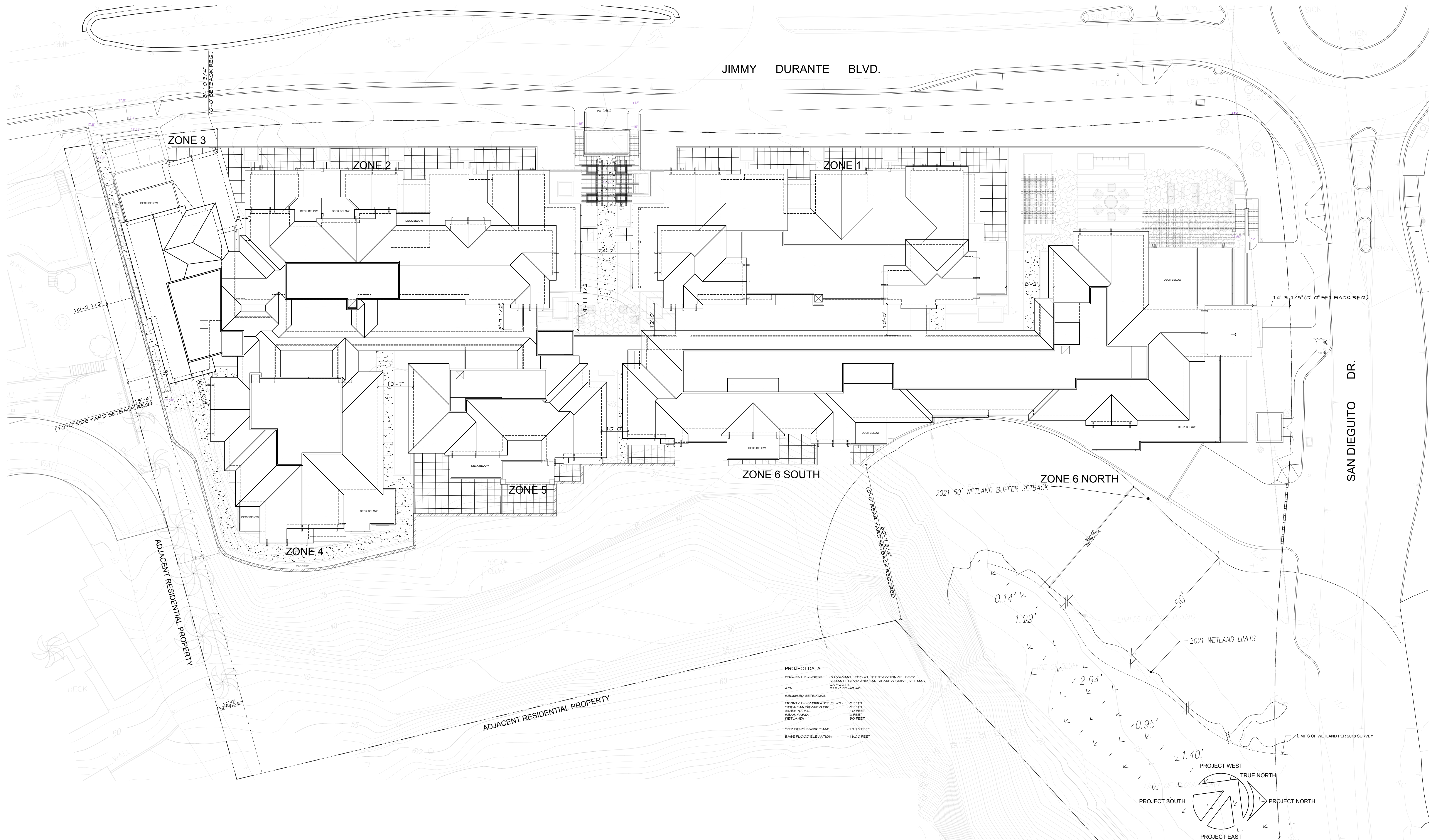


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PLAN NO.	UNIT TYPE	BATH COUNT	AFFORDABLE TYPE	UNIT AREA TOTAL	TOTAL PER LEVEL	DECK AREA	UPPER DECK AREA	TOTAL DECK PER LEVEL	TOTALS
101	3BR	3BA		1723 SF		753 SF	N.A.		
102	2BR	2BA		1276 SF		379 SF	N.A.		
103	1BR	2BA		1180 SF		348 SF	N.A.		
104	2BR	2BA		1349 SF		724 SF	N.A.		
105	2BR	2BA		1349 SF		724 SF	N.A.		
106	1BR	2BA		1180 SF		349 SF	N.A.		
107	2BR	2BA		1273 SF		385 SF	N.A.		
108	2BR	2BA		1284 SF		360 SF	N.A.		
109 AFF	2BR AFF	1BA	VERY LOW INCOME	967 SF		103 SF	N.A.		
110	2BR	2BA		1146 SF		78 SF	N.A.		
111	2BR	2BA		1324 SF		138 SF	N.A.		
112 AFF	3BR AFF	1BA	LOW INCOME	983 SF		N.A.	N.A.		
113 AFF	3BR AFF	1BA	LOW INCOME	915 SF		65 SF	N.A.		
114	1BR	1BA		1084 SF		779 SF	N.A.		
115	1BR	1BA		1196 SF		553 SF	N.A.		
116	1BR	1BA		1223 SF		352 SF	N.A.		
117 AFF	2BR AFF	1BA	LOW INCOME	1084 SF		411 SF	N.A.		
118 AFF	2BR AFF	1BA	LOW INCOME	966 SF		200 SF	N.A.		
119	2BR	2BA		1288 SF		105 SF	N.A.		
120 AFF	ST AFF	1BA	EXTREMELY LOW INCOME	578 SF		225 SF	N.A.		
121	2BR	2.5BA		1990 SF	25287 SF	1153 SF	N.A.	8223 SF	
201	3BR	2.5BA		2541 SF		616 SF	N.A.		
202	3BR	3.5BA		2422 SF		351 SF	N.A.		
203	3BR	3.5BA		2427 SF		348 SF	N.A.		
204	2BR	2BA		1285 SF		108 SF	N.A.		
205	2BR	2BA		1256 SF		120 SF	N.A.		
206	2BR	2.5BA		1468 SF		198 SF	N.A.		
207 AFF	1BR AFF	1BA	EXTREMELY LOW INCOME	890 SF		77 SF	N.A.		
208	2BR	2BA		1615 SF		124 SF	N.A.		
209	2BR	2BA		1301 SF		324 SF	N.A.		
210	1BR	1BA		1084 SF		157 SF	N.A.		
211	1BR	1BA		1196 SF		200 SF	N.A.		
212	1BR	1BA		1224 SF		206 SF	N.A.		
213 AFF	2BR AFF	1BA	LOW INCOME	1084 SF		148 SF	N.A.		
214 AFF	1BR AFF	1BA	LOW INCOME	966 SF		127 SF	N.A.		
215	1BR	1BA		976 SF		106 SF	N.A.		
216 AFF	1BR AFF	1BA	VERY LOW INCOME	943 SF		177 SF	N.A.		
217	2BR	2.5 BA		2258 SF	24737 SF	1158 SF	N.A.	4544 SF	
301	ST	1BA		563 SF		68 SF	N.A.		
302	ST	1BA		693 SF		105 SF	N.A.		
303	ST	1BA		680 SF		109 SF	N.A.		
304	2BR	2.5BA		1578 SF		332 SF	N.A.		
305	1BR	1BA		866 SF		141 SF	N.A.		
306	2BR	2.5BA		1542 SF		272 SF	N.A.		
307	2BR	2BA		1615 SF		124 SF	N.A.		
308	2BR	2BA		1301 SF		324 SF	N.A.		
309	3BR	3.5BA		2070 SF		403 SF	N.A.		
310	3BR	3.5BA		2081 SF		403 SF	N.A.		
311	3BR	2.5BA		1807 SF		155 SF	N.A.		
312	3BR	3.5BA		2237 SF	16953 SF	1039 SF	N.A.	3495 SF	
TOTAL RES AREA		MIX		66947 SF				16282 SF	66947 SF
NUMBER OF MARKET RATE STUDIO	3	8%							
NUMBER OF MARKET RATE 1BR	10	25%	MIN 578 SF						
NUMBER OF MARKET RATE 2BR	19	48%	MAX 2541 SF						
NUMBER OF MARKET RATE 3BR	8	20%							
NUMBER OF AFFORDABLE STUDIO	1	10%							
NUMBER OF AFFORDABLE 1BR	3	30%							
NUMBER OF AFFORDABLE 2BR	4	40%							
NUMBER OF AFFORDABLE 3BR	2	20%							
NUMBER OF STUDIO UNITS	4	8%							
NUMBER OF 1BR UNITS	13	26%							
NUMBER OF 2BR UNITS	23	46%							
NUMBER OF 3BR UNITS	10	20%							
TOTAL D.U.	50								
MARKET RATE UNIT AREA		86%		57872 SF					
AFFORDABLE UNIT AREA		14%		9075 SF					
TOTAL UNIT AREA				66947 SF					
GARAGE LEVEL TOTAL AREA								52001 SF	
LIVING LEVEL 1 (PODIUM)								27609 SF	
LIVING LEVEL 2								26010 SF	
LIVING LEVEL 3								17956 SF	
ABOVE GRADE ENCLOSED AREA									
LIVING LEVEL 1 (PODIUM) (UNITS ONLY)									25287 SF
RESIDENTIAL FLEX SPACE									1530 SF
EXIT STAIR / ELEV STAIR / EQUIP / ELEC									816 SF
SUBTOTAL									27609 SF
LIVING LEVEL 2 (UNIT ONLY)									24737 SF
RESIDENTIAL FLEX SPACE									774 SF
EXIT STAIRS / ELEV STAIRS									499 SF
SUBTOTAL									26010 SF
LIVING LEVEL 3 (UNITS ONLY)									16953 SF
RESIDENTIAL FLEX SPACE									503 SF
EXIT STAIR / ELEV STAIR									499 SF
SUBTOTAL									17956 SF
TOTAL ABOVE GRADE ENCLOSED AREA									71575 SF
ABOVE GRADE IMPERVIOUS SURFACE									AREAS TOTAL % OF LOT
DRIVEWAY								1074 SF	1%
WALKWAYS								2%	
PODIUM TOTAL								51%	
TOTAL ABOVE GRADE IMPERVIOUS SURFACE								54%	
ROOF SURFACE AREA								38%	

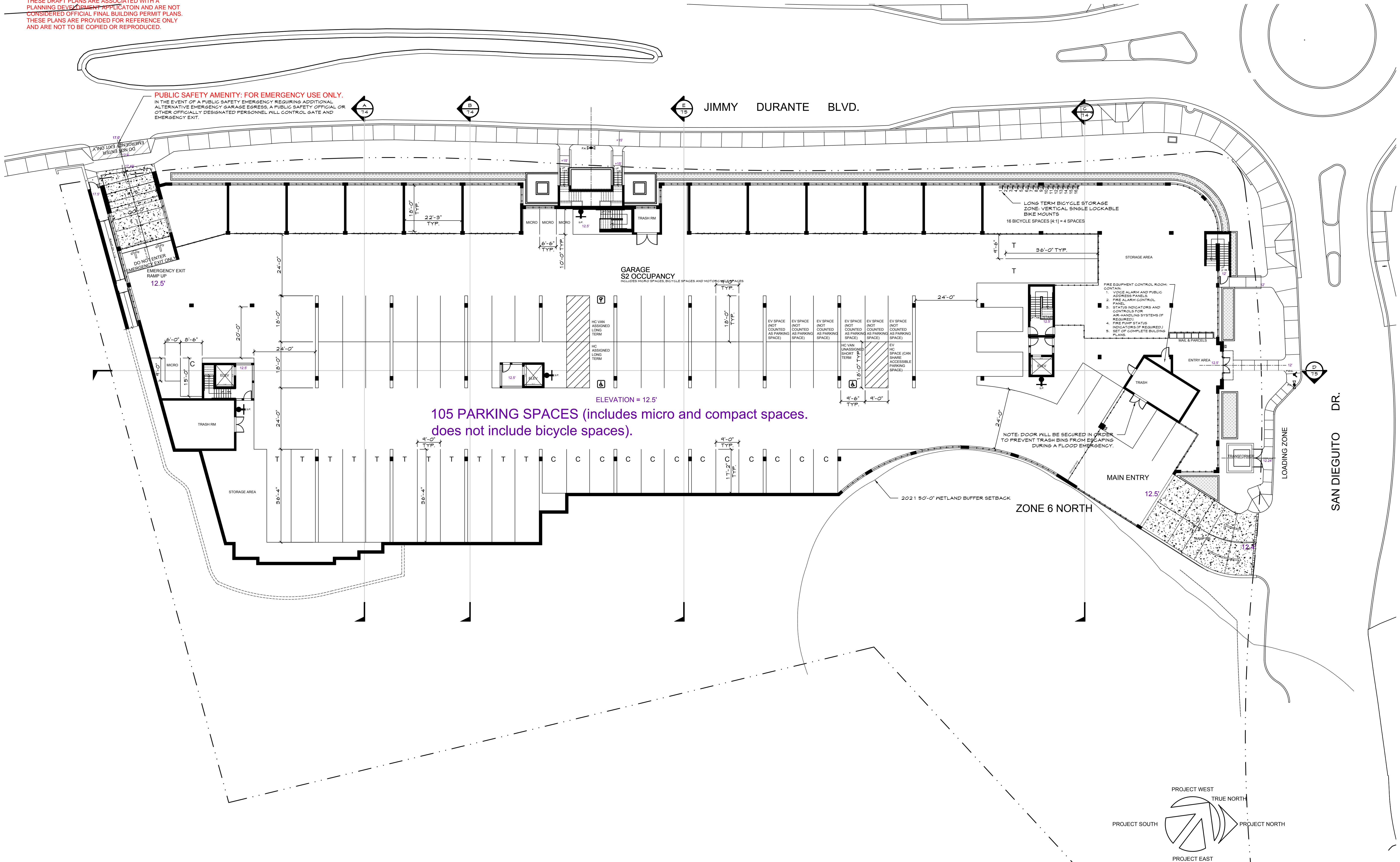
PARKING TABULATION			
PARKING REQUIRED (PER DEL MAR MC)			
1 SPACE PER STUDIO D.U.			
1 SPACE PER 1BR D.U.			
2 SPACES PER 2BR D.U.			
2 SPACES PER 3BR D.U.			
GUEST SPACES (25SP / D.U.)			
TOTAL PARKING REQUIRED (PER DEL MAR MC)			
96 SPACES			
PARKING PROVIDED (PER DEL MAR MC)			
TANDEM			
STANDARD			
COMPACT			
H.C.			
MICRO (MINIMUM DIM. = 6'-0" X 9'-0") (2-1)			
MOTORCYCLE (4-1)			
BICYCLE (4-1)			
TOTAL PARKING PROVIDED (PER DEL MAR MC)			
EXCESS PARKING PROVIDED			
33 SPACES			
ACCESSIBLE PARKING TABULATION			
ASSIGNED RESIDENTIAL PARKING	(2% OF ASSIGNED REQUIRED PARKING SPACES)	76 SPACES	2 SPACES
UNASSIGNED RESIDENTIAL PARKING	(6% OF UNASSIGNED REQUIRED PARKING SPACES)	13 SPACES	1 SPACES
TOTAL RESIDENTIAL ACCESSIBLE PARKING			3 SPACES
EV CHARGING (NOT COUNTED AS PARKING SPACES)			
RESIDENTIAL			
10% OF REQUIRED RESIDENTIAL PARKING SPACES	(PROVIDE EV INFRASTRUCTURE)	76 SPACES	8 SPACES
REQUIRED EVCS (101 TO 150 => 7 SP)	TABLE 4.106.4.3.1		7 SPACES
PROVIDED EVCS			7 SPACES
1 IN EVERY 25 EV SPACES REQUIRED TO BE EITHER VAN ACCESSIBLE OR NEXT TO VAN ACCESSIBLE PARKING SPACE			
1 SPACES			
FAR CALCULATION (REFER TO FAR CALCULATION DIAGRAM SHEETS)			
GARAGE LEVEL TOTAL ENCLOSED AREA			
TOTAL BELOW PODIUM FAR		51%	52335 SF
LIVING LEVEL 1 (PODIUM) TOTAL ENCLOSED AREA			
LIVING LEVEL 2 TOTAL ENCLOSED AREA			31789 SF
LIVING LEVEL 3 TOTAL ENCLOSED AREA			26344 SF
TOTAL ABOVE PODIUM FAR		77%	18890 SF
TOTAL AREA COUNTED AS FAR			132228 SF
SITE AREA			103282 SF
FAR ENCLOSED FLOOR AREA)		128%	
LOT COVERAGE (REFER TO LOT COVERAGE DIAGRAM SHEET)			
AREA COUNTED TOWARDS LOT COVERAGE			52948 SF
SITE AREA			103282 SF
LOT COVERAGE (PERCENTAGE)			51%
DENSITY			
SITE AREA IN SQUARE FEET			103282 SF
SITE AREA IN ACRES			2.371028466
DWELLING UNITS			50
DENSITY (D.U. PER ACRE)			21.09

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PUBLIC SAFETY AMENITY: FOR EMERGENCY USE ONLY.
 IN THE EVENT OF A PUBLIC SAFETY EMERGENCY REQUIRING ADDITIONAL ALTERNATIVE EMERGENCY GARAGE EGRESS, A PUBLIC SAFETY OFFICIAL OR OTHER OFFICIALLY DESIGNATED PERSONNEL WILL CONTROL GATE AND EMERGENCY EXIT.

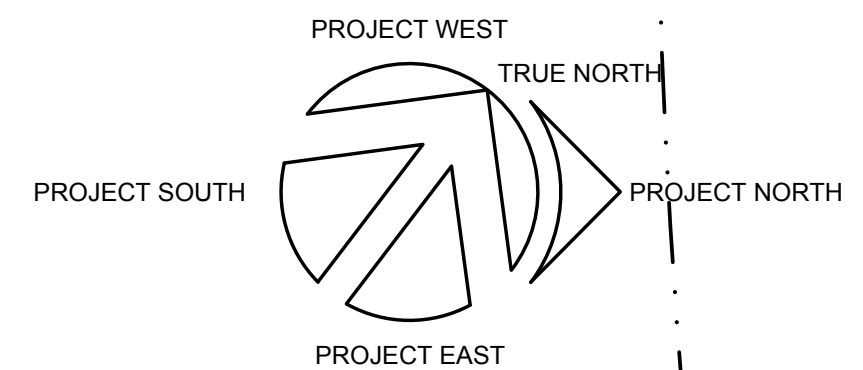


105 PARKING SPACES (includes micro and compact spaces. does not include bicycle spaces).

ELEVATION = 12.5'

NOTE: DOOR WILL BE SECURED IN ORDER TO PREVENT TRASH BINS FROM ESCAPING DURING A FLOOD EMERGENCY.

ZONE 6 NORTH



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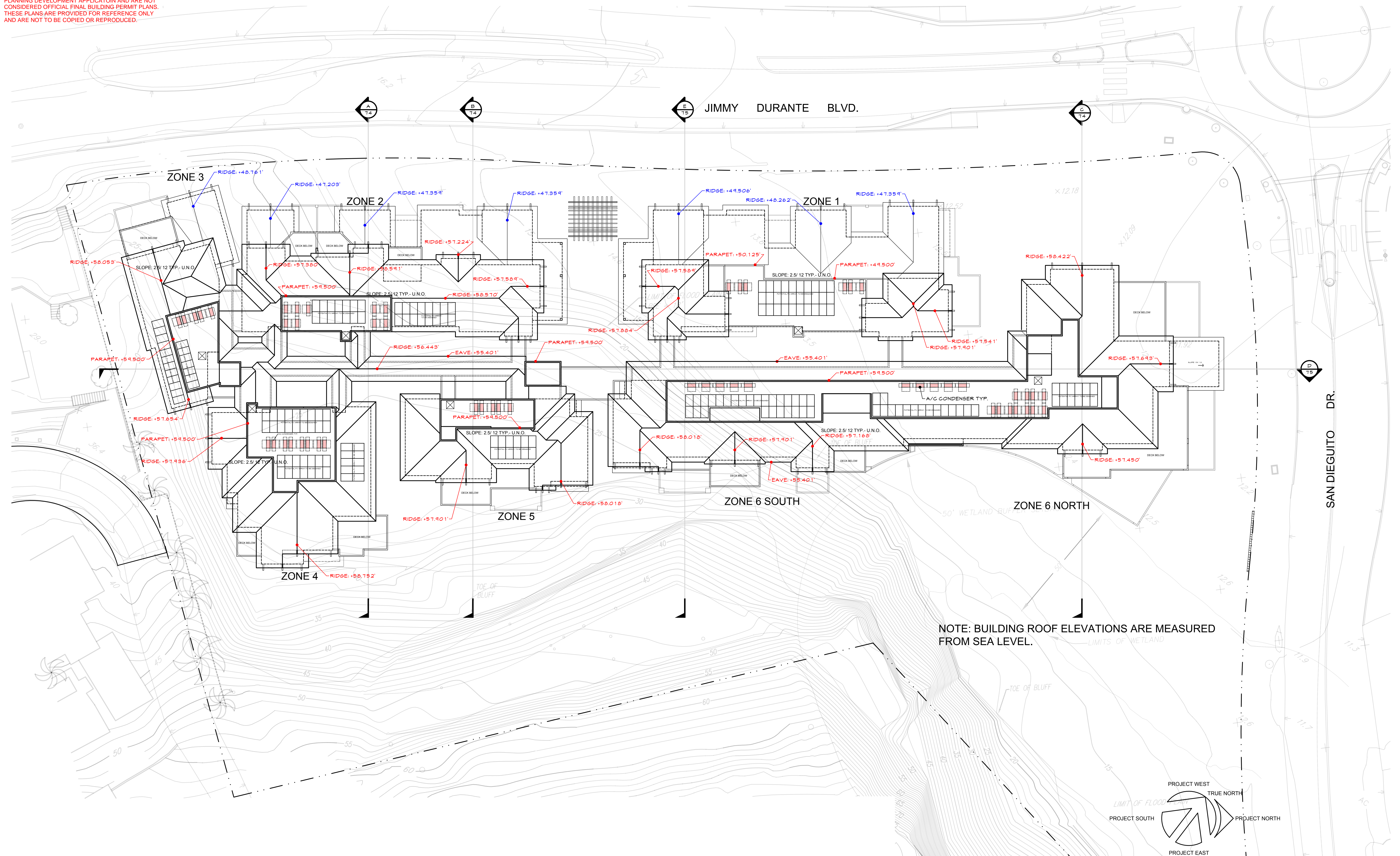
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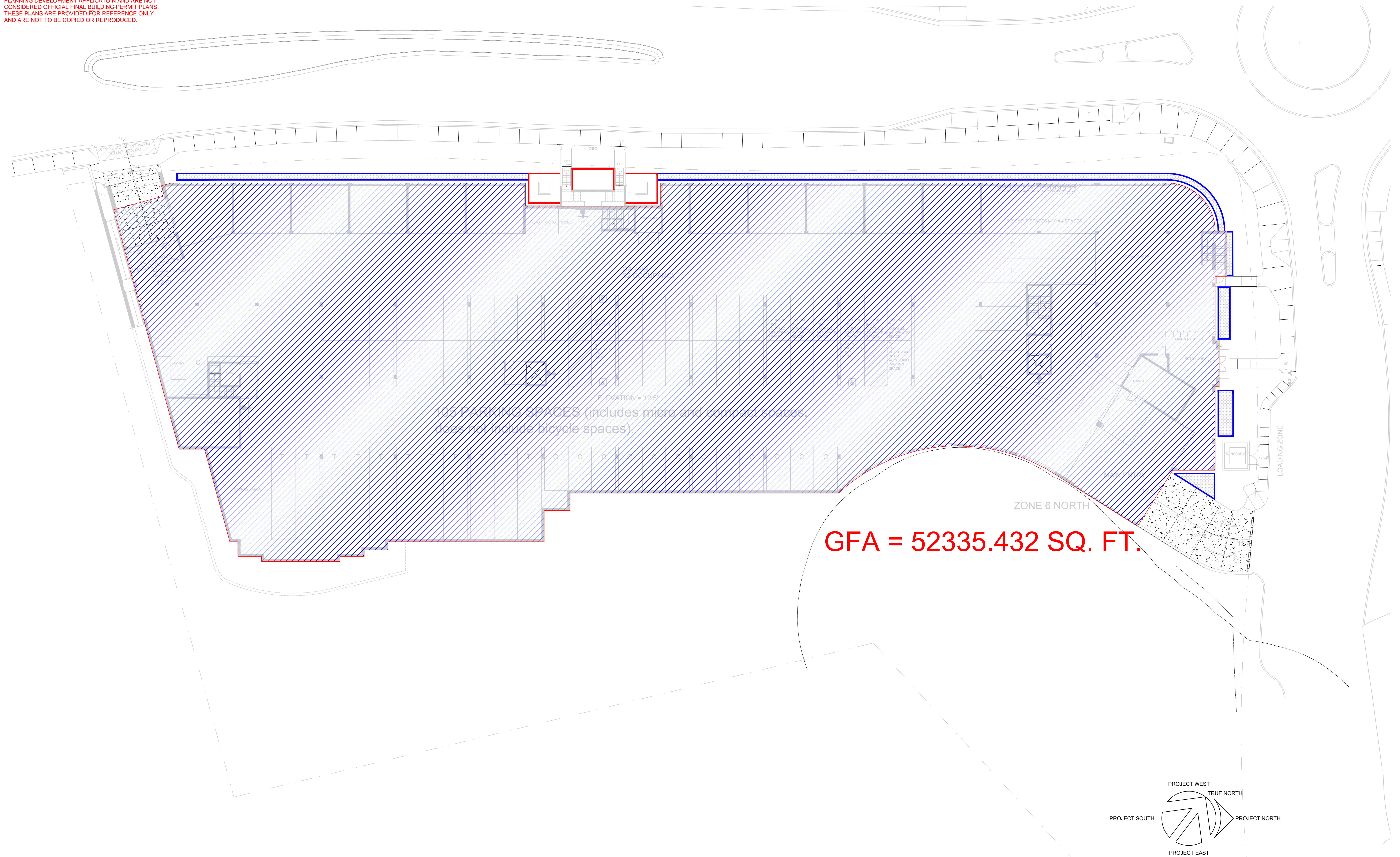


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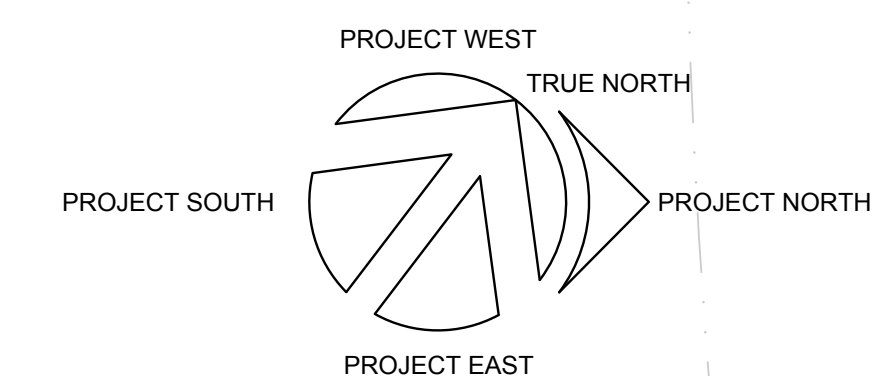
NOTE: BUILDING ROOF ELEVATIONS ARE MEASURED FROM SEA LEVEL.

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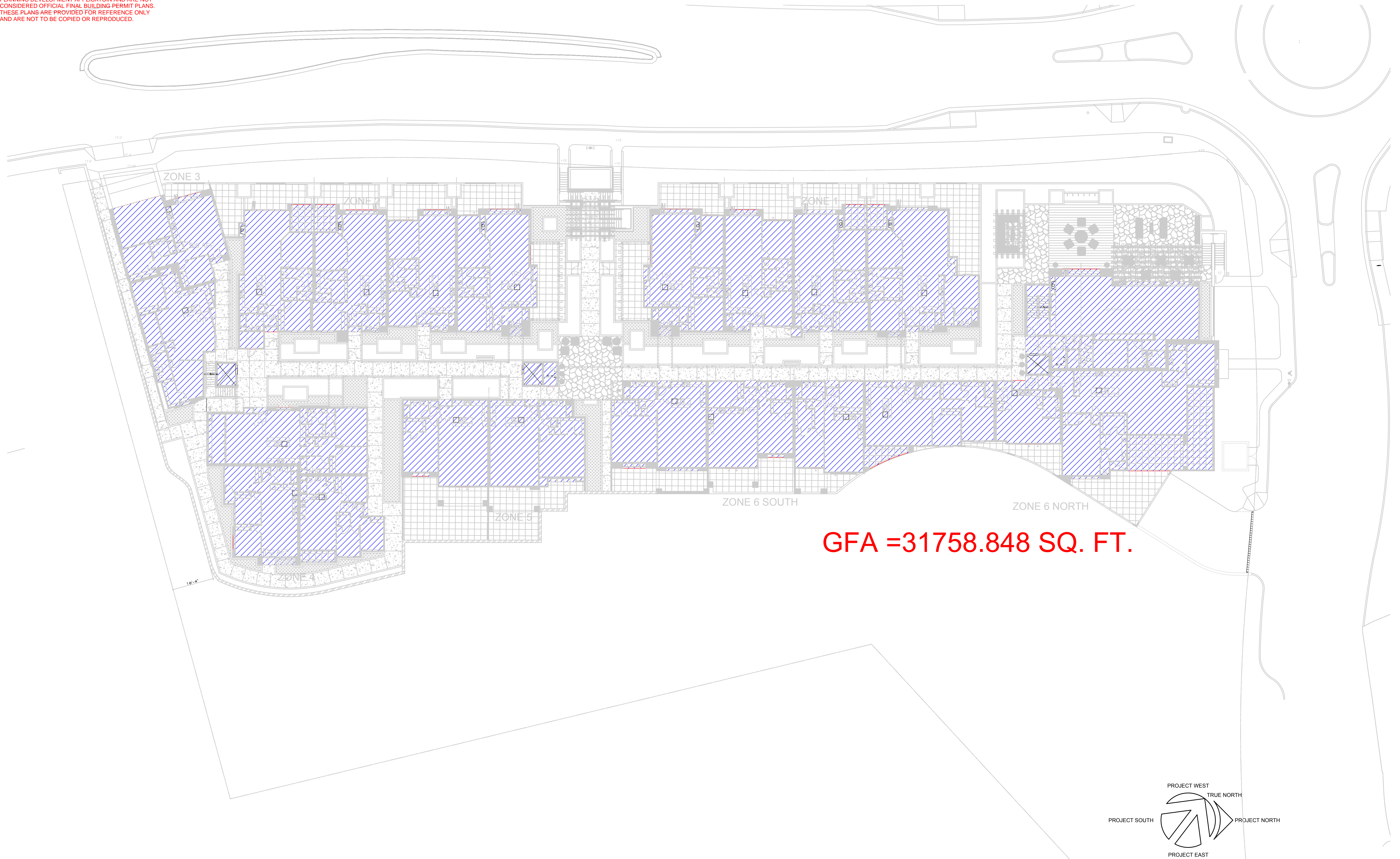


105 PARKING SPACES (includes micro and compact spaces, does not include bicycle spaces).

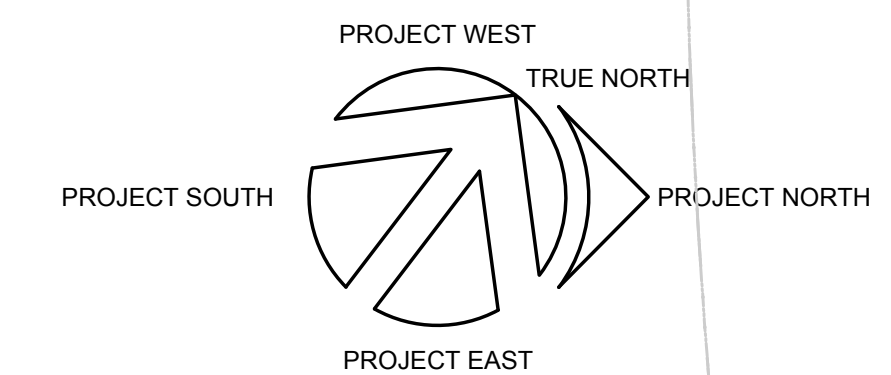
GFA = 52335.432 SQ. FT.



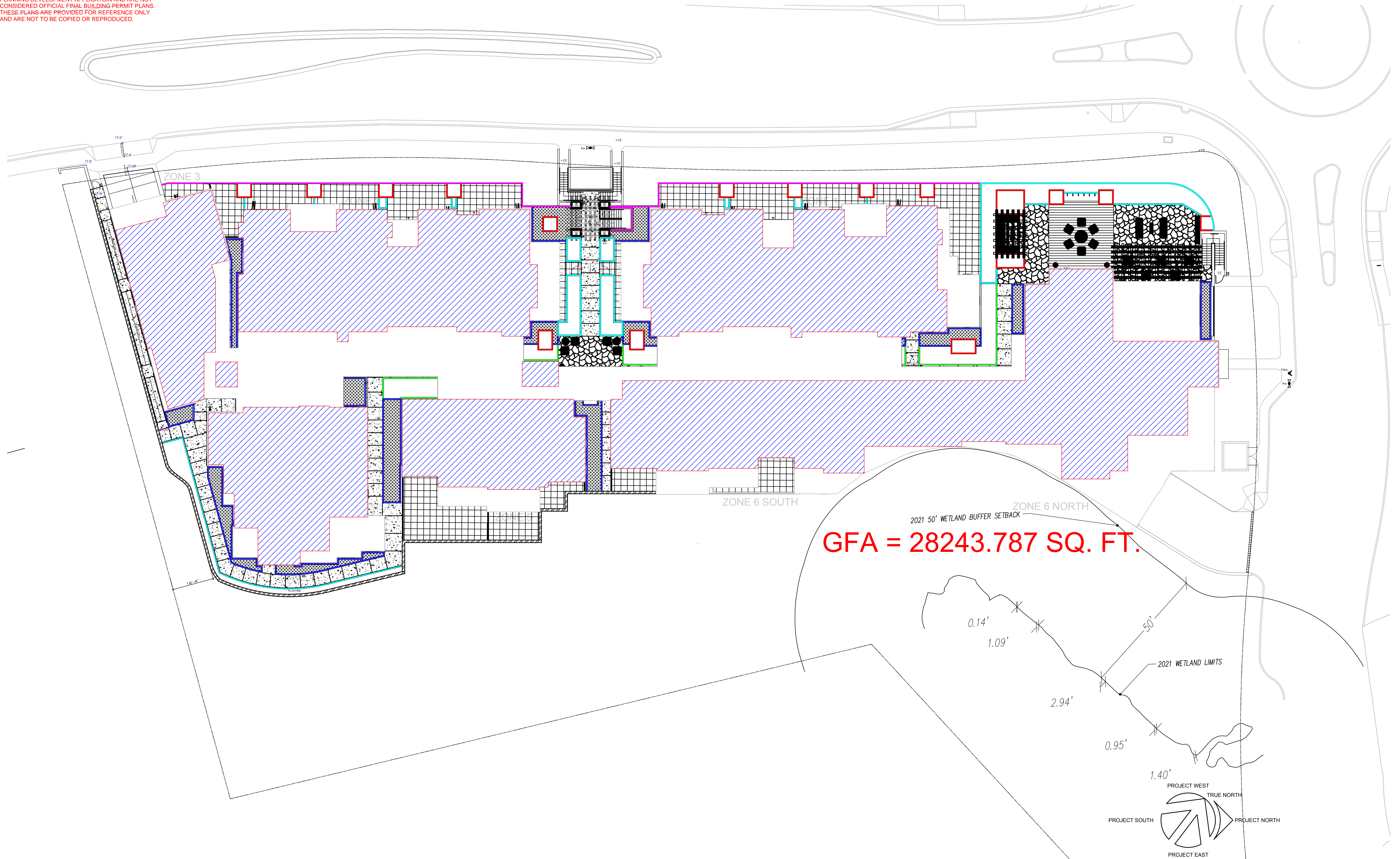
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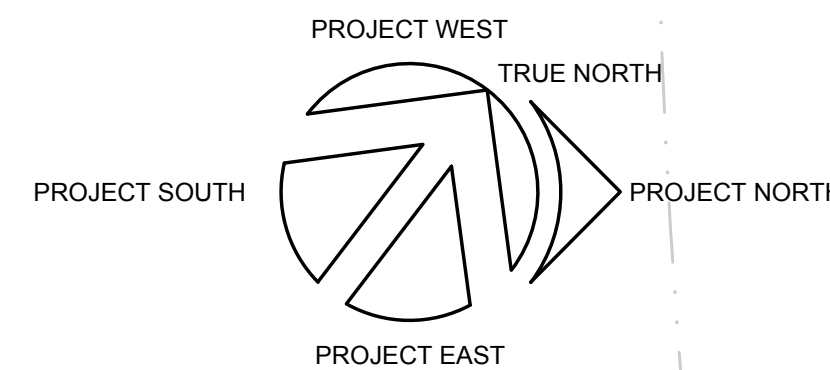
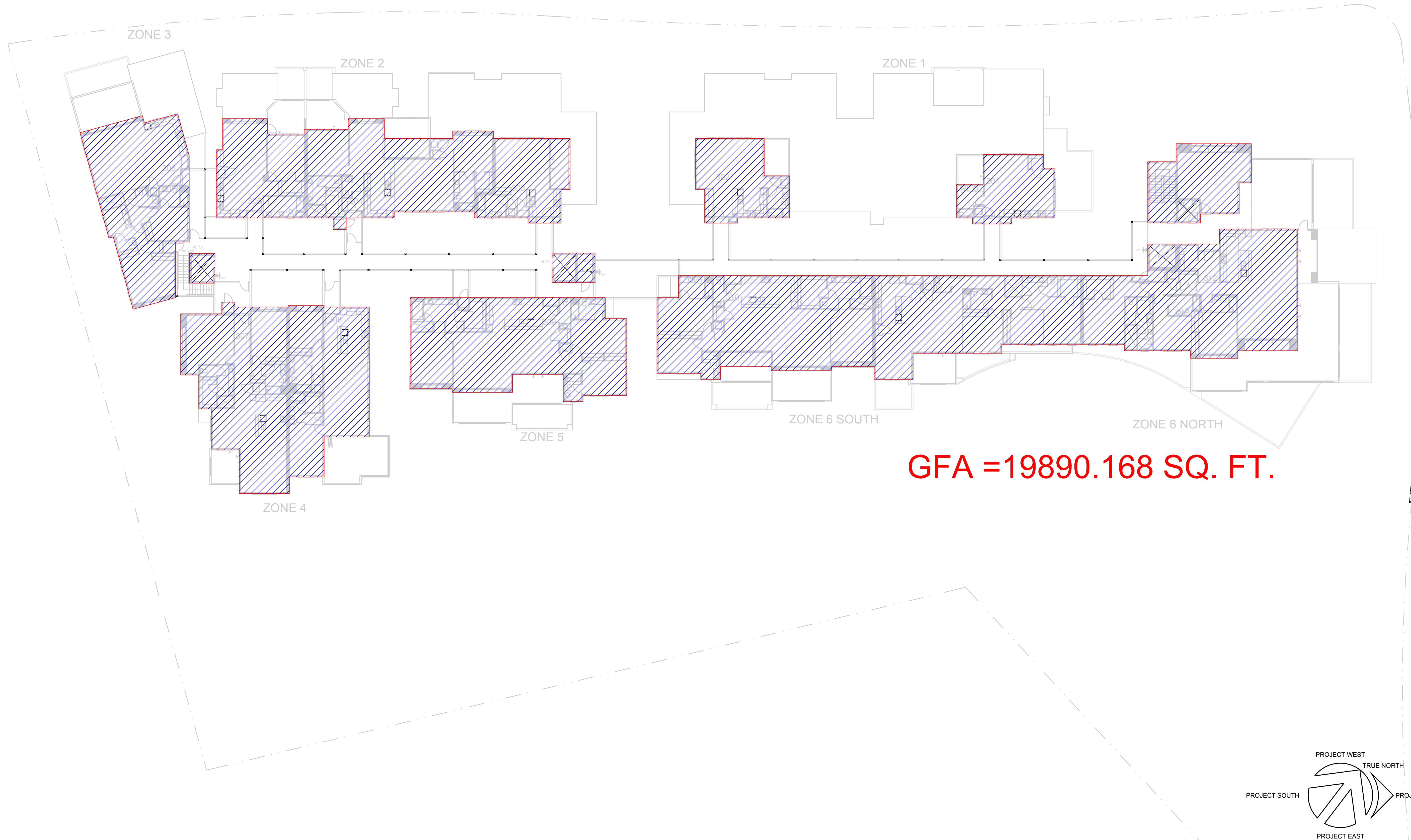
GFA = 31758.848 SQ. FT.



