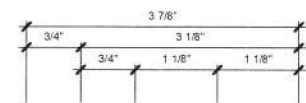


ONE PASEO

Site Development Permit 1579191, Neighborhood Development Permit 1579192, and Vesting Tentative Map 1579190 (Project No. 451328)

TAGS & SYMBOLS

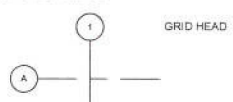
1. DIMENSION



10. SECTION



2. GRID SYMBOL



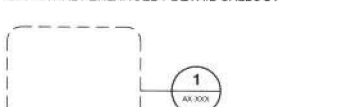
11. ELEVATION CALLOUT



3. LEADER



12. PARTIAL / ENLARGED / DETAIL CALLOUT



4. MATCH LINE



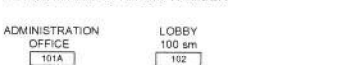
13. STAIR



5. BREAKLINE



14. ROOM NAME & AREA & NUMBER



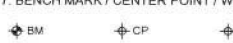
6. SCALE



15. DOOR / WINDOW / WALL TYPE CALLOUT



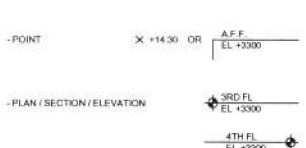
7. BENCH MARK / CENTER POINT / WORKING POINT



16. SLOPE



8. LEVEL INDICATOR



17. REVISION / CLOUD



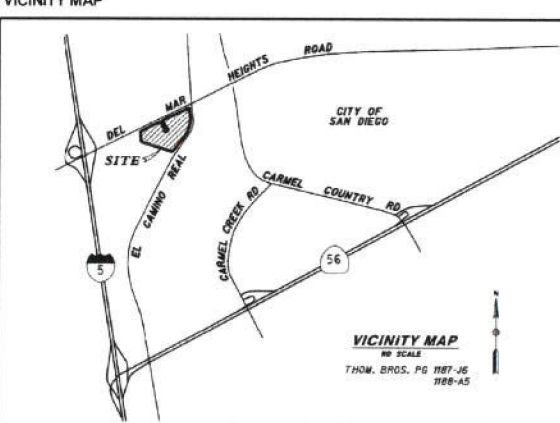
9. TITLE



19. NORTH ARROW



VICINITY MAP



ABBREVIATIONS

ABV	ABOVE	GA	GAUGE	R	RADIUS
ACT	ACCOMMODATE	GALV	GALVANIZED	RB	RUBBER BASE
ADJ	ADJUSTABLE	GB	GRAB BAR	RD	ROUND
AF	ABOVE FINISHED FLOOR	GC	GENERAL CONTRACTOR	RD	ROOF DRAIN
ALUM	ALUMINUM	GL	GRID LINE	REC	RECESSED
ANGL	ANGLE	GL	GLASS	RENF	REINFORCED
APPROX	APPROXIMATE	GR	GRADE	REQD	REQUIRED
AT	AT	GP	GYPSUM PLASTER	RET	RETURN
BO	BOARD	QWB	GYPSUM WALL BOARD	RM	ROOM
BLOD	BUILDING	HOWD	HARDWOOD	RO	ROUGH OPENING
BM	BEAM	HOWR	HARDWARE	S	SOUTH
BOT	BOTTOM	HGT	HEIGHT	SAN	SANITARY
BOW	BOTTOM OF WALL	HM	HOLLOW METAL	SCH	SCHEDULE
CEM	CEMENT	HORIZ	HORIZONTAL	SC	SEALED CONCRETE
CAB	CABINET	HR	HAND RAIL	SECT	SECTION
C	CENTER LINE	HVAC	HEATING, VENTILATION, AIR CONDITIONING	SEP	SEPARATE
CER	CERAMIC	HW	HOT WATER	SF	SQUARE FOOT
CH	CHANNEL	HW	HOT WATER HEATER	SHT	SHEET
CIP	CAST IN PLACE	ID	INSIDE DIAMETER	SIM	SIMILAR TO
CJ	CONSTRUCTION JOINT	IN	INCH	SPEC	SPECIFICATIONS, SPECIFIED
CL	CENTER LINE	IN	INCHES	SO	SQUARE
CLG	CEILING	INFO	INFORMATION	S STL	STAINLESS STEEL
CLOS	CLOSE	INSUL	INSULATION	STL	STEEL
CMA	CONCRETE MASONRY UNIT	INT	INTERIOR	STM	STONE
COL	COLUMN	INV	INVERT	STOR	STORAGE
COMP	COMPOSITION	JST	JOIST	STR	STRUCTURAL STRUCTURE
CON	CLEANOUT	JT	JOINT	ST S	STORM SEWER
CONC	CONCRETE	KD	KNOCKOUT	SUSP	SUSPENDED
CONTR	CONTRACTOR	LACQ	LACQUER	SV	SHEET VINYL
CONT	CONTINUOUS	LAM	LAMINATE	STC	SOUND TRANSMISSION COEFFICIENT
CORR	CORRIDOR	LAV	LAVATORY	TR	REFUSE & RECYCLING
CP	CARPET	LD	LINEAR DIFFUSER	TR	TOP OF CURB
CPT	COLD WATER	LP	LOW POINT	TD	TRENCH DRAIN
DET	DETAIL	LGT	LIGHT	TEL	TELEPHONE
DIA	DIMETER	MATL	MATERIAL	TOC	TOP OF CONCRETE
DM	DIMENSION	MAX	MAXIMUM	TOP	TOP OF PARAPET
DN	DOWN	MECH	MECHANICAL	TOS	TOP OF STEEL
DO	DOOR	MTL	METAL	TOSL	TOP OF SLAB
DPT	DAMP PROOFING	MTL	METAL	TOW	TOP OF WALL
DR	DOOR	MANF	MANUFACTURER	T	TRANSFORMER
DWG	DRAWING	MH	MAN HOLE	TS	TUBE STEEL
E	EAST	MJ	MOVEMENT JOINT	TY	TYPICAL
EA	EACH	MN	MINIMUM	UL	UNDERWRITERS LABORATORIES
EC	EXPOSED CONSTRUCTION	MO	MASONRY OPENING	UN	UNLESS OTHERWISE NOTED
ELEC	ELECTRICAL, ELECTRIC	MPC	METAL PANEL CEILING	VEN	VENER
ELEV	ELEVATION	MTL PNL	METAL PANEL	VERT	VERTICAL
EO	EDGE OF	N	NORTH	VEST	VESTIBULE
EQU	EQUIPMENT	NIC	NOT IN CONTRACT	VF	VERIFY IN FIELD
EXH	EXHAUST	NO	NUMBER	VP	VENER PLASTER
EXIST	EXISTING	NO	NUMBER	W	WEST
EXT	EXTENSION	NOM	NOMINAL	WB	WOOD BASE
FCV	FIRE CONTROL VALVE	NTS	NOT TO SCALE	WC	WATER CLOSET
FD	FLOOR DRAIN	OC	ON CENTER	WOW	WOOD
FE	FIRE EXTINGUISHER	OD	OUTSIDE DIAMETER	WD	WOOD
FEC	FIRE EXTINGUISHER CABINET	OF	OWNER FURNISH CONTRACTOR INSTALL	WD PNL	WOOD PANEL
FH	FIRE HYDRANT	OFI	OVERFLOW DRAIN	WP	WATERPROOFING
FIN	FINISH, FINISHED	OH	OVERHEAD	WR	WATER RESISTANT
FL	FLOOR	OFI	OWNER FURNISH OWNER INSTALL	WTH	WITH
FLG	FLOORING	OP	OPPOSITE	WRGB	WATER RESISTANT GYPSUM BOARD
FLSHG	FLASHING	OPP	OPPOSITE	WT	WEIGHT
FLOOR	FLOORESCENT	PAV	PAVING		
FOC	FACE OF CONCRETE	PH	PANIC HARDWARE		
FOF	FACE OF FINISH	PL	PLATE		
FOUND	FOUNDATION	PLM	PLASTIC LAMINATE		
FT	FOOT OR FEET	PLYWD	PLYWOOD		
FUR	FURRING	PNL	PANEL		
FV	FIELD VERIFY	PREP	PREPARATION		
		PR	PAIR		
		PTD	PAINTED		

