

MINDSAI GARDENS

1967 SAN ELIJO AVENUE, CARDIFF, CA 92007

DEVELOPMENT REGULATIONS

BASE ZONE		C-GC1 GENERAL COMMERCIAL 1	DENSITY		N/A
COMMUNITY:		CARDIFF	F.A.R.		0.6
OVERLAY ZONES:		COASTAL OVERLAY CARDIFF SPECIFIC PLAN	COVERAGE		0.3
			MAX STRUCTURE HEIGHT	1-STORY: 18 FT	2-STORIES: 30 FT
SETBACKS	FRONT	20 FT	LANDSCAPE:		10%
	REAR (FIG 5)	5 / 20 FT			
	STREET SIDE	20 FT			
	SIDE (DRP)	0 FT - 10 FT			

AREA TABULATION

	NAME	MODULAR UNIT	AREA	USE	TENENT TYPE	LEVEL
RESTAURANT AREA	R1	40 FT	358 SF	FOOD STALL	COFFEE	1
	R2	40 FT	320 SF	FOOD STALL		2
	R3	40 FT	320 SF	FOOD STALL	UNVENTED	2
	R4	40 FT	320 SF	FOOD STALL	UNVENTED	2
	R5	40 FT	320 SF	FOOD STALL		2
	R6	40 FT	320 SF	FOOD STALL		2
	R7	40 FT	320 SF	FOOD STALL		2
	R8	40 FT	320 SF	FOOD STALL		1
	R9	40 FT	320 SF	FOOD STALL		2
SUB-TOTAL			2,918 SF			
ASSESSORY AREA	RESTROOMS	40 FT	503 SF	RESTROOMS		1
	GARDEN ROOM		180 SF	GARDEN		1
	GARDEN STORAGE		112 SF	UTIL		1
	STORAGE		160 SF	UTIL		2
	ELECT. METERS		66 SF	UTIL		1
	ELEVATOR		160 SF	CIRC		1 & 2
SUB-TOTAL			1,181 SF			
GROSS FLOOR AREA			4,099 SF			
OTHER EXTERIOR AREA*	VIEW DECK		1,724 SF	DECK		2
	SUN DECK		1,401 SF	DECK		2
	N. COURT		1,209 SF	DECK		2
	C. COURT		1,533 SF	DECK		2
	S. COURT		958 SF	DECK		2
	REAR DECK		821 SF	DECK		2
	CROWS NEST		770 SF	DECK		ROOF
	OPEN PARKING GARAGE		8,191 SF	PARKING		1
	EXT. CORRIDOR		573 SF	CIRC		1
	STAIR 1		136 SF	CIRC		1
	STAIR 2		120 SF	CIRC		1
	SOLAR AREA		4,510 SF	ROOF		ROOF
SUB-TOTAL						

* EXTERIOR AREA NOT COUNTED TOWARDS FAR OR LOT COVERAGE

F.A.R.	MAX		0.6	=	10,343 SF
	PROPOSED		0.2	=	4,099 SF
COVERAGE	MAX		0.3	=	5,122 SF
	PROPOSED		0.2	=	3,782 SF

PARKING CALCUATION

EXISTING PARKING					
EX RESTAURANT			2,049 SF	1 / 100	20.49
EX PATIO SEATING BEYOND 5'-0"			309 SF	1 / 100	3.09
TOTAL GFA			2,358 SF		24
EX. PARKING					23
PROPOSED PARKING PER CARDIFF-BY-THE-SEA SPECIFIC PLAN SECTION 5.8.4(C)					
EXISTING PARKING					23
FOOD SERVICE GFA INCREASE	2,918 - 2,358	=	560 SF	1 / 100	5.60
ACCESSORY			663 SF	1 / 200	3.32
GARDEN ROOM			292 SF	1 / 14520	0.02
TOTAL PARKING REQUIRED					32
TOTAL PROVIDED					32

For additions to or increase of gross floor area of existing buildings, or new development proposed to replace existing buildings on the site, the number of required parking spaces is the fewer of either: the total number required for the development site for the combination of uses as per the ratios specified in this chapter; or the number of existing parking spaces on the development site before new development, plus additional spaces for the addition or increase in gross floor area as required by the ratios specified in this chapter.

PROJECT TEAM

ARCHITECT	STEPHEN DALTON ARCHITECTS 444 S CEDROS AVE, STUDIO 185 SOLANA BEACH, CA 92075 858.792.5906
CIVIL	LATITUDE 33 PLANNING & ENGINEERING 10731 TREENA STREET SAN DIEGO, CA 92131 858.751.0633
LANDSCAPE	NERI LANDSCAPE ARCHITECTURE 928 HORNLEND STREET, SUITE 3 SAN DIEGO, CA 92109 858.274.3222

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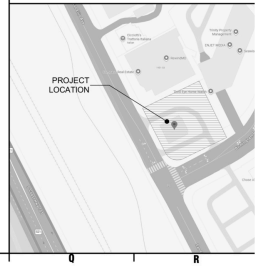
PROJECT DATA

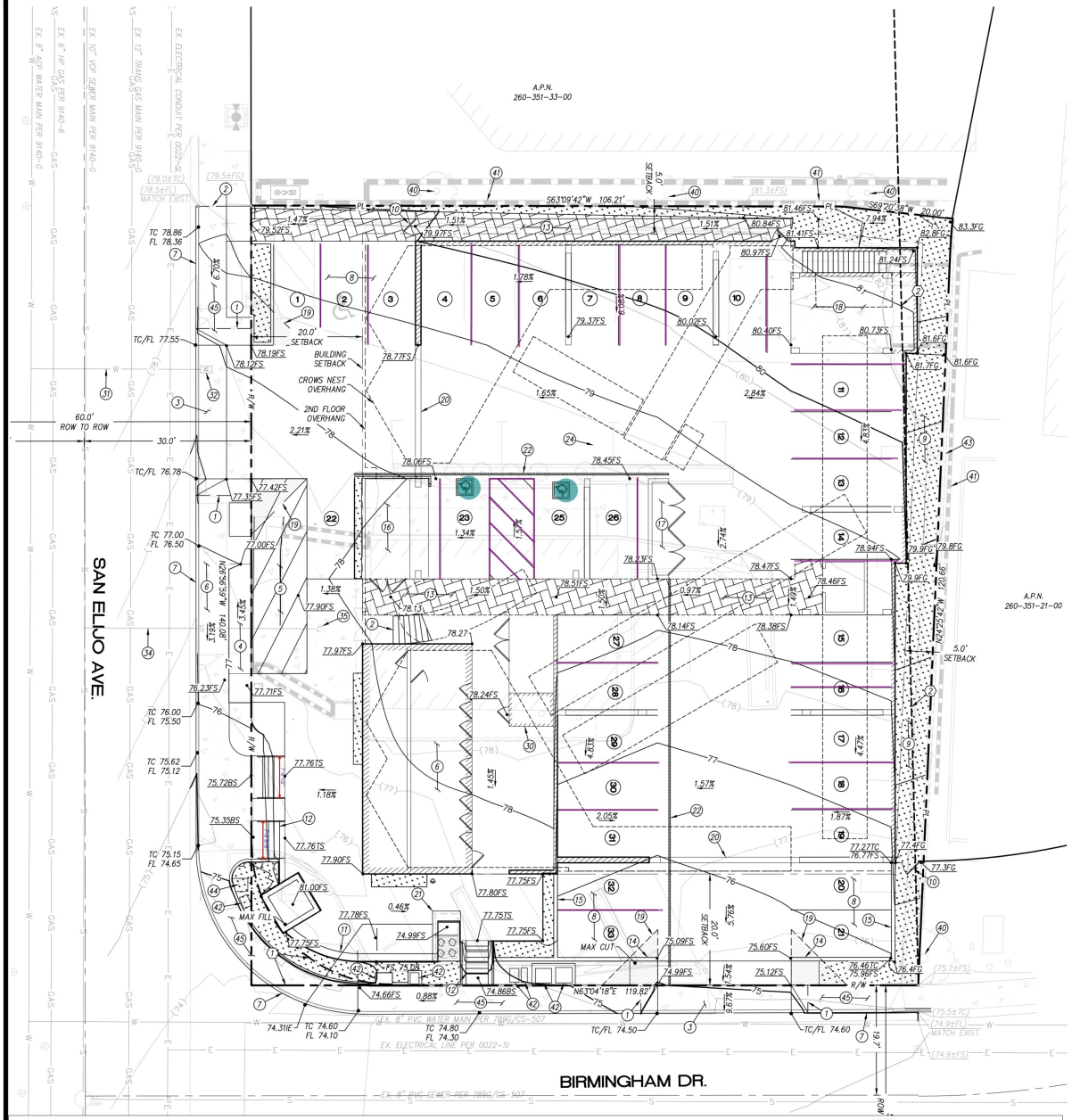
PROJECT NAME	MINDSAI GARDENS
PROJECT ADDRESS	1967 SAN ELIJO AVENUE CARDIFF, CA 92007
A.P.N.	260-351-23
LOT SIZE	.39 AC (17,072 SF)
BUILDING CODES	2025 CBC, CEC, CMC, CPC & CFC
CONSTRUCTION TYPE	TYPE IIA
OCCUPANCY	A-2, S
SPRINKLERS	NFPA13
STORIES	2
PROPOSED HEIGHT	28'-6"

SCOPE OF WORK

- (9) MODULAR FOOD STALLS WITH ACCESSORY SPACES
- EXTERIOR DECK SPACE
- AT GRADE PARKING

VICINITY MAP





4" Wide Painted Parking Strips — 468.3 FT

ADA Pavement Marking Symbol — 2.0 EA

LEGEND

ITEM	SYMBOL
EXISTING ROW LINE	
EXISTING GROUND CONTOURS	
SETBACK LINE	
EASEMENT LINE	
EXISTING CURB	
EXISTING WATER LINE	
EXISTING SEWER	
EXISTING SEWER MANHOLE	
EXISTING ELECTRICAL AND TELECOM STRUCTURES	
EXISTING SITE WALL	
EXISTING TREE	
PROPOSED LANDSCAPE	
PROPOSED SEAT WALL	
PROPOSED CURB	
PROPOSED TRENCH DRAIN	
PROPOSED PAVERS	
PROPOSED CONCRETE	
VISIBILITY TRIANGLE	
LOADING ZONE	
MODULAR WETLAND SYSTEM	

CONSTRUCTION NOTES

1. REPLACE CONCRETE TO NEAREST JOINT.
2. PROPOSED STAIRS TO UPPER LEVEL.
3. PROPOSED DRIVEWAY PER SDRSD G-14A.
4. PROPOSED ADA RAMP.
5. PROPOSED LOADING ZONE.
6. PROPOSED BATHROOMS.
7. PROPOSED CURB AND GUTTER.
8. PROPOSED PERVIOUS PAVERS.
9. PROPOSED LANDSCAPE.
10. PROPOSED GATE.
11. PROPOSED SEAT WALL.
12. PROPOSED STAIRS.
13. PROPOSED ADA PATH MAX 2%
14. PROPOSED TRANSITION 6" TO 0" CURB.
15. PROPOSED 6" CURB.
16. PROPOSED GARDEN ROOM.
17. PROPOSED ELECTRICAL ROOM.
18. PROPOSED TRASH ENCLOSURE.
19. VISIBILITY TRIANGLE.
20. PROPOSED GARAGE GATE.
21. PROPOSED 4' X 8' MODULAR WETLAND SYSTEM.
22. PROPOSED TRENCH DRAIN.
24. PROPOSED STORM DRAIN.
30. PROPOSED ADA STALL.
31. PROTECT IN PLACE EXISTING DOMESTIC WATER LATERAL TO REMAIN.
32. PROTECT IN PLACE EXISTING WATER METER TO REMAIN.
34. PROTECT IN PLACE EXISTING SEWER LATERAL TO REMAIN.
35. PROTECT IN PLACE EXISTING SEWER CLEANOUT TO REMAIN.
40. PROTECT IN PLACE EXISTING TREE.
41. PROTECT IN PLACE EXISTING SITE WALL.
42. PROTECT IN PLACE EXISTING ELECTRICAL BOX.
43. PROTECT IN PLACE EXISTING FENCE.
44. PROTECT IN PLACE EXISTING TRAFFIC LIGHT POLE.
45. PROTECT IN PLACE EXISTING SIDEWALK.

