

# ENCINITAS MARKETPLACE

SCHEMATIC DESIGN

03.02.2026

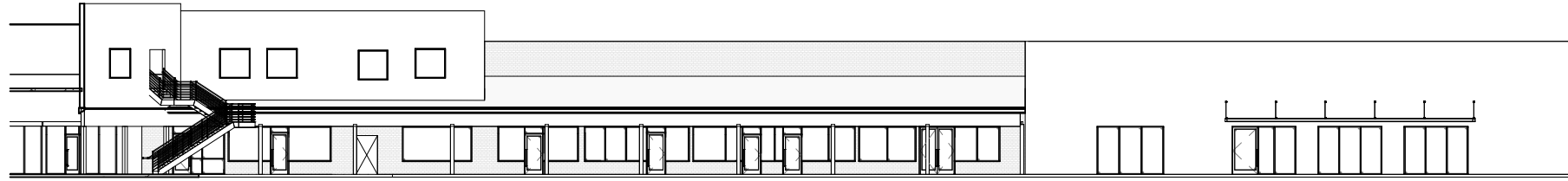
# RENDERING



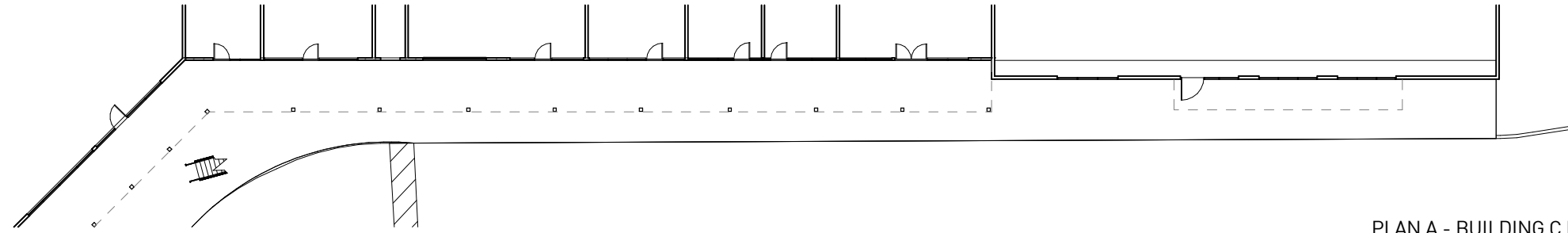








ELEVATION A - BUILDING C - EXISTING | 1  
1" = 30'-0"



PLAN A - BUILDING C FRONTAGE - EXISTING | 2  
1" = 30'-0"

