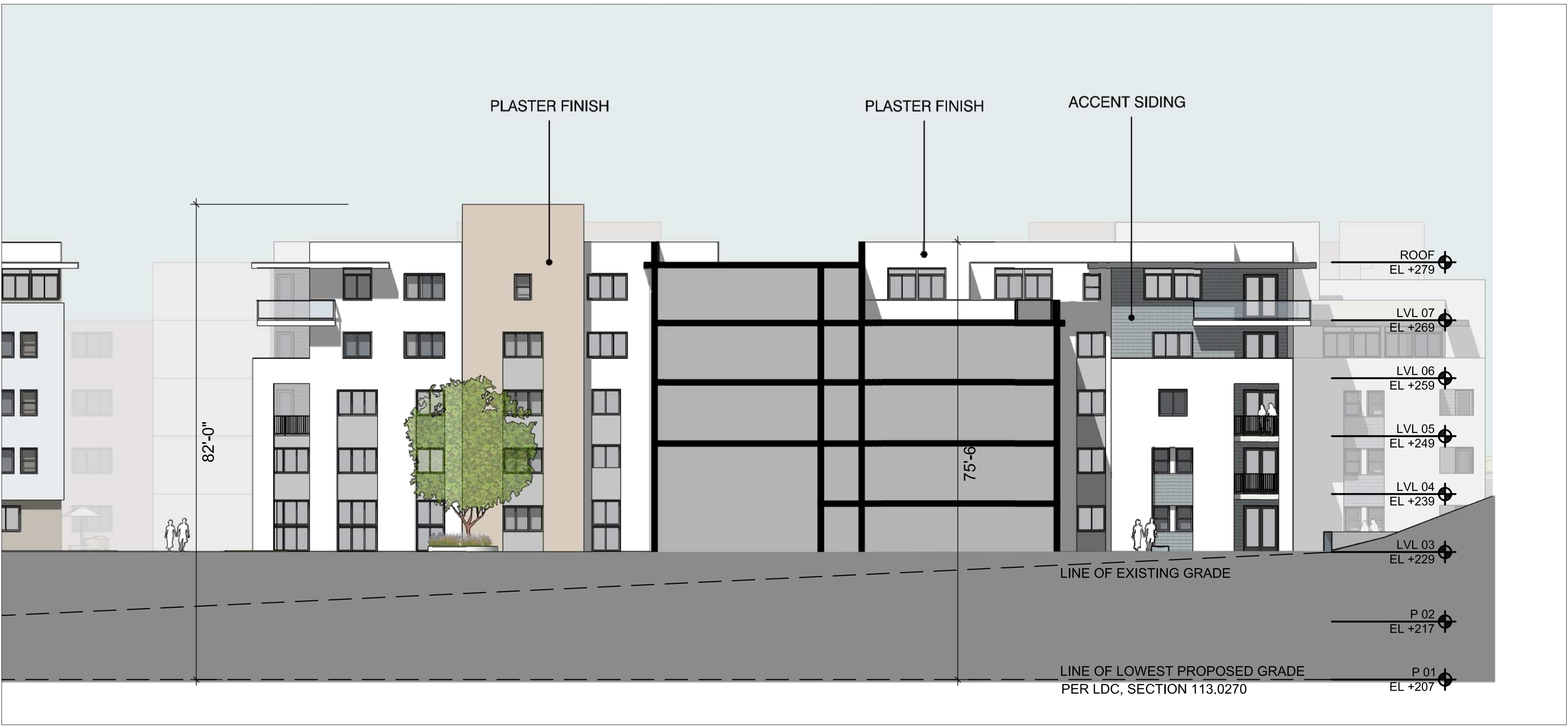




3 WEST ELEVATION

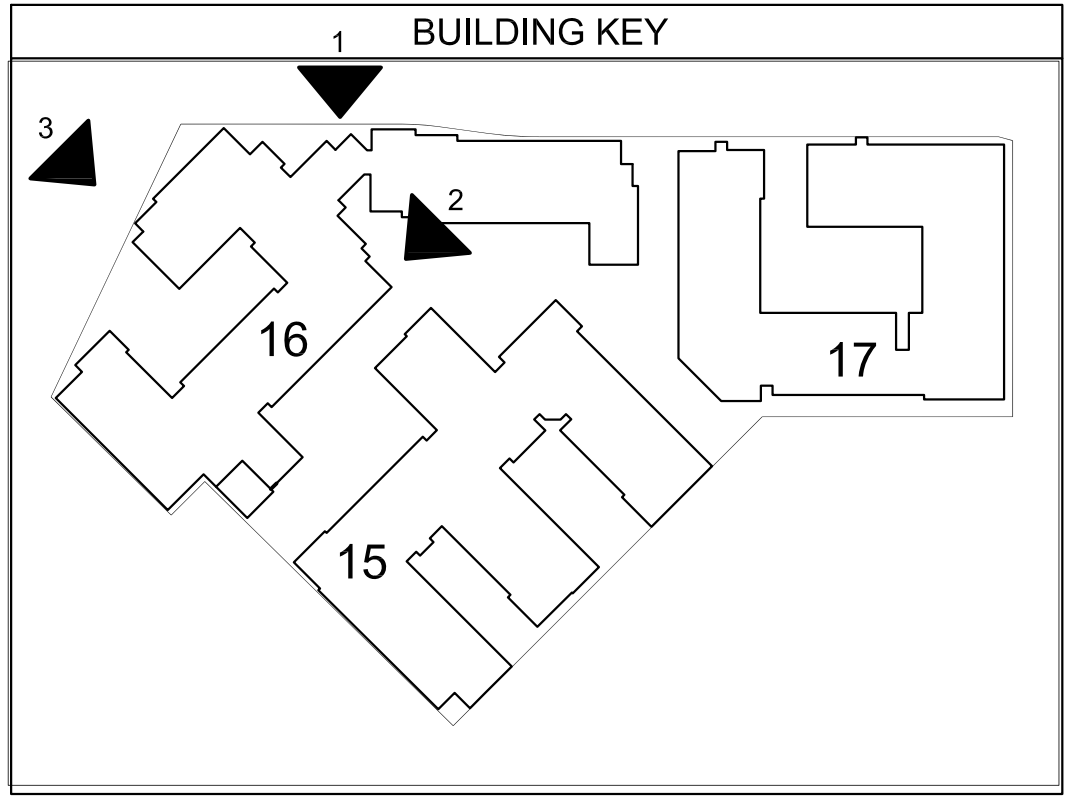


2 NORTH ELEVATION



1 NORTH ELEVATION

NOTES:
• ALL SPOT ELEVATIONS REFERENCE MEAN SEA LEVEL
• MAXIMUM STRUCTURE HEIGHT IS IN ACCORDANCE WITH
SECTION 153.0311(c)(2)



ALL ELEVATION HEIGHTS ARE SHOWN ABOVE MEAN SEA LEVEL
STRUCTURE HEIGHT - PURSUANT TO LDC SECTION 113.0270



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Project Name:
One Paseo

Sheet Title:
RESIDENTIAL ELEVATIONS BUILDING 16

REVISION LOG		
No.	Description	Date
1	City Council Approval	2/28/2015
2	Amendment First Submittal	10/19/2015
3	Amendment Second Submittal	12/8/2015
3	Revision to Second Submittal	12/23/2015

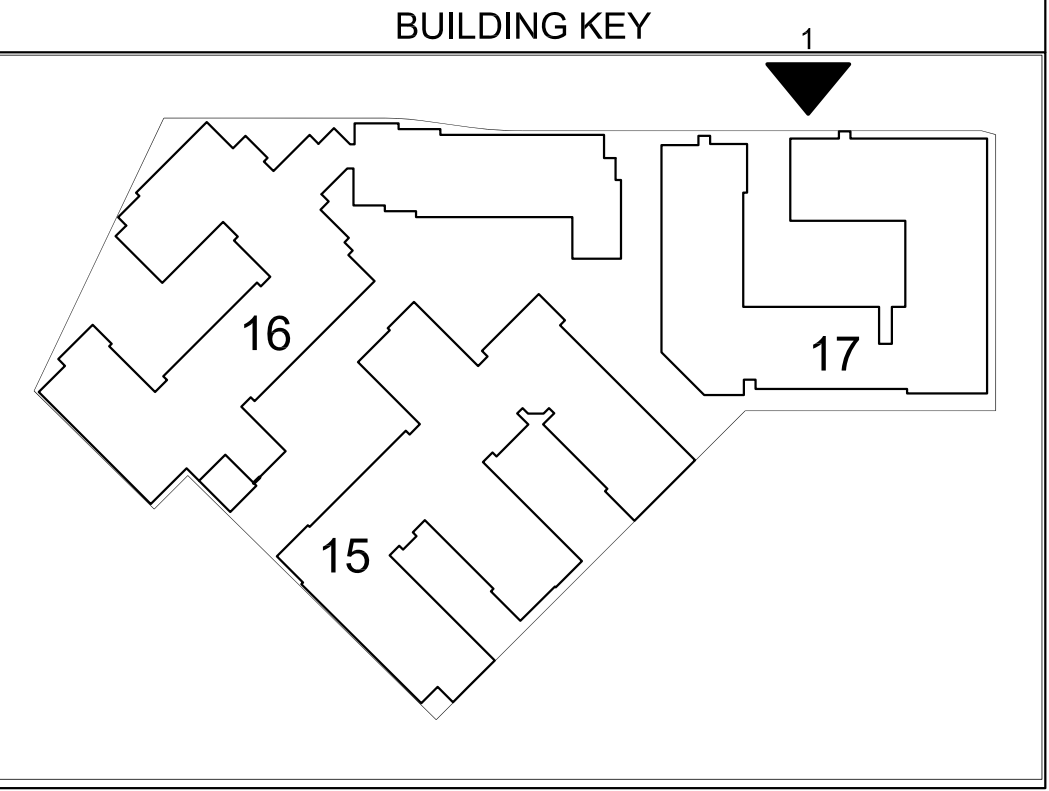
SHEET 22 OF 26
DEP# A2-112-R





1 NORTH ELEVATION

NOTES:
• ALL SPOT ELEVATIONS REFERENCE MEAN SEA LEVEL
• MAXIMUM STRUCTURE HEIGHT IS IN ACCORDANCE WITH
SECTION 153.0311(c)(2)