EXISTING EASEMENTS

1. AN EASEMENT FOR POLES, WIRES AND ANCHORAGE FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND INCIDENTAL PURPOSES, RECORDED JANUARY 18, 1945 AS BOOK 1795, PAGE 458 OF OFFICIAL RECORDS **(CENTERLINE PLOTTED HEREON, NO WIDTH GIVEN).**
2. AN EASEMENT FOR RIGHT OF WAY AND INCIDENTAL PURPOSES, RECORDED JUNE 20, 1968 AS INSTRUMENT NO. 103909 OF OFFICIAL RECORDS **(PLOTTED HEREON).**

EASEMENT FOR UNDERGROUND ELECTRIC FACILITIES, AND APPURTENANCES FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY; UNDERGROUND COMMUNICATION FACILITIES, AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 5, 1996 AS INSTRUMENT NO. 1996-0449960 OF OFFICIAL RECORDS **(CANNOT BE LOCATED FROM RECORD INFORMATION).**

EASEMENT FOR UTILITIES OVER AND ACROSS THE PREMISES FORMERLY INCLUDED WITHIN THE BOUNDARIES OF BIRMINGHAM DRIVE, FORMERLY ROSSINI DRIVE WEST NOW VACATED, IF ANY SUCH EXISTS **(CANNOT BE LOCATED FROM RECORD INFORMATION).**

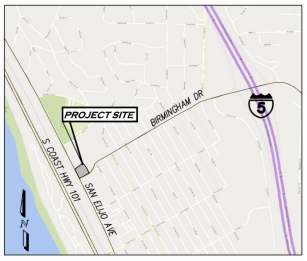
OWNER/APPLICANT:	1967 SAN ELIJO, LLC
LEGAL DESCRIPTION:	LOTS "A" AND "B" IN BLOCK SEVENTY-ONE OF CARDIFF VILLA TRACT, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 1469, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 10, 1912.
SITE ADDRESS:	1967 SAN ELIJO AVENUE, CARDIFF BY THE SEA, CA 92007
ASSESSORS PARCEL NO.:	260-351-23-00
ZONE:	CARDIFF SPECIFIC PLAN (SP-5), GENERAL COMMERCIAL 1 (C-GC1)
OVERLAY ZONES:	
GROSS/NET LOT AREA:	17,025 SF
SETBACKS	
FRONT YARD:	20'
SIDE YARD:	10' (INTERIOR) & 20' (STREET)
CORNER:	20' (SAN ELIJO AVENUE)
PRESENT USE:	VACANT
PROPOSED USE:	COMMERCIAL
ACCESS:	SAN ELIJO AVENUE, BIRMINGHAM DRIVE
UTILITIES	
WATER:	SAN DIEGUITO WATER DISTRICT
FIRE:	ENCINITAS DIRE PROTECTION DISTRICT
SEWER:	CARDIFF SANITATION DISTRICT
ELEMENTARY SCHOOL:	CARDIFF ELEMENTARY SCHOOL
HIGH SCHOOL:	SAN DIEGUITO SCHOOL DISTRICT
TOPOGRAPHY:	COASTAL LAND SOLUTIONS, INC. ON JULY 29TH, 2024
BENCHMARK:	STATION ENC-39 PER THE CITY OF ENCINITAS GEODETIC CONTROL NETWORK RECORD OF SURVEY NO. 2018. SAID STATION BEING A 2.5" BRASS DISC STAMPED "ENC-39 LS 7322" IN TOP OF CURB AT THE NORTHWEST CORNER OF BIRMINGHAM DRIVE AND LAKE DRIVE.
	ELEVATION = 323.963
	DATUM = NAVD88
PREPARED BY:	LATITUDE 33 PLANNING AND ENGINEERING 10731 TREENA ST SAN DIEGO, CA 92131 858-751-0633
DATE PREPARED:	2026-02-27
EXCAVATION:	400 CY CUT 90 CY FILL 310 CY EXPORT
	MAXIMUM FILL: 2.14 FT MAXIMUM CUT: 3.02 FT
DISTURBED AREA:	0.39 AC

NOTES

1. BEARINGS AND DISTANCES SHOWN HEREON ARE PER AN EVIDENCE BASED BOUNDARY SURVEY PERFORMED IN JULY OF 2024. A RECORD OF SURVEY WILL BE RECORDED SHOWING THE FULL PROCEDURE.
2. NO UNDERGROUND UTILITIES HAVE BEEN LOCATED AS A PART OF THIS SURVEY.
3. EXISTING ENCUMBRANCES SHOWN HEREON ARE PER A PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY DATED MARCH 26, 2024 AS COMMITMENT NO. NCS-1214174-SA1.
4. ALL ROOF DRAINS WILL BE ROUTED TO THE MWS PRIOR TO EXISTING THE SITE.

ABBREVIATIONS

TOP OF WALL	TW
BOTTOM OF WALL	BW
ASPHALTIC CONCRETE	AC
TOP OF BERM	TB
FLOWLINE	FL
FINISHED GRADE	FG
FINISHED SURFACE	FS
FINISHED FLOOR	FF
TOP OF STAIR	TS
BOTTOM OF STAIR	BS
GRADE BREAK	GB
STORM DRAIN	SD
TOP OF CURB	TC
WATER METER	WM
TOP OF GRATE	TG
INVERT ELEVATION	IE
FRONT YARD SETBACK	FYSB
REAR YARD SETBACK	RYSB
SIDE YARD SETBACK	SYSB



VICINITY MAP
N.T.S.



0 5 10 20 30
(IN FEET)
1 inch = 10 ft.

latitude 33
PLANNING & ENGINEERING
10731 Treena Street, San Diego, CA 92131
Tel 858.751.0633

CITY OF ENCINITAS - DEVELOPMENT SERVICES DEPARTMENT
PRELIMINARY GRADING PLAN FOR:
1967 SAN ELIJO DRIVE

SHEET 1 OF 2



Concrete Stair Steps	22.0 EA
Concrete Stair Steps	22.0 EA
Concrete Stair Steps	4.0 EA
Concrete Stair Steps	4.0 EA
3: Proposed Driveway Per SDRSD G-14A	443.1 SQ FT
7: Proposed Curb And Gutter	262.3 FT
10:6' High Tubular Steel Eemergency Egress Gate & Fence	2.0 EA
14: Proposed Transition Curb 6" To 0"	48.6 FT
15: Proposed 6" Curb	34.4 FT
DR-1 Proposed Garage Roll Up Gate 24' Wide	2.0 EA
31: Protect In-Place Existing Domestic Water Lateral	21.1 FT
34: Protect In-Place Existing Sewer Lateral	42.5 FT
Protect In-Place Existing Water Meter	1.0 EA
35: Protect In-Place Existing Sewer Cleanout	1.0 EA
40: Protect In-place Existing Tree	4.0 EA
41: Protect In-place Existing Site Wall	237.7 FT
42: Protect In-place Existing Electrical Box	7.0 EA
43: Protect In-Place Existing Fence	246.4 FT
44: Protect In-place Existing Traffic Light Pole	1.0 EA
45: Protect In-place Existing Sidewalk	995.8 SQ FT
11: Proposed Seat Wall	28.0 FT
21: Proposed 4'x8" Modular Wetland System For Stormwater Treatment	1.0 EA
18:Proposed Trash Enclosure	331.3 SQ FT
4: Proposed ADA Ramp	149.9 SQ FT
5: Proposed Loading Zone	338.3 SQ FT
16: Prposed Garden Room	213.1 SQ FT
17: Prposed Electrical Room	62.8 SQ FT
30: Proposed ADA Stall	49.9 SQ FT
24: Proposed Storm Drain	67.7 FT
22: Proposed Trench Drain	130.0 FT
19: Visibility Triangle	200.0 SQ FT
Soil Cut (400 CY)	1.0 EA
Soil Fill (90 CY)	1.0 EA
Soil To Be Exported (310 CY)	1.0 EA
Proposed Parking Uncolored Concrete With Heavy Broom Finish	7391.4 SQ FT
6: Proposed Bathrooms Surface Area	808.2 SQ FT
3'-6" High Stair Guardrail	41.5 FT

(2) AN EASEMENT FOR RIGHT OF WAY AND INCIDENTAL PURPOSES, RECORDED JUNE 20, 1968 AS INSTRUMENT NO. 103909 OF OFFICIAL RECORDS **(PLOTTED HEREON).**

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VICINITY MAP
N.T.S.

33

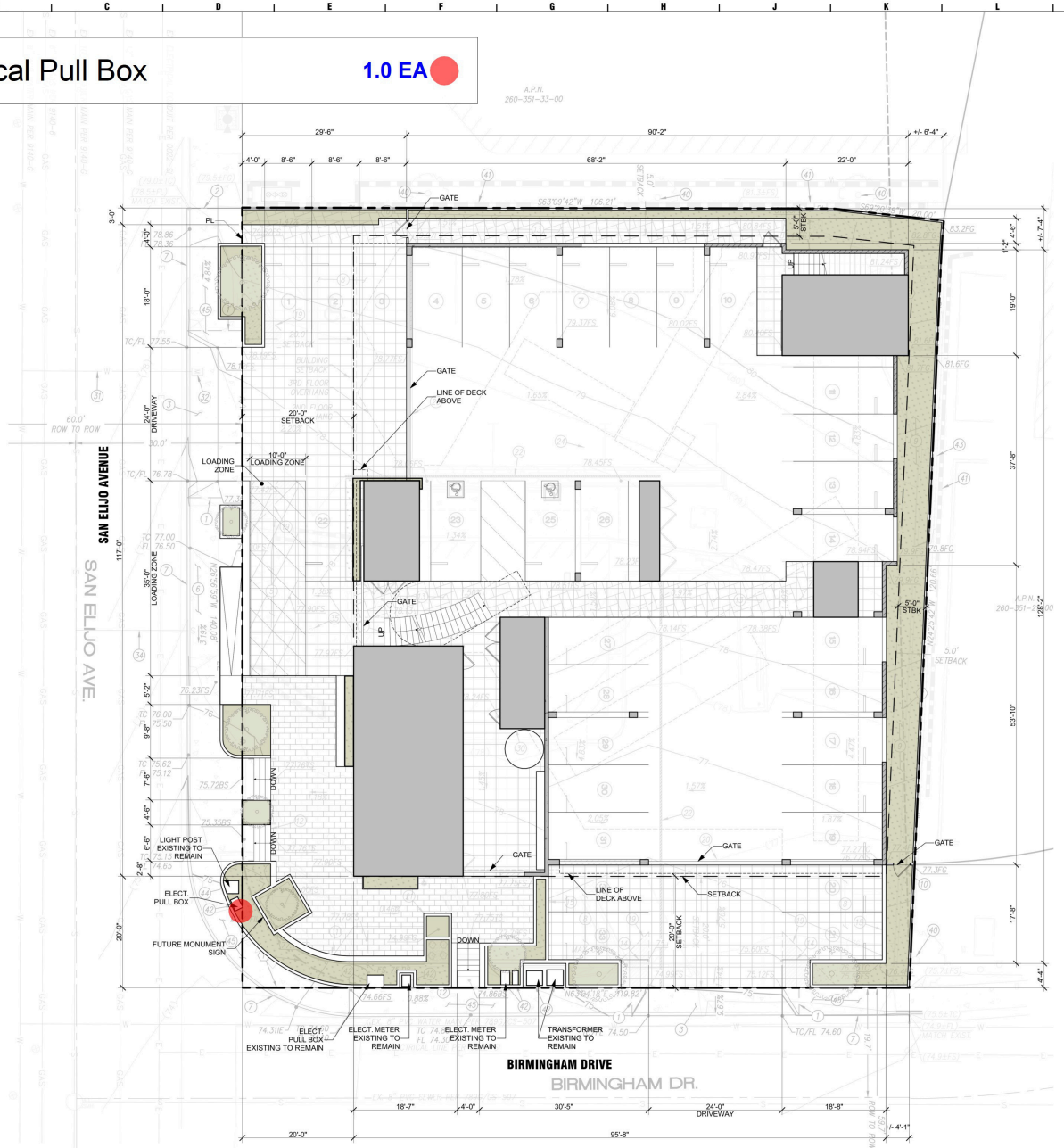
0 5 10 20 30
(IN FEET)
1 inch = 10 ft.