ENLARGED  
ELEVATION A CORNER

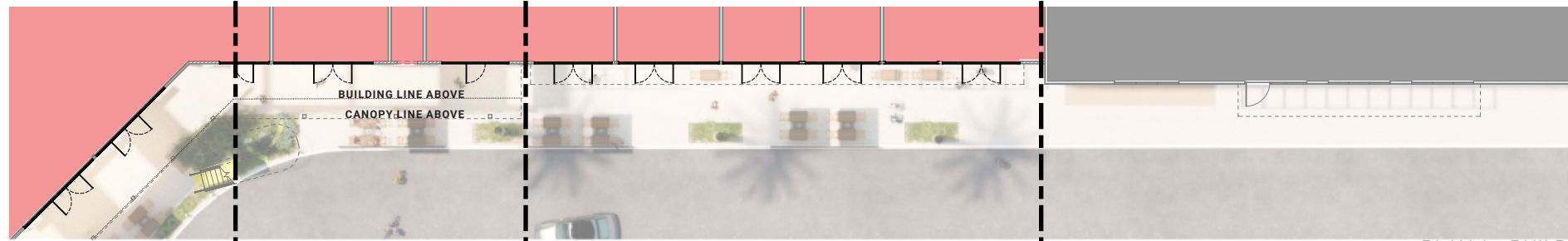
ENLARGED  
ELEVATION A2

ENLARGED  
ELEVATION A1

NOT IN SCOPE

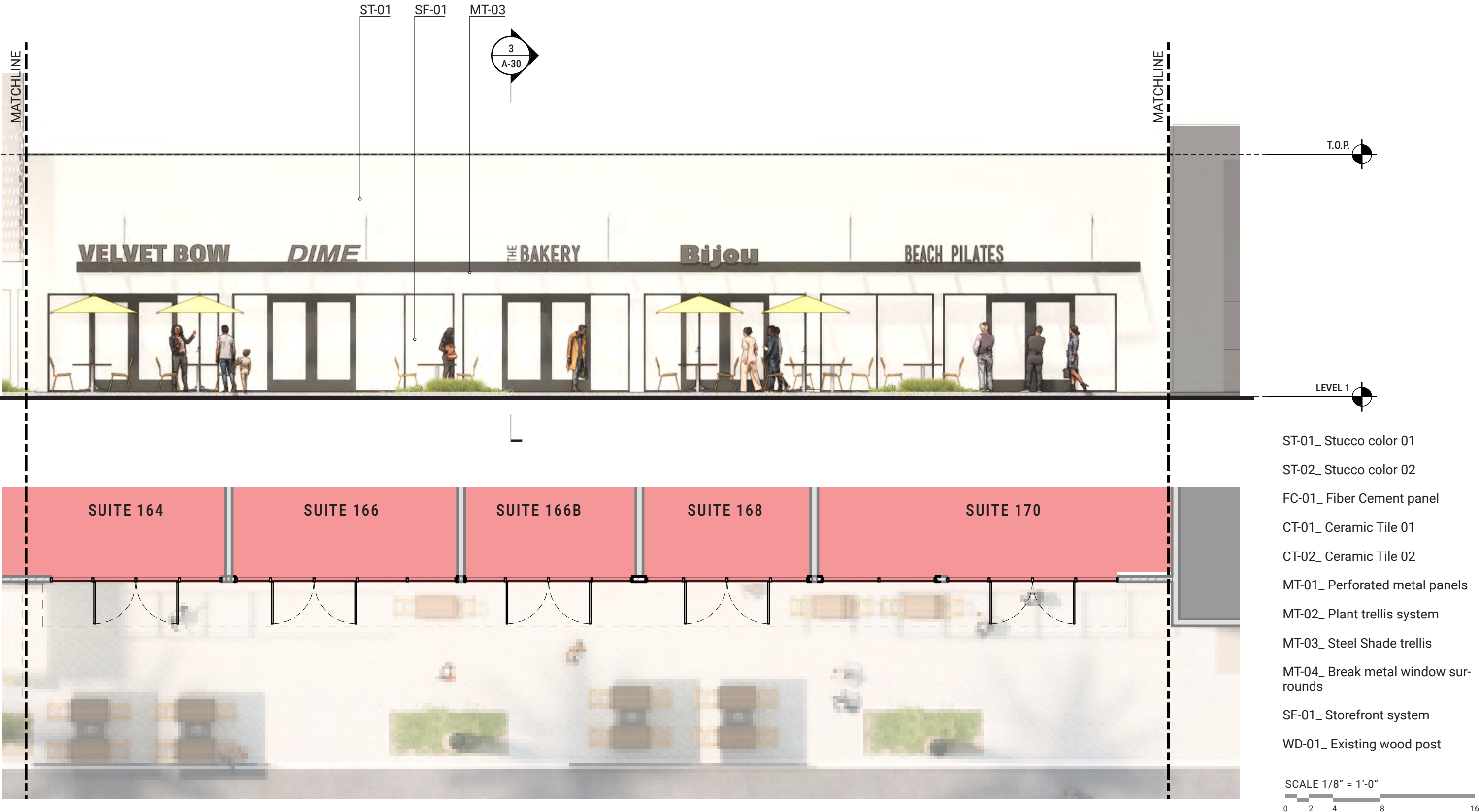


ELEVATION A - BUILDING C - PROPOSED | 3  
1" = 30'-0"



PLAN A - BUILDING C FRONTAGE - PROPOSED | 4

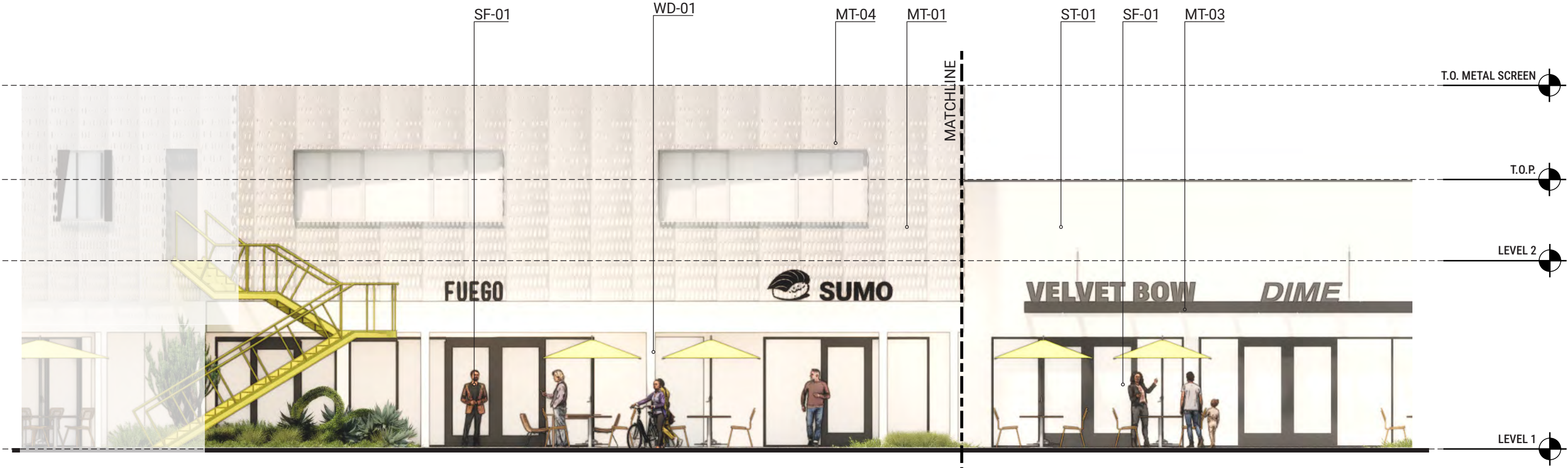
# ENLARGED ELEVATION A1



- ST-01\_ Stucco color 01
- ST-02\_ Stucco color 02
- FC-01\_ Fiber Cement panel
- CT-01\_ Ceramic Tile 01
- CT-02\_ Ceramic Tile 02
- MT-01\_ Perforated metal panels
- MT-02\_ Plant trellis system
- MT-03\_ Steel Shade trellis
- MT-04\_ Break metal window surrounds
- SF-01\_ Storefront system
- WD-01\_ Existing wood post

