Annotated Set with changes from DRB15-017 noted in red

DEL MAR CIVIC CENTER

DEL MAR, CALIFORNIA 92014

MOD 16-002 CITY COUNCIL

JUNE 6, 2016

Modifications (MOD16-002) to a previously-approved Design Review Permit (DRB15-017) for minor changes to the City Hall/Town Hall/Plaza Project. The requested modifications include the following: various design revisions to the building façade, windows and doors, and west parking garage elevation, Town Hall roof material, landscaping, and plaza layout and features; addition of antennas and exhaust shaft; revisions to floor plans and parking garage layout (one-story garage proposed in lieu of two-story design); reduction from 160 to 140 parking stalls; addition of a new stairwell and pedestrian garage access near 10th Street; removal of a patio, gate and fence; modification of a vehicle entry ramp on the south elevation; and addition of a vehicle access between the garage and surface parking lot on the internal west elevation.

The Miller|Hull Partnership, LLP
2150 WEST WASHINGTON STREET, SUITE 113 SAN DIEGO, CA 92110

MILLER HULL

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Grand total: 41

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A-302	BUILDING SECTIONS
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ELECTRICAL	
E-100	ELECTRICAL SITE PLAN

Grand total: 36

YELLOW HIGHLIGHT INDICATES SHEETS THAT CONTAIN DESIGN MODIFICATION INFO FOR CITY COUNCIL APPROVAL

PROJECT TEAM

OWNER
CITY OF DEL MAR
1050 Camino Del Mar
Del Mar, CA 92014

OWNER REPRESENTATIVE
GAFCON
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San Diego, CA 92121
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SPURLOCK POIRIER LANDSCAPE ARCHITECTS
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ELECTRICAL ENGINEER
RANDALL LAMB ASSOCIATES, INC.
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Tel: (619) 713-5700
Contact: PETER FARJAD

GEOTECHNICAL ENGINEER
SCST ENGINEERING
6280 Riverdale Street
San Diego, CA 92120
Tel: (619) 280-4321
Contact: EMIL RUDOLPH

PROJECT SPECIFIC ABBREVIATIONS

AAG	AVERAGE ADJOINING GRADE
CDM	CAMINO DEL MAR
DMMC	DEL MAR MUNICIPAL CODE

Modifications (MOD16-002) to a previously-approved Design Review Permit (DRB15-017) for minor changes to the City Hall/Town Hall/Plaza Project. The requested modifications include the following: various design revisions to the building façade, windows and doors, and west parking garage elevation, Town Hall roof material, landscaping, and plaza layout and features; addition of antennas and exhaust shaft; revisions to floor plans and parking garage layout (one-story garage proposed in lieu of two-story design); reduction from 160 to 140 parking stalls; addition of a new stairwell and pedestrian garage access near 10th Street; removal of a patio, gate and fence; modification of a vehicle entry ramp on the south elevation; and addition of a vehicle access between the garage and surface parking lot on the internal west elevation.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3, 4, 9, 10, 11 AND 12 IN BLOCK 26 OF DEL MAR, IN THE CITY OF DEL MAR, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 368, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 7, 1885.

ALSO THE SOUTHERLY 20.00 FEET OF 11TH STREET ADJOINING SAID LOTS 1, 2, 3 AND 4 ON THE NORTH; AND THE NORTHERLY 20.00 FEET OF 10TH STREET ADJOINING SAID LOTS 9, 10, 11 AND 12 OF THE SOUTH AS VACATED BY ORDER OF THE BOARD OF SUPERVISORS OF SAN DIEGO COUNTY, APRIL 12, 1926

ALSO TOGETHER WITH THAT PORTION OF THE OPEN ALLEY LYING BETWEEN LOTS 1 TO 4 AND 9 TO 12 WHICH UPON VACATION WOULD REVERT TO SAID LAND BY OPERATION OF LAW.

1 VICINITY PLAN - NOT TO SCALE

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2150 West Washington Street, Suite 113
San Diego, CA 92110

Phone 619.220.0984

KURT STOLLE / JEFF TROUTMAN

DEL MAR CIVIC CENTER

1050 CAMINO DEL MAR | DEL MAR, CALIFORNIA 92014

MOD 16-002 CITY COUNCIL

JUNE 6, 2016

NOT FOR CONSTRUCTION

No.	Description	Date

Issue Date: JUNE 6, 2016
Drawn: JT
Checked: KS
M|H Project No.: 1507
Sheet Index: G-001

GENERAL INFORMATION
G-001

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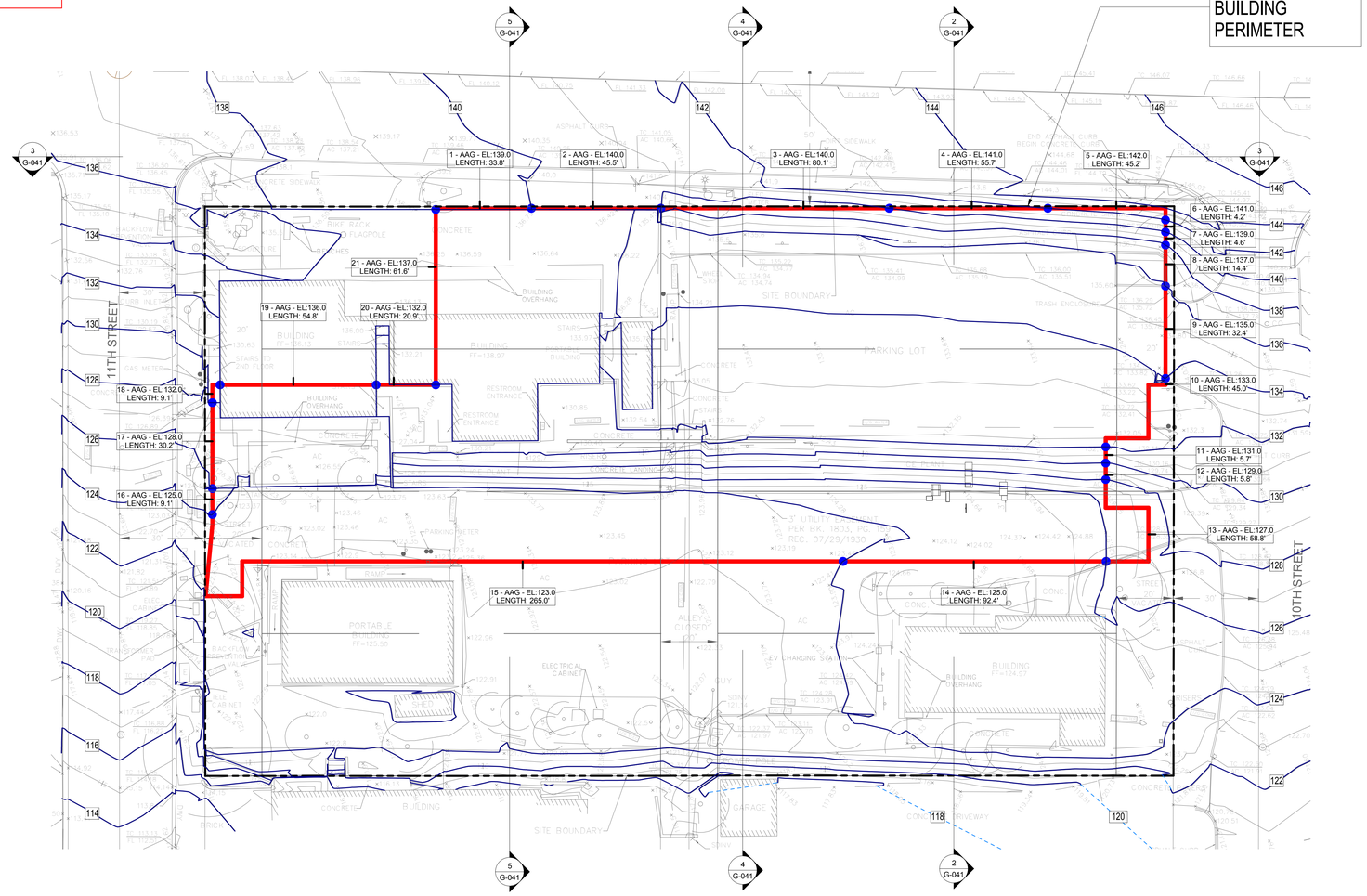
Average Adjoining Grade Calculations are revised to depict single level garage footprint



1 PLAZA LEVEL - FLOOR PLAN
1" = 20'-0"

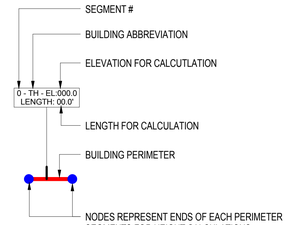
HEIGHT DIAGRAM NOTES

1. THIS SHEET DEMONSTRATES COMPLIANCE FOR AVERAGE ADJOINING GRADE MEASUREMENTS
2. FOR (1) MEASURING HEIGHT FROM ADJOINING GRADE TO HIGHEST PART OF THE ROOF IMMEDIATELY ABOVE, (2) FROM ANY POINT OF THE ROOF TO NATURAL/EXISTING GRADE DIRECTLY BELOW, AND (3) THE HEIGHT AS RELATIVE TO THE 14' CAMINO DEL MAR HEIGHT LIMIT, REF: G-042.

AAG PLAN LEGEND

TOPOGRAPHIC LINES AT 2' INCREMENTS FOR HEIGHT CALCLUATION

TOPOGRAPHIC LINES AT 2' INCREMENTS AT BREAKS FOR CLARITY AND CONTINUITY

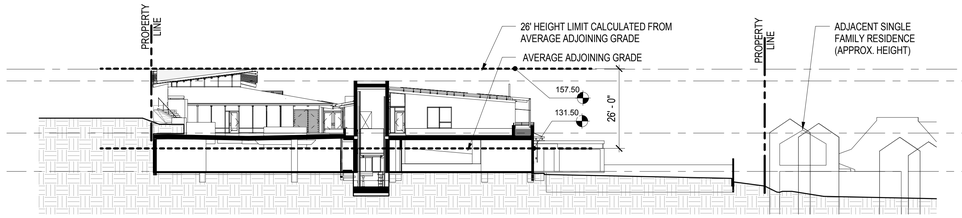


AVERAGE ADJOINING GRADE (AAG) CALCULATIONS

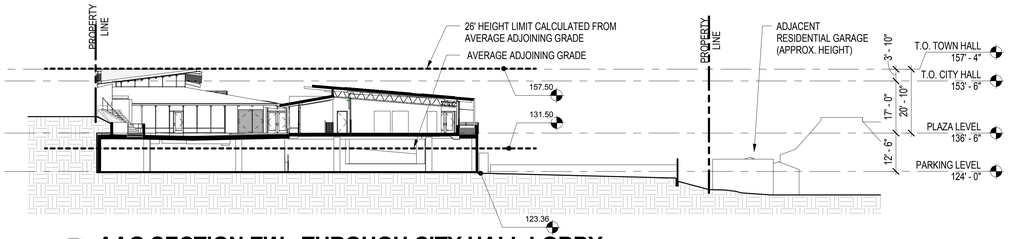
Average Adjoining Grade (AAG)

SEGMENT #	AVERAGE ELEVATION (AE)	WALL LENGTH (WL)	PRODUCT OF WL x AE
1	139.0	33.8'	4701.6'
2	140.0	45.5'	6367.1'
3	140.0	80.1'	11220.1'
4	141.0	55.7'	7854.8'
5	142.0	45.2'	6425.5'
6	141.0	4.2'	597.2'
7	139.0	4.6'	636.1'
8	137.0	14.4'	1972.6'
9	135.0	32.4'	4375.4'
10	133.0	45.0'	5987.6'
11	131.0	5.7'	744.4'
12	129.0	5.8'	746.0'
13	127.0	58.8'	7463.8'
14	125.0	92.4'	11547.0'
15	123.0	265.0'	32600.9'
16	125.0	9.1'	1137.0'
17	128.0	30.2'	3863.6'
18	132.0	9.1'	1200.5'
19	136.0	54.8'	7458.6'
20	132.0	20.9'	2762.1'
21	137.0	61.6'	8437.3'
Grand total: 21		974.4'	128098.9'

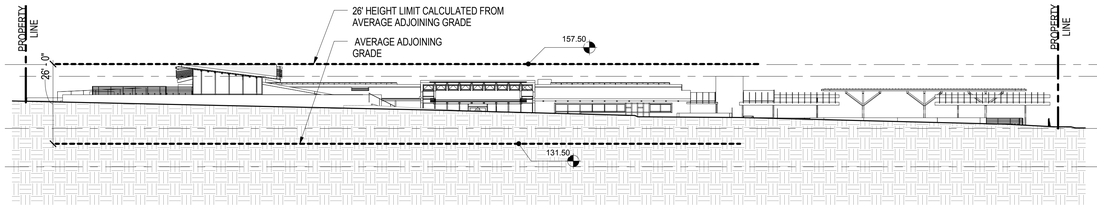
AAG = 128098.9/974.4' = 131.5
HEIGHT LIMIT = 131.5' + 26' = 157.5'



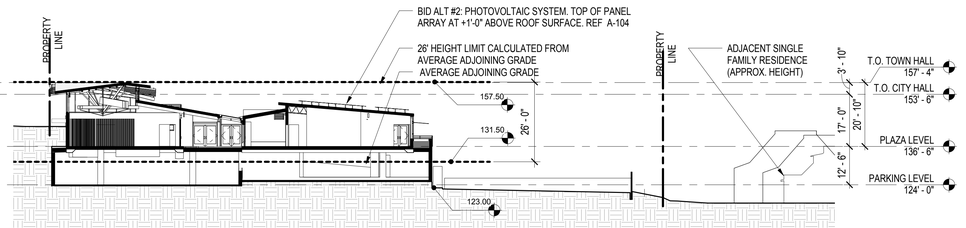
5 AAG SECTION EW - THROUGH CITY HALL ELEVATOR
1" = 20'-0"



4 AAG SECTION EW - THROUGH CITY HALL LOBBY
1" = 20'-0"



3 AAG SECTION NS - CAMINO DEL MAR (CURB LINE ALONG EAST PROPERTY LINE)
1" = 20'-0"



2 AAG SECTION EW - THROUGH TOWN HALL / BREEZEWAY / CITY HALL
1" = 20'-0"

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MOD 16-002 CITY COUNCIL

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AVERAGE ADJOINING GRADE

G-041

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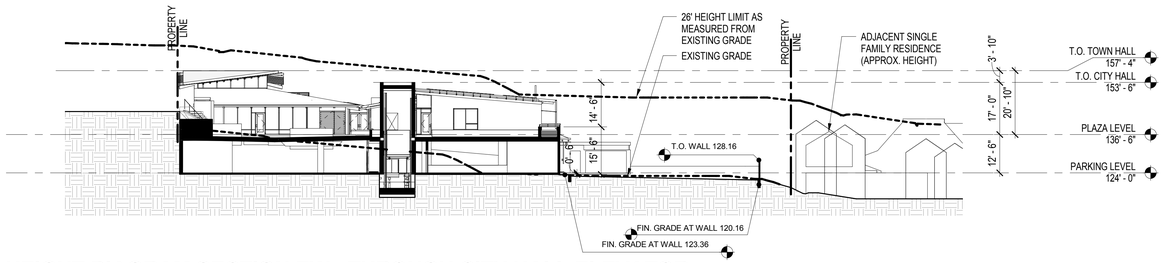
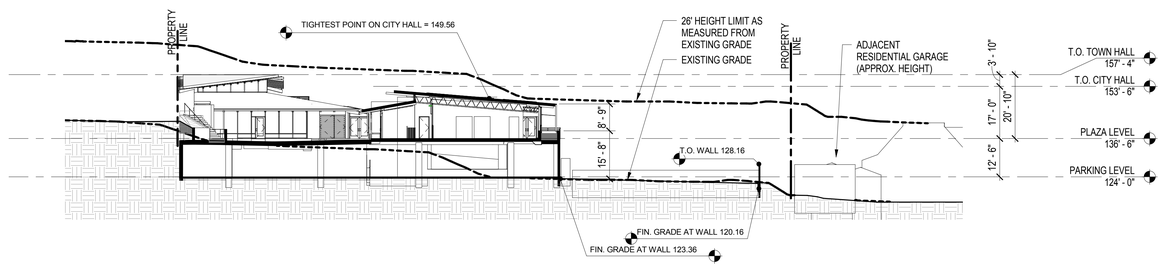
Building height diagrams are revised to only reflect current building elevations.
Compliance with building height regulations does not change; all buildings meet height restrictions are met per DRB15-017



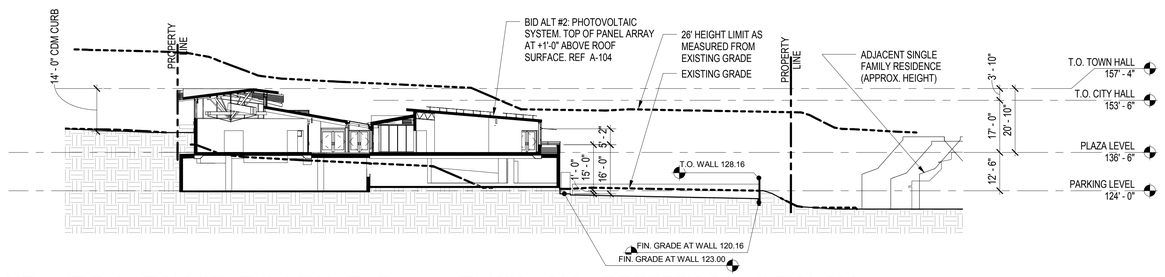
1 HEIGHT DIAGRAM SECTION EW - THROUGH CITY HALL ELEVATOR

1" = 20'-0"



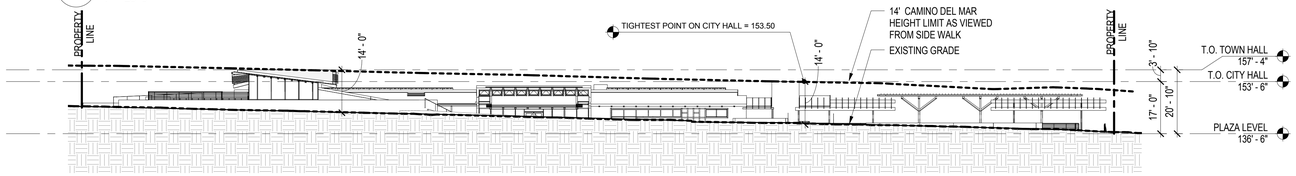
2 HEIGHT DIAGRAM SECTION EW - THROUGH CITY HALL LOBBY

1" = 20'-0"



3 HEIGHT DIAGRAM SECTION EW - THROUGH TOWN HALL / BREEZEWAY / CITY HALL

1" = 20'-0"

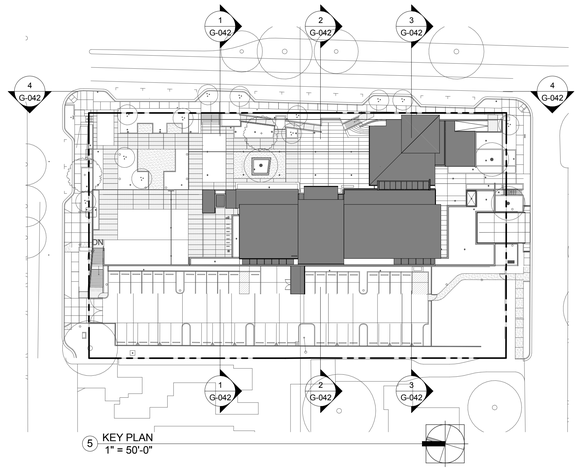


4 HEIGHT DIAGRAM SECTION NS - CAMINO DEL MAR (CURB LINE ALONG EAST PROPERTY LINE)

1" = 20'-0"

HEIGHT DIAGRAM NOTES

1. THIS SHEET DEMONSTRATES COMPLIANCE (1) MEASURING HEIGHT FROM ADJOINING GRADE TO HIGHEST PART OF THE ROOF IMMEDIATELY ABOVE, (2) FROM ANY POINT OF THE ROOF TO NATURAL/EXISTING GRADE DIRECTLY BELOW, AND (3) THE HEIGHT AS RELATIVE TO THE 14' CAMINO DEL MAR HEIGHT LIMIT.
2. FOR AVERAGE ADJOINING GRADE MEASUREMENTS, REF: G-041.



5 KEY PLAN
1" = 50'-0"

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JUNE 6, 2016

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No.	Description	Date

Issue Date: JUNE 6, 2016
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Checked: KS
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Sheet Index: G-001

BUILDING HEIGHT DIAGRAMS

G-042

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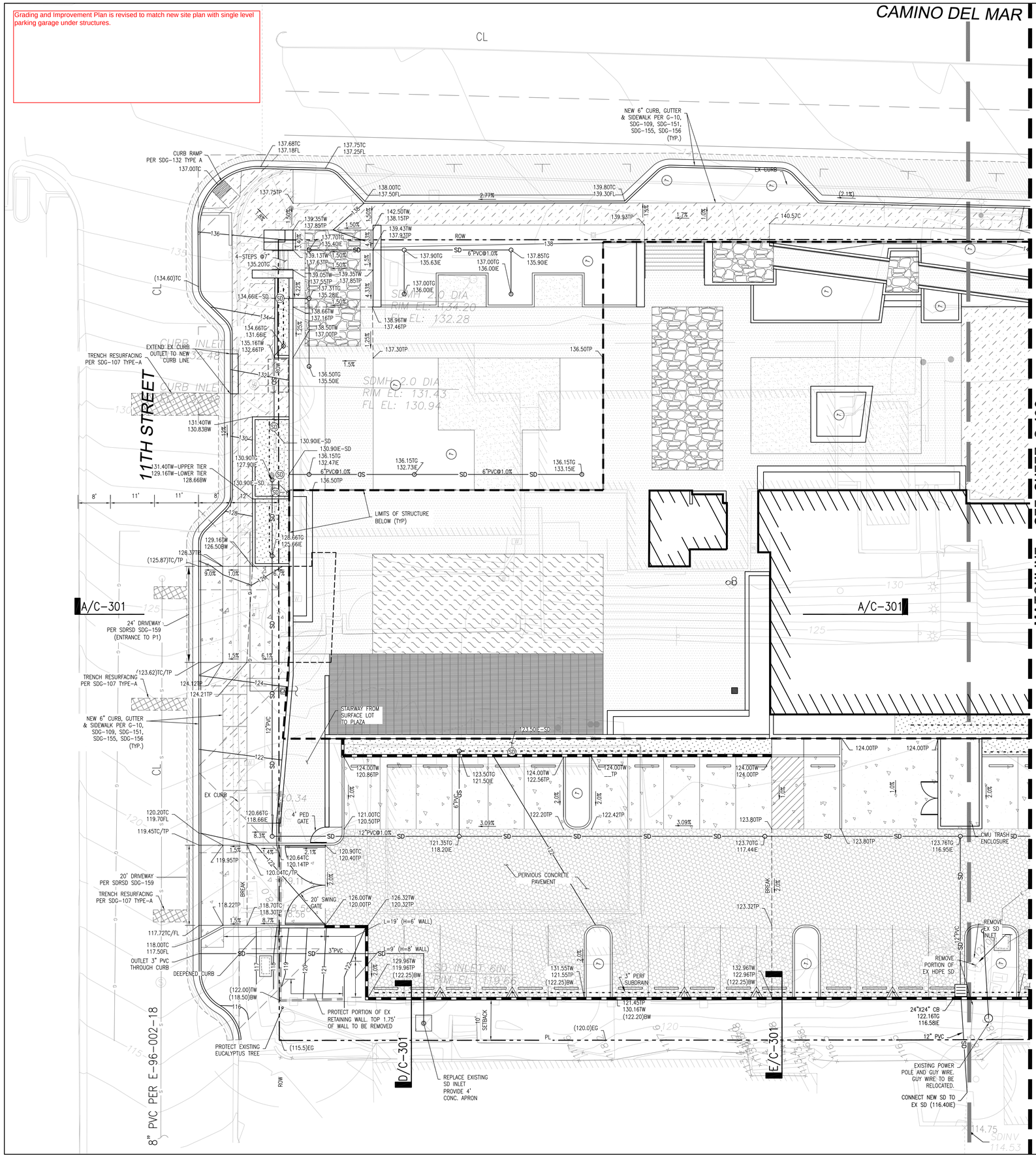
Grading and Improvement Plan is revised to match new site plan with single level parking garage under structures.



GENERAL NOTES

1. AN ADDITIONAL PERMIT IS REQUIRED BY THE CITY OF DEL MAR, PUBLIC WORKS DEPARTMENT FOR THE IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY; SUCH AS FOR DRIVEWAY, SIDEWALKS, ETC.
2. SOIL REMOVED FROM SITE AND PLACED WITHIN THE CITY OF DEL MAR REQUIRES ADDITIONAL GRADING OR LAND CONSERVATION PERMITS.
3. ALL CONTRACTORS AND SUB-CONTRACTORS MUST HAVE A VALID CITY OF DEL MAR BUSINESS LICENSE PRIOR TO THE PERFORMANCE OF ANY WORK (ORD. #234).
4. NO GRADING SHALL OCCUR OUTSIDE THE LIMITS OF THE APPROVED GRADING PLAN UNLESS PRIOR WRITTEN AUTHORIZATION IS OBTAINED FROM THE CITY AND THE OWNERS OF ANY OTHER AFFECTED PROPERTIES.
5. SEE SHEET C-301 FOR WET UTILITIES (DOMESTIC WATER, FIRE WATER, SANITARY SEWER).
6. ALL SITE RETAINING WALL SUBDRAINS WILL DISCHARGE THROUGH THE FACE OF WALL AT REGULAR INTERVALS.

GRADING LEGEND

- PERVIOUS CONCRETE PAVING
- STANDARD CONCRETE PAVING
- CONCRETE PAVING W/ INTEGRAL COLOR
- SYNTHETIC TURF
- FLAGSTONE PAVING
- DECOMPOSED GRANITE PAVING
- CONCRETE PAVING, EXPOSED AGG FINISH.
- INFILTRATION BASIN (BIO-FILTER)
- SPOT ELEVATIONS — 122.66TC / 122.16TP
- LIMITS OF PROPOSED BUILDINGS
- PROPOSED STORM DRAIN LINE — SD
- STORM DRAIN AREA DRAIN/CATCH BASIN/CLEANOUT (WITH BMP STORM DRAIN STENCILING)
- PROPOSED STORM DRAIN SUB-DRAIN (4" PERF. PVC)
- RETAINING WALL
- SEAT WALL
- GRADE BREAK
- LIMIT OF PARKING STRUCTURE BELOW
- STORM DRAIN OUTLET FROM STRUCTURE — SD
- PROPOSED TREE LOCATION PER LANDSCAPE

GRADING QUANTITIES

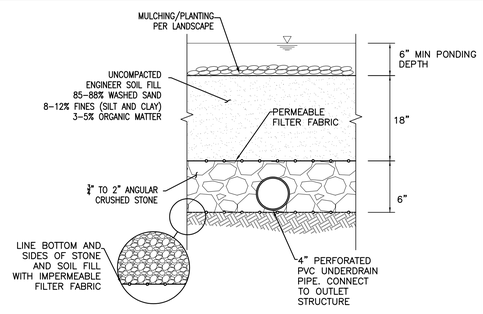
GRADED AREA	1.76 [ACRES]	MAX. CUT DEPTH	10.1 [FT]
CUT QUANTITIES	9,472 [CYD]	MAX CUT SLOPE RATIO	2:1
FILL QUANTITIES	1,312 [CYD]	MAX. FILL DEPTH	7.8 [FT]
~~IMPORT~~/EXPORT	8,160 [CYD]	MAX FILL SLOPE RATIO	2:1

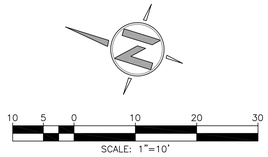
THIS PROJECT PROPOSES TO EXPORT 8,160 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

ABBREVIATIONS

TOP OF DECK	TD
TOP OF WALL	TW
BOTTOM OF WALL	BW
TOP OF SLAB	TS
TOP OF CURB	TC
FINISHED SURFACE	FS
CONCRETE	C
TOP OF PAVING	TP

TYPICAL BIO-FILTER SECTION





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DEL MAR CIVIC CENTER

1050 CAMINO DEL MAR | DEL MAR, CALIFORNIA 92014

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JUNE 6, 2016

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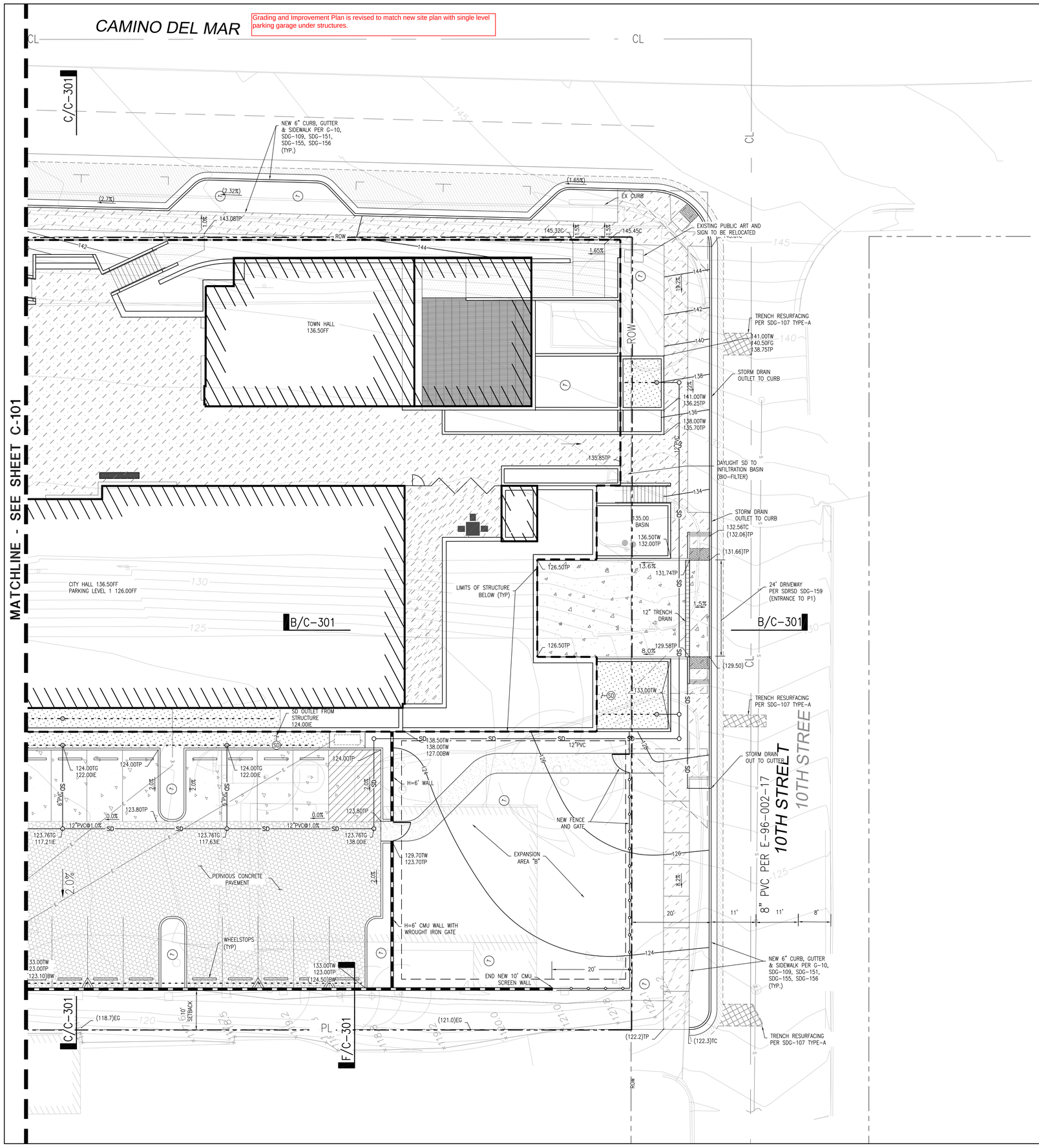
Checked: AW
M|H Project No.: 1507

SHEET INDEX G-001

GRADING & IMPROVEMENT PLAN

C-101

Grading and Improvement Plan is revised to match new site plan with single level parking garage under structures.



GENERAL NOTES

1. AN ADDITIONAL PERMIT IS REQUIRED BY THE CITY OF DEL MAR, PUBLIC WORKS DEPARTMENT FOR THE IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY; SUCH AS FOR DRIVEWAY, SIDEWALKS, ETC.
2. SOIL REMOVED FROM SITE AND PLACED WITHIN THE CITY OF DEL MAR REQUIRES ADDITIONAL GRADING OR LAND CONSERVATION PERMITS.
3. ALL CONTRACTORS AND SUB-CONTRACTORS MUST HAVE A VALID CITY OF DEL MAR BUSINESS LICENSE PRIOR TO THE PERFORMANCE OF ANY WORK (ORD. #234).
4. NO GRADING SHALL OCCUR OUTSIDE THE LIMITS OF THE APPROVED GRADING PLAN UNLESS PRIOR WRITTEN AUTHORIZATION IS OBTAINED FROM THE CITY AND THE OWNERS OF ANY OTHER AFFECTED PROPERTIES.
5. SEE SHEET C-301 FOR WET UTILITIES (DOMESTIC WATER, FIRE WATER, SANITARY SEWER).
6. ALL SITE RETAINING WALL SUBDRAINS WILL DISCHARGE THROUGH THE FACE OF WALL AT REGULAR INTERVALS.

GRADING LEGEND

- PERVIOUS CONCRETE PAVING
- STANDARD CONCRETE PAVING
- CONCRETE PAVING W/ INTEGRAL COLOR
- SYNTHETIC TURF
- FLAGSTONE PAVING
- DECOMPOSED GRANITE PAVING
- CONCRETE PAVING, EXPOSED AGG FINISH.
- INFILTRATION BASIN (BIO-FILTER)
- SPOT ELEVATIONS — 122.66TC / 122.16TP
- LIMITS OF PROPOSED BUILDINGS
- PROPOSED STORM DRAIN LINE — SD
- STORM DRAIN AREA DRAIN/CATCH BASIN/CLEANOUT (WITH BMP STORM DRAIN STENCILING)
- PROPOSED STORM DRAIN SUB-DRAIN (4" PERF. PVC)
- RETAINING WALL
- SEAT WALL
- GRADE BREAK
- LIMIT OF PARKING STRUCTURE BELOW
- STORM DRAIN OUTLET FROM STRUCTURE
- PROPOSED TREE LOCATION PER LANDSCAPE

GRADING QUANTITIES

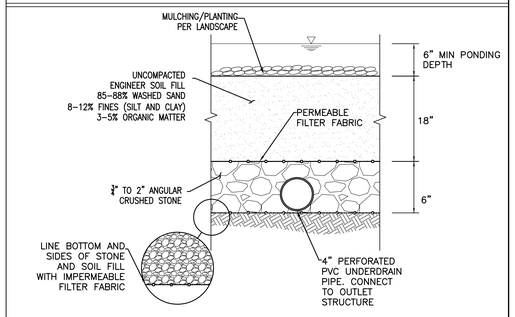
GRADED AREA	1.76 [ACRES]	MAX. CUT DEPTH	10.1 [FT]
CUT QUANTITIES	9,472 [CYD]	MAX CUT SLOPE RATIO	2:1
FILL QUANTITIES	1,312 [CYD]	MAX. FILL DEPTH	7.8 [FT]
~~IMPORT~~/EXPORT	8,160 [CYD]	MAX FILL SLOPE RATIO	2:1

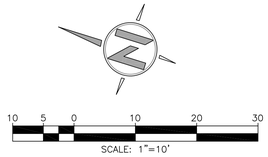
THIS PROJECT PROPOSES TO EXPORT 8,160 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

ABBREVIATIONS

TOP OF DECK	.TD
TOP OF WALL	.TW
BOTTOM OF WALL	.BW
TOP OF SLAB	.TS
TOP OF CURB	.TC
FINISHED SURFACE	.FS
CONCRETE	.C
TOP OF PAVING	.TP

TYPICAL BIO-FILTER SECTION





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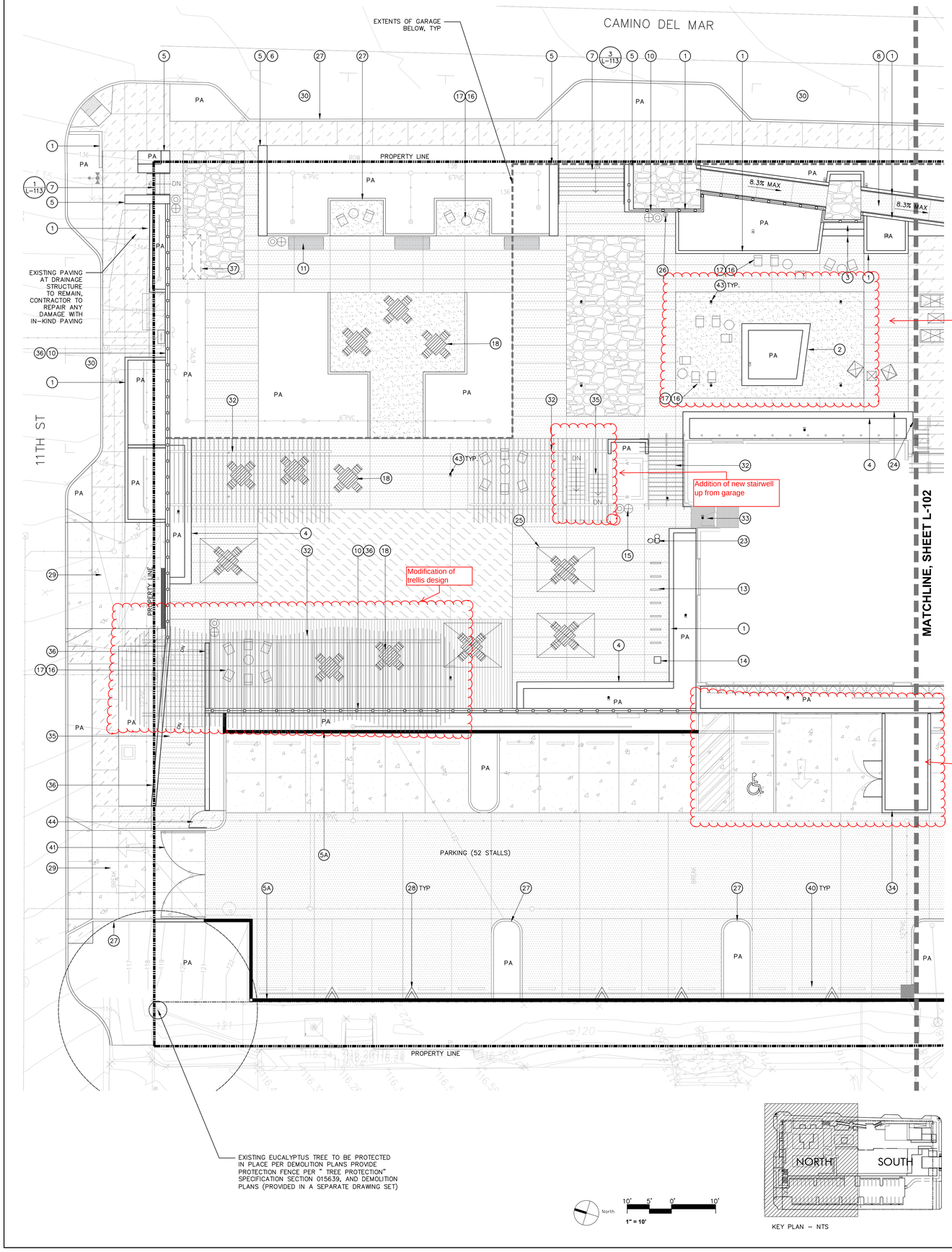
SHEET INDEX G-001

GRADING & IMPROVEMENT PLAN

C-102



HARDSCAPE LEGEND

SEE SHEET L107 FOR COMPLETE HARDSCAPE LEGEND

SYMBOL		HARDSCAPE	DETAIL	DESCRIPTION
		CONCRETE PAVING, TYPE 1	1–4/L–110	STANDARD GRAY W/MEDIUM BROOM FINISH, 4" DEPTH FOR PEDESTRIAN APPLICATION, VEHICULAR DEPTH PER CIVIL, ON STRUCTURE DEPTH VARIES
		CONCRETE PAVING, TYPE 2	1–4/L–110	STANDARD GRAY W/ EXPOSED AGGREGATE FINISH, 3/8" CARROLL CANYON AGGREGATE, 4" DEPTH FOR PEDESTRIAN APPLICATION, VEHICULAR DEPTH PER CIVIL, ON STRUCTURE DEPTH VARIES
		CONCRETE PAVING, TYPE 3	1–4/L–110	INTEGRAL COLOR W/SAND FINISH, 4" DEPTH FOR PEDESTRIAN APPLICATION, VEHICULAR DEPTH PER CIVIL, ON STRUCTURE DEPTH VARIES
		CONCRETE PAVING, TYPE 4 (POROUS)	PER CIVIL	
		FLAGSTONE PAVING	8&9/L–110	24"–30" x 2 1/2" THICK, IRREGULAR FLAGSTONE PAVERS MORTAR SET ON CONC. SLURRY BASE
		SYNTHETIC TURF	1/L–111	SYNTHETIC TURF WITH SILICA SAND INFILL SET ON AGGREGATE BASE
		STABILIZED DECOMPOSED GRANITE PAVING	6&7/L–110	3" THICK ON COMPACTED SUBGRADE
		IPE WOOD DECK TILES ON PEDESTALS	8/L–114	48" X 24" STRUCTURAL FSC WOOD DECK TILES
		TRUNCATED DOME PAVERS		PER CIVIL
		STEEL EDGING	7/L–110	1/4" THICK BY 5" TALL, DURAEDGE
		WALLS/STAIRS/RAMPS		
	1	C.I.P. CONCRETE RETAINING WALL	3/L–111	8" W, INTEGRAL COLOR W/ SANDBLAST FINISH
	2	C.I.P. CONCRETE PLANTER WITH DEPRESSED SLAB	7/L–111	18" W, INTEGRAL COLOR W/ SANDBLAST FINISH WITH STAINLESS STEEL SKATE DETERRENT
	3	C.I.P. CONCRETE TERRACED SEATWALL	5/L–111	18" W, INTEGRAL COLOR W/ SANDBLAST FINISH WITH STAINLESS STEEL SKATE DETERRENT
	4	C.I.P. CONCRETE PLANTER / SEAT WALL	6/L–111	18" W, INTEGRAL COLOR W/ SANDBLAST FINISH WITH STAINLESS STEEL SKATE DETERRENT
	5	STONE VENEER RETAINING WALL ON CMU CORE	8&9/L–111	24" W, BAJA CRESTA STONE VENEER
	5A	CMU FREESTANIDNG WALL	1/L–112	8X8X16 BLOCK WALL WITH SOLID CAP WITH SHOTBLAST FINISH
	6	MONUMENT SIGN	1/L–114	STAINLESS STEEL PIN MOUNTED LETTERS
	7	C.I.P. CONCRETE STAIRS W/ S.S. HANDRAIL	1&2/L–115 1&3/L–113	STD GRAY W/ LIGHT SAND FINISH 360 GRADE STAINLESS STEEL HANDRAIL
	8	C.I.P. CONCRETE RAMP W/ S.S. HANDRAIL	2/L–113	STD GRAY W/ LIGHT SAND FINISH, 360 GRADE STAINLESS
	9A	WOOD PICKET FENCE AND GATE	2&3/L–112	30" TALL CEDAR PICKET FENCE AND SWING GATE
	9B	TELESCOPING GATE		6' TALL GALV. STEEL GATE
	9C	PEDESTRAIN GATE		6' TALL GALV. STEEL GATE
	10	STAINLESS STEEL GUARDRAIL	4/L–113	24" TALL STAINLESS STEEL GUARDRAIL EMBEDDED IN 18" TALL CONCRETE WALL (42" OVERALL HEIGHT MIN.)
		SITE FURNISHING		
	11	BENCH, TYPE 1	5/L–113	ANODIZED ALUMINUM W/ IPE WOOD SLATS 95" BACKED BENCH WITH ARMS
	12	BENCH, TYPE 2	6/L–113	ANODIZED ALUMINUM W/ IPE WOOD SLATS 120" BACKED BENCH
	13	BIKE RACK PER CITY STANDARDS	2/L–114	POWDERCOATED STEEL, WITH DEL MAR LOGO SURFACE MOUNT; OWNER PROVIDED, CONTRACTOR INSTALLED
	14	BIKE REPAIR STATION (SITE SALVAGE & REUSE)	3/L–114	SURFACE MOUNT
	15	TRASH/RECYCLING RECEPTACLES, PROVIDE ONE OF EACH FOR EACH LOCATION SHOWN	6&7/L–114	ANODIZED ALUMINUM WITH IPE WOOD SLATS, PROVIDE TWO #10 RECYCLE LOGOS ON EACH RECYCLE RECEPTACL
	16	ADIRONDACK CHAIR W/ FAN BACK, WITH D–RING TIE UP AND LOCKABLE STAINLESS STEEL BRAIDED CABLE FOR TIE DOWN	5/L–114	RECYCLED PLASTIC SLATS WITH FAN BACK
	17	ROUND CONVERSATION TABLE WITH D–RING TIE UP AND LOCKABLE STAINLESS STEEL BRAIDED CABLE FOR TIE DOWN	5/L–114	26" ROUND TABLE WITH RECYCLED PLASTIC SLATS
	18	TABLE AND CHAIR SET(4 CHAIRS PER TABLE UNLESS NOTED) WITH D–RING TIE UP AND LOCKABLE STAINLESS STEEL BRAIDED CABLE FOR TIE DOWN	5/L–114	MOVABLE TABLE AND CHAIRS WITH IPE WOOD SLATS AND POWDERCOATED STEEL SUPPORTS
	19	LOUNGE SOFA – NOT IN CONTRACT		WITH D–RING TIE UP AND LOCKABLE STAINLESS STEEL BRAIDED CABLE FOR TIE DOWN
	20	LOUNGE CHAIR – NOT IN CONTRACT		WITH D–RING TIE UP AND LOCKABLE STAINLESS STEEL BRAIDED CABLE FOR TIE DOWN
	21	LOUNGE COFFEE TABLE – NOT IN CONTRACT		WITH D–RING TIE UP AND LOCKABLE STAINLESS STEEL BRAIDED CABLE FOR TIE DOWN
	22	LOUNGE SIDE TABLE – NOT IN CONTRACT		WITH D–RING TIE UP AND LOCKABLE STAINLESS STEEL BRAIDED CABLE FOR TIE DOWN
	23	DRINKING FOUNTAIN	4/L–114	MDF BOTTLE FILLER WITH ATTACHED DRINKING FOUNTAIN AND PET FOUNTAIN
	24	DOG TIE UP RING (PROVIDE 2 AT SEATWALL NEAR FRONT ENTRY)	5/L–114	STAINLESS STEEL DOG TIE UP RING 4" DIA. RECESSED WITH 1.25" RING
	25	UMBRELLA WITH POWDERCOATED ALUMINUM FRAME		6'X9' RECTANGLE BAY MASTER CLASSIC, WITH MARKET PROFILE AND SINGLE VENT. AUTO–LOC MARINE LIFT FRA WITH G–MAX PLATE, SQUARE TRIPLE STACK COMBO BAS
	26	FLAGPOLE WITH INTERNAL LIGHTING	3/L–115	FLAGPOLE WITH INTEGRATED AMERICAN BEACON LIGHT, 25' TALL ANODIZED ALUMINUM POLE, INTERNAL WINCH AND CLIPS FOR 2 FLAGS
		MISC. SITE FEATURES		
	27	C.I.P CONCRETE CURB, VEHICULAR CURBS PER CIVIL	2/L–111	STAND.GRAY CONC.;LIGHT BLAST FINISH FOR PED. CURBS
	28	VINE POCKET	6/L–305	
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	33	WALK OFF MAT PER ARCHITECT		
	34	TRASH ENCLOSURE, PER ARCHITECT		
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	37	COFFEE / FOOD CART (NOT IN CONTRACT) PROVIDE POWER, WATER & SEWER DRAIN CONNECTION		
	38	12" WIDE ROCK POCKET ADJACENT TO BLDG.		3"–6" 'SUNNYSIDE' GRAVEL, 6" DEPTH
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NOTES:

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2. REFER TO GRADING PLAN ON L–103&L–104 FOR ALL TOP OF WALL AND FINISH SURFACE ELEVATION ON–STRUCTURE.

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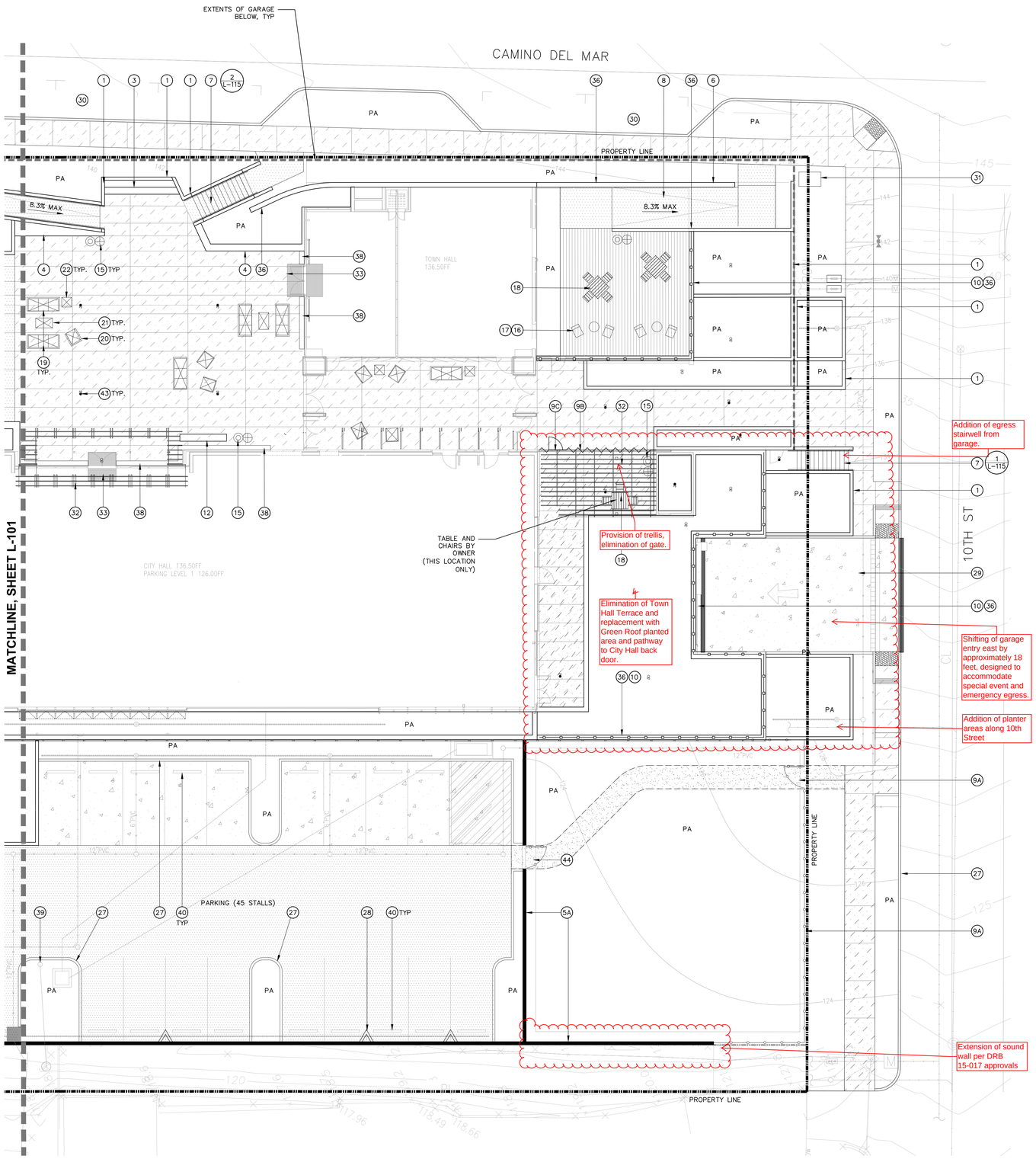
HARDSCAPE PLAN-NORTH

L-101



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	26	FLAGPOLE WITH INTERNAL LIGHTING	3/L–115	FLAGPOLE WITH INTEGRATED AMERICAN BEACON LIGHT, 25' TALL ANODIZED ALUMINUM POLE, INTERNAL WINCH AND CLIPS FOR 2 FLAGS
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PA		PLANTING AREA		

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2. REFER TO GRADING PLAN ON L–103&L–104 FOR ALL TOP OF WALL AND FINISH SURFACE ELEVATION ON–STRUCTURE.

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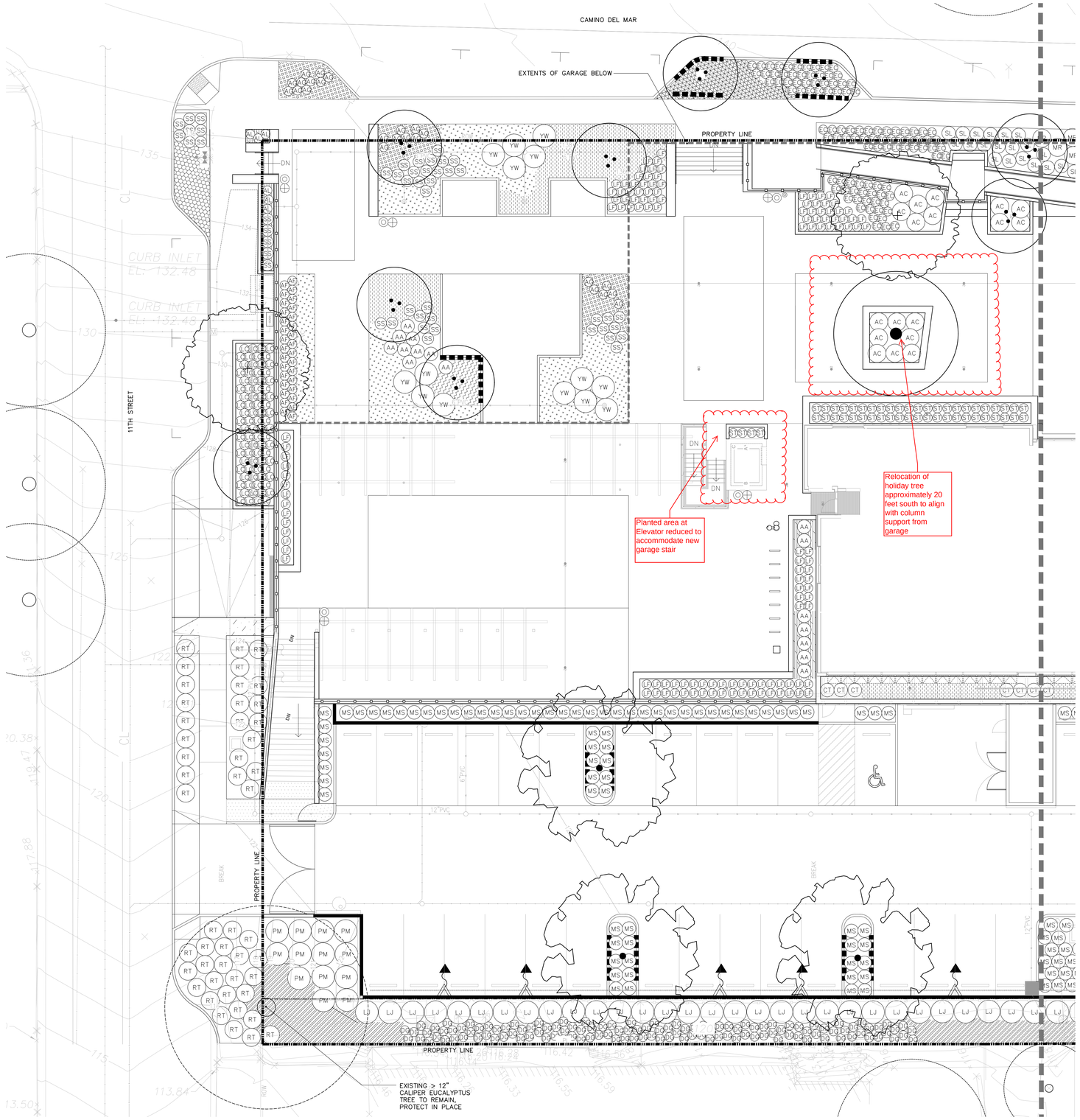
HARDSCAPE PLAN-SOUTH

L-102



PLANT LEGEND

REFER TO SHEET L-304 FOR FULL PLANTING LEGEND

SYMBOL	COMMON NAME
TREES	
PINUS TORREYANA	TORREY PINE
CUPRESSUS MACROCARPA	MONTERREY CYPRESS
TRISTANIA CONFERTA	BRISBANE BOX
LAGERSTROEMIA INDICA 'MUSKOGEE'	CRAPE MYRTLE
AU — ARBUTUS UNEDO (MULTI TRUNK)	STRAWBERRY TREE

EXISTING TREES:

EXISTING TREE TO BE PROTECTED IN PLACE

SYMBOL	BOTANICAL NAME	COMMON NAME	MATU.
AC	ACACIA COGNATA 'COUSIN ITT'	LITTLE RIVER WATTLE	
	AEONIUM ARBOREUM 'ZWARTKOP'	BLACK ROSE AEONIUM	
AB	AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE	
AL	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	
	AGAVE PARRASANA	CABBAGE HEAD AGAVE	
AA	AGAVE ATTENUATA 'NOVA'	BLUE FOXTAIL AGAVE	
	AGAVE VICTORIA REGINA	QUEEN VICTORIA AGAVE	
	ALOE 'BLUE ELF'	BLUE ELF ALOE	
AG	ALOE GLAUCA	BLUE ALOE	
AF	ANIGOZANTHOS FLAVIDUS 'YELLOW'	EVERGREEN KANGAROO PAW	
BF	BULBINE FRUTESCENS	STALKED BULBINE	
	CAREX TUMULICOLA	FOOTHILL SEDGE	
CM	CARISSA MACROCARPA 'TOMLINSON'	TOMLINSON NATAL PLUM	
CT	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	
CA	CORREA ALBA VAR PANNOSOA	AUSTRALIAN FUCHSIA	
	DIANELLA REVOLUTA	BABY BLISS DIANELLA	
DG	DIETES GRANDIFLORA	FORTNIGHT LILY	
EC	EUPHORBIA CHARACIAS 'BRUCE'S DWARF'	BRUCE'S DWARF EUPHORBIA	
	FICUS PUMILA	CREEPING FIG	
HA	HETEROMELES ARBUTIFOLIA 'DAVIS GOLD'	DAVIS GOLD TOYON	
LC	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE WILD RYE	
LJ	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	
LF	LOMANDRA FLUVIATILE SHARA	SHARA RIVER LOMANDRA	
MS	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS	
MR	MUHLENBERGIA RIGENS	DEER GRASS	
MC	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	
PC	PITTOSPORUM CRASSIFOLIUM 'COMPACTUM'	DWARF KARO	
PT	PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN'	SILVER SHEEN KOHUHU	
PM	PODOCARPUS MACROPHYLLUS	YEW PODOCARPUS	
RC	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	COFFEEBERRY	
	ROSMARINUS OFFICINALIS 'IRENE'	IRENE ROSEMARY	
RT	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	UPRIGHT ROSEMARY	
SL	SALVIA LEUCOPHYLLA	PURPLE SAGE	
SS	SALVIA SPATHACEA	HUMMINGBIRD SAGE	
ST	SANSEVIERIA TRIFASCIATA 'LAURENTII'	STRIPED MOTHERINLAW' TONGUE	
	SANTOLINA ROSMARINIFOLIA	GREEN SANTOLINA	
	SENECIO MANDRALISCAE	BLUE CHALKSTICKS	
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	
YW	YUCCA WHIPPLEII	YUCCA	
OTHER			
	ROOT BARRIER	10' LONG FOR ALL TREES WITHIN 5' OF HARDSCAPE	

NOTES:

1. REFER TO SHEET L-300 FOR SOIL TYPE AND DEPTHS.
2. REFER TO SHEET L-302 FOR MULCH PLAN.
3. REFER TO SHEET L-303 FOR COMPLETE PLANTING LEGEND & QUANTITIES

NOTE: ALL PLANTING AREAS SHALL BE IRRIGATED BY A HIGH EFFICIENCY IRRIGATION SYSTEM.

