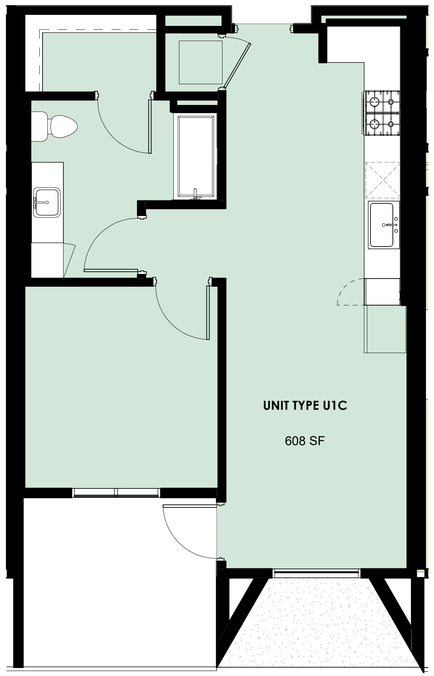
BLOCK 20 - ENLARGED UNIT PLANS - STUDIOS	SCALE:	20-A701
PROJECT NAME: **BLOCKS 5 & 20 OCEANSIDE**	JOB NO: **3601**	DATE: 12/18/2023



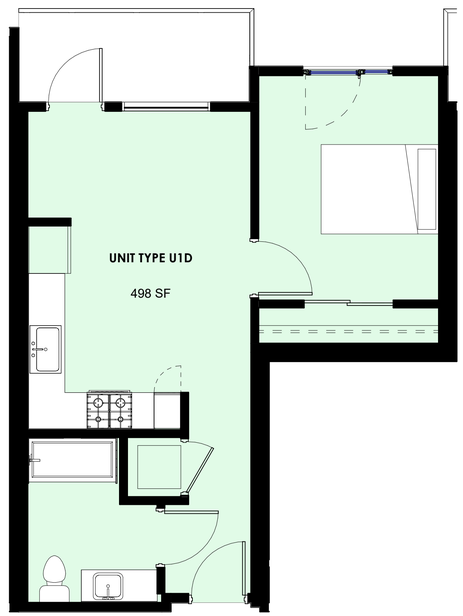
3 20-A702 BLOCK 20 - UNIT U1A
1/4" = 1'-0"



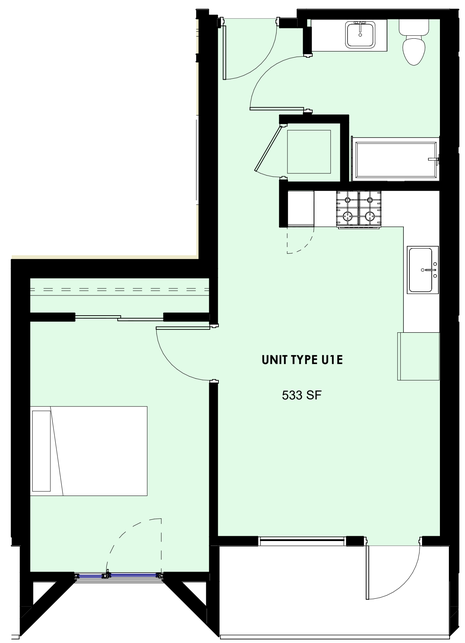
2 20-A702 BLOCK 20 - UNIT U1B
1/4" = 1'-0"



4 20-A702 BLOCK 20 - UNIT U1C
1/4" = 1'-0"

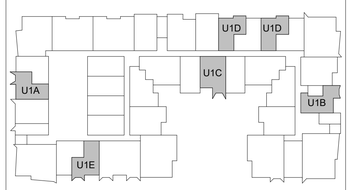


5 20-A702 BLOCK 20 - UNIT U1D
1/4" = 1'-0"



1 20-A702 BLOCK 20 - UNIT U1E
1/4" = 1'-0"