SCALE 1/8" = 1'-0"  
 0 2 4 8 16

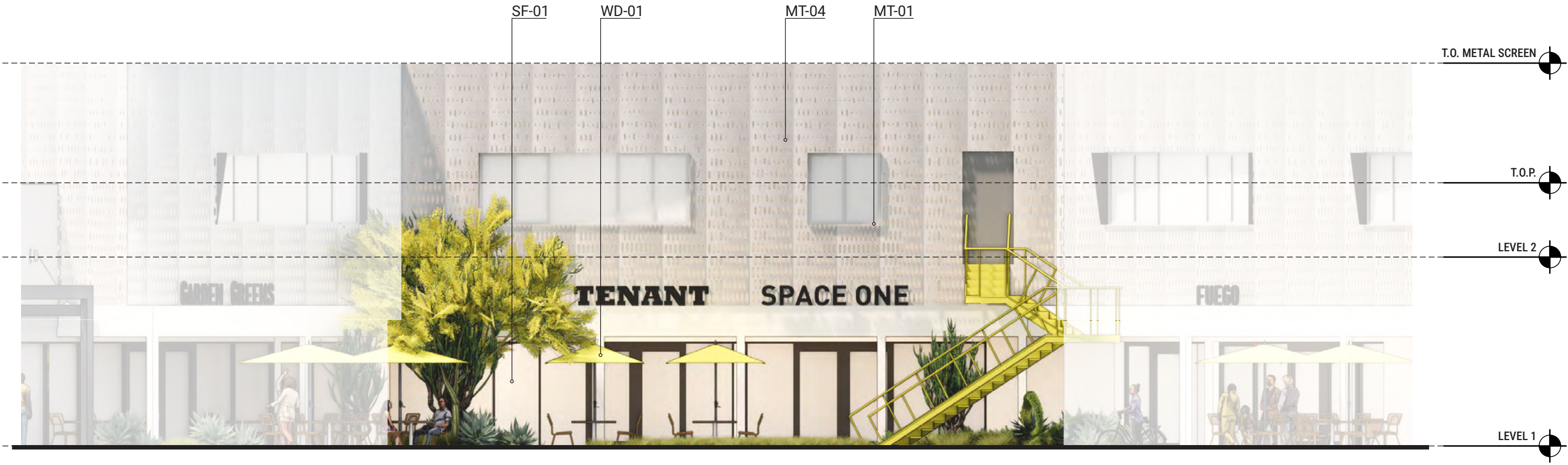
# ENLARGED ELEVATION A2



- ST-01\_ Stucco color 01
- ST-02\_ Stucco color 02
- FC-01\_ Fiber Cement panel
- CT-01\_ Ceramic Tile 01
- CT-02\_ Ceramic Tile 02
- MT-01\_ Perforated metal panels
- MT-02\_ Plant trellis system
- MT-03\_ Steel Shade trellis
- MT-04\_ Break metal window surrounds
- SF-01\_ Storefront system
- WD-01\_ Existing wood post

SCALE 1/8" = 1'-0"  
 0 2 4 8 16

# ENLARGED ELEVATION A CORNER



- ST-01\_ Stucco color 01
- ST-02\_ Stucco color 02
- FC-01\_ Fiber Cement panel
- CT-01\_ Ceramic Tile 01
- CT-02\_ Ceramic Tile 02
- MT-01\_ Perforated metal panels
- MT-02\_ Plant trellis system
- MT-03\_ Steel Shade trellis
- MT-04\_ Break metal window surrounds
- SF-01\_ Storefront system
- WD-01\_ Existing wood post

SCALE 1/8" = 1'-0"  
 0 2 4 8 16

# PLAN - PROPOSED GROCERY AND RETAIL



**RETAIL**  
22,212 SF

**GROCERY**  
35,384 SF

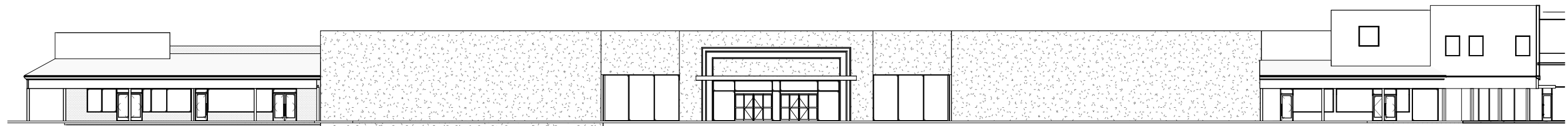
**TENANT AREA CALCULATION BASED ON:**

- OUTSIDE OF EXTERIOR WALLS
- CENTERLINE OF DEMISING WALLS BETWEEN TENANTS
- OUTSIDE FACE OF WALLS ADJACENT TO COMMON AREAS
- TENANT OUTSIDE FACE OF WALLS SHARED WITH MECHANICAL SHAFTS, STAIRS AND UTILITY ROOMS

NOTE: ACTUAL LEASABLE AREA TO BE FIELD VERIFIED UPON COMPLETION OF CONSTRUCTION DOCUMENTS AND CONSTRUCTION

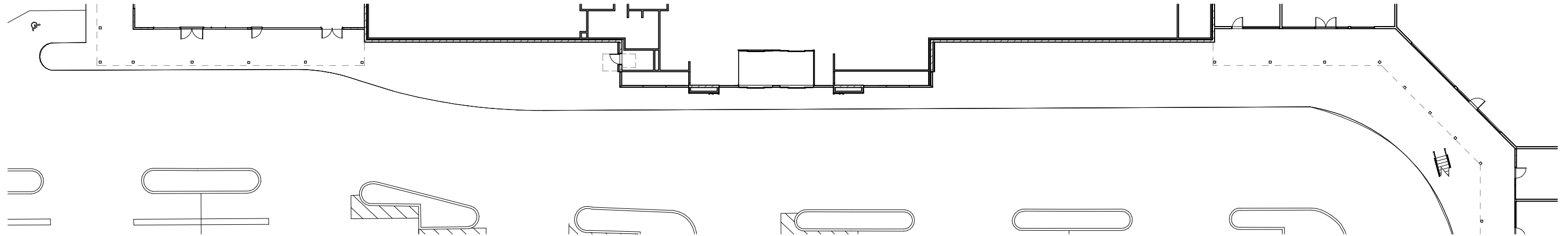
SCALE 1" = 30'





ELEVATION B - BUILDING A,B,C FRONTAGE - EXISTING | 1

1" = 30'-0"



PLAN B - BUILDING A,B,C FRONTAGE - EXISTING | 2

1" = 30'-0"

ENLARGED ELEVATION B5

ENLARGED ELEVATION B4

ENLARGED ELEVATION B3

ENLARGED ELEVATION B2

ENLARGED ELEVATION B1



ELEVATION B - BUILDING A,B,C FRONTAGE - PROPOSED | 3

1" = 30'-0"



PLAN B - BUILDING A,B,C FRONTAGE - PROPOSED | 4

1" = 30'-0"

# ENLARGED ELEVATION B1



- ST-01\_ Stucco color 01
- ST-02\_ Stucco color 02
- FC-01\_ Fiber Cement panel
- CT-01\_ Ceramic Tile 01
- CT-02\_ Ceramic Tile 02
- MT-01\_ Perforated metal panels
- MT-02\_ Plant trellis system
- MT-03\_ Steel Shade trellis
- MT-04\_ Break metal window surrounds
- SF-01\_ Storefront system
- WD-01\_ Existing wood post

