

# DEL MAR CIVIC CENTER

Excerpts From Full Permitting Plan Set Including:

- + Site Plan with Design Review Board Recommendations
- + Illustrative Drawings
- + Rendered Elevations



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2150 WEST WASHINGTON STREET SUITE #113 SAN DIEGO, CA 92110



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**DEL MAR CIVIC CENTER**  
 1050 CAMINO DEL MAR | DEL MAR, CALIFORNIA 92014

**CITY COUNCIL SUBMITTAL -**  
**ENTITLEMENTS -**

4 JAN 2016

**NOT FOR CONSTRUCTION**

No.	Description	Date

Issue Date: 7 DEC 2015  
 Drawn: TK  
 Checked: BL  
 M/H Project No.: 1507  
 SHEET INDEX G-001

**DRB**  
**12/16/15**

**Recommended conditions for approval by Design Review Board Resolution December 16, 2015**

REDUCE TOWN HALL OVERLOOK BY APPROX. 5 FEET FROM WESTERN EDGE, CONVERT EDGE TO PLANTER OR OTHER BARRIER

PRIVACY: REDUCE TOWN HALL TERRACE TO APPROXIMATELY 300 SF OF OUTDOOR TERRACE PLUS WALKWAY, LOCATED AT EASTERN SIDE OF TERRACE, FURTHEST FROM RESIDENCES. DRB DOES NOT RECOMMEND FENCE OR GATE AT TERRACE.

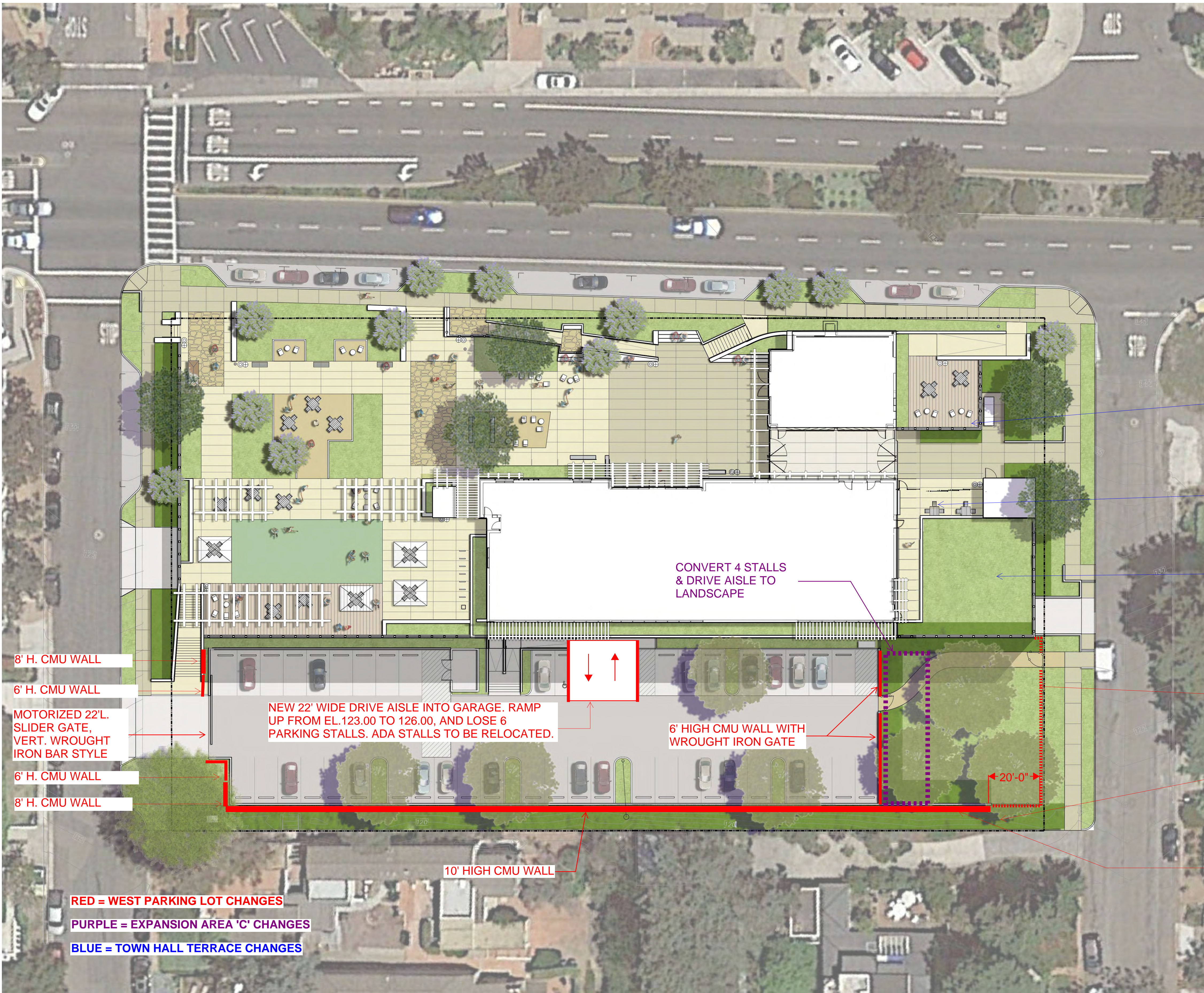
CHANGE PAVED PLAZA TO PLANTER AREA. ASSUME 24" H. CONCRETE WALLS WITH SCREEN PLANTING ON PERIMETER TO REACH ELEV. 142