latitude 33
PLANNING & ENGINEERING
10731 Treena Street, San Diego, CA 92131
Tel 858.751.0633

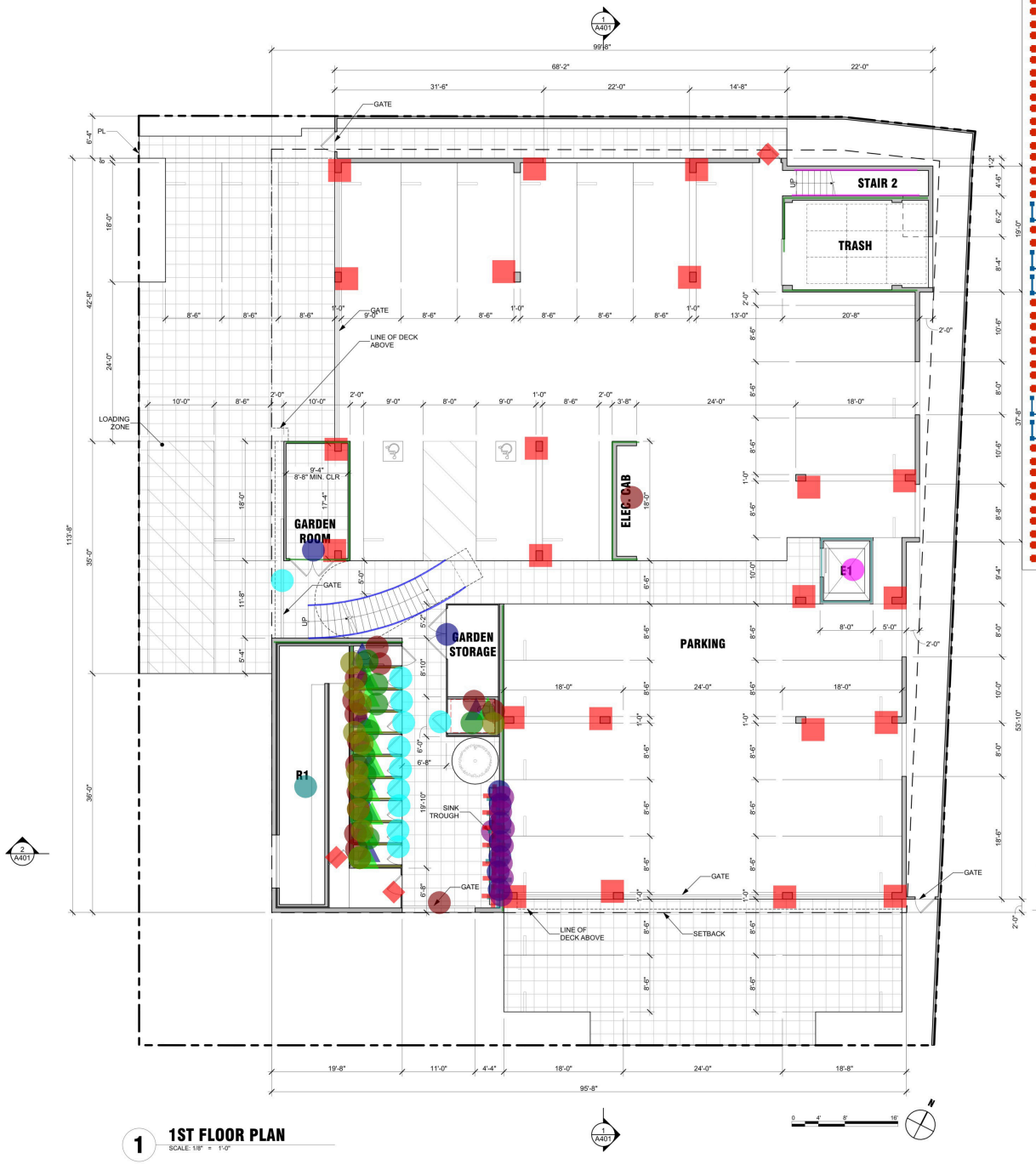
CITY OF ENCINITAS - DEVELOPMENT SERVICES DEPARTMENT
PRELIMINARY GRADING PLAN FOR:
1967 SAN ELIJO DRIVE

SHEET 1 OF 2

Electrical Pull Box 1.0 EA

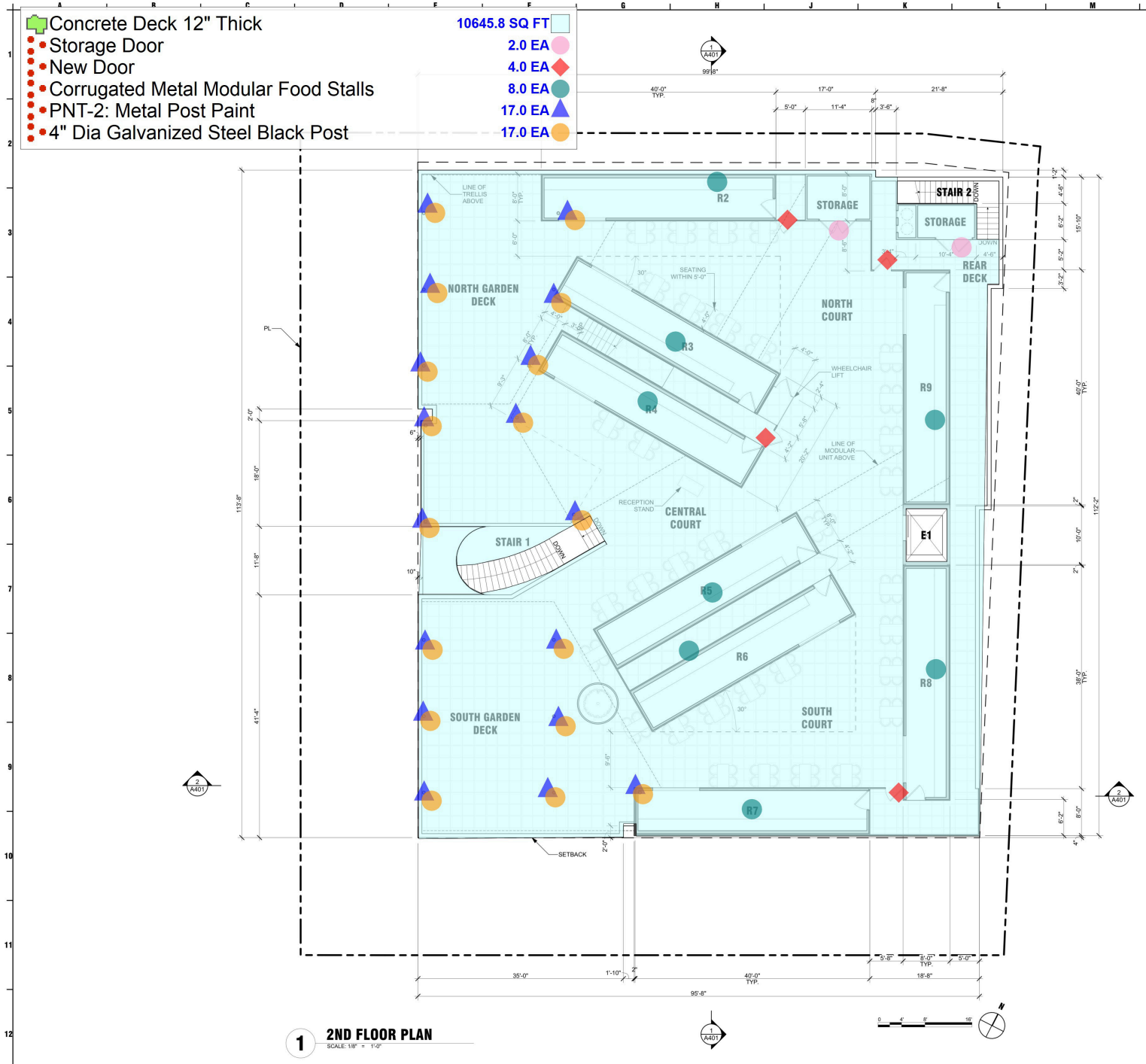


1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'



- Water Closet
- Sink TroughSize: 1'-6"W x 17-8"L
- Sink Mixer Tap
- Sink Waste Trap
- Bathroom Exhaust Fan
- SF-1: Storofront Size: 20'-0" Wide x 18'H
- 10: Proposed Site Gate 11'-0" Wide
- Reinforced Concrete Column
- Elevator E1Cab Size: 7'-0" x 9'-0"
- Elevator Reinforced Concrete Wall (H=28'-0")
- Electrical Cabinet
- CMU-3 Wall (H=14'-0")
- Bathroom Partition Walls
- Storage DoorSize: 7'-6"W x 12'-0"H
- New Door
- Bathroom DoorSize: 3'-0"W x 7'-0"H
- Corrugated Metal Modular Food Stalls
- 3'-6" High Stair Guardrail
- 1-1/2" Dia Wall Mounted Handrail
- 42" Long Grab Bar
- Toilet Paper Holder
- Paper Dispenser
- Soap Dispenser
- Sink Mirror

