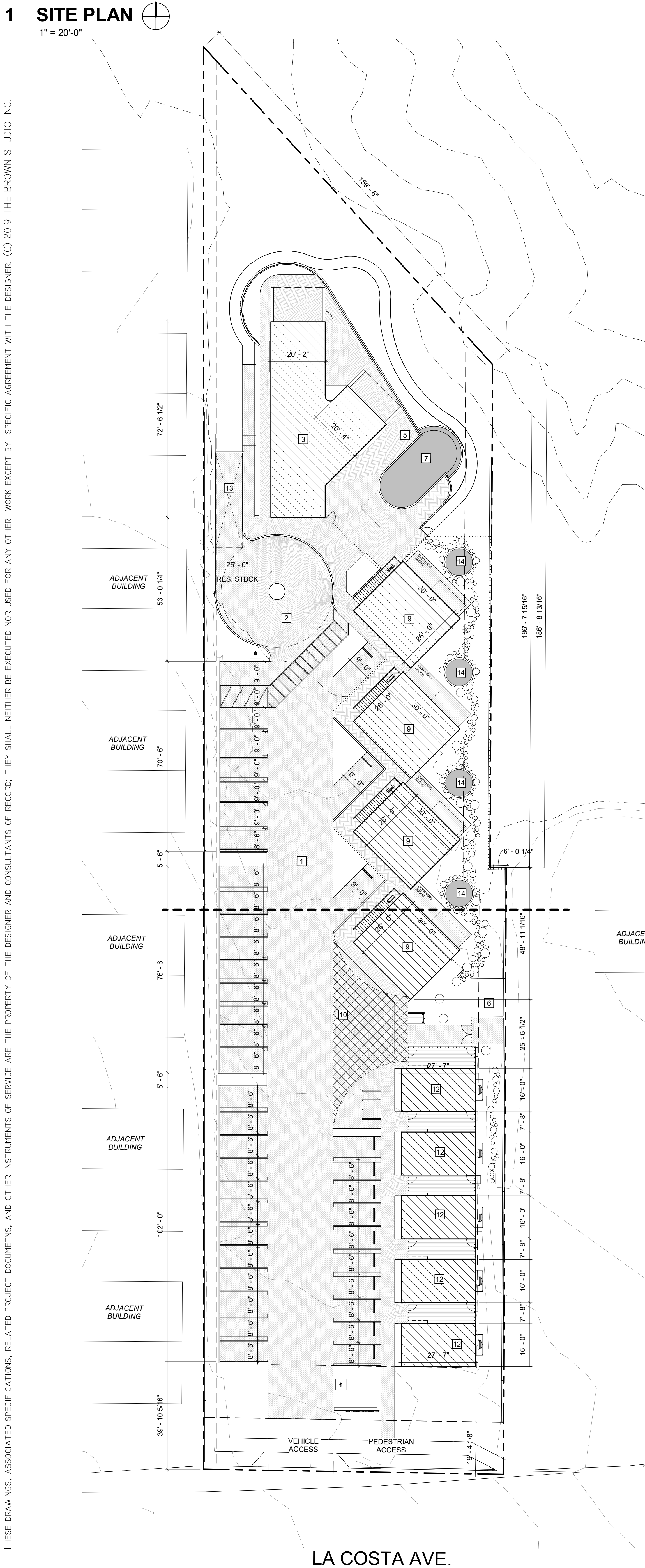




PROJECT DATA

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:	25'-0"	25'-0"
ADJ. RESIDENTIAL	0'-0"	0'-0"
REAR YARD:	0'-0"	0'-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 MECHANICAL 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

EXISTING 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 I 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

OWNER DM LA COSTA, LLC P.O. BOX 232370 ENCINITAS, CA. 92023 858.228.7116 chris@dasmood.com	DESIGNER/ ARCHITECT THE BROWN STUDIO, INC. 1144 N. COAST HWY. 101 ENCINITAS, CA. 92024 619.577.4610 lindsay@thebrownstudio.com
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FLOOR AREA ANALYSIS

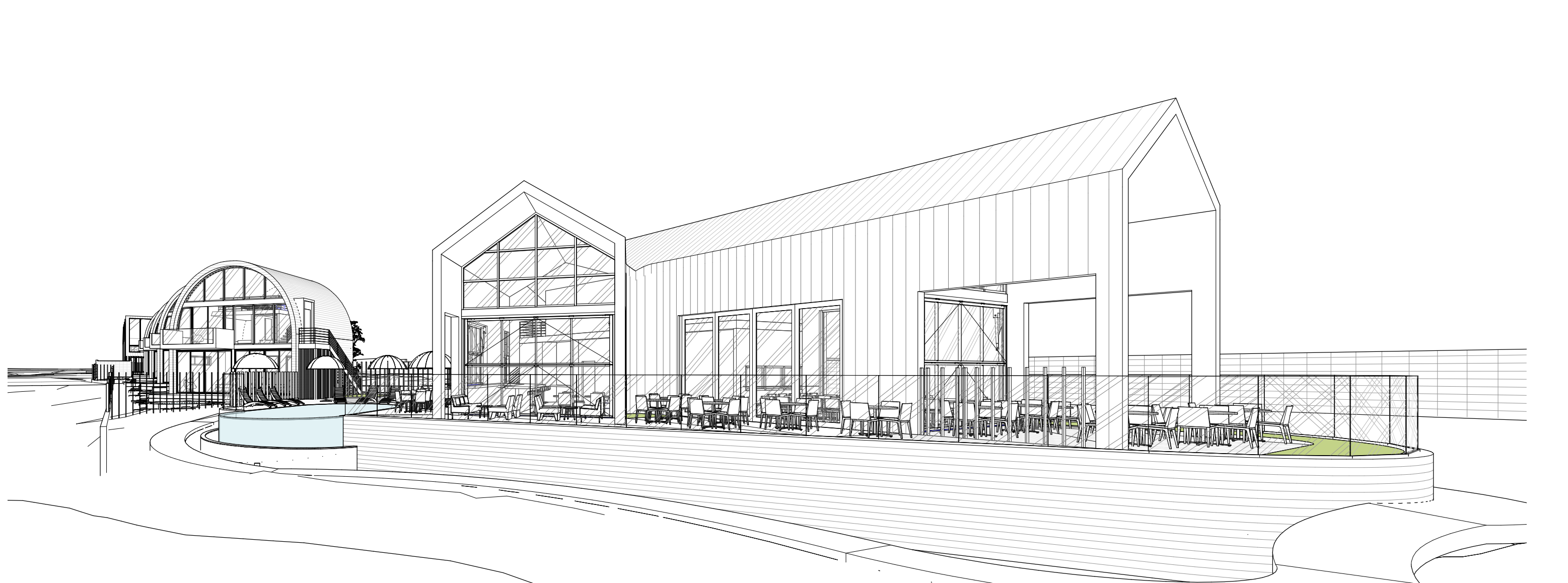
ALLOWABLE AREA:	
GROSS AREA:	51,377 SF
EASEMENT:	2,149 SF
NET LOT AREA:	49,228 SF
PROPOSED AREA BREAKDOWN:	
NAME	AREA
CIRCULATION-EXTERIOR	5,312 SF
LANDSCAPE	16,452 SF
PARKING	17,375 SF
TRASH	185 SF
BAR	191 SF
CIRCULATION-INTERIOR	100 SF
HOTEL OFFICE	269 SF
HOTEL OFFICE MEZZANINE	179 SF
HOTEL SERVICE	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 *NO OUTDOOR AREAS INCLUDED	12,434 SF

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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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
CDP TITLE SHEET

SHEET NUMBER

A0.00

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ARCHITECTURAL ABBREVIATIONS

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

PLAN SYMBOL LEGEND

	Key Note
	Door Mark
	Window
	Finish Note
	Wall Type
	Room
	Equipment
	Fixtures
	Elevation
	Interior Elevation
	Elevation Datum
	Building Section
	Detail Marker
	Detail & Bubble
	Detail Section Marker

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

THE BROWN STUDIO INC.
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516 LA COSTA

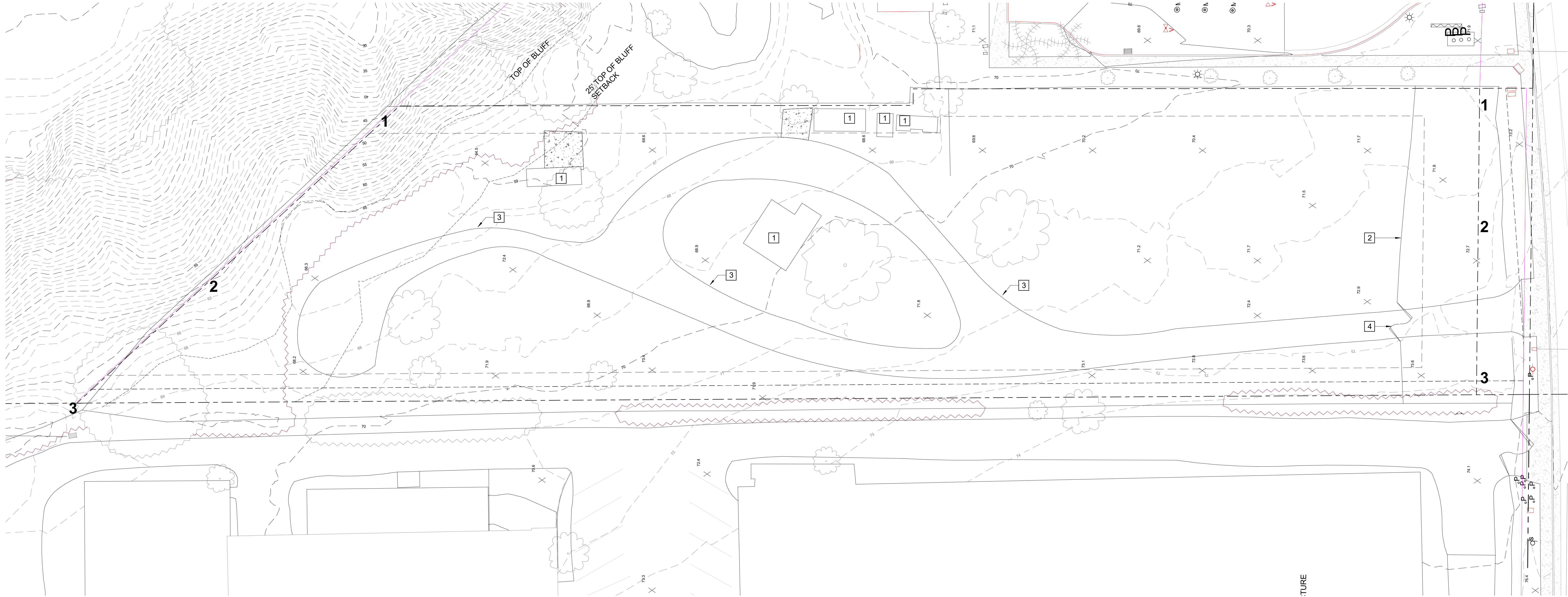
Case No. 18-188 DR/MUP/CDP

PROJECT NO.	-
DRAWINGS PREPARED BY:	LINDSAY BROWN

SHEET TITLE	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

THE BROWN STUDIO INC.

1144 N C O O S T H W Y 101

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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

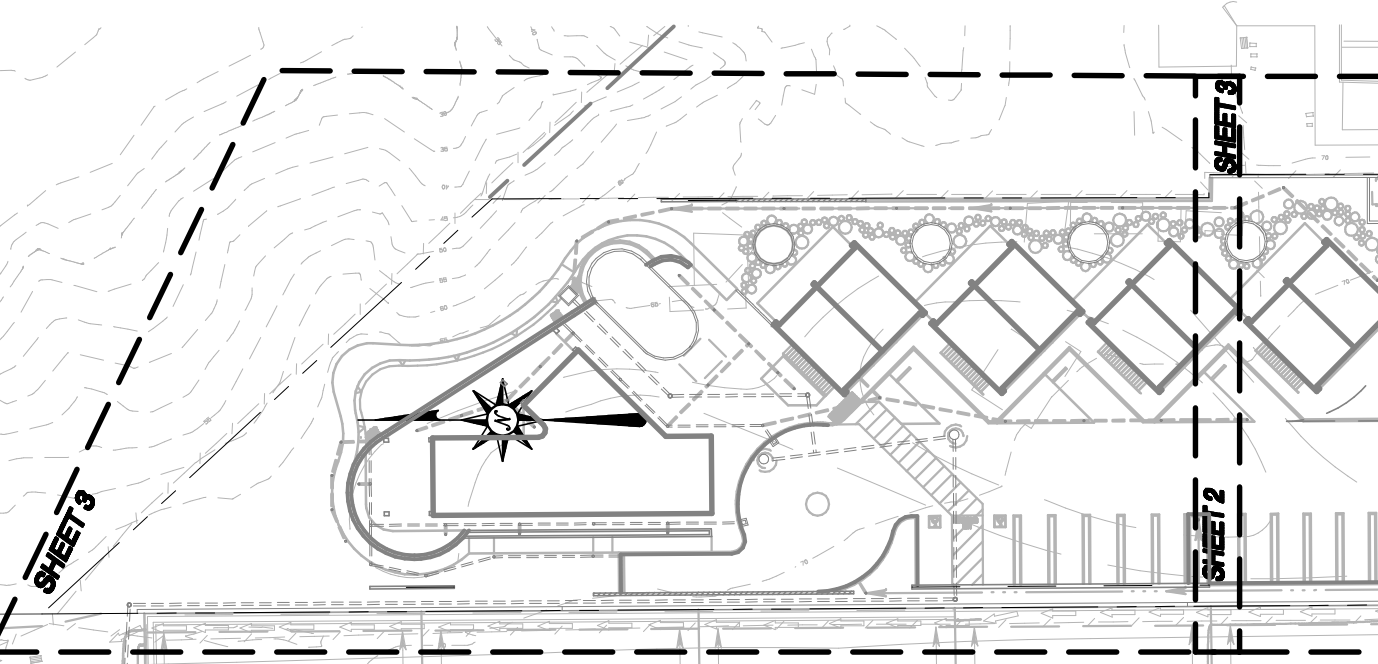
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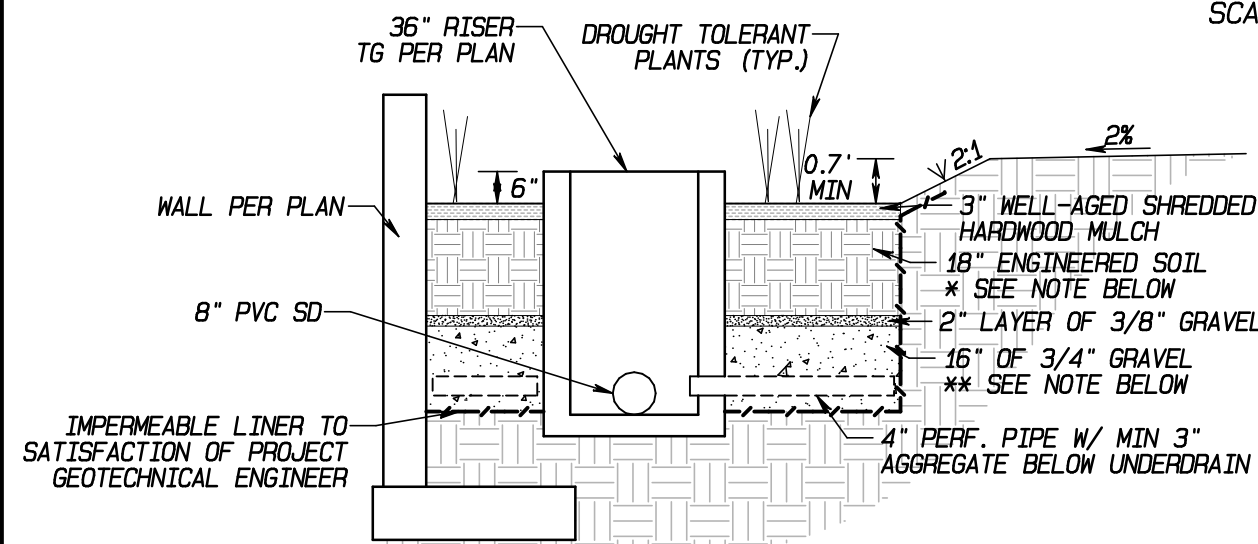
NOTES:

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 HARDWOOD 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.

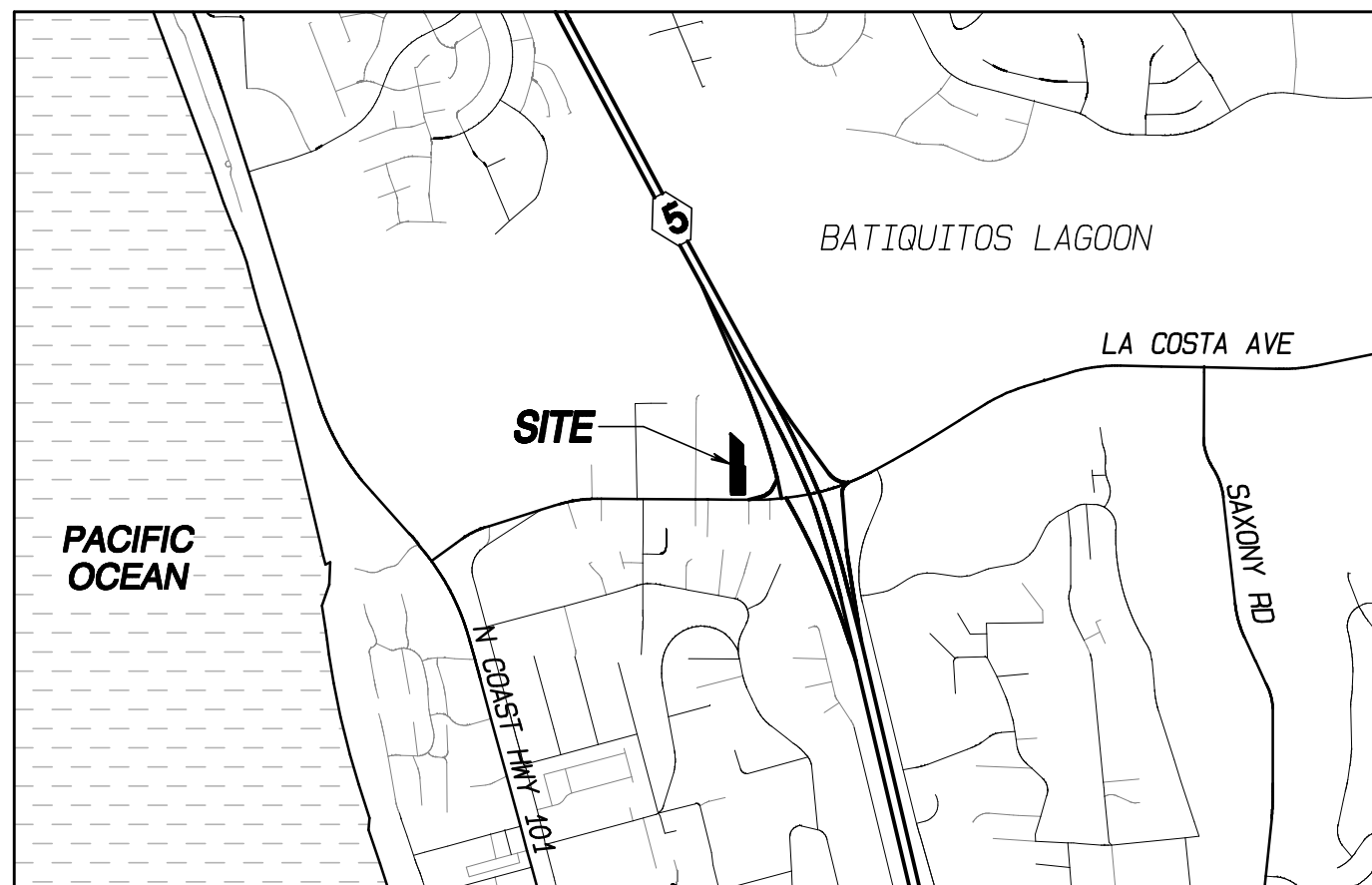
THE EFFECTIVE AREA OF THE BASIN SHALL BE LEVEL AND SHALL BE SIZED BASED ON CALCULATION.

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.

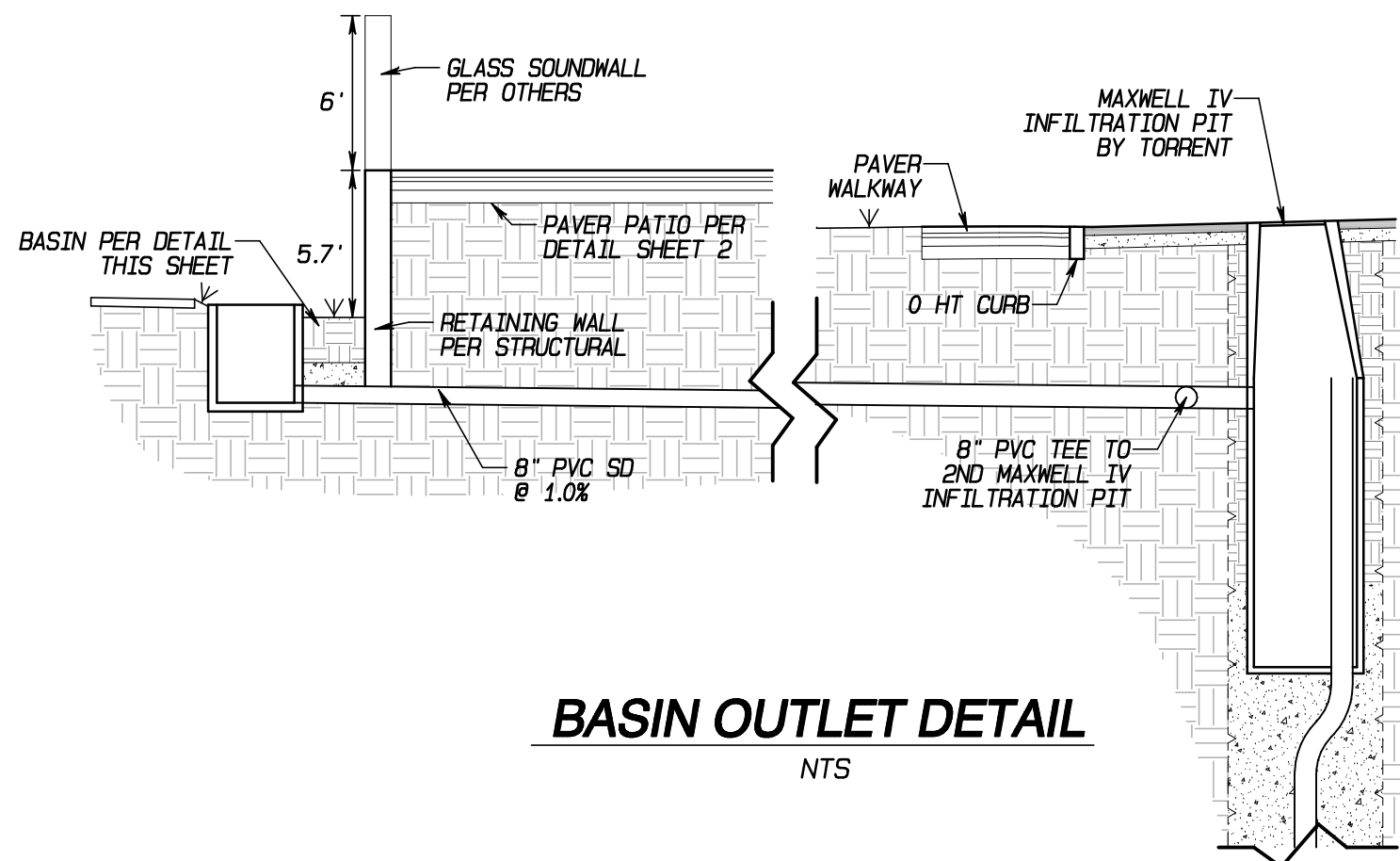
BIORETENTION BASIN DETAIL

NTS



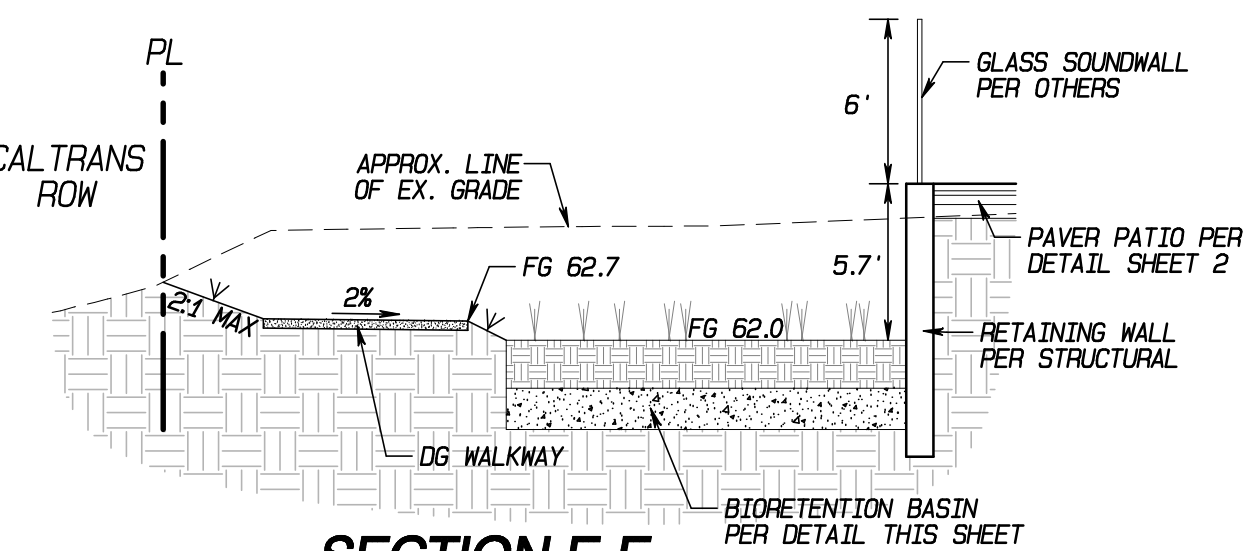
VICINITY MAP

NTS



BASIN OUTLET DETAIL

NTS



SECTION E-E

NTS

BIORETENTION BASIN PER DETAIL THIS SHEET

DS WALKWAY

FG 62.7

FG 62.0

APPROX. LINE OF EX. GRADE

2' MAX

PL

CALTRANS ROW

GLASS SOUNDWALL PER OTHERS

PAVER PATIO PER DETAIL SHEET 2

RETAINING WALL PER STRUCTURAL

DS WALKWAY

FG 62.7

FG 62.0

APPROX. LINE OF EX. GRADE

2' MAX

PL

CALTRANS ROW

GLASS SOUNDWALL PER OTHERS

PAVER PATIO PER DETAIL SHEET 2

RETAINING WALL PER STRUCTURAL

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GLASS SOUNDWALL PER OTHERS

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GLASS SOUNDWALL PER OTHERS

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RETAINING WALL PER STRUCTURAL

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FG 62.0

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FG 62.0

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GLASS SOUNDWALL PER OTHERS

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CALTRANS ROW

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CALTRANS ROW

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RETAINING WALL PER STRUCTURAL

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FG 62.7

FG 62.0

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CALTRANS ROW

GLASS SOUNDWALL PER OTHERS

PAVER PATIO PER DETAIL SHEET 2

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APPROX. LINE OF EX. GRADE

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CALTRANS ROW

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APPROX. LINE OF EX. GRADE

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CALTRANS ROW

GLASS SOUNDWALL PER OTHERS

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RETAINING WALL PER STRUCTURAL

DS WALKWAY

FG 62.7

FG 62.0

APPROX. LINE OF EX. GRADE

2' MAX

PL

CALTRANS ROW

GLASS SOUNDWALL PER OTHERS

PAVER PATIO PER DETAIL SHEET 2

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DS WALKWAY

FG 62.7

FG 62.0

APPROX. LINE OF EX. GRADE

2' MAX

PL

CALTRANS ROW

GLASS SOUNDWALL PER OTHERS

PAVER PATIO PER DETAIL SHEET 2

RETAINING WALL PER STRUCTURAL

DS WALKWAY

FG 62.7

FG 62.0

APPROX. LINE OF EX. GRADE

2' MAX

PL

CALTRANS ROW

GLASS SOUNDWALL PER OTHERS

PAVER PATIO PER DETAIL SHEET 2

RETAINING WALL PER STRUCTURAL

DS WALKWAY

FG 62.7

FG 62.0

APPROX. LINE OF EX. GRADE

2' MAX

PL

CALTRANS ROW

GLASS SOUNDWALL PER OTHERS

PAVER PATIO PER DETAIL SHEET 2

RETAINING WALL PER STRUCTURAL

DS WALKWAY

FG 62.7

FG 62.0

APPROX. LINE OF EX. GRADE

2' MAX

PL

CALTRANS ROW

GLASS SOUNDWALL PER OTHERS

PAVER PATIO PER DETAIL SHEET 2

RETAINING WALL PER STRUCTURAL

DS WALKWAY

FG 62.7

FG 62.0

APPROX. LINE OF EX. GRADE

2' MAX

PL

CALTRANS ROW

GLASS SOUNDWALL PER OTHERS

PAVER PATIO PER DETAIL SHEET 2

RETAINING WALL PER STRUCTURAL

DS WALKWAY

FG 62.7

FG 62.0

APPROX. LINE OF EX. GRADE

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GLASS SOUNDWALL PER OTHERS

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DS WALKWAY

FG 62.7

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2' MAX

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CALTRANS ROW

GLASS SOUNDWALL PER OTHERS

PAVER PATIO PER DETAIL SHEET 2

RETAINING WALL PER STRUCTURAL

DS WALKWAY

FG 62.7

FG 62.0

APPROX. LINE OF EX. GRADE

2' MAX

PL

CALTRANS ROW

GLASS SOUNDWALL PER OTHERS

PAVER PATIO PER DETAIL SHEET 2

RETAINING WALL PER STRUCTURAL

DS WALKWAY

FG 62.7

FG 62.0

APPROX. LINE OF EX. GRADE

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CALTRANS ROW

GLASS SOUNDWALL PER OTHERS

PAVER PATIO PER DETAIL SHEET 2

RETAINING WALL PER STRUCTURAL

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FG 62.7

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GLASS SOUNDWALL PER OTHERS

PAVER PATIO PER DETAIL SHEET 2

RETAINING WALL PER STRUCTURAL

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FG 62.7

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GLASS SOUNDWALL PER OTHERS

PAVER PATIO PER DETAIL SHEET 2

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CALTRANS ROW

GLASS SOUNDWALL PER OTHERS

PAVER PATIO PER DETAIL SHEET 2

RETAINING WALL PER STRUCTURAL

DS WALKWAY

FG 62.7

FG 62.0

APPROX. LINE OF EX. GRADE

2' MAX

PL

CALTRANS ROW

GLASS SOUNDWALL PER OTHERS

PAVER PATIO PER DETAIL SHEET 2

RETAINING WALL PER STRUCTURAL

DS WALKWAY

FG 62.

PRELIMINARY GRADING & DRAINAGE PLAN

18-188 MIN/DR/CDP

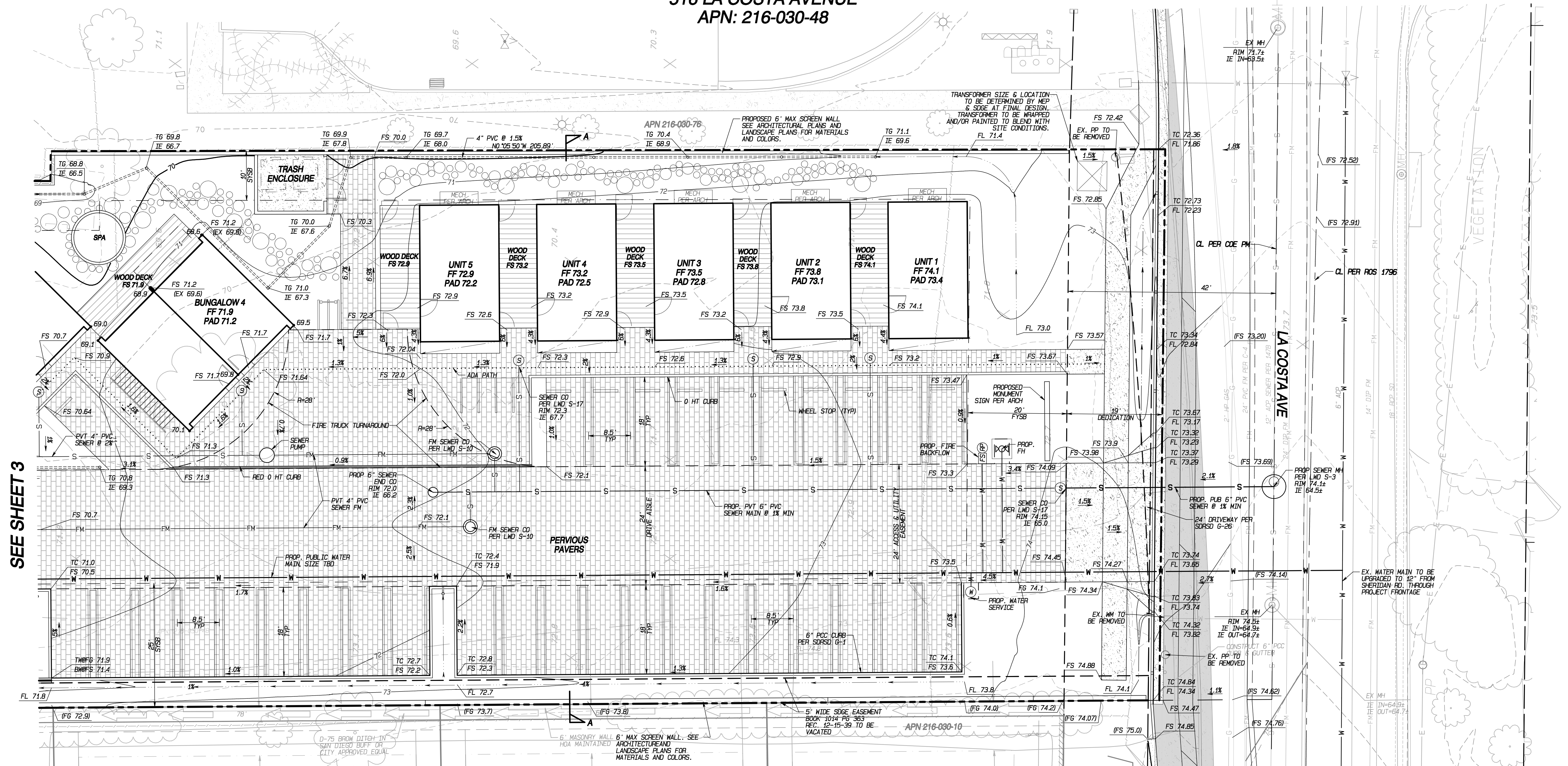
MULTI-002750-2018; DR-002670-2018; USE-002671-2018; CDFNF-002672-2020; CPP-003887-2020

516 LA COSTA AVENUE

APN: 216-030-48

SHEET 2 OF 6

SEE SHEET 4



SEE SHEET 3

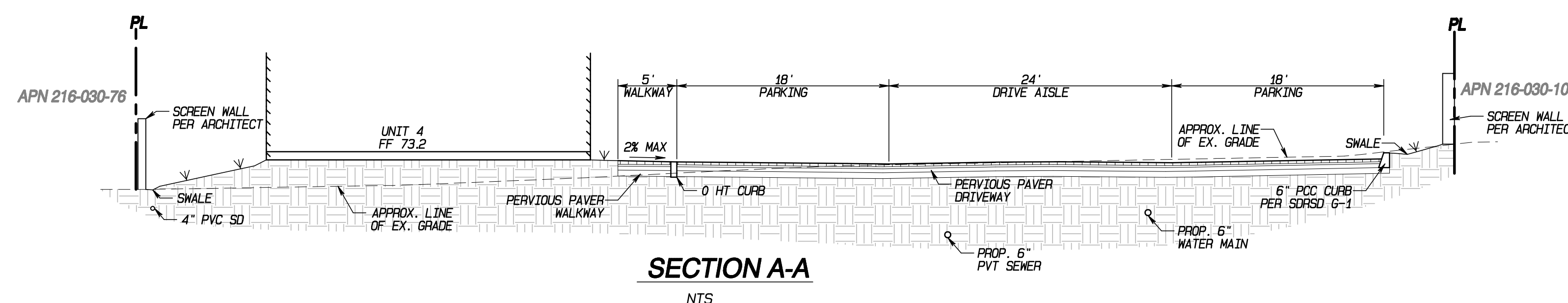
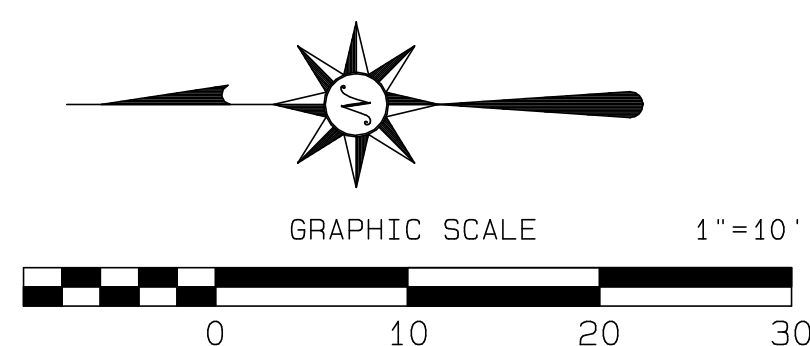
SEE SHEET 4

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.

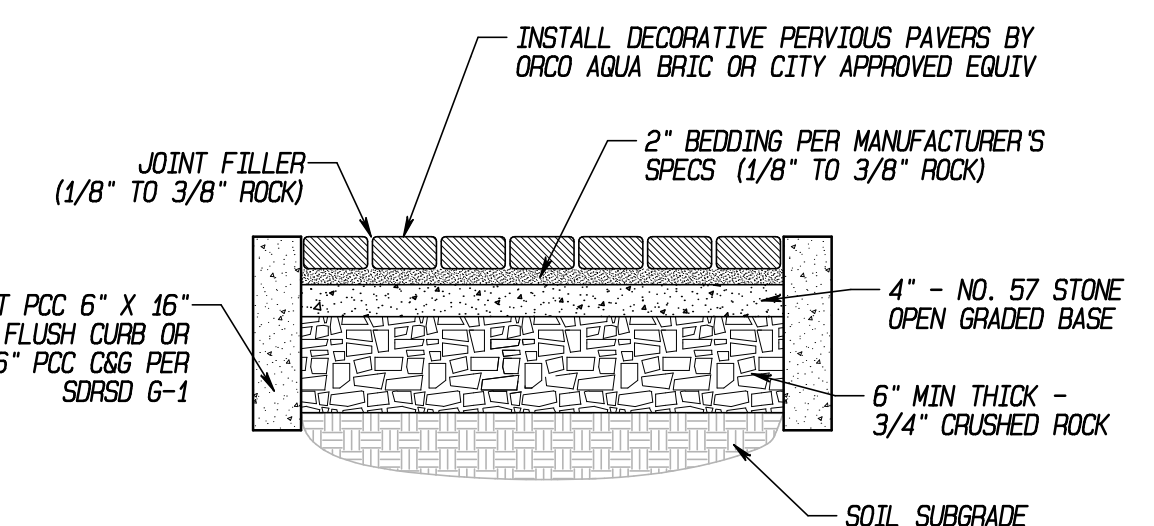
PRELIMINARY GRADING AND DRAINAGE PLAN

SCALE: 1"=10'



SECTION A-A

NTS



PERVIOUS PAVER DETAIL

NTS

PRELIMINARY GRADING & DRAINAGE PLAN

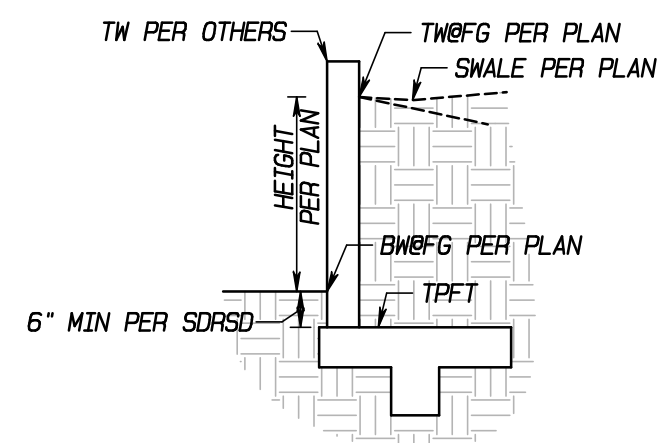
18-188 MIN/DR/CDP

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

516 LA COSTA AVENUE

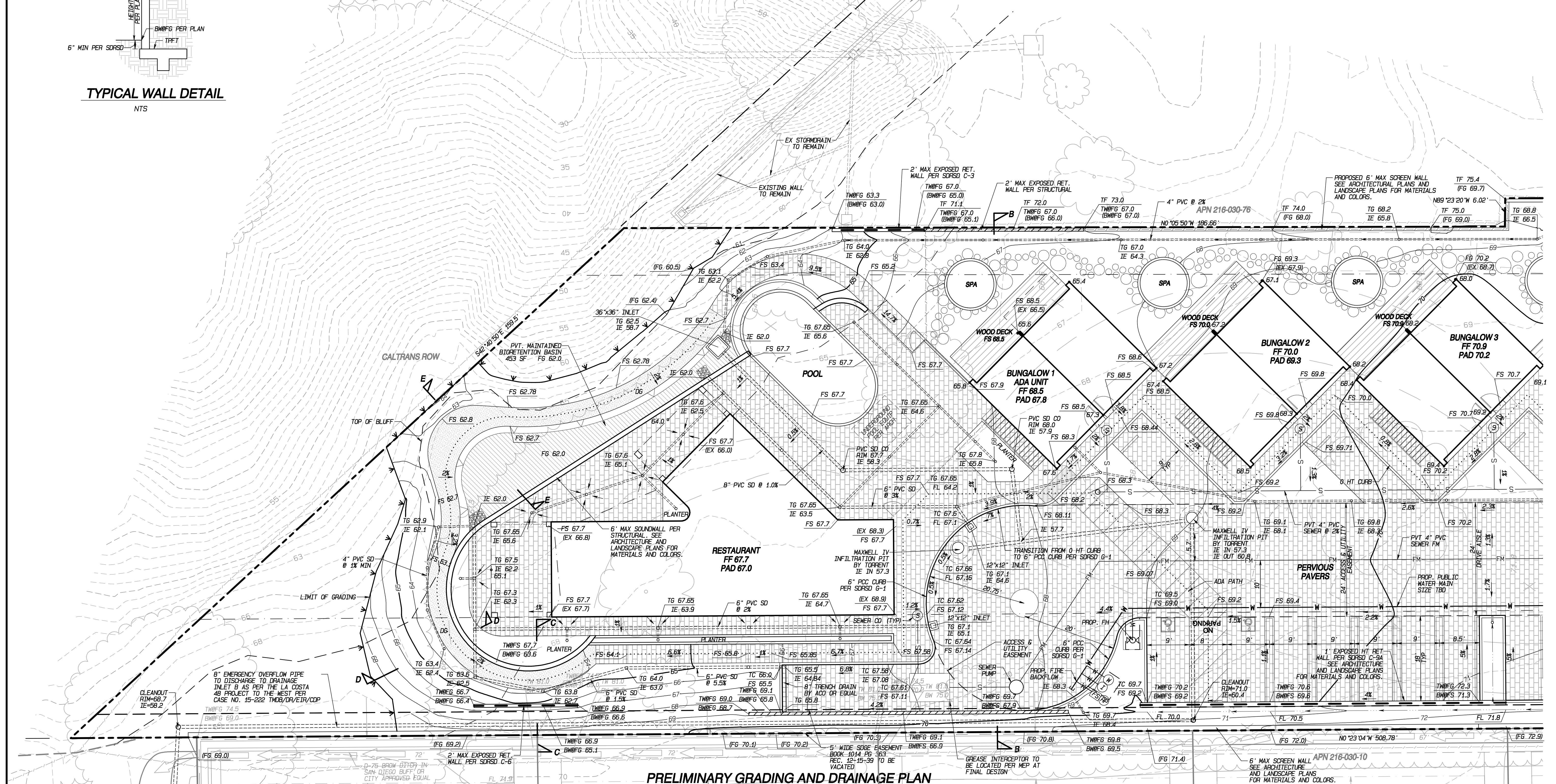
APN: 216-030-48

SHEET 3 OF 6



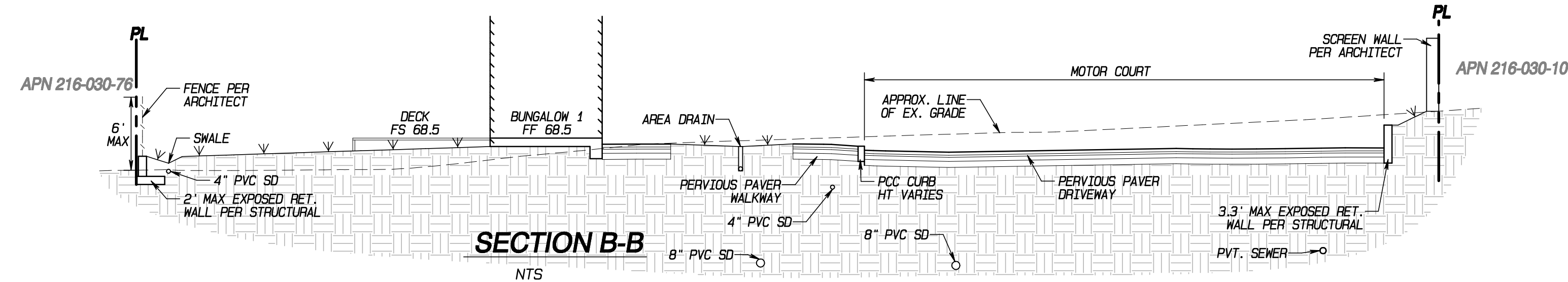
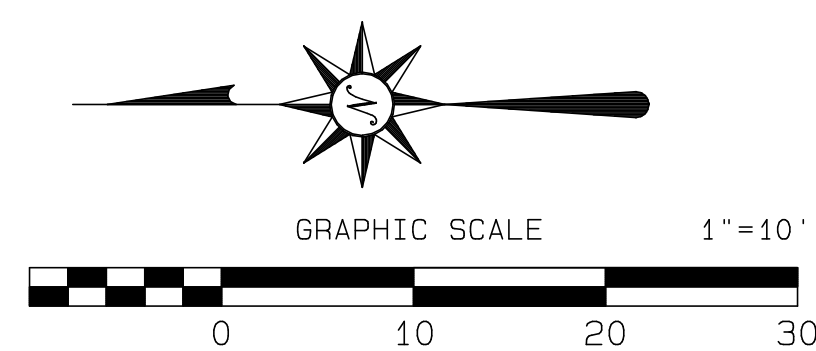
TYPICAL WALL DETAIL

NTS



PRELIMINARY GRADING AND DRAINAGE PLAN

SCALE: 1"=10'



SECTION B-B

NTS

SEE SHEET 2

STRIPING & IMPROVEMENTS EXHIBIT

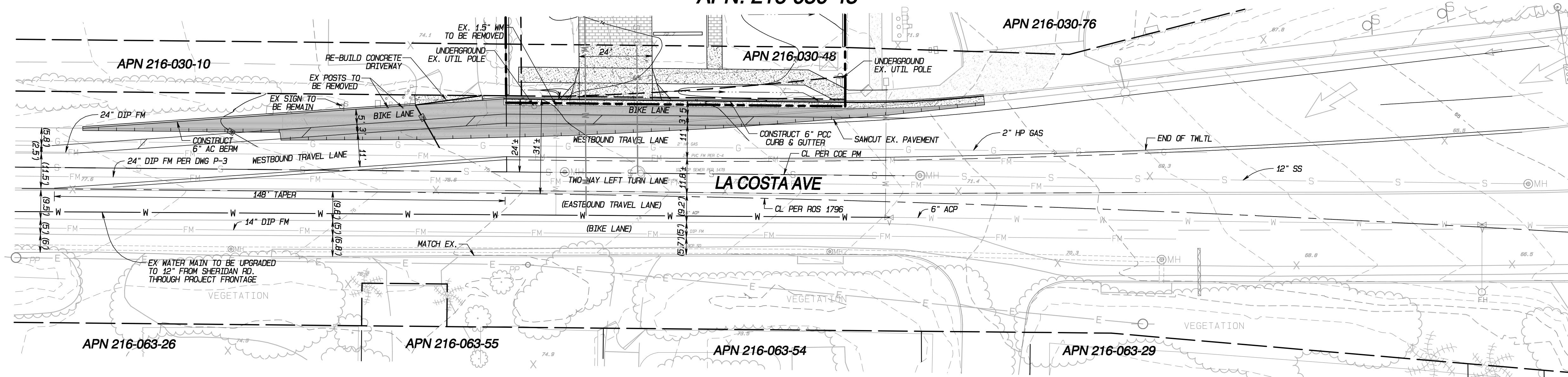
18-188 MIN/DR/CDP

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

516 LA COSTA AVENUE

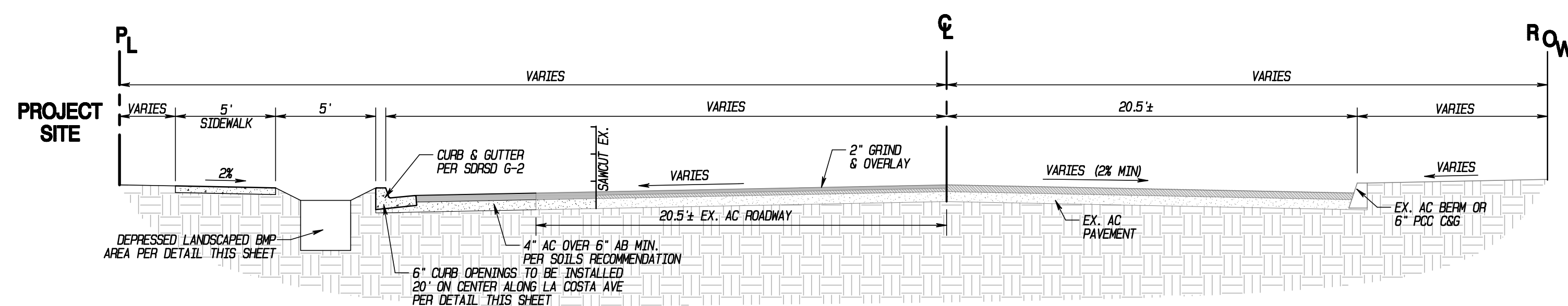
APN: 216-030-48

SHEET 4 OF 6



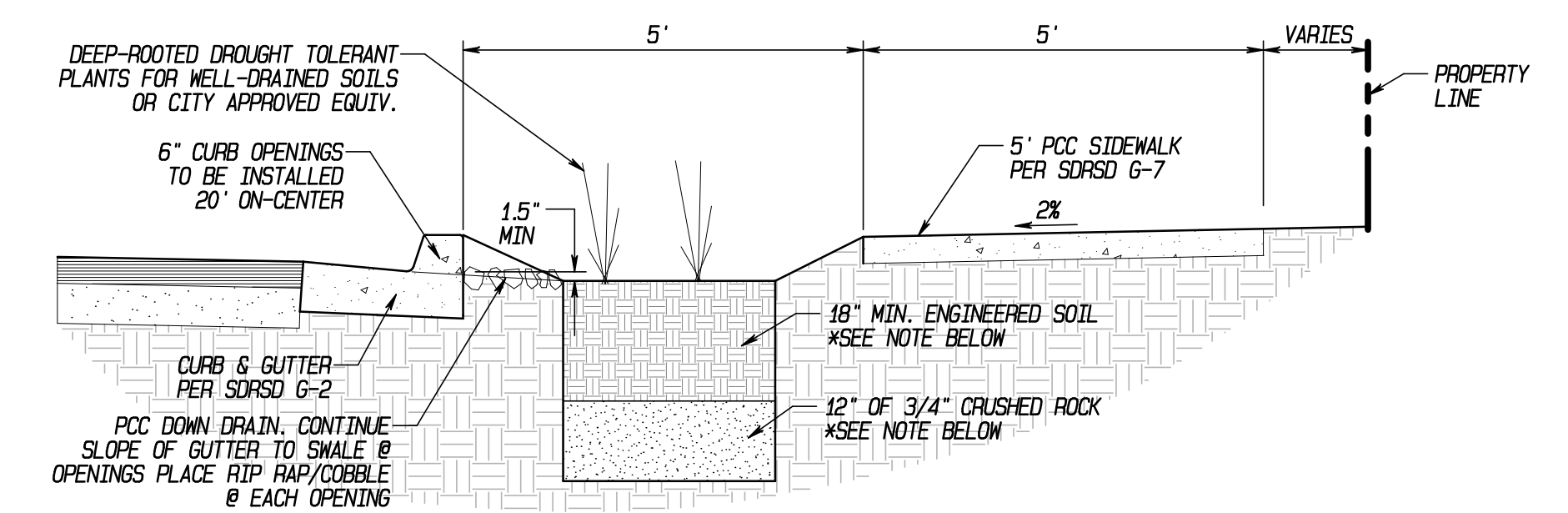
LA COSTA AVENUE STRIPING & IMPROVEMENTS

SCALE: 1"=20'



LA COSTA AVE TYPICAL SECTION

NTS

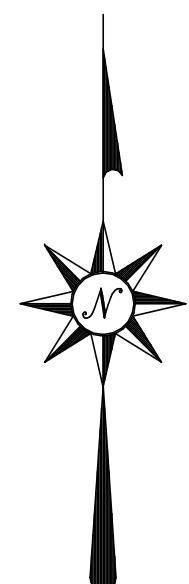


* BIOTRETENTION "ENGINEERED SOIL" LAYER SHALL BE MINIMUM 18" DEEP "SANDY LOAM" SOIL MIX WITH NO MORE THAN 5% CLAY CONTENT. THE MIX SHALL CONTAIN 50-60% SAND, 20-30% COMPOST OR HARDWOOD MULCH, AND 20-30% TOPSOIL, FREE OF STONES, STUMPS, ROOTS, OR SIMILAR OBJECTS, AND ALSO FREE OF NOXIOUS WEEDS.