36" HIGH WOOD PICKET FENCE & GATE TO SURROUND EXPANSION AREA C. EXPANSION AREA C TO BE LANDSCAPED

LANDSCAPE TO INCLUDE A ROW OF TALL SCREENING PLANTING ON WESTERN EDGE OF PROPERTY AND ON EASTERN SIDE OF WALL TO REACH ELEV 142 ADJACENT TO 220 10TH STREET WITH THE ABILITY TO GO UP TO ELEV 145 IF IT DOES NOT INFRINGE ON PUBLIC VIEWS.

EXTEND 10' HIGH CMU WALL TO 20 FEET FROM PROPERTY LINE TO CORRESPOND WITH ADJACENT FRONT YARD SETBACK IN R-2 ZONE

**REVISED PARKING SUMMARY:**  
 GARAGE: 105 STALLS (LESS 3 STALLS FROM ORIGINAL 108; INCLUDES 1 MICRO VEHICLE)  
 SURFACE LOT: 44 STALLS (LESS 8 STALLS FROM ORIGINAL 52; INCLUDES 1 MOTORCYCLE)  
**TOTAL: 149 STALLS (REDUCED FROM 160)**



8' H. CMU WALL

6' H. CMU WALL

MOTORIZED 22'L. SLIDER GATE, VERT. WROUGHT IRON BAR STYLE

6' H. CMU WALL

8' H. CMU WALL

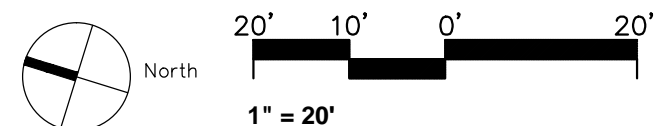
NEW 22' WIDE DRIVE AISLE INTO GARAGE. RAMP UP FROM EL. 123.00 TO 126.00, AND LOSE 6 PARKING STALLS. ADA STALLS TO BE RELOCATED.