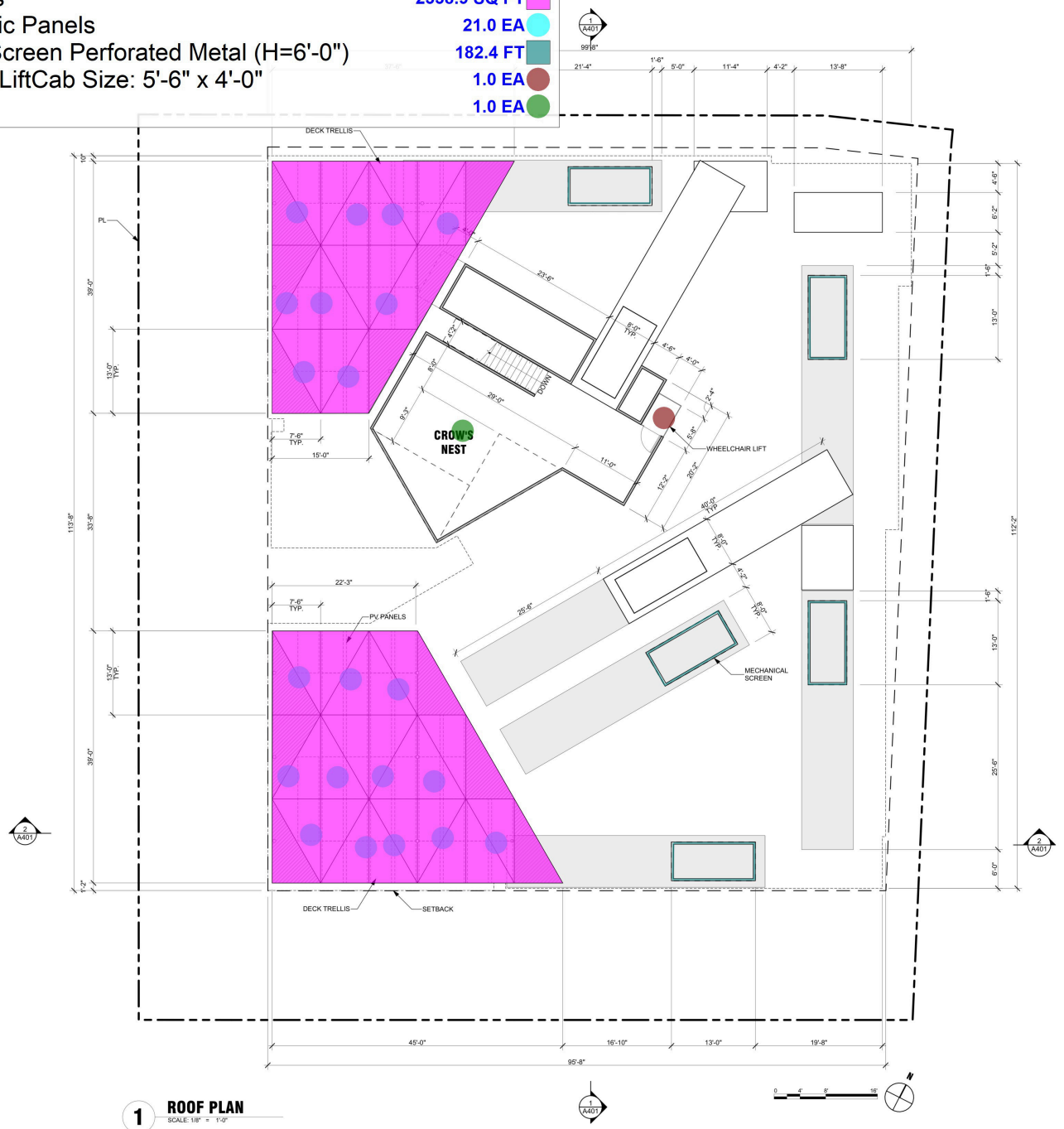
1 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 **2ND FLOOR PLAN**

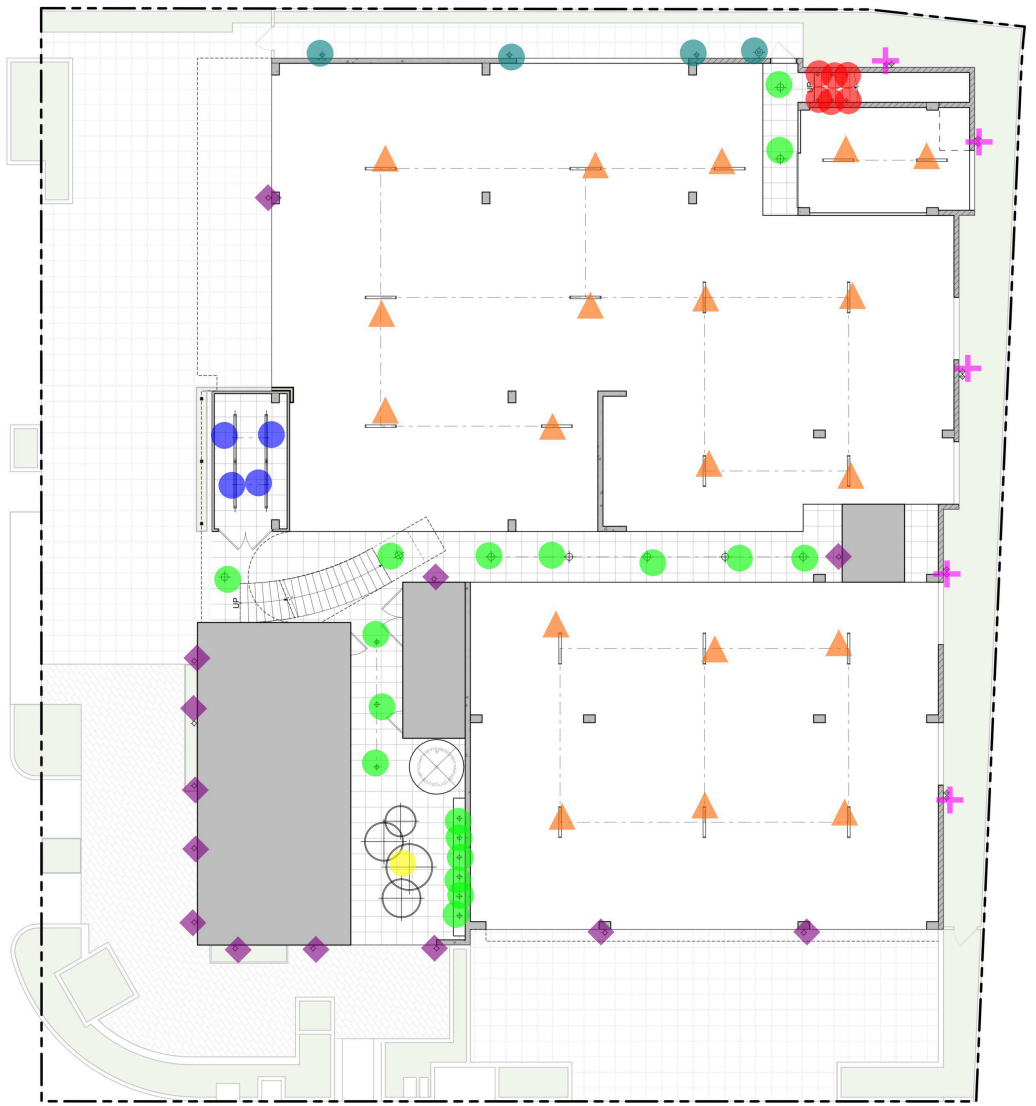
SCALE: 1/8" = 1'-0"

Glulam Trellis	2338.9 SQ FT
PV Photovoltic Panels	21.0 EA
Mechanical Screen Perforated Metal (H=6'-0")	182.4 FT
Wheel Chair LiftCab Size: 5'-6" x 4'-0"	1.0 EA
Crow's Nest	1.0 EA



1 ROOF PLAN

SCALE: 1/8" = 1'-0"



- Wall Mounted Light
- Wall Mounted Light (Motion Sensor)
- 2 Light Wall Mounted (Motion Sensor)
- Wal Mounted Stair Light
- pendant Light
- Ring Pendant
- Linear Pendant
- Surface Mounted Linear

1 1ST FLOOR LIGHTING PLAN

SCALE: 1/8" = 1'-0"

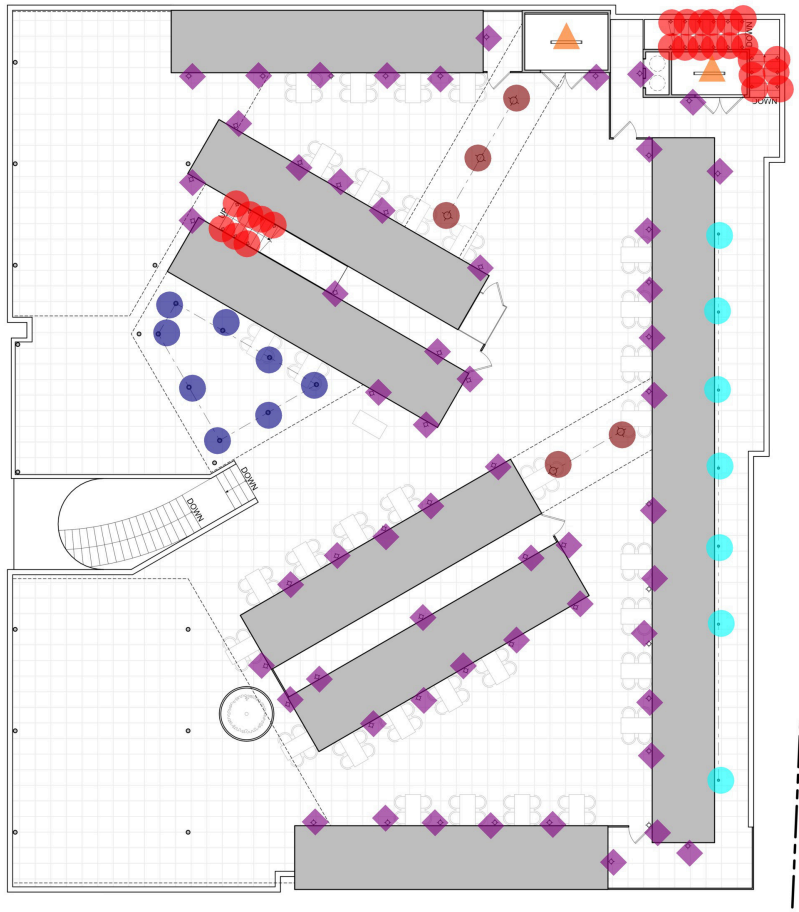
0 4' 8' 16'

N

ELECTRICAL SYMBOLS

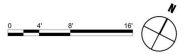
- 6" RECESSED CAN
- WALL-MOUNTED
- WALL-MOUNTED (MOTION SENSOR)
- 2 LIGHT WALL-MOUNTED (MOTION SENSOR)
- WALL-MOUNTED STAIR LIGHT
- DIRECTIONAL FLOOR LIGHT
- GROUND UP-LIGHT
- SURFACE MOUNTED
- SURFACE MOUNTED LINEAR
- PENDANT
- LINEAR PENDANT
- RING PENDANT

6" Recessed Can Light	8.0 EA
Directional Floor Light	7.0 EA
Wall Mounted Light	56.0 EA
Wal Mounted Stair Light	25.0 EA
Surface Mounted Linear	2.0 EA
Surface Mounted Light	5.0 EA