PARKING SUMMARY

Parking Supply									
Parking Area	Metric	Units	Regular	Accessible	Van Accessible	Carpool/Zero Emissions	Total Spaces	Motorcycle	Short-Term Bicycle
Residential	608	DU	1,037	17	3	0	1,057	61	274
Office	280,000	SF	1,008	18	4	90	1,120	18	46
Commercial	95,871	SF	512	10	2	46	570	19	48
Total			2,557	45	9	136	2,747	98	368

- Parking demand is based upon the "Shared Parking Analysis for the One Paseo Project" prepared by Walker Parking Consultants dated February 2016.
- Parking Provided: 2,747 spaces.
- Parking supply exceeds the number of spaces recommended by the "Shared Parking Analysis for the One Paseo Project", February 2016.
- The Neighborhood Development Permit allows tandem parking for commercial uses consistent with LDC Section 142.0555(b).
- Up to 100 tandem parking spaces are permitted for the office parking. The exact location to be determined in construction documents.

GENERAL NOTES

Existing General Plan: Industrial Employment
Proposed General Plan: Multiple Use

Existing Community Plan: Carmel Valley/ Employment Center
Proposed Community Plan: Carmel Valley / Community Village

Existing Zoning: Planned District-Mixed Use Center (CVPD-MC)
Proposed Zoning: Carmel Valley Planned District-Mixed Use Center (CVPD-MC)

Assessor's Parcel Numbers: 304-070-43, 49, 52 & 57

Brief Legal Description:
Parcels 1 & 2 of Parcel Map 15061 recorded in the office of the county recorder of San Diego County on December 16, 1987 and Parcel 2 of Parcel Map 19130, recorded in the Office of the County Record of San Diego County on December 20, 2002 All located in the City of San Diego, County of San Diego, State of California.

Project Gross Acreage: 23.68 acres
Proposed dedication across the project frontage of Del Mar Heights Road: 0.62 acres
Proposed dedication across El Camino Real: 0.50 acres
Net Acreage: 22.56 acres

Existing Land Use: Vacant Graded Building Pads
Geological Hazard Category: G2

Prior Discretionary Permits:
On February 26, 2015, SDP NO. 714398, CUP NO. 977693, and NDP NO. 1124983 were approved. Subsequent to the approval of the project, the plan amendments were repealed by the city council via NO. R-309505. Additional prior discretionary permit applications approved for the site include an expired North City West Planned District Permit 90-0588 for a commercial office building.

The property has been fully graded under Tentative Parcel Map 88-0276; consequently the premise does not include any land that would be considered environmentally sensitive as described by Municipal Code Section 143.0110 (sensitive biological resources, steep hillsides, coastal beaches, sensitive coastal bluffs or special flood hazards).

Site Development Permit 1579191
Neighborhood Development Permit 1579192
Vesting Tentative Map 1579190

PROJECT GOALS & OBJECTIVES

- Implement the community plan objective of a balanced community by offering an on-site mixture of land uses.
- Provide a pedestrian friendly environment that promotes a healthy and walkable lifestyle for existing and future residents and visitors.
- Establish One Paseo as an identifiable place for public gathering and social interaction.
- Retain and expand existing employment opportunities and new revenues for the City.
- Implement sustainable practices.
- Enhance Carmel Valley as "a place to live, work, and play."

PROJECT INFO

Construction Type:	
Building 1 Retail	Type V
Building 2 Retail	Type V
Building 3 Retail	Type V
Building 4 Retail	Type V
Building 5 Retail	Type V
Building 6 Retail	Type V
Building 7 Retail	Type V
Building 8 Retail	Type V
Building 9 Retail	Type V
Building 10 Retail	Type V
Building 11 Retail	Type V
Building 12 Retail	Type V
Building 13 Office	Type I
Building 14 Office	Type I
Building 15 Residential	Type III MOD
Building 16 Residential	Type III MOD
Building 17 Residential	Type III MOD

PROJECT SUMMARY

Land Use	Gross Square Footage	Number of Units
Office (Multi-tenant)	280,000	-
Retail	95,871	-
Affordable Units	-	(617)
Residential Units Total	800,000	608
Total	1,175,871	608

*10% of the onsite housing would be affordable in accordance with SDMC 142.0303

FAR	1.20
-----	------

Parking structures excluded per MC 113.0234(d)(3)(B)(iv)(v)(vi)

SHEET INDEX

SHEET NUMBER	SHEET NAME
A0-001	COVER & SHEET INDEX
A0-002	SITE PLAN
A0-003	ACCESS PLAN
A0-004	MASTER PLAN - STREET LEVEL
A0-005	MASTER PLAN - ROOF LEVEL
A0-006	SHADOW STUDY
A1-101-RT	RETAIL PLAN L01
A1-102-RT	RETAIL PLAN L02
A1-103-PKG	RETAIL PARKING PLANS
A1-121-R	RESIDENTIAL PLAN P01
A1-122-R	RESIDENTIAL PLAN P02
A1-123-R	RESIDENTIAL PLANS BUILDING 15
A1-124-R	RESIDENTIAL PLANS BUILDING 16
A1-125-R	RESIDENTIAL PLANS BUILDING 17
A1-141-W	OFFICE PLANS BUILDING 13
A1-142-W	OFFICE PLANS BUILDING 14
A1-143-W	OFFICE BUILDINGS AREA PLANS
A1-150-PKG	OFFICE PARKING PLANS
A2-001	SITE ELEVATIONS - DMH/REC
A2-101-RT	RETAIL ELEVATIONS
A2-111-R	RESIDENTIAL ELEVATIONS BUILDING 15
A2-112-R	RESIDENTIAL ELEVATIONS BUILDING 16
A2-113-R	RESIDENTIAL ELEVATIONS BUILDING 17
A2-121-W	OFFICE ELEVATIONS EAST
A2-122-W	BUILDING ELEVATIONS WEST
A3-001	OVERALL SECTIONS

L-1	OVERALL LANDSCAPE PLAN
L-2	CONCEPTUAL PLANTING PLAN
L-3	ENLARGEMENT PLAN CIVIC PLAZA
L-4	WATER BUDGET DIAGRAM AND TABULATIONS
L-5	EXISTING TREE PLAN
L-6	OPEN SPACE PLAN AND TABULATIONS
L-7	PUBLIC GATHERING SPACE / CIVIC USE EXHIBIT
L-8	LANDSCAPE CALCULATIONS PLAN
L-9	OFF-SITE LANDSCAPE PLAN - OPTION A
L-10	OFF-SITE LANDSCAPE PLAN - OPTION B

C-1	CIVIL TITLE SHEET & NOTES
C-2	STREET / DRIVEWAY CROSS SECTIONS
C-3	EXISTING TOPOGRAPHY
C-4	EXISTING UTILITIES
C-5	VESTING TENTATIVE MAP
C-6	PROPOSED GRADING PLAN
C-7	PROPOSED DRAINAGE PLAN
C-8	PROPOSED PRIVATE SEWER UTILITIES
C-9	PROPOSED PRIVATE WATER UTILITIES
C-10	DISABLED ACCESS PLAN
C-11	PROPOSED RIGHT-OF-WAY DEDICATION & EASEMENT VACATION PLAN
C-12	OFFSITE DEL MAR HEIGHTS ROAD W/ SINGLE RIGHT
C-13	OFFSITE DEL MAR HEIGHTS ROAD W/ DUAL RIGHT
F-1	FIRE MASTER PLAN / FIRE ACCESS - NOTES, DETAILS, SECTIONS
F-2	FIRE MASTER PLAN / FIRE ACCESS - SITE PLAN