SCALE 1/8" = 1'-0"

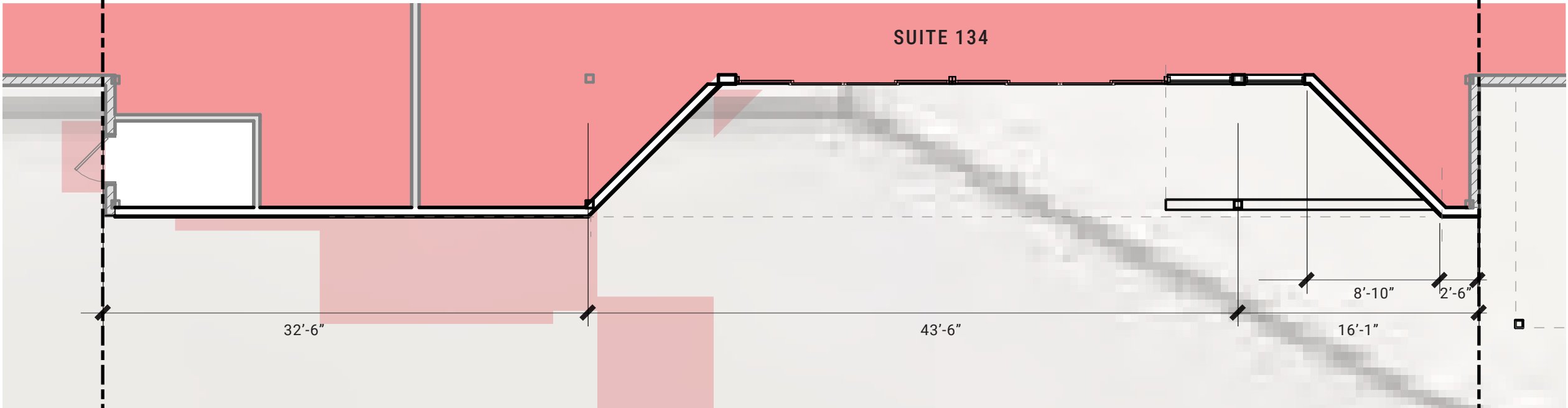
# ENLARGED ELEVATION B2



- ST-01\_ Stucco color 01
- ST-02\_ Stucco color 02
- FC-01\_ Fiber Cement panel
- CT-01\_ Ceramic Tile 01
- CT-02\_ Ceramic Tile 02
- MT-01\_ Perforated metal panels
- MT-02\_ Plant trellis system
- MT-03\_ Steel Shade trellis
- MT-04\_ Break metal window surrounds
- SF-01\_ Storefront system
- WD-01\_ Existing wood post

SCALE 1/8" = 1'-0"  
 0 2 4 8 16

# ENLARGED ELEVATION B3



- ST-01\_ Stucco color 01
- ST-02\_ Stucco color 02
- FC-01\_ Fiber Cement panel
- CT-01\_ Ceramic Tile 01
- CT-02\_ Ceramic Tile 02
- MT-01\_ Perforated metal panels
- MT-02\_ Plant trellis system
- MT-03\_ Steel Shade trellis
- MT-04\_ Break metal window surrounds
- SF-01\_ Storefront system
- WD-01\_ Existing wood post

SCALE 1/8" = 1'-0"  
 0 2 4 8 16

# ENLARGED ELEVATION B4



# ENLARGED ELEVATION B5



SUITE 130

SUITE 132

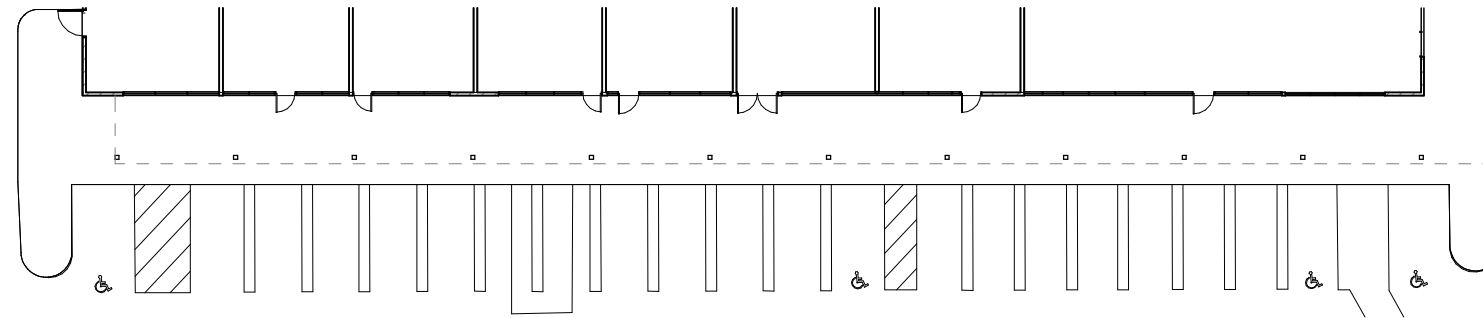


- ST-01\_ Stucco color 01
- ST-02\_ Stucco color 02
- FC-01\_ Fiber Cement panel
- CT-01\_ Ceramic Tile 01
- CT-02\_ Ceramic Tile 02
- MT-01\_ Perforated metal panels
- MT-02\_ Plant trellis system
- MT-03\_ Steel Shade trellis
- MT-04\_ Break metal window surrounds
- SF-01\_ Storefront system
- WD-01\_ Existing wood post