North

10' 5' 0' 10'

1" = 10'

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sp-land.com

DEL MAR CIVIC CENTER

1050 CAMINO DEL MAR | DEL MAR, CALIFORNIA 92014

MOD 16-002 CITY COUNCIL

JUNE 6, 2016

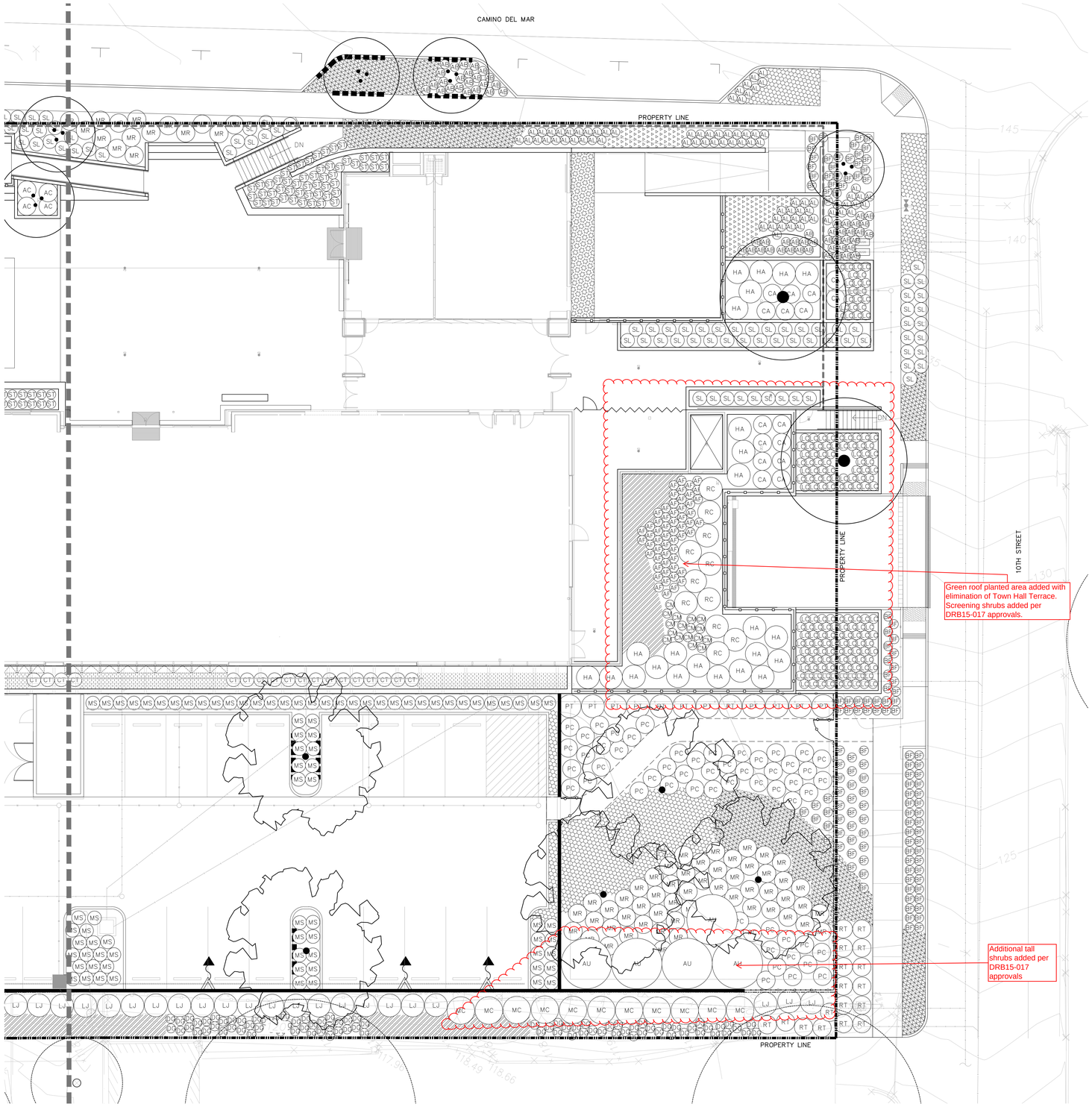
NOT FOR CONSTRUCTION

No.	Description	Date

Issue Date: 04 MAY 2016
Drawn: LW
Checked: BL
M|H Project No.: 1507

PLANTING PLAN- NORTH

L-301



PLANT LEGEND

REFER TO SHEET L-304 FOR FULL PLANTING LEGEND

SYMBOL		COMMON NAME
	TREES	
	PINUS TORREYANA	TORREY PINE
	CUPRESSUS MACROCARPA	MONTERREY CYPRESS
	TRISTANIA CONFERTA	BRISBANE BOX
	LAGERSTROEMIA INDICA 'MUSKOGEE'	CRAPE MYRTLE
AU	ARBUTUS UNEDO (MULTI TRUNK)	STRAWBERRY TREE

EXISTING TREES:

EXISTING TREE TO BE PROTECTED IN PLACE

SYMBOL	BOTANICAL NAME	COMMON NAME	MATU.
AC	ACACIA COGNATA 'COUSIN ITT'	LITTLE RIVER WATTLE	
	AEONIUM ARBOREUM 'ZWARTKOP'	BLACK ROSE AEONIUM	
AB	AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE	
AL	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	
	AGAVE PARRASANA	CABBAGE HEAD AGAVE	
AA	AGAVE ATTENUATA 'NOVA'	BLUE FOXTAIL AGAVE	
	AGAVE VICTORIA REGINA	QUEEN VICTORIA AGAVE	
	ALOE 'BLUE ELF'	BLUE ELF ALOE	
AG	ALOE GLAUCA	BLUE ALOE	
AF	ANIGOZANTHOS FLAVIDUS 'YELLOW'	EVERGREEN KANGAROO PAW	
BF	BULBINE FRUTESCENS	STALKED BULBINE	
	CAREX TUMULICOLA	FOOTHILL SEDGE	
CM	CARISSA MACROCARPA 'TOMLINSON'	TOMLINSON NATAL PLUM	
CT	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	
CA	CORREA ALBA VAR PANNOSOA	AUSTRALIAN FUCHSIA	
	DIANELLA REVOLUTA	BABY BLISS DIANELLA	
DG	DIETES GRANDIFLORA	FORTNIGHT LILY	
EC	EUPHORBIA CHARACIAS 'BRUCE'S DWARF'	BRUCE'S DWARF EUPHORBIA	
	FICUS PUMILA	CREEPING FIG	
HA	HETEROMELES ARBUTIFOLIA 'DAVIS GOLD'	DAVIS GOLD TOYON	
LC	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE WILD RYE	
LJ	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	
LF	LOMANDRA FLUVIATILE SHARA	SHARA RIVER LOMANDRA	
MS	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS	
MR	MUHLENBERGIA RIGENS	DEER GRASS	
MC	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	
PC	PITTOSPORUM CRASSIFOLIUM 'COMPACTUM'	DWARF KARO	
PT	PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN'	SILVER SHEEN KOHUHU	
PM	PODOCARPUS MACROPHYLLUS	YEW PODOCARPUS	
RC	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	COFFEEBERRY	
	ROSMARINUS OFFICINALIS 'IRENE'	IRENE ROSEMARY	
RT	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	UPRIGHT ROSEMARY	
SL	SALVIA LEUCOPHYLLA	PURPLE SAGE	
SS	SALVIA SPATHACEA	HUMMINGBIRD SAGE	
ST	SANSEVIERIA TRIFASCIATA 'LAURENTII'	STRIPED MOTHERINLAW' TONGUE	
	SANTOLINA ROSMARINIFOLIA	GREEN SANTOLINA	
	SENECIO MANDRALISCAE	BLUE CHALKSTICKS	
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	
YW	YUCCA WHIPPLEII	YUCCA	
	OTHER		
	ROOT BARRIER	10' LONG FOR ALL TREES WITHIN 5' OF HARDSCAPE	

NOTES:

1. REFER TO SHEET L-300 FOR SOIL TYPE AND DEPTHS.
2. REFER TO SHEET L-302 FOR MULCH PLAN
3. REFER TO SHEET L-303 FOR COMPLETE PLANTING LEGEND & QUANTITIES

NOTE: ALL PLANTING AREAS SHALL BE IRRIGATED BY A HIGH EFFICIENCY IRRIGATION SYSTEM.

North

10' 5' 0' 10'

1" = 10'

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Contact Name

SPURLOCK
LANDSCAPE ARCHITECTS

2122 Hancock Street
San Diego, California 92110

619.681.0090
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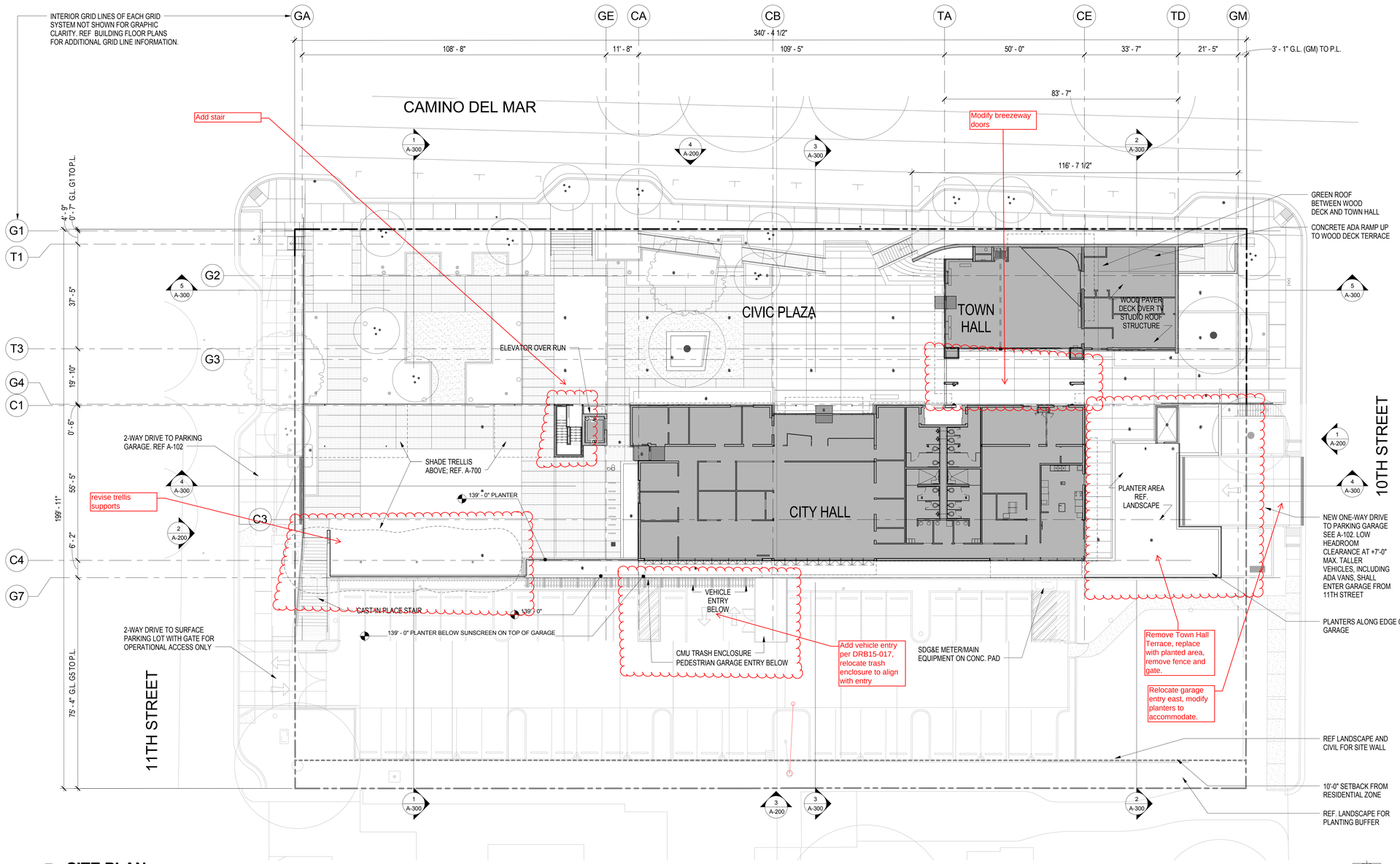
PLANTING PLAN-SOUTH

L-302



1 SITE PLAN

1/16" = 1'-0"

SHEET NOTES

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M|H Project No.: 1507
Sheet Index: G-001

ARCHITECTURE
SITE PLAN
A-100

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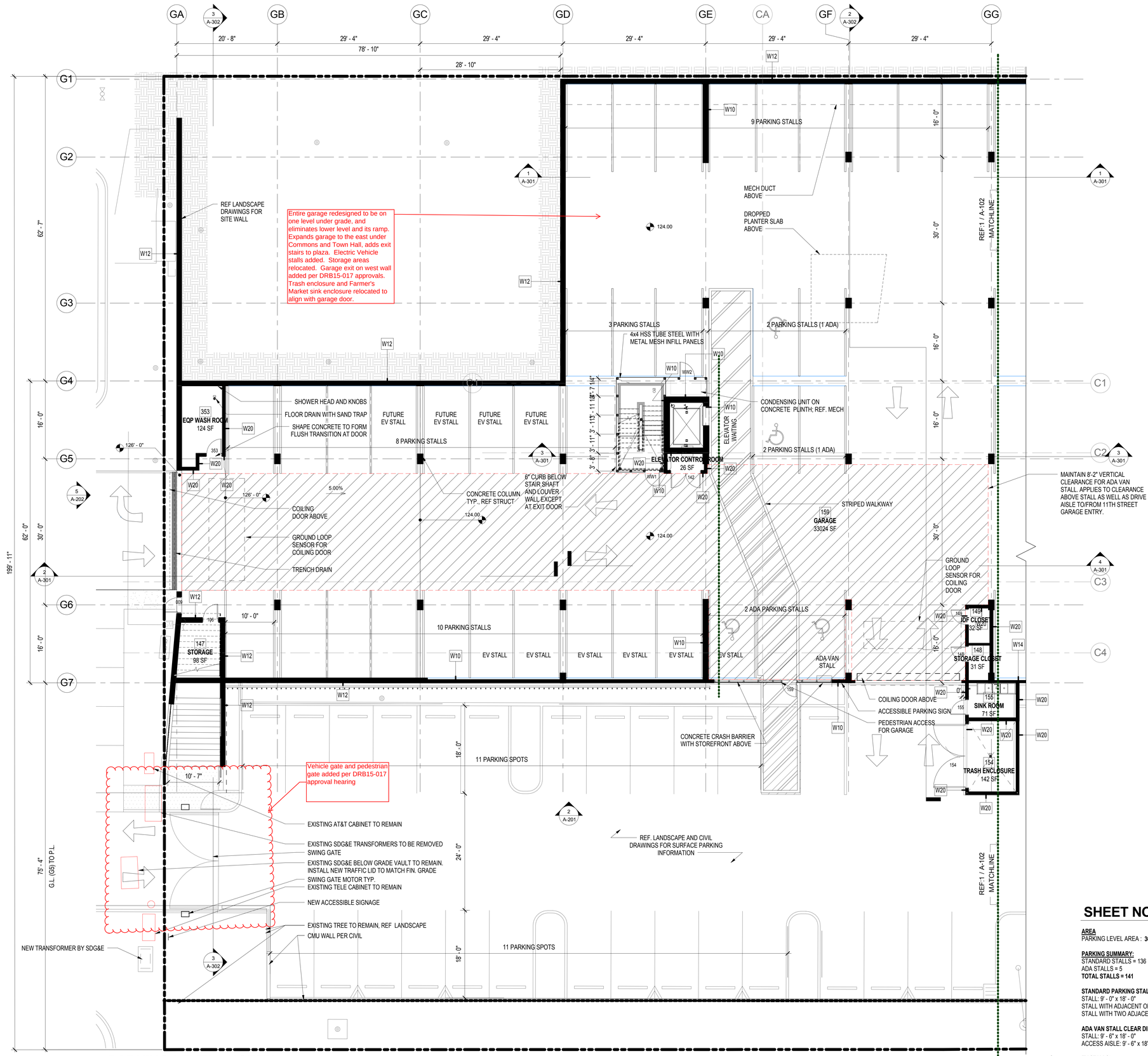

1 PARKING LEVEL - NORTH

1/8" = 1'-0"

SHEET NOTES

AREA
PARKING LEVEL AREA : **36,073 GSF**

PARKING SUMMARY:
STANDARD STALLS = 136
ADA STALLS = 5
TOTAL STALLS = 141

STANDARD PARKING STALL CLEAR DIMENSIONS:
STALL: 9' - 0" x 18' - 0"
STALL WITH ADJACENT OBSTRUCTION: 9' - 6" x 18' - 0"
STALL WITH TWO ADJACENT OBSTRUCTIONS: 10' - 0" x 18' - 0"

ADA VAN STALL CLEAR DIMENSIONS:
STALL: 9' - 6" x 18' - 0"
ACCESS AISLE: 9' - 6" x 18' - 0"

EV STALLS:
REF ELEC. SHEETS FOR EV STALL AND FUTURE EV STALL REQUIREMENTS

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PARKING LEVEL FLOOR PLAN - NORTH

A-101

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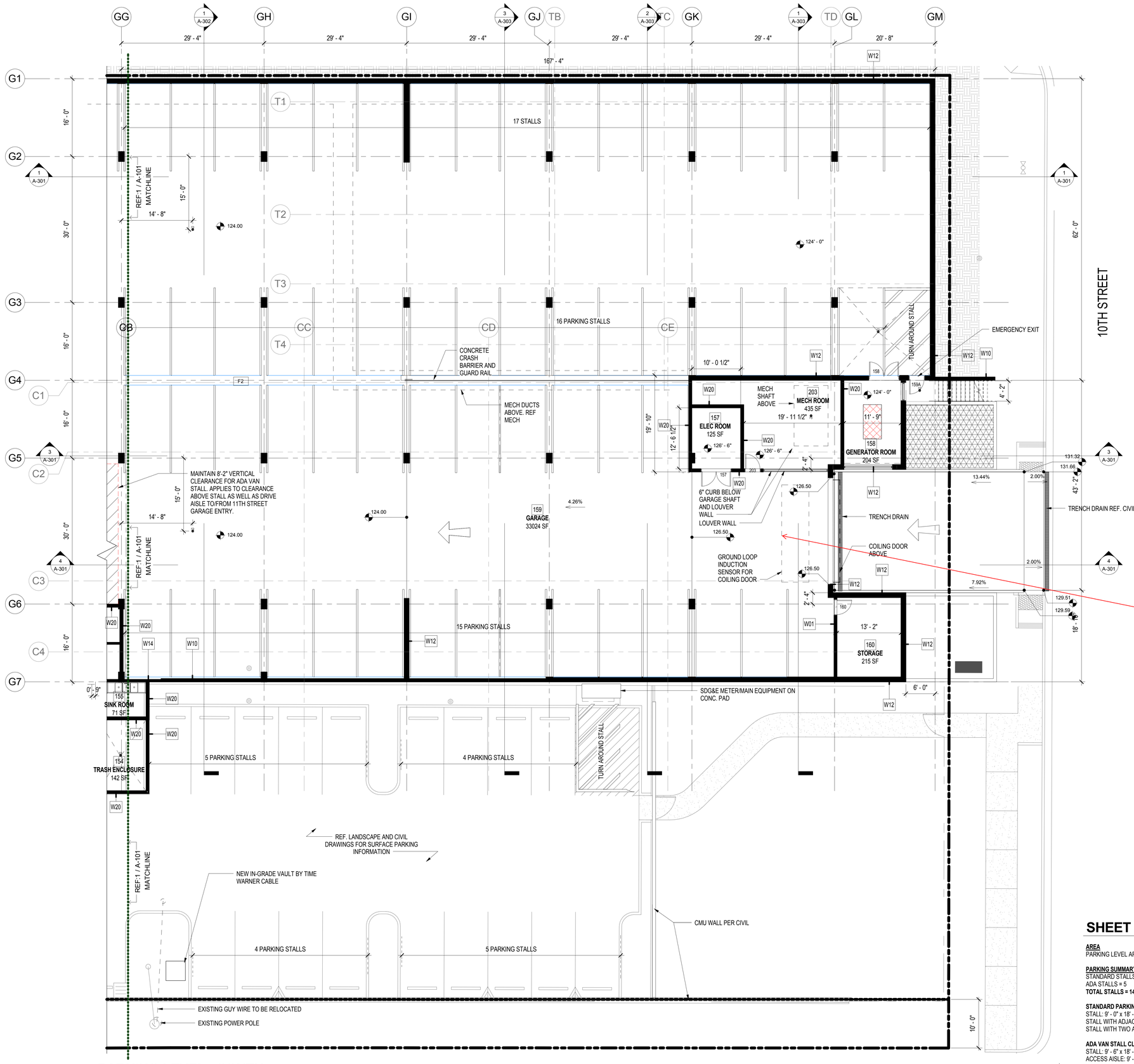

Entire garage redesigned to be on one level under grade, and eliminates lower level and its ramp. Expands garage to the east under Commons and Town Hall, adds exit stairs to 10th Street. Electric Vehicle stalls added. Mechanical room and storage rearranged. 10th Street entry reconfigured for driveway to be easterly, and allow for special event or emergency egress if needed, per DRB15-017 approval hearing.

SHEET NOTES

AREA
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ADA VAN STALL CLEAR DIMENSIONS:
STALL: 9' - 6" x 18' - 0"
ACCESS AISLE: 9' - 6" x 18' - 0"

1 **PARKING LEVEL - SOUTH**
1/8" = 1'-0"

0' 5' 10' 20' 50'

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PARKING LEVEL FLOOR PLAN - SOUTH

A-102

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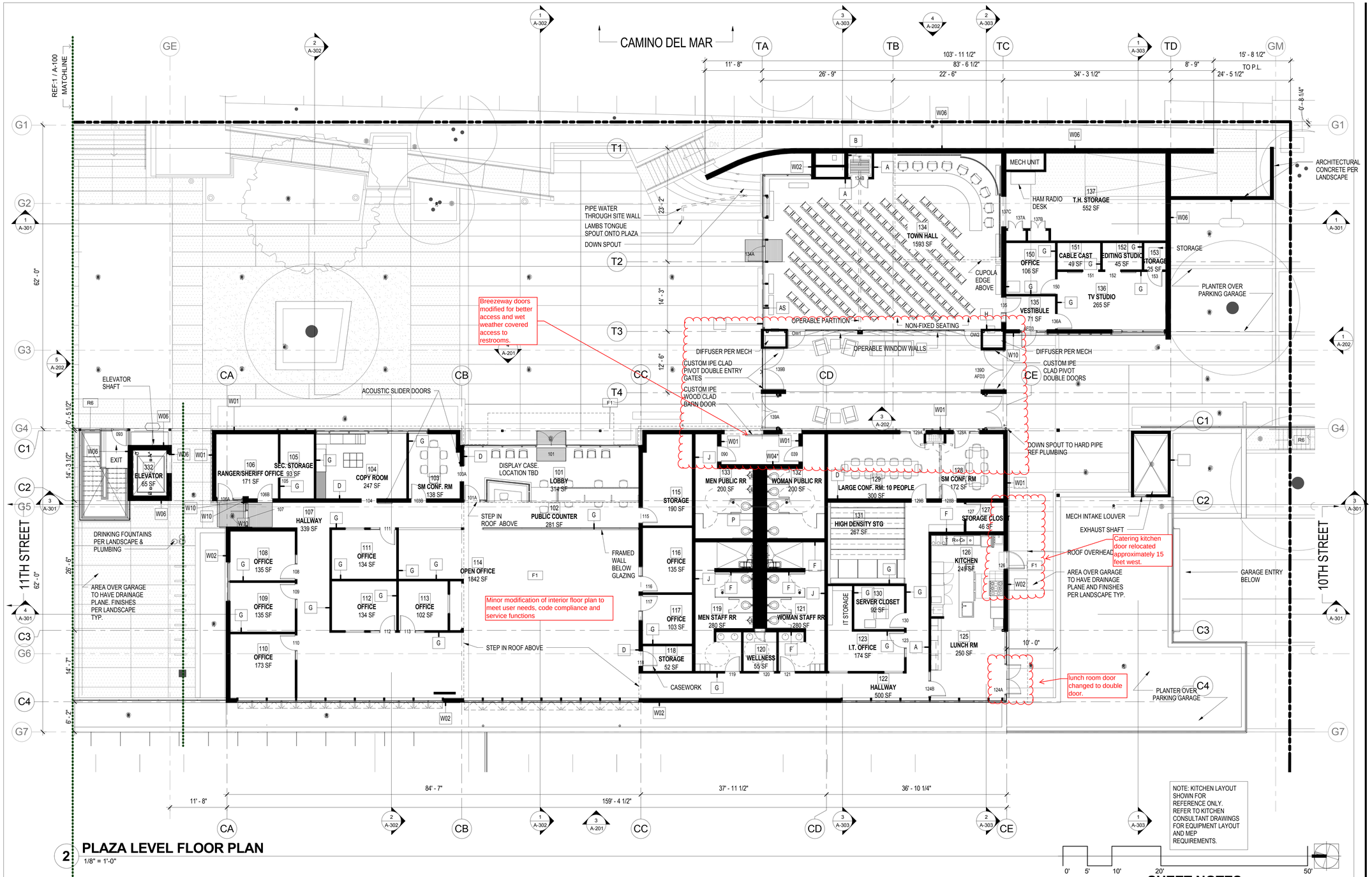

NOTE: KITCHEN LAYOUT SHOWN FOR REFERENCE ONLY. REFER TO KITCHEN CONSULTANT DRAWINGS FOR EQUIPMENT LAYOUT AND MEP REQUIREMENTS.

0' 5' 10' 20' 50'

2 PLAZA LEVEL FLOOR PLAN

1/8" = 1'-0"

SHEET NOTES

AREA
CITY HALL: **8,867 GSF***
TOWN HALL: **3,156 GSF**
TOTAL AREA: 12,023 GSF

BREEZEWAY (UNOCCUPIED): **956 GSF**

*INCLUDES ELEVATOR AREA

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PLAZA LEVEL FLOOR PLAN

A-111

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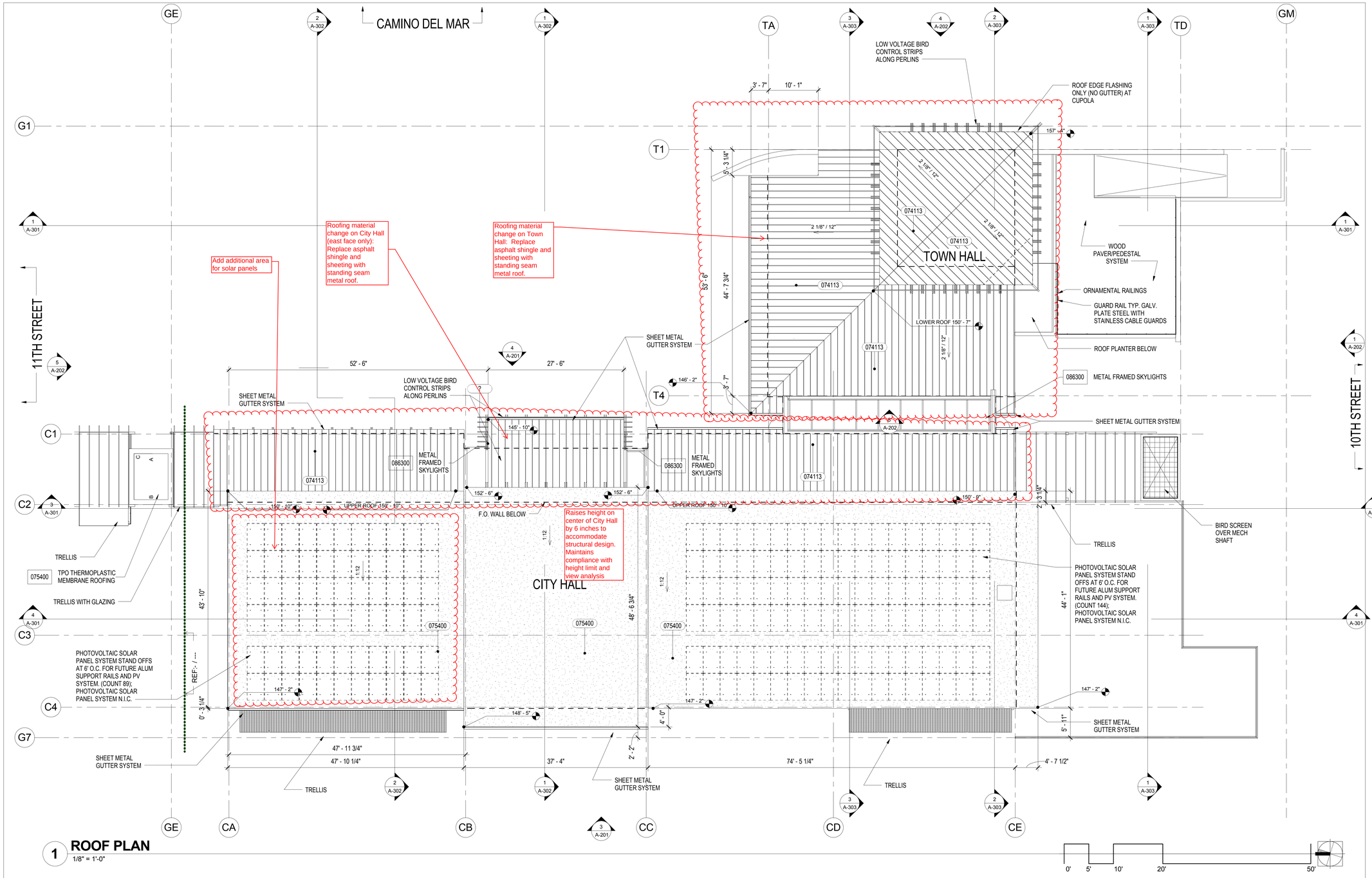

1 ROOF PLAN
1/8" = 1'-0"

XX.XX	KEYNOTE LEGEND
KEY	NOTE

057300	ORNAMENTAL RAILINGS
073113	FIBERGLASS REINFORCED ASPHALT SHINGLES
074113	STANDING SEAM METAL ROOF
075400	TPO THERMOPLASTIC MEMBRANE ROOFING
086300	METAL FRAMED SKYLIGHTS

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ROOF PLAN
A-112

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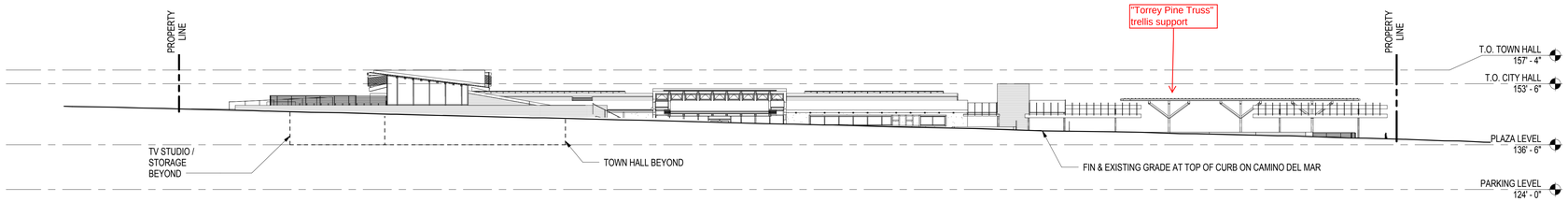
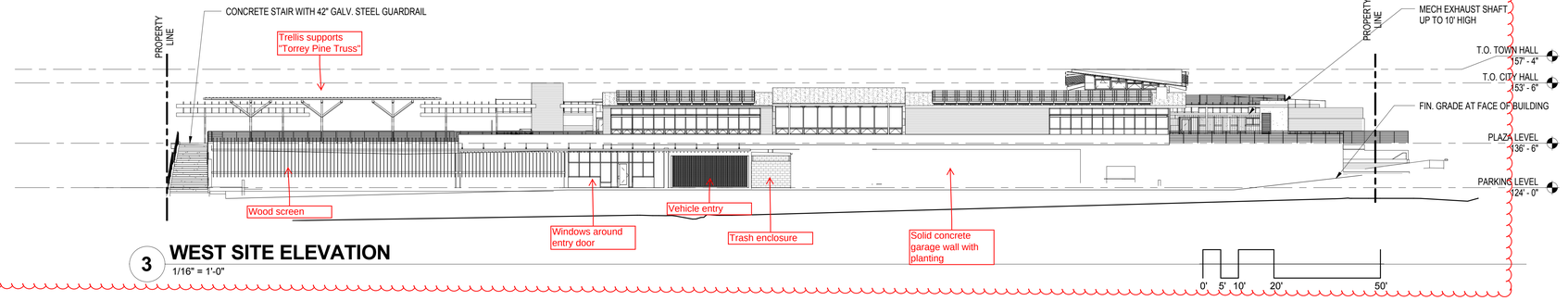


4 EAST SITE ELEVATION

1/16" = 1'-0"

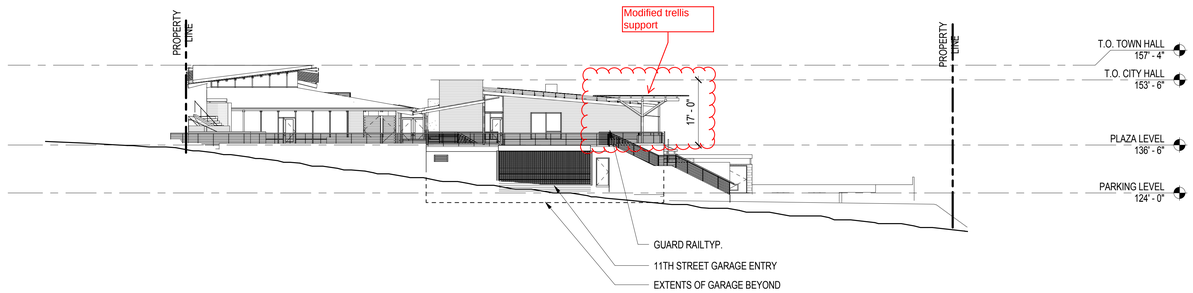
0' 5' 10' 20' 50'

West site elevation modified at the garage level to show solid structure garage wall (for noise and light attenuation); eliminates applied precast panels. Adds wood trim on northern portion of garage wall to correspond to Ocean View Terrace above. Addition of storefront glazing at disabled/ pedestrian entry to be more inviting; addition of garage entry vehicle door as stipulated in DRB15-017 approval hearing; modification to trellis structure supports on Ocean View Terrace.



3 WEST SITE ELEVATION

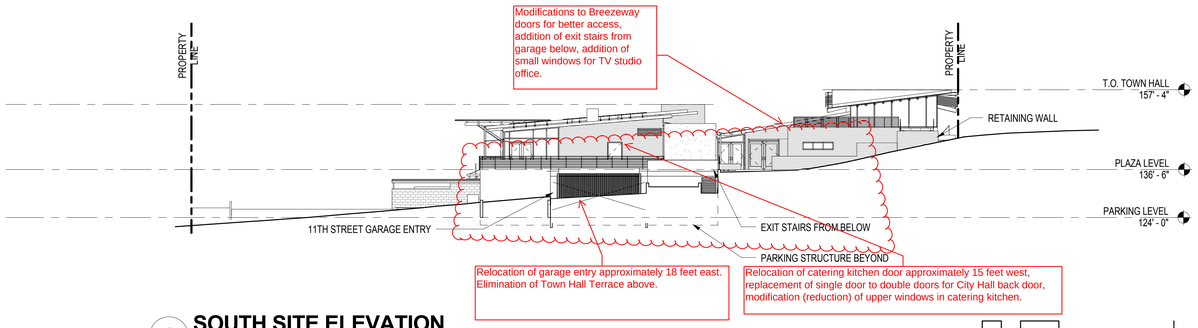
1/16" = 1'-0"



2 NORTH SITE ELEVATION

1/16" = 1'-0"

0' 5' 10' 20' 50'



1 SOUTH SITE ELEVATION

1/16" = 1'-0"

0' 5' 10' 20' 50'

SHEET NOTES

1. SEE SHEETS G-041 & G-042 FOR HEIGHT MEASUREMENTS

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SITE ELEVATIONS

A-200

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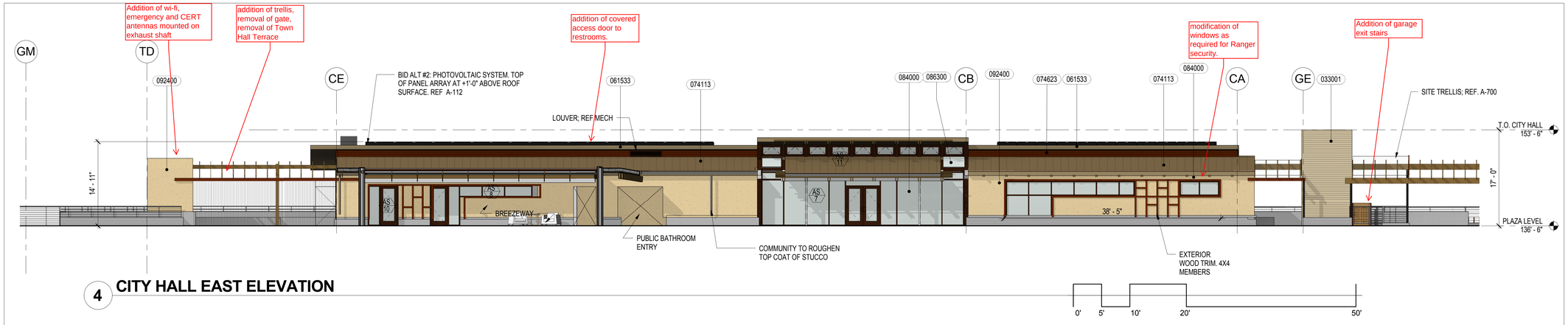
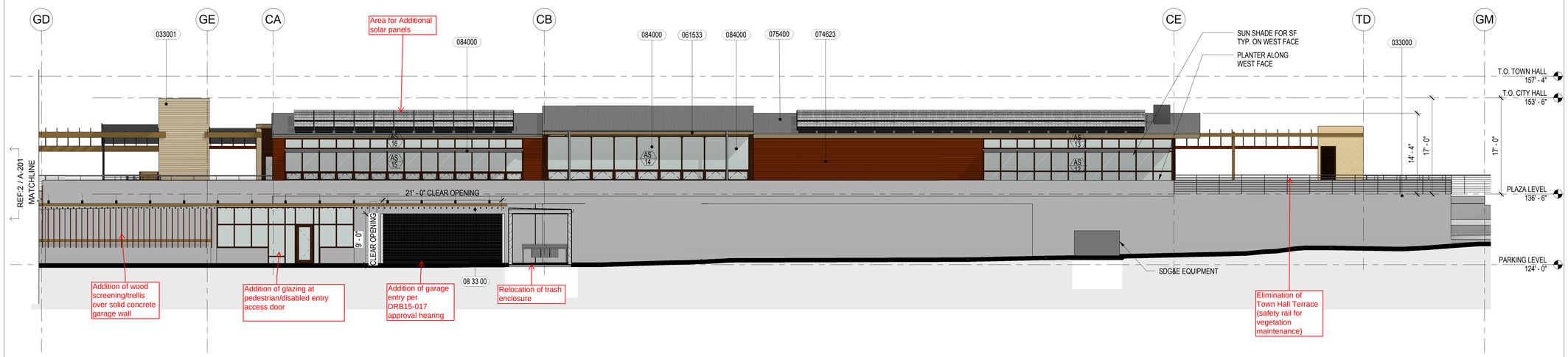


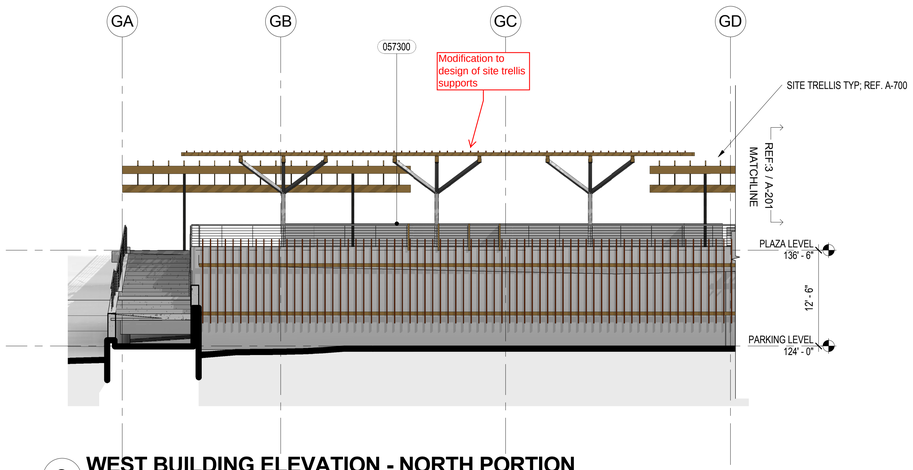
4 CITY HALL EAST ELEVATION

0' 5' 10' 20' 50'



3 WEST BUILDING ELEVATION - SOUTH PORTION

0' 5' 10' 20' 50'



2 WEST BUILDING ELEVATION - NORTH PORTION

1/8" = 1'-0"

0' 5' 10' 20' 50'

XX.XX	KEYNOTE LEGEND
KEY	NOTE
033000	CAST-IN-PLACE CONCRETE
033001	INTEGRAL COLOR, FORMLINER, SANDBLASED CIC CONC.
057300	ORNAMENTAL RAILINGS
061533	EXTERIOR FINISH CARPENTRY
074113	STANDING SEAM METAL ROOF
074623	WOOD SIDING AND TRIM
075400	TPO THERMOPLASTIC MEMBRANE ROOFING
084000	ALUMINUM FRAMED GLAZING SYSTEMS
086300	METAL FRAMED SKYLIGHTS
092400	PORTLAND CEMENT PLASTER (STUCCO)

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BUILDING ELEVATIONS

A-201

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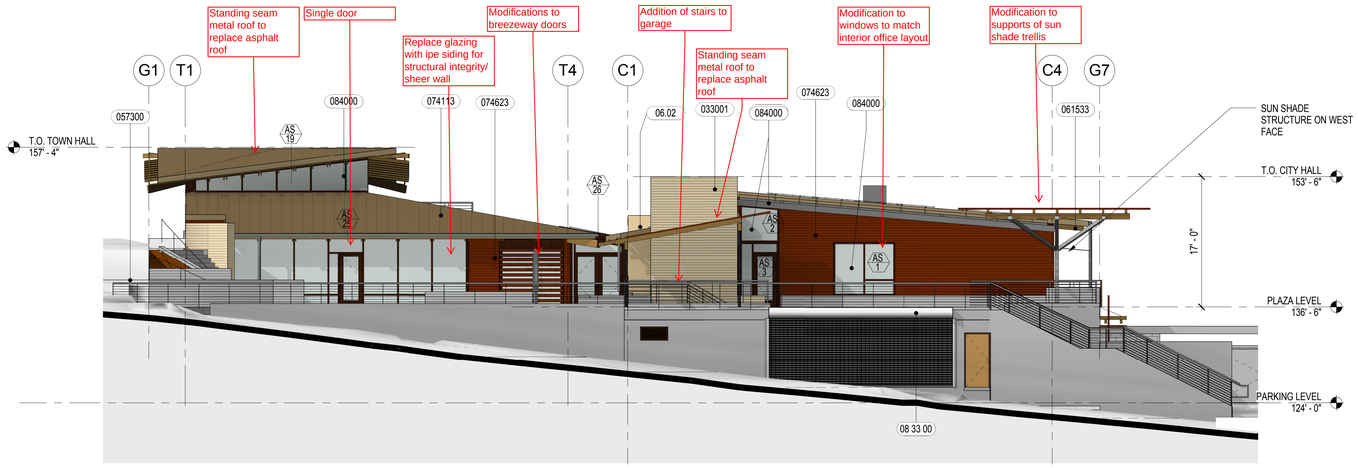
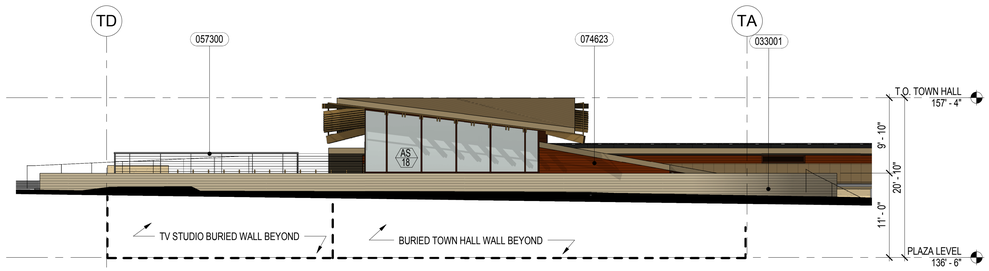


5 NORTH BUILDING ELEVATION

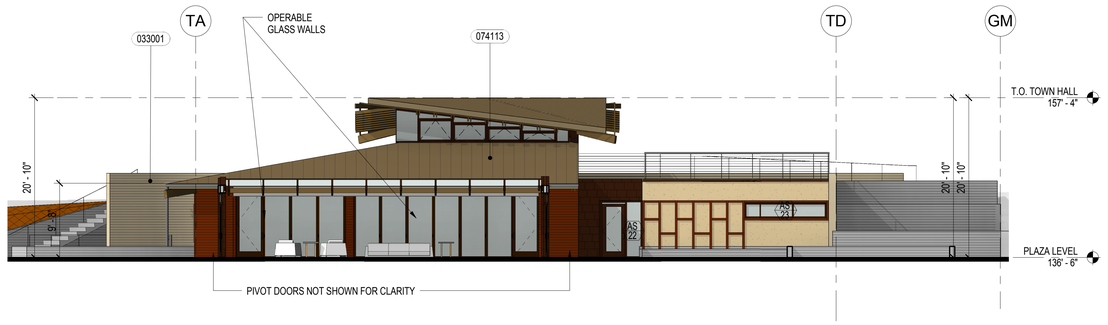
1/8" = 1'-0"

0' 5' 10' 20' 50'



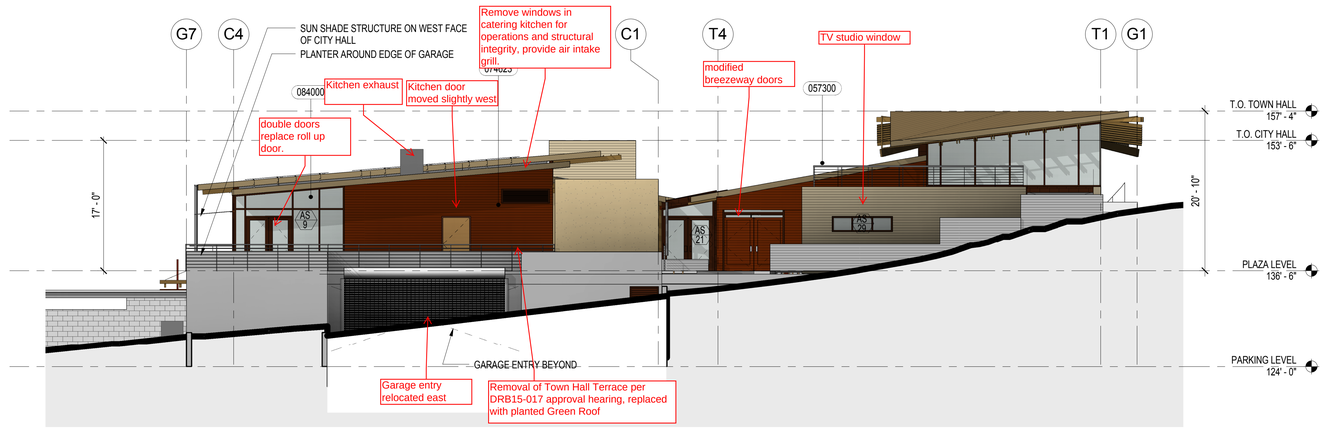
4 EAST TOWN HALL BUILDING ELEVATION

0' 5' 10' 20' 50'



3 WEST TOWN HALL BUILDING ELEVATION

0' 5' 10' 20' 50'



1 SOUTH BUILDING ELEVATION

1/8" = 1'-0"

0' 5' 10' 20' 50'

XX.XX	KEYNOTE LEGEND
KEY	NOTE
033001	INTEGRAL COLOR, FORMLINER, SANDBLASED CIC CONC.
057300	ORNAMENTAL RAILINGS
061533	EXTERIOR FINISH CARPENTRY
074113	STANDING SEAM METAL ROOF
074623	WOOD SIDING AND TRIM
084000	ALUMINUM FRAMED GLAZING SYSTEMS

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BUILDING ELEVATIONS

A-202

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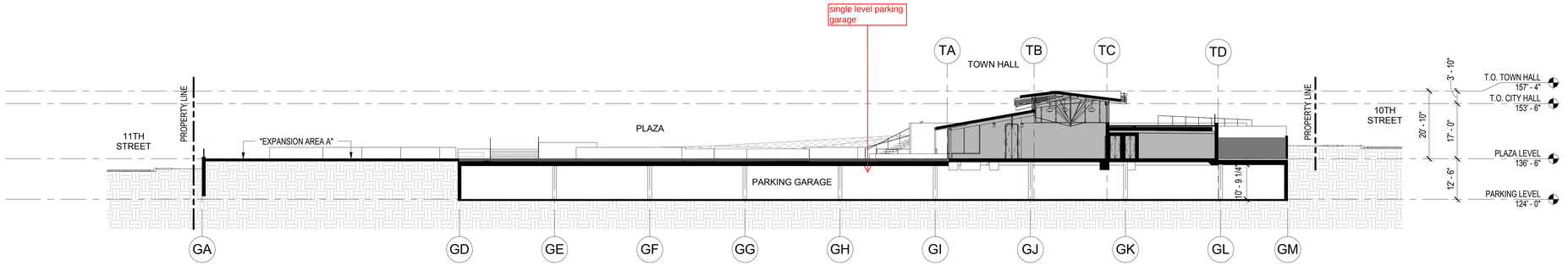
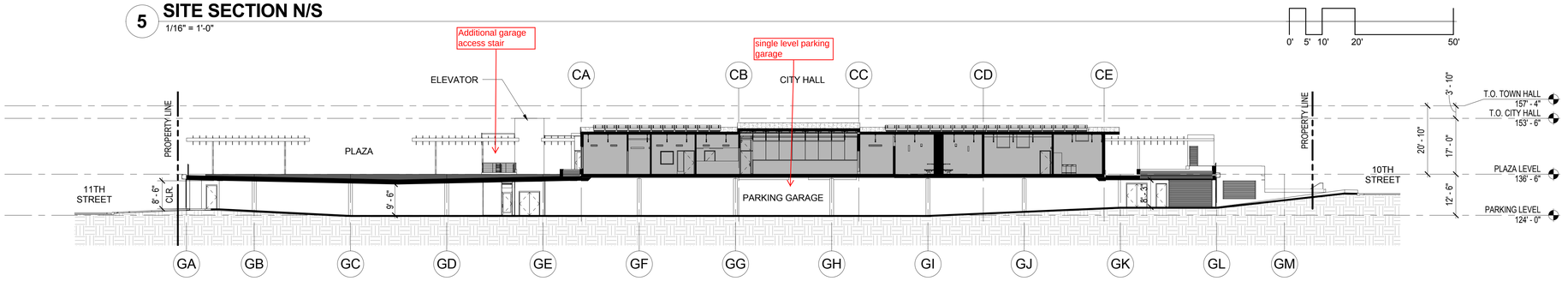


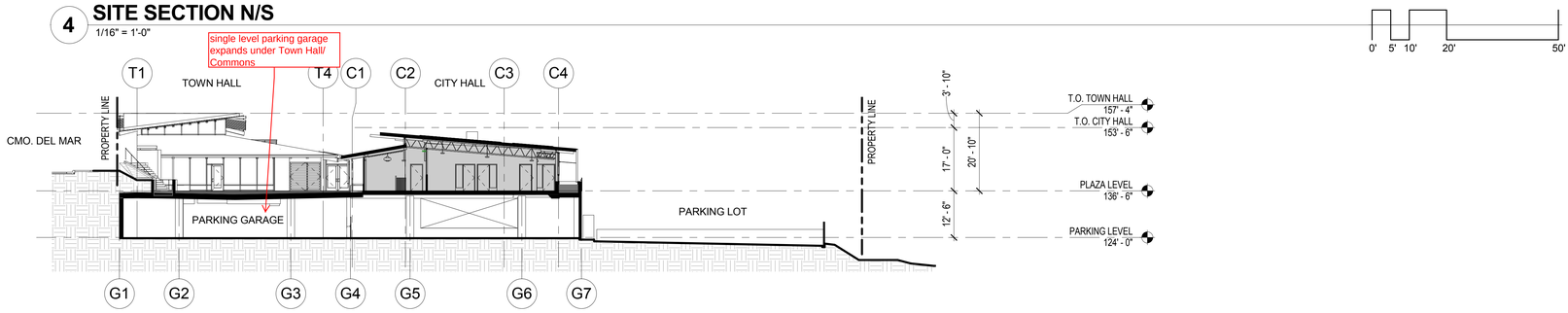
5 SITE SECTION N/S

1/16" = 1'-0"



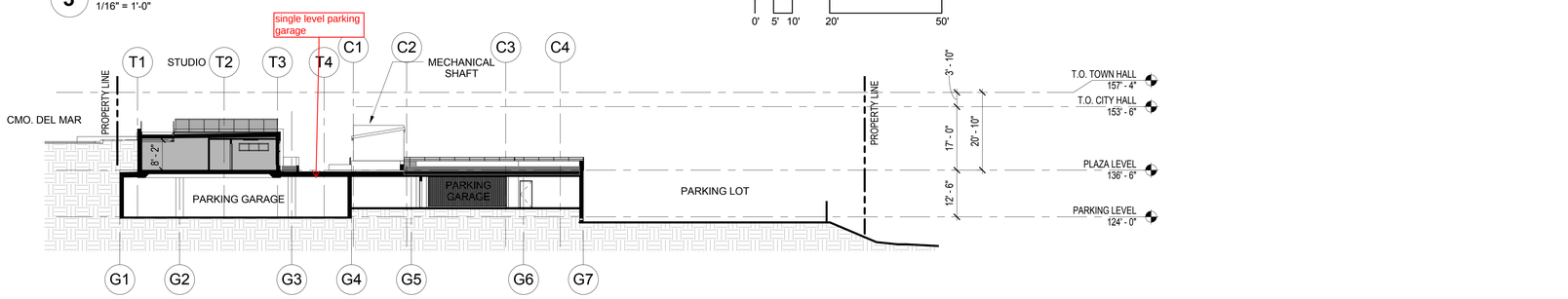
4 SITE SECTION N/S

1/16" = 1'-0"



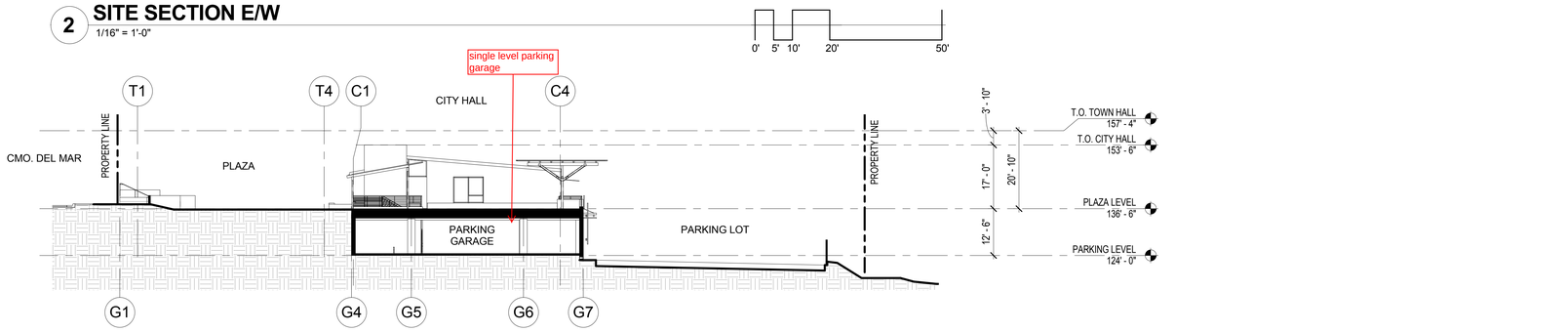
3 SITE SECTION E/W

1/16" = 1'-0"



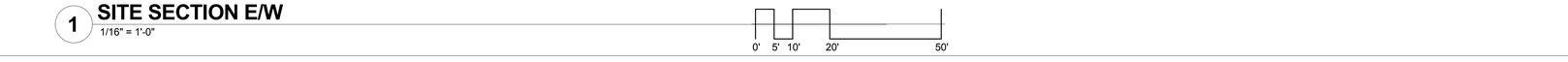
2 SITE SECTION E/W

1/16" = 1'-0"



1 SITE SECTION E/W

1/16" = 1'-0"



MILLER HULL

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Architecture and Planning

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San Diego, CA 92110

Phone 619.220.0984

KURT STOLLE / JEFF TROUTMAN

DEL MAR CIVIC CENTER

1050 CAMINO DEL MAR | DEL MAR, CALIFORNIA 92014

MOD 16-002 CITY COUNCIL

JUNE 6, 2016

NOT FOR CONSTRUCTION

No.	Description	Date

Issue Date: JUNE 6, 2016
Drawn: JT
Checked: KS
M|H Project No.: 1507
Sheet Index: G-001