OPEN SPACE TABULATIONS

USEABLE OPEN SPACE AT GROUND LEVEL OR PODIUM ROOF-TOP:	282,233 SF
NON-USEABLE OPEN SPACE AT GROUND LEVEL OR PODIUM ROOF-TOP:	196,922 SF
TOTAL OPEN SPACE:	479,155 SF
TOTAL NUMBER OF DWELLING UNITS:	608
TOTAL OPEN SPACE / DWELLING UNIT:	788.08 SF / UNIT

PUBLIC GATHERING SPACE / CIVIC USES AREA REQUIRED

TOTAL SITE AREA REQUIRED:	982,451 SQ. FT. (22.55 ACRES) X 10% 98,245 SQ. FT. (2.26 ACRES)
AREA PROVIDED:	11% = 107,339 SQ. FT. (2.46 ACRES)
*PUBLIC GATHERING SPACE/CIVIC USES TABULATIONS ARE BASED ON THE NET SITE AREA AFTER STREET DEDICATIONS	

REVISION LOG		
No.	Description	Date
1	CITY COUNCIL APPROVAL	2/26/2015
2	AMENDMENT FIRST SUBMITTAL	10/16/2015
3	AMENDMENT SECOND SUBMITTAL	12/8/2015
4	REVISIONS TO SECOND SUBMITTAL	12/23/2015
5	FINAL REVISIONS	12/23/2015
6	MINOR CHANGES	2/5/2016

Prepared By: S+design

Name: S+design

Address: 1024 North Orange Drive, Suite 215
Hollywood, CA 90038

Phone #: (323) 308-3558
Fax #: (323) 308-3557

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

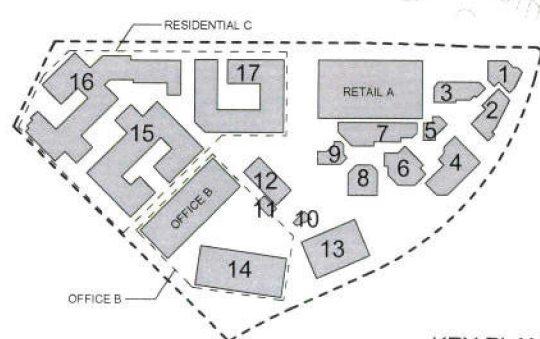
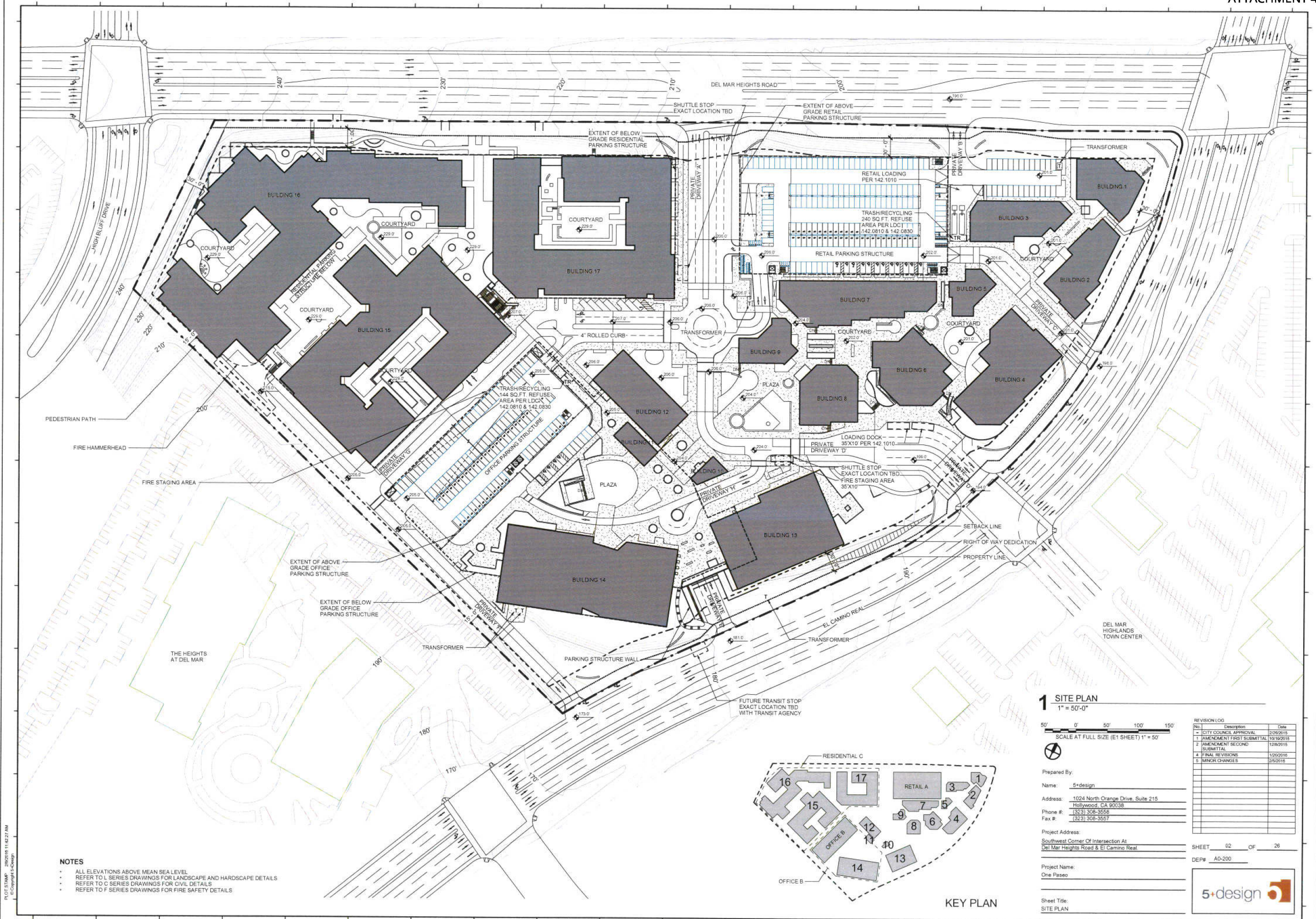
Project Name:
One Paseo

Sheet Title:
COVER & SHEET INDEX

SHEET _____ OF _____

DEP# A0-001

APPLICANT: Kilroy Realty, RP 3901 Valley Center Drive, Suite 550 San Diego, California 92130 Tel: 619 523 2208 Fax: 619 523 0310 www.kilroyrealty.com	ARCHITECT: S+design 1024 North Orange Drive, Suite 215 Hollywood, California 90038 Tel: 323 308 3558 Fax: 323 308 3557 www.splusdesign.com	OFFICE ARCHITECT: Gensler 225 Broadway #1000 San Diego, California 92101 Tel: 619 587 2500 Fax: 619 587 2520 www.gensler.com	RESIDENTIAL ARCHITECT: TCA 19762 MacArthur Blvd Irvine, California 92612 Tel: 949 852 0270 Fax: 949 852 0286 www.tca-arch.com	PARKING CONSULTANTS: WALKER PARKING CONSULTANTS 306 S Olive St Los Angeles, California 90014 Tel: 213 488 4611 Fax: 213 488 4603 www.walkerparking.com	CIVIL ENGINEER: LEPPERT ENGINEERING CORP. 5190 Governor Dr, Suite 205 San Diego, California 92122 Tel: 619 597 2001 Fax: 619 597 2000	LANDSCAPE ARCHITECT: GROUND LEVEL 2805 State Street, Suite 8 San Diego, CA 92103 Tel: 619 325 1980 Fax: 619 325 1987 www.groundlevelsd.com	FIRE CONSULTANT: FIRESAFE PLANNING SOLUTIONS 302 N El Camino Real # 202 San Clemente, California 92072 Tel: 949 440 5611	TRAFFIC CONSULTANT: LINSCHOTT, LAW & GREENSPAN 4542 Ruffner Street Suite 100 San Diego, CA 92111 Tel: 619 300 8880 Fax: 619 300 8810 www.linscottllg.com
--	---	---	--	---	---	---	---	---



