

# SITE DEVELOPMENT PLANS FOR: NORTH COVE SAN DIEGO, CA

**DEVELOPMENT SUMMARY:**

The project proposes to replace the existing comfort station with a new prefabricated restroom with security lighting, storage room, and accessibility improvements.

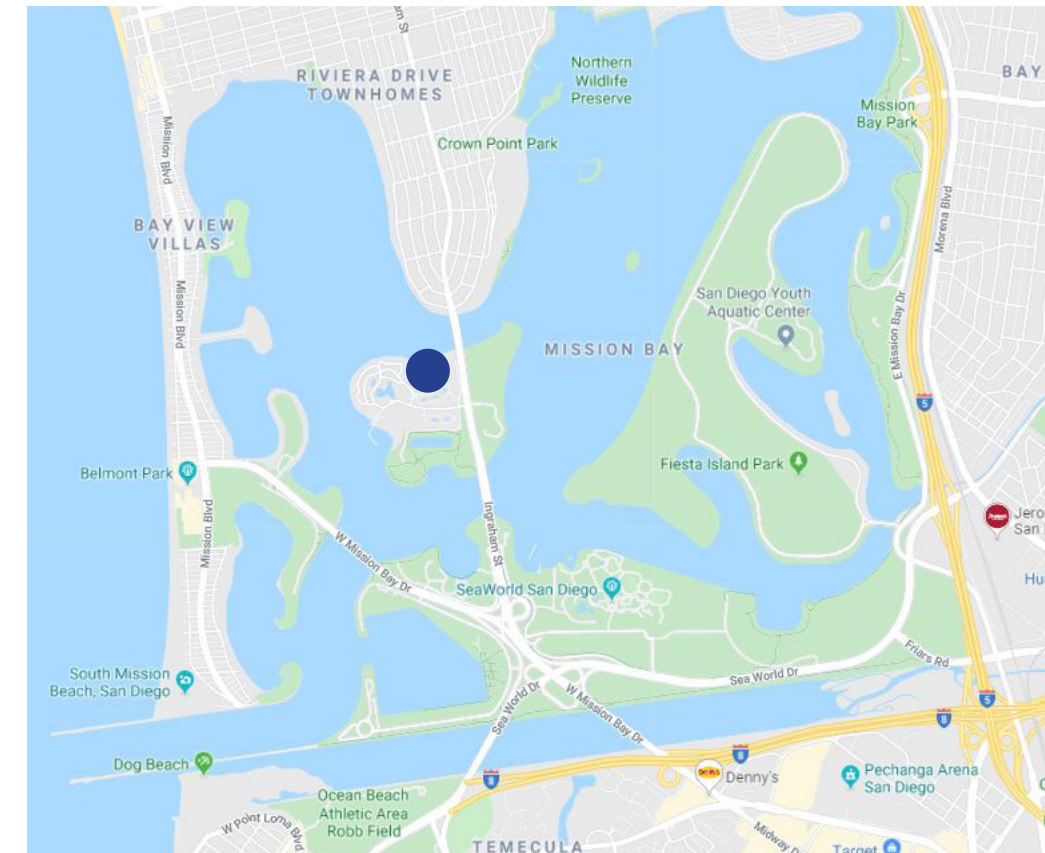
WBS# B18234 - North Cove Comfort Station Improvements

**LEGAL DESCRIPTION:**

A portion of Mission Bay Park of San Diego, County of San Diego, State of California.