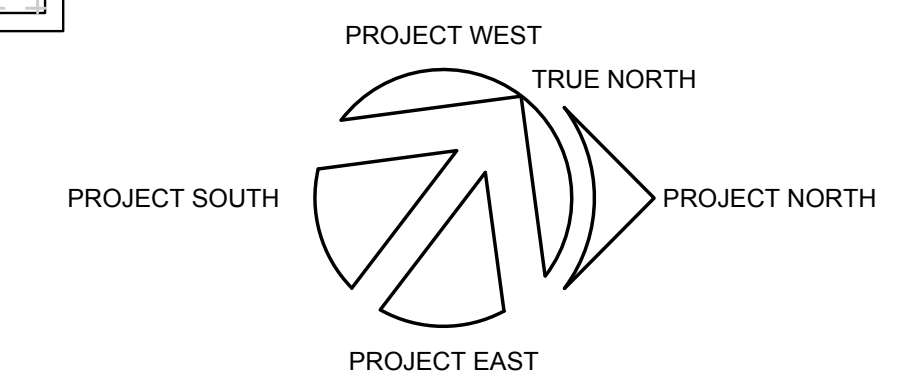
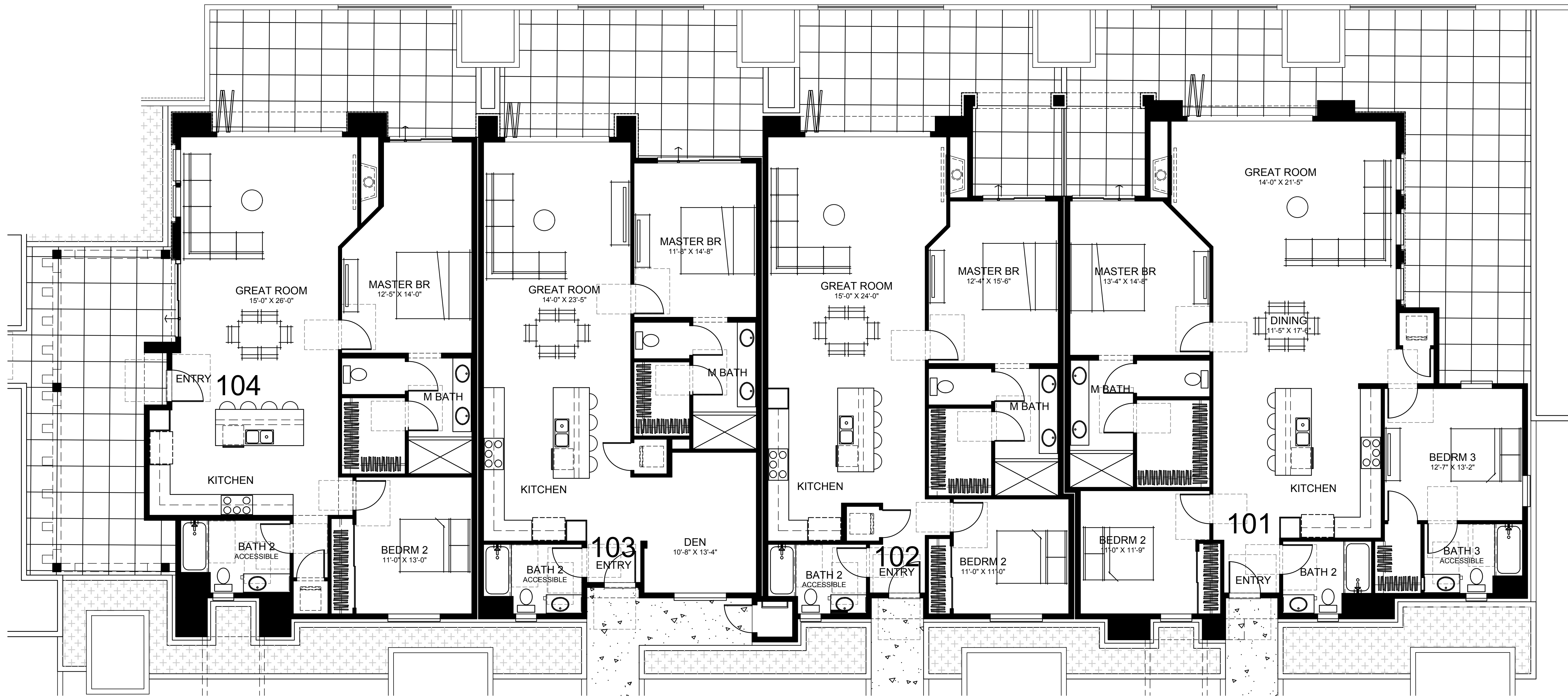
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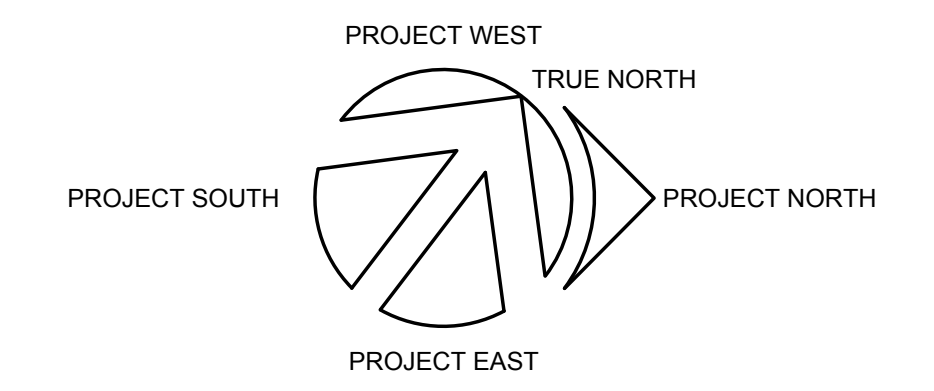
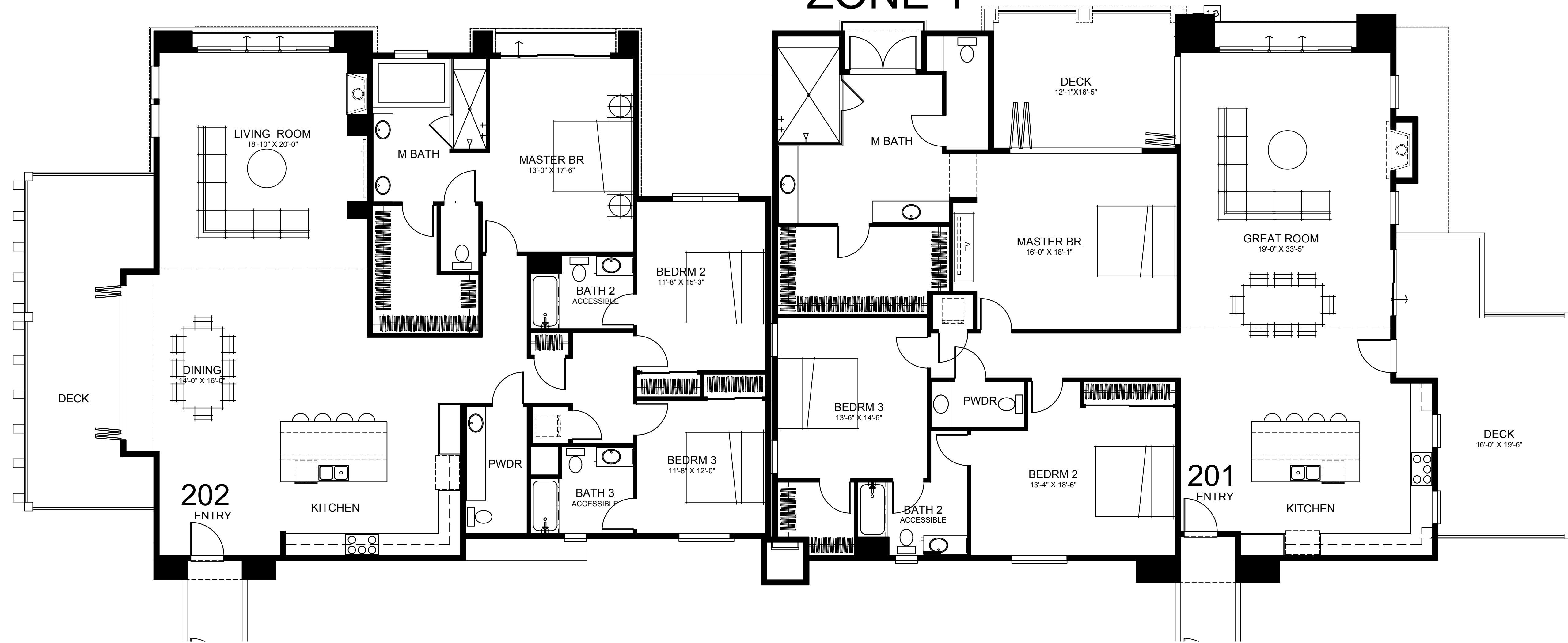


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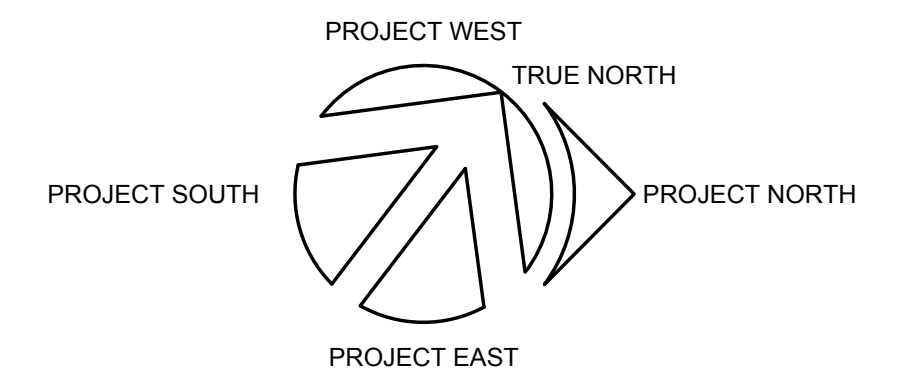
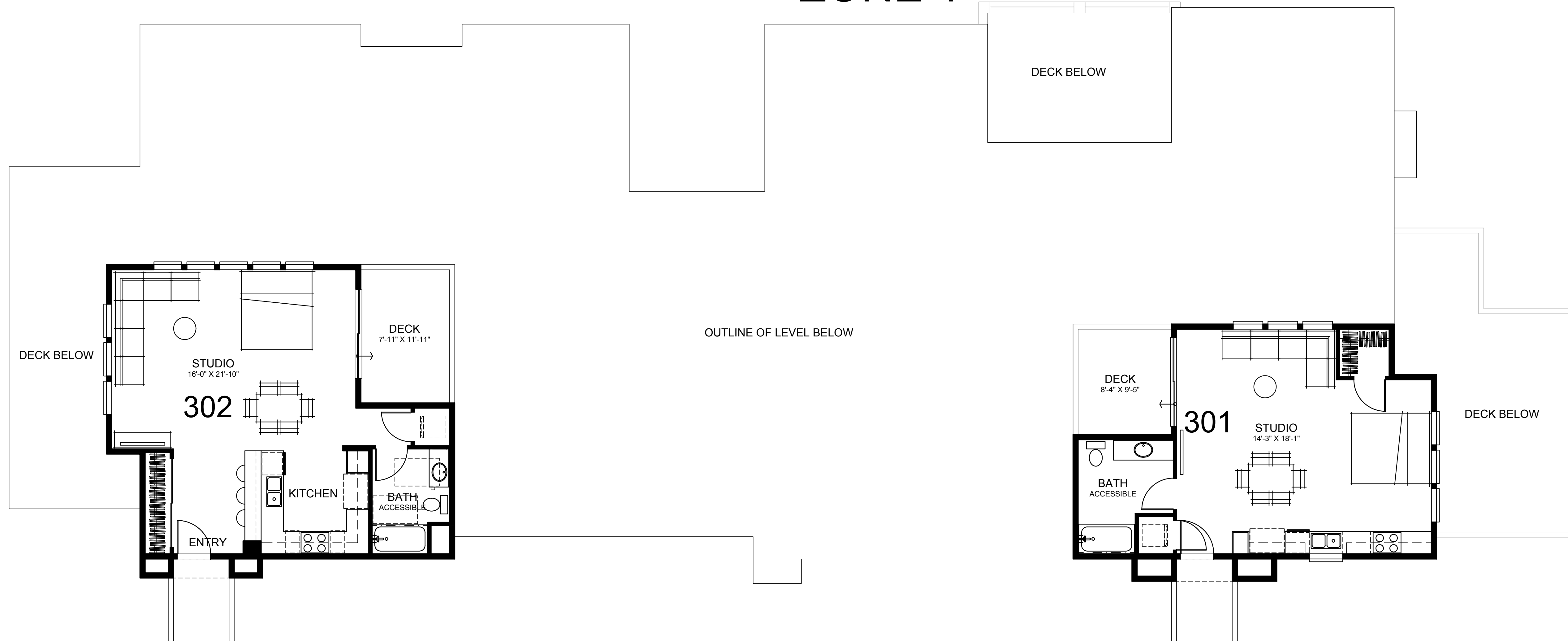
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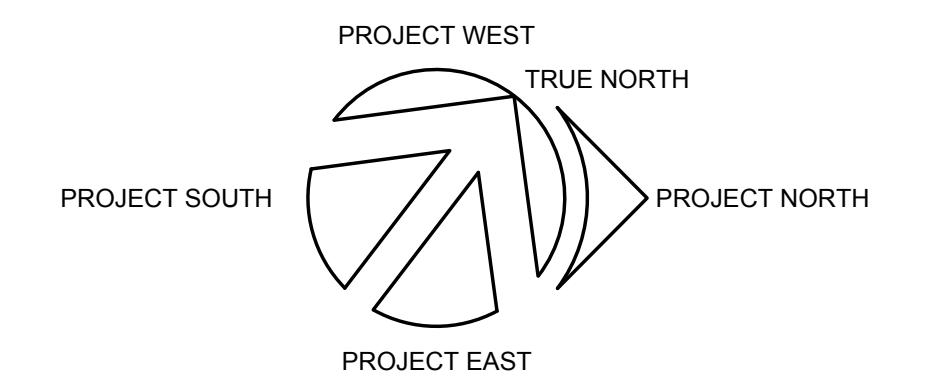
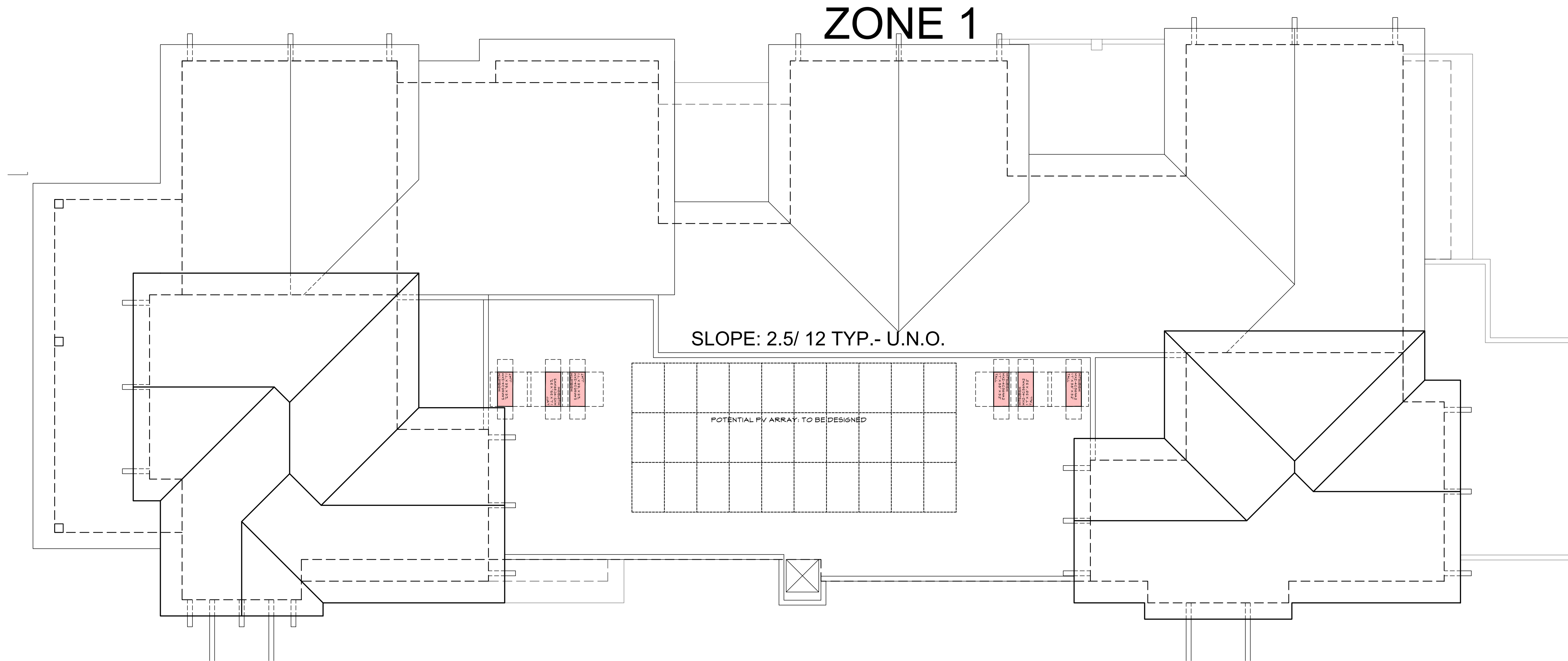
ZONE 1



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ZONE 1



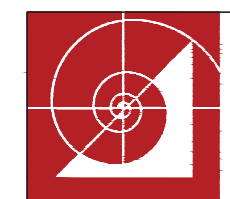


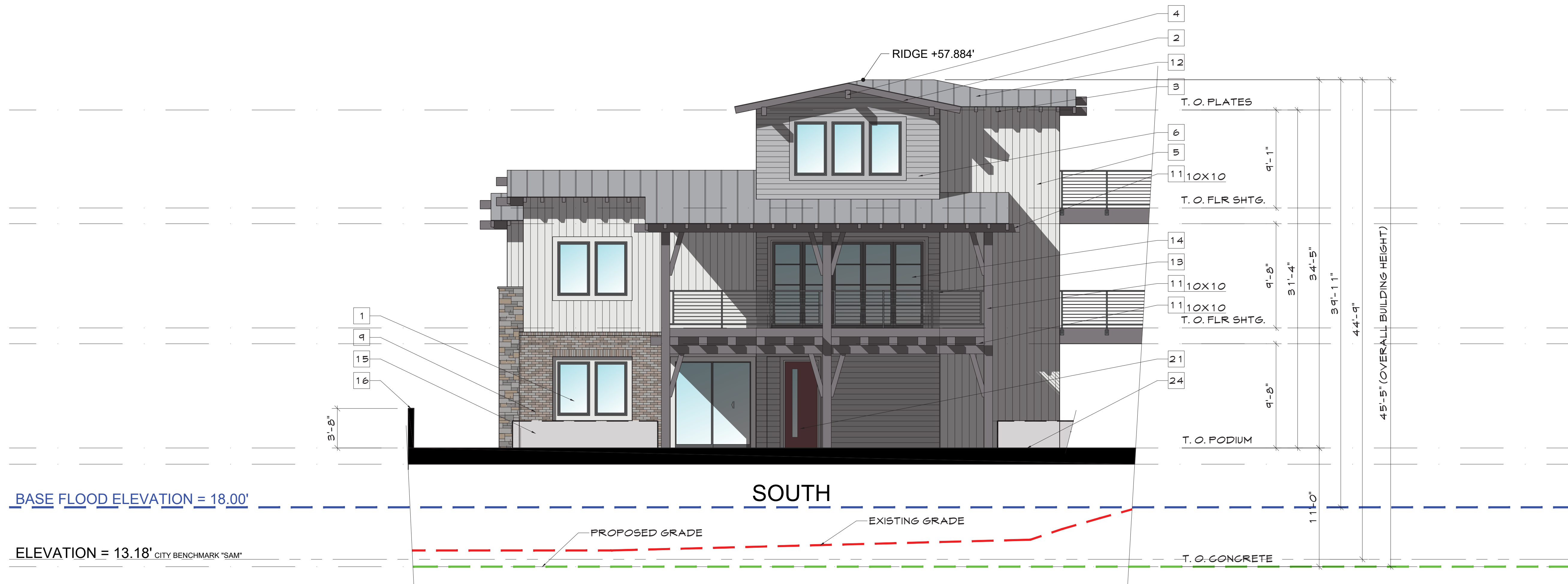


KEYNOTES	
1 VINYL WINDOW/SLIDING GLASS DOOR, PER PLAN.	17 EXPOSED CONCRETE GARAGE.
2 RE-SAWN WOOD RAKE, SIZE AS NOTED.	18 METAL GRILL.
3 4X RE-SAWN RAFTER TAILS.	19 METAL AWNING.
4 RE-SAWN WOOD BEAM, 6X10.	20 METAL GATE.
5 TONGUE & GROOVE BOARD SIDING.	21 ENTRY DOOR.
6 HORIZONTAL WOOD SIDING.	22 PARAPET WALL.
7 CORRUGATED METAL SIDING.	23 SOLAR AREA.
8 SIMULATED STONE VENEER.	24 PODIUM SURFACE.
9 THIN BRICK VENEER.	25 FENCE.
10 DECORATIVE STONE CAP.	
11 RE-SAWN WOOD POST/ BEAM/ BRACKET/ KNEE BRACE/ CORBEL, SIZE AS NOTED.	
12 METAL ROOF.	
13 METAL GUARDRAIL.	
14 BI-FOLD DOOR, PER PLAN.	
15 PLANTER WALL.	
16 SITE WALL.	

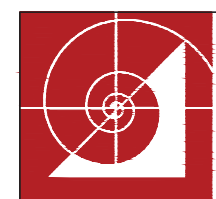
* ALL WOOD AND METAL ELEMENTS TO BE PAINTED.

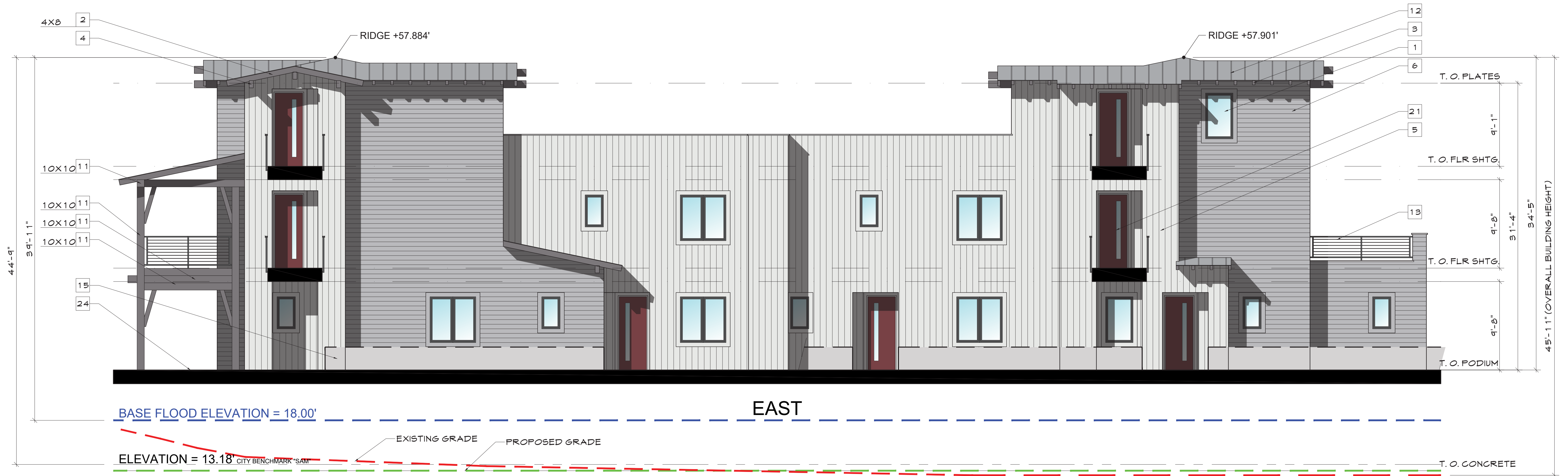
NOTE: REFER TO STREET SCENES FOR ENTIRE ELEVATIONS FROM GRADE





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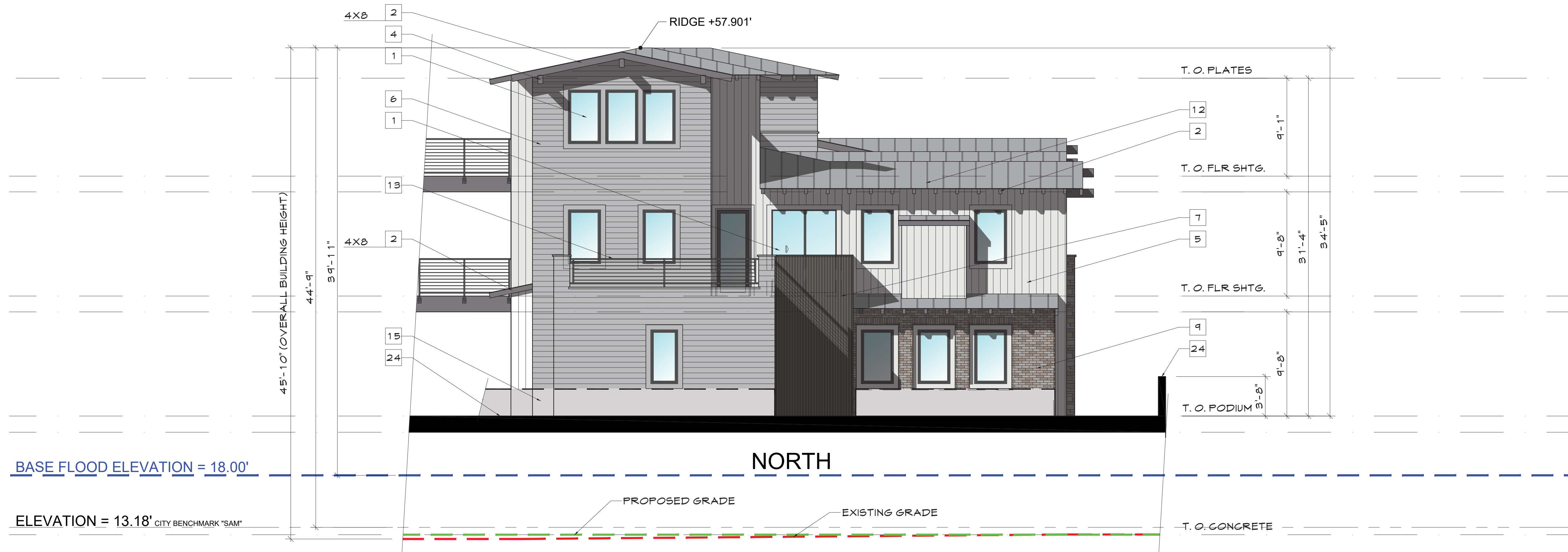




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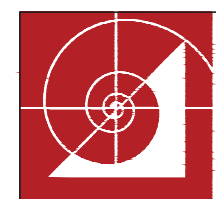


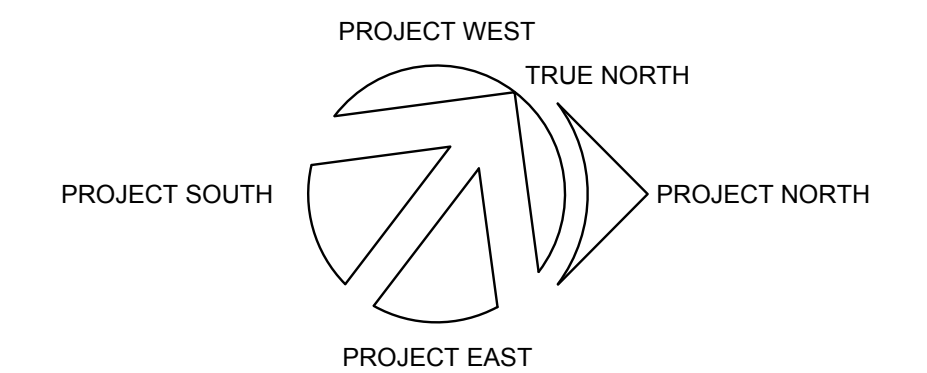
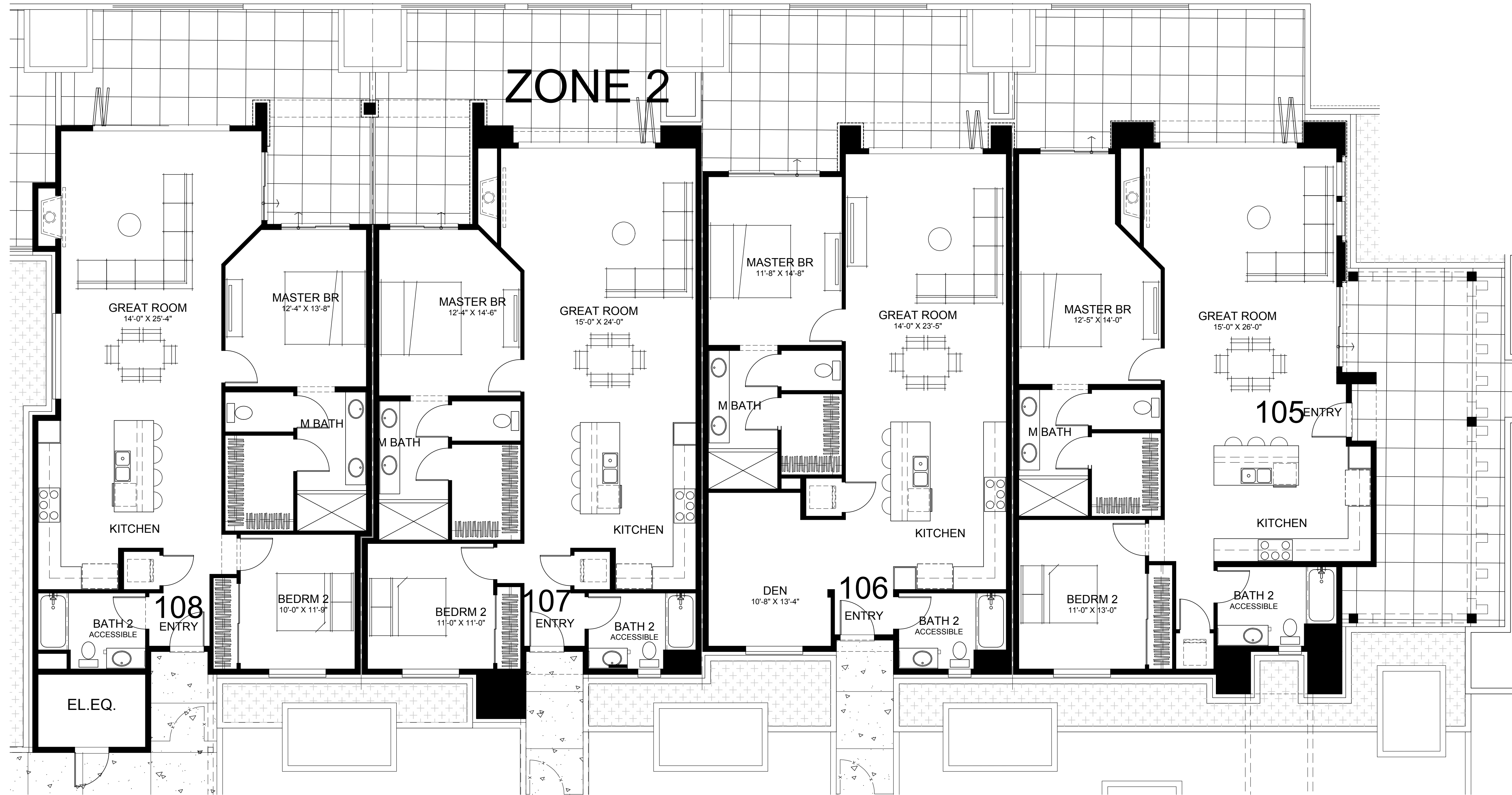


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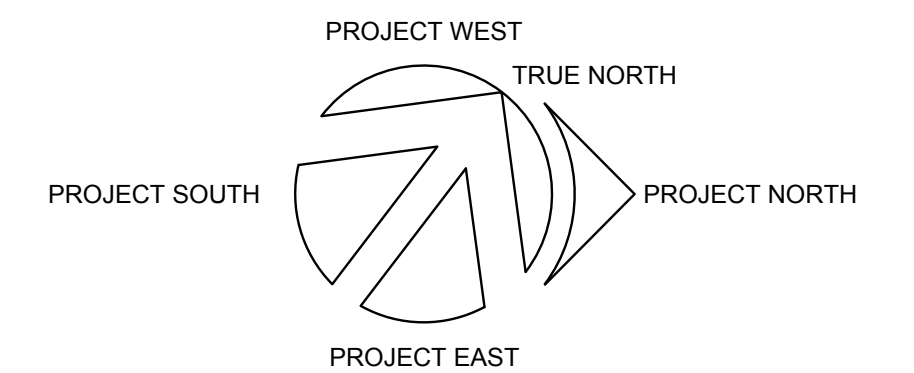
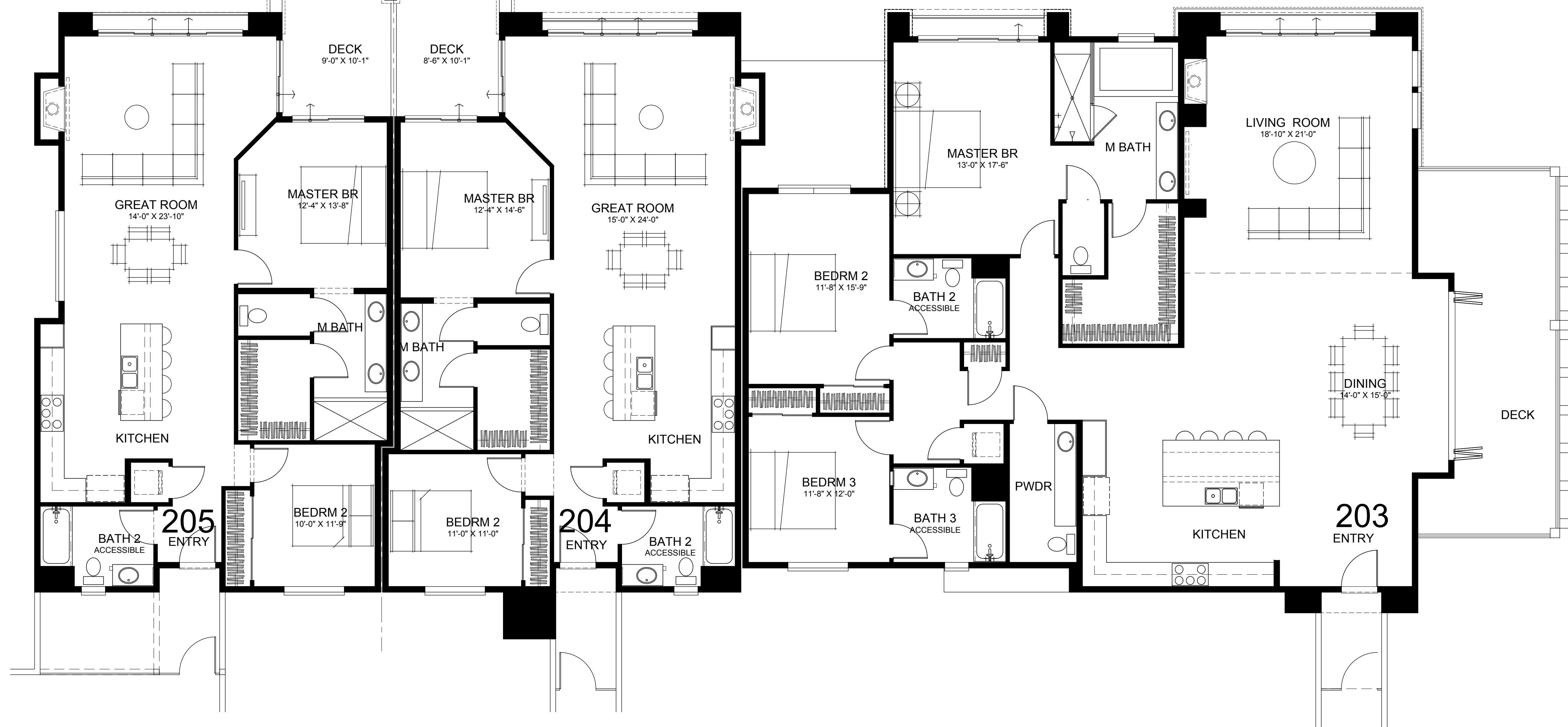
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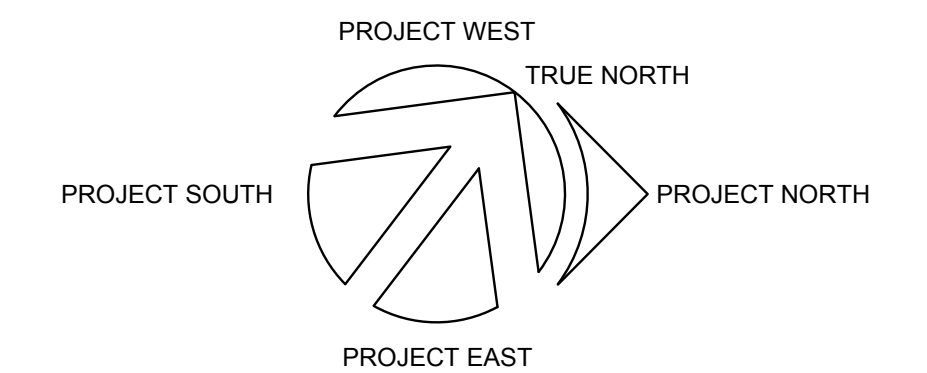
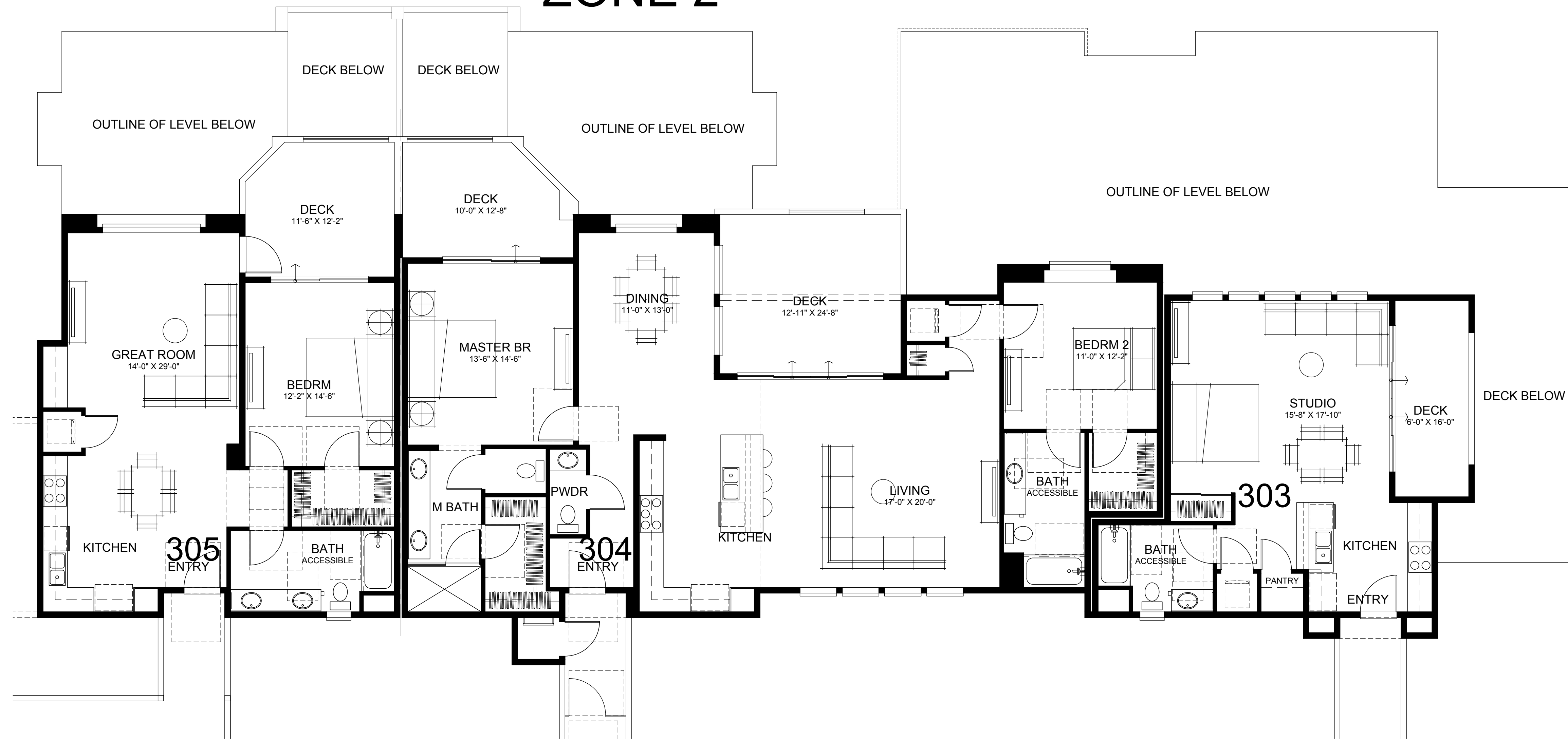