1 SITE PLAN
1" = 50'-0"

50' 0' 50' 100' 150'

SCALE AT FULL SIZE (E1 SHEET) 1" = 50'

Prepared By:
Name: S+design
Address: 1024 North Orange Drive, Suite 215
Hollywood, CA 90038
Phone #: (323) 308-8556
Fax #: (323) 308-5557

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

Project Name:
One Paseo

Sheet Title:
SITE PLAN

REVISION LOG		
No.	Description	Date
1	CITY COUNCIL APPROVAL	2/26/2015
2	AMENDMENT FIRST SUBMITTAL	10/16/2015
3	AMENDMENT SECOND SUBMITTAL	12/8/2015
4	FINAL REVISIONS	1/20/2016
5	MINOR CHANGES	2/5/2016

SHEET 02 OF 26
DEPN A0-200

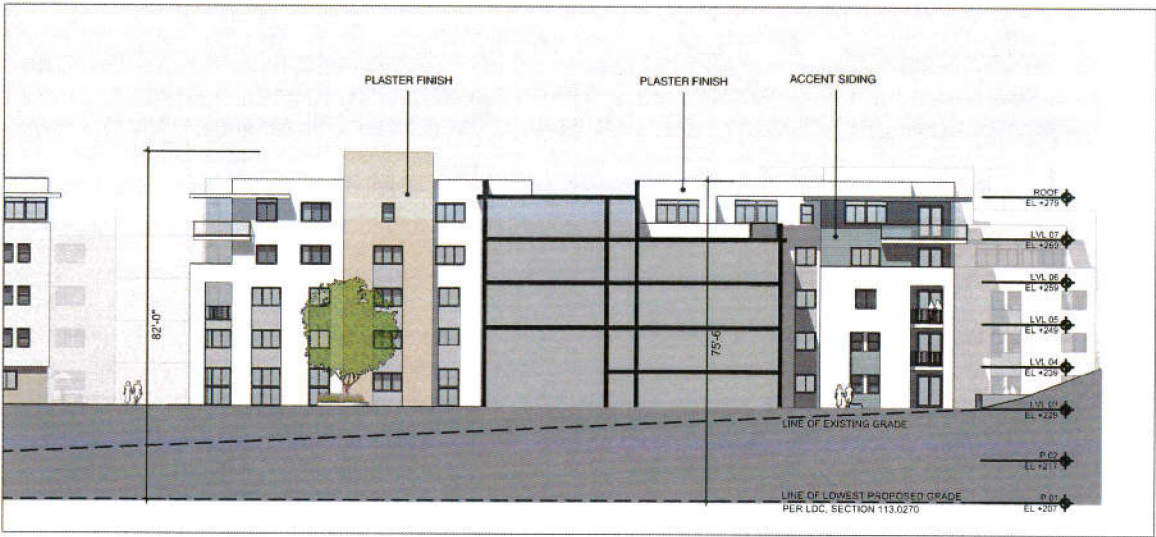


- NOTES**
- ALL ELEVATIONS ABOVE MEAN SEA LEVEL.
 - REFER TO L SERIES DRAWINGS FOR LANDSCAPE AND HARDSCAPE DETAILS.
 - REFER TO C SERIES DRAWINGS FOR CIVIL DETAILS.
 - REFER TO F SERIES DRAWINGS FOR FIRE SAFETY DETAILS.

PLOT STAMP 2/20/2016 11:42:27 AM
S+design



3 WEST ELEVATION

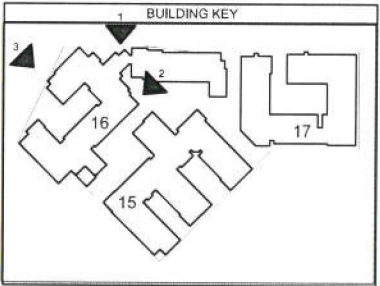


2 NORTH ELEVATION



1 NORTH ELEVATION

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



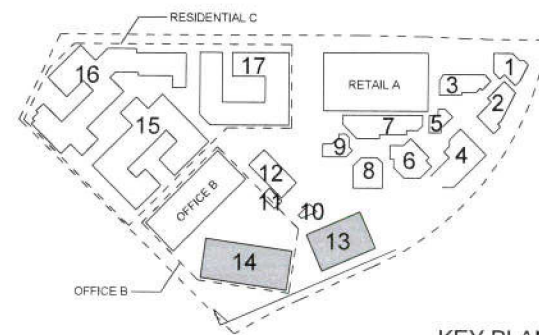
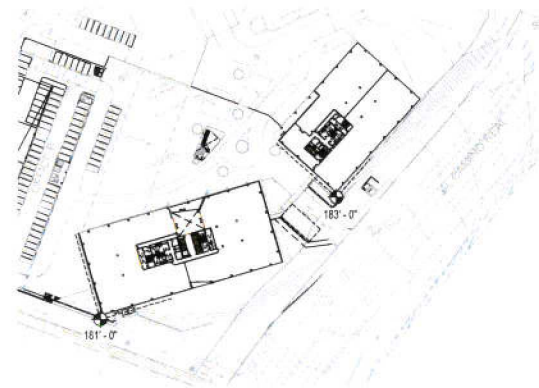
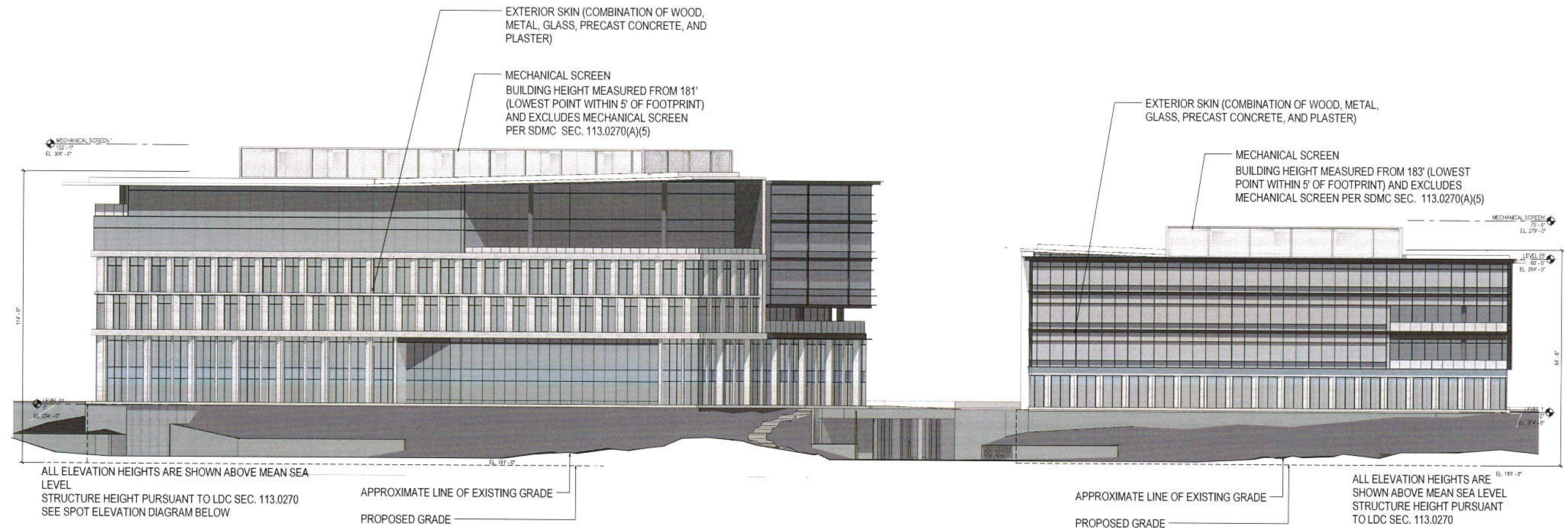
Prepared By:
Name: TCA
Address: 19782 MacArthur Blvd
Ingle, CA 92612
Phone #: (849) 862-0270
Fax #: (849) 862-0269
Project Address:
Southwest Corner Of Intersection At
Del Mar Heights Road & El Camino Real
Project Name:
One Paseo
Sheet Title:
RESIDENTIAL ELEVATIONS BUILDING 16

