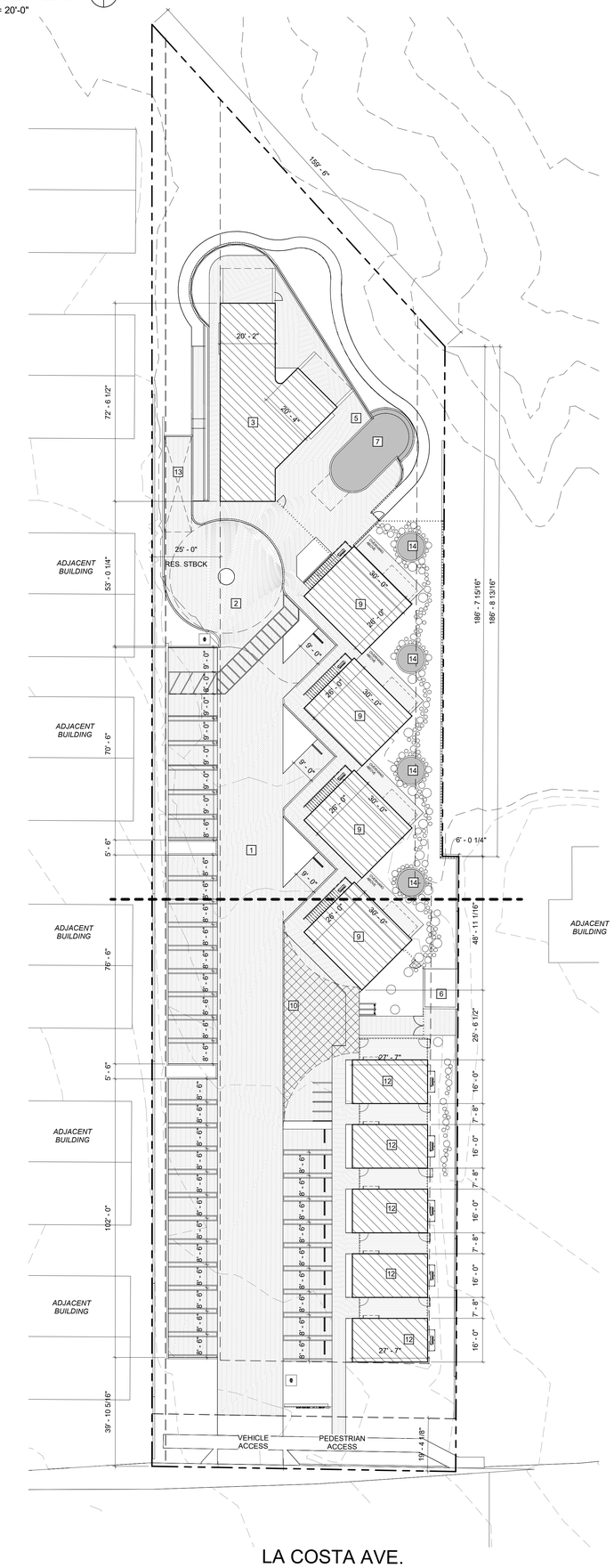
1 SITE PLAN

1" = 20'-0"



PROJECT DATA

PROJECT NAME

516 LA COSTA

PROJECT ADDRESS

516 LA COSTA AVE.
ENCINITAS, CA 92024

APN #

216-030-48-00

LEGAL DESCRIPTION

A PORTION OF THE SOUTH EAST QUARTER OF SECTION 9 TOWNSHIP 13 SOUTH RANGE 4 WEST SAN BERNARDINO MERIDIAN IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA

LOT AREA

GROSS:	51,377 SF (1.18 ac)
EASEMENT:	2,149 SF
NET:	49,228 SF (1.13 ac)

LOT COVERAGE

ALLOWABLE:
17,982 SF (35%)

PROPOSED:
6,969 SF (13.5%)

F.A.R.

ALLOWED:
51,377 SF = 1.0

PROPOSED:
12,434 SF= 0.24

SETBACKS

	CODE	ACTUAL
FRONT YARD:	20'0"	20'0"
SIDE YARD:	10'0"	10'0"
SIDE YARD: ADJ. RESIDENTIAL	25'-0"	25'-0"
REAR YARD:	00'0"	00'0"
ROW EASEMENT:	25'0"	25'0"

LANDSCAPING

REQUIRED = 7,707 SF (15%)
PROPOSED: 16,452 SF (32%)

BUILDING CODE DATA

CONSTRUCTION TYPE

TYPE V-A

OCCUPANCY CLASS

R-1, B, S-2

FIRE SPRINKLERS

YES

WATER DISTRICT

SAN DIEGUITO WATER DISTRICT

SANITARY DISTRICT

LEUCADIA WASTEWATER

NUMBER OF STORIES

PROPOSED 2

MAX BUILDING HEIGHT

30'

GOVERNING CODES

2016 CA. BLDG. CODE
2016 UNIFORM PLUMBING CODE
2016 ELECTRICAL CODE
2016 UNIFORM MECHCANICAL CODE

ZONING : VSC

GENERAL PLAN DESIGNATION: VISITOR SERVING COMMERCIAL
COASTAL: COASTAL APPEAL ZONE
CULTURAL RESOURCES OVERLAY ZONE

PERMIT NUMBER:

MULTI-002750-2018; DR-002670-2018; USE-002671-2018; CDPNF-002672-2020; CPP-003887-2020

SHEET INDEX

A0.00	CDP TITLE SHEET
A0.01	NOTES
A0.02	EXISTING SITE CONDITION
C1	PRELIMINARY GRADING PLAN
C2	PRELIMINARY GRADING & DRAINAGE PLAN
C3	PRELIMINARY GRADING & DRAINAGE PLAN
C4	STRIPING & IMPROVEMENTS EXHIBIT
C5	OFFSITE DRAINAGE EXHIBIT
C6	SLOPE ANALYSIS
A0.03a	PROPOSED SITE PLAN
A0.03b	PROPOSED SITE PLAN
A0.04	TRASH ENCLOSURE DETAILS
A1.01a	FLOOR PLAN - LEVEL 1
A1.01b	FLOOR PLAN - LEVEL 1
A1.02a	FLOOR PLAN - LEVEL 2
A1.02b	FLOOR PLAN - LEVEL 2
A1.03a	ROOF PLAN
A1.03b	ROOF PLAN
A1.04	ENLARGED RESTAURANT/ COMMUNAL AREAS
A1.05	ENLARGED RESTAURANT/ COMMUNAL AREAS
A1.06	ENLARGED PLAN BUILDING TYPE A
A1.07	ENLARGED PLAN BUILDING TYPE B
A2.01	GENERAL ELEVATIONS
A2.02	ELEVATIONS RESTAURANT
A2.03	ELEVATIONS
A2.04	ELEVATIONS
A7.04	WALL DETAILS
A7.05	DETAILS
A10.1	AREA PLAN (PROPOSED)
A10.2	PARKING DIAGRAM
A10.3	ALCOHOL DIAGRAM
A10.4	SEATING DIAGRAM
A10.5	SIGNAGE
A10.6	OUTDOOR SPEAKERS
E1.0	EXTERIOR LIGHTING PLAN
L1.0	PROPOSED LANDSCAPE PLAN
L1.1	IRRIGATION PLAN
MB-1	MATERIAL BOARD
MB-2	MATERIAL BOARD
MB-3	MATERIAL BOARD

GENERAL NOTES

- COMPLIANCE WITH THE DOCUMENTATION REQUIREMENTS OF THE 2016 ENERGY EFFICIENCY STANDARDS IS NECESSARY FOR THIS PROJECT. REGISTERED, SIGNED, AND DATED COPIES OF THE APPROPRIATE CF1R, CF2R, AND CF3R FORMS SHALL BE MADE AVAILABLE FOR THE BUILDING OWNER.
- ALL STRUCTURES SHALL BE PROVIDED WITH A CLASS "A" ROOF COVERING TO THE SATISFACTION OF THE ENCINITAS FIRE DEPARTMENT

DEFERRED SUBMITTAL

-FIRE SPRINKLER SYSTEM, FIRE ALARM SYSTEM, POOL

FIRE ALARM SYSTEM

EXISITING AUTOMATIC FIRE ALARM SYSTEM SHALL REMAIN AND BE VERIFIED FOR COMPLIANCE FIRE CODE AND WITH SECTION 901 OF CBC. AS PER N.F.P.A.72, THE MOST CURRENT EDITION SHALL BE USED & THE ENCINITAS FIRE DEPT. POLICIES. FIRE. ANY NEW FIRE ALARM INSTALLATION MUST BE BY A C10 LICENSED ALARM CONTRACTOR. CALIFORNIA FIRE CODE AND ENCINITAS FIRE DEPARMENT REQUIREMENTS

AUTOMATIC FIRE SPRINKLER SYSTEM

EXISTING AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE VERIFIED FOR THE COMPLIANCE WITH SECTION 901 OF THE CBC. AS PER N.F.P.A. 13R, THE MOST CURRENT EDITION SHALL BE USED & THE ENCINITAS FIRE DEPT. POLICIES. SPRINKLER PLANS SHALL BE SUBMITTED TO THE PREVENTION BUREAU & APPROVED FOR COMPLIANCE IF MORE THAN 10 SPRINKLER HEADS ARE MOVED. ANY NEW SPRINKLER HEADS INSTALLATION MUST BE BY A C16 LICENSED SPRINKLER CONTRACTOR. STRUCTURES SHALL BE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM DESIGN AND INSTALLED TO THE SATISFACTION OF THEFIRE DEPARTMENT. A CLASS 1 OR CLASS II COMBINED WET STANDPIPE SYSTEM IS REQUIRED. STANDPIP SYSTEM SHALL BE DESIGNED AND INSTALLED TO THE SATISFACTION OF THE FIRE DEPARTMENT. EXISTING STANDPIPE SHALL BE VERIFIED TO MEET STANDARDS.

PROJECT TEAM

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FLOOR AREA ANALYSIS

ALLOWABLE AREA:

GROSS AREA:	51,377 SF
EASEMENT:	2,149 SF
NET LOT AREA:	49,228 SF

PROPOSED AREA BREAKDOWN:

NAME	AREA
CIRCULATION-EXTERIOR	5,312 SF
LANDSCAPE	16,452 SF
PARKING	17,375 SF
TRASH	185 SF
BAR	191 SF
CIRCULATION-INTERIOR	100 SF
HOTEL OFFICE	269 SF
HOTEL OFFICE MEZZANINE	179 SF
HOTEL SERVICE	159 SF
KITCHEN B.O.H	451 SF
DECK - UNITS	2,161 SF
SPA	933 SF
SPA LOUNGE	1,845 SF
LOBBY	184 SF
RESTAURANT	890 SF
RESTROOM-MEN	50 SF
RESTROOM-WOMENS	43 SF
OUTDOOR DINING	345 SF
BUNGALOW	3,210 SF
QUONSET HUT	6,708 SF

REFER TO SHEET A0.03 FOR BUILDING AREA BREAKDOWN

TOTAL GROSS **12,434 SF**
*NO OUTDOOR AREAS INCLUDED

SCOPE OF WORK

CONSTRUCTION OF A NEW 17 ROOM BOUTIQUE HOTEL, WITH POOL AND SPA DECK AMENITY, PUBLIC RESTAURANT WITH OUTDOOR DINING AREA, ALCOHOL SERVICE LICENCES AND MONUMENT SIGN. NO ON-SITE CONSTRUCTION TRAILER PROPOSED

ABC LICENCES:
47-ON SALE GENERAL EARING PLACE
66-CONTROLLED ACCESS PERMIT
58-CATERERS
68-PORTABLE LICENSE

PERMITS REQUIRED:
MINOR USE PERMIT, DESIGN REVIEW, COASTAL DEVELOPMENT PERMIT

KEYNOTES

1	DRIVEWAY
2	MOTOR COURT
3	RESTAURANT
5	UNDERGROUND SPA QUIPMENT AREA
6	TRASH
7	MAIN SPA
9	QUONSET HUT UNITS
10	FIRE TURNAROUND
12	BUNGALOW UNITS
13	LOADING SPACE
14	HOTEL PRIVATE SPAS

VICINITY MAP

PERSPECTIVE VIEW

PROJECT NO.	-
DRAWN BY:	TBS
CHECKED BY:	COE
DATE:	08/03/2021

REVISIONS:

1	03/16/2020	CDP-SUB 2
2	02/16/2020	CDP-SUB 3
3	08/03/2021	CDP-SUB 4

THE BROWN STUDIO INC.
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516 LA COSTA

Case No. 18-188 DR/MUP/CDP

PROJECT NO. -

DRAWINGS PREPARED BY:
LINDSAY BROWN

SHEET TITLE
CDP TITLE SHEET

SHEET NUMBER

A0.00

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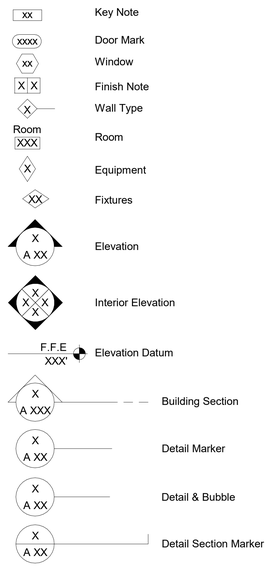
ARCHITECTURAL ABBREVIATIONS

A.B.	Anchor Bolt
ACT	Acoustical Ceiling Tile
ADJ	Adjustable
ADJT	Adjacent
A.F.F.	Above Finish Floor
AGGR	Aggregate
ALUM	Aluminum
ALT	Alternate
APPROX	Approximate
ARCH	Architectural
ASPH	Asphalt
BD	Board
BITUM	Bituminous
BLDG	Building
BLKG	Blocking
BM	Beam
B.O.	Bottom Of
BSMT	Basement
B.S.	Both Sides
CAB	Cabinet
CEM	Cement
CER	Ceramic
C.H.	Ceiling Height
C.J.	Control Joint
CLG	Ceiling
CLR	Clear/Clearance
CMU	Concrete Masonry Unit
CONN	Connection
COL	Column
CONC	Concrete
CONSTR	Construction
CONT	Continuous
COORD	Coordinate
C.T.	Ceramic Tile
CTR	Center
DBL	Double
DEPT	Department
DET	Detail
DIA	Diameter
DIM	Dimension
D.O.	Door Opening
DWG	Drawing
(E)	Existing
EA	Each
E.J.	Expansion Joint
ELEV	Elevation
EQ	Equal
EQUIP	Equipment
EST	Estimate
EXH	Exhaust
EXP	Expansion
EXST	Existing
EXT	Exterior
F.A.	Fire Alarm
FAB	Fabrication
F.D.	Floor Drain
FDN	Foundation
F.E.	Fire Extinguisher
F.E.C.	Fire Extinguisher Cabinet
F.F.E.	Finish Floor Elevation
FIN	Finish
FIXT	Fixture
FLUOR	Fluorescent
F.O.S.	Face of Stud
FP	Fireproofing
FRP	Fiberglass Reinf. Panel
FRT	Fire Treated
FT	Foot/Feet
FURR	Furring
GA	Gauge
GALV	Galvinized
G.B.	Grab Bar
G.C.	General Contractor
GL	Glass
GND	Ground
GR	Grade
GWB	Gypsum Wall Board
GYP	Gypsum
H.C.	Hollow Core
H.C.W.	Hollow Core Wood
HDWD	Hardwood
HDWE	Hardware
H.M.	Hollow Metal
HOR	Horizontal
HT	Height
HVAC	Heating Ventilating & Air Conditioning
H.W.	Hot Water
H.W.H.	Hot Water Heater
I.D.	Inside Diameter (DIM)
IN	Inch
INFO	Information
INSUL	Insulation
INT	Interior
INCL	Includes
JT	JOINT
K.D.	Knock Down
KIT	Kitchen
K.P.	Kick Plate
LAM	Laminate
LAV	Lavatory
LB(S)	Pound(s)
LF	Linear Feet
LH	Left Hand
LL	Landlord
LT	Light (ing)
MACH	Machine
MAS	Masonry
MAT	Material
MAX	Maximum
MECH	Mechanical
MEZZ	Mezzanine
MFR	Manufacturer
MIN	Minimum
MISC	Miscellaneous
M.O.	Masonry Opening
MTD	Mounted
MTL	Metal
MUL	Mullion
N.I.C.	Not In Contact
NO or #	Number
NOM	Nominal
NTS	Not To Scale
O.A.	Overall
OBS	Obscure
OFF	Office
OPP	Opposite
O.S.A.	Outside Air
PART	Partition
PCF	LBS per Cubic Feet
PLUMB	Plumbing
PLAM	Plastic Laminate
PLAS	Plaster
PR	Pair
PREFAB	Prefabricated
PT	Paint/Painted
PLYWD	Plywood
Q.T.	Quarry Tile
R	Riser
RAD	Radius
REC	Recessed
REF	Reference
REFRIG	Refrigerator
REG	Register
REINF	Reinforcing
REQ	Required
REV	Revision
RH	Right Hand
RM	Room
R.O.	Rough Opening
R.W.L.	Rain Water Leader
S.C.	Solid Core
SCHED	Scheduled
SECT	Section
SF	Square Foot/Feet
SHT	Sheet
SIM	Similar
SPEC	Specification
SQ	Square
S.S.	Stainless Steel
STD	Standard
STL	Steel
STOR	Storage
STRUC.	Structural
SUSP	Suspended
SYS	System
T	Tread
T.C.	Top of Curb
TEL	Telephone
T&G	Tongue and Groove
THR	Threshold
T.O.	Top Of
TRANS	Transformer
TYP	Typical
U.O.	Underside Of
U.N.O.	Unless Noted Otherwise
VCT	Vinyl Composition Tile
VERT	Vertical
V.I.F.	Verify In Field
W.C.	Water Closet
WD	Wood
W/	With
W/O	Without
WSCT	Wainscott
WT	Weight

PLAN SYMBOL LEGEND



GENERAL NOTES

-SOLAR PHOTOVOLTAIC SYSTEMS SHALL BE INSTALLED PER THE CA FIRE CODE AND ENCINITAS FIRE DEPARTMENT.
-ALL GATES OR OTHER STRUCTURES OR DEVICES WHICH WOULD OBSTRUCT FIRE ACCESS ROADWAYS OR OTHERWISE HINDER EMERGENCY OPERATIONS, ARE PROHIBITED UNLESS THEY MEET STANDARDS APPROVED BY THE FIRE DEPARTMENT. AN APPROVED EMERGENCY KEY-OPERATED SWITCH.

-PRIOR TO DELIVERY OF COMBUSTIBLE BUILDING CONSTRUCTION MATERIALS TO THE PROJECT SITE ALL OF THE FOLLOWING CONDITIONS SHALL BE COMPLETED TO THE SATISFACTION OF THE FIRE DEPARTMENT: 1. ALL WET AND DRY UTILITIES SHALL BE INSTALLED AND APPROVED BY THE APPROPRIATE INSPECTING DEPARTMENT OR AGENCY; 2. AS A MINIMUM THE FIRST LIFT OF ASPHALT PAVING SHALL BE IN PLACE TO PROVIDE A PERMANENT ALL-WEATHER SURFACE FOR EMERGENCY VEHICLES; AND 3. WATER SUPPLY FOR FIRE PROTECTION (FIRE HYDRANTS AND STANDPIPES) SHALL BE INSTALLED, IN SERVICE AND ACCEPTED BY THE FIRE DEPARTMENT AND APPLICABLE WATER DISTRICT.

PROJECT NO.	-
DRAWN BY:	Designer
CHECKED BY:	Checker
DATE:	08/03/2021

REVISIONS:

1	03/16/2020	CDP-SUB 2
2	02/16/2020	CDP-SUB 3
3	08/03/2021	CDP-SUB 4

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516 LA COSTA

Case No. 18-188 DR/MUP/CDP

PROJECT NO. -

DRAWINGS PREPARED BY:
LINDSAY BROWN

SHEET TITLE
NOTES

SHEET NUMBER
A0.01

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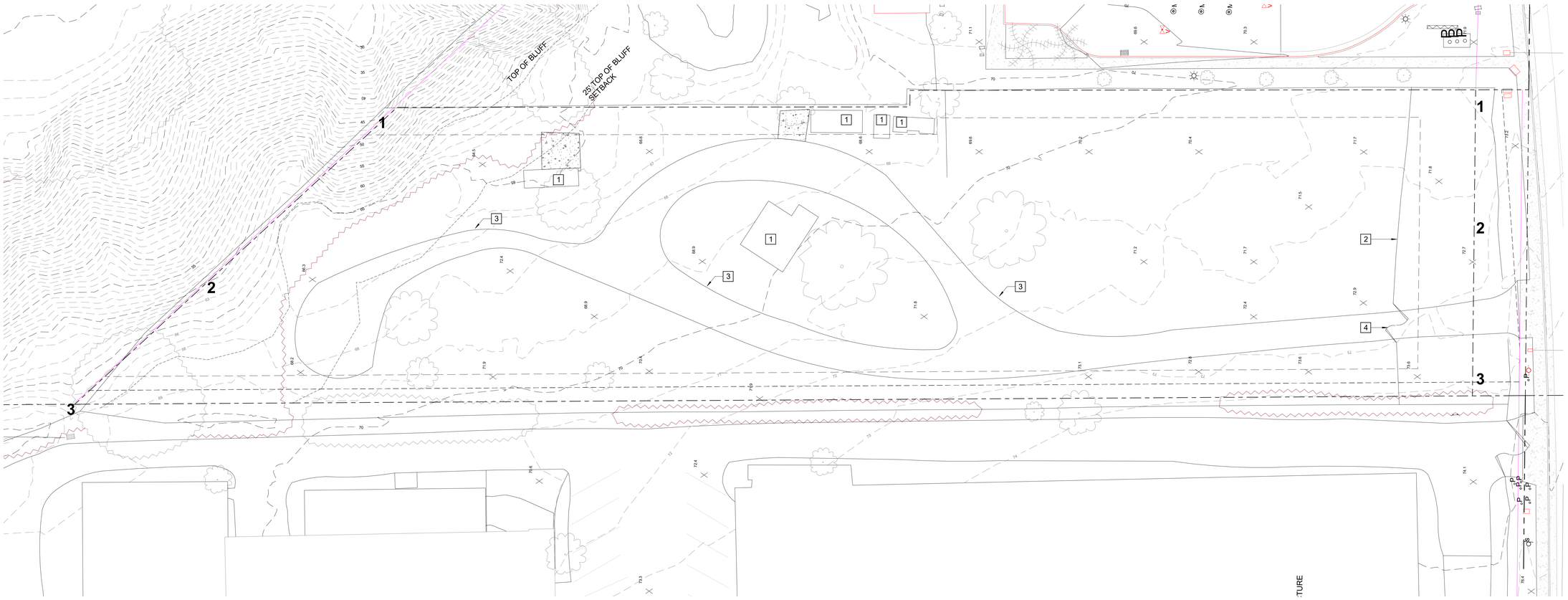

1 EXISTING SITE PLAN

1/16" = 1'-0"

KEYNOTES

1	CANOPY
2	FENCE
3	DIRT ROAD
4	GATE

NOTES

PROJECT NO.	-
DRAWN BY:	Designer
CHECKED BY:	Checker
DATE:	08/03/2021

REVISIONS:

1	03/16/2020	CDP-SUB 2
2	02/16/2020	CDP-SUB 3

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516 LA COSTA

Case No. 18-188 DR/MUP/CDP

PROJECT NO. -

DRAWINGS PREPARED BY:
LINDSAY BROWN

SHEET TITLE
EXISTING SITE CONDITION

SHEET NUMBER
A0.02

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PRELIMINARY GRADING PLAN

18-188 MIN/DR/CDP

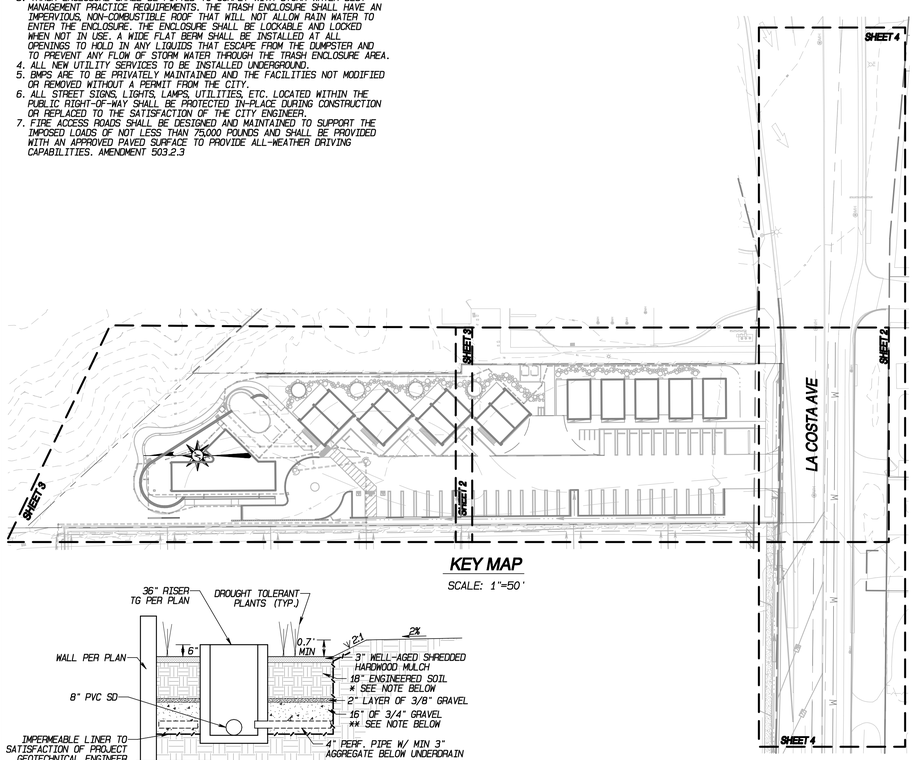
MULTI-002750-2018; DR-002670-2018; USE-002671-2018; CDFNF-002672-2020; CPP-003887-2020

516 LA COSTA AVENUE

APN: 216-030-48

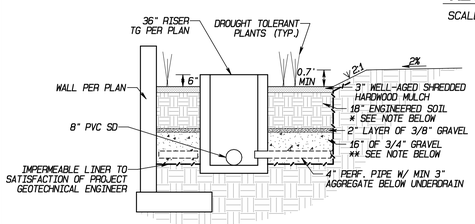
NOTES:

1. ANY PORTION OF THE EXISTING SIDEWALK OR ANY OTHER PUBLIC IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED TO THE NEXT JOINT TO THE SATISFACTION OF THE CITY ENGINEER.
2. EXISTING SURVEY MONUMENTS SHALL BE PROTECTED IN-PLACE. IF ANY MONUMENT IS DISTURBED OR DESTROYED IT SHALL BE REPLACED BY A LICENSED LAND SURVEYOR AND SHALL FILE A CORNER RECORD WITH THE COUNTY OR BE INCLUDED WITH THE FINAL PARCEL MAP.
3. TRASH ENCLOSURE SHALL BE FITTED TO COMPLY WITH STORM WATER BEST MANAGEMENT PRACTICE REQUIREMENTS. THE TRASH ENCLOSURE SHALL HAVE AN IMPERVIOUS, NON-COMBUSTIBLE ROOF THAT WILL NOT ALLOW RAIN WATER TO ENTER THE ENCLOSURE. THE ENCLOSURE SHALL BE LOCKABLE AND LOCKED WHEN NOT IN USE. A WIDE FLAT BERM SHALL BE INSTALLED AT ALL OPENINGS TO HOLD IN ANY LIQUIDS THAT ESCAPE FROM THE DUMPSTER AND TO PREVENT ANY FLOW OF STORM WATER THROUGH THE TRASH ENCLOSURE AREA.
4. ALL NEW UTILITY SERVICES TO BE INSTALLED UNDERGROUND.
5. BMPS ARE TO BE PRIVATELY MAINTAINED AND THE FACILITIES NOT MODIFIED OR REMOVED WITHOUT A PERMIT FROM THE CITY.
6. ALL STREET SIGNS, LIGHTS, LAMPS, UTILITIES, ETC. LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PROTECTED IN-PLACE DURING CONSTRUCTION OR REPLACED TO THE SATISFACTION OF THE CITY ENGINEER.
7. FIRE ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF NOT LESS THAN 75,000 POUNDS AND SHALL BE PROVIDED WITH AN APPROVED PAVED SURFACE TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. AMENDMENT 503.2.3



KEY MAP

SCALE: 1"=50'



* BIORETENTION "ENGINEERED SOIL" LAYER SHALL BE MINIMUM 18" DEEP "SANDY LOAM" SOIL MIX WITH NO MORE THAN 5% CLAY CONTENT. THE MIX SHALL CONTAIN 65% SAND, 15% COMPOST OR HARDWOORD MULCH, AND 20% TOPSOIL, FREE OF STONES, STUMPS, ROOTS, OR SIMILAR OBJECTS, AND ALSO FREE OF NOXIOUS WEEDS.

** 3/4" CRUSHED ROCK LAYER SHALL BE A MINIMUM OF 16" BUT MAY BE DEEPENED TO INCREASE THE INFILTRATION AND STORAGE ABILITY OF THE DETAIL.

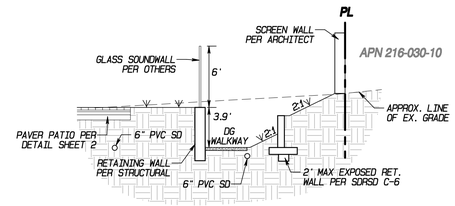
THE EFFECTIVE AREA OF THE BASIN SHALL BE LEVEL AND SHALL BE SIZED BASED ON CALCULATION.