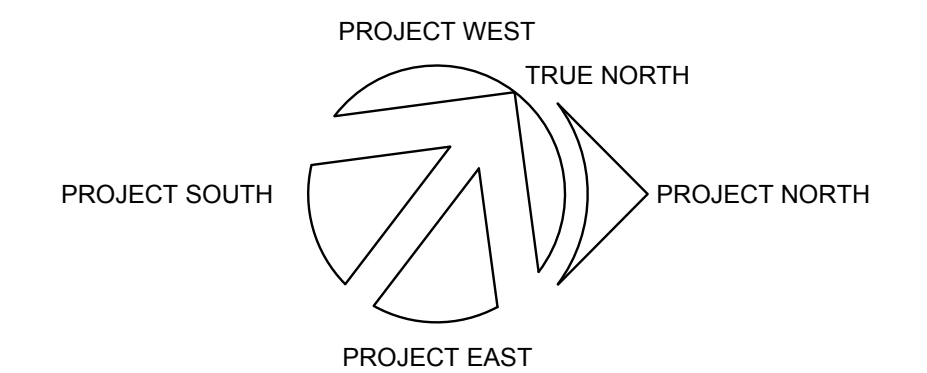
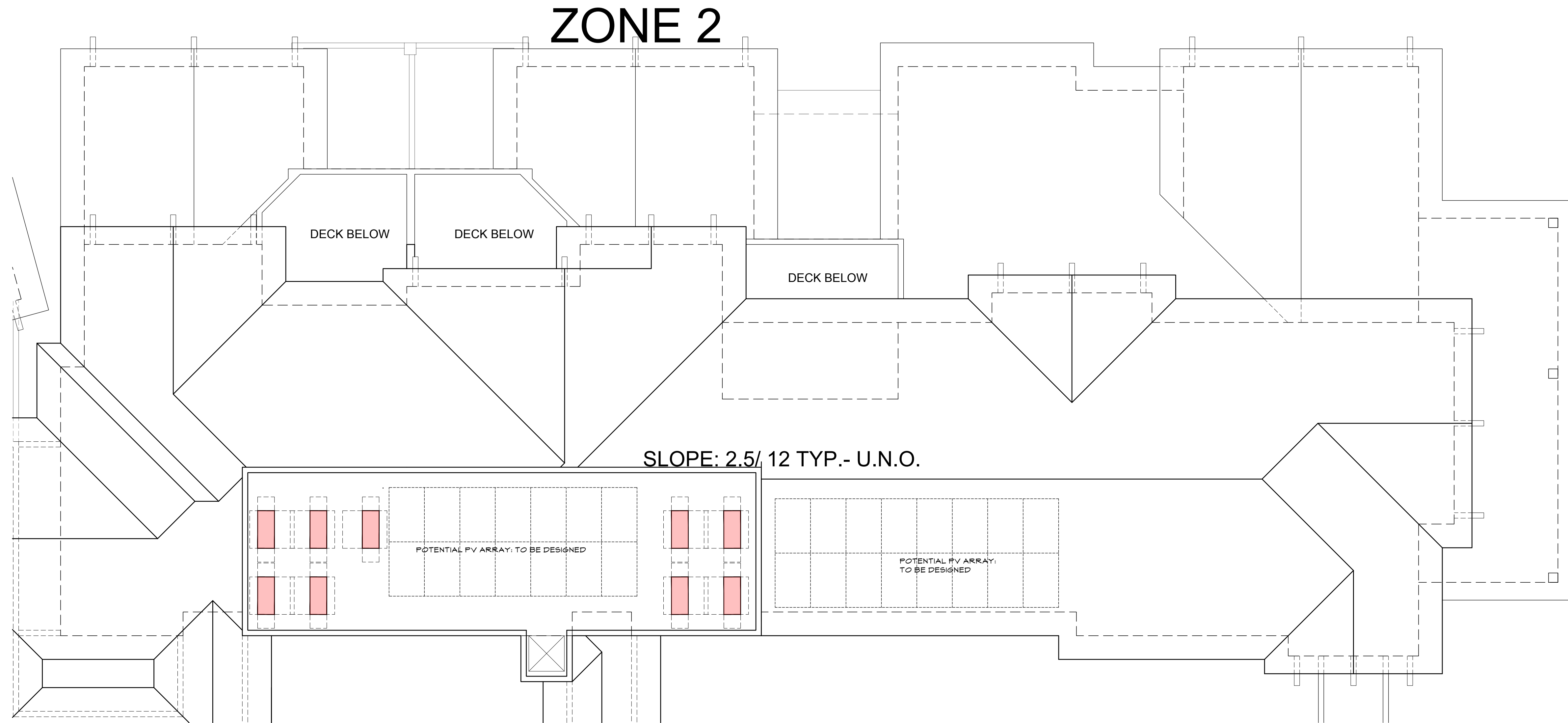
ZONE 2



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ZONE 2



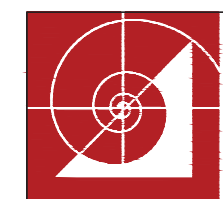


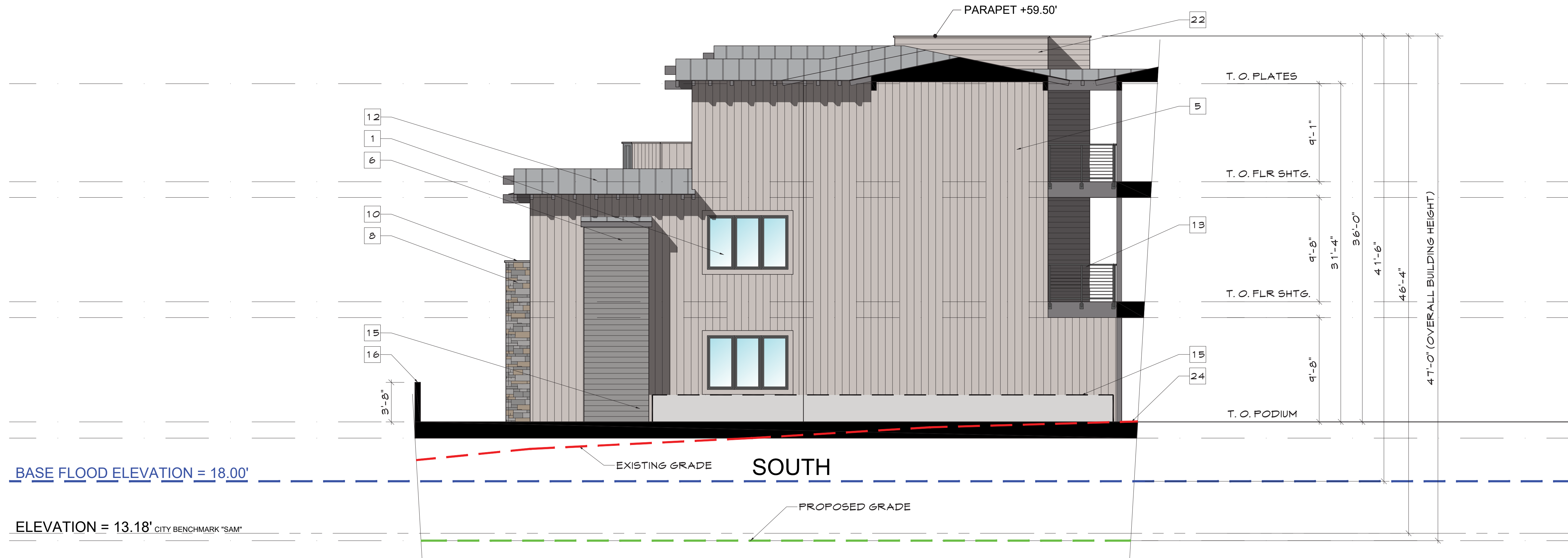


KEYNOTES	
1 VINYL WINDOW/SLIDING GLASS DOOR, PER PLAN.	17 EXPOSED CONCRETE GARAGE.
2 RE-SAWN WOOD RAKE, SIZE AS NOTED.	18 METAL GRILL.
3 4X RE-SAWN RAFTER TAILS.	19 METAL AWNING.
4 RE-SAWN WOOD BEAM, 6X10.	20 METAL GATE.
5 TONGUE & GROOVE BOARD SIDING.	21 ENTRY DOOR.
6 HORIZONTAL WOOD SIDING.	22 PARAPET WALL.
7 CORRUGATED METAL SIDING.	23 SOLAR AREA.
8 SIMULATED STONE VENEER.	24 PODIUM SURFACE.
9 THIN BRICK VENEER.	25 FENCE.
10 DECORATIVE STONE CAP.	
11 RE-SAWN WOOD POST/ BEAM/ BRACKET/ KNEE BRACE/ CORBEL, SIZE AS NOTED.	
12 METAL ROOF.	
13 METAL GUARDRAIL.	
14 BI-FOLD DOOR, PER PLAN.	
15 PLANTER WALL.	
16 SITE WALL.	

* ALL WOOD AND METAL ELEMENTS TO BE PAINTED.

NOTE: REFER TO STREET SCENES FOR ENTIRE ELEVATIONS FROM GRADE





KEYNOTES	
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NOTE: REFER TO STREET SCENES FOR ENTIRE ELEVATIONS FROM GRADE



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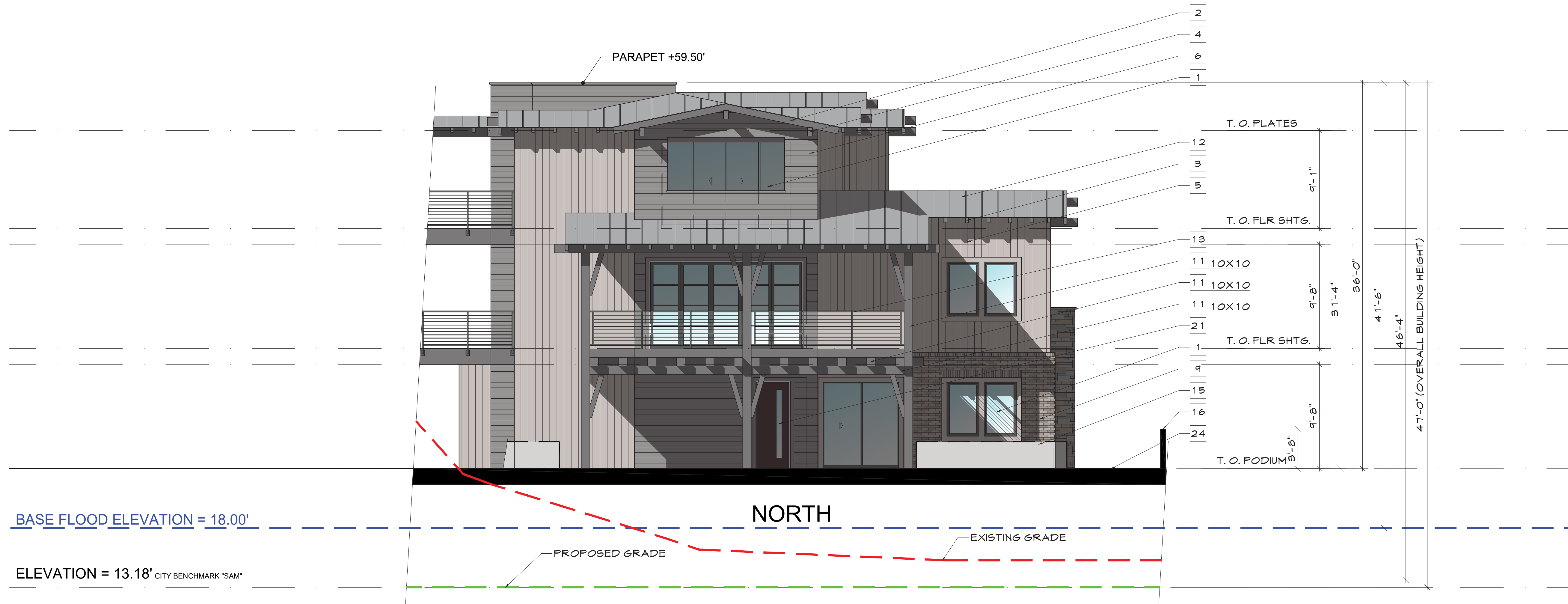


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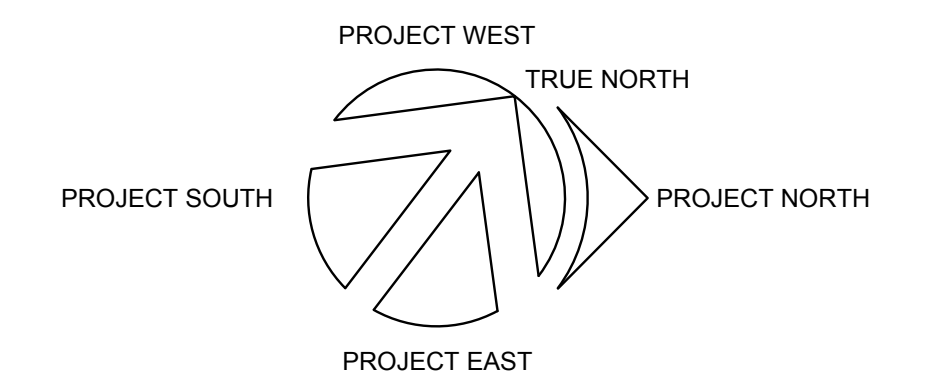
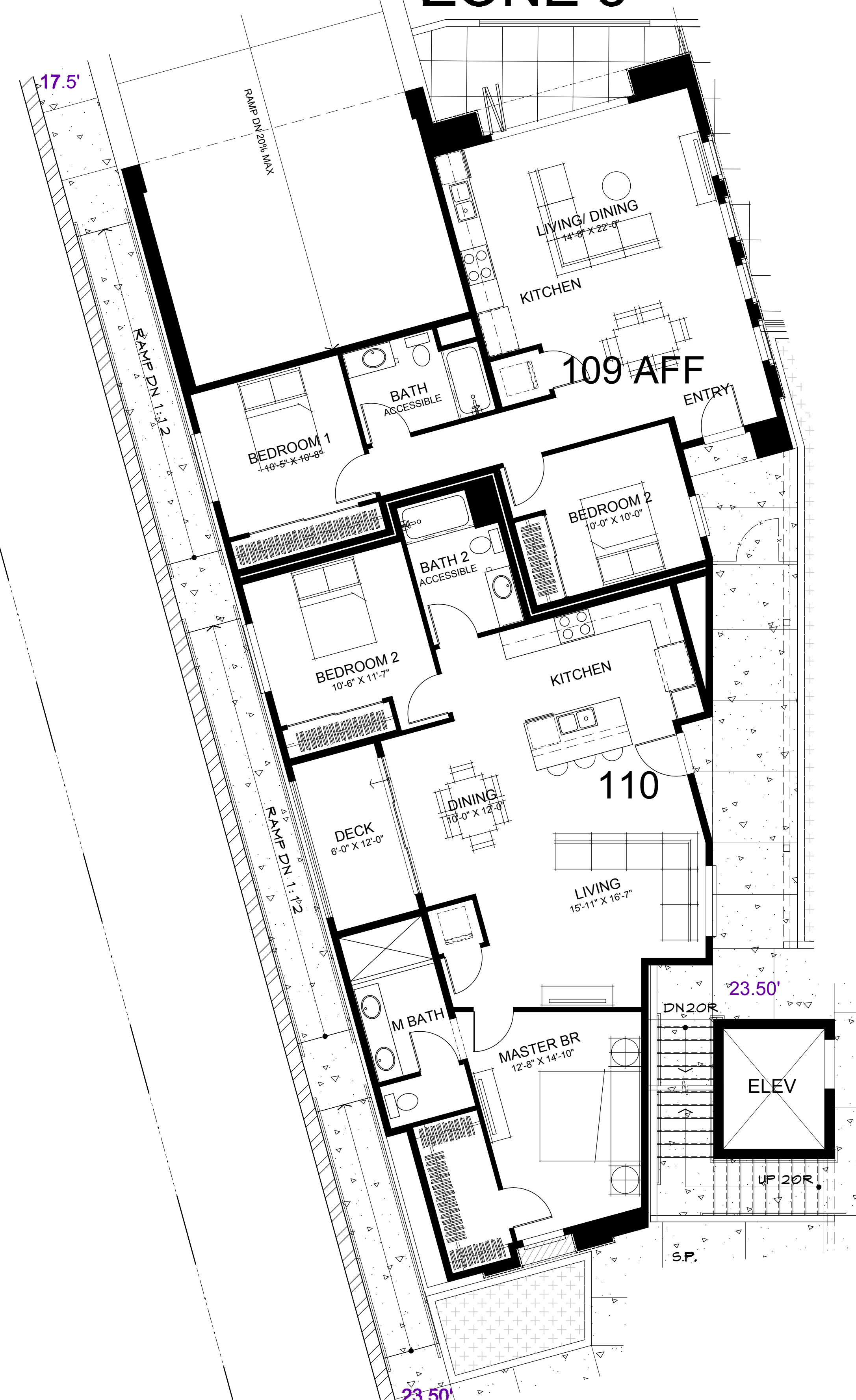


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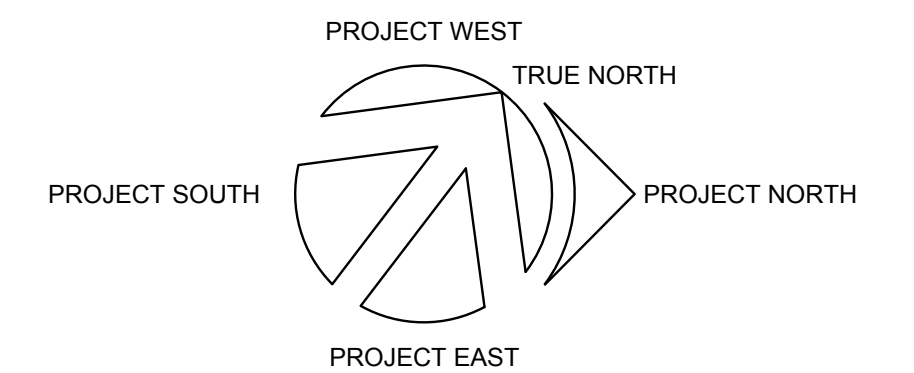
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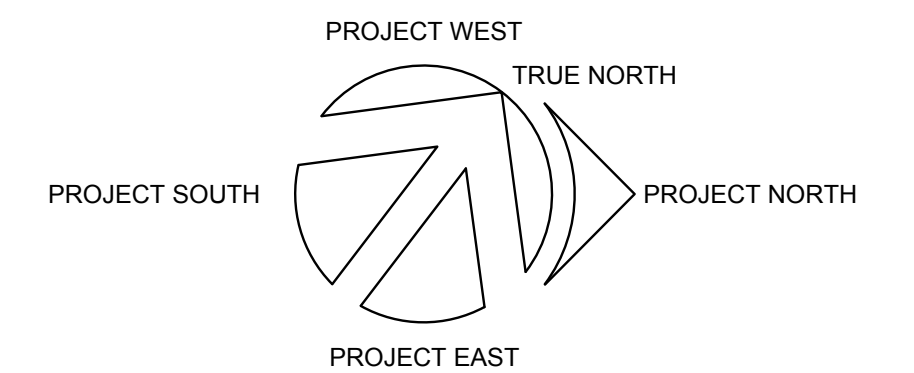
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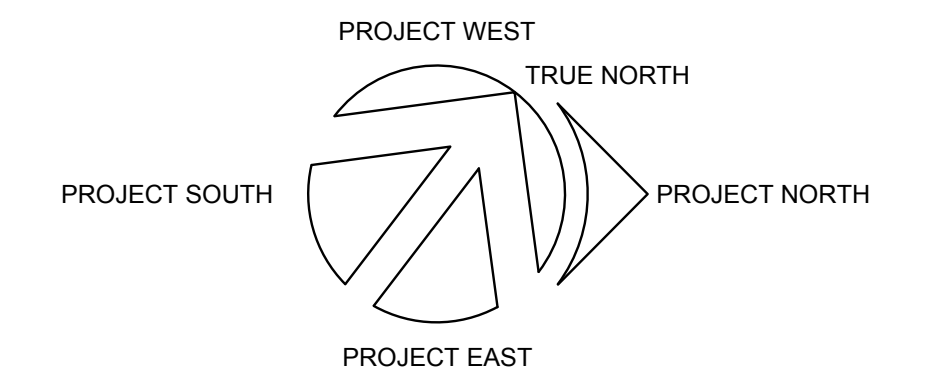
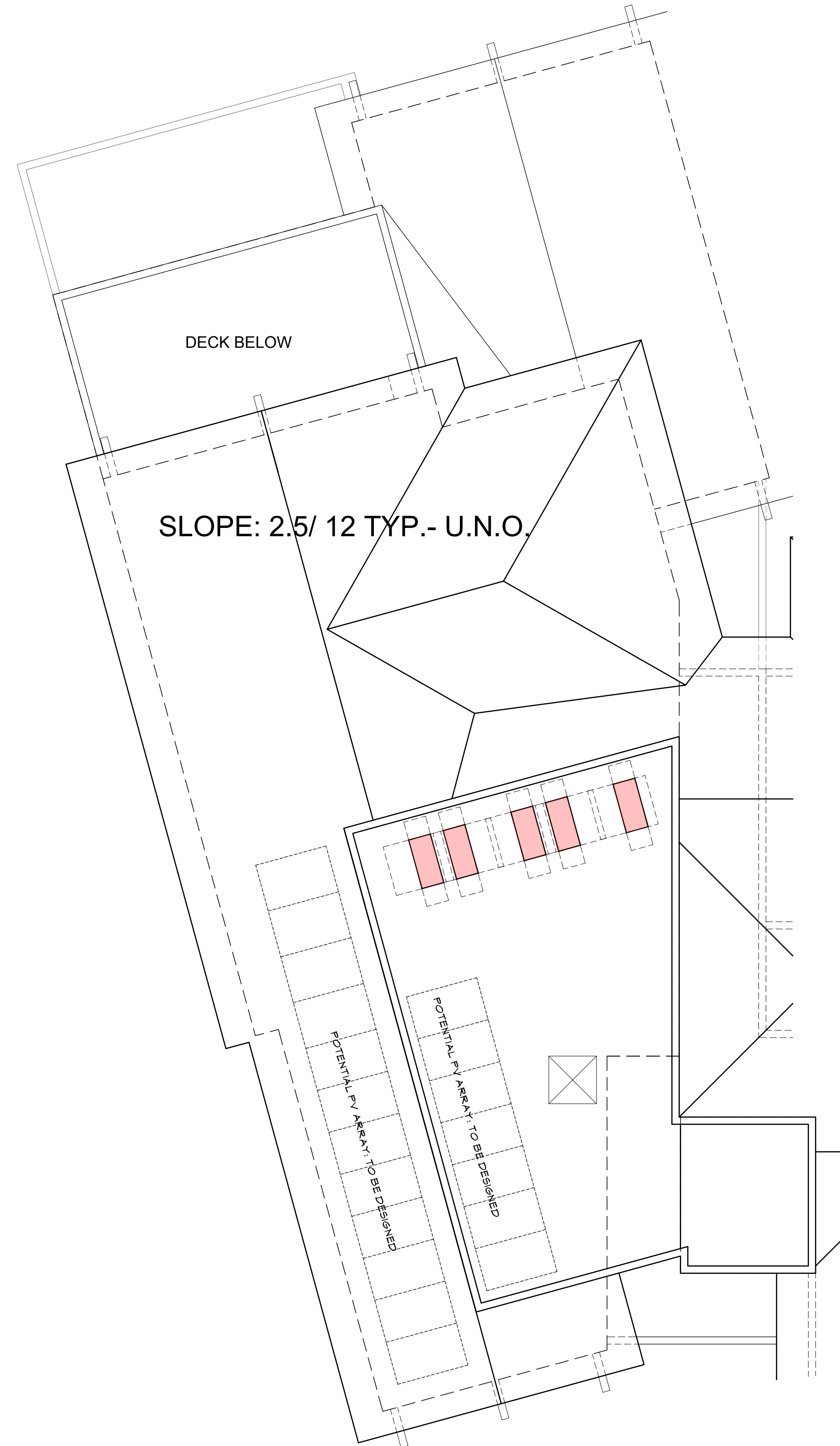
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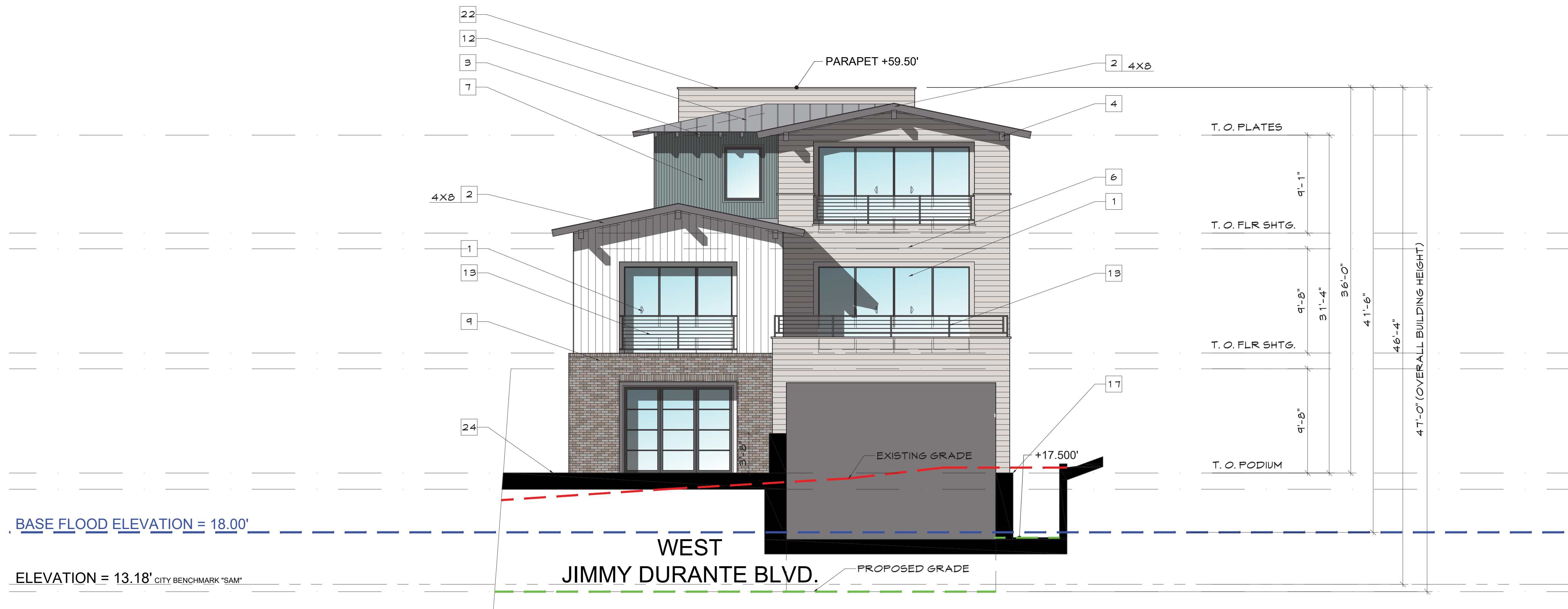


ZONE 3



ZONE 3

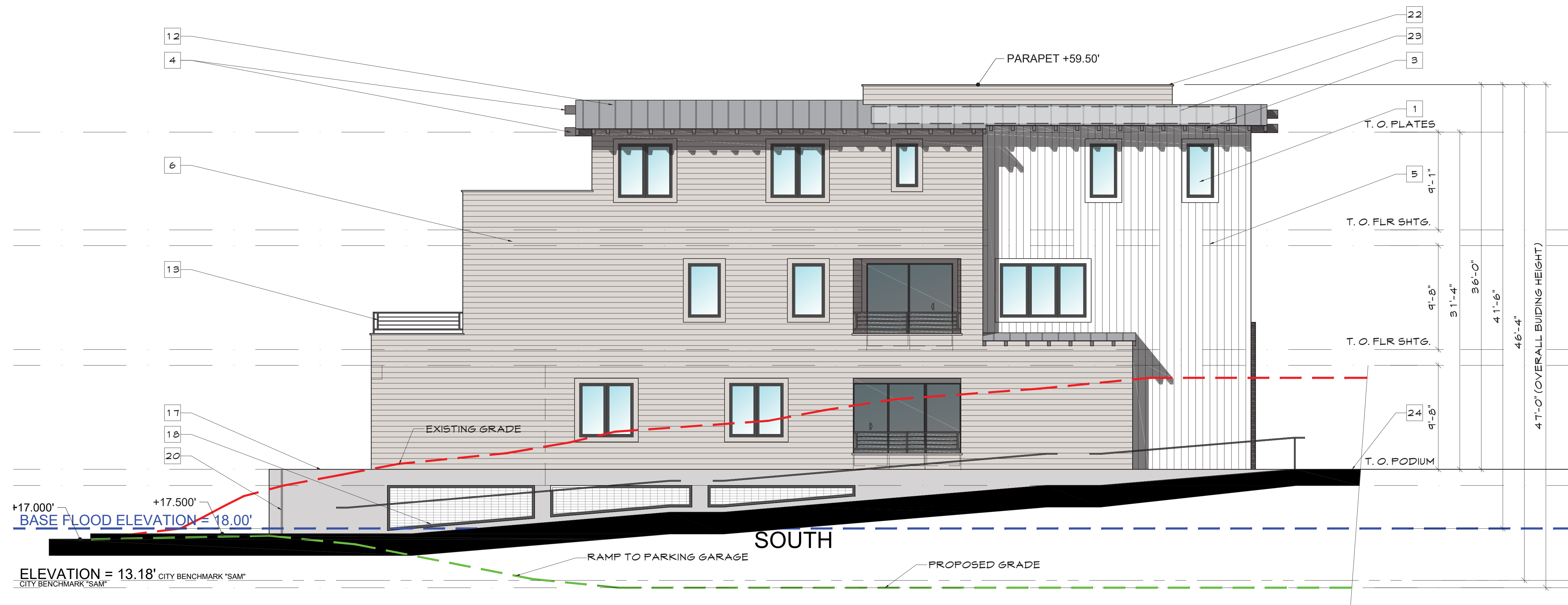




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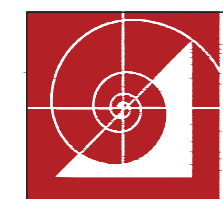
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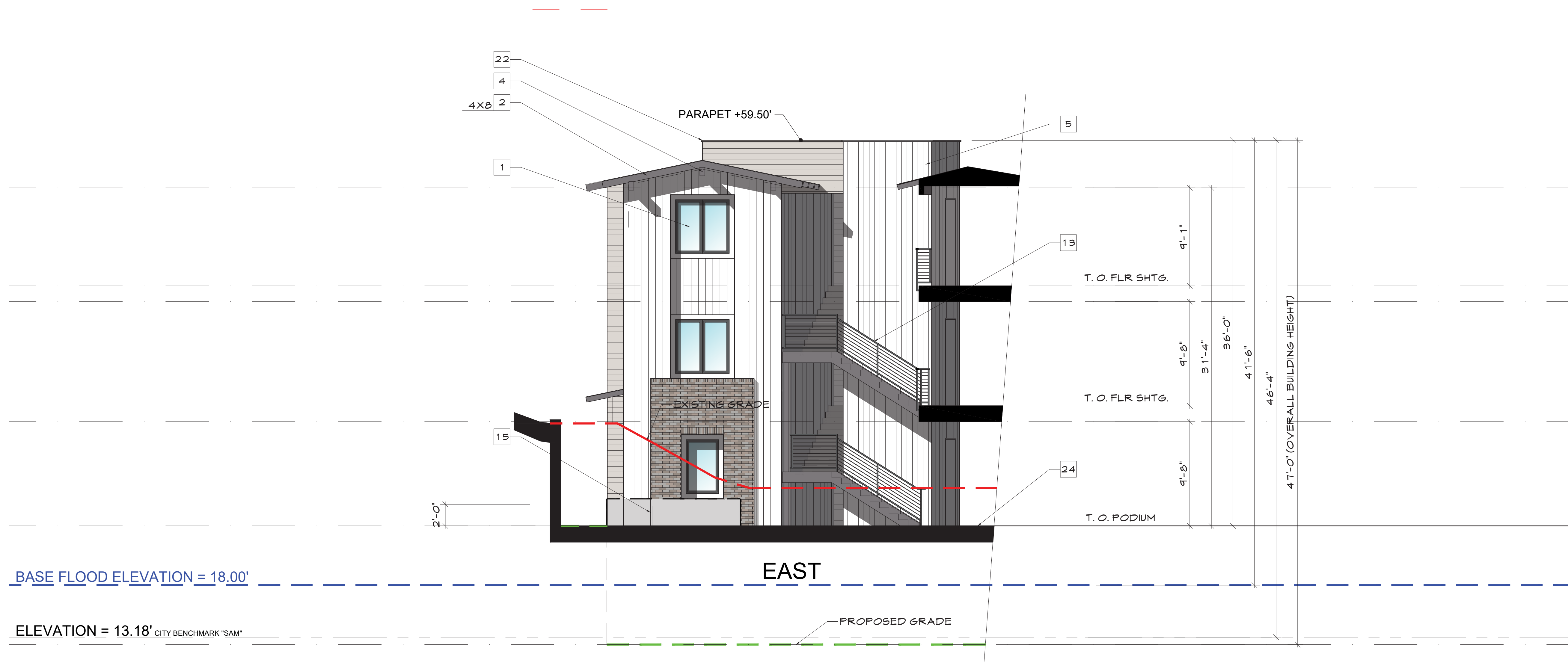


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* ALL BORAL TRU EXTERIOR SIDING LISTED TO SFM STANDARD 12-TA-1 IN ACCORDANCE WITH CBC SECTION 10T.A.3 ITEM 6.
 * ALL WOOD AND METAL ELEMENTS TO BE PAINTED.

NOTE: REFER TO STREET SCENES FOR ENTIRE ELEVATIONS FROM GRADE





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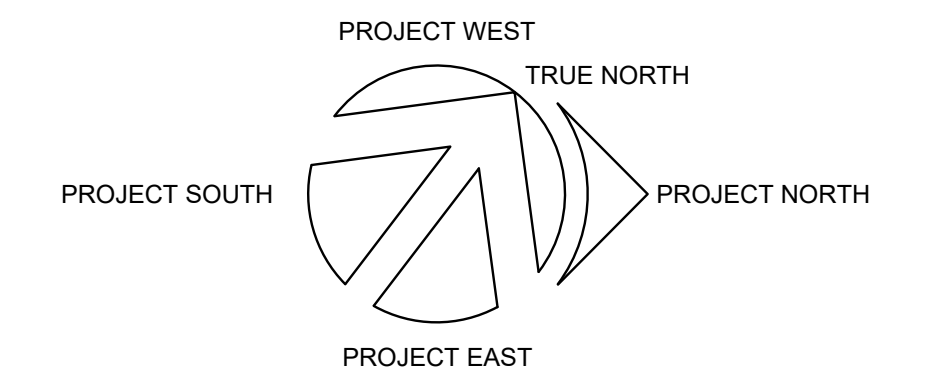
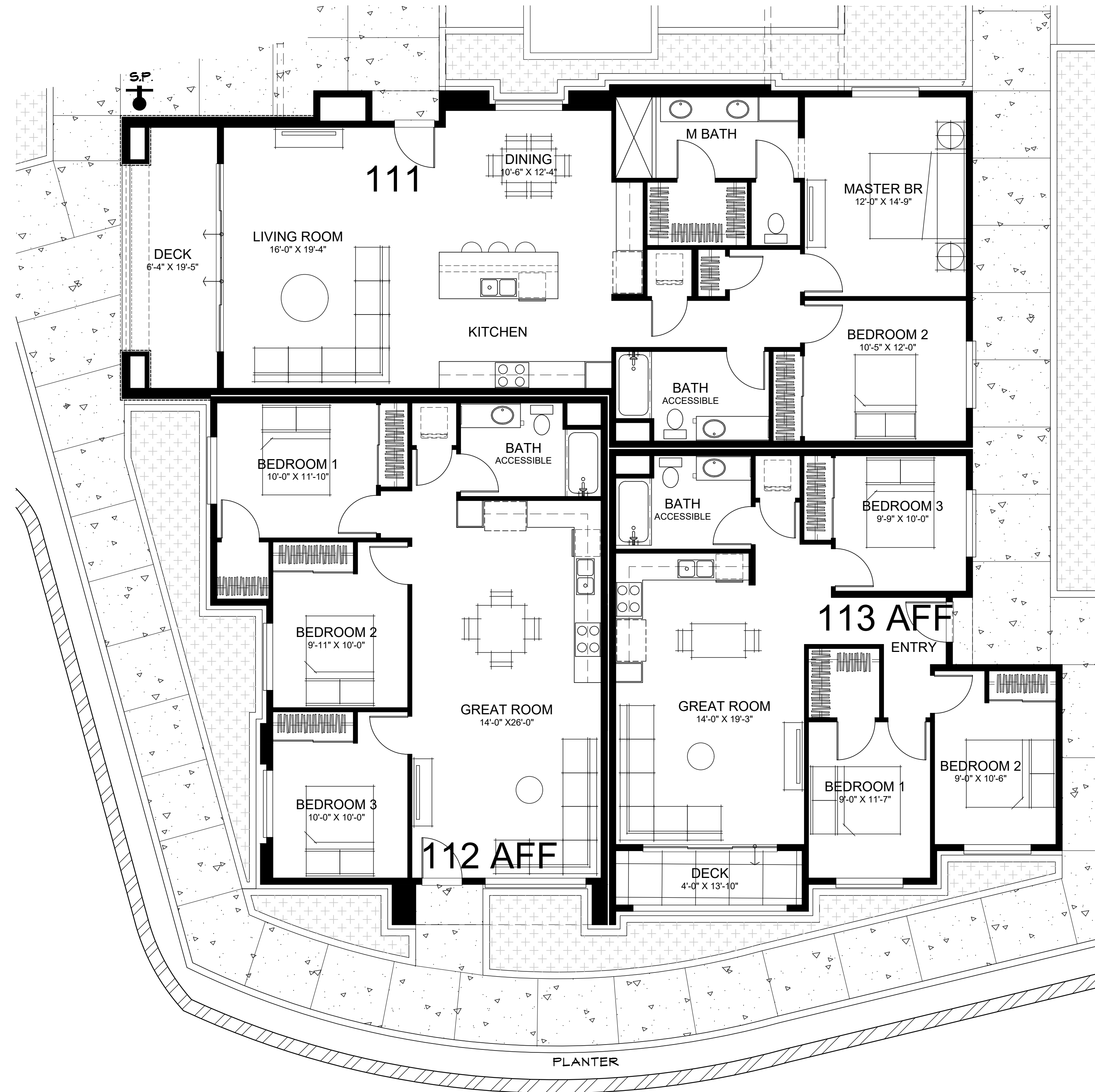