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 22 OF 26
DEP# A2-112-R



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



KEY PLAN

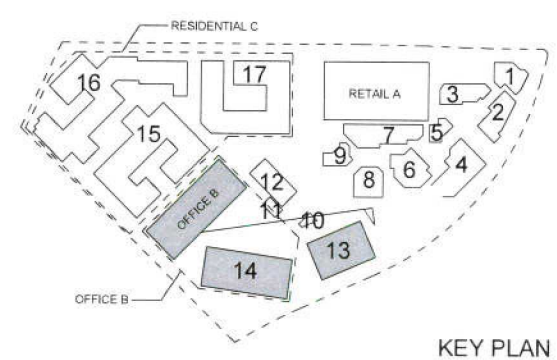
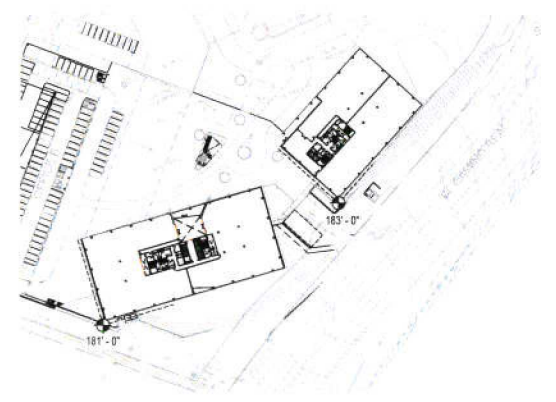
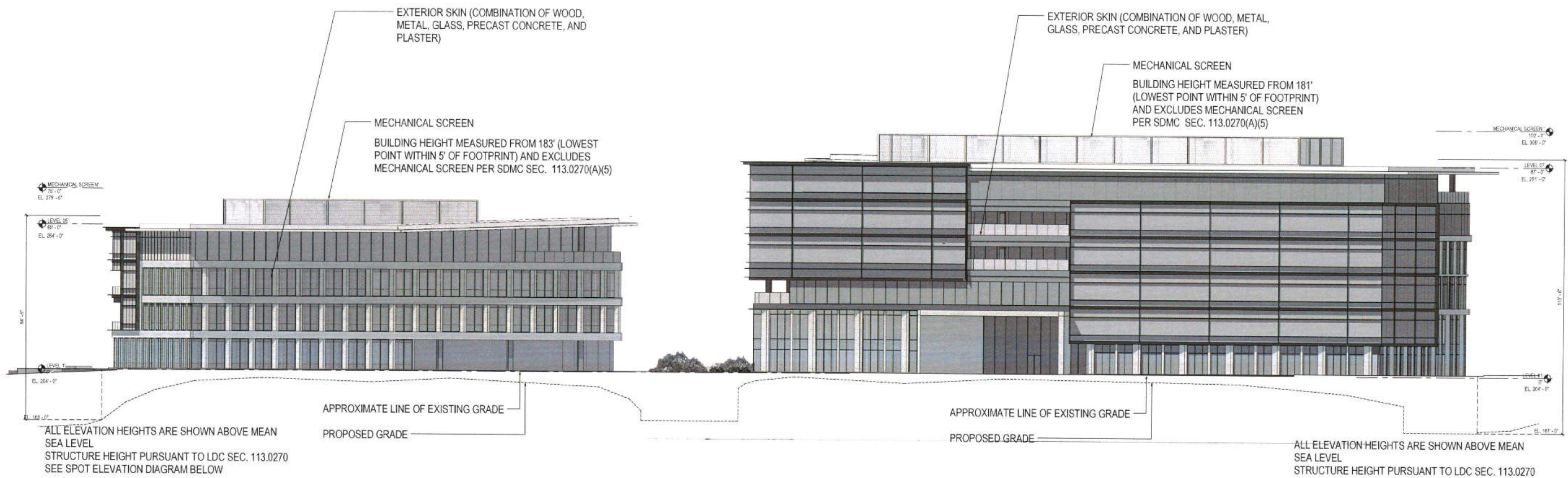


Prepared By:
Name: GENSLER
Address: 225 BROADWAY SUITE 1600
SAN DIEGO CA 92109
Phone #: 619.557.2500
Fax #: 619.557.2500
Project Address:
Southwest Corner Of Intersection At
Del Mar Heights Road & El Camino Real.
Project Name: ONE PASEO
ONE PASEO - OFFICE BUILDING STUDIES
Sheet Title:
OFFICE ELEVATIONS 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

SHEET 24 OF 26
DEP# A2-121-W

Gensler

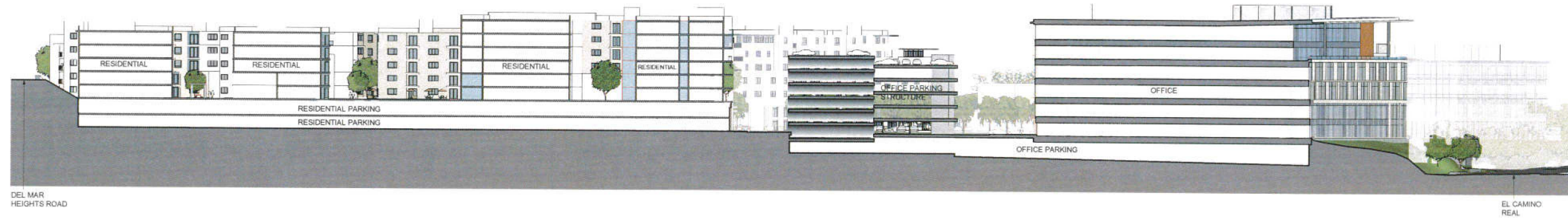


Prepared By:
Name: GENSLER
Address: 225 BROADWAY SUITE 1600
SAN DIEGO CA 92109
Phone #: 619.557.2500
Fax #: 619.557.2500
Project Address:
Southwest Corner Of Intersection At
Del Mar Heights Road & El Camino Real
Project Name: ONE PASEO
ONE PASEO - OFFICE BUILDING STUDIES
Sheet Title:
BUILDING ELEVATIONS WEST