ALL ELEVATION HEIGHTS ARE SHOWN ABOVE MEAN SEA LEVEL
STRUCTURE HEIGHT - PURSUANT TO LDC SECTION 113.0270

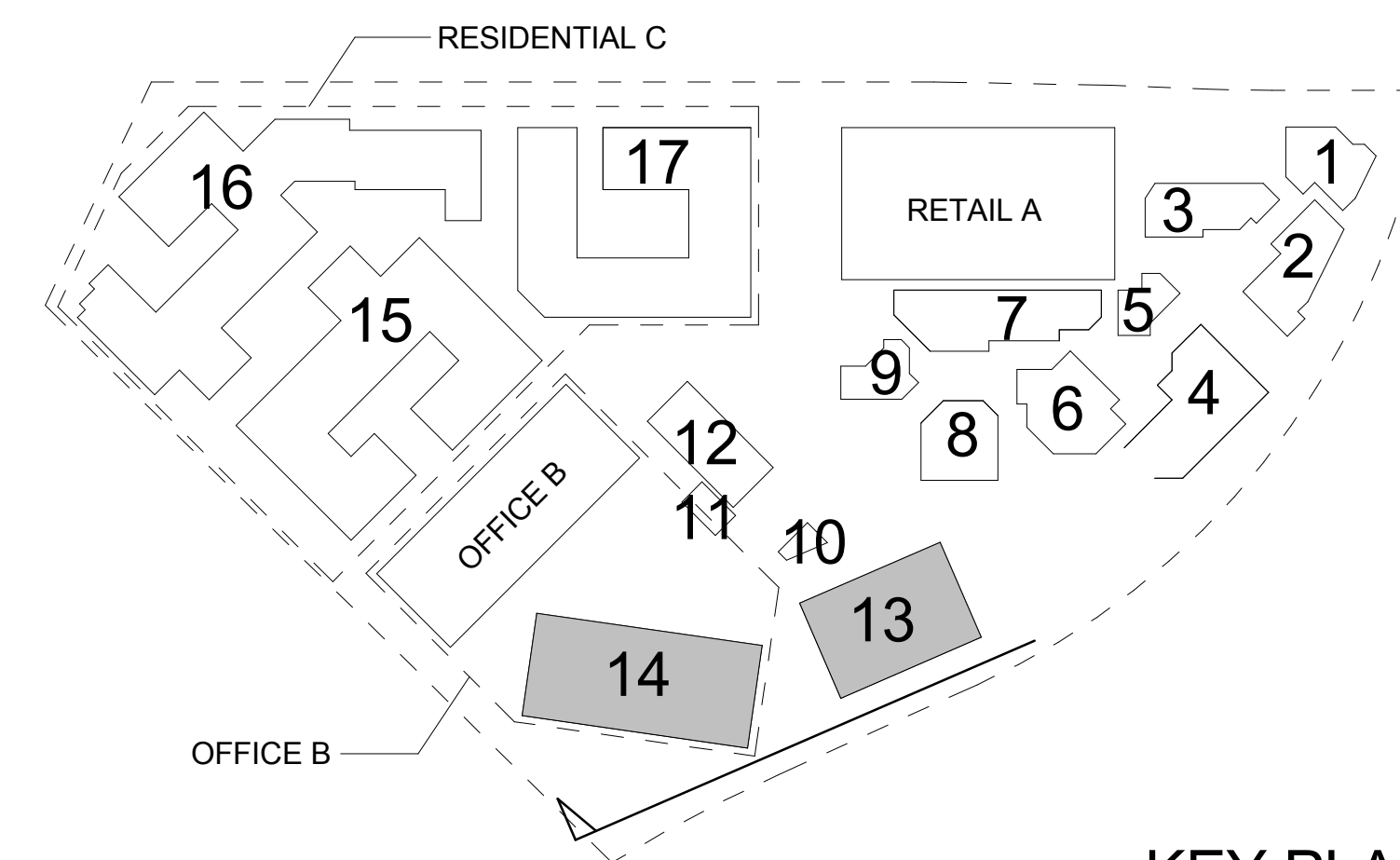
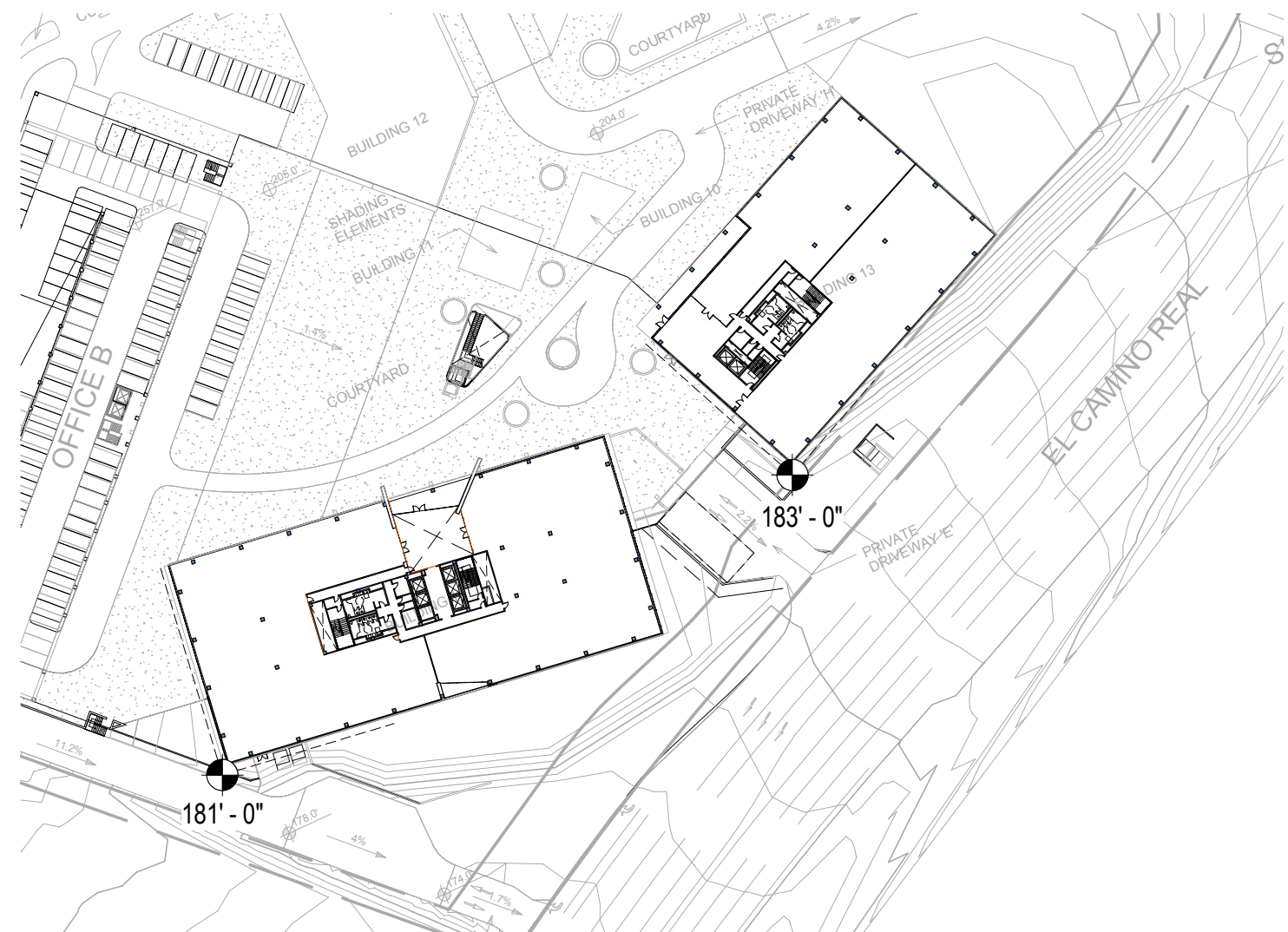
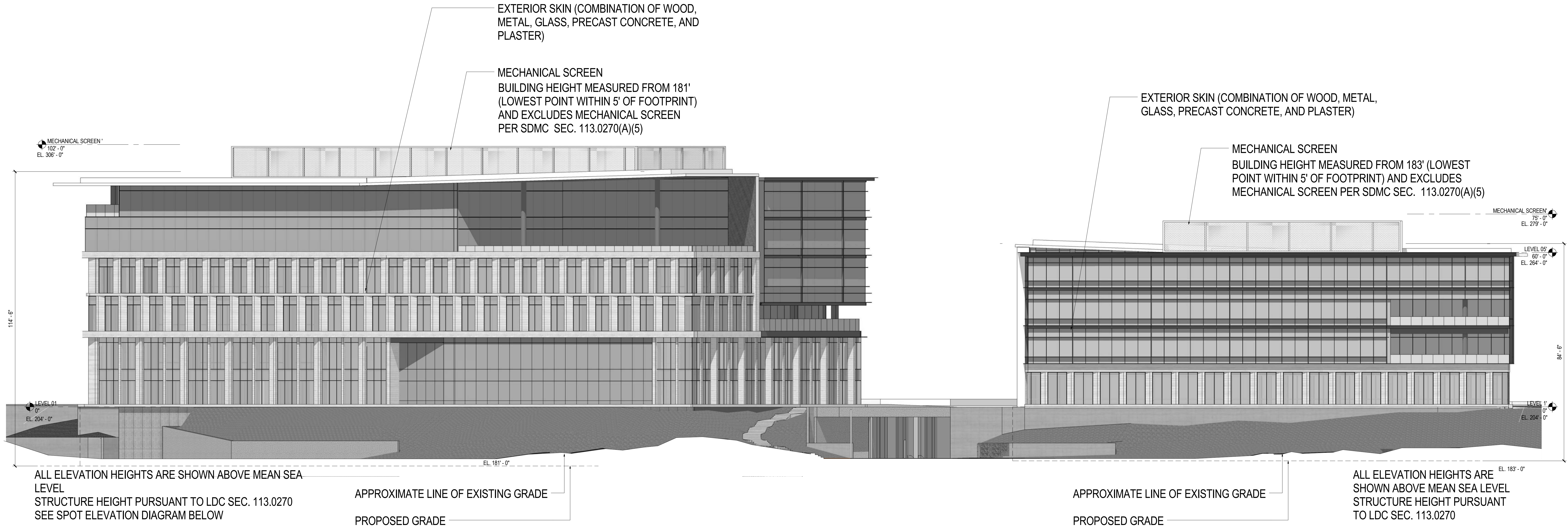