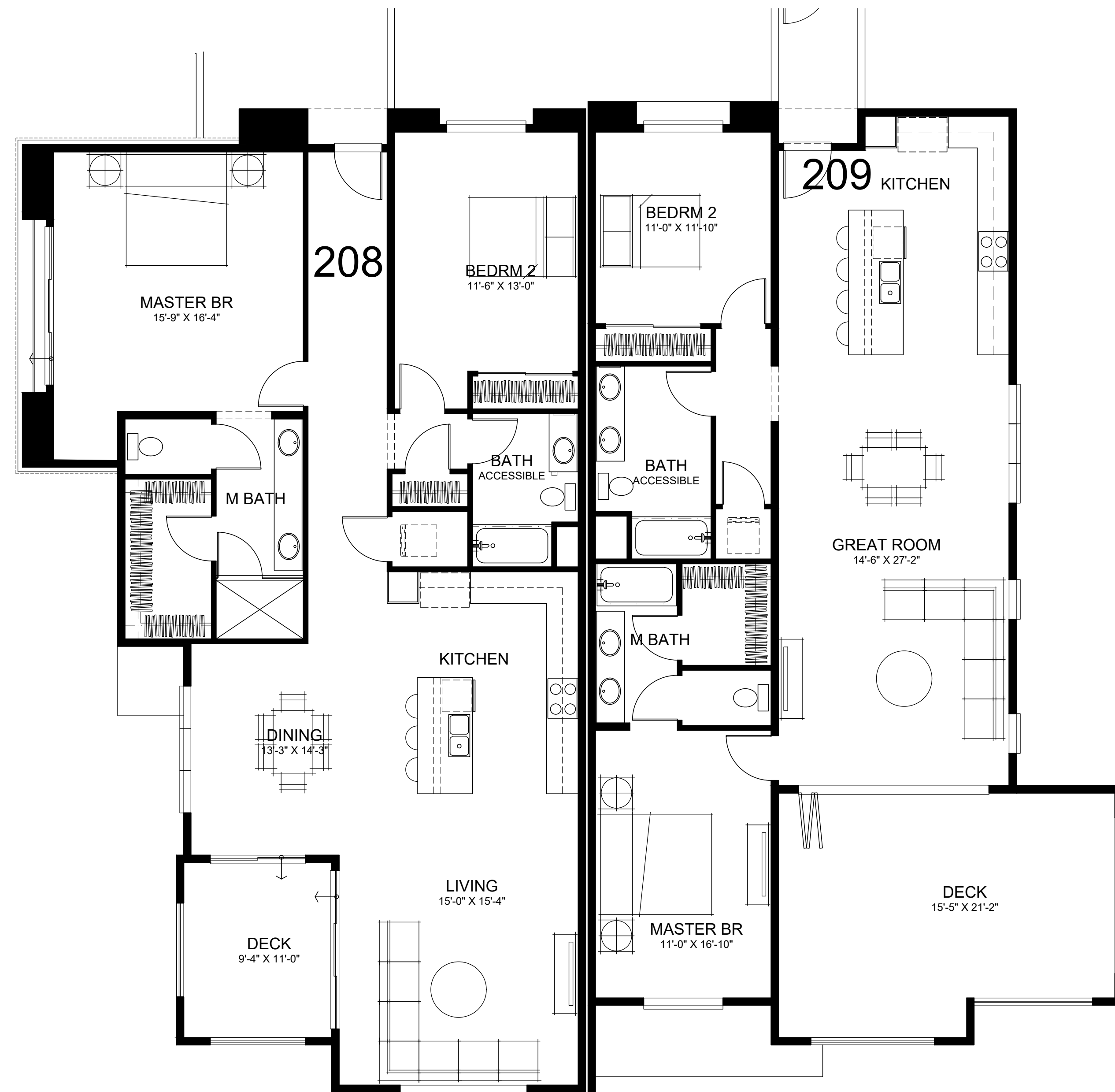
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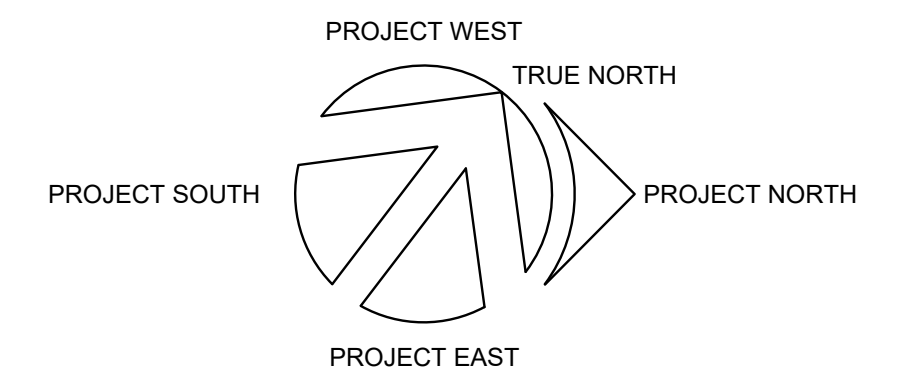
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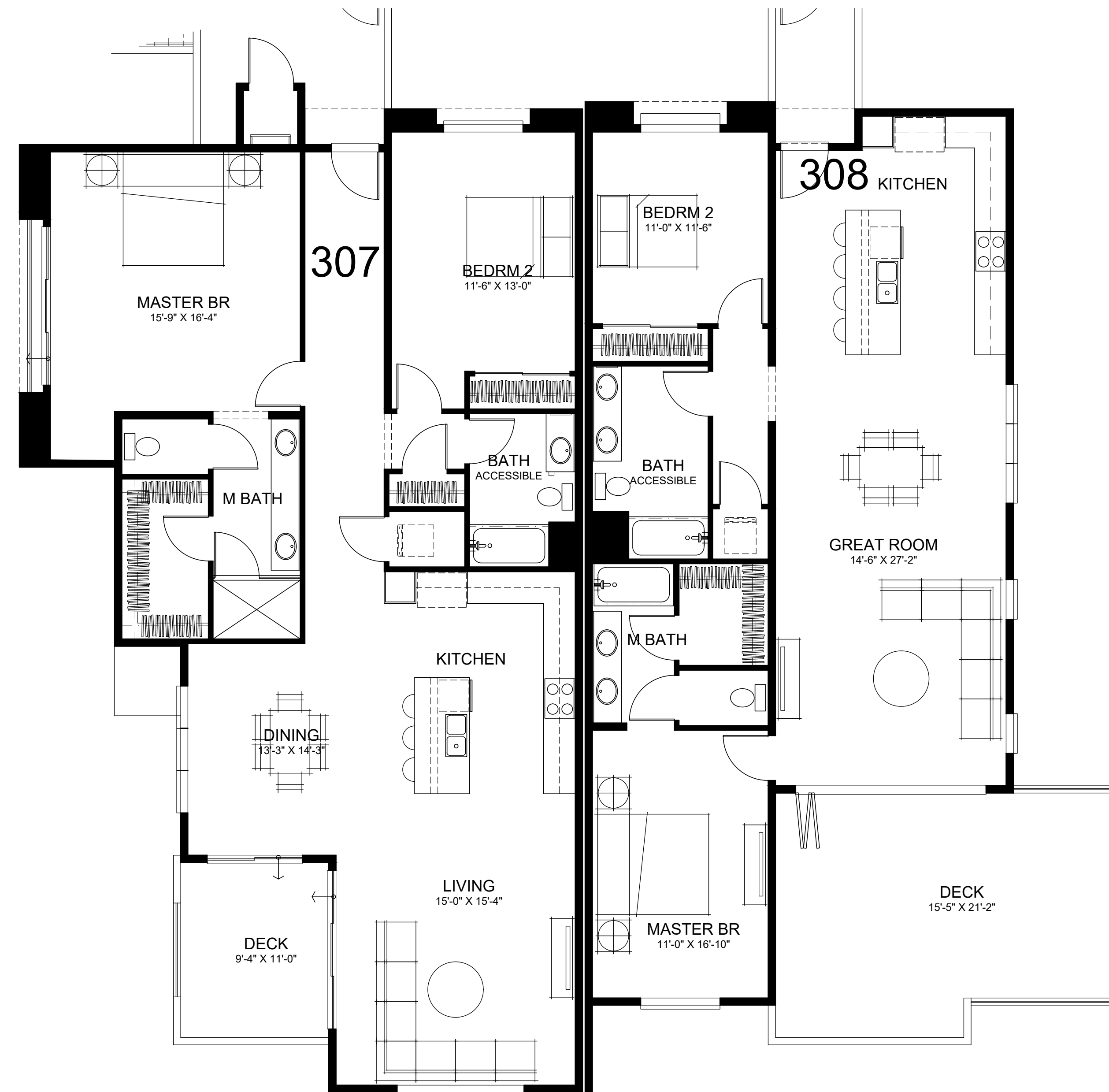




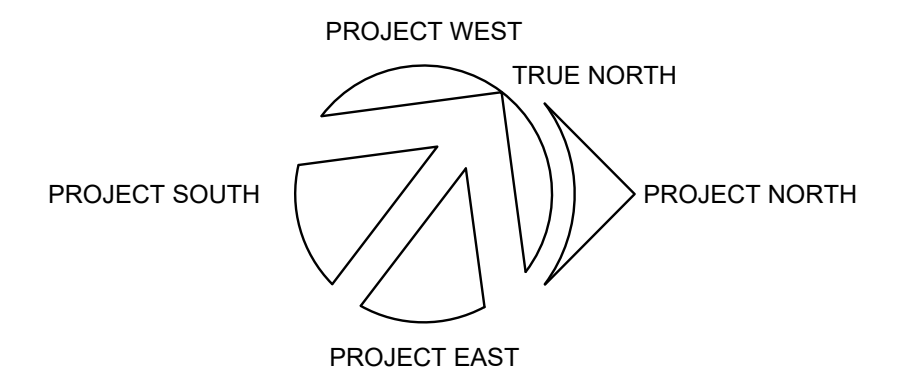
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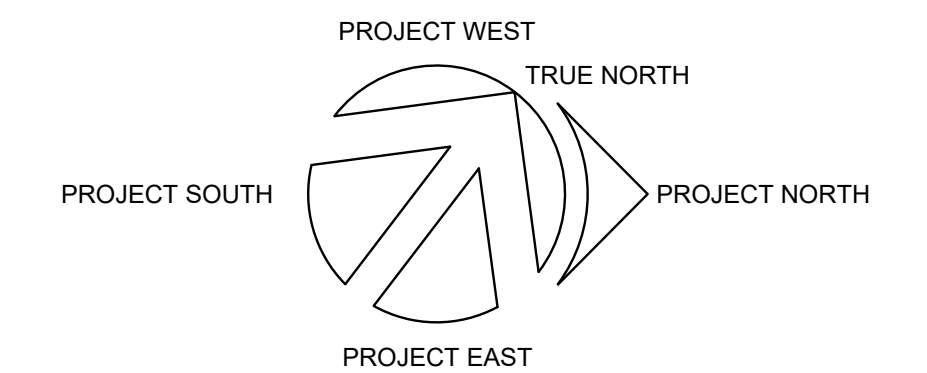
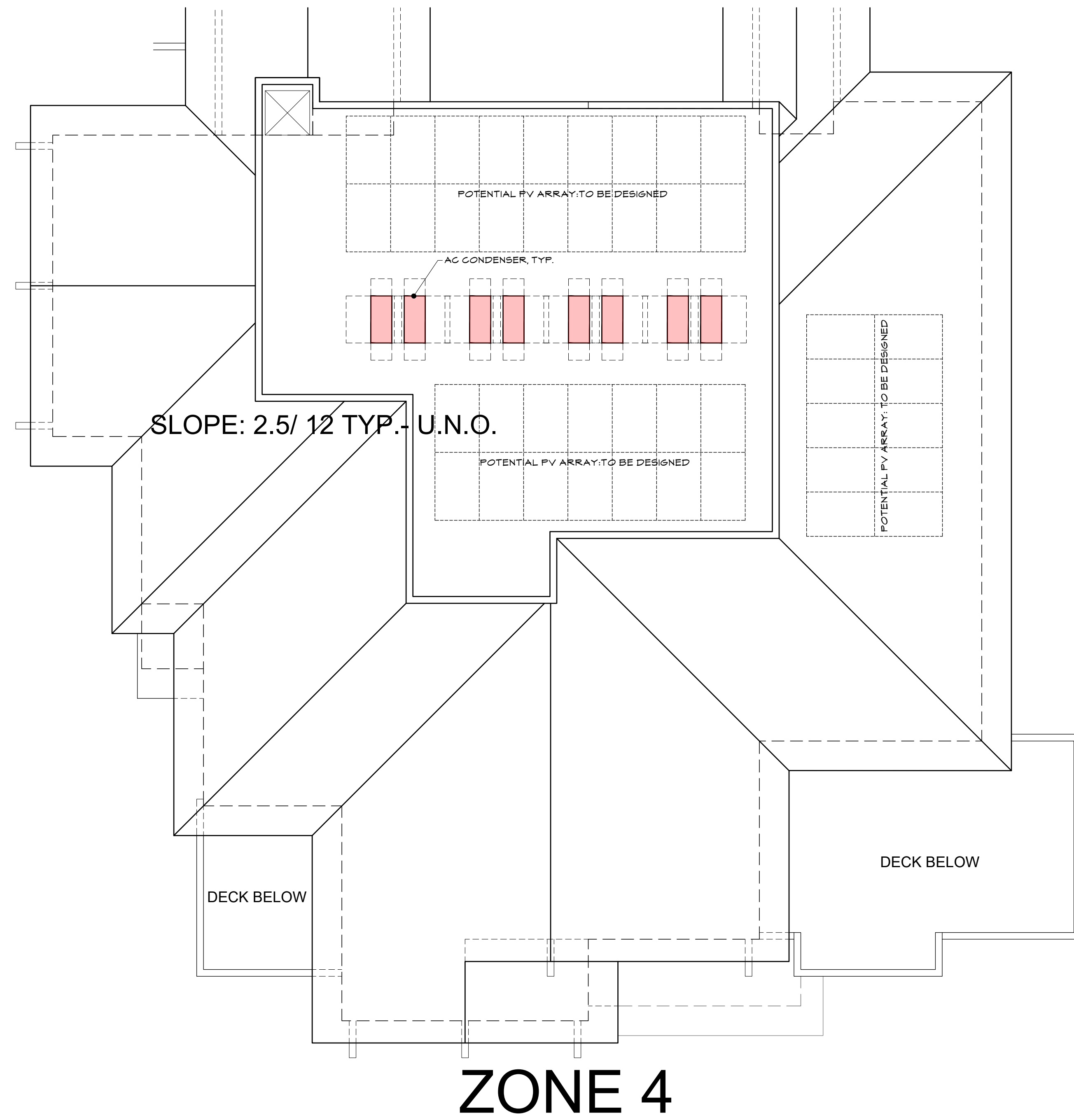


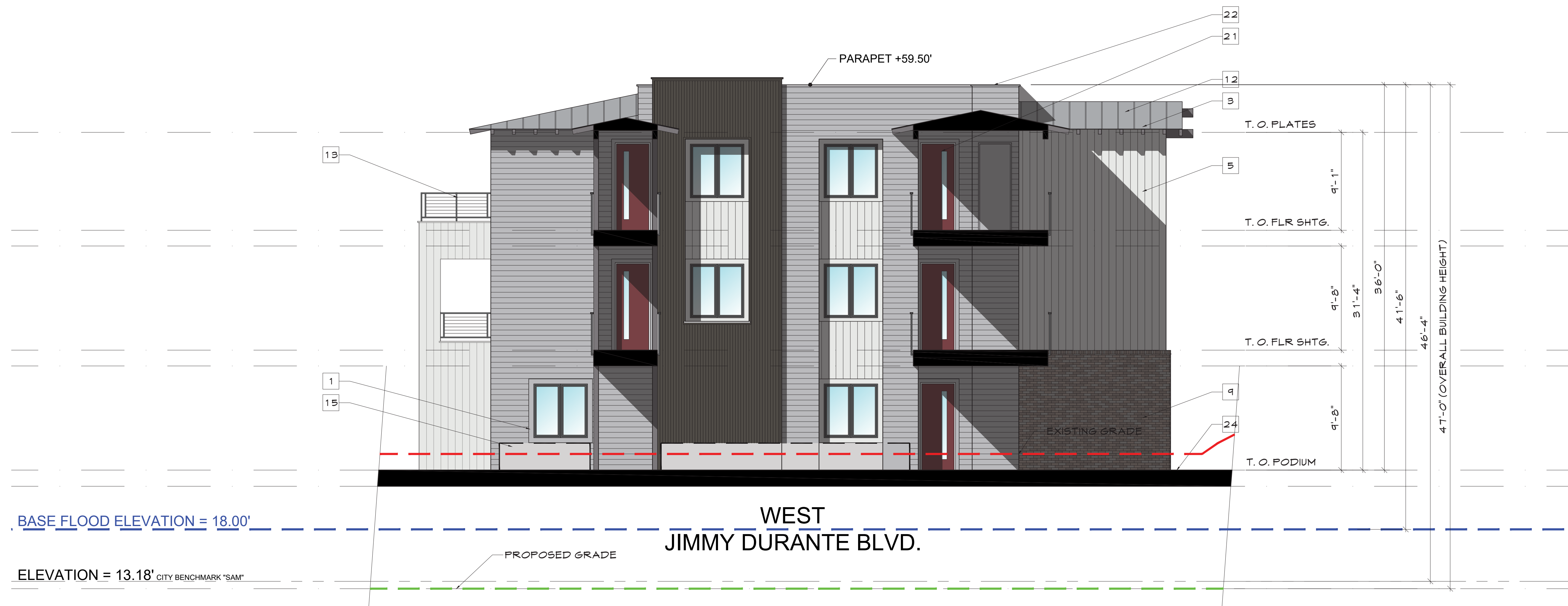
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ZONE 4

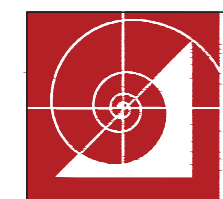






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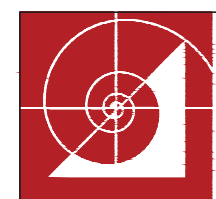


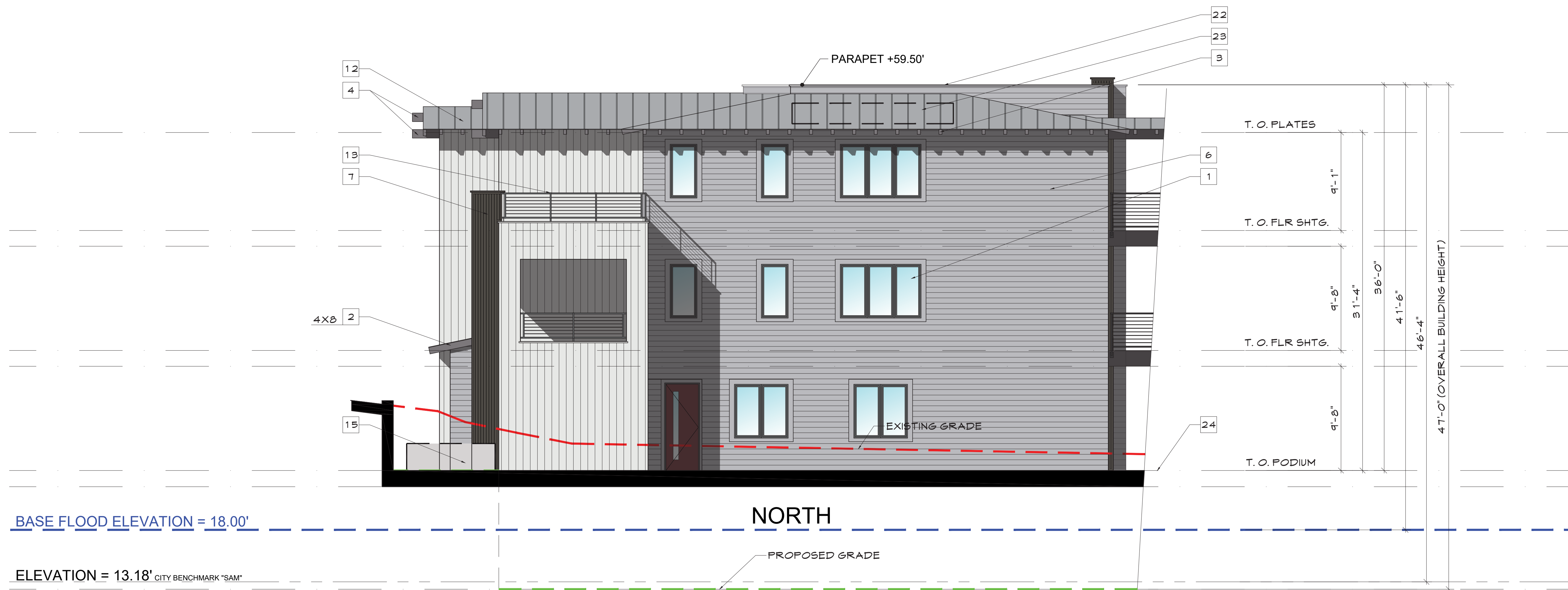


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BASE FLOOD ELEVATION = 18.00'

ELEVATION = 13.18' CITY BENCHMARK "SAM"

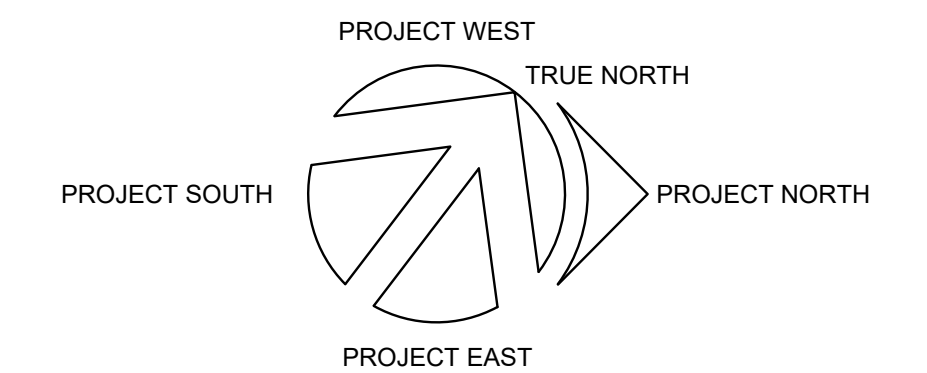
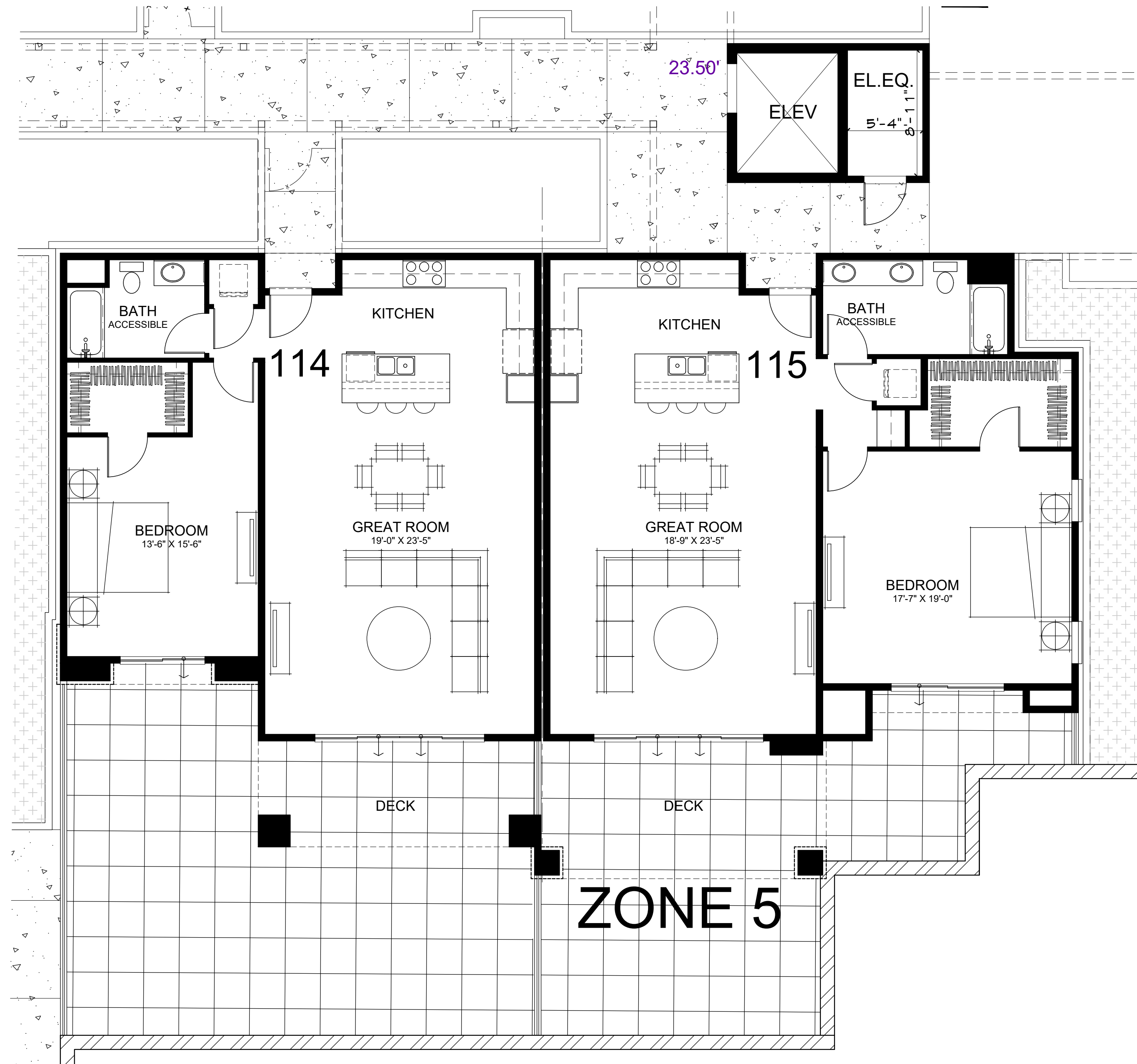
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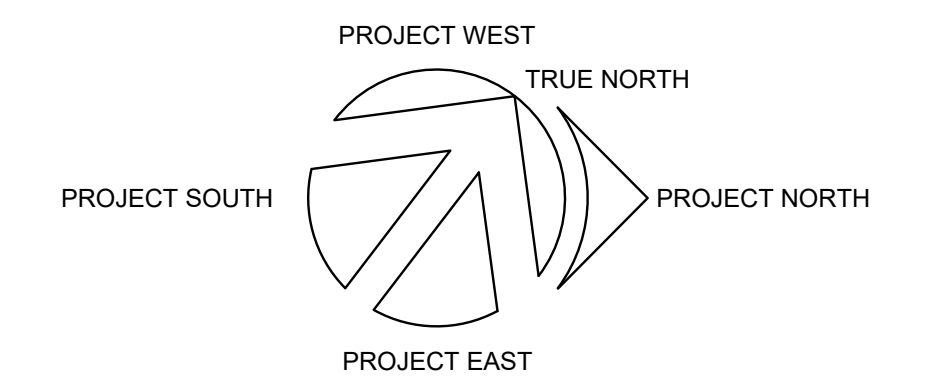
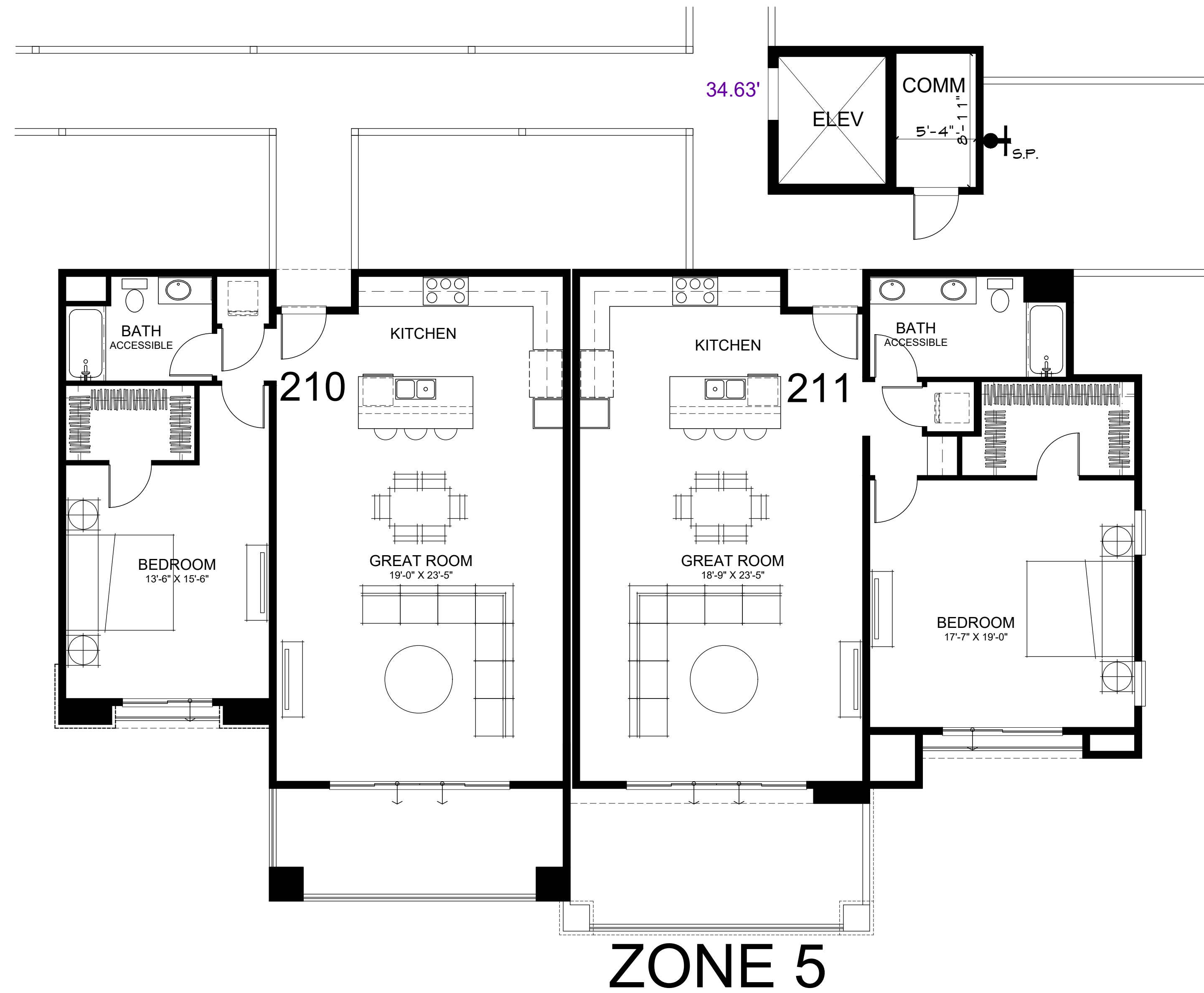
PROPOSED GRADE

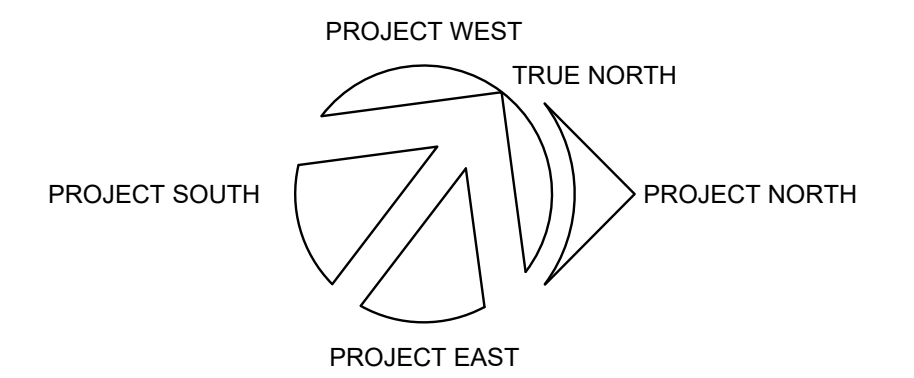
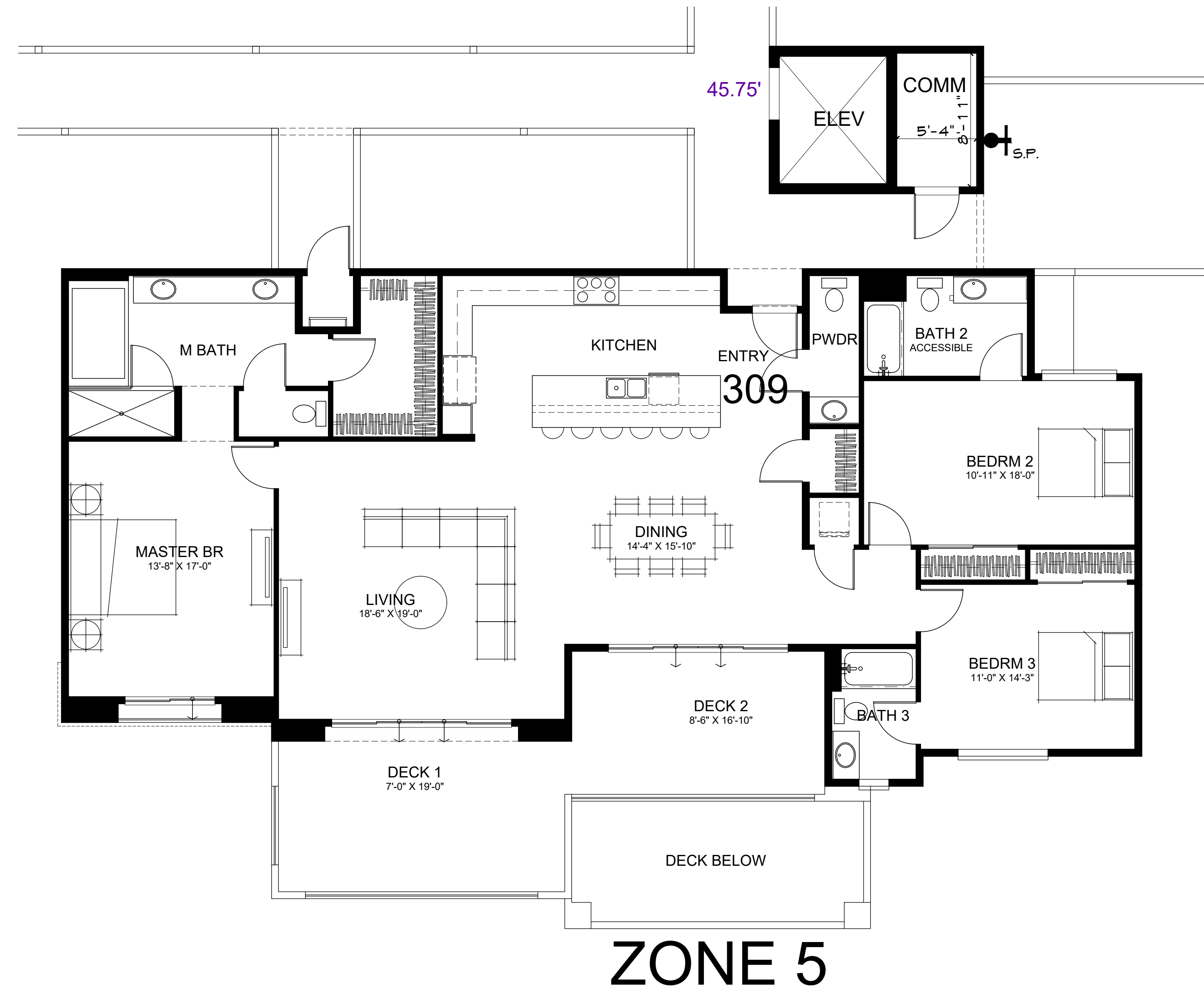
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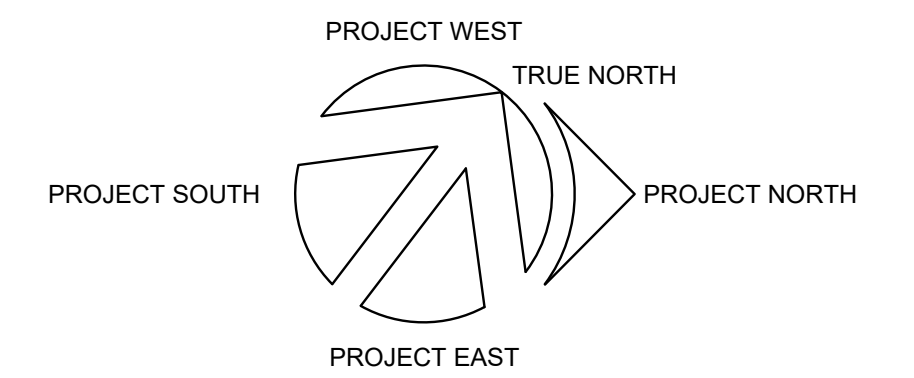
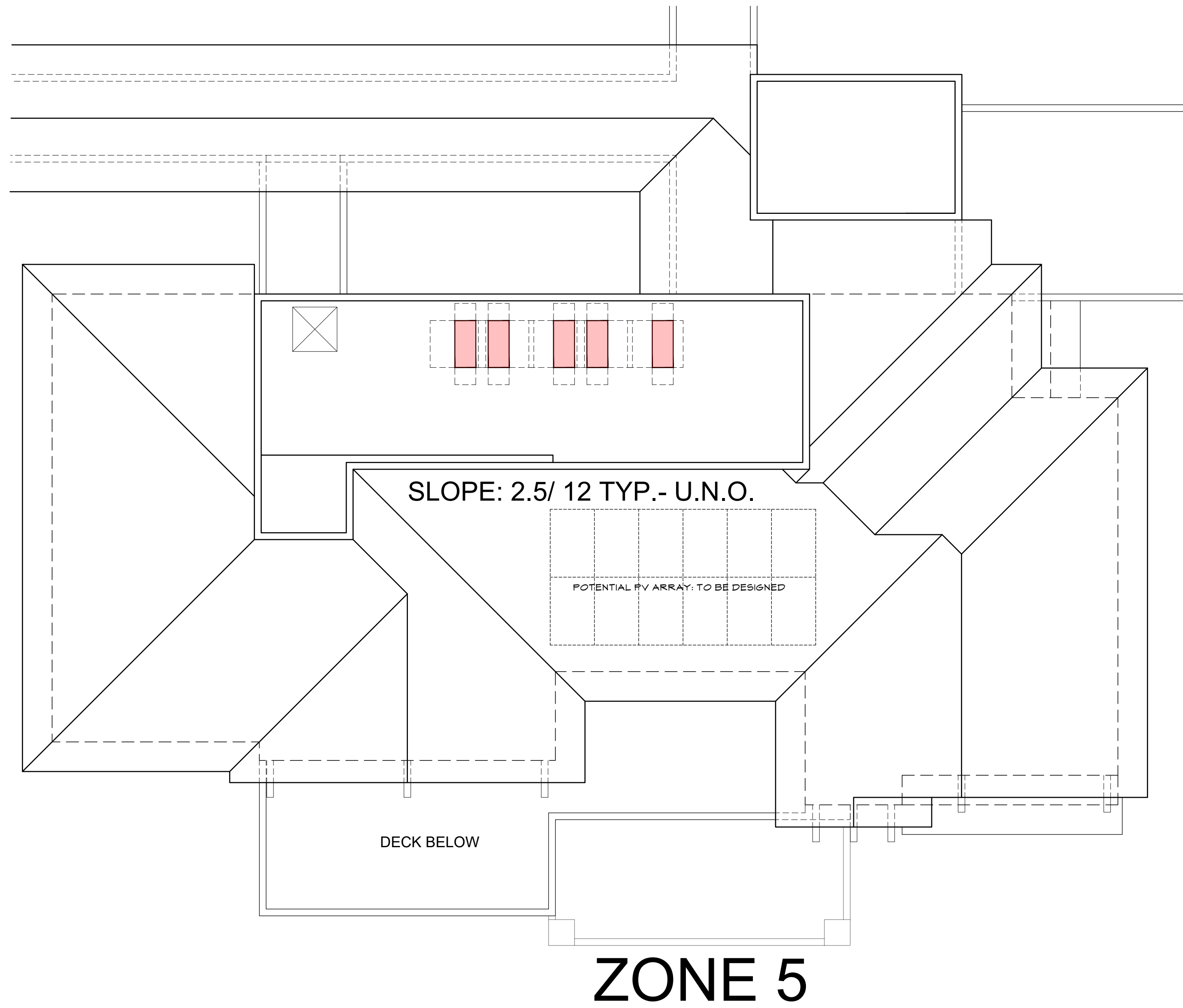
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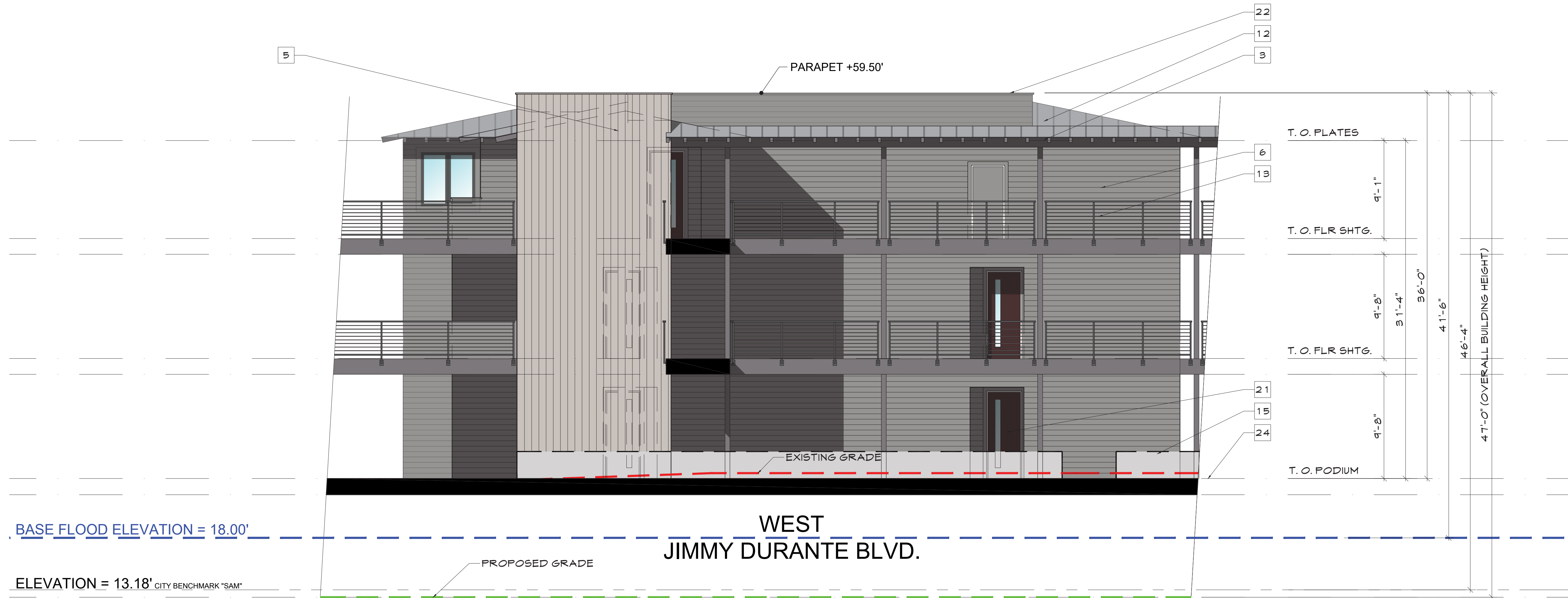
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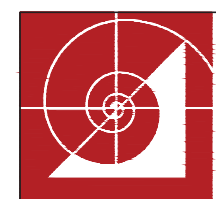


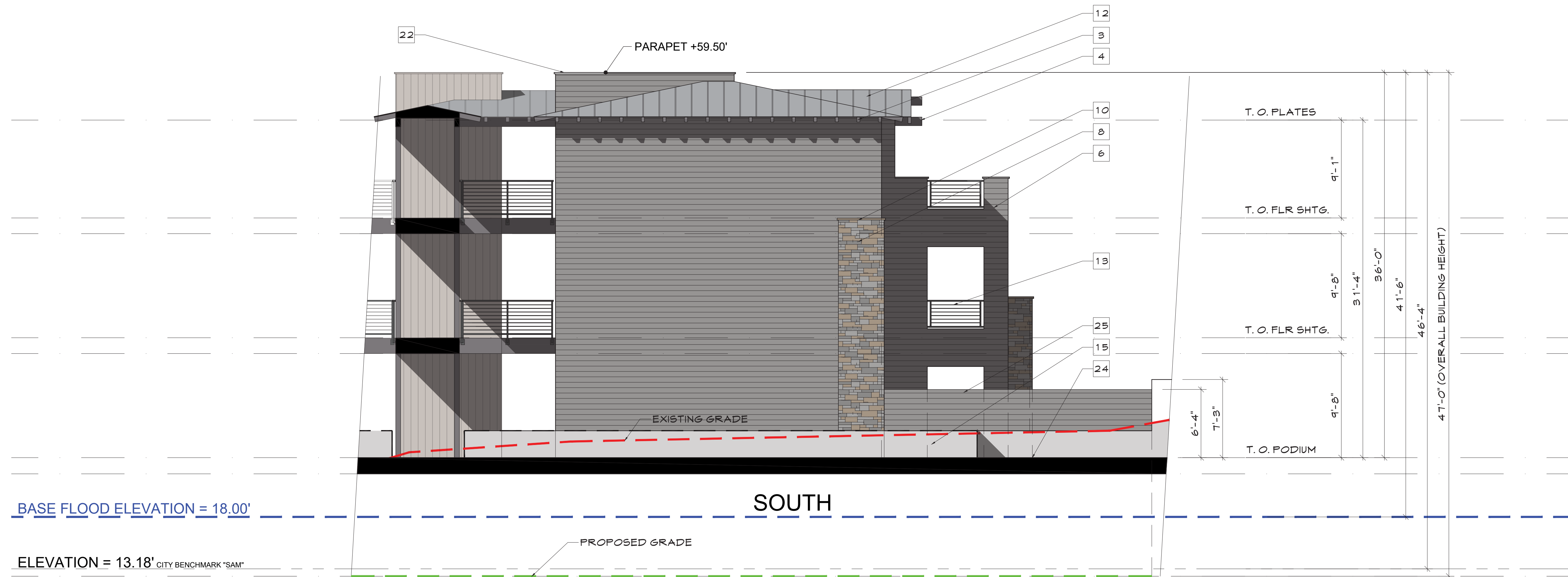


KEYNOTES	
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2 RE-SAWN WOOD RAKE, SIZE AS NOTED.	17 EXPOSED CONCRETE GARAGE.
3 4X RE-SAWN RAFTER TAILS.	18 METAL GRILL.
4 RE-SAWN WOOD BEAM, 6X10.	19 METAL ANNING.
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9 THIN BRICK VENEER.	24 PODIUM SURFACE.
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11 RE-SAWN WOOD POST/ BEAM/ BRACKET/ KNEE BRACE/ CORBEL, SIZE AS NOTED.	
12 METAL ROOF.	
13 METAL GUARDRAIL.	
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15 PLANTER WALL.	