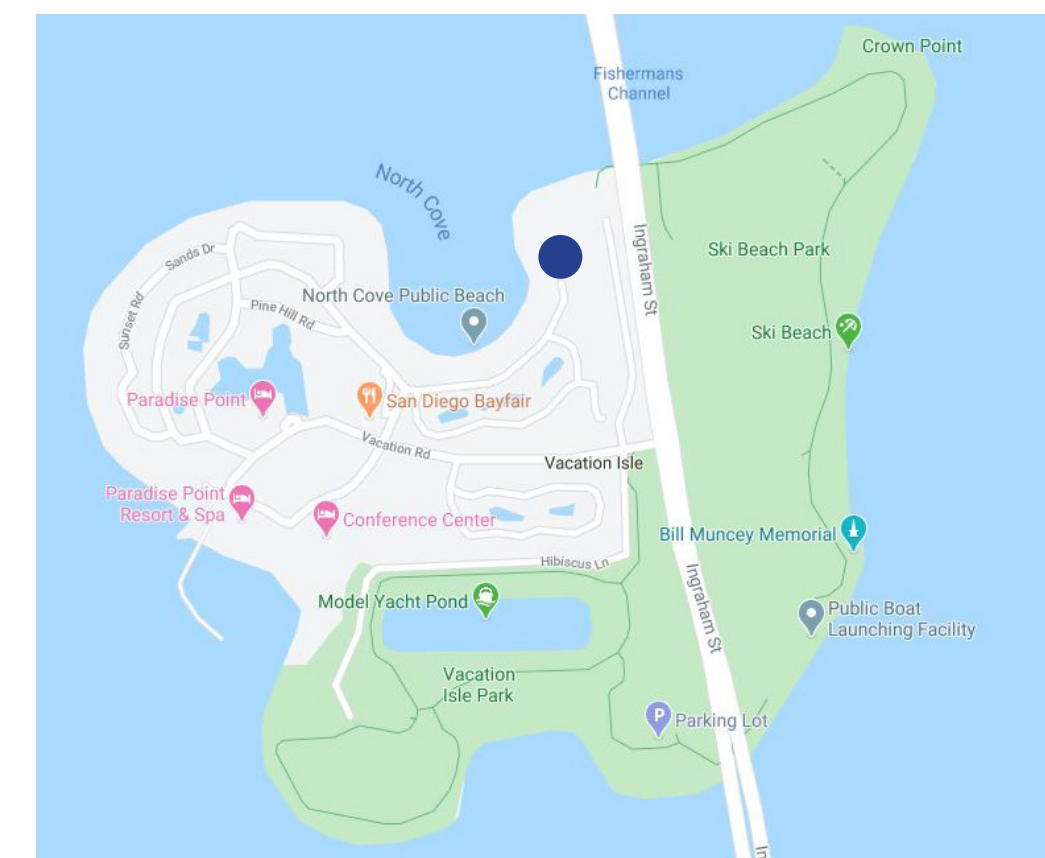
**APN:**

APN - Unassigned



**VICINITY MAP**

NO SCALE



**LOCATION MAP**

NO SCALE

**PROJECT DIRECTORY:**

**OWNER**  
City Of San Diego  
Contact:  
Tina Huang  
Project Manager  
(619) 533-3863  
thuangu@sandiego.gov

**LANDSCAPE ARCHITECT**  
Jeff Justus  
Schmidt Design Group  
(619) 236-1462  
jjustus@schmidtsg.com

Parker Ruskamp  
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(619) 236-1462  
pruskamp@schmidtsg.com

**ELECTRICAL ENGINEER**  
Gerry Sanner  
BSE Engineering  
(858) 800-6020  
gsanner@bseengineering.com

**CIVIL ENGINEER**  
Kenneth Kozlik  
Fusco Engineering  
(858) 554-1500  
kkozlik@fuscoe.com

**COMMUNITY PLAN:**

Mission Bay Park  
Council District 2

**LOT SIZE:**  
Area Within Limit Of Work: ~0.1Ac  
**Grading:**

Amount of Cut: 0 cu. yd.  
Amount of Fill: 0 cu. yd.  
Amount of Import or Export: 0

**BUILDING INFORMATION:**

Existing: 1,200 sq ft. (constructed in ~1965)  
3100 W Ingraham St.  
Proposed restroom and storage building: approx. 1,000 sq ft.

**NORTH COVE ANTICIPATED DESIGN HEIGHTS**

ELEMENT	PROPOSED MAX HEIGHT
RESTROOM	~11'-9" (Not To Exceed Height Of Existing Restroom)

**PARKING:**

Total Off-Street Spaces Within Scope Of Work:  
2 ADA Accessible Spaces (Including 1 Van Accessible)  
9 Standard Spaces

TITLE SHEET

## NORTH COVE COMFORT STATION

06.19.2020 DATE	B18234 WBS #	1 SHEET OF 5 SHEETS
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## KEY

- 1 PROPOSED NEW PREFABRICATED COMFORT STATION WITH RESTROOMS, SHOWERS AND STORAGE SPACE. BUILDING TO BE APPROXIMATELY 1,000 S.F.
- 2 PROPOSED CONCRETE PAVING
- 3 PROPOSED DETECTABLE WARNING PAVERS AT CURB RAMP(S)
- 4 PROPOSED ADA ACCESSIBLE PARKING SPACES AND ISA DIRECTION SIGNS
- 5 EXISTING PARKING SPACES TO REMAIN; PROTECT IN PLACE
- 6 PROPOSED 6' HT. CHAINLINK SECURITY FENCE WITH 1" NON-CLIMB FENCE FABRIC
- 7 PROPOSED 6' HT. DOUBLE CHAINLINK GATE
- 8 EXISTING FENCE TO REMAIN; PROTECT IN PLACE
- 9 EXISTING TREES TO REMAIN; PROTECT IN PLACE (TYP.)
- 10 PROPOSED PEDESTRIAN CROSSWALK STRIPING
- 11 CONNECTION TO NORTH COVE PUBLIC BEACH
- 12 PROPOSED SAND TRAP AND CLEANOUT
- 13 REMOVE EX. IRRIGATION CONTROLLER AND REPLACE WITH NEW; LOCATE NEW CONTROLLER INSIDE ELECTRICAL CLOSET
- 14 PROPOSED PERMANENT METERING PEDESTAL

--- LIMIT OF WORK

## PLANTING LEGEND

-  EX. TREE TO REMAIN
-  EX. PINE NEEDLE MULCH GROUNDCOVER

**IRRIGATION STATEMENT:**  
Existing spray irrigation within the limit of work will remain in place. If existing irrigation is damaged during construction, it will be replaced in kind. Existing irrigation controller to be replaced and relocated into the storage room.