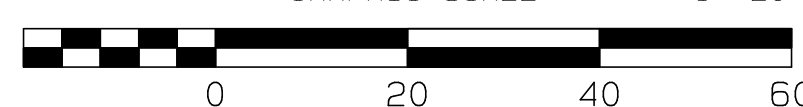
** 3/4\"/>

LA COSTA AVE - TREATMENT SWALE DETAIL

NTS



GRAPHIC SCALE 1"=20'



OFFSITE DRAINAGE EXHIBIT

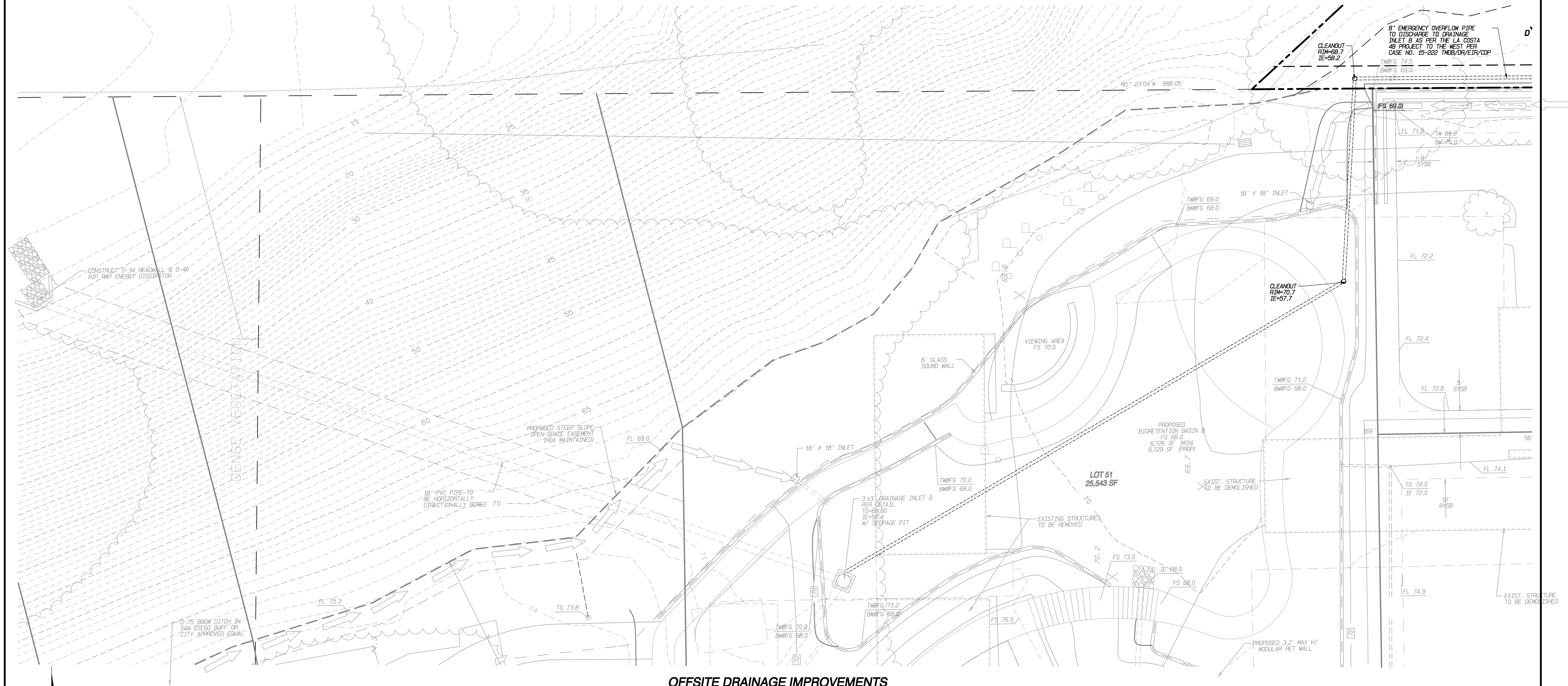
18-188 MIN/DR/CDP

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

516 LA COSTA AVENUE

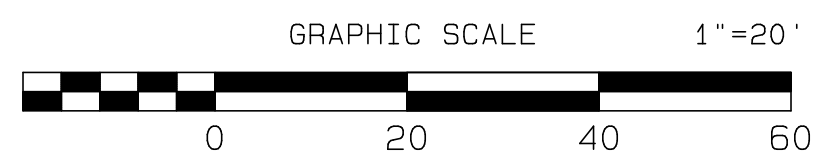
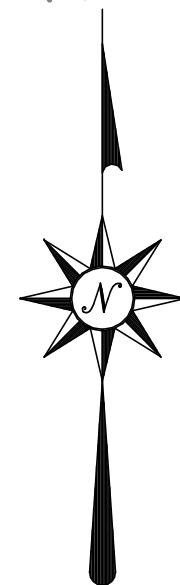
APN: 216-030-48

SHEET 5 OF 6



OFFSITE DRAINAGE IMPROVEMENTS

SCALE: 1"=10'



SLOPE ANALYSIS

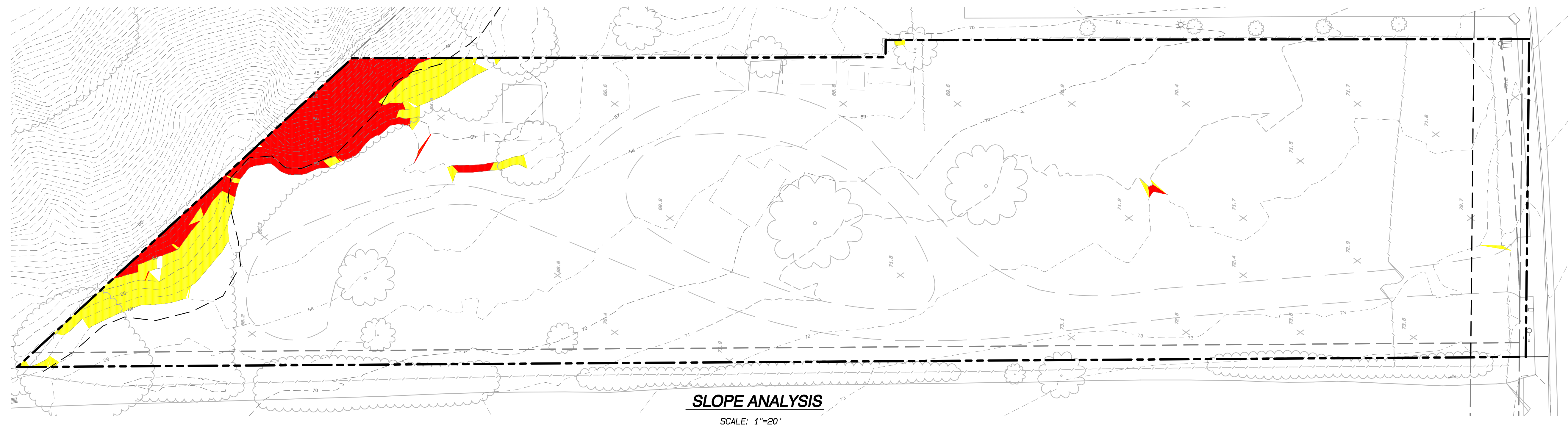
18-188 MIN/DR/CDP

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

516 LA COSTA AVENUE

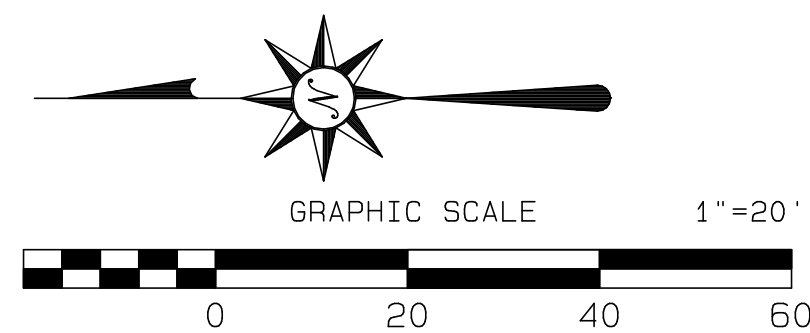
APN: 216-030-48

SHEET 6 OF 6



- 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.

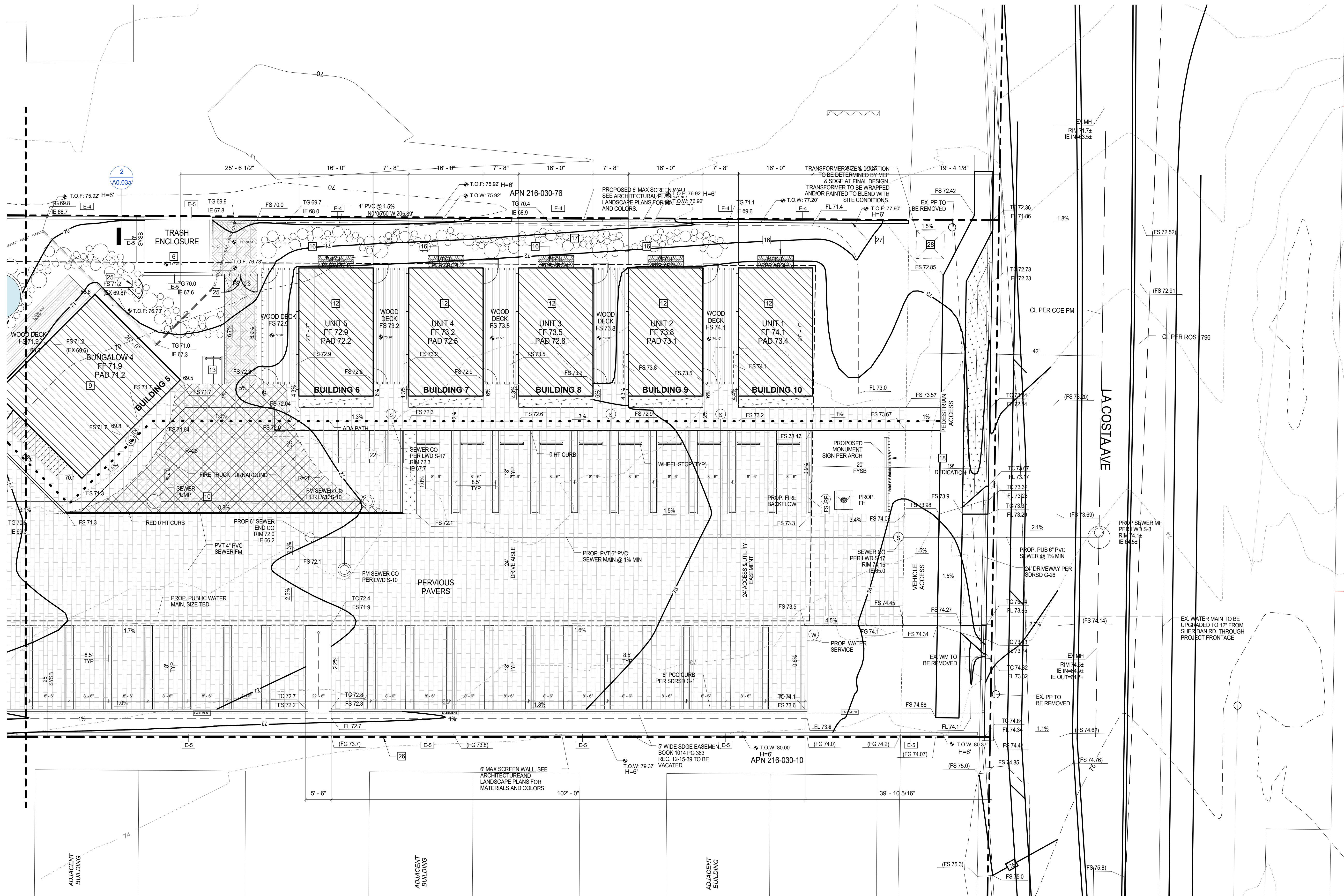


PROJECT NO.	-	
DRAWN BY:	Designer	
CHECKED BY:	Checker	
DATE:	08/03/2021	
REVISIONS:		
1	03/16/2020	CDP-SUB 2
2	02/16/2020	CDP-SUB 3
3	08/03/2021	CDP-SUB 4

THE BROWN STUDIO INC.
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ENCINITAS, CA 92024
619.577.4610 lindsay@thebrownstudio.com

516 LA COSTA

Case No. 18-188 DR/MUP/CDP



1 PROPOSED SITE PLAN
1" = 10'-0"

KEYNOTES

- BMP
- SOUND WALL
- LOADING SPACE
- OUTDOOR LOUNGE
- WALKING PATH
- TRASH ENCLOSURE
- ADA RAMP
- LOUNGE SEATING AREA
- QUONSET HUT (3 UNITS)
- FIRE TRUCK TURNAROUND
- SPA
- BUNGALOW UNITS
- BICYCLE PARKING
- HOTEL PLUNGE POOL
- 6" FENCE
- SCREENED MECHANICAL EQUIPMENT
- STEPSTONE WALKWAY
- MONUMENT SIGN
- MOTOR COURT
- OUTDOOR DINING
- UNDERGROUND SPA EQUIPMENT
- MOTORCYCLE PARKING
- SCREENED MECHANICAL EQUIPMENT UNDER STAIRS
- RAISED PLANTER
- GATE AT FENCE (KEY ACCESS)
- CMU FENCE
- WOOD FENCE 6"
- TRANSFORMER TO BE WRAPPED 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

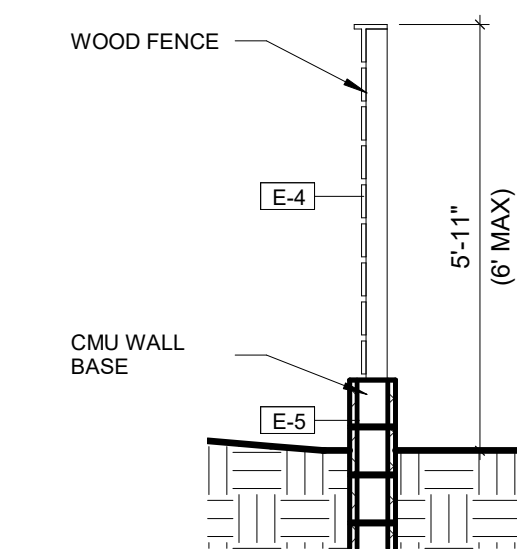
MATERIAL LEGEND

- E-1 EXTERIOR METAL WALL/ROOF CLADDING
- 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

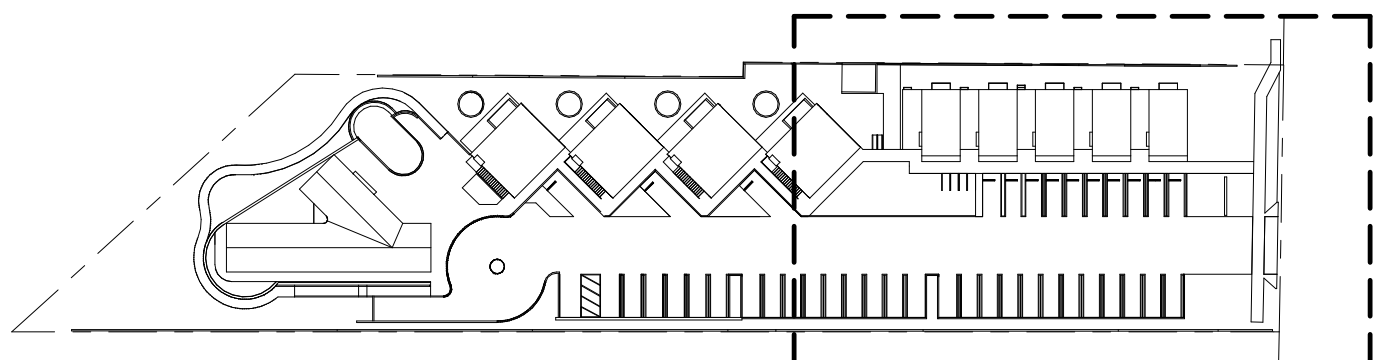
BUILDING AREAS

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	•	•
TOTAL: 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	•	•
TOTAL: 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	•	•
TOTAL: 1,677 SF					
BUILDING 4					
UNIT A	UNIT 9	360 SF	LEVEL 1	•	•
UNIT A	UNIT 10	360 SF	LEVEL 1	•	•

NAME	ID	AREA	LEVEL	LOT COVERAGE	FAR
BUILDING 5					
UNIT B	UNIT 11	720 SF	LEVEL 2	•	•
UNIT B	UNIT 11	237 SF	MEZZANINE	•	•
TOTAL: 1,677 SF					
BUILDING 6					
UNIT C	UNIT 5	436 SF	LEVEL 1	•	•
UNIT C	UNIT 5	206 SF	LEVEL 2	•	•
TOTAL: 642 SF					
BUILDING 7					
UNIT C	UNIT 4	436 SF	LEVEL 1	•	•
UNIT C	UNIT 4	206 SF	LEVEL 2	•	•
TOTAL: 642 SF					
BUILDING 8					
UNIT C	UNIT 3	436 SF	LEVEL 1	•	•
UNIT C	UNIT 3	206 SF	LEVEL 2	•	•
TOTAL: 642 SF					
BUILDING 9					
UNIT C	UNIT 2	436 SF	LEVEL 1	•	•
UNIT C	UNIT 2	206 SF	LEVEL 2	•	•
TOTAL: 642 SF					
BUILDING 10					
UNIT C	UNIT 1	436 SF	LEVEL 1	•	•
UNIT C	UNIT 1	206 SF	LEVEL 2	•	•
TOTAL: 642 SF					
TOTALS		12,434 SF		6,969 SF	



2 WOOD FENCE
3/8" = 1'-0"



KEY PLAN
1" = 80'-0"

PROJECT NO.
DRAWINGS PREPARED BY:
LINDSAY BROWN

SHEET TITLE
PROPOSED SITE PLAN

SHEET NUMBER

A0.03a

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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ENCINITAS, CA 92024
619.577.4610 lindsay@thebrownstudio.com

516 LA COSTA

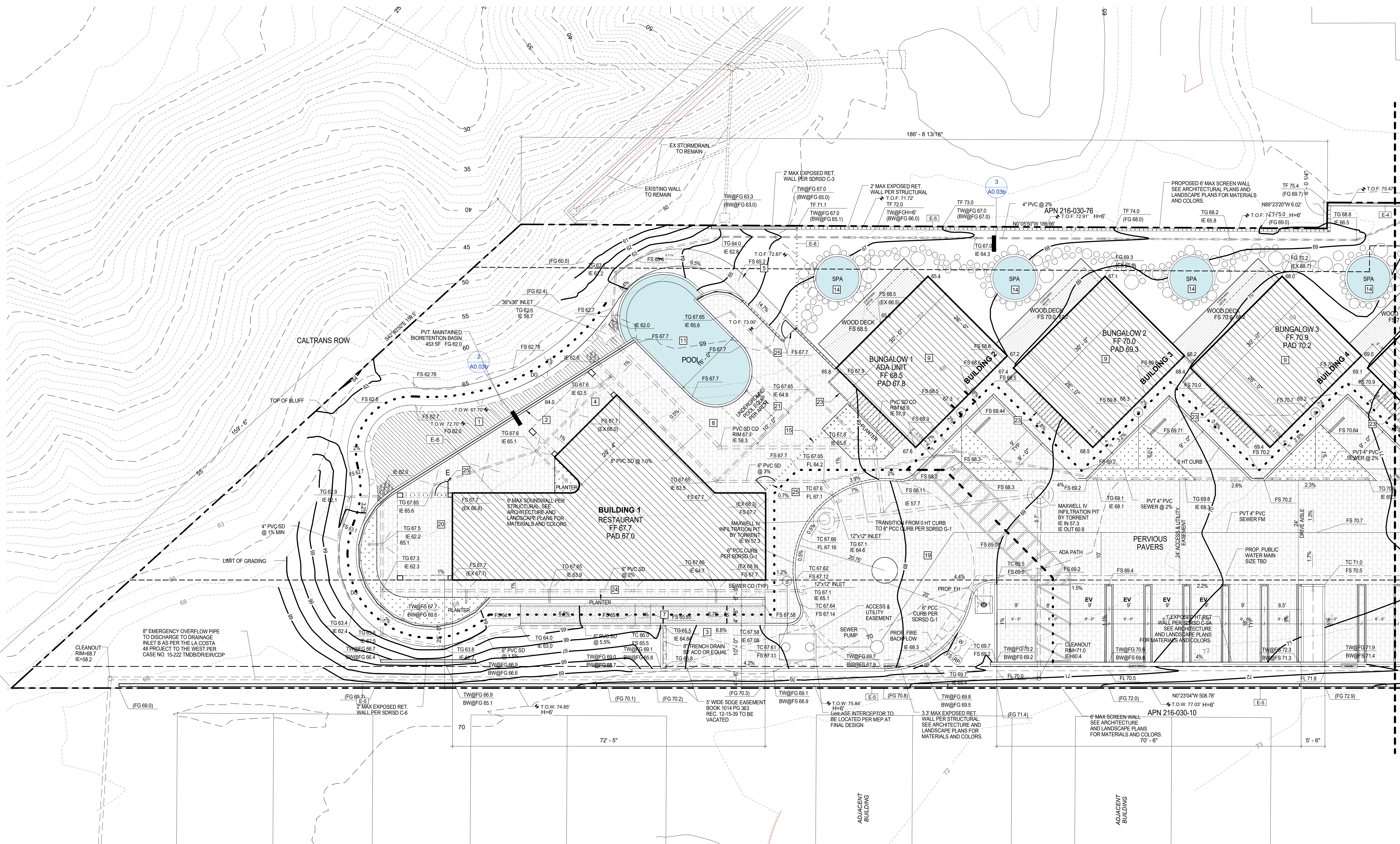
Case No. 18-188 DR/MUP/CDP

PROJECT NO.
DRAWINGS PREPARED BY:
LINDSAY BROWN

SHEET TITLE
PROPOSED SITE PLAN
SHEET NUMBER

A0.03b

8/3/2021 5:53:13 PM



1 PROPOSED SITE PLAN

1" = 10'-0"

KEYNOTES

- BMP
- SOUND WALL
- LOADING SPACE
- OUTDOOR LOUNGE
- WALKING PATH
- TRASH ENCLOSURE
- ADA RAMP
- LOUNGE SEATING AREA
- QUONSET HUT (3 UNITS)
- FIRE TRUCK TURNAROUND
- SPA
- BUNGALOW UNITS
- BICYCLE PARKING
- HOTEL PLUNGE POOL
- 6" FENCE
- SCREENED MECHANICAL EQUIPMENT
- STEPSTONE WALKWAY
- MONUMENT SIGN
- MOTOR COURT
- OUTDOOR DINING
- UNDERGROUND SPA EQUIPMENT
- MOTORCYCLE PARKING
- SCREENED MECHANICAL EQUIPMENT UNDER STAIRS
- RAISED PLANTER
- GATE AT FENCE (KEY ACCESS)
- CMU FENCE
- WOOD FENCE 6"
- TRANSFORMER TO BE WRAPPED 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

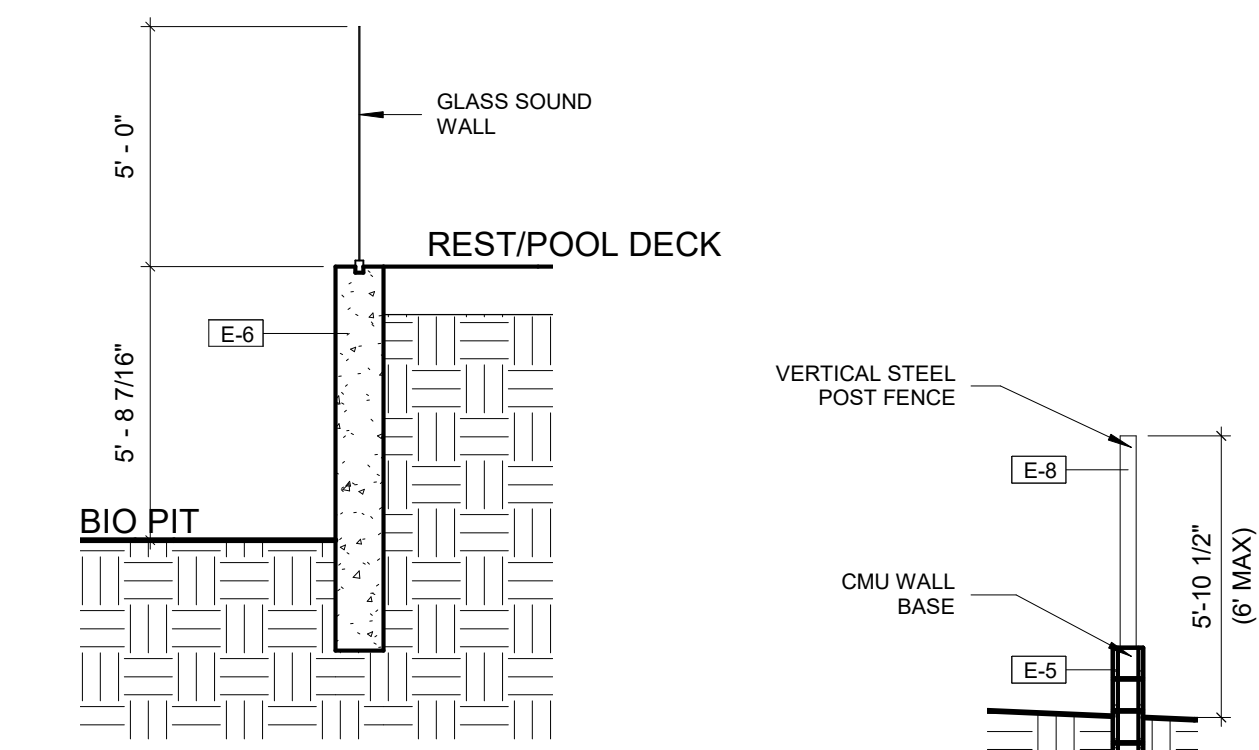
MATERIAL LEGEND

- | | |
|------|---|
| E-1 | EXTERIOR METAL WALL/ROOF CLADDING |
| 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					
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RESTAURANT	3	890 SF	LEVEL 1	•	•
BAR	4	191 SF	LEVEL 1	•	•
KITCHEN B.O.H	5	451 SF	LEVEL 1	•	•
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RESTROOM-MEN	8	50 SF	LEVEL 1	•	•
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HOTEL SERVICE	11	159 SF	LEVEL 2	•	•
CIRCULATION-INTERIOR	15	100 SF	LEVEL 1	•	•
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UNIT A	UNIT 15	360 SF	LEVEL 1	•	•
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UNIT B	UNIT 17	237 SF	MEZZANINE	•	•
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	•	•
BUILDING 4					
UNIT A	UNIT 9	360 SF	LEVEL 1	•	•
UNIT A	UNIT 10	360 SF	LEVEL 1	•	•

NAME	ID	AREA	LEVEL	LOT COVERAGE	FAR
BUILDING 5					
UNIT B	UNIT 11	720 SF	LEVEL 2	•	•
UNIT B	UNIT 11	237 SF	MEZZANINE	•	•
BUILDING 6					
UNIT C	UNIT 5	436 SF	LEVEL 1	•	•
UNIT C	UNIT 5	206 SF	LEVEL 2	•	•
BUILDING 7					
UNIT C	UNIT 4	436 SF	LEVEL 1	•	•
UNIT C	UNIT 4	206 SF	LEVEL 2	•	•
BUILDING 8					
UNIT C	UNIT 3	436 SF	LEVEL 1	•	•
UNIT C	UNIT 3	206 SF	LEVEL 2	•	•
BUILDING 9					
UNIT C	UNIT 2	436 SF	LEVEL 1	•	•
UNIT C	UNIT 2	206 SF	LEVEL 2	•	•
BUILDING 10					
UNIT C	UNIT 1	436 SF	LEVEL 1	•	•
UNIT C	UNIT 1	206 SF	LEVEL 2	•	•
TOTALS					
		12,434 SF	6,969 SF		

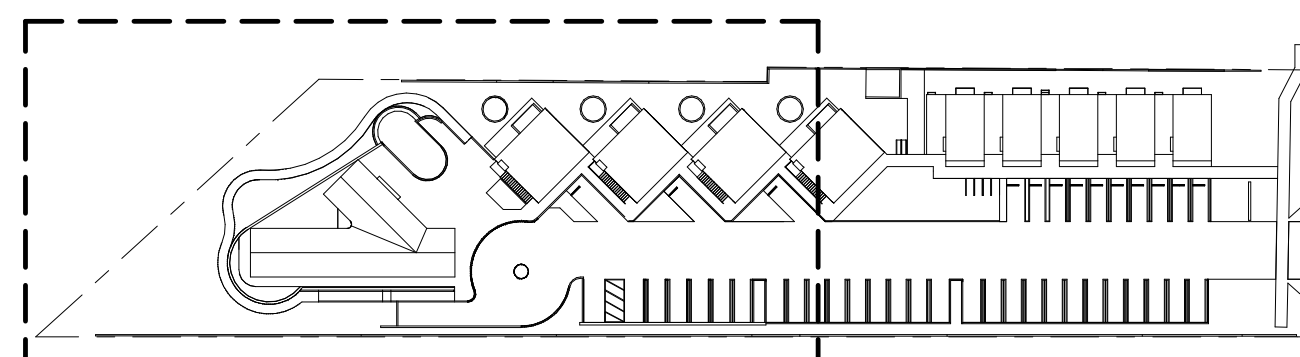


2 SITE WALL

1/4" = 1'-0"

3 SITE FENCE 2

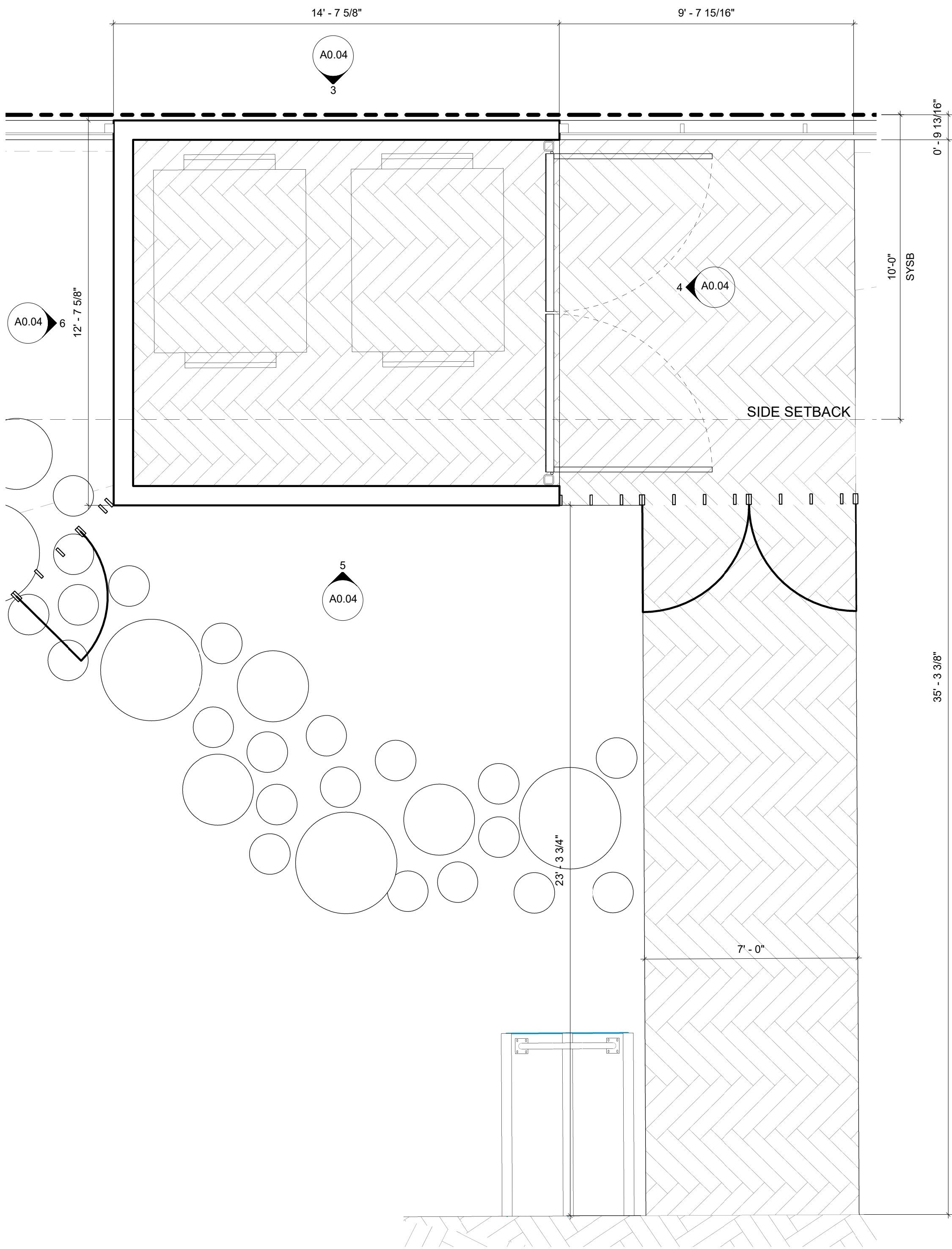
1/4" = 1'-0"



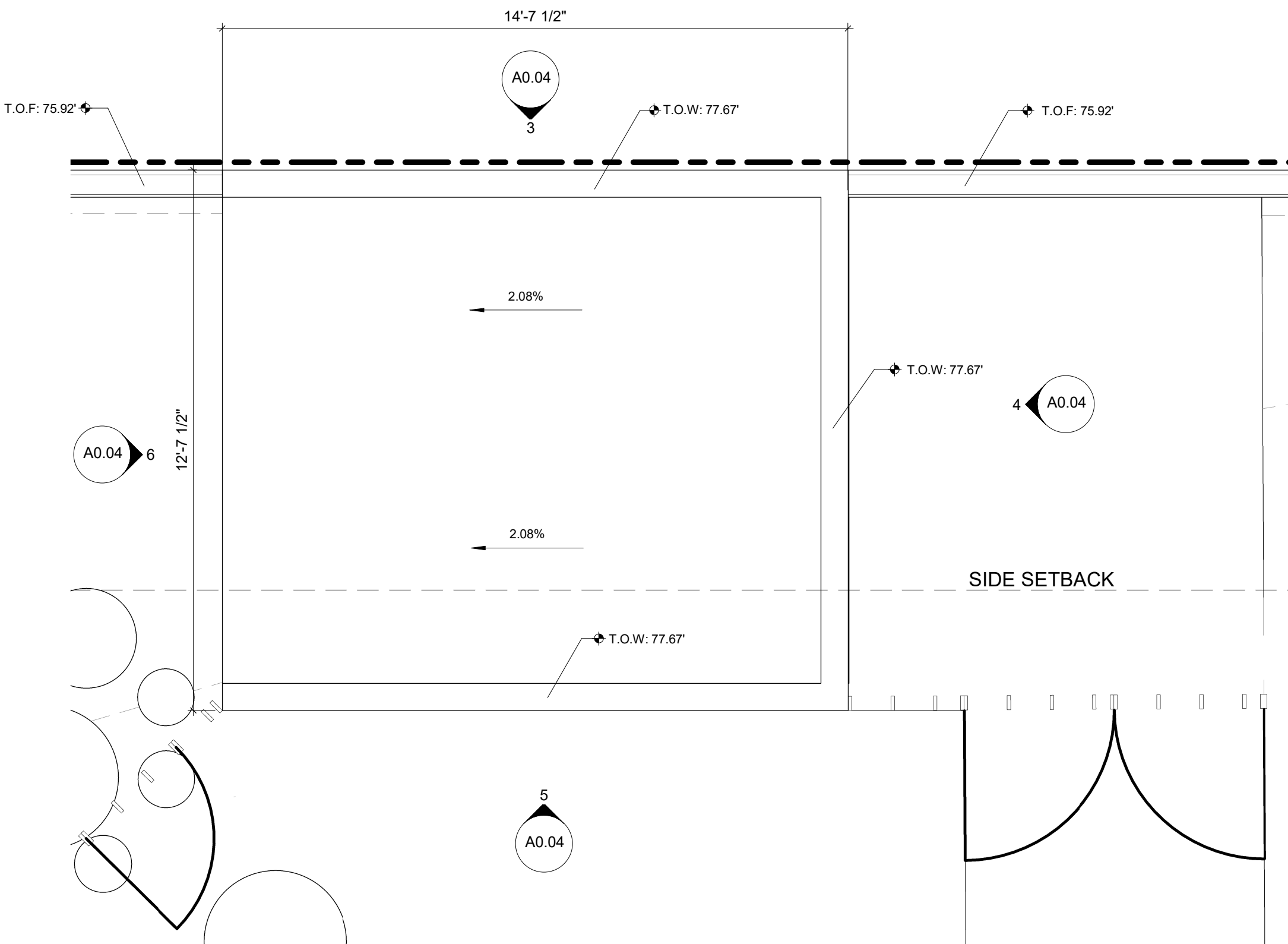
KEY PLAN

1" = 80'-0"

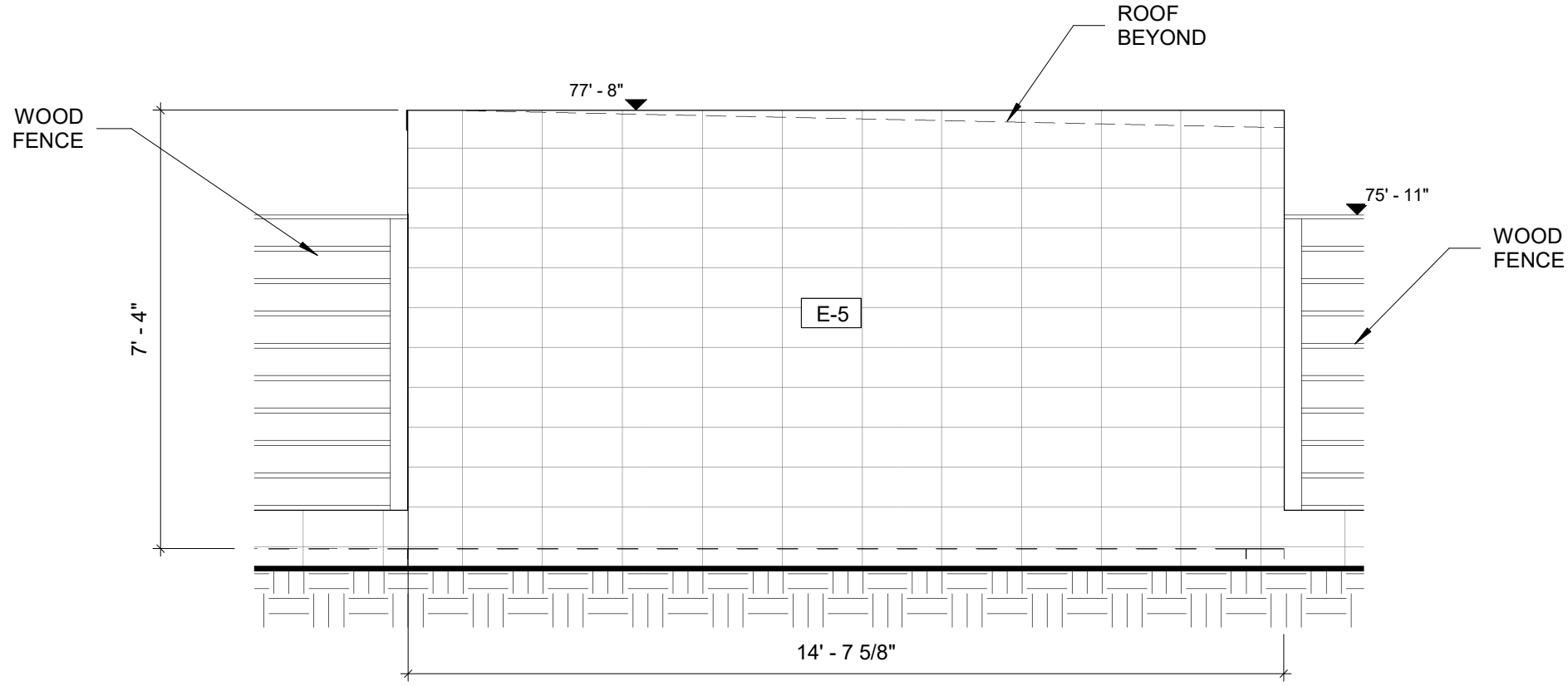
THESE DRAWINGS, ASSOCIATED SPECIFICATIONS, RELATED PROJECT DOCUMENTS, AND OTHER INSTRUMENTS OF SERVICE ARE THE PROPERTY OF THE DESIGNER AND CONSULTANTS-OF-RECORD. THEY SHALL NEITHER BE EXECUTED NOR USED FOR ANY OTHER WORK EXCEPT BY SPECIFIC AGREEMENT WITH THE DESIGNER. (C) 2019 THE BROWN STUDIO INC.