SITE SECTIONS
A-300

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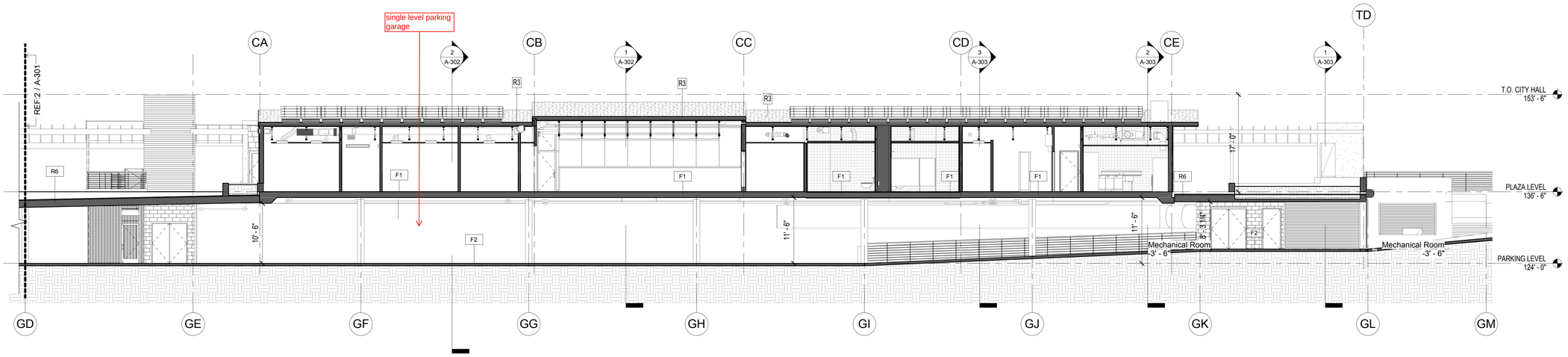
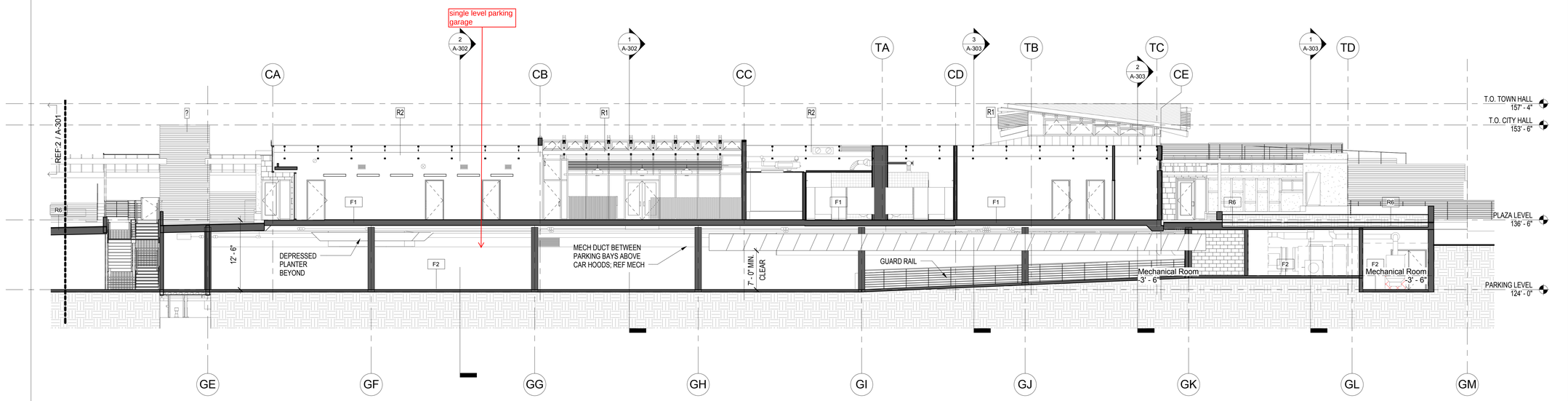


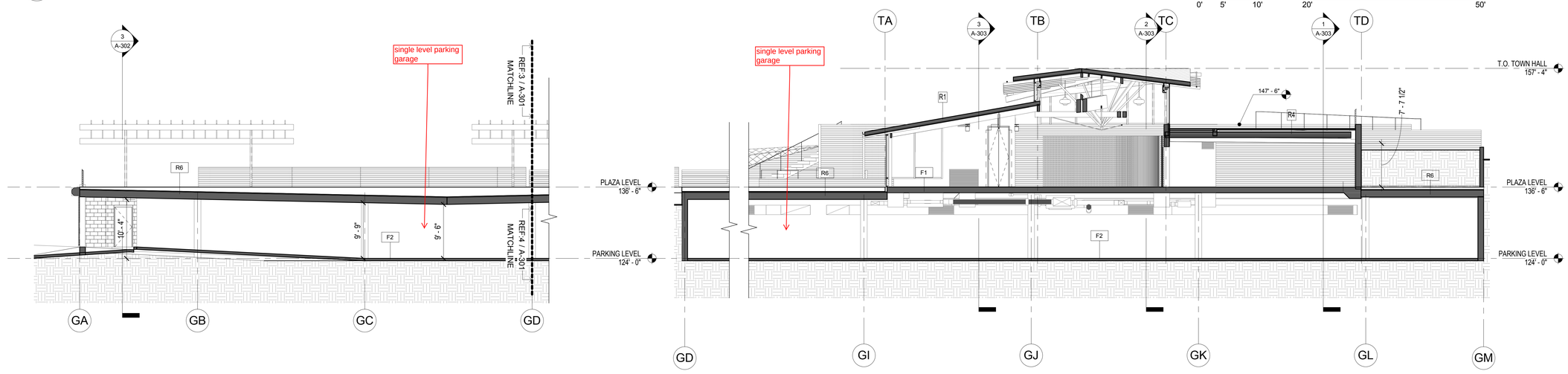
4 CITY HALL BUILDILNG SECTION N/S

1/8" = 1'-0"



3 CITY HALL BUILDING SECTION N/S

1/8" = 1'-0"



2 GARAGE SECTION N/S

1/8" = 1'-0"

1 TOWN HALL BUILDING SECTION N/S

1/8" = 1'-0"

0' 5' 10' 20' 50'

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JUNE 6, 2016

NOT FOR CONSTRUCTION

No.	Description	Date

Issue Date: JUNE 6, 2016
Drawn: JT
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M|H Project No.: 1507
Sheet Index: G-001

BUILDING SECTIONS
A-301

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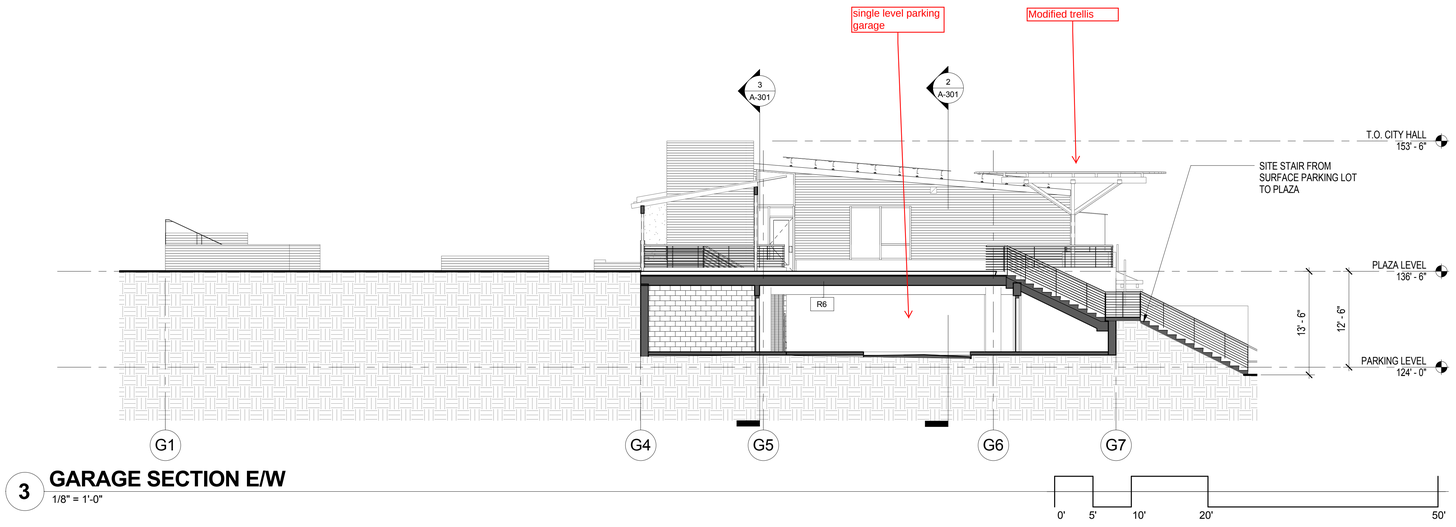
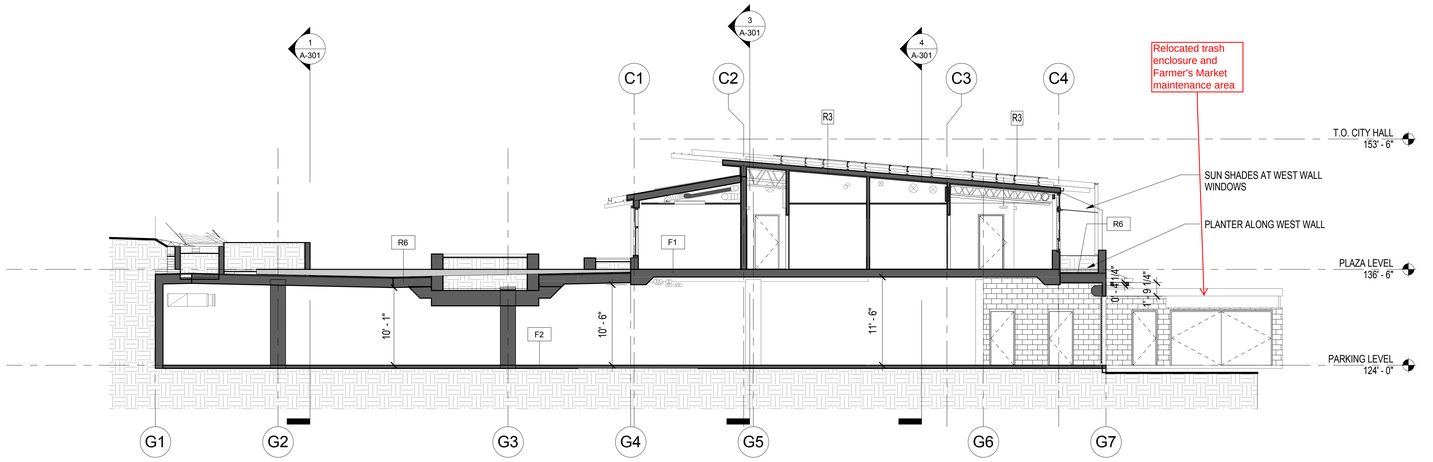


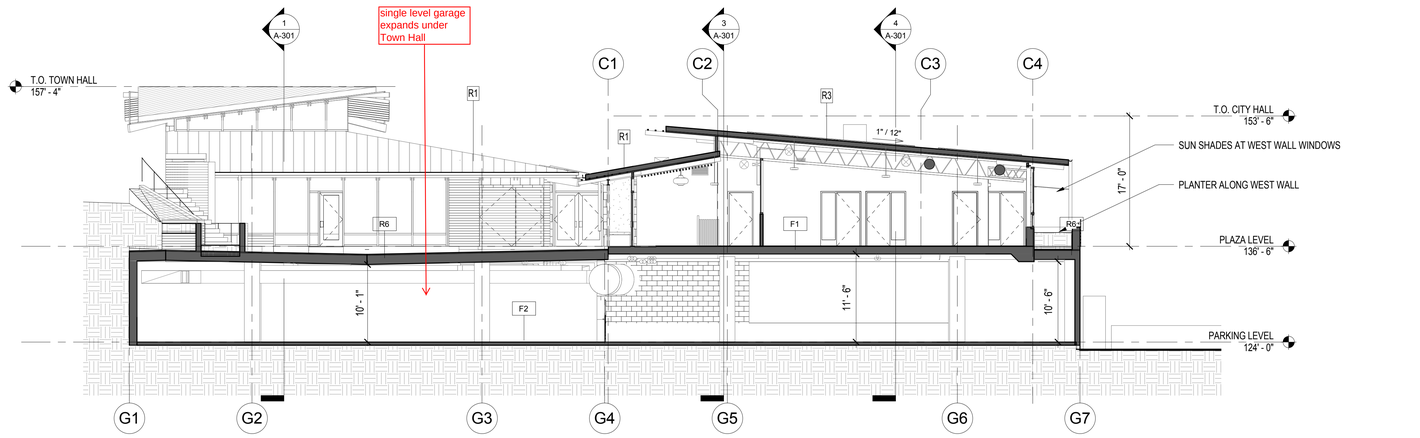
3 GARAGE SECTION E/W

1/8" = 1'-0"



2 SECTION EW - THROUGH CITY HALL

1/8" = 1'-0"



1 CITY HALL BUILDING SECTION E/W

1/8" = 1'-0"

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KURT STOLLE / JEFF TROUTMAN

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1050 CAMINO DEL MAR | DEL MAR, CALIFORNIA 92014

MOD 16-002 CITY COUNCIL

JUNE 6, 2016

NOT FOR CONSTRUCTION

No.	Description	Date

Issue Date: JUNE 6, 2016
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BUILDING SECTIONS

A-302

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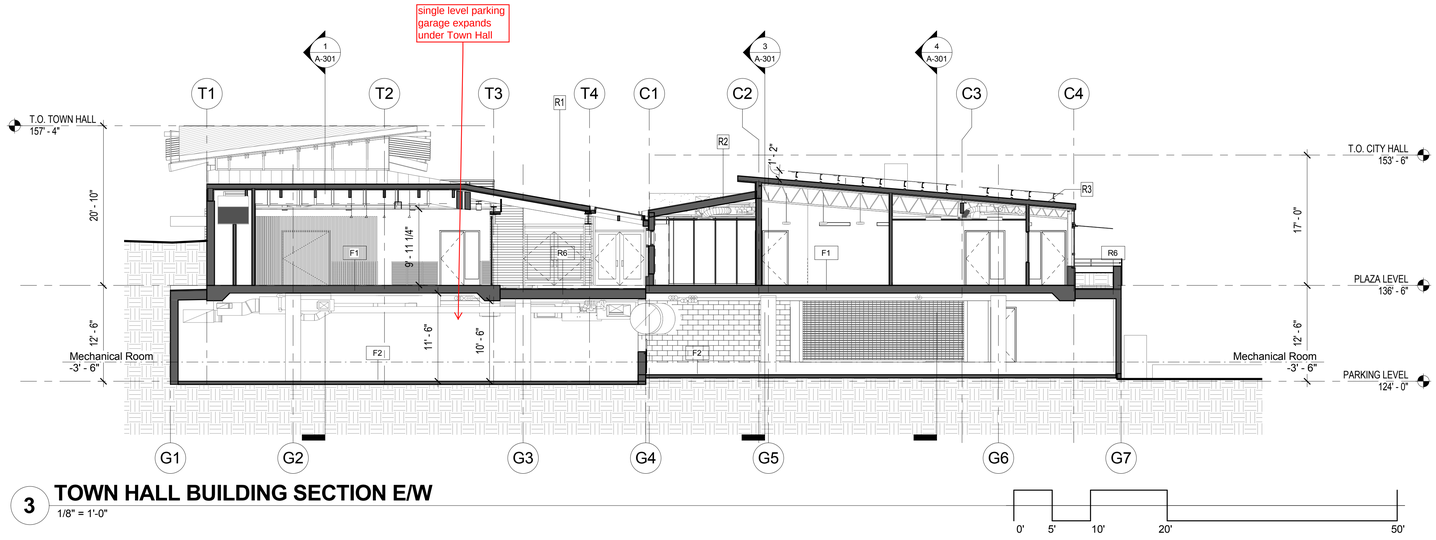
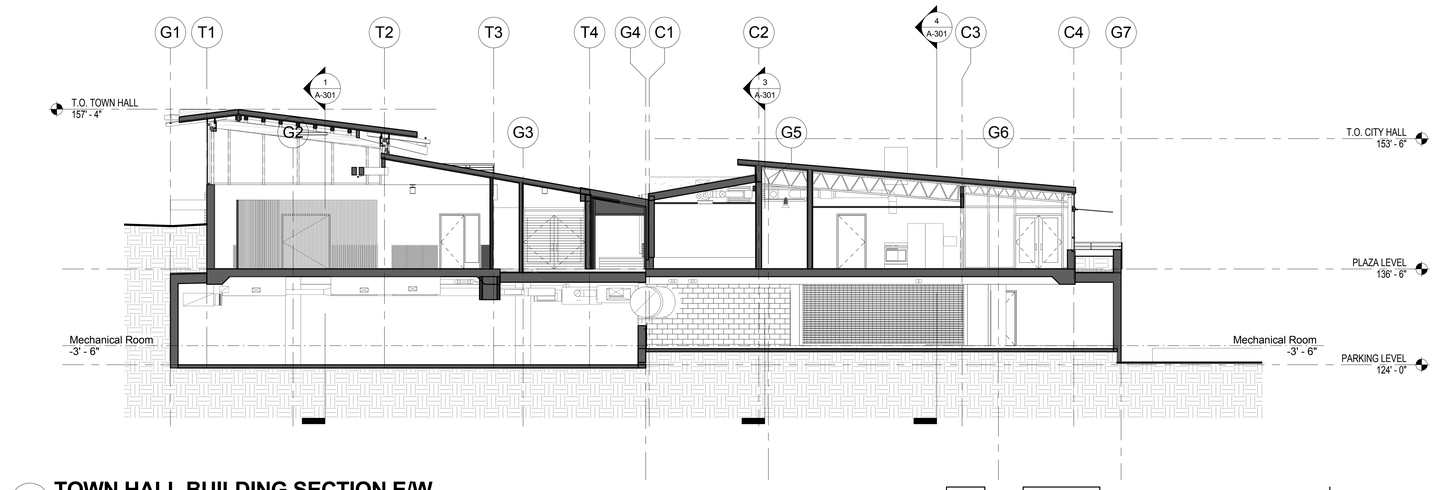


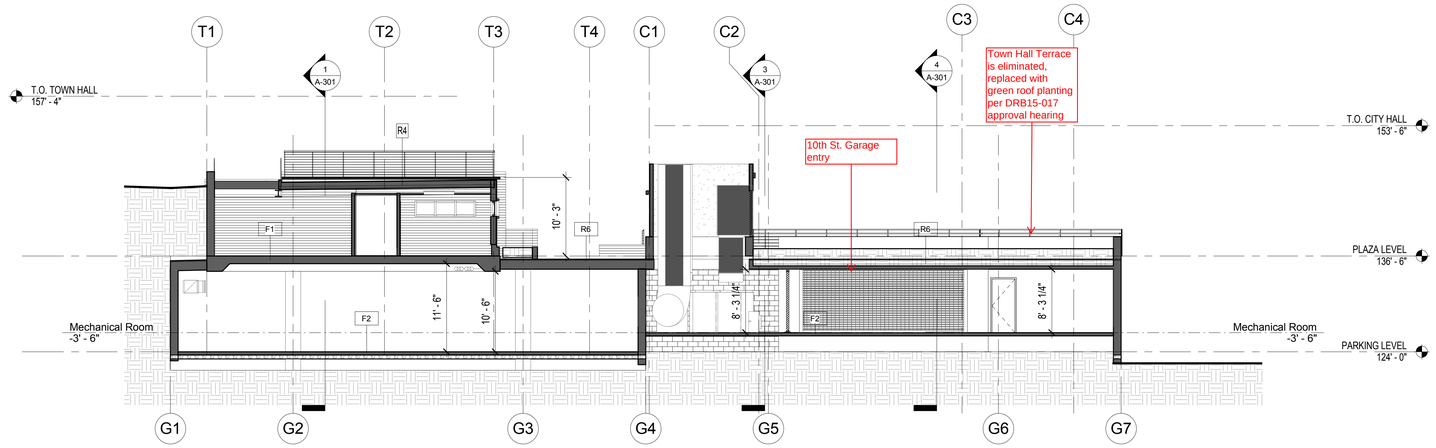
3 TOWN HALL BUILDING SECTION E/W

1/8" = 1'-0"



2 TOWN HALL BUILDING SECTION E/W

1/8" = 1'-0"



1 TOWN HALL BUILDING SECTION E/W

1/8" = 1'-0"

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DEL MAR CIVIC CENTER

1050 CAMINO DEL MAR | DEL MAR, CALIFORNIA 92014

MOD 16-002 CITY COUNCIL

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BUILDING SECTIONS
A-303

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NOTE:

ONE FOOTCANDLE IS DEFINED AS A UNIT OF ILLUMINATION ON A SURFACE THAT IS A DISTANCE OF ONE FOOT FROM A UNIFORM POINT SOURCE OF LIGHT EQUIVALENT TO ONE CANDLE.

STANDARD INDUSTRY PRACTICE DICTATED TO PROVIDE AN AVERAGE OF ONE FOOTCANDLE ON PEDESTRIAN WALKING AREAS, SUCH AS THE PROPOSED CIVIC PLAZA AND PARKING LOT. THE MINIMUM ACCEPTABLE LIGHT LEVELS FOR THESE TYPES OF AREAS IS TYPICALLY 0.5 FOOTCANDLE AVERAGE.

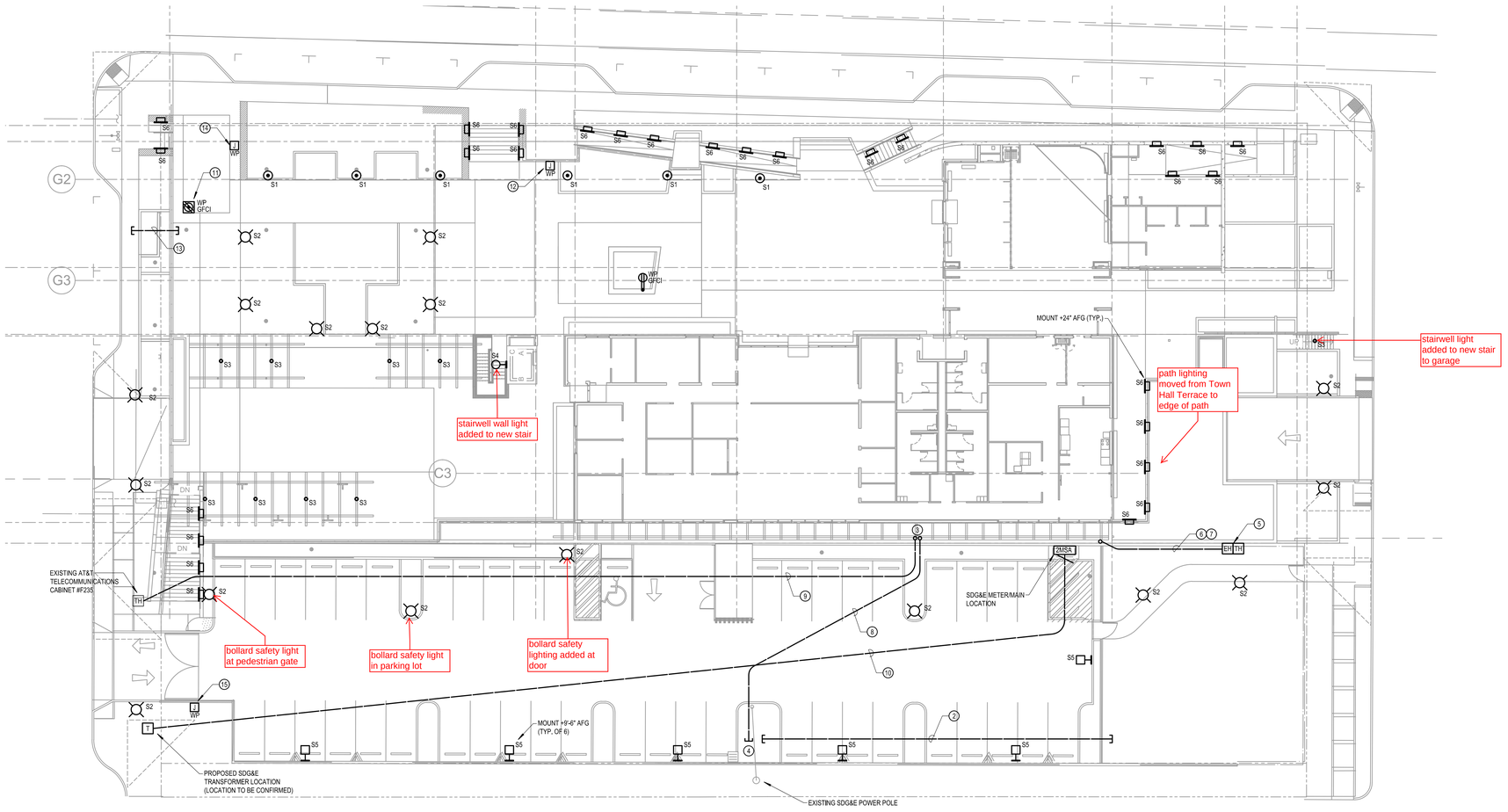
BASED ON THE D.R.B. ORDINANCE, AS WELL AS INPUT FROM THE COMMUNITY AND CITY STAFF, THE DESIGN TEAM HAS RECEIVED DIRECTION TO PROVIDE VERY LOW ILLUMINATION LEVELS FOR SITE LIGHTING ON THE PROJECT. BE AWARE THAT THERE ARE SOME AREAS IN THE PARKING LOT THAT WILL BE BELOW THE RECOMMENDED MINIMUM 0.5-1.0 FOOTCANDLE AVERAGE.

GENERAL NOTES

1. REFER TO SHEET E0.1 FOR FOR ABBREVIATIONS, SYMBOLS, AND ADDITIONAL NOTES.
2. ALL BRANCH SITE LIGHTING CONDUCTORS AND HOMERUNS SHALL BE #10 AWG, UNLESS OTHERWISE NOTED.
3. PROVIDE 24" - 36" SEPARATION FROM MECHANICAL AND PLUMBING UTILITY LINES.
4. ALL NEW ELECTRICAL AND COMMUNICATIONS DUCT BANKS TO BE MINIMUM 24" BELOW FINISHED SURFACE TO TOP OF DUCT. PRIMARY DUCT BANK SHALL BE MINIMUM 48" BELOW FINISHED SURFACE TO TOP OF DUCT.
5. ALL CONDUIT SWEEPS FOR SDG&E SERVICE WILL NOT BE LESS THAN 25'-0" PER SDG&E STANDARDS.

KEY NOTES

1. PROVIDE CONCRETE HOUSEKEEPING PAD PER SDG&E STANDARDS.
2. PROVIDE (2) 5" CONDUIT ONLY FOR FUTURE SDG&E POWER CONNECTION AND (2) 4" CONDUIT ONLY FOR FUTURE TELECOMMUNICATION CONNECTION.
3. ROUTE TELECOMMUNICATION CONDUITS UP TO PARKING GARAGE CEILING AND ROUTE TO SERVER ROOM #130.
4. STUB UP (2) 4" CONDUITS FOR FUTURE CONNECTION TO TIME WARNER CABLE CATV SERVICE.
5. PROVIDE POWER AND TELECOMMUNICATION PULLBOX FOR FUTURE EXPANSION POWER AND TELECOMMUNICATION PROVISIONS.
6. PROVIDE (2) 4" CONDUIT ONLY FOR FUTURE EXPANSION POWER PROVISIONS. ROUTE CONDUITS TO MAIN ELECTRICAL ROOM LOCATED IN PARKING GARAGE.
7. PROVIDE (2) 4" CONDUIT ONLY FOR FUTURE TELECOMMUNICATION PROVISIONS. ROUTE CONDUITS TO SERVER ROOM #130.
8. PROVIDE (2) 4" CONDUIT ONLY FOR TIME WARNER CABLE CATV SERVICE.
9. PROVIDE (2) 4" CONDUIT ONLY FOR AT&T TELECOMMUNICATION SERVICE.
10. PROVIDE (4) 5" CONDUIT ONLY FOR SDG&E SECONDARY FEEDERS.
11. PROVIDE DEDICATED 120V POWER CONNECTION TO COFFEE CART. COORDINATE EXACT LOCATION WITH LANDSCAPE PLANS PRIOR TO ROUGH-IN.
12. PROVIDE 120V POWER CONNECTION TO FLAGPOLE WITH INTERNAL LIGHTING. COORDINATE EXACT LOCATION WITH LANDSCAPE PLANS PRIOR TO ROUGH-IN.
13. PROVIDE (2) 5" CONDUIT ONLY FOR POWER AND (2) 4" CONDUIT ONLY FOR TELECOMMUNICATION SERVICES. STUBOUT CONDUITS FOR FUTURE EXPANSION AREA A.
14. PROVIDE 120V POWER CONNECTION TO SIGNAGE. COORDINATE EXACT LOCATION WITH LANDSCAPE PLANS PRIOR TO ROUGH-IN.
15. PROVIDE 120V POWER CONNECTION TO MOTORIZED SWING GATE. COORDINATE EXACT LOCATION AND POWER REQUIREMENTS WITH SHOP DRAWINGS PRIOR TO ROUGH-IN.



1 ELECTRICAL SITE PLAN

1/16" = 1'-0"

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Contact Name

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DEL MAR CIVIC CENTER

1050 CAMINO DEL MAR | DEL MAR, CALIFORNIA 92014

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JUNE 6, 2016

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M|H Project No.: 1507

ELECTRICAL SITE PLAN

E-100

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Attachment B-2

MATERIALS BOARD

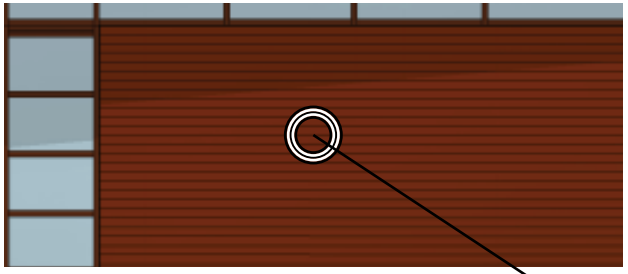
DEL MAR **CIVIC CENTER**

MOD 16-002 CITY COUNCIL

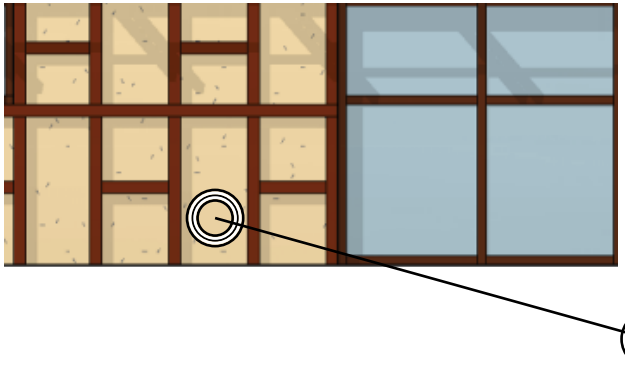
JUNE 6, 2016

MILLER HULL

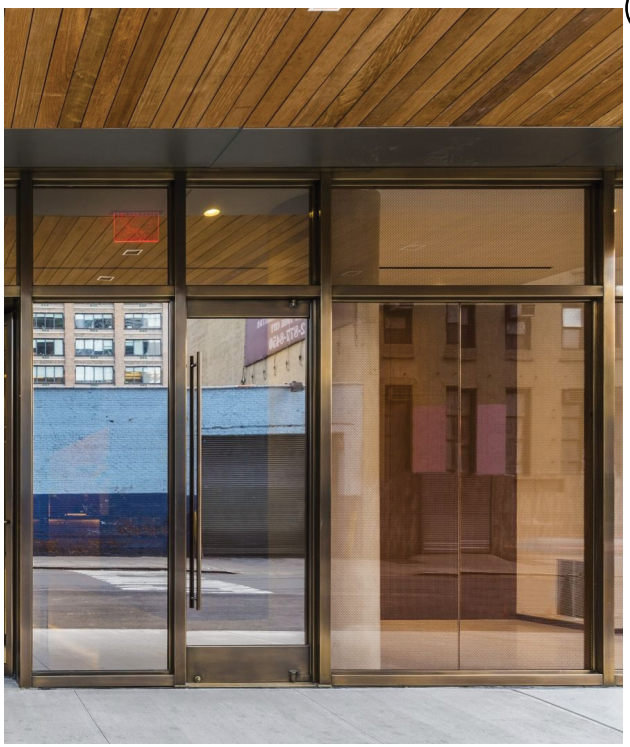
SPURLOCK POIRIER LANDSCAPE ARCHITECTS



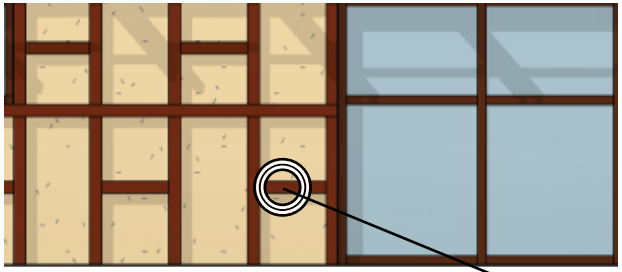
HORIZONTAL IPE SIDING



PLASTER STUCCO - MEDIUM SAND FIINISH



ALUMINUM STOREFRONT - BRONZE FINISH



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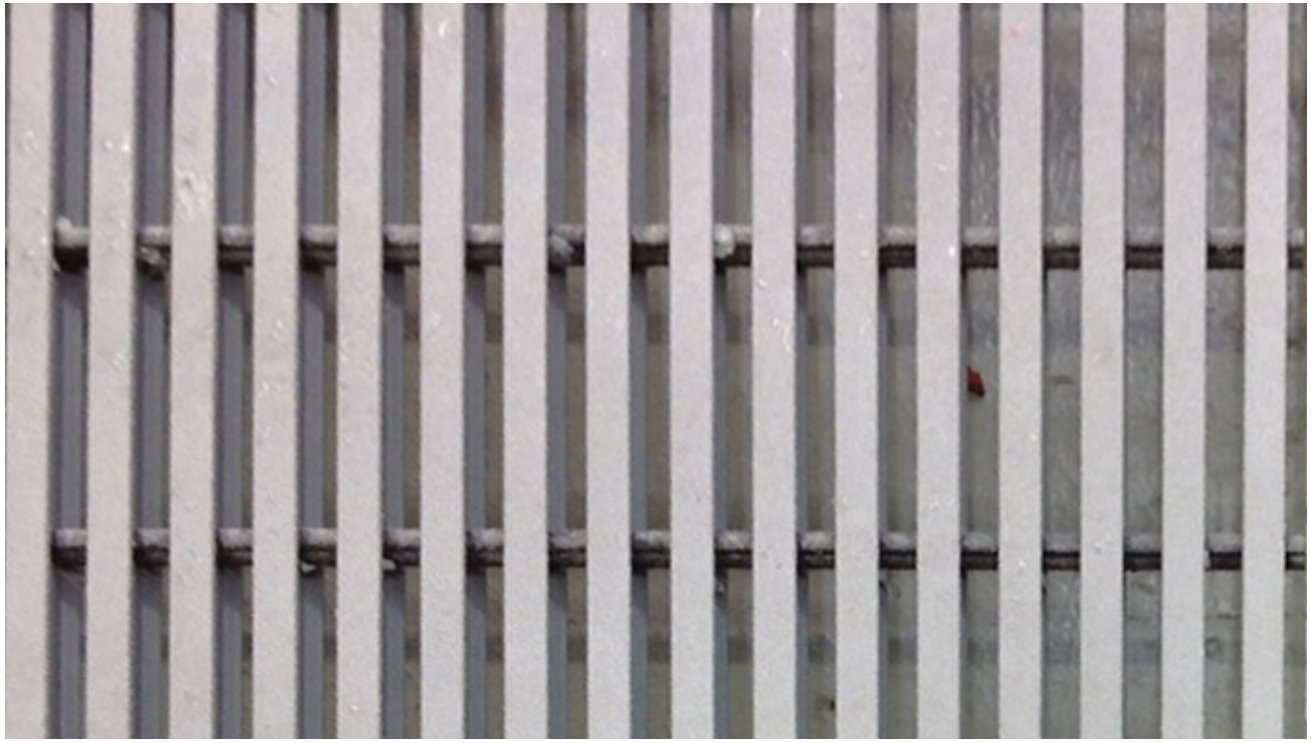
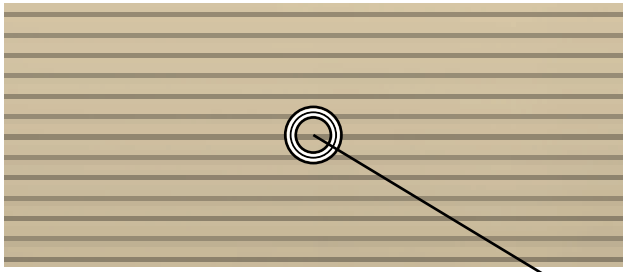
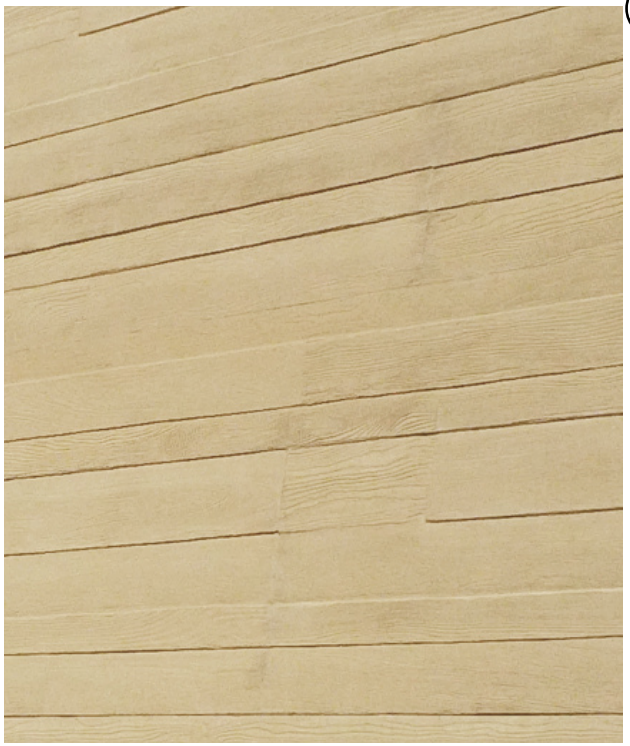
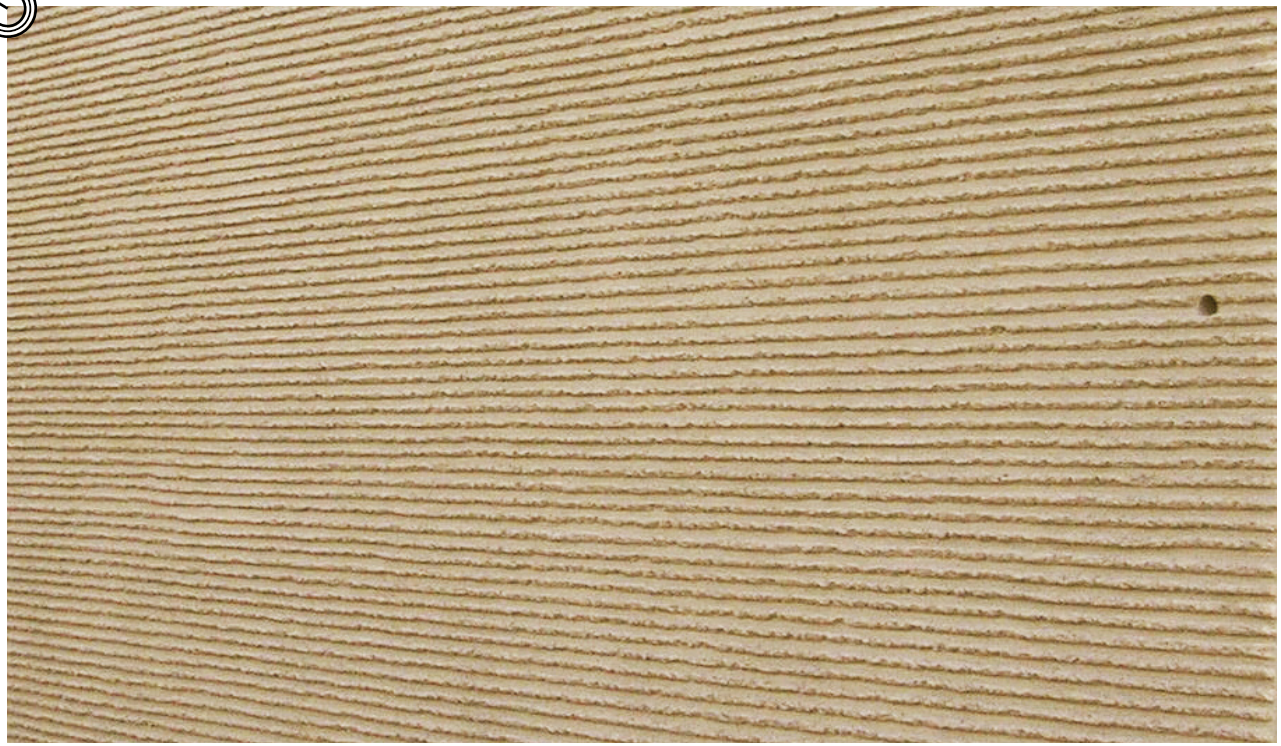


FIBERGLASS SUNSHADES OVER WEST WINDOWS AT CITY HALL

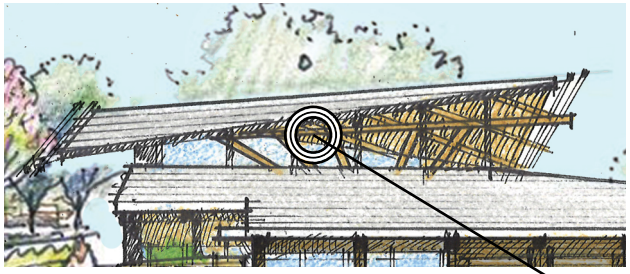




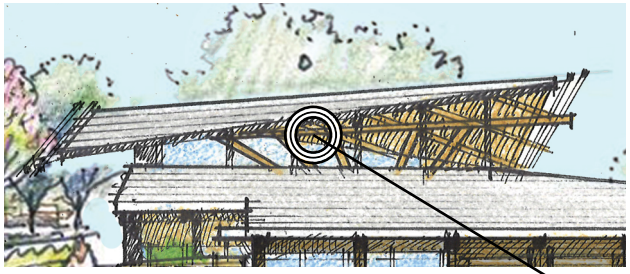


FEATURE SITE WALL ALONG EAST AND SOUTH FACES OF TOWN HALL
- ARCHITECTURAL CONCRETE WITH INTEGRAL COLOR,
FORM LINER, AND A SANDBALST FINISH

IPE WOOD DECK PAVERS AT OCEAN VIEW TERRACE AND TOWN HALL OVERLOOK



BASE BID:
STANDING SEAM ROOF - CHAMPAGNE



DEDUCTIVE BID ALTERNATE:
DIMENSIONAL ASPHALT SHINGLES

WOOD PIVOT DOORS

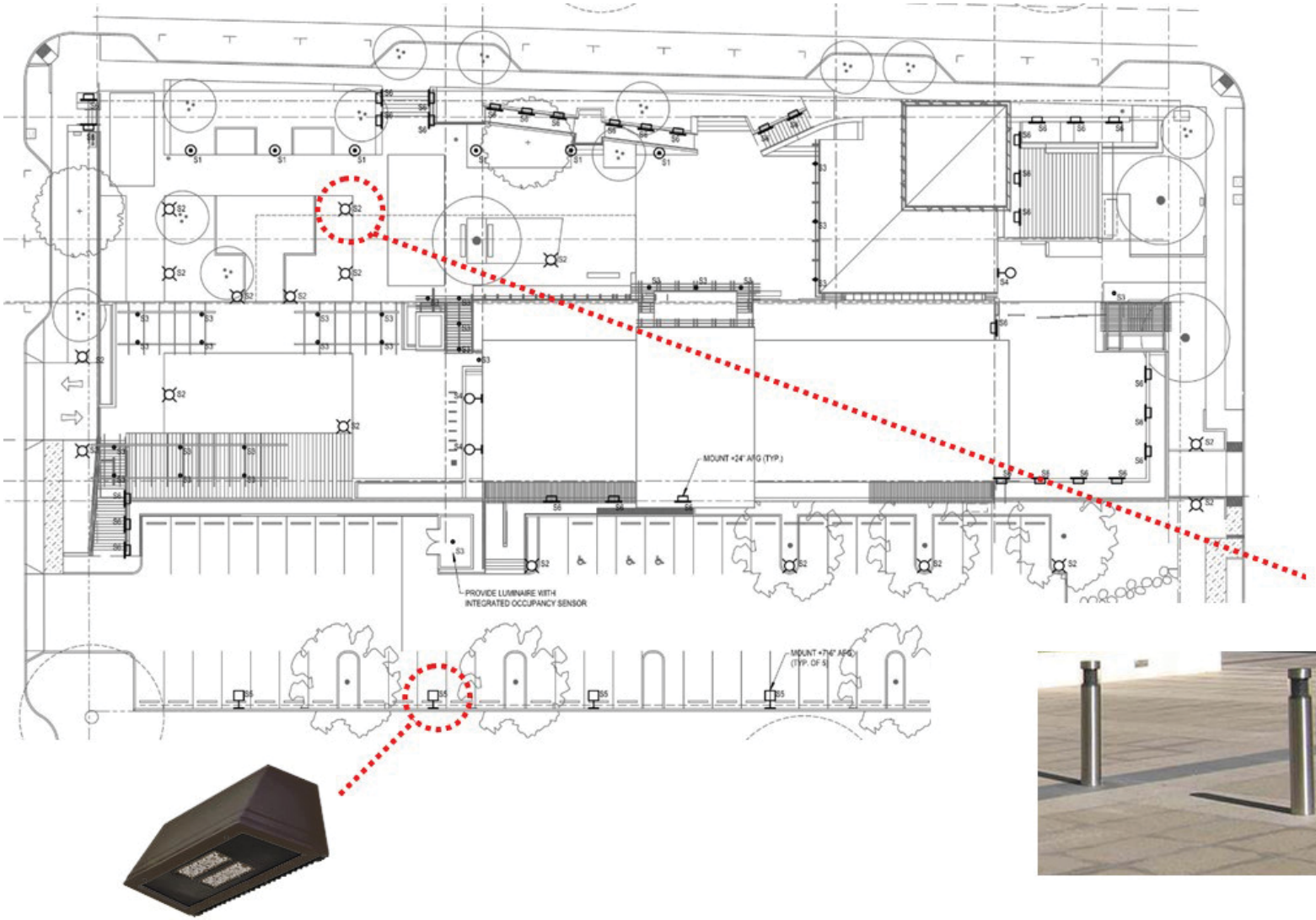
CLOSED (TWO SPACES)

OPEN (ONE SPACE)

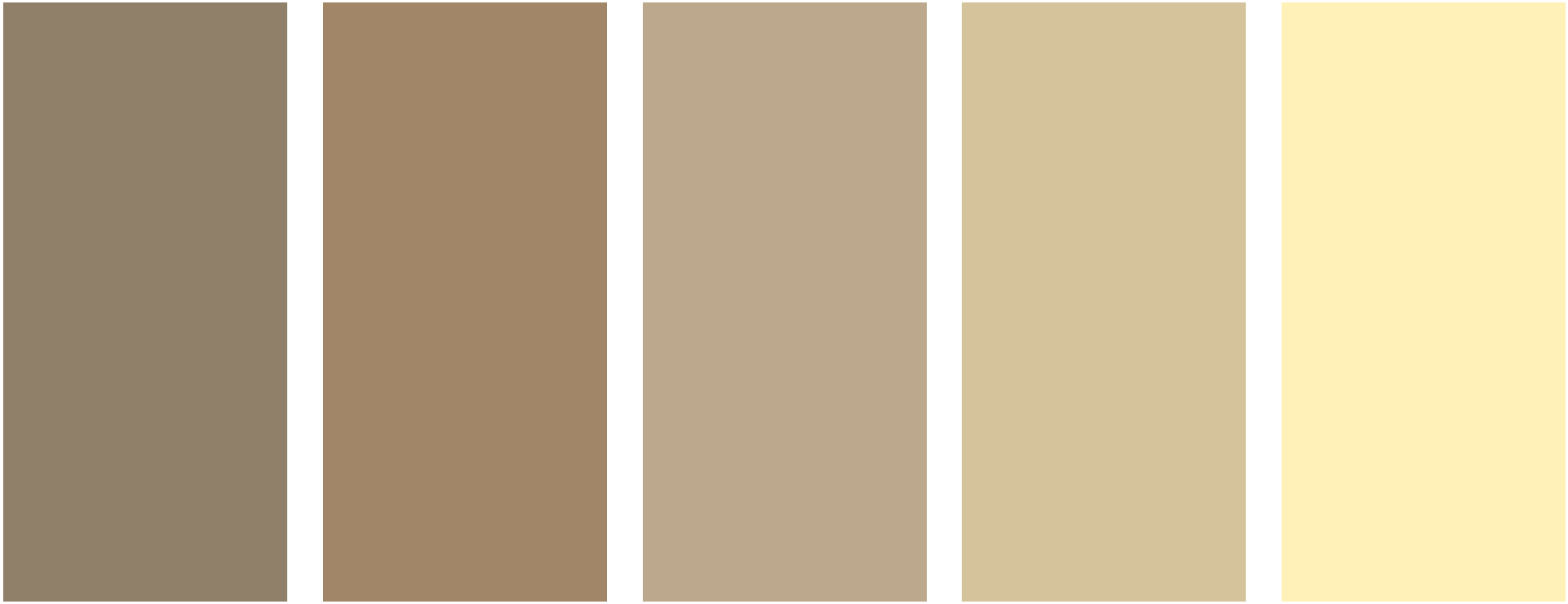
NANAWALL

STAINLESS STEEL WIRE GUARDRAILS

LIGHTING



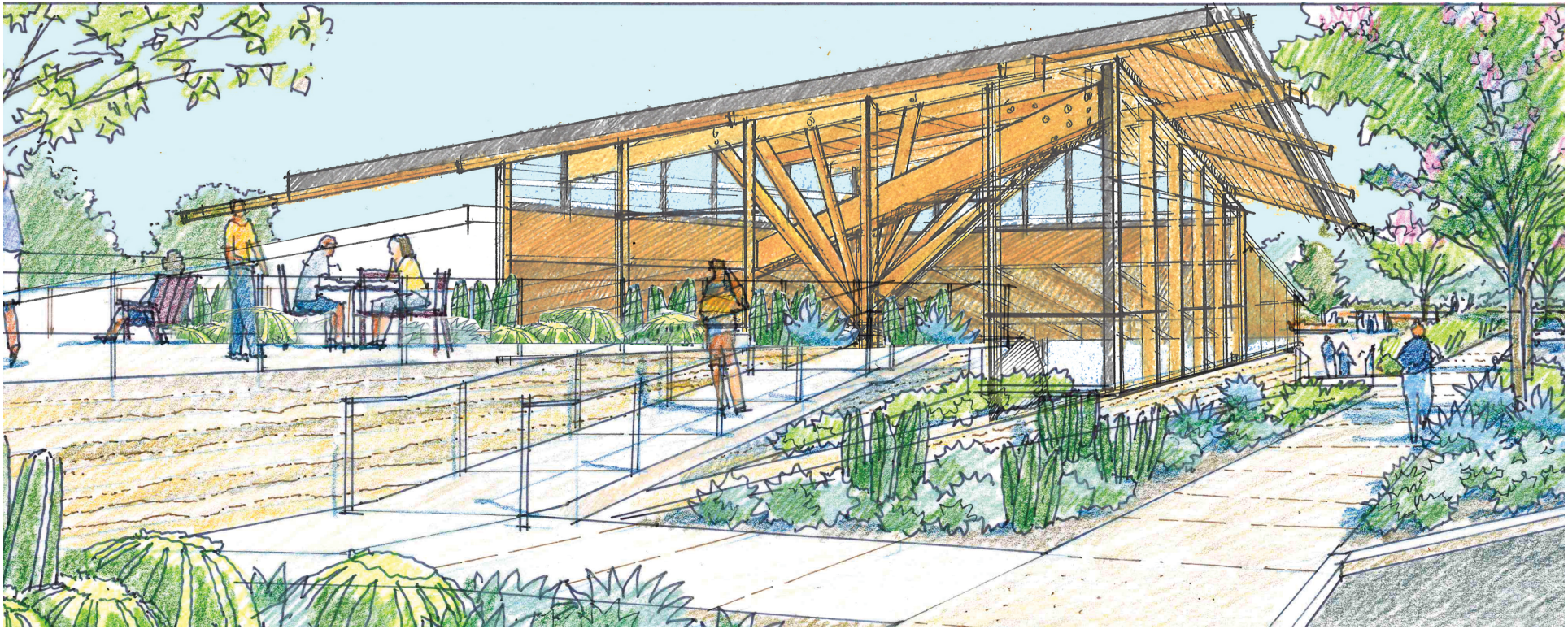
SITE LIGHTING



COLOR PALETTE TO COMPLEMENT NATURAL
SANDSTONE IN LOCAL BLUFFS

CONCEPTUAL VIEW LOOKING TOWARD PLAZA ENTRIES AT TOWN HALL & CITY HALL

CONCEPTUAL VIEW LOOKING WEST DURING FARMERS MARKET IN SURFACE PARKING LOT



CONCEPTUAL VIEW LOOKING TOWARD SOUTH ELEVATION OF TOWN HALL

DEL MAR CIVIC CENTER

DEL MAR, CALIFORNIA 92014

DESIGN REVIEW BOARD SUBMITTAL

ENTITLEMENTS
7 DEC 2015

STAFF NOTE:

THIS PLAN SET SHOWS THE ORIGINAL PROJECT AS PRESENTED TO THE DESIGN REVIEW BOARD AT THEIR DECEMBER 16, 2015 MEETING. THE DRB'S RECOMMENDED DESIGN MODIFICATIONS ARE SHOWN ON A NOTATED SITE PLAN FOLLOWING PLAN SHEET A-100 (SHEET A-100.B ON PAGE 29 OF 43) FOR REFERENCE AND DISCUSSED IN THE JANUARY 4, 2016 CITY COUNCIL STAFF REPORT.

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MILLER | HULL

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SCST ENGINEERING
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Contact: EMIL RUDOLPH

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	G-043	BUILDING HEIGHT DIAGRAMS
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	C-102	GRADING ENLARGEMENTS
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	A-321	TOWN HALL BUILDING SECTIONS
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	E-100	ELECTRICAL SITE PLAN

Grand total: 41

****DRB RECOMMENDED DESIGN MODIFICATIONS ARE LOCATED ON PLAN SHEET A-100.B (PAGE 29 OF 43)**

1 **VICINITY PLAN - NOT TO SCALE**

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

40% DESIGN DEVELOPEMENT
- PRICING SET -
7 DEC 2015

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No.	Description	Date

Issue Date: 7 DEC 2015
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Checked: KS
M|H Project No.: 1507

SHEET INDEX G-001

GENERAL INFORMATION
G-001

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DEVELOPMENT SUMMARY

PROJECT DESCRIPTION:
PROPOSED DEVELOPMENT FOR NEW DEL MAR CIVIC CENTER INCLUDES:
- DEMOLITION OF ALL EXISTING STRUCTURES AND PARKING LOT.
- NEW TWO-LEVEL, CONCRETE PARKING STRUCTURE. PER DEL MAR MUNICIPLE CODE (DMMC), UPPER LEVEL SHALL BE CLASSIFIED AS A STORY AND LOWER LEVEL SHALL BE CLASSIFIED AS BASEMENT.
- NEW SINGLE-STORY, WOOD-FRAMED TOWN HALL PLACE OVER SLAB-ON-GRADE. THIS BUILDING SHALL SERVE AS AN EMERGENCY OPERATIONS CENTER AND BE DESIGNATED AS AN ESSENTIAL FACILITY PER THE CALIFORNIA BUILDING CODE (CBC).
- NEW SINGLE-STORY, WOOD-FRAMED CITY HALL PLACE ON TOP OF PARKING STRUCTURE.
- NEW CIVIC PLAZA INCLUDING TRELLIS STRUCTURES AND SITE FURNISHINGS.
- NEW SURFACE PARKING LOT ADJACENT TO GARAGE.

ZONING CODE INFO (PER DEL MAR MUNICIPAL CODE)
ADDRESS: 1050 CAMINO DEL MAR - DEL MAR, CA 92014
ASSESSOR PARCEL NUMBER (APN): 300-093-02 & 300-093-03

ZONE: PUBLIC FACILITY (PF)
SITE AREA: 68,000 SF (1.5 ACRES)
PROPERTY DIMS: 340 FT x 200 FT

BUILDING AREA
TOWN HALL: 3,172 GSF
CITY HALL: 8,722 GSF (INCLUDES ELEVATOR)
BREEZEWAY 956 GSF (UNOCCUPIED & UNCONDITIONED)
SUBTOTAL 12,850 GSF

PARKING GARAGE
LOWER LEVEL: 20,708 GSF
UPPER LEVEL: 23,913 GSF (INCLUDES RAMP BETWEEN LEVELS)
TOTAL 44,621 GSF

TOTAL BUILDING AREA: 57,471 GSF

BUILDING HEIGHT
STORIES ALLOWED*: 2
STORIES PROVIDED: 2 + BASEMENT

* DEL MAR SUPPLEMENTAL REGULATION 30.86.110(A)(1) LIMITS BUILDING TO TWO STORIES OR 26 FEET IN HEIGHT, WHICHEVER IS THE LESSER.

PARKING SUMMARY
REQUIRED
CITY HALL
PROFESSIONAL 1 STALL / 300 GSF >> 8,722 GSF / 300 GSF = 29 STALLS

TOWN HALL*
AUDITORIUM 1 STALL / 5 SEATS >> 250/5 = 50 STALLS
PROFESSIONAL 1 STALL/300 GSF >> 600 GSF / 300 GSF = 2 STALLS

TOTAL 81 STALLS

*INCLUDES BREEZEWAY, DOES NOT INCLUDE STORAGE ROOM

PROVIDED
GARAGE LOWER LVL: 58 STALLS (INCLUDES 1 MICRO VEHICLE STALL)
GARAGE UPPER LVL: 50 STALLS (INCLUDES 2 STANDARD ADA STALLS, & 1 VAN ADA STALL)
SURFACE LOT: 52 STALLS (INCLUDES 3 ADA STALLS & 1 MOTORCYCLE STALL)
** **TOTAL 160 STALLS**

ADA STALLS
REQUIRED: 6 STALLS REQUIRED PER CBC TABLE 11B-208.2, OF WHICH 1 MUST BE VAN STALL
PROVIDED: 6 STALLS, WHICH INCLUDES 1 VAN STALL IN GARAGE (8'-2" MIN. CLR. HGT.)

APPLICABLE REGULATIONS PER DEL MAR MUNICIPLE CODE

DEVELOPMENT STANDARDS
30.31.020(A) - ALLOWABLE USES IN PF ZONE: CITY BUILDINGS INCLUDING ADMINISTRATIVE OFFICES, PUBLIC WORKS BUILDINGS, PUBLIC MEETING ROOMS OR CHAMBERS, AND PUBLIC PARKING FACILITIES.