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Project Name:
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Sheet Title:
RESIDENTIAL ELEVATIONS BUILDING 17

REVISION LOG		
No.	Description	Date
1	City Council Approval	2/26/2015
2	Amendment First Submittal	10/19/2015
3	Amendment Second Submittal	12/8/2015
4	Revision to Second Submittal	12/23/2015

SHEET 23 OF 26
DEP# A2-113-R





KEY PLAN



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Project Name: ONE PASEO

ONE PASEO - OFFICE BUILDING STUDIES

Sheet Title:

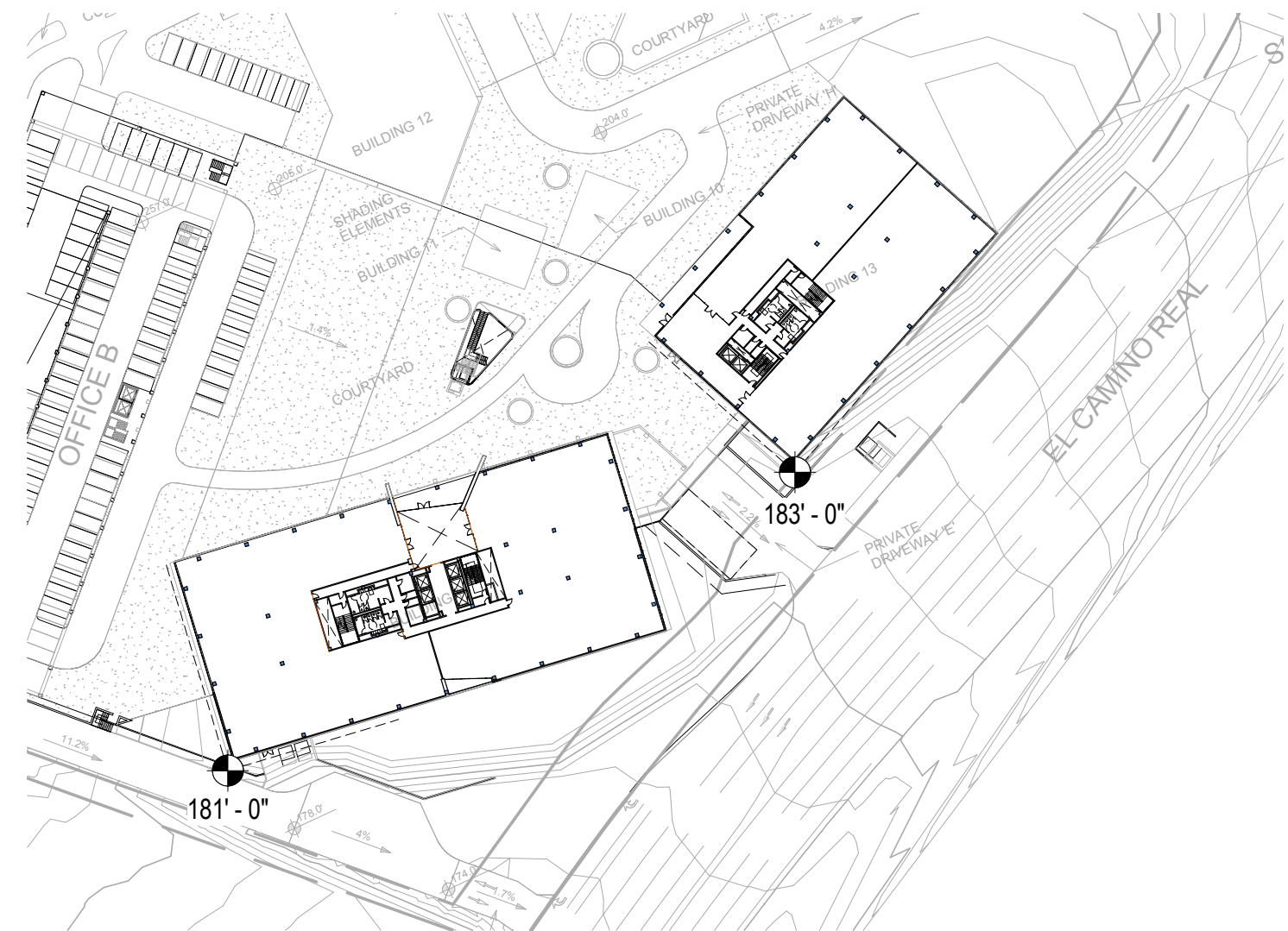
OFFICE ELEVATIONS EAST

REVISION LOG		
No.	Description	Date
1	CITY COUNCIL APPROVAL	2/26/2015
2	AMENDMENT FIRST SUBMITTAL	10/19/2015
3	AMENDMENT SECOND SUBMITTAL	12/8/2015
4	REVISIONS TO SECOND SUBMITTAL	12/23/2015
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SHEET 24 OF 26