PRELIMINARY SITE PLAN

**NORTH COVE  
COMFORT STATION**

SCALE: 1" = 10'-0"  
0 5' 10' 15'

The City of  
**SAN DIEGO**

**SCHMIDT  
DESIGN  
GROUP**  
1310 Massachusetts St., Suite G, San Diego, CA 92106  
619.291.1642  
LIC. CA. 23561 (NY 239) (AZ 3435)  
www.schmidtgroup.com

06.19.2020  
DATE

B18234  
WBS #

2 SHEET  
OF 5 SHEETS

# KEY

- 1 MATCH EXISTING CURB
- 2 DEMOLISH EXISTING CROSS GUTTER & REPLACE WITH AC
- 3 CURB RAMP
- 4 EXISTING 8" VCP SEWER TO REMAIN
- 5 PROPOSED 4" CURB
- 6 GRIND AND OVERLAY EXISTING AC PAVING
- 7 ADA ACCESSIBLE SIGNAGE
- 8 PROPOSED SEWER CLEANOUT
- 9 POTABLE WATER POC
- 10 PROPOSED SEWER
- 11 EXISTING IRRIGATION CONTROLER TO BE RELOCATED
- 12 PROPOSED COMFORT STATION
- 13 PROPOSED SHOWER AND FLOOR DRAIN SAND TRAP
- 14 DETECTABLE WARNING PAVERS
- 15 DEMOLISH EXISTING WATER AND SEWER UTILITY



PRELIMINARY GRADING AND DRAINAGE PLAN

**FUSCOE**  
ENGINEERING  
4390 Greenwich Dr., Suite 170  
San Diego, California 92122  
tel 858.554.1500 • fax 858.597.0335  
www.fuscoe.com

**SCHMIDT**  
DESIGN  
GROUP  
1310 Newcomer St., Suite G, San Diego, CA 92106  
919.251.1642  
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www.schmidtgroup.com

## NORTH COVE COMFORT STATION

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# KEY

- 1 PERMANENT METERING PEDESTAL INSTALLED PRIOR TO CONSTRUCTION
- 2 CONDUIT FOR POWER FROM METERING PEDESTAL TO HOUSE PANEL IN BUILDING
- 3 HOUSE PANEL FOR BUILDING
- 4 PROVIDE POWER FROM HOUSE PANEL TO NEW IRRIGATION CONTROLLER
- 5 NEW WALL-MOUNTED IRRIGATION CONTROLLER
- 6 NEW IRRIGATION CONTROL WIRE CONDUIT FROM OLD CONTROLLER LOCATION TO NEW CONTROLLER LOCATION
- 7 REPLACE EXISTING CONTROLLER WITH WIRE SPLICE BOX TO EXTEND WIRES TO NEW CONTROLLER LOCATED INSIDE BUILDING ONCE PERMANENT POWER IS SUPPLIED TO THE BUILDING