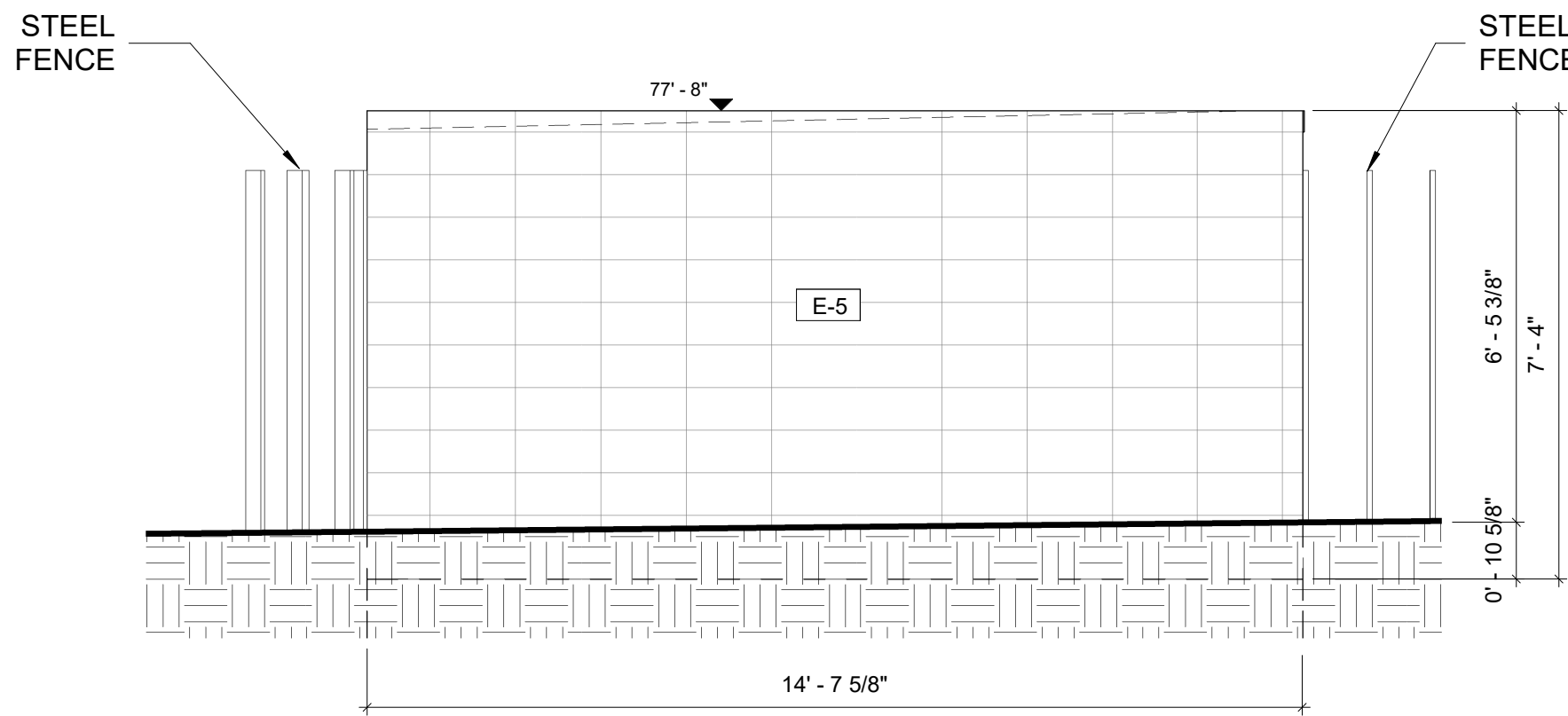
1 ENLARGED TRASH ENCLOSURE
3/8" = 1'-0"



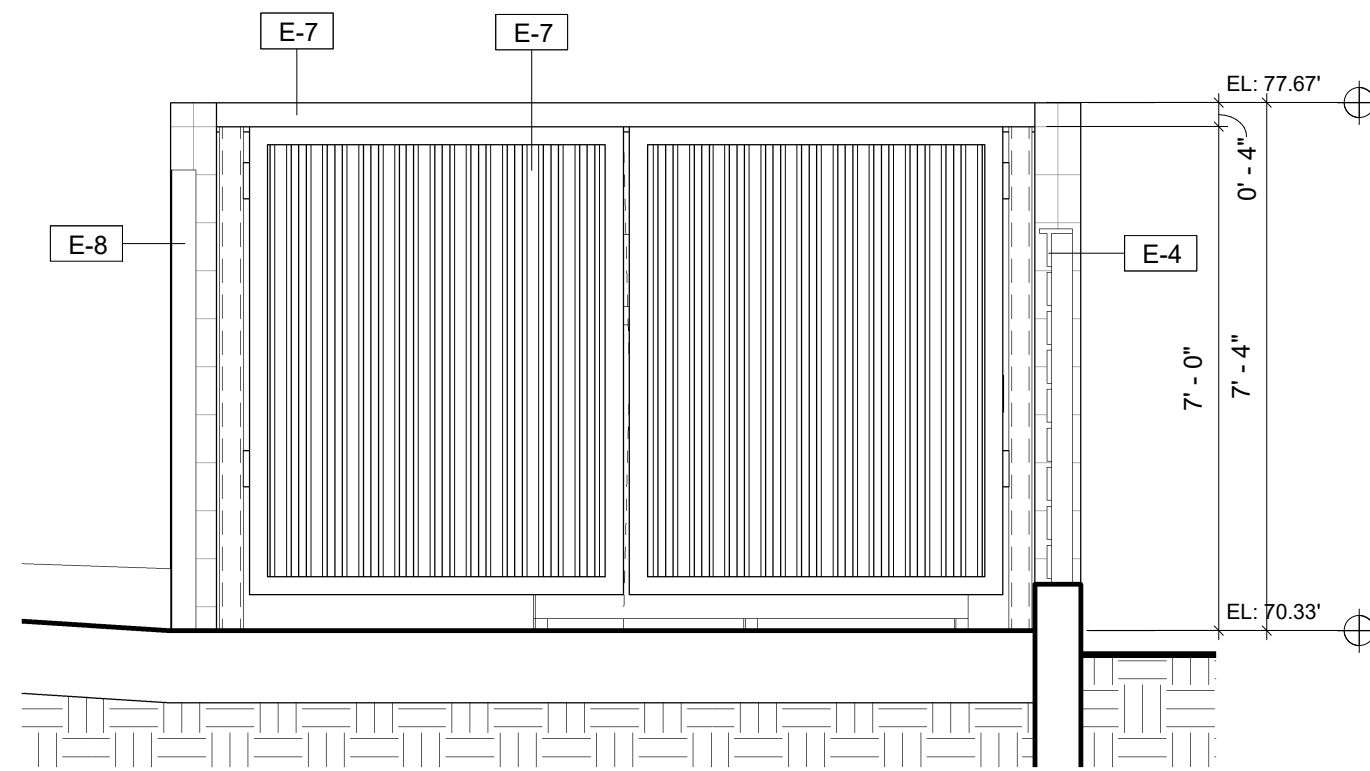
2 ENLARGED TRASH ENCLOSURE - ROOF PLAN
3/8" = 1'-0"



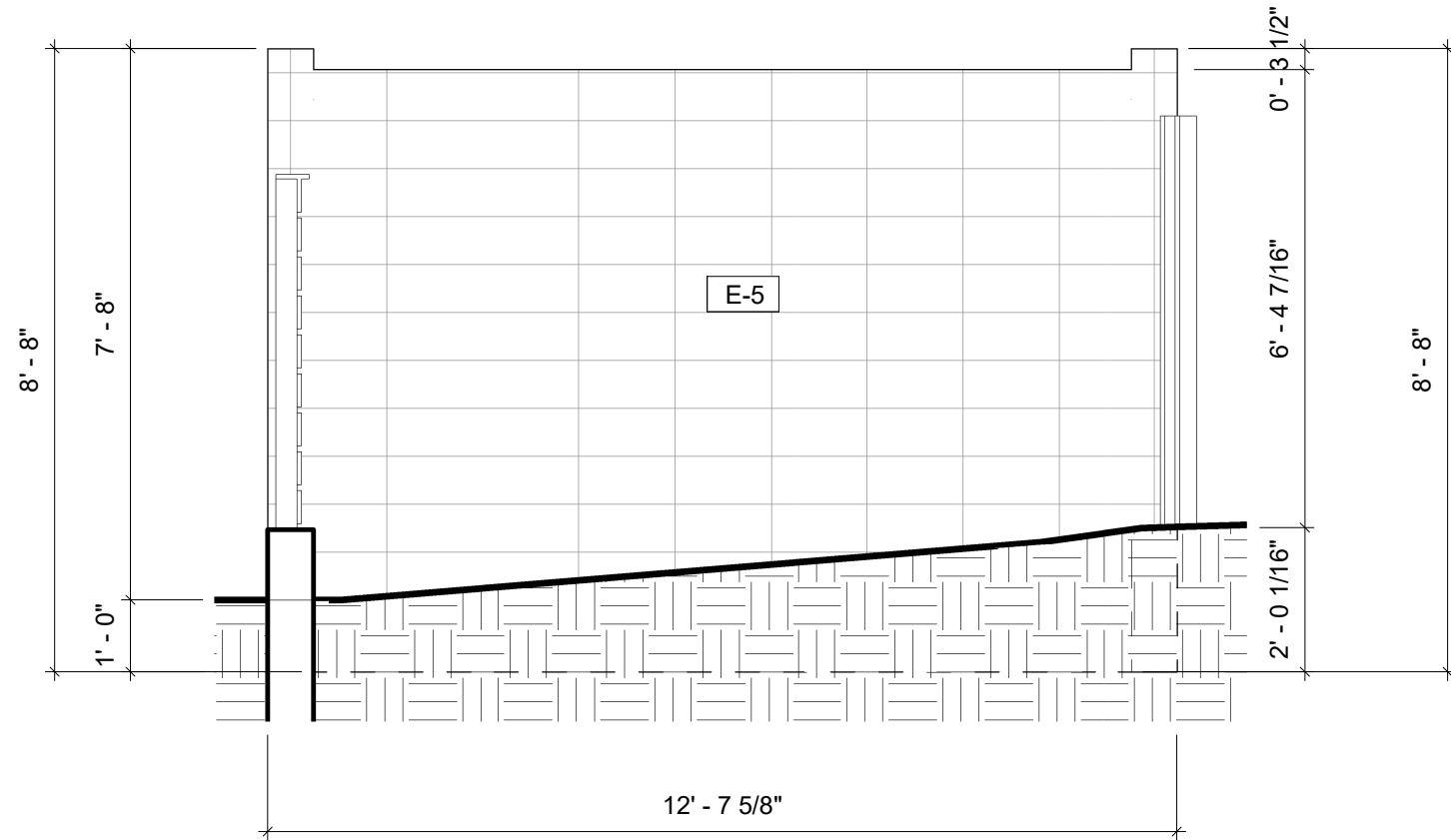
3 ELEVATION - EAST
3/8" = 1'-0"



5 ELEVATION - WEST
3/8" = 1'-0"



4 ELEVATION - SOUTH
3/8" = 1'-0"

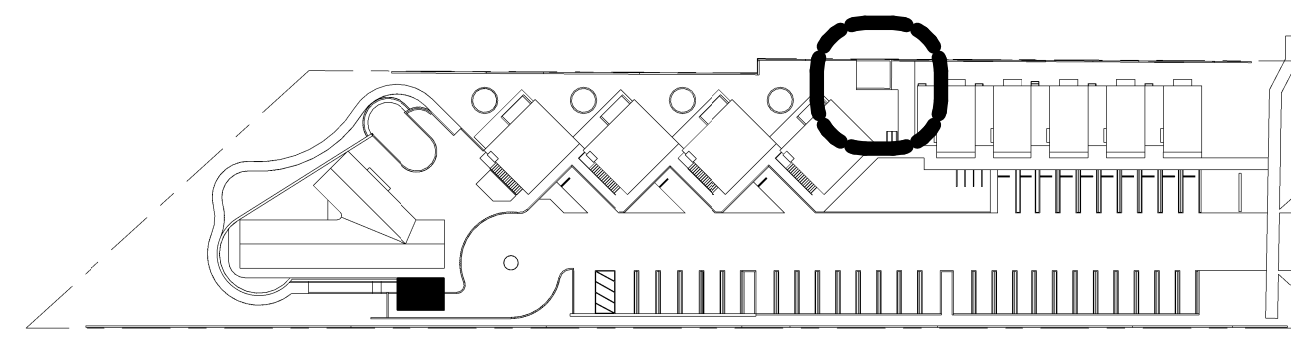


6 ELEVATION NORTH
3/8" = 1'-0"

MATERIAL LEGEND

E-1	EXTERIOR METAL WALL/ROOF CLADDING
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

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516 LA COSTA

Case No. 18-188 DR/MUP/CDP

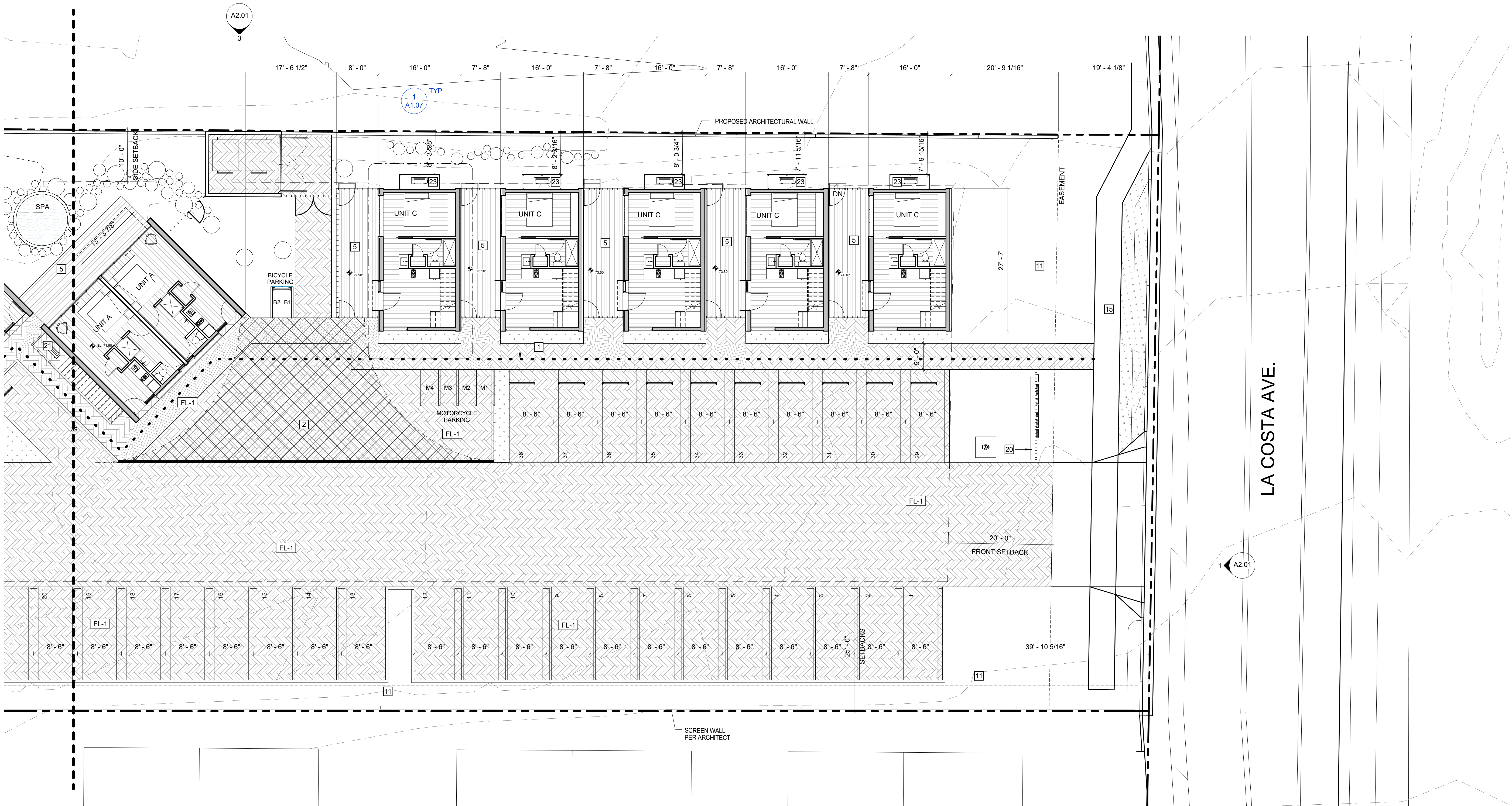
PROJECT NO.	-
DRAWINGS PREPARED BY:	LINDSAY BROWN

SHEET TITLE
TRASH ENCLOSURE DETAILS

SHEET NUMBER

A0.04

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3 LEVEL 1 - FLOOR PLAN
1" = 10'-0"

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.		-
DRAWN BY:		Designer
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DATE:		08/03/2021
REVISIONS:		
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2	02/16/2020	CDP-SUB 3
3	08/03/2021	CDP-SUB 4

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Case No. 18-188 DR/MUP/CDP

PROJECT NO.	-
DRAWINGS PREPARED BY:	LINDSAY BROWN

SHEET TITLE	FLOOR PLAN - LEVEL 1
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SHEET NUMBER	A1.01a
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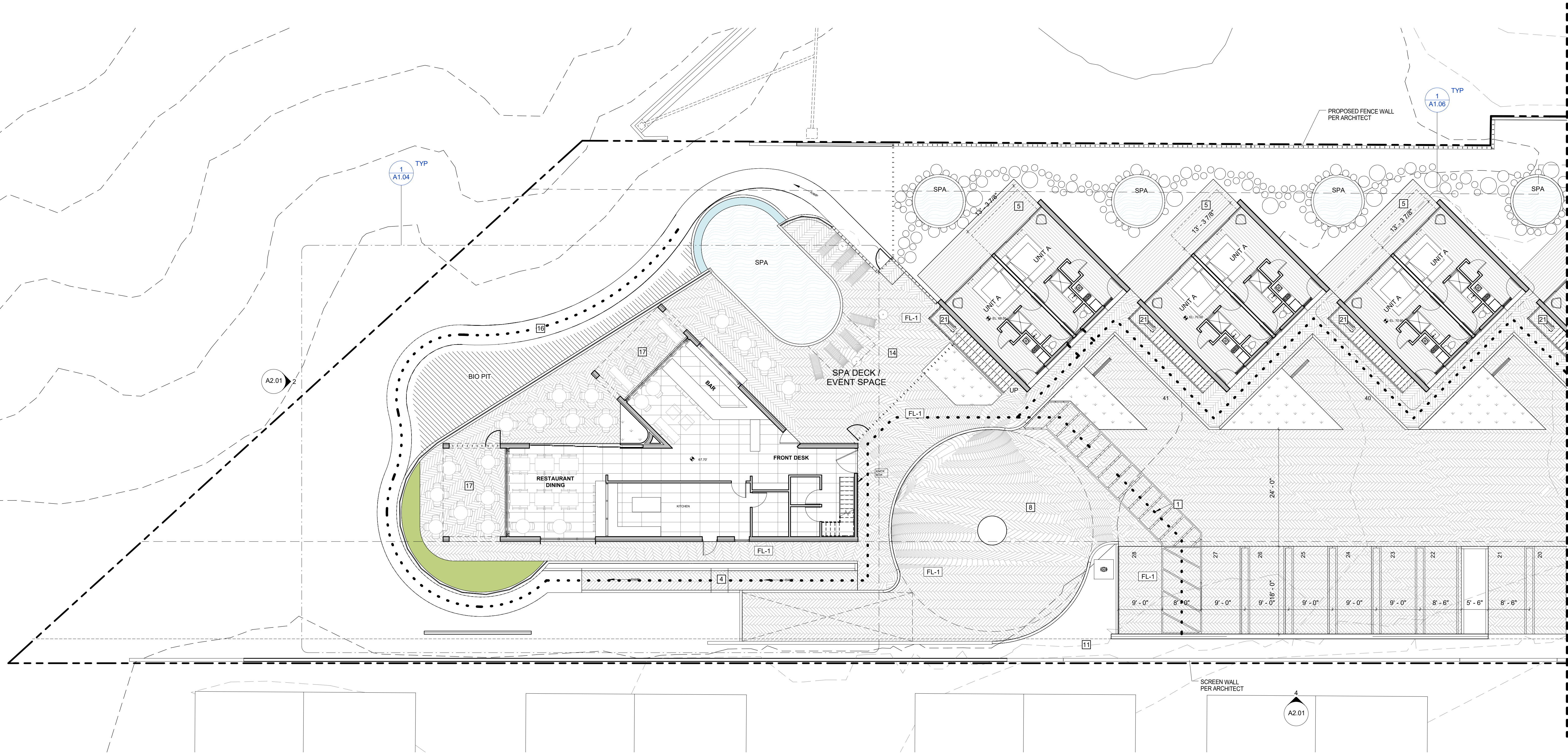
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DATE:	08/03/2021
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2	02/16/2020 CDP-SUB 3
3	08/03/2021 CDP-SUB 4

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619.577.4610 lindsay@thebrownstudio.com

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Case No. 18-188 DR/MUP/CDP



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
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

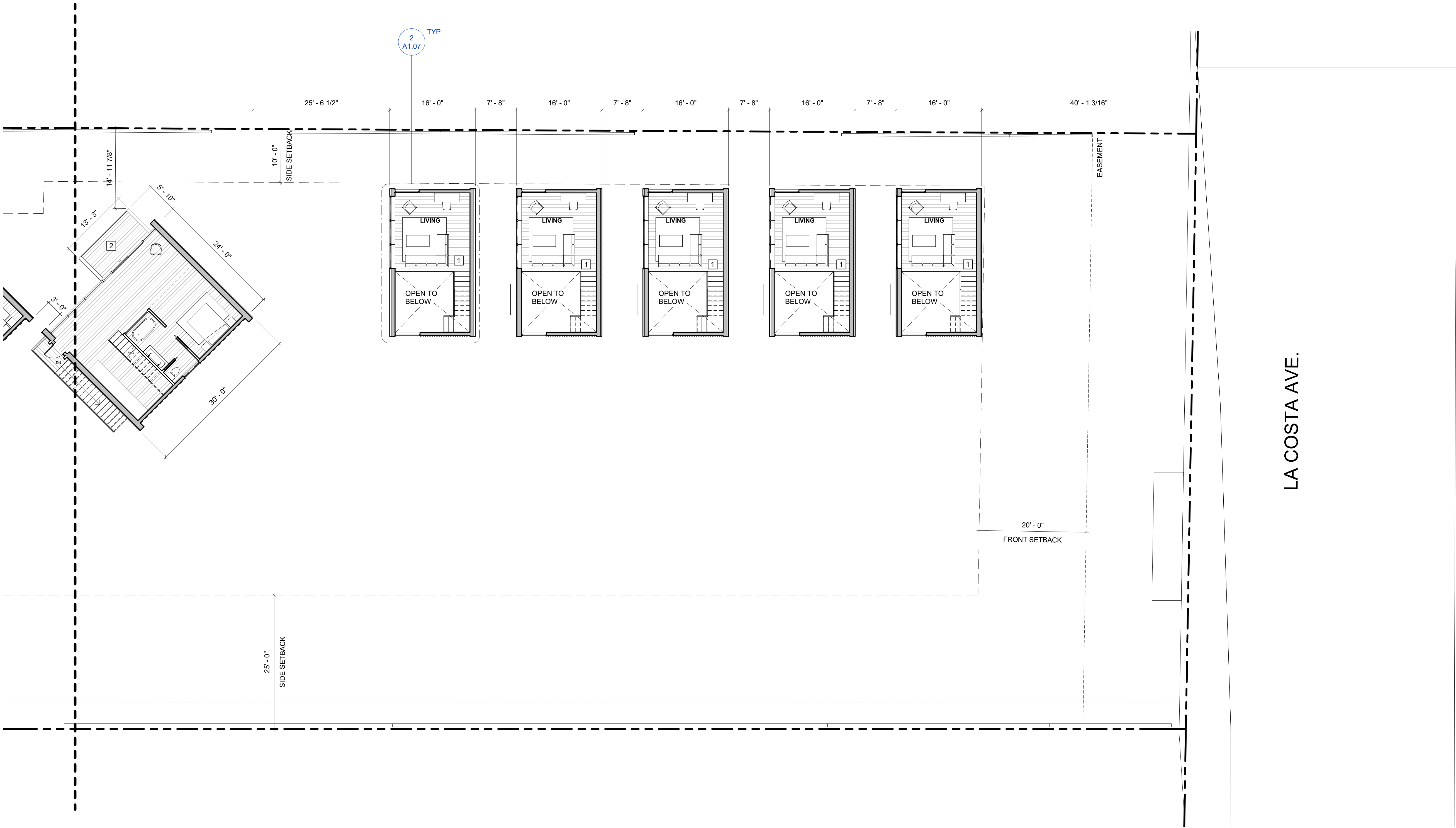
PROJECT NO.	-
DRAWINGS PREPARED BY:	LINDSAY BROWN

SHEET TITLE	FLOOR PLAN - LEVEL 1
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SHEET NUMBER	
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A1.01b

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1 LEVEL 2 - FLOOR PLAN

1" = 10'-0"

KEYNOTES

1	UNIT C LOFT
2	BALCONY

NOTES

PROJECT NO.		-
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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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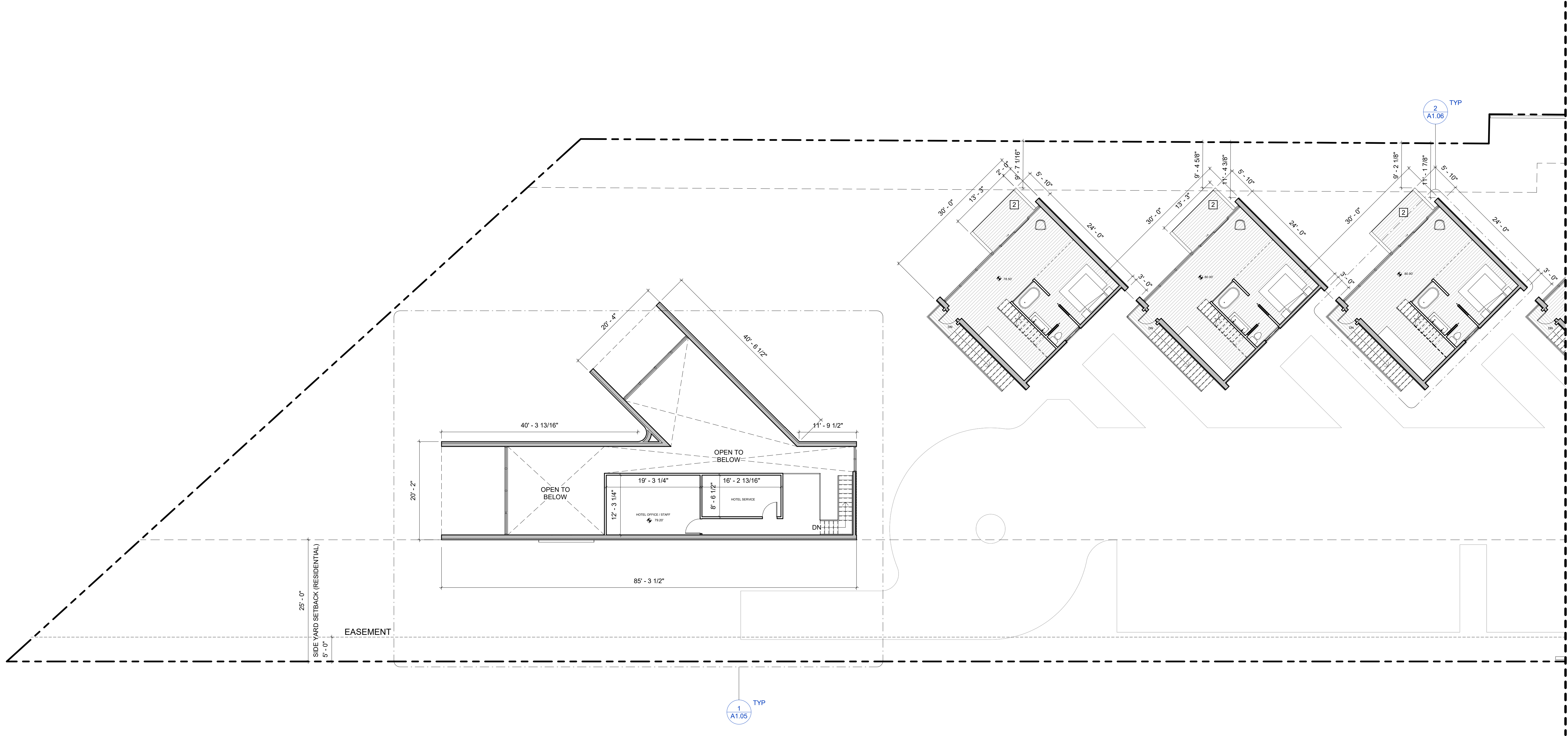
Case No. 18-188 DR/MUP/CDP

PROJECT NO.	-
DRAWINGS PREPARED BY:	LINDSAY BROWN

SHEET TITLE	FLOOR PLAN - LEVEL 2
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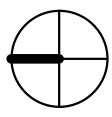
SHEET NUMBER	A1.02a
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1 LEVEL 2 - FLOOR PLAN

1" = 10'-0"



KEYNOTES

1	UNIT C LOFT
2	BALCONY

NOTES

PROJECT NO.		-
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REVISIONS:		
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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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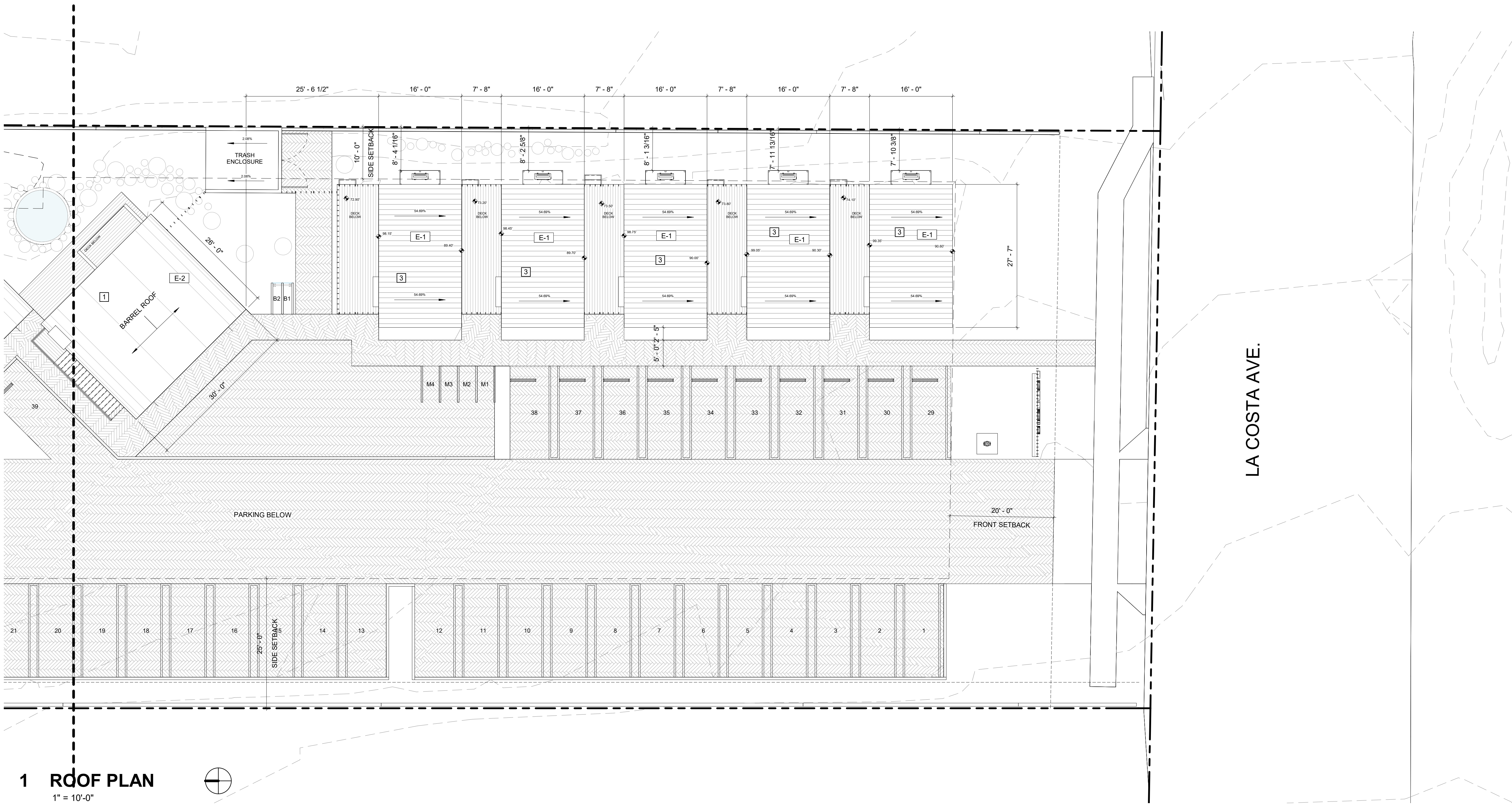
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2	02/16/2020 CDP-SUB 3
3	08/03/2021 CDP-SUB 4

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1044 N. C O O S T H W Y 101
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Case No. 18-188 DR/MUP/CDP



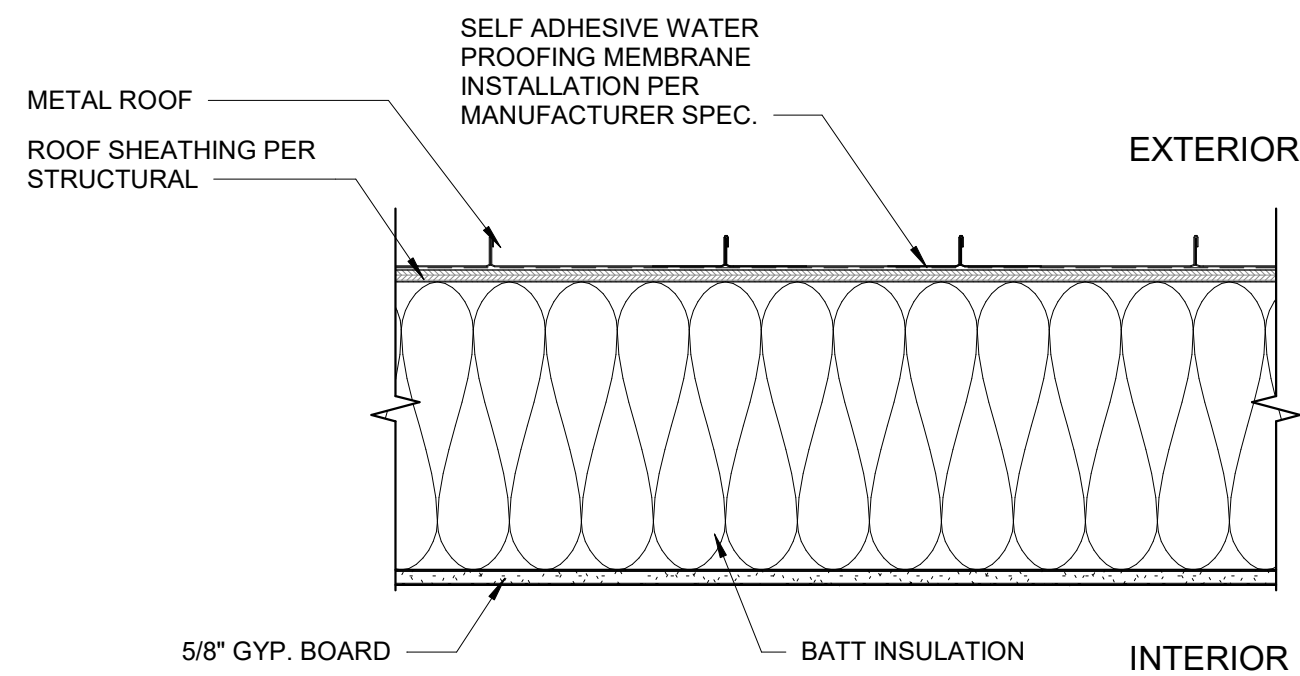
1 ROOF PLAN
1" = 10'-0"

KEYNOTES

- CONCRETE TILE BARREL ROOF
- ROOF TYPE B: CONCRETE TILE BARREL ROOF
- 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.
- FUTURE AREA FOR SOLAR PANELS

DET. ROOF.A

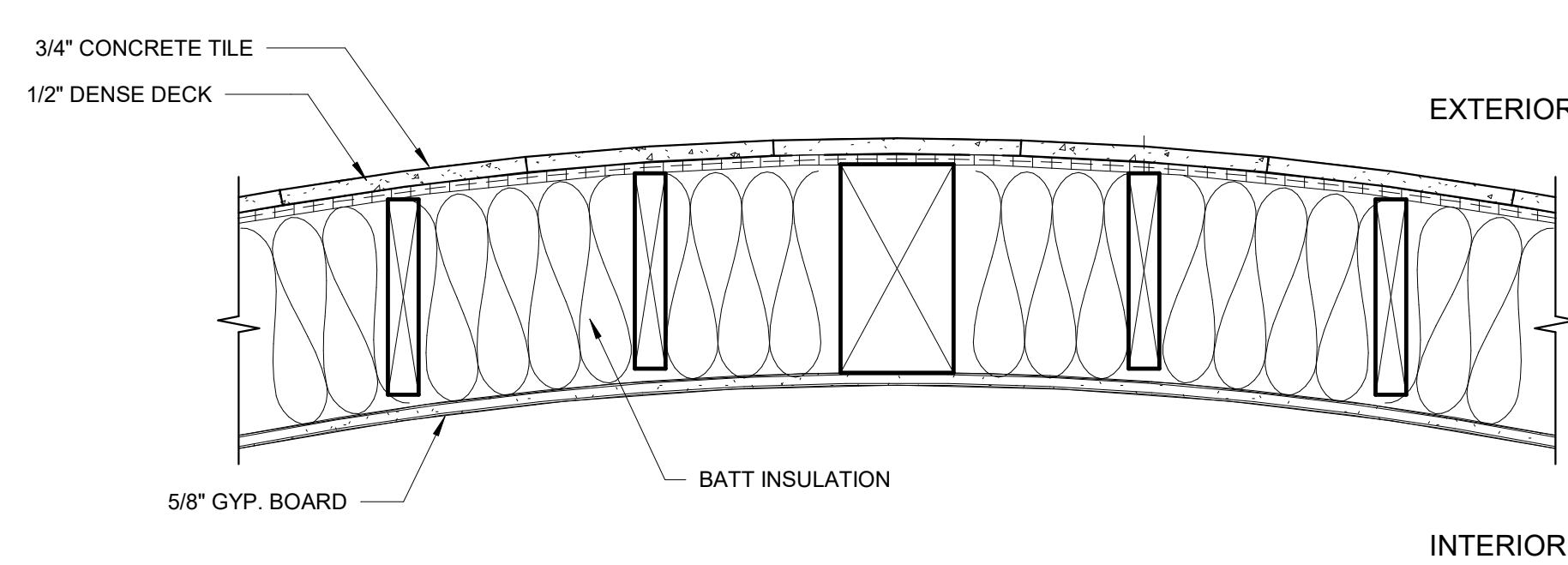
1 1/2" = 1'-0"



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"



NOTES

PROJECT NO.
DRAWINGS PREPARED BY:
LINDSAY BROWN

SHEET TITLE
ROOF PLAN

SHEET NUMBER

A1.03a

8/3/2021 5:56:01 PM

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1144 N Coast Hwy 10
Encinitas CA 9202
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Case No. 18-188 DR/MUP/CDP

PROJECT NO. _____

DRAWINGS PREPARED BY:
LINDSAY BROWN

SHEET TITLE
ROOF PLAN

SHEET NUMBER

A1.03b

8/3/2021 5:56:09 PM

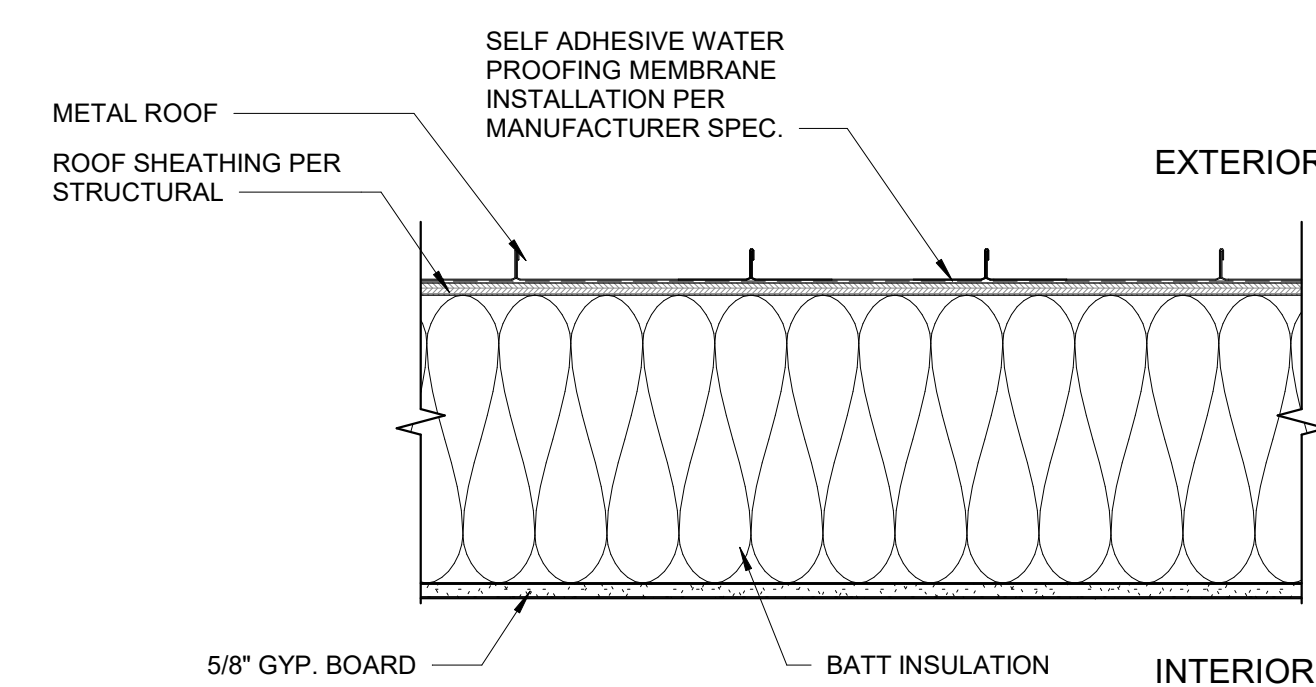
Architectural site plan showing building footprints, parking areas, and landscaping. The plan includes a large building with a barrel roof, a smaller building with a barrel roof, and a parking area with 20 spaces. The site is bounded by a dashed line, and the building footprints are labeled with 'E-1', 'E-2', and 'E-3'. The parking area is labeled with '20' and '21'. The site plan also shows a road, a sidewalk, and a landscaped area with trees and shrubs.

1 ROOF PLAN
1" = 10'-0"

KEYNOTES

1	CONCRETE TILE BARREL ROOF
2	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

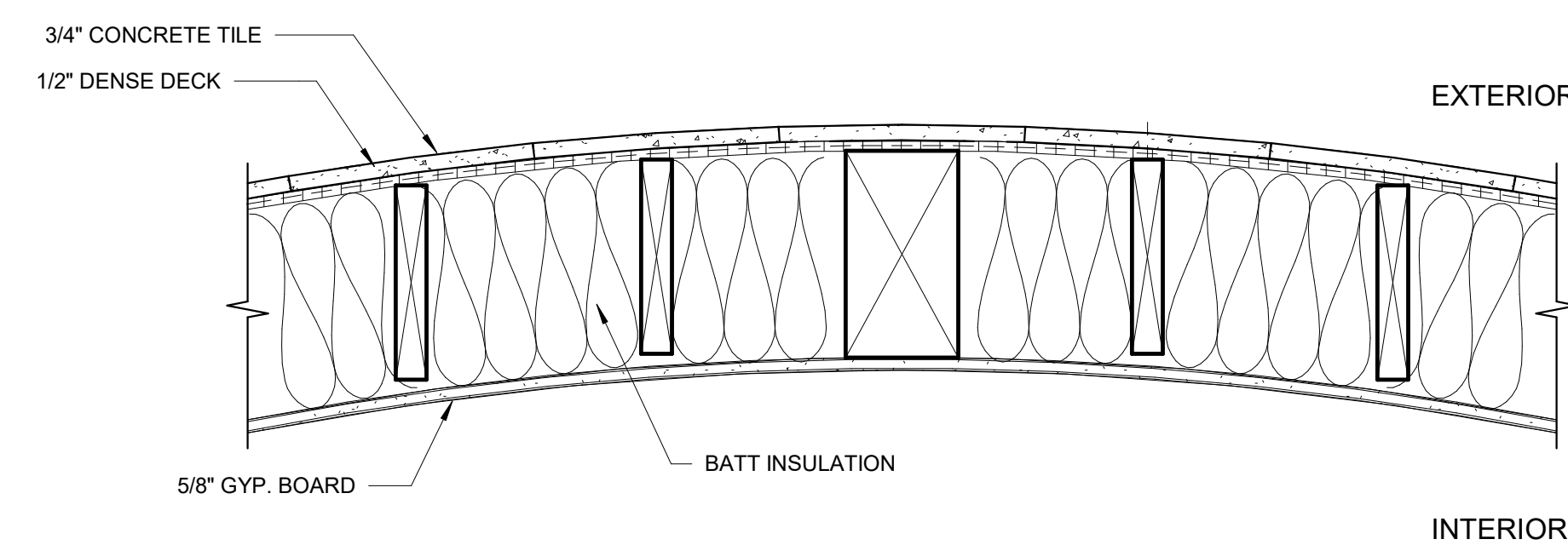
DET.ROOF.A

$$1\frac{1}{2}'' = 1'-0''$$


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

$$1\frac{1}{2}'' = 1'-0''$$


NOTES

PROJECT NO.		-
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3	08/03/2021	CDP-SUB 4

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516 LA COSTA

Case No. 18-188 DR/MUP/CDP

1 ENLARGED FLOOR PLAN - RESTAURANT LEVEL 1

3/16" = 1'-0"

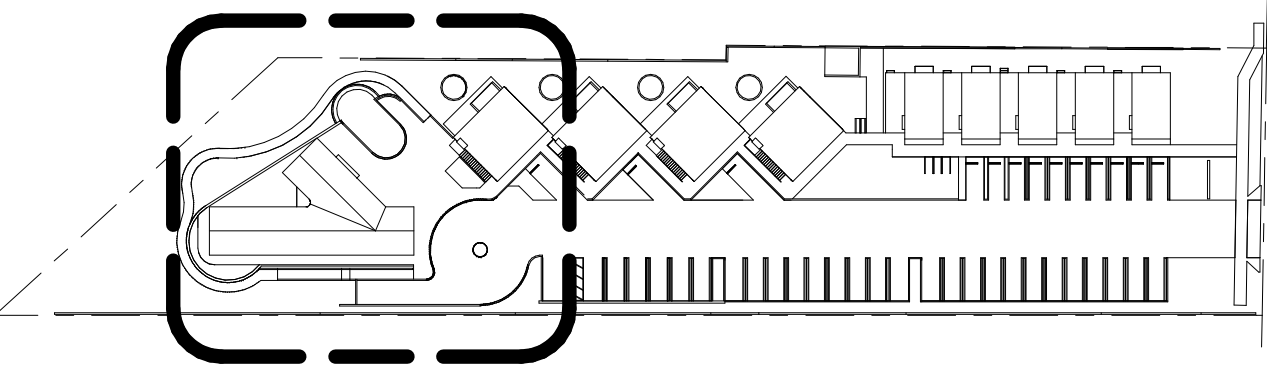
KEYNOTES

1	ADA PATH OF TRAVEL	19	PRIVATE OUTDOOR DECK
2	FIRE HYDRANT	20	PRIVATE SPA
3	ADA RAMP TO WALKWAY	21	RESTAURANT RECEPTION AREA
4	CATCH BASIN	22	WALKWAY
5	FLIP UP WINDOW SYSTEM	23	WOMENS RESTROOM
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		

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.	-
DRAWINGS PREPARED BY:	LINDSAY BROWN

SHEET TITLE	ENLARGED RESTAURANT/ COMMUNAL AREAS
SHEET NUMBER	

A1.04

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DATE:	08/03/2021	
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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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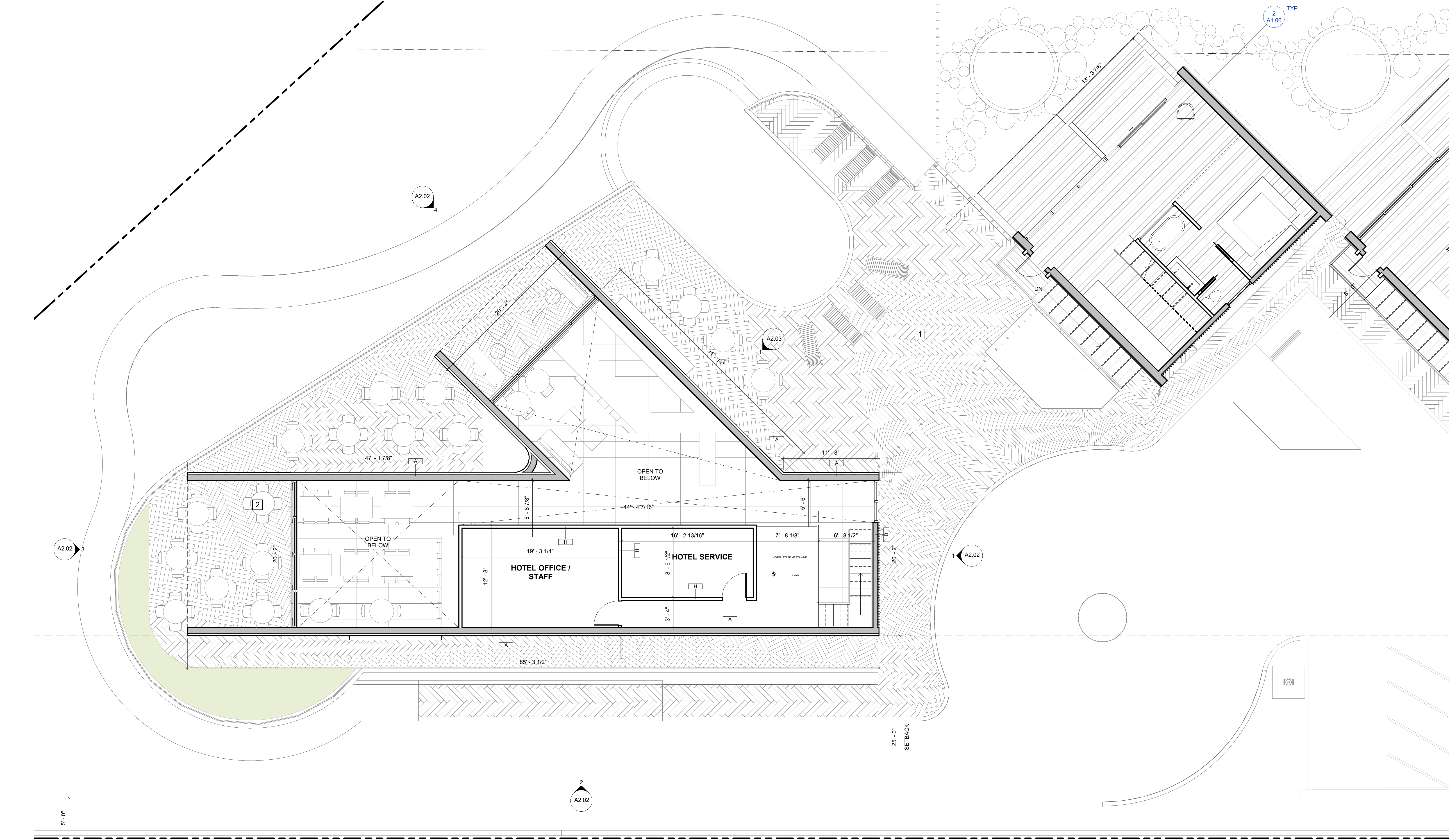
Case No. 18-188 DR/MUP/CDP

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 FLOOR PLAN - RESTAURANT LEVEL 2 (MEZZANINE)

3/16" = 1'-0"