SCALE 1/8" = 1'-0"  
 0 2 4 8 16



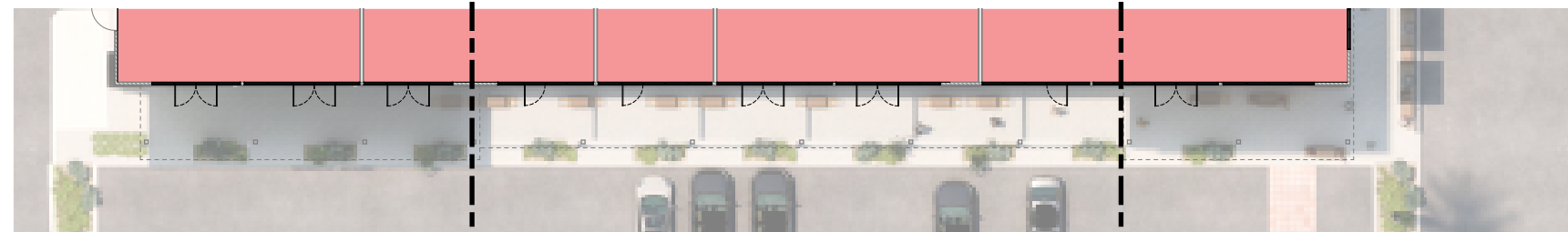
ELEVATION C - BUILDING B - EXISTING | 1  
1" = 30'-0"



PLAN C - BUILDING B FRONTAGE - EXISTING | 2  
1" = 30'-0"

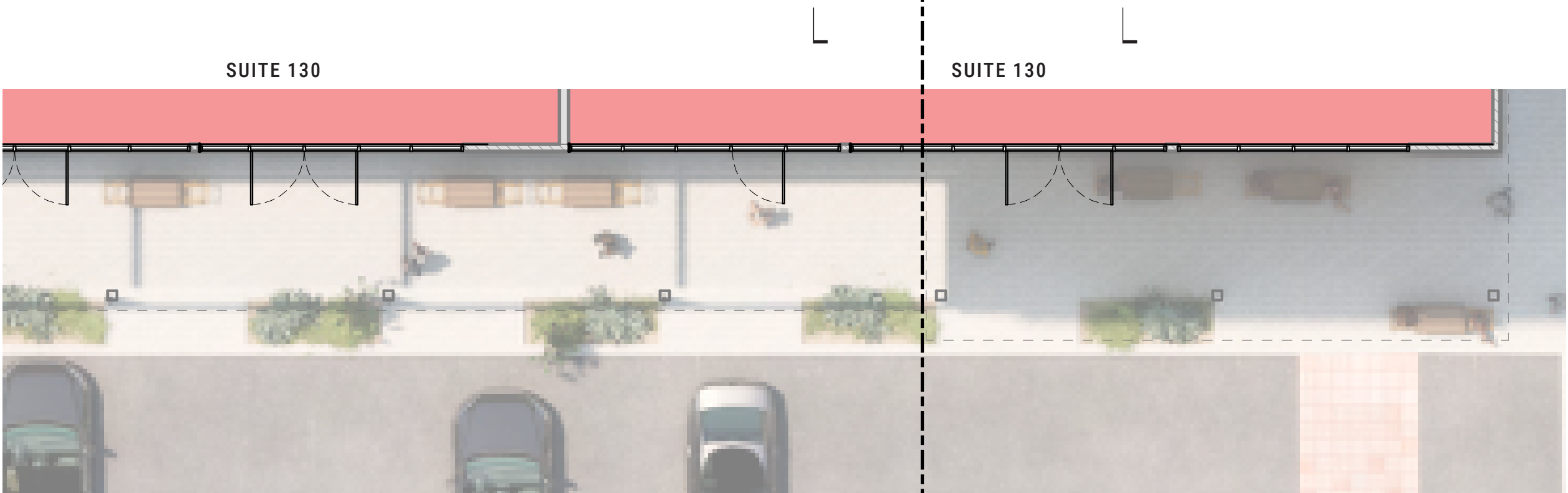


ELEVATION C - BUILDING B - PROPOSED | 3  
1" = 30'-0"



PLAN C - BUILDING B FRONTAGE - PROPOSED | 4  
1" = 30'-0"