ALL BIORETENTION PLANTERS TO BE DEPRESSED AT LEAST 12" BELOW ADJACENT FINISHED SURFACE.

NOT TO BE MODIFIED WITH A PERMIT FROM THE CITY OF ENCINITAS.

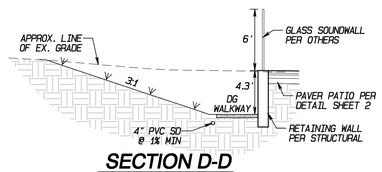
BIORETENTION BASIN DETAIL

NTS



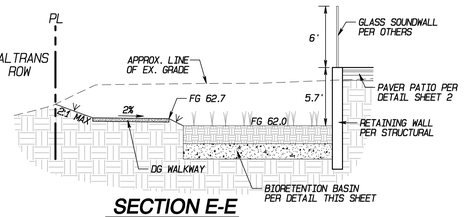
SECTION C-C

NTS



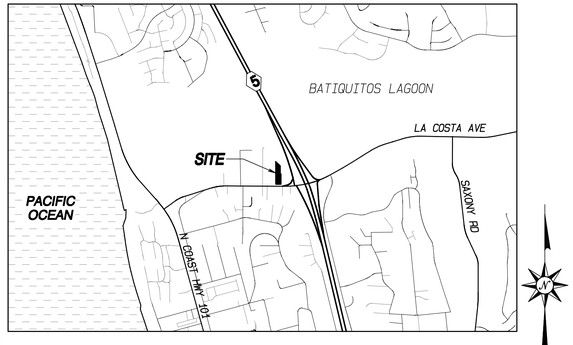
SECTION D-D

NTS



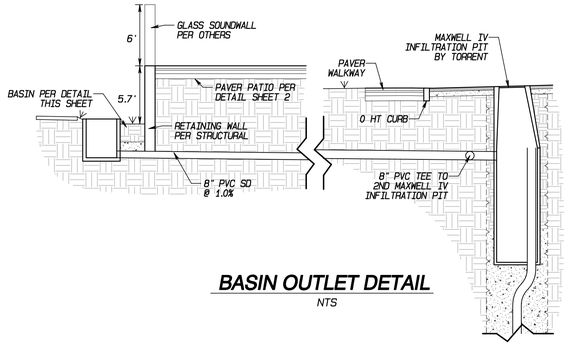
SECTION E-E

NTS



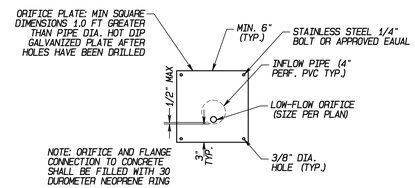
VICINITY MAP

NTS



BASIN OUTLET DETAIL

NTS



FLOW CONTROL ORIFICE PLATE DETAIL

NTS

LEGEND

S.D.R.S.D. = SAN DIEGO REGIONAL STANDARD DRAWINGS

PROPERTY BOUNDARY
PROPOSED CONTOURS (255)
EXISTING CONTOURS (255)
CENTERLINE
EXISTING WATER MAIN (W)
EXISTING SEWER MAIN (S)
EXISTING GAS MAIN (G)
EXISTING MANHOLE
DRAINAGE DIRECTION
PROPOSED PCC PAVING
PROPOSED BUILDING FOOTPRINT
PROPOSED STORMDRAIN PIPE PER PLAN
PROPOSED AREA DRAIN
PROPOSED 36"X36" INLET
PROPOSED WATER SERVICE (W)
PROPOSED SEWER LATERAL (S)
PROPOSED IRRIGATION SERVICE (I)
PROPOSED FIRE BACKFLOW (FS) (AP)
PROPOSED PUBLIC WATER MAIN (W)
PROPOSED PUBLIC 6" SEWER (S)
PROPOSED PRIVATE SEWER MAIN (S)
PROPOSED PRIVATE SEWER FORCE MAIN (FM)
PROPOSED PUBLIC SEWER MH
BMP AREA
PROPOSED CURB
PROPOSED ARCHITECTURAL WALL
PERMEABLE PAVERS
PROPOSED CONCRETE
PROPOSED AC PAVEMENT
PROPOSED RETAINING WALL PER SDRSD
ADA PATH
PROPOSED DG PATH

ABBREVIATIONS

AC	ASPHALT CONCRETE
APPROX	APPROXIMATE
BWBFG	BOTTOM OF WALL AT FINISH GRADE
CL	CENTER LINE
CO	CLEANOUT
DG	DECOMPOSED GRANITE
EL	ELEVATION
EX	EXISTING
FF	FINISH FLOOR
FS	FINISH SURFACE
FG	FINISH GROUND
FL	FLOWLINE
FM	FORCE MAIN
FYSB	FRONT YARD SETBACK
HP	HIGH POINT
HT	HEIGHT
IE	INVERT ELEVATION
LF	LINEAR FEET
MAX	MAXIMUM
MIN	MINIMUM
PL	PROPERTY LINE
PP	POWER POLE
PROP	PROPOSED
PUB	PUBLIC
PVT	PRIVATE
RIM	RIM ELEVATION
RYSB	REAR YARD SETBACK
SD	STORM DRAIN
SDRSD	SAN DIEGO REGIONAL STANDARD DRAWING
SF	SQUARE FEET
SYSB	SIDE YARD SETBACK
TC	TOP OF CURB
TF	TOP OF FENCE
TG	TOP OF GRATE
TPFT	TOP OF FOOTING
TW	TOP OF WALL
TWBFG	TOP OF WALL AT FINISH GRADE
TYP	TYPICAL
WM	WATER METER

OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE RECORD OWNER OF THE PROPERTY SHOWN ON THE ATTACHED TENTATIVE MAP AND THAT SAID MAP SHOWS THE ENTIRE CONTIGUOUS OWNERSHIP. I UNDERSTAND THAT PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS-OF-WAY.

OWNER: LINDSAY BROWN
DM LA COSTA AVENUE, LLC
1650 N. COAST HIGHWAY 101
ENCINITAS, CA 92024

DEVELOPER: DM LA COSTA AVENUE, LLC
1650 N. COAST HIGHWAY 101
ENCINITAS, CA 92024

SITE ADDRESS: 520 LA COSTA AVENUE
ENCINITAS, CA. 92024

ABBRV. LEGAL DESCRIPTION: ALL THAT PORTION OF LOT 1, AVOCADO ACRES NO. 3, IN THE CITY OF ENCINITAS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2063 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 3, 1927. PER DESCRIPTION PER DOC. 2018-0006371, RECORDED 1-5-18.

ASSESSOR'S PARCEL NUMBER: 216-030-48
CALIFORNIA COORDINATES: 334-1677
TOTAL ACREAGE: 51,377 SF (1.18 AC)
TOTAL GROSS ACREAGE: 51,377 SF (1.18 AC)
TOTAL NET ACREAGE: 49,228 SF (1.13 AC)
AREA DEVOTED TO: PUBLIC STREETS = 2,149 SF
PRIVATE ROADS = 0 SF
TOTAL LOTS: 1 VISITOR SERVING COMMERCIAL LOT
GENERAL PLAN DESIGNATION: VISITOR SERVING COMMERCIAL
PRESENT ZONING REGULATIONS: VSC
FLOOR AREA RATIO: 1.0
HEIGHT: PER EMC SECTION 30.20.010
PARCEL COVERAGE: 35% MAX
LANDSCAPING: 15%
MINIMUM NET LOT SIZE: 10,000 SF

SETBACKS:
FRONT YARD 20' FROM ULTIMATE R.O.W.
INTERIOR SIDE YARD 10' FROM P/L
REAR YARD 0' FROM P/L
STREET SIDE YARD 20' FROM P/L
PRESENT USE: VACANT
PROPOSED USE: HOTEL
ACCESS: LA COSTA AVENUE

UTILITIES:
WATER SAN DIEGUITO WATER DISTRICT
FIRE ENCINITAS FIRE PROTECTION DISTRICT
SEWER LEUCADIA WASTEWATER DISTRICT
ELEMENTARY SCHOOL ENCINITAS UNION SCHOOL DISTRICT
HIGH SCHOOL SAN DIEGUITO UNION HIGH SCHOOL DISTRICT

TOPOGRAPHY: TOPOGRAPHY IS DRAWN FROM A AERIAL SURVEY PERFORMED BY AEROTECH MAPPING DATED FEBRUARY 10, 2015

PREPARED BY: PASCO LARET SUITER & ASSOCIATES
535 N. HIGHWAY 101, SUITE A
SOLANA BEACH, CA 92075
(858) 259-8212

BRIAN M. ARDOLINO, RCE 71651
EXPIRATION DATE: 12-31-2021

REGISTERED PROFESSIONAL ENGINEER BRIAN MICHAEL ARDOLINO No. 71651 Exp. 12/31/21 CIVIL STATE OF CALIFORNIA

DATE PREPARED: 8/27/2018
REVISED: 3/29/2019
12/18/2019
7/23/2021

EARTHWORK DATA: MAXIMUM VERTICAL DEPTH OF CUT = 4.7'
MAXIMUM VERTICAL HEIGHT OF FILL = 3.2'

CUT = 2,060 C.Y. FILL = 900 C.Y.
EXPORT = 1,160 C.Y.
REMEDIAL = 1,720 C.Y.
(3.5' REMOVAL AND RECOMPACTION UNDER BUILDINGS)

GRADING NOTE:

GRADING SHOWN HEREON IS CONCEPTUAL ONLY. FINAL GRADING PLANS WILL WILL BE SUBMITTED AND APPROVED PRIOR TO FINAL MAP APPROVAL.

IMPERVIOUS SURFACE QUANTITIES:

PRE-DEVELOPED CONDITION: 180 SF ON-SITE
POST-DEVELOPED CONDITION: 7,266 SF ON-SITE

PASCO LARET SUITER & ASSOCIATES
535 North Highway 101, Ste A, Solana Beach, CA 92075
ph 858.259.8212 fx 858.259.4811 planning@plsa.com

PRELIMINARY GRADING & DRAINAGE PLAN

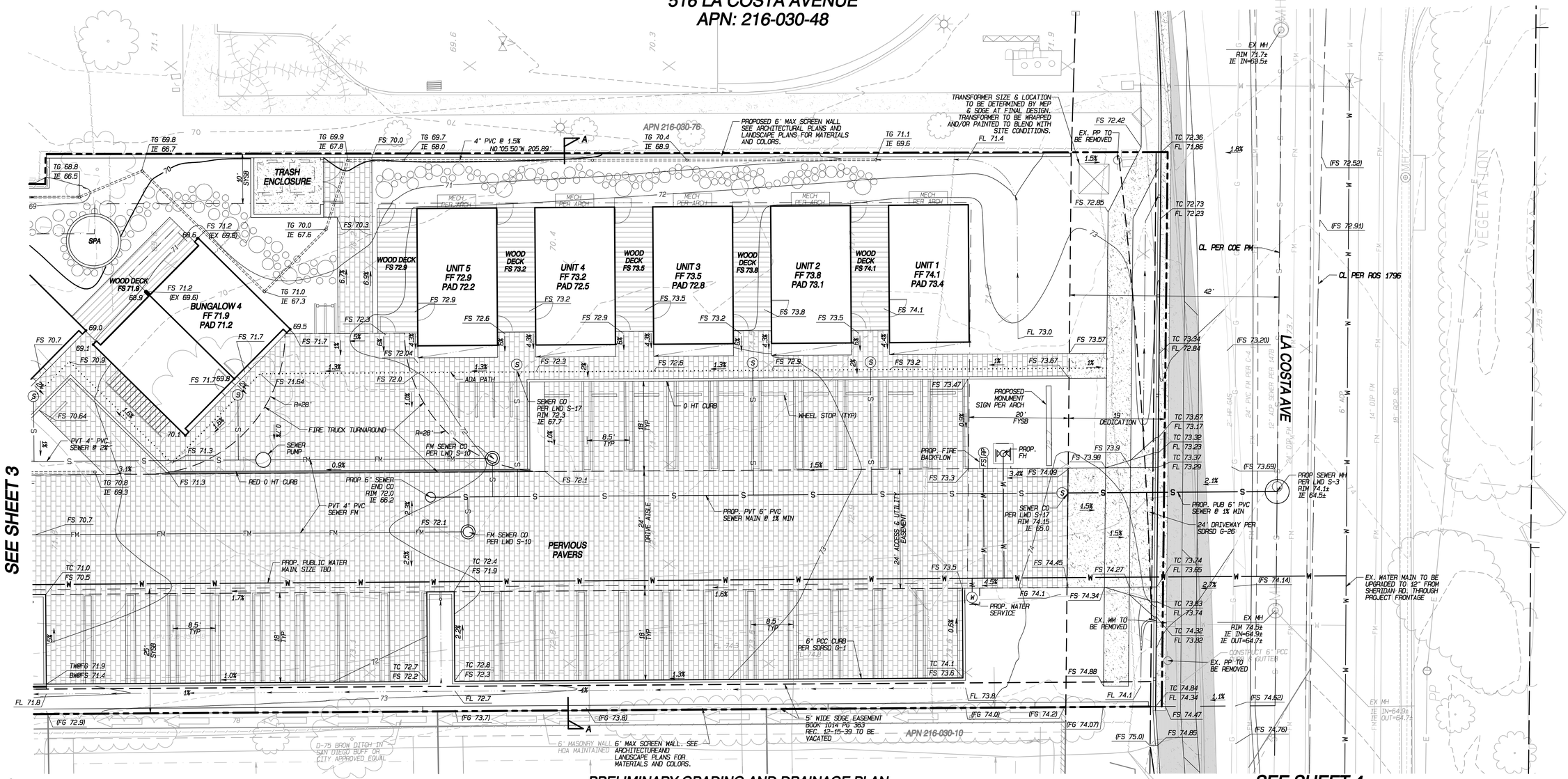
18-188 MIN/DR/CDP

MULTI-002750-2018; DR-002670-2018; USE-002671-2018; CDFNF-002672-2020; CPP-003887-2020

516 LA COSTA AVENUE

APN: 216-030-48

SEE SHEET 4

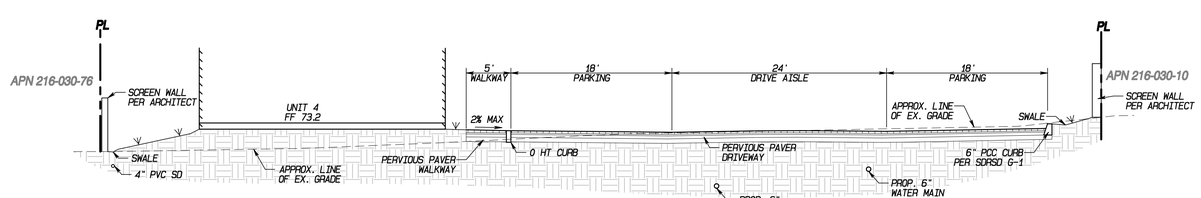


PRELIMINARY GRADING AND DRAINAGE PLAN

SCALE: 1"=10'

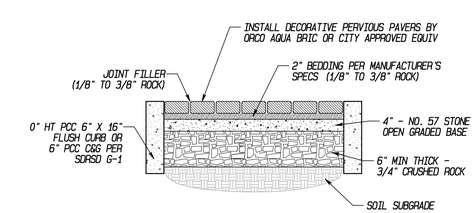
SEWER NOTES:

1. THE RESTAURANT AND BUNGALOWS 1-4 WILL REQUIRE SEWER PUMPS. PRELIMINARY DESIGN IS 1 PUMP FOR THE RESTAURANT AND 1 PUMP FOR THE BUNGALOWS, HOWEVER MEP WILL VERIFY DESIGN AND LOCATIONS AT FINAL DESIGN.
2. GREASE INTERCEPTOR TO BE SIZED AND LOCATED PER MEP AT FINAL DESIGN.



SECTION A-A

NTS



PERVIOUS PAVER DETAIL

NTS

GRAPHIC SCALE 1"=10'

0 10 20 30

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ph 858.259.8211 | fax 858.259.4811 | plsa@plsa.com

7/23/2021 PLSA 2882

PRELIMINARY GRADING & DRAINAGE PLAN

18-188 MIN/DR/CDP

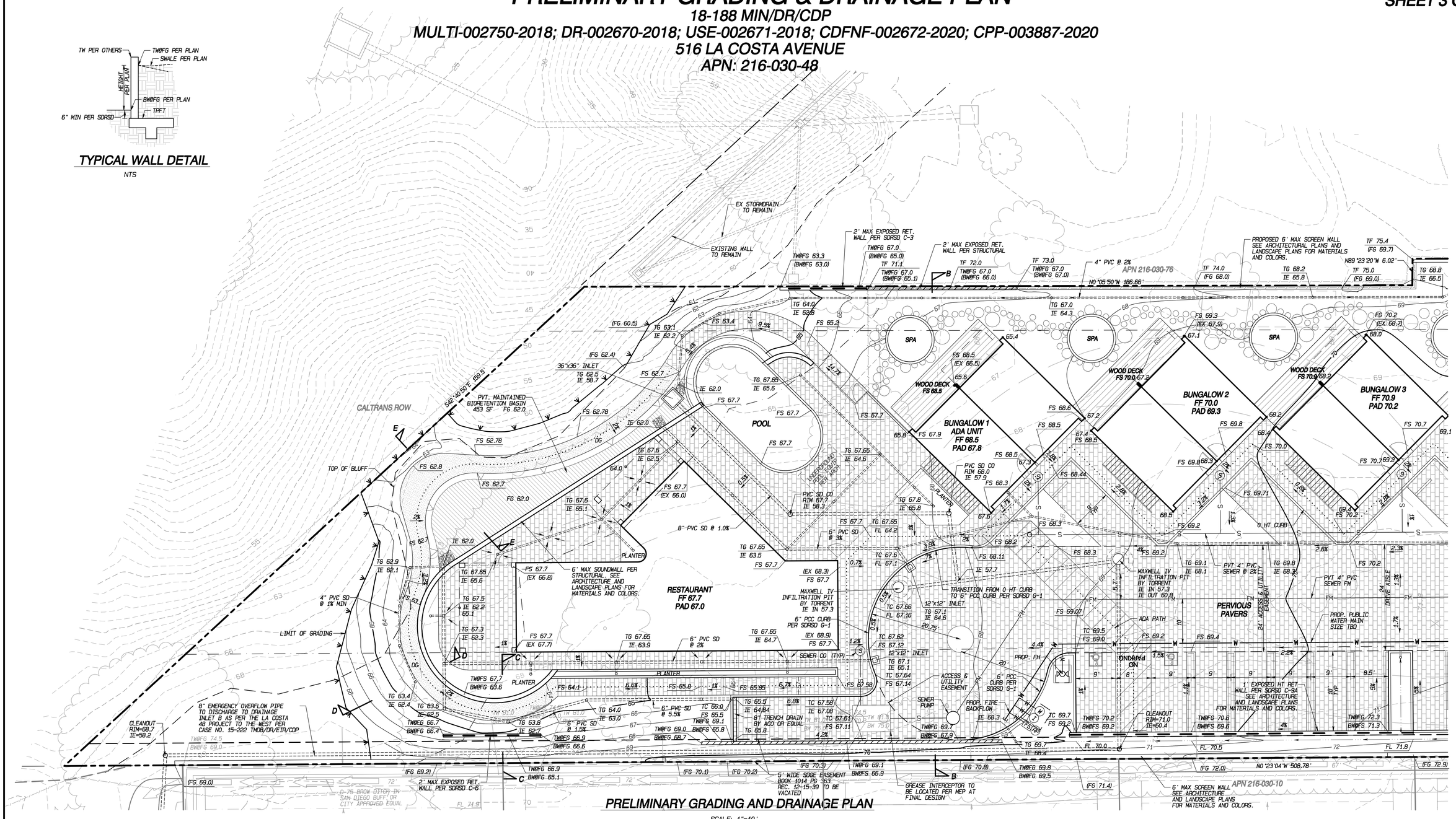
MULTI-002750-2018; DR-002670-2018; USE-002671-2018; CDFNF-002672-2020; CPP-003887-2020

516 LA COSTA AVENUE

APN: 216-030-48

TYPICAL WALL DETAIL

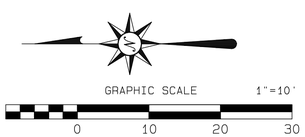
NTS

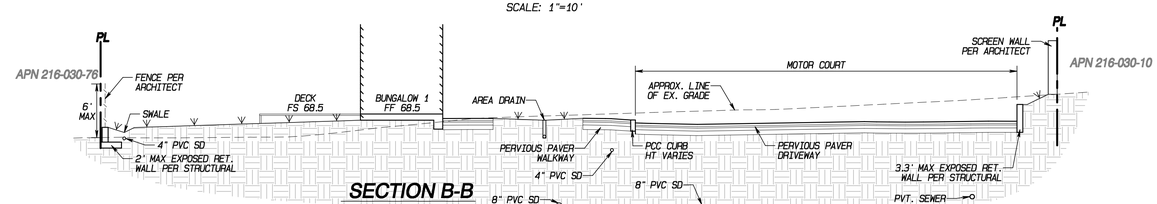


PRELIMINARY GRADING AND DRAINAGE PLAN

SCALE: 1"=10'

SEE SHEET 2





SECTION B-B

NTS

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ph 858.259.8212 fx 858.259.4812 | plsacoglaccoring.com

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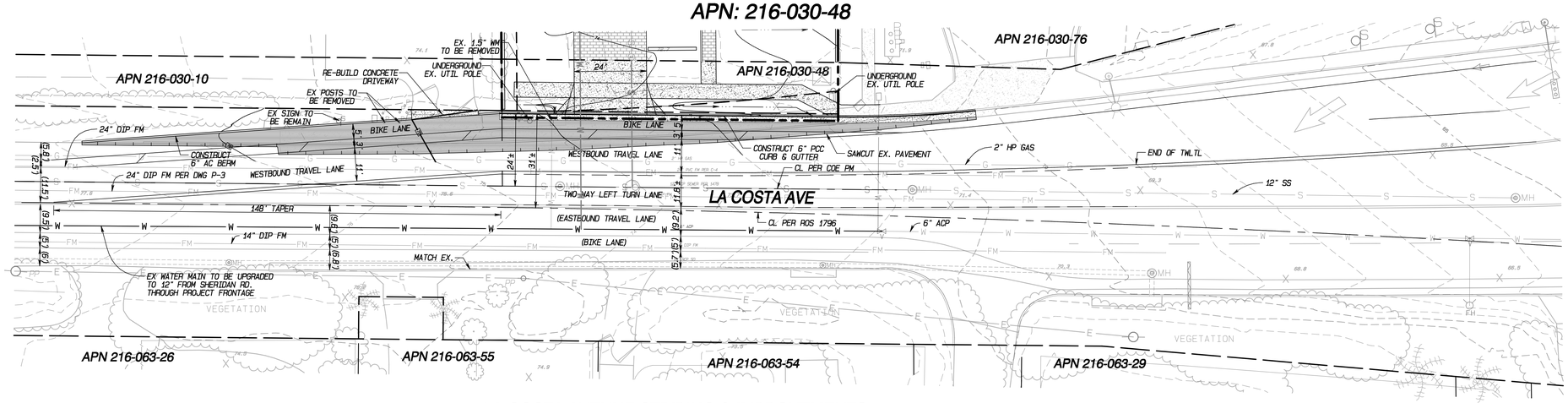
STRIPING & IMPROVEMENTS EXHIBIT

18-188 MIN/DR/CDP

MULTI-002750-2018; DR-002670-2018; USE-002671-2018; CDFNF-002672-2020; CPP-003887-2020

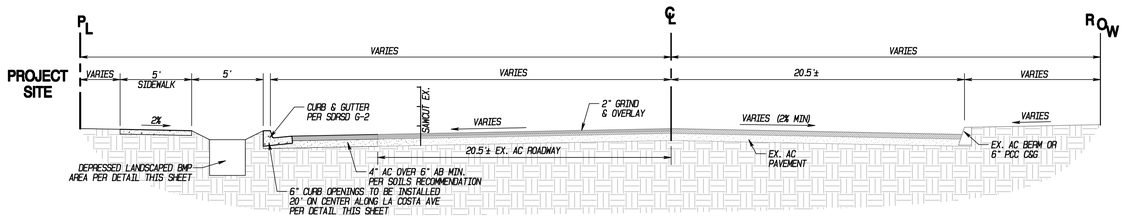
516 LA COSTA AVENUE

APN: 216-030-48



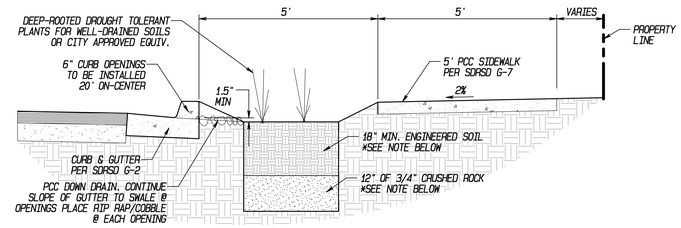
LA COSTA AVENUE STRIPING & IMPROVEMENTS

SCALE: 1"=20'



LA COSTA AVE TYPICAL SECTION

NTS



* BIORETENTION "ENGINEERED SOIL" LAYER SHALL BE MINIMUM 18" DEEP "SANDY LOAM" SOIL MIX WITH NO MORE THAN 5% CLAY CONTENT. THE MIX SHALL CONTAIN 50-60% SAND, 20-30% COMPOST OR HARDWOODED MULCH, AND 20-30% TOPSOIL, FREE OF STONES, STUMPS, ROOTS, OR SIMILAR OBJECTS, AND ALSO FREE OF NOXIOUS WEEDS.

** 3/4" CRUSHED ROCK LAYER SHALL BE A MINIMUM OF 12" BUT MAY BE DEEPENED TO INCREASE THE INFILTRATION AND STORAGE ABILITY OF THE DETAIL

LA COSTA AVE - TREATMENT SWALE DETAIL

NTS

GRAPHIC SCALE 1"=20'

0 20 40 60

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535 North Highway 101, Ste A, Solana Beach, CA 92075
ph 858.259.8211 | fax 858.259.4811 | plsaengineering.com

OFFSITE DRAINAGE EXHIBIT

18-188 MIN/DR/CDP
MULTI-002750-2018; DR-002670-2018; USE-002671-2018; CDFNF-002672-2020; CPP-003887-2020
516 LA COSTA AVENUE
APN: 216-030-48

OFFSITE DRAINAGE IMPROVEMENTS

SCALE: 1"=10'

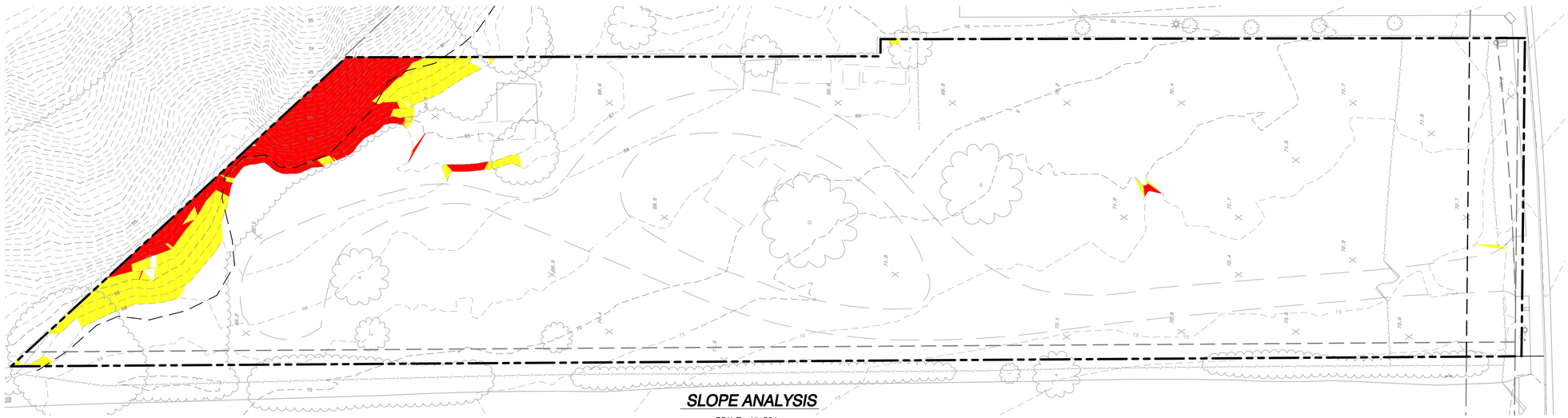
GRAPHIC SCALE 1"=20'

0 20 40 60

PASCO LARET SUITER & ASSOCIATES
535 North Highway 101, Ste A, Solana Beach, CA 92075
ph 858.259.8212 fx 858.259.4812 | pasco@pasco.com

SLOPE ANALYSIS

18-188 MIN/DR/CDP
MULTI-002750-2018; DR-002670-2018; USE-002671-2018; CDFNF-002672-2020; CPP-003887-2020
516 LA COSTA AVENUE
APN: 216-030-48



SLOPE ANALYSIS
SCALE: 1"=20'

INDICATES AREA WITH SLOPES LESS THAN 25% SLOPE = 48,466 SF (1.11 AC)

INDICATES AREA WITH SLOPES GREATER THAN 25% AND LESS THAN 40% = 1,344 SF (0.03 AC)

INDICATES AREA WITH SLOPES GREATER THAN 40% = 1,567 SF (0.04 AC)

TOTAL AREA OVER STEEPER THAN 25% EQUALS 2,911 SF (0.067 AC) OR 6% OF THE SITE AREA.