PRELIMINARY ELECTRICAL PLAN



BSE ENGINEERING, INC.  
10880 TAYLOR ST., SUITE 100  
SAN DIEGO, CA 92121  
TEL: 619.450.6000  
FAX: 619.450.6001

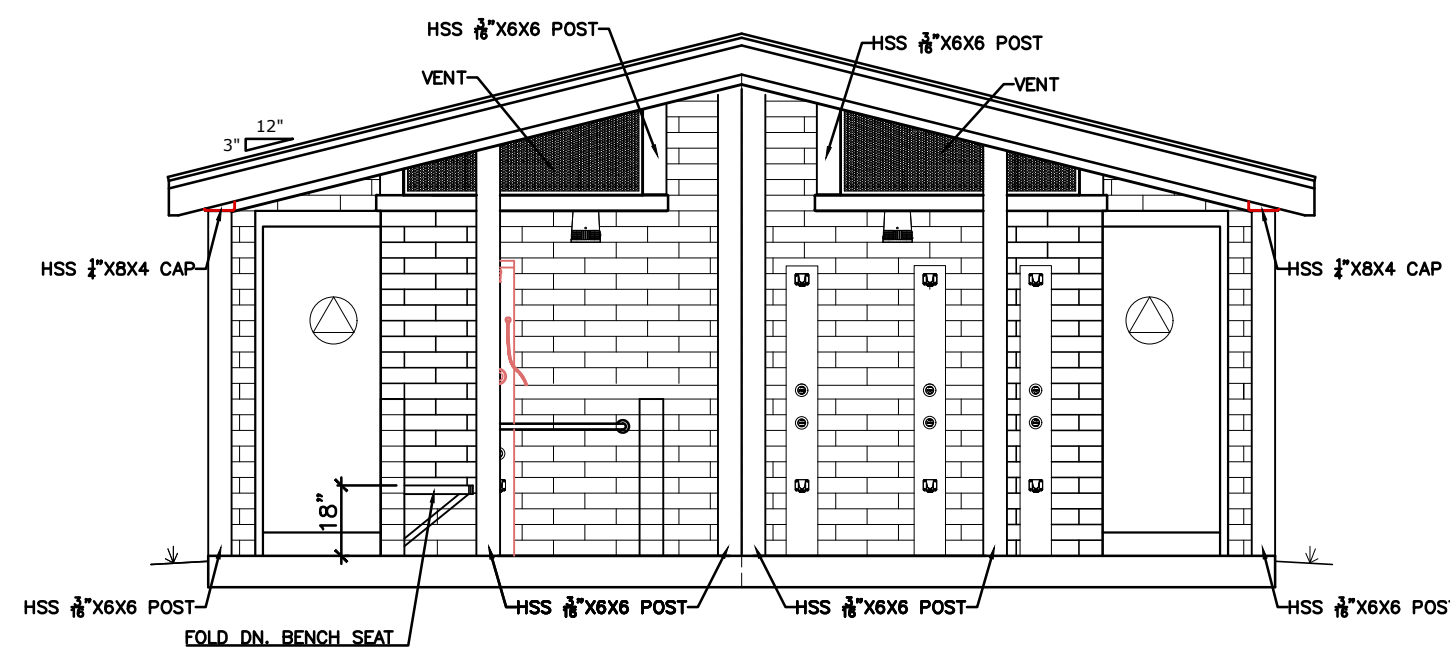
# NORTH COVE COMFORT STATION

SCALE: 1" = 10'-0"  
0 5' 10' 15'



SCHMIDT DESIGN GROUP  
1310 NEWPORT ST., SUITE G, SAN DIEGO, CA 92106  
951.251.1622  
1100 LA JOLLA VILLAGE CENTER DR., SUITE 200, SAN DIEGO, CA 92108  
www.schmidtgroup.com