KEYNOTES

1	OUTDOOR SPA AREA BELOW
2	OUTDOOR DINING AREA BELOW

WALL LEGEND

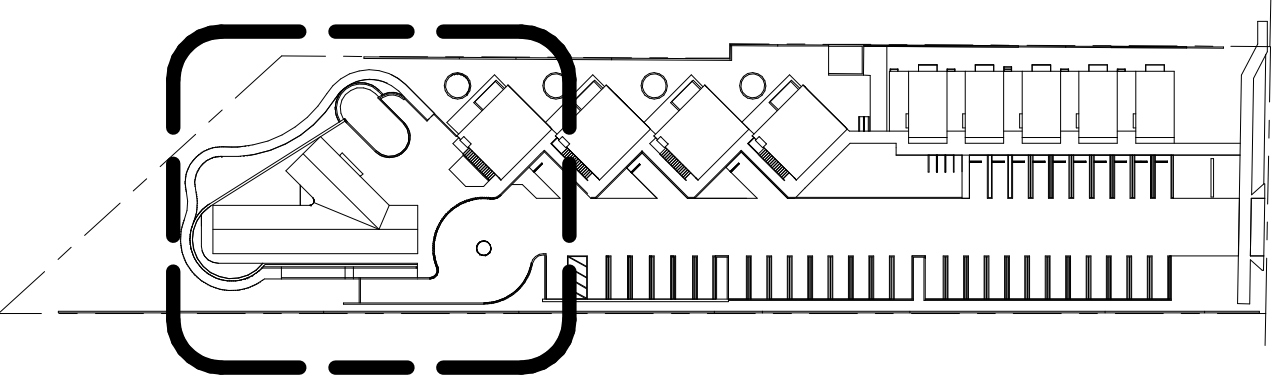
EXTERIOR

- 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

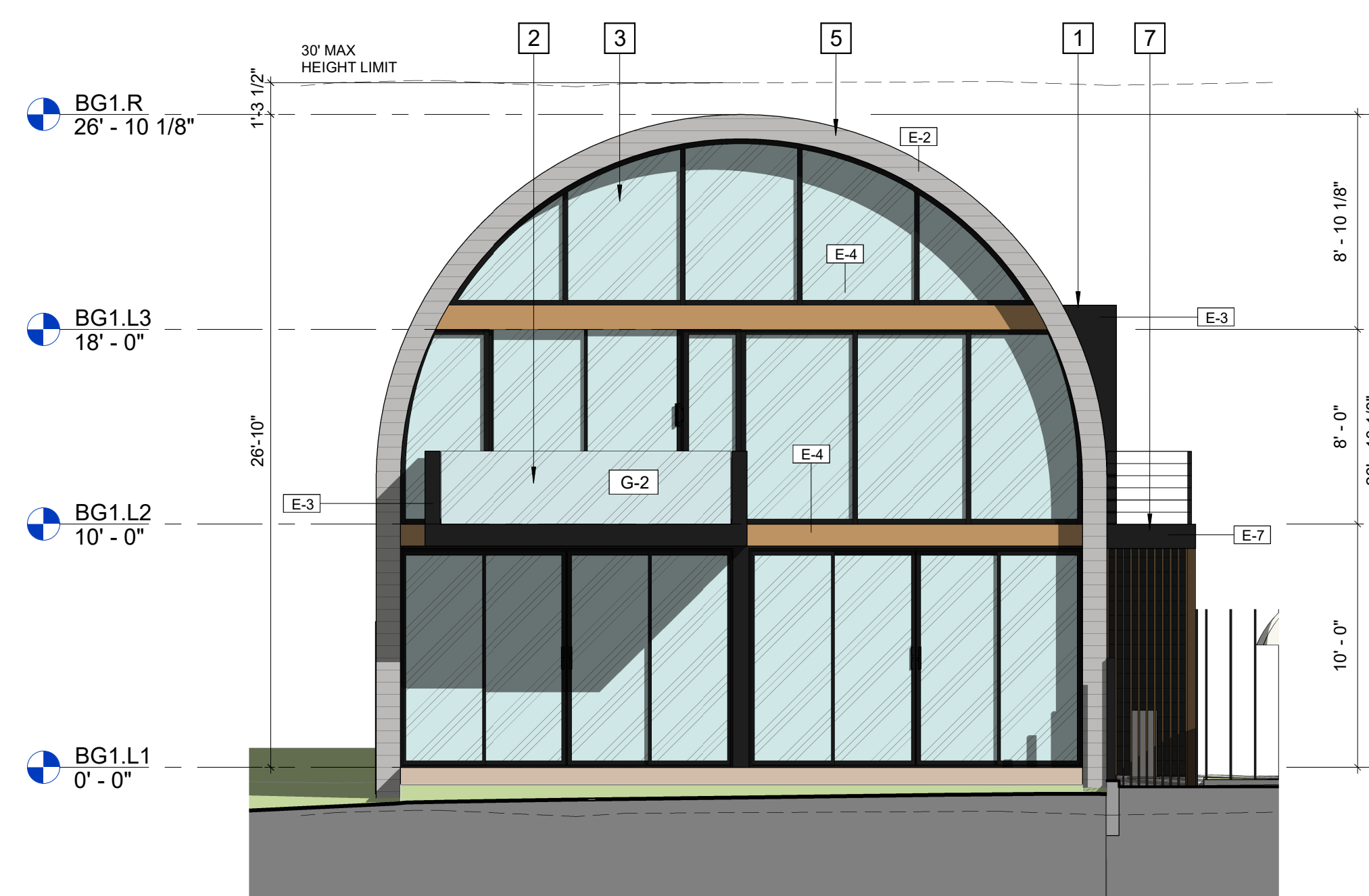
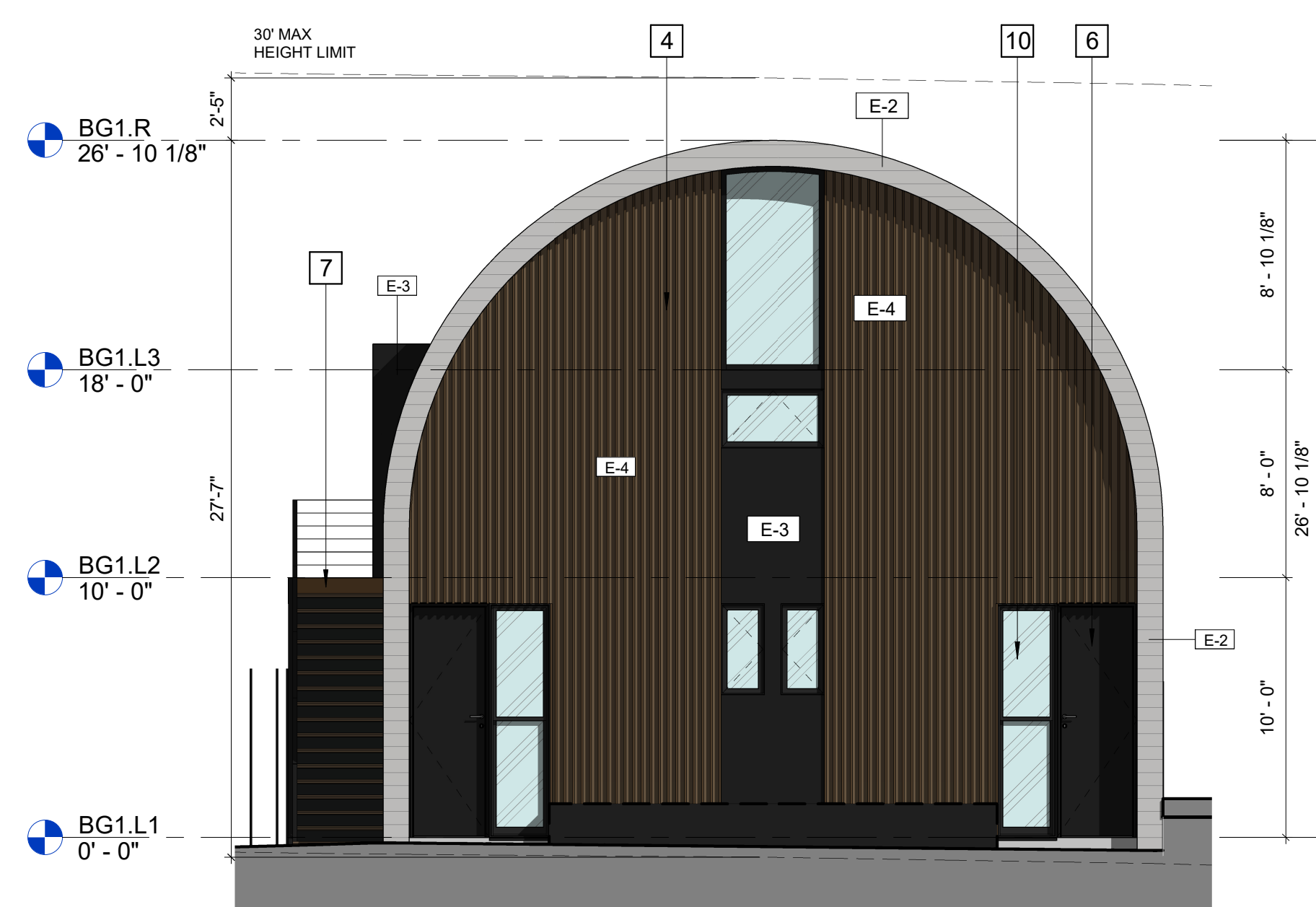
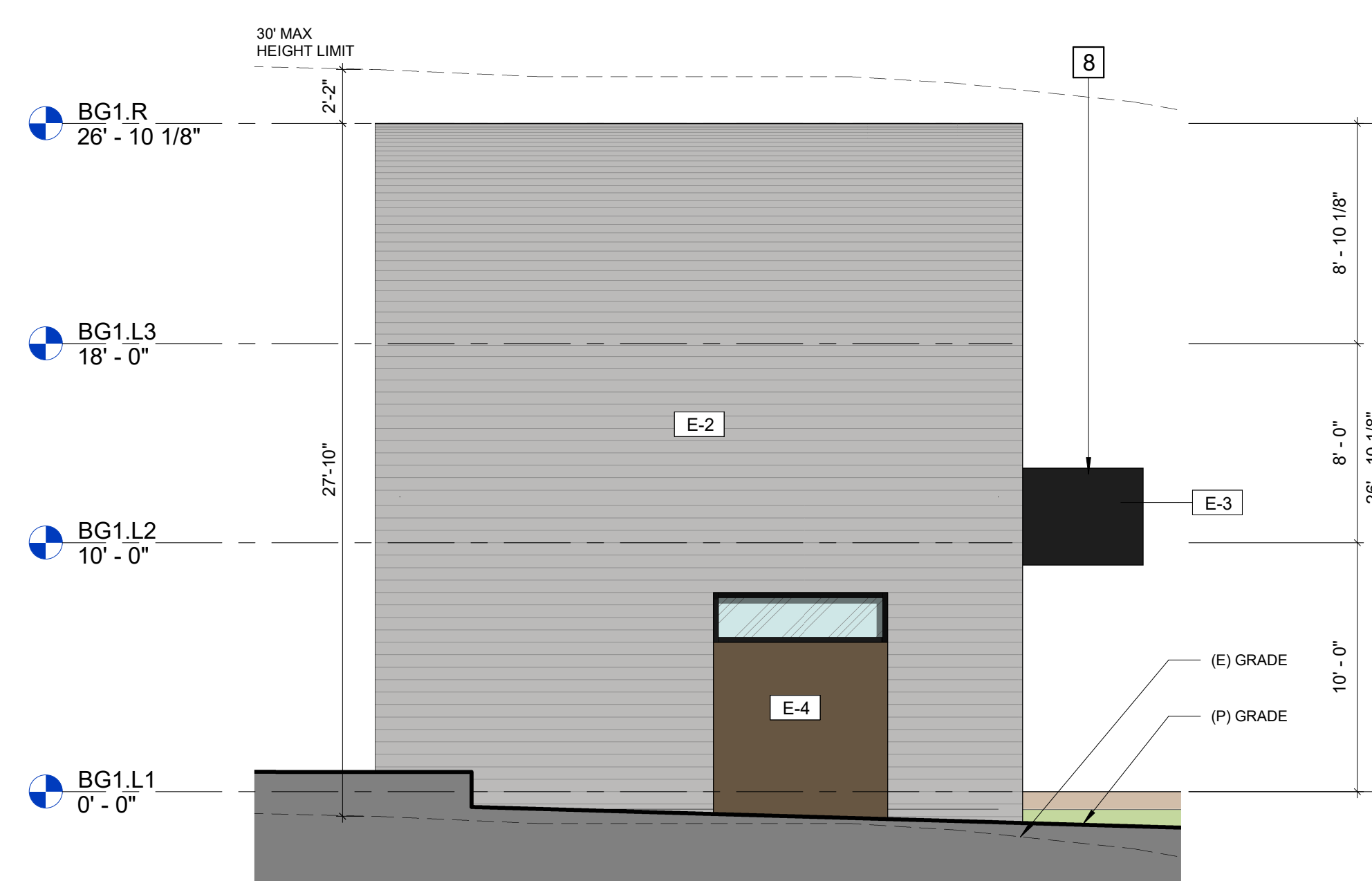
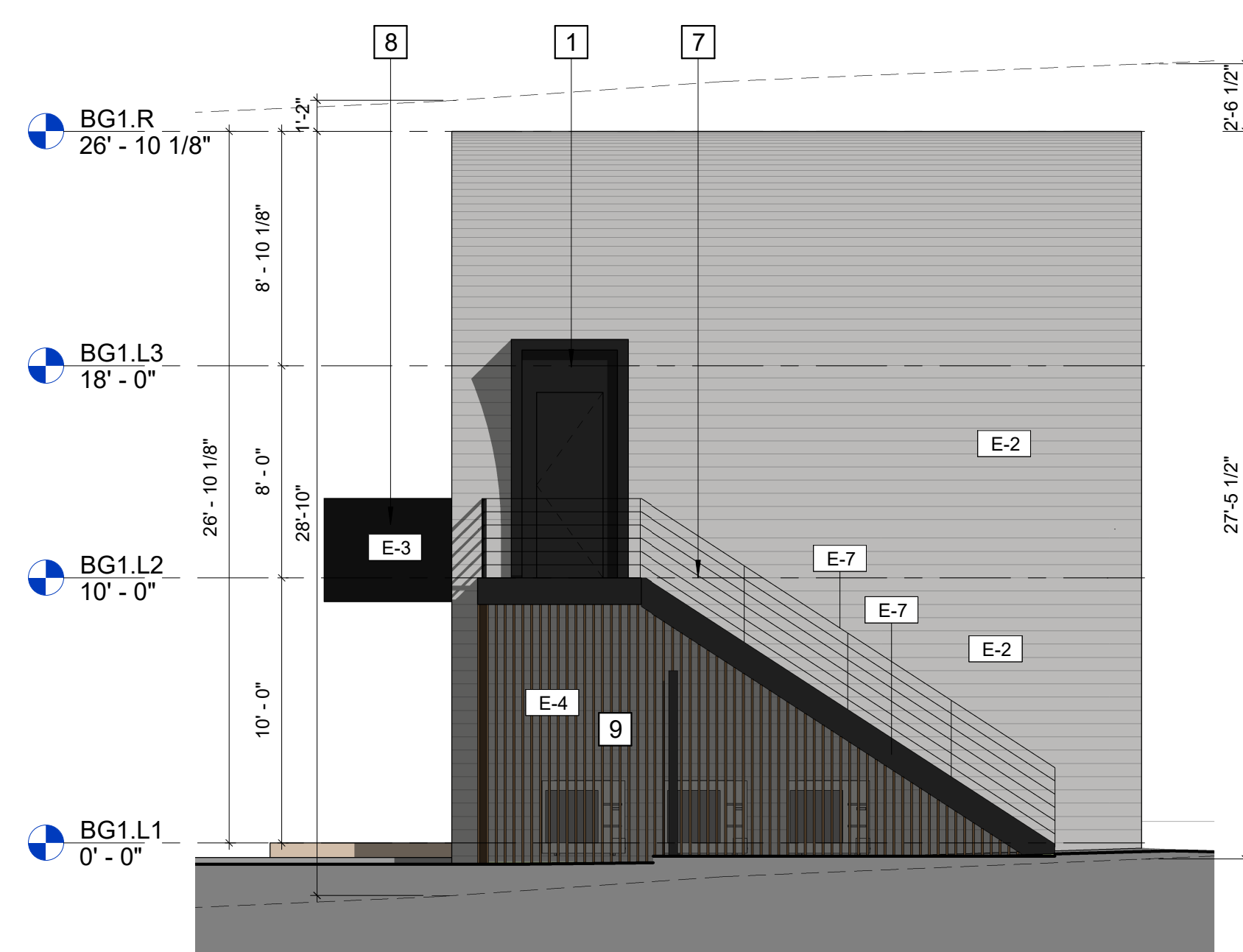
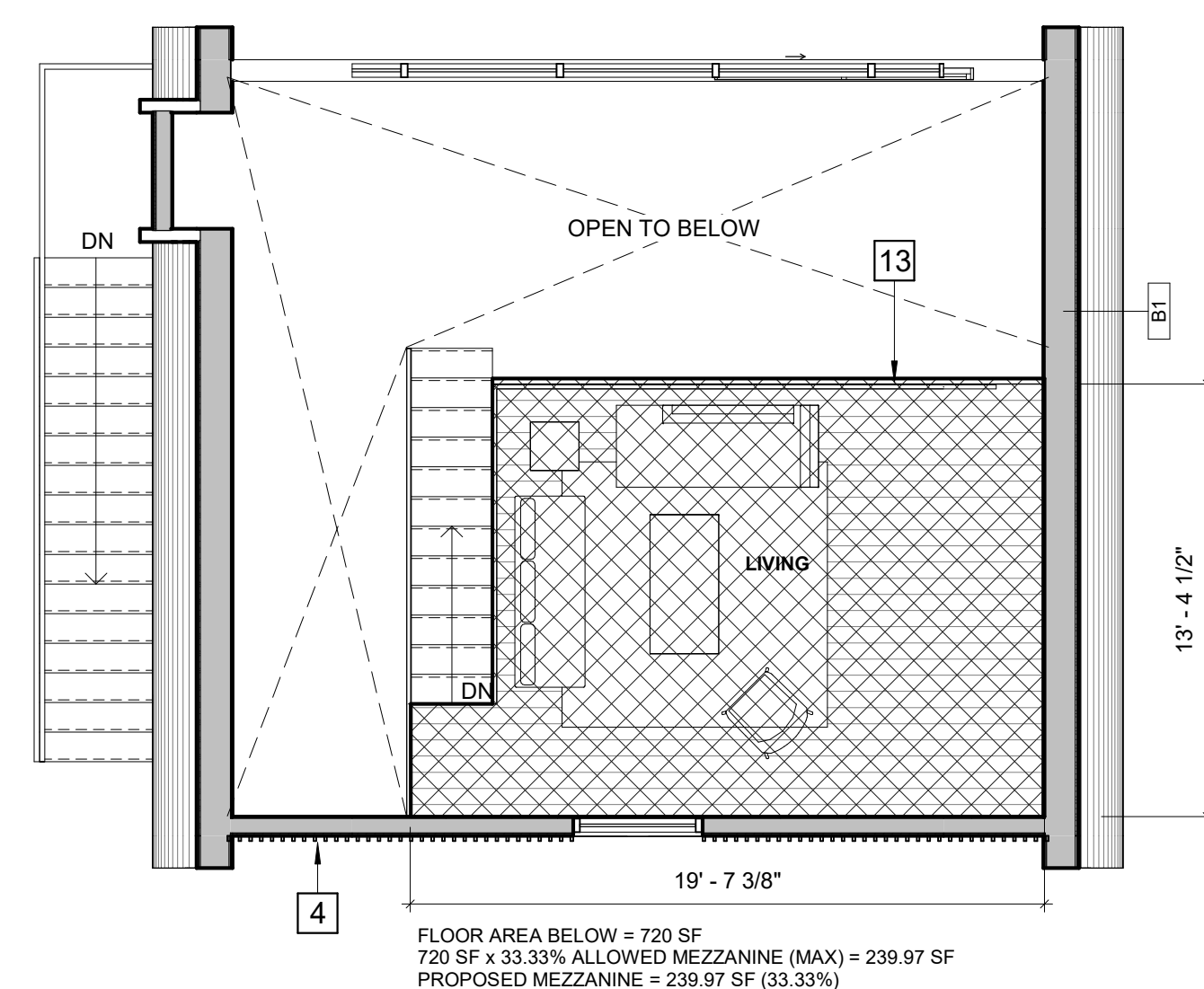
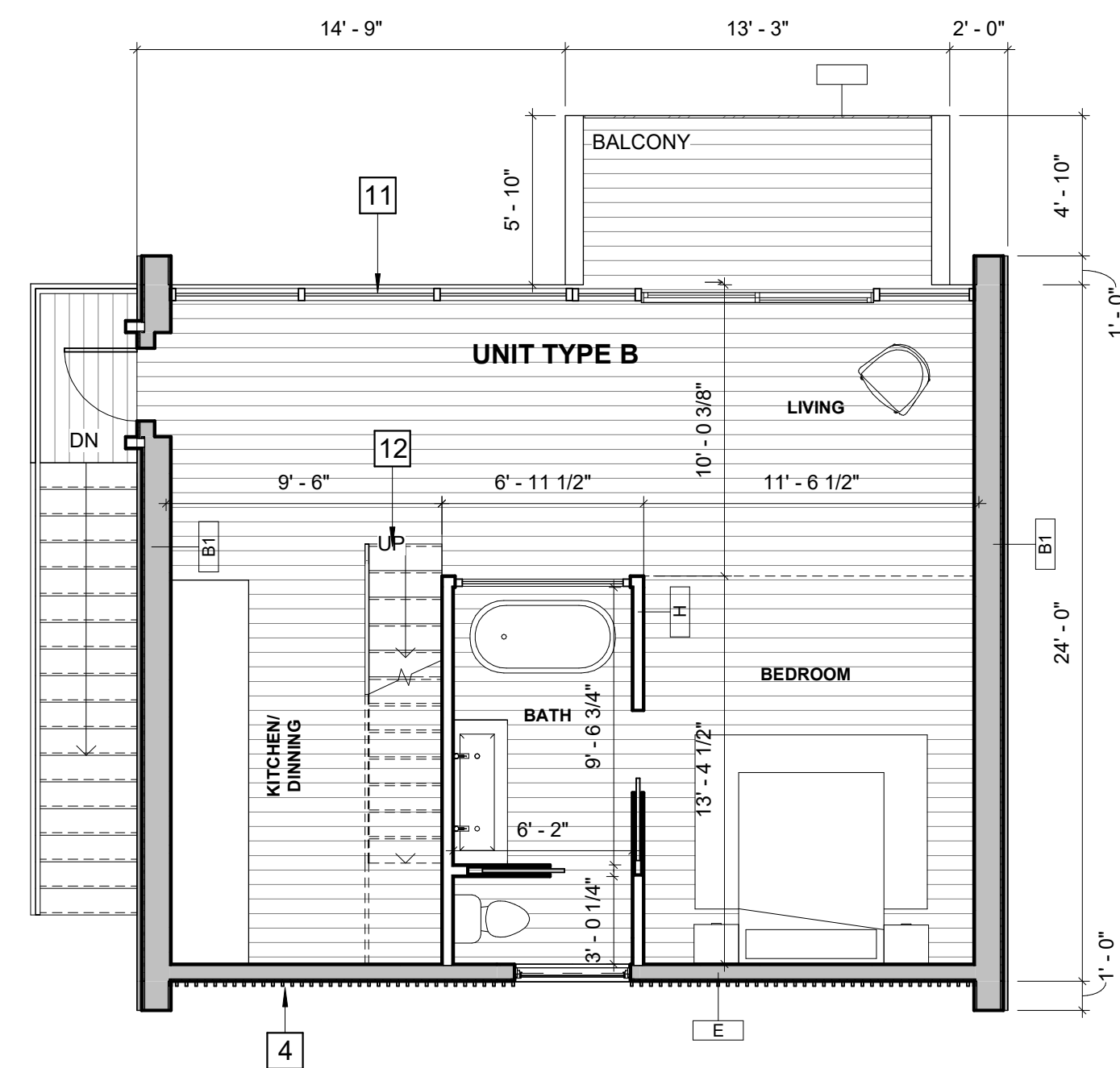
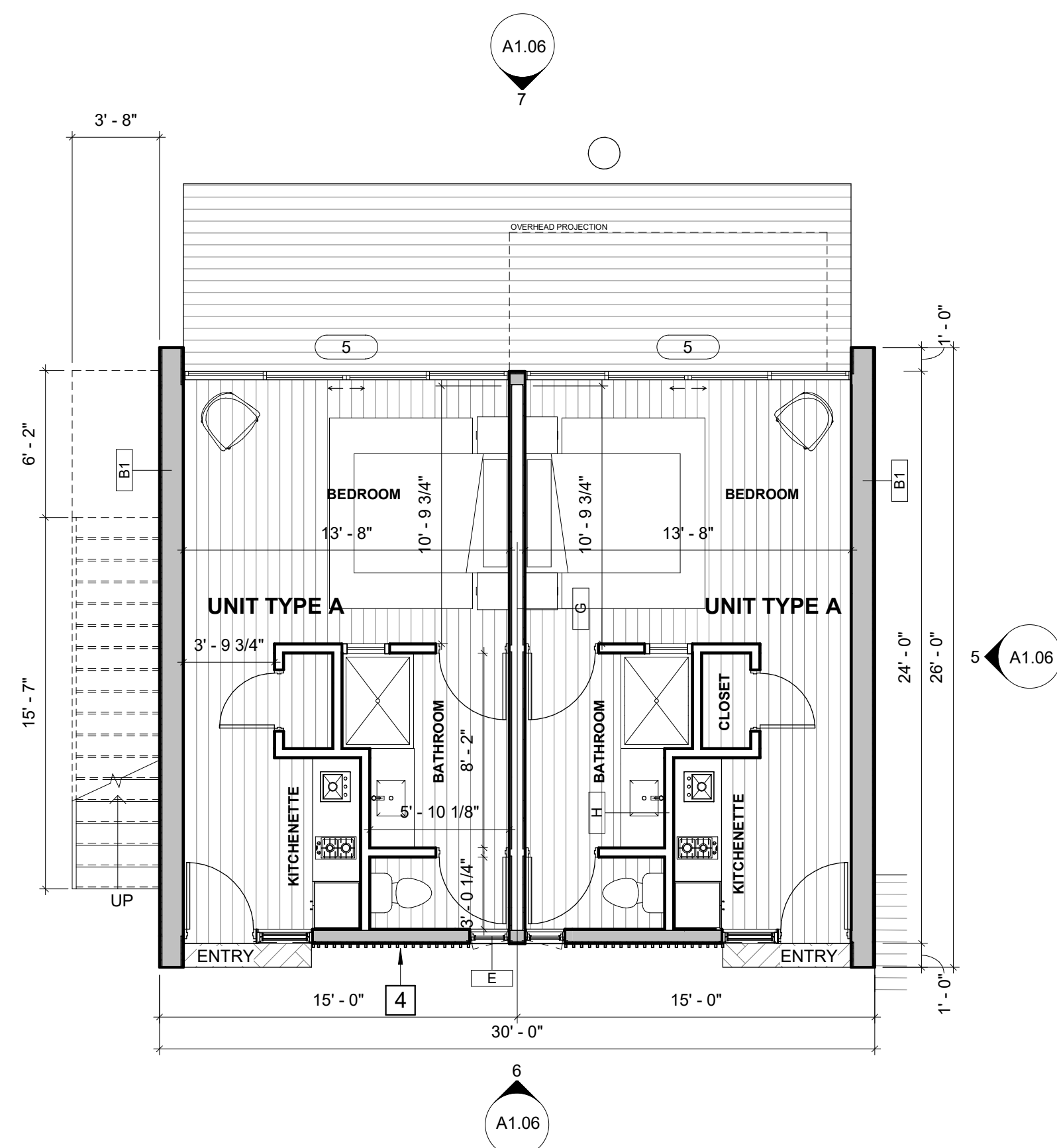
INTERIOR

- TYPE G - WOOD STUD / DEMISING WALL DOUBLE GYP BOARD
- TYPE H - WOOD STUD / GYP BOARD

KEY PLAN



Case No. 18-188 DR/MUP/CDP



KEYNOTES

1	DORMER/ENTRY
2	GLASS GUARD RAIL
3	CUSTOM GLAZING
4	WOOD LATTICE WALL CLADDING
5	BARREL ROOF
6	UNIT ENTRY DOOR
7	STAIR ACCESS TO UPPER LEVEL UNIT
8	BALCONY
9	WOOD SCREEN, MECHANICAL 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

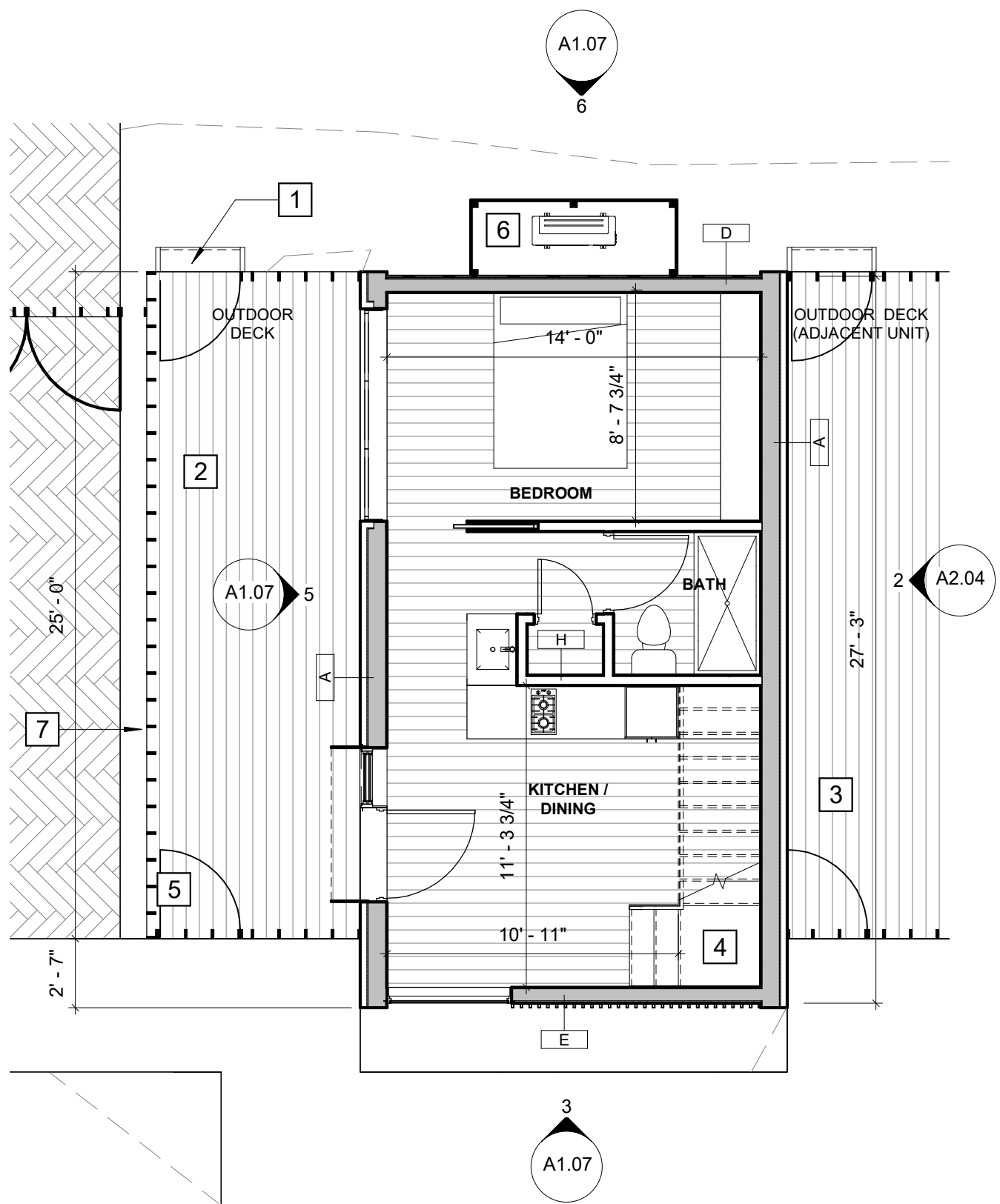
INTERIOR

TYPE G - WOOD STUD / DEMISING WALL DOUBLE GYP BOARD

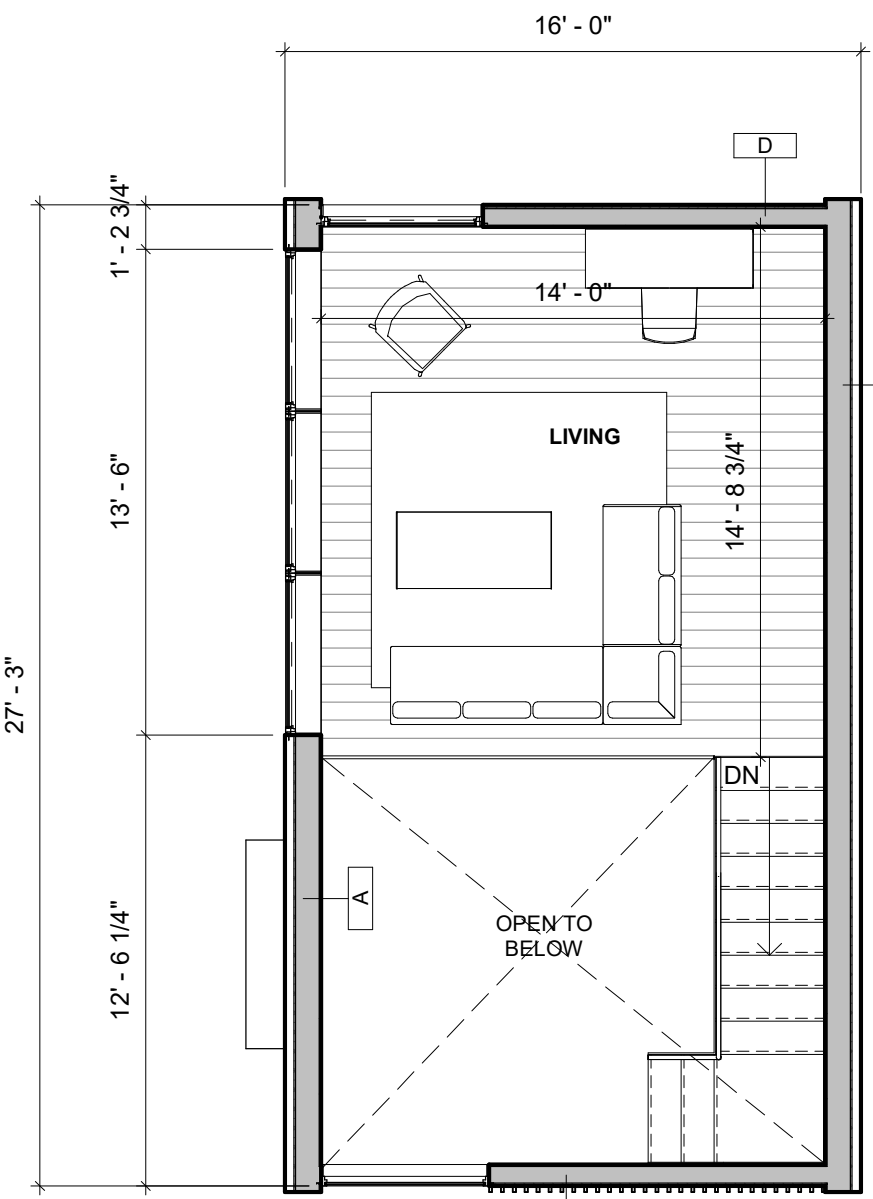
TYPE H - WOOD STUD / GYP BOARD

E-1	EXTERIOR METAL WALL/ROOF CLADDING
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

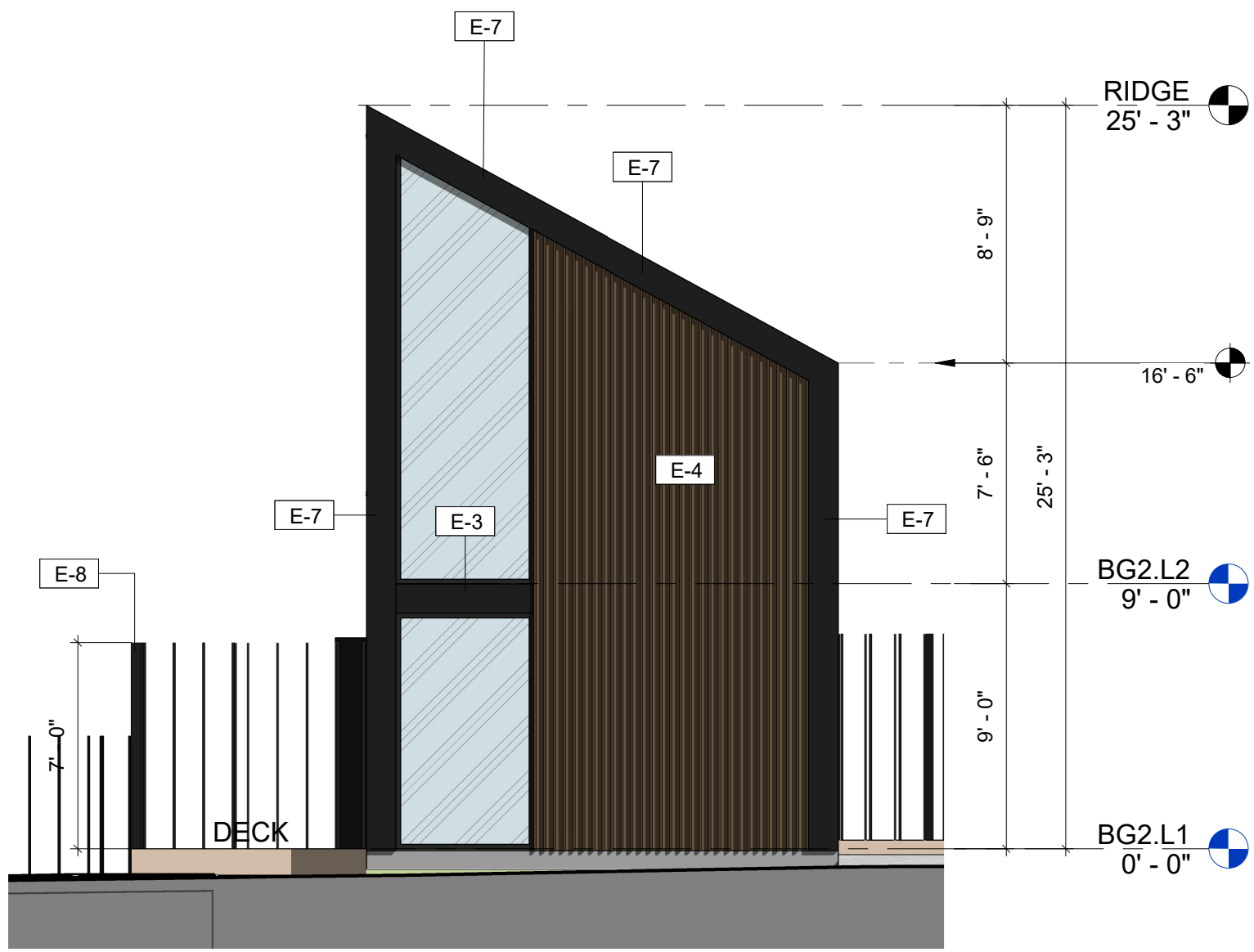
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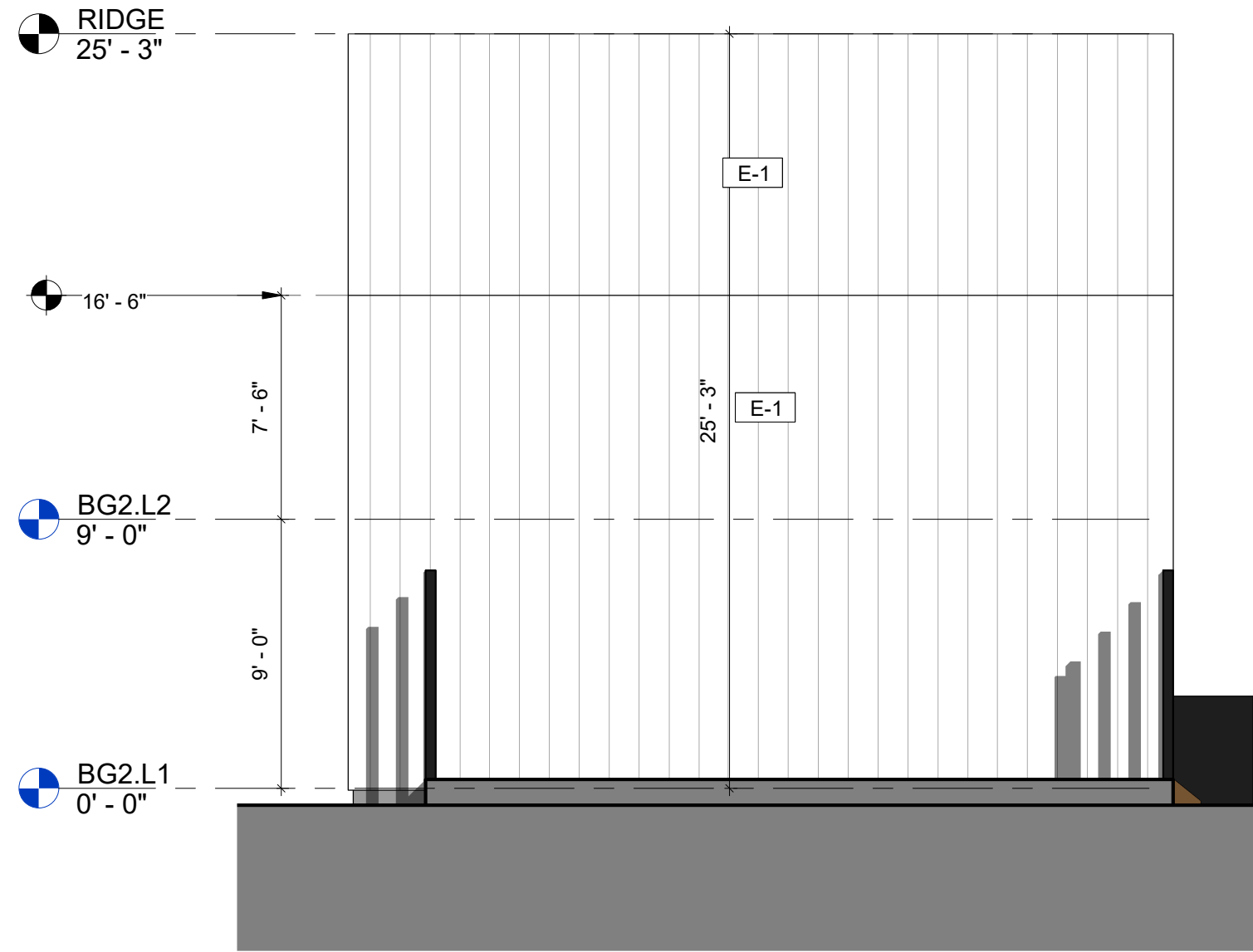
1 BUNGALOW B - ENLARGED FLOOR PLAN LEVE 1
3/16" = 1'-0"



2 BUNGALOW B - ENLARGED FLOOR PLAN LOFT
3/16" = 1'-0"



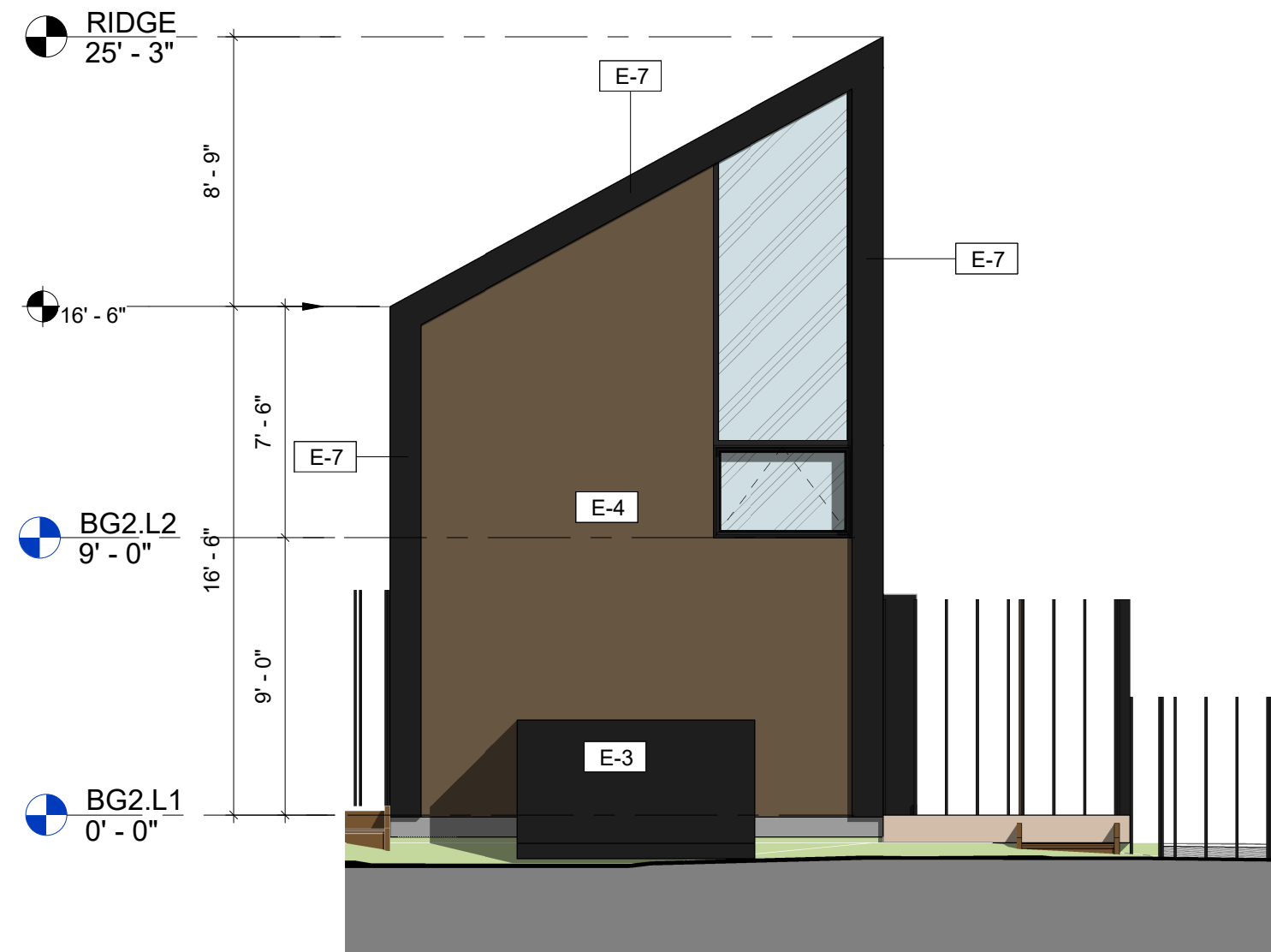
3 UNIT C - ELEVATION - WEST - TYP.
3/16" = 1'-0"



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

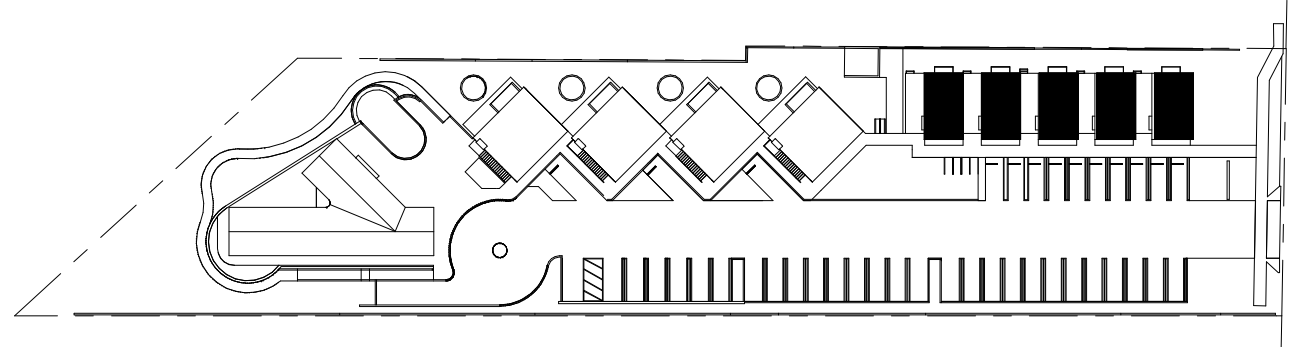
WALL LEGEND

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 CLADDING
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

THE BROWN STUDIO INC.
1144 N. CORTLAND HWY 10
ENCINITAS, CA 92024
619.577.4610 lindsay@thebrownstudio.com