DEP# A2-121-W





Sheet Title:
BUILDING ELEVATIONS WEST

DEP# A2-122-W

Gensler



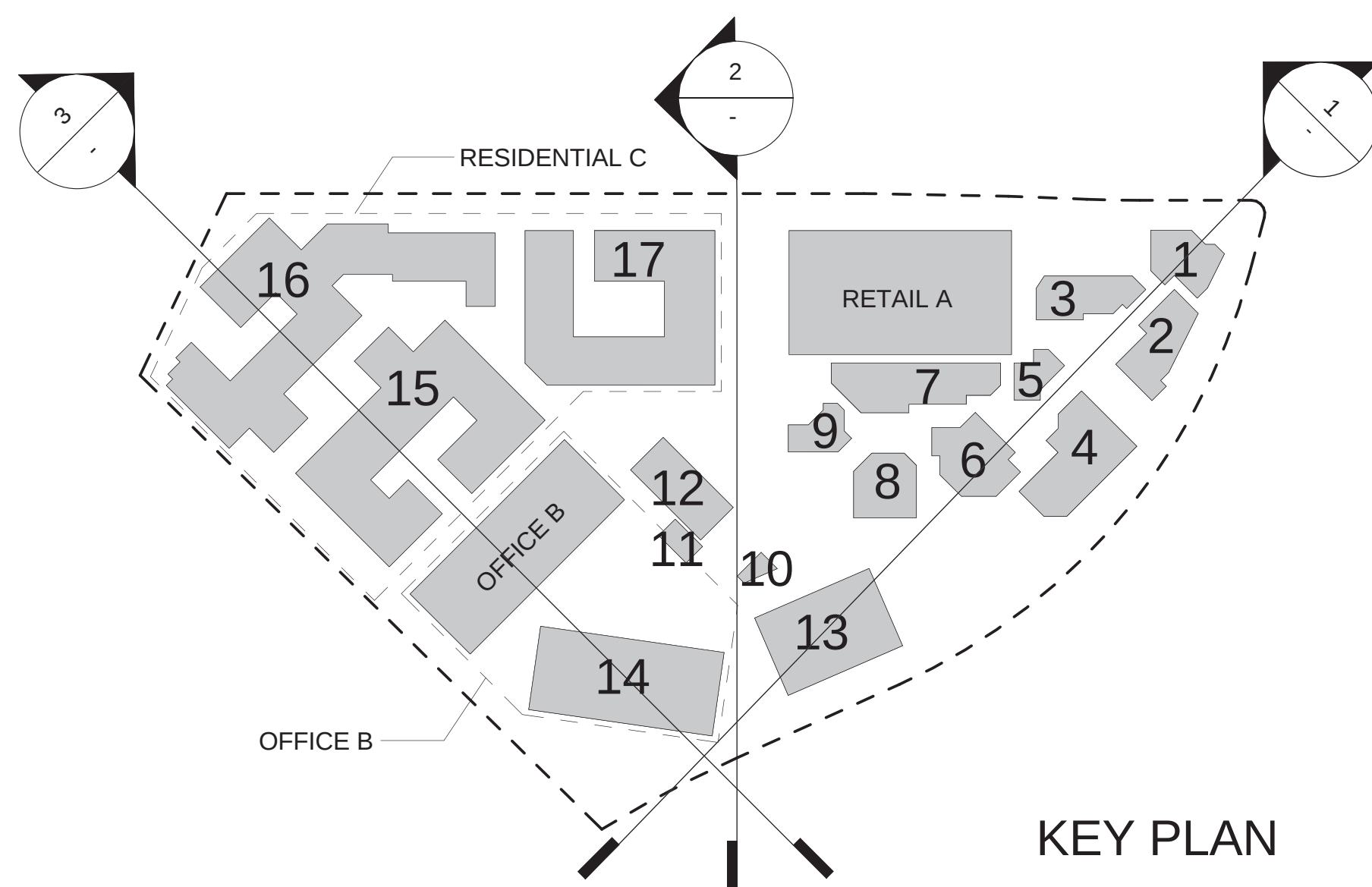
3 SITE SECTION 3
1/16" = 1'-0"



2 SITE SECTION 2
1/32" = 1'-0"



1 SITE SECTION 1
1/32" = 1'-0"



KEY PLAN

NOTES

- DASHED LINE INDICATES LOCATION OF EXISTING GRADE
- ALL SPOT ELEVATIONS REFERENCE MEAN SEA LEVEL
- ALL STRUCTURE HEIGHTS ARE PURSUANT TO L.D.C. SECTION 113.0270.
- MAXIMUM STRUCTURE HEIGHT IN ACCORDANCE WITH 153.0311(C)(2)
- HEIGHT MEASUREMENTS DEPICTED ON SHEETS 20 FOR RETAIL ELEVATIONS, 21-23 FOR RESIDENTIAL ELEVATIONS, 24-25 FOR OFFICE ELEVATIONS.

32' 0' 32' 64' 96'
SCALE AT FULL SIZE (E1 SHEET) 1" = 32'

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Project Name:

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Sheet Title:

OVERALL SECTIONS

REVISION LOG

No.	Description	Date
1	CITY COUNCIL APPROVAL	2/26/2015
2	AMENDMENT FIRST SUBMITTAL	10/19/2015
3	AMENDMENT SECOND SUBMITTAL	12/8/2015
4	MINOR CHANGES	2/5/2016

SHEET 26 OF 26

DEP# A3-001

5+design

Del Mar Heights Gardens:

OPEN SPACE FOR RESIDENTS THAT IS INTEGRATED INTO A RICHLY PLANTED STREETSCAPE SCENE WITH SEATING AND ON-LEASH DOG-WALKING AMENITIES

GRASSCRETE PAVING FOR WATER METER MAINTENANCE

EXISTING RHAPHIOLEPIS SHRUBS TO BE PROTECTED IN MEDIAN WHERE FEASIBLE. ALL DAMAGED/NEW AREAS SHALL BE PLANTED PER PLANTING LEGEND

EXISTING PODOCARPUS GRACILIOR TREES TO BE PROTECTED AND REMAIN IN MEDIAN WHERE SHOWN

GRASSCRETE PAVING FOR WATER METER MAINTENANCE

WATER METER FOR MEDIAN - MAINTENANCE BY MAD. SEE NOTE 14 ON SHEET L-2

SIGHT VISIBILITY TRIANGLE (TYP.)

SIGHT VISIBILITY TRIANGLE (TYP.)

PEDESTRIAN LINKS (TYPICAL SYMBOL). AVOID CONFLICTS WITH UTILITIES

SIGHT VISIBILITY TRIANGLE (TYP.)

Heritage Trees

LOCATED IN RAISED PLANTERS TO HELP ACHIEVE SCALE AND PROVIDE GENEROUS SHADE.

SIGHT VISIBILITY EASEMENT. PER LDC SECTION 142.0409(b)(2), PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB. - SEE CIVIL ENGINEER'S PLANS AND NOTE #1 PER SHEET L-2

PRIVATE DRIVEWAY TREES IN 5x8' PLANTING AREAS

SIGHT VISIBILITY TRIANGLE (TYP.)

DRIVEWAY/STREET INTERSECTION FIRE TRIANGLE PER LDC SECTION 113.0273 DIAGRAM 113-02RR

Entry Walls

PROJECT THEME FREE-STANDING AND PLANTER WALLS AS SIGNAGE OPPORTUNITIES (STONE, PLASTER, ARCHITECTURAL CONCRETE OR SIMILAR MATERIALS), LOCATED AT KEY CORNERS AND DRIVEWAYS. SIGN WALLS TO BE CONSISTENT WITH CARMEL VALLEY SIGNAGE GUIDELINES

SIGHT VISIBILITY TRIANGLE (TYP.)

El Camino Real Gardens

COLORFUL GARDENS WITH RICHLY DIVERSE BOTANICAL COLLECTION WITH MEANDERING PATH AND SEATING AREAS

RETAIL VISITOR/ SHORT TERM BICYCLE RACKS (16 SPACES)

FIRE STAGING AREA WITH ENHANCED CONCRETE PAVING, MEETING S.D. FIRE DEPT. STRUCTURAL REQUIREMENTS (90,000 LB/SI)

PLAZA WITH PASEO CROSSING THROUGH

DIRECT PEDESTRIAN ACCESS TO EL CAMINO REAL (AND FUTURE TRANSIT STOP) SEE ARCHITECTURAL PLANS FOR BUILDING 13.

SIGHT VISIBILITY TRIANGLE (TYP.)

RESIDENTIAL C

RETAIL A

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KEY PLAN

Plaza Features:

PEDESTRIAN AMENITY FEATURES THAT CREATE INTEREST AND ACTIVITY - A COMBINATION OF ONE OR MORE OF THE FOLLOWING:

- SPECIMEN/UNUSUAL BOTANICAL ACCENT PLANTS
- ENHANCED PAVING AND WALL SURFACES (SUCH AS STONE, TILE OR COLORED/TEXTURED CONCRETE)
- WATER FEATURE WITH MINIMAL WATER MOVEMENT
- COMFORTABLE SEATING GROUPS AND OUTDOOR CAFE/DINING
- STAGE AREA FOR EVENTS/PERFORMERS

PEDESTRIAN CROSSWALK - TYPICAL

OFFICE VISITOR / SHORT TERM BICYCLE RACKS (48 SPACES)

ACCESS TO THE HEIGHTS

FIRE ACCESS PATHWAY AND STAIRS

POTENTIAL VERTICAL PEDESTRIAN ACCESS TO PARKING GARAGES BELOW

FIRE ACCESS WAY

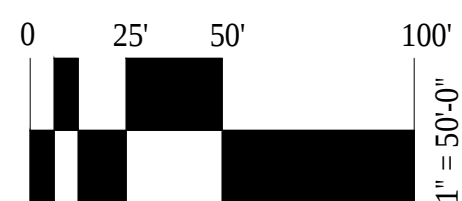
TEMPORARY PARKING/ DELIVERY PARKING ZONE

Landscape Design Statement:

THE LANDSCAPE AND HARDSCAPE DESIGN PLAY A CRITICAL ROLE IN ESTABLISHING THE IDENTITY OF THE PROJECT AND VISUALLY DISTINGUISHING THE VARIOUS PLACES WITHIN THE PROJECT. WHEN LAYERED WITH ARCHITECTURE, LANDSCAPE ESTABLISHES THE UNIQUE CHARACTER OF THE OUTDOOR SPACES AND GUIDES THEIR USE. "WALK-ABILITY" IS A KEY GOAL, AND SPATIAL PLANNING AND PLANT CHARACTER SUPPORT A SAFE AND INVITING PEDESTRIAN EXPERIENCE. CANOPY TREES WILL BE USED EXTENSIVELY, PALM ACCENTS WILL PROVIDE HEIGHT AND SCALE, AND FLOWERING TREES WILL PRONOUNCE THE SEASONS. "BOTANICAL ACCENTS" WILL BE PLACED IN PLAZAS, NODES, AND VISIBLE LOCATIONS. THESE ACCENTS ARE THOSE UNUSUAL AND OFTEN SCULPTURAL PLANTS THAT ARE FOUND THROUGHOUT SOUTHERN CALIFORNIA AND COASTAL SAN DIEGO IN PARTICULAR. THE OUTDOOR SPACES WILL BE THE COMMUNITY'S "LIVING ROOMS" AND PLACES OF VARIOUS SCALES FOR DIFFERENT EVENTS, SOCIAL ENCOUNTERS AND LIFE EXPERIENCES. STREET FURNISHINGS AND HARDSCAPE WILL REINFORCE THE DIFFERENT QUALITIES OF EACH STREETSCAPE, PASEO, PLAZA AND PATIO AND SUPPORT THE ACTIVITIES IN EACH. PAVING WILL INCLUDE VARIOUS CONCRETE FINISHES AND UNIT PAVERS, AND STONE MAY BE USED AS ACCENTS IN KEY AREAS. THE DESIGN AND PLANT MATERIAL SELECTION WILL BUILD A RICH FABRIC OF ARCHITECTURE AND LANDSCAPE THAT SERVE AS AN INVITING PLACE IN CARMEL VALLEY FOR YEARS TO COME.

Note:

SEE SHEET L-2 SHOWS UNDERGROUND UTILITIES, LIGHTS, & TRANSFORMERS IN RELATION TO TREE LOCATIONS. CONFIRM WITH CIVIL PLANS



SCALE AT FULL SIZE (E1 SHEET)

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Project Name:
One Paseo

Sheet Title:
L-1 OVERALL LANDSCAPE PLAN

REVISION LOG		
No.	Description	Date
1	CITY COUNCIL APPROVAL	2/26/2015
2	AMENDMENT FIRST SUBMITTAL	10/19/2015
3	AMENDMENT SECOND SUBMITTAL	12/8/2015
4	FINAL REVISIONS	01/20/2016
5	MINOR CHANGES	02/05/2016
6	MINOR CORRECTION	06/22/2016

SHEET 01 OF 9

DEP#

Plant Material Legend

- Heritage Trees - Large shade trees at the pedestrian core, 60" box and larger, such as:
- OLEA EUROPAEA / OLIVE TREE
 - PLATANUS RACEMOSA / CALIFORNIA SYCAMORE
 - QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
- Botanical Accents - To define places and facilitate wayfinding,
- 36" box, such as:
- ALOE BAINESII / TREE ALOE
 - BUTIA CAPITATA / PINDO PALM
 - CERCIDIUM x DESERT MUSEUM/DESERT MUSEUM PALO VERDE
 - DRACENA DRACO / DRAGON TREE
 - ERYTHRINA CORALLOIDES / NAKED CORAL TREE

- Flowering Accent Trees - At entries and periphery 36" box, such as:
- LAGERSTROEMIA X FAURIEI / CRAPE MYRTLE
 - TABEBUIA IMPETIGINOSA / PINK TRUMPET TREE
 - CERCIS 'FOREST PANSY' / PURPLE-LEAF REDBUD
 - MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA
 - SPATHODEA CAMPANULATA / AFRICAN TULIP TREE

- Community Accent Trees: Neighborhood identity trees, 36" box such as:
- PINUS TORREYANA / TORREY PINE

- Del Mar Heights Median Tree: 36" box such as:
- PODOCARPUS GRACILIOR / FERN PINE

- Paseo Tree: Trees lining the paseo, 36" box, such as:
- ARBUTUS 'MARINA' / STRAWBERRY TREE
 - CERCIS 'FOREST PANSY' / PURPLE-LEAF REDBUD
 - LAGERSTROEMIA X FAURIEI / CRAPE MYRTLE

- Private Drives - Canopy trees in 5' min. parkways or in 5'x8' tree grates, 36" box, such as:
- ARBUTUS 'MARINA' / MARINA MADRONE
 - KOELREUTERIA BIPINNATA / CHINESE FLAME TREE
 - LAGERSTROEMIA X FAURIEI / JAPANESE CRAPE MYRTLE
 - MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA
 - PISTACHIA CHINENSIS / PISTACHE
 - PYRUS CALLERYANA 'ARISTOCRAT' / ARISTOCAT PEAR
 - ULMUS PARVIFOLIA / CHINESE EVERGREEN ELM

- Plaza & Paseo Accents - Vertical accents, such as:
- 15' BTH - BUTIA CAPITATA / PINDO PALM
 - 25' BTH - PHOENIX DACTYLIFERA 'MEDJOOL' / MEDJOOL DATE PALM
 - 48" BOX - ROYSTONEA REGIA / ROYAL PALM
 - 20' BTH - WASHINGTONIA ROBUSTA / MEXICAN FAN PALM

- Internal Accent Trees, 50% 36" & 50% 48" box, such as:
- ERYTHRINA CRISTA-GALLI / COCKSPUR CORAL TREE
 - BRAHEA ARMATA / MEXICAN BLUE PALM
 - ELAEOCARPUS DECIPENS / JAPANESE BLUEBERRY TREE
 - LAGERSTROEMIA X FAURIEI / CRAPE MYRTLE
 - CERCIS 'FOREST PANSY' / PURPLE-LEAF REDBUD
 - SPATHODEA CAMPANULATA / AFRICAN TULIP TREE
 - CERCIDIUM 'DESERT MUSEUM/DESERT MUSEUM PALO VERDE

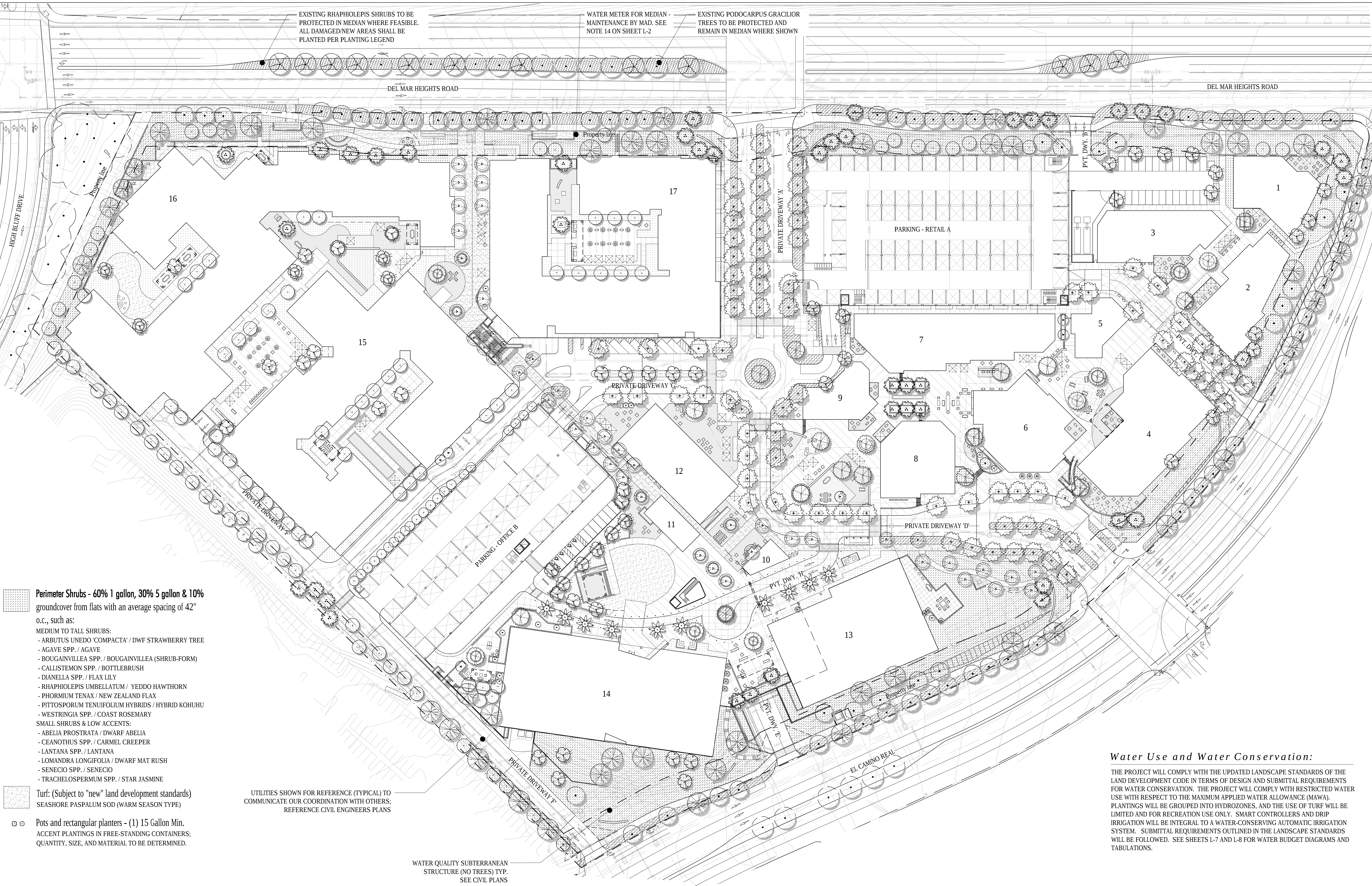
- Existing Trees to Remain
- SEE EXISTING TREE PLAN FOR IDENTIFICATION