30.31.070(C)(1) - SETBACKS: 10'-0" REQUIRED FROM WEST RESIDENTIAL ZONE; NO PARKING ALLOWED WITHIN THIS WEST SETBACK. NO OTHER SETBACKS REQUIRED.

30.31.070(C)(2) - HEIGHT: 26'-0", PLUS 14'-0" AS MEASURED FROM TOP OF CURB ALONG CAMINO DEL MAR. REFER TO SUPPLEMENTAL REGULATION 30.86.110(A)(1) FOR STORY LIMITS.

PARKING
30.80.060(A)(1) - STALL SIZE: 9'-0" WIDE x 18'-0" LONG.

30.80.060(A)(4) - OBSTRUCTIONS: STALLS ABUTTING A WALL, COLUMN, OR OTHER OBSTRUCTIONS (HIGHER THAN 6" ABOVE GRADE) SHALL BE INCREASED 6" ON EACH OBSTRUCTED SIDE.

30.80.060(B)(2) - DRIVEWAY: 10'-0" MIN. WIDTH FOR ONE-WAY DRIVE, 20'-0" MIN. WIDTH FOR TWO-WAY DRIVE. DRIVEWAY SHALL HAVE 24'-0" MAX. WIDTH WHERE LOCATED WITHIN A FRONT YARD OR REQUIRED SIDE YARD ABUTTING A STREET.

30.80.060(D) AISLE DIMENSIONS: 24'-0" FOR 90-DEGREE PARKING.

SUPPLEMENTAL REGULATIONS
30.86.090(B) - FENCES IN NONRESIDENTIAL ZONES: LIMITED TO HEIGHT OF 6'-0" WITHIN WEST SETBACK, OR SUBJECT TO SAME HEIGHT LIMIT AS BUILDING WHERE CONSCTRUCTED WITHIN BUILDING AREA.

30.86.110(A)(1) - HEIGHT LIMITATION: NO BUILDING OR STRUCTURE SHALL EXCEED TWO STORIES OR 26'-0" IN HEIGHT, WHICHEVER IS THE LESSER.

30.86.110(B) - EXCEPTIONS FOR ROOFTOP STRUCTURES: RADIO ANTENNAE NOT EXCEEDING 10'-0" ABOVE THE ROOF MAY BE ERECTED TO A HEIGHT GREATER THAN THE PERMITTED HEIGHT.

30.86.140(1) - SCREENING: ALL OPEN STORAGE OF AUTOMOBILES SHALL BE SCREENED FROM ALL OTHER PROPERTIES BY DENSE LANDSCAPING NOT LESS THAN 5'-6" HIGH, AND FROM ABUTTING STREETS BY DENSE LANDSCAPING NOT LESS THAN 3'-6" HIGH, AND INSTALLED IN PLANTERS NOT LESS THAN 3'-0" IN WIDTH.

30.86.150 - STREET CORNER SIGHT DISTANCE: NO STRUCTURE, PLANT MATERIAL, OR OTHER OBJECT SHALL BE ERECTED, PLACED, PLANTED, OR ALLOWED TO GROW WITHIN 20'-0" OF THE INTERSECTION OF ARTERIAL STREETS, AS MEASURED FROM THE CENTER OF THE NEAREST CURB RETURN.

30.86.210 - UTILITY UNDERGROUNDING: ALL NEW SERVICE CONNECTIONS OF ELECTRICAL, COMMUNICATION, CATV OR OTHER SIMILAR DISTRIBUTION SERVICE WIRES AND/OR CABLES NECESSARY OR DESIRABLE IN CONNECTION WITH PERMANENT NEW CONSTRUCTION SHALL BE PLACED UNDERGROUND.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3, 4, 9, 10, 11 AND 12 IN BLOCK 26 OF DEL MAR, IN THE CITY OF DEL MAR, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 368, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 7, 1885.

ALSO THE SOUTHERLY 20.00 FEET OF 11TH STREET ADJOINING SAID LOTS 1, 2, 3 AND 4 ON THE NORTH; AND THE NORTHERLY 20.00 FEET OF 10TH STREET ADJOINING SAID LOTS 9, 10, 11 AND 12 OF THE SOUTH AS VACATED BY ORDER OF THE BOARD OF SUPERVISORS OF SAN DIEGO COUNTY, APRIL 12, 1926

ALSO TOGETHER WITH THAT PORTION OF THE OPEN ALLEY LYING BETWEEN LOTS 1 TO 4 AND 9 TO 12 WHICH UPON VACATION WOULD REVERT TO SAID LAND BY OPERATION OF LAW.

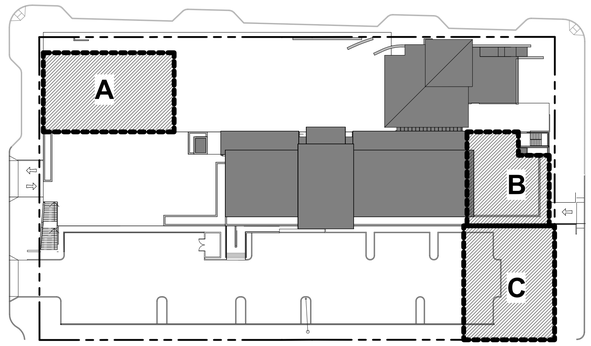
BUILDING CODE INFO (PER 2013 CBC)

USE AND OCCUPANCY
TOWN HALL: GROUP A-3, ASSEMBLY
CITY HALL: GROUP B, OFFICE
PARKING GARAGE: GROUP S-2, PARKING GARAGE (ENCLOSED)

CONSTRUCTION TYPE
TOWN HALL: TYPE VA, FULLY SPRINKLERED
CITY HALL: TYPE VA, FULLY SPRINKLERED
PARKING GARAGE: TYPE IA, FULLY SPRINKLERED

BUILDING AREA
BASE ALLOWABLE
GROUP A-3, TYPE VA: 11,500 GSF
GROUP B, TYPE VA: 18,000 GSF
GROUP S-2, TYPE IA: UNLIMITED

BUILDING HEIGHT
BAE ALLOWABLE
GROUP A-3, TYPE VA: 2 STORIES
GROUP B, TYPE VA: 3 STORIES
GROUP S-2, TYPE IA: UNLIMITED



EXPANSION AREA 'A' = 4,500 GSF
EXPANSION AREA 'B' = 2,700 GSF
EXPANSION AREA 'C' = 4,500 GSF

1 **FUTURE EXPANSION AREA DIAGRAM**
1" = 50'-0"

****DRB RECOMMENDED DESIGN MODIFICATIONS ARE LOCATED ON PLAN SHEET A-100.B (PAGE 29 OF 43)**

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

DESIGN REVIEW BOARD SUBMITTAL
- ENTITLEMENTS -
7 DEC 2015

NOT FOR CONSTRUCTION

No.	Description	Date

Issue Date: 7 DEC 2015
Drawn: JT
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SHEET INDEX G-001

PROJECT SUMMARY
G-002

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BASIS OF BEARING:

THE BASIS OF COORDINATES AND BEARINGS FOR THE SURVEY IS THE CALIFORNIA COORDINATE SYSTEM OF 1983 (EPOCH) 207.0) ZONE 6 BASED UPON CITY OF DEL MAR HORIZONTAL CONTROL STATIONS:
0024 SAM
0026 SURF

BENCHMARK:

STATION SERIAL NUMBER –0032 DESIGNATION – CURRY
HORIZONTAL DATUM – NAD83
PLANE COORDINATES
CCS 83, ZONE 6
NORTHING (Y) 1,928,531.12 U.S. FEET
EASTING (X) 6,250,872.78 U.S. FEET

VERTICAL DATUM – NGVD29
ELEVATION – 146.75 FEET
MONUMENT TYPE – 2 1/2INCH BRASS DISK SET IN TOP OF CURB INLET

NOTES:

SURVEYED BY TOWILL BETWEEN DECEMBER 22, 2014 AND FEBRUARY 11, 2015.

PRELIMINARY - NOT FOR CONSTRUCTION

REVISION	DESCRIPTION	APPROVED	DATE

SCALE: 1" = 20'
ACAD FILE NO.
PROJECT NO. 14616–102

DESIGNED: | DRAWN: RBY | CHECKED: DJM
ENGINEER OF WORK | R.C.E. NO. | DATE

TOWILL | Surveying, Mapping and GIS Services
8799 Balboa Ave, Suite 140
San Diego, CA 92123

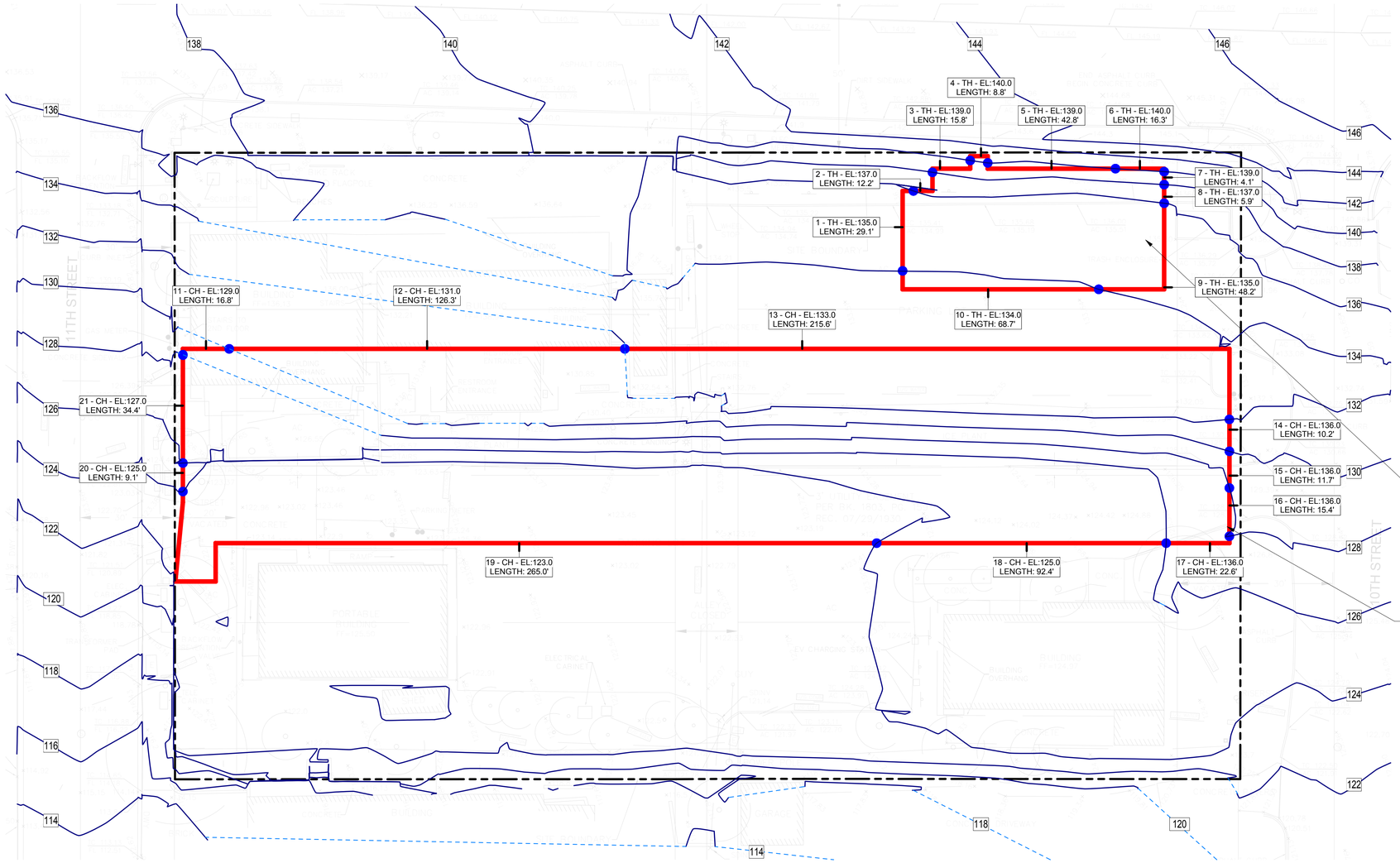
City of Del Mar
1050 Camino del Mar, Del Mar, CA 92014
T 858.755-9313 F 858.755-2794
www.delmar.ca.us

APPROVED
PUBLIC WORKS DIRECTOR | DATE

CITY OF DEL MAR
TOPOGRAPHIC SURVEY
OF
DEL MAR CITY HALL SITE

SHEET
1 OF 1 SHEETS

ORIGINAL SCALE: 0 1 2 3 4 INCHES



AAG PLAN LEGEND

- TOPOGRAPHIC LINES AT 2' INCREMENTS FOR HEIGHT CALCLUATION
- TOPOGRAPHIC LINES AT 2' INCREMENTS AT BREAKS FOR CLARITY AND CONTINUITY
- SEGMENT #
- BUILDING ABBREVIATION
- ELEVATION FOR CALCUTLATION
- 0 - TH - EL:000.0 LENGTH: 00.0'
- LENGTH FOR CALCULATION
- BUILDING PERIMETER
- NODES REPRESENT ENDS OF EACH PERIMETER SEGMENTS FOR HEIGHT CALCULATIONS

TOWN HALL (TH) PERIMTER

CITY HALL (CH) PERIMETER

1 PLAZA LEVEL - FLOOR PLAN

1" = 20'-0"

CITY HALL (CH) AVERAGE ADJOINING GRADE (AAG) CALCULATIONS

Average Adjoining Grade (AAG) CH			
SEGMENT #	AVERAGE ELEVATION (AE)	WALL LENGTH (WL)	PRODUCT OF WL x AE
11	129.0	16.8'	2167.9'
12	131.0	126.3'	16540.1'
13	133.0	215.6'	28677.9'
14	136.0	10.2'	1385.4'
15	136.0	11.7'	1591.8'
16	136.0	15.4'	2094.4'
17	136.0	22.6'	3068.4'
18	125.0	92.4'	11547.0'
19	123.0	265.0'	32600.9'
20	125.0	9.1'	1137.0'
21	127.0	34.4'	4373.2'
Grand total: 11		819.5'	105184.0'

AAG CH = 105,184.0/819.5' = 128.4
CH HEIGHT LIMIT = 128.4' + 26' = 154.4'

TOWN HALL (TH) AVERAGE ADJOINING GRADE (AAG) CALCULATIONS

Average Adjoining Grade (AAG) TH			
SEGMENT #	AVERAGE ELEVATION (AE)	WALL LENGTH (WL)	PRODUCT OF WL x AE
1	135.0	29.1'	3931.1'
2	137.0	12.2'	1671.0'
3	139.0	15.8'	2199.9'
4	140.0	8.8'	1230.3'
5	139.0	42.8'	5946.2'
6	140.0	16.3'	2285.3'
7	139.0	4.1'	575.8'
8	137.0	5.9'	814.3'
9	135.0	48.2'	6504.6'
10	134.0	68.7'	9199.4'
Grand total: 10		252.0'	34357.9'

AAG TH = 34,357.9' / 252.0'= 136.3'
TH HEIGHT LIMIT = 136.3 + 26 = 162.3'

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SHEET INDEX G-001

AAG PLAN DIAGRAM AND CALCULATIONS

G-041

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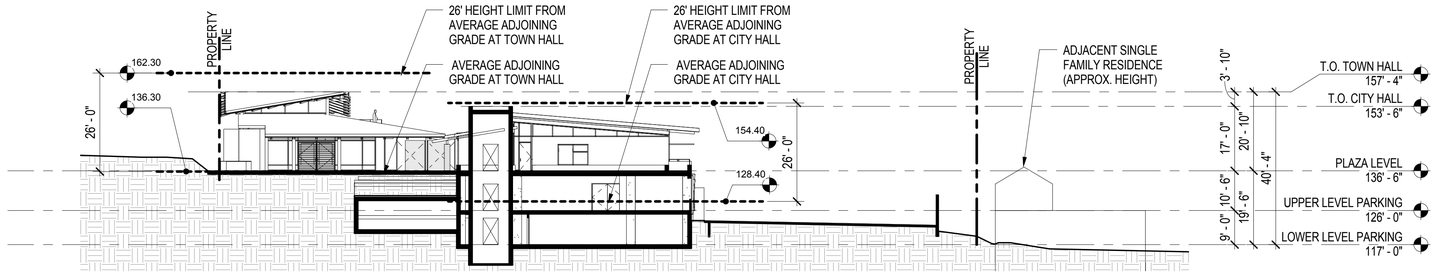
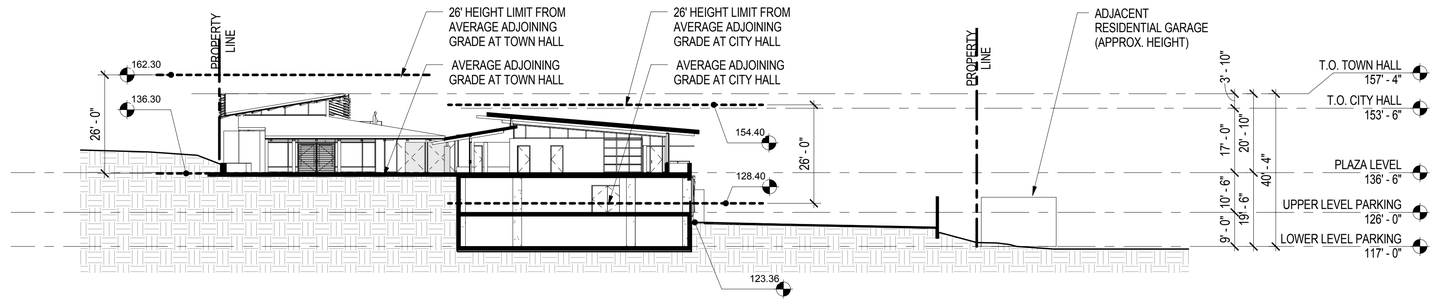


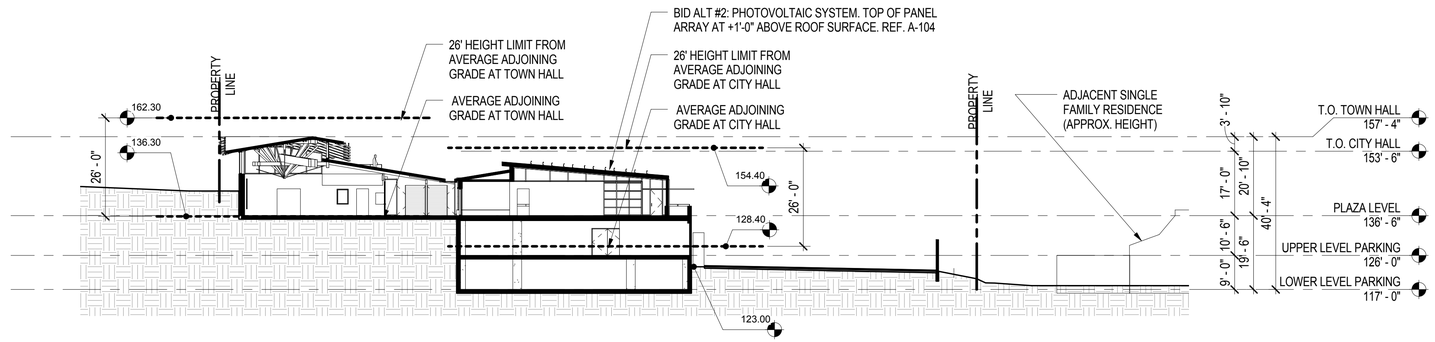
1 AAG SECTION EW - THROUGH CITY HALL ELEVATOR

1" = 20'-0"



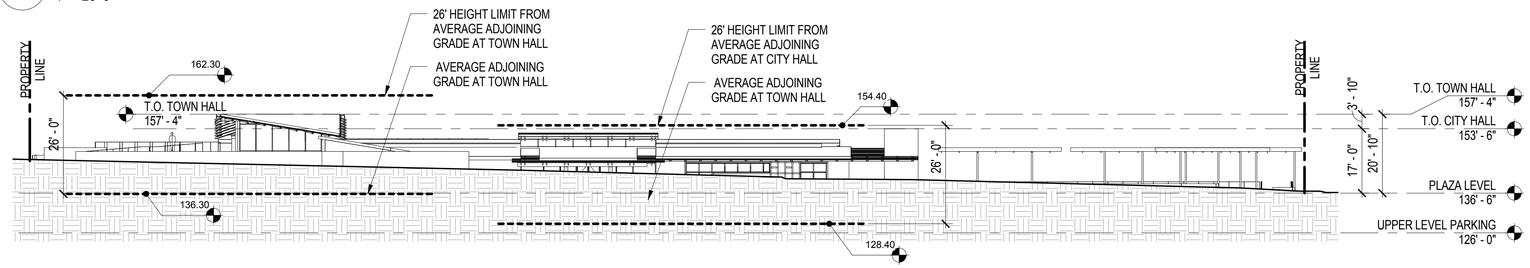
2 AAG SECTION EW - THROUGH CITY HALL LOBBY

1" = 20'-0"



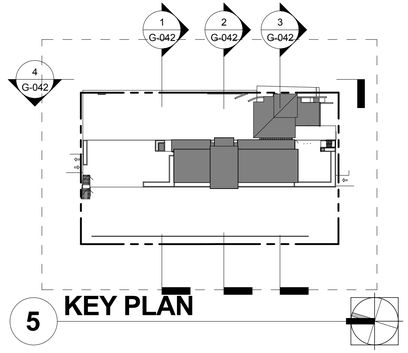
3 AAG SECTION EW - THROUGH TOWN HALL / BREEZEWAY / CITY HALL

1" = 20'-0"



4 AAG SECTION NS - CAMINO DEL MAR (CURB LINE ALONG EAST PROPERTY LINE)

1" = 20'-0"



5 KEY PLAN

HEIGHT DIAGRAM NOTES

1. -FOR THE AVERAGE ADJOING GRADE CALCULATIONS DETERMINING SHOWN HEIGHT RESTRICTIONS REF: G-041
2. THIS SHEET IS TO DEMONSTRATE ONLY THE AVERAGE ADJOINING GRADE HEIGHT RESTRICTON. FOR INFORMATION ON ALL OTHER HEIGHT RESTIRCTIONS REF: G-043.
3. ADJACENT PROPERTY STRUCTURE HEIGHTS SHOWN ARE APPROXIMATE.

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AAG BUILDING HEIGHT DIAGRAMS

G-042

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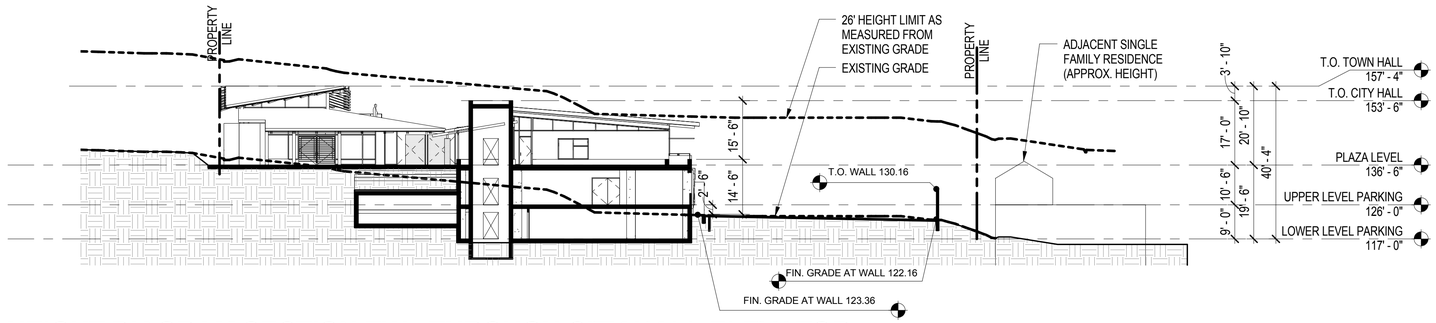
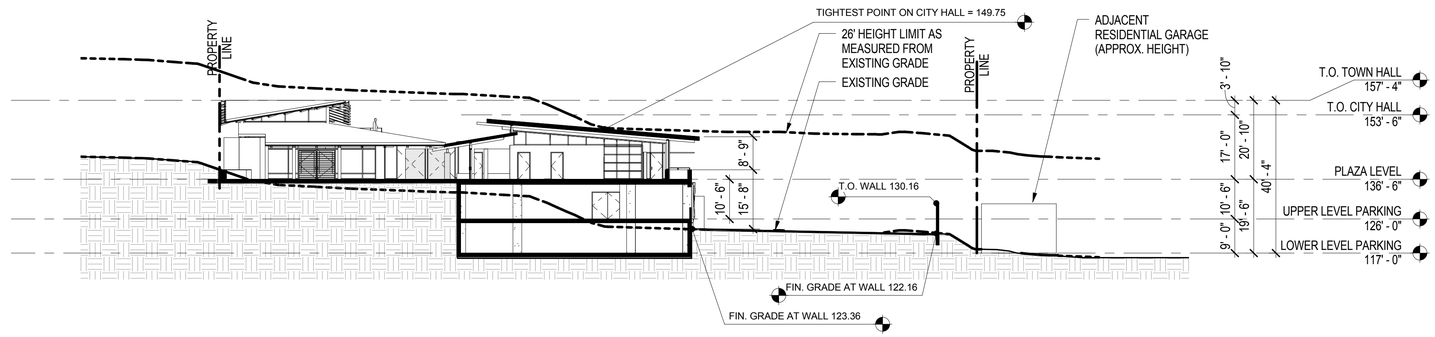


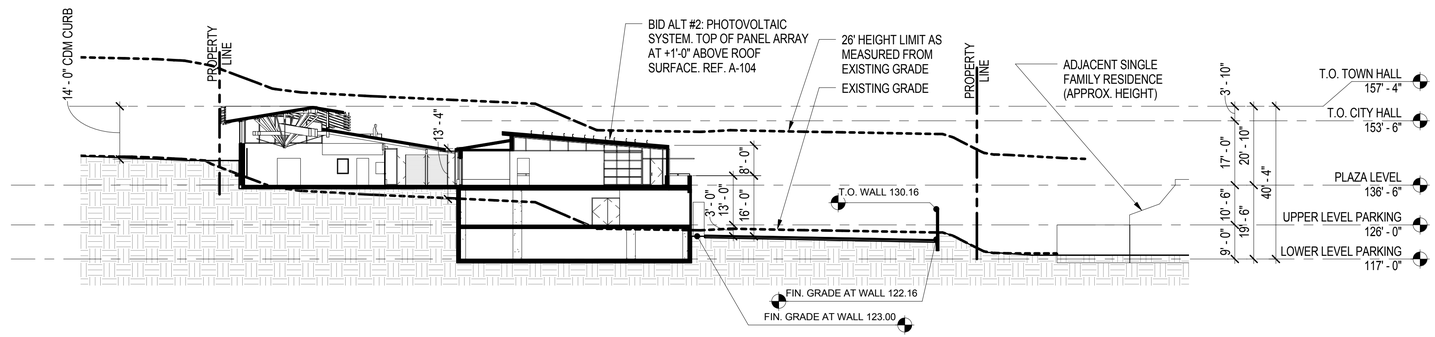
1 HEIGHT DIAGRAM SECTION EW - THROUGH CITY HALL ELEVATOR

1" = 20'-0"



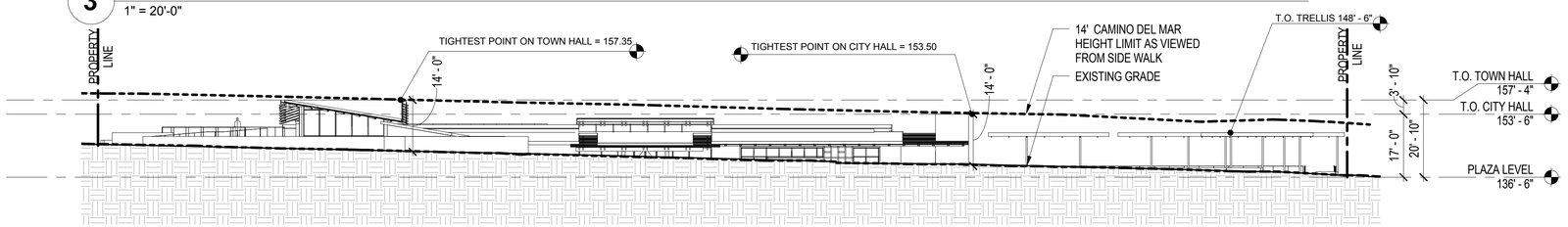
2 HEIGHT DIAGRAM SECTION EW - THROUGH CITY HALL LOBBY

1" = 20'-0"



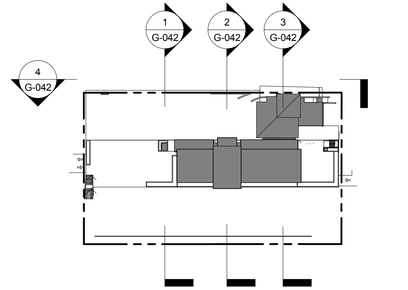
3 HEIGHT DIAGRAM SECTION EW - THROUGH TOWN HALL / BREEZEWAY / CITY HALL

1" = 20'-0"



4 HEIGHT DIAGRAM SECTION NS - CAMINO DEL MAR (CURB LINE ALONG EAST PROPERTY LINE)

1" = 20'-0"



5 KEY PLAN

HEIGHT DIAGRAM NOTES

1. THIS SHEET DEMONSTRATES COMPLIANCE FOR (1) MEASURING HEIGHT FROM ADJOINING GRADE TO HIGHEST PART OF THE ROOF IMMEDIATELY ABOVE, AND (2) FROM ANY POINT OF THE ROOF TO NATURAL/EXISTING GRADE DIRECTLY BELOW.
2. FOR AVERAGE ADJOINING GRADE MEASUREMENTS, REF: G-041 & G-042.

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BUILDING HEIGHT DIAGRAMS G-043

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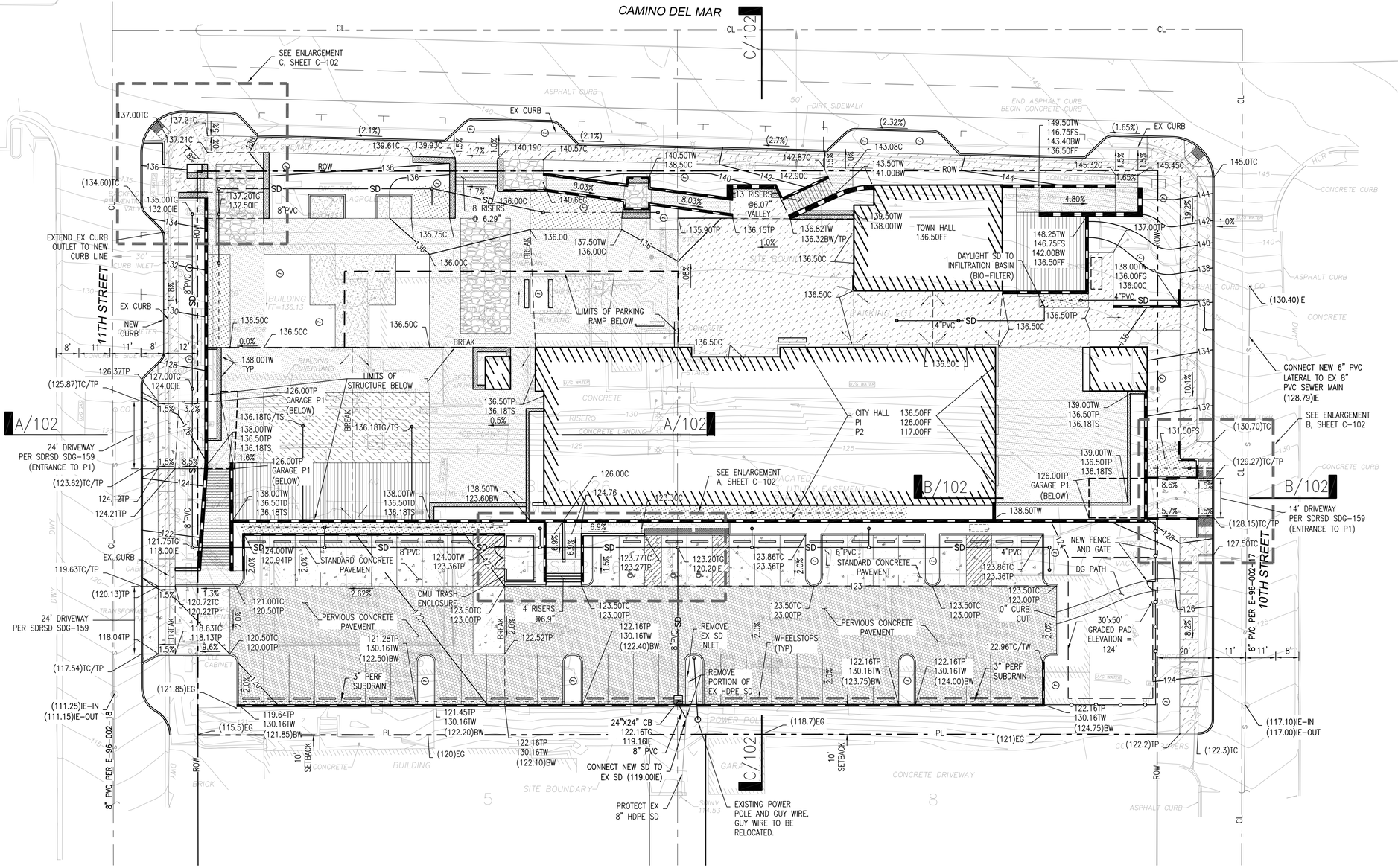

****DRB RECOMMENDED DESIGN MODIFICATIONS ARE NOT SHOWN ON THIS PLAN; REFERENCE PLAN SHEET A-100.B FOR RECOMMENDATIONS (PAGE 29 OF 43)**

GRADING LEGEND

- PERVIOUS CONCRETE PAVING
- STANDARD CONCRETE PAVING
- CONCRETE PAVING W/ INTEGRAL COLOR
- SYNTHETIC TURF
- FLAGSTONE PAVING
- DECOMPOSED GRANITE PAVING
- CONCRETE PAVING, EXPOSED AGG FINISH.
- INFILTRATION BASIN (BIO-FILTER)
- SPOT ELEVATIONS — 122.66TC / 122.16TP / (122.1±)
- LIMITS OF PROPOSED BUILDINGS
- PROPOSED STORM DRAIN LINE — SD
- STORM DRAIN AREA DRAIN/CATCH BASIN/CLEANOUT (WITH BMP STORM DRAIN STENCILING)
- PROPOSED STORM DRAIN SUB-DRAIN (4" PERF. PVC)
- RETAINING WALL
- SEAT WALL
- GRADE BREAK
- LIMIT OF PARKING STRUCTURE BELOW

ABBREVIATIONS

TOP OF DECK	TD
TOP OF WALL	TW
BOTTOM OF WALL	BW
TOP OF SLAB	TS
TOP OF CURB	TC
FINISHED SURFACE	FS
CONCRETE	C
TOP OF PAVING	TP

GENERAL NOTES

1. AN ADDITIONAL PERMIT IS REQUIRED BY THE CITY OF DEL MAR, PUBLIC WORKS DEPARTMENT FOR THE IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY; SUCH AS FOR DRIVEWAY, SIDEWALKS, ETC.
2. SOIL REMOVED FROM SITE AND PLACED WITHIN THE CITY OF DEL MAR REQUIRES ADDITIONAL GRADING OR LAND CONSERVATION PERMITS.
3. ALL CONTRACTORS AND SUB-CONTRACTORS MUST HAVE A VALID CITY OF DEL MAR BUSINESS LICENSE PRIOR TO THE PERFORMANCE OF ANY WORK (ORD. #234).
4. NO GRADING SHALL OCCUR OUTSIDE THE LIMITS OF THE APPROVED GRADING PLAN UNLESS PRIOR WRITTEN AUTHORIZATION IS OBTAINED FROM THE CITY AND THE OWNERS OF ANY OTHER AFFECTED PROPERTIES.
5. SEE SHEET C-301 FOR WET UTILITIES (DOMESTIC WATER, FIRE WATER, SANITARY SEWER).
6. ALL SITE RETAINING WALL SUBDRAINS WILL DISCHARGE THROUGH THE FACE OF WALL AT REGULAR INTERVALS.

GRADING QUANTITIES

GRADED AREA	1.76 [ACRES]	MAX. CUT DEPTH	16.1 [FT]
CUT QUANTITIES	10,715 [CYD]	MAX CUT SLOPE RATIO	2:1
FILL QUANTITIES	1,512 [CYD]	MAX. FILL DEPTH	7.8 [FT]
~~IMPORT~~/EXPORT	9,202 [CYD]	MAX FILL SLOPE RATIO	2:1

THIS PROJECT PROPOSES TO EXPORT 9,202 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

N

10 0 20 40

SCALE IN FEET
1 inch = 20 ft.

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BWE
WWW.BWESD.COM 619.299.5550

DEL MAR CIVIC CENTER

1050 CAMINO DEL MAR | DEL MAR, CALIFORNIA 92014

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No.	Description	Date

Issue Date: 7 DEC 2015
Drawn: JR
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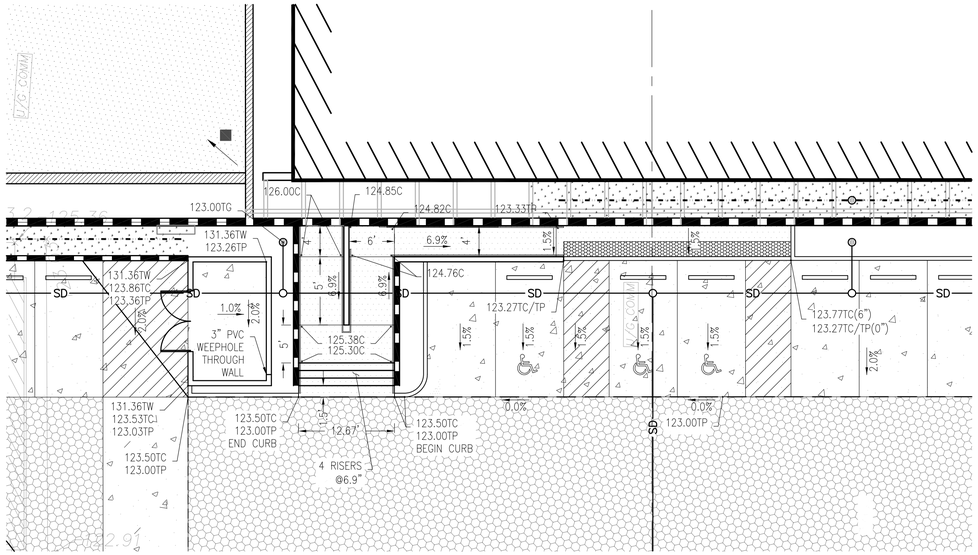
M|H Project No.: 1507

SHEET INDEX G-001

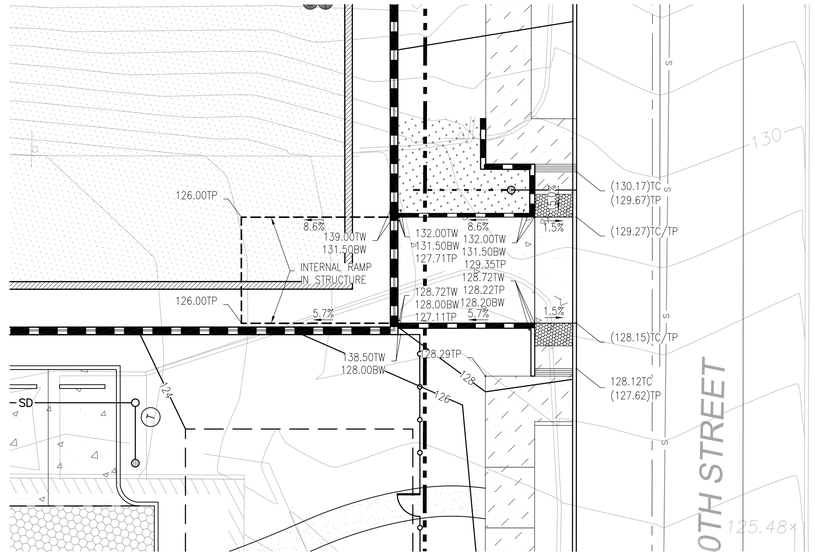
GRADING & IMPROVEMENT PLAN

C-101



ENLARGEMENT A: ADA PARKING/ACCESSIBLE RAMP TO P1

SCALE: 1"=10'



ENLARGEMENT B: 10th STREET PARKING GARAGE DRIVEWAY

SCALE: 1"=10'

ENLARGEMENT C: CORNER OF 11TH AND CAMINO DEL MAR

SCALE: 1"=10'

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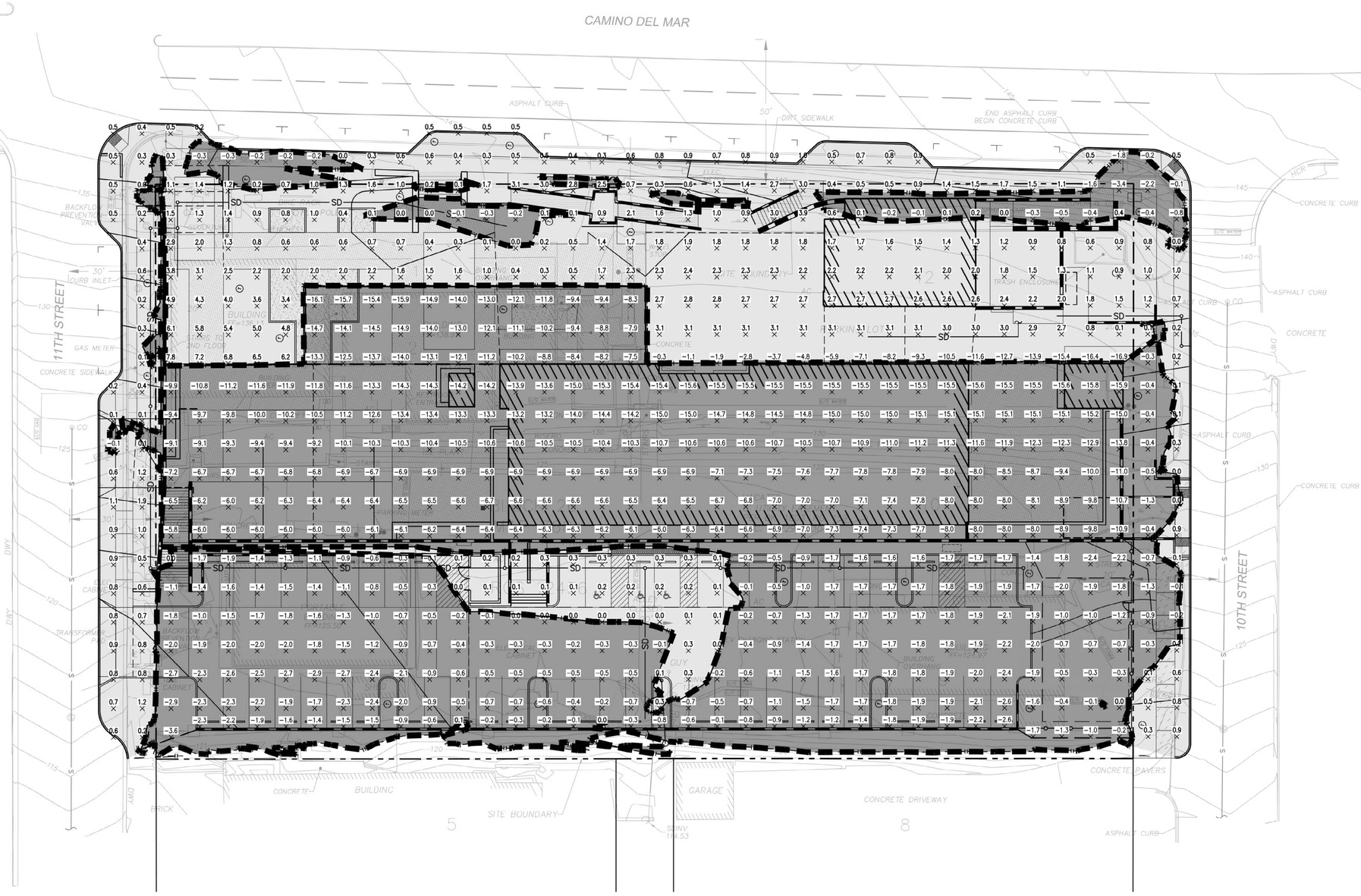
GRADING ENLARGEMENTS

C-102



CUT/FILL EXHIBIT LEGEND

CUT HEIGHT AT MARKER (FT). . . . . −14.2 x

FILL HEIGHT AT MARKER (FT). . . . . 5.7 x

CUT/FILL LINE . . . . . ▬ ▬ ▬

CUT AREA . . . . . ▓

FILL AREA . . . . . ▒

GENERAL NOTES

1. AN ADDITIONAL PERMIT IS REQUIRED BY THE CITY OF DEL MAR, PUBLIC WORKS DEPARTMENT FOR THE IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY; SUCH AS FOR DRIVEWAY, SIDEWALKS, ETC.
2. SOIL REMOVED FROM SITE AND PLACED WITHIN THE CITY OF DEL MAR REQUIRES ADDITIONAL GRADING OR LAND CONSERVATION PERMITS.
3. ALL CONTRACTORS AND SUB-CONTRACTORS MUST HAVE A VALID CITY OF DEL MAR BUSINESS LICENSE PRIOR TO THE PERFORMANCE OF ANY WORK (ORD. #234).
4. NO GRADING SHALL OCCUR OUTSIDE THE LIMITS OF THE APPROVED GRADING PLAN UNLESS PRIOR WRITTEN AUTHORIZATION IS OBTAINED FROM THE CITY AND THE OWNERS OF ANY OTHER AFFECTED PROPERTIES.
5. SEE SHEET C-301 FOR WET UTILITIES (DOMESTIC WATER, FIRE WATER, SANITARY SEWER),
6. ALL SITE RETAINING WALL SUBDRAINS WILL DISCHARGE THROUGH THE FACE OF WALL AT REGULAR INTERVALS.

GRADING QUANTITIES

GRADED AREA	1.76 [ACRES]	MAX. CUT DEPTH	16.1 [FT]
CUT QUANTITIES	10,715 [CYD]	MAX CUT SLOPE RATIO	2:1
FILL QUANTITIES	1,512 [CYD]	MAX. FILL DEPTH	7.8 [FT]
~~IMPORT~~/EXPORT	9,202 [CYD]	MAX FILL SLOPE RATIO	2:1

THIS PROJECT PROPOSES TO EXPORT 9,202 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

10 0 20 40

SCALE IN FEET
1 inch = 20 ft.

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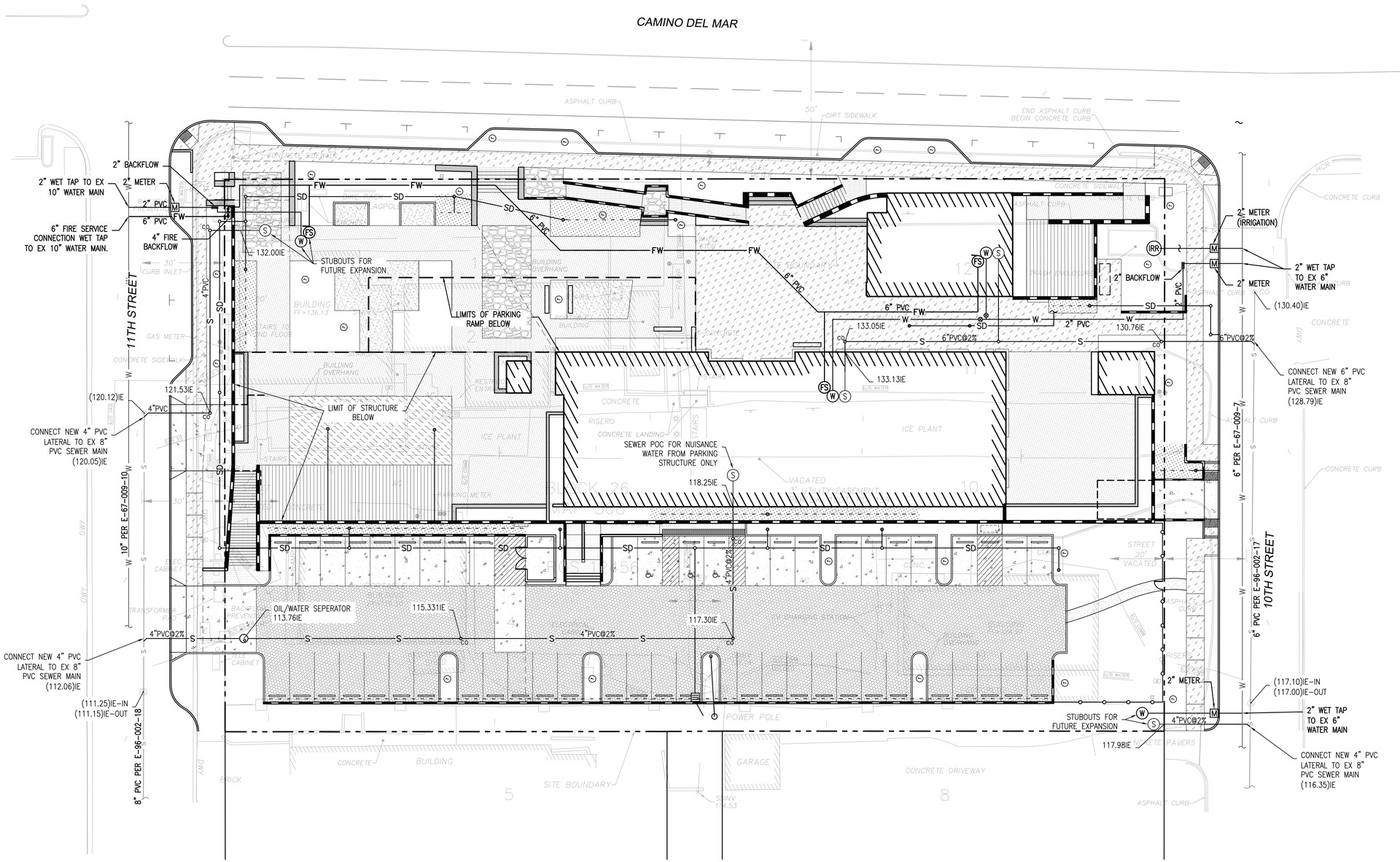
GRADING CUT/FILL EXHIBIT

C-103



GENERAL NOTES

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2. SOIL REMOVED FROM SITE AND PLACED WITHIN THE CITY OF DEL MAR REQUIRES ADDITIONAL GRADING OR LAND CONSERVATION PERMITS.
3. ALL CONTRACTORS AND SUB-CONTRACTORS MUST HAVE A VALID CITY OF DEL MAR BUSINESS LICENSE PRIOR TO THE PERFORMANCE OF ANY WORK (ORD. #234).
4. NO GRADING SHALL OCCUR OUTSIDE THE LIMITS OF THE APPROVED GRADING PLAN UNLESS PRIOR WRITTEN AUTHORIZATION IS OBTAINED FROM THE CITY AND THE OWNERS OF ANY OTHER AFFECTED PROPERTIES.
5. STORM DRAIN SHOWN ON THIS SHEET FOR REFERENCE ONLY. SEE SHEET C-101 FOR CONTINUATION OF STORM DRAINS.

UTILITY LEGEND

PROPOSED SANITARY SEWER LINE . . . . . S — S — (S)

PROPOSED SANITARY SEWER CLEANOUT . . . . . S — CO — S

PROPOSED SANITARY SEWER OIL/WATER SEPARATOR . . . . . S — ⊘ — S

PROPOSED DOMESTIC WATER LINE . . . . . W — (W)

PROPOSED DOMESTIC WATER METER . . . . . W — M — W

PROPOSED DOMESTIC WATER BACKFLOW . . . . . W — BOB

PROPOSED FIRE WATER LINE . . . . . FW — FW — (FW)

PROPOSED FIRE WATER BACKFLOW . . . . . FW — BOB

****DRB RECOMMENDED DESIGN MODIFICATIONS ARE NOT SHOWN ON THIS PLAN; REFERENCE PLAN SHEET A-100.B FOR RECOMMENDATIONS (PAGE 29 OF 43)**

10 0 20 40
SCALE IN FEET
1 inch = 20 ft.

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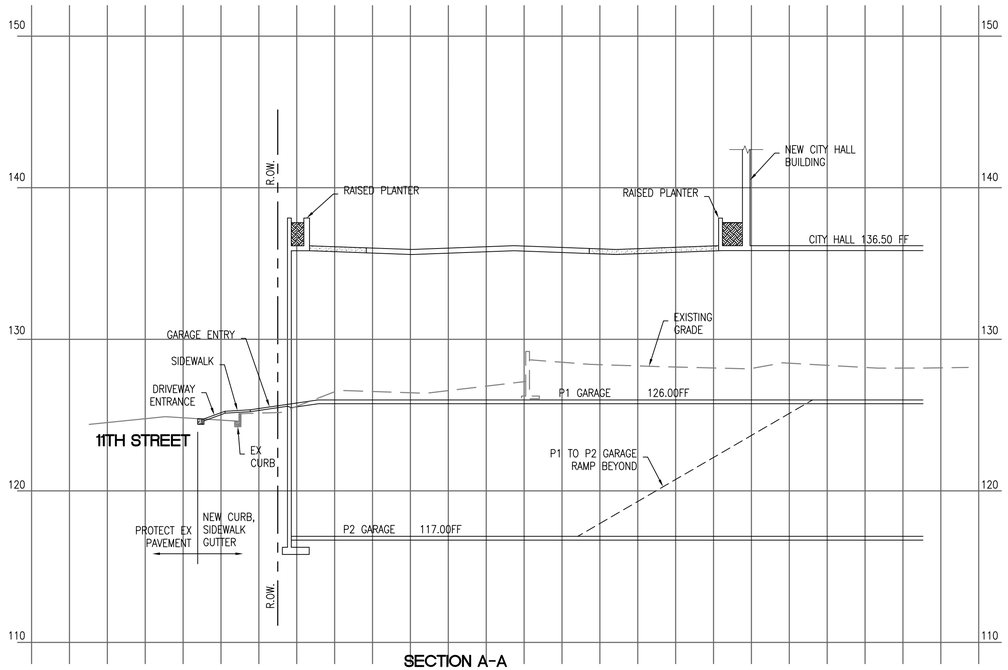
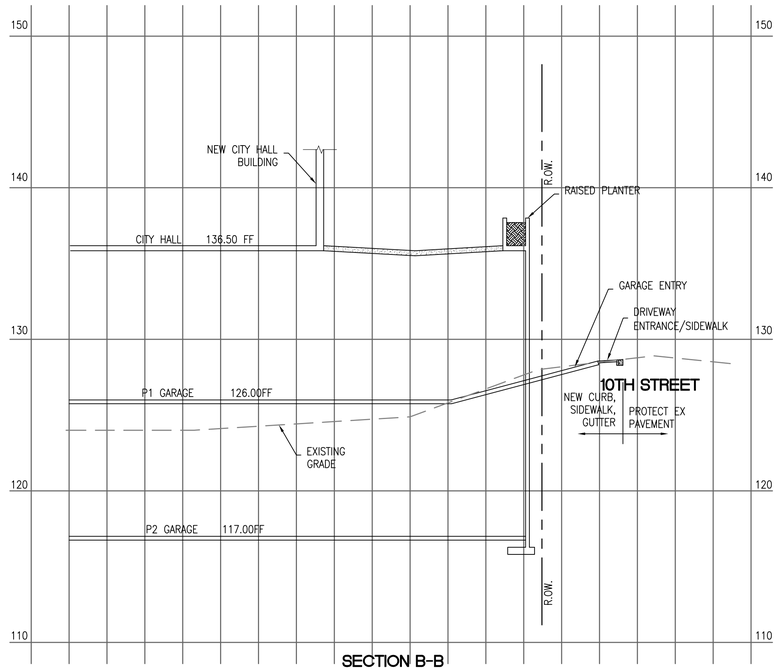
WET UTILITY PLAN

C-121



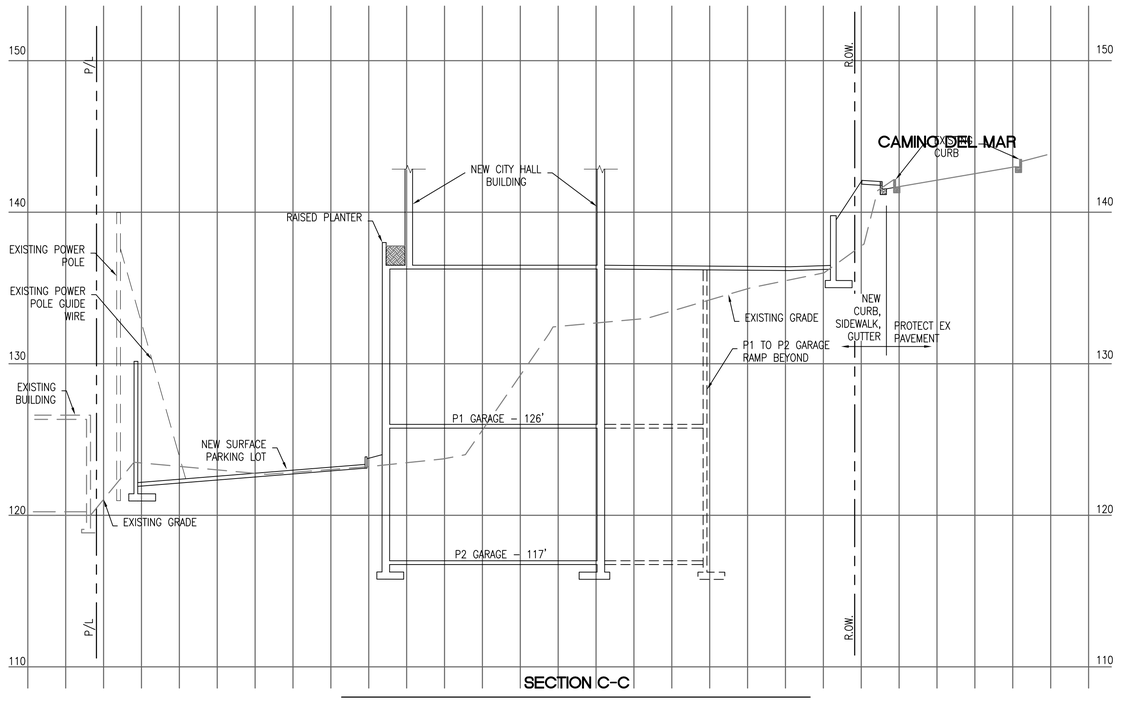
SECTION A-A

SCALE:
1"=20' HORIZONTAL
1"=4' VERTICAL



SECTION B-B

SCALE:
1"=20' HORIZONTAL
1"=4' VERTICAL



SECTION C-C

SCALE:
1"=20' HORIZONTAL
1"=4' VERTICAL

10 0 20 40

SCALE IN FEET
1 inch = 20 ft.