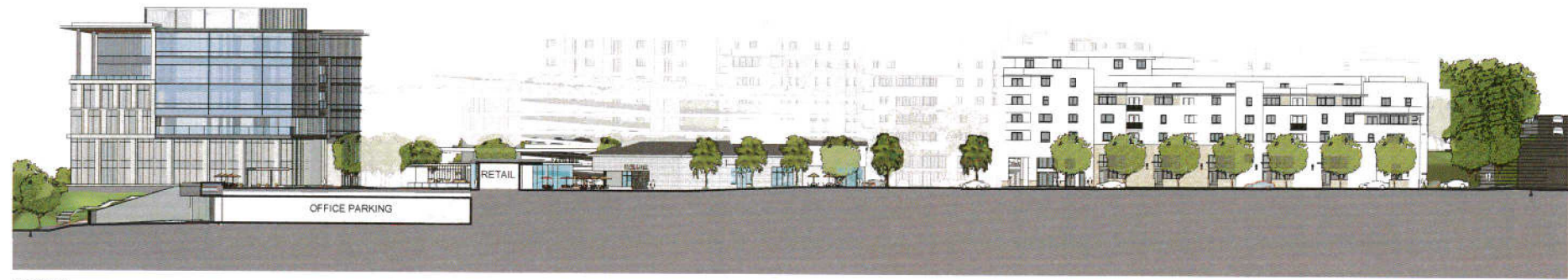
REVISION LOG		
No.	Description	Date
1	CITY COUNCIL APPROVAL	2/26/2015
1	AMENDMENT FIRST SUBMITTAL	10/19/2015
2	AMENDMENT SECOND SUBMITTAL	12/8/2015
3	REVISIONS TO SECOND SUBMITTAL	12/23/2015

SHEET 25 OF 26
DEP# A2-122-W





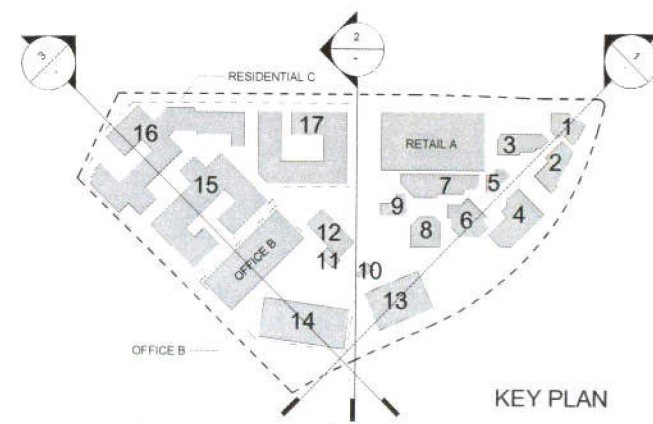
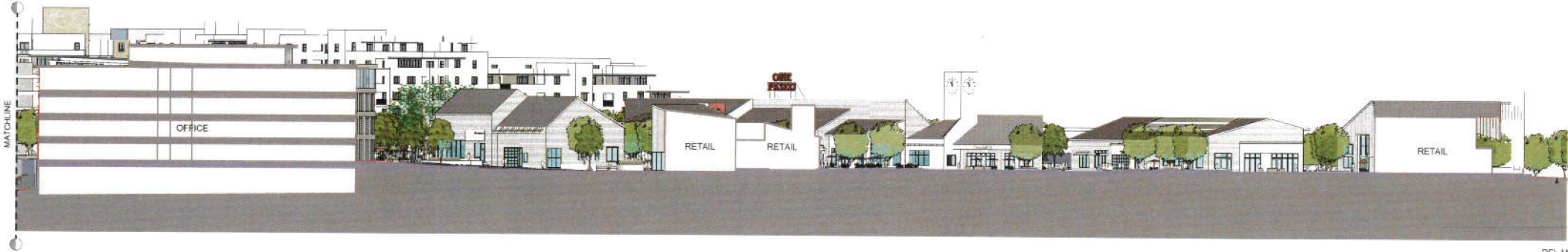
3 SITE SECTION 3
1/16" = 1'-0"



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



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



- 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.

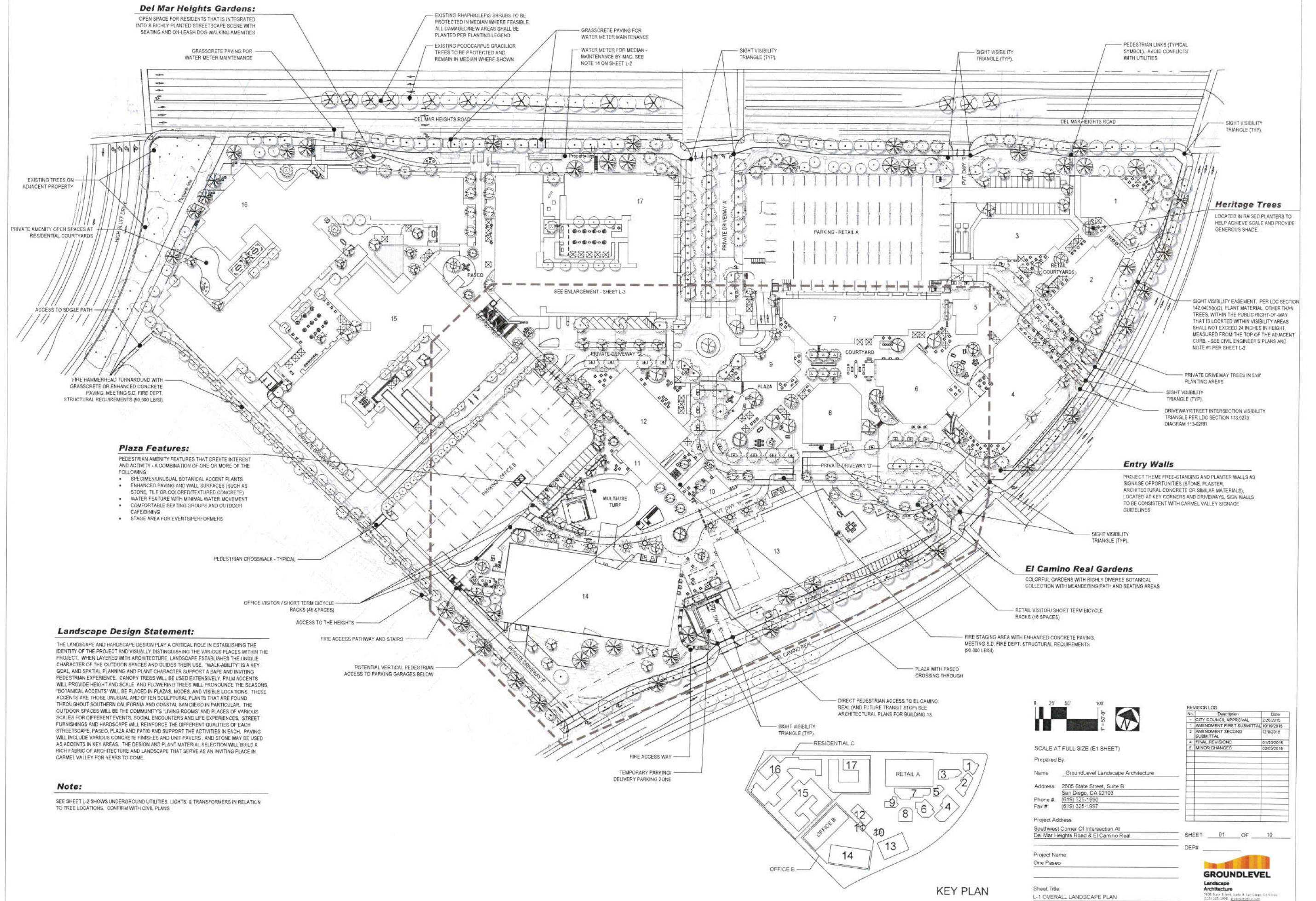
32' 0' 32' 64' 96'
SCALE AT FULL SIZE (E1 SHEET) 1" = 32'

Prepared By:
Name: S+design
Address: 1024 North Orange Drive, Suite 215
Hollywood, CA 90036
Phone #: (323) 308-3558
Fax #: (323) 308-3557
Project Address:
Southwest Corner Of Intersection At
Del Mar Heights Road & El Camino Real
Project Name:
One Paseo
Sheet Title:
OVERALL SECTIONS

REVISION LOG		
No.	Description	Date
1	CITY COUNCIL APPROVAL	2/29/2015
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





Note:

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

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 CAFETERIA
 - STAGE AREA FOR EVENTS/PERFORMERS

Paseo Connection

PASEO LINK TO RESIDENTIAL AREAS AND DEL MAR HEIGHTS GARDEN AND STREETS CAPES
• 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 - 8' WALL HEIGHT MAX.