GRAPHIC SCALE 1"=20'

0 20 40 60

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ph 858.259.8211 | fax 858.259.4811 | plsa@plsaengineering.com

7/23/2021 PLSA 2882

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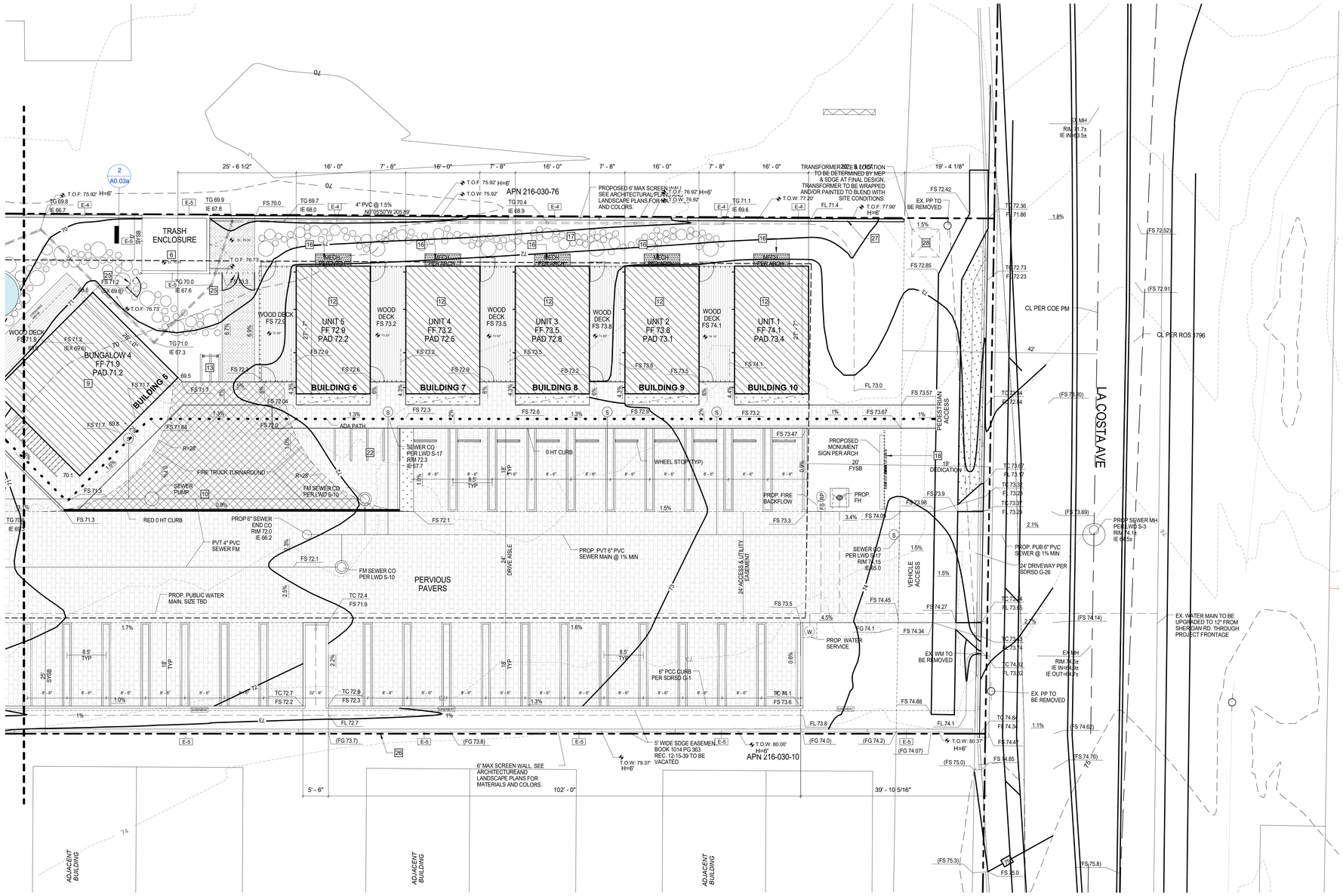


1 PROPOSED SITE PLAN

1" = 10'-0"

KEYNOTES

1	BMP
2	SOUND WALL
3	LOADING SPACE
4	OUTDOOR LOUNGE
5	WALKING PATH
6	TRASH ENCLOSURE
7	ADA RAMP
8	LOUNGE SEATING AREA
9	QUONSET HUT (3 UNITS)
10	FIRE TRUCK TURNAROUND
11	SPA
12	BUNGALOW UNITS
13	BICYCLE PARKING
14	HOTEL PLUNGE POOL
15	6' FENCE
16	SCREENED MECHANICAL EQUIPMENT
17	STEPSTONE WALKWAY
18	MONUMENT SIGN
19	MOTOR COURT
20	OUTDOOR DINING
21	UNDERGROUND SPA EQUIPMENT
22	MOTORCYCLE PARKING
23	SCREENED MECHANICAL EQUIPMENT UNDER STAIRS
24	RAISED PLANTER
25	GATE AT FENCE (KEY ACCESS)
26	CMU FENCE
27	WOOD FENCE 6'
28	TRANSFORMER TO BE WRAPED OR PAINTED TO BLEND WITH SITE CONDITIONS

NOTES

MONUMENT SIGN.
PER EMC 30.60.C.2

ALLOWANCE: 1 SF/LF LOT FRONTAGE
LOT FRONTAGE = 111'-9" LF = 111.75' LF
MAX. ALLOWANCE: 111.75' / 1 = 111.75 SF

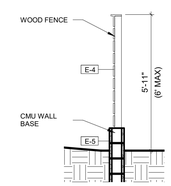
PROPOSED: 111 SF SEE SHEET A10.4

MATERIAL LEGEND

E-1	EXTERIOR METAL WALL/ROOF CLADING
E-2	CONCRETE CLADDING. COLOR: GREY
E-3	EXTERIOR METAL WALL PANEL/BREAK METAL. PAINTED BLACK
E-4	NATURAL WOOD ELEMENTS. STAINED: ANTIQUE OAK
E-5	EXPOSED CMU. BOND STACK. COLOR: NATURAL WITH PUMICE (WARM TONE)
E-6	CONCRETE RETAINING WALL WARM COLOR FINISH
E-7	STEEL FACIA/STRINGER. PAINTED BLACK
E-8	STEEL FENCE. PAINTED BLACK
FL-1	CONCRETE PERVIOUS PAVERS
FL-3	EXTERIOR WOOD FLOORING

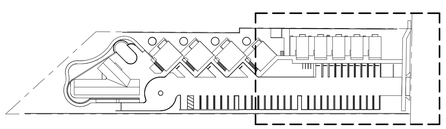
BUILDING AREAS

NAME	ID	AREA	LEVEL	LOT COVERAGE	FAR
BUILDING 1 - RESTAURANT					
LOBBY	2	184 SF	LEVEL 1	●	●
RESTAURANT	3	890 SF	LEVEL 1	●	●
BAR	4	191 SF	LEVEL 1	●	●
KITCHEN B.O.H	5	451 SF	LEVEL 1	●	●
RESTROOM-WOMENS	7	43 SF	LEVEL 1	●	●
RESTROOM-MEN	8	50 SF	LEVEL 1	●	●
HOTEL OFFICE	9	269 SF	LEVEL 2		●
HOTEL OFFICE MEZZANINE	10	179 SF	LEVEL 2		●
HOTEL SERVICE	11	159 SF	LEVEL 2		●
CIRCULATION-INTERIOR	15	100 SF	LEVEL 1	●	●
		2,516 SF			
BUILDING 2					
UNIT A	UNIT 15	360 SF	LEVEL 1	●	●
UNIT A	UNIT 16	360 SF	LEVEL 1	●	●
UNIT B	UNIT 17	720 SF	LEVEL 2		●
UNIT B	UNIT 17	237 SF	MEZZANINE		●
		1,677 SF			
BUILDING 3					
UNIT A	UNIT 12	360 SF	LEVEL 1	●	●
UNIT A	UNIT 13	360 SF	LEVEL 1	●	●
UNIT B	UNIT 14	720 SF	LEVEL 2		●
UNIT B	UNIT 14	237 SF	MEZZANINE		●
		1,677 SF			
BUILDING 4					
UNIT A	UNIT 9	360 SF	LEVEL 1	●	●
UNIT A	UNIT 10	360 SF	LEVEL 1	●	●
UNIT B	UNIT 11	720 SF	LEVEL 2		●
UNIT B	UNIT 11	237 SF	MEZZANINE		●
		1,677 SF			
BUILDING 5					
UNIT A	UNIT 6	360 SF	LEVEL 1	●	●
UNIT A	UNIT 7	360 SF	LEVEL 1	●	●
UNIT B	UNIT 8	720 SF	LEVEL 2		●
UNIT B	UNIT 8	237 SF	MEZZANINE		●
		1,677 SF			
BUILDING 6					
UNIT C	UNIT 5	436 SF	LEVEL 1	●	●
UNIT C	UNIT 5	206 SF	LEVEL 2		●
		642 SF			
BUILDING 7					
UNIT C	UNIT 4	436 SF	LEVEL 1	●	●
UNIT C	UNIT 4	206 SF	LEVEL 2		●
		642 SF			
BUILDING 8					
UNIT C	UNIT 3	436 SF	LEVEL 1	●	●
UNIT C	UNIT 3	206 SF	LEVEL 2		●
		642 SF			
BUILDING 9					
UNIT C	UNIT 2	436 SF	LEVEL 1	●	●
UNIT C	UNIT 2	206 SF	LEVEL 2		●
		642 SF			
BUILDING 10					
UNIT C	UNIT 1	436 SF	LEVEL 1	●	●
UNIT C	UNIT 1	206 SF	LEVEL 2		●
		642 SF			
TOTALS		12,434 SF		6,969 SF	



2 WOOD FENCE

3/8" = 1'-0"



KEY PLAN

1" = 80'-0"

PROJECT NO.	-
DRAWN BY:	Designer
CHECKED BY:	Checker
DATE:	08/03/2021

REVISIONS:

1	03/16/2020	CDP-SUB 2
2	02/16/2020	CDP-SUB 3
3	08/03/2021	CDP-SUB 4

THE BROWN STUDIO INC.
1144 N Coast Hwy 101
Encinitas CA 92024
619.577.4610 lindsay@thebrownstudio.com

516 LA COSTA

Case No. 18-188 DR/MUP/CDP

PROJECT NO. -

DRAWINGS PREPARED BY:
LINDSAY BROWN

SHEET TITLE
PROPOSED SITE PLAN

SHEET NUMBER
A0.03a

8/3/2021 5:53:22 PM

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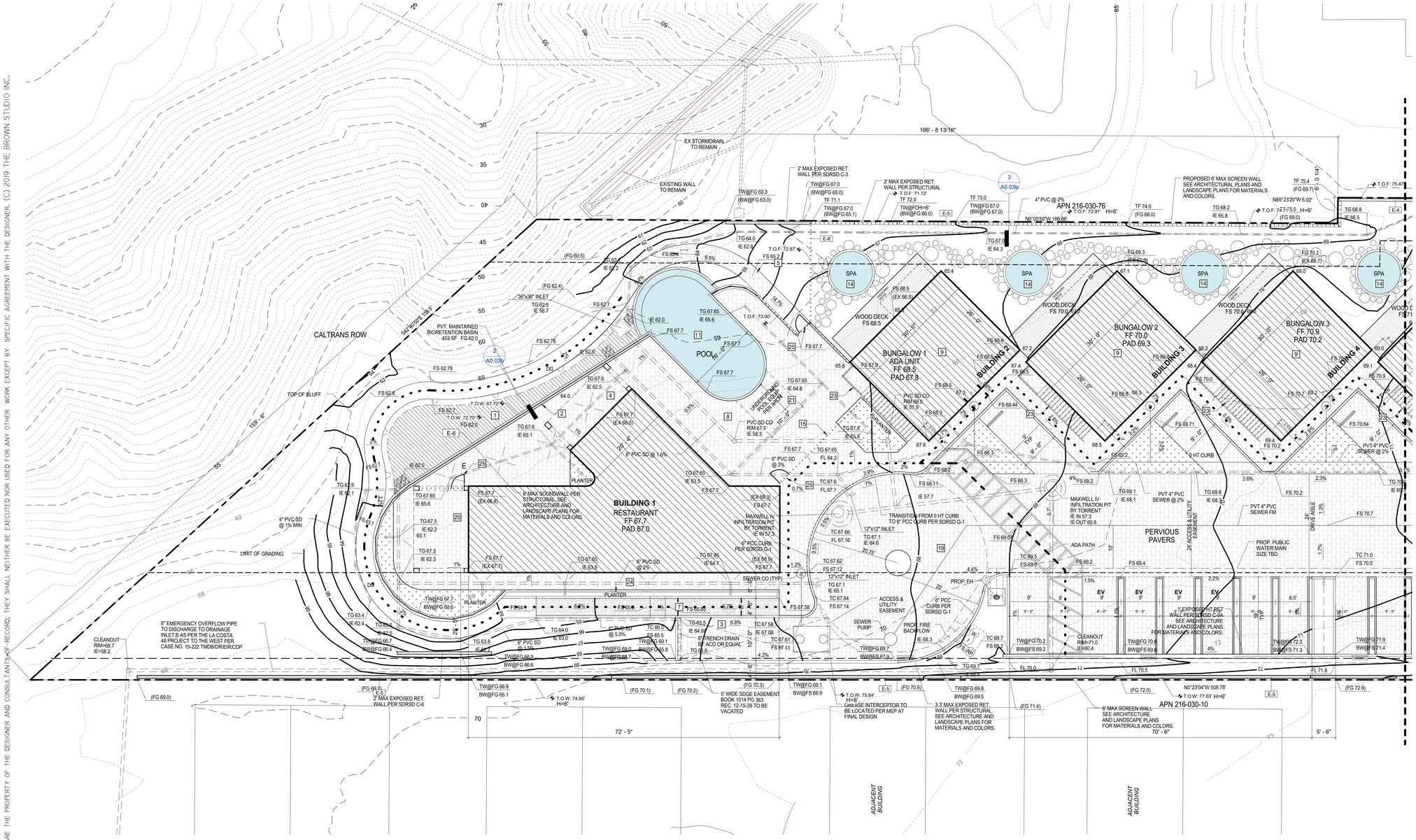

1 PROPOSED SITE PLAN

1" = 10'-0"

KEYNOTES

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4	OUTDOOR LOUNGE
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7	ADA RAMP
8	LOUNGE SEATING AREA
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10	FIRE TRUCK TURNAROUND
11	SPA
12	BUNGALOW UNITS
13	BICYCLE PARKING
14	HOTEL PLUNGE POOL
15	6' FENCE
16	SCREENED MECHANICAL EQUIPMENT
17	STEPSTONE WALKWAY
18	MONUMENT SIGN
19	MOTOR COURT
20	OUTDOOR DINING
21	UNDERGROUND SPA EQUIPMENT
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PER EMC 30.60.C.2

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		2,516 SF			
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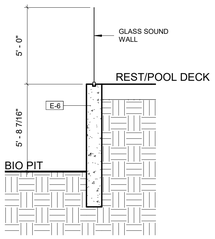
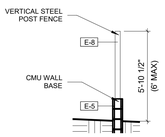
UNIT A	UNIT 16	360 SF	LEVEL 1	●	●
UNIT B	UNIT 17	720 SF	LEVEL 2		●
UNIT B	UNIT 17	237 SF	MEZZANINE		●
		1,677 SF			
BUILDING 3					
UNIT A	UNIT 12	360 SF	LEVEL 1	●	●
UNIT A	UNIT 13	360 SF	LEVEL 1	●	●
UNIT B	UNIT 14	720 SF	LEVEL 2		●
UNIT B	UNIT 14	237 SF	MEZZANINE		●
		1,677 SF			
BUILDING 4					
UNIT A	UNIT 9	360 SF	LEVEL 1	●	●
UNIT A	UNIT 10	360 SF	LEVEL 1	●	●
UNIT B	UNIT 11	720 SF	LEVEL 2		●
UNIT B	UNIT 11	237 SF	MEZZANINE		●
		1,677 SF			
BUILDING 5					
UNIT A	UNIT 6	360 SF	LEVEL 1	●	●
UNIT A	UNIT 7	360 SF	LEVEL 1	●	●
UNIT B	UNIT 8	720 SF	LEVEL 2		●
UNIT B	UNIT 8	237 SF	MEZZANINE		●
		1,677 SF			
BUILDING 6					
UNIT C	UNIT 5	436 SF	LEVEL 1	●	●
UNIT C	UNIT 5	206 SF	LEVEL 2		●
		642 SF			
BUILDING 7					
UNIT C	UNIT 4	436 SF	LEVEL 1	●	●
UNIT C	UNIT 4	206 SF	LEVEL 2		●
		642 SF			
BUILDING 8					
UNIT C	UNIT 3	436 SF	LEVEL 1	●	●
UNIT C	UNIT 3	206 SF	LEVEL 2		●
		642 SF			
BUILDING 9					
UNIT C	UNIT 2	436 SF	LEVEL 1	●	●
UNIT C	UNIT 2	206 SF	LEVEL 2		●
		642 SF			
BUILDING 10					
UNIT C	UNIT 1	436 SF	LEVEL 1	●	●
UNIT C	UNIT 1	206 SF	LEVEL 2		●
		642 SF			
TOTALS		12,434 SF		6,969 SF	



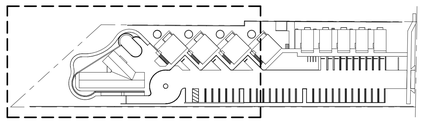
2 SITE WALL

1/4" = 1'-0"



3 SITE FENCE 2

1/4" = 1'-0"



KEY PLAN

1" = 80'-0"

PROJECT NO.	-
DRAWN BY:	Designer
CHECKED BY:	Checker
DATE:	08/03/2021

REVISIONS:

1	03/16/2020	CDP-SUB 2
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3	08/03/2021	CDP-SUB 4

THE BROWN STUDIO INC.
1144 N Coast Hwy 101
Encinitas CA 92024
619.577.4610 lindsay@thebrownstudio.com

516 LA COSTA

Case No. 18-188 DR/MUP/CDP

PROJECT NO. -

DRAWINGS PREPARED BY:
LINDSAY BROWN

SHEET TITLE
PROPOSED SITE PLAN

SHEET NUMBER

A0.03b

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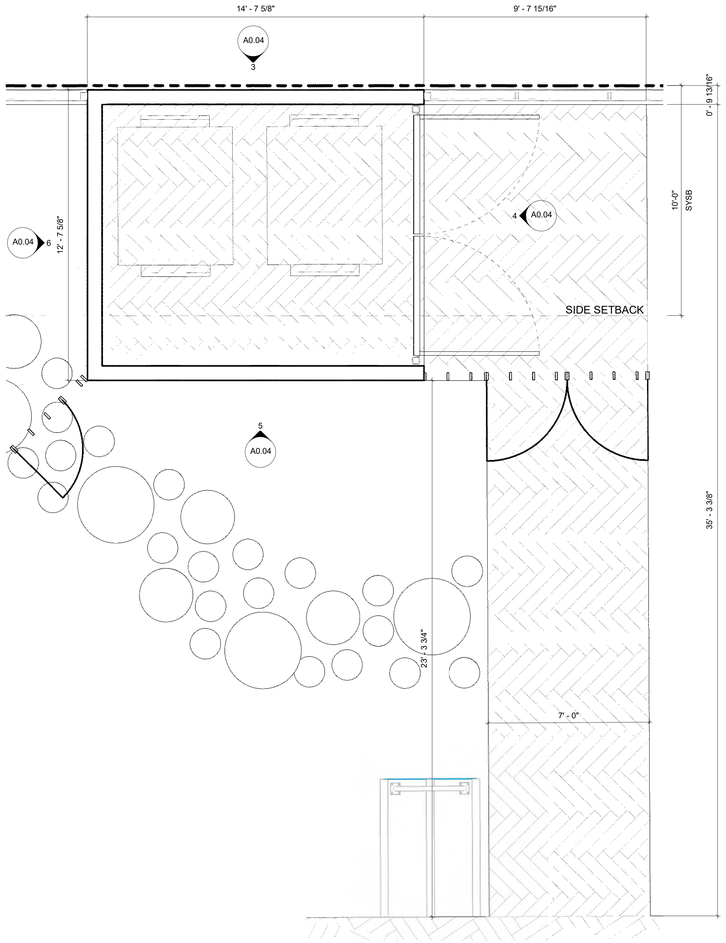
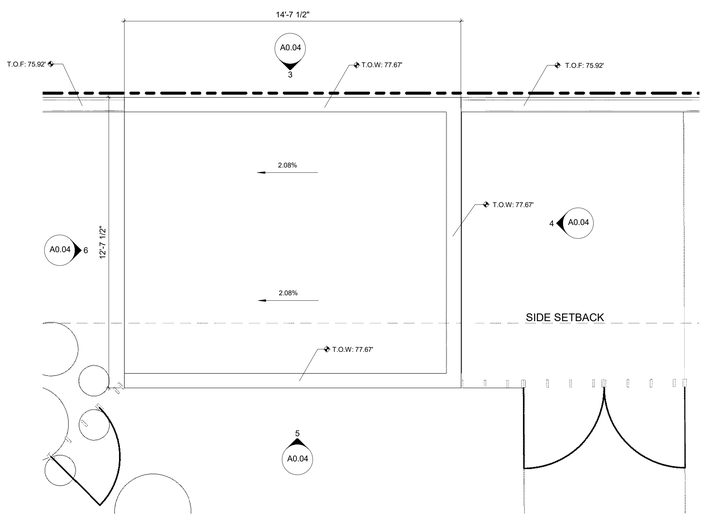


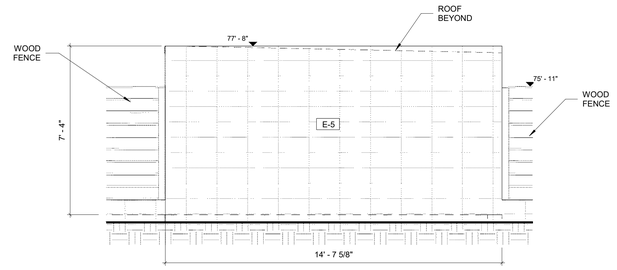
1 ENLARGED TRASH ENCLOSURE

3/8" = 1'-0"



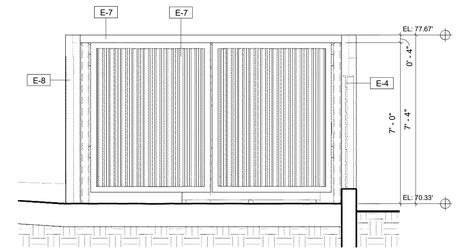
2 ENLARGED TRASH ENCLOSURE - ROOF PLAN

3/8" = 1'-0"



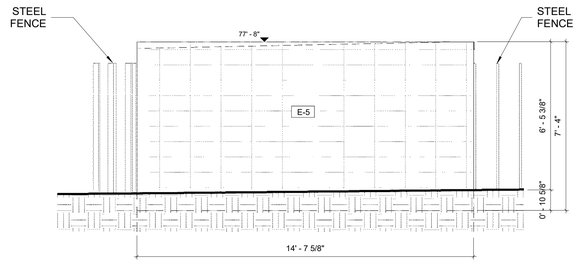
3 ELEVATION - EAST

3/8" = 1'-0"



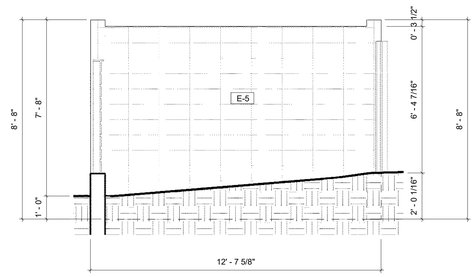
4 ELEVATION - SOUTH

3/8" = 1'-0"



5 ELEVATION - WEST

3/8" = 1'-0"



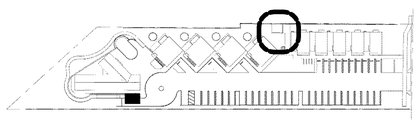
6 ELEVATION NORTH

3/8" = 1'-0"

MATERIAL LEGEND

E-1	EXTERIOR METAL WALL/ROOF CLADING
E-2	CONCRETE CLADDING. COLOR: GREY
E-3	EXTERIOR METAL WALL PANEL/BREAK METAL. PAINTED BLACK
E-4	NATURAL WOOD ELEMENTS. STAINED: ANTIQUE OAK
E-5	EXPOSED CMU. BOND STACK. COLOR: NATURAL WITH PUMICE (WARM TONE)
E-6	CONCRETE RETAINING WALL WARM COLOR FINISH
E-7	STEEL FACIA/STRINGER. PAINTED BLACK
E-8	STEEL FENCE. PAINTED BLACK
FL-1	CONCRETE PERVIOUS PAVERS
FL-3	EXTERIOR WOOD FLOORING

KEY PLAN



PROJECT NO.	-
DRAWN BY:	Designer
CHECKED BY:	Checker
DATE:	02/16/2021

REVISIONS:

1	03/16/2020	CDP-SUB 2
2	02/16/2020	CDP-SUB 3
3	08/03/2021	CDP-SUB 4

THE BROWN STUDIO INC.
1144 N Coast Hwy 101
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619.577.4610 lindsay@thebrownstudio.com

516 LA COSTA

Case No. 18-188 DR/MUP/CDP

PROJECT NO. -

DRAWINGS PREPARED BY:

LINDSAY BROWN

SHEET TITLE

TRASH ENCLOSURE DETAILS

SHEET NUMBER

A0.04

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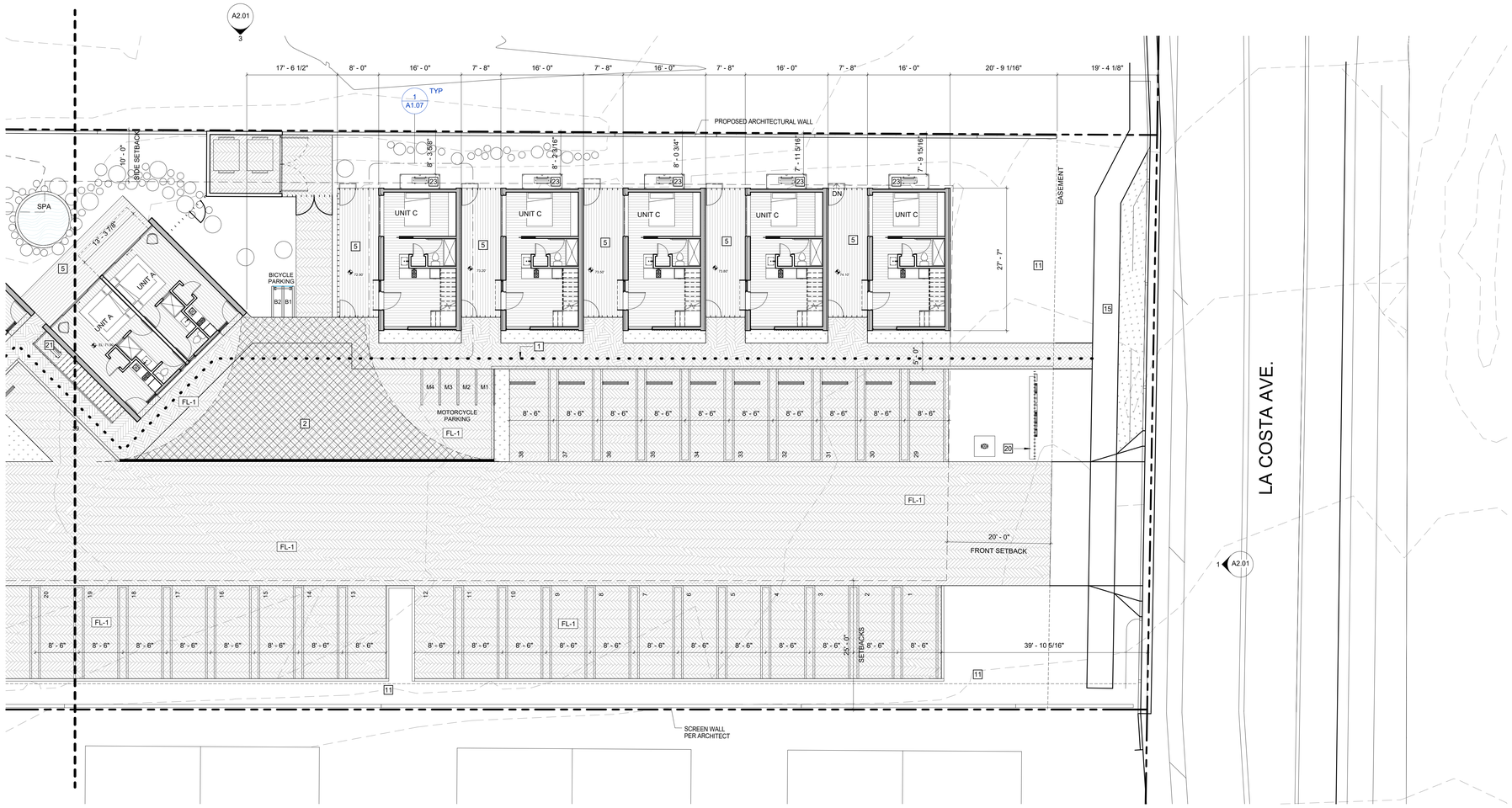