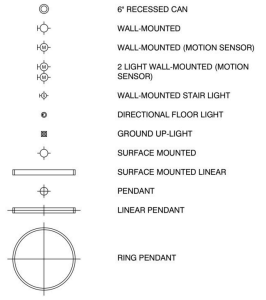


1 2ND FLOOR LIGHTING PLAN

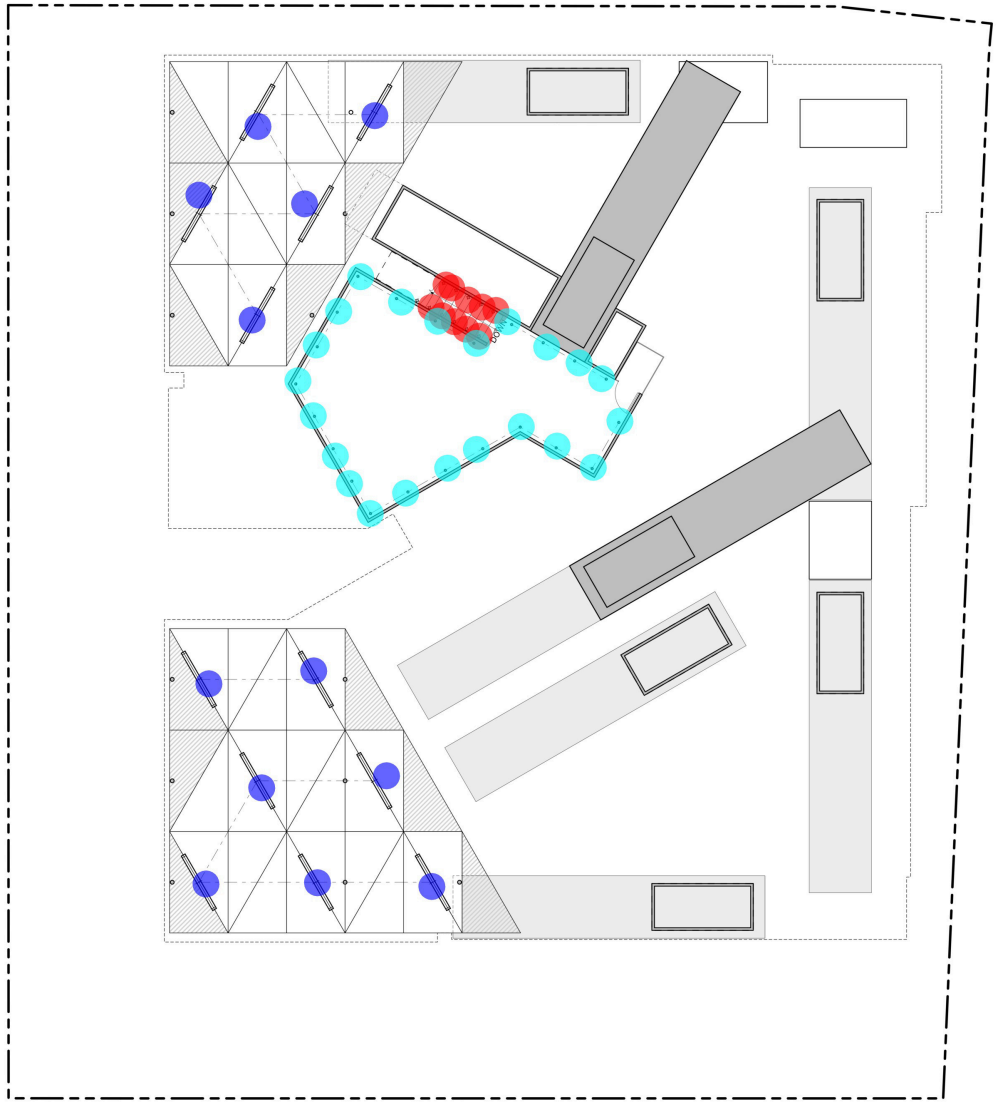
SCALE: 1/8" = 1'-0"



ELECTRICAL SYMBOLS



Linear Pendant	12.0 EA
Directional Floor Light	22.0 EA
Wal Mounted Stair Light	10.0 EA

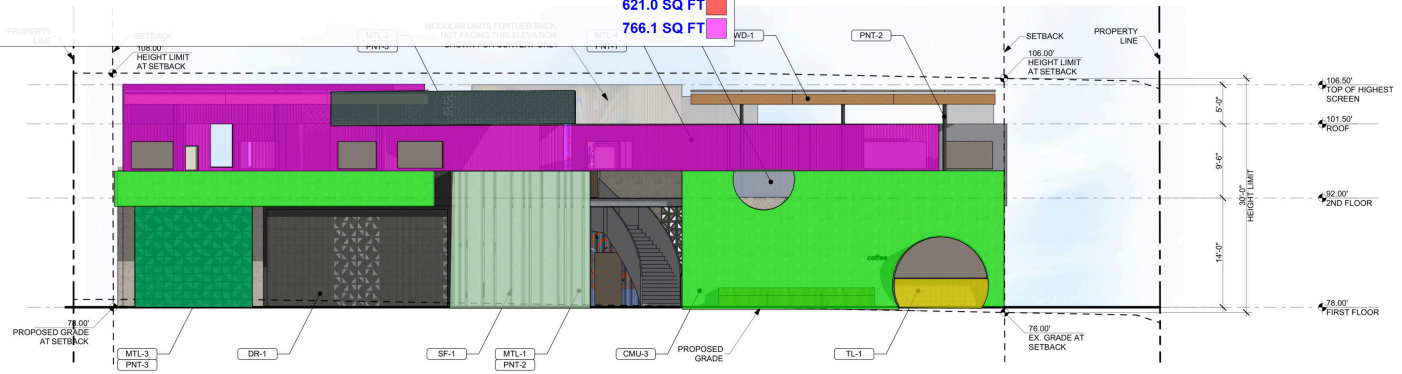


1 **SHADE STRUCTURE LIGHTING PLAN**
SCALE: 1/8" = 1'-0"

ELECTRICAL SYMBOLS

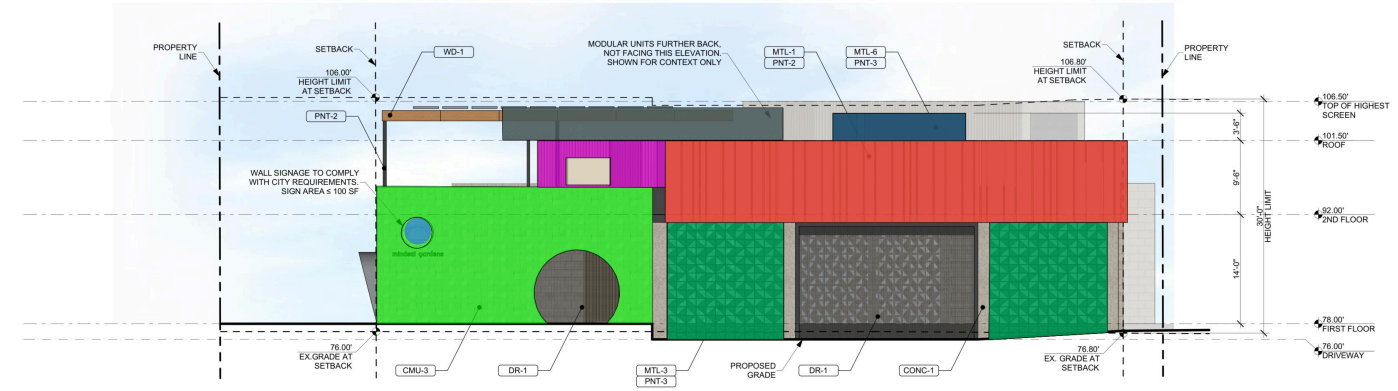
- 6" RECESSED CAN
- WALL-MOUNTED
- WALL-MOUNTED (MOTION SENSOR)
- 2 LIGHT WALL-MOUNTED (MOTION SENSOR)
- WALL-MOUNTED STAIR LIGHT
- DIRECTIONAL FLOOR LIGHT
- GROUND UP-LIGHT
- SURFACE MOUNTED
- SURFACE MOUNTED LINEAR
- PENDANT
- LINEAR PENDANT
- RING PENDANT

CMU-3	1324.8 SQ FT
Wall Signage To Comply With City RequirementsSign Area = 100 SF	1.0 EA
21: Proposed 4'x8" Modular Wetland System For Stormwater Treatment	0.0 EA
MTL-3	639.6 SQ FT
MTL-2	284.5 SQ FT
TL-1	43.7 SQ FT
GL-1	7.5 FT
MTL-1	933.9 SQ FT
MTL-6	60.4 SQ FT
PNT-3	984.5 SQ FT
PNT-2	621.0 SQ FT
PNT-1	766.1 SQ FT



1 WEST ELEVATION

SCALE: 1/8" = 1'-0"



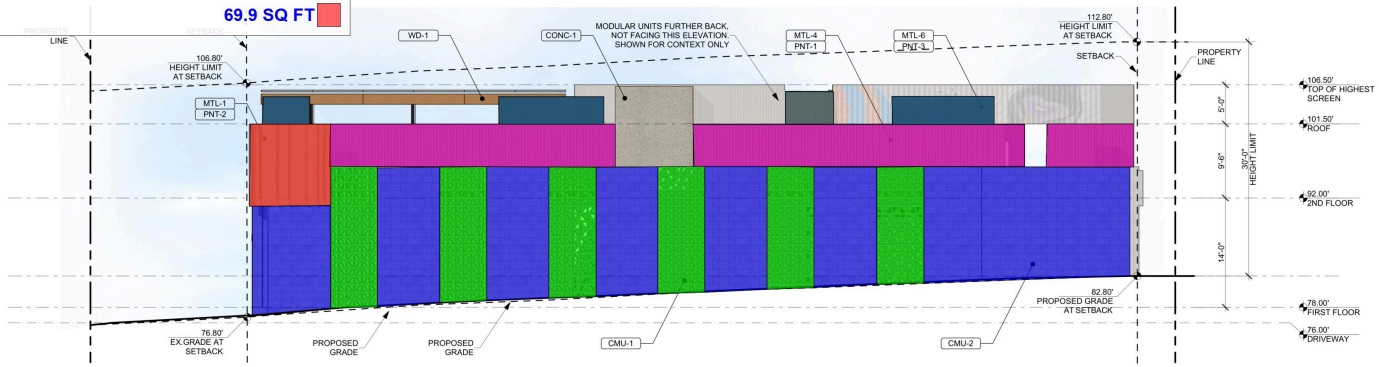
2 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