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1 FRONT ELEVATION

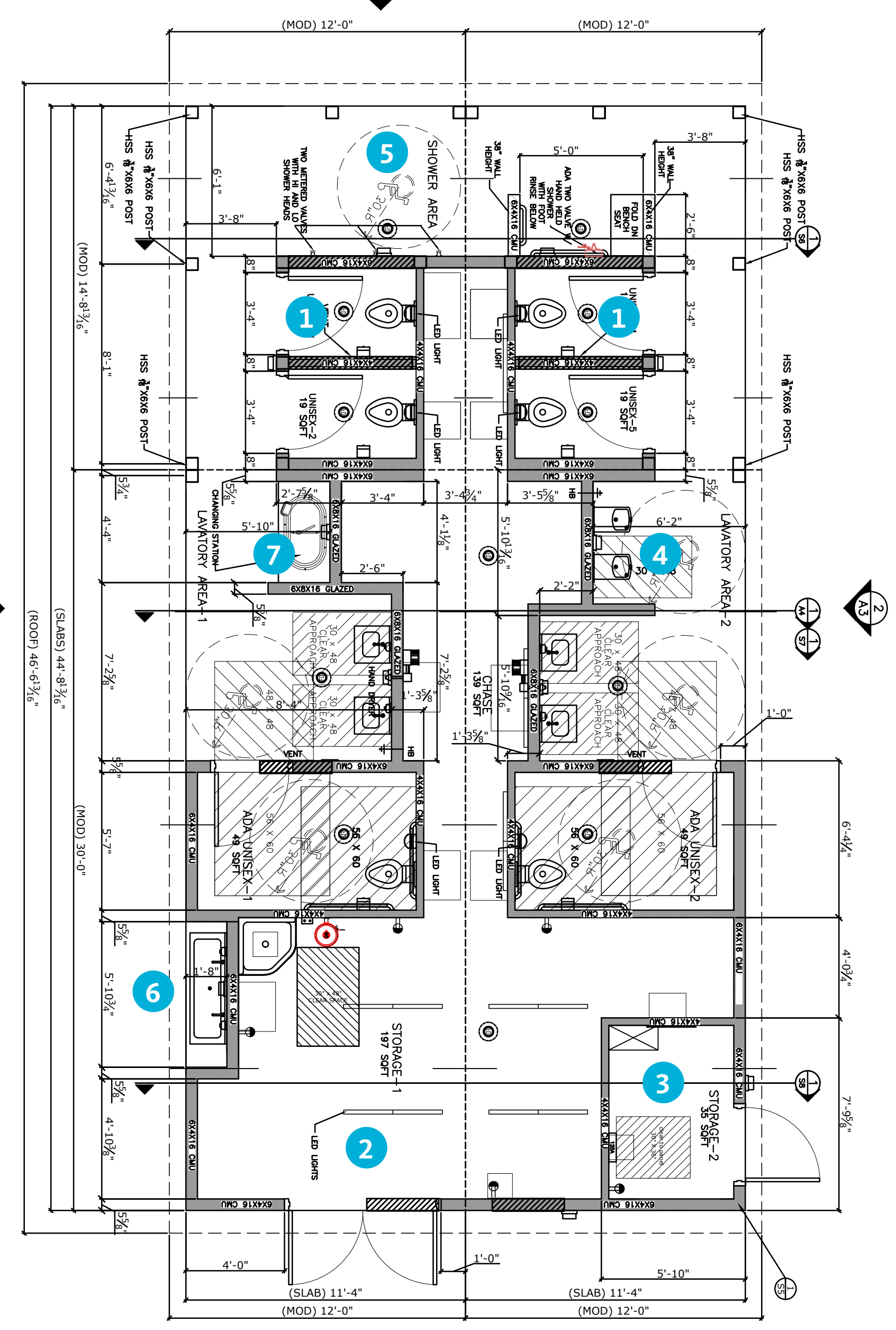
# KEY

- 1 RESTROOMS - 6 GENDER NEUTRAL (2 ACCESSIBLE)
- 2 STORAGE ROOM WITH DOUBLE-DOOR ENTRY
- 3 ELECTRICAL ROOM
- 4 DRINKING FOUNTAINS
- 5 OUTDOOR SHOWERS
- 6 TROUGH SINK
- 7 BABY CHANGING STATION

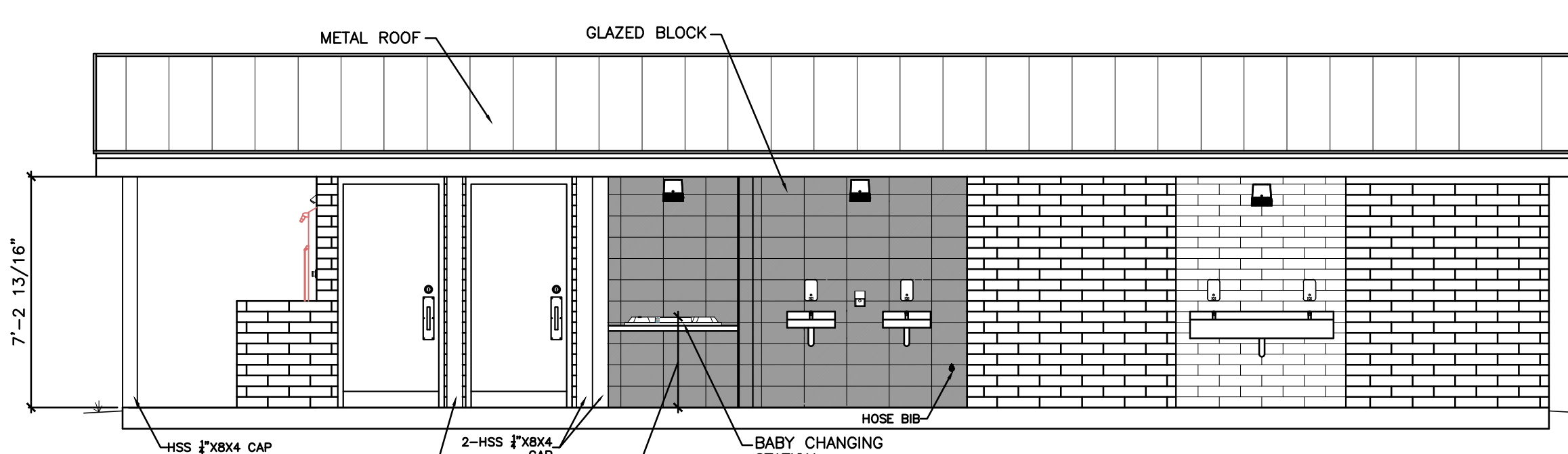
**NORTH COVE RESTROOM DESIGN INTENT**  
 Provide a new prefabricated restroom with toilets, sinks, showers, a trough sink, a storage and electrical room and a high-low drinking fountain