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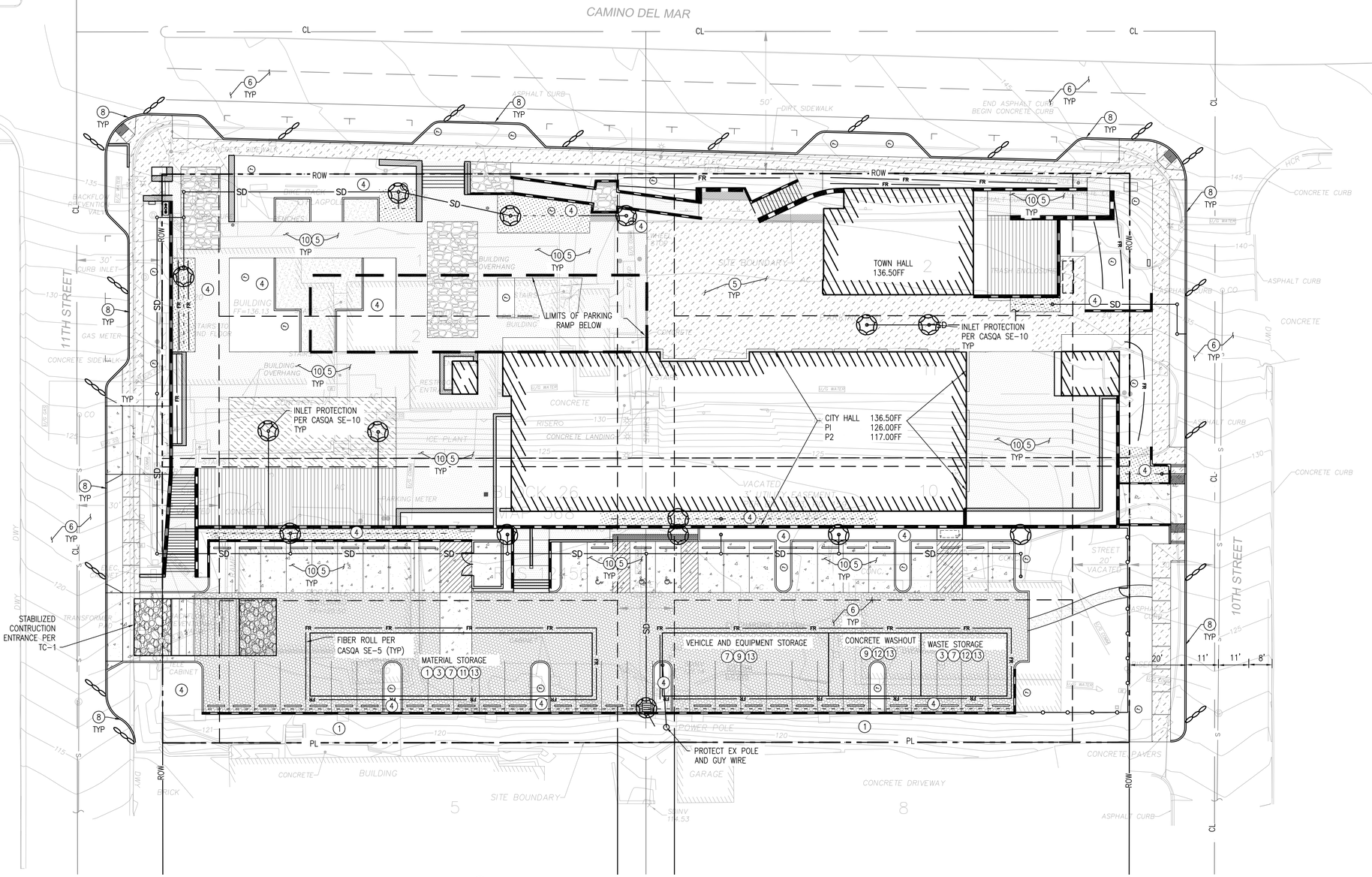
GRADING SECTIONS

C-301



****DRB RECOMMENDED DESIGN MODIFICATIONS ARE NOT SHOWN ON THIS PLAN; REFERENCE PLAN SHEET A-100.B FOR RECOMMENDATIONS (PAGE 29 OF 43)**

EROSION & SEDIMENT CONTROL KEYNOTES (#)

1 PRESERVATION OF EXISTING VEGETATION (CASQA EC-2): PRESERVE VEGETATION TO THE MAXIMUM EXTENT PRACTICABLE
2 TEMPORARY SOIL BINDERS (CASQA EC-5), STRAW MULCH (CASQA EC-6), OR WOOD MULCH (CASQA EC-8): USED ON EXPOSED & DISTURBED SOIL SURFACES REQUIRING TEMPORARY STABILIZATION
3 GEOTEXTILES & MATS (CASQA EC-7): USE PLASTIC COVERS ON STOCKPILES. USE ON EXPOSED AND DISTURBED SOILS DURING RAIN EVENTS. MAY USE COMPOST BLANKETS (CASQA EC-14)
4 SOIL PREPARATION/ROUGHENING (CASQA EC-15): SOIL PREPARATION FOR VEGETATIVE ESTABLISHMENT IN CONJUNCTION WITH RECOMMENDED EROSION & SEDIMENT CONTROL BMPs. SOIL ROUGHENING ON ANY DISTURBED SLOPES OR SOIL STOCKPILES. DO NOT USE WITH EC-7
5 NON-VEGETATIVE STABILIZATION (CASQA EC-16): PLACE ON AREAS OF DISTURBED SOIL WHERE VEGETATION WILL NOT BE ESTABLISHED AND ON MATERIAL STOCKPILES REQUIRING STABILIZATION FROM WATER OR WIND EROSION
6 STREET SWEEPING & VACUUMING (CASQA SE-7): IMPLEMENT ANYWHERE SEDIMENT IS TRACKED FROM THE PROJECT SITE ONTO PUBLIC PAVED SURFACES, TYPICALLY AT POINTS OF INGRESS/EGRESS
7 WIND EROSION CONTROL (CASQA WE-1): IMPLEMENT AT SOIL STOCKPILES & AT ALL AREAS OF DISTURBED SOIL
8 PAVING & GRINDING OPERATIONS (CASQA NS-3): IMPLEMENT AT ALL LOCATIONS WHERE PAVING, SURFACING, SAWCUTTING, ETC MAY POLLUTE STORMWATER RUNOFF
9 VEHICLE & EQUIPMENT MAINTENANCE (CASQA NS-8, 9, & 10): VEHICLES & EQUIPMENT MAINTENANCE SHALL BE IN DESIGNATED CONTAINED AREAS ONLY
10 CONCRETE CURING (CASQA NS-12) & CONCRETE FINISHING (CASQA NS-13): IMPLEMENT AT ALL LOCATIONS WHERE CONCRETE IS USED
11 MATERIAL DELIVERY & STORAGE (CASQA WM-1) & STOCKPILE (CASQA WM-3) MANAGEMENT: SEGREGATE CONSTRUCTION MATERIALS IN BERMED/COVERED AREA
12 SOLID WASTE (CASQA WM-5), HAZARDOUS WASTE (CASQA WM-6), CONCRETE WASTE (CASQA WM-8), & SANITARY/SEPTIC WASTE (CASQA WM-9) MANAGEMENT: PLACE WASTE IN A COVERED AREA OR SECONDARY CONTAINMENT A MINIMUM OF 50' FROM DRAIN INLETS OR WATERCOURSES
13 AREA OF NON-DISTURBED SOIL ACTIVITIES WITH THE POTENTIAL TO IMPACT STORM WATER QUALITY (I.E. EXTERIOR PAINTING). IMPLEMENT MATERIAL USE (CASQA WM-2) & SPILL PREVENTION & CONTROL (CASQA WM-4).

EROSION & SEDIMENT CONTROL NOTES

1. TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE PLANS, WHICH INTERFERE WITH THE WORK, SHALL BE RELOCATED OR MODIFIED AS THE WORK PROGRESSES AS RECOMMENDED BY THE ENGINEER OF WORK & AS APPROVED BY THE QUALIFIED SWPPP PRACTITIONER (QSP).
2. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION CONTROL MEASURES AS MAY BE REQUIRED BY THE ENGINEER OF WORK & QSP DUE TO UNCOMPLETED GRADING OPERATIONS OR UNFORESEEN CIRCUMSTANCES WHICH MAY ARISE.
3. THE CONTRACTOR SHALL STABILIZE ALL DISTURBED SOILS AS NECESSARY. ALL AREAS OF SOIL AND NON-SOIL DISTURBANCE SHALL BE STABILIZED DURING THE RAINY SEASON.
4. EQUIPMENT & EMPLOYEES FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
5. THE CONTRACTOR SHALL IMPLEMENT WATER CONSERVATION (CASQA NS-1) & SPILL PREVENTION & CONTROL (CASQA WM-4) PRACTICES DURING WATER TRANSFER TO AREAS REQUIRING DUST CONTROL & COMPACTION.
6. ANY POWER WASH WATER OR OTHER WASTE WATER FROM GROUTING, CUTTING, OR OTHER ACTIVITIES SHALL BE CAPTURED AND DISCHARGED TO THE SANITARY SEWER SYSTEM.
7. GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED, COVERED BY A STRUCTURE, OR PLANTED FOR A PERIOD OF OVER 90 DAYS SHALL BE TEMPORARILY RE-VEGETATED WITH A NON-IRRIGATED HYDROSEED MIX, GROUND COVER, OR EQUIVALENT MATERIAL. APPLY HYDROSEED PER CASQA EC-4.
8. ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE SAN DIEGO MUNICIPAL CODE, SECTION 142.0411. ALL REQUIRED REVEGETATION AND EROSION CONTROL SHALL BE COMPLETED WITHIN 90 CALENDAR DAYS OF THE COMPLETION OF GRADING OR DISTURBANCE.

UTILITY NOTES:

THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE BASED ON VISUAL OBSERVATIONS OF ABOVE GROUND UTILITIES/STRUCTURES AND RESEARCH OF RECORD UTILITIES. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THE TOPOGRAPHIC SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. THE LOCATION OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN AND ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED.

LEGEND

RIGHT-OF-WAY/PROPERTY LINE — ROW
FIBER ROLL (CASQA SE-5) — FR
DIRECTION OF FLOW
GRAVEL BAGS (CASQA SE-10, TYPE 3)
INLET PROTECTION (CASQA SE-10)
STABILIZED CONSTRUCTION ENTRANCE (CASQA TC-1)

10 0 20 40
SCALE IN FEET
1 inch = 20 ft.

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EROSION CONTROL PLAN
C-701

DRAINAGE PATTERN KEYNOTES: (#)

1 STORM WATER RUNOFF FROM SITE DISCHARGES VIA AN EXISTING 8" HDPE PIPE THAT DAYLIGHTS THROUGH A WOOD RETAINING WALL IN THE ALLEY.
2 SURFACE FLOW IN ALLEY.
3 SURFACE FLOW IN CURB & GUTTER ALONG STRATFORD COURT.
4 SURFACE FLOW IN CURB & GUTTER ALONG 11TH STREET.
5 STORM WATER RUNOFF COLLECTED IN CURB INLET AT THE END OF 11TH STREET AND DISCHARGES VIA AN EXISTING STORM DRAIN PIPE THE DAYLIGHTS TO A CONCRETE CHANNEL.
6 SURFACE FLOW IN CONCRETE CHANNEL.
7 STORM WATER RUNOFF COLLECTED AT A HEADWALL AND CONVEYED BENEATH RAILROAD TRACKS VIA STORM DRAIN PIPE.
8 DISCHARGE TO THE PACIFIC OCEAN VIA HEADWALL AT THE BOTTOM OF BEACH BLUFF.
9 SURFACE FLOW ALONG 10TH STREET ASPHALT BERM & PAVEMENT.

HYDROMODIFICATION NOTES

1. THIS PROJECT QUALIFIES FOR A HYDROMODIFICATION MANAGEMENT EXEMPTION IN THE 2013 MUNICIPAL SEPERATE STORM SEWER SYSTEM (MS4) PERMIT (ORDER NO. R9-2013-0001) EFFECTIVE DECEMBER 24, 2015 BECAUSE STORM WATER RUNOFF LEAVING THE SITE IS CAPTURED IN CONVEYANCE CHANNELS WHOSE BED AND BANK ARE CONCRETE LINED ALL THE WAY FROM THE POINT OF DISCHARGE TO THE PACIFIC OCEAN.
2. THE PACIFIC OCEAN AT THIS LOCATION IS NOT AN IMPAIRED BODY OF WATER

20 0 40 80
SCALE IN FEET
1 inch = 40 ft.

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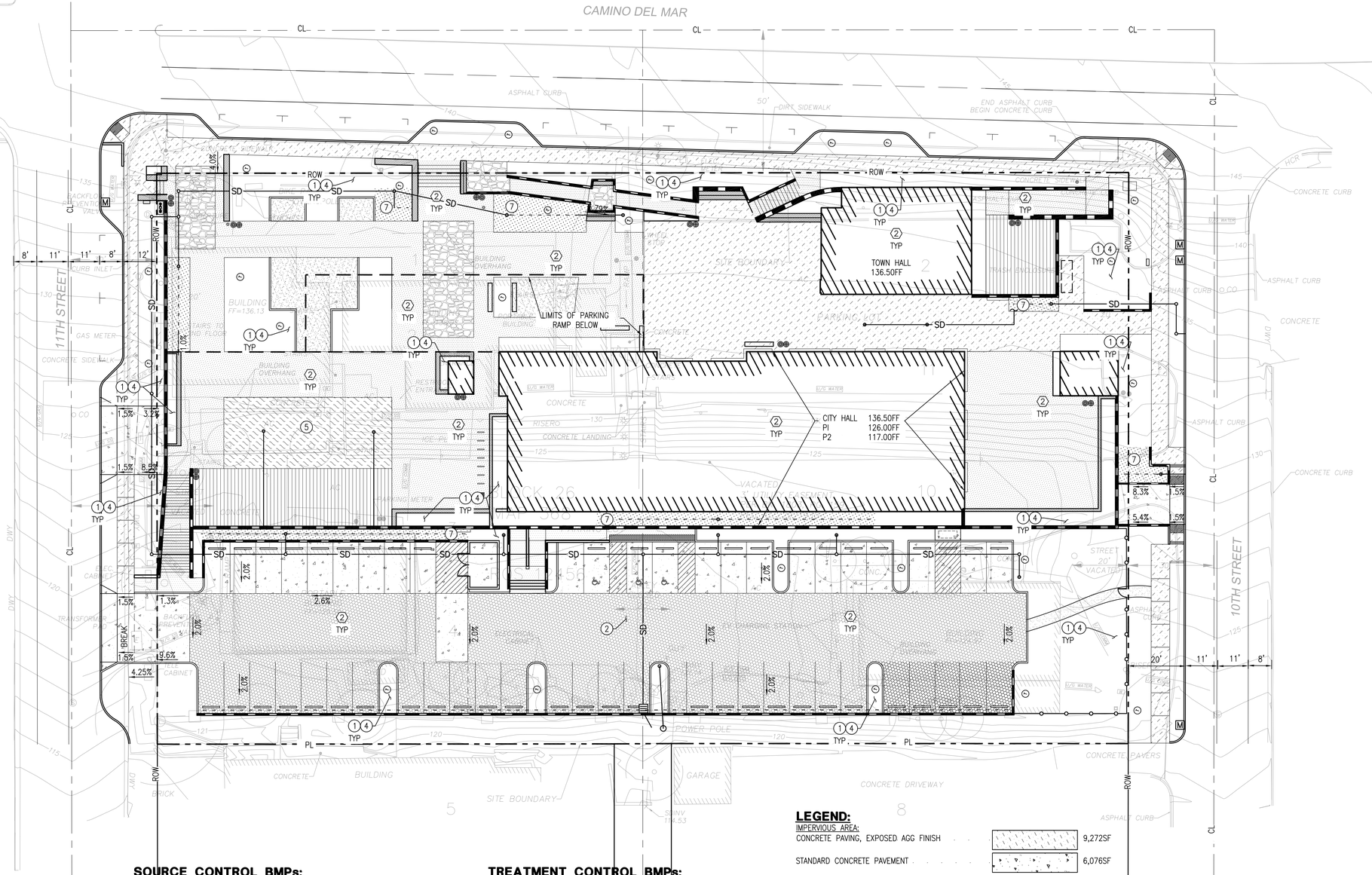
HYDRO-MODIFICATION EXHIBIT

C-711



****DRB RECOMMENDED DESIGN MODIFICATIONS ARE NOT SHOWN ON THIS PLAN; REFERENCE PLAN SHEET A-100.B FOR RECOMMENDATIONS (PAGE 29 OF 43)**

SITE DESIGN BMPs:

THIS PROJECT WILL INCORPORATE THE FOLLOWING SITE DESIGN BMPs:

1. UTILIZE EXISTING TOPOGRAPHY TO OPTIMIZE SITE LAYOUT AND REDUCE THE NEED FOR GRADING.
2. CONFORM THE SITE LAYOUT ALONG NATURAL LANDFORMS AND REPLICATE THE SITE'S NATURAL DRAINAGE PATTERN.
3. CONCENTRATE DEVELOPMENT ON PORTIONS OF THE SITE WITH LESS PERMEABLE SOILS.
4. IDENTIFY LOCATIONS FOR PLANTING ADDITIONAL NATIVE OR DROUGHT TOLERANT TREES AND LARGE SHRUBS.
5. INCREASE BUILDING DENSITY.
6. CONSTRUCT WALKWAYS, TRAILS, PATIOS, OVERFLOW PARKING LOTS, ALLEYS, AND OTHER LOW-TRAFFIC AREAS WITH PERMEABLE SURFACES.
7. CONSTRUCT STREET, SIDEWALKS, AND PARKING LOT AISLES TO THE MINIMUM WIDTHS NECESSARY.
8. DESIGN SMALLER PARKING LOTS WITH FEWER STALLS, SMALLER STALLS, MORE EFFICIENT LANES.
9. MINIMIZE THE USE OF IMPERVIOUS SURFACES IN THE LANDSCAPE DESIGN.
10. IMPLEMENT PERMEABLE PAVEMENTS INTO THE SITE DESIGN INSTEAD OF IMPERVIOUS CONCRETE OR ASPHALT PAVING.
11. CONSTRUCT VEGETATED OR GREEN ROOFS.
12. MINIMIZE DIRECTLY CONNECTED IMPERVIOUS AREAS.

THIS PROJECT WILL NOT INCORPORATE THE FOLLOWING SITE DESIGN BMPs:

1. SET DEVELOPMENT SUFFICIENTLY AWAY FROM CREEKS, WETLANDS, AND RIPARIAN HABITATS.
2. CONCENTRATE DEVELOPMENT ON FLATTER AREAS WHICH ARE CONSIDERED LESS SENSITIVE THAN HILLSIDE AREAS.
3. LOCATE STORM WATER TREATMENTS FACILITIES IN SOILS WITH HIGH INFILTRATION CAPACITY.
4. CONCENTRATE DEVELOPMENT ON PORTIONS OF THE SITE WHERE THE EROSIVE POTENTIAL OF THE SOIL IS LOWER AND LESS SENSITIVE TO DEVELOPMENT PRACTICES.
5. CONSERVE NATURAL AREAS AND VEGETATION.
6. PROMOTE THE IMPLEMENTATION OF SHARED DRIVEWAYS.

SOURCE CONTROL BMPs:

1. NO MAINTENANCE BAYS ARE PROPOSED FOR THIS PROJECT.
2. NO VEHICLE AND EQUIPMENT WASH AREAS ARE PROPOSED FOR THIS PROJECT.
3. NO OUTDOOR PROCESSING AREAS ARE PROPOSED FOR THIS PROJECT.
4. NO FUELING AREAS ARE PROPOSED FOR THIS PROJECT.
5. IRRIGATION SYSTEMS AND LANDSCAPE DESIGN WILL EMPLOY RAIN SHUTOFF DEVICES. IRRIGATION SYSTEMS WILL BE SPECIFIC TO EACH AREA'S WATER REQUIREMENTS. IRRIGATION SYSTEMS WILL USE FLOW REDUCERS OR SHUTOFF VALVES TRIGGERED BY A PRESSURE DROP TO CONTROL WATER LOSS IN THE EVENT OF BROKEN SPRINKLER HEADS OR LINES.
6. NO OUTDOOR STORAGE AREAS ARE PROPOSED FOR THIS PROJECT.
7. TRASH STORAGE AREA WILL ~~BE ROOFED;~~ PAVED WITH CONCRETE AND WALLED TO PREVENT OFF-SITE TRANSPORT OF TRASH. TRASH CONTAINERS WILL HAVE ATTACHED LIDS THAT WILL REMAIN CLOSED WHEN NOT IN USE TO PREVENT RAINFALL INTRUSION.
8. NO LOADING DOCKS ARE PROPOSED FOR THIS PROJECT.
9. INTEGRATED PEST MANAGEMENT (IPM) PRACTICES HAVE BEEN NCORPORATED INTO THE SITE DESIGN THROUGH THE SELECTION OF PEST-RESISTANT AND NATIVE PLANT VARIETIES. IPM EDUCATION MATERIALS ADDRESSING METHODS OF PEST DETERRENT, PHYSICAL PEST ELIMINATION TECHNIQUES, AND PROPER USE OF PESTICIDES WILL BE DISTRIBUTED TO FUTURE SITE MAINTENANCE PERSONNEL.
10. ALL PROPOSED STORM DRAIN INLETS AND CATCH BASIN WITHIN THE PROJECT AREA WILL BE STENCILED WITH PROHIBITIVE LANGUAGE AND GRAPHICAL ICONS PER CITY OF DEL MAR STANDARDS TO DISCOURAGE ILLEGAL DUMPING.
11. FIRE SYSTEMS WILL BE DESIGNED TO MEET ALL APPLICABLE STANDARDS AND WILL DISCHARGE TO THE SEWER SYSTEM.
12. AIR CONDITIONING CONDENSATE WILL BE DIRECTED TO THE SANITARY SEWER SYSTEM AND/OR LANDSCAPED AREAS.
13. USE OF NON-TOXIC ROOFING MATERIAL WILL BE IMPLEMENTED WHERE FEASIBLE BY; AVOIDING THE USE OF GALVANIZED STEEL OR COPPER FOR ROOFS, GUTTERS, AND DOWNSPOUTS. IF USING SUCH MATERIALS, REDUCE THE POTENTIAL FOR LEACHING OF METALS BY APPLYING A COATING OR PATINA. AVOIDING COMPOSITE ROOFING MATERIALS THAT CONTAIN COPPER.

TREATMENT CONTROL BMPs:

THIS PROJECT WILL INCORPORATE THE FOLLOWING STRUCTURAL TREATMENT CONTROL BMPs:

1. INFILTRATION BASINS
2. SELF-RETAINING AREAS

THIS PROJECT WILL NOT INCORPORATE THE FOLLOWING STRUCTURAL TREATMENT CONTROL BMPs:

1. BIORETENTION BASINS
2. CISTERNS PLUS BIORETENTION BASINS
3. VAULTS PLUS BIORETENTION BASINS
4. DRY WELLS
5. CONSTRUCTED WETLANDS
6. EXTENDED DETENTION BASINS
7. VEGETATED SWALES
8. VEGETATED BUFFER STRIPS
9. FLOW-THROUGH PLANTER BOXES
10. VORTEX SEPARATORS OR WET VAULTS
11. MEDIA FILTERS

STORM WATER MANAGEMENT NOTES:

1. THIS PROJECT QUALIFIES FOR A HYDROMODIFICATION MANAGEMENT EXEMPTION. SEE SHEET C-711 FOR ADDITIONAL INFORMATION.
2. THIS PROJECT'S SITE DESIGN, SOURCE CONTROL, AND TREATMENT CONTROL BMPs ARE DESIGNED TO COMPLY WITH THE 2013 MUNICIPAL SEPERATE STORM SEWER SYSTEM (MS4) PERMIT (ORDER NO. R9-2013-0001) WHICH WILL BECOME EFFECTIVE ON DECEMBER 24, 2015.

LEGEND:

IMPERVIOUS AREA:

CONCRETE PAVING, EXPOSED AGG FINISH	9,272SF
STANDARD CONCRETE PAVEMENT	6,076SF
CONCRETE PAVING W/ INTEGRAL COLOR	11,734SF
SYNTHETIC TURF	1,465SF
FLAGSTONE PAVING	1,345SF
DECOMPOSED GRANITE PAVING	1,200SF
WOOD DECK (OVER STRUCTURE)	2,059SF
BUILDING ROOF	11,247SF
TOTAL IMPERVIOUS AREA:	44,398 SF

PERVIOUS AREA:

PERVIOUS CONCRETE PAVEMENT	11,376SF
INFILTRATION BASIN (PLANTER)	1,191SF
LANDSCAPED AREA	19,700SF
TOTAL PERVIOUS AREA:	32,267 SF
TOTAL AREA:	76,665 SF

IMPROVEMENTS:

STORM DRAIN PIPE — SD —
CATCH BASIN
AREA DRAIN
PERFORATED SUB DRAIN PIPE — — — —

BMP KEYNOTES

1. NOT USED
2. DISCONNECTED IMPERVIOUS AREAS
3. NOT USED
4. NOT USED

1. MINIMIZE SOIL COMPACTION. RESTRICT HEAVY CONSTRUCTION EQUIPMENT ACCESS TO PLANNED GREEN/LANDSCAPE AREAS
2. PERVIOUS PAVEMENT
3. SELF-TREATING AREA
4. LANDSCAPE AREA
5. ARTIFICIAL TURF AREA
6. SELF-RETAINING AREA
7. INFILTRATION BASIN (BIO-FILTER)

10 0 20 40
SCALE IN FEET
1 inch = 20 ft.

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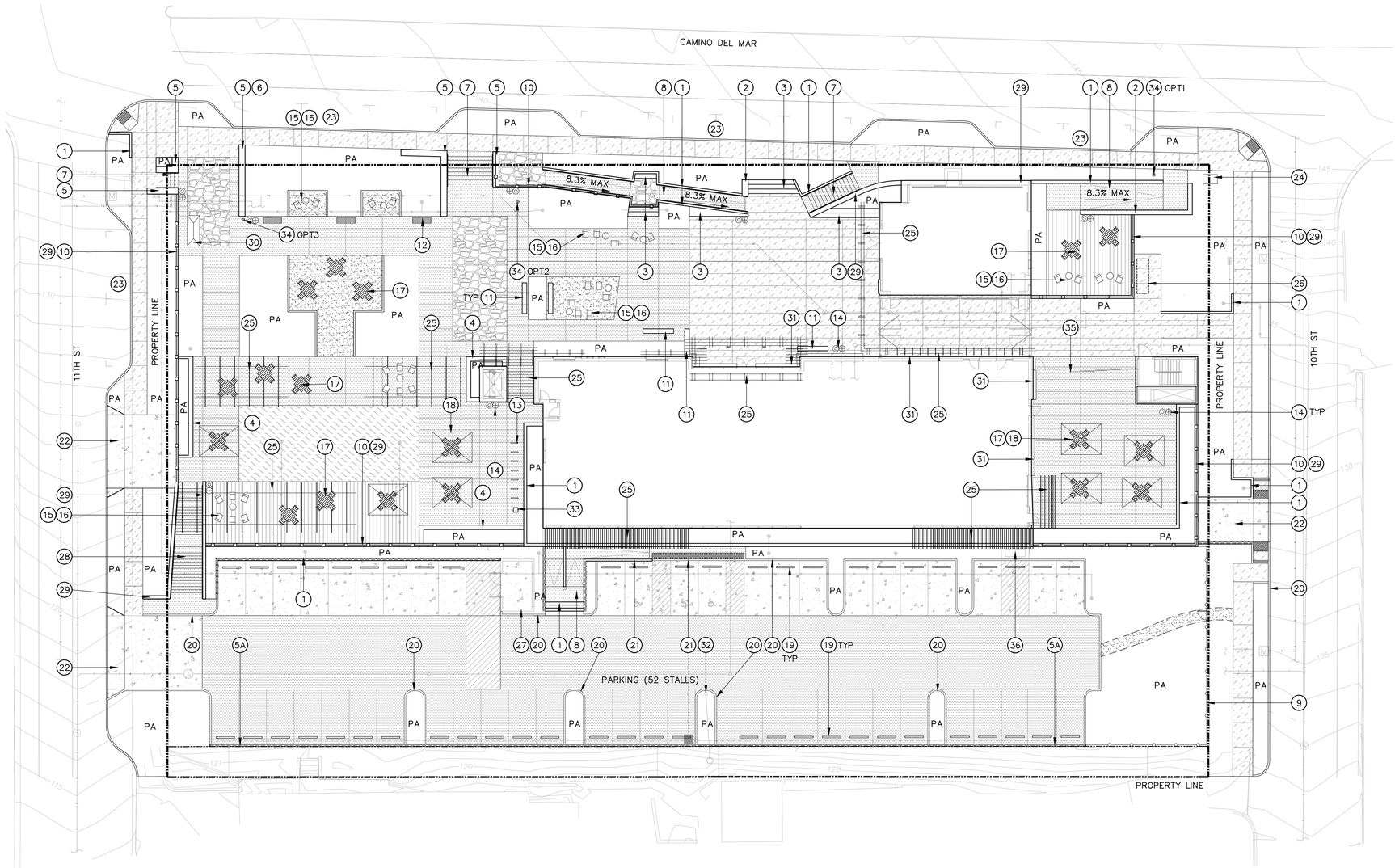
POST CONST. BMP SITE PLAN

C-712



****DRB RECOMMENDED DESIGN MODIFICATIONS ARE NOT SHOWN ON THIS PLAN;**

REFERENCE PLAN SHEET A-100.B FOR RECOMMENDATIONS (PAGE 29 OF 43)

North

20' 10' 0' 20'

1" = 10'

LANDSCAPE LEGEND

SYMBOL	LANDSCAPE
	CONCRETE PAVING, TYPE 1
	CONCRETE PAVING, TYPE 2
	CONCRETE PAVING, TYPE 3
	CONCRETE PAVING, TYPE 4 (POROUS)
	FLAGSTONE PAVING
	SYNTHETIC TURF
	STABILIZED DECOMPOSED GRANITE PAVING
	IPE WOOD DECK TILES ON PEDESTALS
	TRUNCATED DOME PAVERS
	STEEL EDGING

WALLS STAIRS RAMPS

1	C.I.P. CONCRETE RETAINING WALL TYPE 1
2	C.I.P. CONCRETE RETAINING WALL TYPE 2
3	C.I.P. CONCRETE TERRACED SEATWALL
4	C.I.P. CONCRETE PLANTER / SEAT WALL
5	STONE VENEER WALL ON CMU CORE
5A	CMU FREESTANIDNG WALL
6	MONUMENT SIGN
7	C.I.P. CONCRETE STAIRS W/ GALV STL HANDRAIL
8	C.I.P. CONCRETE RAMP W/ GALV STL HANDRAIL
9	WOOD PICKET FENCE AND GATE
10	GALVANIZED STEEL GUARDRAIL

SITE FURNISHINGS

11	BENCH, TYPE 1
12	BENCH, TYPE 2
13	BIKE RACK PER CITY STANDARDS
14	TRASH/RECYCLING RECEPTACLES, PROVIDE ONE OF EACH FOR EACH LOCATION SHOWN
15	ADIRONDACK CHAIR W/ FAN BACK,
16	ROUND CONVERSATION TABLE
17	TABLE AND CHAIR SET (4 CHAIRS PER TABLE)
18	UMBRELLA, WITH POWDERCOATED ALUMINUM FRAME

MISC. SITE FEATURES

19	PRECAST CONCRETE WHEEL STOP, PER CIVIL
20	C.I.P CONCRETE CURB, PER CIVIL
21	C.I.P. CONCRETE FLUSH CURB, PER CIVIL
22	DRIVEWAY APRON, PER CIVIL
23	PARALLEL PARKING, (11) STALLS TOTAL, PER CIVIL
24	EXISTING PUBLIC ART AND SIGN TO BE RELOCATED
25	TRELLIS, PER ARCHITECT
26	GENERATOR ENCLOSURE, PER ARCHITECT
27	TRASH ENCLOSURE, PER ARCHITECT
28	CONCRETE STAIR PER ARCHITECT
29	WALL PER ARCHITECT
30	COFFEE / FOOD CART (NOT IN CONTRACT) PROVIDE POWER, WATER & STORM DRAIN CONNECTION
31	12" ROCK POCKET ADJACENT TO BLDG.
32	RELOCATED GUY WIRE FOR POWER POLE
33	BIKE REPAIR STATION (SITE SALVAGE & REUSE)
34	FLAGPOLE, HT TO MATCH EXISTING (PROVIDE 1 ONLY AT LOCATION TBD.)
35	SLIDING GATE PER ARCHITECT
36	TRANSFORMER PER ELECTRICAL
	PROPERTY LINE
PA	PLANTING AREA

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LANDSCAPE PLAN

L-101

LANDSCAPE LEGEND

SYMBOL		LANDSCAPE	DETAIL	DESCRIPTION	MANUFACTURER	MODEL	SPECIFICATION
		CONCRETE PAVING, TYPE 1		STANDARD GRAY W/MEDIUM BROOM FINISH			
		CONCRETE PAVING, TYPE 2		STANDARD GRAY W/ EXPOSED AGGREGATE FINISH, 3/8" CARROLL CANYON AGGREGATE			
		CONCRETE PAVING, TYPE 3		INTEGRAL COLOR W/SAND FINISH	DAVIS COLORS, 800-356-4848	COLOR: T.B.D.	
		CONCRETE PAVING, TYPE 4 (POROUS)		STANDARD GRAY POROUS CONCRETE W/ GROUND FINISH			
		FLAGSTONE PAVING		24"-30" x 2" THICK, IRREGULAR FLAGSTONE PAVERS SAND SET ON AGGREGATE BASE	MODERN BUILDER SUPPLY 760-591-4570	SIERRA SANDSTONE	
		SYNTHETIC TURF		SYNTHETIC TURF WITH SILICA SAND INFILL SET ON AGGREGATE BASE	SYNLAWN, 866-796-5296	SYNRYE 251	
		STABILIZED DECOMPOSED GRANITE PAVING		3" THICK ON COMPACTED SUBGRADE	DECORATIVE STONE SOLUTIONS 800-699-1878	COLOR: T.B.D.	
		IPE WOOD DECK TILES ON PEDESTALS		24" X 24" STRUCTURAL FSC WOOD DECK TILES	TOURNESOL 800-542-2282	BOULEVARD STRUCTURAL DECK TILES	
		TRUNCATED DOME PAVERS		CHARCOAL GRAY			
		STEEL EDGING		1/4" THICK BY 5" TALL, DURAEDGE	JD RUSSELL 800-888-7425	COLOR: GALVANIZED	
		WALLS STAIRS RAMPS					
	1	C.I.P. CONCRETE RETAINING WALL TYPE 1		8" W, INTEGRAL COLOR W/ SANDBLAST FINISH	DAVIS COLORS, 800-356-4848	COLOR: T.B.D.	
	2	C.I.P. CONCRETE RETAINING WALL TYPE 2		24" W, INTEGRAL COLOR W/ SANDBLAST FINISH	DAVIS COLORS, 800-356-4848	COLOR: T.B.D.	
	3	C.I.P. CONCRETE TERRACED SEATWALL		18" W, INTEGRAL COLOR W/ SANDBLAST FINISH	DAVIS COLORS, 800-356-4848	COLOR: T.B.D.	
	4	C.I.P. CONCRETE PLANTER / SEAT WALL		18" W, INTEGRAL COLOR W/ SANDBLAST FINISH	DAVIS COLORS, 800-356-4848	COLOR: T.B.D.	
	5	STONE VENEER WALL ON CMU CORE		24" W, BAJA CRESTA STONE VENEER	RCP BLOCK, 800-794-4727	BAJA CRESTA, 2"-4"	
	5A	CMU FREESTANIDNG WALL		8' TALL, 8X8X16 BLOCK WITH SOLID CAP AND REGALSTONE FINISH	RCP BLOCK, 800-794-4727	COLOR: T.B.D.	
	6	MONUMENT SIGN		T.B.D.			
	7	C.I.P. CONCRETE STAIRS W/ GALV STL HANDRAIL		STD GRAY W/ LIGHT SAND FINISH			
	8	C.I.P. CONCRETE RAMP W/ GALV STL HANDRAIL		STD GRAY W/ LIGHT SAND FINISH, DETAIL PER CIVIL			
	9	WOOD PICKET FENCE AND GATE		30" TALL IPE FENCE AND SWING GATE WITH ALTERNATE BOARD (SHADOW BOX) CONSTRUCTION.	J&W LUMBER, 760-745-6800	SLAT SIZE: T.B.D., IPE WOOD	
	10	GALVANIZED STEEL GUARDRAIL		24" TALL GALVANIZED STEEL GUARDRAIL EMBEDDED IN 18" TALL CONCRETE WALL (42" OVERALL HEIGHT MIN.)			
		SITE FURNISHINGS					
	11	BENCH, TYPE 1		POWDERCOATED STEEL W/ WOOD SLATS	LANDSCAPE FORMS 800-430-6209	LANDSCAPE FORMS 'BANCAL'	
	12	BENCH, TYPE 2		POWDERCOATED STEEL W/ WOOD SLATS	LANDSCAPE FORMS 800-430-6209	LANDSCAPE FORMS 'FGP'	
	13	BIKE RACK PER CITY STANDARDS		POWDERCOATED STEEL, WITH DEL MAR LOGO EMBEDDED MOUNTING			
	14	TRASH/RECYCLING RECEPTACLES, PROVIDE ONE OF EACH FOR EACH LOCATION SHOWN		CAST ALUMINUM WITH WOOD SLATS, PROVIDE TWO RECYCLE LOGOS ON EACH RECYCLE RECEPTACLE	LANDSCAPE FORMS 800-430-6209	LANDSCAPE FORMS 'FGP'	
	15	ADIRONDACK CHAIR W/ FAN BACK,		RECYCLED PLASTIC SLATS WITH FAN BACK	BREEZESTA, 888-846-7177	COLOR: T.B.D.	
	16	ROUND CONVERSATION TABLE		26" ROUND TABLE WITH RECYCLED PLASTIC SLATS	BREEZESTA, 888-846-7177	COLOR: T.B.D.	
	17	TABLE AND CHAIR SET (4 CHAIRS PER TABLE)		MOVABLE TABLE AND CHAIRS WITH WOOD SLATS AND POWDERCOATED STEEL SUPPORTS	LANDSCAPE FORMS 800-430-6209	'WINDMARK' POWDERCOATED COLOR: T.B.D.	
	18	UMBRELLA, WITH POWDERCOATED ALUMINUM FRAME		10' X 12' RETRACTABLE UMBRELLA, BASE T.B.D.	FIM 888-551-5221	'FLEXY COMMERCIAL', CANVAS AND POWDERCOATED COLOR T.B.D.	
		MISC. SITE FEATURES					
	19	PRECAST CONCRETE WHEEL STOP, PER CIVIL					
	20	C.I.P CONCRETE CURB, PER CIVIL					
	21	C.I.P. CONCRETE FLUSH CURB, PER CIVIL					
	22	DRIVEWAY APRON, PER CIVIL					
	23	PARALLEL PARKING, (11) STALLS TOTAL, PER CIVIL					
	24	EXISTING PUBLIC ART AND SIGN TO BE RELOCATED					
	25	TRELLIS, PER ARCHITECT					
	26	GENERATOR ENCLOSURE, PER ARCHITECT					
	27	TRASH ENCLOSURE, PER ARCHITECT					
	28	CONCRETE STAIR PER ARCHITECT					
	29	WALL PER ARCHITECT					
	30	COFFEE / FOOD CART (NOT IN CONTRACT) PROVIDE POWER, WATER & STORM DRAIN CONNECTION					
	31	12" ROCK POCKET ADJACENT TO BLDG.		3/4" 'DUNE' GRAVEL, 4" DEPTH	DECORATIVE STONE SOLUTIONS 800-699-1878	COLOR: 3/4" DUNE	
	32	RELOCATED GUY WIRE FOR POWER POLE					
	33	BIKE REPAIR STATION (SITE SALVAGE & REUSE)		SURFACE MOUNT			
	34	FLAGPOLE, HT TO MATCH EXISTING (PROVIDE 1 ONLY AT LOCATION TBD.)					
	35	SLIDING GATE PER ARCHITECT					
	36	TRANSFORMER PER ELECTRICAL					
		PROPERTY LINE					
PA		PLANTING AREA					

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LANDSCAPE LEGEND
L-10

PAVING

CONCRETE PA□ING TYPE 1: STANDARD GRAY W/MEDIUM BROOM FINISH

CONCRETE PA□ING TYPE 2: STANDARD GRAY W/ E□POSED AGGREGATE FINISH

CONCRETE PA□ING TYPE 3: INTEGRAL COLOR W/SAND FINISH

CONCRETE PA□ING TYPE 4: POROUS CONCRETE PA□ING W/ GROUND FINISH

SANDSTONE PA□ING

SYNTHETHIC TURF

DECOMPOSED GRANITE PA□ING W/ STABILI□ER

IPE WOOD DECK TILES

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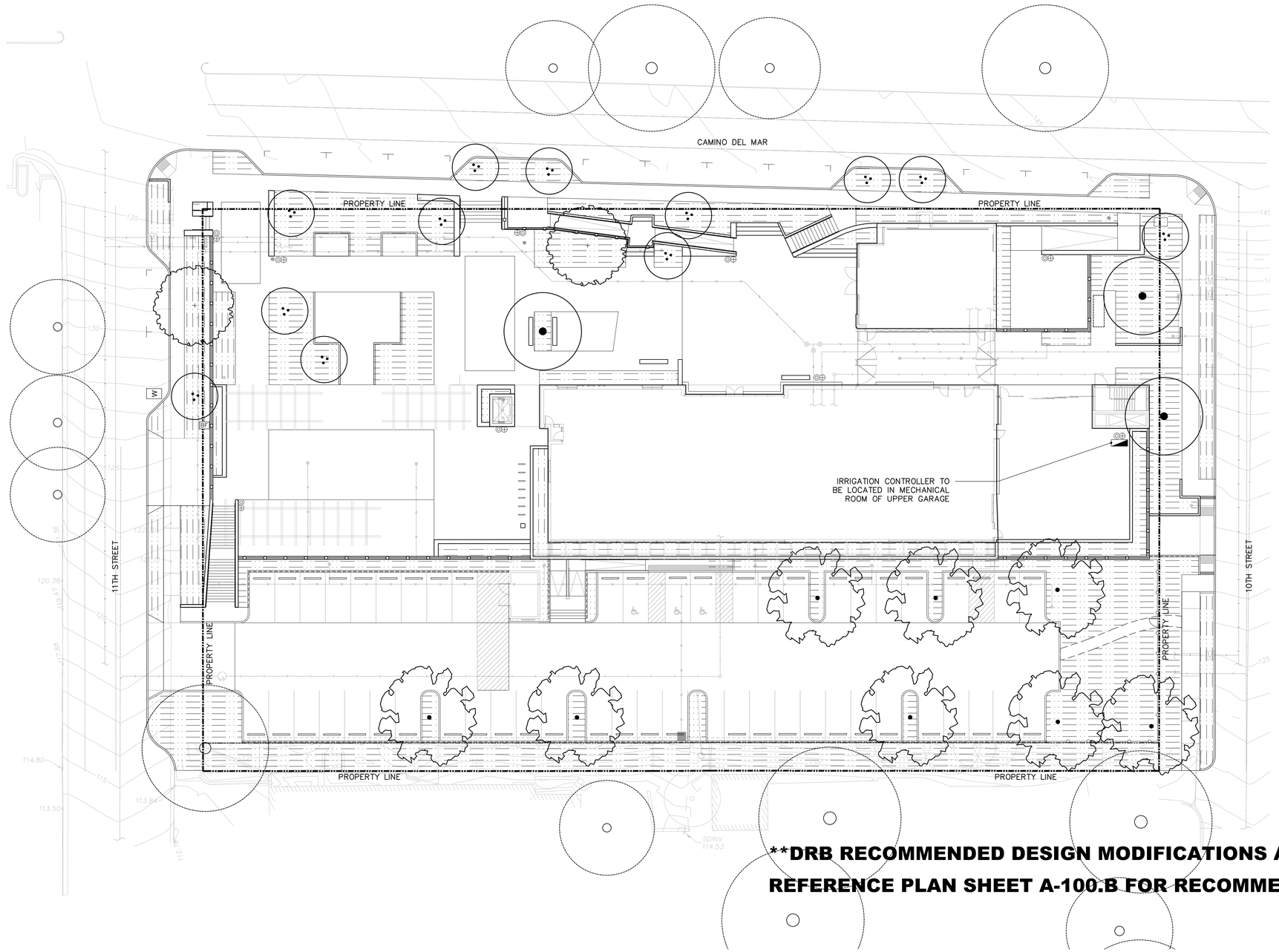
□ARDSCAPE C□ARACTER IMA□ES

L-10□



IRRIGATION LEGEND

SYMBOL	DESCRIPTION	QUANTITY
	SUB-SURFACE DRIP IRRIGATION	21,734 SF
W	NEW 1-1/2" IRRIGATION SUB-METER	
BF	NEW 1-1/2" BACK FLOW PER CIVIL	
	NEW ET WATER IRRIGATION CONTROLLER IN STAINLESS STEEL ENCLOSURE. 120 VOLT ELECTRICAL POWER TO BE PROVIDED BY ELECTRICIAN	

NOTES:

1. THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS.
2. ALL IRRIGATION EQUIPMENTS TO INCLUDE PURPLE PIPE AND BOXES FOR FUTURE CONNECTION TO RECLAIMED WATER.

WATER USE CALCULATION

PROJECT ETo = 47

THIS CALCULATION ASSUMES THAT HYDROZONE 1 CONSISTS OF PRECISION TREE BUBBLERS WITH AN IRRIGATION EFFICIENCY (IE) OF 0.75 (75%) AND LOW WATER USE PLANTS WITH A PLANT FACTOR (PF) OF 0.4; HYDROZONE 2 CONSISTS OF DRIP IRRIGATION WITH AN IE OF 0.90 (90%) AND LOW WATER USE PLANTS WITH A PF OF 0.4; AND HYDROZONE 3 CONSISTS OF DRIP IRRIGATION WITH AN IE OF 0.90 (90%) AND MODERATE WATER USE PLANTS WITH A PF OF 0.6. IT ALSO ASSUMES THAT THERE ARE NO SPECIAL LANDSCAPE AREAS.

MAXIMUM APPLIED WATER ALLOWANCE

MAWA = (ETo)(0.62) [(0.7)(LA)+(0.3)(SLA)]

MAWA = (47)(0.62) [(0.7)(21,734)+(0.3)(0)]

MAWA = 443,330 GAL/YEAR

ESTIMATED TOTAL WATER USE

ETWU = [(ETo)(0.62)] [(PFxHA)/IE + SLA]

HYDROZONE 1:

ETWU = [(47)(0.62)] [(0.6x600)/0.72+0]
ETWU = 14,570 GAL/YEAR

HYDROZONE 2:

ETWU = [(47)(0.62)] [(0.4x18,395)/0.90+0]
ETWU = 238,236 GAL/YEAR

HYDROZONE 3:

ETWU = [(47)(0.62)] [(0.6x2,739)/0.90+0]
ETWU = 53,210 GAL/YEAR

TOTAL ETWU = 306,016 GAL/YEAR

THE TOTAL ETWU (306,016 GAL/YEAR) IS LESS THAN THE TOTAL MAWA (443,330 GAL/YEAR)

NOTE: ALL ETO, PLANT FACTOR AND IRRIGATION EFFICIENCY INFORMATION WAS GATHERED FROM CIMIS AND WUCOLS FOR THE PROJECT AREA.

****DRB RECOMMENDED DESIGN MODIFICATIONS ARE NOT SHOWN ON THIS PLAN; REFERENCE PLAN SHEET A-100.B FOR RECOMMENDATIONS (PAGE 29 OF 43)**

NOTE ALL PLANTING AREAS SHALL BE IRRIGATED BY A HIGH EFFICIENCY IRRIGATION SYSTEM.

North 20' 10' 0' 20'
1" = 10'

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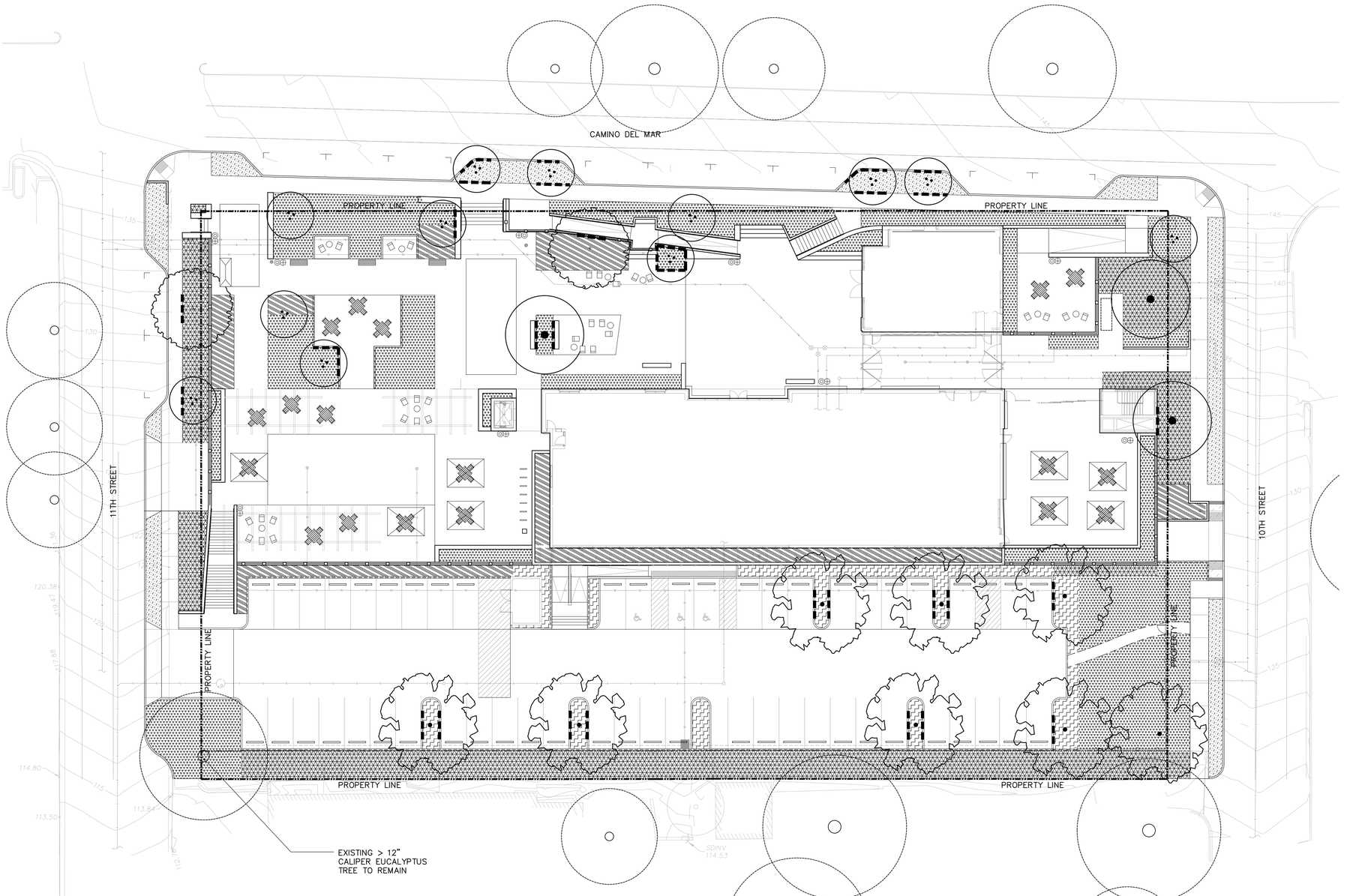
IRRIGATION PLAN
L-101



****DRB RECOMMENDED DESIGN MODIFICATIONS ARE NOT SHOWN ON THIS PLAN; REFERENCE PLAN SHEET A-100.B FOR RECOMMENDATIONS (PAGE 29 OF 43)**

N□TE□ ALL PLANTIN□ AREAS S□ALL □E IRRI□ATED □□ A □I□□ E□□ICIENC□ IRRI□ATI□N S□STEM.