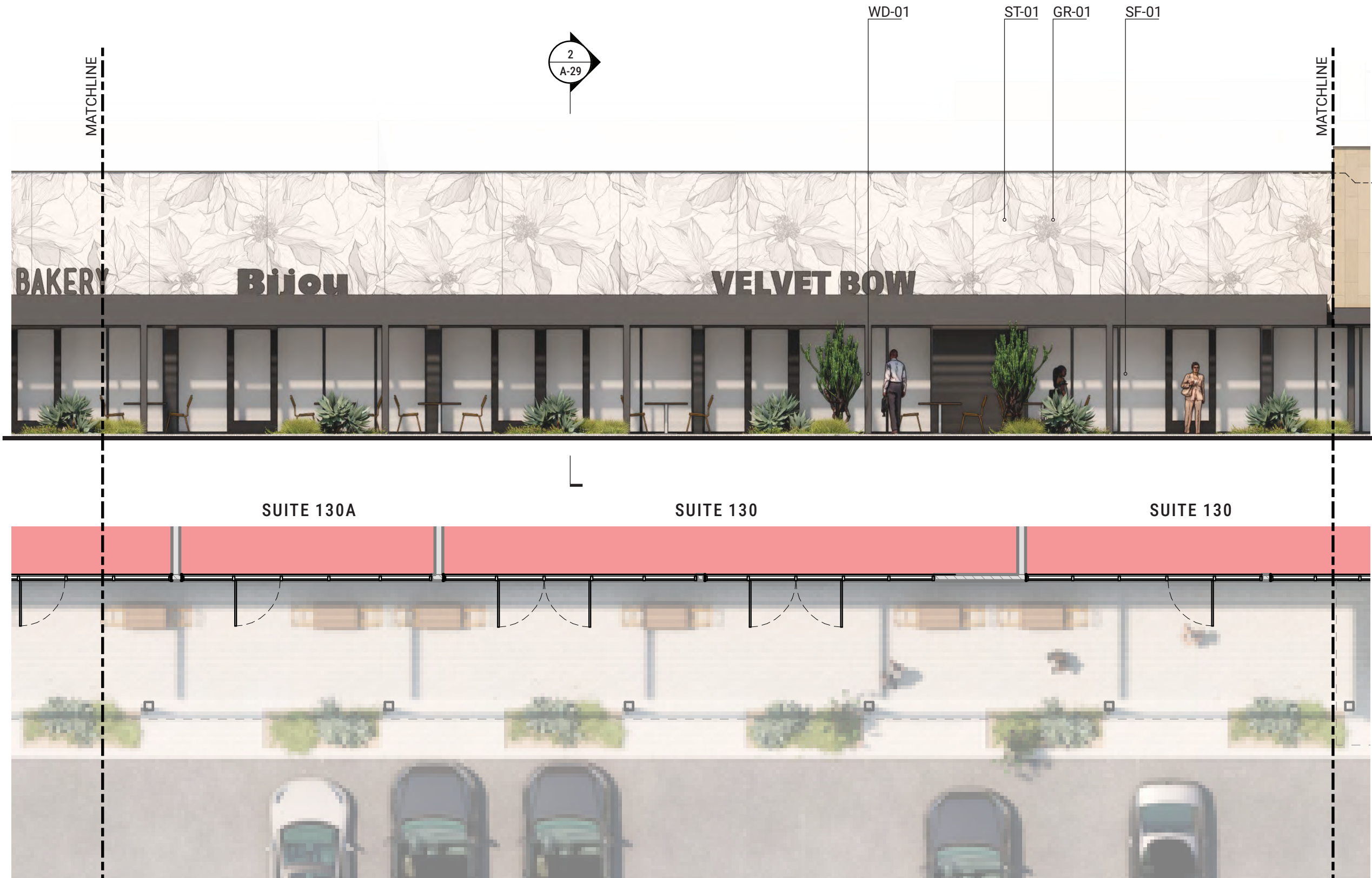
# ENLARGED ELEVATION C1



- ST-01\_ Stucco color 01
- ST-02\_ Stucco color 02
- FC-01\_ Fiber Cement panel
- CT-01\_ Ceramic Tile 01
- CT-02\_ Ceramic Tile 02
- MT-01\_ Perforated metal panels
- MT-02\_ Plant trellis system
- MT-03\_ Steel Shade trellis
- MT-04\_ Break metal window surrounds
- SF-01\_ Storefront system
- WD-01\_ Existing wood post
- GR-01 \_ Custom poinsettia flower graphic, by Wall & Deco or equal

SCALE 1/8" = 1'-0"  
 0 2 4 8 16

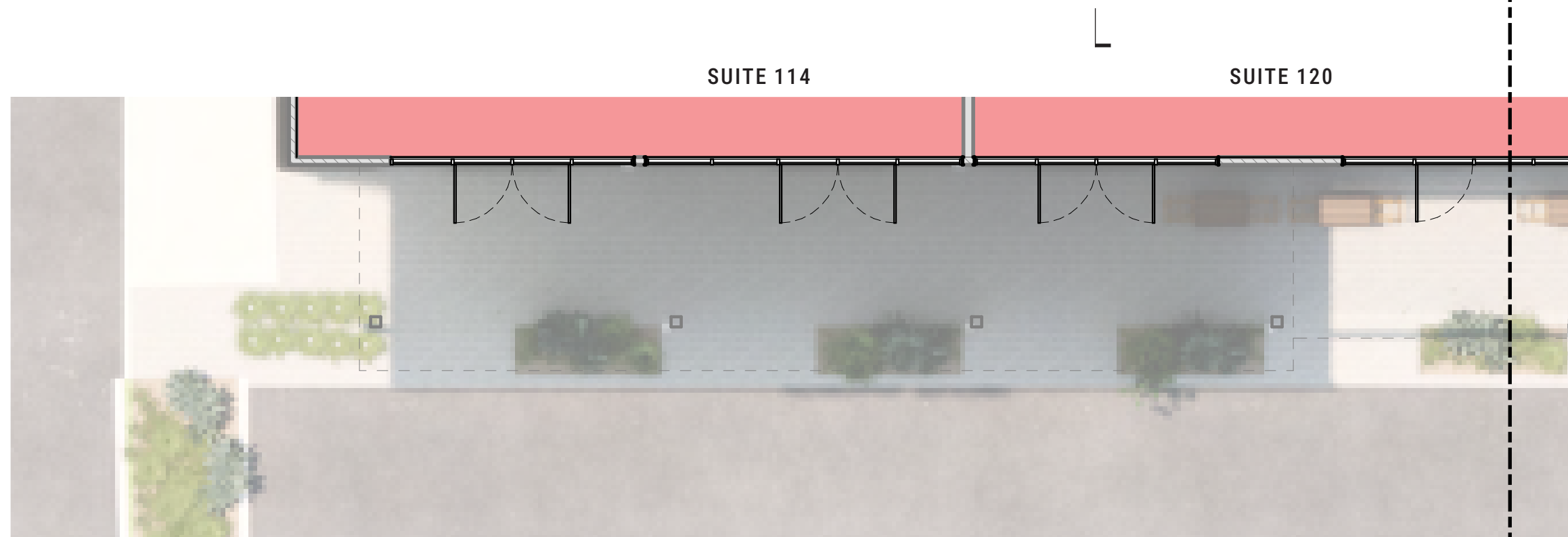
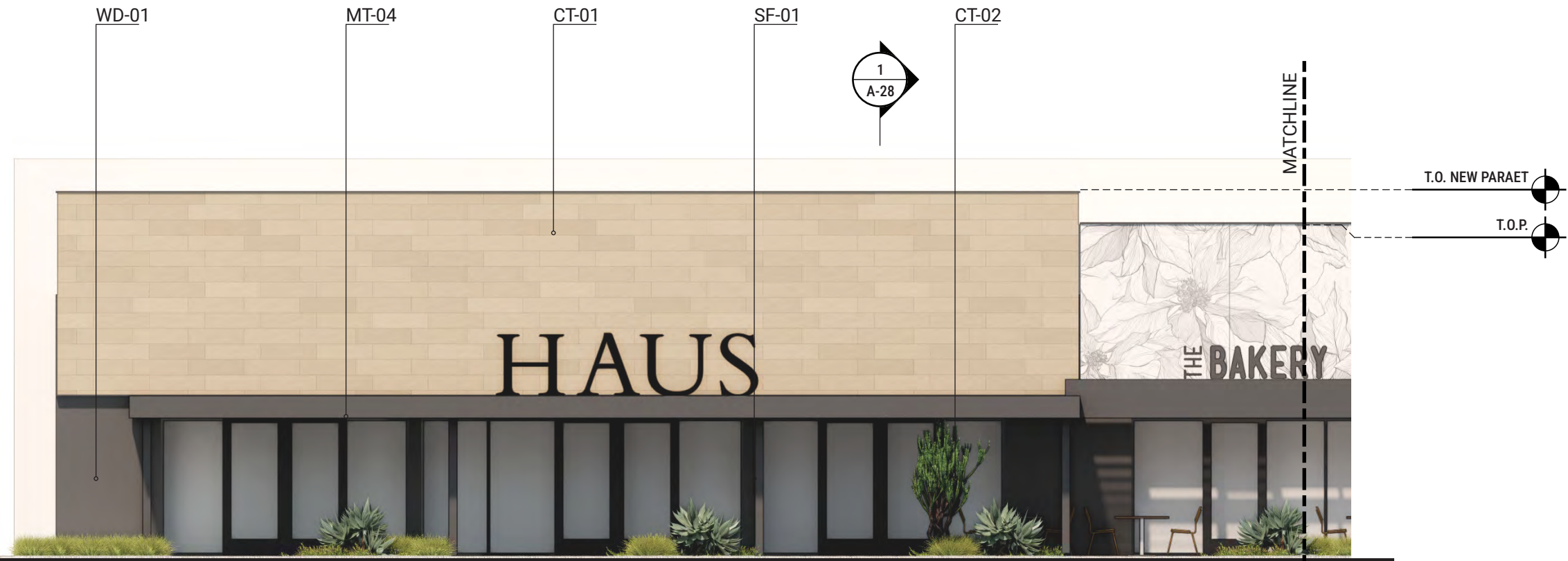
# ENLARGED ELEVATION C2