3 LEVEL 1 - FLOOR PLAN

1" = 10'-0"

516 LA COSTA

Case No. 18-188 DR/MUP/CDP

KEYNOTES

1	ADA PATH OF TRAVEL
2	FIRE TRUCK TURNAROUND AREA
4	ADA RAMP
5	RAISED DECK
8	DRIVEWAY TURNAROUND
11	LANDSCAPE AREA
14	SPA DECK LOUNGE
15	STREET IMPROVEMENTS PER CITY OF ENCINITAS
16	PEDESTRIAN WALKWAY
17	COVERED OUTDOOR DINING AREA
20	MONUMENT SIGN
21	MECHANICAL EQUIPMENT UNDER STAIRS
23	MECHANICAL EQUIPMENT (SCREENED)

NOTES

PROJECT NO. -

DRAWINGS PREPARED BY:
LINDSAY BROWN

SHEET TITLE
FLOOR PLAN - LEVEL 1

SHEET NUMBER
A1.01a

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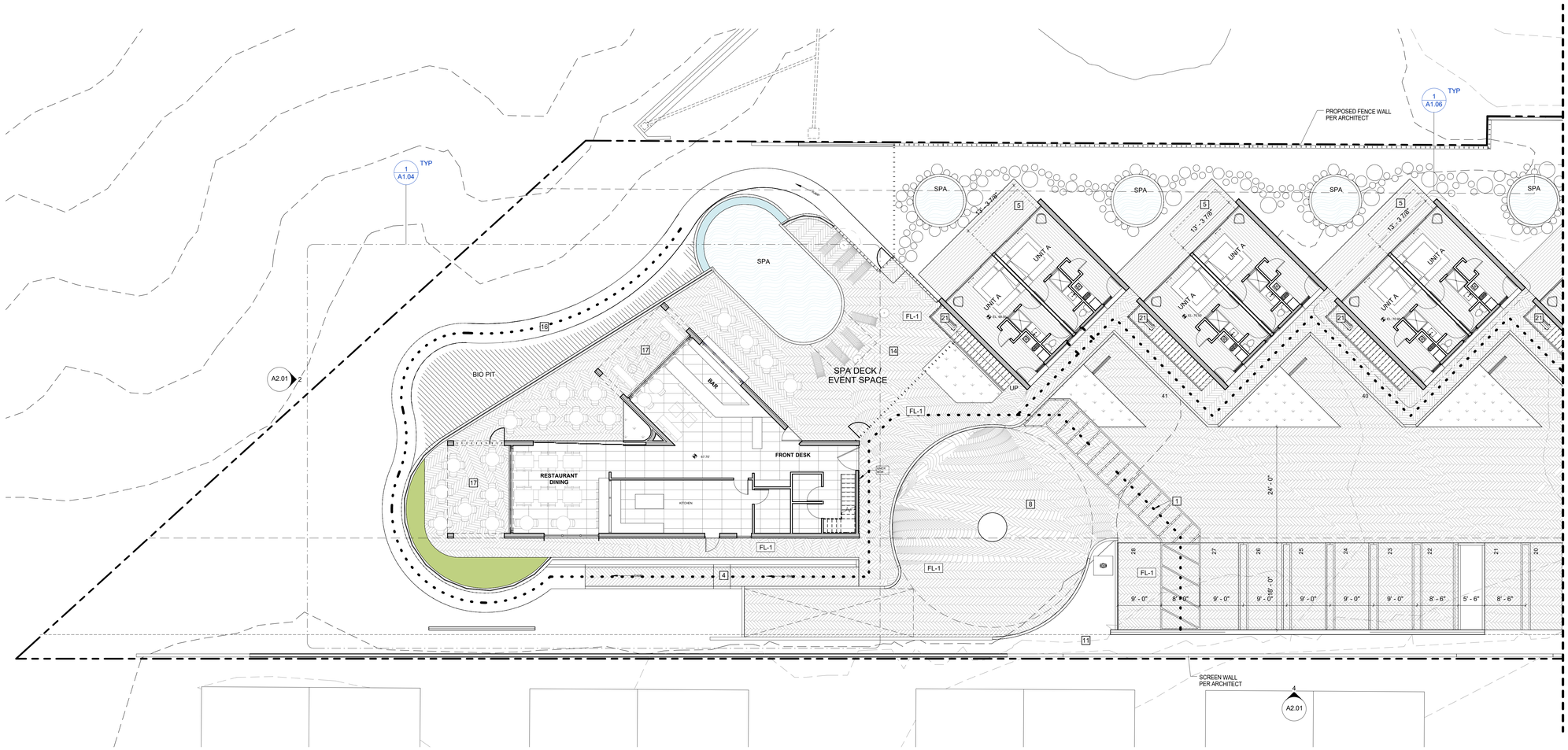

1 LEVEL 1 - FLOOR PLAN

1" = 10'-0"

KEYNOTES

1	ADA PATH OF TRAVEL
2	FIRE TRUCK TURNAROUND AREA
4	ADA RAMP
5	RAISED DECK
8	DRIVEWAY TURNAROUND
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21	MECHANICAL EQUIPMENT UNDER STAIRS
23	MECHANICAL EQUIPMENT (SCREENED)

NOTES

PROJECT NO.	-
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516 LA COSTA

Case No. 18-188 DR/MUP/CDP

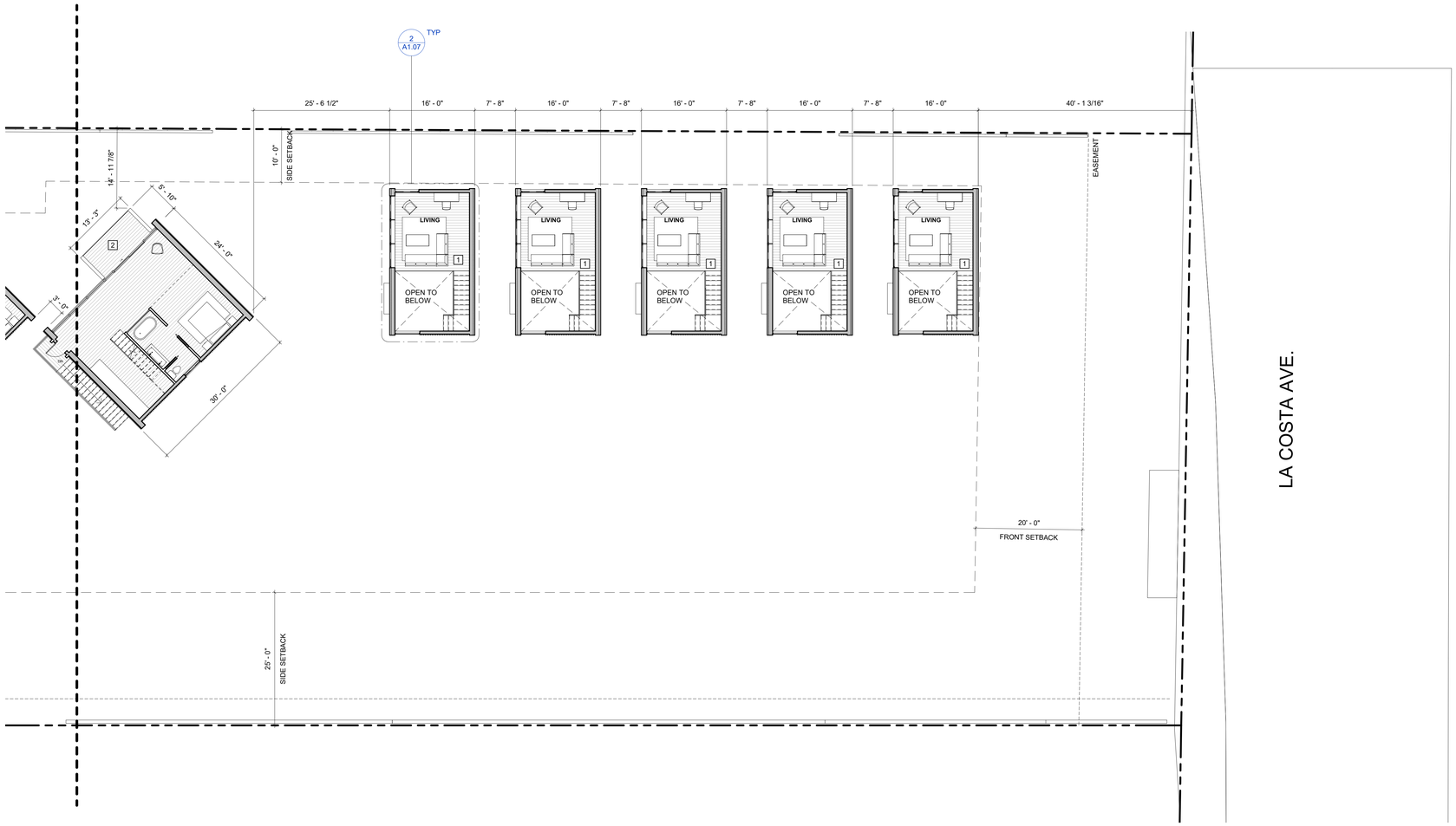
PROJECT NO. -

DRAWINGS PREPARED BY:
LINDSAY BROWN

SHEET TITLE
FLOOR PLAN - LEVEL 1

SHEET NUMBER
A1.01b

8/3/2021 5:55:42 PM



1 LEVEL 2 - FLOOR PLAN

1" = 10'-0"

KEYNOTES

1	UNIT C LOFT
2	BALCONY

NOTES

PROJECT NO.	-
DRAWN BY:	Designer
CHECKED BY:	Checker
DATE:	08/03/2021

REVISIONS:

2	02/16/2020	CDP-SUB 3
3	08/03/2021	CDP-SUB 4

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516 LA COSTA

Case No. 18-188 DR/MUP/CDP

PROJECT NO. -

DRAWINGS PREPARED BY:
LINDSAY BROWN

SHEET TITLE
FLOOR PLAN - LEVEL 2

SHEET NUMBER

A1.02a

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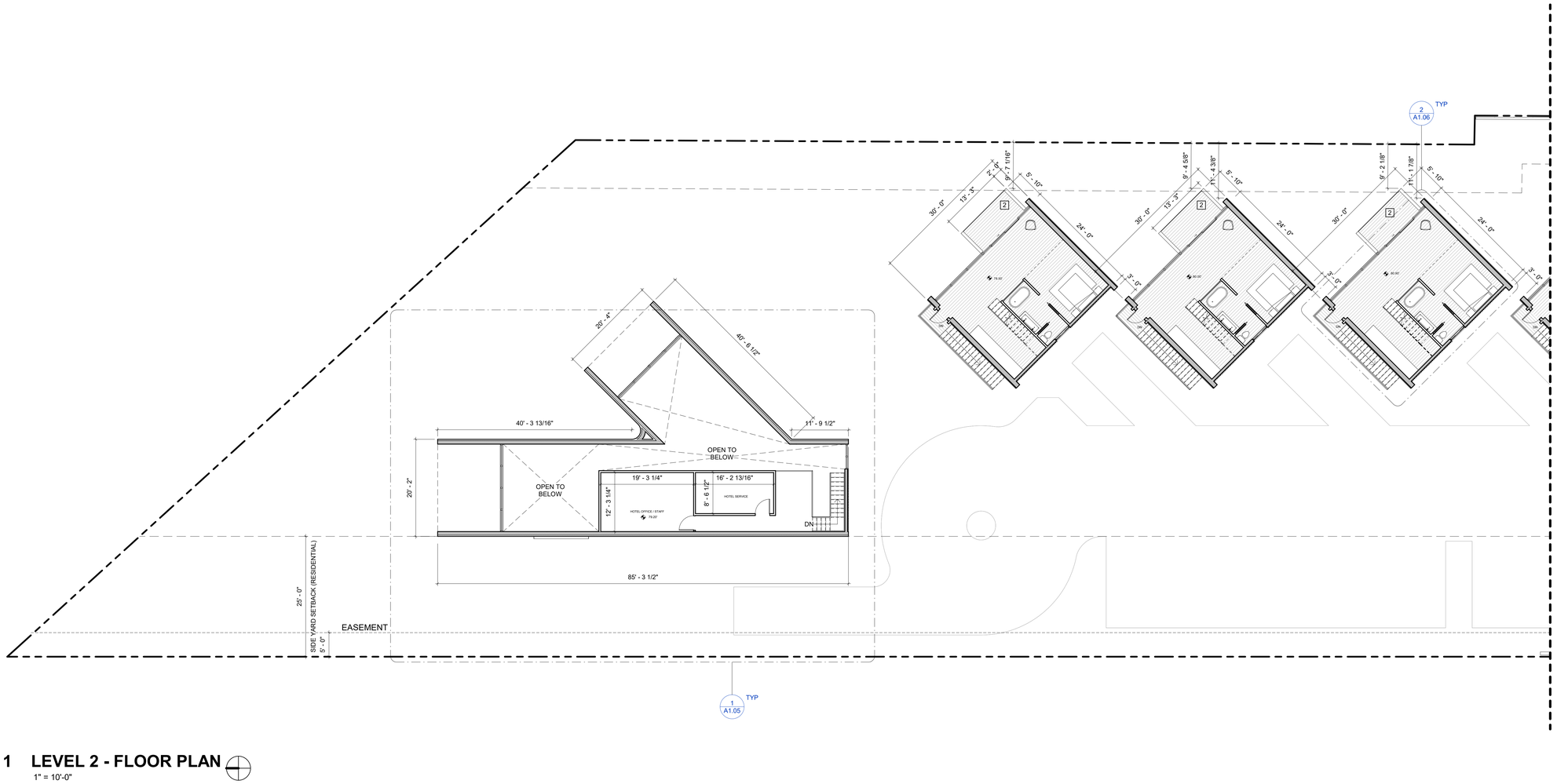

1 LEVEL 2 - FLOOR PLAN

1" = 10'-0"

KEYNOTES

1	UNIT C LOFT
2	BALCONY

NOTES

PROJECT NO.	-
DRAWN BY:	Designer
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DATE:	08/03/2021

REVISIONS:

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516 LA COSTA

Case No. 18-188 DR/MUP/CDP

PROJECT NO. -

DRAWINGS PREPARED BY:

LINDSAY BROWN

SHEET TITLE

FLOOR PLAN - LEVEL 2

SHEET NUMBER

A1.02b

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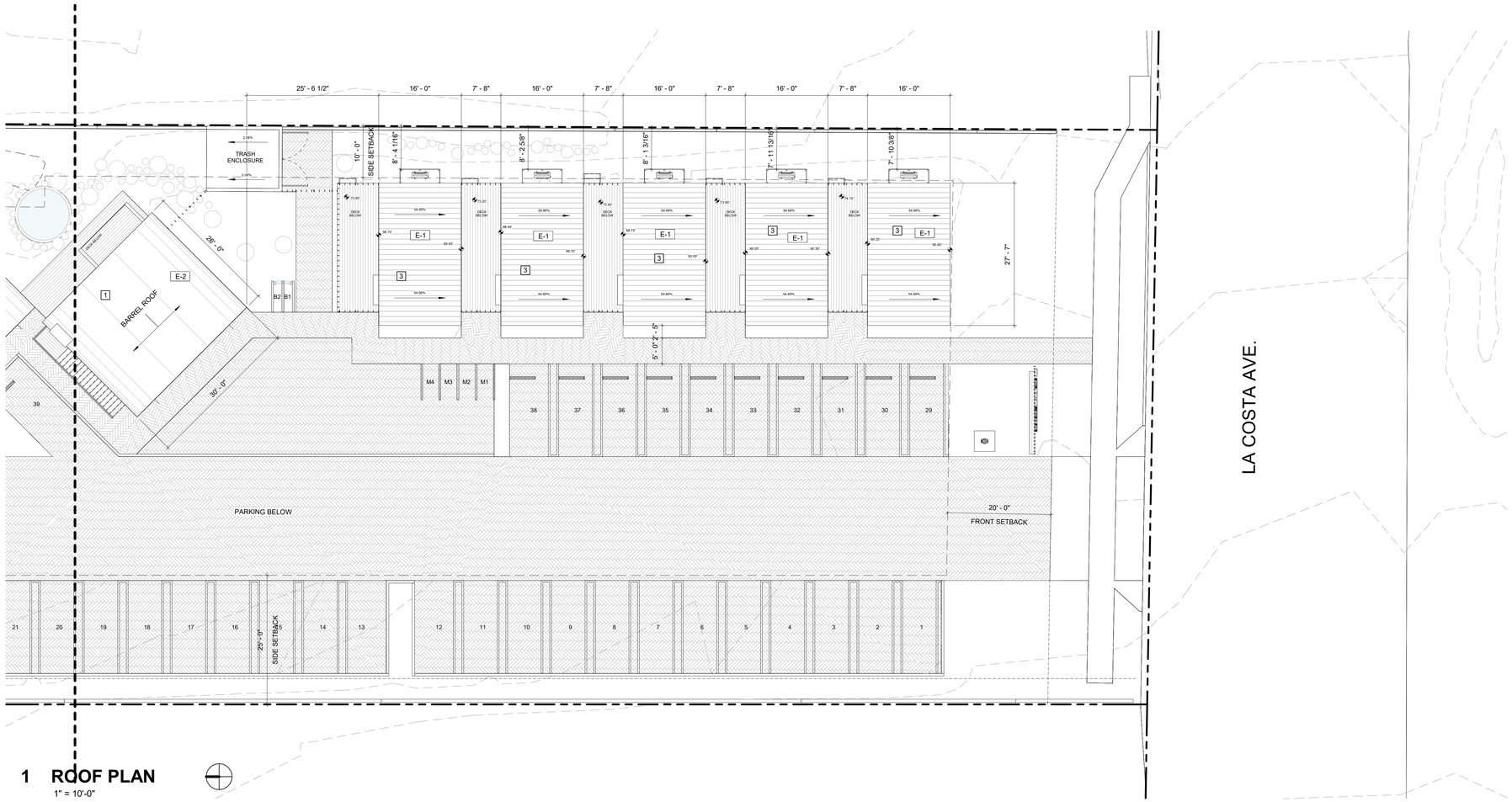


1 ROOF PLAN

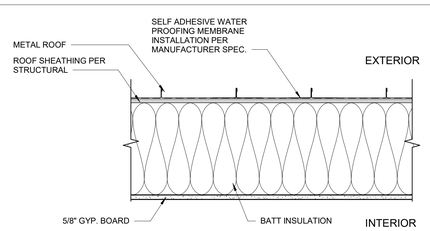
1" = 10'-0"

KEYNOTES

1	CONCRETE TILE BARREL ROOF
1	ROOF TYPE B: CONCRETE TILE BARREL ROOF
3	ROOF TYPE A: Fabral® Mighti-Rib® METAL ROOFING SYSTEM. (NON-REFLECTIVE) UL 790 CLASS A FIRE RESISTANCE RATING, UL 2218 CLASS 4 HAIL IMPACT RESISTANCE, UL 580 CLASS 90 UPLIFT TEST RATING, WITH GEORGIA-PACIFIC DENSGLASS FIREGUARD SHEATHING UNDERLAYMENT, ICC ESR-3087 OR SIMILAR; REFER TO STRUCTURAL FOR SHEATHING SIZE.
4	FUTURE AREA FOR SOLAR PANELS

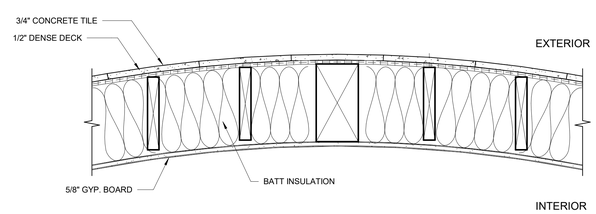
DET.ROOF.A

1 1/2" = 1'-0"



DET.ROOF.B

1 1/2" = 1'-0"



NOTES

STANDING SEAM METAL ROOF
MANUFACTURER : CUSTOM-BILT METALS
PANELS : CB-150 OR SL-1750
ASTM A 792

DECK : MINIMUM 15/32" PLYWOOD
UNDERLAYMENT : ONE LAYER OF TYPE II AND TWO LAYERS OF GAF VERSASHEILD
FIRE RESISTANCE ROOF DECK PROTECTION
FIRE RESISTANCE RATING : ASTM E108 (UL 790) CLASS A

PROJECT NO.	-
DRAWN BY:	Designer
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1	03/16/2020	CDP-SUB 2
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619.577.4610 lindsay@thebrownstudio.com

516 LA COSTA

Case No. 18-188 DR/MUP/CDP

PROJECT NO. -

DRAWINGS PREPARED BY:
LINDSAY BROWN

SHEET TITLE
ROOF PLAN

SHEET NUMBER
A1.03a

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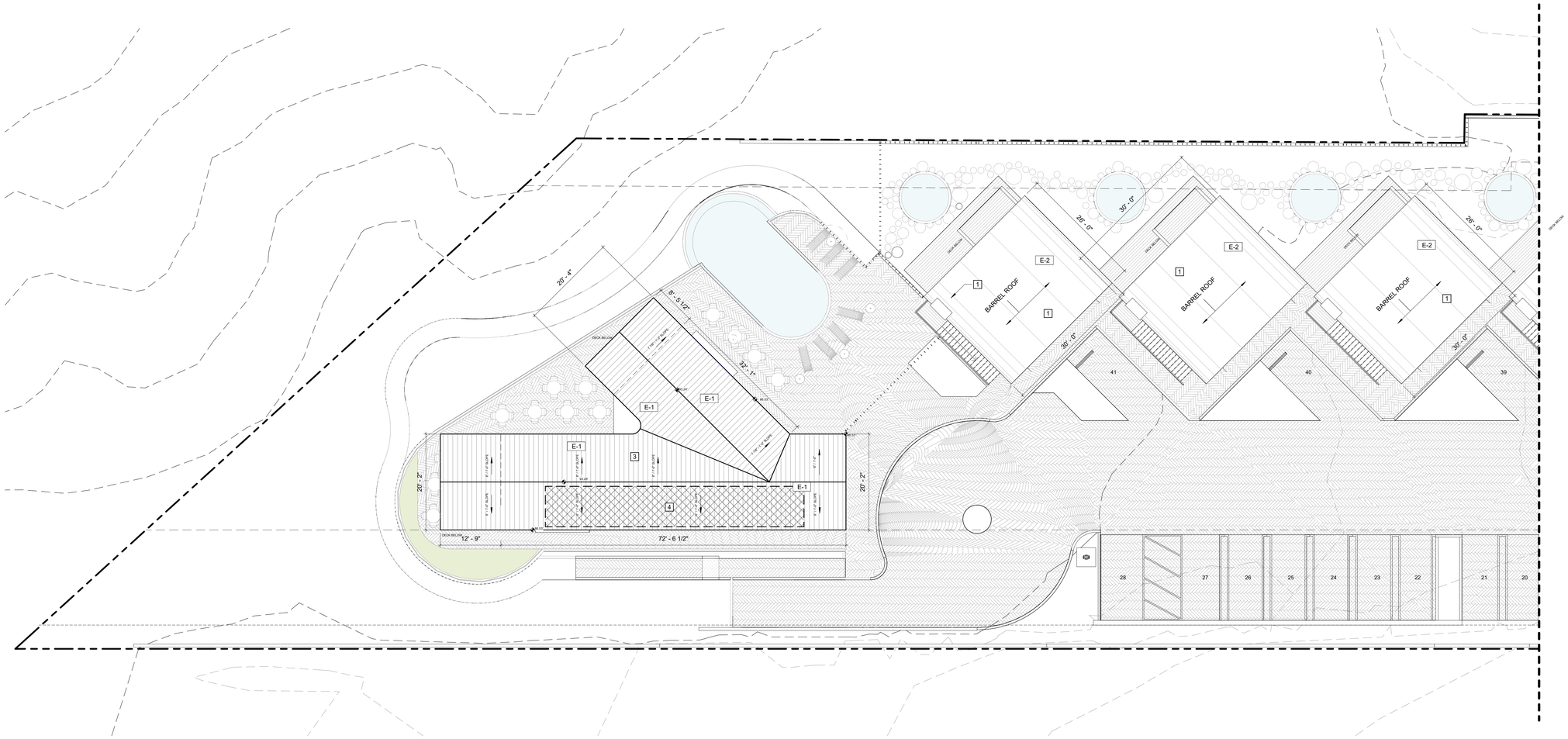


1 ROOF PLAN

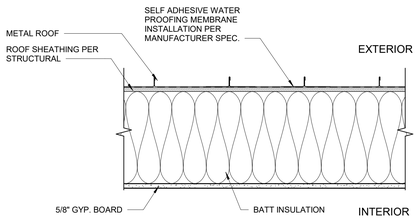
1" = 10'-0"

KEYNOTES

1	CONCRETE TILE BARREL ROOF
1	ROOF TYPE B: CONCRETE TILE BARREL ROOF
3	ROOF TYPE A: Fabral® Mighti-Rib® METAL ROOFING SYSTEM. (NON-REFLECTIVE) UL 790 CLASS A FIRE RESISTANCE RATING, UL 2218 CLASS 4 HAIL IMPACT RESISTANCE, UL 580 CLASS 90 UPLIFT TEST RATING, WITH GEORGIA-PACIFIC DENSGLASS FIREGUARD SHEATHING UNDERLAYMENT, ICC ESR-3087 OR SIMILAR; REFER TO STRUCTURAL FOR SHEATHING SIZE.
4	FUTURE AREA FOR SOLAR PANELS

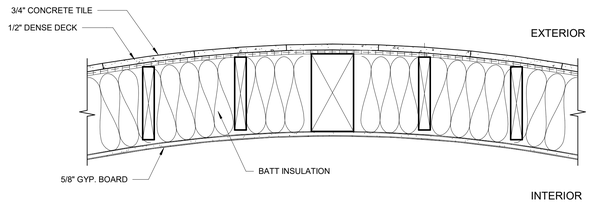
DET.ROOF.A

1 1/2" = 1'-0"



DET.ROOF.B

1 1/2" = 1'-0"



NOTES

STANDING SEAM METAL ROOF
MANUFACTURER : CUSTOM-BILT METALS
PANELS : CB-150 OR SL-1750
ASTM A 792

DECK : MINIMUM 15/32" PLYWOOD
UNDERLAYMENT : ONE LAYER OF TYPE II AND TWO LAYERS OF GAF VERSASHEILD
FIRE RESISTANCE ROOF DECK PROTECTION
FIRE RESISTANCE RATING : ASTM E108 (UL 790) CLASS A

PROJECT NO.	-
DRAWN BY:	Designer
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DATE:	08/03/2021

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1	03/16/2020	CDP-SUB 2
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1144 N Coast Hwy 101
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516 LA COSTA

Case No. 18-188 DR/MUP/CDP

PROJECT NO. -

DRAWINGS PREPARED BY:
LINDSAY BROWN

SHEET TITLE
ROOF PLAN

SHEET NUMBER
A1.03b

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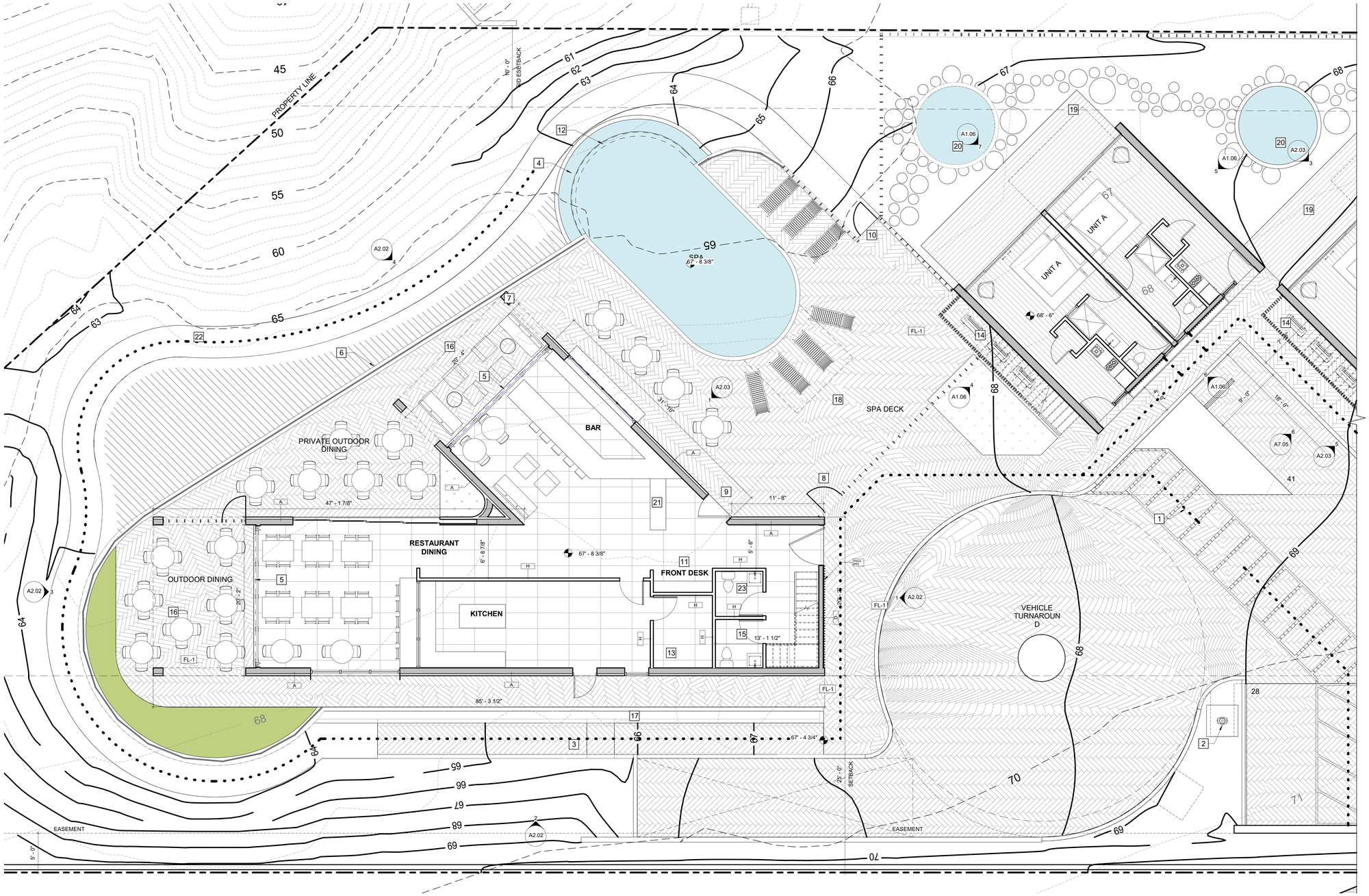