516 LA COSTA

Case No. 18-188 DR/MUP/CDP

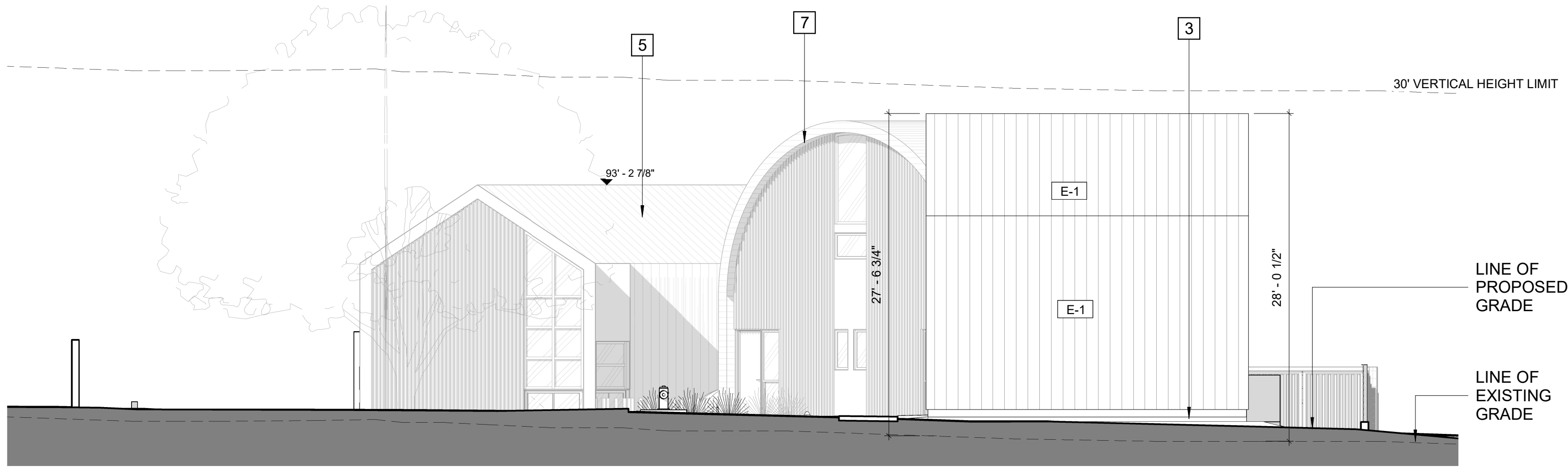
PROJECT NO.	-
DRAWINGS PREPARED BY:	LINDSAY BROWN

SHEET TITLE
ENLARGED PLAN BUILDING TYPE B

SHEET NUMBER

A1.07

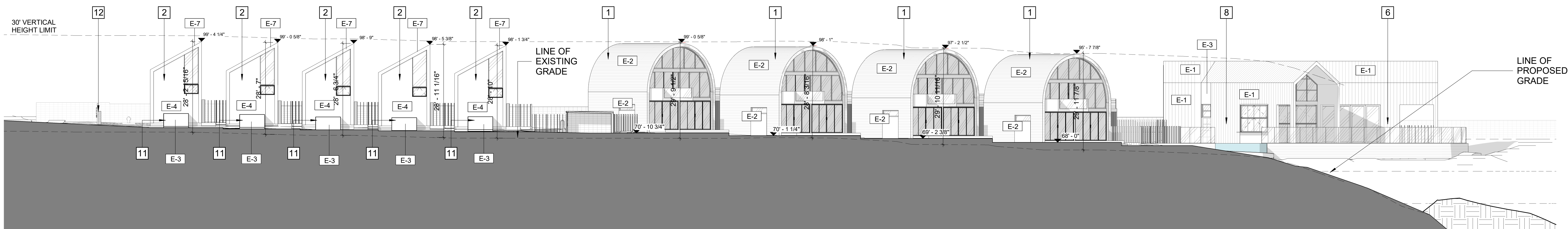
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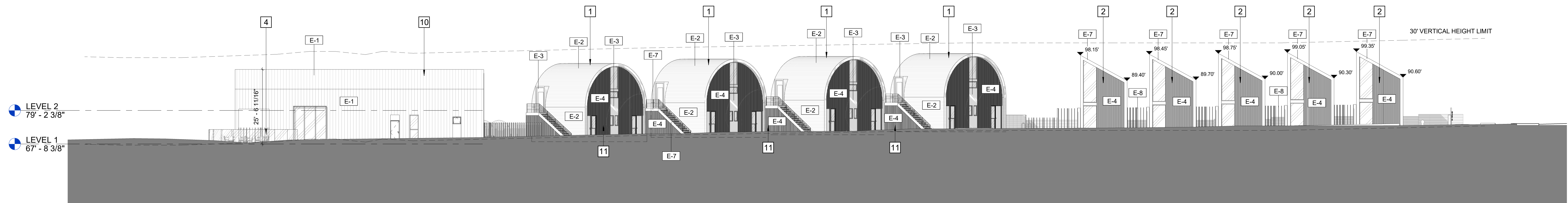
1 ELEVATION - SOUTH (LA COSTA AVE.)
1/8" = 1'-0"



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 CLADDING
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

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
GENERAL ELEVATIONS

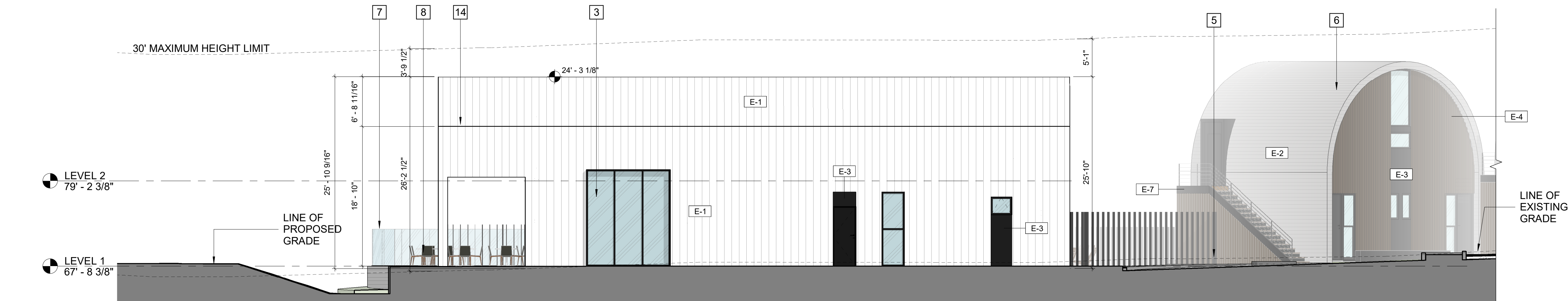
SHEET NUMBER

A2.01

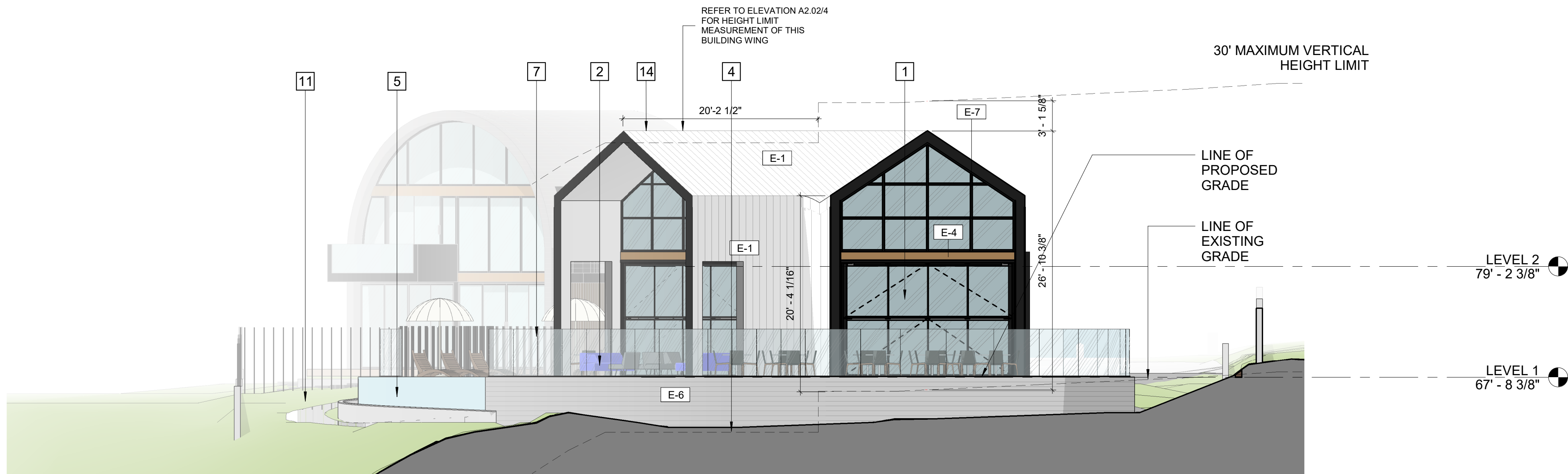
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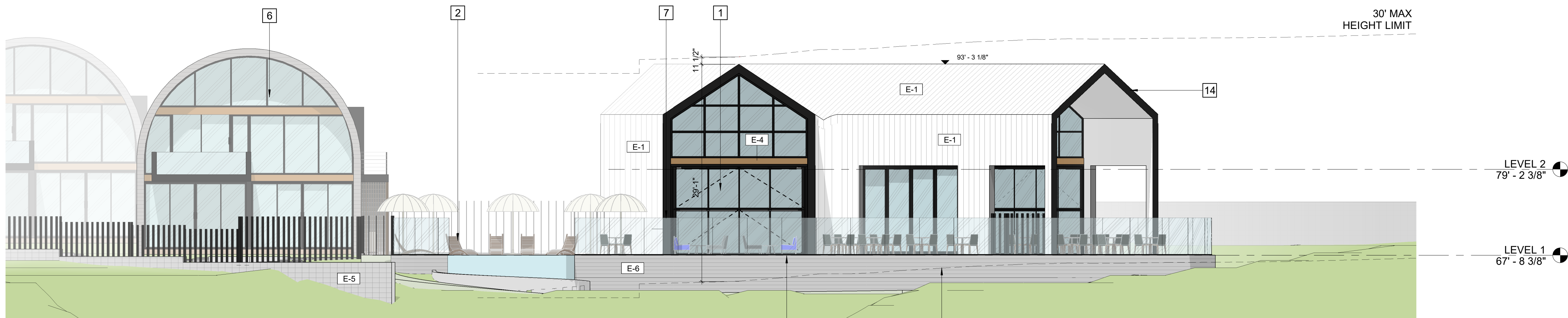
1 ELEVATION RESTAURANT - SOUTH
1/8" = 1'-0"



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"

KEYNOTES

- 1 FLIP UP WINDOW SYSTEM
- 2 PATIO DECK AREA
- 3 STOREFRONT SYSTEM
- 4 BIOPIT AREA
- 5 SPA INFINITI EDGE
- 6 VEHICLE TURNAROUND AREA
- 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 CLADDING
- 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:		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

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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

KEYNOTES

PROJECT NO.	-	
DRAWN BY:	Designer	
CHECKED BY:	Checker	
DATE:	02/16/2021	
REVISIONS:		
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2	02/16/2020	CDP-SUB 3
3	08/03/2021	CDP-SUB 4

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619.577.4610 lindsay@thebrownstudio.com

MATERIAL LEGEND

E-1	EXTERIOR METAL WALL/ROOF CLADDING
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

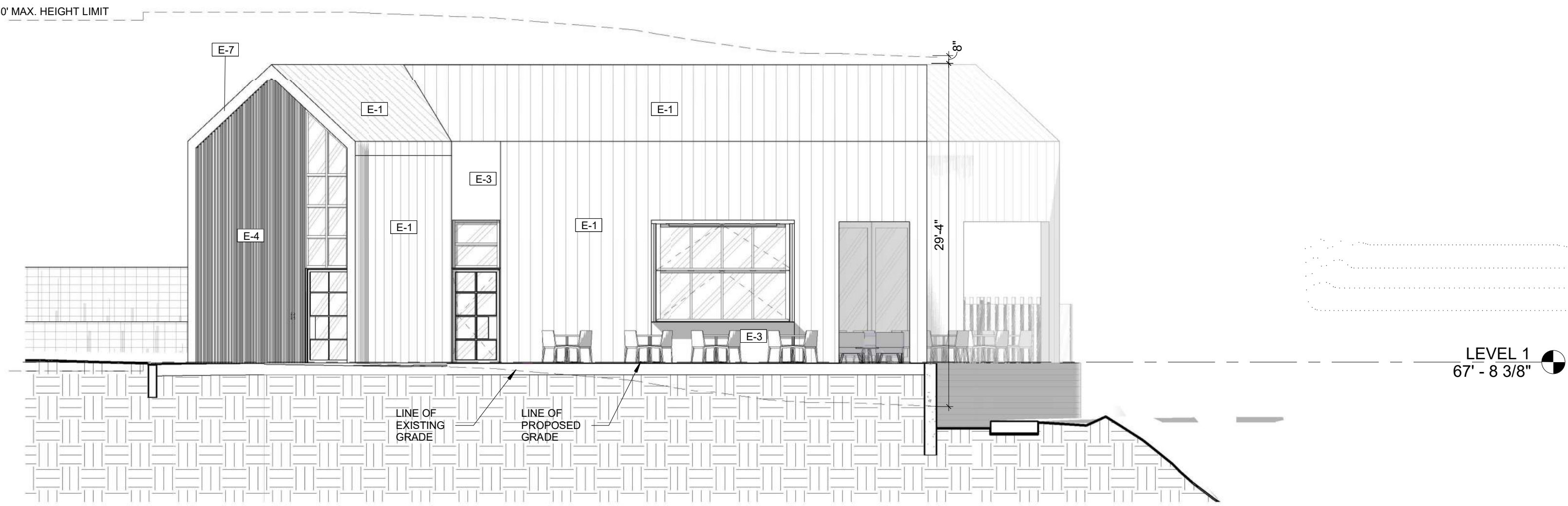
PROJECT NO.
DRAWINGS PREPARED BY:
LINDSAY BROWN

SHEET TITLE
ELEVATIONS

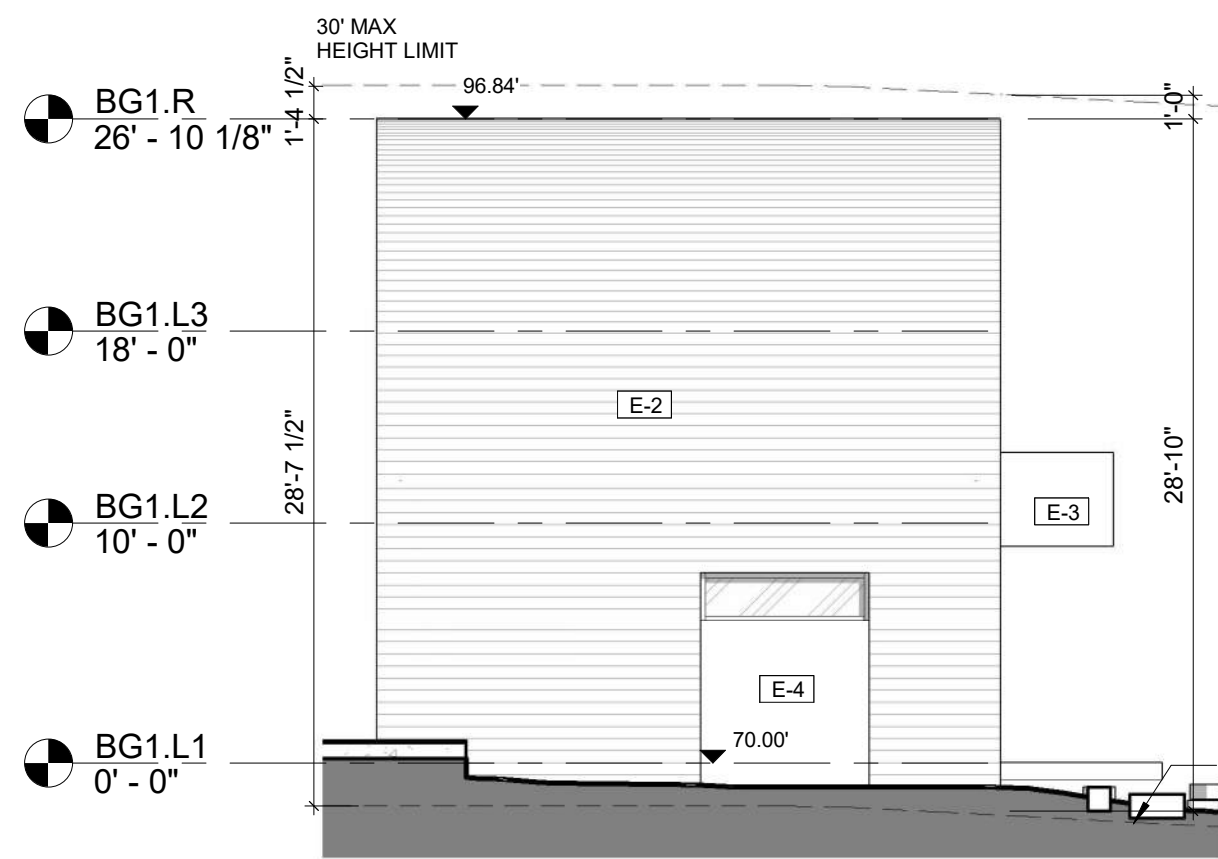
SHEET NUMBER

A2.03

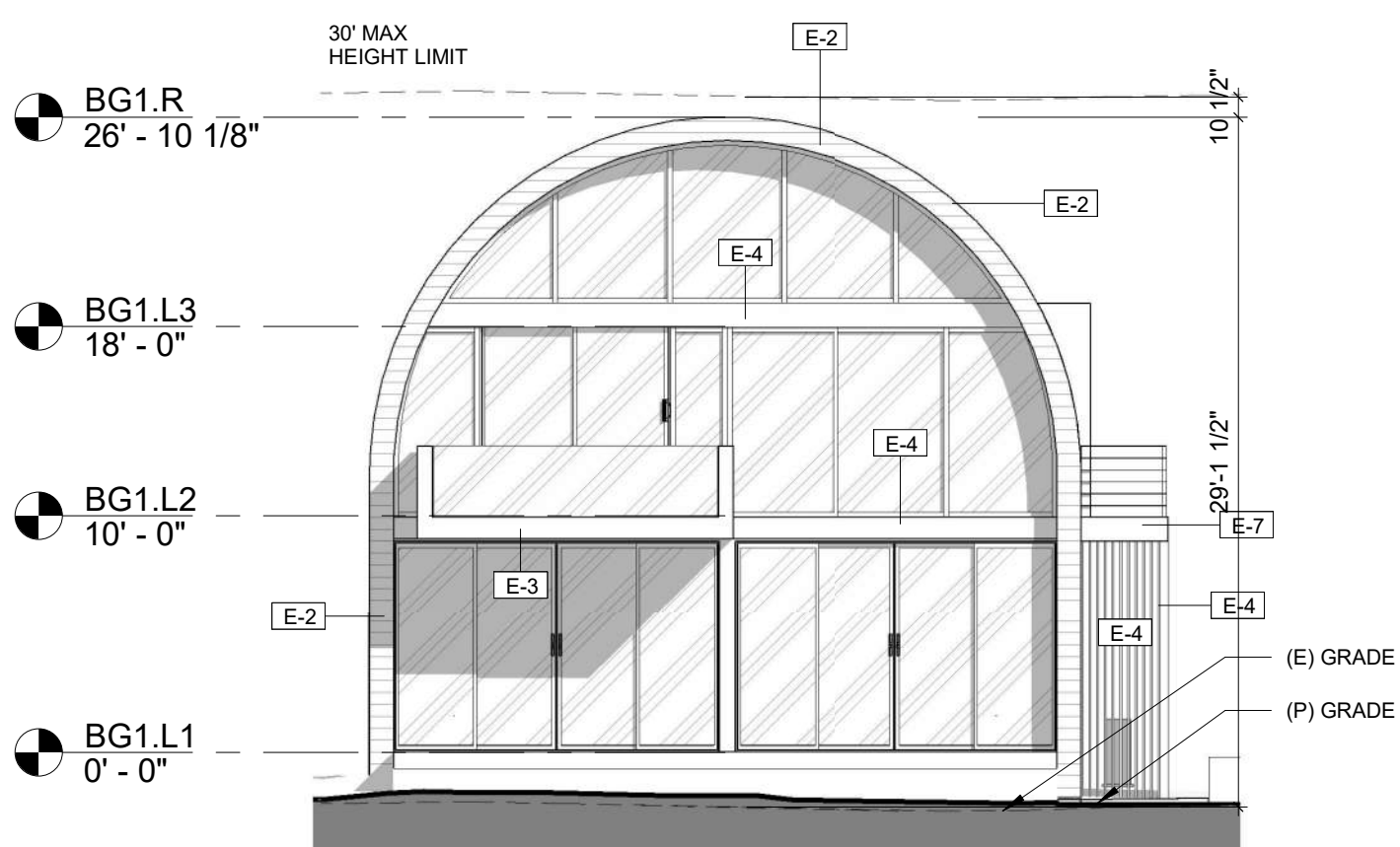
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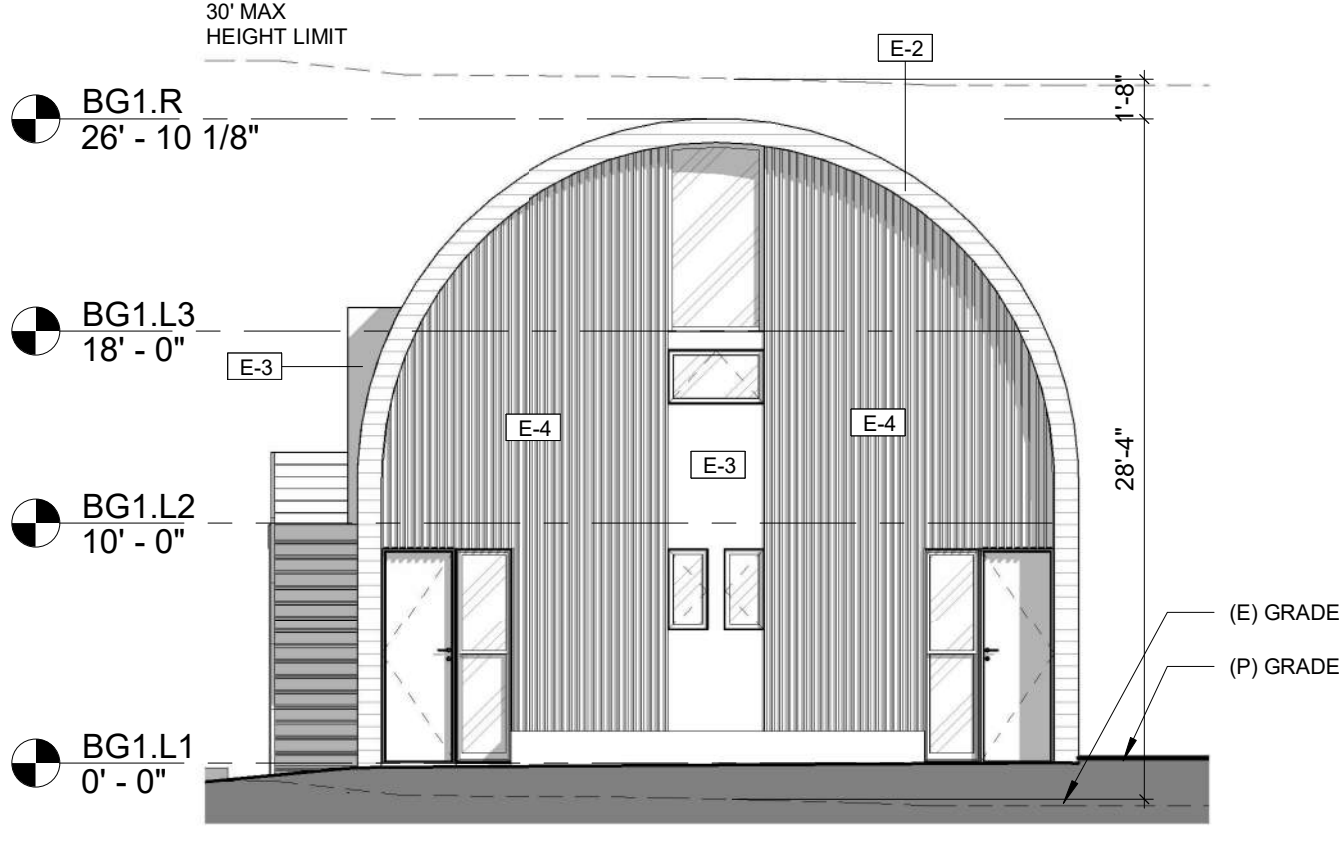
1 RESTAURANT ELEVATION - EAST
1/8" = 1'-0"



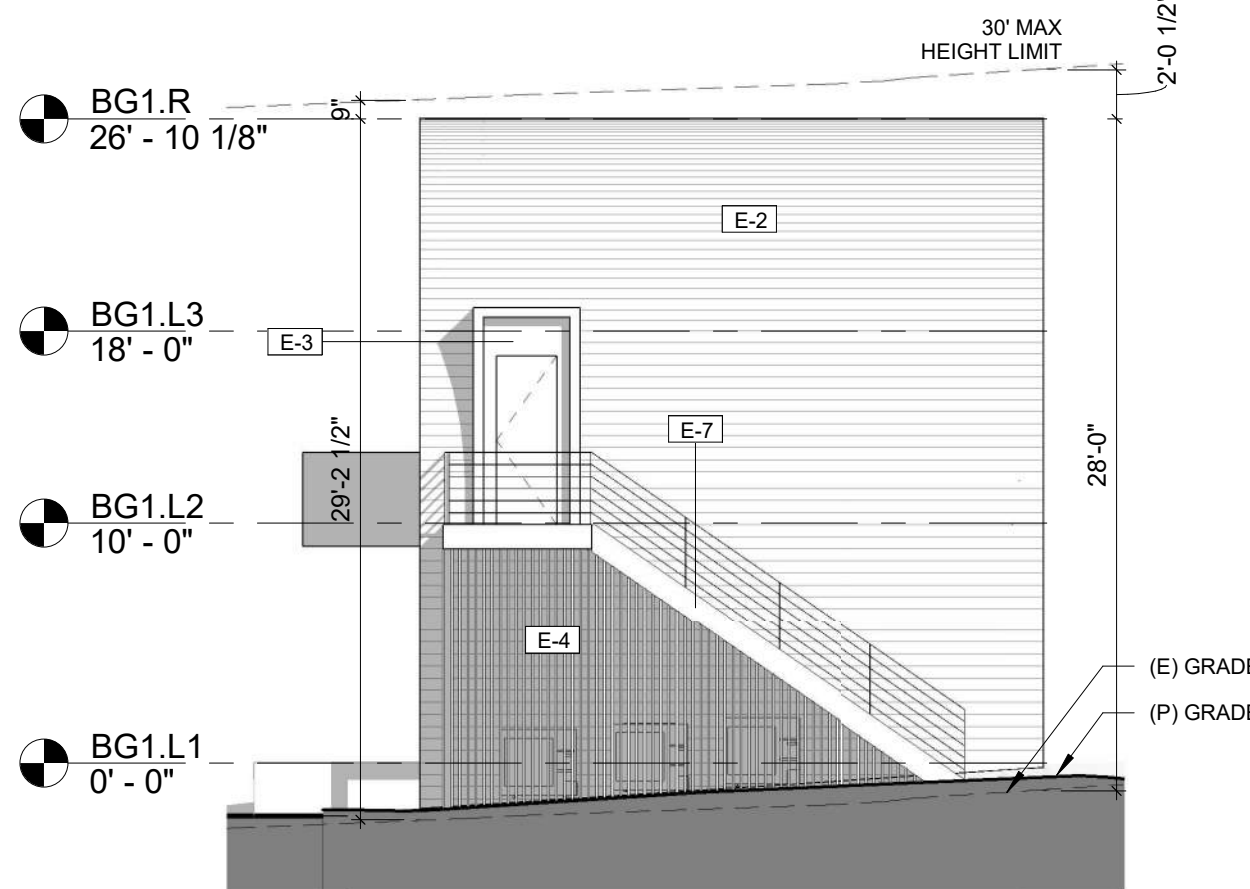
BUILDING 3 - EAST
1/8" = 1'-0"



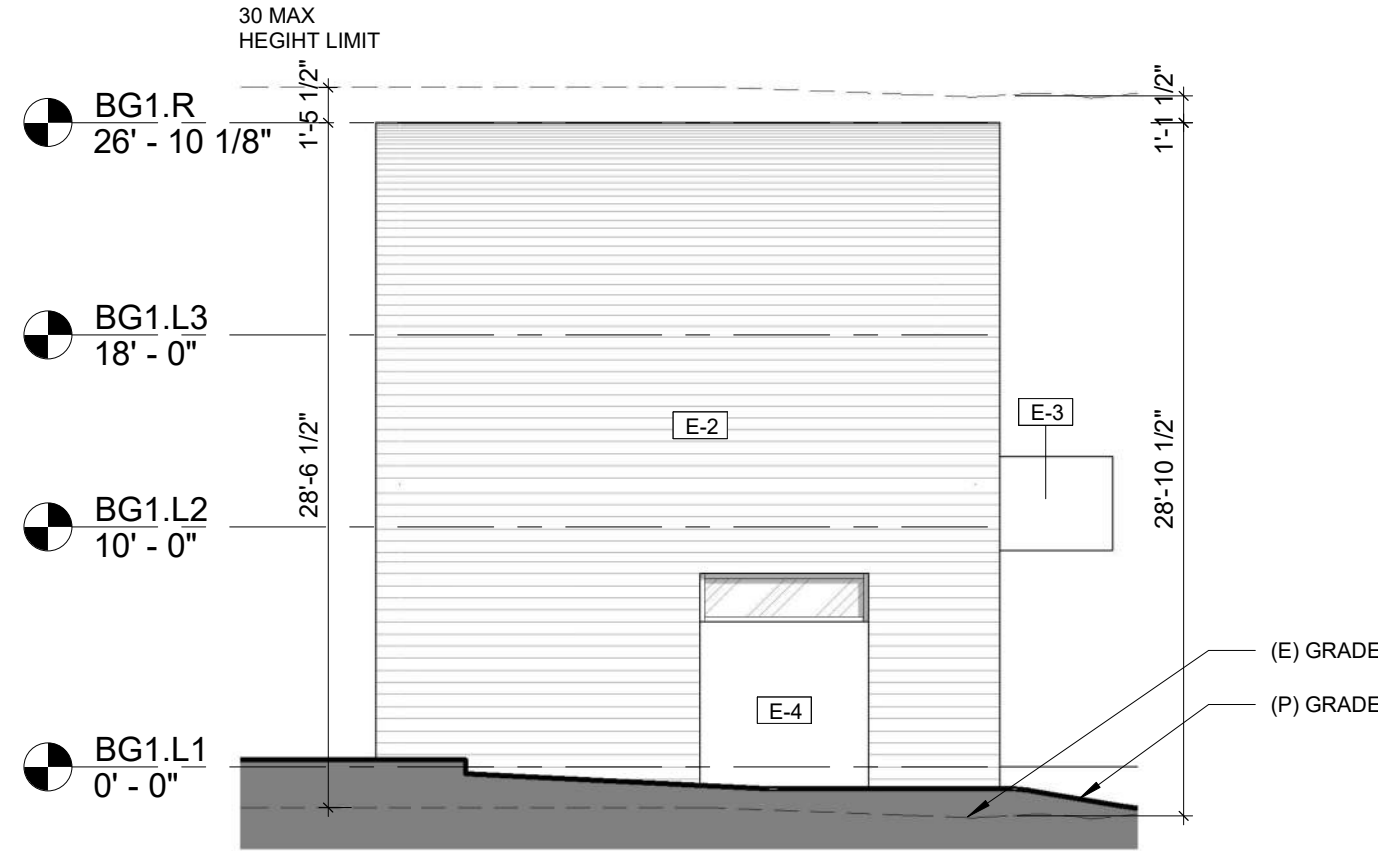
BUILDING 3 - NORTH
1/8" = 1'-0"



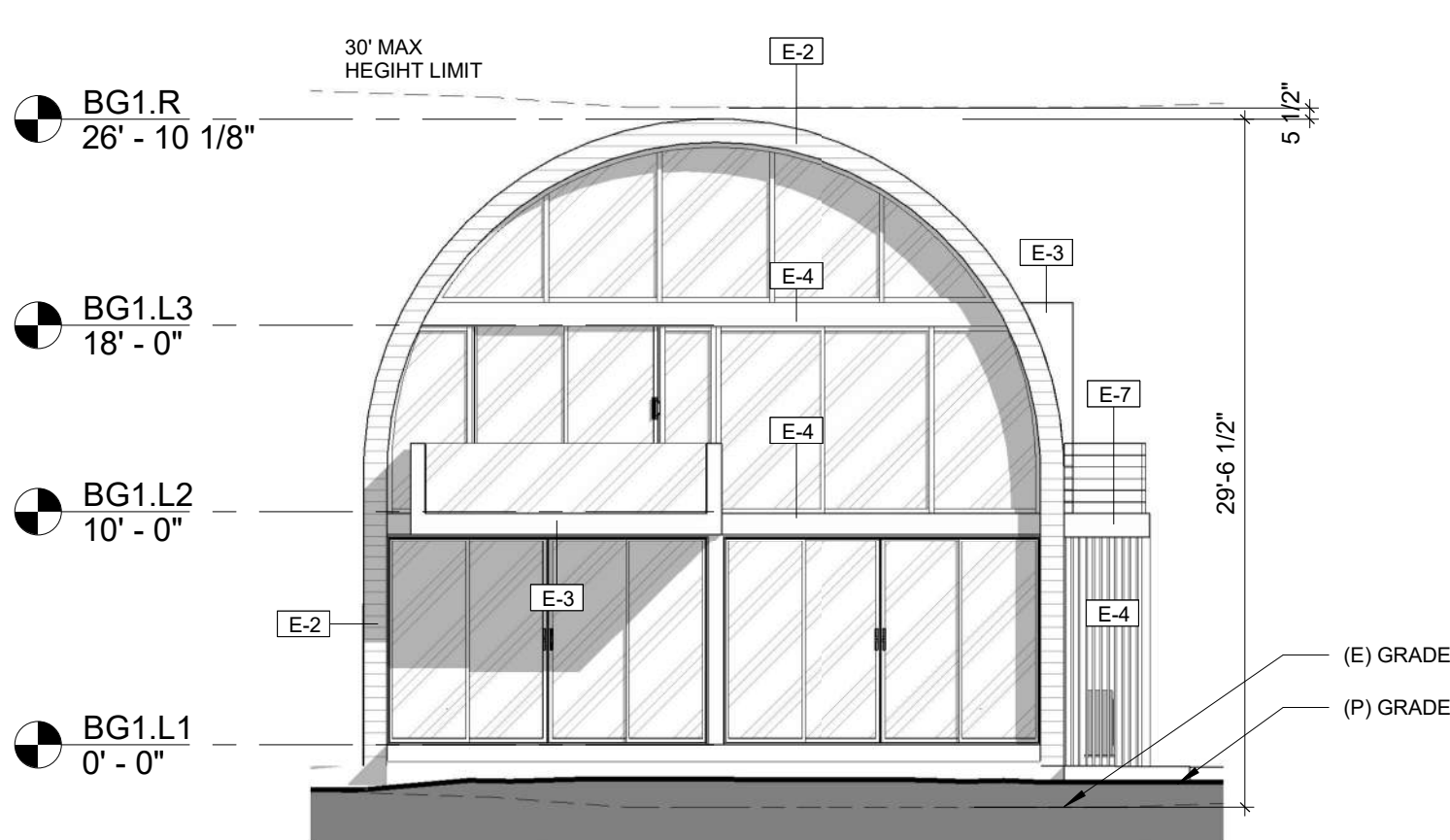
BUILDING 3 - SOUTH
1/8" = 1'-0"



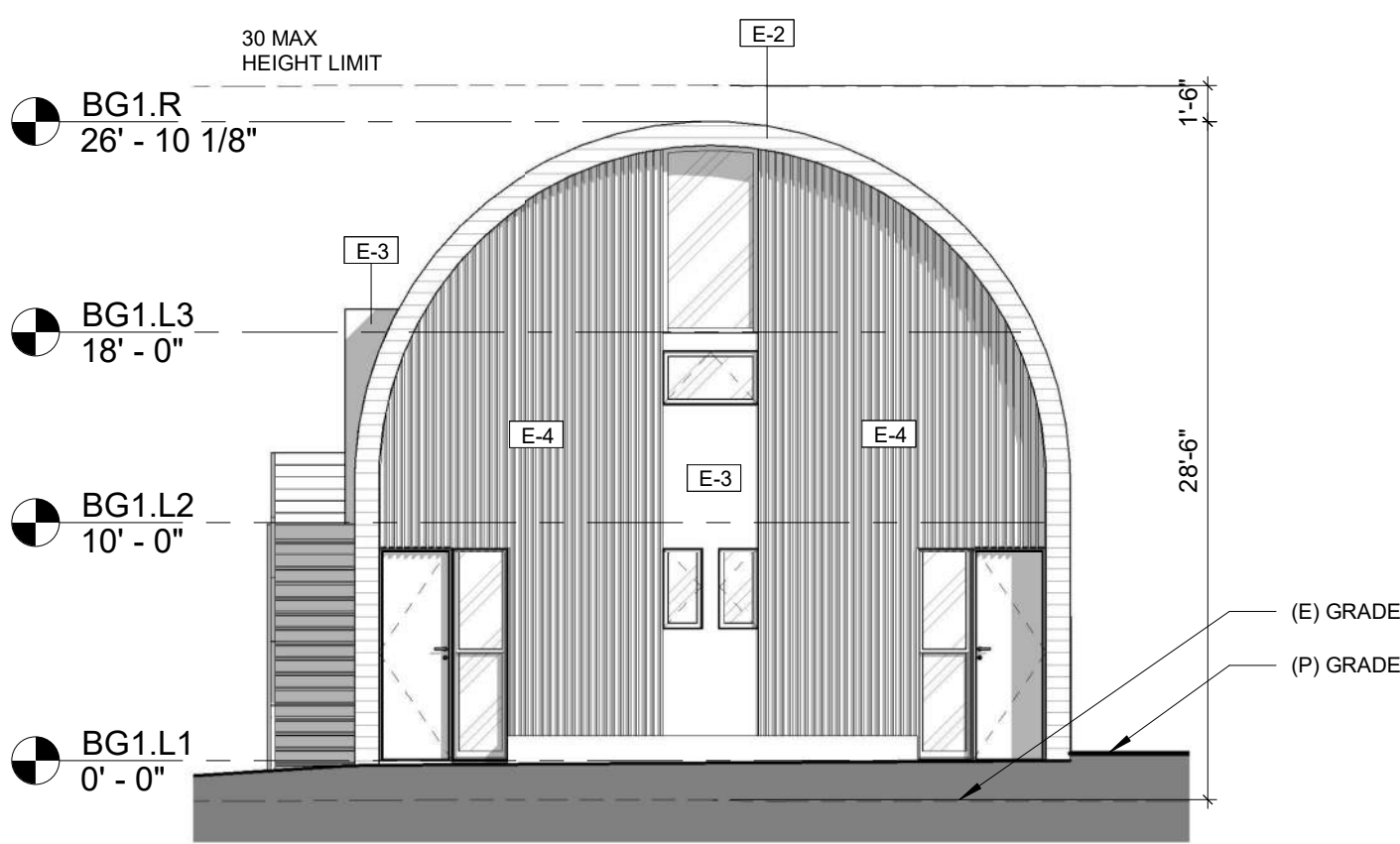
BUILDING 3 - WEST
1/8" = 1'-0"



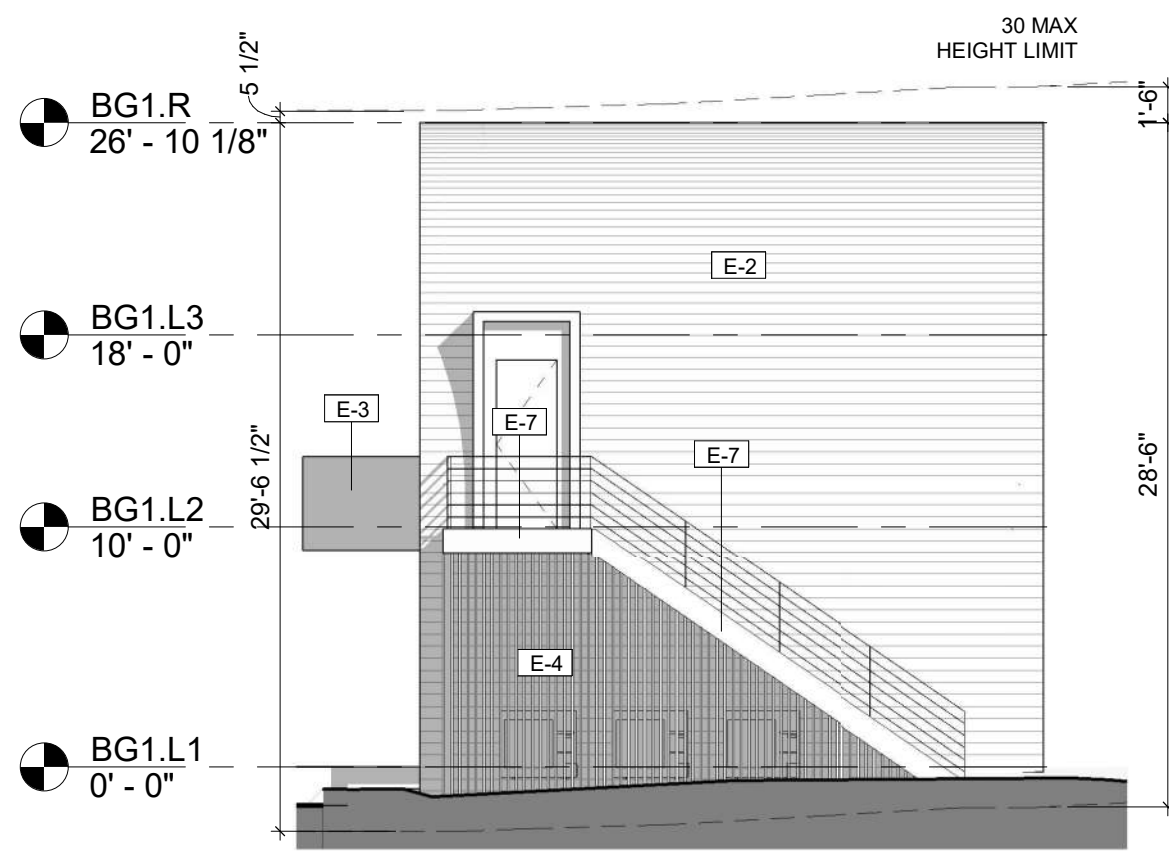
BUILDING 4 - EAST
1/8" = 1'-0"



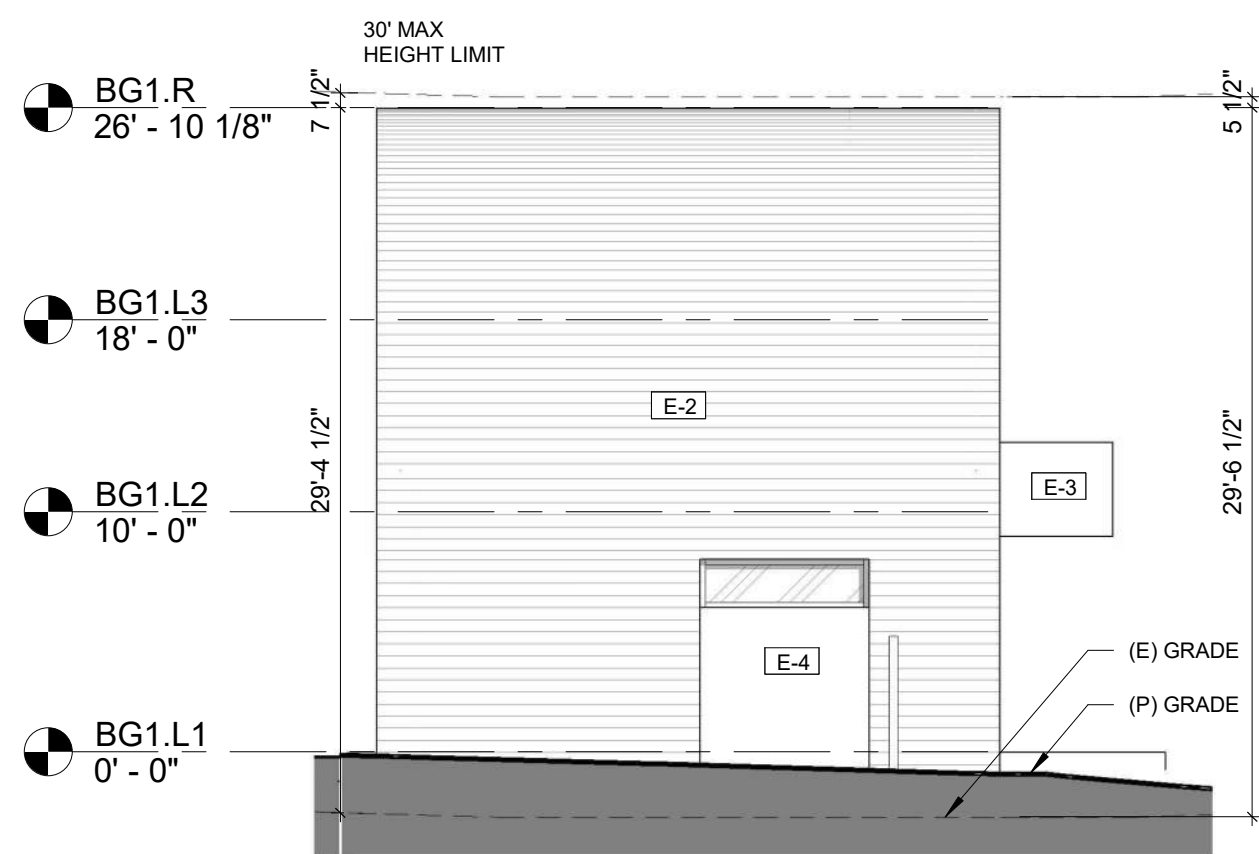
BUILDING 4 - NORTH
1/8" = 1'-0"



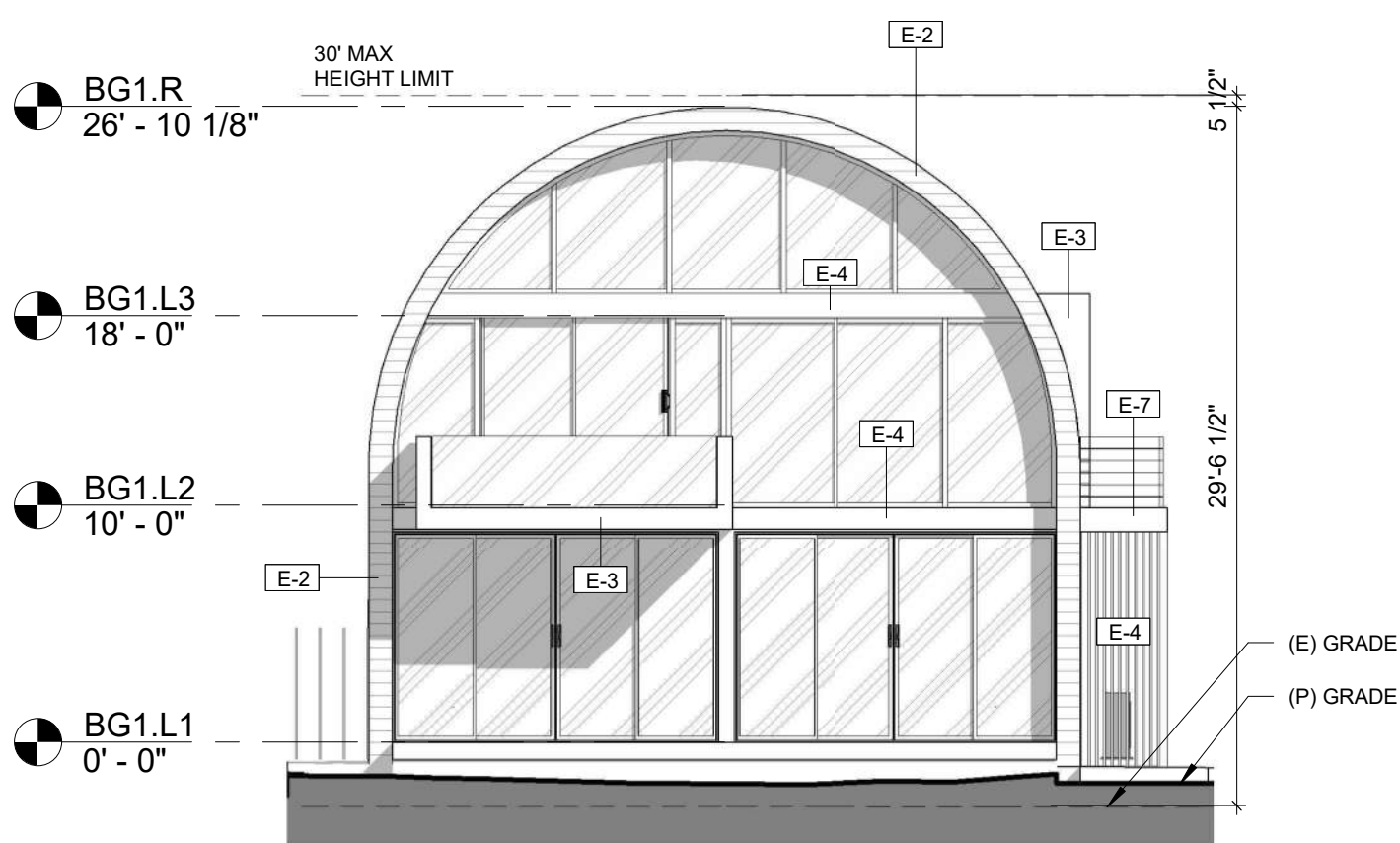
BUILDING 4 - SOUTH
1/8" = 1'-0"



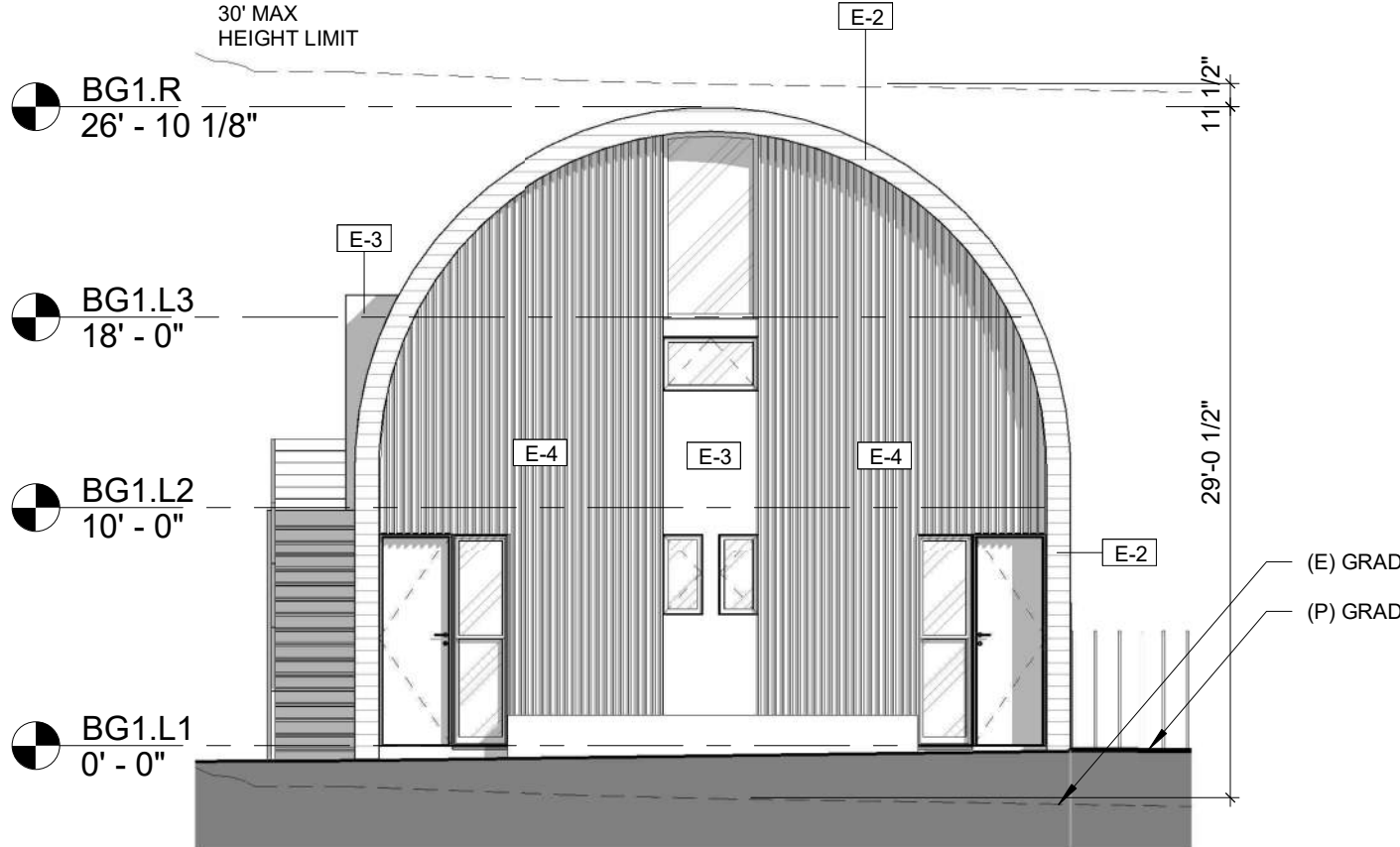
BUILDING 4 - WEST
1/8" = 1'-0"