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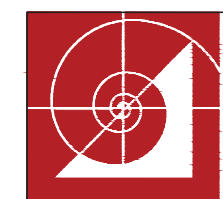
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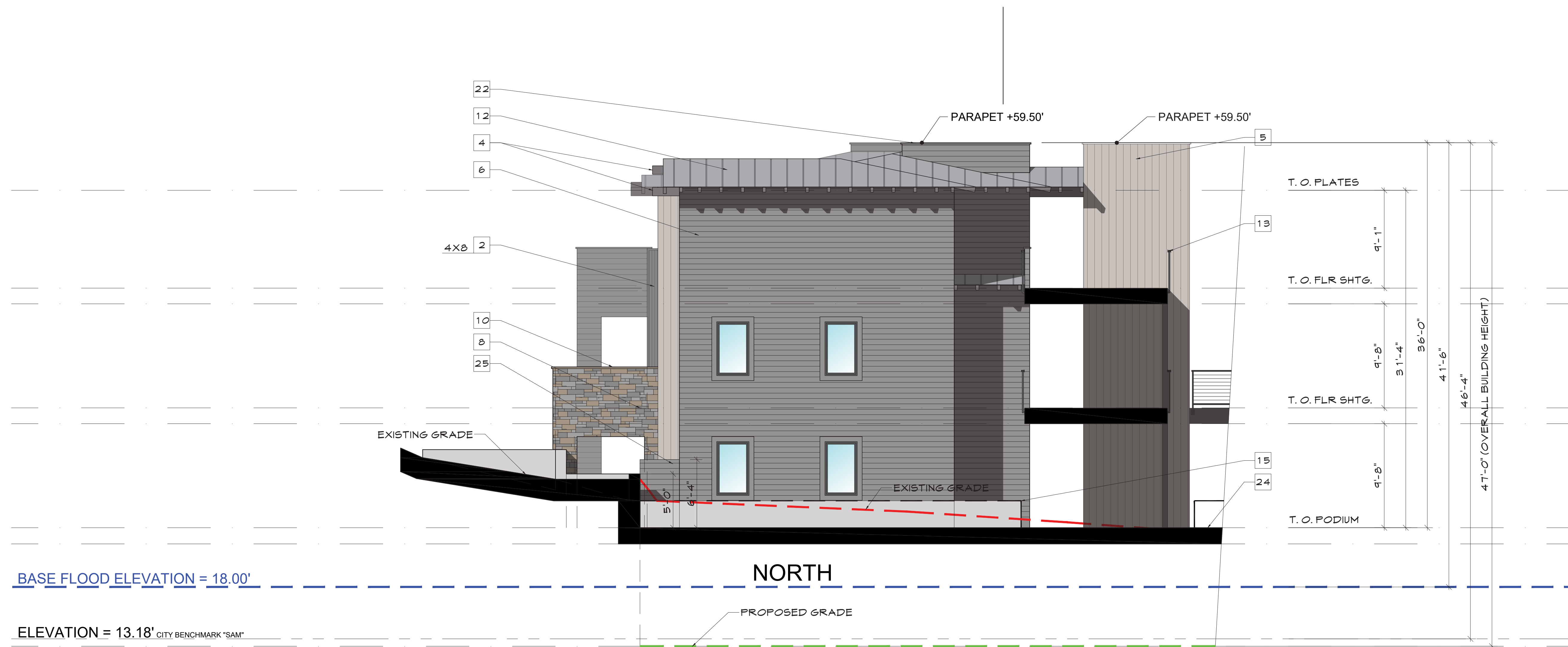




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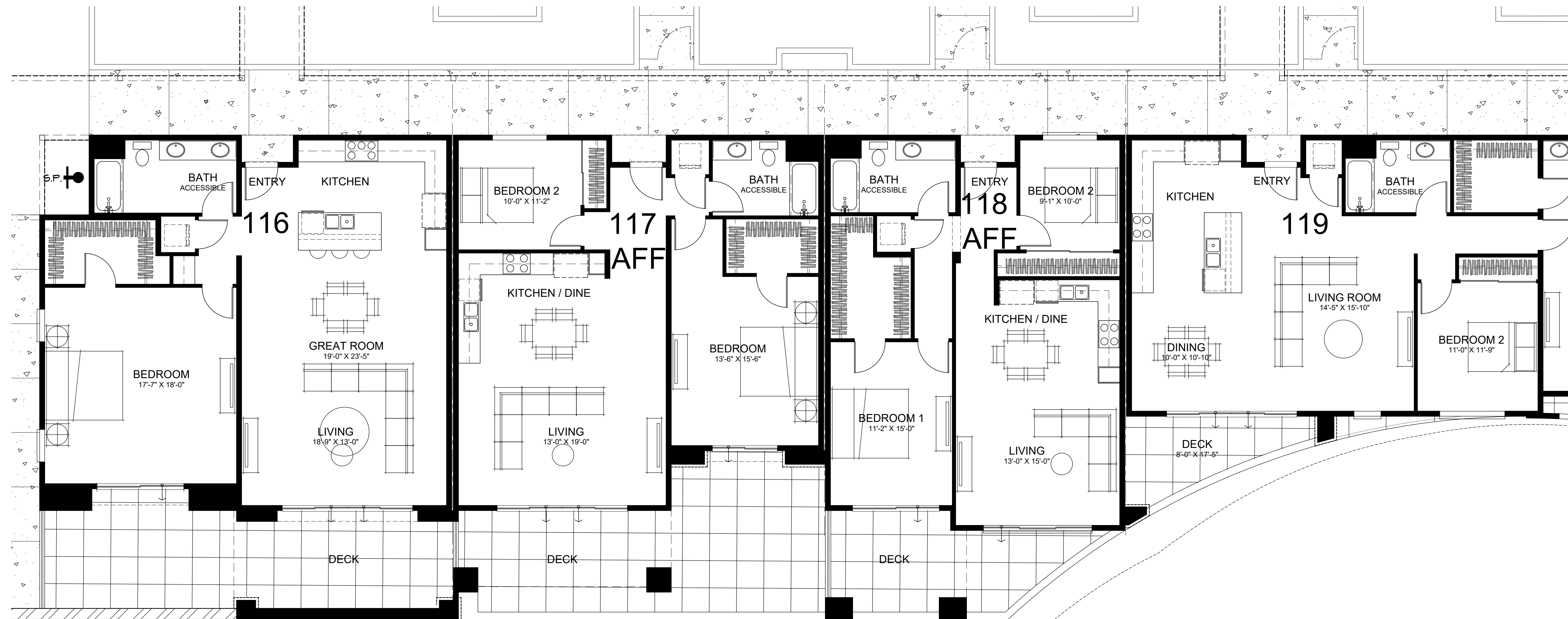


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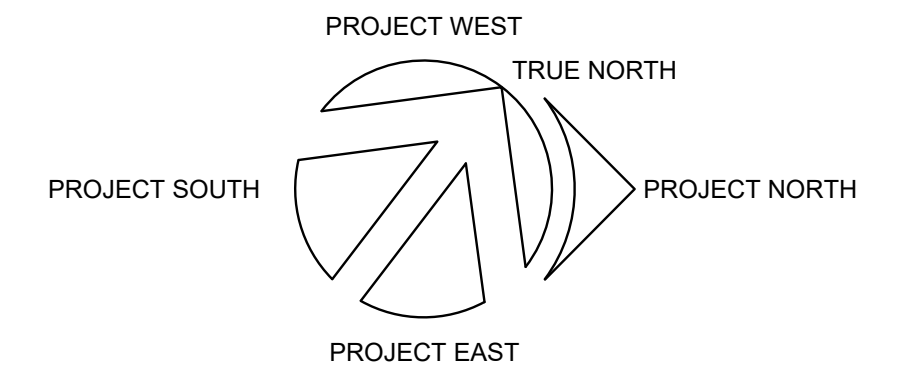
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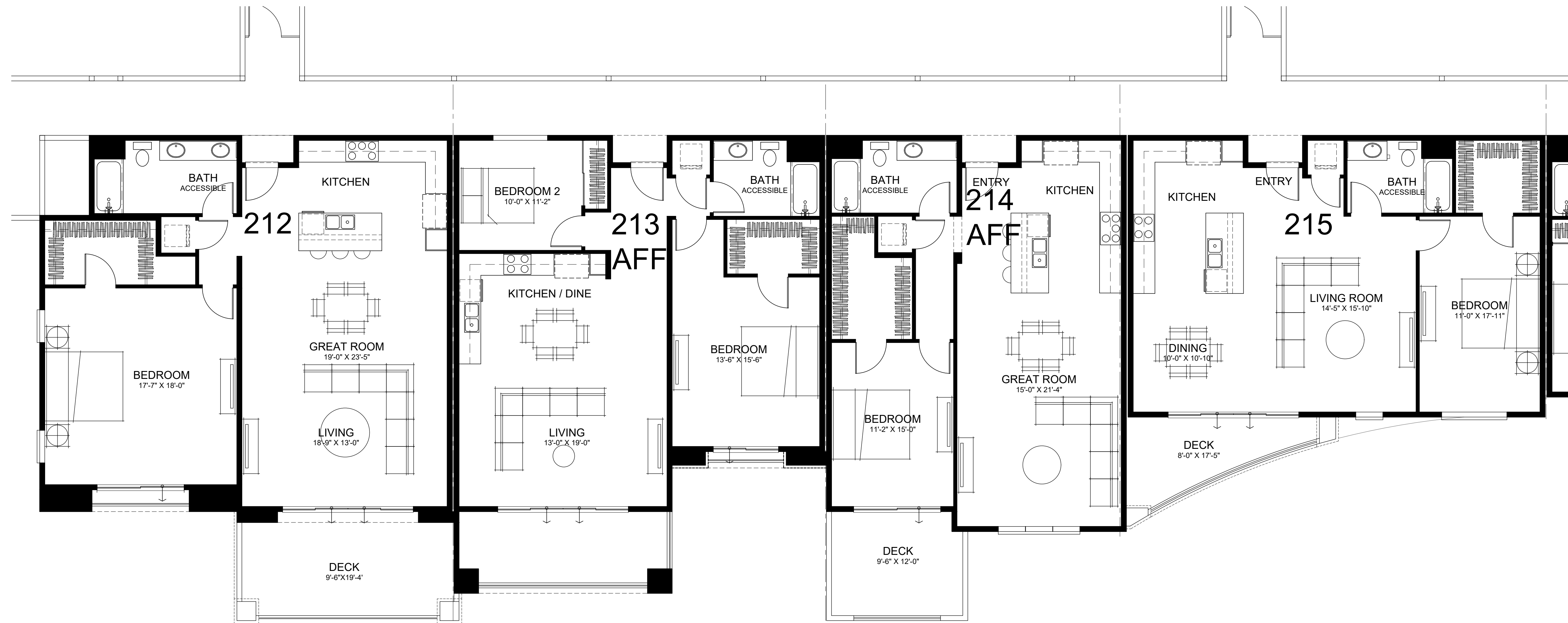
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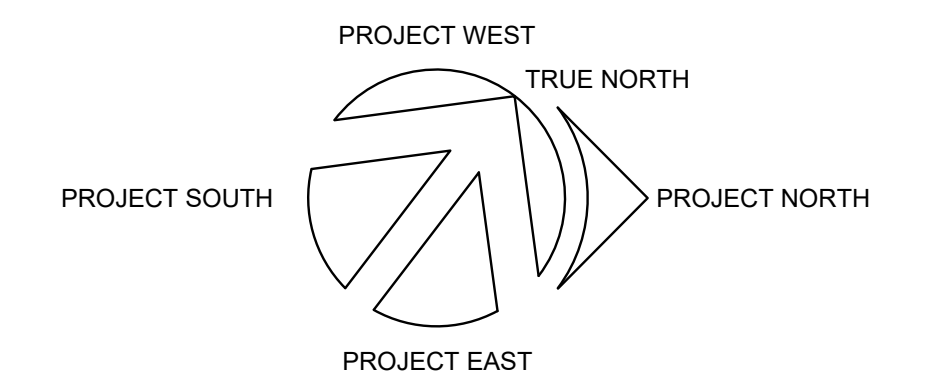
2021 50' WETLAND

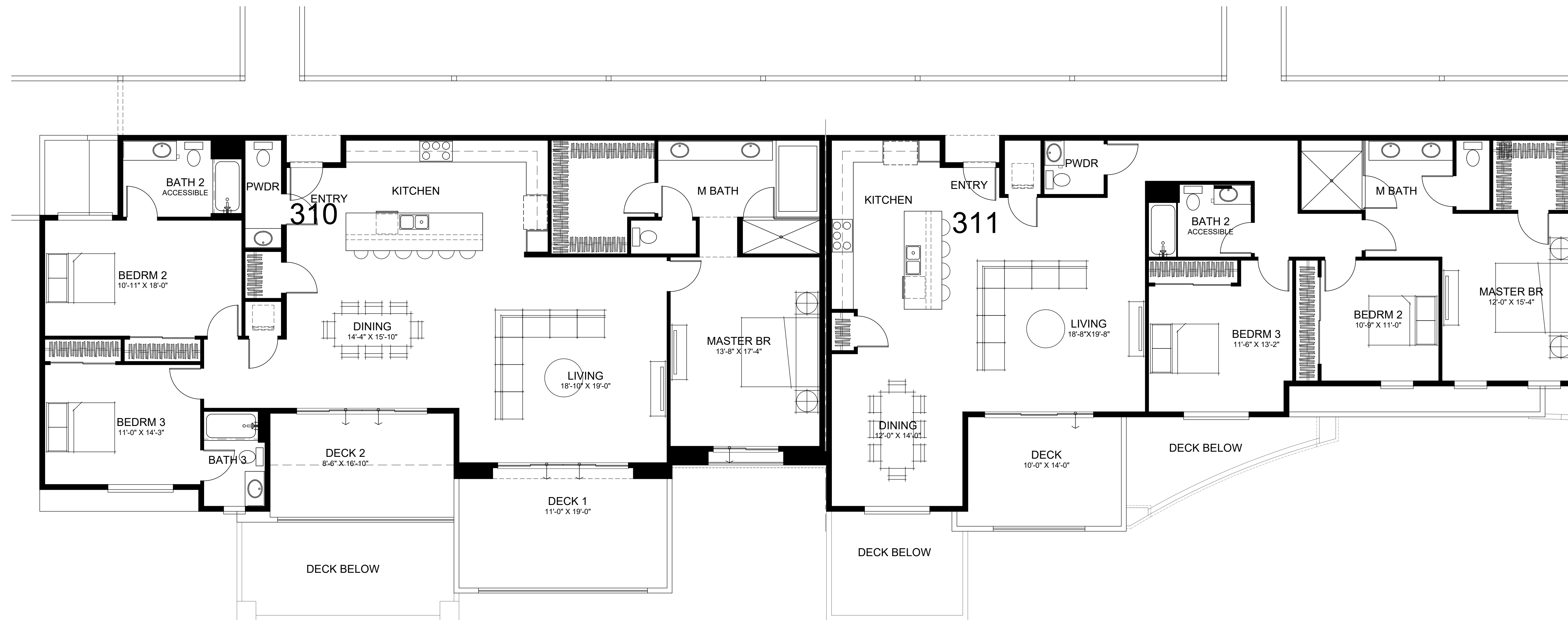


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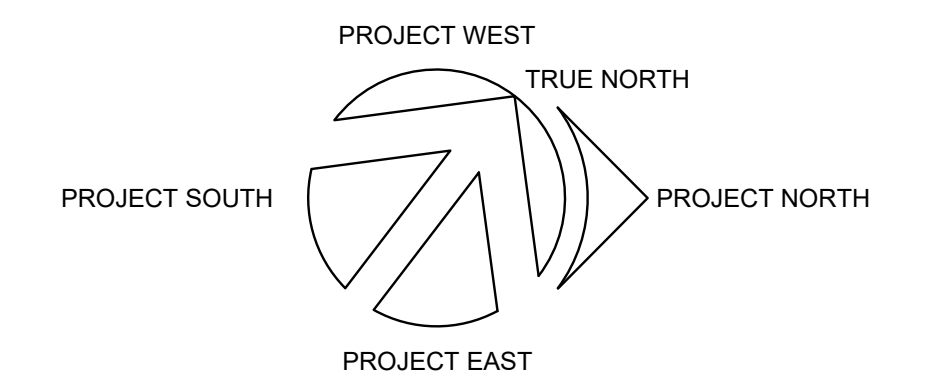


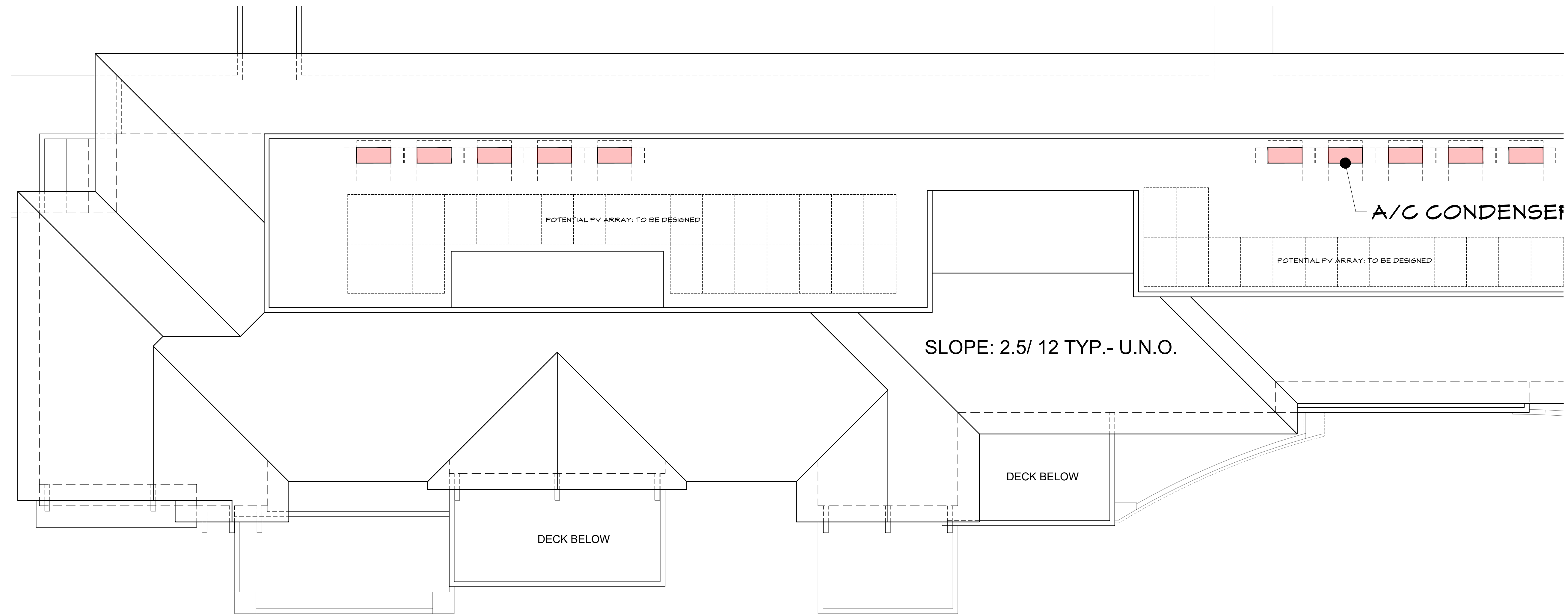
ZONE 6 SOUTH



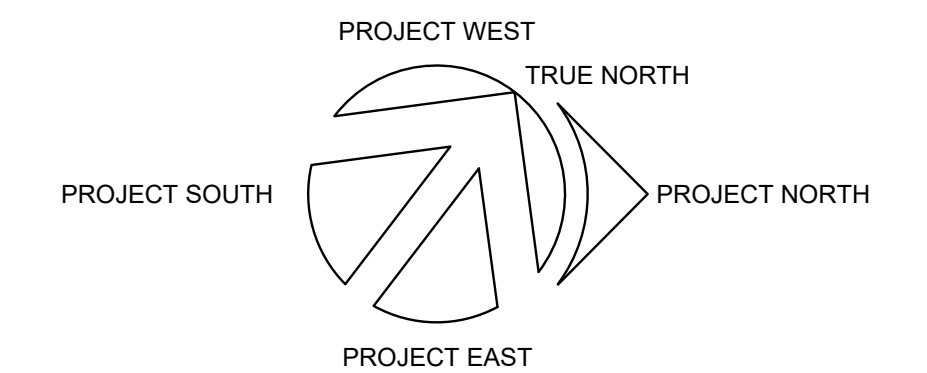


ZONE 6 SOUTH

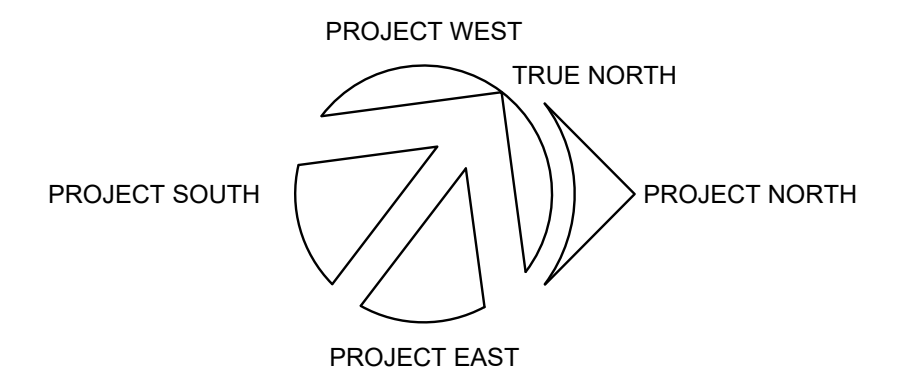
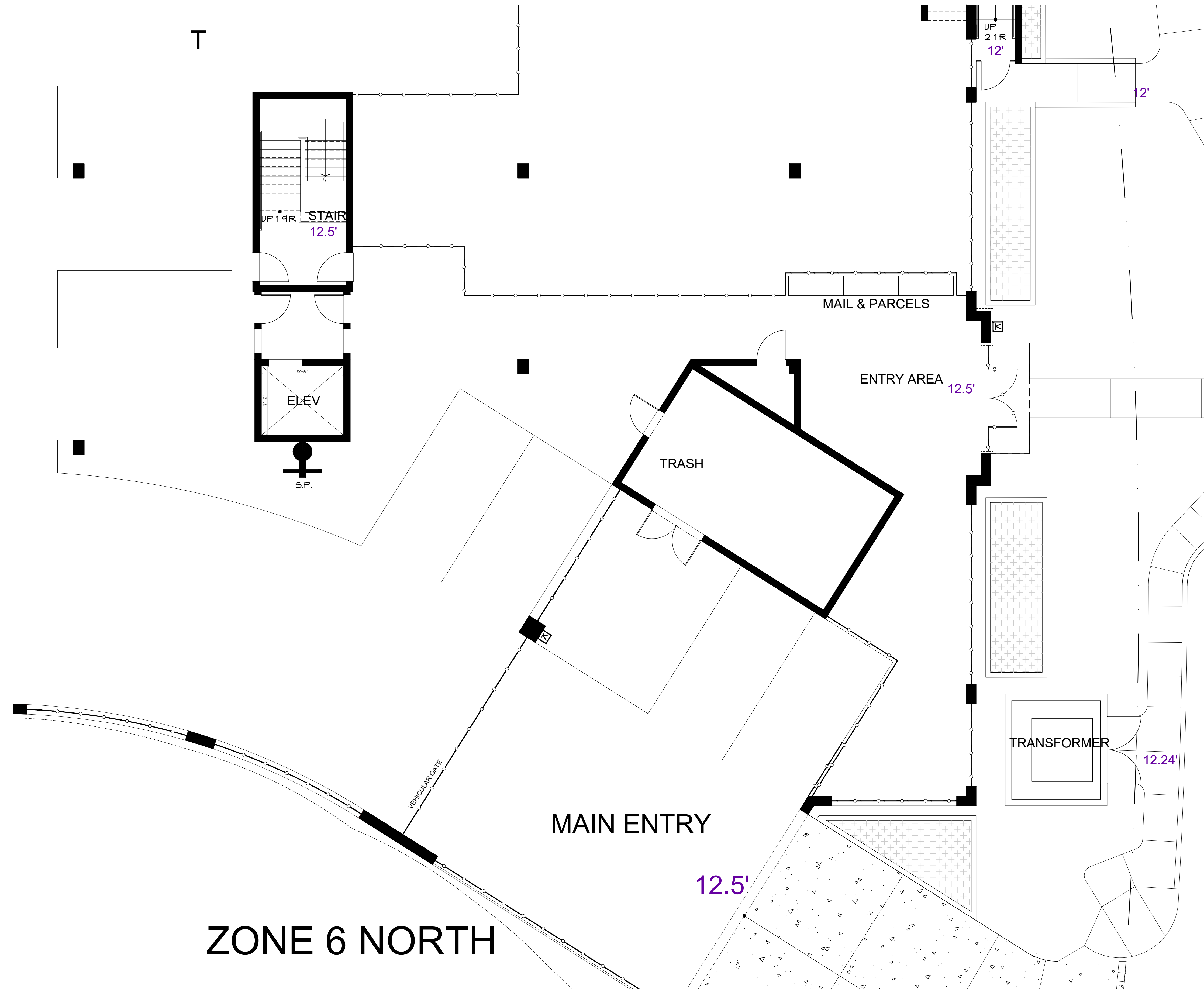




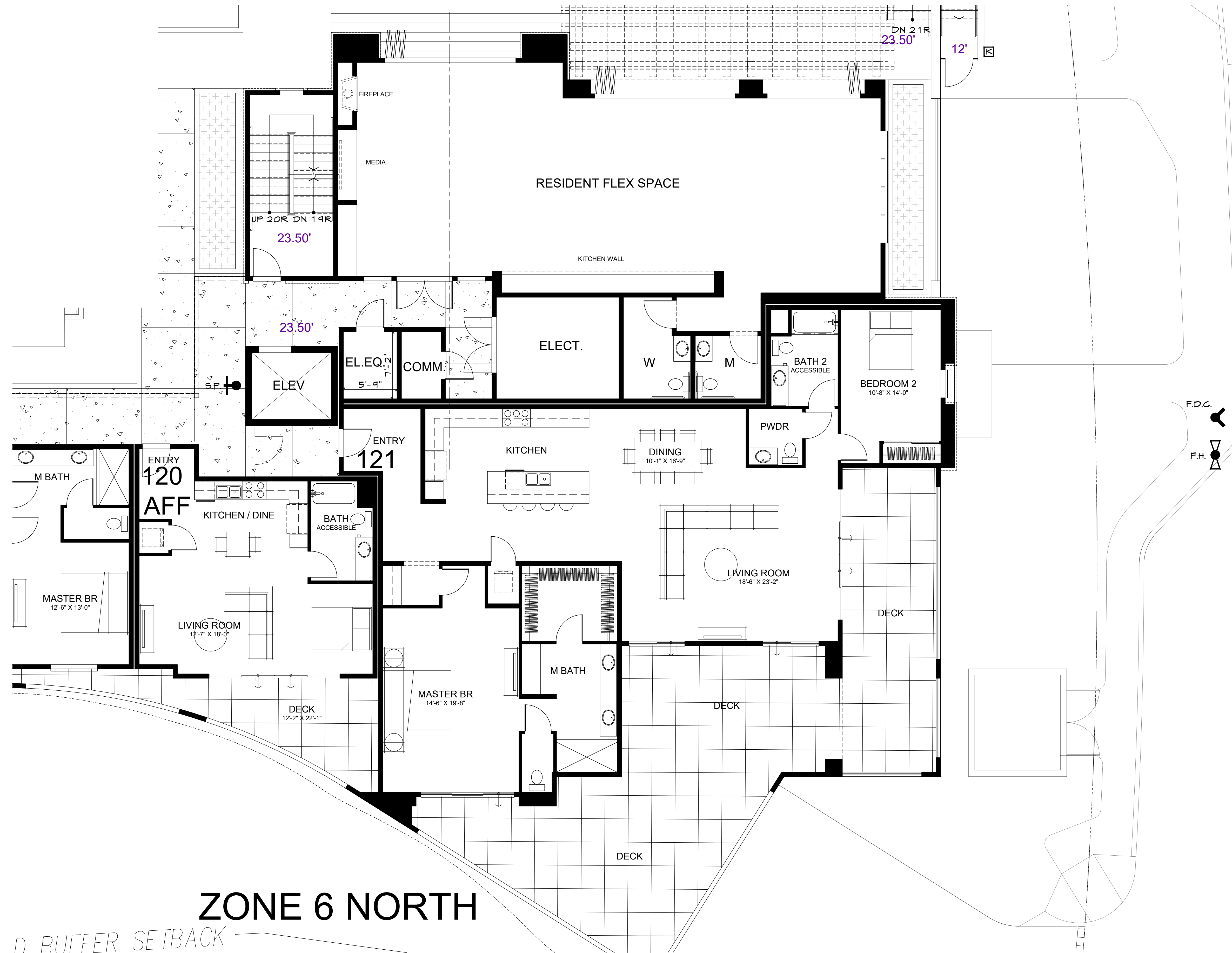
ZONE 6 SOUTH



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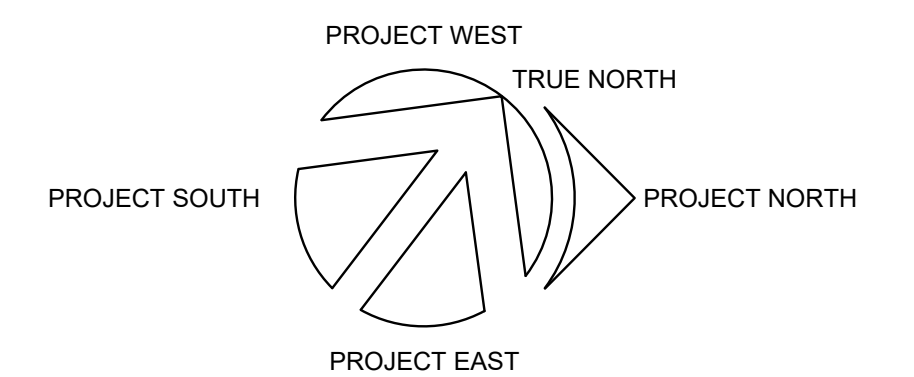


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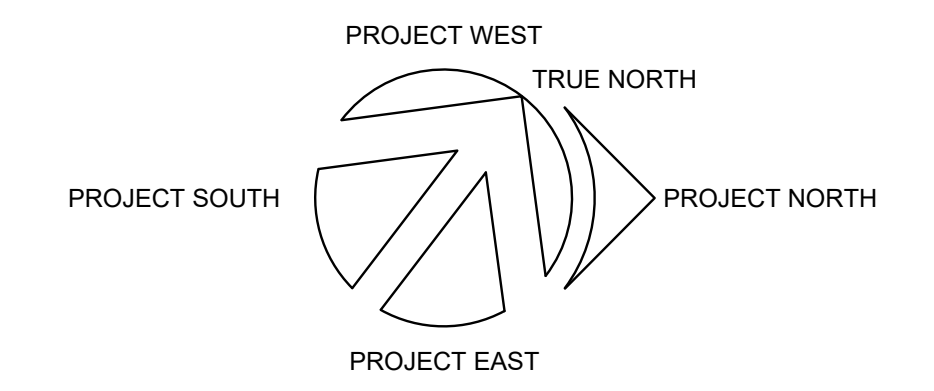
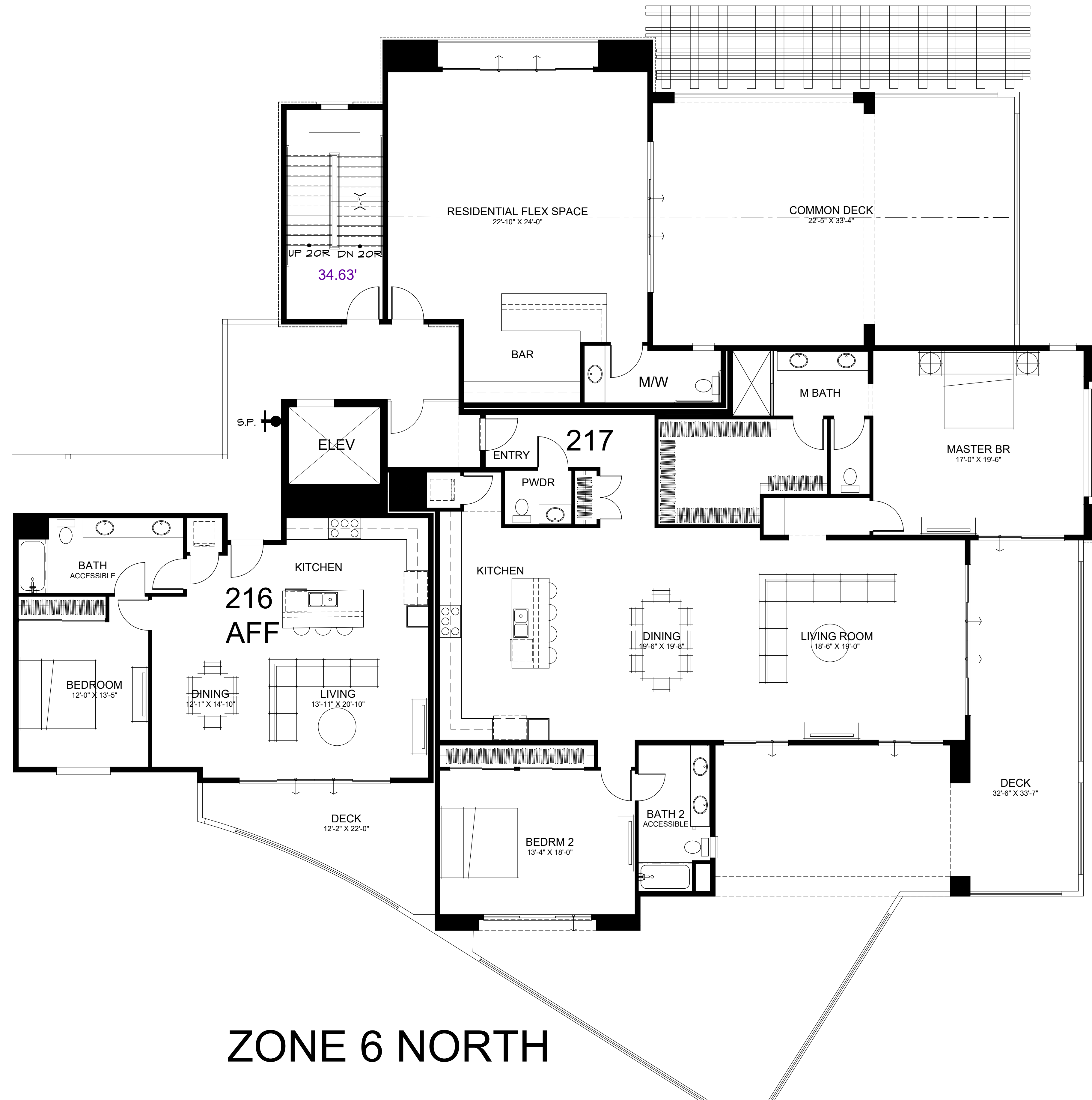