1 ENLARGED FLOOR PLAN - RESTAURANT LEVEL 1

3/16" = 1'-0"

KEYNOTES

1	ADA PATH OF TRAVEL
2	FIRE HYDRANT
3	ADA RAMP TO WALKWAY
4	CATCH BASIN
5	FLIP UP WINDOW SYSTEM
6	GLASS SOUND WALL
7	HOTEL GUEST OUTDOOR DINING ACCESS (KEYCARD)
8	HOTEL GUEST PATIO ACCESS (KEYCARD)
9	HOTEL GUEST RESTAURANT ACCESS (KEYCARD)
10	HOTEL GUEST WALKWAY ACCESS (KEYCARD)
11	HOTEL SELF CHECK IN DESK
12	INFINITY EDGE SPA
13	KITCHEN STORAGE
14	MECHANICAL EQUIPMENT UNDER STAIR (SCREENED)
15	MENS RESTROOM
16	COVERED OUTDOOR DINING AREA
17	PLANTER
18	PRIVATE OUTDOOR AREA
19	PRIVATE OUTDOOR DECK
20	PRIVATE SPA
21	RESTAURANT RECEPTION AREA
22	WALKWAY
23	WOMENS RESTROOM

WALL LEGEND

EXTERIOR

TYPE A - WOOD STUD / METAL WALL CLADDING

TYPE B - WOOD STUD / CONCRETE WALL CLADDING

TYPE C - WOOD STUD / CONCRETE WALL CLADDING

TYPE D - WOOD STUD / WOOD WALL CLADDING

TYPE E - WOOD STUD / WOOD WALL CLADDING LATTICE

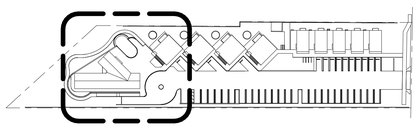
TYPE F - WOOD STUD / METAL WALL CLADDING LATTICE

INTERIOR

TYPE G - WOOD STUD / DEMISING WALL DOUBLE GYP BOARD

TYPE H - WOOD STUD / GYP BOARD

KEY PLAN



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REVISIONS:

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2	02/16/2020	CDP-SUB 3
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Encinitas CA 92024
619.577.4610 lindsay@thebrownstudio.com

516 LA COSTA

Case No. 18-188 DR/MUP/CDP

PROJECT NO. -

DRAWINGS PREPARED BY:

LINDSAY BROWN

SHEET TITLE

ENLARGED RESTAURANT/ COMMUNAL AREAS

SHEET NUMBER

A1.04

8/3/2021 5:56:20 PM

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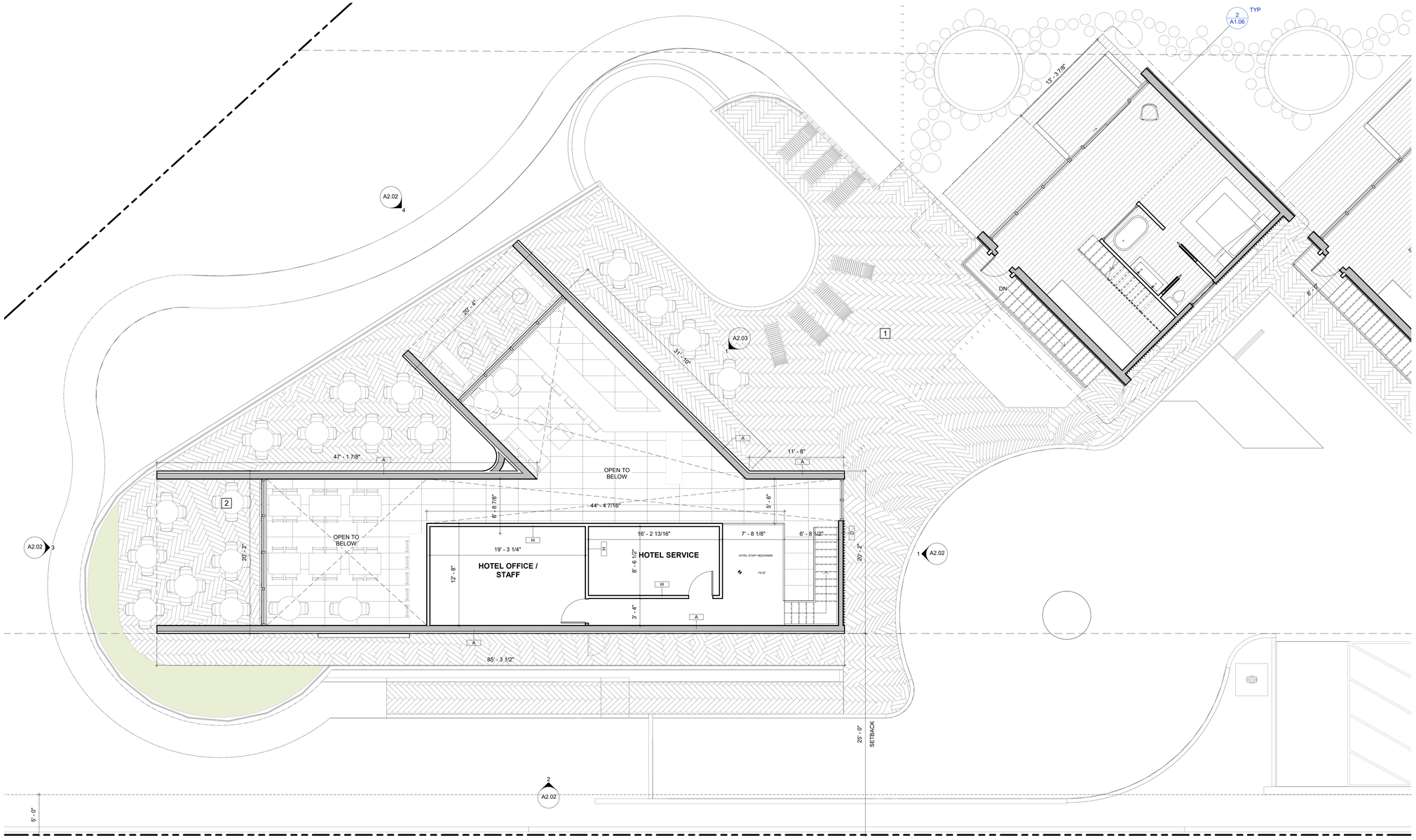


1 ENLARGED FLOOR PLAN - RESTAURANT LEVEL 2 (MEZZANINE)

3/16" = 1'-0"

KEYNOTES

1	OUTDOOR SPA AREA BELOW
2	OUTDOOR DINING AREA BELOW

WALL LEGEND

EXTERIOR

TYPE A - WOOD STUD / METAL WALL CLADDING

TYPE B - WOOD STUD / CONCRETE WALL CLADDING

TYPE C - WOOD STUD / CONCRETE WALL CLADDING

TYPE D - WOOD STUD / WOOD WALL CLADDING

TYPE E - WOOD STUD / WOOD WALL CLADDING LATTICE

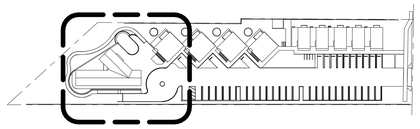
TYPE F - WOOD STUD / METAL WALL CLADDING LATTICE

INTERIOR

TYPE G - WOOD STUD / DEMISING WALL DOUBLE GYP BOARD

TYPE H - WOOD STUD / GYP BOARD

KEY PLAN



PROJECT NO.	-
DRAWN BY:	Designer
CHECKED BY:	Checker
DATE:	08/03/2021

REVISIONS:

1	03/16/2020	CDP-SUB 2
2	02/16/2020	CDP-SUB 3
3	08/03/2021	CDP-SUB 4

THE BROWN STUDIO INC.
1144 N Coast Hwy 101
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619.577.4610 lindsay@thebrownstudio.com

516 LA COSTA

Case No. 18-188 DR/MUP/CDP

PROJECT NO. -

DRAWINGS PREPARED BY:

LINDSAY BROWN

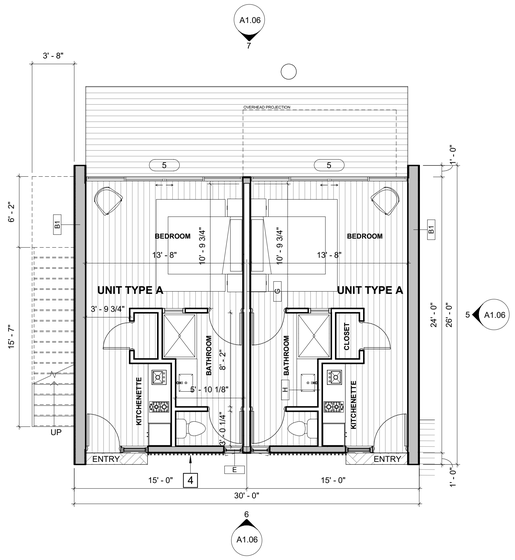
SHEET TITLE

ENLARGED RESTAURANT/ COMMUNAL AREAS

SHEET NUMBER

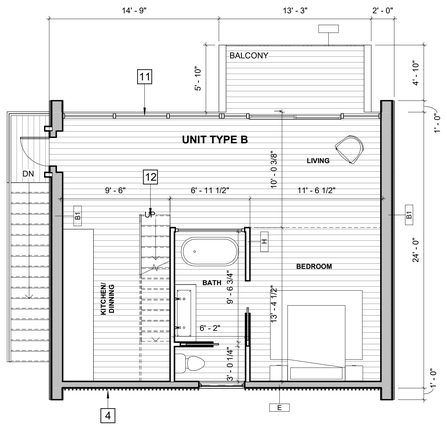
A1.05

8/3/2021 5:56:29 PM



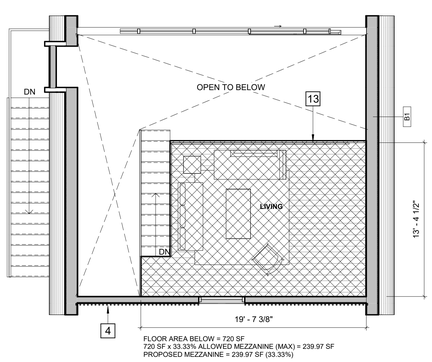
1 ENLARGED BUNGALOW A - LEVEL 1 - TYP.

3/16" = 1'-0"



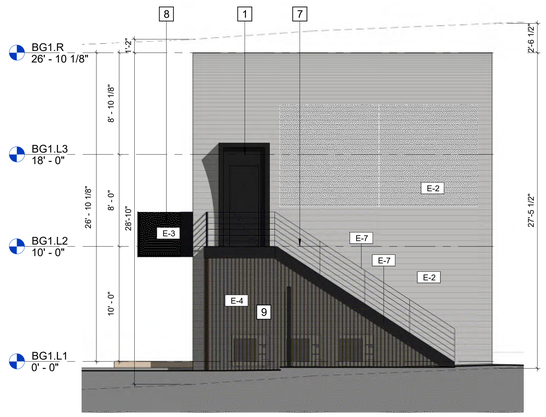
2 ENLARGED BUNGALOW A - LEVEL 2 - TYP.

3/16" = 1'-0"



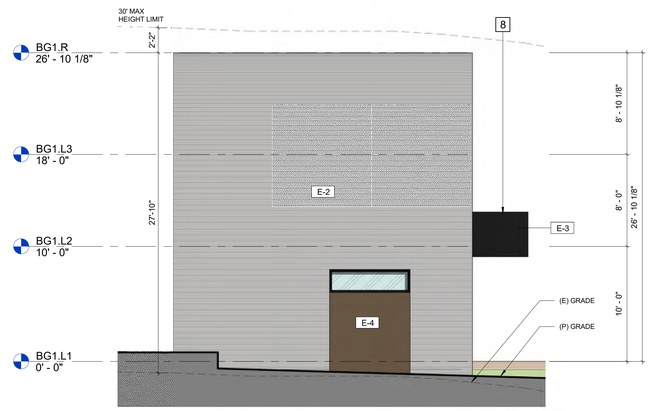
3 ENLARGED BUNGALOW A - LOFT LEVEL 2 - TYP.

3/16" = 1'-0"



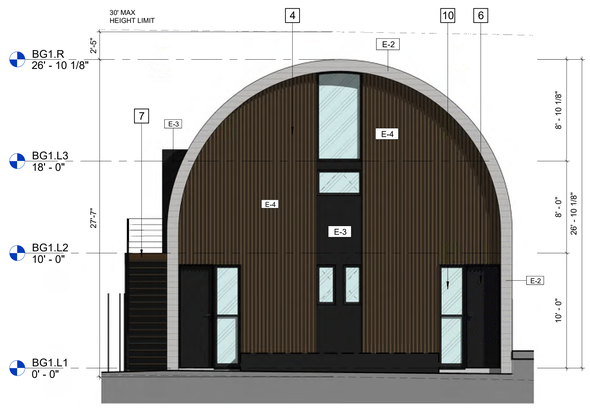
4 BUILDING 2 - WEST ELEVATION

3/16" = 1'-0"



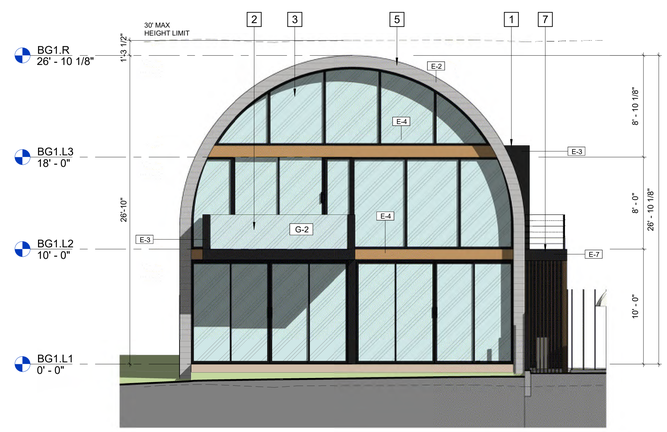
5 BUILDING 2 - EAST ELEVATION

3/16" = 1'-0"



6 BUILDING 2 - SOUTH ELEVATION

3/16" = 1'-0"



7 BUILDING 2- NORTH ELEVATION

3/16" = 1'-0"

KEYNOTES

1	DORMER/ENTRY
2	GLASS GUARD RAIL
3	CUSTOM GLAZING
4	WOOD LATTICE WALL CLADING
5	BARREL ROOF
6	UNIT ENTRY DOOR
7	STAIR ACCESS TO UPPER LEVEL UNIT
8	BALCONY
9	WOOD SCREEN. MECHANICHAL EQUIPMENT BEYOND
10	WINDOW
11	CUSTOM GLAZING
12	STAIR TO LOFT AREA
13	MEZZANINE GUARDRAIL

WALL LEGEND

EXTERIOR

TYPE A - WOOD STUD / METAL WALL CLADDING

TYPE B - WOOD STUD / CONCRETE WALL CLADDING

TYPE C - WOOD STUD / CONCRETE WALL CLADDING

TYPE D - WOOD STUD / WOOD WALL CLADDING

TYPE E - WOOD STUD / WOOD WALL CLADDING LATTICE

TYPE F - WOOD STUD / METAL WALL CLADDING LATTICE

INTERIOR

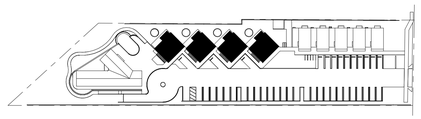
TYPE G - WOOD STUD / DEMISING WALL DOUBLE GYP BOARD

TYPE H - WOOD STUD / GYP BOARD

MATERIAL LEGEND

E-1	EXTERIOR METAL WALL/ROOF CLADING
E-2	CONCRETE CLADDING. COLOR: GREY
E-3	EXTERIOR METAL WALL PANEL/BREAK METAL. PAINTED BLACK
E-4	NATURAL WOOD ELEMENTS. STAINED: ANTIQUE OAK
E-5	EXPOSED CMU. BOND STACK. COLOR: NATURAL WITH PUMICE (WARM TONE)
E-6	CONCRETE RETAINING WALL WARM COLOR FINISH
E-7	STEEL FACIA/STRINGER. PAINTED BLACK
E-8	STEEL FENCE. PAINTED BLACK
FL-1	CONCRETE PERVIOUS PAVERS
FL-3	EXTERIOR WOOD FLOORING

KEY PLAN



PROJECT NO.	-
DRAWN BY:	Designer
CHECKED BY:	Checker
DATE:	08/03/2021

REVISIONS:

1	03/16/2020	CDP-SUB 2
2	02/16/2020	CDP-SUB 3
3	08/03/2021	CDP-SUB 4

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516 LA COSTA

Case No. 18-188 DR/MUP/CDP

PROJECT NO. -

DRAWINGS PREPARED BY:

LINDSAY BROWN

SHEET TITLE

ENLARGED PLAN BUILDING TYPE A

SHEET NUMBER

A1.06

8/3/2021 5:56:53 PM

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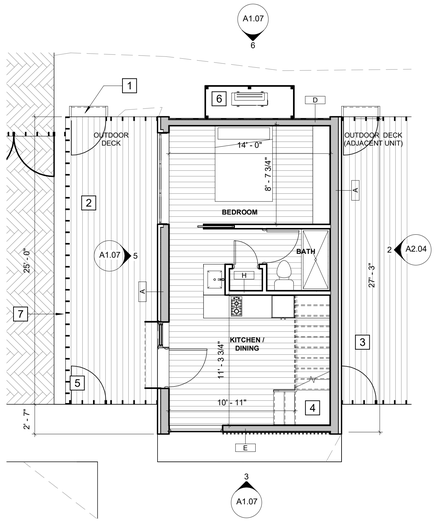
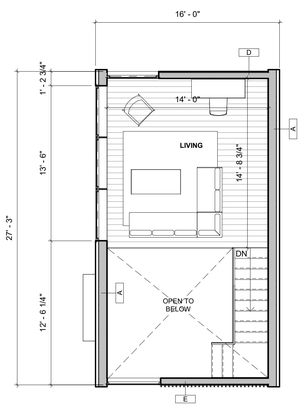


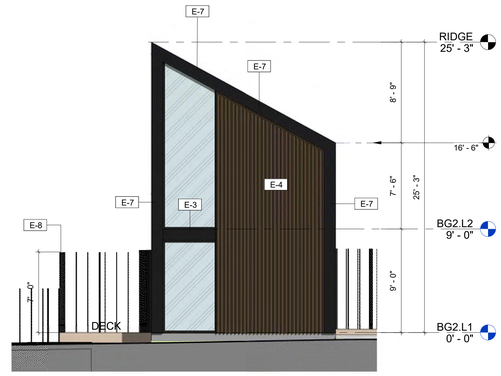
1 BUNGALOW B - ENLARGED FLOOR PLAN LEVE 1

3/16" = 1'-0"



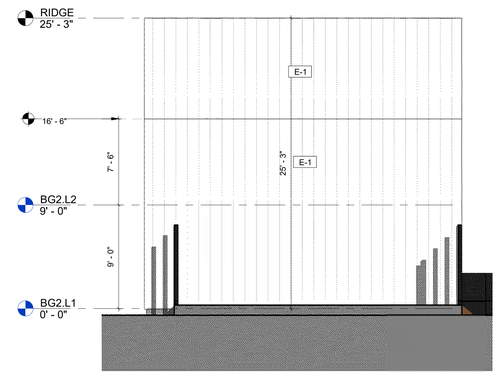
2 BUNGALOW B - ENLARGED FLOOR PLAN LOFT

3/16" = 1'-0"



3 UNIT C - ELEVATION - WEST - TYP.

3/16" = 1'-0"

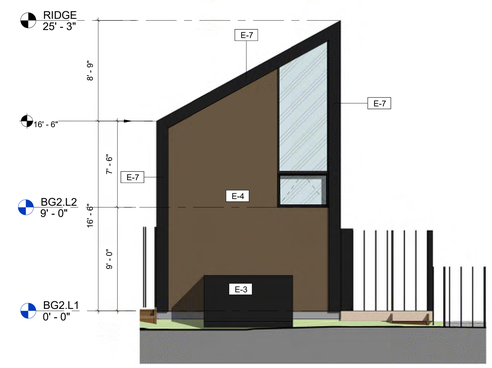


4 UNIT C - ELEVATION - SOUTH - TYP.

3/16" = 1'-0"

5 UNIT C - ELEVATION - NORTH - TYP.

3/16" = 1'-0"



6 UNIT C - ELEVATION - EAST - TYP.

3/16" = 1'-0"

KEYNOTES

1	ACCESS TO PRIVATE SIDE YARD
2	PRIVATE OUTDOOR DECK
3	PRIVATE OUTDOOR DECK
4	STAIR TO LOFT AREA
5	UNIT GATE ACCESS
6	MECHANICAL EQUIPMENT (SCREENED)
7	VERTICAL STEEL FENCE

WALL LEGEND

EXTERIOR

TYPE A - WOOD STUD / METAL WALL CLADDING

TYPE B - WOOD STUD / CONCRETE WALL CLADDING

TYPE C - WOOD STUD / CONCRETE WALL CLADDING

TYPE D - WOOD STUD / WOOD WALL CLADDING

TYPE E - WOOD STUD / WOOD WALL CLADDING LATTICE

TYPE F - WOOD STUD / METAL WALL CLADDING LATTICE

INTERIOR

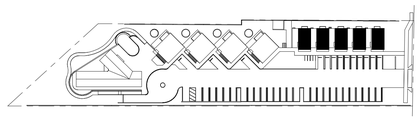
TYPE G - WOOD STUD / DEMISING WALL DOUBLE GYP BOARD

TYPE H - WOOD STUD / GYP BOARD

MATERIAL LEGEND

E-1	EXTERIOR METAL WALL/ROOF CLADING
E-2	CONCRETE CLADDING. COLOR: GREY
E-3	EXTERIOR METAL WALL PANEL/BREAK METAL. PAINTED BLACK
E-4	NATURAL WOOD ELEMENTS. STAINED: ANTIQUE OAK
E-5	EXPOSED CMU. BOND STACK. COLOR: NATURAL WITH PUMICE (WARM TONE)
E-6	CONCRETE RETAINING WALL WARM COLOR FINISH
E-7	STEEL FACIA/STRINGER. PAINTED BLACK
E-8	STEEL FENCE. PAINTED BLACK
FL-1	CONCRETE PERVIOUS PAVERS
FL-3	EXTERIOR WOOD FLOORING

KEY PLAN



PROJECT NO.	-
DRAWN BY:	Designer
CHECKED BY:	Checker
DATE:	08/03/2021

REVISIONS:

1	03/16/2020	CDP-SUB 2
2	02/16/2020	CDP-SUB 3
3	08/03/2021	CDP-SUB 4

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516 LA COSTA

Case No. 18-188 DR/MUP/CDP

PROJECT NO. -

DRAWINGS PREPARED BY:

LINDSAY BROWN

SHEET TITLE

ENLARGED PLAN BUILDING TYPE B

SHEET NUMBER

A1.07

8/3/2021 5:57:12 PM

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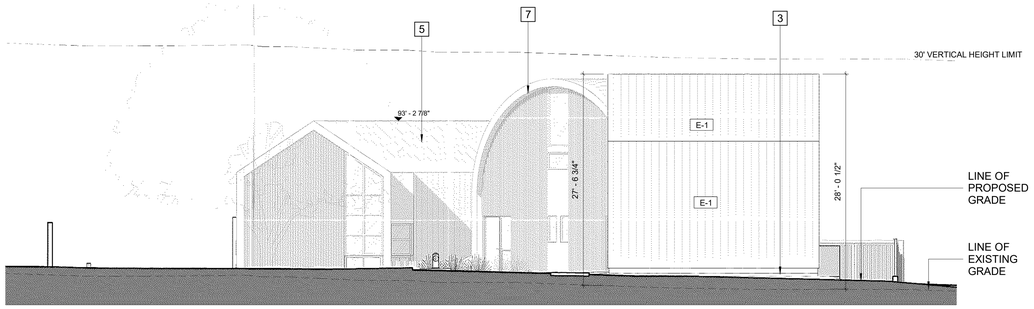
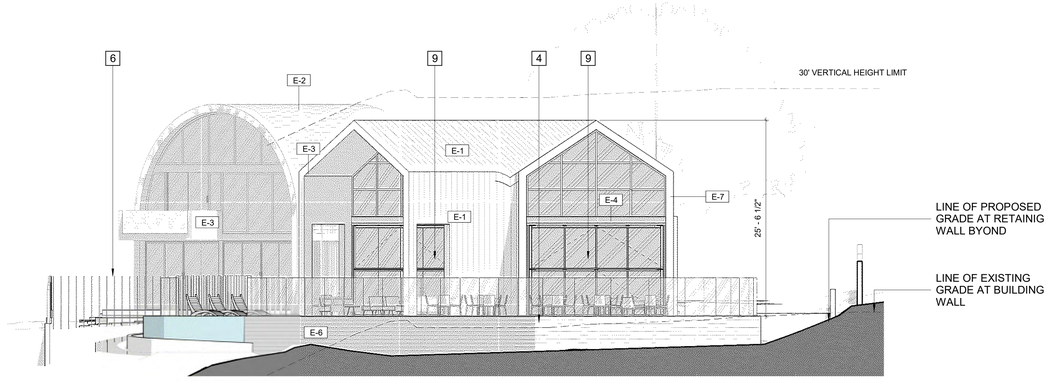


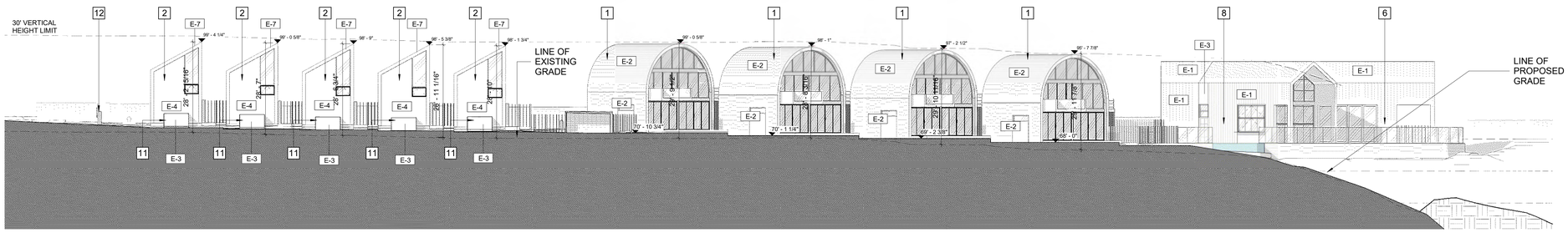
1 ELEVATION - SOUTH (LA COSTA AVE.)

1/8" = 1'-0"



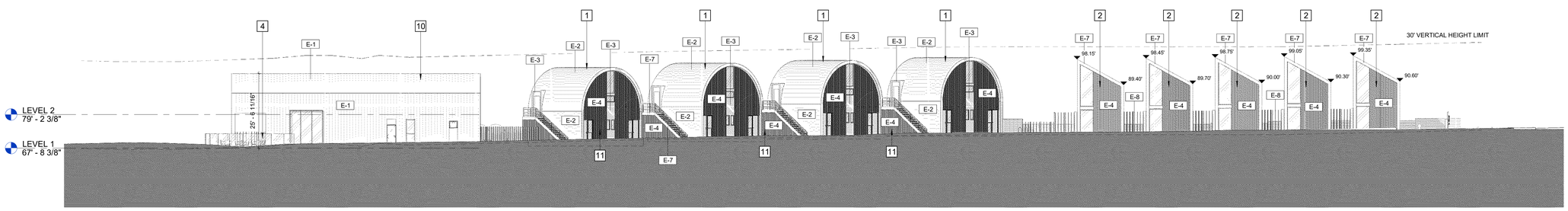
2 ELEVATION - NORTH

1/8" = 1'-0"



3 ELEVATION - EAST

1/16" = 1'-0"



4 ELEVATION - WEST

1/16" = 1'-0"

KEYNOTES

1	BUNGALOW "A"
2	BUNGALOW "B"
3	FRONT LANDSCAPE AREA
4	OUTDOOR DINING AREA
5	RESTAURANT BUILDING BEYOND
6	GLASS SOUND WALL
7	BUNGALOW "A" BEYOND
8	PATIO DECK AREA
9	FLIP UP WINDOW SYSTEM
10	RESTURANT BUILDING
11	HVAC EQUIPMENT SCREEN
12	PROPOSED MONUMENT SIGN

MATERIAL LEGEND

E-1	EXTERIOR METAL WALL/ROOF CLADING
E-2	CONCRETE CLADDING. COLOR: GREY
E-3	EXTERIOR METAL WALL PANEL/BREAK METAL. PAINTED BLACK
E-4	NATURAL WOOD ELEMENTS. STAINED: ANTIQUE OAK
E-5	EXPOSED CMU. BOND STACK. COLOR: NATURAL WITH PUMICE (WARM TONE)
E-6	CONCRETE RETAINING WALL WARM COLOR FINISH
E-7	STEEL FACIA/STRINGER. PAINTED BLACK
E-8	STEEL FENCE. PAINTED BLACK
FL-1	CONCRETE PERVIOUS PAVERS
FL-3	EXTERIOR WOOD FLOORING

NOTES

BUILDING HEIGHT MEASUREMENT IS TAKEN AT FACE OF EXTERIOR BUILDING WALL. TO THE LOWEST OF EXISTING OR PROPOSED GRADE, WHICH EVER IS LESS, PER EMC.