## RESTROOM BUILDING FINISHES

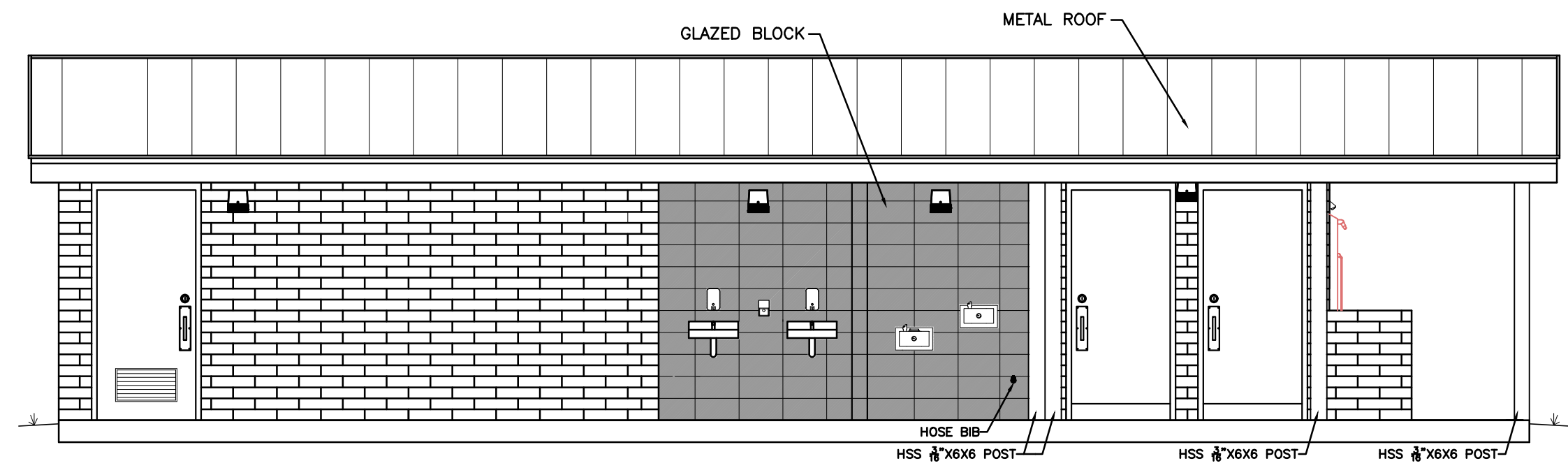
- Precision Block - Buff
- Glazed Block - Brown
- Doors - Beige
- Door Trim - Dark Brown
- Vents and Vent Trim - Dark Brown
- Roof - Dark Brown Standing Seam
- Facia - Dark Brown
- Fixtures, Showers, & Shower Bench - Stainless Steel