- Informal Street Trees - informally spaced, 60% 36" box and 40% 48" box, such as:
- ARBUTUS 'MARINA' / MARINA MADRONE
 - KOELREUTERIA BIPINNATA / CHINESE FLAME TREE
 - PISTACHIA CHINENSIS / CHINESE PISTACHE
 - PLATANUS RACEMOSA / CALIFORNIA SYCAMORE *
- * NOT TO BE USED WITHIN SITE VISIBILITY EASEMENTS

- Screen & Buffer Trees and Timber Bamboo: Combination of informal street trees and complimentary evergreen trees, 70% 36" box & 30% 24" box, such as:
- ARBUTUS 'MARINA' / MARINA MADRONE
 - ELAEOCARPUS DECIPENS / JAPANESE BLUEBERRY TREE
 - FEUOA SELLOWIANA / PINEAPPLE GUAVA
 - LOPHSTEMON CONFERTA / BRISBANE BOX
 - BAMBUSA SPP. / GIANT TIMBER BAMBOO (clumping only)

- Parkway & Median Shrubs - 60% 1 gallon, 40% 5 gallon with an average spacing of 42" o.c., such as:
- EXISTING RHAPHIOLEPIS IN MEDIANS TO REMAIN WHERE FEASIBLE
- SMALL SHRUBS & LOW ACCENTS:
- ALOE SPP. / ALOE
 - BULBINE F. 'HALLMARK' / ORANGE STALKED BULBINE
 - DIANELLA SPP. / FLAX LILY
 - LANTANA SPP. / LANTANA
 - LOMANDRA LONGIFOLIA / DWARF MAT RUSH
 - RHAPHIOLEPIS 'BALLERINA'/BALLERINA INDIAN HAWTHORN
 - SENECIO SPP. / SENECIO
 - TRACHELOSPERMUM SPP. / STAR JASMINE

- Core Area Plantings - 50% 5 gallon, 40% 1 gallon & 10% groundcover flats, average spacing of 36" o.c., such as:
- MEDIUM TO TALL SHRUBS:
- BAMBUSA SPP. / CLUMPING BAMBOO
 - CHONDRPETALUM TECTORUM / CAPE RUSH
 - PITTOSPORUM TENUIFOLIUM HYBRIDS / HYBRID KOHUHU
 - PHORMIUM TENAX HYBRIDS / NEW ZEALAND FLAX
 - RHAPHIOLEPIS UMBELLATUM MINOR / DWARF YEDDO HAWTHORN
 - STRELITZIA REGINAE / BIRD OF PARADISE
- SMALL SHRUBS & ACCENTS
- AGAPANTHUS AFRICANUS 'STORMCLOUD' / LILY-OF-THE-NILE
 - ALOE SPP. / ALOES (DWARF SPECIES)
 - LIRIOPE SPP. / LILY TURF
 - LOMANDRA LONGIFOLIA / DWARF MAT RUSH
 - ROSA SPP. / SHRUB-GROUNDCOVER ROSE
 - DIETES SPP. / FORTNIGHT LILY
 - TRACHELOSPERMUM SPP. / STAR JASMINE
- VINES:
- DISTICTIS SPP. / TRUMPET VINE (TWINING)
 - PARTHENOCCISSUS TRICUSPIDATA / BOSTON IVY (CLINGING)



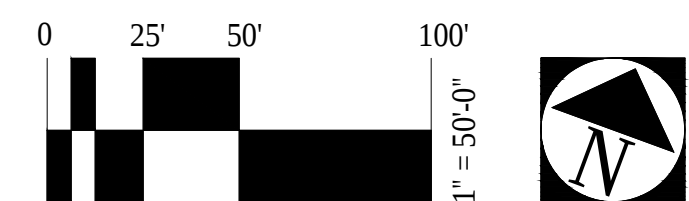
Planting Notes:

1. MINIMUM TREE SEPARATION DISTANCE:
 - TRAFFIC SIGNAL, STOP SIGN 20 FEET
 - UNDERGROUND UTILITY LINES 5 FEET
 - (SEWER AND FIRE) 10 FEET
 - ABOVE GROUND UTILITY STRUCTURES 10 FEET
 - DRIVEWAYS 10 FEET
 - INTERSECTIONS 25 FEET
2. ALL IN-GROUND INSTALLATIONS OF TREES SHALL BE PROVIDED WITH 40 SQUARE FEET ROOT ZONE AND PLANTED IN AN AIR AND WATER PERMEABLE LANDSCAPE AREA. THE MINIMUM DIMENSION (WIDTH) OF THIS AREA SHALL BE 5 FEET.
3. TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENT OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. ROOT BARRIERS WILL NOT BE WRAPPED AROUND THE ROOTBALL. ROOT BARRIERS SHALL BE BLACK, INJECTION MOLDED PANELS, OF 0.085" WALL THICKNESS IN MODULES 24 INCHES LONG BY 24 INCHES DEEP; MANUFACTURED WITH A MINIMUM 50% POST-CONSUMER RECYCLED POLYPROPYLENE PLASTIC WITH ADDED ULTRAVIOLET INHIBITORS; RECYCLABLE.
4. ALL LANDSCAPE AND IRRIGATION SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S LANDSCAPE REGULATIONS, THE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS, AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
5. LANDSCAPE AREAS ON SITE AND IN THE RIGHT OF WAY (FROM BACK OF CURB) WILL BE MAINTAINED BY THE APPLICANT. SEE NOTE #14 FOR DEL MAR HEIGHTS MEDIAN.
6. IMPROVEMENTS, SUCH AS DRIVEWAYS, UTILITIES, DRAINS, WATER AND SEWER LATERALS SHALL BE DESIGNED SO AS NOT TO PROHIBIT THE PLACEMENT OF STREET TREES, ALL TO THE SATISFACTION OF THE CITY MANAGER.
7. TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND SO ALL BRANCHES OVER VEHICULAR TRAVEL-WAYS ARE 14 FEET ABOVE THE GRADE OF THE TRAVEL-WAY.
8. INSTALL ALL APPROVED LANDSCAPE AND OBTAIN ALL REQUIRED LANDSCAPE INSPECTIONS AND OBTAIN A NO FEE STREET TREE PERMIT FOR ALL STREET TREES AND NOTIFY AND OBTAIN SIGNATURES FROM ANY SUBSEQUENT PROPERTY OWNER ON A NO-FEE STREET TREE PERMIT FORM PRIOR TO ANY TRANSFER OF OWNERSHIP OF THE PROPERTY. COPIES OF THESE APPROVED DOCUMENTS MUST BE SUBMITTED TO THE CITY MANAGER.
9. ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE VEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL.
10. GRADED PAD AREAS SHALL BE HYDRO-SEEDED TO PREVENT EROSION IN THE EVENT THAT CONSTRUCTION OF BUILDING(S) DOES NOT OCCUR WITHIN 30 DAYS OF GRADING. HYDRO-SEED SHALL BE REAPPLIED OR IRRIGATED AS NECESSARY TO ESTABLISH GROWTH.