PROJECT NO.	-
DRAWN BY:	Designer
CHECKED BY:	Checker
DATE:	08/03/2021

REVISIONS:

1	03/16/2020	CDP-SUB 2
2	02/16/2020	CDP-SUB 3
3	08/03/2021	CDP-SUB 4

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516 LA COSTA

Case No. 18-188 DR/MUP/CDP

PROJECT NO. -

DRAWINGS PREPARED BY:
LINDSAY BROWN

SHEET TITLE
GENERAL ELEVATIONS

SHEET NUMBER
A2.01

8/3/2021 5:54:42 PM

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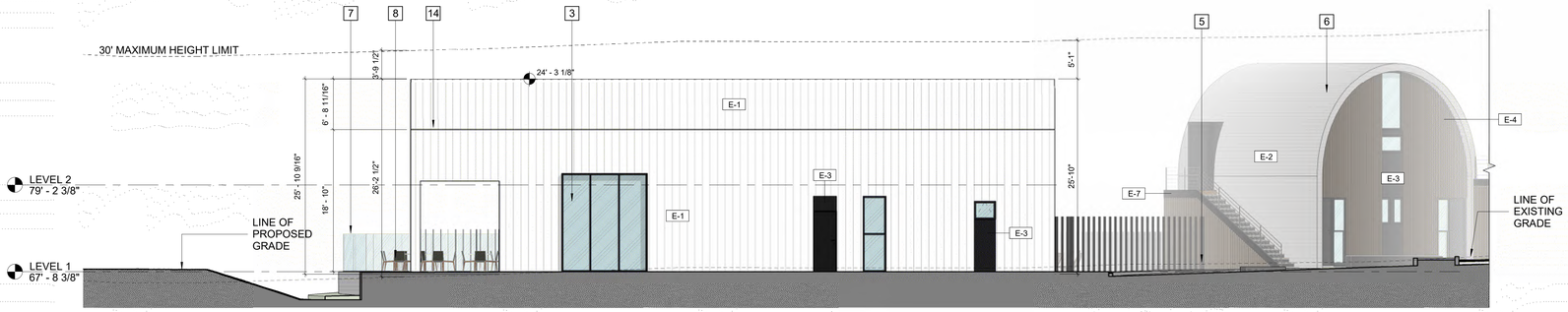
1 ELEVATION RESTAURANT - SOUTH

1/8" = 1'-0"

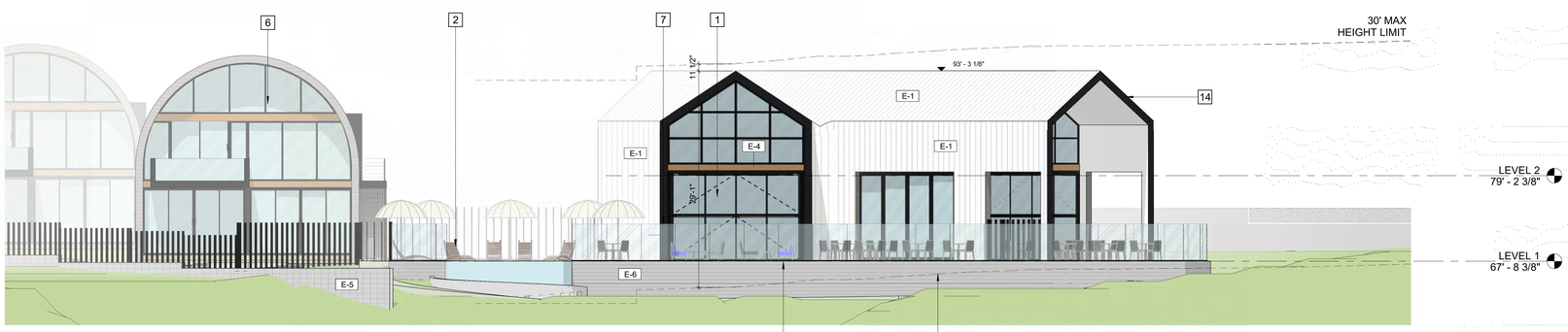


2 ELEVATION RESTAURANT - WEST

1/8" = 1'-0"

3 ELEVATION RESTAURANT - NORTH

1/8" = 1'-0"



4 ELEVATION RESTAURANT - NORTH-EAST

1/8" = 1'-0"

LINE OF
PROPOSED
GRADE

LINE OF
EXISTING
GRADE

KEYNOTES

1	FLIP UP WINDOW SYSTEM
2	PATIO DECK AREA
3	STOREFRONT SYSTEM
4	BIOPIT AREA
5	SPA INFINITI EDGE
5	VEHICLE TURNAROUND AREA
6	BUNGALOW "A" BEYOND
7	SOUND WALL
8	OUTDOOR DINING AREA
9	TRASH ENCLOSURE
10	SPA
11	WALKING TRAIL
12	LOBBY ENTRY
13	FENCE
14	EXTENDED ROOF COVER

MATERIAL LEGEND

E-1	EXTERIOR METAL WALL/ROOF CLADING
E-2	CONCRETE CLADDING. COLOR: GREY
E-3	EXTERIOR METAL WALL PANEL/BREAK METAL. PAINTED BLACK
E-4	NATURAL WOOD ELEMENTS. STAINED: ANTIQUE OAK
E-5	EXPOSED CMU. BOND STACK. COLOR: NATURAL WITH PUMICE (WARM TONE)
E-6	CONCRETE RETAINING WALL WARM COLOR FINISH
E-7	STEEL FACIA/STRINGER. PAINTED BLACK
E-8	STEEL FENCE. PAINTED BLACK
FL-1	CONCRETE PERVIOUS PAVERS
FL-3	EXTERIOR WOOD FLOORING

NOTES

BUILDING HEIGHT MEASUREMENT IS TAKEN AT FACE OF EXTERIOR BUILDING WALL. TO THE LOWEST OF EXISTING OR PROPOSED GRADE, WHICH EVER IS LESS, PER EMC.

PROJECT NO.	-
DRAWN BY:	Designer
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DATE:	02/16/2021

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2	02/16/2020	CDP-SUB 3
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619.577.4610 lindsay@thebrownstudio.com

516 LA COSTA

Case No. 18-188 DR/MUP/CDP

PROJECT NO. -

DRAWINGS PREPARED BY:
LINDSAY BROWN

SHEET TITLE
ELEVATIONS RESTAURANT

SHEET NUMBER

A2.02

9/15/2021 3:55:09 PM

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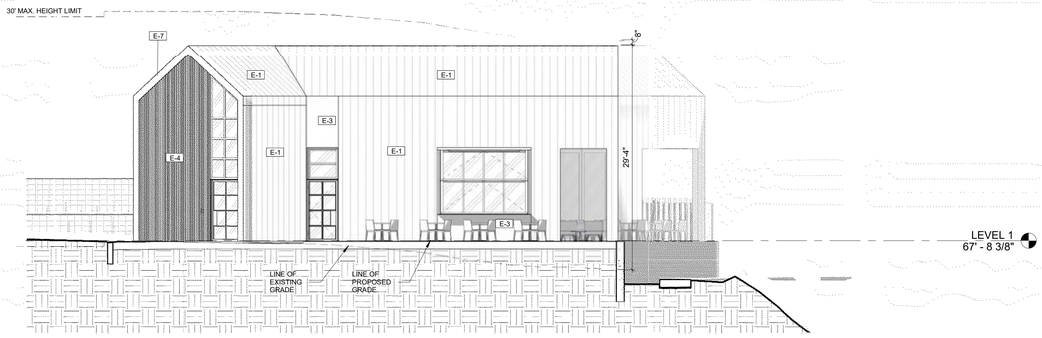
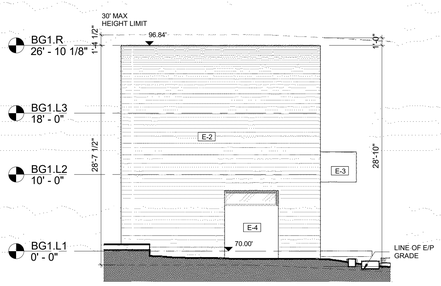


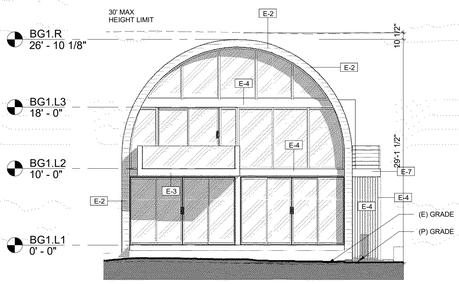
1 RESTAURANT ELEVATION - EAST

1/8" = 1'-0"



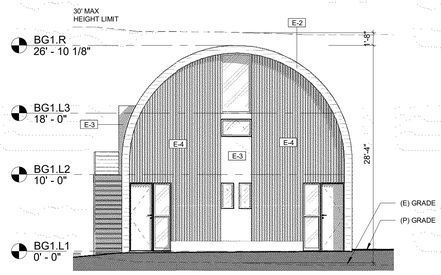
BUILDING 3 - EAST

1/8" = 1'-0"



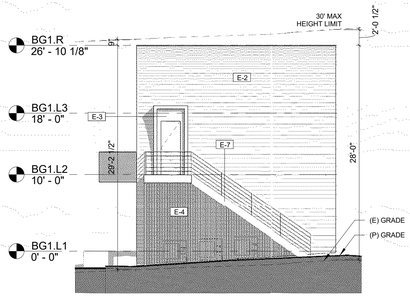
BUILDING 3 - NORTH

1/8" = 1'-0"



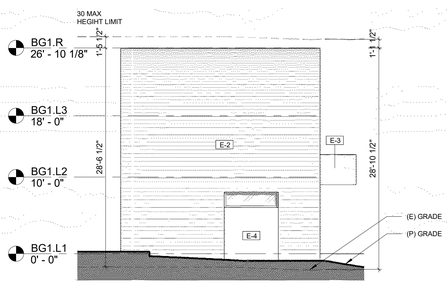
BUILDING 3 - SOUTH

1/8" = 1'-0"



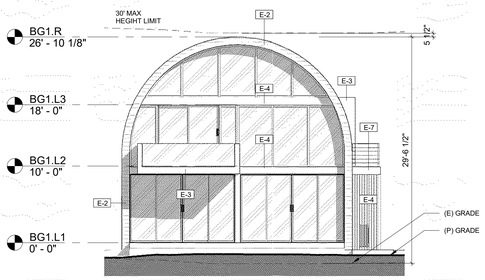
BUILDING 3 - WEST

1/8" = 1'-0"



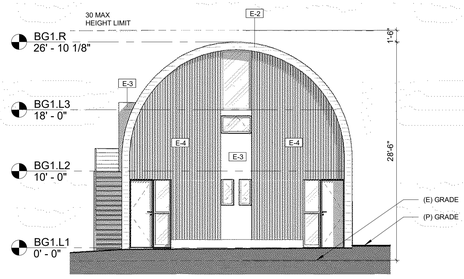
BUILDING 4 - EAST

1/8" = 1'-0"



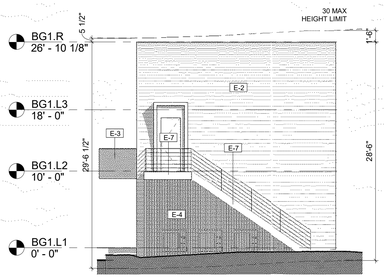
BUILDING 4 - NORTH

1/8" = 1'-0"



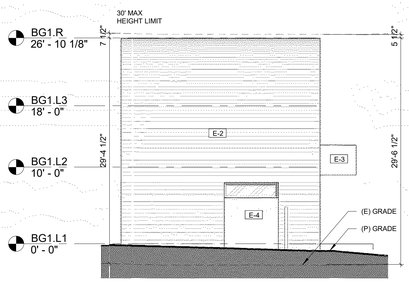
BUILDING 4 - SOUTH

1/8" = 1'-0"



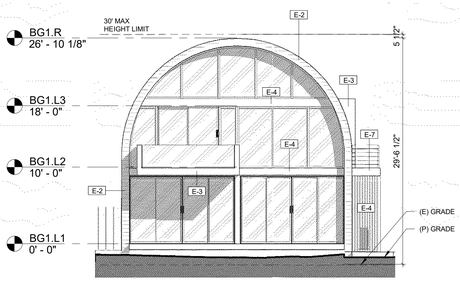
BUILDING 4 - WEST

1/8" = 1'-0"



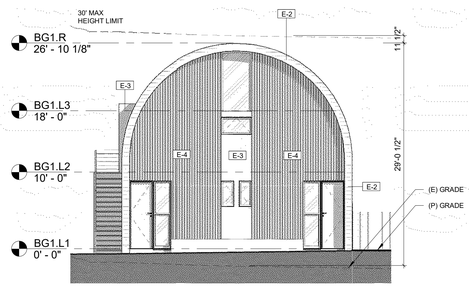
BUILDING 5 - EAST

1/8" = 1'-0"



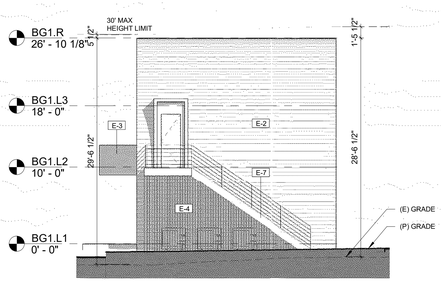
BUILDING 5 - NORTH

1/8" = 1'-0"



BUILDING 5 - SOUTH

1/8" = 1'-0"



BUILDING 5 - WEST

1/8" = 1'-0"

KEYNOTES

PROJECT NO.	-
DRAWN BY:	Designer
CHECKED BY:	Checker
DATE:	02/16/2021

REVISIONS:

1	03/16/2020	CDP-SUB 2
2	02/16/2020	CDP-SUB 3
3	08/03/2021	CDP-SUB 4

THE BROWN STUDIO INC.
1144 N Coast Hwy 101
Encinitas CA 92024
619.577.4610 lindsay@thebrownstudio.com

MATERIAL LEGEND

E-1	EXTERIOR METAL WALL/ROOF CLADING
E-2	CONCRETE CLADDING. COLOR: GREY
E-3	EXTERIOR METAL WALL PANEL/BREAK METAL. PAINTED BLACK
E-4	NATURAL WOOD ELEMENTS. STAINED: ANTIQUE OAK
E-5	EXPOSED CMU. BOND STACK. COLOR: NATURAL WITH PUMICE (WARM TONE)
E-6	CONCRETE RETAINING WALL WARM COLOR FINISH
E-7	STEEL FACIA/STRINGER. PAINTED BLACK
E-8	STEEL FENCE. PAINTED BLACK
FL-1	CONCRETE PERVIOUS PAVERS
FL-3	EXTERIOR WOOD FLOORING

NOTES

BUILDING HEIGHT MEASUREMENT IS TAKEN AT FACE OF EXTERIOR BUILDING WALL. TO THE LOWEST OF EXISTING OR PROPOSED GRADE, WHICH EVER IS LESS, PER EMC.

516 LA COSTA

Case No. 18-188 DR/MUP/CDP

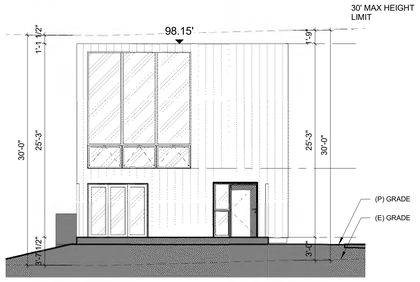
PROJECT NO. -

DRAWINGS PREPARED BY:
LINDSAY BROWN

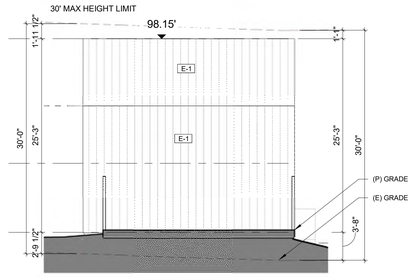
SHEET TITLE
ELEVATIONS

SHEET NUMBER
A2.03

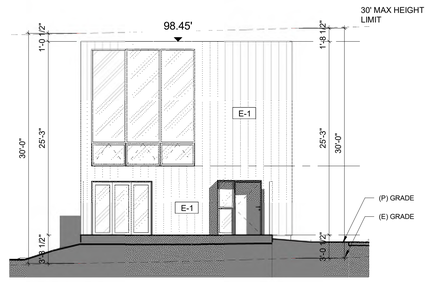
9/10/2021 12:16:54 PM



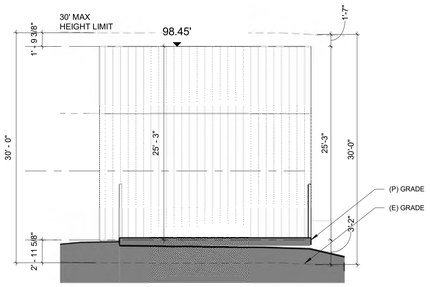
1 BUILDING 6 - ELEVATION - NORTH
1/8" = 1'-0"



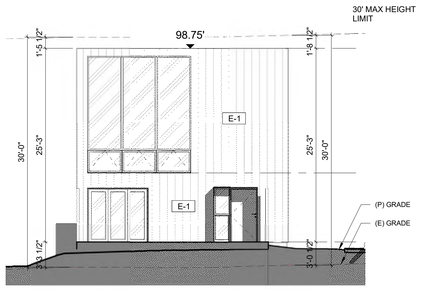
2 BUILDING 6 - ELEVATION - SOUTH
1/8" = 1'-0"



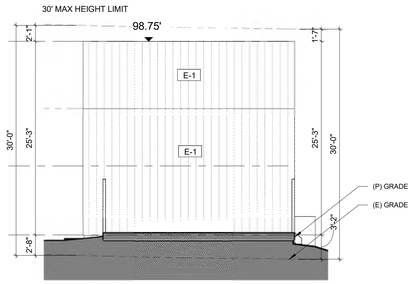
3 BUILDING 7 ELEVATION - NORTH
1/8" = 1'-0"



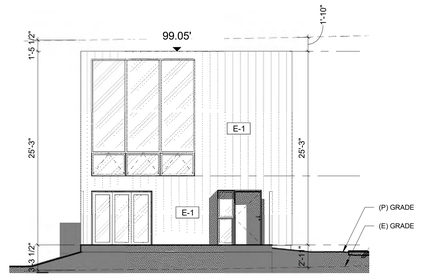
4 BUILDING 7 ELEVATION - SOUTH
1/8" = 1'-0"



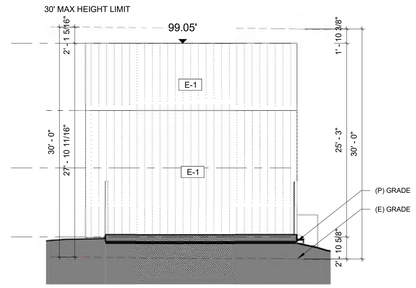
5 BUILDING 8 - ELEVATION - NORTH
1/8" = 1'-0"



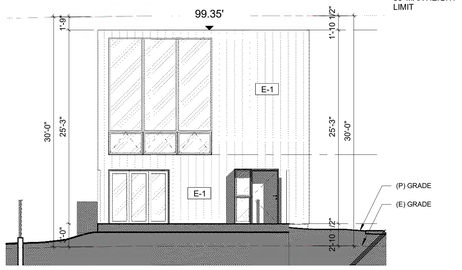
6 BUILDING 8 - ELEVATION - SOUTH
1/8" = 1'-0"



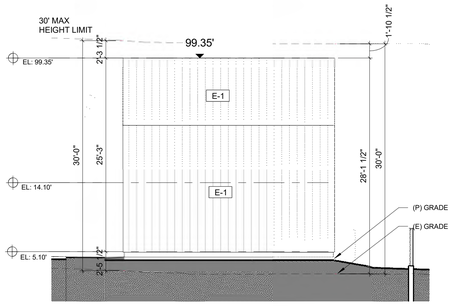
7 BUILDING 9 - ELEVATION - NORTH
1/8" = 1'-0"



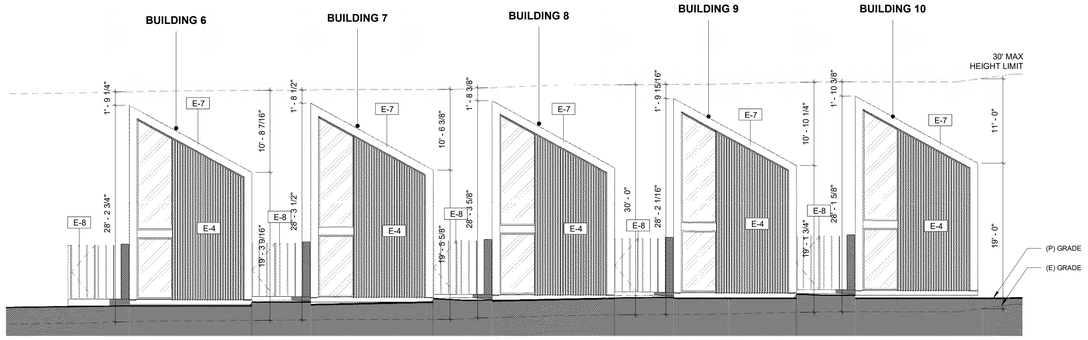
8 BUILDING 9 - ELEVATION - SOUTH
1/8" = 1'-0"



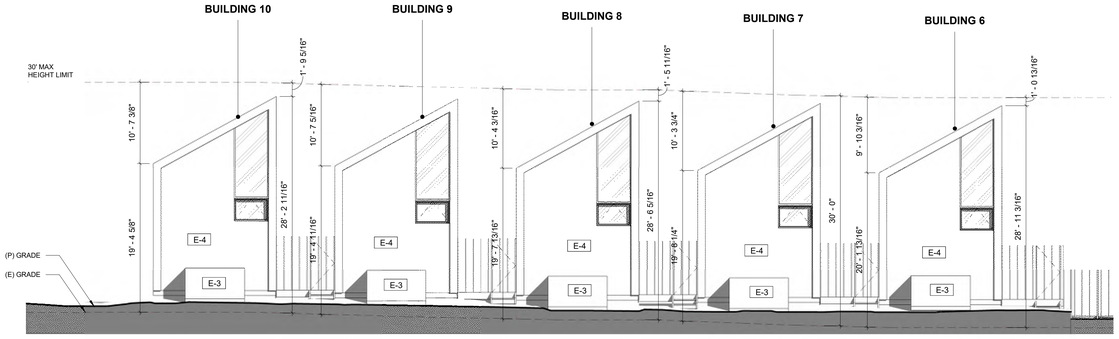
9 BUILDING 10 - ELEVATION - NORTH
1/8" = 1'-0"



10 BUILDING 10 - ELEVATION - SOUTH
1/8" = 1'-0"



11 BUILDING TYPE B - ELEVATION - WEST
1/8" = 1'-0"



12 BUILDING TYPE B - ELEVATION - EAST
1/8" = 1'-0"

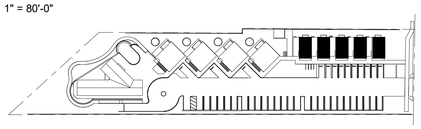
MATERIAL LEGEND

E-1	EXTERIOR METAL WALL/ROOF CLADING
E-2	CONCRETE CLADDING. COLOR: GREY
E-3	EXTERIOR METAL WALL PANEL/BREAK METAL. PAINTED BLACK
E-4	NATURAL WOOD ELEMENTS. STAINED: ANTIQUE OAK
E-5	EXPOSED CMU. BOND STACK. COLOR: NATURAL WITH PUMICE (WARM TONE)
E-6	CONCRETE RETAINING WALL WARM COLOR FINISH
E-7	STEEL FACIA/STRINGER. PAINTED BLACK
E-8	STEEL FENCE. PAINTED BLACK
FL-1	CONCRETE PERVIOUS PAVERS
FL-3	EXTERIOR WOOD FLOORING

NOTES

BUILDING HEIGHT MEASUREMENT IS TAKEN AT FACE OF EXTERIOR BUILDING WALL. TO THE LOWEST OF EXISTING OR PROPOSED GRADE, WHICH EVER IS LESS, PER EMC.