ZONE 6 NORTH

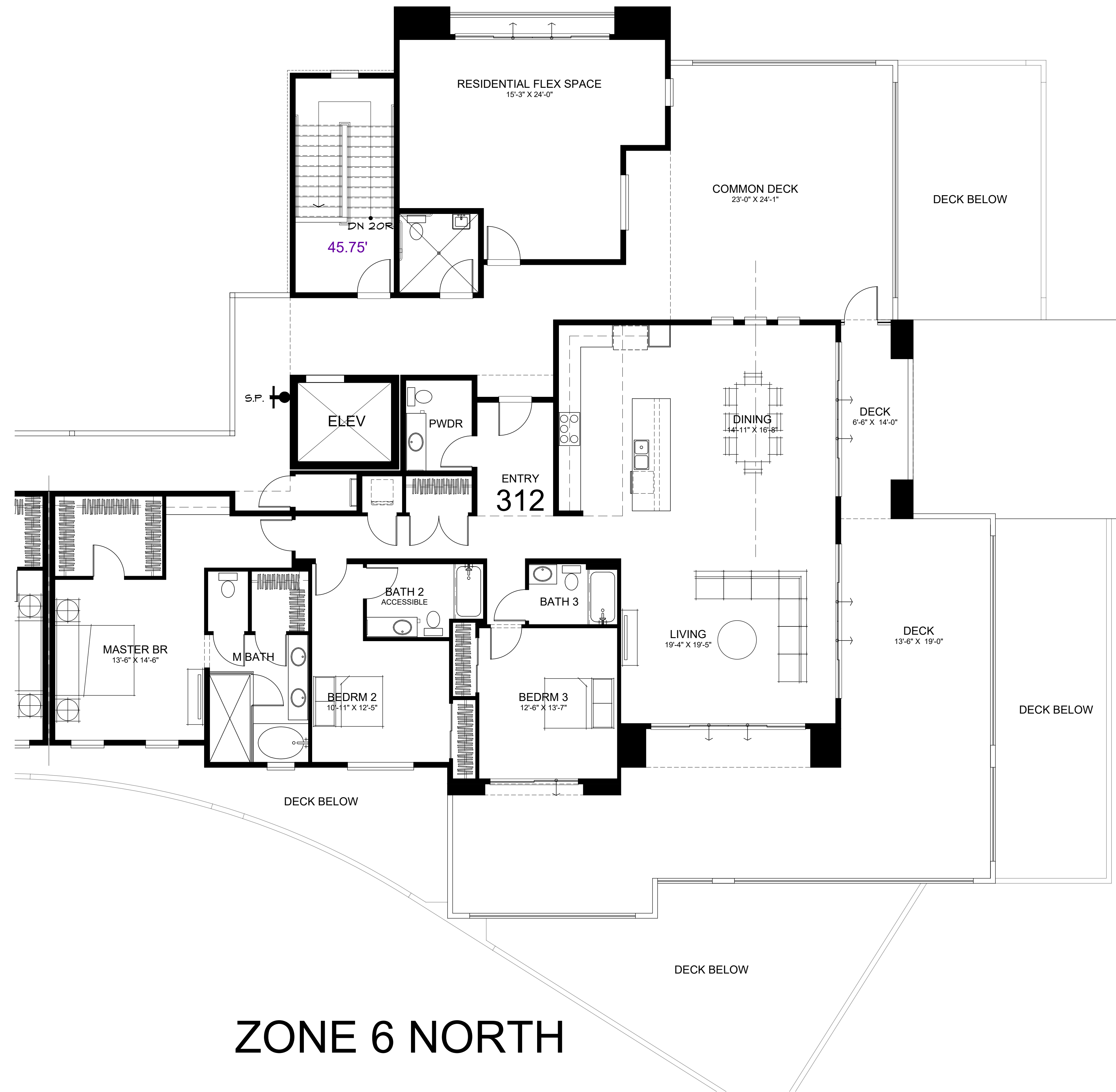
0' BUFFER SETBACK



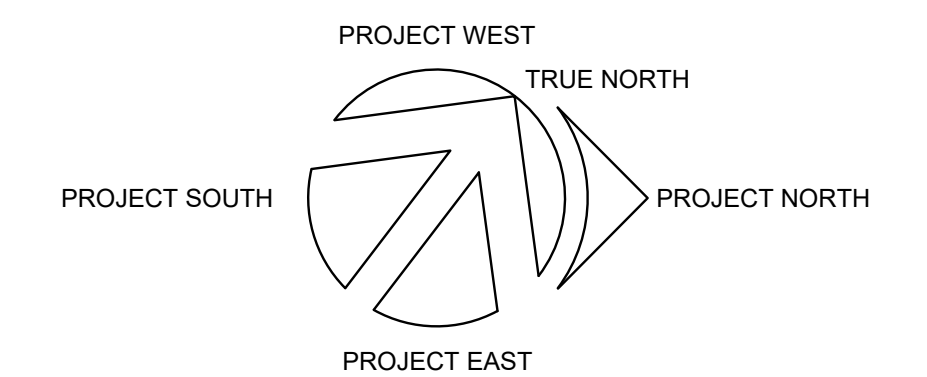
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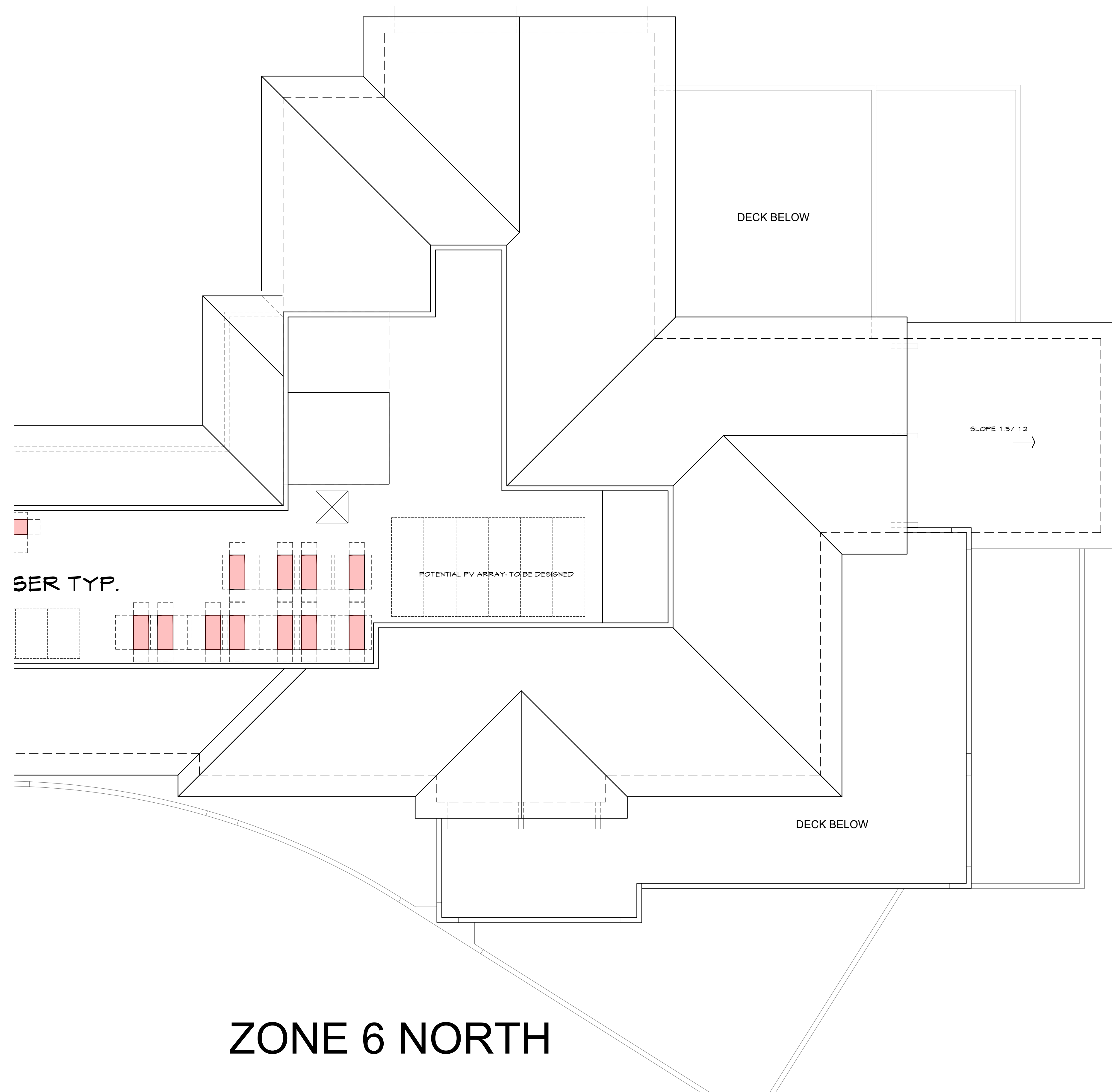
ZONE 6 NORTH



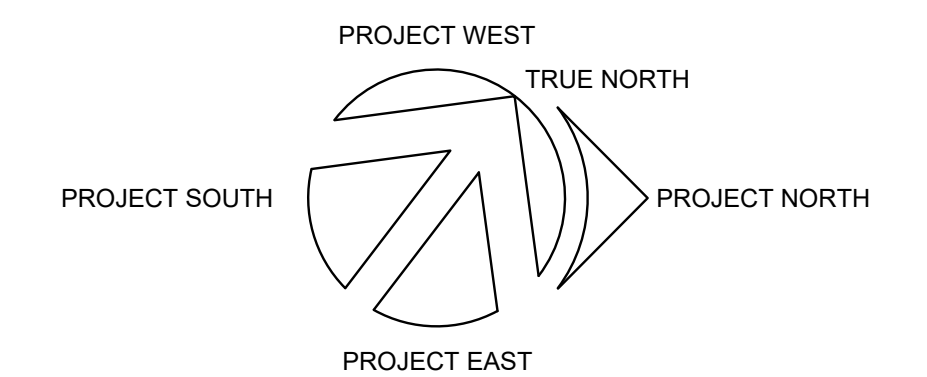
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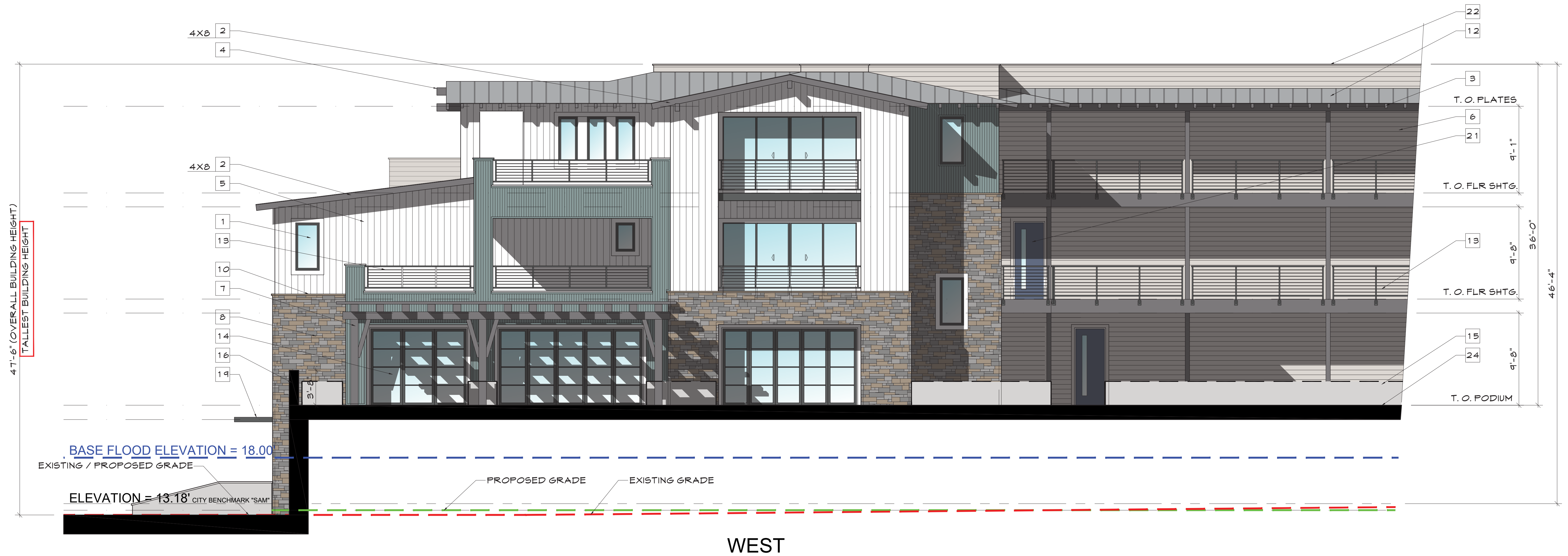


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ZONE 6 NORTH





KEYNOTES	
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2 RE-SAWN WOOD RAKE, SIZE AS NOTED.	17 EXPOSED CONCRETE GARAGE.
3 4X RE-SAWN RAFTER TAILS.	18 METAL GRILL.
4 RE-SAWN WOOD BEAM, 6X10.	19 METAL ANNING.
5 'BORAL TRU' EXTERIOR' TONGUE & GROOVE BOARD SIDING. SEE NOTE BELOW.	20 METAL GATE.
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12 METAL ROOF.	
13 METAL GUARDRAIL.	
14 BI-FOLD DOOR, PER PLAN.	
15 PLANTER WALL.	

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 NOTE: REFER TO STREET SCENES FOR ENTIRE ELEVATIONS FROM GRADE

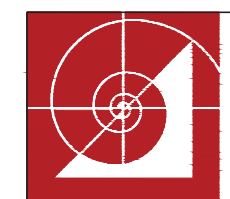


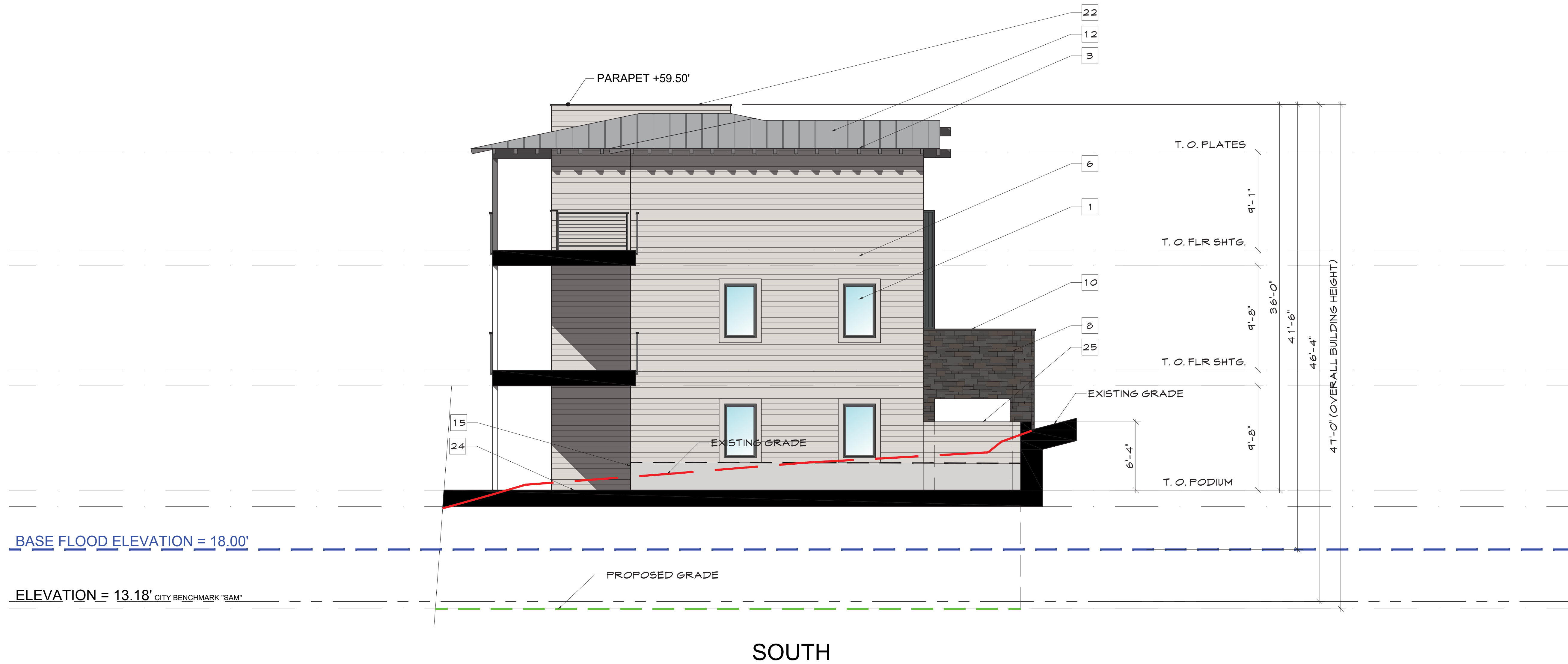
WEST

KEYNOTES	
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BASE FLOOD ELEVATION = 18.00'

ELEVATION = 13.18' CITY BENCHMARK "SAM"

SOUTH

KEYNOTES	
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13 METAL GUARDRAIL.	
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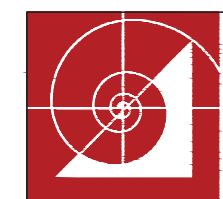
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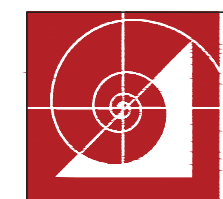


NORTH
SAN DIEGUITO DRIVE

KEYNOTES	
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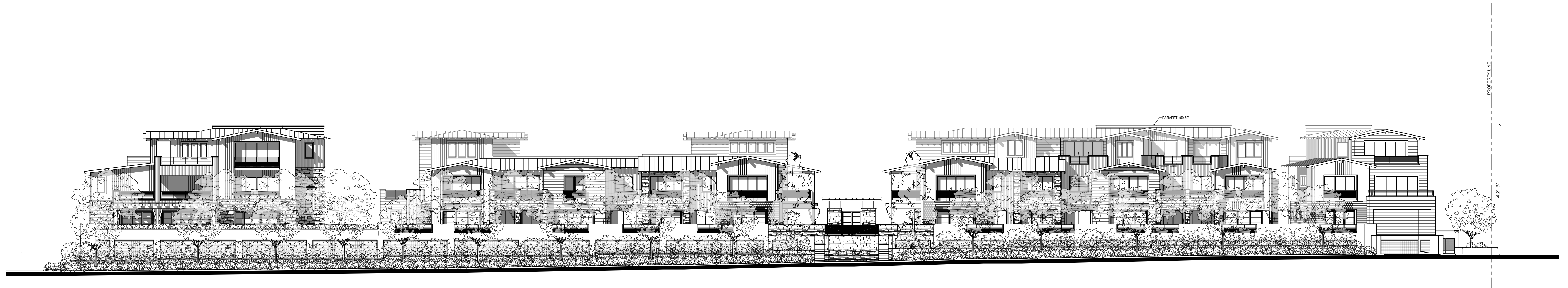




NORTH
SAN DIEGUITO DRIVE



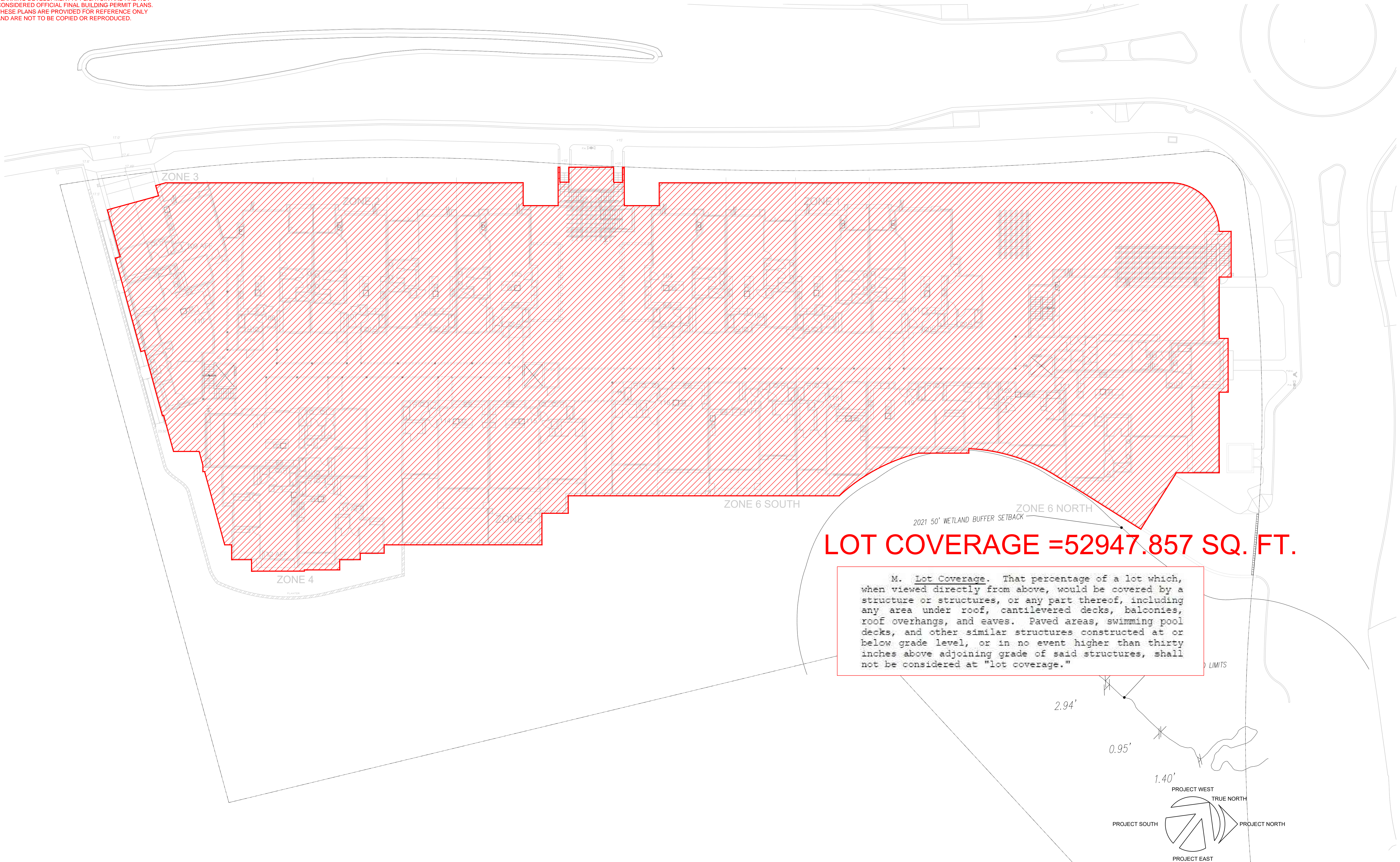
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WEST
JIMMY DURANTE BLVD

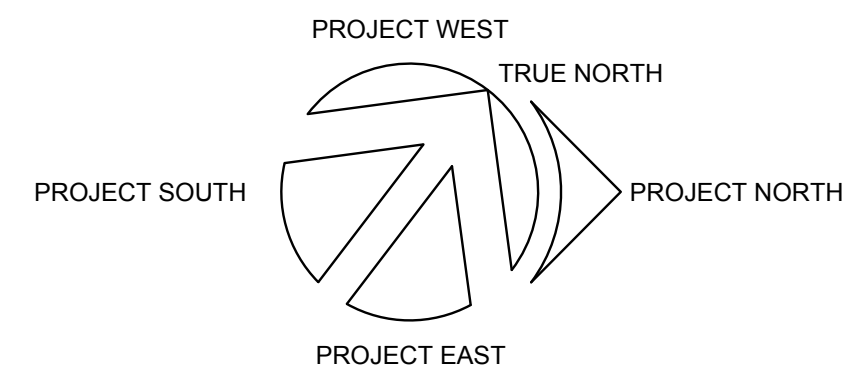
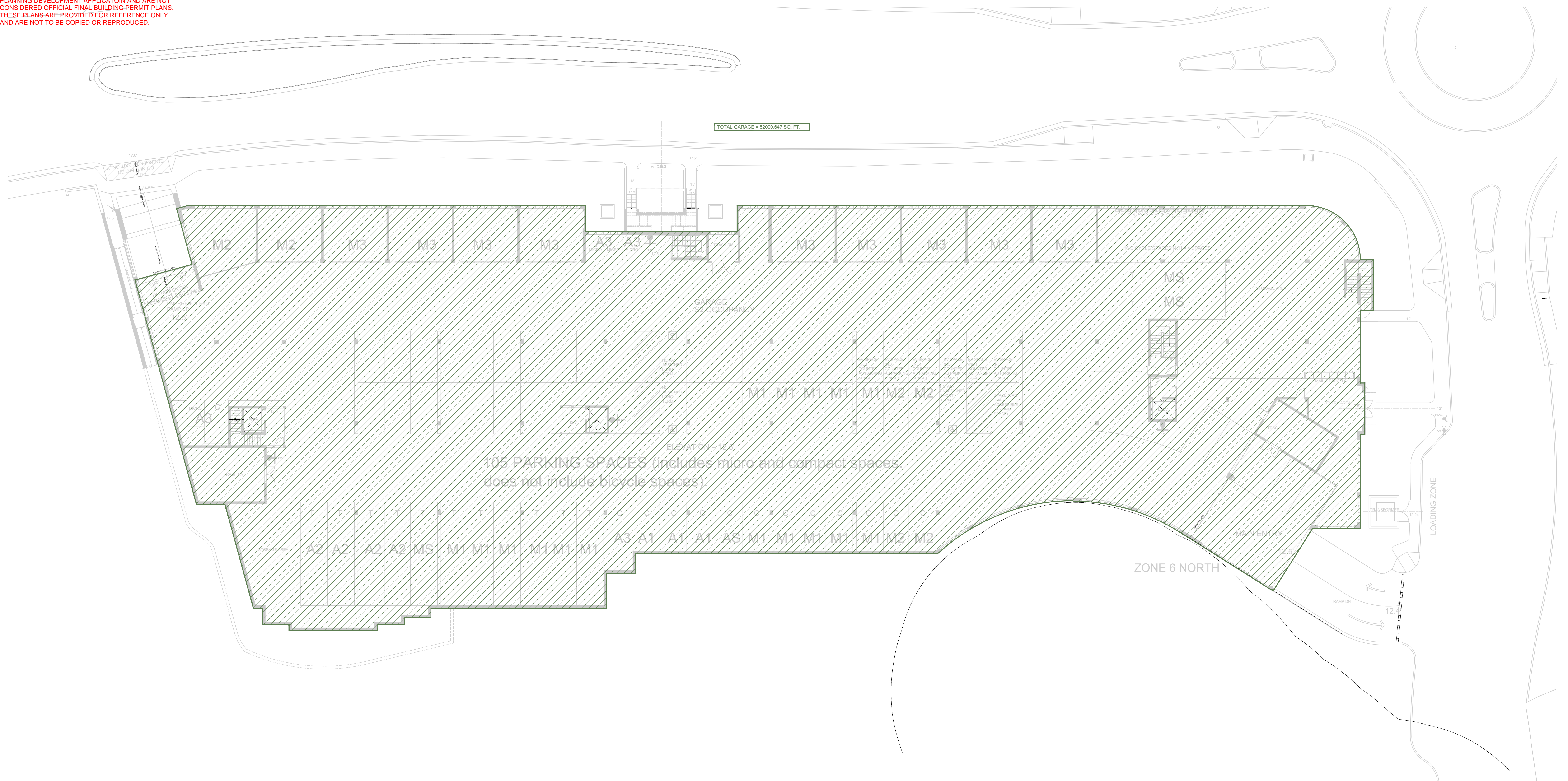


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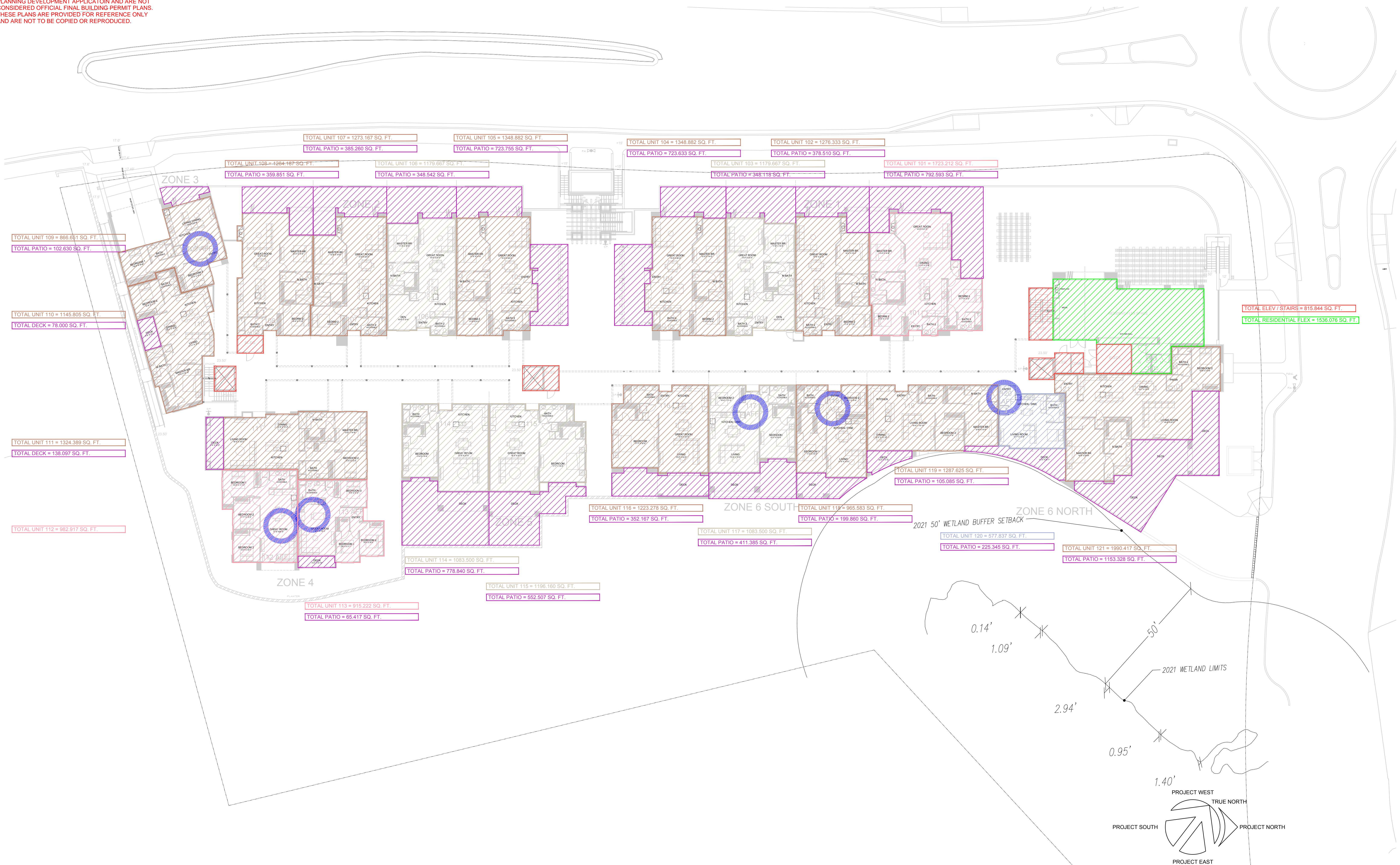


LOT COVERAGE = 52947.857 SQ. FT.

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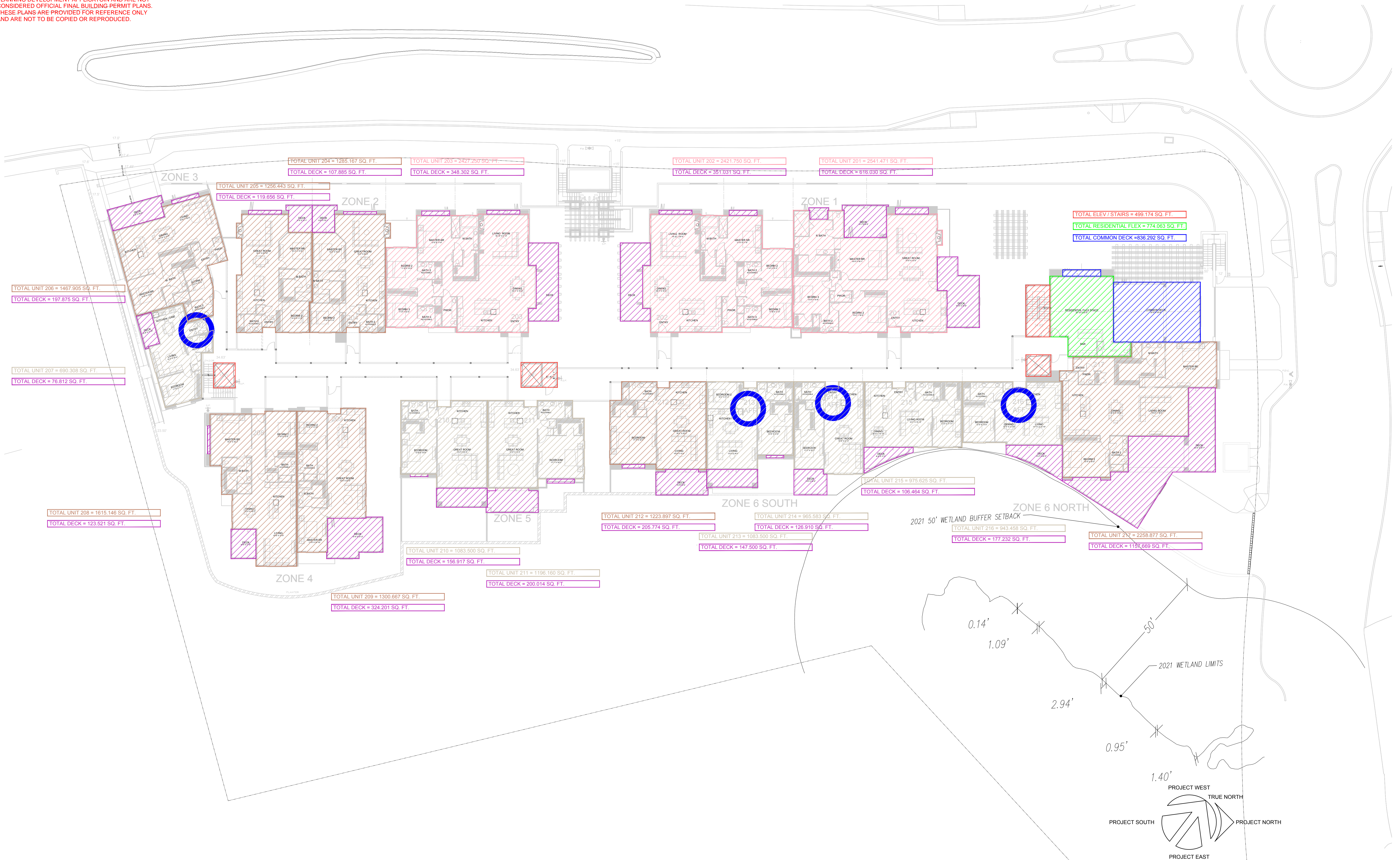


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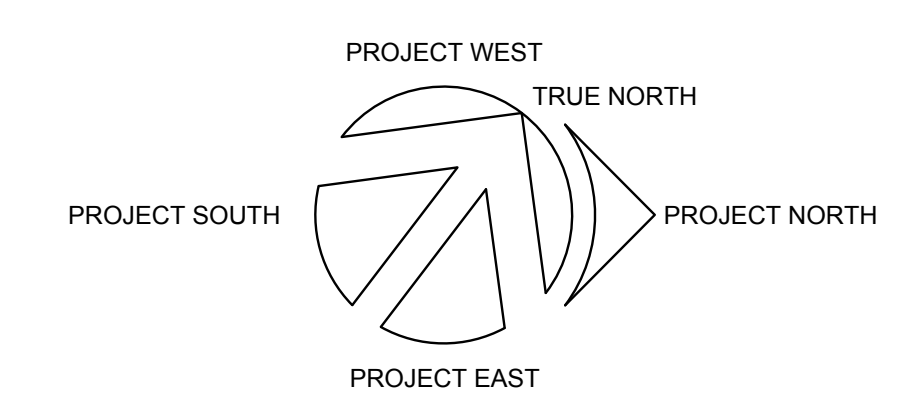
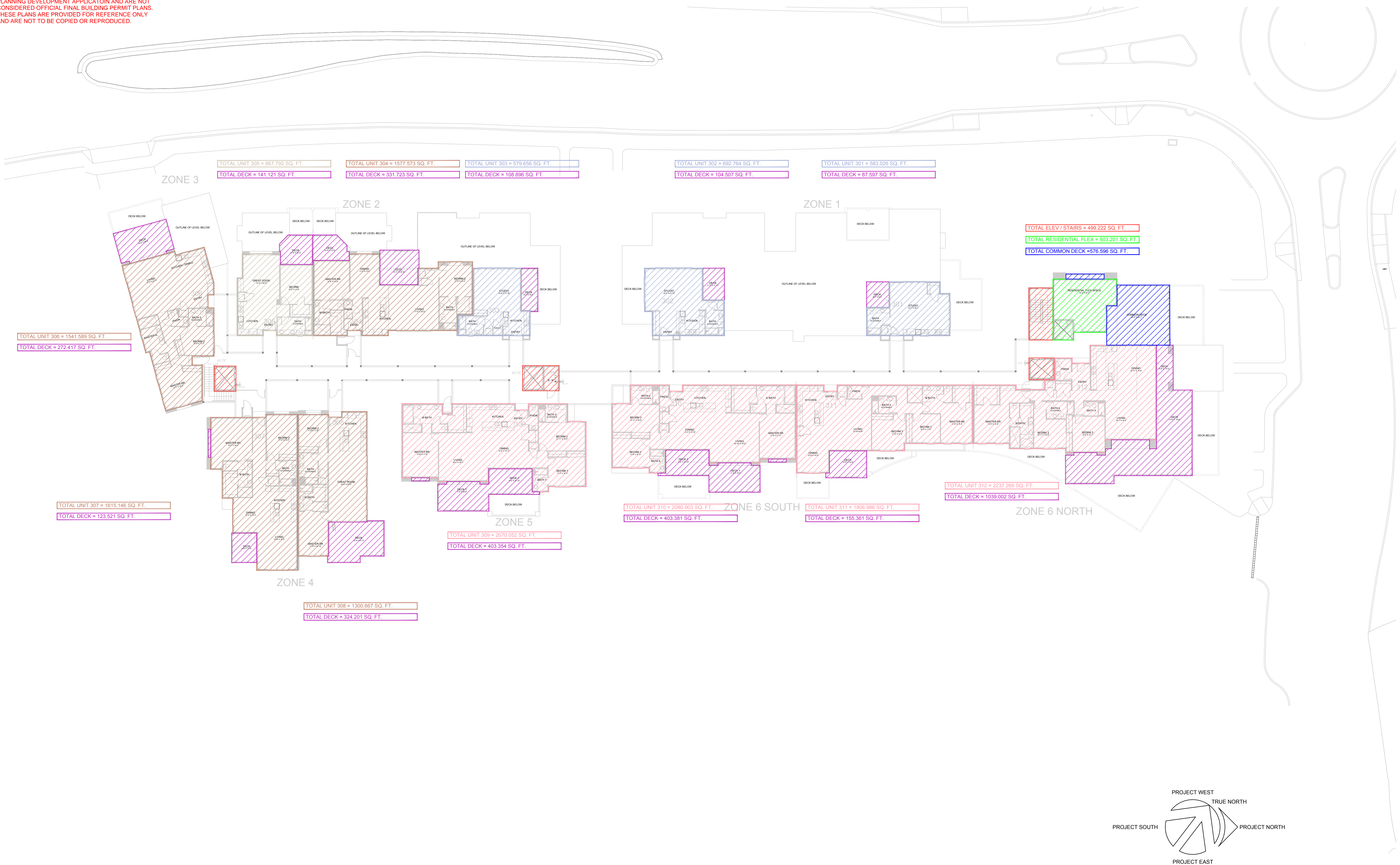


TOTAL ELEV / STAIRS = 815.844 SQ. FT.
 TOTAL RESIDENTIAL FLEX = 1536.076 SQ. FT.