11. ALL PLANTING WITHIN STREET/DRIVEWAY SIGHT VISIBILITY EASEMENTS SHALL BE SELECTED APPROPRIATELY. TREES TO HAVE THEIR LOWEST BRANCHES AND FOLIAGE MAINTAINED (AT LEAST 8' CLEAR FROM FINISH GRADE) AND SHRUBS TO BE LOWER THAN 24". NO FENCES, SHRUBS OR OTHER OBJECTS OVER 36" (OTHER THAN TREES) SHALL BE IN SITE VISIBILITY AREAS. IN ADDITION, TREES LOCATED WITHIN SITE VISIBILITY EASEMENTS ALONG EL CAMINO REAL SHALL HAVE A MAXIMUM TRUNK DIAMETER AT MATURITY OF 12 INCHES, TYP. PER EXHIBIT 'A' SITE VISIBILITY ANALYSIS REPORT.
12. STREET CORNER VISIBILITY AREAS SHALL COMPLY WITH CITY STANDARDS.
13. NO APPROVED IMPROVEMENTS OR LANDSCAPING, INCLUDING PRIVATE WATER FACILITIES, GRADING AND ENHANCED PAVING, SHALL BE INSTALLED IN OR OVER A WATER EASEMENT PRIOR TO THE APPLICANT OBTAINING AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT. NO APPROVED IMPROVEMENTS OR LANDSCAPING, INCLUDING PRIVATE WATER FACILITIES, GRADING AND ENHANCED PAVING, SHALL BE INSTALLED IN OR OVER A WATER EASEMENT PRIOR TO THE APPLICANT OBTAINING AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT.
14. THE DEL MAR HEIGHTS ROAD MEDIAN IRRIGATION AND LANDSCAPING WILL BE MAINTAINED BY THE CARMEL VALLEY MAINTENANCE ASSESSMENT DISTRICT (MAD), INCLUDING IRRIGATION METERS, BACKFLOWS, & CONTROLLERS.

Water Use and Water Conservation:

THE PROJECT WILL COMPLY WITH THE UPDATED LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT CODE IN TERMS OF DESIGN AND SUBMITTAL REQUIREMENTS FOR WATER CONSERVATION. THE PROJECT WILL COMPLY WITH RESTRICTED WATER USE WITH RESPECT TO THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA). PLANTINGS WILL BE GROUPED INTO HYDROZONES, AND THE USE OF TURF WILL BE LIMITED AND FOR RECREATION USE ONLY. SMART CONTROLLERS AND DRIP IRRIGATION WILL BE INTEGRAL TO A WATER-CONSERVING AUTOMATIC IRRIGATION SYSTEM. SUBMITTAL REQUIREMENTS OUTLINED IN THE LANDSCAPE STANDARDS WILL BE FOLLOWED. SEE SHEETS L-7 AND L-8 FOR WATER BUDGET DIAGRAMS AND TABULATIONS.



SCALE AT FULL SIZE (E1 SHEET)

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Project Name:

One Paseo

Sheet Title:

L-2 CONCEPTUAL PLANTING PLAN

REVISION LOG		
No.	Description	Date
-	CITY COUNCIL APPROVAL	2/26/2015
1	AMENDMENT FIRST SUBMITTAL	10/19/2015
2	AMENDMENT SECOND SUBMITTAL	12/8/2015
4	FINAL REVISIONS	01/20/2016
5	MINOR CHANGES	02/05/2016
6	MINOR CORRECTION	06/22/2016

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Note:

SEE SHEET L-2 SHOWS UNDERGROUND UTILITIES, LIGHTS, & TRANSFORMERS IN RELATION TO TREE LOCATIONS. CONFIRM WITH CIVIL PLANS

Paseo Connection

PASEO LINK TO RESIDENTIAL AREAS AND DEL MAR HEIGHTS GARDEN AND STREETSCAPES
+SIGNATURE PASEO TREE
+SPECIAL PLANTING PATTERN
+BENCHES/SEATING ALONG THE PASEO FOR PUBLIC GATHERING

PASEO CONTINUES BETWEEN BUILDINGS 11 & 12; THESE BUILDINGS CONTAIN TRANSPARENCY AT THEIR FACADES.

PLANTING SCREEN BETWEEN VISITOR PARKING AND PLAZA

POTENTIAL VERTICAL PEDESTRIAN ACCESS TO PARKING GARAGE BELOW

POTENTIAL SHADE STRUCTURE OR TRELLIS

OFFICE VISITOR/SHORT-TERM BICYCLE PARKING (48 SPACES)

EMPLOYEE AMENITY ZONE FOR OFFICE USERS

RETAINING WALL - 6' WALL HEIGHT MAX.

Plaza Vehicular Zone

ENHANCED PAVING BETWEEN PLAZA PEDESTRIAN CONNECTIONS FOR TRAFFIC CALMING, DRIVE HERE IS FLUSH WITH PLAZAS. BOLLARDS AND RAISED PLANTERS DELINEATE EDGES OF DRIVE. SPEED TABLES LOCATED AT BOTH ENDS OF DRIVE.

PEDESTRIAN CROSSINGS WITH ENHANCED PAVING - TO STRONGLY DELINEATE CONNECTIONS ACROSS DRIVEWAYS 'D' & 'H'

Plaza Features

PEDESTRIAN AMENITY FEATURES THAT CREATE INTEREST AND ACTIVITY - A COMBINATION OF ONE OR MORE OF THE FOLLOWING:

- SPECIMEN/UNUSUAL BOTANICAL ACCENT PLANTS
- ENHANCED PAVING AND WALL SURFACES (SUCH AS STONE, TILE OR COLORED/TEXTURED CONCRETE)
- WATER FEATURES WITH MINIMAL WATER MOVEMENT
- COMFORTABLE SEATING GROUPS AND OUTDOOR CAFE/DINING
- STAGE AREA FOR EVENTS/PERFORMERS

Heritage Trees

LOCATED IN RAISED PLANTERS TO HELP ACHIEVE SCALE AND PROVIDE GENEROUS SHADE.

Dining Patio

SIGN WALL TO BE CONSISTENT WITH CARMEL VALLEY SIGNAGE GUIDELINES

PRIVATE DRIVEWAY TREES IN 5' X 8' MIN. SIZE PLANTING AREAS

El Camino Real Gardens

COLORFUL GARDENS WITH RICHLY DIVERSE BOTANICAL COLLECTION WITH MEANDERING PATH AND SEATING AREAS

SIGN WALL TO BE CONSISTENT WITH CARMEL VALLEY SIGNAGE GUIDELINES

RETAIL VISITOR/SHORT-TERM BICYCLE PARKING (16 SPACES)

TRAFFIC CALMING

EMPLOYEE AMENITY ZONE FOR OFFICE USERS

FIRE STAGING AREA WITH ENHANCED PAVING, MEETING S.D. FIRE DEPT. STRUCTURAL REQUIREMENTS (90,000 LBS)

BARRIER TBD, BOLLARDS OR PLANTERS, TYP.

RAISED PLANTERS WITH PALM TREES

OVERHEAD DECORATIVE BAR INDICATING END OF FIRE ACCESS

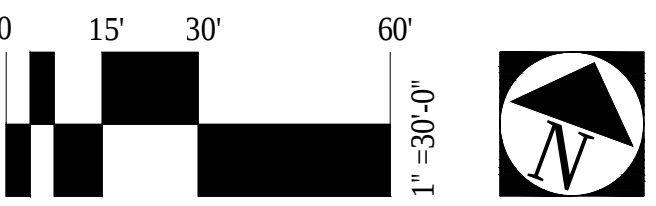
DIRECT PEDESTRIAN ACCESS TO EL CAMINO REAL AND FUTURE TRANSIT STOP. SEE ALSO ARCHITECTURAL PLANS FOR BUILDING 13.

TEMPORARY PARKING/ DELIVERY PARKING ZONE

FUTURE TRANSIT STOP

FIRE ACCESS WAY TO PODIUM

SIGN WALLS TO BE CONSISTENT WITH CARMEL VALLEY SIGNAGE GUIDELINES



SCALE AT FULL SIZE (E1 SHEET)

Prepared By:

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Address: 2605 State Street, Suite B
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Phone #: (619) 325-1990
Fax #: (619) 325-1997

Project Address:
Southwest Corner Of Intersection At
Del Mar Heights Road & El Camino Real.

Project Name:

One Paseo

Sheet Title:
L-3 ENLARGEMENT PLAN CIVIC PLAZA

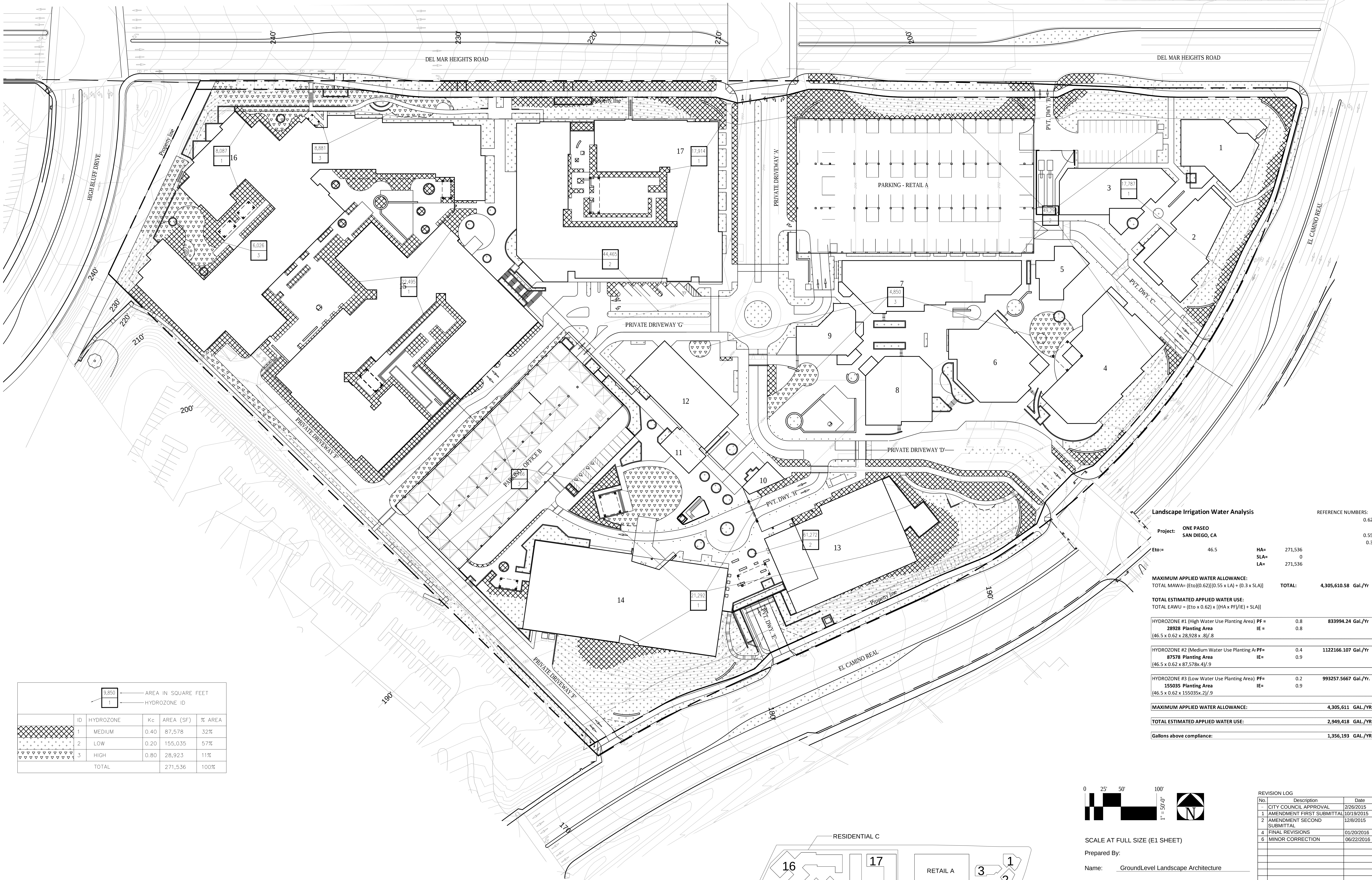
REVISION LOG		
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KEY PLAN

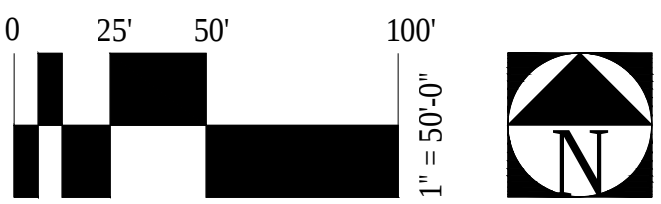
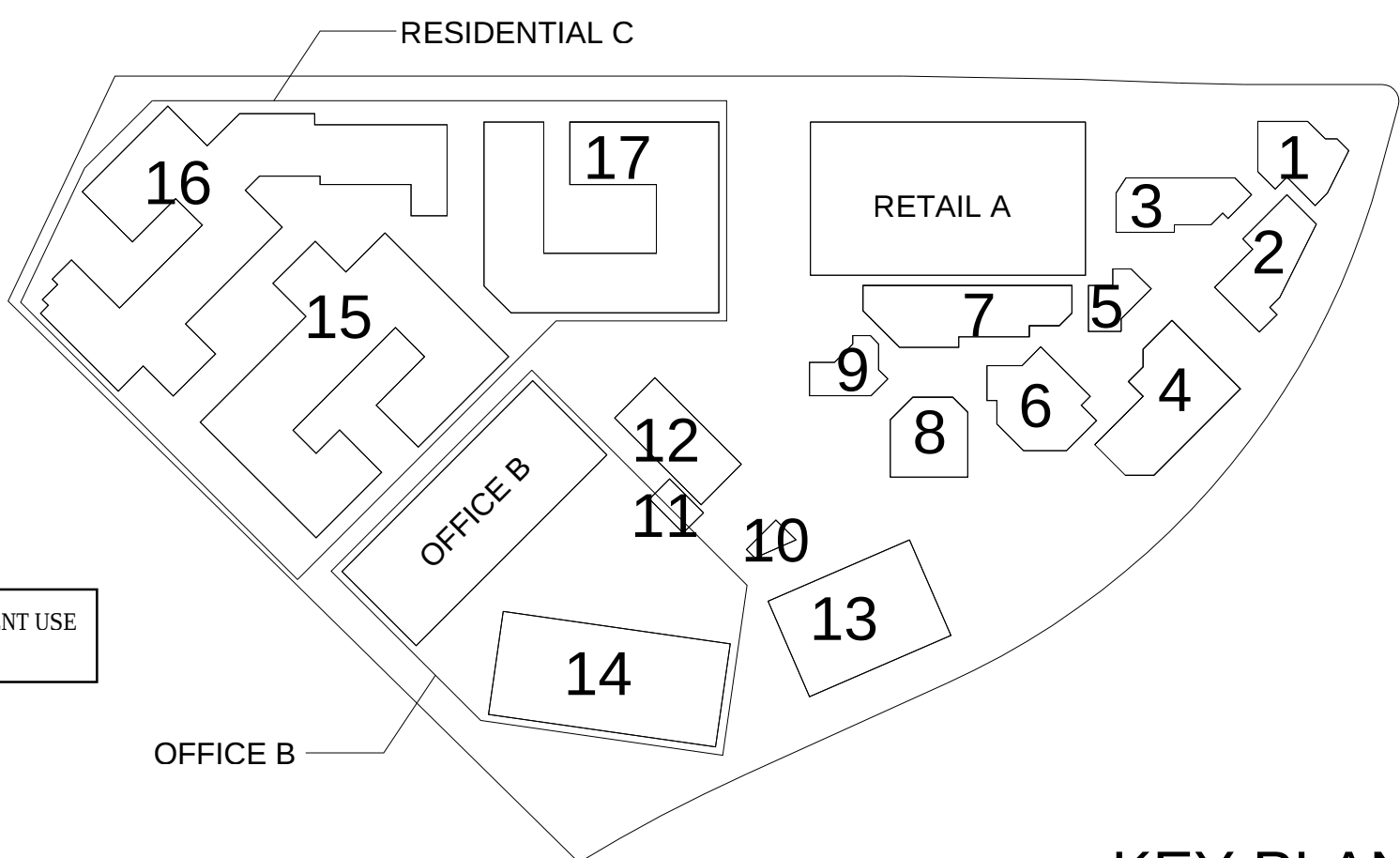


ID	HYDROZONE	Kc	AREA (SF)	% AREA
1	MEDIUM	0.40	87,578	32%
2	LOW	0.20	155,035	57%
3	HIGH	0.80	28,923	11%
TOTAL			271,536	100%

Landscape Irrigation Water Analysis				REFERENCE NUMBERS:	
Project:	ONE PASEO SAN DIEGO, CA				0.62
Eto=	46.5	HA=	271,536		0.55
		SLA=	0		0.3
		LA=	271,536		
MAXIMUM APPLIED WATER ALLOWANCE:				TOTAL:	4,305,610.58 Gal/Yr
TOTAL MAWA= (Eto)[(0.62)[(0.55 x LA) + (0.3 x SLA)]					
TOTAL ESTIMATED APPLIED WATER USE:					
TOTAL EAWU = (Eto x 0.62) x [(HA x PF)/IE] + SLA)					
HYDROZONE #1 (High Water Use Planting Area) PF=				0.8	833994.24 Gal/Yr
28928 Planting Area				IE=	0.8
(46.5 x 0.62 x 28,928 x .8)/.8					
HYDROZONE #2 (Medium Water Use Planting Area) PF=				0.4	1122166.107 Gal/Yr
87578 Planting Area				IE=	0.9
(46.5 x 0.62 x 87,578 x .4)/.9					
HYDROZONE #3 (Low Water Use Planting Area) PF=				0.2	993257.5667 Gal/Yr
155035 Planting Area				IE=	0.9
(46.5 x 0.62 x 155,035 x .2)/.9					
MAXIMUM APPLIED WATER ALLOWANCE:				4,305,611 GAL/YR	
TOTAL ESTIMATED APPLIED WATER USE:				2,949,418 GAL/YR	
Gallons above compliance:				1,356,193 GAL/YR	

sweeney + associates
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I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.



SCALE AT FULL SIZE (E1 SHEET)

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Project Name:

One Paseo

Sheet Title:

L-4 WATER BUDGET DIAGRAM AND TABULATIONS

No.	Description	Date
1	CITY COUNCIL APPROVAL	2/26/2015
2	AMENDMENT FIRST SUBMITTAL	10/19/2015
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5	MINOR CORRECTION	06/22/2016

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