KEY PLAN
1" = 80'-0"



PROJECT NO.	-
DRAWN BY:	Designer
CHECKED BY:	Checker
DATE:	08/03/2021

REVISIONS:

1	03/16/2020	CDP-SUB 2
2	02/16/2020	CDP-SUB 3
3	08/03/2021	CDP-SUB 4

THE BROWN STUDIO INC.
1144 N Coast Hwy 101
Encinitas CA 92024
619.577.4610 lindsay@thebrownstudio.com

516 LA COSTA

Case No. 18-188 DR/MUP/CDP

PROJECT NO. -

DRAWINGS PREPARED BY:
LINDSAY BROWN

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A2.04

8/3/2021 6:00:31 PM

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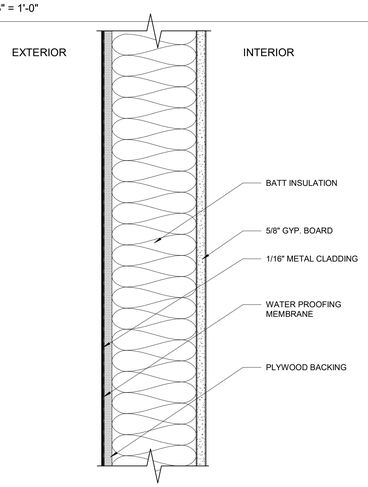
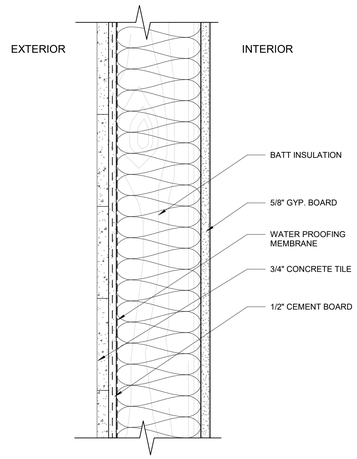
WALL TYPE A
3" = 1'-0"



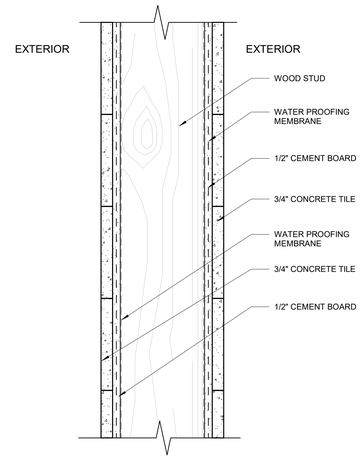
DESCRIPTION	WIDTH	STUD
TYPE A	12"	DBL 5 1/2"

WALL TYPE B
3" = 1'-0"



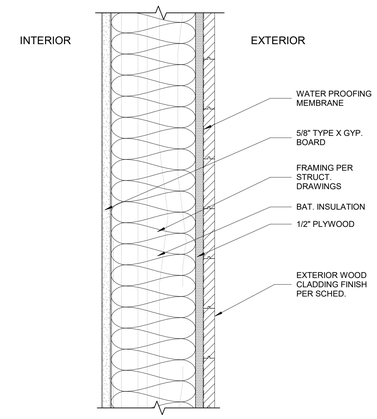
DESCRIPTION	WIDTH	STUD
TYPE B1	12"	11"
TYPE B2	12"	5 1/2"

WALL TYPE C
3" = 1'-0"



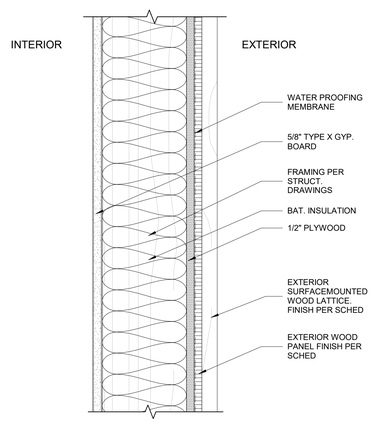
DESCRIPTION	WIDTH	STUD
TYPE C	12"	11"

WALL TYPE D
3" = 1'-0"



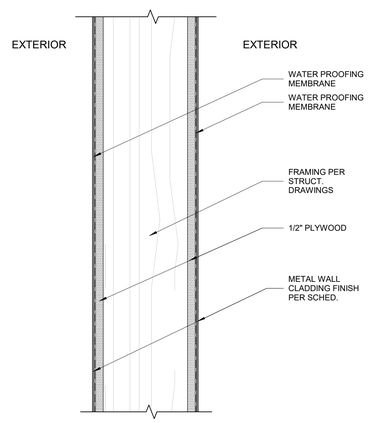
DESCRIPTION	WIDTH	STUD
TYPE D	7 3/8"	5 1/2"

WALL TYPE E
3" = 1'-0"



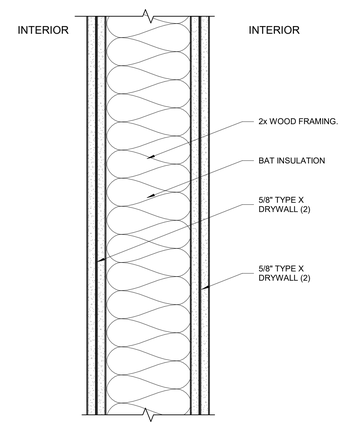
DESCRIPTION	WIDTH	STUD
TYPE E	7 1/8"	5 1/2"

WALL TYPE F
3" = 1'-0"



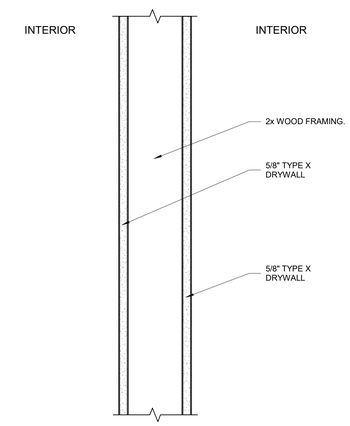
DESCRIPTION	WIDTH	STUD
TYPE F	8"	5 1/2"

WALL TYPE G
3" = 1'-0"



DESCRIPTION	WIDTH	STUD
TYPE G	8"	5 1/2"

WALL TYPE H
3" = 1'-0"



DESCRIPTION	WIDTH	STUD
TYPE H	4 3/4"	3 1/2"

NOTE

THE EXTERNAL WALL MUST HAVE A MINIMUM STC RATING OF 47

PROJECT NO.	-
DRAWN BY:	Designer
CHECKED BY:	Checker
DATE:	08/03/2021

REVISIONS:

1	03/16/2020	CDP-SUB 2
2	02/16/2020	CDP-SUB 3
3	08/03/2021	CDP-SUB 4

THE BROWN STUDIO INC.
1144 N Coast Hwy 101
Encinitas CA 92024
619.577.4610 lindsay@thebrownstudio.com

516 LA COSTA

Case No. 18-188 DR/MUP/CDP

PROJECT NO. -

DRAWINGS PREPARED BY:
LINDSAY BROWN

SHEET TITLE
WALL DETAILS

SHEET NUMBER
A7.04

8/3/2021 6:00:36 PM

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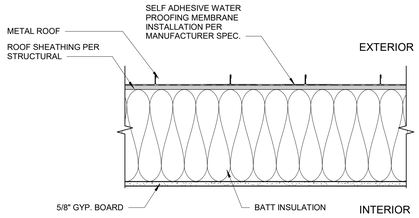
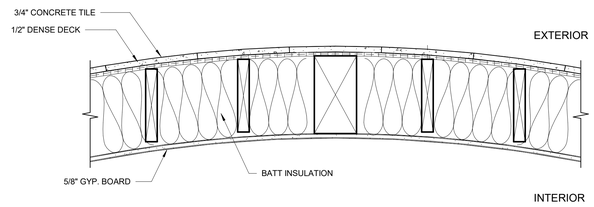
DET.ROO.A
1 1/2" = 1'-0"

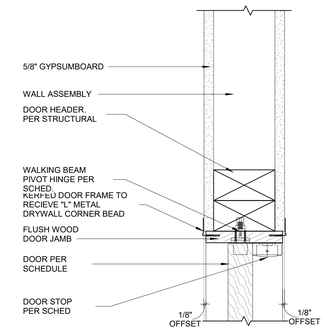


STANDING SEAM METAL ROOF
MANUFACTURER : CUSTOM-BILT METALS
PANELS : CB-150 OR SL-1750
ASTM A 792

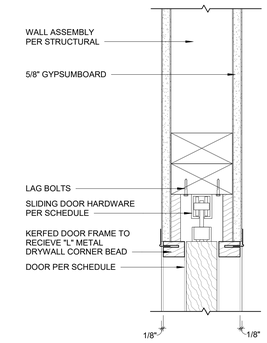
DECK : MINIMUM 15/32" PLYWOOD
UNDERLAYMENT : ONE LAYER OF TYPE II AND TWO LAYERS OF GAF VERSASHEILD
FIRE RESISTANCE ROOF DECK PROTECTION
FIRE RESISTANCE RATING : ASTM E108 (UL 790) CLASS A

DET.ROOF.B
1 1/2" = 1'-0"

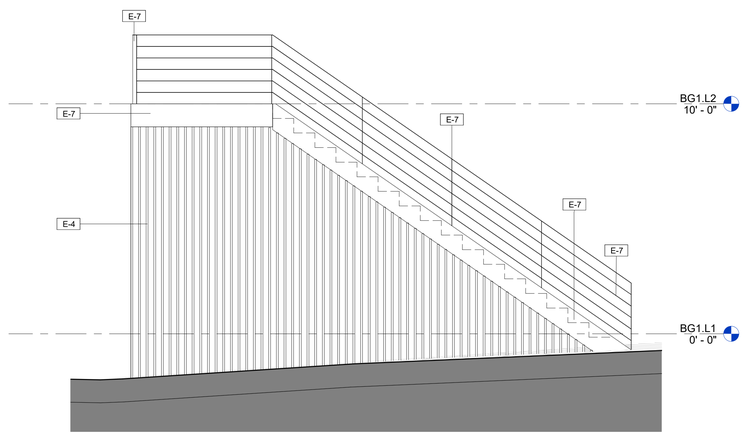




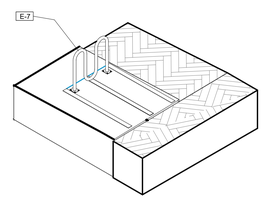
3 SWING DOOR HEADER - DETAIL
3" = 1'-0"



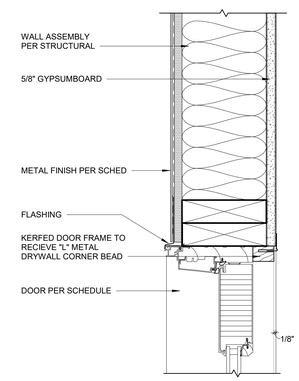
4 INTERIOR POCKET DOOR DETAIL
3" = 1'-0"

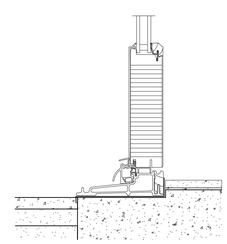


6 TYP. EXTERIOR STAIR ELEVATION
3/8" = 1'-0"



7 BIKE RACK





5 INTERIOR POCKET DOOR DETAIL
3" = 1'-0"

MATERIAL LEGEND

E-1	EXTERIOR METAL WALL/ROOF CLADING
E-2	CONCRETE CLADDING. COLOR: GREY
E-3	EXTERIOR METAL WALL PANEL/BREAK METAL. PAINTED BLACK
E-4	NATURAL WOOD ELEMENTS. STAINED: ANTIQUE OAK
E-5	EXPOSED CMU. BOND STACK. COLOR: NATURAL WITH PUMICE (WARM TONE)
E-6	CONCRETE RETAINING WALL WARM COLOR FINISH
E-7	STEEL FACIA/STRINGER. PAINTED BLACK
E-8	STEEL FENCE. PAINTED BLACK
FL-1	CONCRETE PERVIOUS PAVERS
FL-3	EXTERIOR WOOD FLOORING

PROJECT NO.	-
DRAWN BY:	Designer
CHECKED BY:	Checker
DATE:	08/03/2021

REVISIONS:
3 08/03/2021 CDP-SUB 4

THE BROWN STUDIO INC.
1144 N Coast Hwy 101
Encinitas CA 92024
619.577.4610 lindsay@thebrownstudio.com

516 LA COSTA
Case No. 18-188 DR/MUP/CDP

PROJECT NO. -
DRAWINGS PREPARED BY:
LINDSAY BROWN

SHEET TITLE
DETAILS

SHEET NUMBER
A7.05

8/3/2021 6:00:42 PM

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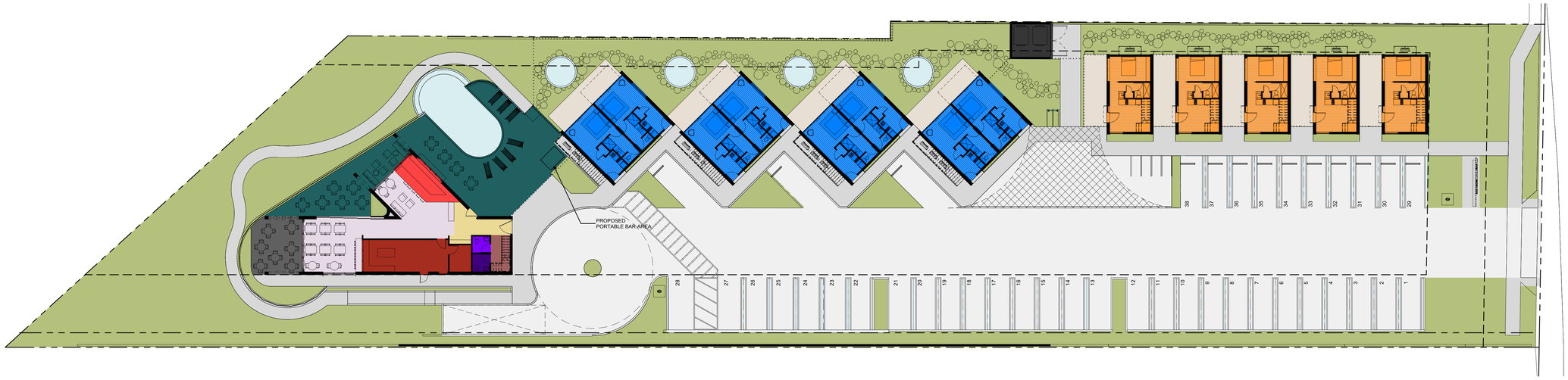
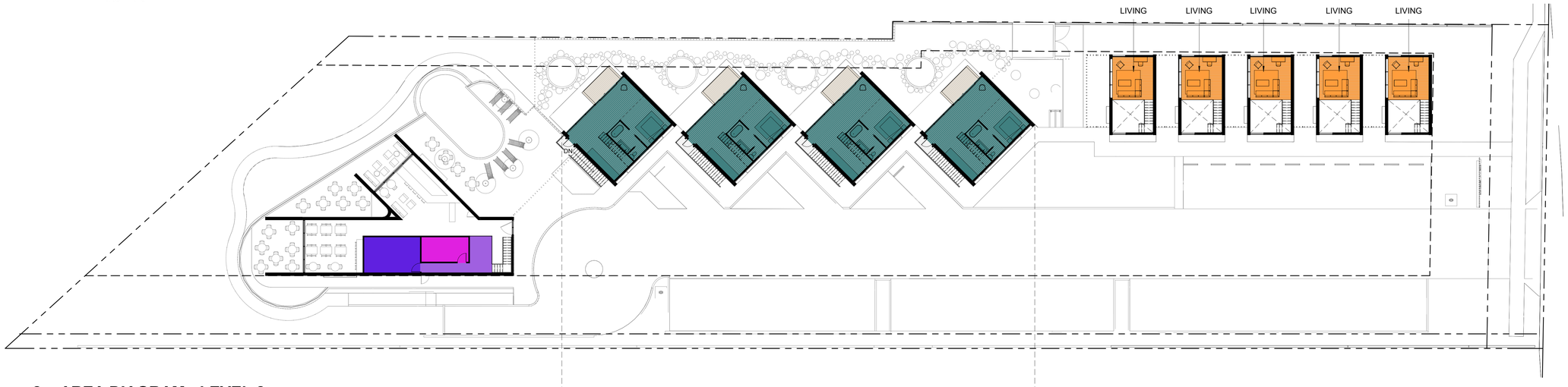


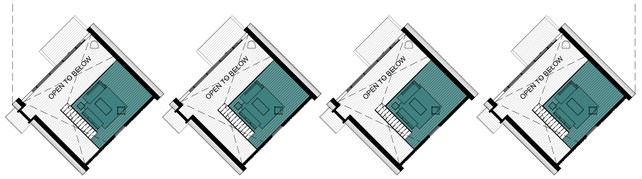
1 AREA DIAGRAM - LEVEL 1

1/16" = 1'-0"



2 AREA DIAGRAM - LEVEL 2

1/16" = 1'-0"



3 LOFT LEVEL

1/16" = 1'-0"

AREA CALCULATIONS

GENERAL

NAME	AREA
DECK - UNITS	2,161 SF
LOBBY	184 SF
RESTAURANT	890 SF
BAR	191 SF
KITCHEN B.O.H	451 SF
OUTDOOR DINING	345 SF
RESTROOM-WOMENS	43 SF
RESTROOM-MEN	50 SF
HOTEL OFFICE	269 SF
HOTEL OFFICE MEZZANINE	179 SF
HOTEL SERVICE	159 SF
SPA LOUNGE	1,845 SF
SPA	933 SF
CIRCULATION-INTERIOR	100 SF
CIRCULATION-EXTERIOR	5,312 SF
TRASH	185 SF
PARKING	17,375 SF
LANDSCAPE	16,452 SF

ROOMS

No.	NAME	AREA
UNIT 6	UNIT A	360 SF
UNIT 7	UNIT A	360 SF
UNIT 9	UNIT A	360 SF
UNIT 10	UNIT A	360 SF
UNIT 12	UNIT A	360 SF
UNIT 13	UNIT A	360 SF
UNIT 15	UNIT A	360 SF
UNIT 16	UNIT A	360 SF
		2,880 SF
UNIT 8	UNIT B	957 SF
UNIT 11	UNIT B	957 SF
UNIT 14	UNIT B	957 SF
UNIT 17	UNIT B	957 SF
		3,828 SF
UNIT 1	UNIT C	642 SF
UNIT 2	UNIT C	642 SF
UNIT 3	UNIT C	642 SF
UNIT 4	UNIT C	642 SF
UNIT 5	UNIT C	642 SF
		3,210 SF
TOTAL UNIT GROSS		9,918 SF

TOTAL PROJECT GROSS **12,434 SF**
*NO OUTDOOR AREAS INCLUDED

LANDSCAPE AREAS

LANDSCAPE	**16,452 SF**	**(32%)**

AREA LEGEND

- BAR
- CIRCULATION-EXTERIOR
- CIRCULATION-INTERIOR
- DECK - UNITS
- HOTEL OFFICE
- HOTEL OFFICE MEZZANINE
- HOTEL SERVICE
- KITCHEN B.O.H
- LANDSCAPE
- LOBBY
- OUTDOOR DINING
- PARKING
- RESTAURANT
- RESTROOM-MEN
- RESTROOM-WOMENS
- SPA
- SPA LOUNGE
- TRASH
- UNIT A
- UNIT B
- UNIT C
- Calculating...

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516 LA COSTA

Case No. 18-188 DR/MUP/CDP

PROJECT NO. -

DRAWINGS PREPARED BY:
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SHEET TITLE
AREA PLAN (PROPOSED)

SHEET NUMBER
A10.1

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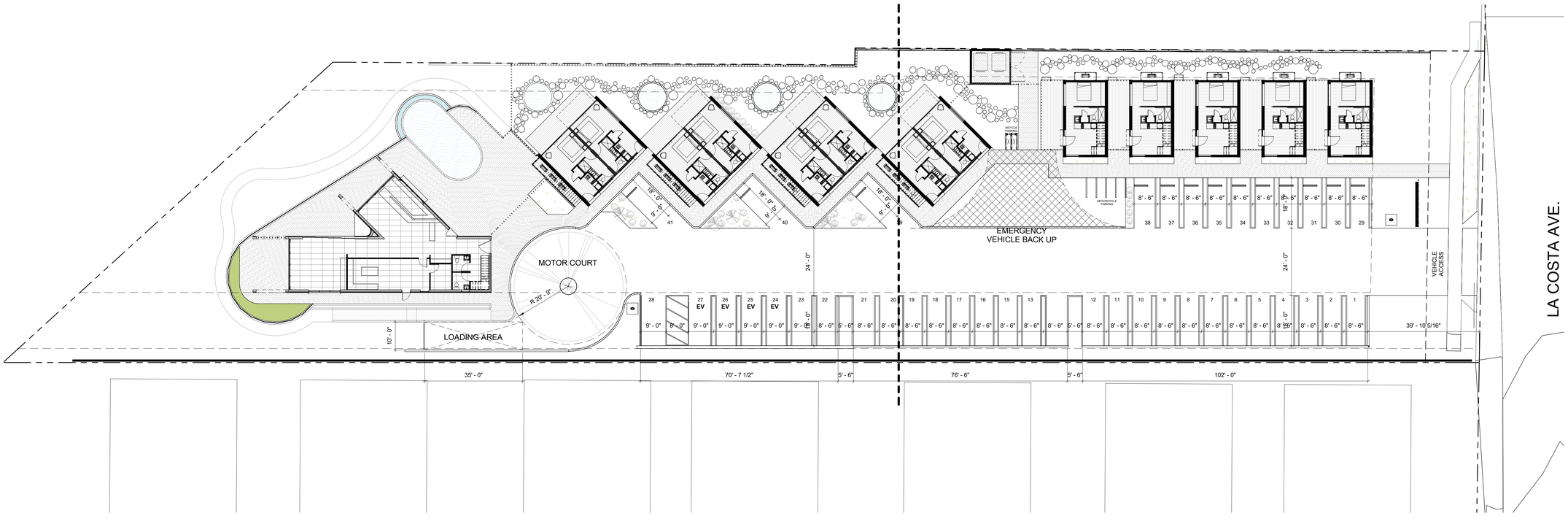

1 PARKING DIAGRAM - LEVEL 1

1/16" = 1'-0"

PARKING CALCULATIONS

PARKING REQUIREMENTS PER DESIGNATION:
PER *Table 30.54.030* OF THE *Encinitas Municipal Code. Areas uised for calculation are net SF areas for each category.*

RESTAURANT = 1 SPACE / 100 SF * **OFFICE** = 1 SPACE / 250 SF
LODGING UNIT = 1.25 SPACE / ROOM

* RESTAURANTS IN CONJUNCTION WITH HOTELS/MOTELS MAY PROVIDE PARKING AT THE RATIO OF 1 SPACE PER 100 SQUARE FEET OF THE AREA OF THE RESTAURANT

A) ROOM PARKING REQUIREMENTS

NEW ROOM COUNT (PROPOSED):
17 UNITS = 17 ROOMS @ 1.25 SPACES / ROOM = 21.25 PARKING SPACES

B) ADDITIONAL PARKING REQUIREMENTS

*ADDITIONAL PARKING CALCULATIONS ARE ONLY FOR PUBLIC ACCESSIBLE AREAS. ALL OTHER AREAS ARE KEY ACCESS ONLY.

RESTAURANT INTERIOR = 1626 SF @ 1 SPACE / 100 SF=	16.26
RESTAURANT (OUTDOOR DINING) = 345 SF @ 1 SPACE / 100 SF	3.45
TOTAL ADDITIONAL PARKING STALLS REQUIRED	**19.71**

PARKING CALCULATION TOTALS

A) TOTAL ROOM PARKING REQUIRED =	21.25	STALLS
B) TOTAL PUBLIC AREA PARKING REQUIRED =	19.71	STALLS
TOTAL PARKING REQUIRED =	**40.96 = 41STALLS**	

TOTAL PARKING PROVIDED = 41 STALLS

LOADING SPACE

LOADING SPACE REQUIREMENTS.
ONE LOADING SPACE SHALL BE PROVIDED FOR THE FIRST 10,000 SQUARE FEET OF GROSS FLOOR AREA OR FRACTION THEREOF.

TOTAL GROSS FLOOR AREA (COMMERCIAL):
2,986 SF < 10,000 SF = 1 LOADING SPACE

LOADING SPACES PROVIDED = 1 LOADING SPACE

BICYCLE PARKING

RESTAURANTS
LESS THAN 6,000 SQ. FT. OF FLOOR AREA = 2 SPACES

TOTAL GROSS FLOOR AREA (RESTAURANT):
2,986 SF < 6,000 SF = 2 BICYCLE SPACES

BICYCLE SPACES PROVIDED = 2

MOTORCYCLE PARKING

REQUIRED
NUMBER OF AUTOMOBILE PARKING SPACES = 25 TO 100 = 4 MOTORCYCLE SPACES

TOTAL AUTOMOBILE PARKING PROVIDED 40 = 4 MOTORCYCLE SPACES

MOTORCYCLE SPACES PROVIDED = 4

ELECTRICAL VEHICLE (EV) CHARGING

PER CHAPTER 23.12, UNIFORM CODES FOR CONSTRUCTION, SECTION A4.106.8.3.1, AT LEAST EIGHT PERCENT (8%) OF THE TOTAL NUMBER OF PARKING SPACES SHALL BE ELECTRIC VEHICLE CHARGING SPACES (EV SPACES), WITH FULLY OPERATIONAL ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE).

TOTAL AUTOMOBILE PARKING PROVIDED 41 = 8% = 3.28 = 4 EV SPACES REQUIRED (MIN)
EV SPACES PROVIDED = 4

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PROJECT NO. -

DRAWINGS PREPARED BY:
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SHEET TITLE
PARKING DIAGRAM

SHEET NUMBER
A10.2

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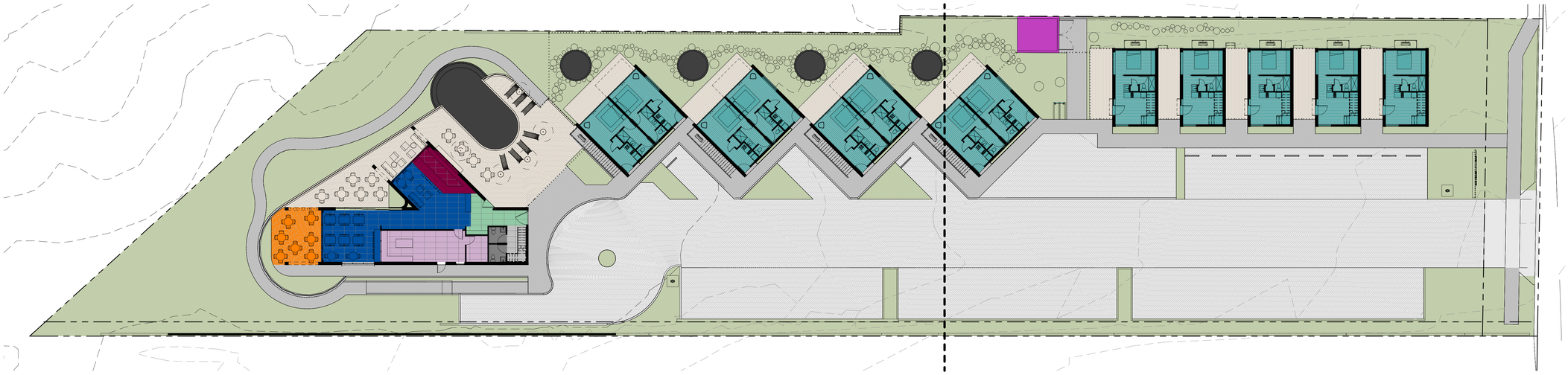
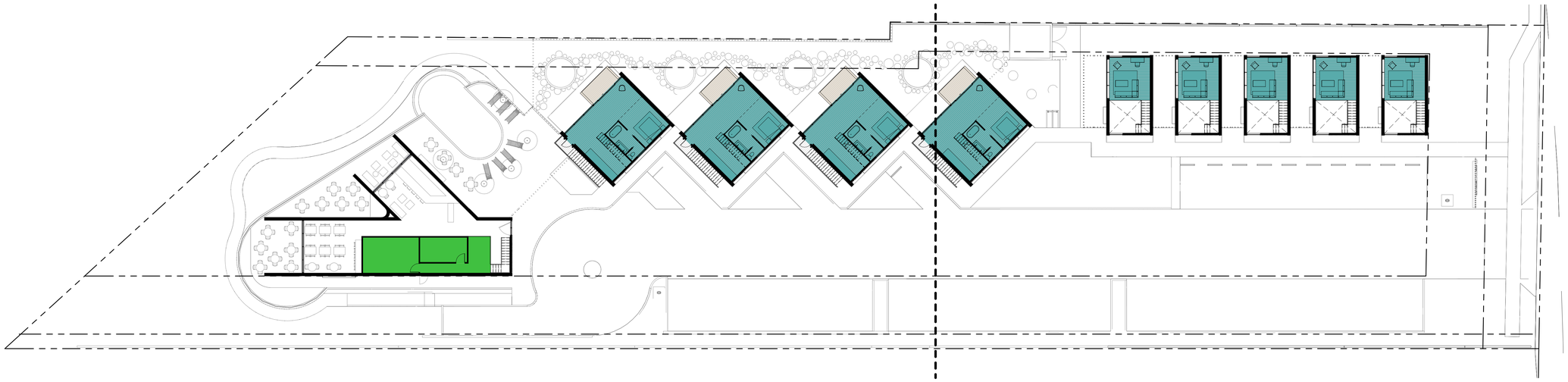


1 LEVEL 1 - ALCOHOL DIAGRAM

1/16" = 1'-0"



2 LEVEL 2 - ALCOHOL DIAGRAM

1/16" = 1'-0"

ALCOHOL DESIGNATED AREAS

	CATEGORY	AREA	SF	PUBLIC ACCESS	ALCOHOL DESIGNATED	TABLES	SEATS	STOOLS	STANDING	(P) OCC. LOAD	ALLOWED OCC. LOAD
1	LOBBY	LOBBY	184 SF	Yes	Yes	0	0	0	0	0	0
2	ROOMS	ROOM	8,985 SF	No	Yes	0	0	0	0	34	34
3	PRIVATE OUTDOOR	ROOM DECK	2,160 SF	No	Yes	0	0	0	0	0	0
4	SPA	SPA	932 SF	No	Yes	0	0	0	0	0	0
5	PRIVATE OUTDOOR	SPA LOUNGE	1,282 SF	No	Yes	0	0	0	0	0	0
7	PRIVATE INDOOR	MEZZANINE	153 SF	No	No	0	0	0	0	0	0
8	PRIVATE INDOOR	SERVICE	159 SF	No	No	0	0	0	0	0	0
9	PRIVATE INDOOR	OFFICE	250 SF	No	No	0	0	0	0	16	16
10	PUBLIC INDOOR SEATING	RESTAURANT	820 SF	Yes	Yes	11	37	10	0	47	55
11	KITCHEN B.O.H.	KITCHEN B.O.H.	413 SF	No	No	0	0	0	0	2	2
12	BAR B.O.H.	BAR B.O.H.	191 SF	No	Yes	0	0	0	0	0	0
13	PRIVATE OUTDOOR	OUTDOOR DINING	630 SF	No	Yes	8	34	0	0	40	42
14	PUBLIC OUTDOOR SEATING	OUTDOOR DINING	345 SF	Yes	Yes	7	28	0	0	28	28
14	RESTROOMS	RESTROOMS	86 SF	Yes	Yes	0	0	0	0	0	0
15	CIRCULATION	CIRCULATION-INTERIOR	93 SF	No	No	0	0	0	0	0	0
16	CIRCULATION	CIRCULATION-EXTERIOR	5,195 SF	Yes	No	0	0	0	0	0	0
17	LANDSCAPE	LANDSCAPE	16,699 SF	No	No	3	0	6	0	0	0
18	PARKING	PARKING	17,208 SF	Yes	No	0	0	0	0	0	0
19	TRASH ENCLOSURE	SERVICE	185 SF	No	No	0	0	0	0	0	0
			55,970 SF			29	99	16	0	167	177

TOTALS	
TOTAL NON-ALCOHOL DESIGNATED	40,355 SF
TOTAL ALCOHOL DESIGNATED	15,615 SF

AREA LEGEND

- BAR B.O.H.
- CIRCULATION
- KITCHEN B.O.H.
- LANDSCAPE
- LOBBY
- PARKING
- POOL
- PRIVATE INDOOR
- PRIVATE OUTDOOR
- PUBLIC INDOOR SEATING
- PUBLIC OUTDOOR SEATING
- RESTROOMS
- ROOMS
- SPA
- TRASH ENCLOSURE
- Calculating...