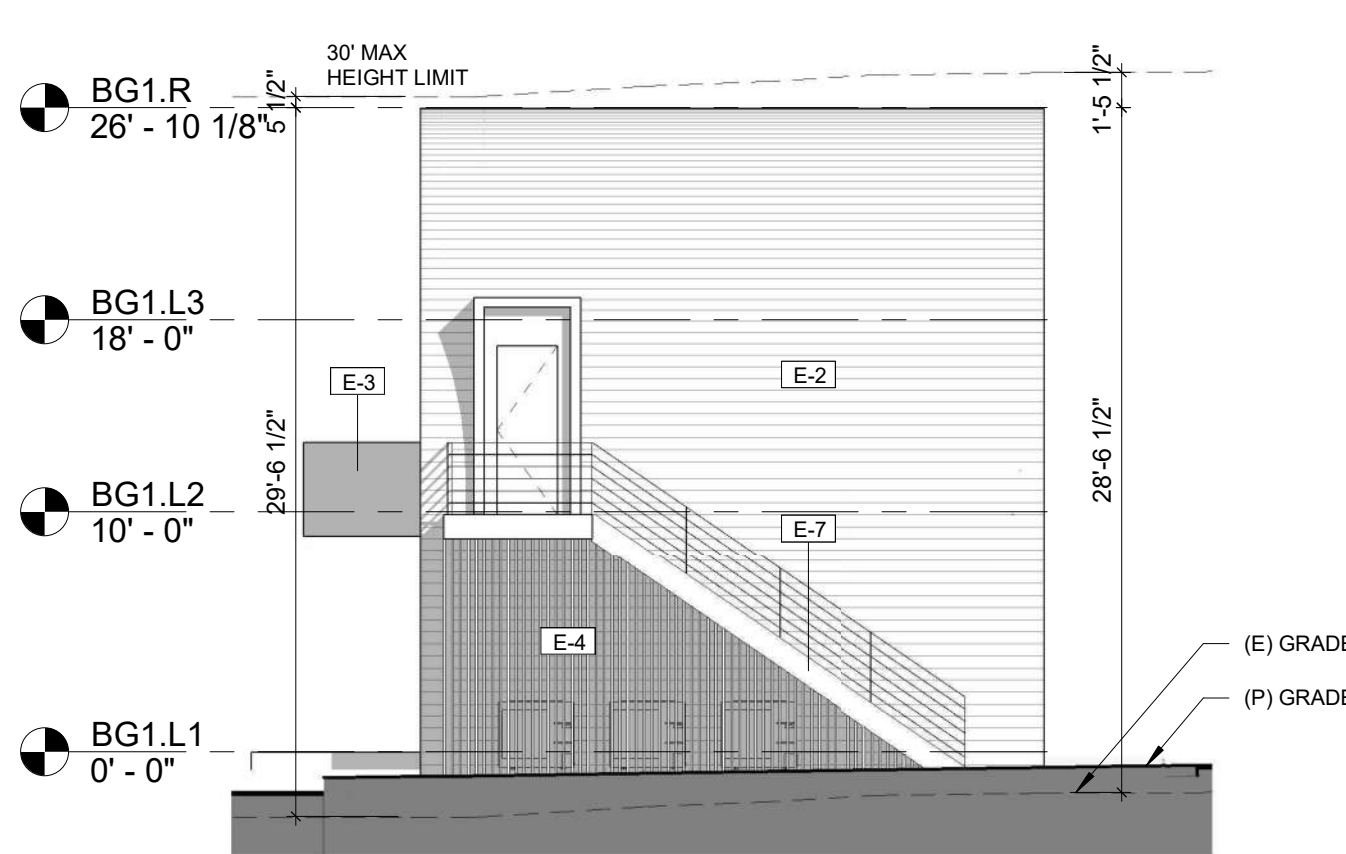
BUILDING 5 - EAST
1/8" = 1'-0"



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



BUILDING 5 - SOUTH
1/8" = 1'-0"



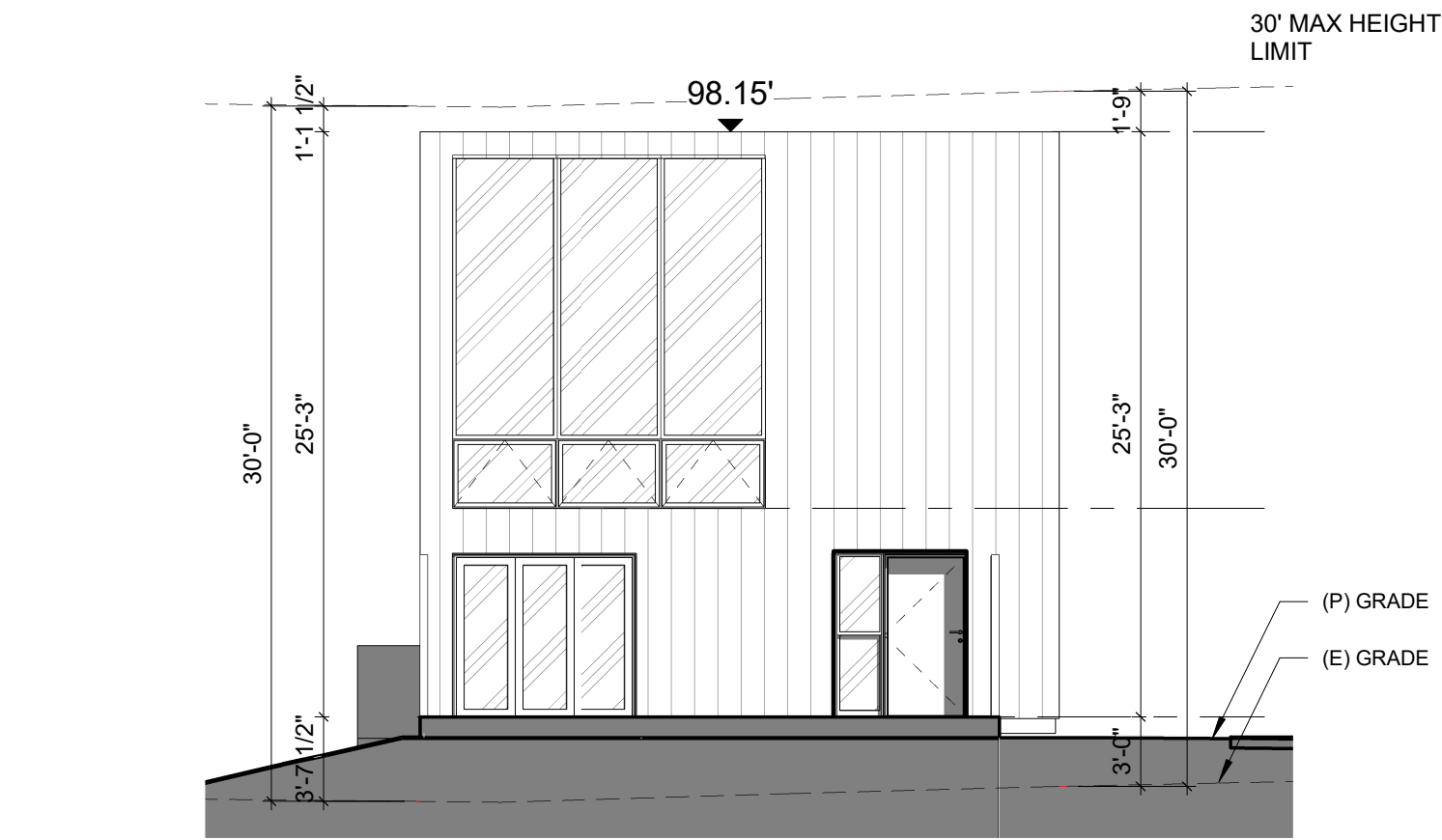
BUILDING 5 - WEST
1/8" = 1'-0"

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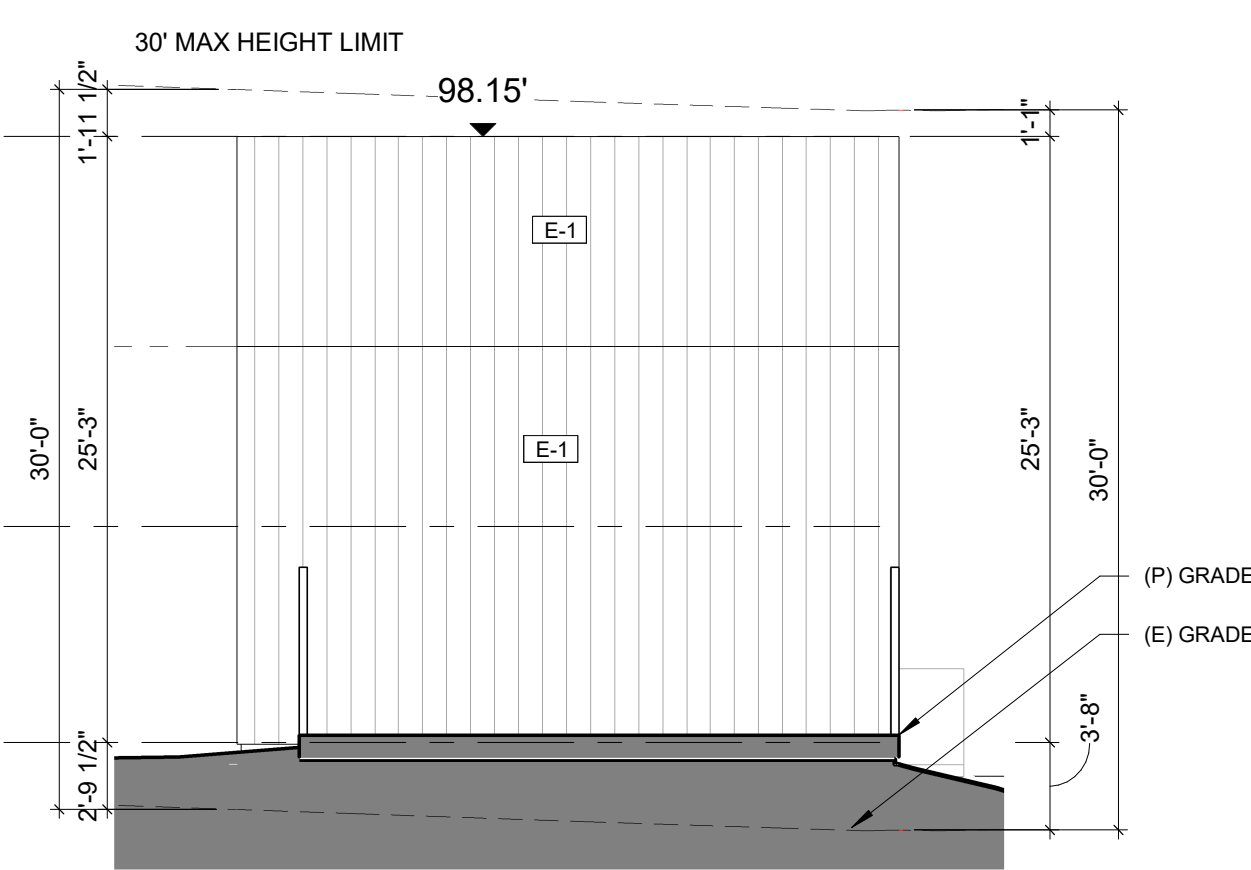
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PROJECT NO.	-	
DRAWN BY:	Designer	
CHECKED BY:	Checker	
DATE:	08/03/2021	
REVISIONS:		
1	03/16/2020	CDP-SUB 2
2	02/16/2020	CDP-SUB 3
3	08/03/2021	CDP-SUB 4

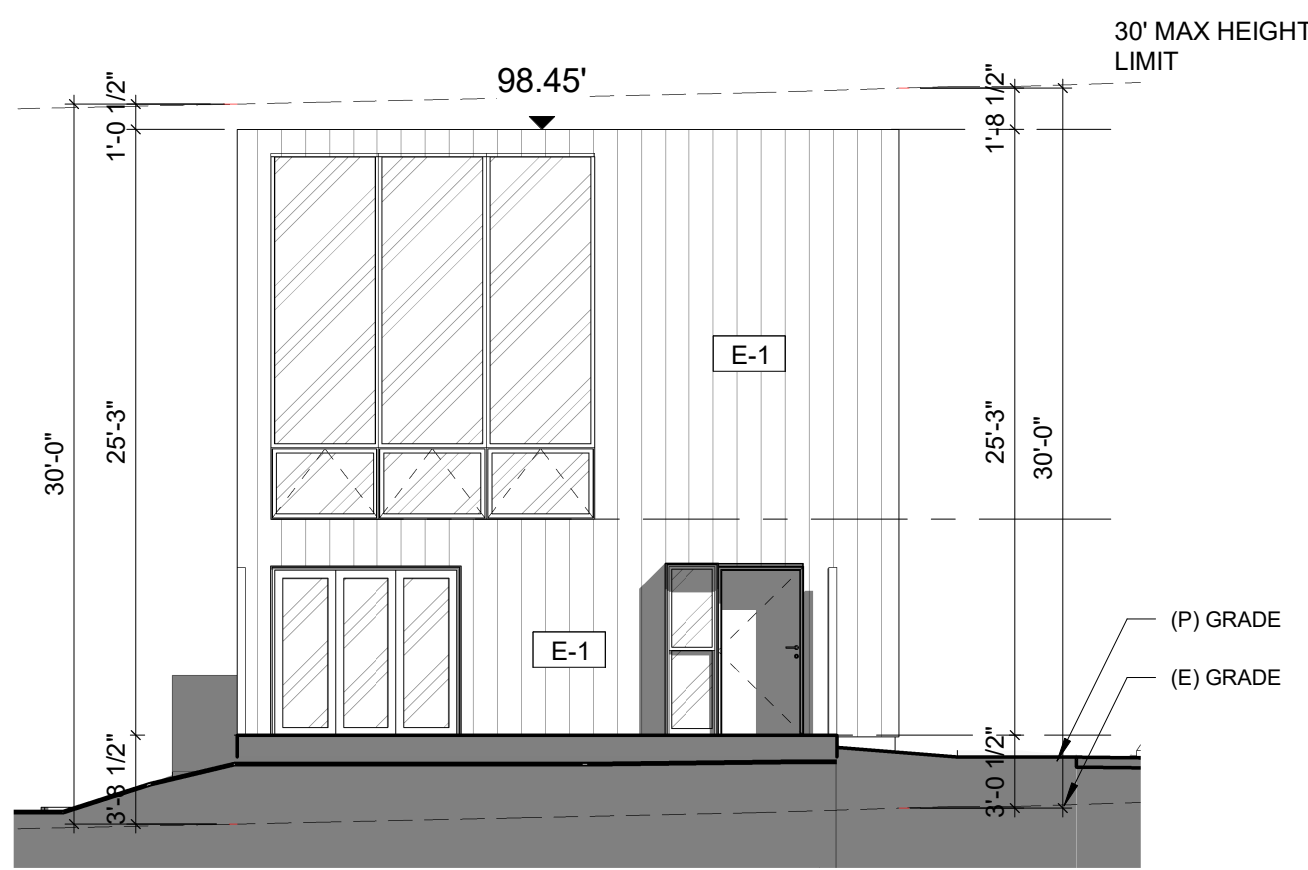
THE BROWN STUDIO INC.
1144 N. COGOSH HWY 10
ENCINITAS, CA 92024
619.577.4610 lindsay@thebrownstudio.com



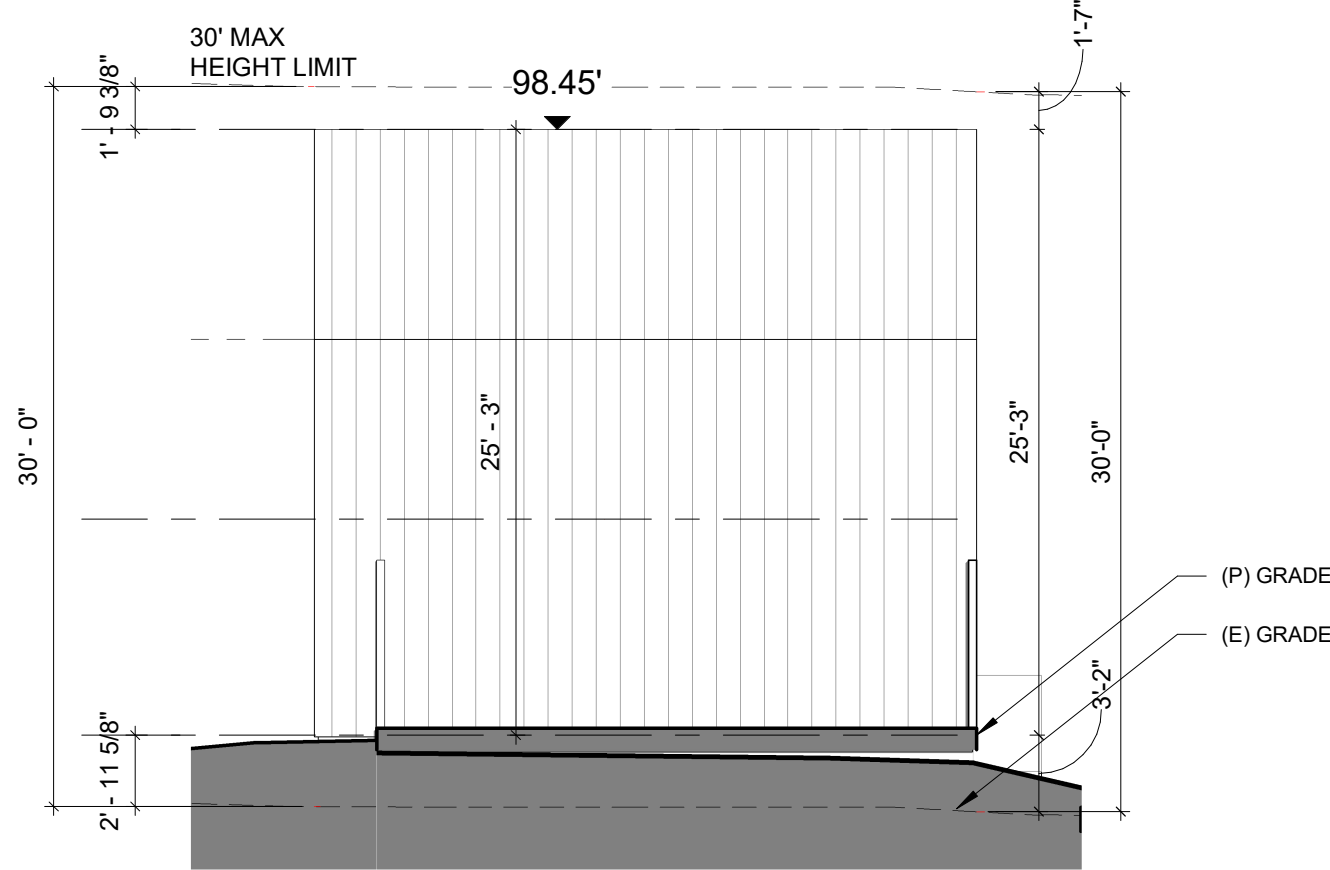
1 BUILDING 6 - ELEVATION - NORTH
1/8" = 1'-0"



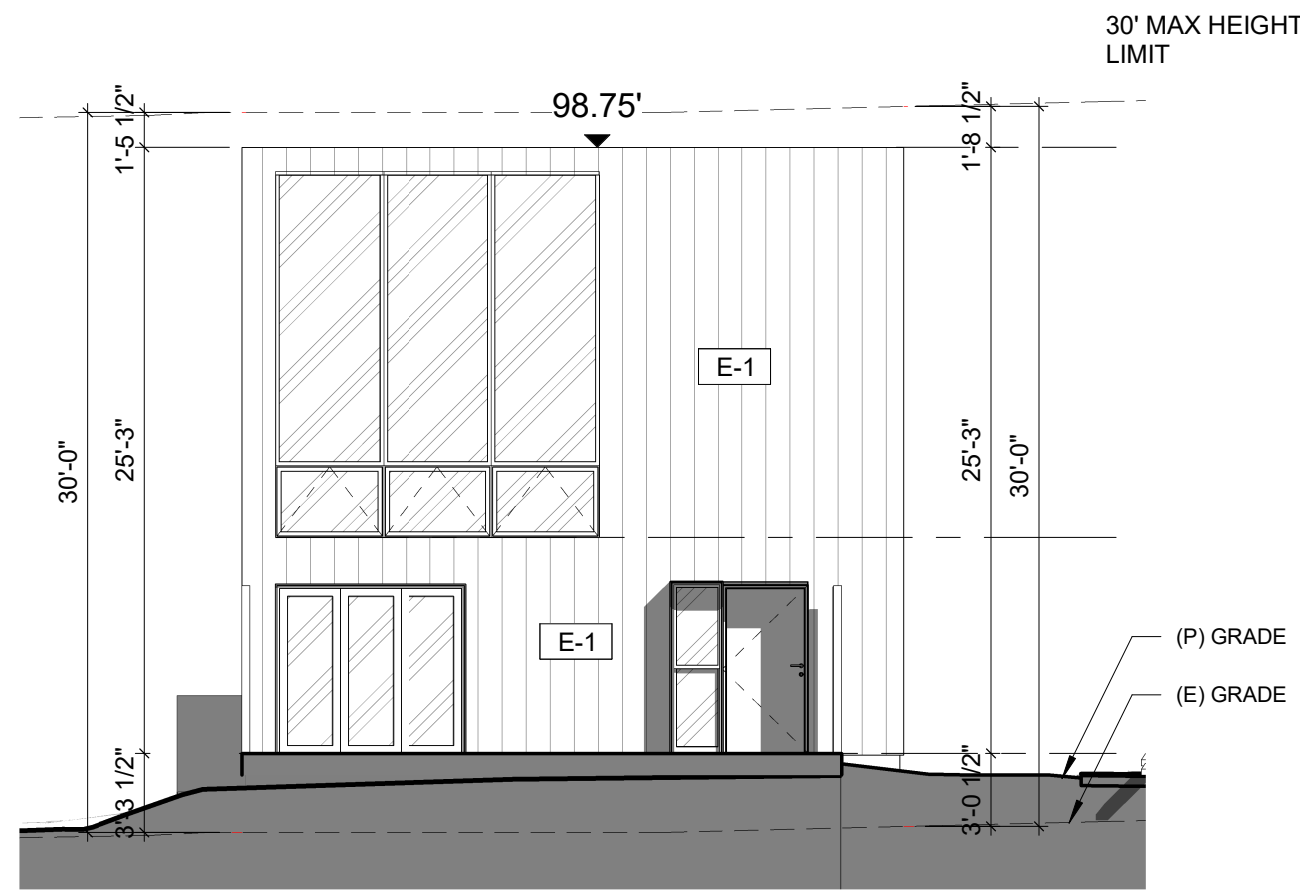
2 BUILDING 6 - ELEVATION - SOUTH
1/8" = 1'-0"



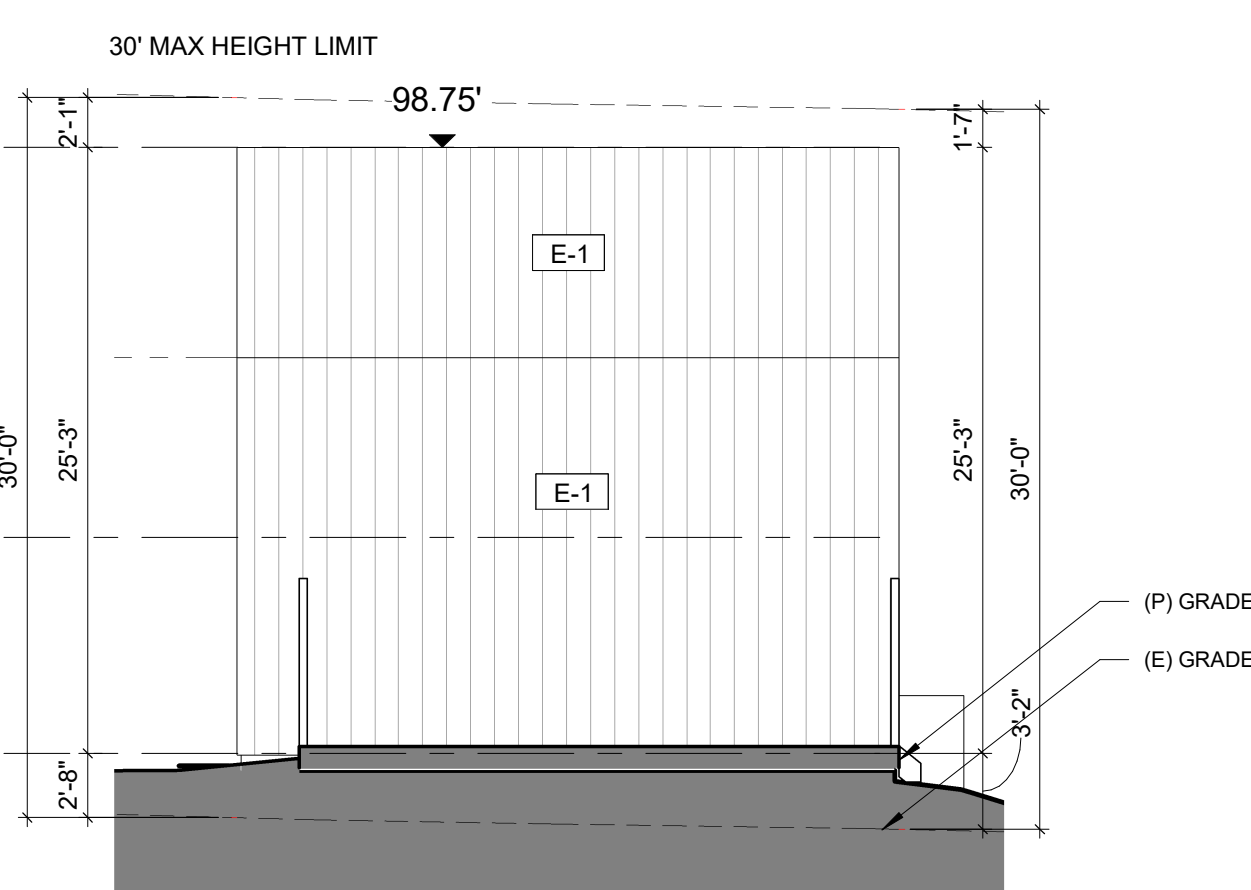
3 BUILDING 7 ELEVATION - NORTH
1/8" = 1'-0"



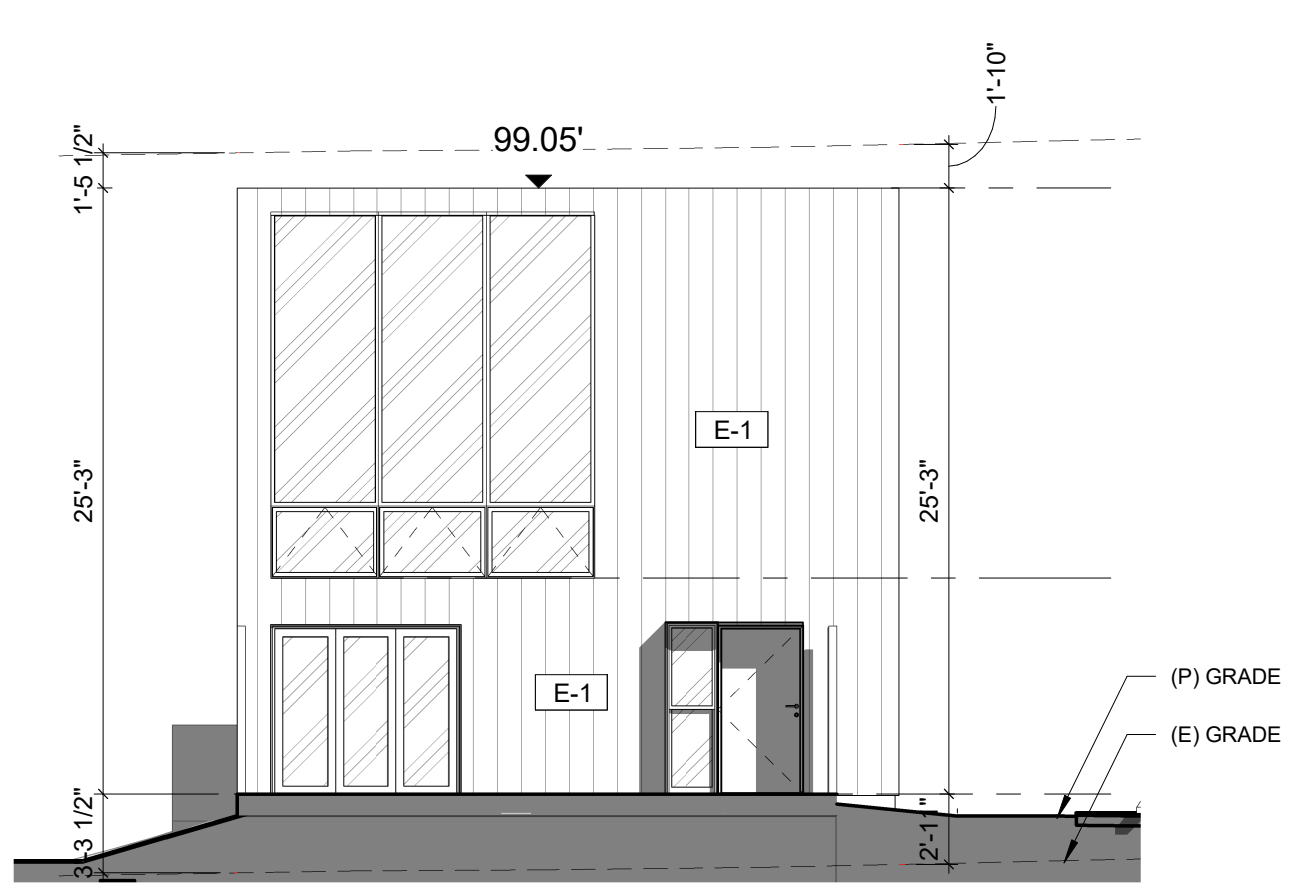
4 BUILDING 7 ELEVATION - SOUTH
1/8" = 1'-0"



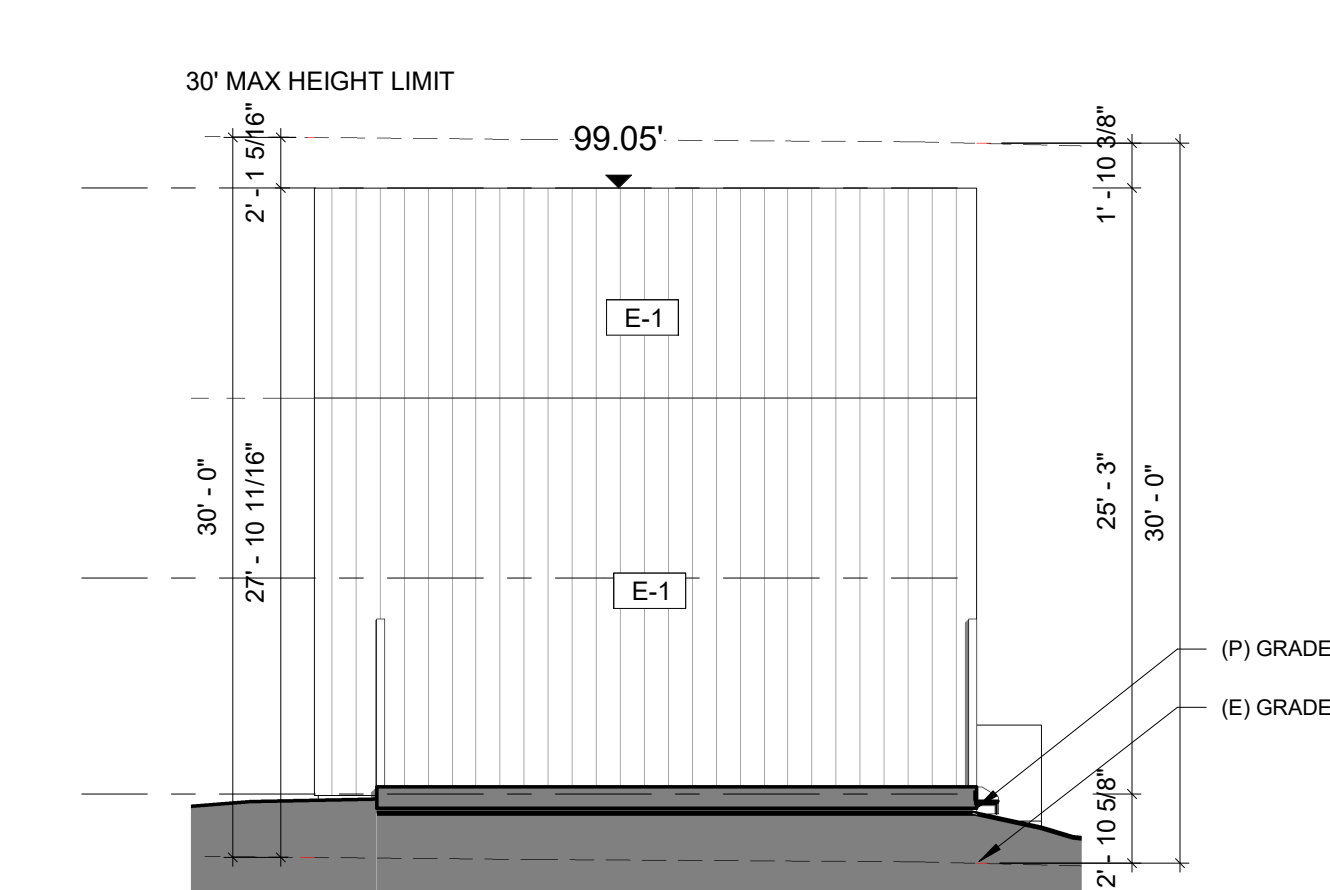
5 BUILDING 8 - ELEVATION - NORTH
1/8" = 1'-0"



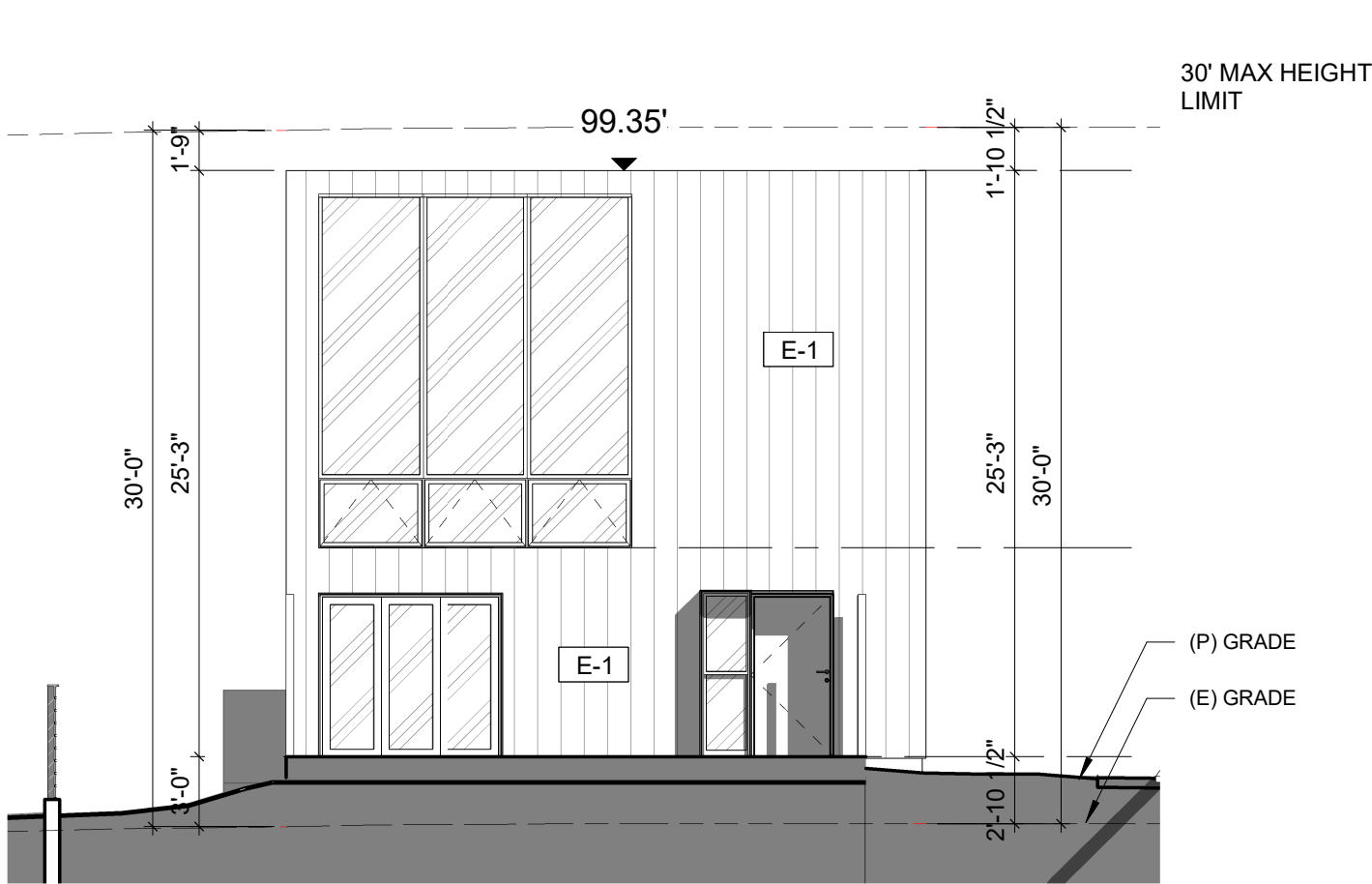
6 BUILDING 8 - ELEVATION - SOUTH
1/8" = 1'-0"



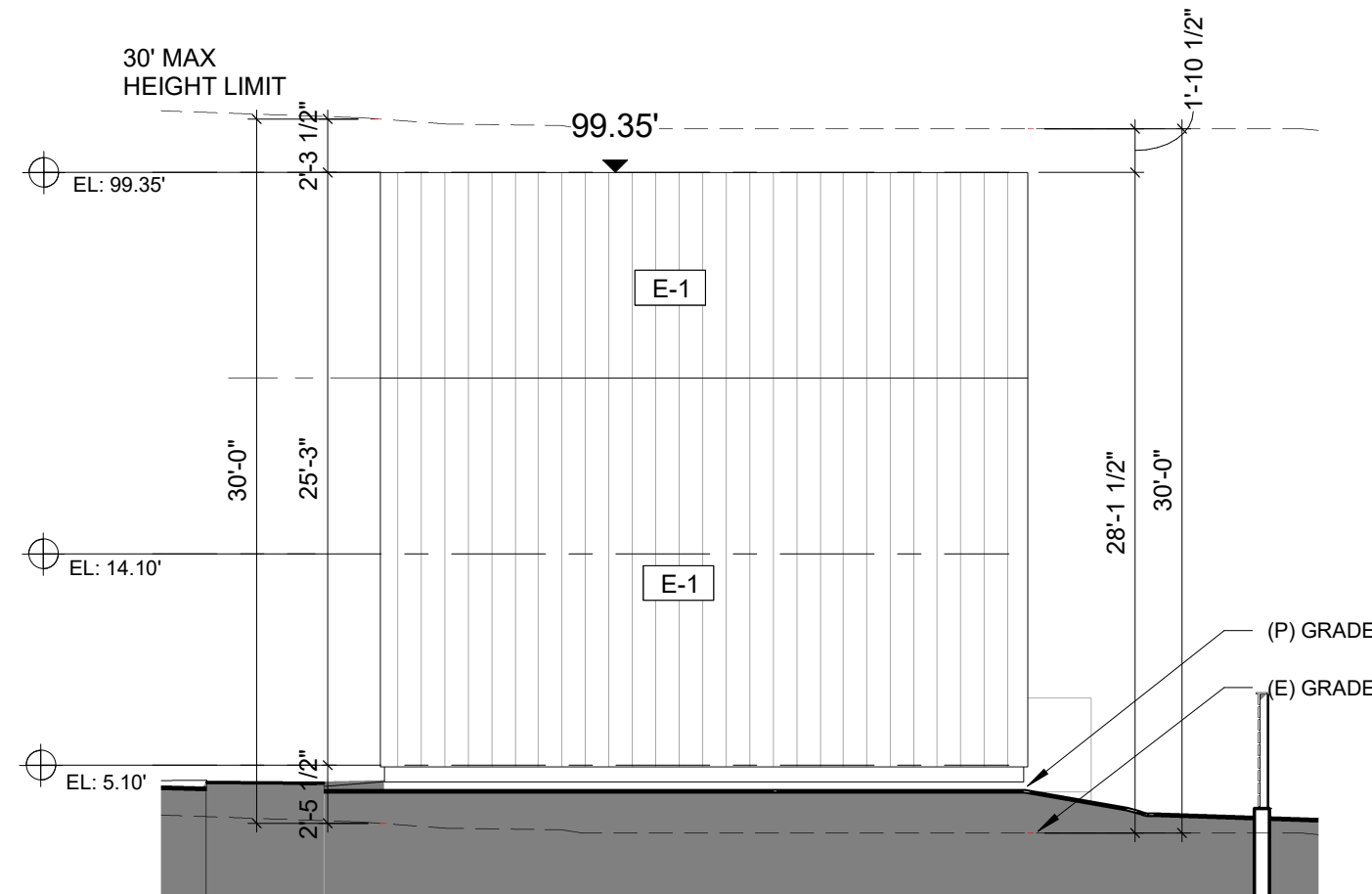
7 BUILDING 9 - ELEVATION - NORTH
1/8" = 1'-0"



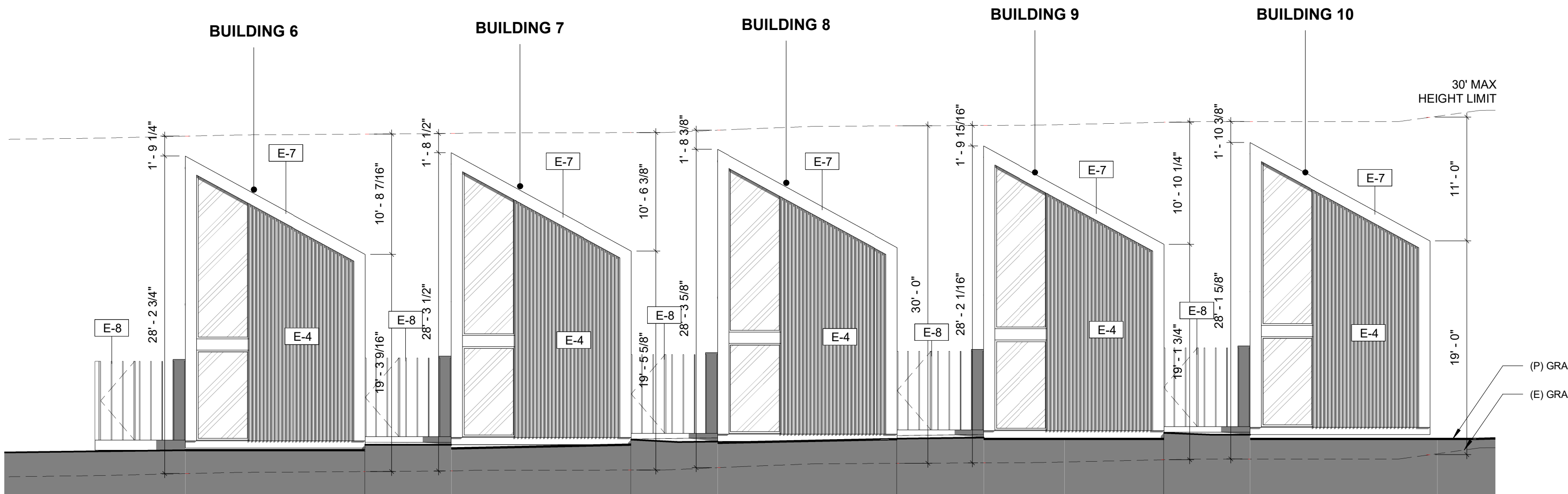
8 BUILDING 9 - ELEVATION - SOUTH
1/8" = 1'-0"



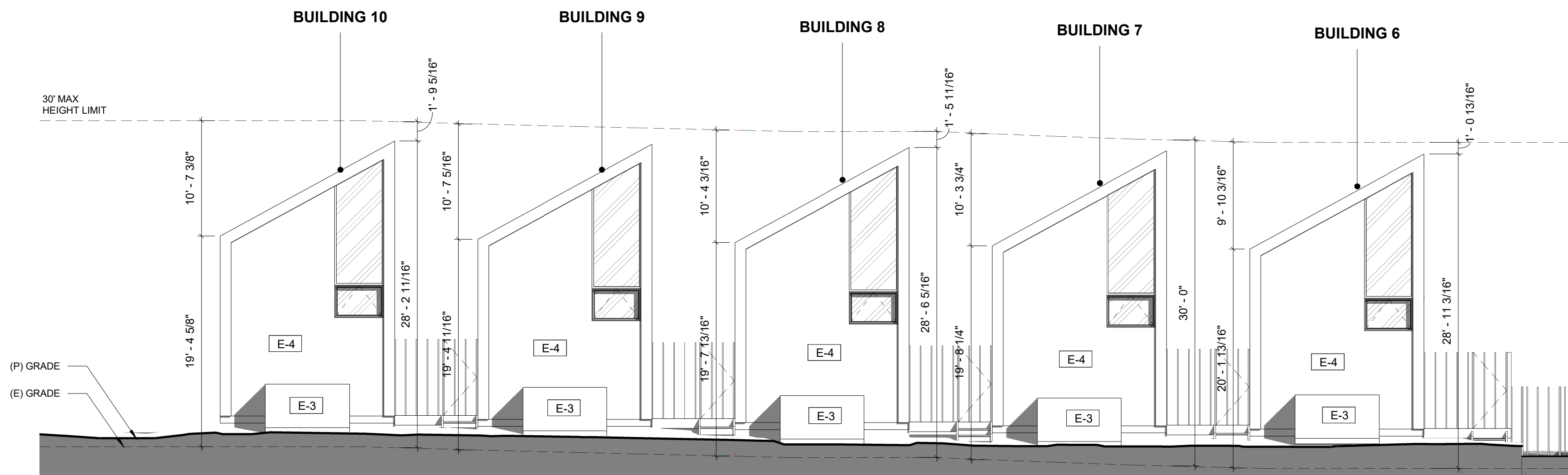
9 BUILDING 10 - ELEVATION - NORTH
1/8" = 1'-0"



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

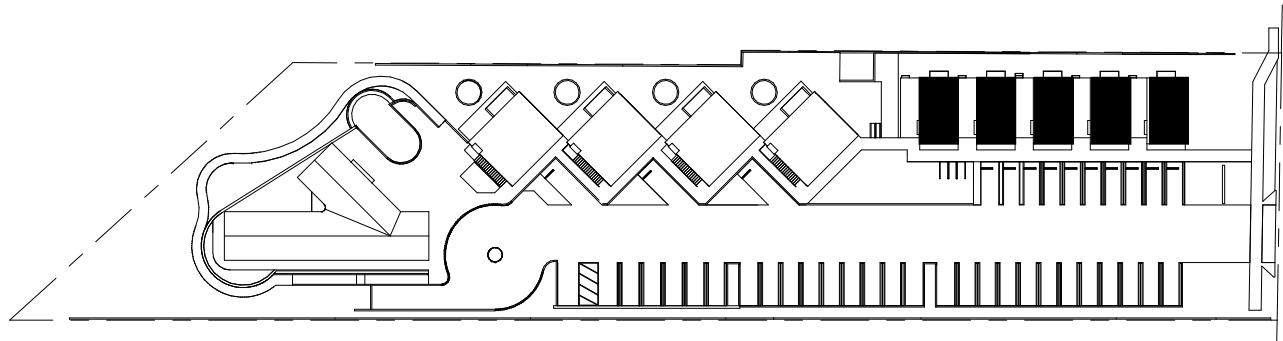
E-1	EXTERIOR METAL WALL/ROOF CLADDING
E-2	CONCRETE CLADDING. COLOR: GREY
E-3	EXTERIOR METAL WALL PANEL/BREAK METAL. PAINTED BLACK
E-4	NATURAL WOOD ELEMENTS. STAINED: ANTIQUE OAK
E-5	EXPOSED CMU. BOND STACK. COLOR: NATURAL WITH PUMICE (WARM TONE)
E-6	CONCRETE RETAINING WALL WARM COLOR FINISH
E-7	STEEL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