PARKING AT UPPER DECK OF PARKING STRUCTURE - SEE ARCHITECTURAL PLANS - SEE SHEET L-4 FOR VUA CALCULATIONS

PARKING - OFFICE B

MULTI-USE TURF

14

PRIVATE DRIVEWAY 'F'

SIGN WALLS TO BE CONSISTENT WITH CARMEL VALLEY SIGNAGE GUIDELINES

POTENTIAL SHUTTLE STOPS

9

10

13

16

15

OFFICE B

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

PLAZA

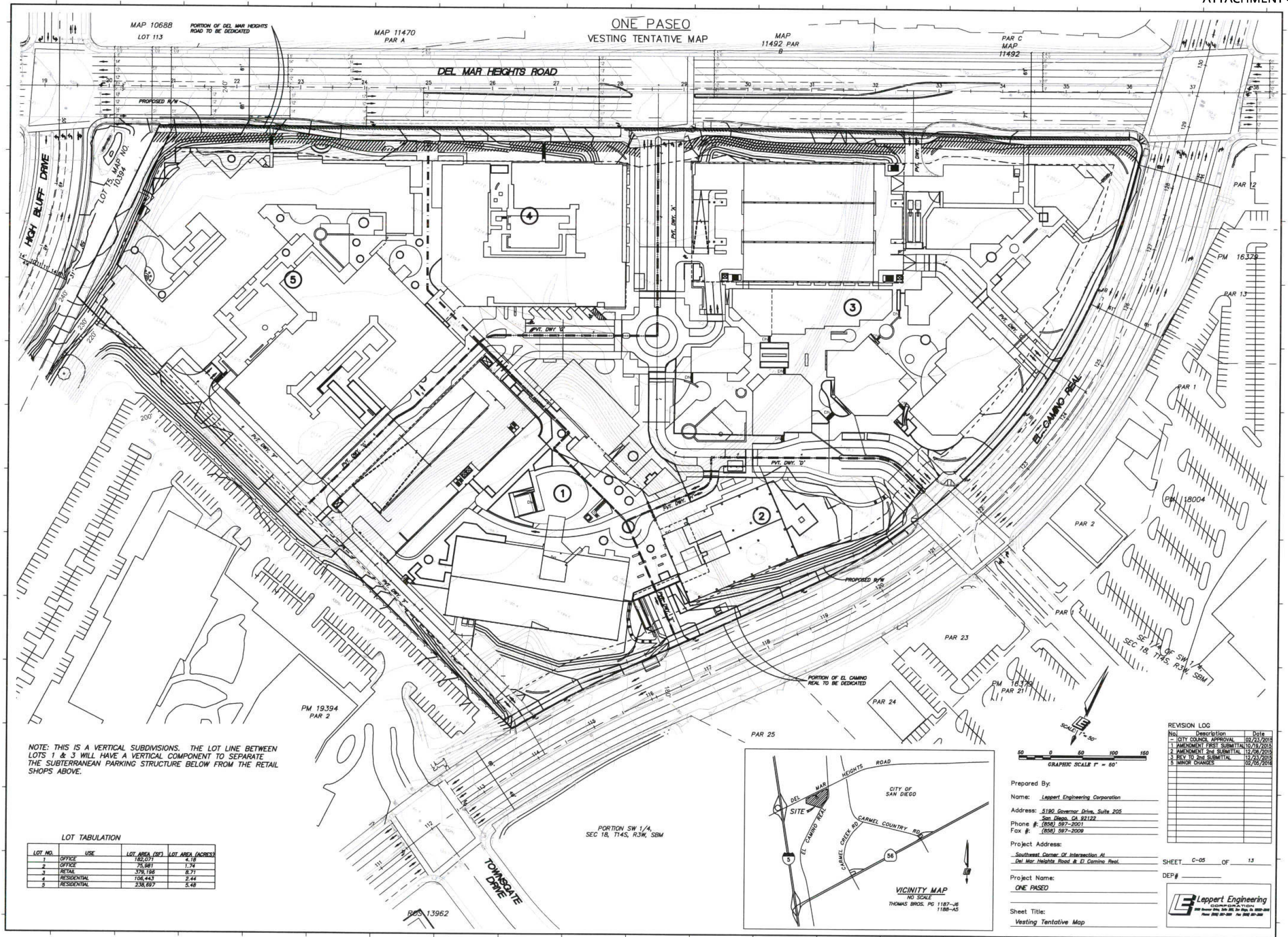
PLAZA

PLAZA

PLAZA

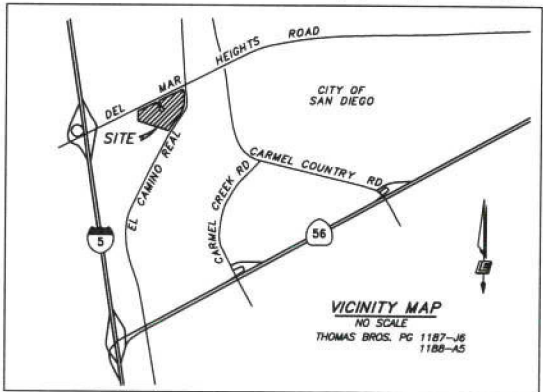
PLAZA

PLAZA



LOT TABULATION

LOT NO.	USE	LOT AREA (SF)	LOT AREA (ACRES)
1	OFFICE	182,071	4.18
2	OFFICE	75,361	1.74
3	RETAIL	379,186	8.71
4	RESIDENTIAL	106,443	2.44
5	RESIDENTIAL	238,697	5.48