EXT. FINISH SCHEDULE

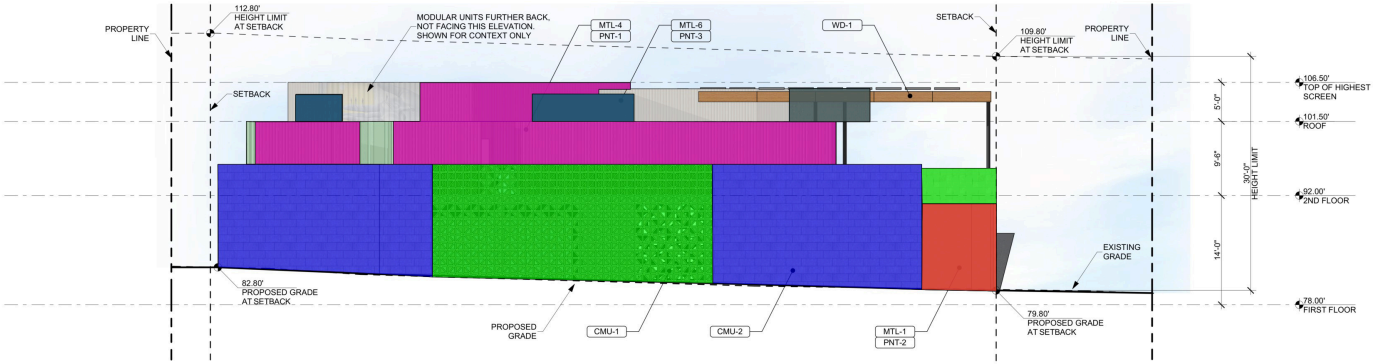
MARK	DESCRIPTION
CMU-1	TRIANGLE BREEZE BLOCK MANUF: TESSELLE STYLE: TRAVERSE 7.5" CEMENT BREEZE BLOCK COLOR: NATURAL GRAY
CMU-2	CONCRETE MASONRY UNIT MANUF: RCP BLOCK STYLE: PRECISION BLOCK COLOR: NATURAL GRAY
CMU-3	CONCRETE BLOCK WALL MANUF: - STYLE: 8" X 8" VERTICAL STACK BLOCK WALL COLOR: NATURAL GRAY
CONC-1	CAST-IN-PLACE CONCRETE COLOR: NATURAL FINISH
MTL-1	STEEL PLATE MANUF: - STYLE: 1/4" STEEL PLATE COLOR: PAINT, COLOR MATCH PER ELEVATION
MTL-2	LASER-CUT METAL RAILING MANUF: MOZ DESIGNS INFILL: CUSTOM TRIANGLE PATTERN COLOR: PAINT, COLOR MATCH PER ELEVATION
MTL-3	LASER-CUT GARAGE SCREEN MANUF: MOZ DESIGNS STYLE: CUSTOM TRIANGLE PATTERN COLOR: PAINT, COLOR MATCH PER ELEVATION
MTL-4	CORRUGATED METAL MODULAR UNIT MANUF: - STYLE: - COLOR: PAINT, COLOR MATCH PER ELEVATION
MTL-5	SOLID METAL RAILING MANUF: MOZ DESIGNS STYLE: STAINLESS STEEL COLOR: PAINT, COLOR MATCH PER ELEVATION
MTL-6	PERFORATED METAL MECHANICAL SCREEN MANUF: - STYLE: - COLOR: PAINT, COLOR MATCH PER ELEVATION
GL-1	GLASS RAILING MANUF: VIEWRAIL STYLE: STANDOFF PIN ATTACHMENT COLOR: BLACK TOP RAIL CAP
TL-1	BRICK TILE MANUF: TILEBAR STYLE: 5x2 BRICK MATTE MOSAIC TILE COLOR: TERRACOTTA
WD-1	GLULAM TRELLIS FRAMING MANUF: ROSBORO FINISH: EXTERIOR SEMI-TRANSPARENT WOOD STAIN COLOR: NATURAL OAK
PNT-1	PAINT MANUF: DUNN EDWARDS COLOR: DEC750 "BISON BEIGE"
PNT-2	PAINT MANUF: DUNN EDWARDS COLOR: DE6382 "FORMAL GRAY"
PNT-3	PAINT MANUF: DUNN EDWARDS COLOR: DE6385 "BLACK BEAN"
DR-1	ROLL-UP SECURITY GATE MANUF: COOKSON STYLE: EXTREME HIGH PERFORMANCE MICROCOIL GRILLE COLOR: ANONDIZED ALUMINUM
SF-1	ALUMINUM STOREFRONT SYSTEM MANUF: ARCADIA STYLE: ALUMINUM COLOR: BLACK

CMU-2	1971.4 SQ FT
CMU-3	43.6 SQ FT
MTL-1	244.0 SQ FT
PNT-2	214.2 SQ FT
CMU-1	1128.8 SQ FT
MTL-6	182.4 SQ FT
MTL-4	959.6 SQ FT
PNT-1	959.6 SQ FT
PNT-3	252.2 SQ FT
MTL-2	69.9 SQ FT



1 EAST ELEVATION

SCALE: 1/8" = 1'-0"

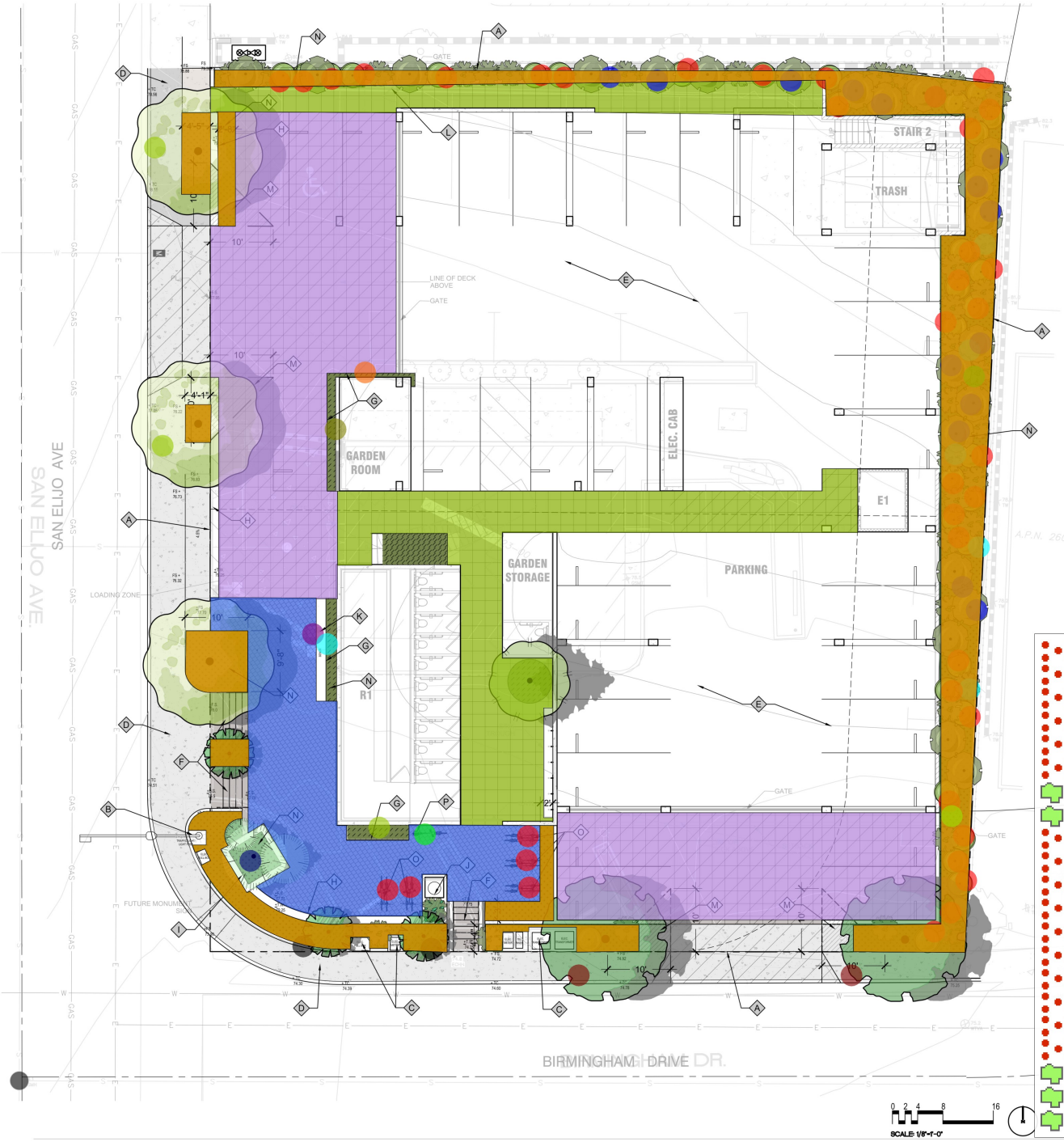


2 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

EXT. FINISH SCHEDULE

MARK	DESCRIPTION
CMU-1	TRIANGLE BREEZE BLOCK MANUF: TESSELLE STYLE: TRAVERSE 7.5" CEMENT BREEZE BLOCK COLOR: NATURAL GRAY
CMU-2	CONCRETE MASONRY UNIT MANUF: RCP BLOCK STYLE: PRECISION BLOCK COLOR: NATURAL GRAY
CMU-3	CONCRETE BLOCK WALL MANUF: - STYLE: 8" X 8" VERTICAL STACK BLOCK WALL COLOR: NATURAL GRAY
CONC-1	CAST-IN-PLACE CONCRETE COLOR: NATURAL FINISH
MTL-1	STEEL PLATE MANUF: - STYLE: 1/4" STEEL PLATE COLOR: PAINT, COLOR MATCH PER ELEVATION
MTL-2	LASER-CUT METAL RAILING MANUF: MOZ DESIGNS INFILL: CUSTOM TRIANGLE PATTERN COLOR: PAINT, COLOR MATCH PER ELEVATION
MTL-3	LASER-CUT GARAGE SCREEN MANUF: MOZ DESIGNS STYLE: CUSTOM TRIANGLE PATTERN COLOR: PAINT, COLOR MATCH PER ELEVATION
MTL-4	CORRUGATED METAL MODULAR UNIT MANUF: - STYLE: - COLOR: PAINT, COLOR MATCH PER ELEVATION
MTL-5	SOLID METAL RAILING MANUF: MOZ DESIGNS STYLE: STAINLESS STEEL COLOR: PAINT, COLOR MATCH PER ELEVATION
MTL-6	PERFORATED METAL MECHANICAL SCREEN MANUF: - STYLE: - COLOR: PAINT, COLOR MATCH PER ELEVATION
GL-1	GLASS RAILING MANUF: VIEWRAIL STYLE: STANDOFF PIN ATTACHMENT COLOR: BLACK TOP RAIL CAP
TL-1	BRICK TILE MANUF: TILEBAR STYLE: 5x2 BRICK MATTE MOSAIC TILE COLOR: TERRACOTTA
WD-1	GLULAM TRELLIS FRAMING MANUF: ROSBORO FINISH: EXTERIOR SEMI-TRANSPARENT WOOD STAIN COLOR: NATURAL OAK
PNT-1	PAINT MANUF: DUNN EDWARDS COLOR: DEC750 "BISON BEIGE"
PNT-2	PAINT MANUF: DUNN EDWARDS COLOR: DE6382 "FORMAL GRAY"
PNT-3	PAINT MANUF: DUNN EDWARDS COLOR: DE6385 "BLACK BEAN"
DR-1	ROLL-UP SECURITY GATE MANUF: COOKSON STYLE: EXTREME HIGH PERFORMANCE MICROCOIL GRILLE COLOR: ANONDIZED ALUMINUM
SF-1	ALUMINUM STOREFRONT SYSTEM MANUF: ARCADIA STYLE: ALUMINUM COLOR: BLACK



PLANT SCHEDULE 1ST FLOOR

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WUCOLS
TREES					
	BRAHEA EDULIS	GUADALUPE PALM	10' BTH	5	VERY LOW
	CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE	36" BOX	2	MODERATE
	CUPANIOPSIS ANACARDIOIDES	CARROTWOOD	36" BOX	2	MODERATE
	PANDANUS TECTORIUS	SCREWPINE	24" BOX	2	MODERATE
SHRUBS					
	HETEROMELES ARBUTIFOLIA	TOYON	---	15	VERY LOW
	RHUS INTEGRIFOLIA	LEMONADE BERRY	---	34	VERY LOW