- ST-01\_ Stucco color 01
- ST-02\_ Stucco color 02
- FC-01\_ Fiber Cement panel
- CT-01\_ Ceramic Tile 01
- CT-02\_ Ceramic Tile 02
- MT-01\_ Perforated metal panels
- MT-02\_ Plant trellis system
- MT-03\_ Steel Shade trellis
- MT-04\_ Break metal window surrounds
- SF-01\_ Storefront system
- WD-01\_ Existing wood post
- GR-01 \_ Custom poinsettia flower graphic, by Wall & Deco or equal

SCALE 1/8" = 1'-0"  
 0 2 4 8 16

# ENLARGED ELEVATION C3



- ST-01\_ Stucco color 01
- ST-02\_ Stucco color 02
- FC-01\_ Fiber Cement panel
- CT-01\_ Ceramic Tile 01
- CT-02\_ Ceramic Tile 02
- MT-01\_ Perforated metal panels
- MT-02\_ Plant trellis system
- MT-03\_ Steel Shade trellis
- MT-04\_ Break metal window surrounds
- SF-01\_ Storefront system
- WD-01\_ Existing wood post

SCALE 1/8" = 1'-0"  
 0 2 4 8 16

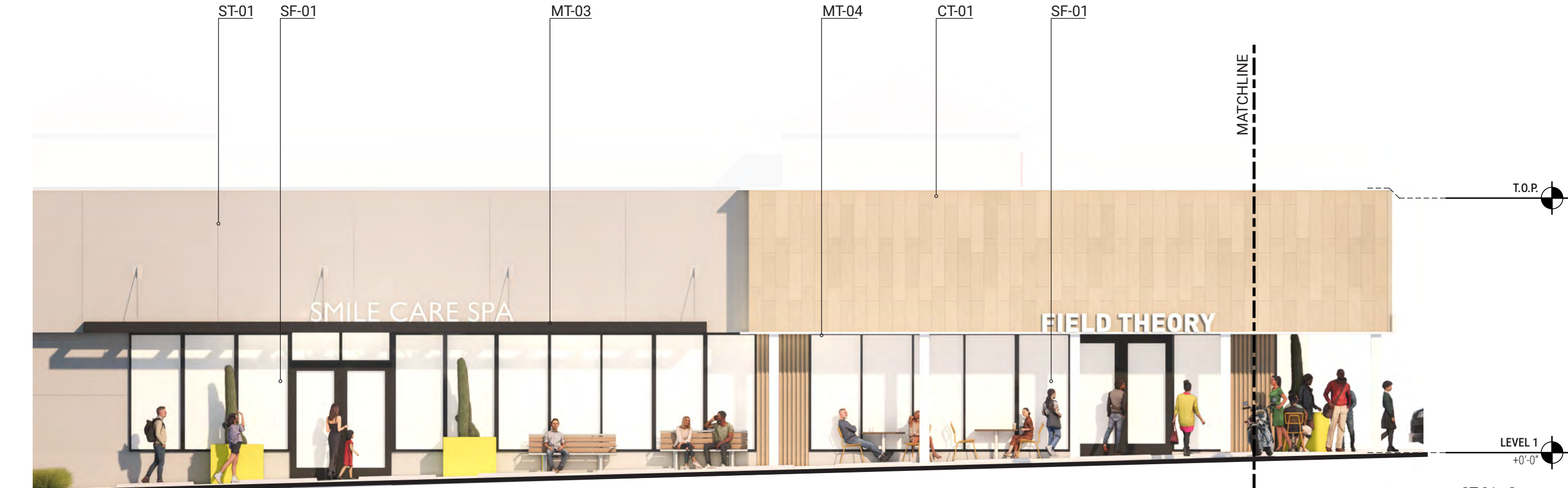
# PROPOSED ELEVATION D1



- ST-01\_ Stucco color 01
- ST-02\_ Stucco color 02
- FC-01\_ Fiber Cement panel
- CT-01\_ Ceramic Tile 01
- CT-02\_ Ceramic Tile 02
- MT-01\_ Perforated metal panels
- MT-02\_ Plant trellis system
- MT-03\_ Steel Shade trellis
- MT-04\_ Break metal window surrounds
- SF-01\_ Storefront system
- WD-01\_ Existing wood post