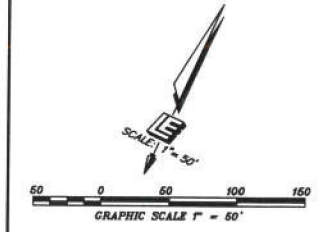
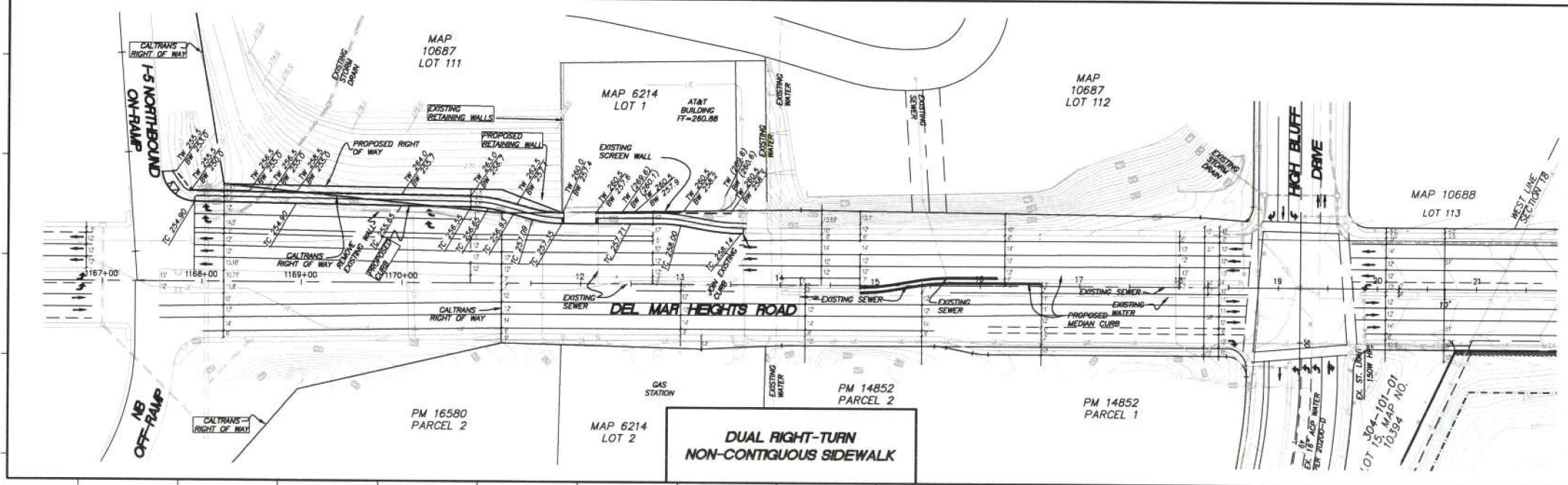
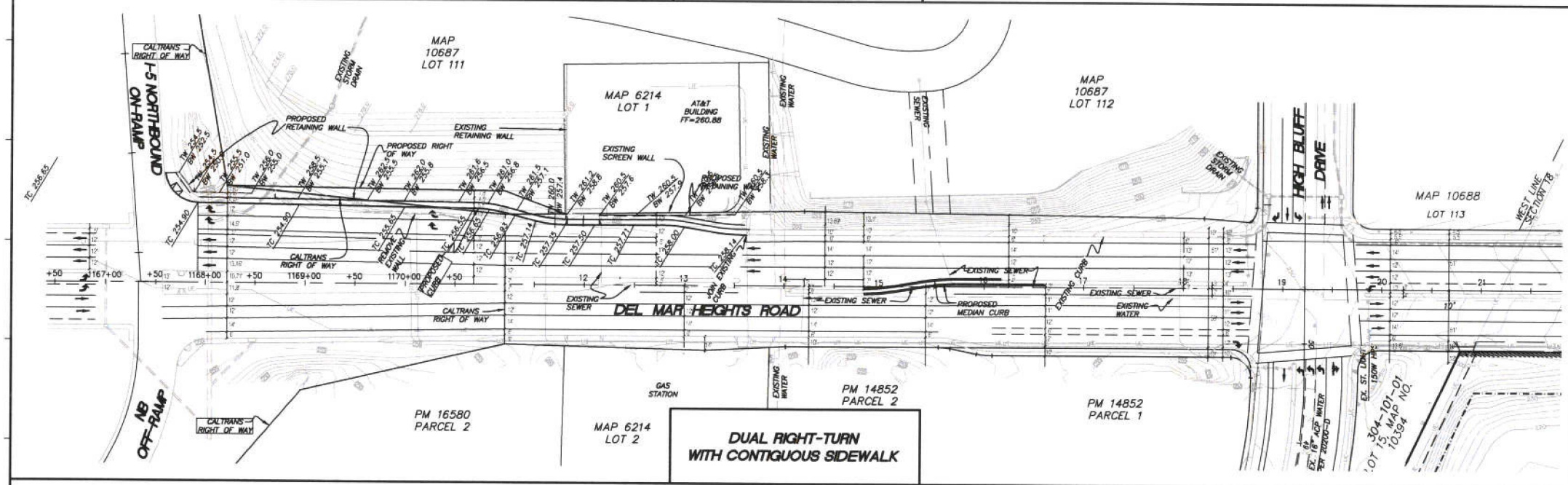
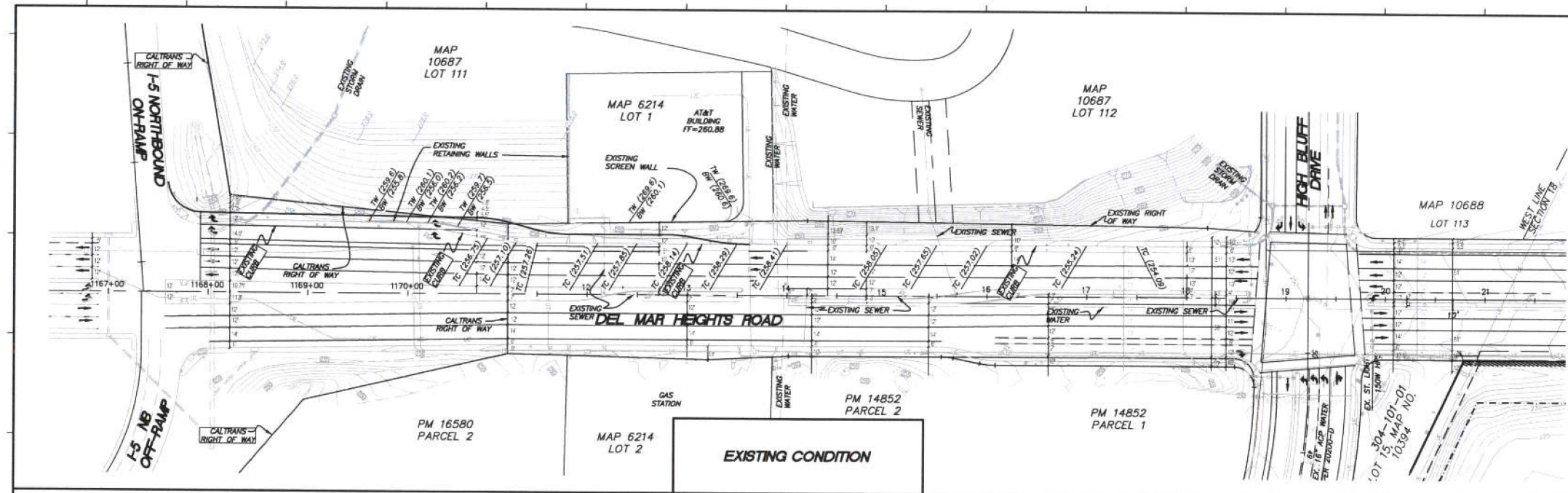
Prepared By:
Name: Leppert Engineering Corporation
Address: 5190 Governor Drive, Suite 205
San Diego, CA 92122
Phone #: (656) 597-2001
Fax #: (656) 597-2009
Project Address:
Southwest Corner Of Intersection At
Del Mar Heights Road & El Camino Real
Project Name:
ONE PASEO
Sheet Title:
Vesting Tentative Map

REVISION LOG

No.	Description	Date
1	CITY COUNCIL APPROVAL	02/23/2015
2	AMENDMENT FIRST SUBMITTAL	10/15/2015
3	AMENDMENT 2nd SUBMITTAL	12/08/2015
4	REV TO 2nd SUBMITTAL	12/23/2015
5	MINOR CHANGES	02/05/2016

SHEET C-05 OF 13
DEP#





Prepared By:
Name: Leppert Engineering Corporation
Address: 5190 Governor Drive, Suite 205
San Diego, CA 92122
Phone #: (650) 597-2001
Fax #: (650) 597-2009
Project Address:
Southwest Corner Of Intersection At
Del Mar Heights Road & El Camino Real.
Project Name:
ONE PHASED
Sheet Title:
Offsite Del Mar Heights Road W/ Dual Right

REVISION LOG		
No.	Description	Date
1	CITY COUNCIL APPROVAL	02/23/2015
2	AMENDMENT FIRST SUBMITTAL	10/19/2015
3	AMENDMENT 2nd SUBMITTAL	12/08/2015
4	REV TO 2nd SUBMITTAL	12/23/2015
5	FINAL REVISIONS	01/20/2016
6	MINOR CHANGES	02/05/2016

SHEET C-13 OF 13
DEP# _____