516 LA COSTA

Case No. 18-188 DR/MUP/CDP

PROJECT NO.
DRAWINGS PREPARED BY:
LINDSAY BROWN

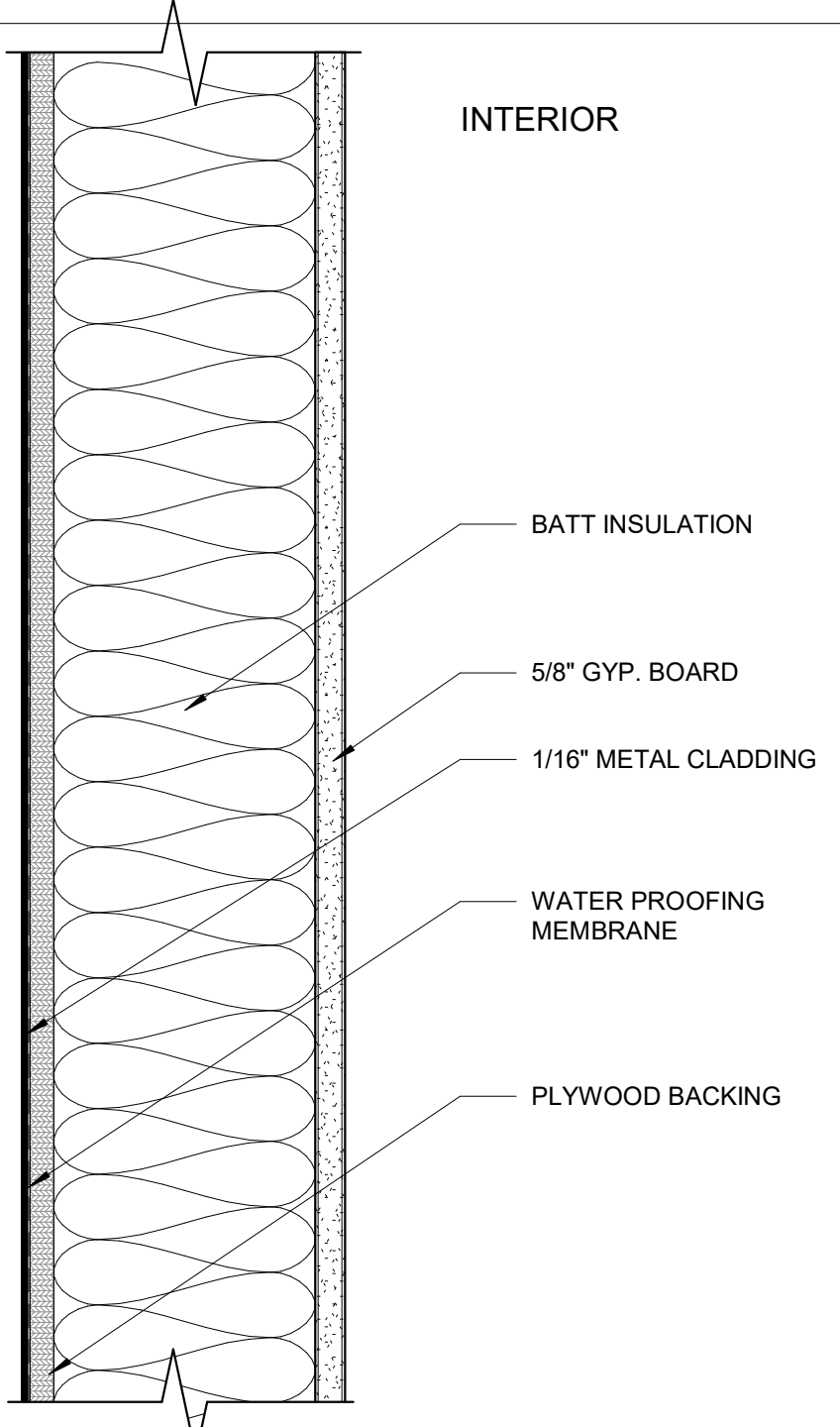
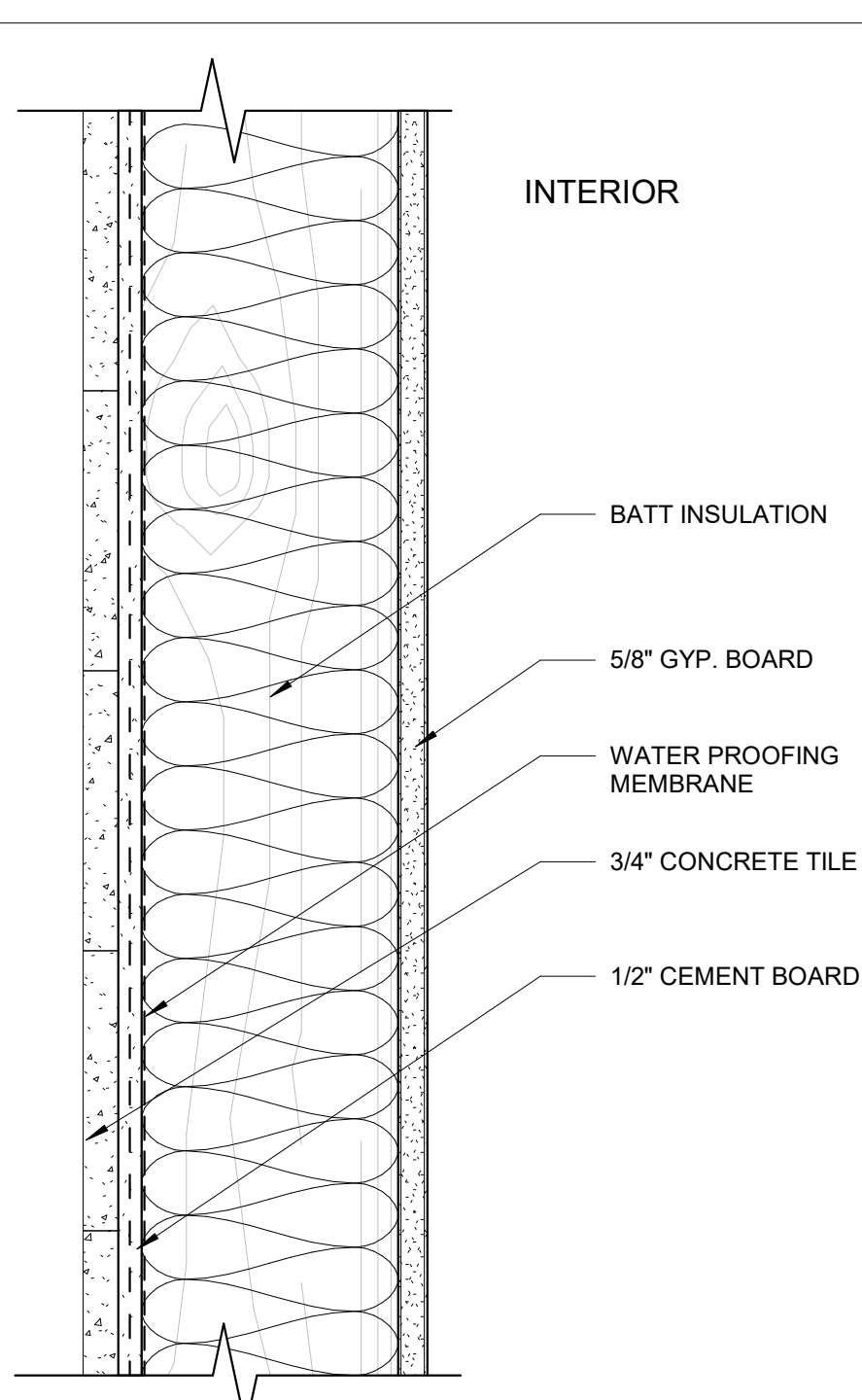
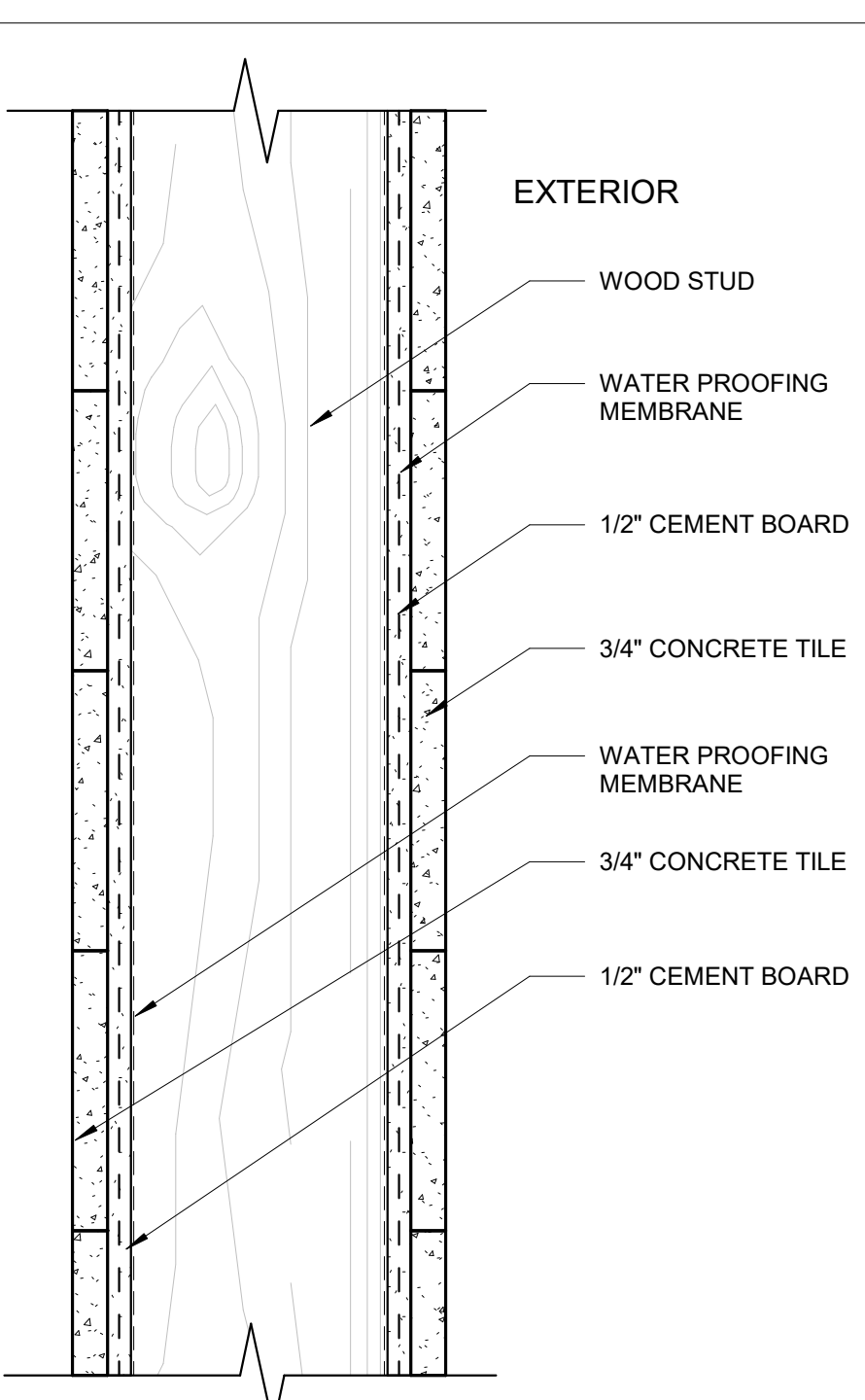
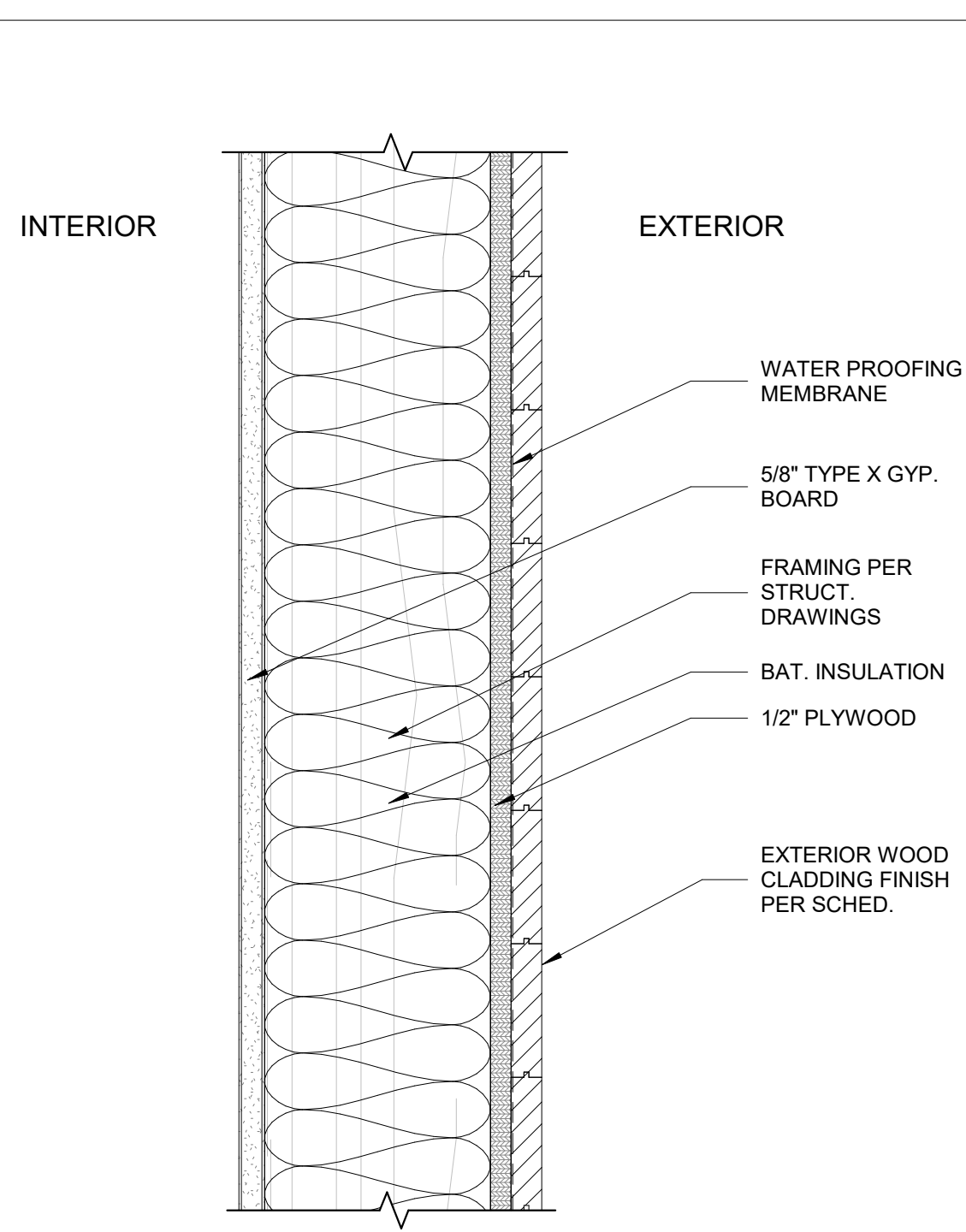
SHEET TITLE
ELEVATIONS

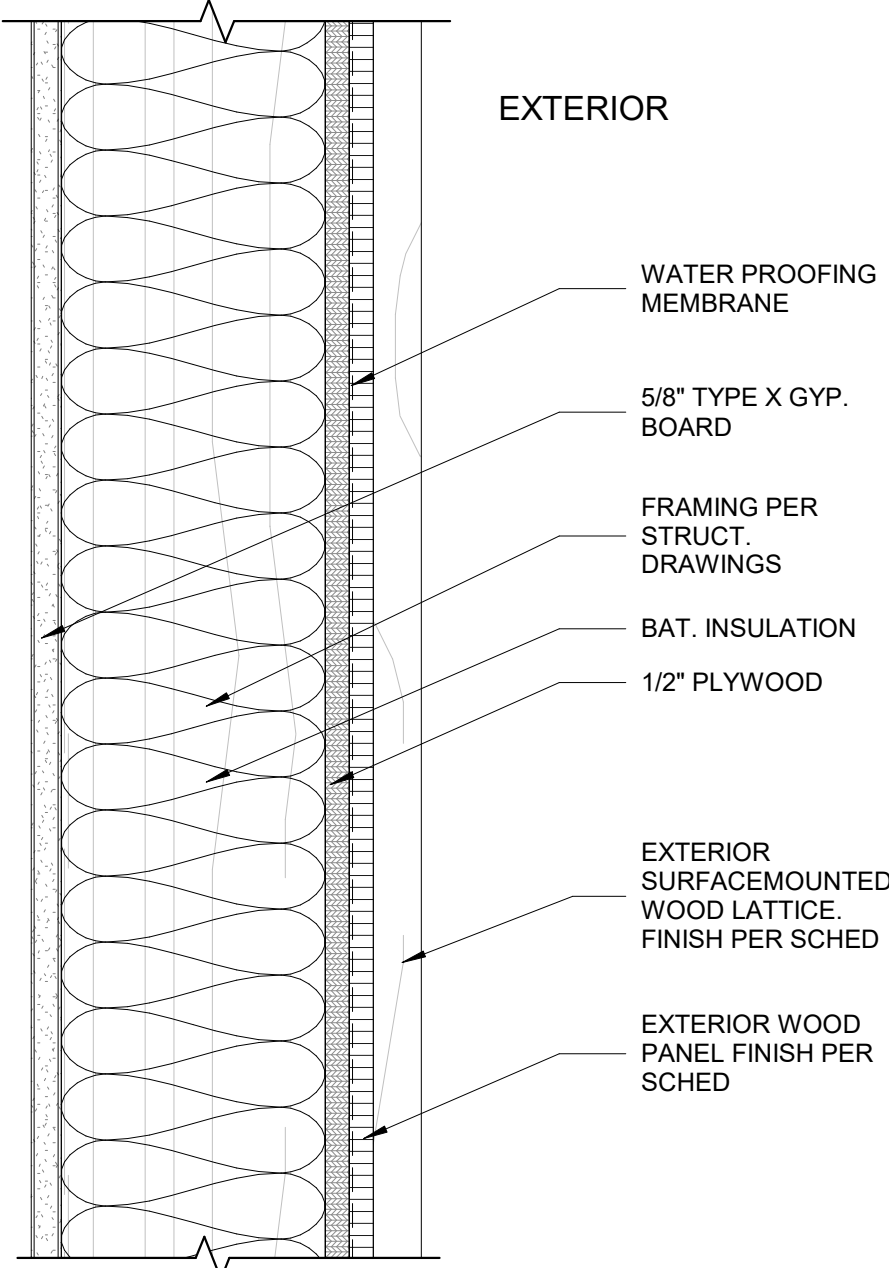
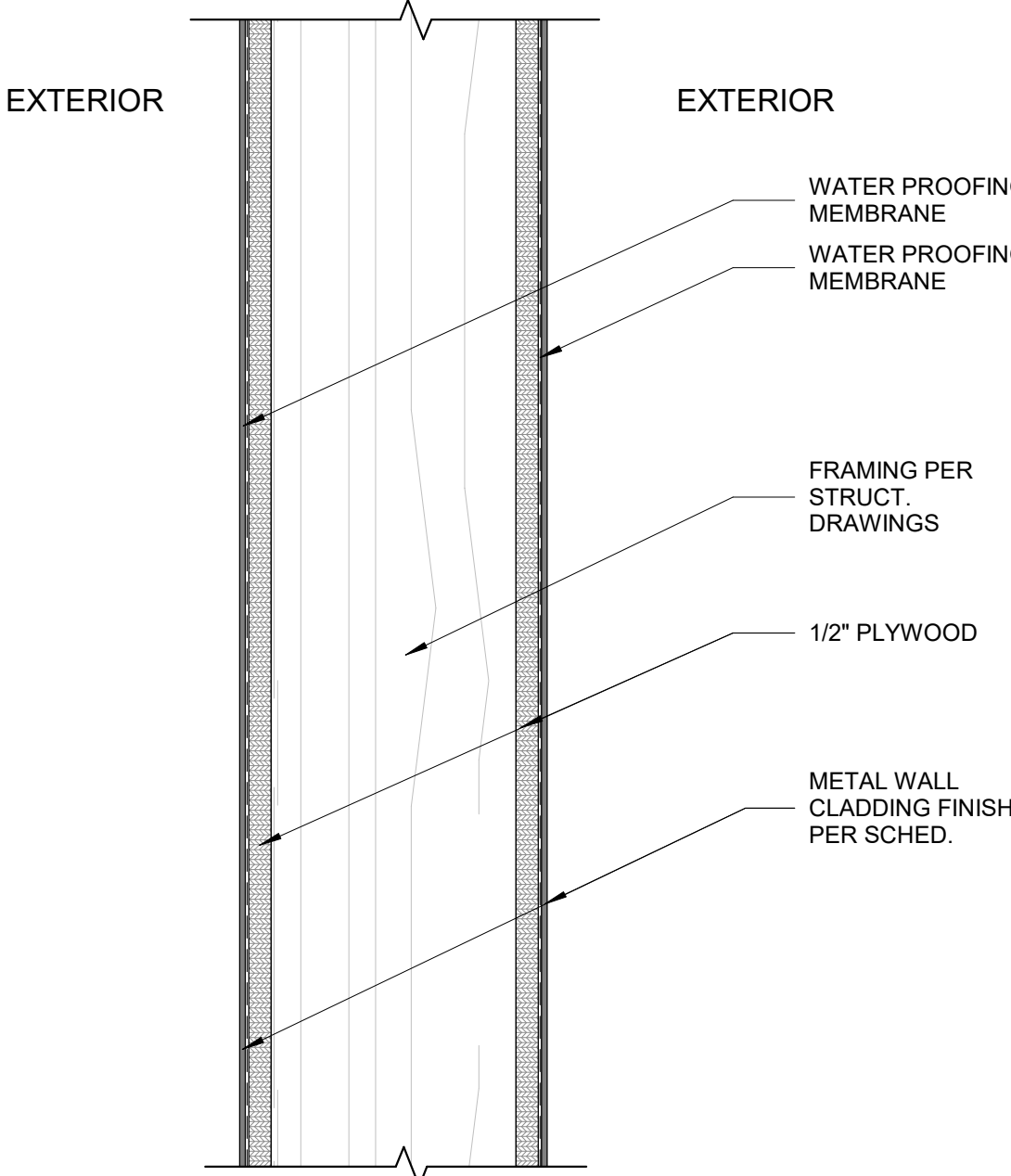
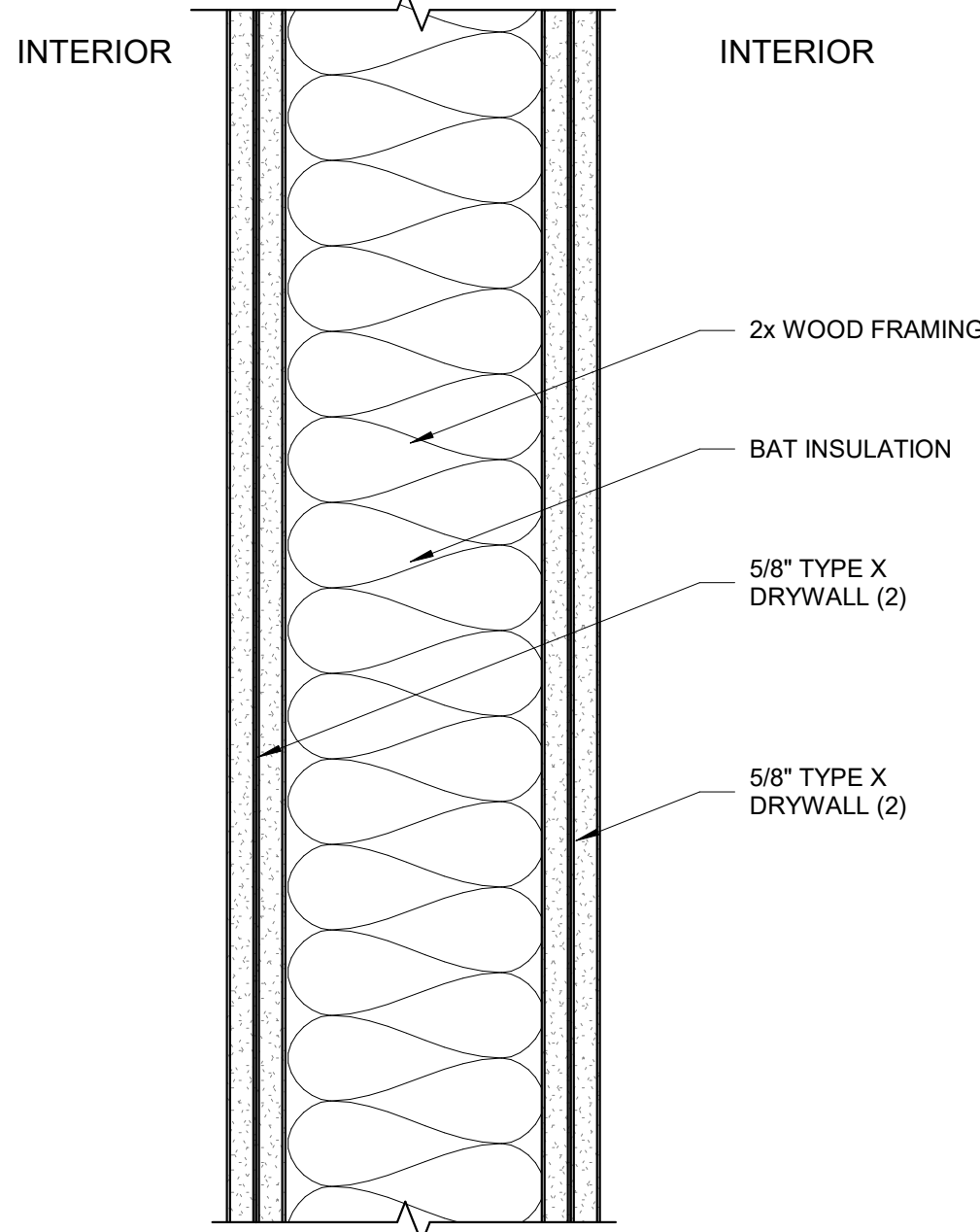
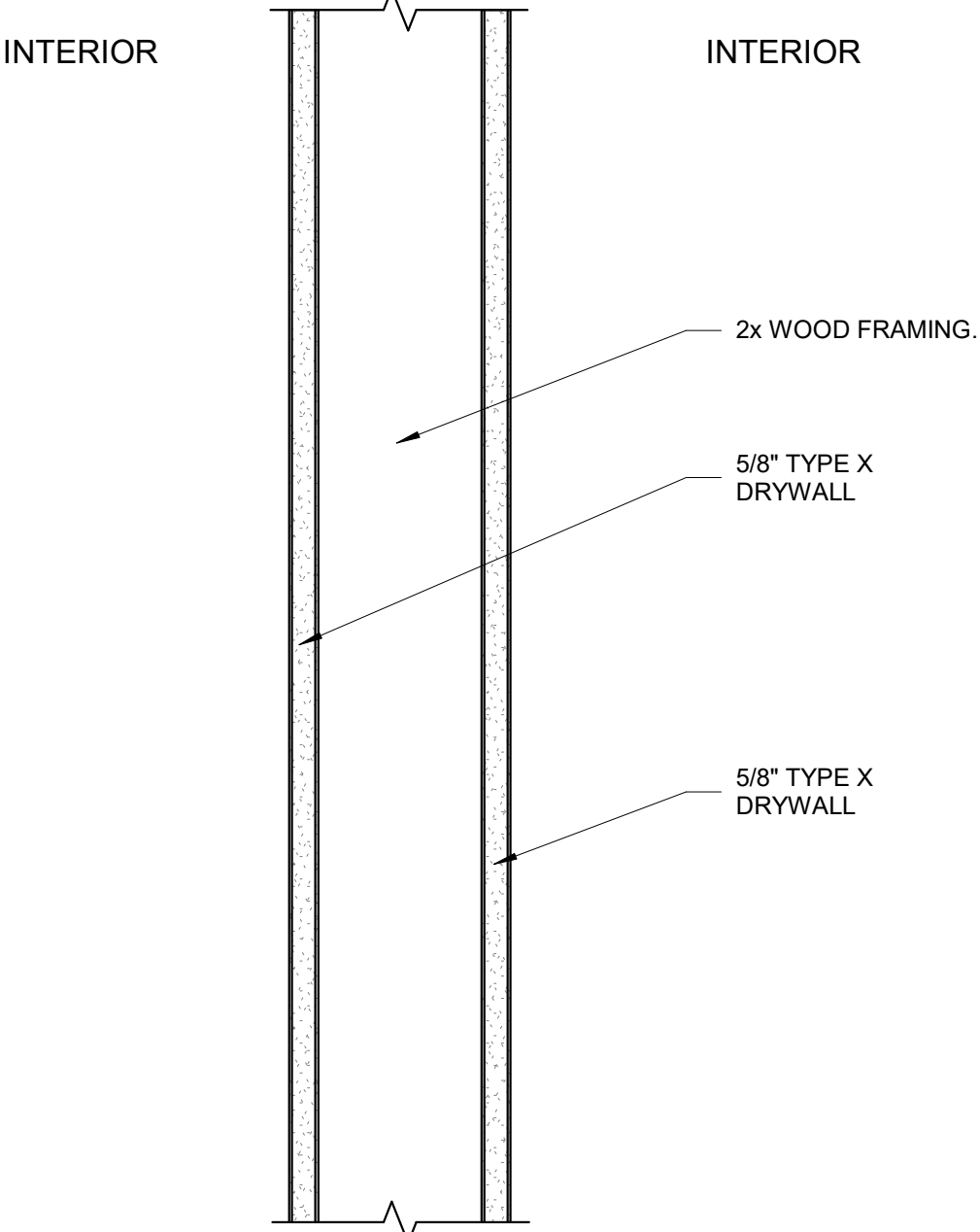
SHEET NUMBER

A2.04

8/3/2021 6:00:31 PM

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WALL TYPE A 3" = 1'-0" 			WALL TYPE B 3" = 1'-0" 			WALL TYPE C 3" = 1'-0" 			WALL TYPE D 3" = 1'-0" 		
DESCRIPTION	WIDTH	STUD	DESCRIPTION	WIDTH	STUD	DESCRIPTION	WIDTH	STUD	DESCRIPTION	WIDTH	STUD
TYPE A	12"	DBL 5 1/2"	TYPE B1	12"	11"	TYPE C	12"	11"	TYPE D	7 3/8"	5 1/2"
			TYPE B2	12"	5 1/2"						

WALL TYPE E 3" = 1'-0" 			WALL TYPE F 3" = 1'-0" 			WALL TYPE G 3" = 1'-0" 			WALL TYPE H 3" = 1'-0" 		
DESCRIPTION	WIDTH	STUD	DESCRIPTION	WIDTH	STUD	DESCRIPTION	WIDTH	STUD	DESCRIPTION	WIDTH	STUD
TYPE E	7 1/8"	5 1/2"	TYPE F	8"	5 1/2"	TYPE G	8"	5 1/2"	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.
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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
WALL DETAILS

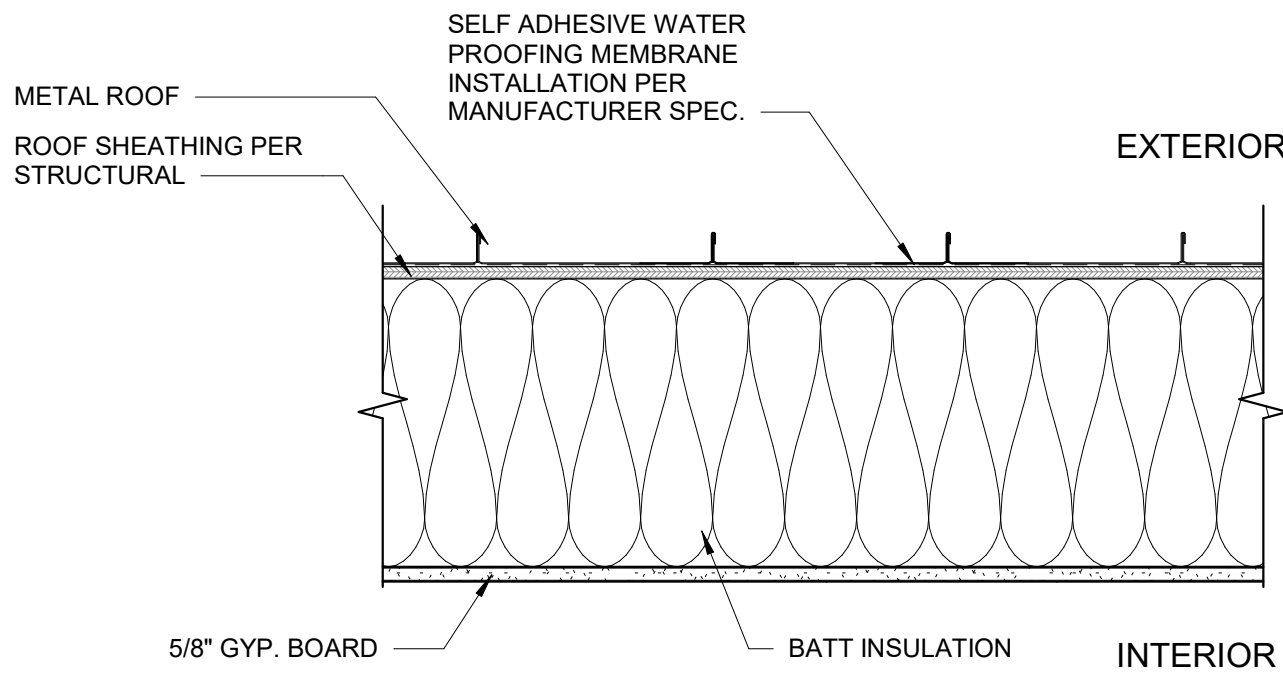
SHEET NUMBER

A7.04

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DET.ROO.A

1 1/2" = 1'-0"

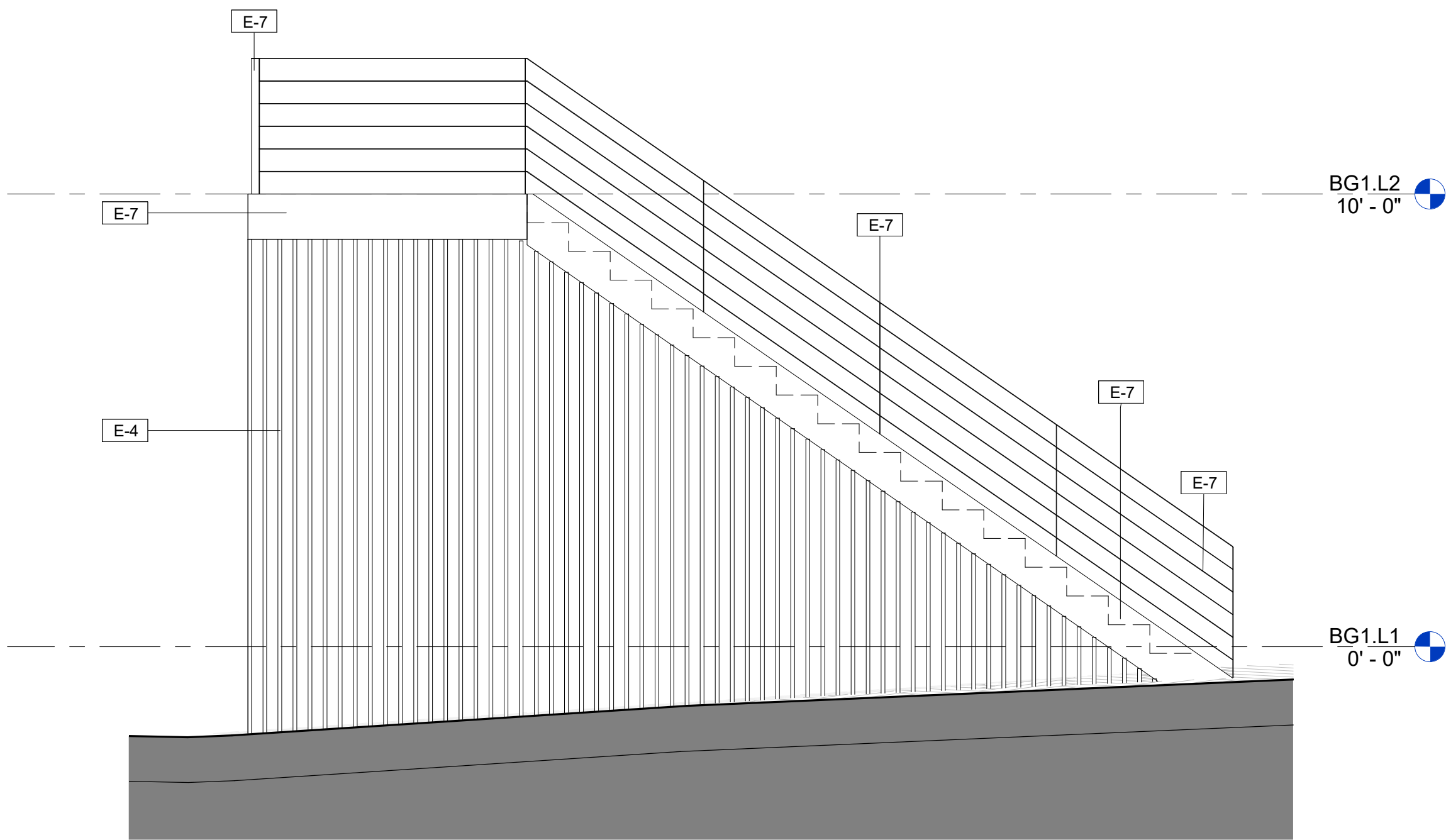
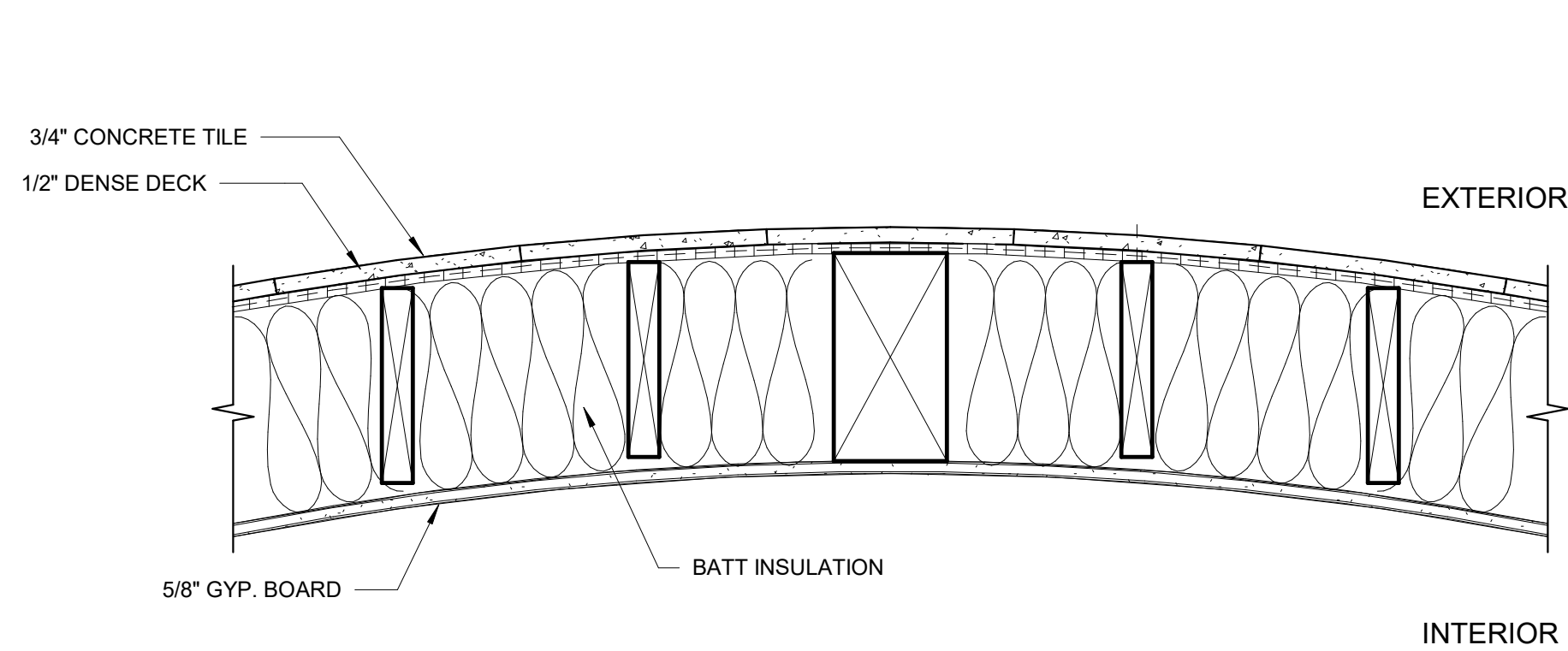


STANDING SEAM METAL ROOF
MANUFACTURER : CUSTOM-BILT METALS
PANELS : CB-150 OR SL-1750
ASTM A 792

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

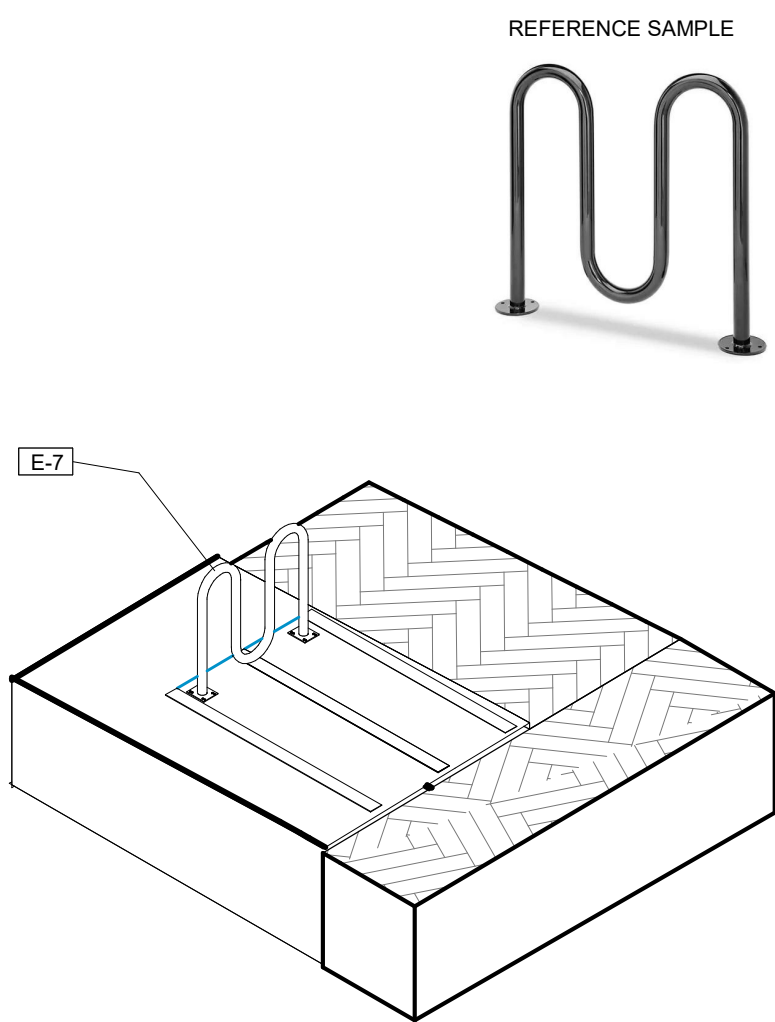
DET.ROOF.B

1 1/2" = 1'-0"

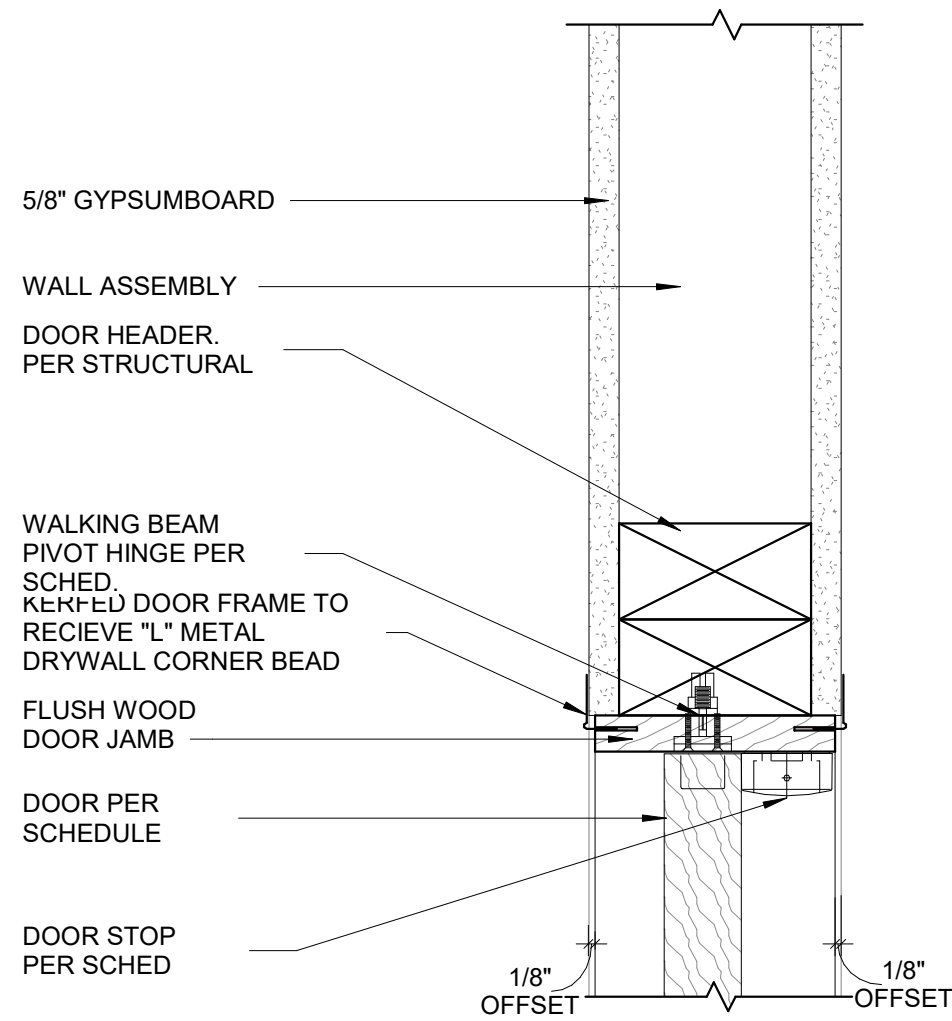


6 TYP. EXTERIOR STAIR ELEVATION

3/8" = 1'-0"