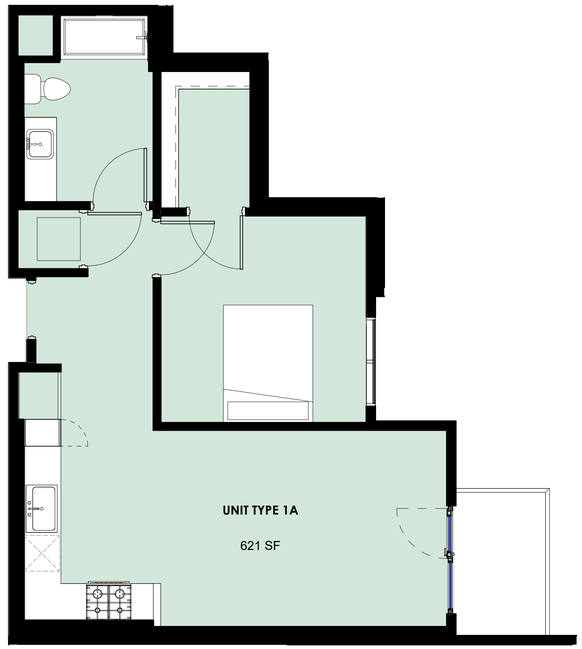
KEY PLAN



JWDA

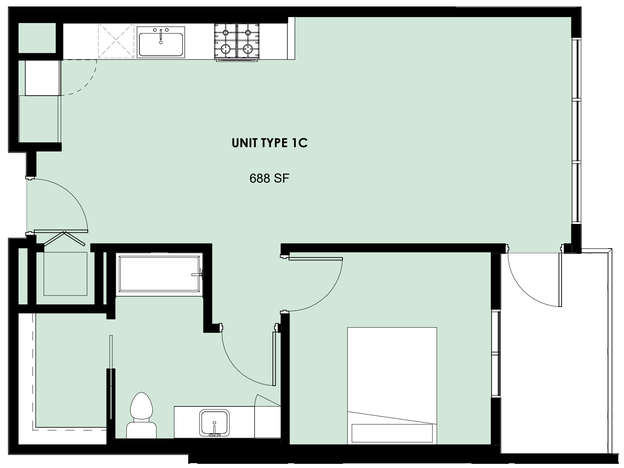
BLOCK 20 - ENLARGED UNIT PLANS - URBAN 1 BED RM SCALE: 20-A702

PROJECT NAME: **BLOCKS 5 & 20 OCEANSIDE** JOB NO: **3601** DATE: 12/18/2023



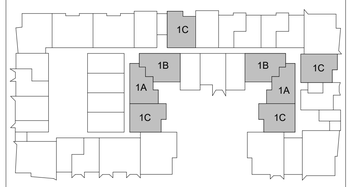
3 20-A703 BLOCK 20 - UNIT 1A
1/4" = 1'-0"

1 20-A703 BLOCK 20 - UNIT 1B
1/4" = 1'-0"



2 20-A703 BLOCK 20 - UNIT 1C
1/4" = 1'-0"