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
GROUND COVERS					
	GROUND COVER				1,781 SF

SOUTHERN CALIFORNIA NATIVE PLANTINGS (IN > 75% / < 90% OF PLANTING AREAS)

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS
	5 GAL. (TYP.)	*Camissoniopsis cheiranthifolia*	*Beach-evening Primrose*	VERY LOW
		Ceanothus verrucosus	*Wart-Stemmed ceanothus*	VERY LOW
		Encelia californica	*Bush Sunflower*	VERY LOW
		Eriophyllum confertiflorum	*Golden Yarrow*	VERY LOW
		Eriogonum giganteum	*St. Catherine's Lace*	VERY LOW
		Eriogonum parvifolium	*Cliff Buckwheat*	VERY LOW
		Eschscholzia californica	*California Poppy*	VERY LOW
		Helianthemum scoparium	*Sun Rose*	VERY LOW
		Monardella linoides	*San Diego Willowy Mint*	VERY LOW
		Mimulus aurantiacus puniceus	*Red Monkey Flower*	VERY LOW
		Penstemon spectabilis	*Showy Penstemon Spectabilis*	VERY LOW
		Sisyrinchium bellum	*Blue Eyed Grass*	VERY LOW
		Stipa pulchra	*Purple Needle Grass*	VERY LOW
		Trichostema lanatum	*Woolly Blue Curls*	VERY LOW
		Polystichum munitum	*Western Sword Fern*	VERY LOW
		Leymus condensatus 'Canyon Prince'	*Canyon Prince Wild Rye*	VERY LOW
		Frangula californica 'Leatherleaf'	*Leatherleaf Coffeeberry*	VERY LOW
		Garrya elliptica	*Silk Tassel*	VERY LOW

ORNAMENTAL PLANTINGS (IN < 25% OF PLANTING AREAS)

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS
	5 GAL. (TYP.)	SHRUBS		
		Agave attenuata	*Foxtail Agave*	VERY LOW

LANDSCAPE KEY NOTES:

- PROPERTY LINE - TYPICAL SYMBOL
- EXISTING TRAFFIC SIGNAL & LIGHT POLE TO REMAIN - PROTECT IN PLACE
- EXISTING UTILITY BOXES TO REMAIN - PROTECT IN PLACE
- CITY SIDEWALK PER CITY STANDARDS
- PARKING AREA IN UNCOLORED CONCRETE WITH HEAVY BROOM FINISH
- ENTRY CONCRETE STEPS WITH STAINLESS STEEL HAND RAILS
- CORTEN STEEL PLANTER
- CONCRETE SCREEN WALL
- MONUMENT SIGN PLANTER
- STORMWATER TREATMENT PER CIVIL DRAWINGS
- BUILT-IN BENCH
- 6' HIGH TUBULAR STEEL EMERGENCY EGRESS GATE & FENCE
- 10' VISIBILITY TRIANGLE AT DRIVEWAYS: NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT . PLANT MATERIAL, OTHER THAN TREES, WITHIN THE R.O.W. THAT IS LOCATED WITHIN VISIBILITY AREAS SHALL NOT EXCEED 24" INCHES IN HEIGHT
- PROVIDE AND INSTALL 3" DEEP GRAVEL MULCH GROUNDCOVER . TAPER MULCH TO A 1" DEPTH AS IT NEARS EACH PLANT OR HARDSCAPE EDGE.
- BICYCLE RACK (8 CAPACITY)
- BICYCLE REPAIR STATION

HARDSCAPE LEGEND

PAVING 'A'
Non-permeable vehicular paving such as:
- *Integral color concrete with enhanced finish equal to 'Topcast #5'*
- *Uncolored concrete with enhanced finish*

PAVING 'B'
Non-permeable pedestrian paving such as:
- *Integral color concrete with enhanced finish equal to 'Topcast #5'*
- *Uncolored concrete with enhanced finish*

PAVING 'C'
Permeable pedestrian paving such as:
- *Concrete pavers on permeable base*

MINIMUM STREET TREE

Botanical Name: Brahea Edulis	5.0 EA
Botanical Name: Cassia Leptophylla	2.0 EA
Botanical Name:Cupaniopsis Anacardioides	2.0 EA
Botanical Name: Pandanus Tectorius	2.0 EA
Botanical Name: Heteromeles Arbutifolia	15.0 EA
Botanical Name: RHUS Integrifolia	34.0 EA
Ground Cover	1820.4 SQ FT
3" Deep Gravel Mulch	1820.4 SQ FT
Southern California Native Plantings (75% of 1781)	1.0 EA
Ornamental Plantings (25% of 1781)	1.0 EA
Corten Steel Planter	1.0 EA
Corten Steel Planter	1.0 EA
Corten Steel Planter	1.0 EA
Corten Steel Planter	1.0 EA
Monument Sign Planter	1.0 EA
Built-In Bench	1.0 EA
Bi-Cycle Rack (8 Capacity)	5.0 EA
Bi-Cycle Repair Station	1.0 EA
Paving A	2808.0 SQ FT
Paving B	1521.3 SQ FT
Paving C	1006.3 SQ FT

SEPARATION DISTANCE:

IRRIGATION NOTES:

MAINTENANCE NOTE

DRAINAGE NOTES:

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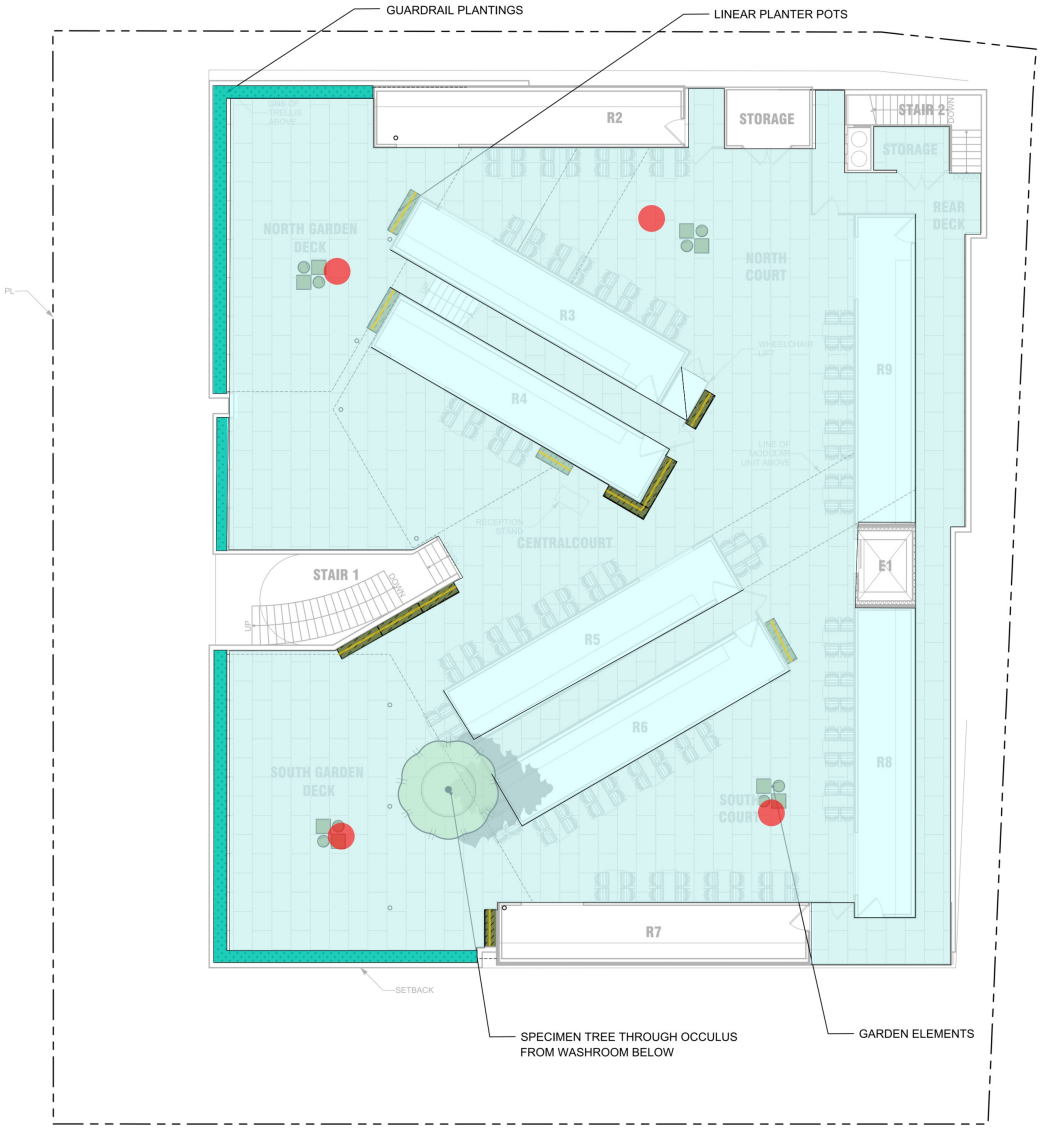
1ST FLOOR CONCEPTUAL LANDSCAPE PLAN

MINDSAI GARDENS

1967 SAN ELIJO AVE, ENCINITAS, CA 92007

05 March 2026

L-2



HARDSCAPE LEGEND

PAVING 'D'
Pedestrian paving such as:
- *Pedestal pavers 24" x 48"*

PLANT SCHEDULE

SOUTHERN CALIFORNIA NATIVE PLANTINGS (IN > 75% / < 90% OF PLANTING AREAS)

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS
	5 GAL. (TYP.)	*Camissoniopsis cheiranthifolia*	*Beach-evening Primrose*	VERY LOW
		Ceanothus verrucosus	*Wart-Stemmed ceanothus*	VERY LOW
		Encelia californica	*Bush Sunflower*	VERY LOW
		Eriophyllum confertiflorum	*Golden Yarrow*	VERY LOW
		Eriogonum giganteum	*St. Catherine's Lace*	VERY LOW
		Eriogonum parvifolium	*Cliff Buckwheat*	VERY LOW
		Eschscholzia californica	*California Poppy*	VERY LOW
		Helianthemum scoparium	*Sun Rose*	VERY LOW
		Monardella linoides	*San Diego Willowy Mint*	VERY LOW
		Mimulus aurantiacus puniceus	*Red Monkey Flower*	VERY LOW
		Penstemon spectabilis	*Showy Penstemon Spectabilis*	VERY LOW
		Sisyrinchium bellum	*Blue Eyed Grass*	VERY LOW
		Stipa pulchra	*Purple Needle Grass*	VERY LOW
		Trichostema lanatum	*Woolly Blue Curls*	VERY LOW
		Polystichum munitum	*Western Sword Fern*	VERY LOW
		Leymus condensatus 'Canyon Prince'	*Canyon Prince Wild Rye*	VERY LOW
		Frangula californica 'Leatherleaf'	*Leatherleaf Coffeeberry*	VERY LOW
		Garrya elliptica	*Silk Tassel*	VERY LOW

ORNAMENTAL PLANTINGS (IN < 25% OF PLANTING AREAS)