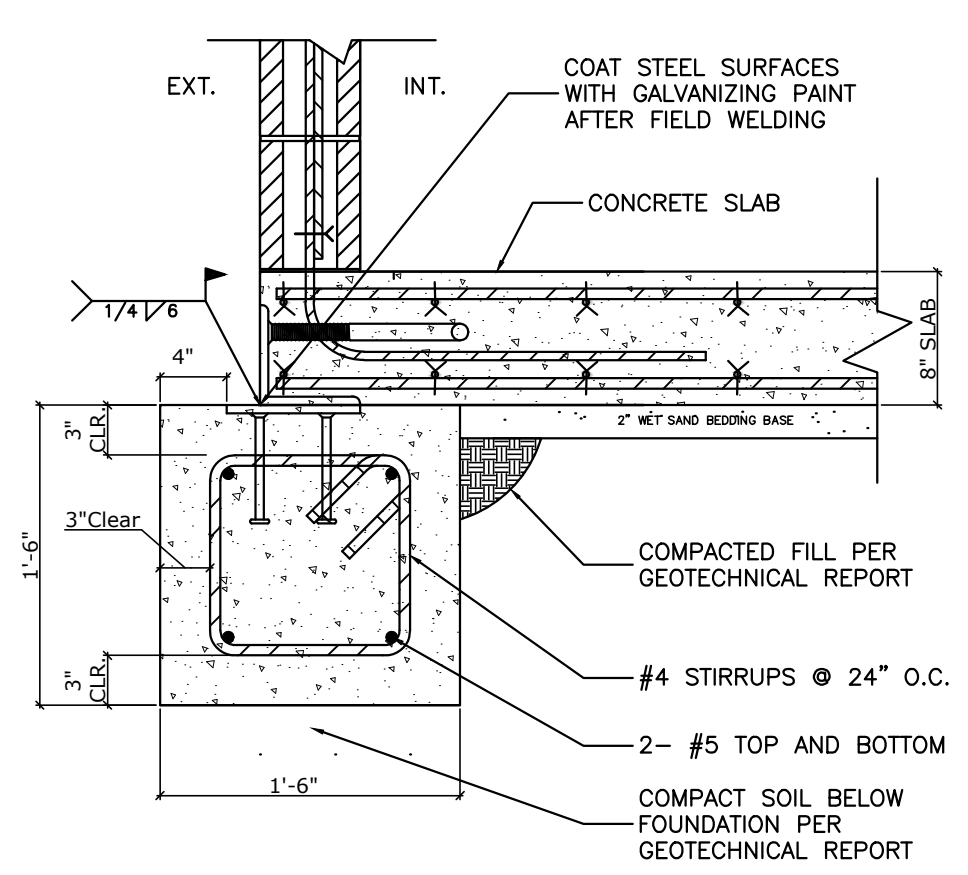
2 REAR ELEVATION



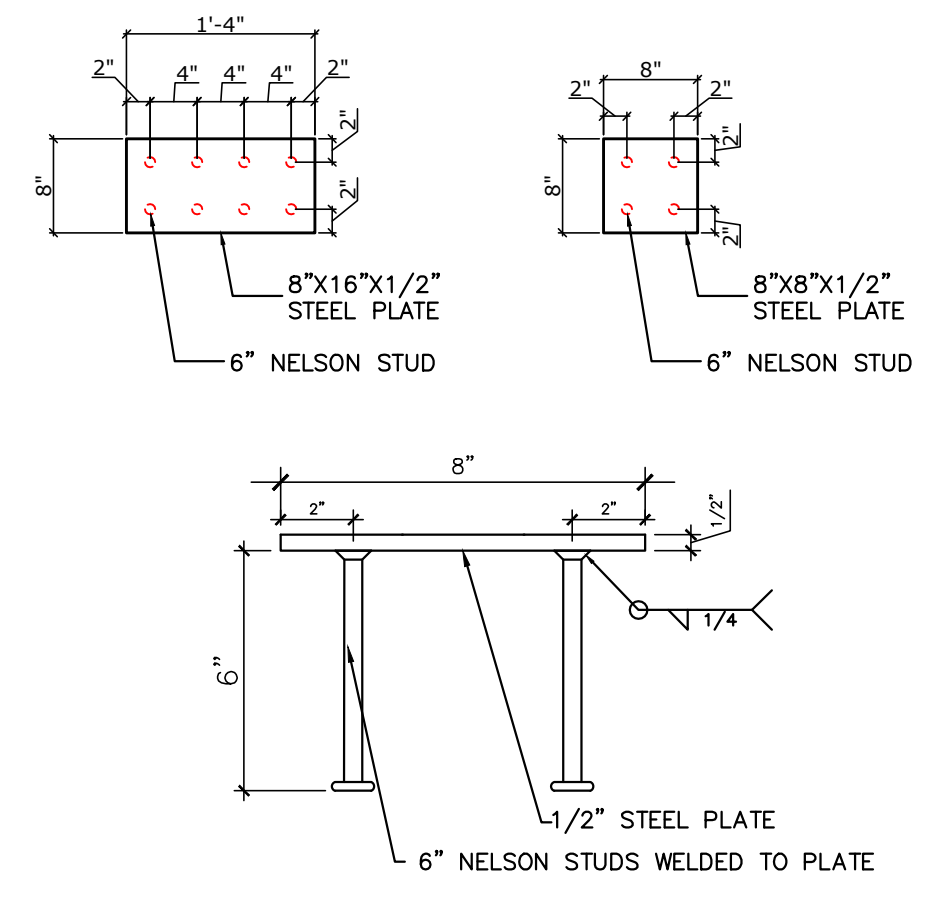
1 RIGHT SIDE ELEVATION



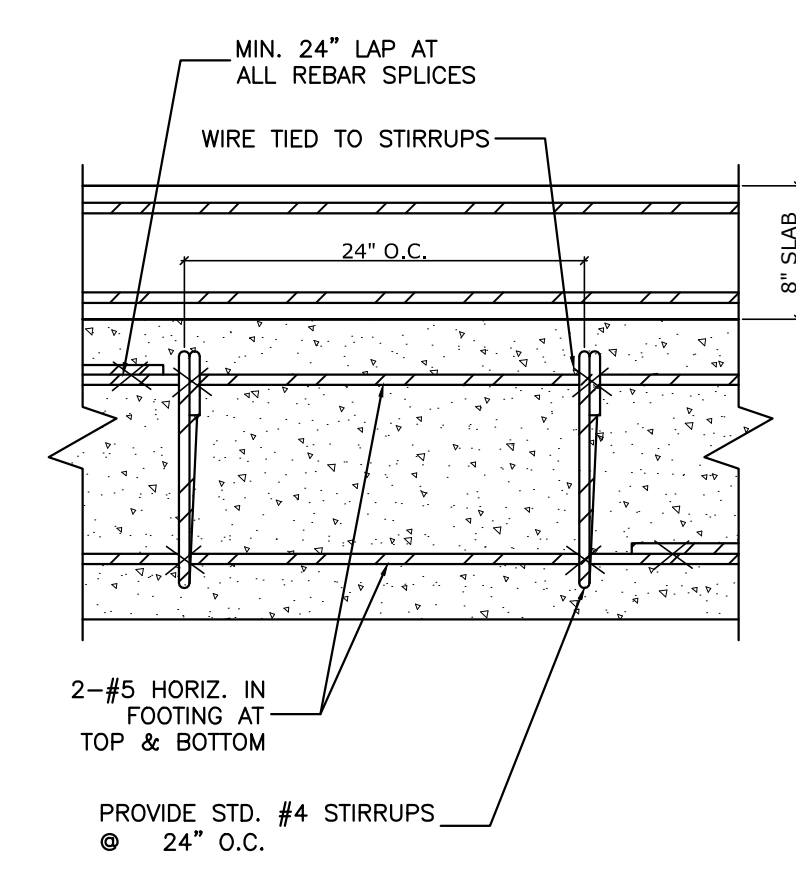
2 LEFT SIDE ELEVATION



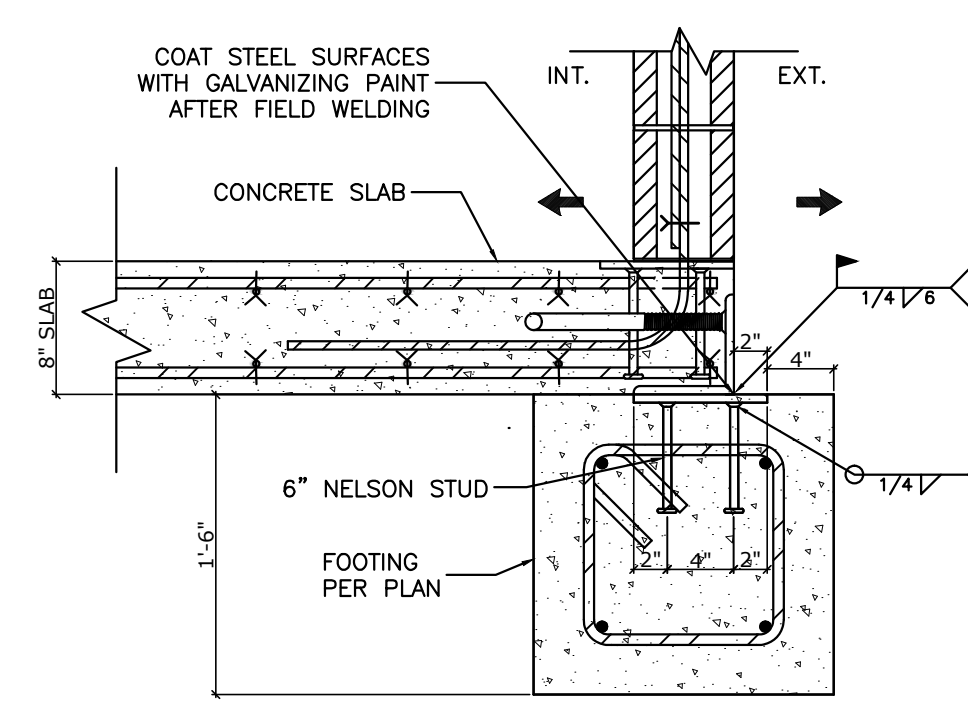
1 SLAB/FOOTING CORNER SECTION