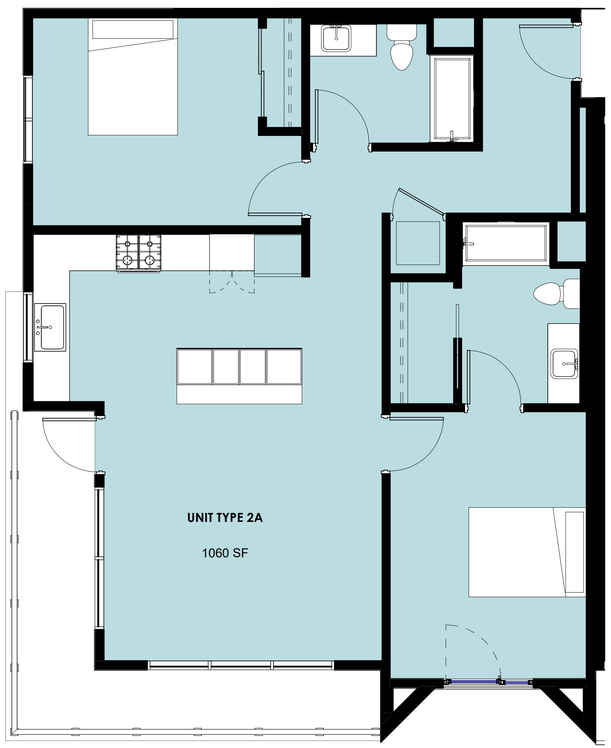
KEY PLAN



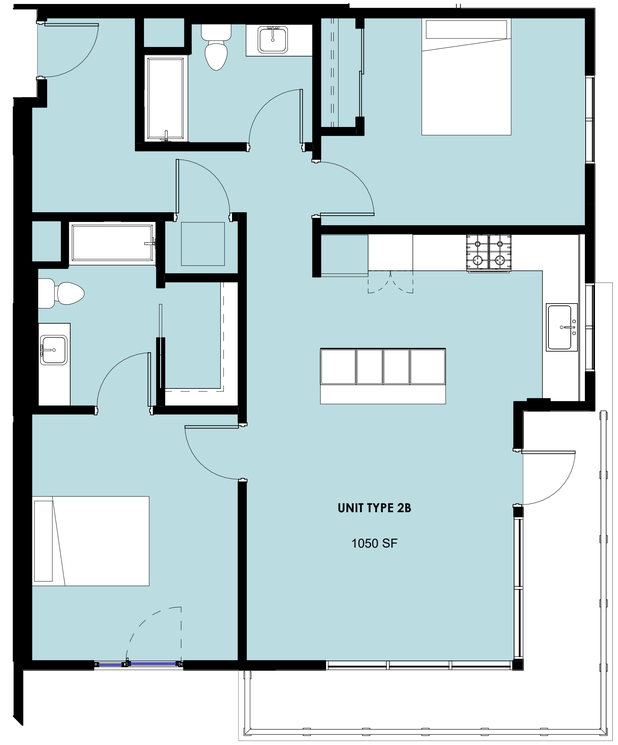
JWDA

BLOCK 20 - ENLARGED UNIT PLANS - 1 BED RM SCALE: 20-A703

PROJECT NAME: **BLOCKS 5 & 20 OCEANSIDE** JOB NO: **3601** DATE: 12/18/2023



4 20-A704 BLOCK 20 - UNIT 2A
1/4" = 1'-0"



3 20-A704 BLOCK 20 - UNIT 2B
1/4" = 1'-0"



2 20-A704 BLOCK 20 - UNIT 2C
1/4" = 1'-0"



1 20-A704 BLOCK 20 - UNIT 2D
1/4" = 1'-0"