North

20' 10' 0' 20'

1" □0□

PLANT LE□END

RE□ER T□ S□EET L-10□□□R □□LL PLANTIN□ LE□END

S□M□□L

TREES

SPECIMEN TREES S□C□ AS□

PINUS TORREYANA

□□LIDA□ SPECIMEN TREES S□C□ AS□

CUPRESSUS MACROCARPA

S□ADE TREES S□C□ AS□

GEIJERA PARVIFLORA
PLATANUS RACEMOSA
PODOCARPUS MACROPHYLLUS
TRISTANIA CONFERTUS

ACCENT TREES S□C□ AS□

CERCIS OCCIDENTALIS
LAGERSTROEMIA SPECIES
TABEBUIA IMPETIGINOSA

E□ISTIN□ TREES□

EXISTING TREE TO BE PROTECTED IN PLACE

S□M□□L **S□R□□S □□R□□NDC□VER □VINES □T□R□**

□RNAMENTAL □ACCENT PLANTIN□ S□C□ AS□

AEONIUM ARBOREUM 'ZWARTKOP'
AGAVE AMERICANA
AGAVE ATTENUATA 'NOVA'
ALOE SPECIES
ARCTOSTAPHYLOS HOOKERI
BOUGAINVILLEA SPECIES
BULBINE FRUTESCENS
CANPSIS RADICANS
CEANOTHUS SPECIES
DIETES GRANDIFLORA
DRACAENA MARGINATA
FRAGARIA CHILOENSIS
GRAPTOPETALUM SUPERBUM
HEMEROCALLIS 'YELLOW'
HESPERALOE PARVIFLORA
LIMONIUM PEREZII
KALANCHOE SPECIES
PACHYCEREUS MARGINATUS
ROSMARINUS OFFICINALIS 'PROSTRATUS'
SALVIA SPECIES
SANSEVIERIA TRIFASCIATA 'LAURENTII'
SENECIO MANDRALISCAE
TRADESCANTIA PALLIDA 'PURPLE HEART'
WISTERIA SINENSIS
YUCCA WHIPPLEII

STREETSCAPE PLANTIN□ S□C□ AS□

ANIGOZANTHOS SPECIES
CAREX TUMULICOLA
DIANELLA REVOLUTA
FESTUCA MAIREI
HEMEROCALLIS 'YELLOW'
LIMONIUM PEREZII
LEYMUS ARENARIUS 'GLAUCUS'
LIRIOPE SPICATA
MUHLENBERGIA RIGENS
MISCANTHUS TRANSMORRISONENSIS
VERBENA LILACINA 'DE LA MINA'
WESTRINGIA FRUTICOSA 'MORNING LIGHT'

□I□RETENTI□N PLANTIN□ S□C□ AS□

BOUTELOUA GRACILIS
CAREX SPISSA
CHONDROPETALUM TECTORUM
FESTUCA 'ELIJAH BLUE'
IRIS DOUGLASIANA
JUNCUS PATENS
LESSINGIA FILAGINIFOLIA 'SILVER CARPET'
LEYMUS CONDENSATUS 'CANYON PRINCE'
LOMANDRA LONGIFOLIA 'BREEZE'

□□ILDIN□ SCREENIN□ PLANTIN□ S□C□ AS□

CALLISTEMON SPECIES
CLYTOSTOMA CALLISTEGIODES
HETEROMELES ARBUTIFOLIA
LIGUSTRUM JAPONICUM 'TEXANUM'
LONICERA SEMPERVIRENS
METROSIDEROUS COLLINA 'SPRINGFIRE'
PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN'
PODOCARPUS HENKELII
RHAMNUS EVE CASE
TRACHELOSPERMUM JASMINOIDES

PAR□IN□ SCREENIN□ PLANTIN□ S□C□ AS□

BUXUS MICROPHYLLA JAPONICA (HEDGE)
CARISSA MACROCARPA
LANTANA SPECIES
LIRIOPE 'GIGANTEA'
MISCANTHUS SINENSIS 'SENTINEL'
PITTOSPORUM TOBIRA 'WHEELER'S DWARF'
PORTULACARIA AFRA 'AUREA'
RHAPHIOLEPIS UMBELLATA 'MINOR'

□T□ER

ROOT BARRIER

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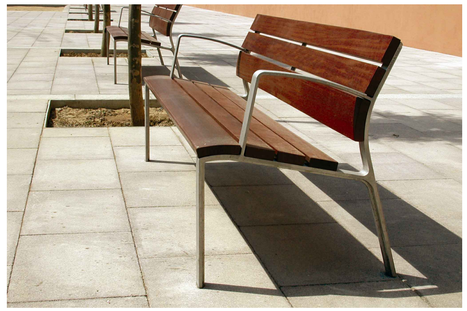
SHEET INDE□ G-001

PLANTIN□ PLAN

L-□01

SITE FURNITURE

BENCH TYPE 1: POWDERCOATED STEEL W/ WOOD SLATS



BENCH TYPE 2: POWDERCOATED STEEL W/ WOOD SLATS

POWDER COATED STEEL BIKE RACK PER CITY STANDARDS

TRASH / RECYCLING RECEPTACLE

ADIRONDACK CHAIR W/ FAN BACK, RECYCLED PLASTIC SLATS

26" ROUND CON□ERSATION TABLE, RECYCLED PLASTIC SLATS

BIKE RACK REPAIR STATION

SANDBLAST CONCRETE SEAT WALL

MO□ABLE TABLE AND CHAIR SET

MO□ABLE UMBRELLA

BAJA CRESTA STONE WALL

REGALSTONE CMU WALL

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SHEET INDE□ G-001

□ARDSCAPE C□ARACTER IMA□ES

L-10□

PLANT LE□END

RE□ER T□ S□EET L-10□ □□R □□LL PLANTIN□ LE□END

S□M□□L	C□MM□N NAME	C□NTAINER SI□E	□.C. SPACIN□	MAT□RE SI□E	□□ANTIT□	□ATER NEEDS
TREES						
SPECIMEN TREES S□C□ AS□						
PINUS TORREYANA	TORREY PINE	48" BOX	AS SHOWN	50' H X 40' W	2	LOW
□□LIDA□ SPECIMEN TREES S□C□ AS□						
CUPRESSUS MACROCARPA	MONTERREY CYPRESS	48" BOX	AS SHOWN	40' H X 40' W	3	LOW
S□ADE TREES S□C□ AS□						
GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	36" BOX	AS SHOWN	35' H X 25' W		
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	36" BOX	AS SHOWN	50' H X 35' W	8	MODERATE
PODOCARPUS MACROPHYLLUS	YEW PLUM PINE	36" BOX	AS SHOWN	30' H X 25' W		MODERATE
TRISTANIA CONFERTUS	BRISBANE BOX	36" BOX	AS SHOWN	35' H X 25' W		
ACCENT TREES S□C□ AS□						
CERCIS OCCIDENTALIS	WESTERN REDBUD	36" BOX	AS SHOWN	15' H X 15' W	12	LOW
LAGERSTROEMIA SPECIES	CRAPE MYRTLE	36" BOX	AS SHOWN	20' H X 15' W		MODERATE
TABEBUIA IMPETIGINOSA	TRUMPET TREE	36" BOX	AS SHOWN	25' H X 25' W		MODERATE
E□ISTIN□ TREES□						
EXISTING TREE TO BE PROTECTED IN PLACE						

S□M□□L	S□R□□S □□R□□NDC□VER □VINES □T□R□	C□MM□N NAME	MAT□RE □EI□□T □ SPREAD	SI□ES □SPACIN□	□□ANTIT□
□RNAMENTAL □ACCENT PLANTIN□ S□C□ AS□					
	AEONIUM ARBOREUM 'ZWARTKOP'	BLACK ROSE AEONIUM		7,933 S.F.	
	AGAVE AMERICANA	CENTURY PLANT	6' X 10'	5% – 1 GAL @ 12" O.C.	456
	AGAVE ATTENUATA 'NOVA'	BLUE FOXTAIL AGAVE	5' X 5'	30% – 1 GAL @ 24" O.C.	687
	ALOE SPECIES	ALOE	2'–7' X 2'–6'	40% – 5 GAL @ 36" O.C.	407
	ARCTOSTAPHYLOS HOOKERI	MONTEREY MANZANITA	4' X 6'	25% – 15 GAL @ 48" O.C.	143
	BOUGAINVILLEA SPECIES	BOUGAINVILLEA	VINE		
	BULBINE FRUTESCENS	STALKED BULBINE	2' X 2'		
	CANPSIS RADICANS	TRUMPET VINE	VINE		
	CEANOTHUS SPECIES	CALIFORNIA LILAC	2'–6' X 3'–10'		
	DIETES GRANDIFLORA	FORTNIGHT LILY	3' X 3'		
	DRACAENA MARGINATA	MADAGASCAR DRAGON TREE	4' X 3'		
	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	6" X 6'		
	GRAPTOPETALUM SUPERBUM	BEAUTIFUL GRAPTOPETALUM	1' X 3'		
	HEMEROCALLIS 'YELLOW'	DAYLILY	3' X 3'		
	HESPERALOE PARVIFLORA	RED YUCCA	3' x 3'		
	LIMONIUM PEREZII	SEA LAVENDER	2' X 2'		
	KALANCHOE SPECIES	KALANCHOE	2' X 3'		
	PACHYCEREUS MARGINATUS	MEXICAN FENCE POST	10' X 2'		
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	CARPET ROSEMARY	2' X 8'		
	SALVIA SPECIES	SALVIA	2'–5' X 3'–6'		
	SANSEVIERIA TRIFASCIATA 'LAURENTII'	STRIPED MOTHERINLAW' TONGUE	3' X CLUMPING		
	SENECIO MANDRALISCAE	BLUE CHALKSTICKS	1' X 2'		
	TRADESCANTIA PALLIDA 'PURPLE HEART'	PURPLE SPIDERWORT	1' X 3'		
	WISTERIA SINENSIS	CHINESE WISTERIA	VINE		
	YUCCA WHIPPLEII	YUCCA	6' X 4'		
STREETSCAPE PLANTIN□ S□C□ AS□					
	ANIGOZANTHOS SPECIES	KANGAROO PAW	4' X 3'	2,775 SQ. FT.	
	CAREX TUMULICOLA	FOOTHILL SEDGE	2' X 2'	25% – 1 GALLON @ 12" O.C.	798
	DIANELLA REVOLUTA	BABY BLISS	4' X 2'	25% – 1 GALLON @ 24" O.C.	201
	FESTUCA MAIREI	ATLAS FESCUE	3' X 3'	50% – 5 GALLON @ 36" O.C.	178
	HEMEROCALLIS 'YELLOW'	DAYLILY	3' X 3'		
	LIMONIUM PEREZII	SEA LAVENDER	2' X 2'		
	LEYMUS ARENARIUS 'GLAUCUS'	BLUE LYME GRASS	4' X 3'		
	LIRIOPE SPICATA	CREEPING LILY TURF	1' X 2'		
	MUHLENBERGIA RIGENS	DEER GRASS	4' X 5'		
	MISCANTHUS TRANSMORRISONENSIS	EVERGREEN MISCANTHUS	3' X 4'		
	VERBENA LILACINA 'DE LA MINA'	CEDROS ISLAND VERBENA	2' X 3'		
	WESTRINGIA FRUTICOSA 'MORNING LIGHT'	COAST ROSEMARY	3' X 3'		
□□RETENTI□N PLANTIN□ S□C□ AS□					
	BOUTELOUA GRACILIS	BLUE GRAMA	2' X 2'	2,739 SQ. FT.	
	CAREX SPISSA	SAN DIEGO SEDGE	4' X 2'	25% – 1 GALLON @ 9" O.C.	1,146
	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	4' X 3'	50% – 1 GALLON @ 18" O.C.	702
	FESTUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	1' X 1'	25% – 5 GALLON @ 24" O.C.	198
	IRIS DOUGLASIANA	DOUGLAS IRIS HEIGHT	2' X 3'		
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	2' X 2'		
	LESSINGIA FILAGINIFOLIA 'SILVER CARPET'	SILVER CARPET BEACH ASTER	1' X 6–8'		
	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE WILD RYE	3' X 3'		
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	3' X 3'		
□□ILDIN□ SCREENIN□ PLANTIN□ S□C□ AS□					
	CALLISTEMON SPECIES	CALLISTEMON	10' X 4'	5,818 SQ. FT.	
	CLYTOSTOMA CALLISTEGIODES	VIOLET TRUMPET	VINE	25% – 1 GALLON @ 36" O.C.	187
	HETEROMELES ARBUTIFOLIA	TOYON	10' X 12'	50% – 5 GALLON @ 48" O.C.	210
	LIGUSTRUM JAPONICUM 'TEXANUM'	JAPANESE PRIVET	6'–8' X 4'–6'	25% – 15 GALLON @ 48" O.C.	105
	LONICERA SEMPERVIRENS	TRUMPET HONEYSUCKLE	VINE		
	METROSIDEROUS COLLINA 'SPRINGFIRE'	SPRINGFIRE OHI'A	6'–8' X 3'–4'		
	PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN'	SILVER SHEEN KOHUHU	12' X 6'–8'		
	PODOCARPUS HENKELII	LONG LEAFED YELLOWWOOD	13' TALL HEDGE		
	RHAMNUS EVE CASE	EVE CASE COFFEE BERRY	8' X 8'		
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	VINE		
PAR□IN□ SCREENIN□ PLANTIN□ S□C□ AS□					
	BUXUS MICROPHYLLA JAPONICA (HEDGE)	JAPANESE BOXWOOD	5' X 5'	2,469 SQ. FT.	
	CARISSA MACROCARPA	DWARF NATAL PLUM	6' X 6'	25% – 1 GALLON @ 36" O.C.	79
	LANTANA SPECIES	LANTANA	2' X 4'	50% – 5 GALLON @ 48" O.C.	89
	LIRIOPE 'GIGANTEA'	GIANT LILY TURF	3' X 3'	25% – 15 GALLON @ 48" O.C.	45
	MISCANTHUS SINENSIS 'SENTINEL'	JAPANESE SILVER GRASS	3' X 3'		
	PITTOSPORUM TOBIRA 'WHEELER'S DWARF'	DWARF MOCK ORANGE	4' X 5'		
	PORTULACARIA AFRA 'AUREA'	YELLOW RAINBOW BUSH	3' X 4'		
	RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDO HAWTHORN	4' X 3'		
□T□ER					
	ROOT BARRIER	10' LONG FOR ALL TREES WITHIN 5' OF HARDSCAPE			

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SHEET INDE□ G-001

PLANTIN□ LE□END

L-□0□

SPECIMEN TREES

PINUS TORREYANA

PARKING LOT SHADE TREES

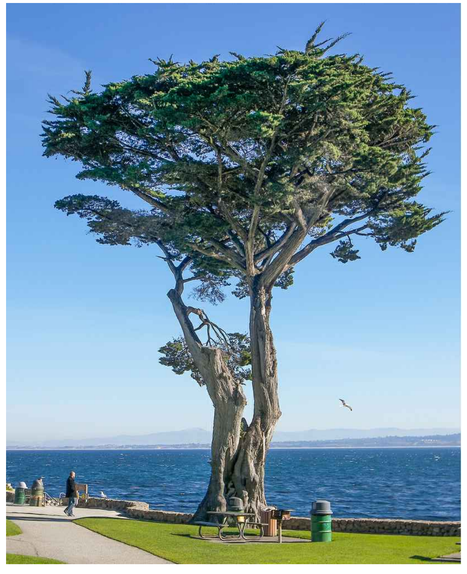
PLATANUS RACEMOSA

TRISTANA CONFERTA

PODOCARPUS MACROPHYLLUS

GEIJERA PARVIFLORA

HOLIDAY / SPECIMEN TREES



CUPRESSUS MACROCARPA

ACCENT TREES

CERCIS OCCIDENTALIS

LAGERSTROMIA SPECIES

TABEBUIA IMPETIGINOSA

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PLANTING CHARACTER IMAGES

L-00

ORNAMENTAL

AEONIUM ARBOREUM 'ZWARTKOP'

AGAVE AMERICANA

AGAVE ATTENUATA NOVA

ALOE KEDONGENESIS

ARCTOSTAPHYLOS HOOKERI

ALOE STRIATA

BOUGAINVILLEA SPECIES

DIETES GRANDIFLORA

FRAGARIA CHILOENSIS

HEMEROCALLIS YELLOW

HESPERALOE PARVIFLORA

CEANOTHUS SPECIES

ALOE 'YELLOW TORCH'

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PLANTING CHARACTER IMAGES

L-100

ORNAMENTAL

ROSMARNIUS OFFICINALIS 'PROSTRATUS'

SAL□IA SPECIES

SENECIO SERPENS

WISTERIA SINENSIS (□INE)

STREETSCAPE

CARE□ TUMULICOLA

DIANELLA RE□OLUTA

LEYMUS ARENARIUS 'GLAUCUS'

LIMONIUM PERE□II

LIRIOPE SPICATA

MULHLEMBERGIA RIGENS

MISCANTHUS TRANSMORRISONENSIS

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SHEET INDE□ G-001

PLANTIN□ C□ARACTER IMA□ES

L-□0□

BIORETENTION

CHONDROPETALUM TECTORUM

LEYMUS CONDENSATUS 'CANYON PRINCE'

JUNCUS PATENS

FESTUCA 'ELIJAH BLUE'

SCREENING

BUXUS MICROPHYLLA JAPONICA (HEDGE)

CARISSA MACROCARPA

CLYTOSTOMA CALLISTEGIOIDES

LIGUSTRUM JAPONICUM "TEXANUM"

LIRIOPE GIGANTEA

PITOSPORUM TOBIRA 'wHEELER'S DWARF'

PODOCARPUS HENKELLI

TRACHELOSPERMUM JASMINOIDES

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PLANTING CHARACTER IMAGES

L-00

ABBREVIATIONS

ABV	ABOVE
ADJ	ADJUSTABLE
AES	ARCH EXPOSED STEEL
AFF	ABOVE FINISH FLOOR
ALUM	ALUMINUM
A.P.	ACCESS PANEL
APPROX	APPROXIMATE
AUTO	AUTOMATIC
BD	BOARD
BF	BRACE FRAME
BLDG	BUILDING
BLKG	BLOCKING
BLW	BELOW
BM	BEAM
B/S	BUILDING STANDARD
BTWN	BETWEEN
B.O.	BOTTOM OF
BYD	BEYOND
C	CONDUIT
CAB	CABINET
CB	CATCH BASIN
CIP	CAST IN PLACE
C.J.	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CON	CONNECTED
CONC	CONCRETE
CONT	CONTINUOUS
CORR	CORRIDOR
CPEP	CORRUGATED POLYETHYLENE PIPE
CPT	CARPET
CNTR	COUNTER
CTR	CENTER
CUST	CUSTOM
D.E.F.S.	DIRECT EXTERIOR FINISH SYSTEM
DET	DETAIL
DF	DRINKING FOUNTAIN
DIAG	DIAGONAL
DIA	DIAMETER
DIM	DIMENSION
DWG	DRAWING
EA	EACH
EAD	EXIT ACCESS DOOR
EED	EXTERIOR EXIT DOOR
E.C.S.	EXPOSED CONCRETE BEAM/ STRUCTURE
EL	ELEVATION
ELEC	ELECTRICAL
EMER	EMERGENCY
E.M.S.	EXPOSED METAL STRUCTURE
E.O.C.	EDGE OF CONCRETE
EP	ELECTRICAL PANEL
EJ	EXPANSION JOINT
EQ	EQUAL
EQPT	EQUIPMENT
EXP	EXPOSED
ES	EXPOSED STRUCTURE
EXT	EXTERIOR
EXST	EXISTING
FA	FIRE ALARM
F.A.	FALL ARREST
F.D.	FLOOR DRAIN
F.E.C.	FIRE EXTINGUISHER CABINET
FEVC	FIRE EXTINGUISHER/ VALVE CABINET
FAC FIN	FACTORY FINISH
FLR	FLOOR
FLUOR	FLUORESCENT
FIN	FINISH
FF	FINISH FLOOR
FOIC	FURNISHED BY OWNER INSTALLED BY CONTRACTOR
FOIO	FURNISHED BY OWNER INSTALLED BY OWNER
FCIC	FURNISHED BY CONTRACTOR INSTALLED BY CONTRACTOR
F.R.	FIRE RESISTANT
FT	FOOT OR FEET
FTG	FOOTING
FRZ	FREEZER
FURR	FURRING
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
G.L.	GRID LINE
GL	GLASS
GLB	GLUE-LAMINATED BEAM
GWB	GYPSUM WALL BOARD
HB	HOSE BIB
HDWD	HARDWOOD
HDWR	HARDWARE
HM	HOLLOW METAL
HOR	HORIZONTAL
H.F.E.C.	HOSE/ FIRE EXTINGUISHER CABINET
HR	HOUR
HT	HEIGHT
ID	INSIDE DIAMETER
INT	INTERIOR
IF	INSIDE FACE
INSUL	INSULATION
IN	INCHES
KIT	KITCHEN
MARM	MARMOLEUM
MAT'L	MATERIAL
MAX	MAXIMUM
MDO	MDO PLYWOOD
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MO	MASONRY OPENING
MR	MIRROR
MTD	MOUNTED
MTL	METAL
MUL	MULLION
N.I.C.	NOT IN CONTRACT
NOM	NOMINAL
N.T.S.	NOT TO SCALE
O/	OVER
O.D.	OUTSIDE DIAMETER
O.F.	OUTSIDE FACE
O.H.	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
PA	PLANTING AREA
PART	PARTITION
PCST	PRECAST
PERIM	PERIMETER
P-LAM	PLASTIC LAMINATE
PLAS	PLASTER
P.L.	PROPERTY LINE
PLT	PLATE
PLYWD	PLYWOOD
POLY	POLYETHYLENE
PNT	PAINT
PR	PAIR
PREFIN	PREFINISHED
P.T.	PRESSURE TREATED
PT	POINT
PTD	PAINTED
RAD	RADIUS
R&S	COAT ROD & SHELF
RB	RUBBER
REF	REFERENCE
REFL	REFLECTED
REFR	REFRIGERATOR
REQ'D	REQUIRED
RET	RETAINING
RM	ROOM
RO	ROUGH OPENING
S.A.C.T.	SUSPENDED ACOUSTICAL CEILING TILE
SCHED	SCHEDULE
SECT	SECTION
S.G.	SAFETY GLASS
S.G.F.T.	STRUCTURAL GLAZED FACING TILE
SH	SHELF
SHT	SHT
SHTG	SHEATHING
SIM	SIMILAR
SL	SLIDER
SOG	SLAB ON GRADE
S.S.	STAINLESS STEEL
ST	STAIR
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURE OR STRUCTURAL
SUSP	SUSPENDED
T&G	TONGUE-AND-GROOVE
TELE	TELEPHONE
TER	TERRAZZO
TERM	TERMINATION
THRESH	THRESHOLD
THR'D	THREADED
T.O.	TOP OF
T.O.B.	TOP OF BENCH
T.O.C.	TOP OF CONCRETE/ CURB
T.O.P.	TOP OF PLANTER
TS	TUBE STEEL
TX	TRANSFORMED
TYP	TYPICAL
U.C.	UNDER COUNTER
U/G	UNDERGROUND
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
V.I.F.	VERIFY IN FIELD
W/	WITH
WD	WOOD
WH	WATER HEATER
W/O	WITHOUT
WOG	WALK OFF GRATE
WOM	WALK OFF MAT
W.P.	WORK POINT
WR	WATER RESISTANT
WRGWB	WATER RESISTANT GYPSUM WALL BOARD
WT	WEIGHT
U.N.O.	UNLESS NOTED OTHERWISE

PROJECT SPECIFIC ABBREVIATIONS

AAG	AVERAGE ADJOINING GRADE
CDM	CAMINO DEL MAR
DMMC	DEL MAR MUNICIPLE CODE

SYMBOLS LEGEND

1 TITLE / SCALE	DRAWING NUMBER & TITLE
TRUE NORTH / PLAN NORTH	NORTH ARROW
1 / A101 SIM	DETAIL NUMBER OVER SHEET NUMBER
1 / A211	BUILDING SECTION
1 / A301	WALL SECTION
2 / A201	EXTERIOR ELEVATION
2.10 / A-501	INTERIOR ELEVATION
	VERTICAL DATUM, WORKPOINT
	SPOT ELEVATION
LOBBY 101	ROOM IDENTIFICATION
101	DOOR IDENTIFICATION
	HIDDEN
	ABOVE
	BEYOND
1 / A	GRID LINE (G.L.)
0A3	WALL TYPE, (REF INTERIOR PARTITION LEGEND (SHEET A-003)
AS 1	WINDOW / STOREFRONT TYPE, REF SHEET A-___ AC - ALUM. CURTAINWALL AS - ALUM. STOREFRONT AW - ALUM. WINDOW HM - HOLLOW METAL
AL 1	LOUVER TYPE, REF SHEET A-___ AL - ALUM. LOUVER HM - HM LOUVER
A	TOILET ACCESSORY IDENTIFICATION
3.01	KEYNOTE - EXTERIOR/ INTERIOR MATERIAL

GENERAL NOTES

APPLICABLE CODES & AUTHORITIES

LAND USE AUTHORITY	CITY OF DEL MAR
BUILDING CODE AUTHORITY	CITY OF DEL MAR, PLAN REVIEW BY ESGIL CORP.
FIRE DEPARTMENT AUTHORITY	CITY OF DEL MAR

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:

CITY OF DEL MAR MUNICIPAL CODE
2013 CALIFORNIA BUILDING CODE PART 2, TITLE 24 C.C.R.
2013 CALIFORNIA ELECTRICAL CODE PART 3, TITLE 24 C.C.R.
2013 CALIFORNIA MECHANICAL CODE PART 4, TITLE 24 C.C.R.
2013 CALIFORNIA PLUMBING CODE PART 5, TITLE 24 C.C.R.
2013 CALIFORNIA ENERGY CODE PART 6, TITLE 24 C.C.R.
2013 CALIFORNIA FIRE CODE PART 9, TITLE 24 C.C.R.
2013 CALIFORNIA REFERENCED STANDARDS PART 12, TITLE 24 C.C.R.
2013 CALIFORNIA GREEN BUILDING STANDARDS, PART 11 OF TITLE 24 C.C.R.

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LEGENDS, NOTES & ABBREVIATIONS

A-000

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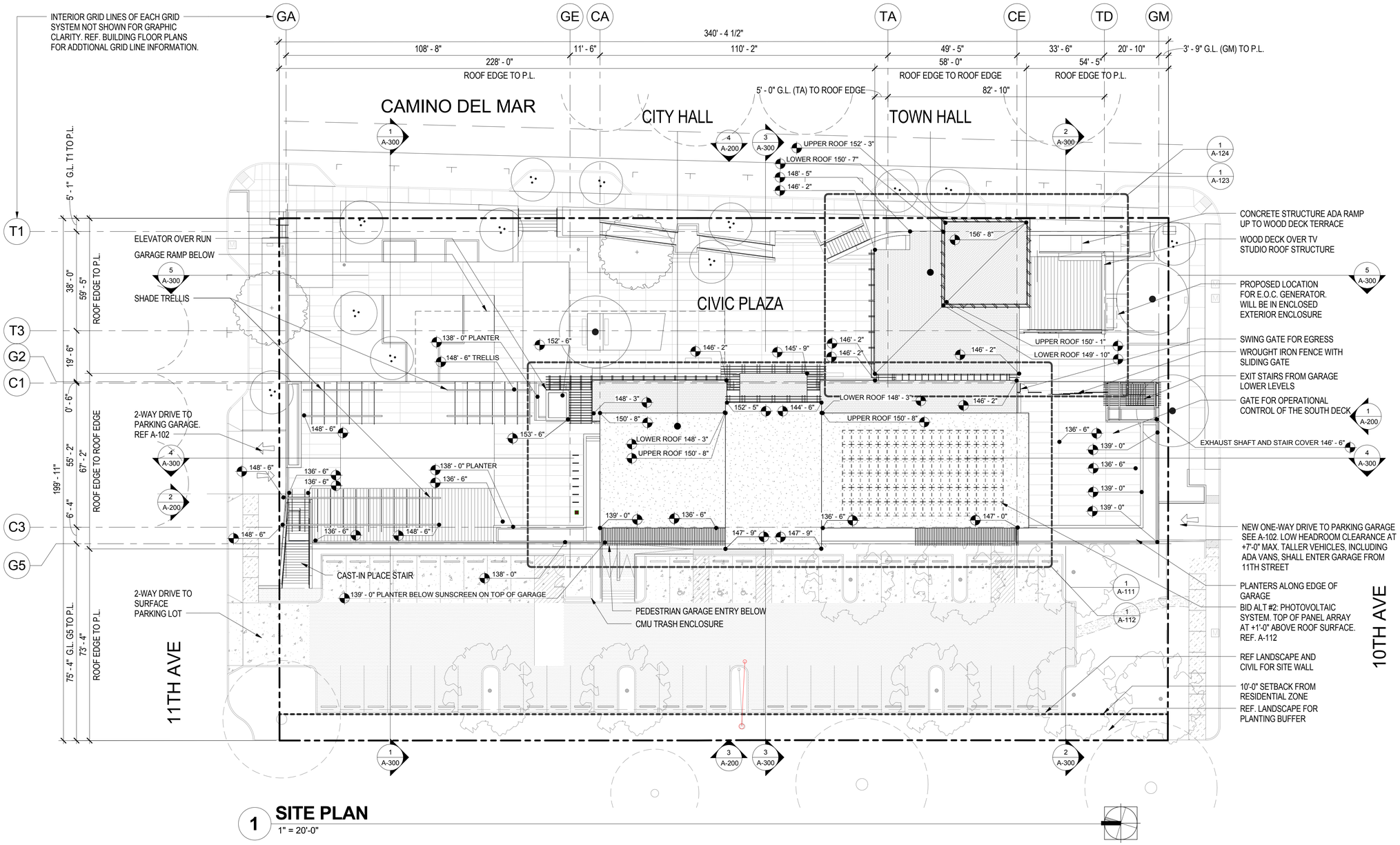

1 SITE PLAN

1" = 20'-0"

****DRB RECOMMENDED DESIGN MODIFICATIONS ARE NOT SHOWN ON THIS PLAN; REFERENCE PLAN SHEET A-100.B FOR RECOMMENDATIONS (PAGE 29 OF 43)**

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ARCHITECTURAL SITE PLAN

A-100

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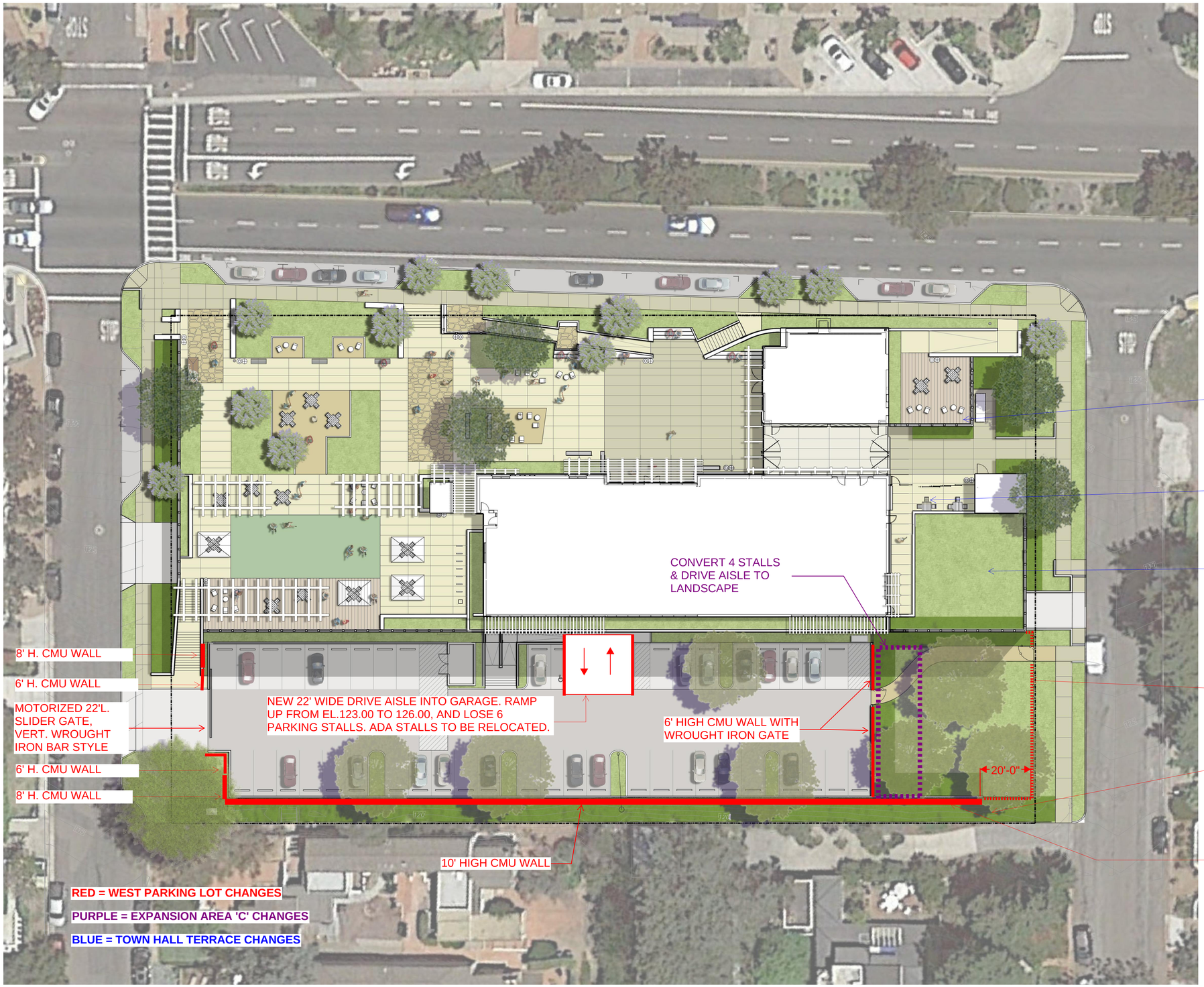

Recommended conditions for approval by Design Review Board Resolution December 16, 2015

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)

North

20' 10' 0' 20'

1" = 10'

****DRB RECOMMENDED DESIGN MODIFICATIONS SHOWN ABOVE; COLOR VERSION AT WWW.DELMAR.CA.US/CITYHALL**

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SPURLOCK POIRIER
LANDSCAPE ARCHITECTS
2122 Hancock Street
San Diego, California 92110
619.881.0090
sp-land.com

DEL MAR CIVIC CENTER
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4 JAN 2016

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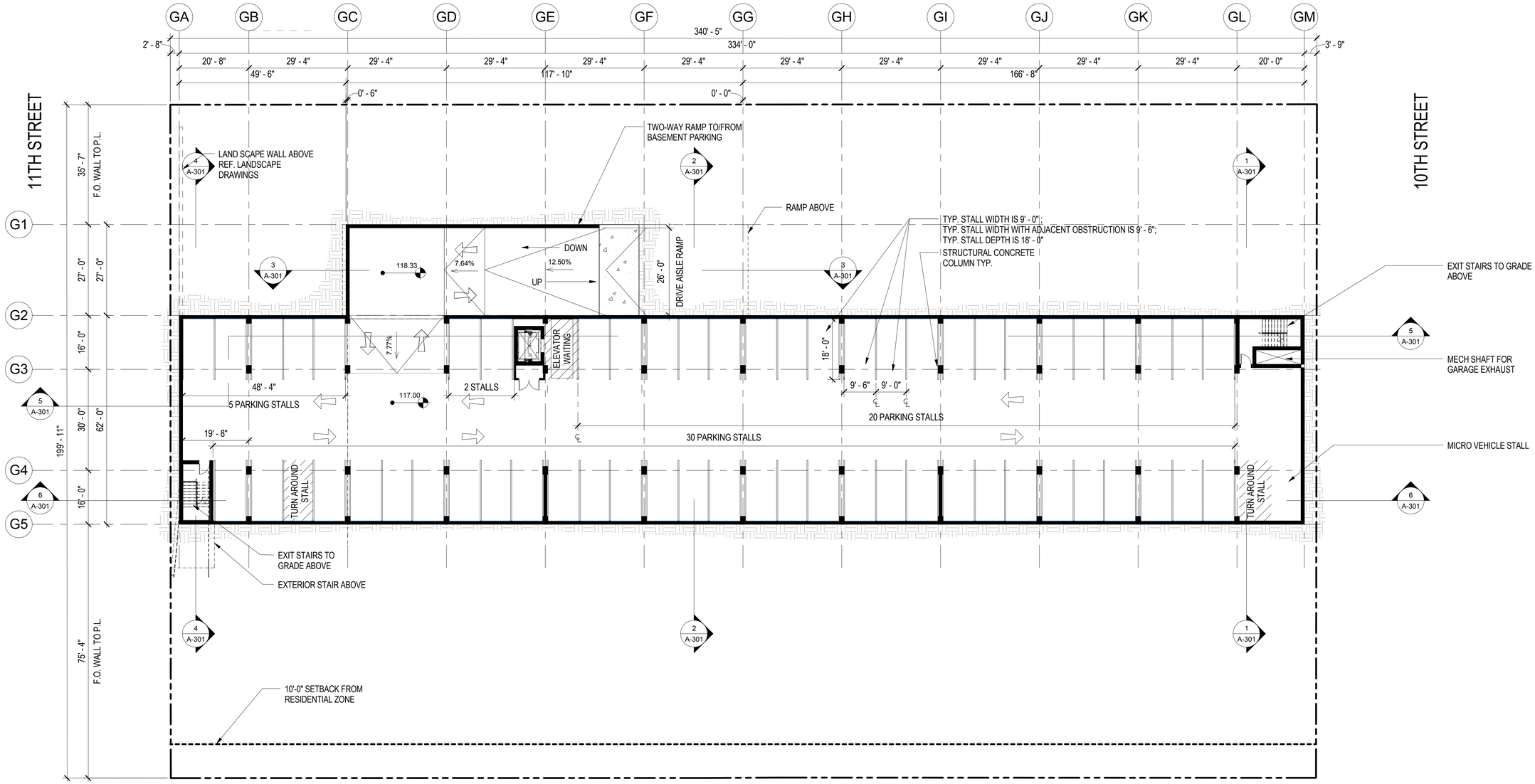
SHEET INDEX G-001

DRB 12/16/15

SHEET A-100.B



1 LOWER LEVEL PARKING FLOOR PLAN

1/16" = 1'-0"

SHEET NOTES

AREA
LOWER LEVEL GARAGE AREA : **20,708 GSF***
*AREA DOES NOT INCLUDE VEHICLE RAMP. VEHICLE RAMP AREA
IS INCLUDED IN UPPER LEVEL PARKING AREA

PARKING SUMMARY - LOWER LEVEL:
STANDARD STALLS = 57
ADA STALLS = 0
MICRO VEHICLE STALLS = 1
TOTAL STALLS = 58

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M|H Project No.: 1507

SHEET INDEX G-001

LOWER LEVEL PARKING FLOOR PLAN
A-101

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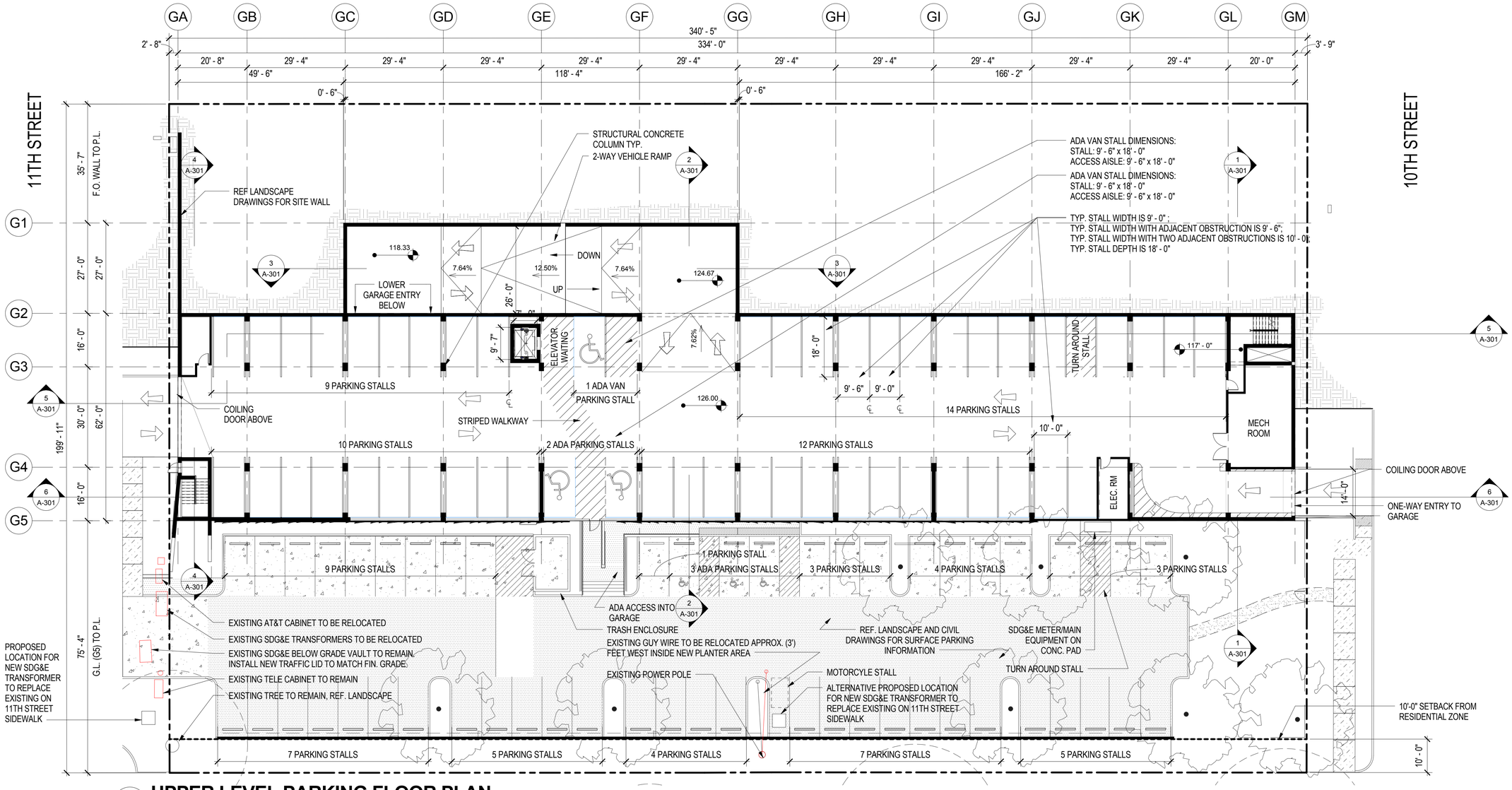

1 UPPER LEVEL PARKING FLOOR PLAN

1/16" = 1'-0"

SHEET NOTES

AREA
UPPER LEVEL GARAGE AREA : **23,913 GSF***
*AREA INCLUDES VEHICLE RAMP BETWEEN PARKING LEVELS.

PARKING SUMMARY - UPPER LEVEL:
STANDARD STALLS = 47
ADA STALLS = 3 (INCLUDES 1 VAN STALL)
TOTAL STALLS = 50

PARKING SUMMARY - SURFACE LOT PARKING:
STANDARD STALLS = 48
ADA STALLS = 3
MOTORCYCLE STALLS = 1
TOTAL STALLS = 52

****DRB RECOMMENDED DESIGN MODIFICATIONS ARE NOT SHOWN ON THIS PLAN; REFERENCE PLAN SHEET A-100.B FOR RECOMMENDATIONS (PAGE 29 OF 43)**

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UPPER LEVEL PARKING FLOOR PLAN
A-102

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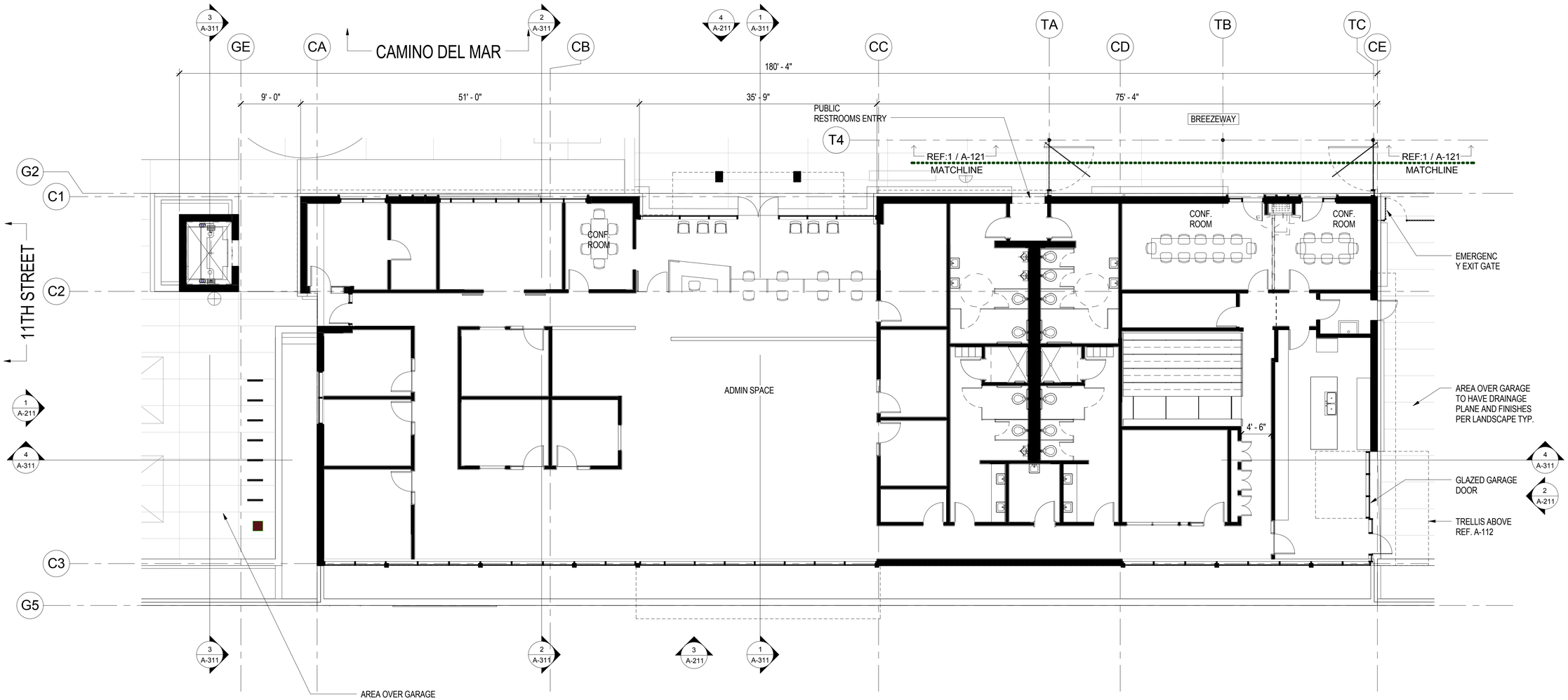

1 PLAZA LEVEL - FLOOR PLAN

1/8" = 1'-0"

SHEET NOTES

AREA
CITY HALL: **8,722 GSF***
TOWN HALL: **3,172 GSF**
TOTAL AREA: 11,894 GSF

BREEZEWAY (UNOCCUPIED): **956 GSF**

*INCLUDES ELEVATOR AREA

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40% DESIGN DEVELOPEMENT

- PRICING SET -

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CITY HALL FLOOR PLAN

A-111

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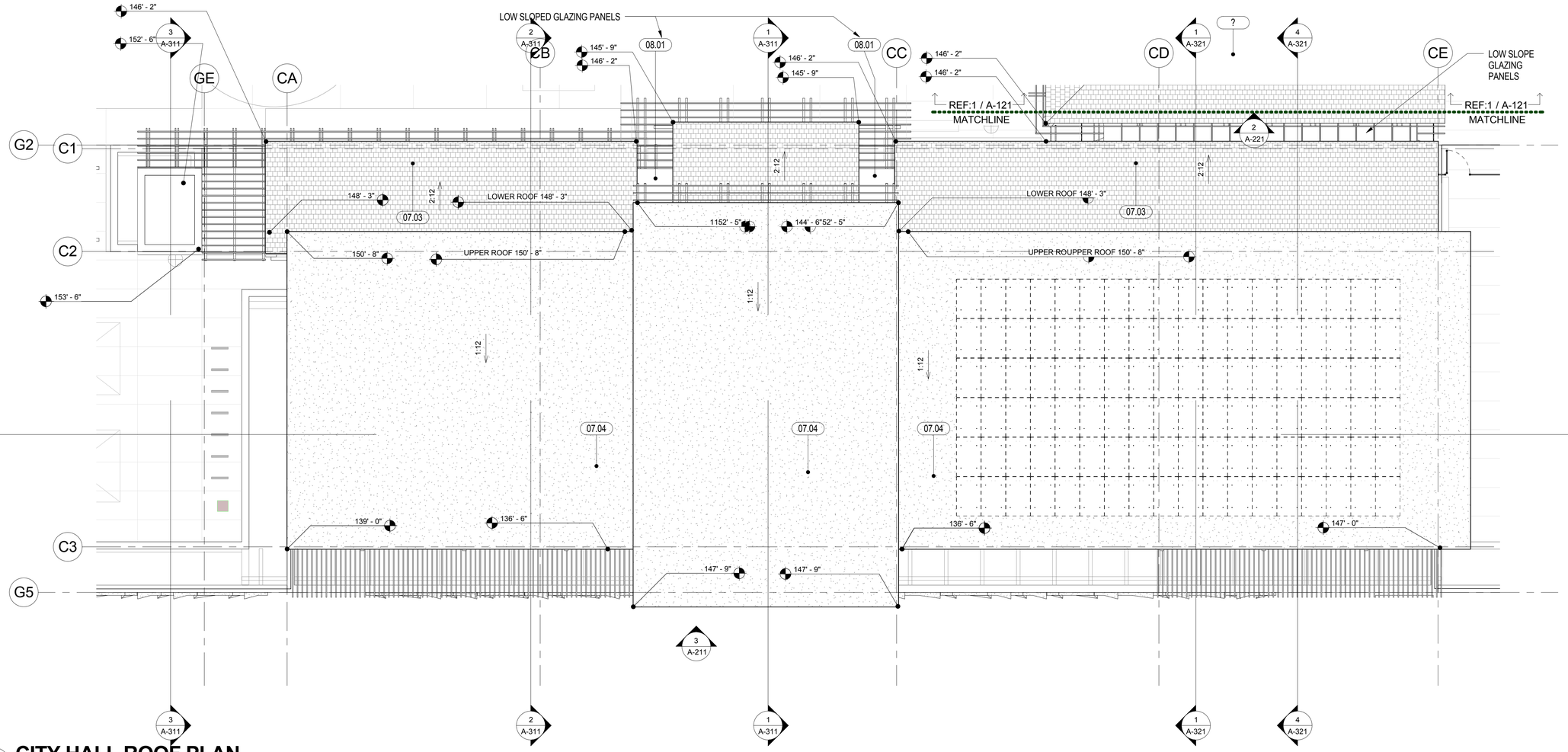

1 CITY HALL ROOF PLAN

1/8" = 1'-0"

XX.XX	KEYNOTE LEGEND
KEY	NOTE

07.03	DIMENSION ASPHALT FOOR SHINGLES W/ TWO LAYERS OF UNDERLAYMENT
07.04	SINGLE-PLY ROOFING MEMBRANE
08.01	ALUM. STOREFRONT SYSTEM W/ BRONZE FINISH

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CITY HALL ROOF PLAN

A-112

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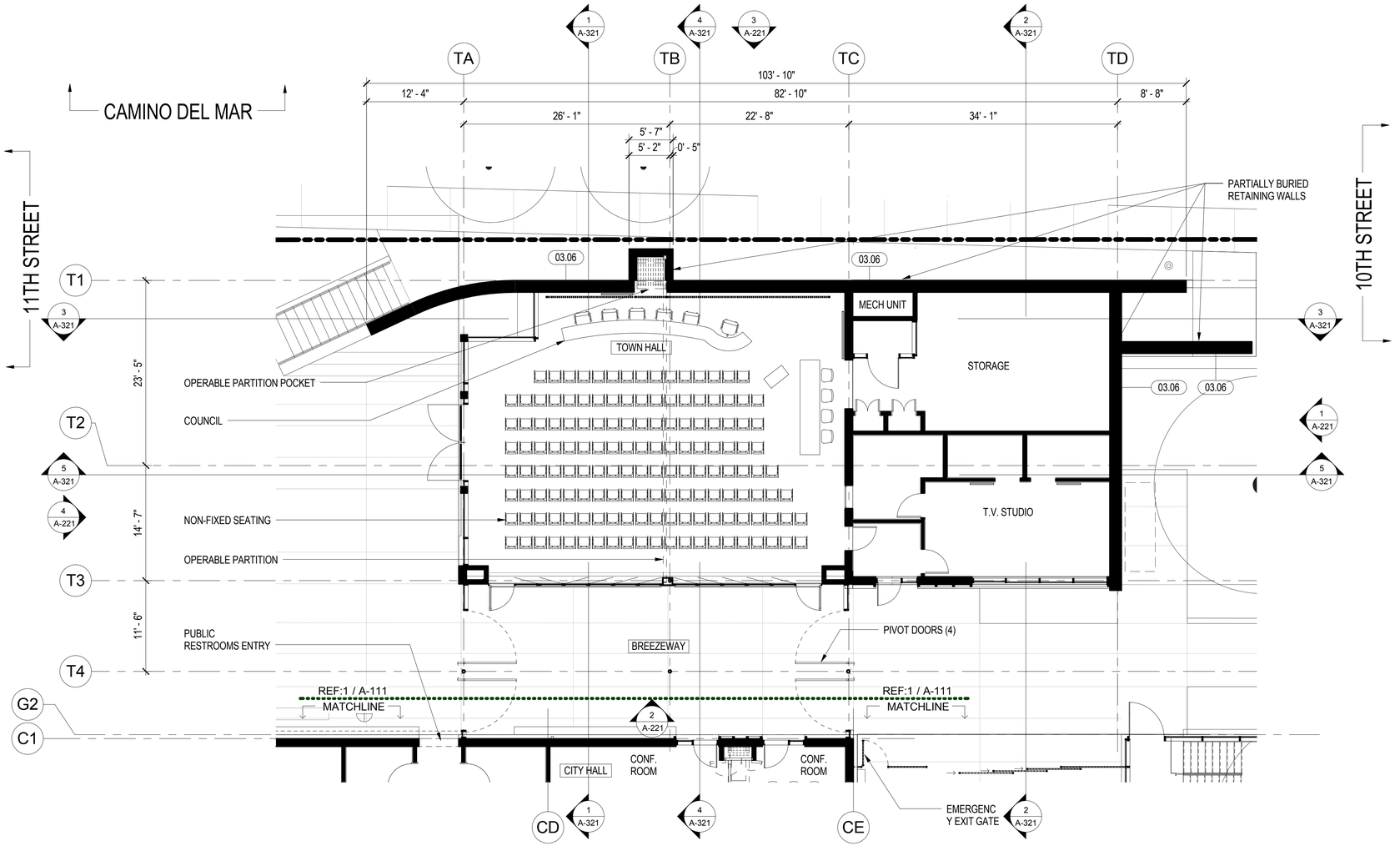

1 PLAZA LEVEL - FLOOR PLAN

1/8" = 1'-0"

XX.XX	KEYNOTE LEGEND
KEY	NOTE
03.06	18" THICK WALL:"ARCHITECTURAL CONCRETE: INTEGRAL COLOR, FORM LINER, SANDBLAST FINISH WITH ANTIGRAFFITI COATING"

SHEET NOTES

AREA
CITY HALL: **8,722 GSF***
TOWN HALL: **3,172 GSF**
TOTAL AREA: 11,894 GSF

BREEZEWAY (UNOCCUPIED): **956 GSF**

*INCLUDES ELEVATOR AREA

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40% DESIGN DEVELOPEMENT
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TOWN HALL FLOOR PLAN
A-121

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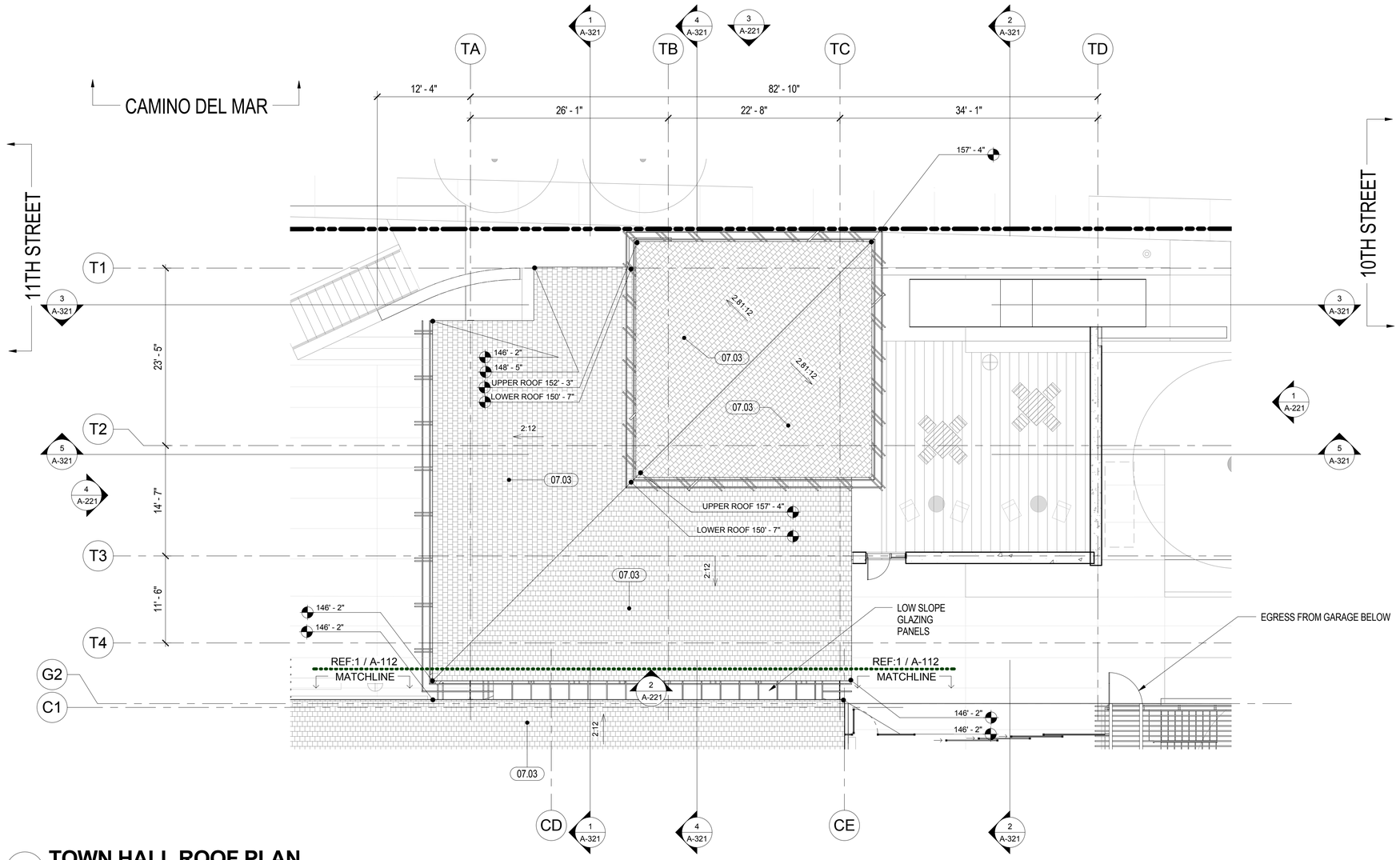

1 TOWN HALL ROOF PLAN

1/8" = 1'-0"

XX.XX	KEYNOTE LEGEND
KEY	NOTE

07.03	DIMENSION ASPHALT FOOR SHINGLES W/ TWO LAYERS OF UNDERLAYMENT
08.01	ALUM. STOREFRONT SYSTEM W/ BRONZE FINISH

****DRB RECOMMENDED DESIGN MODIFICATIONS ARE NOT SHOWN ON THIS PLAN; REFERENCE PLAN SHEET A-100.B FOR RECOMMENDATIONS (PAGE 29 OF 43)**

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TOWN HALL ROOF PLAN

A-124

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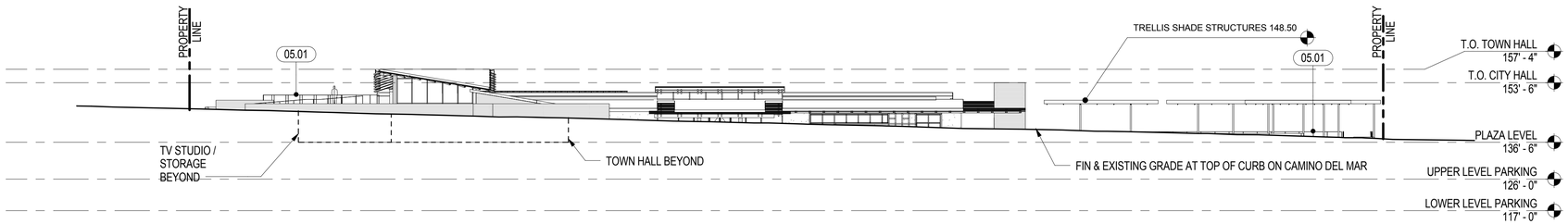
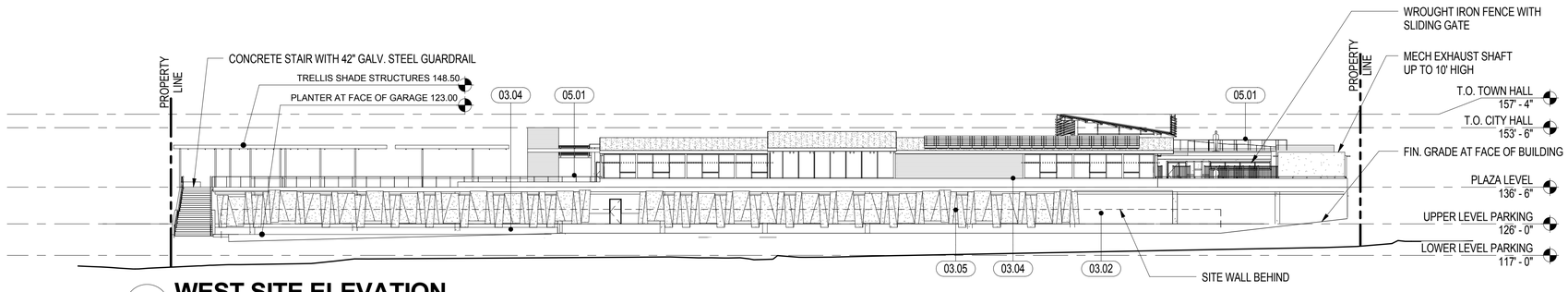


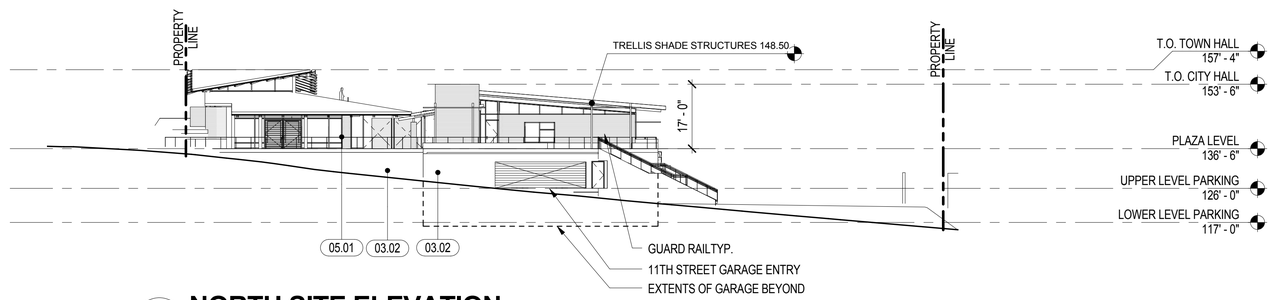
4 EAST SITE ELEVATION

1" = 20'-0"



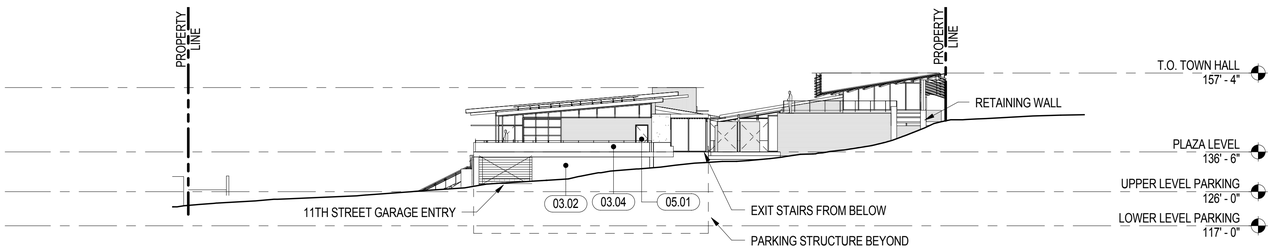
3 WEST SITE ELEVATION

1" = 20'-0"



2 NORTH SITE ELEVATION

1" = 20'-0"



1 SOUTH SITE ELEVATION

1" = 20'-0"

XX.XX	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 FOOR 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