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS
	5 GAL. (TYP.)	SHRUBS		
		Agave attenuata	*Foxtail Agave*	VERY LOW
		Aloe arborescens	*Tree Aloe*	VERY LOW
		Aloe vera	*Medicinal Aloe*	VERY LOW
		Anisodontea 'Elegant Lady'	*Mallow*	LOW
		Erica verticillata	*Cape Heath*	MODERATE
		Coleonema pulchrum	*Breath of Heaven*	MODERATE
		Eschscholzia californica	*California Poppy*	VERY LOW
		Ruellia brittoniana	*Mexican Petunia*	LOW
		Echium fastuosum	*Pride of Madeira*	LOW
		VINES		
		Beaumontia grandiflora	*Herald's Trumpet*	MODERATE
		Trachelospermum capreolata	*Cross Vine*	MODERATE
		Ficus repens	*Creeping Fig*	LOW
		Solandra maxima	*Cup of Gold Vine*	MODERATE
		Gelsemium sempervirens	*Yellow Jessamine*	MODERATE
		Hibbertia scandens	*Guinea Gold Vine*	MODERATE
		Trachelospermum jasminoides	*Star Jasmine*	MODERATE
		PERENNIALS		
		Anigozanthos 'Bush Pearl'	*Kangaroo Paw*	LOW
		Achillea tomentosum	*Yarrow*	MODERATE
		Pelargonium domesticum	*Geranium*	MODERATE
		Lavandula stoechys	*Spanish Lavendar*	LOW
		Gelsemium sempervirens	*Yellow Jessamine*	MODERATE
		Hibbertia scandens	*Guinea Gold Vine*	MODERATE
		Trachelospermum jasminoides	*Star Jasmine*	MODERATE
		Convolvulus asiaticus	*Ground Morning Glory*	LOW
		GROUNDCOVERS		
		Hibbertia scandens	*Guinea Gold Vine*	MODERATE
		Trachelospermum jasminoides	*Star Jasmine*	MODERATE
		Convolvulus asiaticus	*Ground Morning Glory*	LOW
		Phyla nodiflora	*Kurapia*	LOW

Paving D	9136.7 SQ FT
Garden Elements	4.0 EA
Linear Planter Posts	63.2 FT
Guardrail Palntings	240.5 SQ FT

- Hanging Suspended Pots (32 SF) — 1.0 EA
- Green Roof Planting (126 SF) — 1.0 EA



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SCALE: 1/8"=1'-0"

PLANT SCHEDULE

GREEN ROOF PLANTING 126 SF

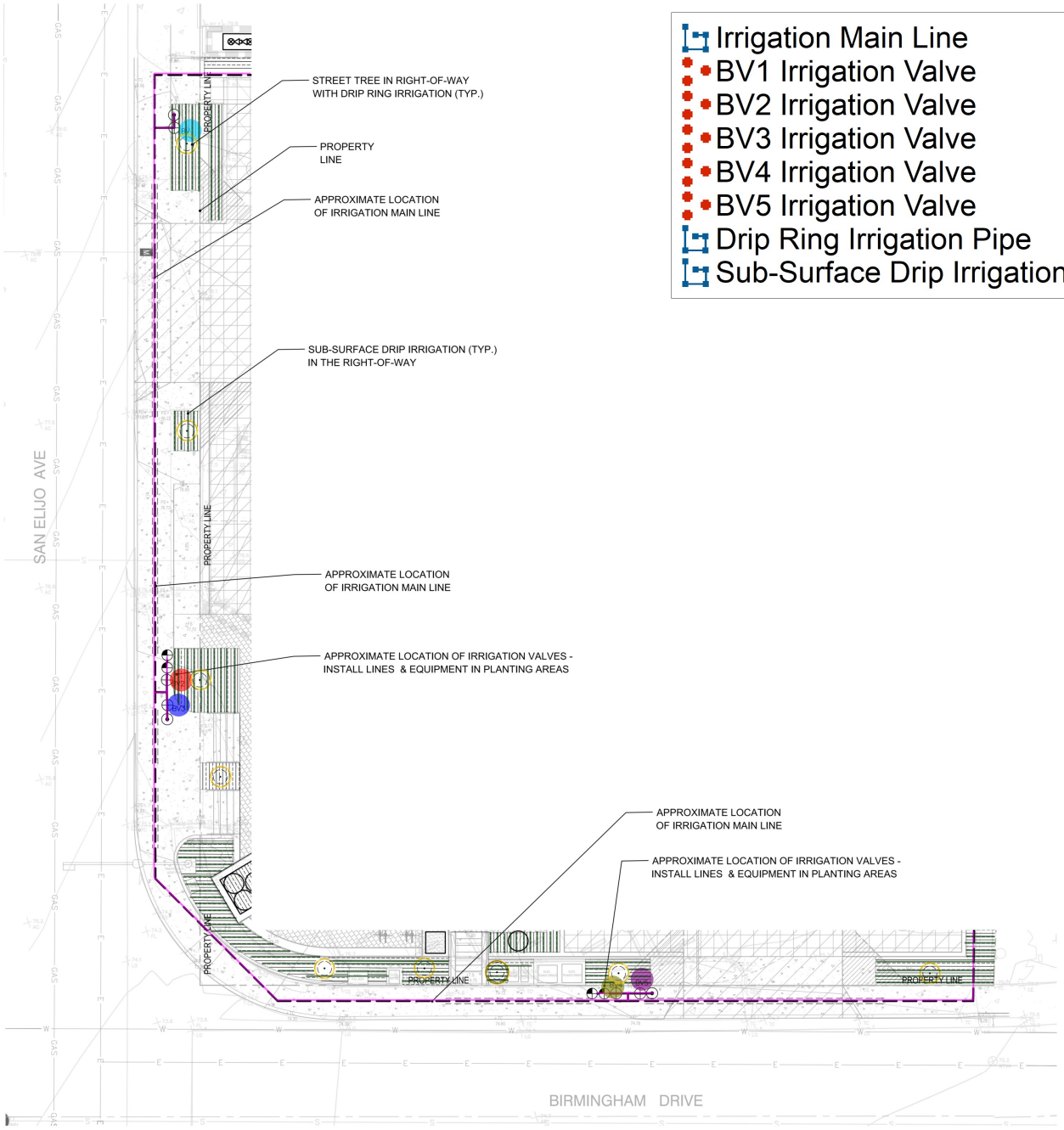
SUSPENDED POTS 32 SF

ORNAMENTAL PLANTINGS (IN < 25% OF PLANTING AREAS)

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS
	5 GAL. (TYP.)	**SHRUBS**		
		Agave attenuata	*Foxtail Agave*	VERY LOW
		Aloe arborescens	*Tree Aloe*	VERY LOW
		Aloe vera	*Medicinal Aloe*	VERY LOW
		Anisodontea 'Elegant Lady'	*Mallow*	LOW
		Erica verticillata	*Cape Heath*	MODERATE
		Coleonema pulchrum	*Breath of Heaven*	MODERATE
		Eschscholzia californica	*California Poppy*	VERY LOW
		Ruellia brittoniana	*Mexican Petunia*	LOW
		Echium fastuosum	*Pride of Madeira*	LOW
		VINES		
		Beaumontia grandiflora	*Herald's Trumpet*	MODERATE
		Trachelospermum capreolata	*Cross Vine*	MODERATE
		Ficus repens	*Creeping Fig*	LOW
		Solandra maxima	*Cup of Gold Vine*	MODERATE
		Gelsemium sempervirens	*Yellow Jessamine*	MODERATE
		Hibbertia scandens	*Guinea Gold Vine*	MODERATE
		Trachelospermum jasminoides	*Star Jasmine*	MODERATE
		PERENNIALS		
		Anigozanthos 'Bush Pearl'	*Kangaroo Paw*	LOW
		Achillea tomentosum	*Yarrow*	MODERATE
		Pelargonium domesticum	*Geranium*	MODERATE
		Lavandula stoechys	*Spanish Lavendar*	LOW
		Gelsemium sempervirens	*Yellow Jessamine*	MODERATE
		Hibbertia scandens	*Guinea Gold Vine*	MODERATE
		Trachelospermum jasminoides	*Star Jasmine*	MODERATE
		Convolvulus asiaticus	*Ground Morning Glory*	LOW
		GROUNDCOVERS		
		Hibbertia scandens	*Guinea Gold Vine*	MODERATE
		Trachelospermum jasminoides	*Star Jasmine*	MODERATE
		Convolvulus asiaticus	*Ground Morning Glory*	LOW
		Phyla nodiflora	*Kurapia*	LOW

LANDSCAPE DESIGN MATRIX CITY OF ENCINITAS DESIGN STANDARDS AND GUIDELINES DS7.3.4	PROJECT POINTS	POINT VALUE
A MINIMUM OF ONE (1) 15-GALLON TREE OR EQUIVALENT BOX SIZE AND TEN (10) FIVE-GALLON SHRUBS ARE PLANTED FOR EVERY 1,000 SQUARE FEET OF REQUIRED LANDSCAPE AREA	6	6
PLANT SELECTIONS ALONG PEDESTRIAN WALKWAYS FEATURE TREES WILL TALL CANOPIES AT A REGULAR INTERVAL OF EVERY 30 LINEAR FEET, TO PROVIDE SHADE AND MAINTAIN VISIBILITY FOR PEDESTRIANS	4	4
AREAS OF TURF COMPRISE LESS THAN 25 PERCENT OF THE TOTAL REQUIRED LANDSCAPE AREAS (EXCLUDING COMMON OPEN SPACES)	3	3
DECIDUOUS TREES ARE PLANTED IN SOUTH-FACING PRIVATE OR COMMON OPEN SPACES, TO PROVIDE SOLAR ACCESS DURING WINTER MONTHS AND SHADE DURING SUMMER MONTHS		3
SEVENTY-FIVE (75) PERCENT LESS THAN 90 PERCENT OF THE TOTAL LANDSCAPE AREA IS SOUTHERN CALIFORNIA NATIVE SPECIES	2	2
NINETY (90) PERCENT OR GREATER OF THE TOTAL LANDSCAPED AREA IS SOUTHERN CALIFORNIA NATIVE SPECIES		4
TREES AND SHRUBS LOCATED ON THE WEST SIDES OF BUILDINGS ARE PLANTED IN SMALL CLUSTERS OR CONCENTRATIONS, TO REDUCE HEAT BUILD-UP DURING AFTERNOON HOURS	2	2
THE LANDSCAPED AREAS SURROUNDING VEHICULAR ACCESS POINTS, ENTRY MONUMENT SIGNS, AND PEDESTRIAN WALKWAYS INTO THE PROJECT ARE LANDSCAPED WITH TREES, SHRUBS, AND PLANTINGS THAT ARE VISUALLY DISTINCTIVE FROM THE OTHER LANDSCAPE AREAS WITHIN THE PROJECT.	2	2

18 POINTS PROVIDED √
(18 POINTS REQUIRED)



Irrigation Main Line	304.1 FT
BV1 Irrigation Valve	1.0 EA
BV2 Irrigation Valve	1.0 EA
BV3 Irrigation Valve	1.0 EA
BV4 Irrigation Valve	1.0 EA
BV5 Irrigation Valve	1.0 EA
Drip Ring Irrigation Pipe	86.2 FT
Sub-Surface Drip Irrigation Pipe	582.0 FT

NLA

SCHEMATIC RIGHT-OF-WAY IRRIGATION PLAN

MINDSAI GARDENS
1967 SAN ELIJO AVE, ENCINITAS, CA 92007

05 March 2026

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