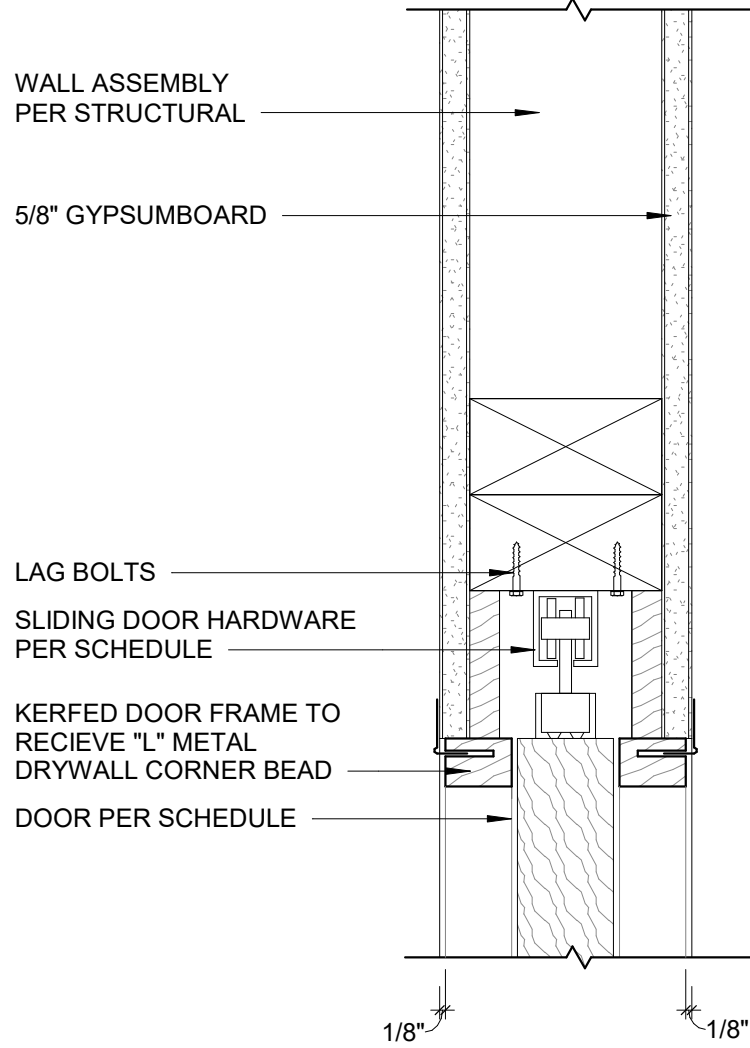


7 BIKE RACK



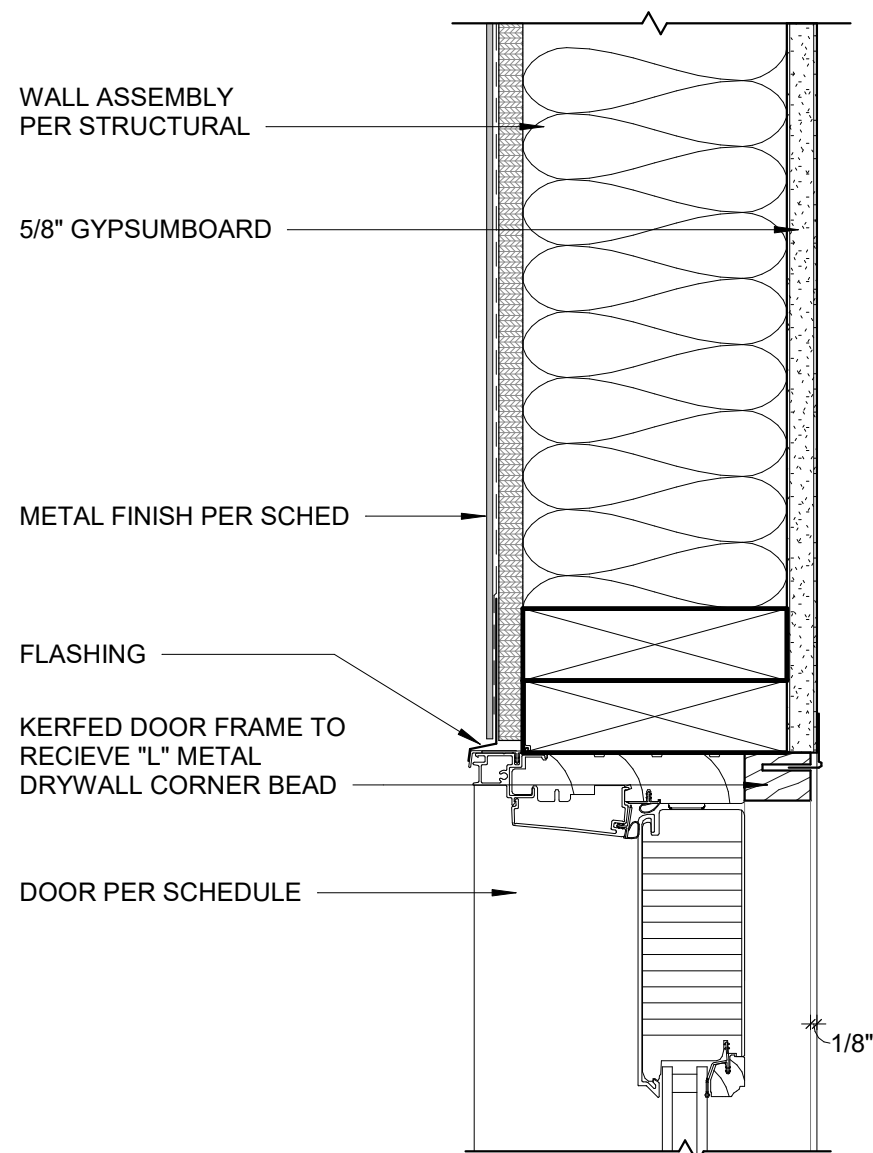
3 SWING DOOR HEADER - DETAIL

3" = 1'-0"



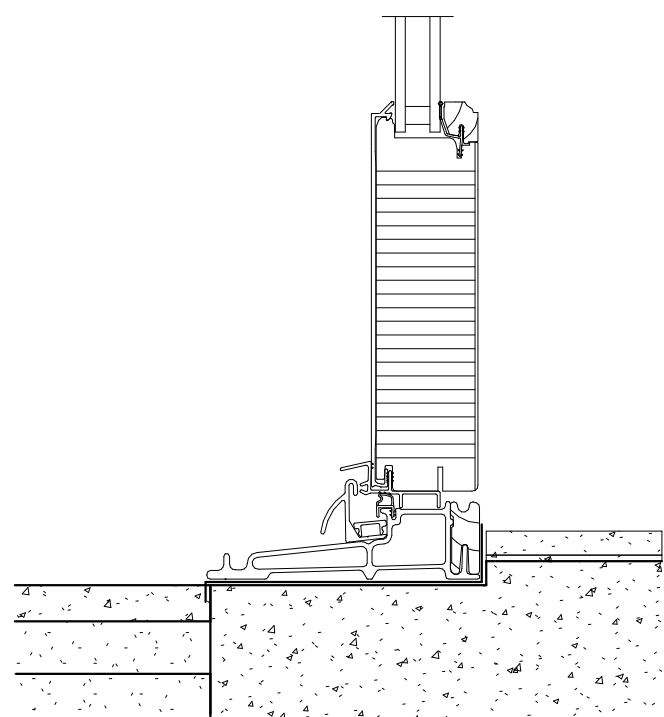
4 INTERIOR POCKET DOOR DETAIL

3" = 1'-0"



5 INTERIOR POCKET DOOR DETAIL

3" = 1'-0"



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516 LA COSTA

Case No. 18-188 DR/MUP/CDP

PROJECT NO.	-
DRAWINGS PREPARED BY:	LINDSAY BROWN

MATERIAL LEGEND

E-1	EXTERIOR METAL WALL/ROOF CLADDING
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

SHEET TITLE
DETAILS

SHEET NUMBER

A7.05

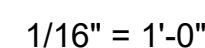
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$$1/16'' = 1'-0''$$

$$1/16'' = 1'-0''$$

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
TOTAL PROJECT GROSS NO OUTDOOR AREAS INCLUDED	
12,434 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

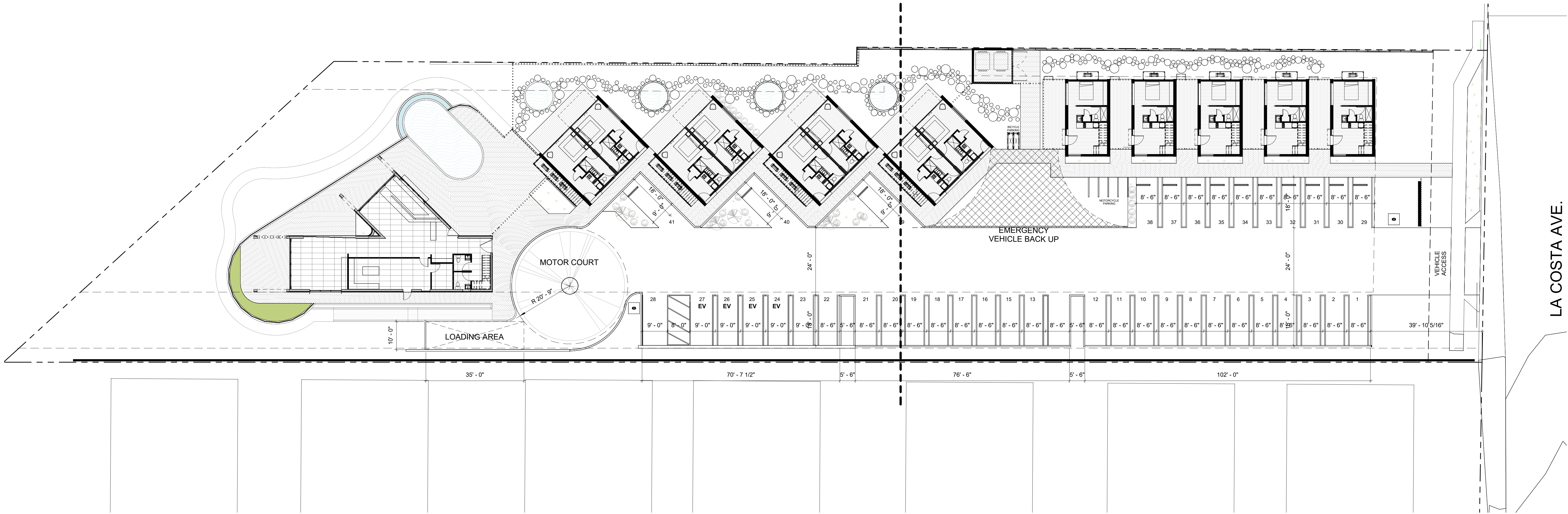


LANDSCAPE 16,452 SF (32%)

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

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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 used 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

516 LA COSTA

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SHEET TITLE
PARKING DIAGRAM

SHEET NUMBER

A10.2

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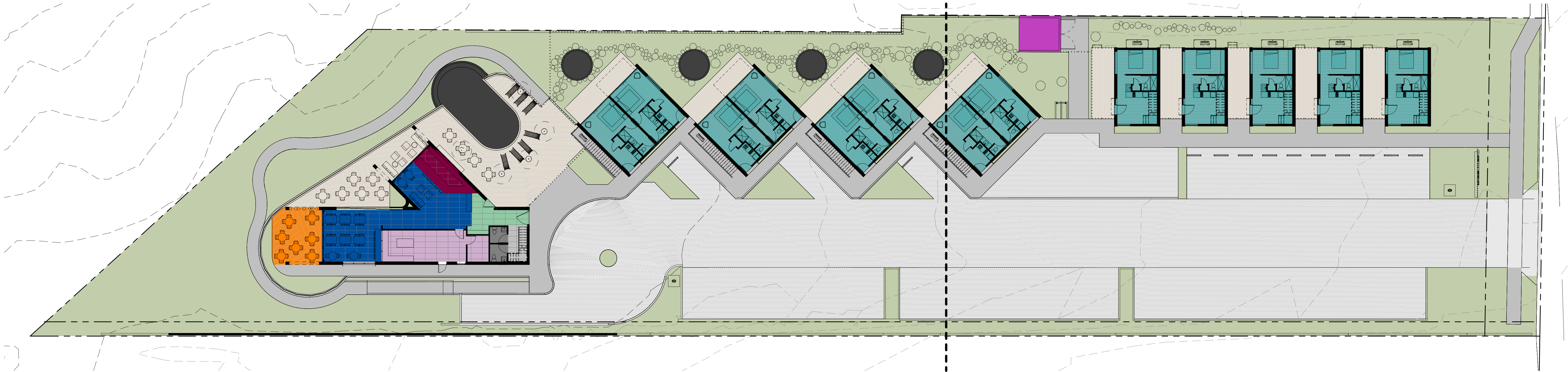
PROJECT NO.
DRAWINGS PREPARED BY:
LINDSAY BROWN

SHEET TITLE
ALCOHOL DIAGRAM

SHEET NUMBER

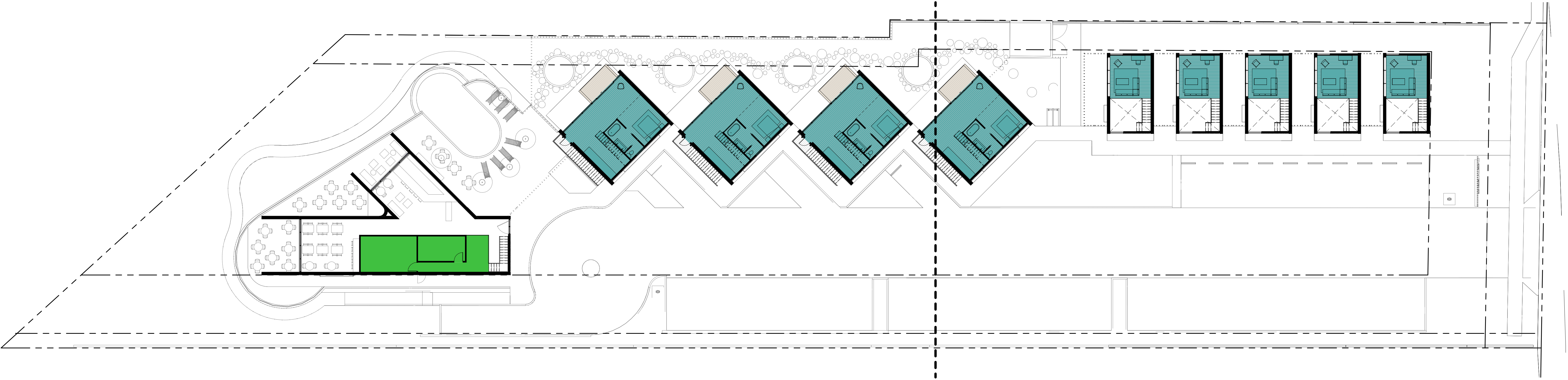
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1 LEVEL 1 - ALCOHOL DIAGRAM

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	184 SF	Yes	Yes	0	0	0	0	0	0
2	ROOMS	8,985 SF	No	Yes	0	0	0	0	34	34
3	PRIVATE OUTDOOR	2,160 SF	No	Yes	0	0	0	0	0	0
4	SPA	932 SF	No	Yes	0	0	0	0	0	0
5	PRIVATE OUTDOOR	SPA LOUNGE	No	Yes	0	0	0	0	0	0
7	PRIVATE INDOOR	MEZZANINE	No	No	0	0	0	0	0	0
8	PRIVATE INDOOR	SERVICE	No	No	0	0	0	0	0	0
9	PRIVATE INDOOR	OFFICE	No	No	0	0	0	0	16	16
10	PUBLIC INDOOR SEATING	RESTAURANT	Yes	Yes	11	37	10	0	47	55
11	KITCHEN B.O.H.	KITCHEN B.O.H.	No	No	0	0	0	0	2	2
12	BAR B.O.H.	BAR B.O.H.	No	Yes	0	0	0	0	0	0
13	PRIVATE OUTDOOR	OUTDOOR DINING	No	Yes	8	34	0	0	40	42
14	PUBLIC OUTDOOR SEATING	OUTDOOR DINING	Yes	Yes	7	28	0	0	28	28
14	RESTROOMS	RESTROOMS	Yes	Yes	0	0	0	0	0	0
15	CIRCULATION	CIRCULATION-INTERIOR	No	No	0	0	0	0	0	0
16	CIRCULATION	CIRCULATION-EXTERIOR	Yes	No	0	0	0	0	0	0
17	LANDSCAPE	LANDSCAPE	No	No	3	0	6	0	0	0
18	PARKING	PARKING	Yes	No	0	0	0	0	0	0
19	TRASH ENCLOSURE	SERVICE	No	No	0	0	0	0	0	0
					29	99	16	0	167	177

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

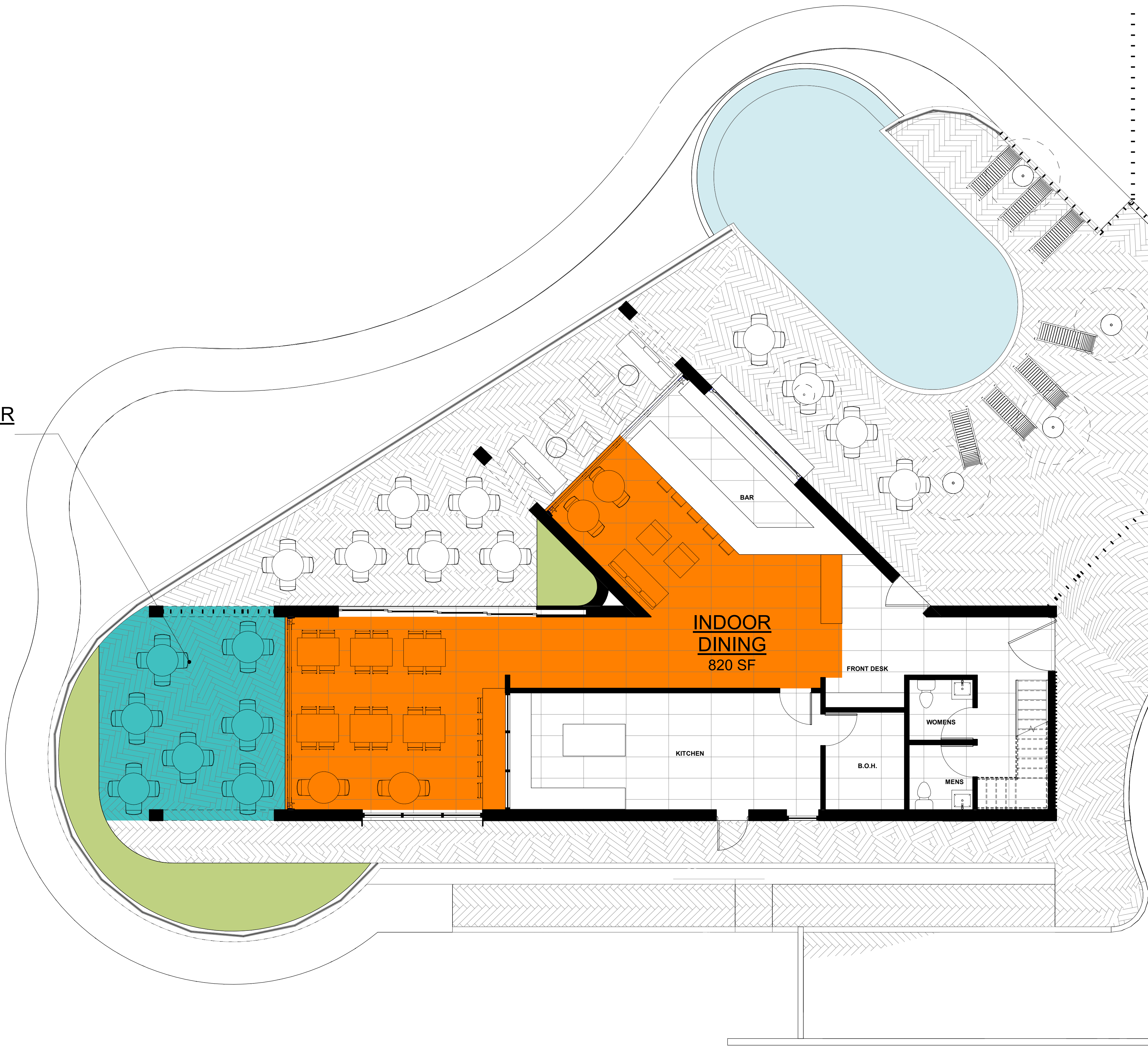
AREA LEGEND

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

*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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OUTDOOR
DINING
345 SF



1 SEATING DIAGRAM
3/16" = 1'-0"

RESTAURANT OCCUPANCY CALCULATION DIAGRAM

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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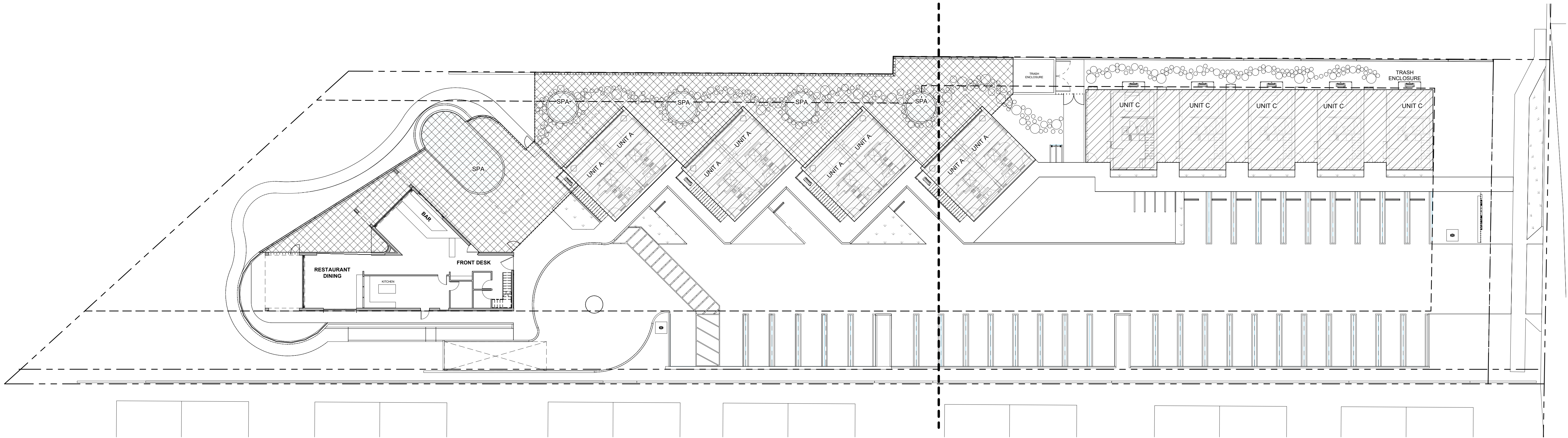
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SHEET TITLE
SEATING DIAGRAM

SHEET NUMBER

A10.4

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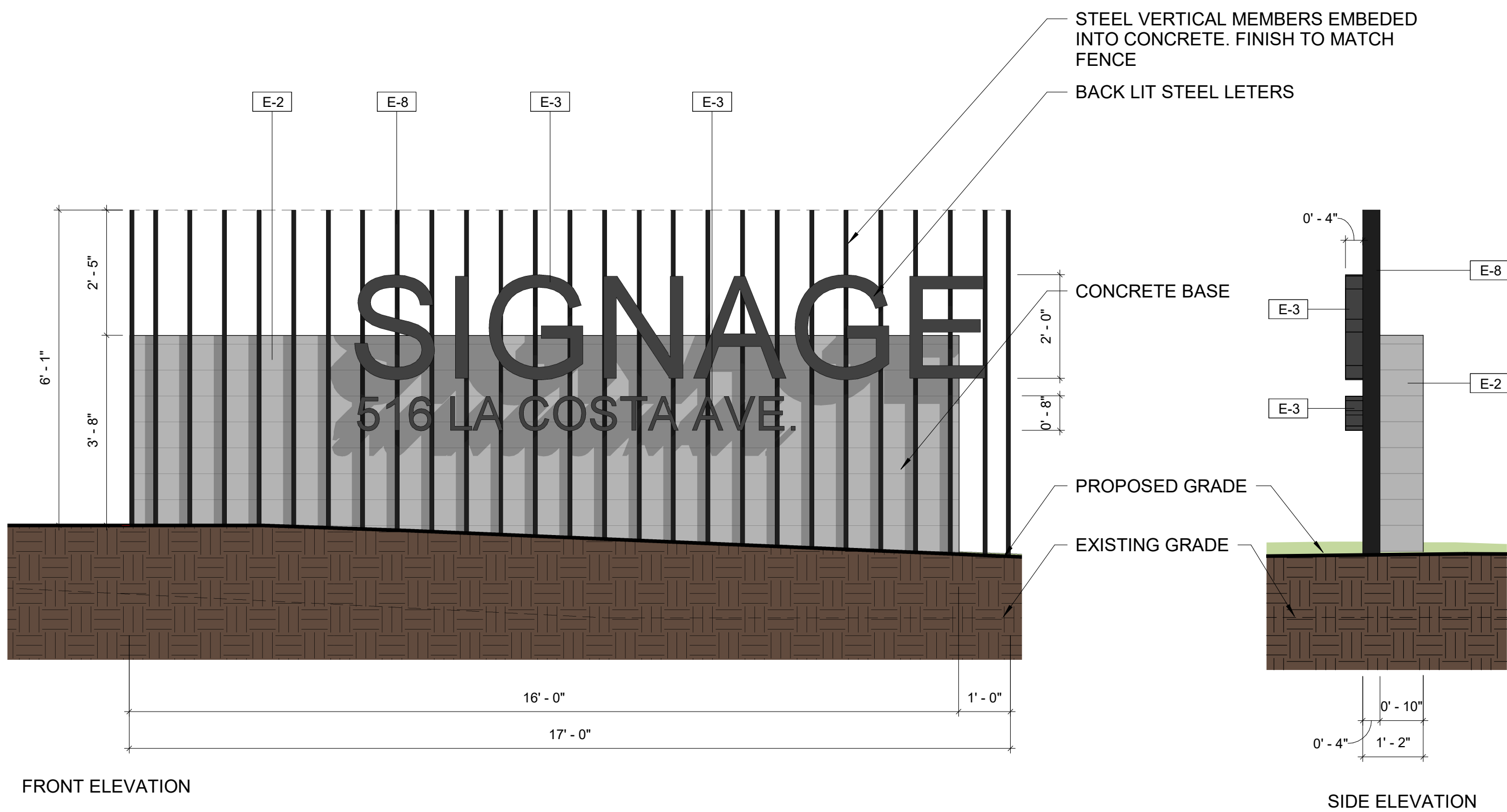
LA COSTA AVE.

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

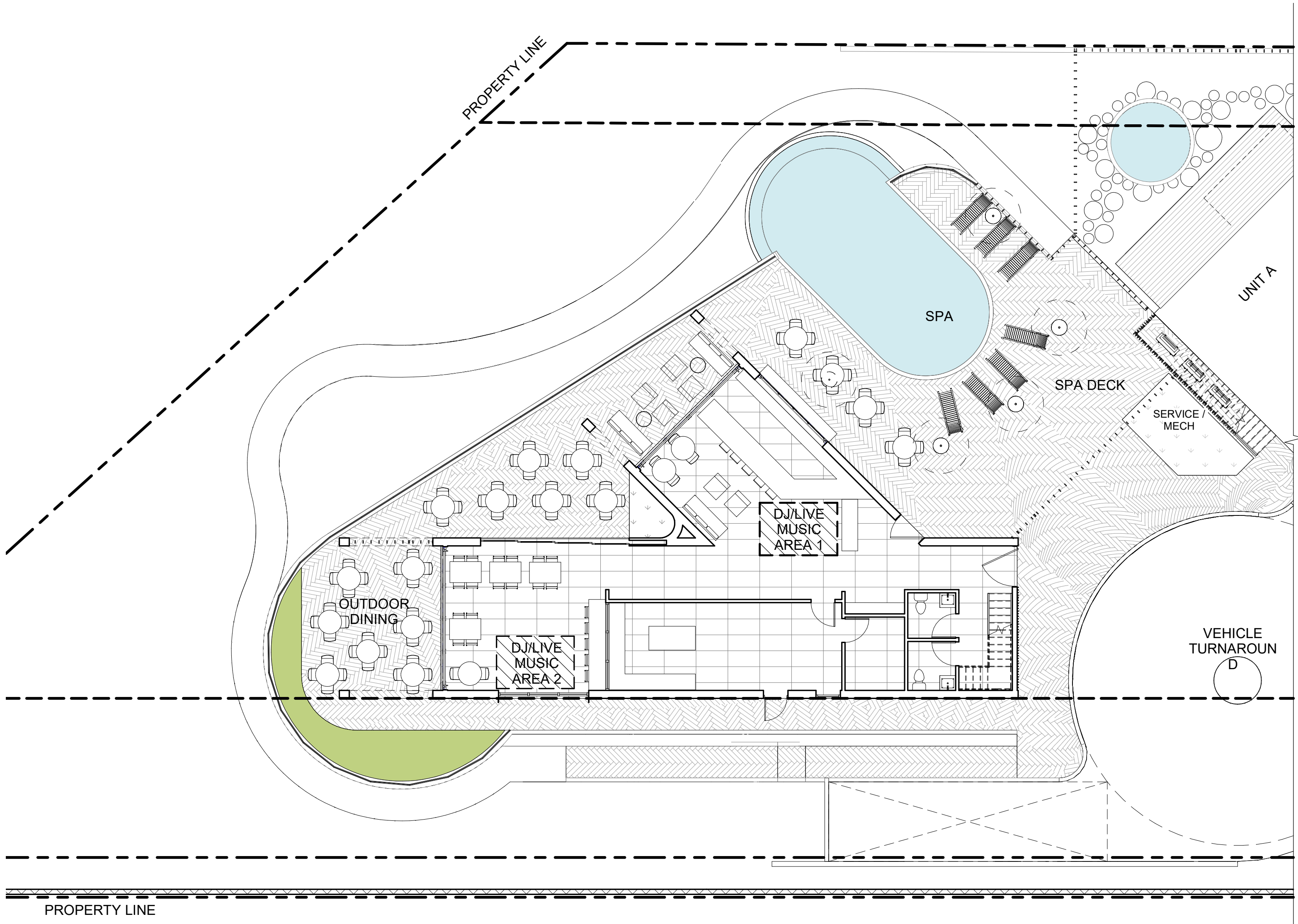
- E-1 EXTERIOR METAL WALL/ROOF CLADDING
- E-2 CONCRETE CLADDING. COLOR: GREY
- E-3 EXTERIOR METAL WALL PANEL/BREAK METAL. PAINTED BLACK
- E-4 NATURAL WOOD ELEMENTS. STAINED: ANTIQUE OAK
- E-5 EXPOSED CMU. BOND STACK. COLOR: NATURAL WITH PUMICE (WARM TONE)
- E-6 CONCRETE RETAINING WALL WARM COLOR FINISH
- 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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DRAWINGS PREPARED BY:
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SHEET TITLE
SIGNAGE

SHEET NUMBER

A10.5

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LEGEND

NOTES

SHEET TITLE
OUTDOOR SPEAKERS

SHEET NUMBER

A10.6

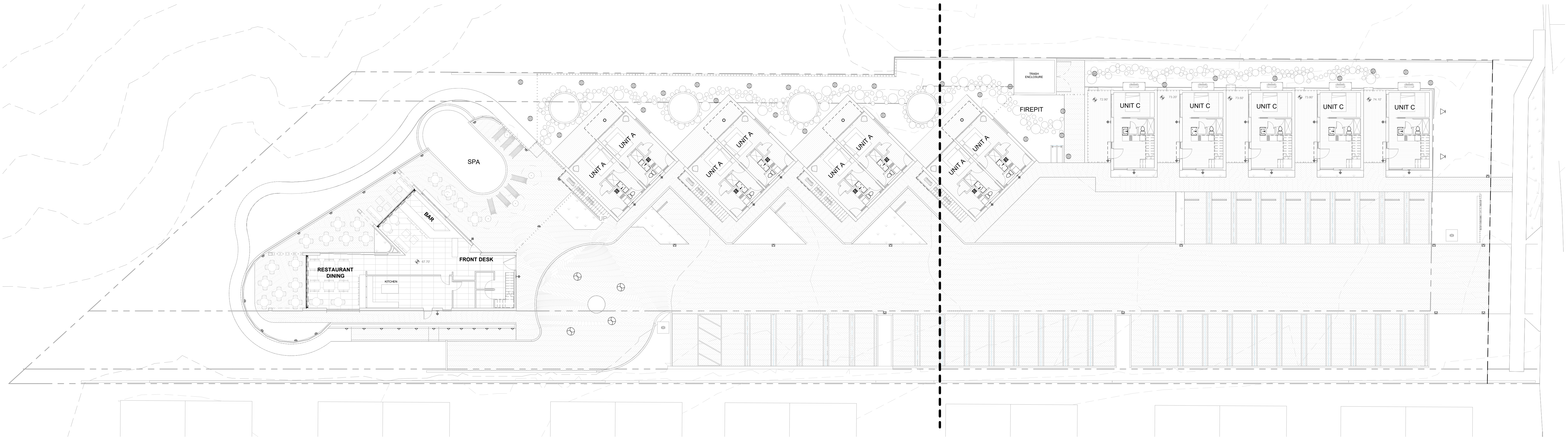
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LA COSTA AVE.

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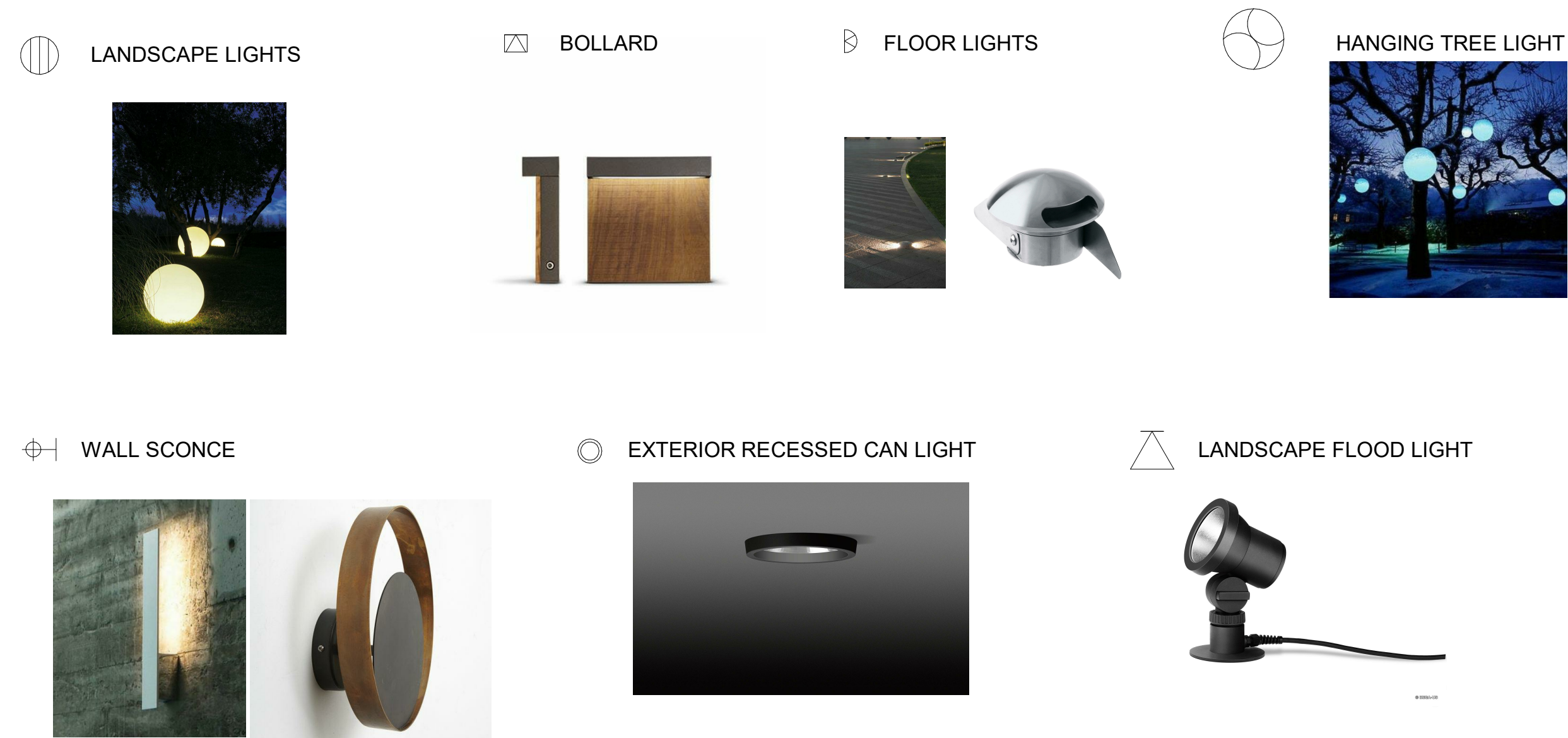
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1 LEVEL 1 - EXTERIOR LIGHTING PLAN
1/16" = 1'-0"

LIGHTING LEGEND

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

SAMPLE LIGHT IMAGES



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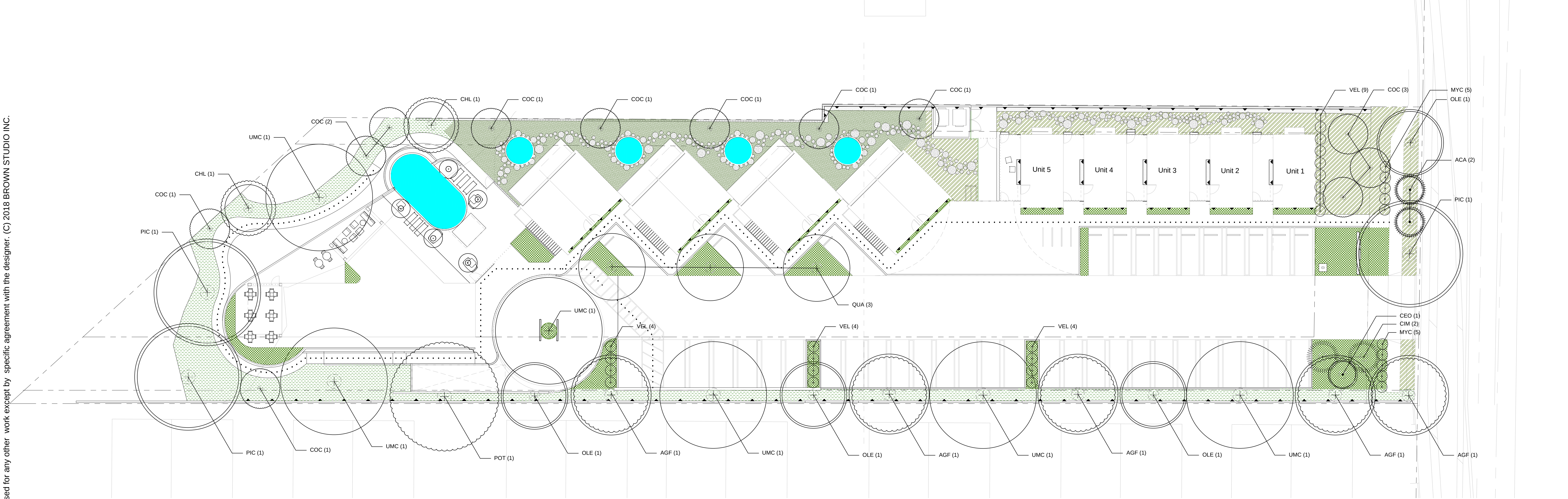
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DRAWINGS PREPARED BY:	LINDSAY BROWN

SHEET TITLE	EXTERIOR LIGHTING PLAN
SHEET NUMBER	E1.0

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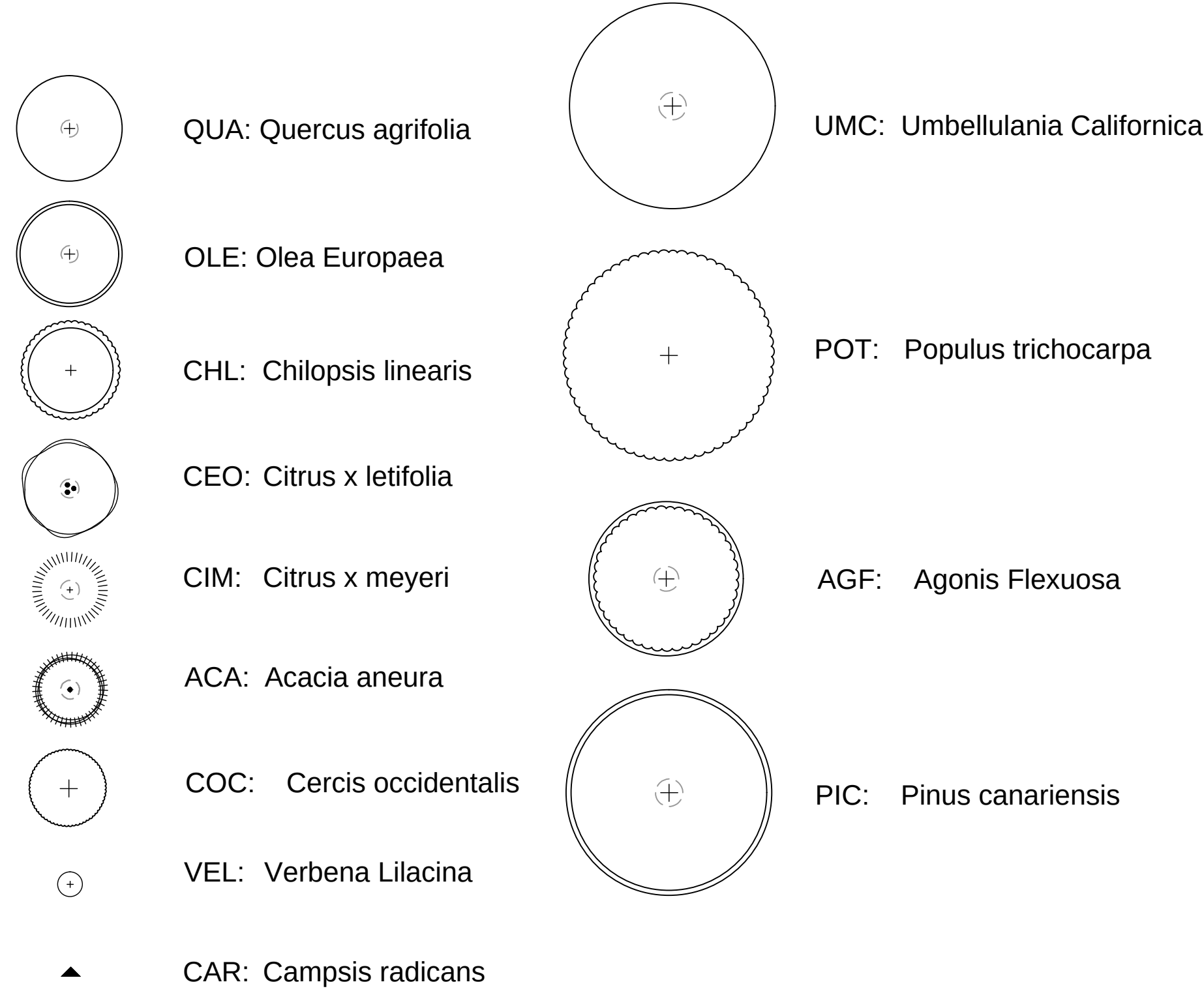


PLANT LIST

DECIDUOUS / ORNAMENTAL TREES										
ABB.	BOTANIC	COMMON	SPACING	TYPE	SPREAD / CANOPY	WUCOLS RATING	QTY	NOTES		
COC	<i>Cercis occidentalis</i>	Western Redbud	as shown	15 Gal.	15'-20'	Low	12	Native		
CIM	<i>Citrus x meyeri</i>	Meyer Lemon	as shown	15 Gal.	10'-12'	Medium	2	Ornamental Lemon Tree for Visual Interest & Agricultural Flair		
CEO	<i>Citrus x latifolia</i>	Bearss Lime	as shown	15 Gal.	10'-20'	Medium	1	Ornamental Lime Tree for Visual Interest & Agricultural Flair		
POT	<i>Populus trichocarpa</i>	Black Cottonwood	as shown	25 Gal.	40'-75'	Low	1	Native		
CHL	<i>Chilopsis linearis</i>	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	<i>Acacia aneura</i>	Mulga Tree	as shown	15 Gal.	12'-16'	Low	2	Native/Natural Evergreen Shade Tree		
OLE	<i>Olea europaea</i>	European Olive Tree	as shown	24" Box	20'-30'	Low	4	Chose Specimans with Higher Canopy		
UMC	<i>Umbellularia californica</i>	California Laurel Tree	as shown	24" Box	35'-45'	Low	6	Native		
AGF	<i>Agonis flexuosa</i>	Peppermint Tree	as shown	25 Gal.	15'-20'	Low	5	Native		
QUA	<i>Quercus agrifolia</i>	Coast Live Oak	as shown	25 Gal.	20'-30'	Very Low	3	Native		
PIC	<i>Pinus canariensis</i>	Canary Island Pine	as shown	25 Gal.	25'-35'	Low	3			
SHRUBS										
ABB.	BOTANIC	COMMON	SPACING	TYPE	SPREAD / CANOPY	WUCOLS RATING	QTY	NOTES		
MYC	<i>Myrica californica</i>	California Wax Myrtle	as shown	7 Gal.	4'-5'	Low	10	Native.		
VEL	<i>Verbena lilacina</i>	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	<i>Campsis radicans</i>	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									
	<i>Epilobium californicum</i>	California Fuchsia	48" o.c.	1 Gal.	3'-4'	Very Low	184	30%	2457	Native
	<i>Festuca glauca</i>	Blue Fescue	24" o.c.	1 Gal.	1'-2'	Low	307	25%	2457	
	<i>Euphorbia tirucalli</i>	Firestick Cactus	60" o.c.	1 Gal.	4'-6'	Very Low	49	10%	2457	
	<i>Tulbaghia violacea</i>	Society Garlic	30" o.c.	1 Gal.	2'	Low	344	35%	2457	
MIX B	Native/Natural Mix									
	<i>Mimulus aurantiacus</i> var. <i>puniceus</i>	Red Monkey Flower	24" o.c.	1 Gal.	1'-4'	Very Low	128	10%	2569	Native
	<i>Stipa pulchra</i>	Purple Needlegrass	18" o.c.	1 Gal.	1'	Low	257	15%	2569	Native
	<i>Eriophyllum confertiflorum</i>	Golden Yarrow	18" o.c.	1 Gal.	1'-2'	Very Low	428	25%	2569	Native
	<i>Arctostaphylos Edmundsii</i> 'carmel sur'	Manzanita	6" o.c.	4" Pot	6"	Low	514	10%	2569	Native
	<i>Aster chilensis</i>	California Aster	18" o.c.	1 Gal.	1'	Low	685	40%	2569	Native
MIX C	Drainage Planting Mix									
	<i>Carex tumulicola</i>	Berkeley Sedge	24" o.c.	1 Gal.	1'-2'	Low	766	40%	3831	Native
	<i>Festuca rubra</i> 'Molate'	Molate Red Fescue	12" o.c.	1 Gal.	8"-12"	Low	383	20%	3831	Native
	<i>Iris douglasiana</i>	Douglas Iris	24" o.c.	1 Gal.	1'-2'	Low	766	40%	3831	
MIX D	Groundcover Planting Mix									
	<i>Salvia sonomensis</i>	Sonoma Sage	60" o.c.	1 Gal.	5'-15'	Low	213	30%	2128	Native
	<i>Sedum rupestre</i> 'Angelina'	Angelina Stone Crop	24" o.c.	1 Gal.	2'-3'	Low	426	40%	2128	Native
	<i>Symphoricarpos mollis</i>	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



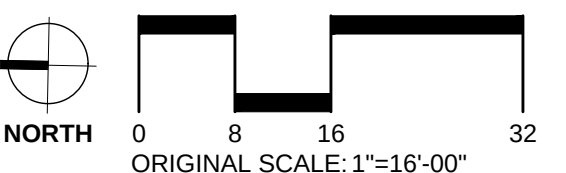
Mix A: Decorative/Ornamental Mix
Total Area = 2,457 sf.

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.



PROJECT NO. Project Number

DRAWN BY: Designer

CHECKED BY: Checker

DATE: 06/15/2021

REVISIONS:

THE BROWN STUDIO INC.
1050-B N Coast Hwy 101
Encinitas CA 92024
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516 LA COSTA

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT NO. Project Number

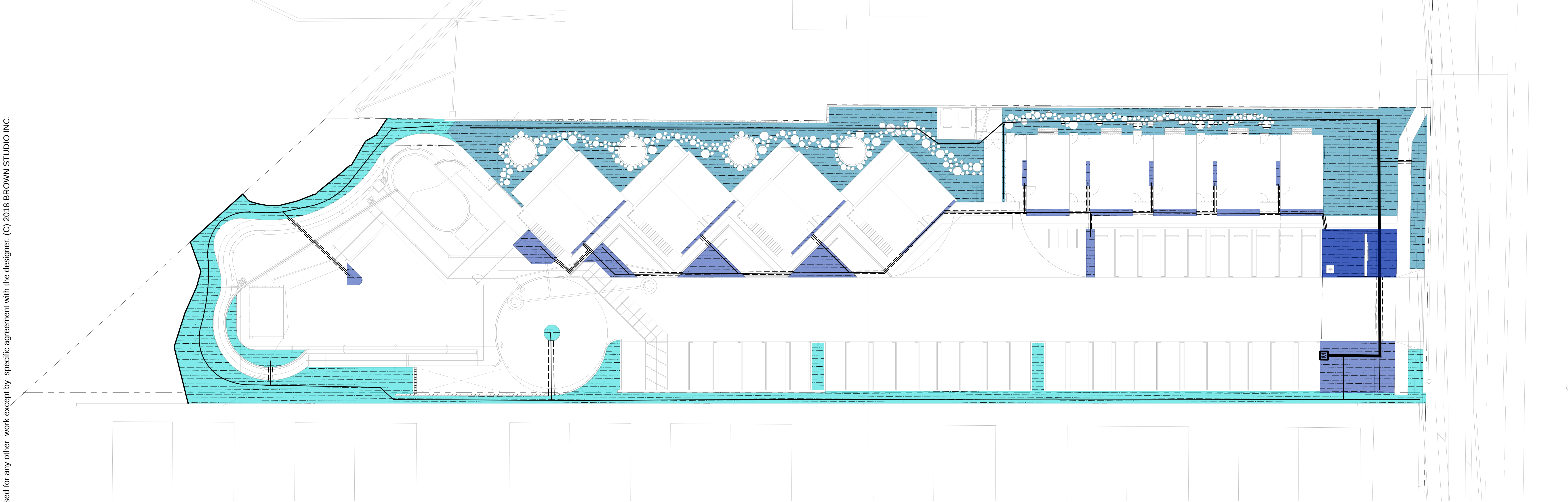
DRAWINGS PREPARED BY:
BEN ROUSH
XIAOJIAN FAN
ISABELLA WELCH

SHEET TITLE
PROPOSED LANDSCAPE PLAN

SHEET NUMBER
L1

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IRRIGATION LEGEND

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

HYDROZONES

- 1

HYDROZONE 1

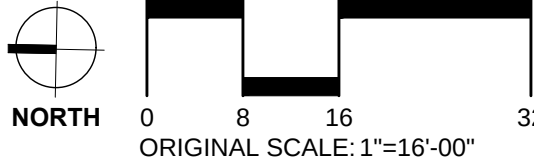
Total Area = 4,428 sf.
- 2

HYDROZONE 2

Total Area = 4,891 sf.
- 3

HYDROZONE 3

Total Area = 2,015 sf.



PROJECT NO.	Project Number
DRAWN BY:	Designer
CHECKED BY:	Checker
DATE:	06/15/2021
REVISIONS:	
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PROJECT NO.	Project Number
DRAWINGS PREPARED BY:	BEN ROUSH XIAOJIAN FAN ISABELLA WELCH
SHEET TITLE	PROPOSED IRRIGATION PLAN
SHEET NUMBER	L2
12/20/2019 2:57:04 PM	