*PRIVATE INDOOR SEATING = NO PUBLIC ACCESS
**PRIVATE OUTDOOR SEATING = NO PUBLIC ACCESS
REFER TO SHEET A10.4 FOR PUBLIC/PRIVATE AREA DIAGRAM

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516 LA COSTA

Case No. 18-188 DR/MUP/CDP

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SHEET TITLE
ALCOHOL DIAGRAM

SHEET NUMBER
A10.3

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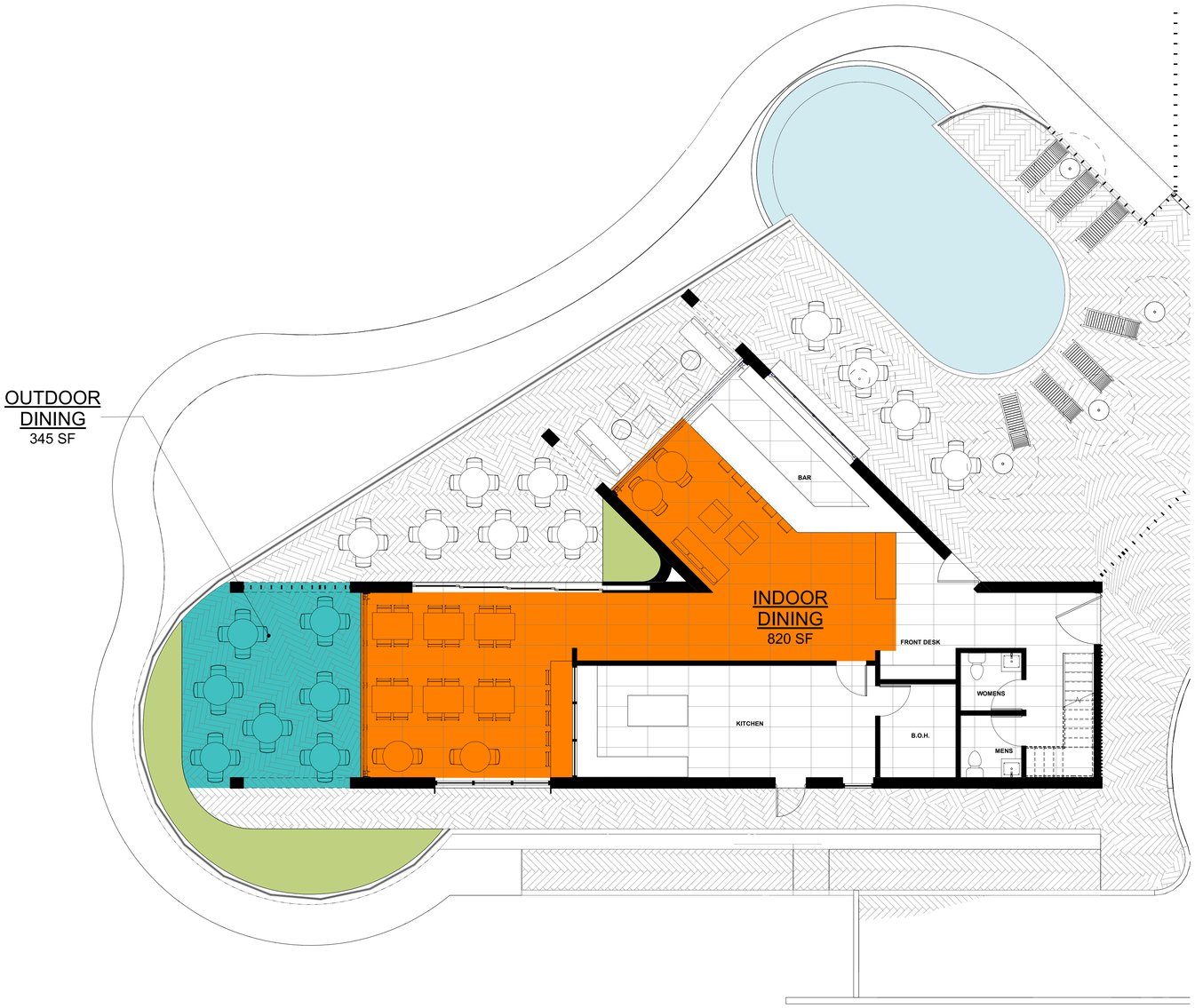
RESTAURANT OCCUPANCY CALCULATION DIAGRAM



1 SEATING DIAGRAM

3/16" = 1'-0"

OCCUPANCY LOADS PER CODE

SEATING AREA
1 OCCUPANT / 15 SF

STANDING AREA
1 OCCUPANT / 5 SF

STOOL/STANDING AREA
1 OCCUPANT / 5 SF

SEATING OPTION	1	2	3	4	5
INDOOR SEATING PUBLIC 820 SF GENERAL AREA (766 SF) STOOL AREA (54 SF)	51 SEATING 11 STOOL/ STANDING	51 SEATING 11 STOOL/ STANDING	55 SEATING	164 STANDING	164 STANDING
OUTDOOR SEATING PUBLIC 345 SF	23 SEATING	69 LOUNGE	23 SEATING	23 SEATING	69 STANDING
TOTAL OCC.	**85**	**131**	**78**	**187**	**233**
	PROPOSED BASELINE	PROPOSED ALTERNATIVES			ALLOWED MAX

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SHEET TITLE
SEATING DIAGRAM

SHEET NUMBER
A10.4

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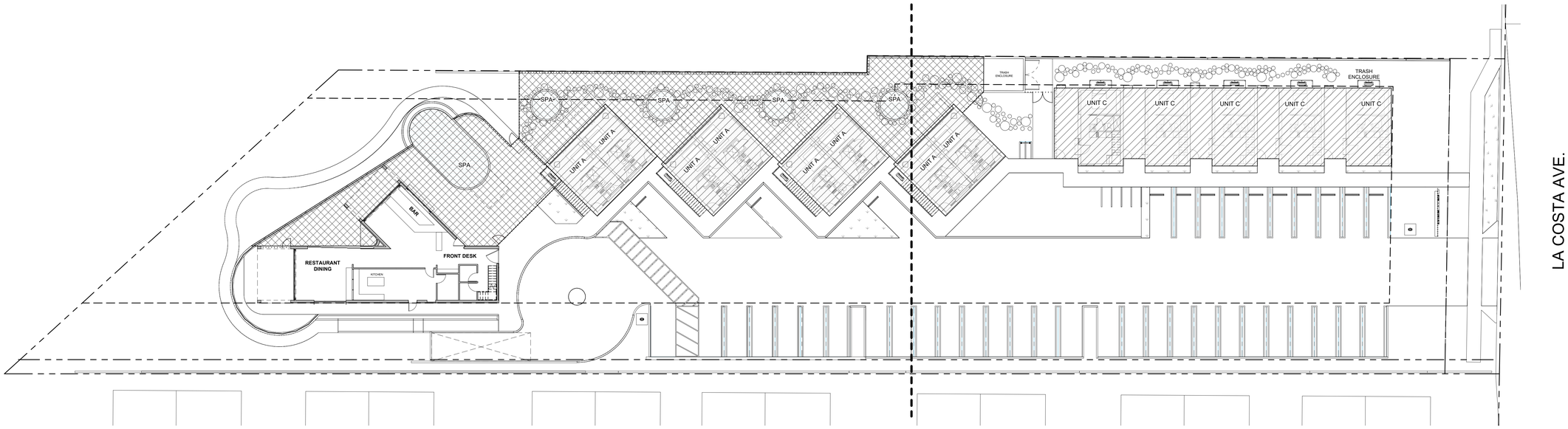
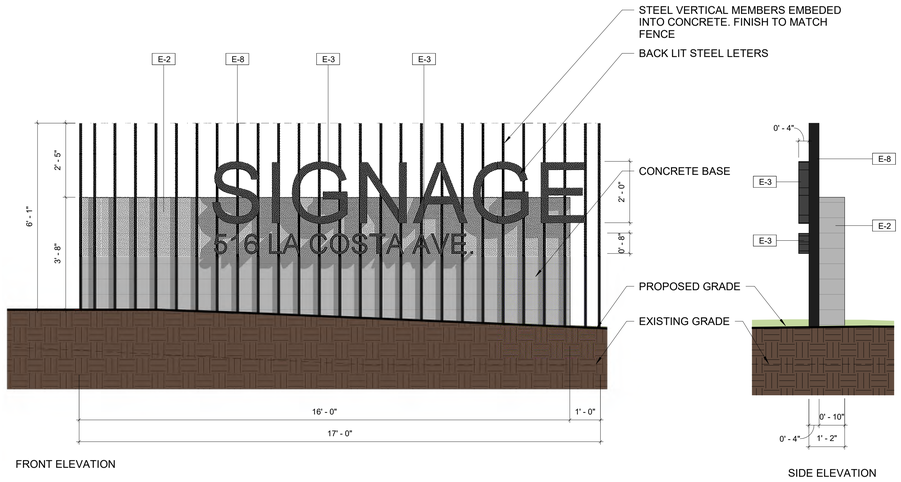


LEGEND

- HOTEL KEY ACCESS ONLY
- HOTEL AMENITY KEY ACCESS ONLY

1 KEY ACCESS AREAS

1/16" = 1'-0"



2 MONUMENT SIGNAGE

1/2" = 1'-0"

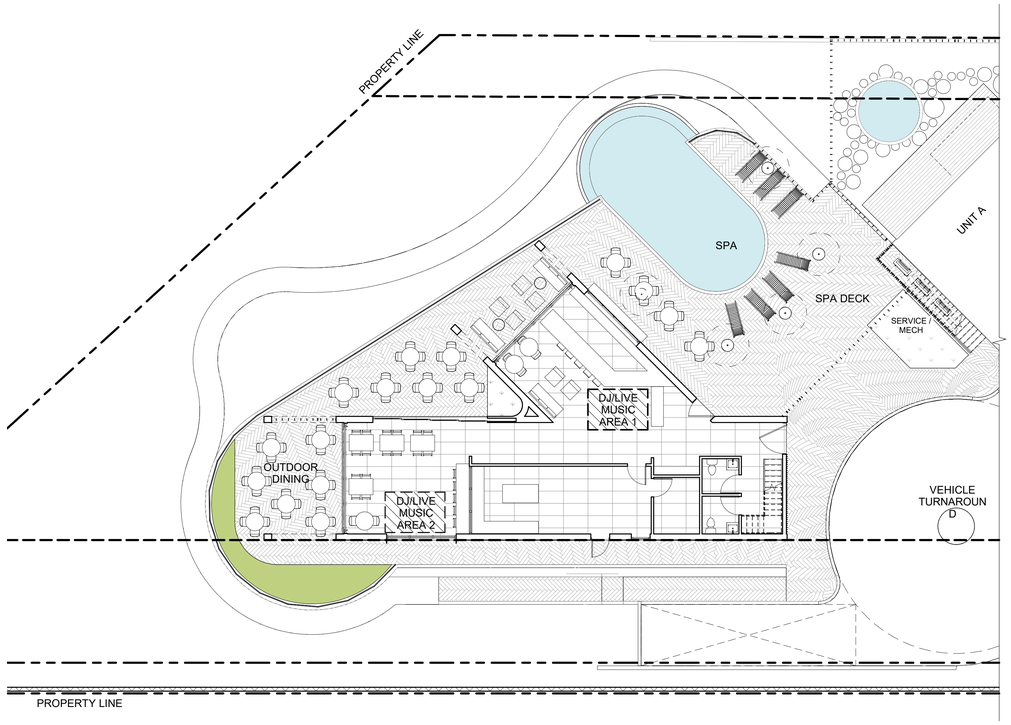
MATERIAL LEGEND

E-1	EXTERIOR METAL WALL/ROOF CLADING
E-2	CONCRETE CLADDING. COLOR: GREY
E-3	EXTERIOR METAL WALL PANEL/BREAK METAL. PAINTED BLACK
E-4	NATURAL WOOD ELEMENTS. STAINED: ANTIQUE OAK
E-5	EXPOSED CMU. BOND STACK. COLOR: NATURAL WITH PUMICE (WARM TONE)
E-6	CONCRETE RETAINING WALL WARM COLOR FINISH
E-7	STEEL FACIA/STRINGER. PAINTED BLACK
E-8	STEEL FENCE. PAINTED BLACK
FL-1	CONCRETE PERVIOUS PAVERS
FL-3	EXTERIOR WOOD FLOORING

SIGNAGE AREA CALCULATION

LOT STREET FRONTAGE = 111 LF

ALLOWABLE SIGNAGE AREA = 111 SF
PROPOSED SIGNAGE AREA = 111 SF



NOTE: ONLY ONE MUSIC AREA IS TO BE USED AT A TIME

3 RESTAURANT LIVE MUSIC DIAGRAM

1" = 10'-0"

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SHEET TITLE
SIGNAGE

SHEET NUMBER
A10.5

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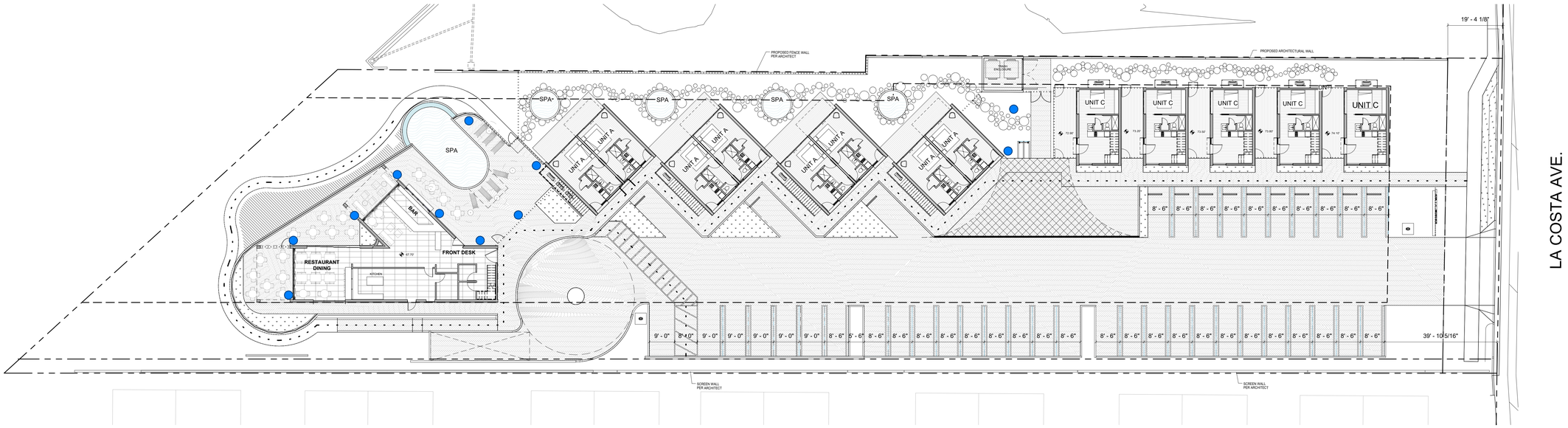

1 LEVEL 1 - FLOOR PLAN - OUTDOOR SPEAKERS

1/16" = 1'-0"

LEGEND

OUTDOOR SPEAKER LOCATIONS

NOTES

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SHEET TITLE
OUTDOOR SPEAKERS

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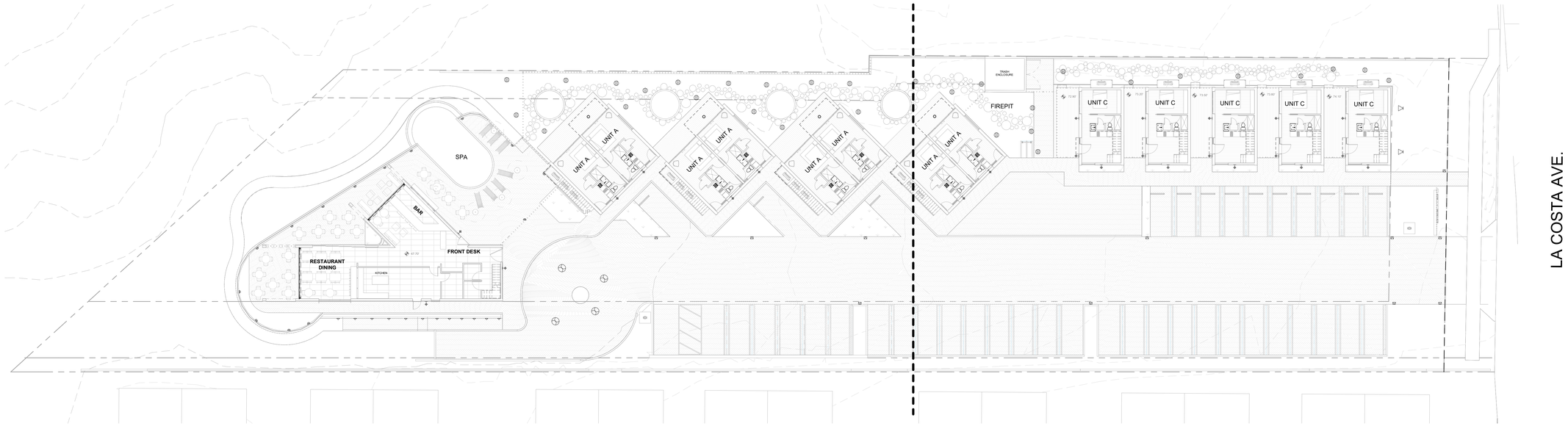

1 LEVEL 1 - EXTERIOR LIGHTING PLAN

1/16" = 1'-0"

LIGHTING LEGEND

- LANDSCAPE LIGHTS
- BOLLARD
- FLOOR LIGHTS
- STEP LIGHTS
- WALL SCONCE
- EXTERIOR RECESSED CAN LIGHT
- LANDSCAPE FLOOD LIGHT
- HANGING TREE LIGHT

SAMPLE LIGHT IMAGES

LANDSCAPE LIGHTS

BOLLARD

FLOOR LIGHTS

HANGING TREE LIGHT

WALL SCONCE

EXTERIOR RECESSED CAN LIGHT

LANDSCAPE FLOOD LIGHT

STEP LIGHTS

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SHEET TITLE
EXTERIOR LIGHTING PLAN

SHEET NUMBER

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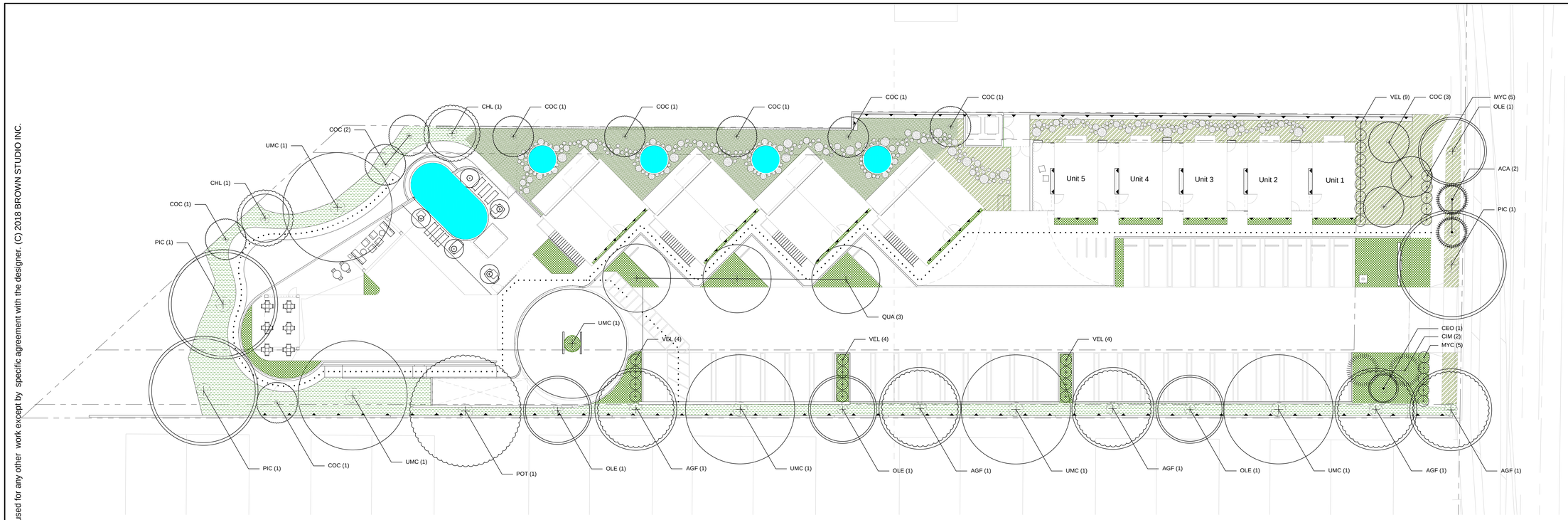

PLANT LIST

DECIDUOUS / ORNAMENTAL TREES

ABB.	BOTANIC	COMMON	SPACING	TYPE	SPREAD / CANOPY	WUCOLS RATING	QTY	NOTES
COC	*Cercis occidentalis*	Western Redbud	as shown	15 Gal.	15'-20'	Low	12	Native
CIM	*Citrus x meyeri*	Meyer Lemon	as shown	15 Gal.	10-12'	Medium	2	Ornamental Lemon Tree for Visual Interest & Agricultural Flair
CEO	*Citrus x latifolia*	Bearss Lime	as shown	15 Gal.	10'-20'	Medium	1	Ornamental Lime Tree for Visual Interest & Agricultural Flair
POT	*Populus trichocarpa*	Black Cottonwood	as shown	25 Gal.	40'-75'	Low	1	Native
CHL	*Chilopsis linearis*	Desert Willow	as shown	25 Gal.	15'-20'	Low	2	Native

EVERGREEN TREES

ABB.	BOTANIC	COMMON	SPACING	TYPE	SPREAD / CANOPY	WUCOLS RATING	QTY	NOTES
ACA	*Acacia aneura*	Mulga Tree	as shown	15 Gal.	12'-16'	Low	2	Native/Natural Evergreen Shade Tree
OLE	*Olea europaea*	European Olive Tree	as shown	24" Box .	20'-30'	Low	4	Chose Specimans with Higher Canopy
UMC	*Umbellularia californica*	California Laurel Tree	as shown	24" Box .	35'-45'	Low	6	Native
AGF	*Agonis flexuosa*	Peppermint Tree	as shown	25 Gal.	15'-20'	Low	5	
QUA	*Quercus agrifolia*	Coast Live Oak	as shown	25 Gal.	20'-30'	Very Low	3	Native
PIC	*Pinus canariensis*	Canary Island Pine	as shown	25 Gal.	25'-35'	Low	3	

SHRUBS

ABB.	BOTANIC	COMMON	SPACING	TYPE	SPREAD / CANOPY	WUCOLS RATING	QTY	NOTES
MYC	*Myrica californica*	California Wax Myrtle	as shown	7 Gal.	4'-5'	Low	10	Native.
VEL	*Verbena lilacina*	Lilac Verbena	as shown	7 Gal.	3'-4'	Low	21	Used as Hedge Plant. Produces Fragrant Flowers. Native.

VINE

ABB.	BOTANIC	COMMON	SPACING	TYPE	SPREAD / CANOPY	WUCOLS RATING	QTY	NOTES
CAR	*Campsis radicans*	Trumpet Vine	as shown	3 Gal.	10'-20'	Low	85	Full Vine with Trumpet Shaped Flowers

PERENNIAL/GRASS MIXES

ABB.	BOTANIC	COMMON	SPACING	TYPE	SPREAD / CANOPY	WULCLS RATING	QTY	% OF MIX	TOTAL AREA	NOTES
MIX A	***Decorative/Ornamental Mix***									
	Epilobium californicum	California Fuchsia	48" o.c.	1 Gal.	3'-4'	Very Low	184	30%	2457	Native
	Festuca glauca	Blue Fescue	24" o.c.	1 Gal.	1'-2'	Low	307	25%	2457	
	Euphorbia tirucalli	Firestick Cactus	60" o.c.	1 Gal.	4'-6'	Very Low	49	10%	2457	
	Tulbaghia violacea	Society Garlic	30" o.c.	1 Gal.	2'	Low	344	35%	2457	
MIX B	***Native/Natural Mix***									
	Mimulus aurantiacus var. puniceus	Red Monkey Flower	24" o.c.	1 Gal.	1'-4'	Very Low	128	10%	2569	Native
	Stipa pulchra	Purple Needlegrass	18" o.c.	1 Gal.	1'	Low	257	15%	2569	Native
	Eriophyllum confertiflorum	Golden Yarrow	18" o.c.	1 Gal.	1'-2'	Very Low	428	25%	2569	Native
	Arctostaphylos Edmundsii 'carmel sur'	Manzanita	6" o.c.	4" Pot	6"	Low	514	10%	2569	Native
	Aster chilensis	California Aster	18" o.c.	1 Gal.	1'	Low	685	40%	2569	Native
MIX C	***Drainage Planting Mix***									
	Carex tumulicola	Berkeley Sedge	24" o.c.	1 Gal.	1'-2'	Low	766	40%	3831	Native
	Festuca rubra 'Molate'	Molate Red Fescue	12" o.c.	1 Gal.	8"-12"	Low	383	20%	3831	Native
	Iris douglasiana	Douglas Iris	24" o.c.	1 Gal.	1'-2'	Low	766	40%	3831	
MIX D	***Groundcover Planting Mix***									
	Salvia sonomensis	Sonoma Sage	60" o.c.	1 Gal.	5'-15'	Low	213	30%	2128	Native
	Sedum rupestre 'Angelina'	Angelina Stone Crop	24" o.c.	1 Gal.	2'-3'	Low	426	40%	2128	Native
	Symphoricarpos mollis	Creeping Snowberry	36" o.c.	1 Gal.	3'-4'	Low	213	30%	2128	Native

TOTAL LANDSCAPE AREA = 10,952 sf.

LANDSCAPE AREA AS PERCENTAGE OF SITE = 21%

TOTAL NATIVE LANDSCAPE AREA = 6,995 sf.

NATIVE LANDSCAPE AREA AS PERCENTAGE OF TOTAL LANDSCAPE AREA= 64%

PLANT SYMBOL LEGEND

- QUA: Quercus agrifolia
- OLE: Olea Europaea
- CHL: Chilopsis linearis
- CEO: Citrus x letifolia
- CIM: Citrus x meyeri
- ACA: Acacia aneura
- COC: Cercis occidentalis
- VEL: Verbena Lilacina
- CAR: Campsis radicans
- UMC: Umbellulania Californica
- POT: Populus trichocarpa
- AGF: Agonis Flexuosa
- PIC: Pinus canariensis

Mix A: Decorative/Ornamental Mix
Total Area = 2,457 sf.

Mix B: Native/Natural Mix
Total Area = 2,569 sf.

Mix C: Drainage Planting Mix
Total Area = 3,831 sf.

Mix D: Groundcover Planting Mix
Total Area = 2,128 sf.

Decorative Stone Pebble
Total Area = 348 sf.

NORTH 0 8 16 32
ORIGINAL SCALE: 1"=16'-00"

PROJECT NO.	Project Number
DRAWN BY:	Designer
CHECKED BY:	Checker
DATE:	06/15/2021
REVISIONS:	

THE BROWN STUDIO INC.
1650 B N Coast Hwy 101
Encinitas CA 92024
619.577.4610 lindsay@thebrownstudio.com

516 LA COSTA

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT NO. Project Number

DRAWINGS PREPARED BY:
BEN ROUSH
XIAOJIAN FAN
ISABELLA WELCH

SHEET TITLE
PROPOSED LANDSCAPE PLAN

SHEET NUMBER
L1

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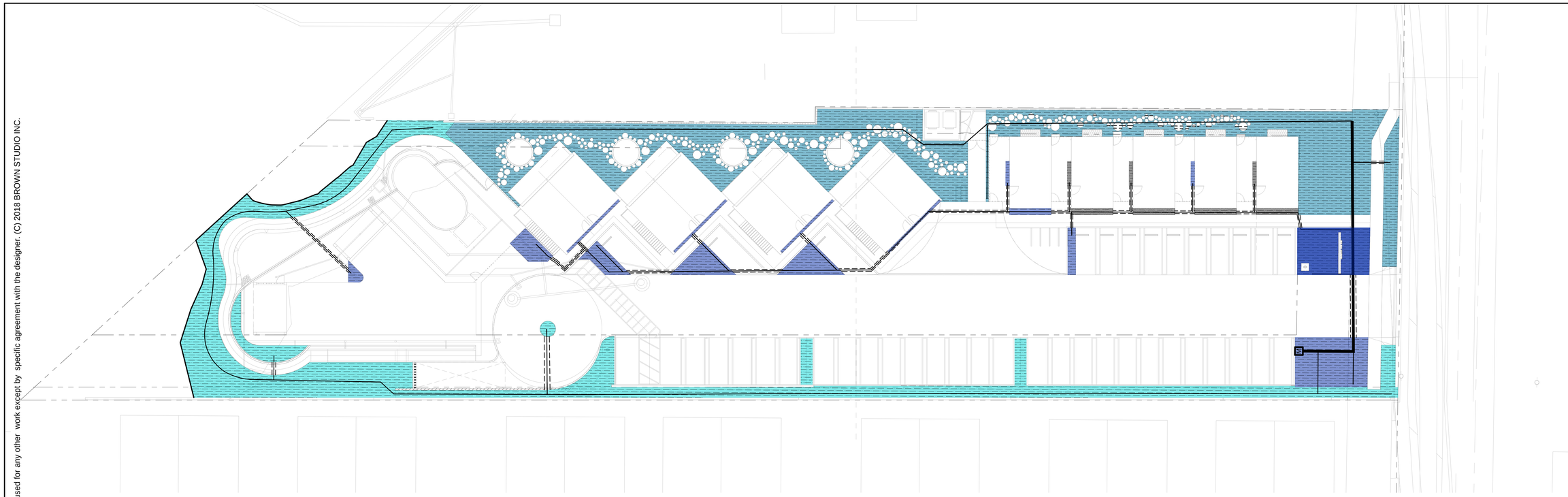

IRRIGATION LEGEND

- M — Point of Connection
- Irrigation Mainline
- Irrigation Lateral Line
- Irrigation Sleeve
- Drip Irrigation

HYDROZONES

HYDROZONE 1

1 Total Area = 4,428 sf.

HYDROZONE 2

2 Total Area = 4,891 sf.

HYDROZONE 3

3 Total Area = 2,015 sf.

NORTH 0 8 16 32
ORIGINAL SCALE: 1"=16'-00"

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DRAWINGS PREPARED BY:

BEN ROUSH
XIAOJIAN FAN
ISABELLA WELCH

SHEET TITLE
PROPOSED IRRIGATION PLAN

SHEET NUMBER
L2

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