SHEET NOTES

1. SEE SHEETS G-041 & G-042 FOR HEIGHT MEASUREMENTS

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SHEET INDEX G-001

SITE ELEVATIONS A-200

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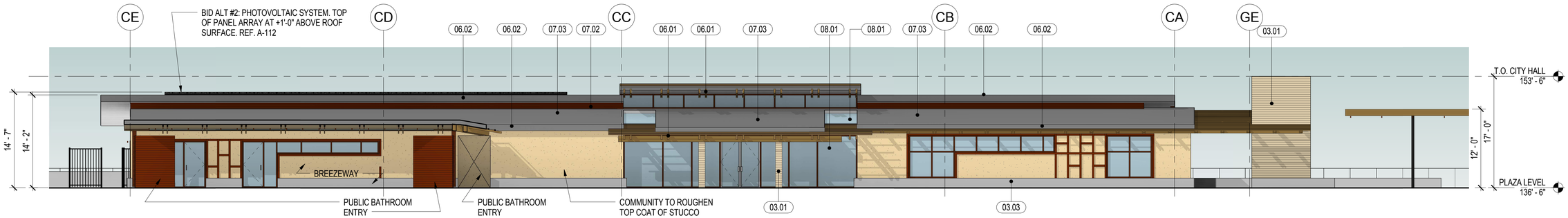
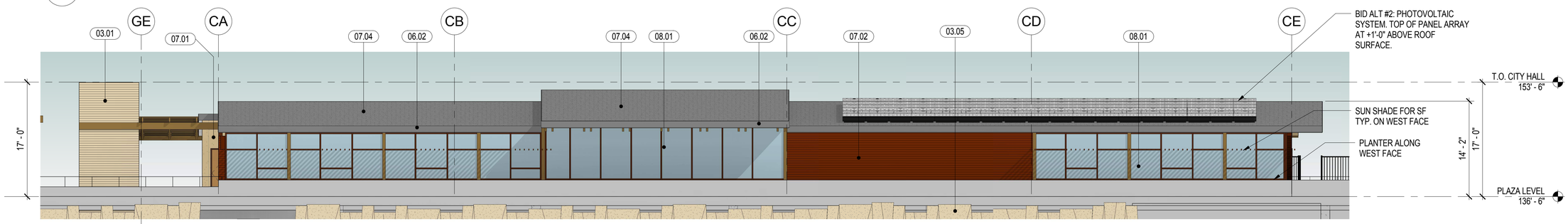
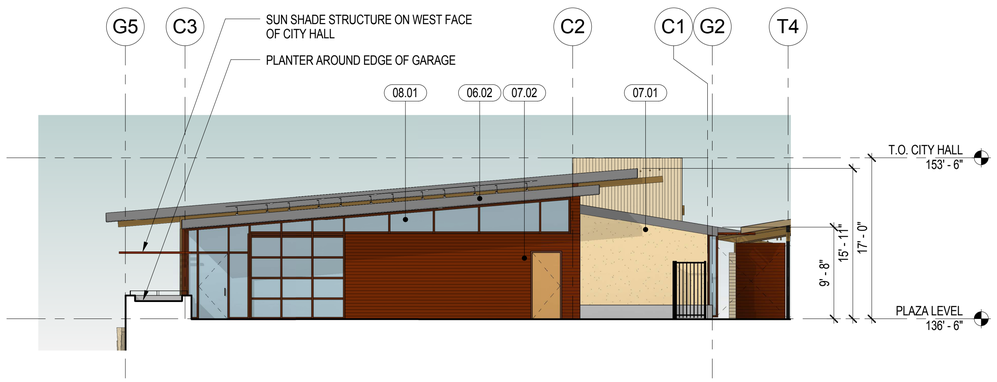


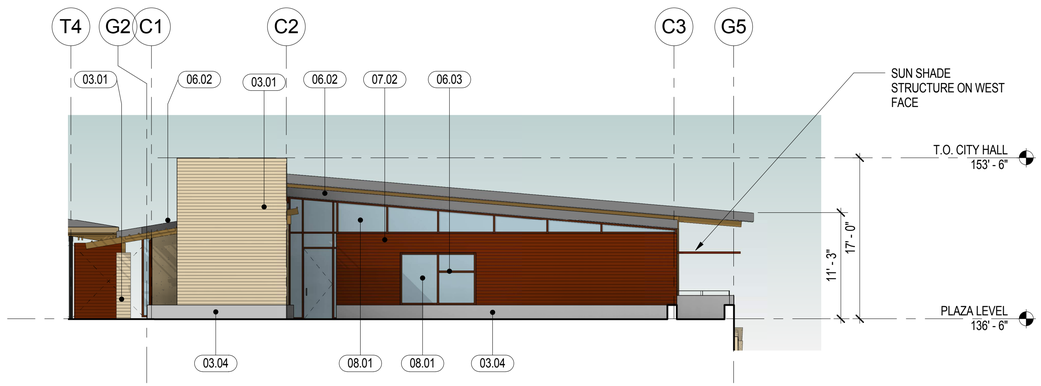
4 CITY HALL EAST ELEVATION



3 CITY HALL WEST ELEVATION



2 CITY HALL SOUTH ELEVATION



1 CITY HALL NORTH ELEVATION

XX.XX 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
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05.01	METAL RAIL SYSTEM W/ GALVANIZED FINISH

XX.XX KEYNOTE LEGEND	
KEY	NOTE
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 FOOR 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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SHEET INDEX G-001

CITY HALL BUILDING ELEVATIONS
A-211

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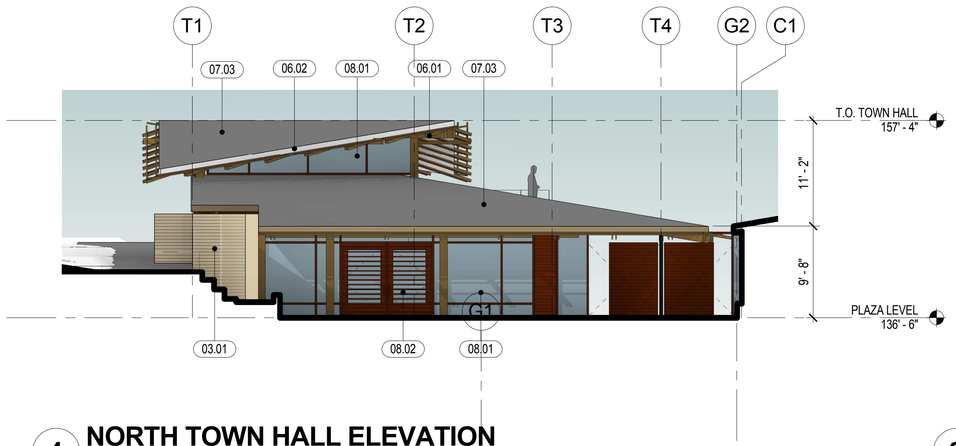
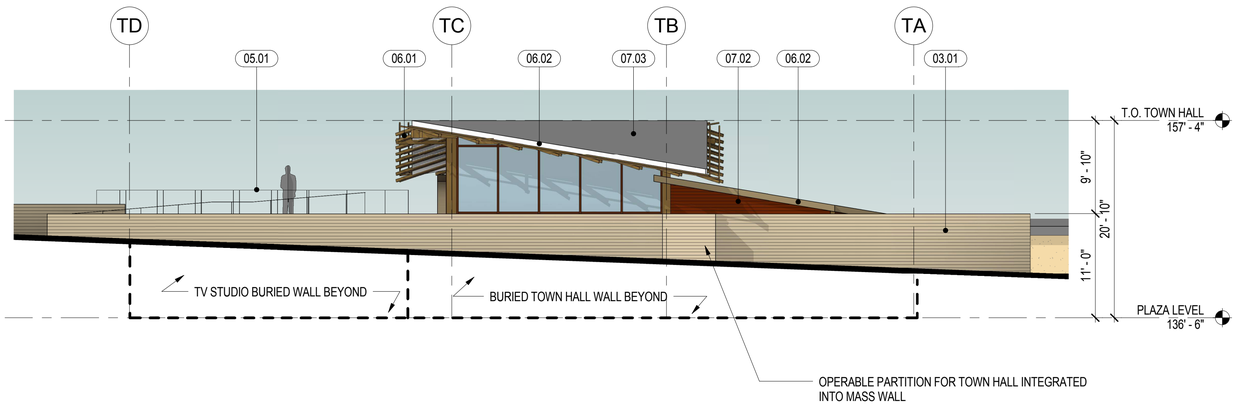
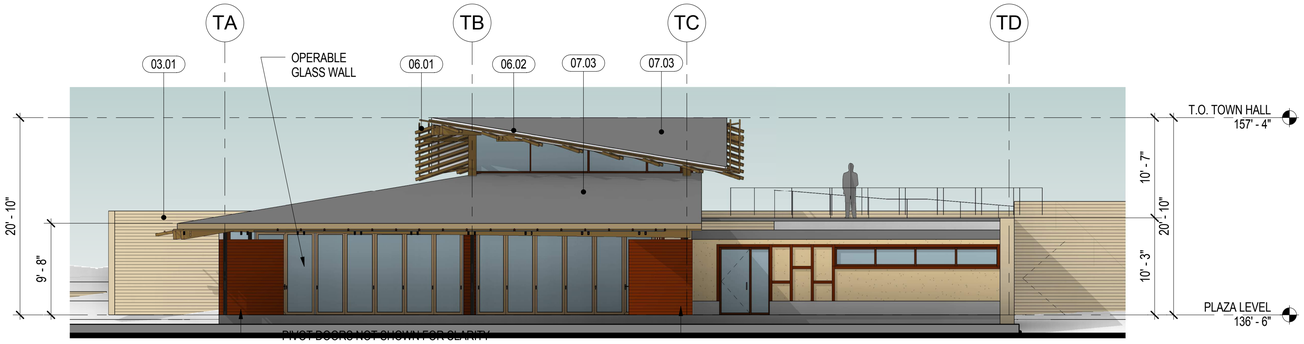


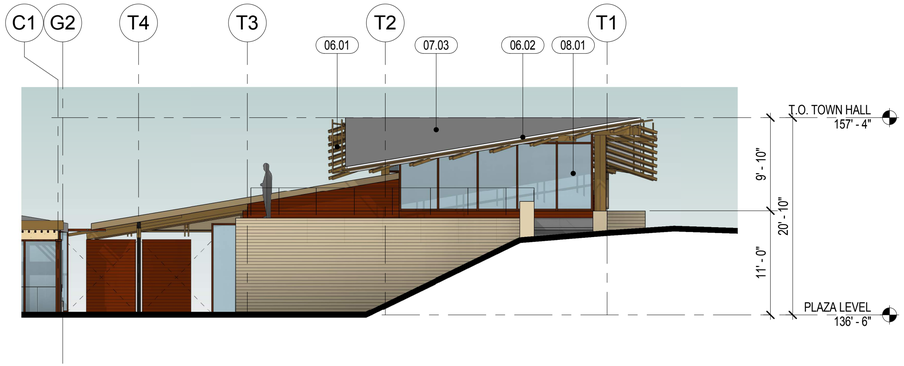
4 NORTH TOWN HALL ELEVATION



3 EAST TOWN HALL ELEVATION



2 WEST TOWN HALL ELEVATION



1 SOUTH TOWN HALL ELEVATION

XX.XX	KEYNOTE LEGEND
KEY	NOTE
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03.02	C.I.P. CONCRETE: STANDARD GRAY CONCRETE WITH ANTIGRAFFITI COATING
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08.01	ALUM. STOREFRONT SYSTEM W/ BRONZE FINISH
08.02	ALUM. STOREFRONT DOOR W/ CUSTOM WOOD CLADDING

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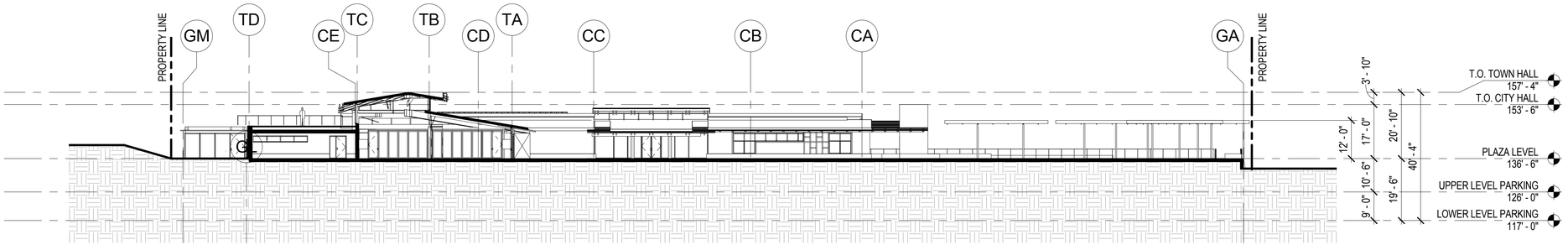
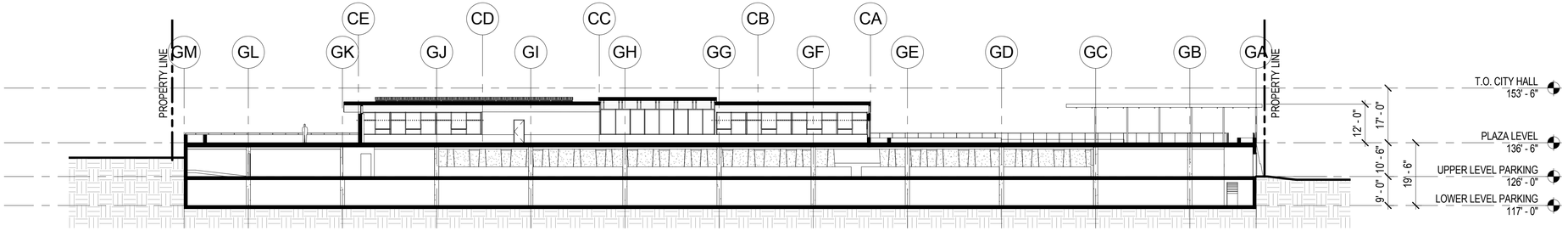
TOWN HALL BUILDING ELEVATIONS
A-221



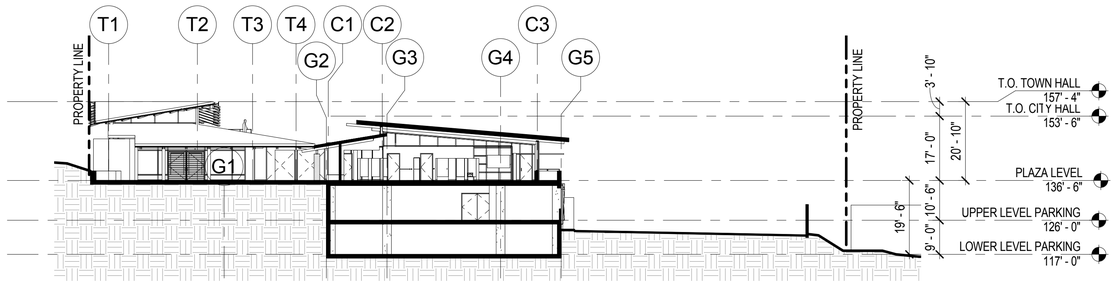
5 SITE SECTION N/S

1" = 20'-0"



4 SITE SECTION N/S

1" = 20'-0"



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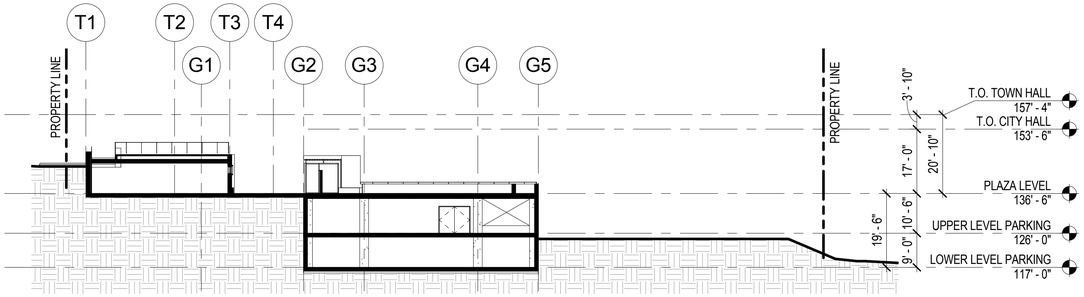
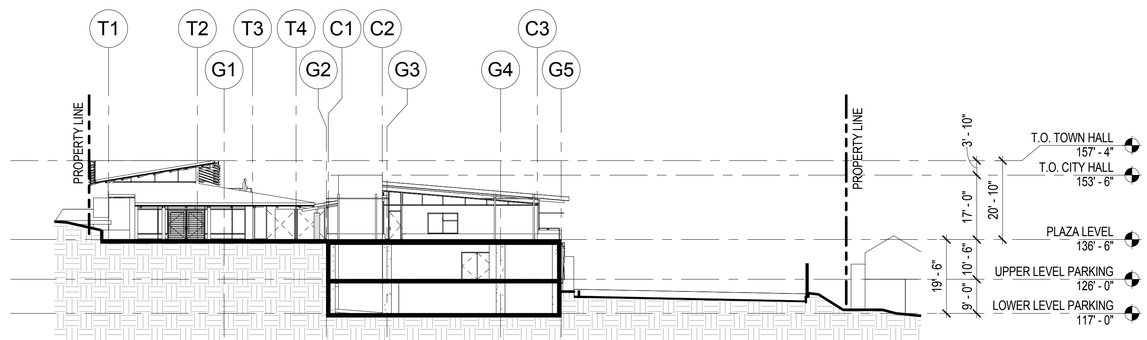


2 SITE SECTION E/W

1" = 20'-0"



1 SITE SECTION E/W

1" = 20'-0"

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DEL MAR CIVIC CENTER

1050 CAMINO DEL MAR | DEL MAR, CALIFORNIA 92014

DESIGN REVIEW BOARD SUBMITTAL

- ENTITLEMENTS -

7 DEC 2015

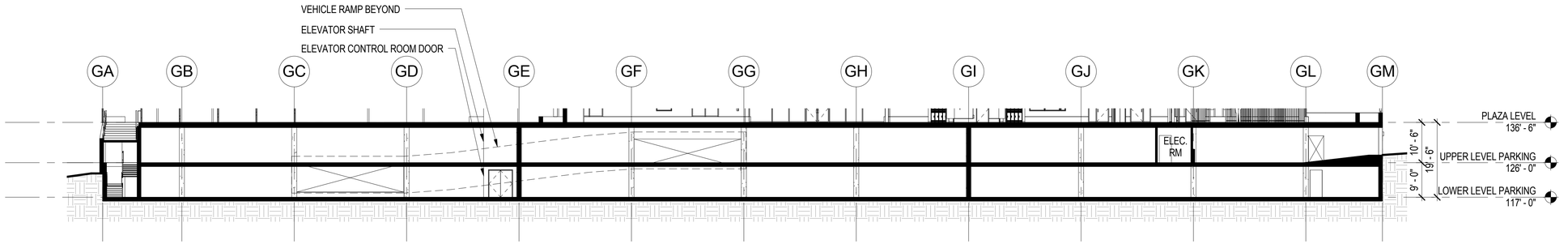
NOT FOR CONSTRUCTION

No.	Description	Date

Issue Date: 7 DEC 2015
Drawn: JT
Checked: KS
M|H Project No.: 1507

SHEET INDEX G-001

SITE SECTIONS
A-300



6 GARAGE SECTION N/S

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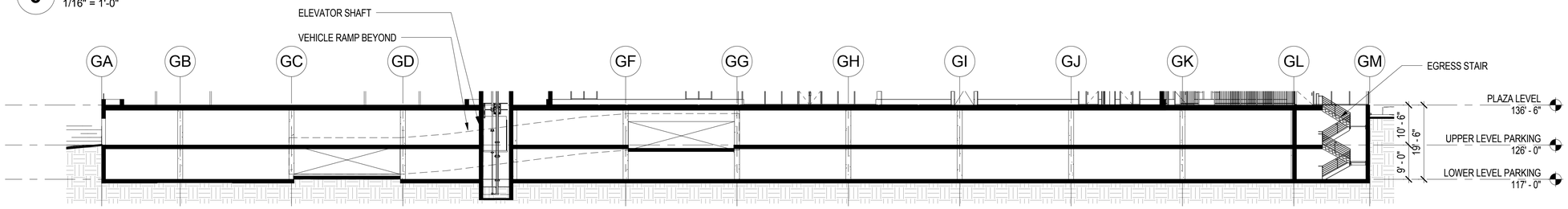
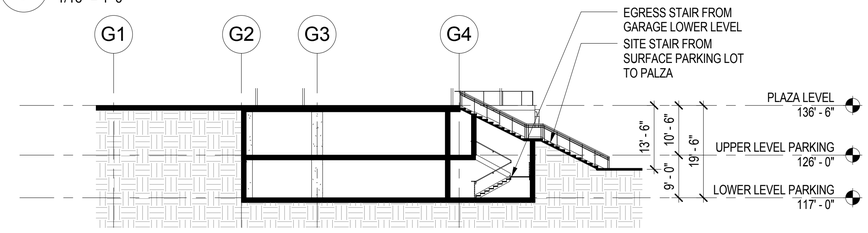


5 GARAGE SECTION N/S

1/16" = 1'-0"



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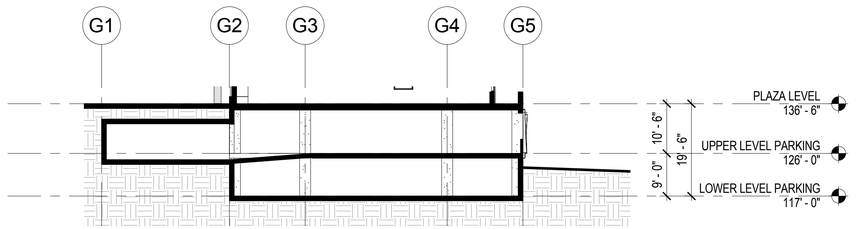
1/16" = 1'-0"



2 GARAGE SECTION E/W

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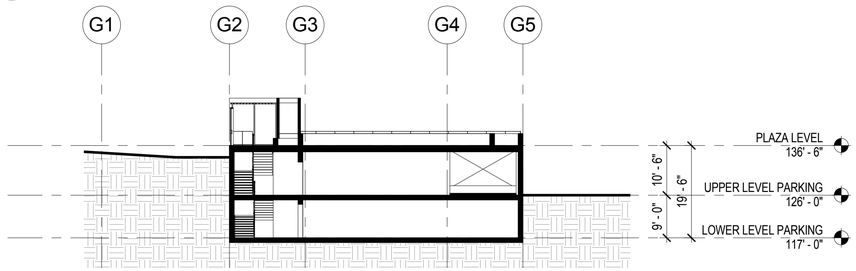
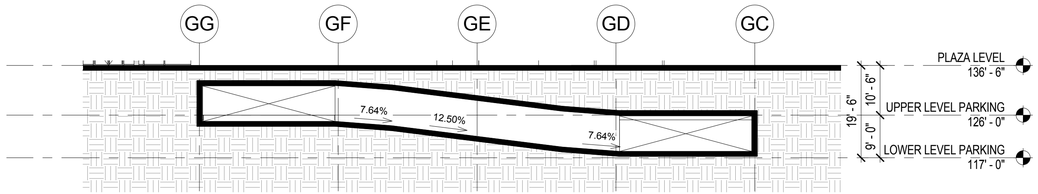


1 GARAGE SECTION E/W

1/16" = 1'-0"



3 GARAGE SECTION THROUGH RAMP

1/16" = 1'-0"

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PARKING GARAGE SECTIONS

A-301

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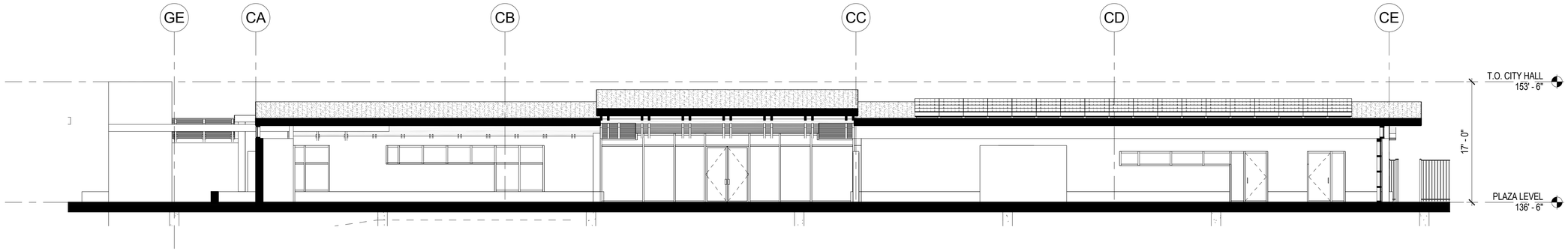

4 CITY HALL BUILDILNG SECTION N/S

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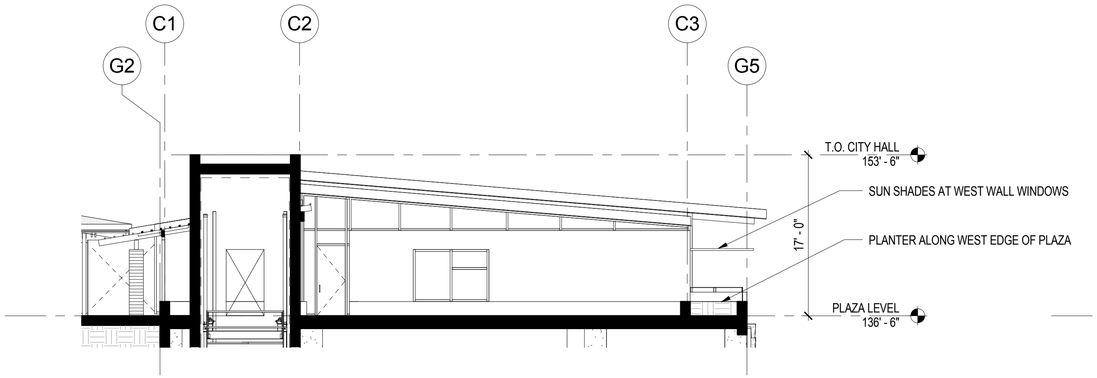
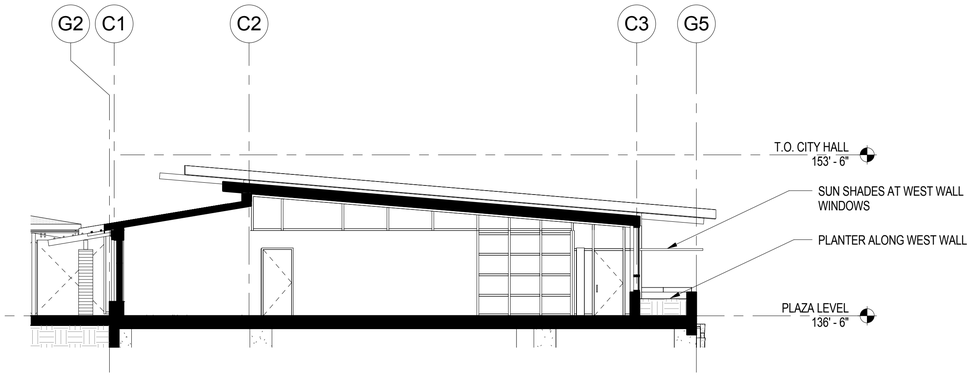


3 CITY HALL BUILDILNG SECTION E/W

1/8" = 1'-0"



2 SECTION EW - THROUGH CITY HALL1

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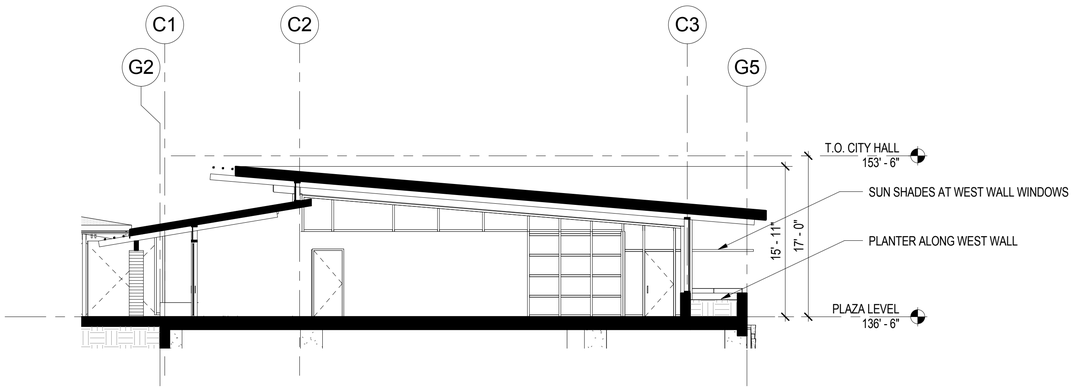

1 CITY HALL BUILDILNG SECTION E/W

1/8" = 1'-0"

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CITY HALL BUILDING SECTIONS

A-311

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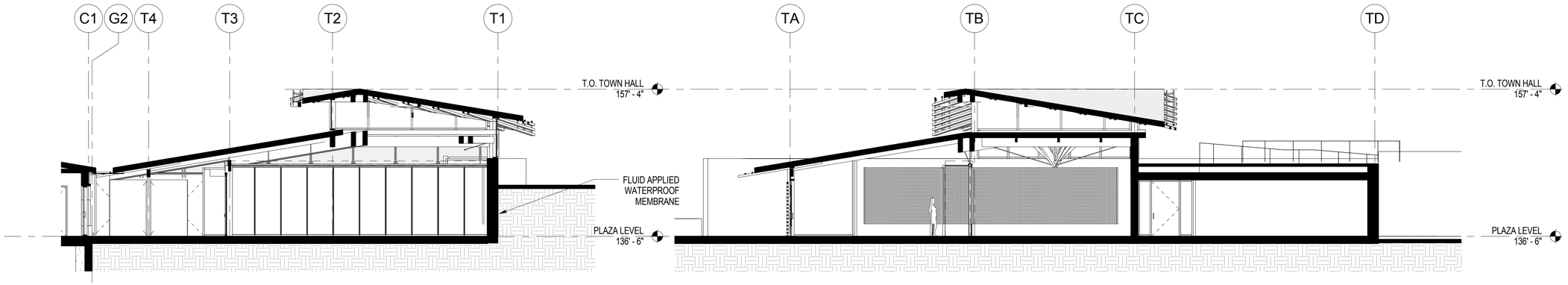
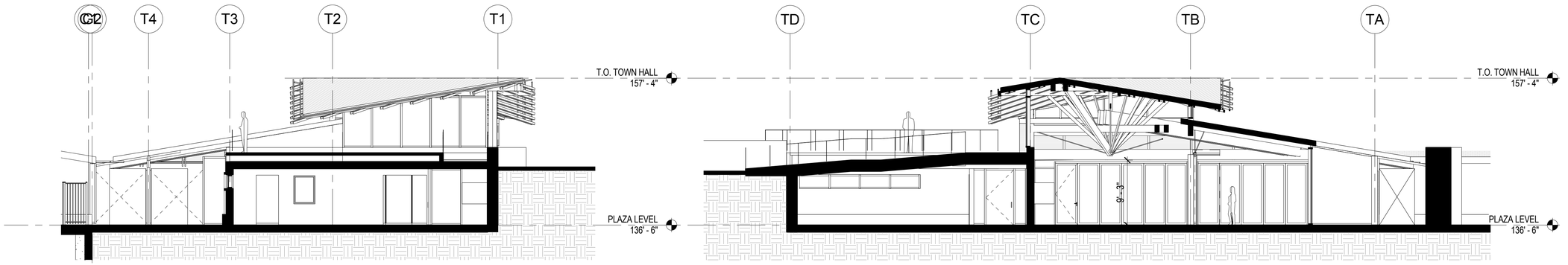


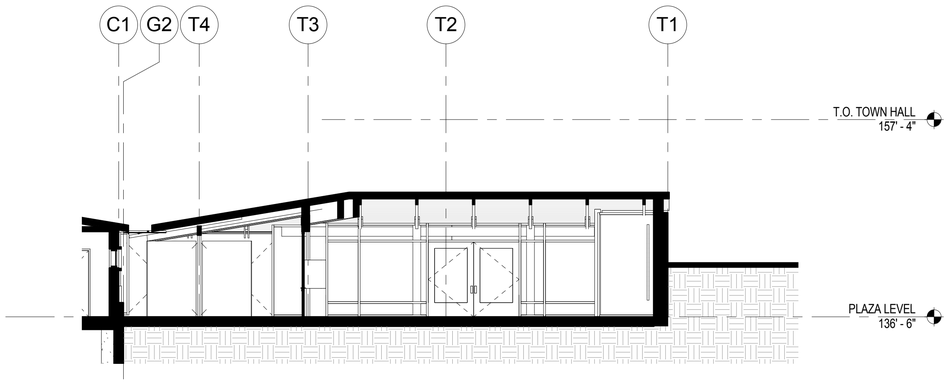
4 TOWN HALL BUILDING SECTION E/W 33
1/8" = 1'-0"

5 TOWN HALL BUILDING SECTION N/S
1/8" = 1'-0"



2 TOWN HALL BUILDING SECTION E/W
1/8" = 1'-0"

3 TOWN HALL BUILDING SECTION N/S
1/8" = 1'-0"



1 TOWN HALL BUILDING SECTION E/W
1/8" = 1'-0"

****DRB RECOMMENDED DESIGN MODIFICATIONS ARE NOT SHOWN ON THIS PLAN; REFERENCE PLAN SHEET A-100.B FOR RECOMMENDATIONS (PAGE 29 OF 43)**

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40% DESIGN DEVELOPEMENT
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TOWN HALL BUILDING SECTIONS
A-321

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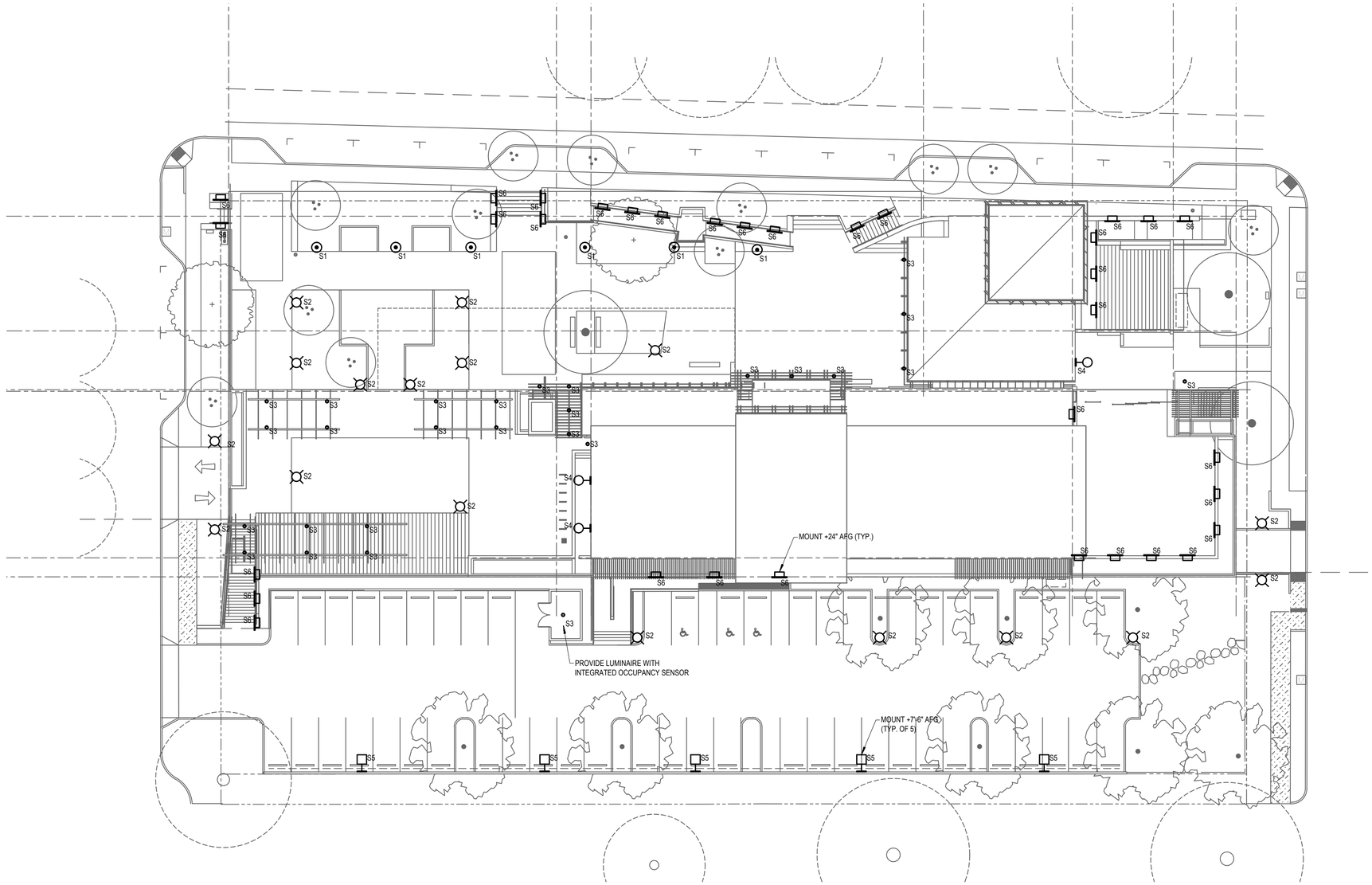

GENERAL NOTES

1. REFER TO SHEET E0.1 FOR FOR ABBREVIATIONS, SYMBOLS, AND ADDITIONAL NOTES.
2. ALL BRANCH SITE LIGHTING CONDUCTORS AND HOMERUNS SHALL BE #10 AWG, UNLESS OTHERWISE NOTED.

NOTE:

ONE FOOTCANDLE IS DEFINED AS A UNIT OF ILLUMINATION ON A SURFACE THAT IS A DISTANCE OF ONE FOOT FROM A UNIFORM POINT SOURCE OF LIGHT EQUIVALENT TO ONE CANDLE.

STANDARD INDUSTRY PRACTICE DICTATED TO PROVIDE AN AVERAGE OF ONE FOOTCANDLE ON PEDESTRIAN WALKING AREAS, SUCH AS THE PROPOSED CIVIC PLAZA AND PARKING LOT. THE MINIMUM ACCEPTABLE LIGHT LEVELS FOR THESE TYPES OF AREAS IS TYPICALLY 0.5 FOOTCANDLE AVERAGE.

BASED ON THE D.R.B. ORDINANCE, AS WELL AS INPUT FROM THE COMMUNITY AND CITY STAFF, THE DESIGN TEAM HAS RECEIVED DIRECTION TO PROVIDE VERY LOW ILLUMINATION LEVELS FOR SITE LIGHTING ON THE PROJECT. BE AWARE THAT THERE ARE SOME AREAS IN THE PARKING LOT THAT WILL BE BELOW THE RECOMMENDED MINIMUM 0.5-1.0 FOOTCANDLE AVERAGE.

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	INPUT VA	VOLTS
S1		(1) 40W LED	10'-0" POST-TOP AREA LED POLE LIGHT. SUITABLE FOR WET LOCATIONS.	ELECTRONIC	POLE	NATIONAL LIGHTING SOLUTIONS NVA1-LPP-T3-32L-35-30K-UNV-PT-SVR-MGF	40	120
S2		(1) 39W LED	42" DIE-CAST ALUMINUM LED BOLLARD. SUITABLE FOR WET LOCATIONS.	ELECTRONIC	SURFACE	LITHONIA DSXBLED-16C-700-30K-MVOLT	39	120
S3		(1) 29W LED	6" ROUND SURFACE MOUNTED DOWNLIGHT. SUITABLE FOR WET LOCATIONS.	ELECTRONIC	SURFACE	V2 LIGHTING C4LP-NVW-308330-51	29	120
S4		(1) 24W LED	6" ROUND WALL MOUNTED DOWNLIGHT. SUITABLE FOR WET LOCATIONS.	ELECTRONIC	WALL	FC LIGHTING FCC610W-120V-4K2000-FL	24	120
S5		(1) 36W LED	DIE-CAST ALUMINUM EXTERIOR LED WALL SCONCE. SUITABLE FOR WET LOCATIONS.	ELECTRONIC	WALL	LIGHTWAY BVWW-13-LED-U-36W-3	36	120
S6		(1) 7W LED	DIE-CAST ALUMINUM EXTERIOR LED STEP LIGHT. SUITABLE FOR WET LOCATIONS.	ELECTRONIC	RECESSED	FC LIGHTING FCSL105-120V-LED3K540	7	120

****DRB RECOMMENDED DESIGN MODIFICATIONS ARE NOT SHOWN ON THIS PLAN;**
REFERENCE PLAN SHEET A-100.B FOR RECOMMENDATIONS (PAGE 29 OF 43)

1 **ELECTRICAL SITE PLAN**
1" = 20'-0"

0' 5' 10' 25' 50'

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Fax (619) 713-5701

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ELECTRICAL SITE PLAN
E-100

Attachment D

RESOLUTION NO. 2016-08

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DEL MAR, CALIFORNIA APPROVING A *DESIGN REVIEW PERMIT* (DRB15-017), *COASTAL DEVELOPMENT PERMIT* (CDP15-010), *LAND CONSERVATION PERMIT* (LC15-008), AND *TREE REMOVAL PERMIT* (TRP15-014) FOR THE CITY HALL/TOWN HALL/PLAZA PROJECT WITHIN THE PUBLIC FACILITIES ZONE AT 1050 CAMINO DEL MAR, DEL MAR, CALIFORNIA

APN: 300-093-02; 300-093-03

WHEREAS, on June 17, 2013, the City Council of the City of Del Mar initiated the City Hall/Town Hall/Plaza Project ("Project") and directed staff to conduct a series of public workshops, outreach, community forums, a survey, and polling in order to gain extensive community input and opinion on the Project components and parameters; and

WHEREAS, as established by the City Council, the primary objectives of the Project are to:

a. Create an activated civic facility with adequate space for existing administrative functions, with public meeting spaces and facilities.
b. Provide a flexible hearing and meeting space that could allow for indoor and outdoor uses to come together.
c. Develop public outdoor areas within the project site for various passive and active uses.
d. Maintain multi-modal access to the site, including parking for cars and facilities for bicycles, and Americans with Disabilities Act (ADA) compliant access and connections for pedestrians.
e. Create sufficient parking for City staff and public use during the day, and for the general public and planned events outside of normal business hours.
f. Maintain significant view locations for neighboring properties and view corridors associated with public spaces.
g. Provide for future expansion areas within the project site consistent with the existing land use and zoning regulations.

WHEREAS, between June 2013 and December 2015, forty one (41) City Council meetings have been held on various facets of the Project including an ongoing, dedicated agenda item for any public input, as part of an open community forum; and

WHEREAS, between December 2014 and September 2015, a variety of community participation and outreach activities were completed, including:

a. Four (4) City Council-sponsored community workshops held on December 2, 2013; June 9, 2014; October 27, 2014; and September 28, 2015

b. Two (2) open house events with the project architect held on May 4, 2015 and June 1, 2015
c. One (1) Citizens' Participation Program (CPP) Meeting, held on November 19, 2015
d. One (1) community survey conducted in January 2014
e. One (1) community poll, conducted in February 2015
f. Ongoing information communicated to the public via the following services: mailed notices to property owners within 300 feet of the project site and all interested parties who have requested mailed notices; legal ads and meeting notifications published in the Del Mar Times newspaper; updates posted to the City's website news feed; updates posted on the project's webpage at www.delmar.ca.us/cityhall; and announcements sent via the City's e-mail notification service
g. Direct outreach to immediately adjacent, residential properties to discuss project concepts, understand sensitivities, and to evaluate potential impacts to the City's Design Review Ordinance (DRO) in DMMC Chapter 23.08; and

WHEREAS, on January 5, 2015, the City Council directed staff to proceed with a community input process that would function as an expanded Citizens' Participation Program (CPP) due to the magnitude of the project and its importance to the community. The expanded CPP was intended to significantly enhance the community participation and outreach activities above and beyond the minimum requirements found in Del Mar Municipal Code (DMMC) Sections 23.08.065 through 23.08.068; and

WHEREAS, on August 26, 2015 and November 18, 2015, the Design Review Board ("Board") held two preliminary meetings to review schematic project designs. The meetings were intended to present the latest schematic designs available at that time and to obtain early feedback from the public and Board members themselves relative to the project's conformance with the pertinent standards of review, the Regulatory Conclusions of the DRO. At the meetings, the following Regulatory Conclusions of the DRO were raised:

a. §23.08.074.B, F, H: Traffic flow at 10th Street and 11th Street
b. §23.08.077.D2 and G: Unreasonable bulk and mass of Town Hall on south elevation with TV Studio
c. §23.08.077.D4, 5: Unreasonable massing if designed as a box-like structure
d. §23.08.077.K, F: Unreasonable amount of sound, light and noise pollution
e. §23.08.072.A: Community Plan character, reinforcing vibrant downtown and historic character
f. §23.08.077.A: Impacts to public views of the ocean from public streets by buildings and future expansion spaces

WHEREAS, on November 19, 2015, a formal CPP meeting was held onsite at the Del Mar Communications Center at 240 Tenth Street on Thursday, November 19, 2015 from 6:30 to 8 p.m. for the purpose of presenting the concept design, describing design iterations, and options explored based on past community and City Council feedback, and obtaining any new neighborhood comment on the concept project plans; and

WHEREAS, the project has continually evolved in response to feedback from the community, Board, and the City Council input since the project first commenced by the City Council in June 2013; and

WHEREAS, on December 7, 2015, the Miller-Hull Partnership, on behalf of the property owner, the City of Del Mar (herein referred to as "Applicant"), applied for a Design Review Board Permit (DRB15-017), a Coastal Development Permit (CDP15-010), a Land Conservation Permit (LC15-008), and a Tree Removal Permit (TRP15-014) ("Applications") associated with development of a City Hall/Town Hall/Plaza Project consisting of new public buildings, including an 8,722 sq. ft. City Hall, 3,172 sq. ft. Town Hall, 956 sq. ft. breezeway, 15,000 sq.ft. public plaza, up to 160 parking stalls in a two-level partially below grade structure and surface lot, landscaping, grading, and associated site improvements and amenities. This project is located in the Public Facilities (PF) Zone at 1050 Camino del Mar, Del Mar, California ("Project Site"); and

WHEREAS, on December 16, 2015, the Design Review Board ("Board") of the City of Del Mar, functioning as a recommending body to the City Council (the issuing authority on the associated entitlements), held a public hearing on applications DRB15-017, CDP15-010, LC15-008, and TRP15-014 which hearing was duly noticed, and at which time all persons desiring to be heard were heard; and

WHEREAS, evidence was submitted and considered to include without limitation:

a. Plans submitted by the Applicant;
b. Written information submitted with the application;
c. Oral testimony from staff, the Applicant, and the public;
d. Staff report, dated December 16, 2015, which is incorporated by reference as though fully set forth herein; and
e. Additional information submitted during the hearing.

WHEREAS, at the December 16, 2015 meeting, the Board adopted DRB Resolution 2015-37 recommending that the City Council conditionally approve applications DRB15-017, CDP15-010, LC15-008, and TRP15-014 subject to the design modifications and findings included in the DRB resolution; and

WHEREAS, a Final Environmental Impact Report (EIR) was prepared for the Project (State Clearinghouse SCH#2015051067; reference City Environmental Assessment EA15-002); and

WHEREAS, on January 4, 2016, the City Council certified the Final EIR and adopted a Mitigation Monitoring and Reporting Program (MMRP) for the project; and

WHEREAS, on January 4, 2016, the City Council of the City of Del Mar, functioning as a the issuing authority on the associated entitlements, held a public hearing on applications DRB15-017, CDP15-010, LC15-008, and TRP15-014 which hearing was duly noticed, and at which time all persons desiring to be heard were heard; and

WHEREAS, evidence was submitted and considered to include without limitation:

a. Plans submitted by the Applicant;
b. Written information submitted with the application;
c. Oral testimony from staff, the Applicant, and the public;
d. Staff report, dated January 4, 2016, which is incorporated by reference as though fully set forth herein; and
e. Final EIR and MMRP; and
f. Additional information submitted during the hearing; and

WHEREAS, at the January 4, 2016 meeting, the City Council deliberated on the proposed project. In deliberations, the City Council members expressed concerns about the project's compliance with the Design Review Ordinance (DRO), mostly due to traffic circulation (DRO §23.08.074.B, F. H) and operations during Special Events. In response to the concerns, the City Council offered to continue the item in order to allow time for a meeting between staff, the City Council liaisons to the project (Council members Mosier and Corti), traffic engineers, and concerned parties to discuss traffic circulation concerns and potential options. The City Council continued the item to its January 19, 2016 meeting; and

WHEREAS, on January 19, 2016, the City Council of the City of Del Mar, functioning as a the issuing authority on the associated entitlements, held a continued public hearing on applications DRB15-017, CDP15-010, LC15-008, and TRP15-014 which hearing was duly noticed, and at which time all persons desiring to be heard were heard; and

WHEREAS, additional evidence was submitted and considered to include without limitation:

a. Plans submitted by the Applicant, including a revised circulation alternative;
b. Process and parameters for voluntary control of special events operations; and
c. Written information submitted with the application;
d. Oral testimony from staff, the Applicant, and the public;

e. Staff reports, dated January 4, 2016 and January 19, 2016, which are incorporated by reference as though fully set forth herein; and
f. Final EIR and MMRP; and
e. Additional information submitted during the hearing; and

WHEREAS, on January 19, 2016, the City Council found that the adopted Project is consistent with the Final EIR and adopted a Mitigation Monitoring and Reporting Program (MMRP) for the Project; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Del Mar, as follows:

Section 1: Design Review Board Permit (DRB15-017)

City of Del Mar Design Review Ordinance (DRO) Section 23.08.070 states:

> 23.08.070 Design Regulations. An application shall be approved unless the Design Review Board makes findings of fact based upon the information presented during the hearing that support one or more of the regulatory conclusions contained in this Chapter.

I. Standards of Review (Privacy)

Section 23.08.072 is one of the regulatory conclusions of the DRO and states, in part:

> 23.08.072 Regulatory Conclusions - Generally. ...
>
> D. The design will create an unreasonable invasion of the privacy of neighboring properties. ...

Findings:

1. The Project site is located to the east of and in proximity to a number of residentially zone properties in the R2 zone; and

2. The Project includes, as component parts: a Town Hall Overlook (elevation +146.75) and an Ocean View Terrace and a Town Hall Terrace (elevation +136.5), as shown on submitted plans; and

3. The Project includes, as a component part, the installation of vegetation (trees and shrubs) in a north-south alignment generally 10 feet eastward of the Project site's westerly property line, the intent of which is, in part, to provide visual screening between the westerly public views from the Ocean View Terrace and the Town Hall Overlook and the residential properties located westerly of the Project site, with

such vegetative screening called out to achieve a maximum height of elevation +142', relative to the elevation benchmark included in the project plans; and

4. The referenced +142' maximum vegetative screening elevation was established by the Applicant in an attempt to balance a desire to provide the visual screening referenced above and, at the same time, to ensure that the visual screening will not achieve a height at which it would block westerly public views of the ocean from the Town Hall Overlook area noted above; and

5. The referenced +142' maximum height elevation should be increased up to +145' to provide additional visual screening between the Town Hall Overlook and the referenced residential properties located to the west, provided that the additional height increase above +142' does not at the expense of blocking westerly public views of the ocean from the Town Hall Overlook; and

6. In order to be effective in providing the intended visual screening, the landscape material to be installed should be of a variety that will provide screening on a year-round, versus a seasonal basis, and that the planting sizes of the vegetation to be installed be sufficient in size to provide the intended visual screening within a reasonable period of time; and

7. In order to be effective to provide the effective screening, the scaled back option of Town Hall Terrace as modified by the Applicant (+300 sq. ft. of patio and an access walkway with a planted buffer comprising the remainder of the Town Hall Terrace) is sufficient to comply with the cited DRO section above; and

8. A gate and fence should be installed at the Town Hall Terrace to restrict use of the Terrace after hours.

Conclusion:

1. The City Council finds that the Project, as proposed in Design Review Permit application DRB15-017, and as modified in accordance with the parameters noted above, will not be detrimental to the Community based on the identified DRO Regulatory Conclusion Section 23.08.072-D.

[City Council vote on this finding: 5-0]

II. Standards of Review (Traffic Circulation):

1. Section 23.08.074-B is one of the regulatory conclusions of the Design Review chapter and states, in part:

> 23.08.074 Regulatory Conclusions - Traffic, Parking and Pedestrian Circulation.

B. The design's traffic ingress, egress or internal traffic circulation will have an adverse effect on traffic conditions on abutting streets. …

Findings:

1. The Project site is located between 10th Street and 11th Street to the east of and in proximity to a residentially-zoned neighborhood in the R2 zone; and

2. The Project includes, among its component parts: a parking garage with an access/egress point along 11th Street and an access [only] point along 10th Street and a surface parking lot with an access/egress point along 11th Street, each as shown on submitted plans; and

3. The Applicant has included design revisions to the access [only] point along 10th Street that increases the width of the driveway to accommodate emergency egress and egress during special events from the parking garage to 10th Street and, should the City desire regular egress onto 10th Street at a future date and subject to further City Council and environmental review, the physical design would not prevent the potential regular use for egress; and

4. The Applicant has included the following traffic control measures in the Project plans to address concerns expressed by owners of properties in the referenced residentially zoned area to the west of the Project site about impacts of vehicles entering and exiting the referenced parking garage and surface lot, with such measures being:

   a) A locking gate to control the vehicular access from 11th Street to the surface parking lot and limit such access to Farmer's Market, emergency vehicles and tall profile/service vehicles; and
   b) Creation of a connection drive aisle between the parking garage and the surface parking; and
   c) Installation of right-turn-only restrictions at the 11th Street exit point of the parking garage.

Conclusion:

1. Based on the above, the City Council finds that with inclusion of the referenced design modifications and traffic control measures included in the Project by the Applicant, the Project will not be detrimental to the Community based on the identified DRO Regulatory Conclusion 23.08.074-B

[City Council vote on this finding: 5-0]

III. Standards of Review (Lighting):

1. Section 23.08.077-K and -F are two of the regulatory conclusions of the Design Review chapter and state, in part:

> 23.08.077 Regulatory Conclusions - Relationship to Neighborhood.
>
> F. The design would adversely affect the lighting or noise quality of the local neighborhood. …
>
> K. The exterior lighting is not functional, subtle or architecturally integrated with the building's style, materials, or colors. …

Findings:

1. The Project site is located between 10th Street and 11th Street to the east of and in proximity to a residentially zoned neighborhood in the R2 zone; and

2. The Project includes a variety of external lighting fixtures; and

3. The City Council finds that, in order to guard against adverse impacts to the local neighborhood, the intensity of lighting should be controlled such that each of the external lighting fixtures be limited in color to a maximum of 3,000 Kelvins without increasing the number of exterior fixtures proposed; and

4. However, the City Council also finds that, after an analysis by the Applicant, such limitation on Kelvins shall be avoided so that it would not come at the expense of providing minimum public safety on the Project site; and

5. That in order to ensure that the proposed lighting fixtures are integrated with the Project's proposed building style, the proposed bollard style shall be modified to one that is compatible in style with the other architectural designs and quality of material of the Project's building components; and

Conclusions:

1. The City Council finds that, as proposed by the Applicant, all exterior lighting be dimmable and installed in controlled lighting zones, and absent limitation on the (Kelvin) color of lighting limit and the use of a modified design for the proposed bollard lights, the project would violate DRO Section 23.08.077-F and K; and

2. The City Council further finds that, with the referenced modifications to the proposed exterior lighting fixtures, application DRB15-017 will not be detrimental

to the Community based on the identified Regulatory Conclusion Sections 23.08.077-F and K.

[City Council vote on this finding: 5-0]

IV. Overall Finding on Application DRB15-017

The City Council further finds that the Project, as proposed and as modified in accordance with the above with respect to vegetative landscape screening, modifications to the Town Hall Terrace, driveway modifications and traffic control measures, and lighting fixtures, will not be detrimental to the Community based on the Regulatory Conclusion of DMMC Chapter 23.08.

V. Additional Recommendation not related to a DRO Standard of Review:

The City Council finds that it will voluntarily establish a Special Events Plan for the new City Hall/Town Hall facility. The special events plan will address topics such as frequency of use, allowable hours, types of special events, noise levels, requirements for traffic control plans and public notification as further described in Special Condition SC-19.

Section 2: Coastal Development Permit (CDP15-010)

Standards of Review:

1. The standards of review for an application for a Coastal Development Permit are found in Chapter 30.75 of the City of Del Mar Local Coastal Program Land Use Plan and Implementing Ordinances.

Findings:

1. The use for which the Coastal Development Permit (CDP) is requested, public buildings and amenities, is permitted within the PF Zone in which the Project Site is located. The Project Site is not located in any Local Coastal Program (LCP) - designated overlay zones; and

2. The Project is found to meet the criteria of the applicable chapters of the Del Mar Zoning Code, specifically Chapters 30.31 (PF Zone); and

3. The requested CDP is found to conform to the LCP in that the proposed use is consistent with the uses allowed for the underlying PF zone and land use designation, is not located within LCP-designated overlay zones, and is consistent with the required findings in LCP Implementing Ordinances (IO) §30.75.140; and

4. The project site is not located within the Appealable Jurisdiction as it is located on the inland side of the first public road (Stratford Court). Given the project site's location near Camino del Mar, no adverse effects to coastal hazards are found. Based on the existence of steep fragile coastal bluffs immediately adjacent to the shoreline in the area, no opportunities for new public access to the shoreline are available. However, as previously noted, the project includes new public areas providing views of the Pacific Ocean as well as new outdoor open spaces on the site; and

5. The project does not involve the construction or placement of a shoreline protection device. Therefore, this finding is not applicable; and

6. The project is found to be consistent with and implements the provisions of public view protection policies of the LCP, including Policies IV-22 through IV-27 of the LCP Land Use Plan (LUP) as follows:

   a. LUP Policies IV-22 and IV-23: These findings are not applicable as the project site is not located along or near bluff-top areas.

   b. LUP Policy IV-24: The proposed development, as designed, is found to fully comply with the LUP required 14-foot height limit for development along the west side of the Camino del Mar curb level in order to preserve views of the Pacific Ocean, as stated in this finding. In addition, the project includes the creation of new public viewing areas of the Pacific Ocean from outdoor plazas at the south and north ends of the Project Site, and indoor public space at City Hall.

   c. LUP Policy IV-25: This finding is not applicable as the project site is not located along or near Carmel Valley Road.

   d. LUP Policy IV-26: This finding is not applicable as the project site is not located along or near the San Dieguito Lagoon, San Dieguito Drive, or Jimmy Durante Boulevard.

   e. LUP Policy IV-27: The project is subject to the City's Design Review process and is found to be consistent with the Design Review provisions related to public and private (residential) view protection and "enhance[ing] the small-town village atmosphere of Del Mar."

   f. LUP Policy IV-28: The project does not include any roof-top or pole-mounted signage. The project would include monument signage that will be kept to a maximum height of three-feet. While the project site is not commercial or residential in nature pursuant to the standards associated with this finding, nonetheless the project would include a landscaped area of 25.1% of the lot area (26.6% when including planted infiltration basins); and

7. The project site does not contain any wetland resources and is not located within the Lagoon Overlay Zone, Beach Overlay Zone or Bluff, Slope and Canyon Overlay Zone. Therefore, this finding is not applicable.

Conclusion:

1. The Project, as proposed in Coastal Development Permit application CDP15-010 and as conditioned is consistent with the standards of review contained in the Del Mar LCP.