CONVERT 4 STALLS & DRIVE AISLE TO LANDSCAPE

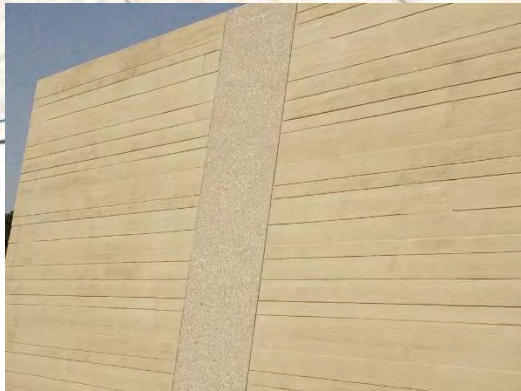
6' HIGH CMU WALL WITH WROUGHT IRON GATE

10' HIGH CMU WALL

RED = WEST PARKING LOT CHANGES  
 PURPLE = EXPANSION AREA 'C' CHANGES  
 BLUE = TOWN HALL TERRACE CHANGES



# MATERIALS REFLECTING NATURE



January 4, 2016



Item 11

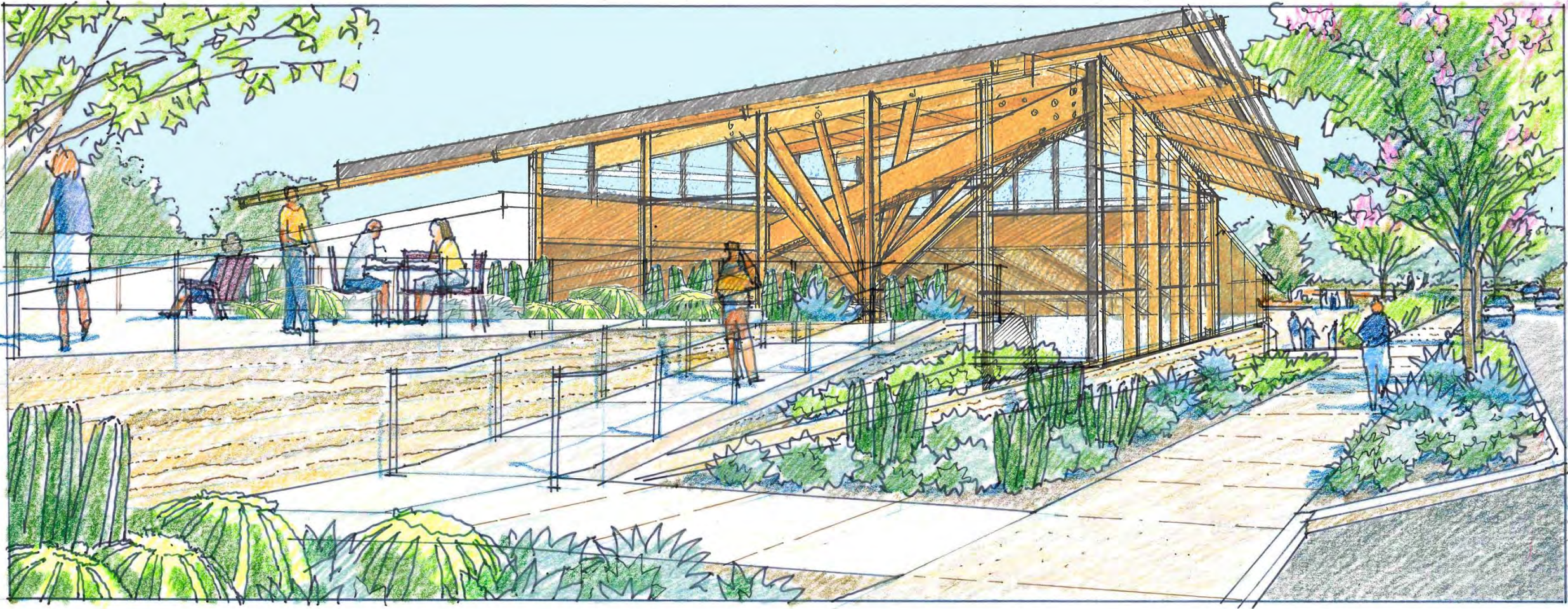
4

# SUSTAINABLE DESIGN STRATEGIES



- **Natural Ventilation**
- **PV-ready**
- **Efficient VRF system**
- **Drought-tolerant landscaping**
- **Limiting Light Pollution**
- **Low-flow fixtures**
- **Responsible Materials**
- **Pervious Paving**
- **Electric Vehicle Charging**
- **Deep overhangs to reduce heat gain**