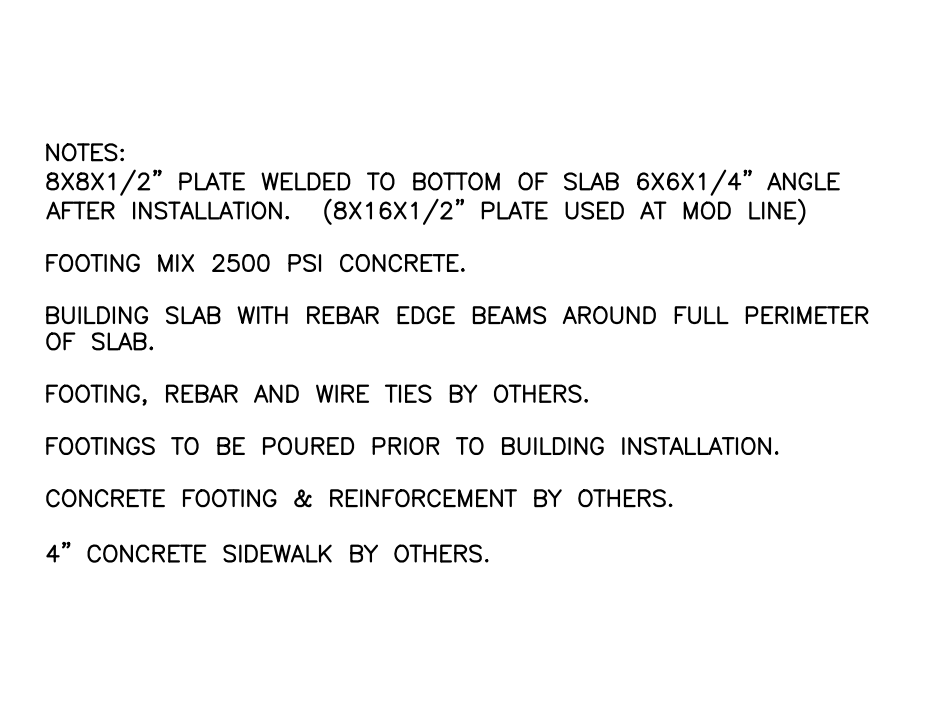
2 PLATE DETAIL



3 FOUNDATION REINFORCING



4 SLAB TO FOOTING CONNECTION



5 NOTES

## PRELIMINARY COMFORT STATION FLOOR PLAN

# NORTH COVE COMFORT STATION



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