Section 3: Land Conservation Permit (LC15-008)

Standards of Review:

The standards of review for an application for a Land Conservation Permit are found in DMMC Chapter 23.33.

Findings:

1. The project would include an approximate cut of 10,715 cubic yards (9,005 cubic yards associated with understructure and garage) and an approximate fill of 1,512 cubic yards. No soil is proposed for import. Approximately 9,202 cubic yards of export is proposed. The majority of the proposed cut is necessary for the proposed parking garage. While the maximum cut height is 16.1 feet and maximum fill height is 7.8 feet, these are integral to the structure and predominantly associated with the proposed parking garage. The maximum exposed retaining wall height is 2.6 feet; and

2. The entire project site has been previously-disturbed and modified to accommodate two surface parking lots and public buildings. The site will be regraded to underground a subterranean parking garage with remaining areas reworked to conform to the existing topography which descends from Camino del Mar to the west. The project is held to a maximum 14-foot height elevation along the Camino del Mar curb and the majority of proposed rooflines and building forms have been lowered and set into the existing site to the maximum extent feasible. The project is being designed and conditioned to meet 2016 stormwater management and Best Management Practices (BMP) requirements, will maintain existing drainage patterns, and is subject to the review and approval by the City Engineer.

Conclusion:

1. The Project, as proposed in Land Conservation Permit application LC15-008 and as conditioned, is consistent with the standards of review contained in the DMMC Chapter 23.33.

Section 4: Tree Removal Permit (TRP15-014)

Standards of Review:

1. The standards of review for an application for a Tree Removal Permit are found in DMMC Chapter 23.50.

Findings:

1. The Project includes the removal of 35 trees, on and offsite, as follows:

    a. 23 Australian willow
    b. 5 Afghan pine
    c. 3 Jacaranda
    d. 3 Carrotwood
    e. 1 Canary Island date palm

2. Trunk circumferences of the trees to be removed range in size from 6 to 30-inches and their heights range from 20 to 50 feet. No Torrey pines or Monterey cypress would be removed as part of the project as none exist on or offsite within the project area. The existing pines located near the TV Studio are Afghan pines (*Pinus elderica*) as verified by the project landscape architect. Note that the existing mature eucalyptus tree located at the northwest corner of the property along 11th Street would remain.

3. As proposed, the Project includes a mix of 25 new trees to be planted on and offsite, including the establishment of new Torrey Pines and Monterey Cypress in the following areas:

    a. Onsite (all 48-inch box):
    b. 1 Torrey pine in the public plaza
    c. 1 Monterey cypress in the public plaza
    d. 1 Monterey cypress in the southeast corner of the site near 10th Street and Camino del Mar

4. Offsite (all 48-inch box):
    a. 1 Torrey pine in the 11th Street right-of-way near the northeast area of the site
    b. 1 Monterey cypress in the 10th Street right-of-way in the mid-point of the site

5. The project also proposes a mix of other shade and accent trees including the following:

    a. 8 shade trees consisting of Australian willow, California sycamore, Yew plum pine, and Brisbane box or similar (all 36-inch box)
    b. 12 accent trees consisting of Western redbud, Crape myrtle, and Trumpet trees or similar (all 36-inch box).

Conclusion:

1. The Project, as proposed in Tree Removal Permit application TRP15-014, and as conditioned, is consistent with the standards of review contained in the DMMC Chapter 23.50.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the City Council of the City of Del Mar that, based on the above findings and conclusions, applications of **DRB15-017, CDP15-010, LC15-008, and TRP15-014** are hereby approved subject to the following conditions:

[Note: The conditions listed below may have intentional gaps in numbering or lettering.]

General Conditions:

G-1 *[Business License]*
Prior to commencement of any work on site, all contractors and subcontractors shall obtain a valid City Business License. The general contractor shall be responsible for ensuring that all subcontractors obtain required business license and shall retain copies of said permits on site for verification by City staff.

G-2 *[Utility Undergrounding Threshold]*
If the total cost of new construction exceeds $7,500 (as determined by the Building Department), all new utility service connections shall be placed underground consistent with the provisions of DMMC Section 30.86.210.

G-3 *[Development Authorization Limited to Plan Set]*
This permit is granted based on submitted plans dated **January 4, 2016,** as modified on January 19, 2015 and so identified by Planning and Community Development staff. Further revisions to these plans and/or any proposals for modification shall require review and prior authorization from appropriate City entities.

G-5 *[Requirement for Building Permits]*
Prior to commencement of work, the applicant or agent shall obtain all required Building Permits.

G-6 *[Trash Removal and Recycling]*
All work associated with the project shall be done in conformance with the City of Del Mar's Mandatory Recycling Ordinance (No. 590). Additionally, any service relating to the collection of solid waste and/or designated recyclable materials shall be provided by the City's licensed trash removal franchise Waste Management, unless the materials are directly removed by the contractor. Waste Management can be reached at (858) 452-9810.

G-7 *[Code Compliance]*
Approval of this application shall not waive the requirement for compliance with the provisions of the DMMC or other applicable City regulations in effect at the time of Building Permit issuance, unless specifically waived in this Permit authorization.

G-8 *[Height and Setback Certifications prior to Framing Sign-off]*
A framing inspection by the Planning and Community Development shall be required at the completion of framing. Prior to sign off, the applicant shall provide a survey from a licensed surveyor or registered civil engineer certifying that the building height and setbacks are in compliance with approved plans. Surveys shall be made using approved elevation benchmarks or reference points.

G-10 *[Story Pole Removal]*
Story poles shall be removed from the property within ten days following the final date of the City's action on the project application.

G-11 *[Plan for Construction-phase Impacts]*
Prior to issuance of Building Permits or commencement of project implementation, (whichever comes first) the applicant shall provide a plan for construction-phase parking and equipment/materials storage for the project. The intent of this condition is to ensure that the construction phase impacts of the project, such as contractor and subcontractor parking and storage of materials and equipment, have been planned and will be implemented so as to minimize the impact on surrounding streets and uses. The plan shall also include the identification of a haul route for delivery to or removal of materials from the project site. The plan required herein shall be subject to the review and written approval of the Planning and Community Development Director.

G-12 *[Receipt of Demolition Permit]*
Prior to the complete removal of any structures on the project site, the applicant shall apply for and gain approval for a Demolition Permit, as required pursuant to the DMMC.

G-13 *[Permit Expiration]*
This permit shall expire three years from the date of approval, **expiring on January 19, 2019**, unless a Building Permit has been issued and substantial construction has been accomplished in reliance upon the Permit. Pursuant to the DMMC, substantial construction is defined as the completion of a minimum of 10 percent of the total amount of construction authorized by the Permit, based on the monetary value of construction costs including grading, site preparation and construction but specifically excluding all costs associated with the acquisition of interest in the project site and all costs associated with the preparation and processing of permits or plans.

G-14 *[Preconstruction Meeting]*
Prior to any demolition, construction, and/or land disturbances occurring onsite, a pre-construction meeting shall be held. Attendees to this meeting shall include representatives from the Planning and Community Development Department, the Public Works Department, the City Engineer, the City Manager, the project contractor/superintendent, the project architect, the project engineer, and any others essential for the proper implementation and completion of this project. At a minimum, the following issues shall be reviewed at this meeting:

a. City inspection requirements.
b. Process for requests for plan modification and determinations of substantial conformance.
c. Discretionary permit conditions and requirements.
d. Construction hour limitations and noise standards.
e. Construction access and parking including equipment/materials storage and maintenance.
f. Work within public rights-of-way and/or easements.
g. Stormwater Best Management Practices (BMPs).
h. Tree-preservation requirements.
i. Signage requirements/limitations.
j. Neighborhood impact issues.
k. Key contact information.
l. Business license requirements.
m. Any other pertinent construction related activities and or information.

G-16 *[Compliance with City Noise Regulations]*
The applicant and all parties involved with implementation of the project shall comply with the regulations of the DMMC with regard to construction noise. The regulations stipulate that all construction activities are limited to the following periods: between 7:00 a.m. and 7:00 p.m. on Monday through Friday and between 9:00 a.m. and 7:00 p.m. on Saturdays. Construction activities are prohibited during other hours, on Sundays and on City Holidays. The City's noise ordinance, DMMC Chapter 9.20, includes the dates of City Holidays and can be viewed on the City's web page at www.delmar.ca.us.

G-17 *[Dig Alert]*
Prior to excavation or trenching, the applicant shall call Underground Service Alert of Southern California (Dig Alert at 800-227-2600) for a mark out of service utilities.

G-18 *[Rules for Construction-related Signage]*
All construction-related signage posted at the project site shall comply with DMMC Chapter 30.84 (Signs). All construction related signage, including City-required signs, shall be removed prior to final approval of the project.

Engineering Conditions:

E-2 *[Separate Permits for Off-site Work]*
All improvements to off-site facilities, including the provision of access road and/or utility lines as proposed or required pursuant to the conditions of this Permit, shall be subject to the receipt of separate City permits, as applicable.

E-5 *[Installation of Public Improvements]*
E-5B The applicant shall construct street repairs/improvements for one half the road width on that portion of Camino Del Mar, 10th Street and 11th Street that abuts the corresponding frontage of the property. The required repairs/improvements shall include dig-out and replacement of deteriorated sections of the roadway and shall include all transitions, drainage facilities, and other improvements as deemed necessary by the City Engineer. Improvements also included curb, gutter, sidewalk, and driveway improvements. Said improvements shall be subject to inspection and approval by the City Engineer.

E-6 *[Private Drains]*
Unless specifically authorized in permit plans, drains in landscape areas discharging to public rights-of-way shall not be allowed. Drains discharging into public rights-of-way may be authorized, subject to review by the City Engineer and only if warranted by unique site conditions. In such cases, design elements shall be incorporated into the plans which reduce the potential for stormwater pollution and nuisance drainage to the maximum extent practicable. The project engineer's evaluation shall include, but not be limited to, consideration of the potential effect of proposed construction on site groundwater and moisture conditions. All hardscape drains, roof drains, wall drains and other private drains shall be shown in detail on improvement plans. Site drainage shall be designed such that, in the event of plugged or overloaded inlets/outlets, storm flows will be conveyed in a manner that is not detrimental (including flooding and erosion) to the site or other properties.

E-7 *[Grading Calculations and Requirements for a Grading Permit]*

Prior to the issuance of Building Permits, the applicant shall provide grading calculations, including cross sections, and other supporting documentation, to verify the quantity of earthwork proposed outside the building footprint(s). If over 200 cubic yards, or five (5) vertical feet of earthwork is proposed, the applicant shall obtain a Grading Permit. Additionally, a Land Conservation (LC) permit may be required, pursuant to the provisions of the Del Mar Municipal Code (DMMC).

E-9 *[Grading]*
The grading for the project shall be performed under the observation of a Registered Civil Engineer whose responsibility shall be to coordinate site inspection and testing to ensure compliance with the approved Grading Plan. The project Engineer shall submit reports to the City Engineer to verify compliance, as deemed necessary.

E-10 *[Grading Plan]*
Prior to issuance of Building Permits, the applicant shall obtain a Grading Permit from the City. A Grading Plan shall be prepared in accordance with the latest edition of City's "Applicant's Guide to Procedures for a Grading Permit." The Grading Plan shall be prepared to the satisfaction of the City Engineer and shall:

E-10A Be prepared in accordance with the City's "Applicant's Guide to Procedures for a Grading Permit," latest edition. In addition, a topographic map shall be prepared by a Registered Civil Engineer or a Licensed Land Surveyor. The topographic map shall indicate property lines, topographic features and existing and/or proposed structures. Said map shall include two-foot contour lines and/or sufficient spot elevations to clearly represent existing and proposed topographical features, and existing and proposed drainage patterns. Survey shall extend minimum 25 feet beyond limits of work. Said map shall also show entire property boundary including any assumed found monuments, and bearings and distances based on record information;

E-10B Depict the location of property lines and topographic features of the site that adequately address how private storm water is to be collected, conveyed, and discharged on or across the subject site with respect to the proposed project;

E-10C Include a grading cost estimate for review, based on the City of San Diego's Unit Price List;

E-10D Depict the limits of grading;

E-10E Include provisions to collect, convey, and discharge storm water in an appropriate manner, considering the added impact of impervious surface area to the site;

E-10F Include provisions to ensure that storm water will not be concentrated and discharged across adjacent properties;

E-10G Include a Hydrology/Hydraulic Report prepared by a Registered Engineer that addresses how storm water will be adequately collected and conveyed on and across the subject property. The Report shall also address the tributary area for run-off directed to and across the subject property. The Report shall include calculations and details demonstrating that if proposed inlets/outlets, etc. are plugged or overloaded, the site is capable of conveying storm flows in a manner that is not detrimental (including flooding and erosion) to surrounding properties. The Report shall address both existing and proposed conditions;

E-10H Incorporate all recommendations pursuant to the Hydrology/Hydraulic Report prepared for the project;

E-10I Include mitigation measures and project modifications as recommended in the required Geotechnical Report prepared for the project;

E-10J Depict the location of existing or proposed easements within the property boundary;

E-10K Depict the existing sewer and water mains and laterals serving the residence;

E-10L Depict the location of erosion control devices to be implemented in the event of rainfall;

E-10M The methods for providing temporary erosion control during the construction phase of the project, complete with the inclusion of standard grading and erosion control notes on the plans;

E-10N Include methods to ensure retaining wall sub-drains and sump pumps will not discharge onto City streets, as they contribute to nuisance water. Sub-drains and sump pumps shall discharge on private property to allow percolation back into the soil;

E-10O Ensure existing or proposed private pipe outlets will not convey or discharge nuisance water (i.e., from irrigation, pool/spa/water feature/patio hardscape splash run-off, planter area drains, French drains, etc.) onto adjacent streets or into the public right-of-way. The applicant shall provide methods to eliminate the discharge of nuisance water;

E-10P Ensure that the development will minimize the amount of impervious surface area and maximize the on-site dissipation of storm water run-off;

E-10Q Include storm drain run-off "Best Management Practices" that minimize the volumes of urban run-off discharge to City rights-of-way, as acceptable to the City Engineer;

E-10R Provide elevations and slope call-outs to clarify how water will drain around the proposed pool/spa/water feature/patio hardscape, with assurances the runoff will not be conveyed over sensitive topographic features;

E-10S Include a five (5) foot wide buffer zone to be maintained along the edge of pavement along the street frontage. No obstructions (i.e., walls, trees, benches, etc.) shall be permitted within this area;

E-10T Include landscaping plans with characteristics that maximize infiltration, provide retention, reduce irrigation and storm water run-off, use efficient irrigation, and minimize the use of fertilizers, herbicides and pesticides;

E-10U Include plans showing source control BMPs in place with an accompanying certified letter noting the implementation plans for said BMPs;

E-10V Include a buffer zone, shown on the site plan, for natural water bodies. The buffer zone shall be subject to review and approval by the City;

E-10W Ensure that the grading and other construction activities meet the provisions specified in the California Regional Water Quality Control Board (RWQCB), San Diego Region, Order R9-2007-0001, NPDES No. CAS0108758 – Section D.2 and subsequent orders;

E-10Y The proposed driveway leading to 10th Street must include any necessary pavement transitions to create a ridge for the proposed driveway(s) that raises a minimum of 6-inches from the edge-of-pavement or flow line to ensure street drainage is not discharged onto the site. Provide spot grades and/or contours to substantiate design.

AND

The proposed driveway leading to 11th Street must intercept of run-off from the proposed driveway to preclude direct flow to the adjacent streets right-of-way. This may be accomplished by incorporation of pervious driving surfaces, diversion to landscaped areas using swales or grates, etc. The project Engineer's evaluation shall include, but not be limited to, consideration of the potential effect of proposed construction on site groundwater and moisture conditions. Provide spot grades and/or contours to substantiate design;

E-10Z The following note shall be added to the plans if shoring is required: "Unless a shorter duration is recommended by the geotechnical engineer, the proposed temporary shoring shall remain for no longer than 60 calendar days. At the conclusion of the originally allotted time, 30-day extensions may be obtained if acceptable to the City Engineer, Director of Public Works and the project geotechnical consultant. At the conclusion of the permitted time period, the temporary shoring shall be replaced with an approved permanent structure in accordance with the structural and geotechnical engineer's recommendation.";

E-10AA Following construction completion, the project designer shall inspect as-built improvements. Significant discrepancies, if any, between the approved plans and as-built conditions shall be brought to the attention of the Planning and Community Development Department and City Engineer. An as-built plan prepared by the project designer will be required. Prior to final sign-off by the City Engineer, the project designer shall sign the as-built plan indicating that the project was completed in accordance with said plan;

E-10AB Prior to issuance of Building Permits, the applicant shall post a security in an amount approved by the City Engineer for the proposed grading. Said security shall be in a form acceptable to the City and shall remain in place until completion of the grading and final approval by the City. The amount shall be based on 25% of the approved grading cost estimate prepared as a part of the Grading Permit.

E-11 *[Geotechnical Report Requirement]*
Prior to issuance of Building Permits, the applicant shall provide a Geotechnical Report for the project. The Report shall be prepared, signed and sealed by a Certified Engineering Geologist and a Geotechnical Engineer or Registered Civil Engineer. This Report shall be subject to review and approval by the City Engineer, City Building Department, and if deemed necessary, a third-party with expertise in geotechnical issues. The report required herein shall:

E-11A Include all standard information as required by the City's Grading Ordinance;

E-11B Evaluate existing site constraints;

E-11C Evaluate potential effect of proposed construction on nearby slopes, sensitive topographic features and neighboring properties;

E-11D Include a geotechnical evaluation of the long term stability of adjacent slopes;

E-11E Provide any mitigation measures as necessary;

E-11F Provide recommendations for any special construction methods as necessary;

E-11G Include the preparation of field tests to be performed at the site during construction, so as to ensure that field conditions are suitable for the approved construction. The results of such tests may necessitate revisions to the project with such revisions subject to review by the appropriate City entities;

E-11H If retaining walls are required, give recommendations for back-cuts for the construction of retaining walls. These recommendations shall include a time limit that the back-cuts can remain in place without either creating a stable backfill, or completing construction of the approved retaining walls. If the recommended time deadlines are not met, the applicant, by signing these conditions, grants the City permission to work on their private property to secure the back-cuts, and use the cash security to perform the work;

E-11I If temporary shoring is required, the geotechnical consultant shall provide necessary geotechnical parameters and recommendations, including maximum cuts and time limits;

E-11J Address the feasibility of long term infiltration of stormwater runoff onsite, and if subdrains will be required for any proposed infiltration BMPs;

E-11K Address the presence of groundwater and the need to provide subdrains for groundwater extraction. If extracted groundwater is discharged to surface waters, the project must comply with State RWQCB Order No. R9-2008-0002.

E-12 *[Authorization for Off-site Work]*

E-12A Prior to the issuance of Building Permits, the applicant shall obtain letters of permission from affected property owners if construction or construction access is required across property lines; and

E-12B The following note shall be included on the plans for the Permit: "No grading shall occur outside the limits of the approved grading plan unless prior written authorization is obtained from the City and the owners of any other affected properties."

E-13 *[Grading – Separate Permits for Borrow or Disposal Site]*
A separate Grading Plan shall be submitted and approved and a separate Grading Permit issued for any off-site borrow or disposal site, if located within City limits. An Encroachment Permit will be required to identify the haul route proposed for this purpose. If the borrow or disposal site is located outside of the

City, the applicant shall provide evidence of receipt of required permits/authorizations.

E-15 *[Storm Water Mitigation Plan (SWMP or equivalent)]*
Prior to issuance of Development Permits, the applicant shall submit a SWMP or equivalent for City review and approval that addresses the following:

E-15A Control the post-development peak storm water run-off discharge rates and velocities to maintain or reduce pre-development downstream erosion;

E-15B Conserve natural areas;

E-15C Minimize pollutants of concern from urban runoff through implementation of source control BMPs;

E-15D Remove pollutants of concern from urban runoff through implementation of structural BMPs;

E-15E Avoid directly connected impervious areas where feasible;

E-15F Protect slopes and channels from eroding;

E-15G Include storm drain stenciling and signage;

E-15H Include properly designed outdoor material storage areas;

E-15I Include properly designed trash storage areas; and

E-15J Ensure that post-development runoff does not contain pollutant loads which have not been reduced to the maximum extent practicable.

E-15K Comply with the City Standard Urban Stormwater Mitigation Plan (SUSMP or equivalent);

E-15L Include a detailed Operations and Maintenance Plan (O&M Plan) for all treatment control BMPs, that includes a minimum, the designated responsible parties to manage the stormwater BMPs, employee training program and duties, operating schedule, maintenance frequency, routine service schedule, specific maintenance activities, copies of any additional required permits; cost estimate for implementation of the O&M Plan;

E-15M Demonstrate the funding mechanism to ensure ongoing long-term maintenance of all structural post construction Best Management Practices (BMPs);

E-15N Identify affected receiving water bodies; and

E-15O Include an exhibit that clearly shows the limits and quantities of impervious area in both the pre and post development conditions.

The structural BMPs required herein shall be designed so as to filter or treat the volume or flow outlined in the numeric sizing criteria outlined below:

Volume
Volume-based BMPs shall be designed to filter or treat the volume of runoff produced from a 24-hour 85th percentile storm event, as determined from the local historical rainfall record; or

Flow
Flow-based BMPs shall be designed to filter or treat the maximum flow rate of runoff produced from a rainfall intensity of 0.2 inch of rainfall per hour.

E-16 *[BMP details]*
Prior to issuance of Development Permits, all post construction BMPs shall be shown in detail on the construction plans and submitted to the City for review and approval. For all post-construction treatment control BMPs, submit an operation and maintenance manual detailing requirements for the property owner to maintain BMPs into perpetuity. An easement shall be granted to the City for inspection of post-construction treatment control BMPs as needed. The project shall comply with the existing and subsequent Del Mar Jurisdictional Urban Runoff Management Plan and the State of California and National Pollutant Discharge Elimination System (NPDES).

E-17 *[SWPPP Requirement]*
Prior to issuance of Development Permits, the applicant shall submit for City review and approval and implement a Storm Water Pollution Prevention Plan (SWPPP), to manage storm water and non-storm water discharges from the site at all times. The SWPPP shall describe all BMPs to be implemented year round. Specific BMP implementation may be dependent upon wet or dry season operations. The SWPPP shall also emphasize that erosion prevention is the most important measure for keeping sediment on-site during construction. The applicant shall provide evidence of existing coverage under the State of California's statewide General NPDES Permit for Storm Water Discharges Associated with Construction Activities at all times.

E-18 *[Soil Stabilization]*
The applicant shall utilize sediment controls only as a supplement to erosion prevention for keeping sediment on-site during construction – NEVER as a single or primary method.

E-18A The applicant shall clear and grade only the areas on the project site that are necessary for construction. These areas shall be clearly denoted on the plans;

E-18B The applicant shall minimize exposure time of disturbed soil areas;

E-18C The applicant shall submit a schedule to the City for review and approval, with proposed dates, demonstrating the minimization of grading during the wet season and coinciding the grading with dry weather periods, permanent revegetation and landscaping as early as feasible, temporary stabilization and reseeding of disturbed soil areas as early as feasible; and

E-18D The applicant shall stabilize all slopes per City approved method.

E-19 *[Required Backflow Prevention]*
If the project authorized by this permit will involve installation or retention of any plumbing drainage fixtures at a level below that of the PUBLIC sewer main serving the project site, the applicant shall install a private backflow prevention device on their private lateral per the requirements shown below.

The plans shall be submitted prior to the issuance of Building Permits and shall be according to the Uniform Plumbing Code and subject to the review and written approval of the Planning and Community Development Director and City Engineer. Once installed, the private backflow prevention device(s) shall be subject to inspection by the City Engineer prior to final sign off for the project.

E-20 [*Access to Water Meters]*
Access to proposed or existing water meters located on or immediately adjacent to the property shall remain open and unobstructed at all times. Prior to the issuance of Building Permits, the applicant shall demonstrate that no structure or vegetation is proposed so as to restrict access to the water meter. In the event access is blocked by project implementation, the applicant shall be responsible for the removal any obstruction at his/her expense or shall pay for the cost of relocating the water meter to allocation acceptable to the Public Works Department.

E-21 *[Updated Title Report]*
Prior to the issuance of Building Permits, the applicant shall prepare an updated title report for the property.

E-22 *[Compliance with City of Del Mar JURMP]*
This project shall conform to the construction component in the latest edition of the City's Jurisdictional Urban Runoff Management Program (JURMP).

E-24 *[Design of Inlets/outlets]*
Site drainage shall be designed such that, in the event of plugged or overloaded inlets/outlets, storm flows will be conveyed in a manner that is not detrimental to the site or other properties.

E-25 *[Sewer Service]*
The sewer connection to the public main must be a gravity connection. If a pump is required in order to service the residence, it must transition to gravity flow prior to connection to the public system. A sewer backflow prevention device will also be required if a pump is proposed.

E-27 *[Sight Distance Analysis]*
Due to the change in driveway location, a sight distance analysis will be required at the point of entry to public street traffic. The analysis (exhibit) will require review and approval prior to issuance of Building Permit. The sight distance exhibit should be revised to demonstrate 150' minimum corner sight in both directions from each driveway.

E-28 *[Stormwater Compliance]*
Stormwater compliance requirements are subject to change based on adoption of revisions to state and local regulations. Recent changes to the regulations include the following: revised Priority Development Project definitions, additional/revised hydromodification mitigation requirements, and increased emphasis on on-site retention/re-use. These changes could significantly impact the design, type, and size of BMPs necessary for compliance. The new regional MS4 Permit (Order No. R9-2013-0001) was adopted May 8, 2013

Fire Conditions:

F-1 *[Roofing Materials]*
All structures shall be provided with a Class "A" roof covering to the satisfaction of the California Building and Fire Code. No wood shake shingles are allowed.

F-3 *[Wet Standpipe System]*
A Class I or Class III wet standpipe system is required for all buildings three levels or more in height and large commercial floor areas and underground parking structures. Standpipe system shall be designed and installed per NFPA 14 and Del Mar Municipal Code 10.04. Fire Department Connections (FDC) for Standpipes shall be interconnected to the fire sprinkler system. FDC mounting height shall be 36 to 42 inches above finished grade maximum.

F-10 *[Address Numbers]*
Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of

approach. Said numbers shall contrast with their background, and shall meet the following minimum standards as to size: four-inch high with a 3/8-inch stroke for residential buildings. Additional numbers may be required at rear access doors, building corners, or where deemed necessary by the Fire Marshal.

F-12 *[Automatic Fire Sprinkler System]*
All structures shall be protected by an automatic fire sprinkler system designed and installed to the satisfaction of the California Fire Code and DMMC Chapter 10.04. Plans for the automatic fire sprinkler system shall be submitted prior to start of construction and approved by the City designated fire plans examiner prior to any on site building construction inspection (other than slab and/or grading inspection) by a building official.

Fire Department Connections (FDC) for fire sprinkler and standpipe systems shall meet the following requirements: shall be mounted at the following height(s): 36 to 42 inches above finished grade, to the top of connection.

- If FDC is installed separate from the Backflow/Double Detector Check (DDC), it shall be located a minimum of five feet from the Backflow/DDC valve.
- When an FDC is attached to Backflow/DDC, the FDC mounting height shall still be 36 to 42 inches max above finished grade.
- If the Backflow/DDC is installed without an FDC, both OS&Y valve handles shall be mounted 36 to 42 inches above finished grade.
- Bushes, trees and similar foliage shall not be located within a radius of five feet of an FDC or Backflow/DDC valve assembly. Ground cover landscape is acceptable.

F-14 *[Occupancy and Area Separations]*
Shall be provided in accordance with current Building and Fire Codes.

F-15 *[Fire Hydrant Maintenance]*
All new and existing fire hydrants on any property shall have a minimum three foot clearance from the hydrant. Hydrants shall not be visually or physically impaired by walls, fences, gates, trees or vegetation.

F-18 *[Obstruction of Roadways during Construction]*
All roadways shall be a minimum of 20 feet in width during construction and maintained free and clear, including the parking of vehicles, in accordance with the California Fire Code and California Vehicle Code.

F-21 *[Solar Photovoltaic Installations - Solar Panels]*
Solar Photovoltaic Systems shall be installed per California State Fire Marshal installation guidelines.

Public Works Conditions:

PW-1 *[Parking Lot Pavement and Tree Root Systems]*
Selection of parking lot trees should consider the interaction of the tree root systems with the parking lot pavement. The City's annual residential roadway paving project will avoid resurfacing of 9th and 10th Street until completion of the City Hall/Town Hall Project.

Special Conditions

S-3 *[Satisfaction of Requirements of Related Alley/Street Vacation]*
Prior to the issuance of Building Permits, the applicant shall provide evidence that the [separate] application for a Street/Alley Vacation for the unimproved, 20-foot wide alley has been approved and that, where required, the pertinent documents have been recorded.

S-4 *[Satisfaction of Requirements for Related Lot-line Adjustment]*
Prior to the issuance of Building Permits, the applicant shall provide evidence that the [separate] application for a lot line adjustment of the lots which comprise the project site has been approved and that, where required, that the pertinent documents have been recorded.

SC-10 *[Mitigation Monitoring and Reporting Program]*
The applicant shall implement all mitigation measures that are specified in the adopted Mitigation Monitoring and Reporting Program (MMRP) included in the certified Final Environmental Impact Report (EA15-002/SCH#2015051067) for this project.

SC-18 *[Determination of Substantial Conformance]*
Minor plan revisions that qualify for review under the City's Determination of Substantial Conformance (DSC) process shall be subject to the review and written approval of the Planning and Community Development Director working in association with the designated City Council subcommittee consisting of Council Members Corti and Mosier.

SC-19 *[Satisfaction of Requirement for Special Events Plan]*
Prior to the issuance of Certificate of Occupancy, the City Council will voluntarily establish a Special Events Plan for the new City Hall/Town Hall facility. The Special Events Plan will be prepared in association with the designated City Council subcommittee consisting of Mayor Parks and Council Member Sinnott, and shall be adopted by the City Council at a regularly noticed meeting. The Special Events Plan will address topics such as frequency of use, allowable hours, types of special events, noise levels, requirements for traffic control plans and public notification. Current uses that are not considered Special Events are

City office and administrative use (24/7); meeting room use for City business, hearings, meetings, workshops; meeting room use for community non-profits; Del Mar TV use; parking for on-site uses and the public; and the use of the site as an Emergency Operations Center. Other activities are considered Special Events.

Specifically, the Special Events Plan shall be developed with the following parameters:

1. All activities on the City Hall/Town Hall site, including special events, shall comply with existing Del Mar Municipal Code requirements.
2. All activities on the City Hall/Town Hall site, including special events, shall comply with the parameters used for the Environmental Impact Report (EIR) analysis.
3. The Town Hall and outdoor plaza areas (including Town Hall Commons, Entry Garden, Ocean View Terrace, Town Hall Overlook, and Town Hall Terrace) will not be available for use by private individuals or for-profit organizations.
4. Outdoor events will be limited to the Town Hall Commons, Entry Garden, and Ocean View Terrace areas. The Town Hall Overlook will not be used for special events. The Town Hall Terrace will not be used for special events, with the exception of access to the kitchen.
5. Event Size:
    a. Special event permits would be required for non-City sponsored events with more than 25 attendees, consistent with the current process for special events at all City facilities, parks, and the beach.
    b. Non-City sponsored events with more than 50 projected attendees would also require a Large Assemblage Permit, as required by the Del Mar Municipal Code.
    c. Events with greater than 250 anticipated attendees must be approved by the City Council.
6. Event Hours:
    a. No outside use for special events will be allowed after 10:00 p.m.
    b. No special events will be allowed inside the Town Hall after 11:00 p.m.
7. Noise and Music:
    a. Any activity on the site (indoors and outdoors) would require compliance with the City's noise regulations identified in Del Mar Municipal Code Chapter 9.20.
    b. Outside amplified music will only be allowed on the Town Commons (Plaza). No amplified music shall be allowed on the Ocean View Terrace, the Entry Garden, the Town Hall Overlook, or the Town Hall Terrace.
    c. No amplified music shall be allowed outdoors after 10:00 p.m.
8. A Traffic Control Plan will be required for events anticipated to have more than 250 attendees (and may be required for smaller events as part of a Large Assemblage Permit).

SC-20 *[Submittal of Revised Plans based upon DRO Consistency Determinations]*
Prior to the issuance of Building Permits, the applicant shall submit revised plans incorporating the design modifications described in Section 1 to address privacy, traffic circulation, and lighting.

PASSED AND ADOPTED by the City Council of the City of Del Mar, this 19th day of January 2016 by the following vote:

SHERRYL PARKS, MAYOR
City of Del Mar

APPROVED AS TO FORM:

Leslie E. Devaney
City Attorney

ATTEST AND CERTIFICATION:
STATE OF CALIFORNIA
COUNTY OF SAN DIEGO
CITY OF DEL MAR

I, Connie Smith, Deputy City Clerk of the City of Del Mar, California DO HEREBY CERTIFY, that the foregoing is a true and correct copy of Resolution No. 2016-08, adopted by the City Council of the City of Del Mar, California, at a Regular Meeting held the 19th day of January, 2016 by the following vote:

AYES:	Mayor Parks, Deputy Mayor Sinnott, Council Members Corti, Mosier and Worden
NOES:	None
ABSENT:	None
ABSTAIN:	None

Connie Smith, Deputy City Clerk
City of Del Mar

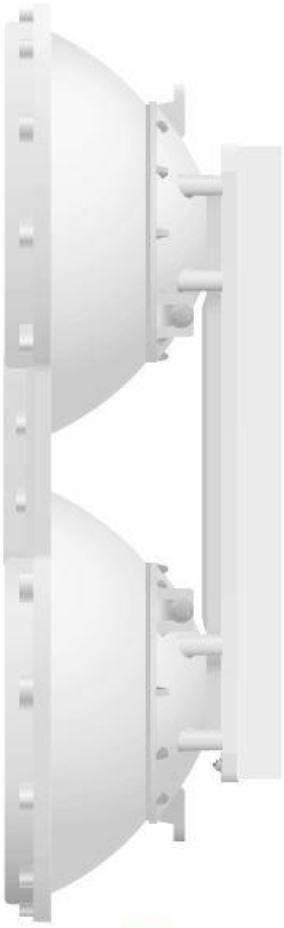
airFiber 5
airFiber 5U

40.5 x 20 x 22.5 inches

35 lbs

There are two airFiber models available for the 5 GHz spectrum. The mid-band model, AF-5, features the popular mid-band frequencies, which are freely used in many parts of the world.

The high-band (5.7 - 6.2 GHz) model, AF-5U, has robust filtering to enable co-location with devices operating in the lower 5 GHz bands while allowing operation at a higher output power in many areas of the world.



Side

Back

Antenna and Base Station Identification

Left Antenna	**Right Antenna**
Function: Fire Communications	Function: ham radio
Frequency: 800 MHz	Frequency: UHF/VHF
Base Station: Yes	Base Station: Yes
Repeater Only: No	Repeater Only: No
Requires 1 conduit.	**Requires 1 conduit.**

Left Antenna	**Right Antenna**
Function: Local repeater for Sheriff handheld radios	Function: Del Mar Ranger Communications
Frequency: 800MHz	Frequency: 800 MHz
Base Station: No	Base Station: Yes
Repeater Only: Yes	Repeater Only: No
Requires 1 conduit.	**Requires 1 conduit.**

Left Antenna	**Center Antenna**	**Right Antenna**
Function: none, abandoned	Function: UHF Whip Frequency: UHF/VHF Base Station: Yes Repeater Only: No **Requires 1 conduit.**	Function: ARDEN Frequency: 2.5 GHz Base Station: Yes Repeater Only: No **Requires 1 conduit.**

Models

CERT Antennas

AMO-5G10
(5 GHz, 10 dBi)

AMO-5G13
(5 GHz, 13 dBi)

AMO-3G12
(3 GHz, 12 dBi)

AMO-2G10
(2.4 GHz, 10 dBi)

AMO-2G13
(2.4 GHz, 13 dBi)

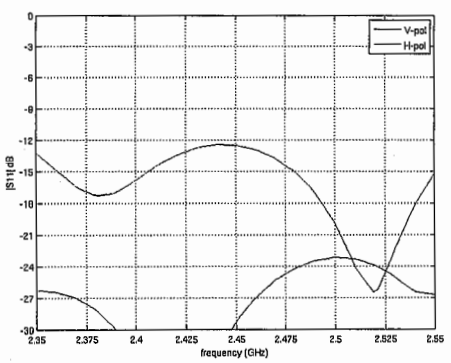
Specifications

Antenna Characteristics					
Model	AMO-2G10	AMO-2G13	AMO-3G12	AMO-5G10	AMO-5G13
Dimensions* (mm)	1030 X 122 X 84	1390 X 122 X 105	1012 X 122 X 105	582 X 90 X 65	799 X 90 X 65
Weight*	2.1 kg	2.4 kg	2.05 kg	0.68 kg	0.82 kg
Frequency Range	2.35 - 2.55 GHz	2.35 - 2.55 GHz	3.4 - 3.7 GHz	5.45 - 5.85 GHz	5.45 - 5.85 GHz*
Gain	10 dBi	13 dBi	12 dBi	10 dBi	13 dBi
Elevation Beamwidth	12°	7°	8°	12°	7°
Max VSWR	1.7:1	1.7:1	1.6:1	1.6:1	1.5:1
Downtilt	4°	2°	4°	4°	2°
Wind Survivability	125 mph	125 mph	125 mph	125 mph	125 mph
Wind Loading	14 lb @ 100 mph	16 lb @ 100 mph	16 lb @ 100 mph	10 lb @ 100 mph	12 lb @ 100 mph
Polarization	Dual-Linear	Dual-Linear	Dual-Linear	Dual-Linear	Dual-Linear
Cross-pol Isolation	25 dB min.	25 dB min.	25 dB min.	25 dB min.	25 dB min.
ETSI Specification	EN 302 326 DN2	EN 302 326 DN2	EN 302 326 DN2	EN 302 326 DN2	EN 302 326 DN2
Mounting	Universal Pole Mount, RocketM Bracket, and Weatherproof RF Jumpers Included				

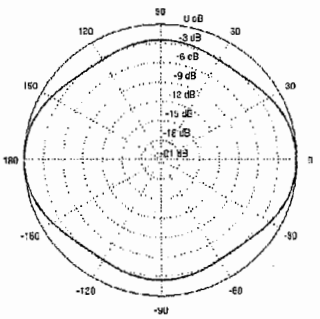
** Dimensions and weight include pole mount and exclude RocketM (RocketM sold separately)*

AMO-2G10 Antenna Information

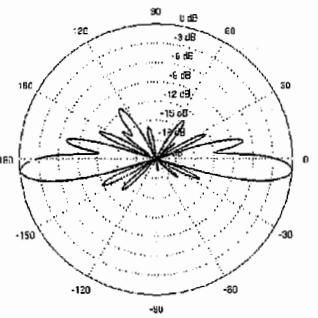
Return Loss



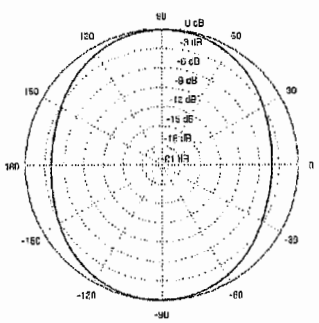
Vertical Azimuth



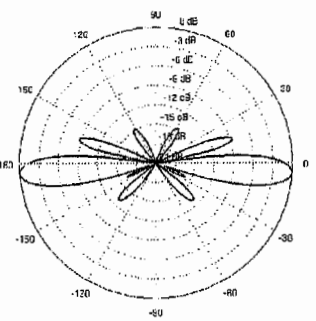
Vertical Elevation



Horizontal Azimuth



Horizontal Elevation



X30A	2m / 70cm		70cm: 2 5/8l	3.0 / 5.5	150	UHF	-	4.5	135
X50A	2m / 70cm		2m: 3 1/4l 70cm: 3 5/8l	4.5 / 7.2	200	UHF	3	5.6	135
X50NA	2m / 70cm		2m: 3 1/4l 70cm: 3 5/8l repeater version	4.5 / 7.2	200	N	3	5.6	135
X200A	2m / 70cm		2m: 2 5/8l 70cm: 4 5/8l	6.0 / 8.0	200	UHF	4	8.3	112
X300A	2m / 70cm		2m: 2 5/8l 70cm: 5 5/8l	6.5 / 9.0	200	UHF	-	10	112
X300NA	2m / 70cm		2m: 2 5/8l 70cm: 5 5/8l	6.5 / 9.0	200	N	-	10	112
X700HNA	2m / 70cm		2m: 4-5/8l 70cm: 11 5/8l	9.3/13.0	200	N	-	24	90
X510 Series	X510HDM	2m / 70cm	2m: 3 5/8l 70cm: 8 5/8l	8.3/11.7	330/250	UHF	5	17.2	90
	X510HDN					N			
	X510NJ	144-147 / 430-440	Optimized 143.5–146.5 / 428–442 MHz		200				

VHF & UHF Triband & Repeater

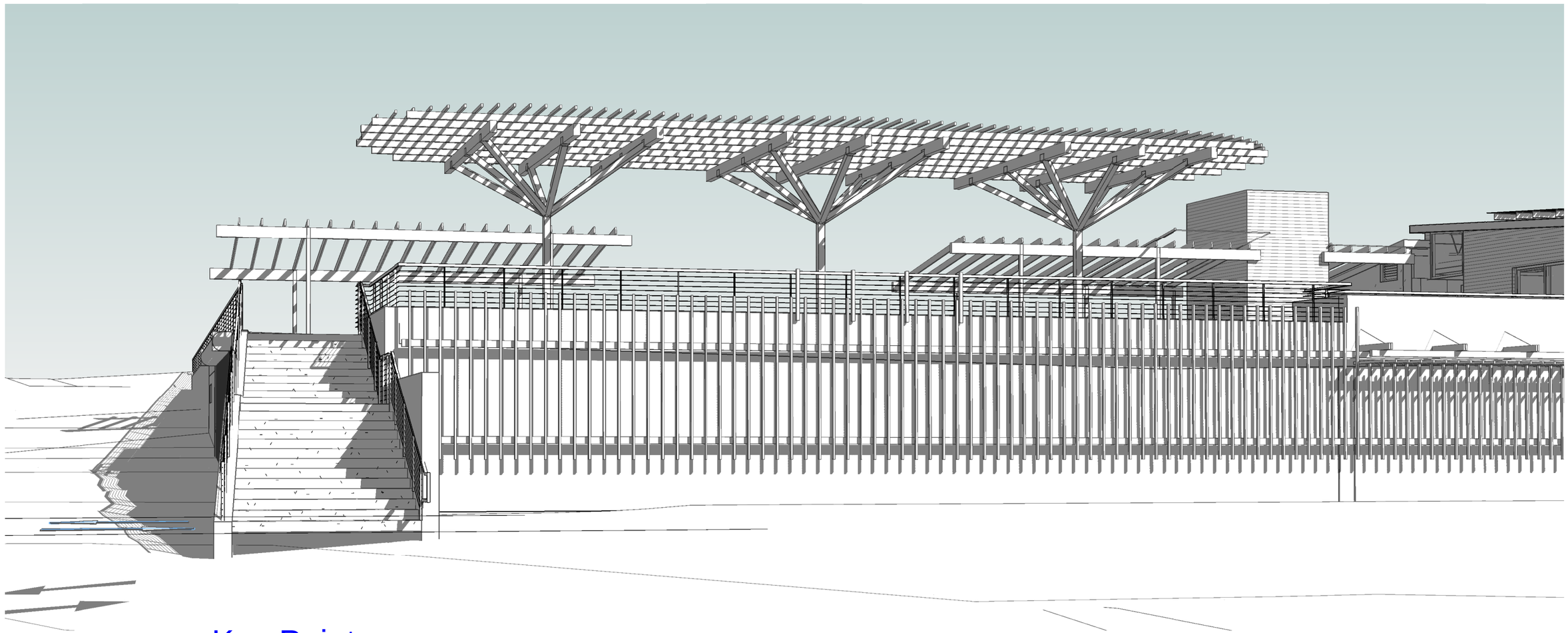
Model #	Band	Stacked Element Phasing/ Wavelength	Gain/dB	Watts	Connector Type	Weight Lbs.	Length Foot	Wind MPH
V2000A	6m / 2m / 70cm	6m: 1 1/2l 2m: 2 5/8l 70 cm: 4 5/8l	2.1 / 6.2 / 8.4	150	UHF	4	8.3	110
X3200A	2m* / 1 1/4m / 70cm	1 3/4l, 3 5/8l, 3 5/8l	6.0 / 7.8 / 8.0	100 / 200	UHF	4	10.5	112
X6000A	2m / 70cm / 23cm	2 5/8l, 5 5/8l, 6 5/8l	6.5 / 9.0 / 10.0	100@	N	4	10.5	112

Wideband Discone

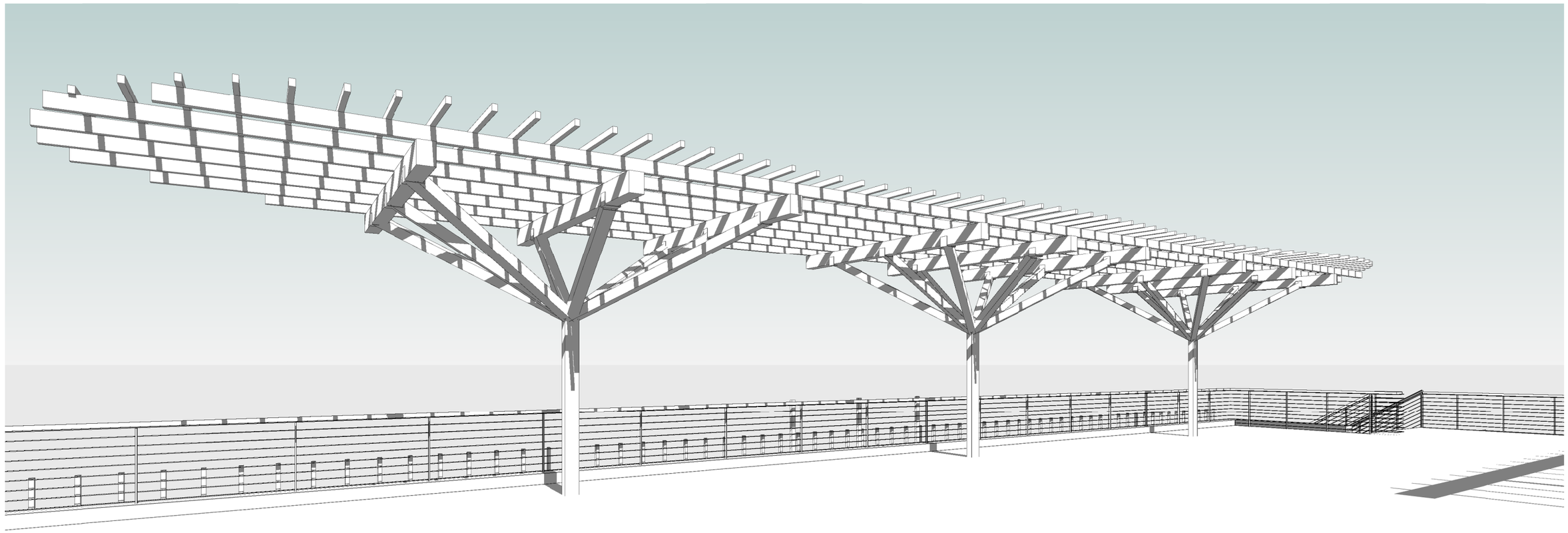
Model #	Band	Stacked Element Phasing/ Wavelength	Gain/dB	Watts	Connector Type	Weight Lbs.	Length Foot	Wind MPH
D130J	2m / 70cm / 23cm	25–1300 MHz. Wideband Discone. Approx. 2 dBi			UHF	2.2	5.6	90
D130NJ	2m / 70cm / 23cm	25–1300 MHz. Wideband Discone. Approx. 2 dBi			N	2.2	5.6	90
D3000N	2m / 70cm /	25-3000 MHz. Wideband Discone			N	2.2	5.6	90

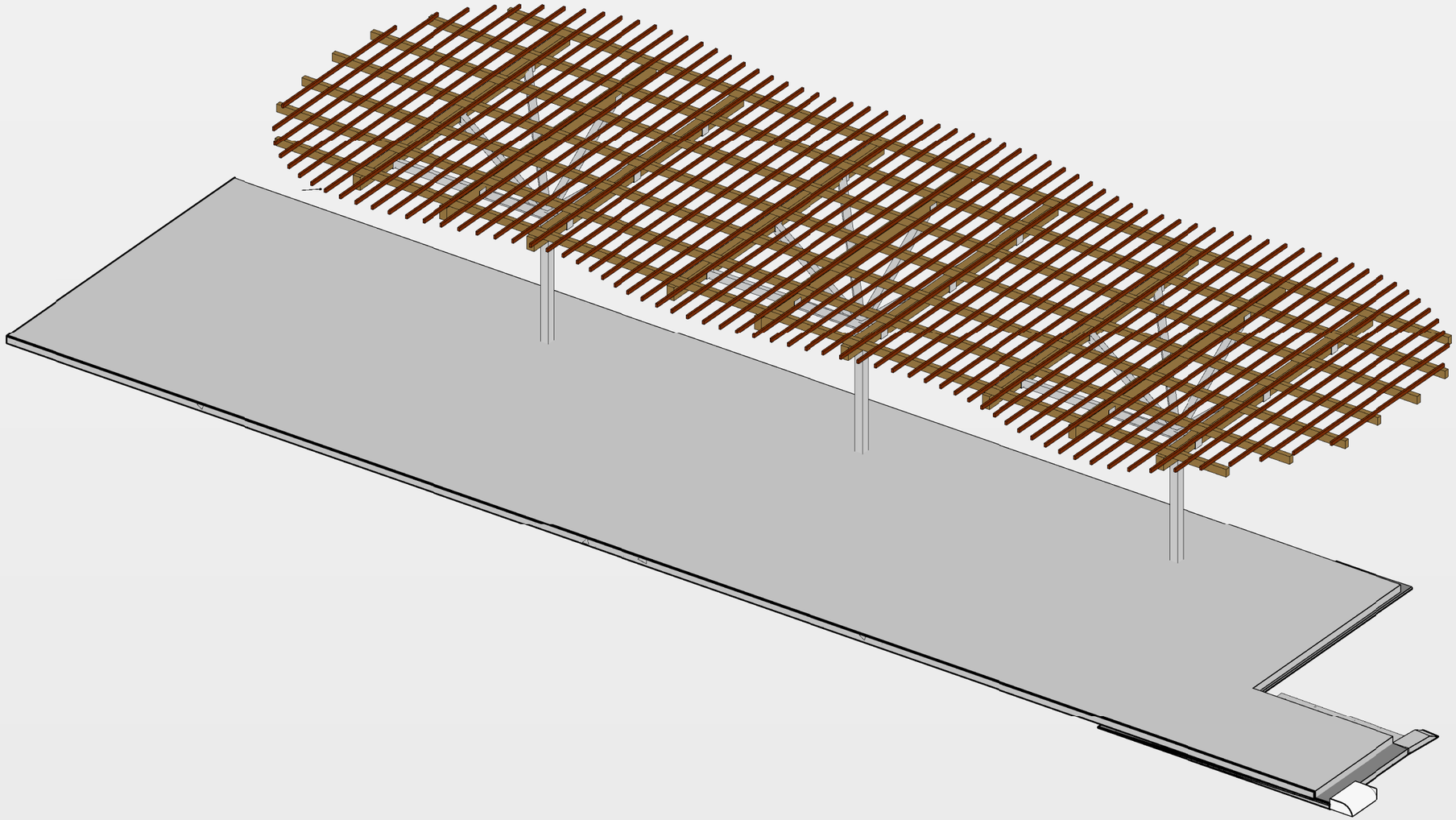
OPTION 1

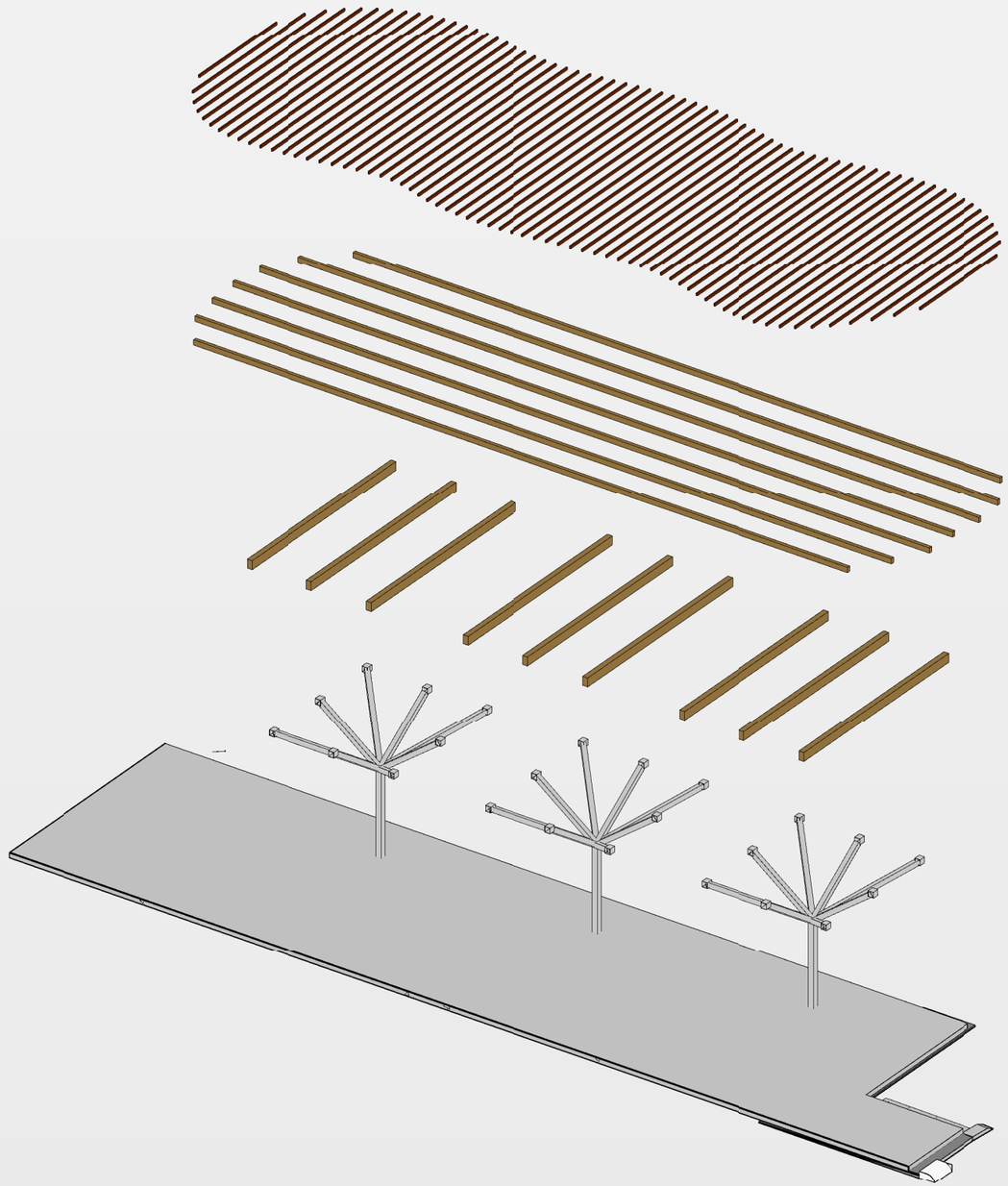
Del Mar Civic Center
Trellis Redesign Options
Miller Hull - 5/26/16



Key Points:
- Closely matches rendering in original DRB Materials Board packet (12/7/15)
- Posts reduced to 3 in single row
- Posts do not extend down face of garage
- Canopy does not extend over stair

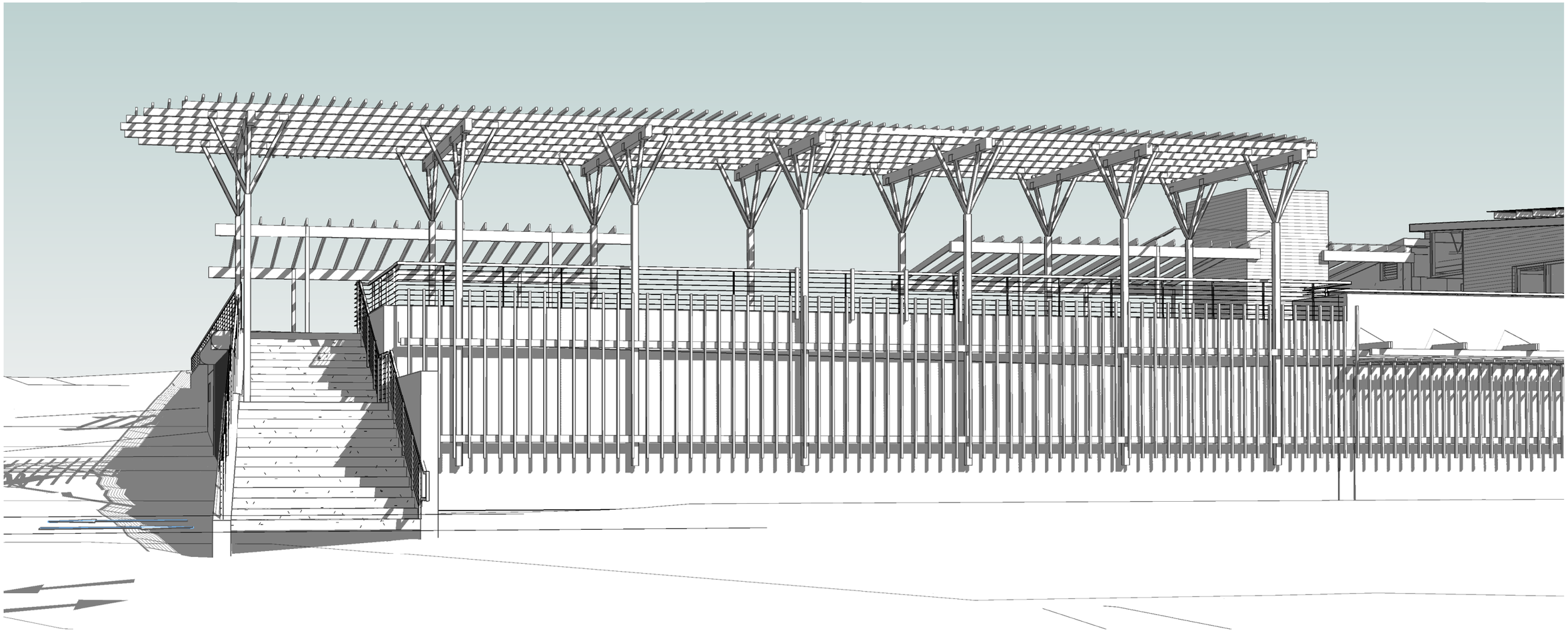






OPTION 2

Del Mar Civic Center
Trellis Redesign Options
Miller Hull - 5/26/16



Key Points:
- Posts aligned in double row to create outdoor room (14 posts total)
- West posts extend down face of garage
- Canopy extends over stair