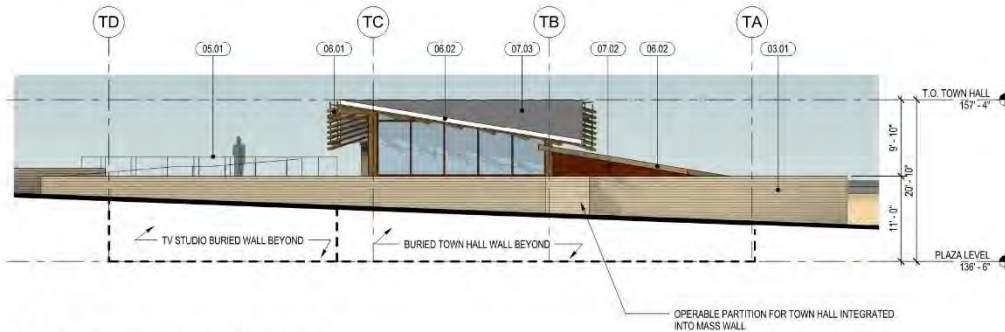








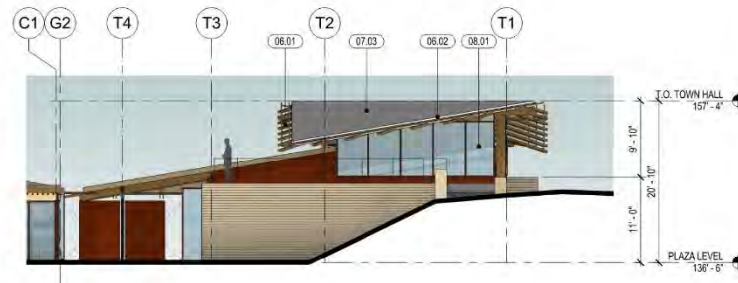
**4 NORTH TOWN HALL ELEVATION**



**3 EAST TOWN HALL ELEVATION**



**2 WEST TOWN HALL ELEVATION**



**1 SOUTH TOWN HALL ELEVATION**

KEYNOTE LEGEND	
KEY	NOTE
03.01	ARCHITECTURAL CONCRETE: INTEGRAL COLOR, FORM LINER, SANDBLAST FINISH WITH ANTIGRAFFITI COATING
03.02	C.I.P. CONCRETE: STANDARD GRAY CONCRETE WITH ANTIGRAFFITI COATING
03.03	C.I.P. CONCRETE WALL BASE (PER DETAILS)
03.04	C.I.P. CONCRETE PLANTER WALL
03.05	GLASS FIBER REINFORCED CONCRETE (GFRC) PANELS
03.06	18" THICK WALL ARCHITECTURAL CONCRETE: INTEGRAL COLOR, FORM LINER, SANDBLAST FINISH WITH ANTIGRAFFITI COATING
05.01	METAL RAIL SYSTEM W/ GALVANIZED FINISH
06.01	RAFTER TAILS: COMPOSITE WOOD SISTERED TO INTERIOR STRUCTURAL MEMBERS
06.02	WOOD FASCIA W/ CLEAR FINISH
06.03	WOOD TRIM W/ CLEAR FINISH
07.01	STUCCO PLASTER FINISH
07.02	HORIZONTAL WOOD SIDING W/ CLEAR FINISH
07.03	DIMENSION ASPHALT FLOOR SHINGLES W/ TWO LAYERS OF UNDERLAYMENT
07.04	SINGLE-PLY ROOFING MEMBRANE
08.01	ALUM. STOREFRONT SYSTEM W/ BRONZE FINISH
08.02	ALUM. STOREFRONT DOOR W/ CUSTOM WOOD CLADDING

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**TOWN HALL BUILDING ELEVATIONS A-221**