SCALE 1/8" = 1'-0"  
 0 2 4 8 16

# PROPOSED ELEVATION E1



- ST-01\_ Stucco color 01
- ST-02\_ Stucco color 02
- FC-01\_ Fiber Cement panel
- CT-01\_ Ceramic Tile 01
- CT-02\_ Ceramic Tile 02
- MT-01\_ Perforated metal panels
- MT-02\_ Plant trellis system
- MT-03\_ Steel Shade trellis
- MT-04\_ Break metal window surrounds
- SF-01\_ Storefront system
- WD-01\_ Existing wood post

SCALE 1/8" = 1'-0"  
 0 2 4 8 16



# MATERIAL PALETTE



ST-01\_ Stucco color 01: Omega Products International, color 1C405 Barn Swallow, 20/30, texture fine sand float

ST-02\_ Stucco color 02: Omega Products International, color 1C040 Bone, 20/30, texture fine sand float

FC-01\_ Fiber Cement panel: Equitone - linea, color LT90

CT-01\_ Ceramic Tile 01: Tilebar - Kenridge Waves Porcelain tile 24x48, color Maple Brown, wood look matte

CT-02\_ Ceramic Tile 02: Tilebar - Nobu Ribbon Porcelain Tile 24x48, color Miel Brown, wood look matte

MT-01\_ Perforated metal panels: Inuxe perforated aluminum panel, pattern C2D, clear coat sealer

MT-02\_ Plant trellis system: CityScapes - Naturescreen DMT, powdercoat finish color black

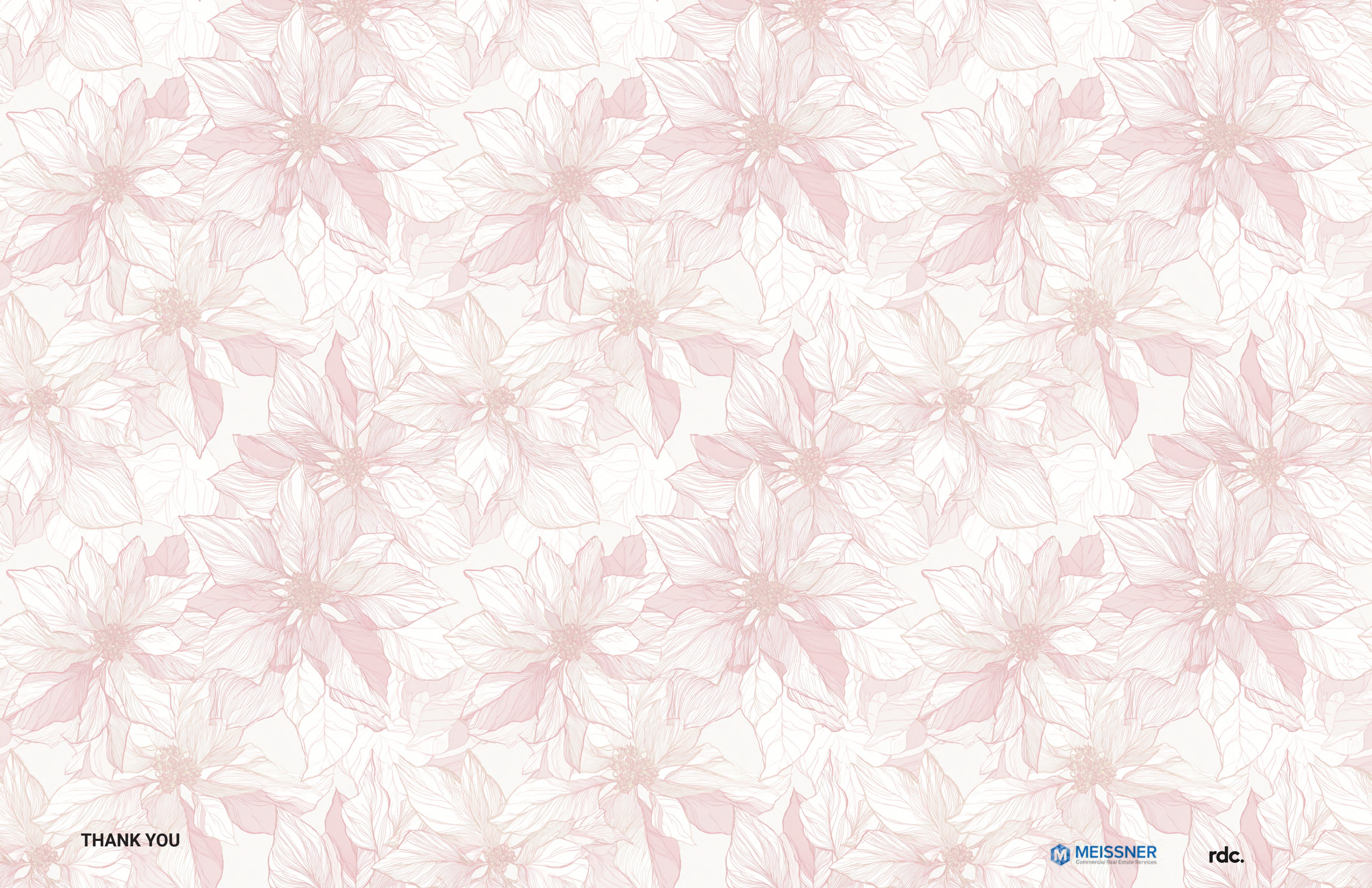
MT-03\_ Steel Shade trellis - Powdercoat color to match Dunn Edwards DE6385 Black Bean

MT-04\_ Break metal window surrounds - Powdercoat color to match Dunn Edwards DE6385 Black Bean

SF-01\_ Storefront system: Kawneer - Trifab VersaGlaze 451, anodized color AA-M10C221A44 Black #29

WD-01\_ Existing wood post - Painted color to match Dunn Edwards DE6385 Black Bean

GR-01 \_ Custom poinsettia flower graphic, by Wall & Deco or equal



**THANK YOU**