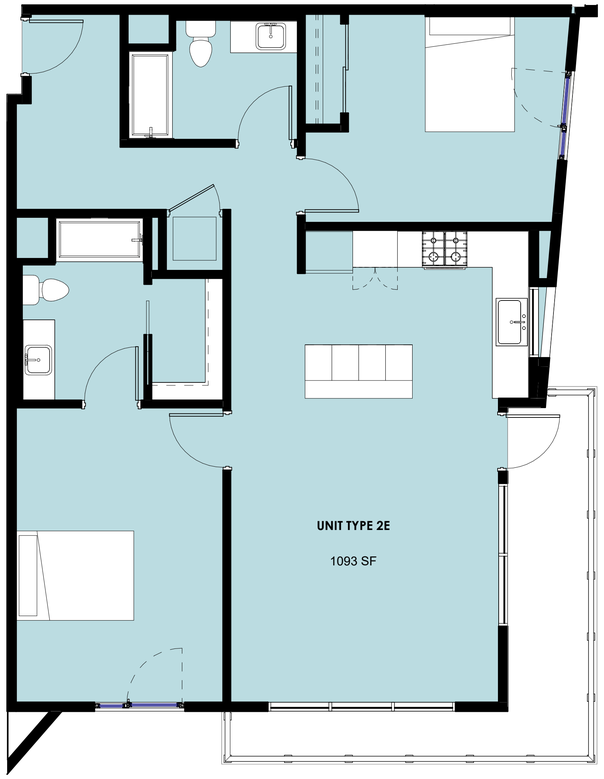
KEY PLAN



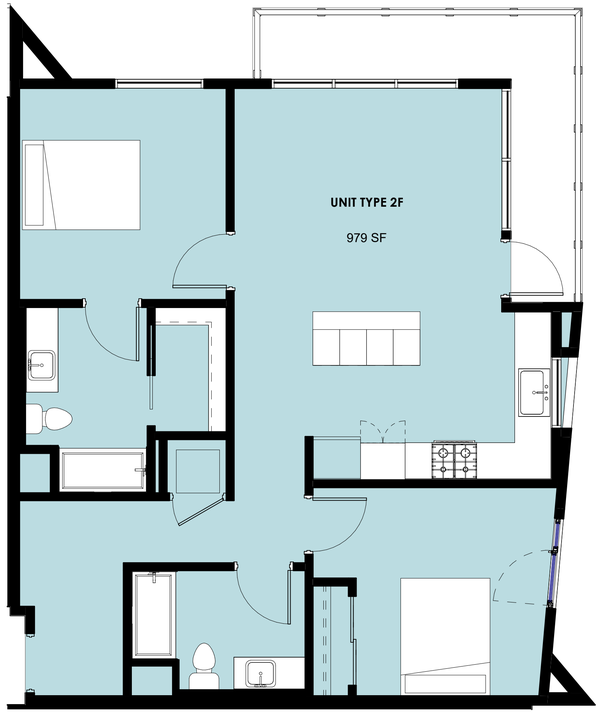
JWDA

BLOCK 20 - ENLARGED UNIT PLANS - 2 BED RM SCALE: 20-A704

PROJECT NAME: **BLOCKS 5 & 20 OCEANSIDE** JOB NO: **3601** DATE: 12/18/2023



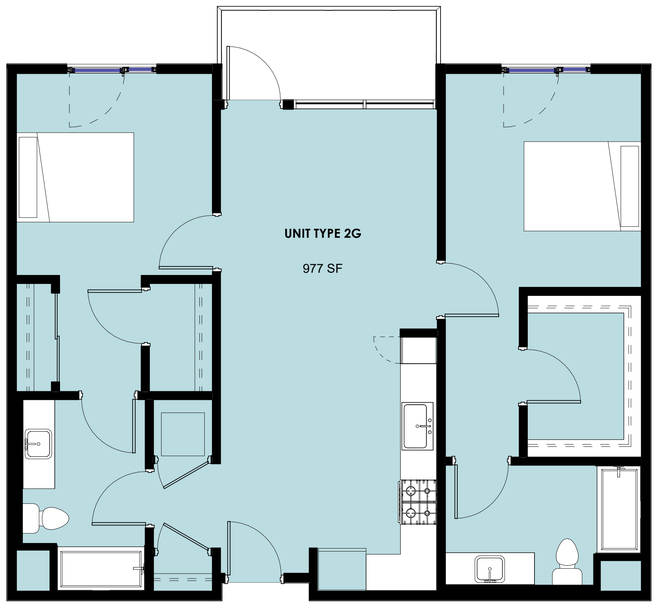
1 20-A705 BLOCK 20 - UNIT 2E
1/4" = 1'-0"



3 20-A705 BLOCK 20 - UNIT 2F
1/4" = 1'-0"



6 20-A705 BLOCK 20 - TOWNHOUSE L2
1/4" = 1'-0"



4 20-A705 BLOCK 20 - UNIT 2G
1/4" = 1'-0"



2 20-A705 BLOCK 20 - UNIT 2H
1/4" = 1'-0"



5 20-A705 BLOCK 20 - TOWNHOUSE L1
1/4" = 1'-0"

KEY PLAN



JWDA

BLOCK 20 - ENLARGED UNIT PLANS - 2 BED RM SCALE: 20-A705

PROJECT NAME: **BLOCKS 5 & 20 OCEANSIDE** JOB NO: **3601** DATE: 12/18/2023