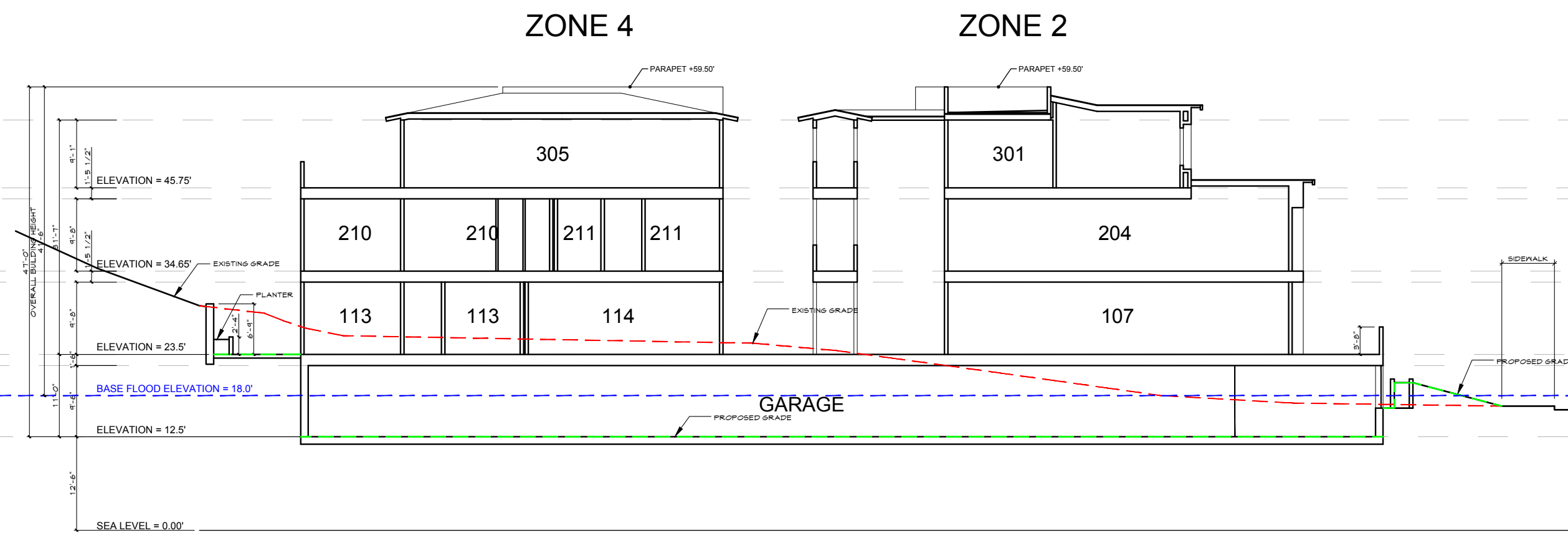
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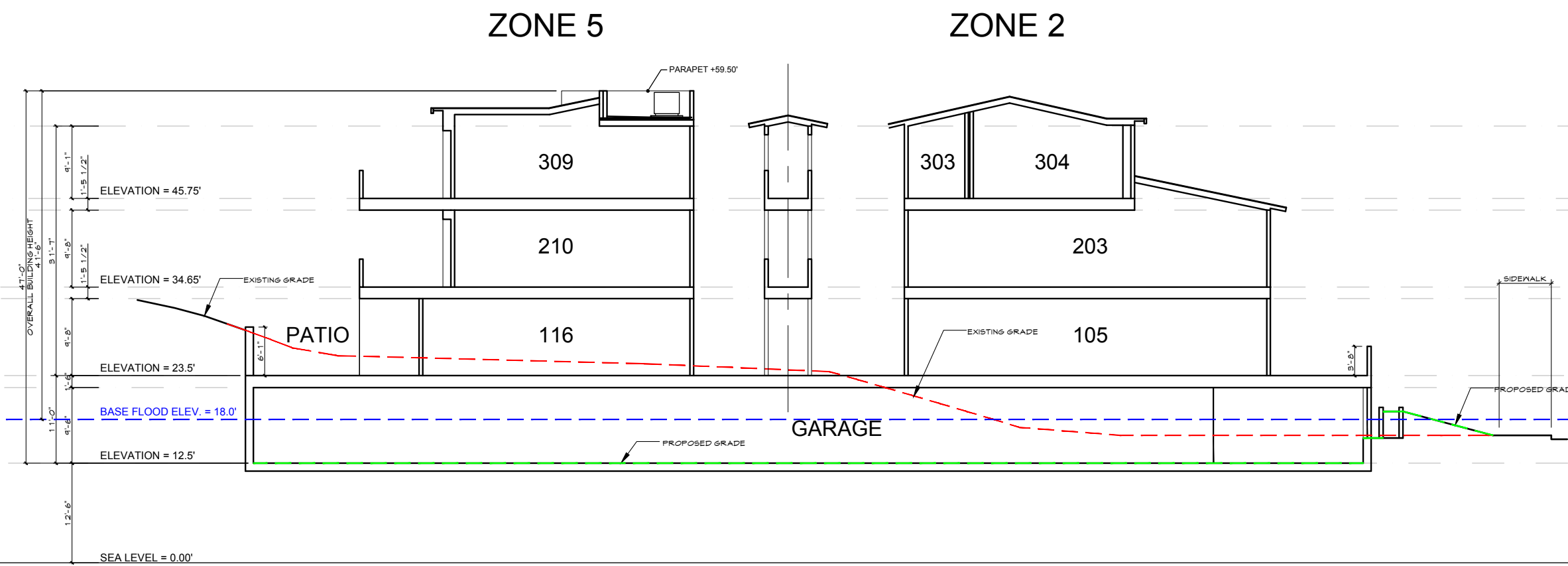
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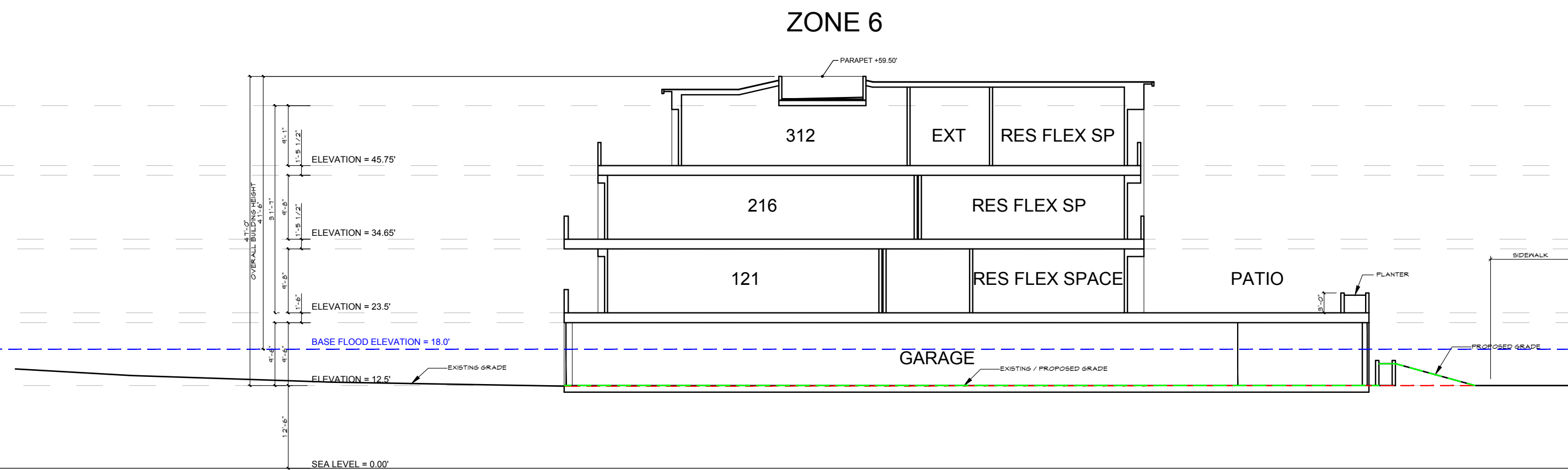
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SECTION A

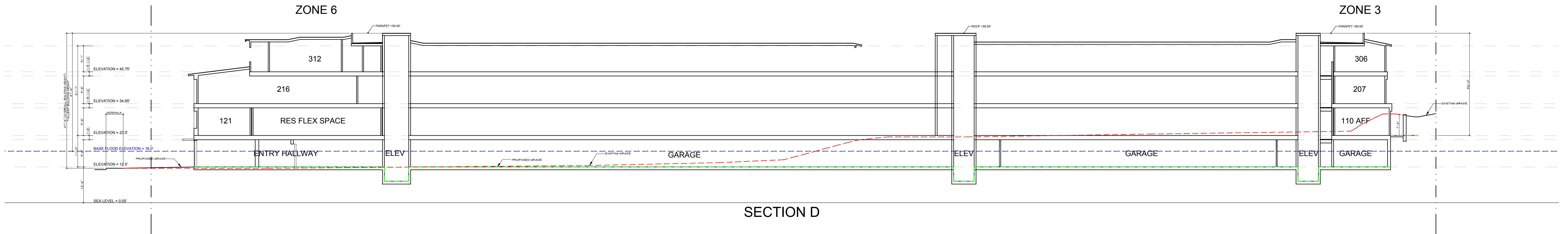


SECTION B

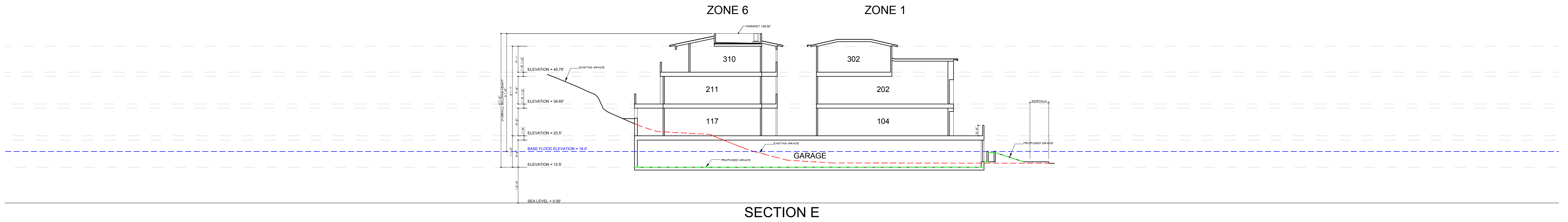


SECTION C

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SECTION D



SECTION E

COLOR BOARDS

STANDING SEAM METAL ROOF

- METAL GUARDRAILS
- METAL TRELLIS
- METAL GRILLES

FRONT DOOR

- VERTICAL WOOD SIDING
- WOOD WINDOW TRIM

- CORRUGATED METAL SIDING

- FASCIA & RAKE BOARDS
- RAFTER TAILS
- WOOD POSTS
- WOOD BEAMS

- HORIZONTAL WOOD SIDING
- WOOD WINDOW TRIM

ARTIFICIAL BRICK

PLANTER AND RETAINING WALLS

ARTIFICIAL STONE

Color Scheme 1

WATERMARK DEL MAR
WATERMARK DM L.P.
Starck Job # 2017031 - June 8, 2021

STANDING SEAM METAL ROOF

- METAL GUARDRAILS
- METAL TRELLIS
- METAL GRILLES

FRONT DOOR

- VERTICAL WOOD SIDING
- WOOD WINDOW TRIM

- CORRUGATED METAL SIDING

- FASCIA & RAKE BOARDS
- RAFTER TAILS
- WOOD POSTS
- WOOD BEAMS

- HORIZONTAL WOOD SIDING
- WOOD WINDOW TRIM

ARTIFICIAL BRICK

PLANTER AND RETAINING WALLS

ARTIFICIAL STONE

Color Scheme 2

WATERMARK DEL MAR
WATERMARK DM L.P.
Starck Job # 2017031 - June 8, 2021

STANDING SEAM METAL ROOF

- METAL GUARDRAILS
- METAL TRELLIS
- METAL GRILLES

FRONT DOOR

- VERTICAL WOOD SIDING
- WOOD WINDOW TRIM

- CORRUGATED METAL SIDING

- FASCIA & RAKE BOARDS
- RAFTER TAILS
- WOOD POSTS
- WOOD BEAMS

- HORIZONTAL WOOD SIDING
- WOOD WINDOW TRIM

ARTIFICIAL BRICK

PLANTER AND RETAINING WALLS

ARTIFICIAL STONE

Color Scheme 3

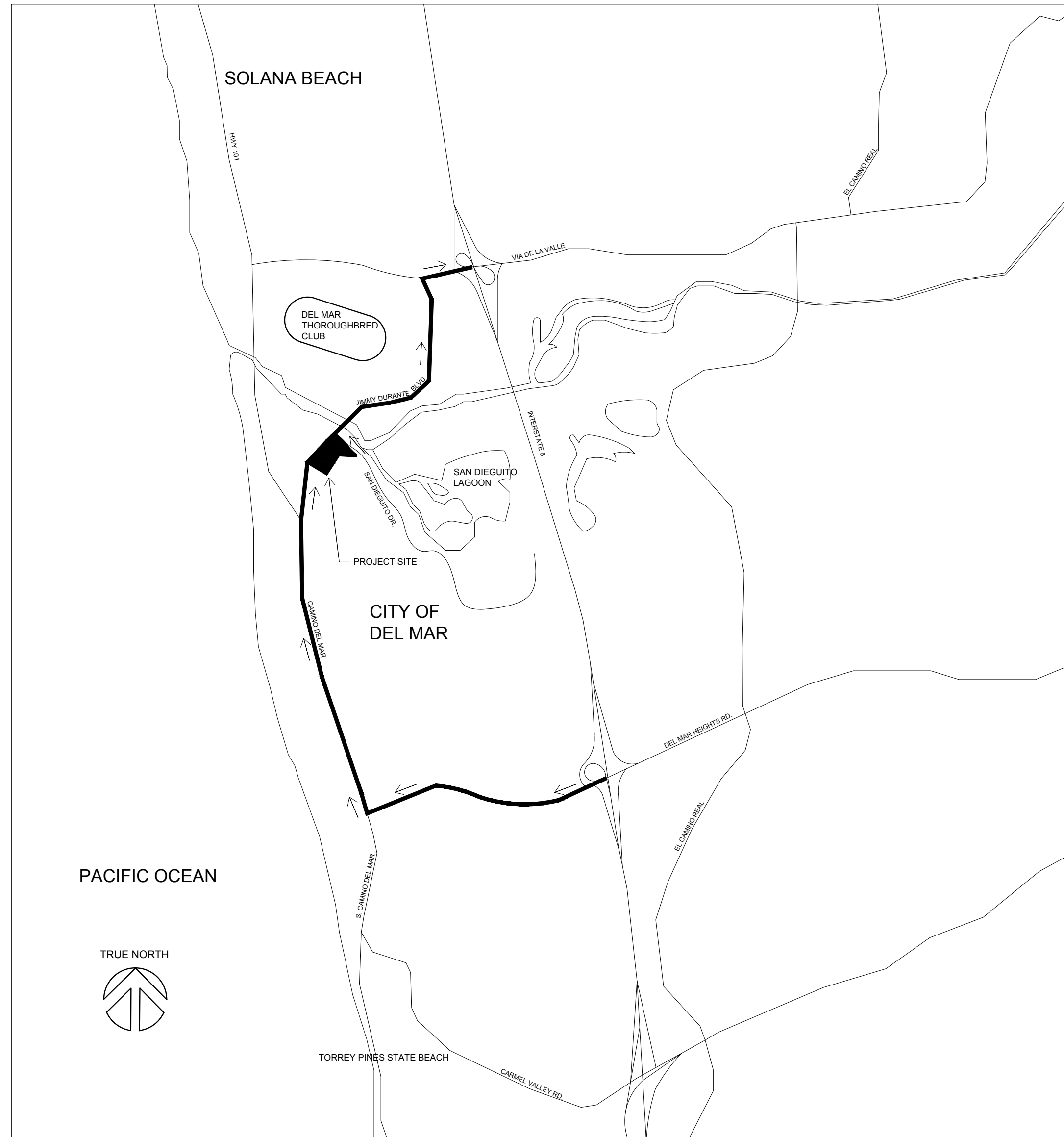
WATERMARK DEL MAR
WATERMARK DM L.P.
Starck Job # 2017031 - June 8, 2021

WATERMARK COLOR SCHEDULE

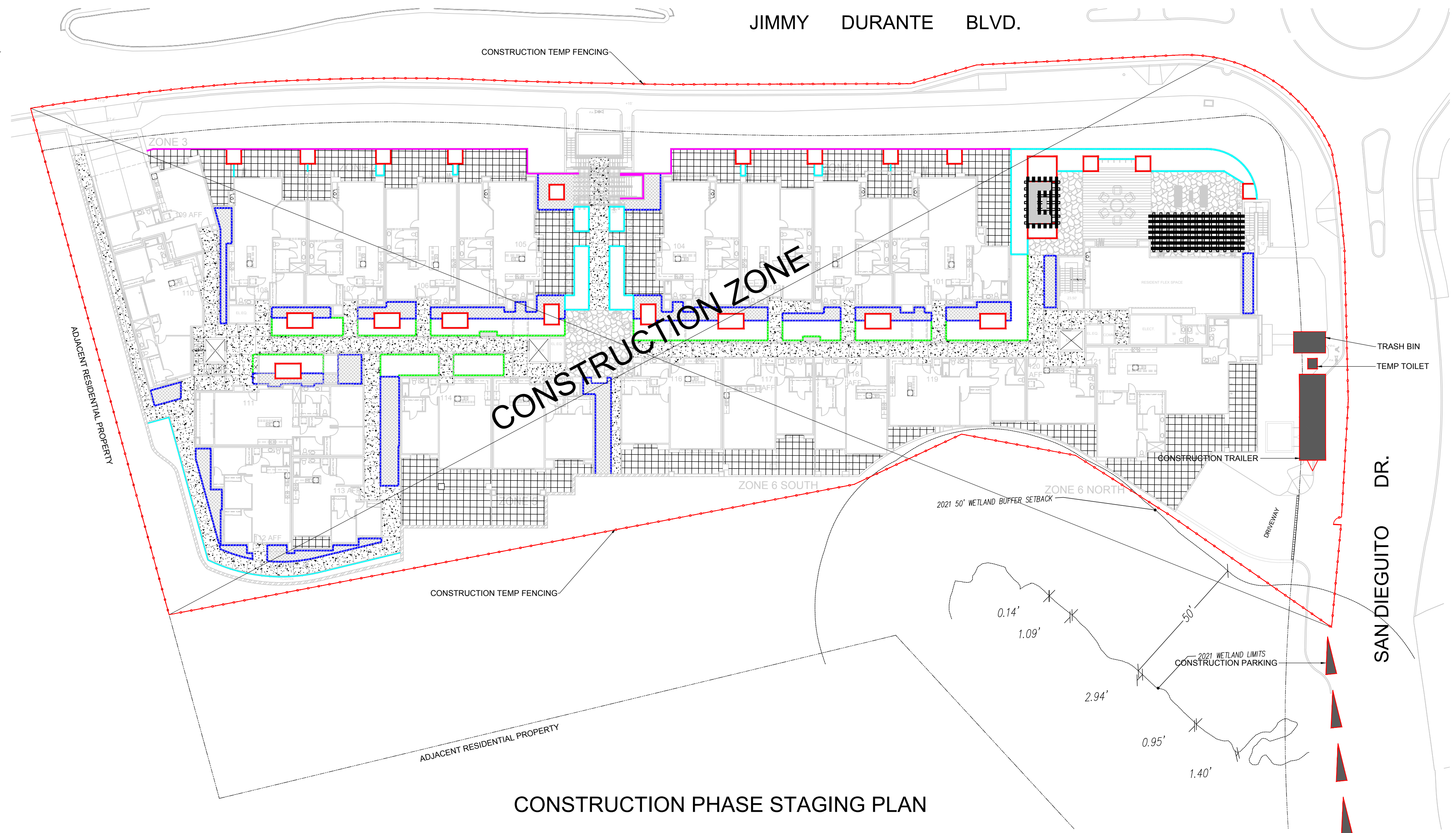
Watermark DM LP
Exterior Color Schemes
June 8, 2021

COLOR SCHEME	VERTICAL WOOD SIDING WOOD WINDOW TRIM	HORIZONTAL WOOD SIDING WOOD WINDOW TRIM	FASCIA AND RAKE BOARD RAFTER TAILS BEAMS POSTS	PLASTER RETAINING WALLS PLASTER PLANTER WALLS	METAL GUARDRAILS METAL TRELLIS METAL GRILLES	FRONT DOOR	ARTIFICIAL BRICK	GROUT	ARTIFICIAL STONE	CORRUGATED METAL SIDING	STANDING SEAM METAL ROOF
1	SW 7551 254-C1	SW 9168 241-C4	SW 7674 236-C7	SW 1015 283-C3	SW 7089 251-C7	SW 7825 279-C2	2X8 WIRE CUT BRICK GREYCLIFFE	NEW TAUPE #185	CRAFT SPLIT MODULAR RUSTBELT	HEMLOCK GREEN (M7)	ZINC GREY (W29)
2	SW 1015 283-C3	SW 7018 244-C5	SW 7674 236-C7	SW 1015 283-C3	SW 7089 251-C7	SW 7595 276-C5	2X8 WIRE CUT BRICK GREYCLIFFE	NEW TAUPE #185	CRAFT SPLIT MODULAR RUSTBELT	DARK BRONZE -50	ZINC GREY (W29)
3	SW 7642 283-C5	SW 7019 247-C2	SW 7674 236-C7	SW 1015 283-C3	SW 7089 251-C7	SW 7830 252-C3	2X8 WIRE CUT BRICK GREYCLIFFE	NEW TAUPE #185	CRAFT SPLIT MODULAR RUSTBELT	SLATE GREY (W38)	ZINC GREY (W29)

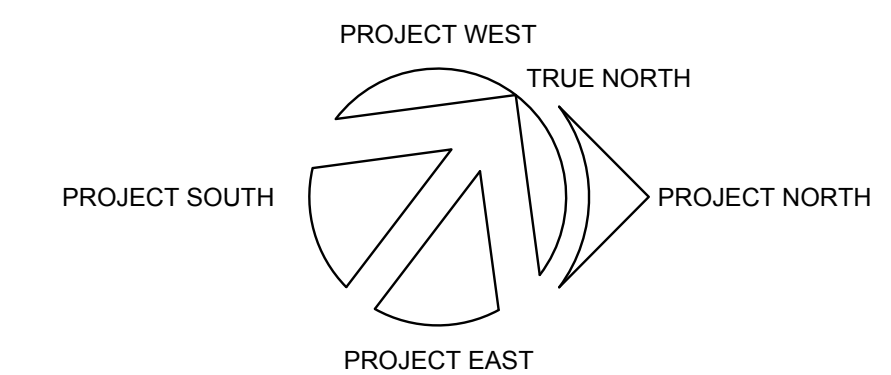
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CONSTRUCTION TRUCK HAULING MAP

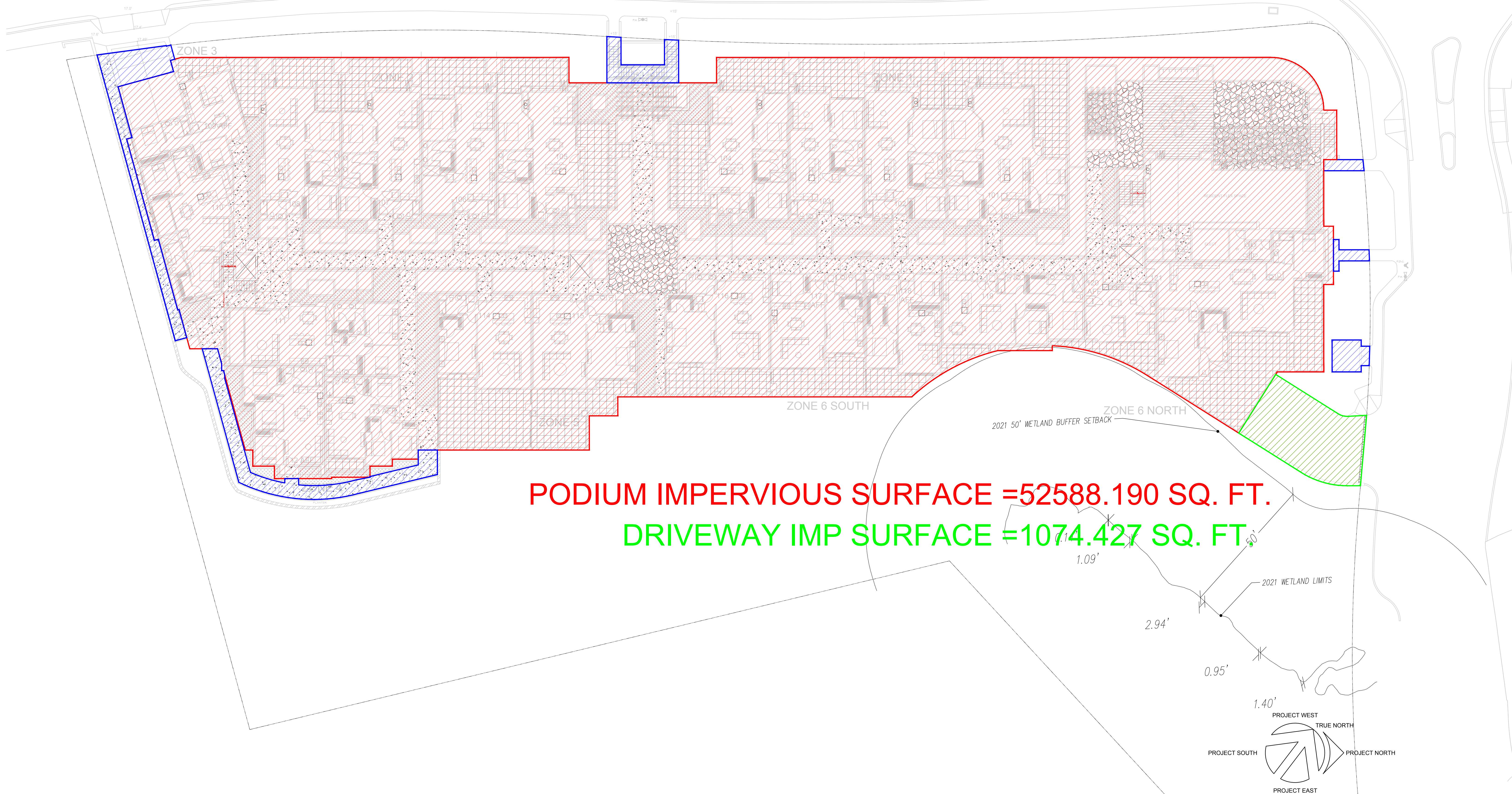


CONSTRUCTION PHASE STAGING PLAN



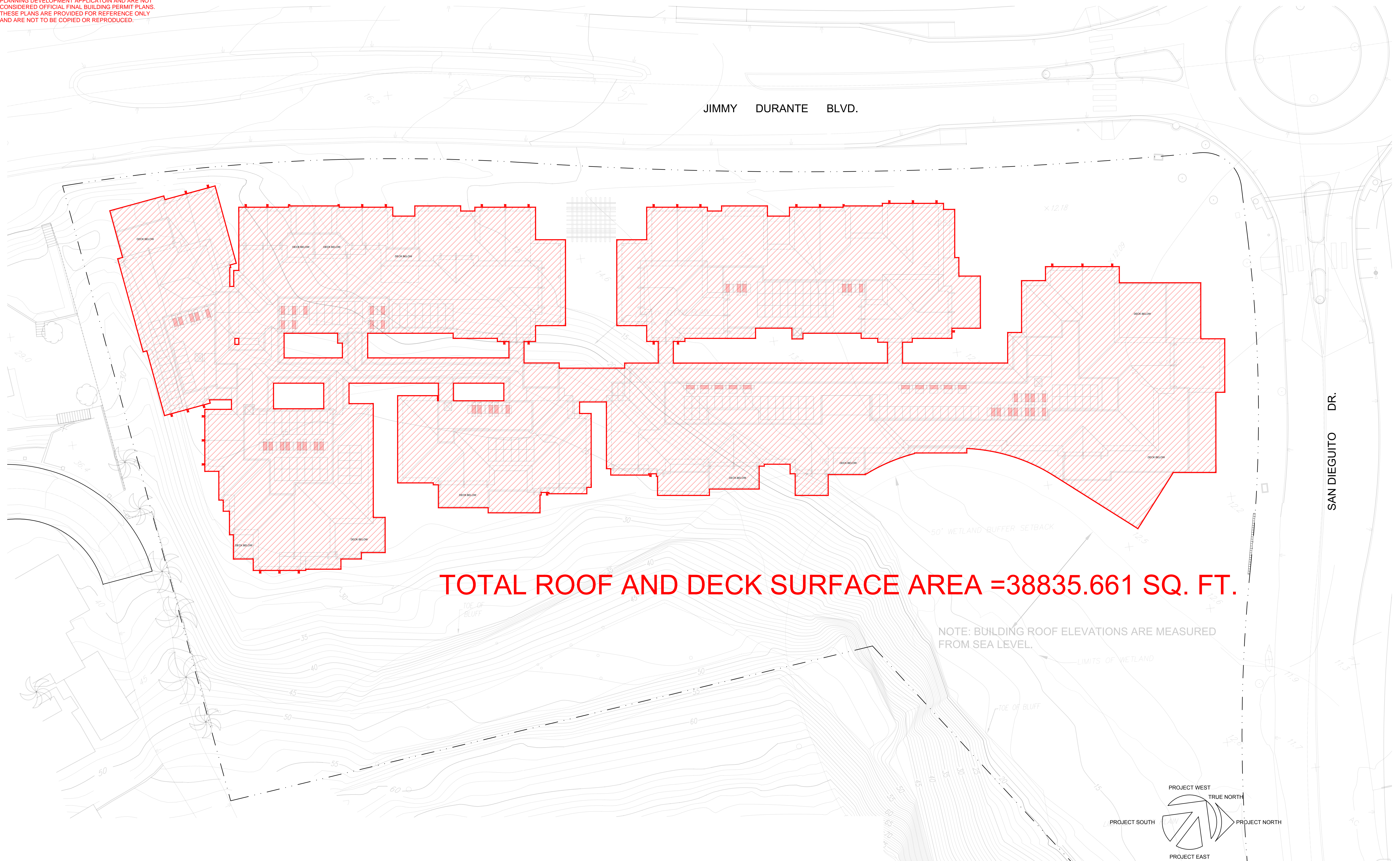
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WALKS IMP SURFACE = 1774.920 SQ. FT.



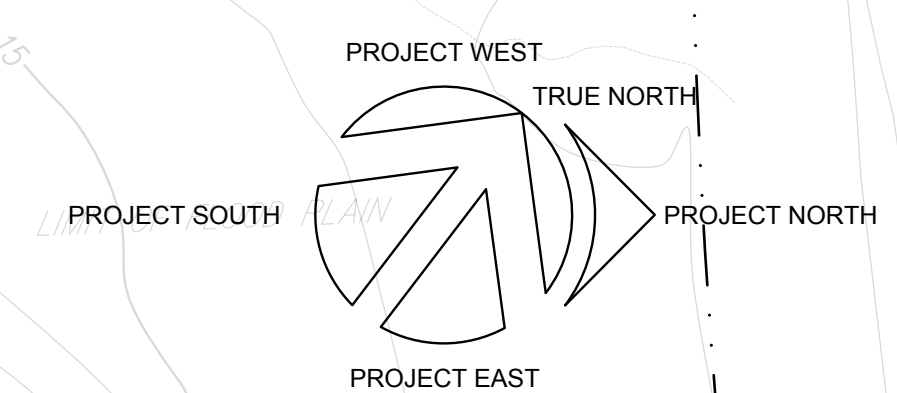
PODIUM IMPERVIOUS SURFACE = 52588.190 SQ. FT.
DRIVEWAY IMP SURFACE = 1074.427 SQ. FT.

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TOTAL ROOF AND DECK SURFACE AREA = 38835.661 SQ. FT.

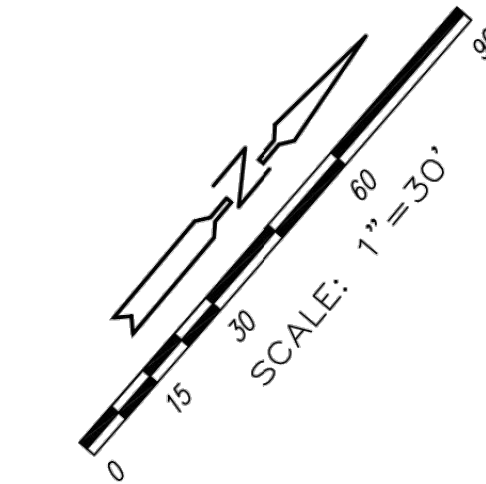
NOTE: BUILDING ROOF ELEVATIONS ARE MEASURED FROM SEA LEVEL.



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ALTA/ASCM LAND TITLE SURVEY

SHEET 1 OF 2



PREPARED FOR:

KITCHELL DEVELOPMENT COMPANY
C/O MARNE BULLION
853 CAMINO DEL MAR
DEL MAR, CA 92014

OWNER:

WATERMARK DM, L.P.
853 CAMINO DEL MAR, STE 200
DEL MAR, CA 92014

SITE ADDRESS:

VACANT LOT AT INTERSECTION JIMMY DURANTE BOULEVARD & SAN DIEGUITO DRIVE
DEL MAR, CA 92014

ASSESSORS PARCEL NUMBER:

299-100-47 & 48

LEGAL DESCRIPTION:

A PORTION OF THE RESUBDIVISION OF ARDEN HEIGHTS NO. 6, IN THE CITY OF DEL MAR, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 2212, FILED IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY FEBRUARY 19, 1937, AND A PORTION OF THE SOUTHWESTERLY HALF OF SAN DIEGUITO DRIVE OF ARDEN HEIGHTS NO. 6 ADJOINING SAID RESUBDIVISION OF ARDEN NO. 6 ON THE NORTHEAST, ACCORDING TO MAP NO. 1592, FILED IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY JULY 18, 1913.

BENCHMARK:

CITY OF DEL MAR BENCHMARK "SAM"
A 2.5" BRASS DISC SET ON THE TOP OF A CONCRETE INLET AT THE NORTHERLY CORNER OF A CONCRETE BRIDGE ON JIMMY DURANTE BOULEVARD OVER THE SAN DIEGUITO RIVER IN THE CITY OF DEL MAR, CA.
ELEVATION: 13.18 DATUM: NGVD 29

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS A LINE BETWEEN FOUND MONUMENTS ON JIMMY DURANTE BOULEVARD
I.E. N50°39'53"E PER ROS 13723

NOTES:

- TOPOGRAPHY AS SHOWN ON THIS SURVEY REFLECTS FIELD CONDITIONS AS OF THE MAY 15, 2014 SURVEY WITH ADDITIONAL SURVEY INFORMATION ON AUGUST 24, 2018.
- THIS SURVEY IS BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY REPORT NUMBER NCS-700635-E-SO DATED APRIL 3, 2021. HERE ARE THE PLOTTABLE EASEMENTS PER THE ABOVE TITLE REPORT:
 - AN EASEMENT FOR INGRESS, EGRESS & INCIDENTAL PURPOSES RECORDED OCTOBER 10, 1973 AS INSTRUMENT NO. 73-286178 OF OFFICIAL RECORDS.
 - A 10 FOOT WIDE EASEMENT GRANTED TO PACIFIC BELL FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 26, 1993 AS INSTRUMENT NO. 1993-474164 OF OFFICIAL RECORDS. THE CENTERLINE IS SHOWN HEREON.
 - AN SD&E EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED JULY 26, 1993 AS INSTRUMENT NO. 1993-474164 OF OFFICIAL RECORDS.
 - A PRIVATE ACCESS EASEMENT RECORDED MAY 5, 2017 AS INSTRUMENT NO. 2017-0203269 OF OFFICIAL RECORDS.
- THE FOLLOWING EASEMENT HAVE NO LOCATION SET FORTH AND THEREFORE CANNOT BE PLOTTED:
 - AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED MARCH 08, 1946 AS BOOK 2077, PAGE 45 OF OFFICIAL RECORDS.
 - AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED JUNE 1, 1995 AS BOOK 5862, PAGE 403 OF OFFICIAL RECORDS.
 - A VIEW EASEMENT OVER PROPERTY (BUILDING & STRUCTURES) WITH A MAX HEIGHT OF 68' ABOVE MSL BASED ON NGVD 29 DATUM RECORDED MAY 8, 2017 AS INSTRUMENT NO. 2017-0204759 OF OFFICIAL RECORDS.
- ZONING: NC - NORTH COMMERCIAL
- SEE SHEET 2 FOR LIMITS OF PROPERTY WITHIN FLOOD ZONE, PER FEMA FLOOD INSURANCE RATE MAP NO. 06073C1307C.
- GROSS & NET AREA: 103,282 SF
- THERE ARE NO BUILDINGS ON THE PROPERTY.

UTILITIES:

SAN DIEGO GAS & ELECTRIC	800-611-7343
PACIFIC BELL TELEPHONE	800-310-2355
COX CABLE TV	760-599-6060
CITY OF DEL MAR SEWER	858-755-3294
CITY OF DEL MAR WATER	858-755-3294
DIG ALERT	800-422-4133

SURVEYOR'S CERTIFICATE:

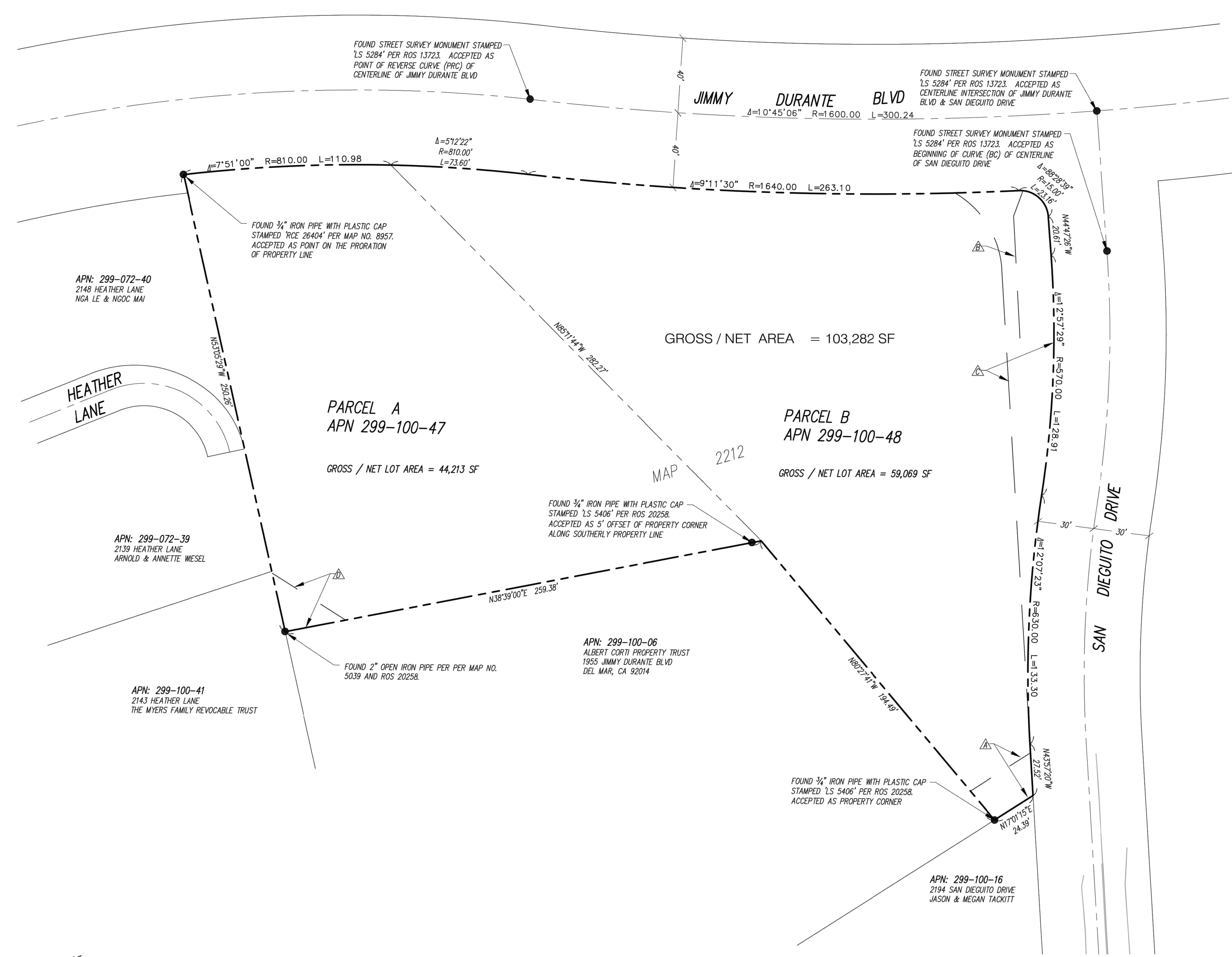
TO FIRST AMERICAN TITLE COMPANY AND WATERMARK DM, L.P.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ASCM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDED ITEMS 1, 2, 3, 4, 5, 6a, 6b, 7a, 7b, 7c, 8, 10, 11a, 11b, 13, 14, 20a, 20b, 21, AND 22 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 15, 2014.

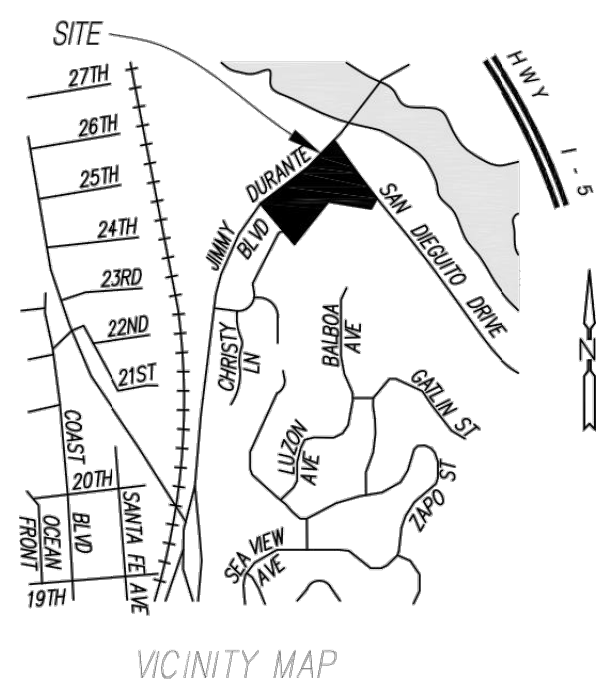


Randy R. Brown
RANDY R. BROWN L.S. 5406
DATE 9-30-21

JOB NO. 12-024.1
SCOWARDS & BROWN ENGINEERING
CONSULTING ENGINEERS
2187 NEWCASTLE AVENUE SUITE 103
CARDIFF BY THE SEA, CA, 92007
TEL. 760/436-8500 FAX 760/436-8603



LEGEND
● INDICATES FOUND MONUMENT AS NOTED

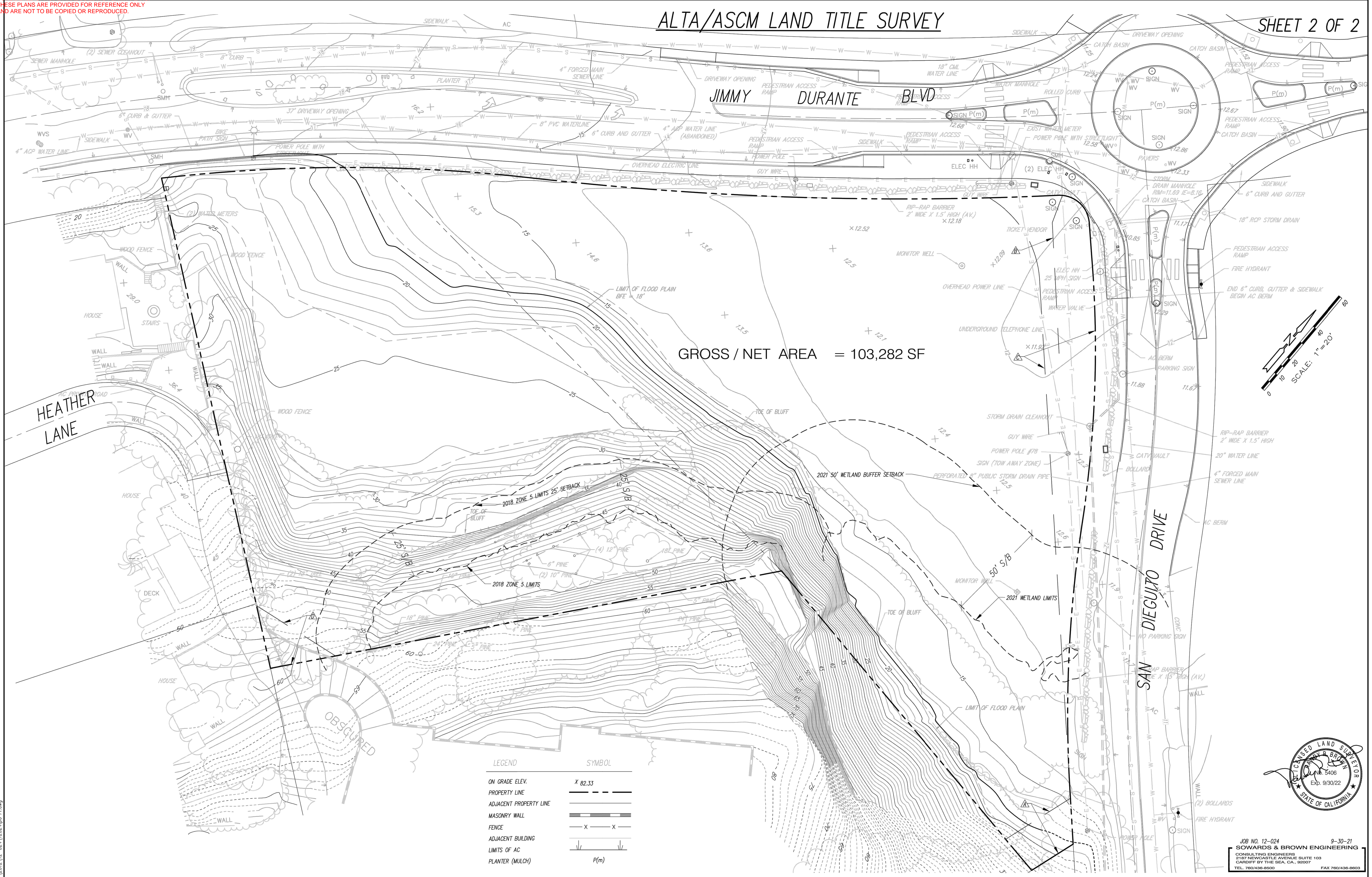


p:\2021\12-024\12024\topo.r1.dwg

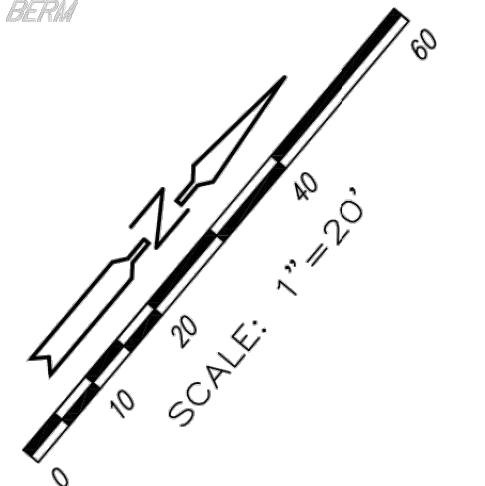
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ALTA/ASCM LAND TITLE SURVEY

SHEET 2 OF 2



GROSS / NET AREA = 103,282 SF



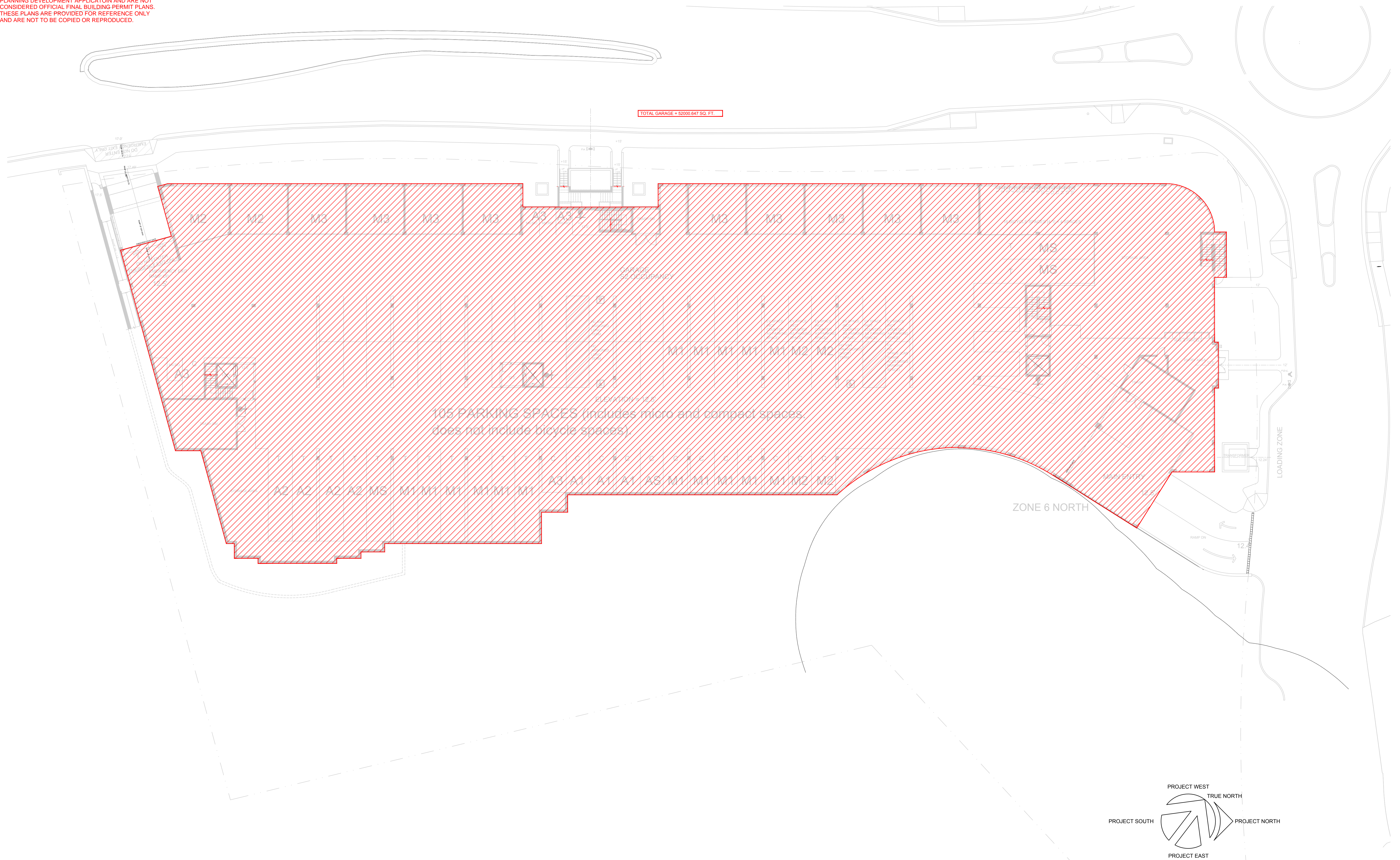
LEGEND	SYMBOL
ON GRADE ELEV.	X 82.33
PROPERTY LINE	— — — — —
ADJACENT PROPERTY LINE	— — — — —
MASONRY WALL	— — — — —
FENCE	- X X -
ADJACENT BUILDING	— — — — —
LIMITS OF AC	— — — — —
PLANTER (MULCH)	P(m)



JOB NO. 12-024 9-30-21
SOWARDS & BROWN ENGINEERING
 CONSULTING ENGINEERS
 2187 NEWCASTLE AVENUE SUITE 103
 CARDIFF BY THE SEA, CA, 92007
 TEL. 760/436-8500 FAX 760/436-8603

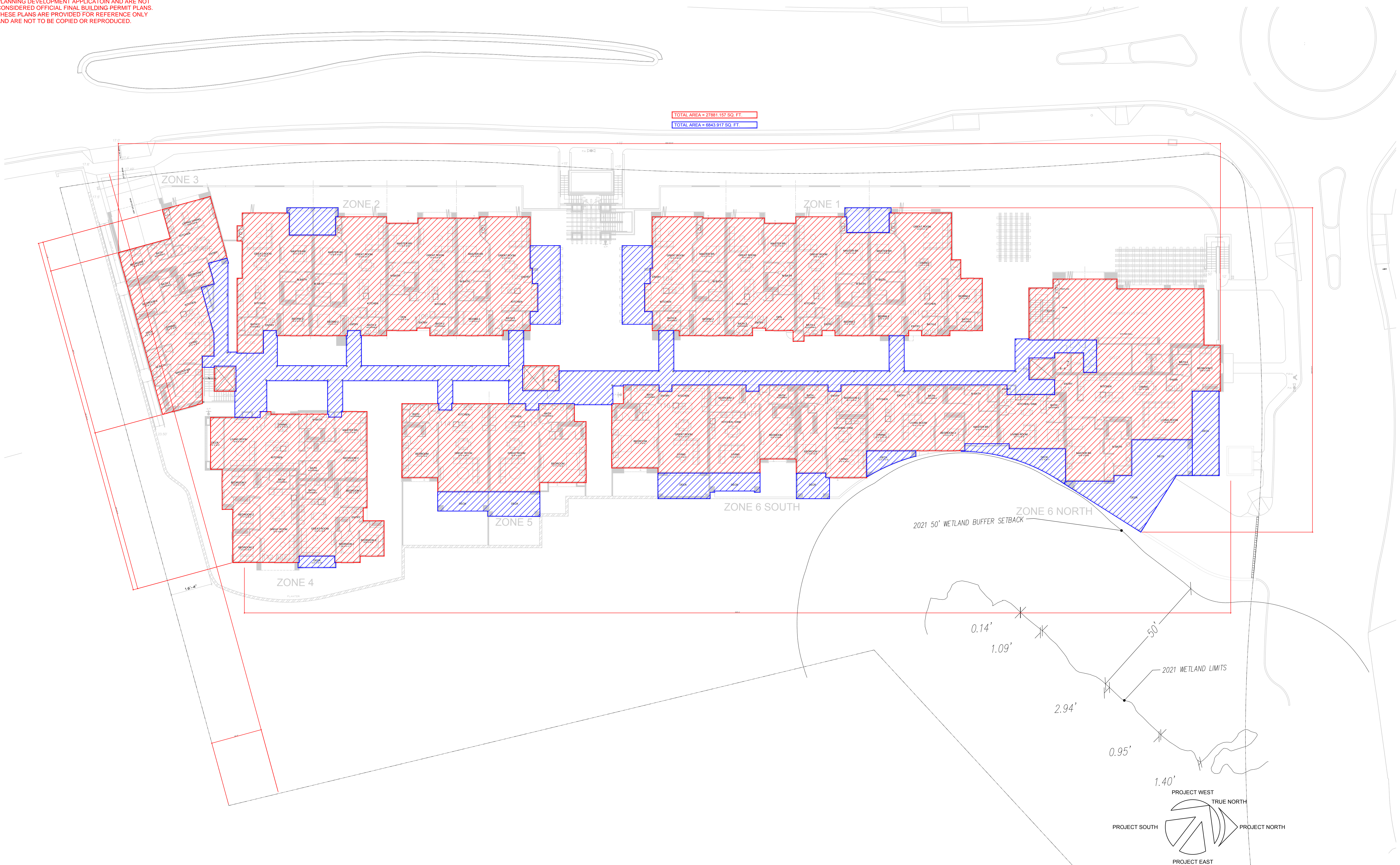
P: 1201212-024 12024tpo r1.dwg

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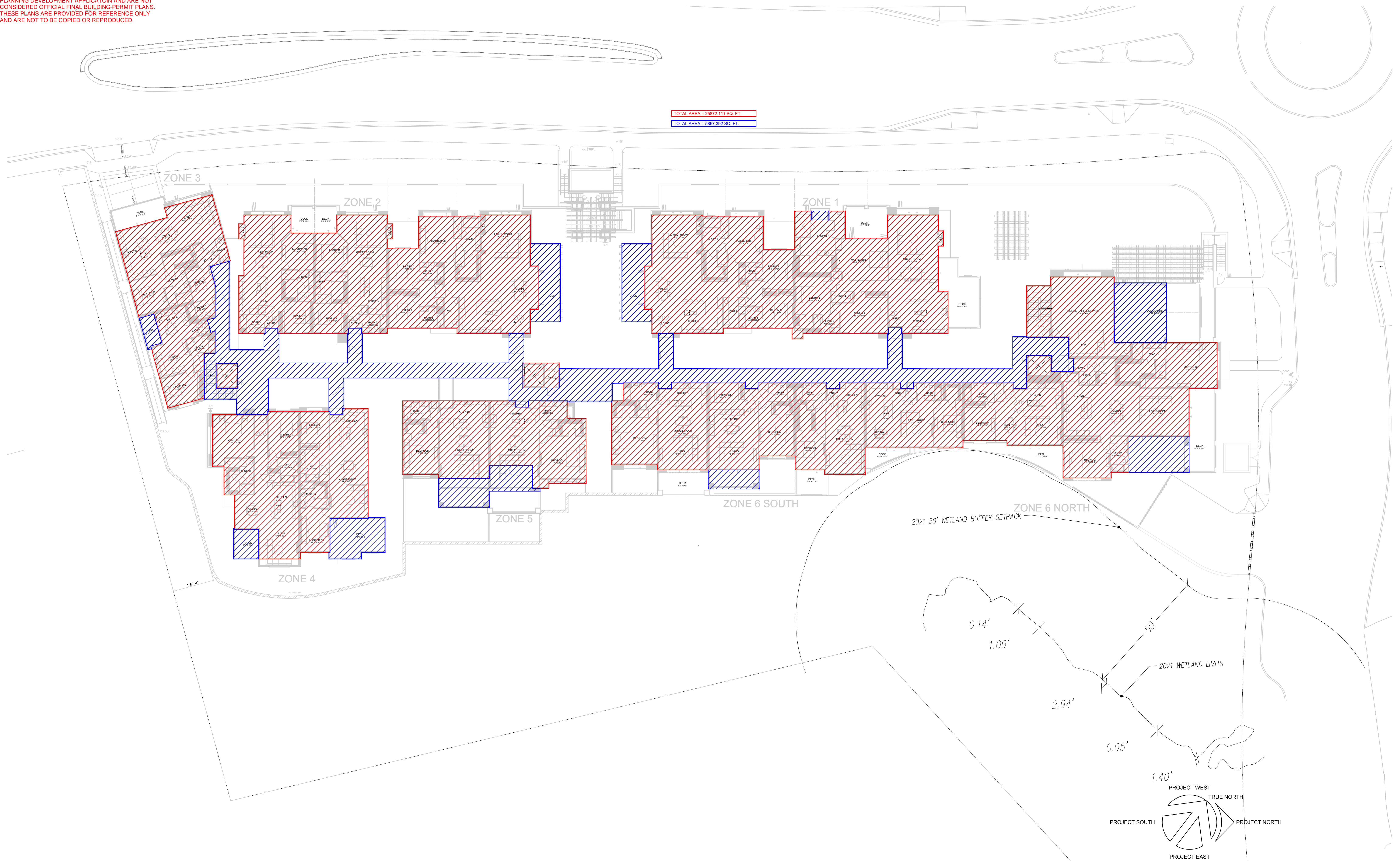
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TOTAL AREA = 27881.157 SQ. FT.
 TOTAL AREA = 6843.917 SQ. FT.

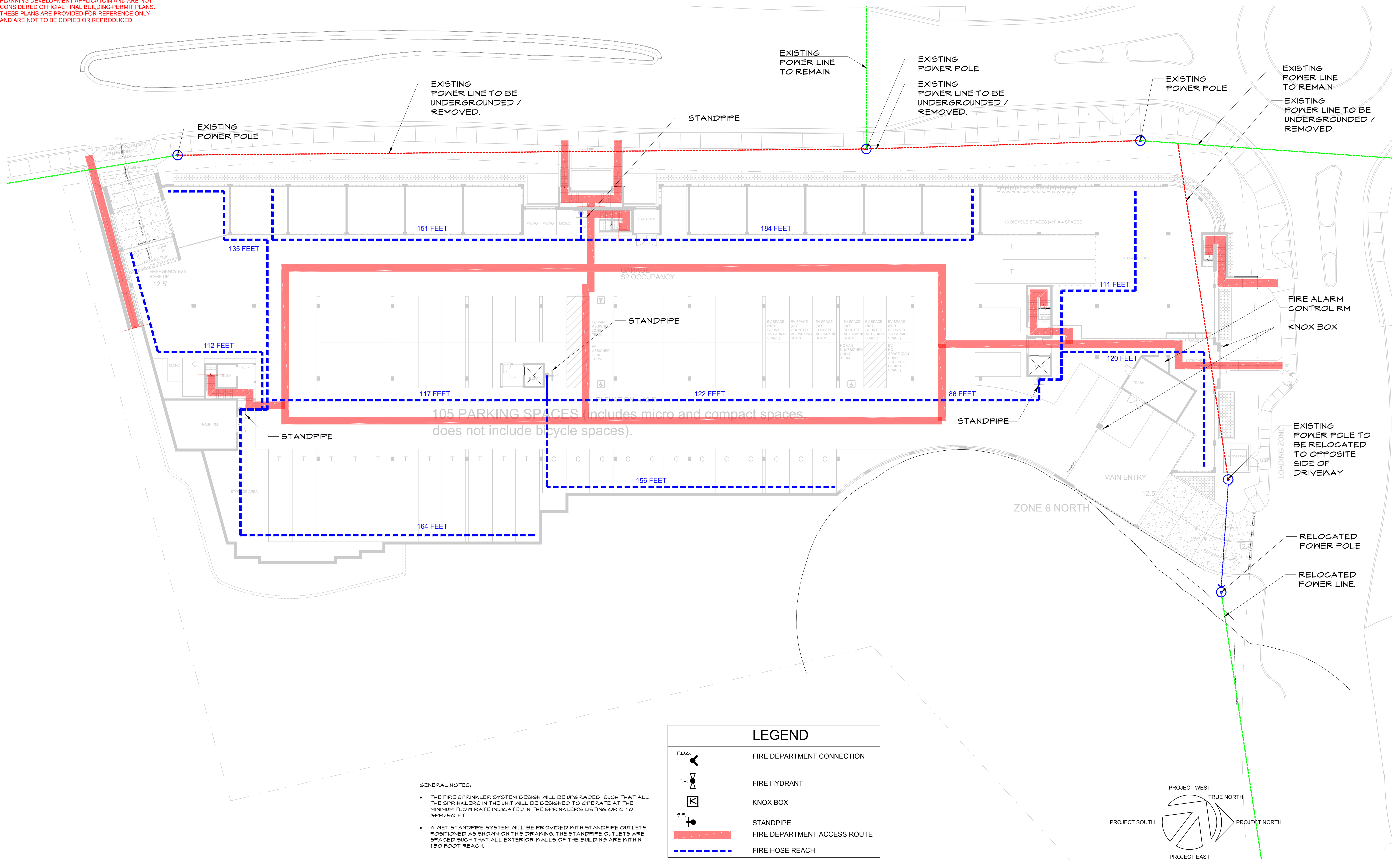


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TOTAL AREA = 25872.111 SQ. FT.
 TOTAL AREA = 5867.392 SQ. FT.

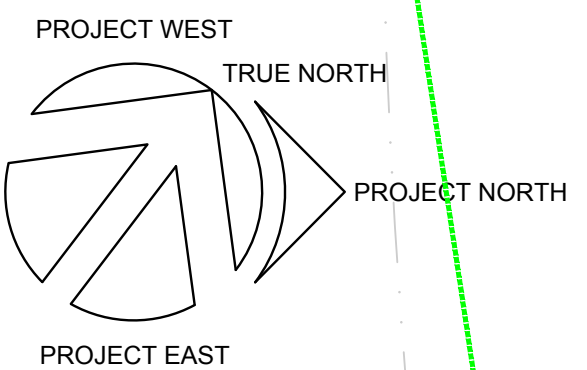


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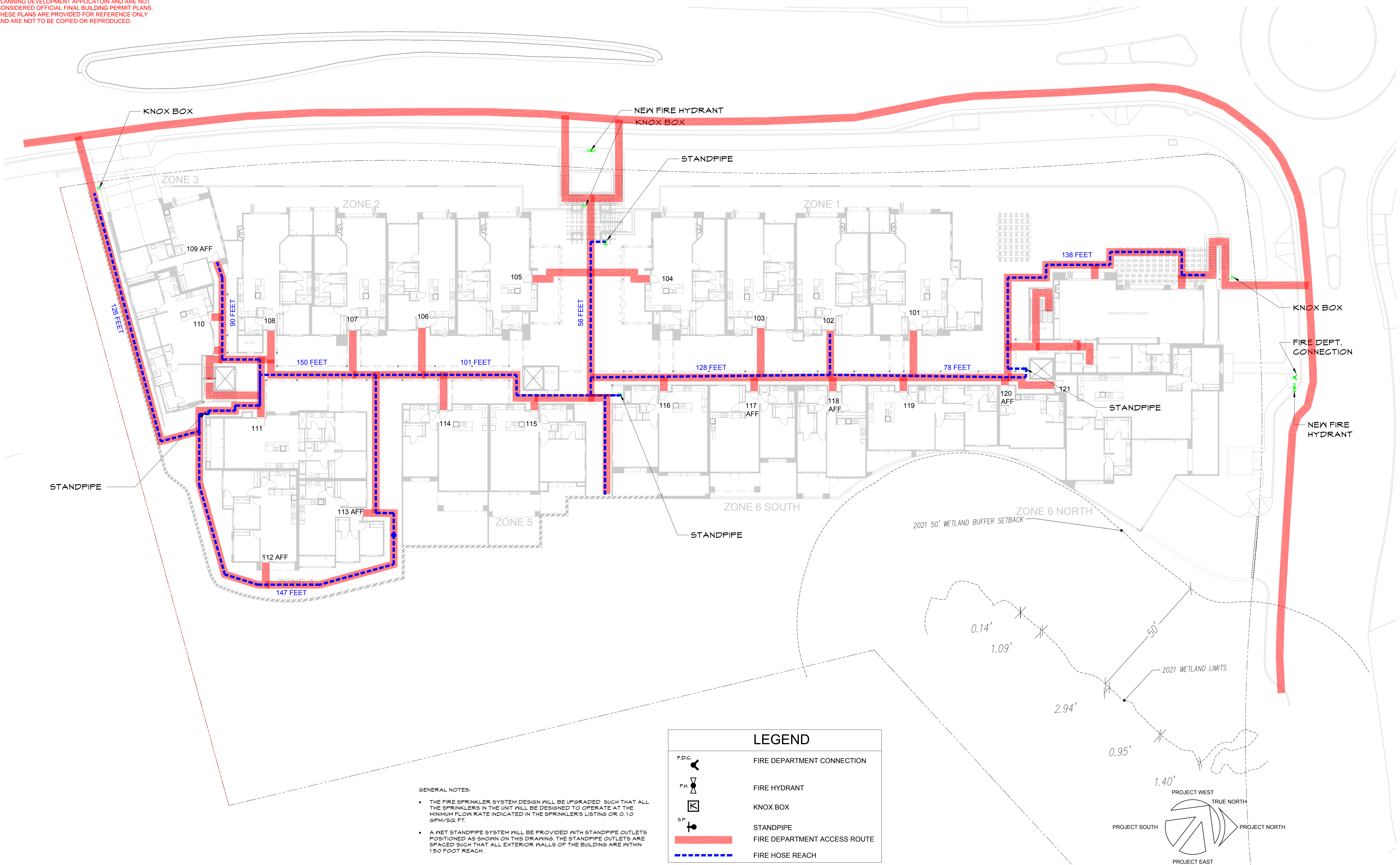


- GENERAL NOTES:
- THE FIRE SPRINKLER SYSTEM DESIGN WILL BE UPGRADED SUCH THAT ALL THE SPRINKLERS IN THE UNIT WILL BE DESIGNED TO OPERATE AT THE MINIMUM FLOW RATE INDICATED IN THE SPRINKLER'S LISTING OR 0.10 GPM/SQ. FT.
 - A WET STANDPIPE SYSTEM WILL BE PROVIDED WITH STANDPIPE OUTLETS POSITIONED AS SHOWN ON THIS DRAWING. THE STANDPIPE OUTLETS ARE SPACED SUCH THAT ALL EXTERIOR WALLS OF THE BUILDING ARE WITHIN 150 FOOT REACH.

LEGEND	
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	KNOX BOX
	STANDPIPE
	FIRE DEPARTMENT ACCESS ROUTE
	FIRE HOSE REACH



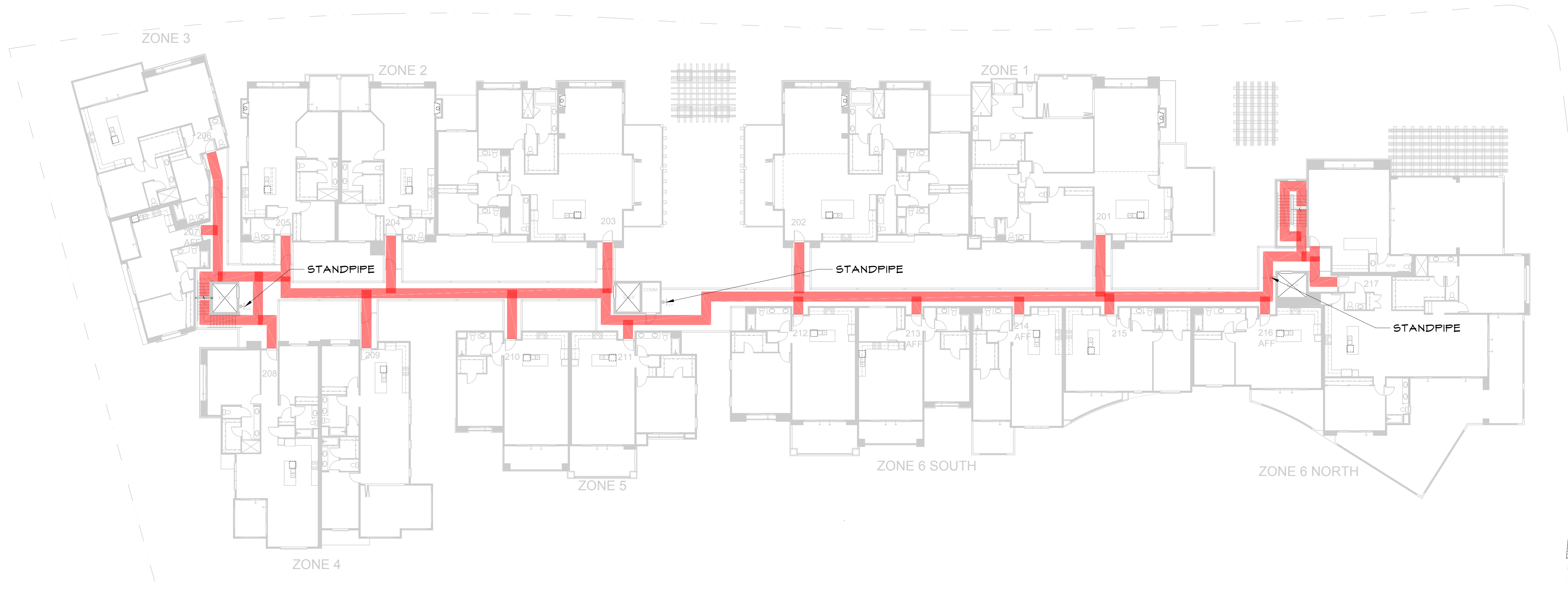
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GENERAL NOTES:


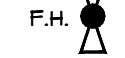




- THE FIRE SPRINKLER SYSTEM DESIGN WILL BE UPGRADED SUCH THAT ALL THE SPRINKLERS IN THE UNIT WILL BE DESIGNED TO OPERATE AT THE MINIMUM FLOW RATE INDICATED IN THE SPRINKLER'S LISTING OR 0.10 GPM/SQ. FT.
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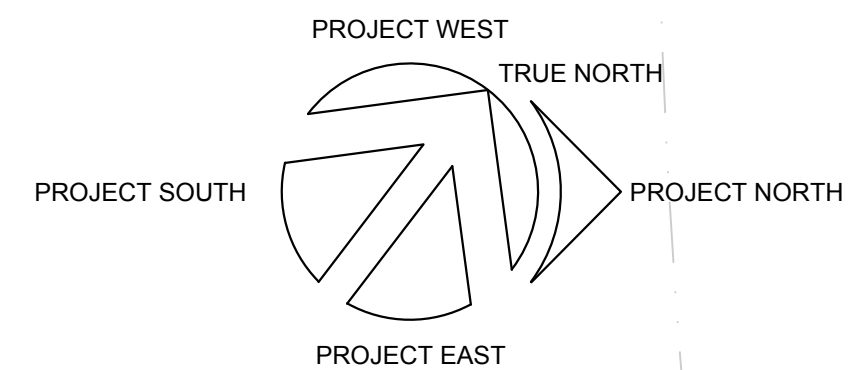
LEGEND	
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	KNOX BOX
	STANDPIPE
	FIRE DEPARTMENT ACCESS ROUTE
	FIRE HOSE REACH

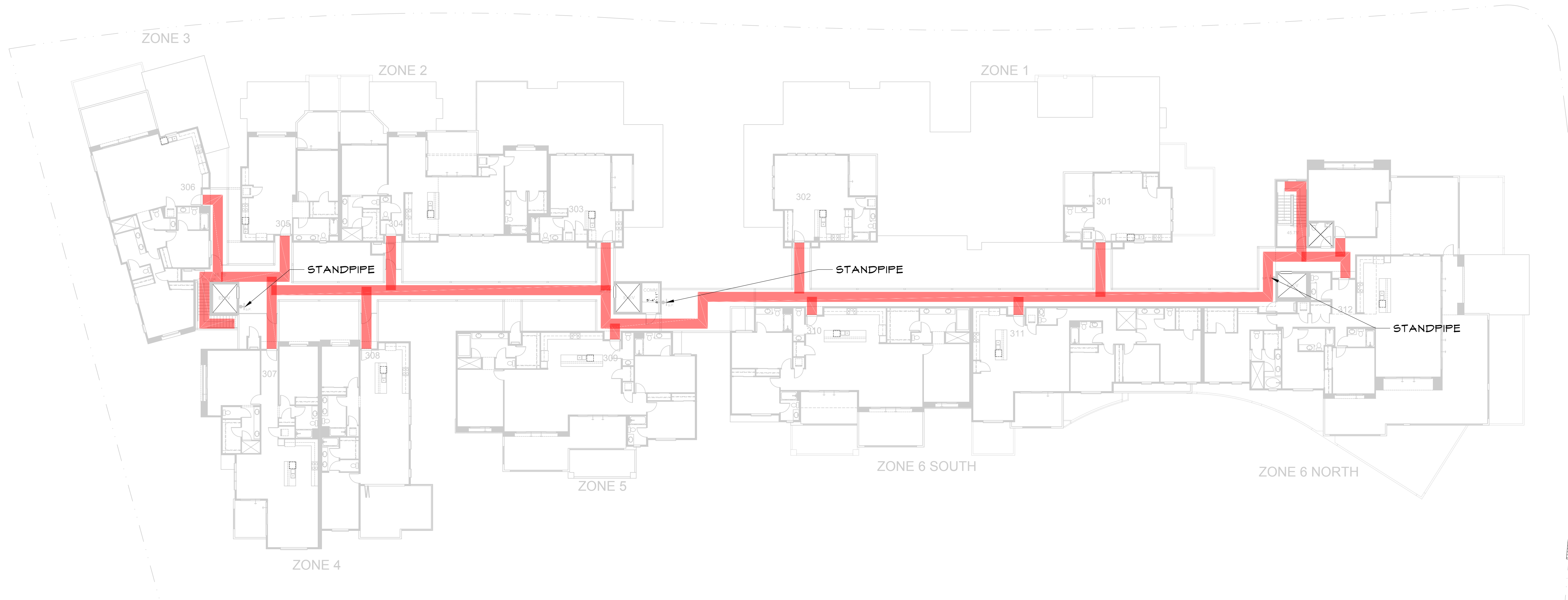


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LEGEND	
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	KNOX BOX
	STANDPIPE
	FIRE DEPARTMENT ACCESS ROUTE
	FIRE HOSE REACH

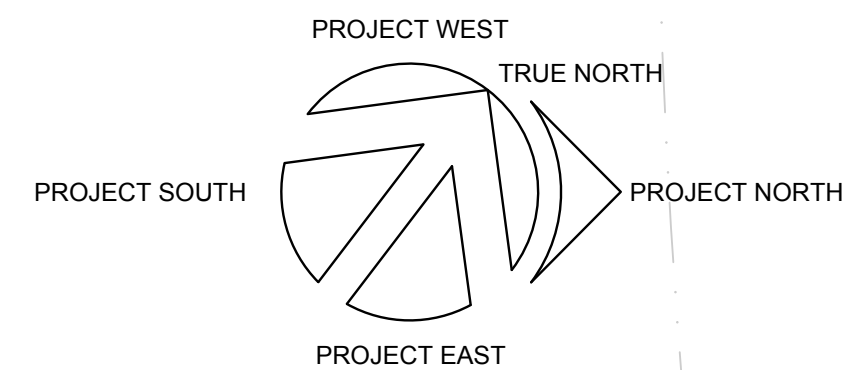




GENERAL NOTES:

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LEGEND	
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	KNOX BOX
	STANDPIPE
	FIRE DEPARTMENT ACCESS ROUTE
	FIRE HOSE REACH



CONTACT THE DEL MAR FIRE DEPARTMENT REGARDING COMPLIANCE WITH THE FOLLOWING REQUIREMENTS:

1. ACCESS ROAD MINIMUM DIMENSIONS: Fire apparatus access roads shall have an unobstructed improved width of not less than 26 feet; curb line to curb line, and an unobstructed vertical clearance of not less than 13 feet 6 inches. 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.

2. DEAD ENDS: All dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. A cul-de-sac shall be provided in residential areas where the access roadway serves more than four (4) structures. The minimum unobstructed paved radius width for a cul-de-sac shall be 36 feet in residential areas with no parking.

3.GRADE: The gradient for a fire apparatus access roadway shall not exceed 20.0%. Grades exceeding 15.0% (incline or decline) shall not be permitted without mitigation. Minimal mitigation shall be a surface of Portland cement concrete, with a deep broom finish perpendicular to the entire direction of travel. Additional mitigation measures may be required where deemed appropriate. The angle of departure and angle of approach of a fire access roadway shall not exceed seven degrees (12 percent).

4.GATES: All gates or other structures or devices, which could 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 and/or an approved emergency traffic control-activating strobe light sensor shall be installed per Del Mar Fire Department standards.

5.RESPONSE MAPS: Any new development, which necessitates updating of emergency response maps by virtue of new structures, hydrants, roadways or similar features, shall be required to provide map updates in one of the following formats (AutoCad DWG, DXF, ESRI shapefile, ESRI personal geodatabase, or XML format) and shall be charged a reasonable fee for updating all response maps.

6.CONSTRUCTION MATERIALS: 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:

- All wet and dry utilities shall be installed and approved by the appropriate inspecting department or agency.
- As a minimum the first lift of asphalt paving shall be in place to provide a permanent all- weather surface for emergency vehicles; and
- Water supply for fire protection (fire hydrants and standpipes) shall be installed, in service and accepted by the Fire Department and applicable water district.

7. POSTING OR STRIPING ROADWAYS "NO PARKING FIRE LANE": Fire Department access roadways, when required, shall be properly identified as per Del Mar Fire Department standards. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

9.OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION: All roadways shall be a minimum of 20 feet in width during construction and maintained free and clear, including the parking of vehicles, in accordance with the California Fire Code and the Del Mar Fire Department.

10. FIRE HYDRANTS AND FIRE FLOWS: The applicant shall provide fire hydrants of a type, number, and location satisfactory to the Del Mar Fire Department. A letter from the

water agency serving the area shall be provided that states the required fire flow is available. Fire hydrants shall be of a bronze type. Multi-family residential or industrial fire hydrants shall have two (2) 4" inch and two (2) 2 1/2" inch NST outlets. Residential fire hydrants shall have one (1) 4" inch NST outlet, and one (1) 2 1/2" inch NST outlets.

11. ADDRESS NUMBERS: STREET NUMBERS: Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background, and shall meet the following minimum standards as to size: 4" high with a 1/2" inch stroke width for residential buildings, 8" high with a 1/2" stroke for commercial and multi-family residential buildings, 12" high with a 1" stroke for industrial buildings. Additional numbers shall be required where deemed necessary by the Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers.

12. AUTOMATIC FIRE SPRINKLER SYSTEM: Structures shall be protected by an automatic fire sprinkler system designed and installed to the satisfaction of the Fire Department.

13. CLASS "A" ROOF: All structures shall be provided with a Class "A" Roof covering to the satisfaction of the Del Mar Fire Department.

14. WET STANDPIPE SYSTEM: A Class I wet standpipe system is required. Standpipe system shall be designed and installed per NFPA 14 and Del Mar Fire Department requirements.

15.FIRE ALARM SYSTEM: A California State Fire Marshal listed fire alarm system is required and shall be designed and installed per NFPA 72, California Fire Code and Del Mar Fire Department requirements.

16.SOLAR PHOTOVOLTAIC INSTALLATIONS (Solar Panels): Solar Photovoltaic systems shall be installed per the California Fire Code and Del Mar Fire Department requirements.

17.BASEMENT:

- All basements shall be designed and equipped with emergency exit systems consisting of operable windows, lightwells or exit doors that lead directly outside via staircase and exit door or exit door at grade. All lightwells if serving as exits from a basement shall be equipped with fixed metal ladders as part of the exit.
- Window wells/Light wells that intrude into side side yard or backyard setbacks of five feet or less, shall require a hinged grating covering the window well/ lightwell opening. The grating shall be capable of supporting a weight of 250lb person; yet must be able to be opened by someone of minimal strength with no special knowledge, effort or use of key or tool. Any modification of previously approved plans related to this condition shall be subject to re-submittal and review by City staff(Fire, Building, Planning)
- The owner/ application shall provide a Knox key box for emergency Fire Department access.

