

MARTINEZ + CUTRI
URBAN STUDIO
CORPORATION

Architecture Planning
Interiors Urban Design
1230 Columbia Street 2 Columbia
San Diego, CA Suite 500
92101
Tel (619) 233-4857
Fax (619) 233-7417

ALL SCALE, DESIGN, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF MARTINEZ + CUTRI URBAN STUDIO CORPORATION. ANY REUSE, REPRODUCTION, OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF MARTINEZ + CUTRI URBAN STUDIO CORPORATION SHALL BE PROHIBITED. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE OFFICE MUST BE NOTIFIED OF ALL VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

DEVELOPER:

REVISIONS:

MERCADO APARTMENTS
2001 NEWTON AVE, SAN DIEGO, CA 92113

SEAL:

SHEET TITLE:

COVER SHEET

DATE: 04/30/2025

SCALE: N/A

DRAWN BY:

JOB No: 3707

SHEET No:

0.00

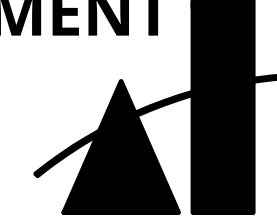


MAAC - Mercado Apartments: Coastal Development Application

MARTINEZ + CUTRI
URBAN STUDIO CORPORATION

APRIL 30, 2025

COASTAL DEVELOPMENT PERMIT SET



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REVISIONS:

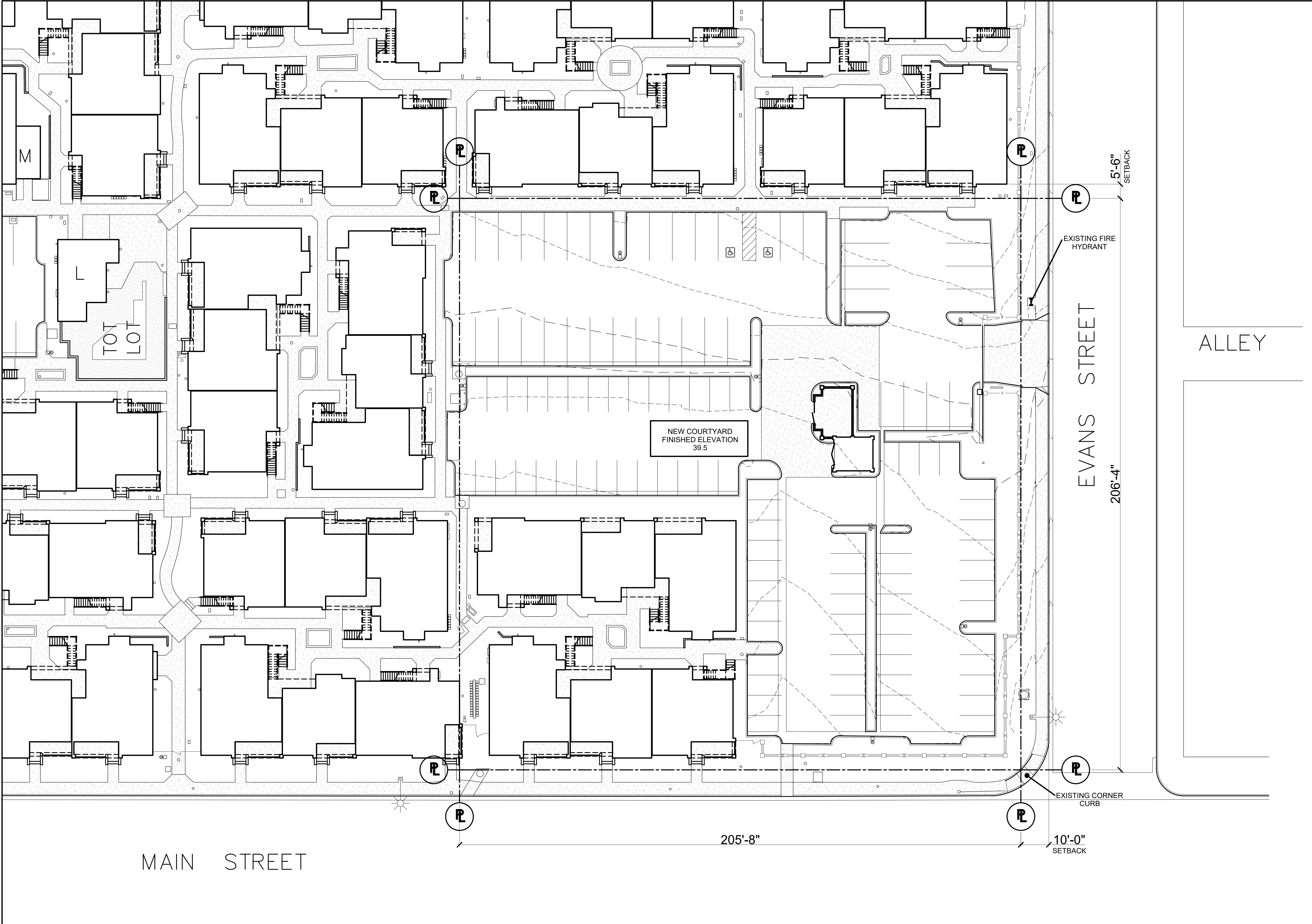
MERCADO APARTMENTS
2001 NEWTON AVE, SAN DIEGO, CA 92113

SEAL:

SHEET TITLE:
TOPOGRAPHY
PLAN

DATE: 04/30/2025
SCALE: 1/8" = 1'-0"
DRAWN BY:
JOB No: 3707
SHEET No:
T1.1

COASTAL DEVELOPMENT PERMIT SET





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DEVELOPER:

REVISIONS:

MERCADO APARTMENTS
2001 NEWTON AVE, SAN DIEGO, CA 92113

SEAL:

SHEET TITLE:
ALTA / NSPS LAND
TITLE SURVEY

DATE: 04/30/2025
SCALE:
DRAWN BY:
JOB No: 3707
SHEET No:

T1.2

ALTA/NSPS LAND TITLE SURVEY

SHEET 1 OF 4 SHEETS

DOCUMENTS WHICH AFFECT THE SITE AS NOTED IN THE PRELIMINARY REPORT ORDER NO. NCS-5993255, DATED 7/11/2019 BY FIRST AMERICAN TITLE

ITEM #1. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2019-2020, A LIEN NOT YET DUE OR PAYABLE.

ITEM #2. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.

ITEM #3. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT REGARDING REMOVAL OF DRIVEWAY AND REPLACEMENT OF CURBING" RECORDED JANUARY 29, 1942 AS BOOK 1298, PAGE 312 OF OFFICIAL RECORDS.

ITEM #4. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT REGARDING REMOVAL OF DRIVEWAY AND REPLACEMENT OF CURBING" RECORDED JULY 16, 1943 AS BOOK 1540, PAGE 83 OF OFFICIAL RECORDS.

ITEM #5. THE CONDITION THAT THE PROPERTY SHALL BE USED FOR THE SOLE PURPOSE OF PROVIDING, CONSTRUCTION AND MAINTAINING AFFORDABLE HOUSING, AS MORE FULLY DEFINED THEREIN, AND UPON THE TERMS, COVENANTS AND CONDITIONS IN THAT CERTAIN DOCUMENT RECORDED DECEMBER 07, 1992 AS INSTRUMENT NO. 1992-0783702 OF OFFICIAL RECORDS.

A DOCUMENT RECORDED MAY 31, 1995 AS INSTRUMENT NO. 1995-0225959 OF OFFICIAL RECORDS PROVIDES THAT THE ABOVE DOCUMENT WAS SUBORDINATED TO THE DOCUMENT RECORDED MAY 31, 1995 AS INSTRUMENT 1995-0225958 OF OFFICIAL RECORDS.

A DOCUMENT RECORDED JUNE 19, 1995 AS INSTRUMENT NO. 1995-0254772 OF OFFICIAL RECORDS PROVIDES THAT THE ABOVE DOCUMENT WAS SUBORDINATED TO THE DOCUMENT RECORDED JUNE 19, 1995 AS INSTRUMENT NO. 1995-0254771 OF OFFICIAL RECORDS.

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED SEPTEMBER 04, 2015 AS INSTRUMENT NO. 2015-0471878 OF OFFICIAL RECORDS.

ITEM #6. COVENANTS, CONDITIONS, AND RESTRICTIONS IN THE DOCUMENT RECORDED DECEMBER 07, 1992 AS INSTRUMENT NO. 1992-0783703 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION, OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, GENETIC INFORMATION, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SOURCE OF INCOME (AS DEFINED IN CALIFORNIA GOVERNMENT CODE § 12955(P)) OR ANCESTRY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATION 42 U.S.C. § 3604(C) OR CALIFORNIA GOVERNMENT CODE § 12955. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

ITEM #7. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$1,425,000.00 RECORDED DECEMBER 7, 1992 AS INSTRUMENT NO. 1992-0783704 OF OFFICIAL RECORDS.
DATED: DECEMBER 03, 1992
TRUSTOR: METROPOLITAN AREA ADVISORY COMMITTEE ON ANTI POVERTY OF SAN DIEGO COUNTY, INC., A CALIFORNIA NONPROFIT CORPORATION
TRUSTEE: STEWART TITLE COMPANY, A CALIFORNIA CORPORATION
BENEFICIARY: THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO

THE ABOVE DEED OF TRUST STATES THAT IT SECURES AN EQUITY LINE/REVOLVING LINE OF CREDIT.

A DOCUMENT RECORDED JULY 08, 1993 AS INSTRUMENT NO. 1993-0437852 OF OFFICIAL RECORDS PROVIDES THAT THE DEED OF TRUST OR THE OBLIGATION SECURED THEREBY HAS BEEN MODIFIED.

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MORTGAGE LOAN RIDER" RECORDED JULY 08, 1993 AS INSTRUMENT NO. 1993-0437856 OF OFFICIAL RECORDS.

A DOCUMENT RECORDED MAY 31, 1995 AS INSTRUMENT NO. 1995-0225960 OF OFFICIAL RECORDS PROVIDES THAT THE LIEN OR CHARGE OF THE DEED OF TRUST WAS SUBORDINATED TO THE LIEN OR CHARGE OF THE DEED OF TRUST RECORDED MAY 31, 1995 AS INSTRUMENT NO. 1995-0225958 OF OFFICIAL RECORDS.

ACCORDING TO THE PUBLIC RECORDS, THE BENEFICIAL INTEREST UNDER THE DEED OF TRUST WAS ASSIGNED TO THE SAN DIEGO HOUSING COMMISSION BY ASSIGNMENT RECORDED JUNE 15, 1995 AS INSTRUMENT NO. 1995-0250852 OF OFFICIAL RECORDS.

A DOCUMENT RECORDED JUNE 19, 1995 AS INSTRUMENT NO. 1995-0254773 OF OFFICIAL RECORDS PROVIDES THAT THE LIEN OR CHARGE OF THE DEED OF TRUST WAS SUBORDINATED TO THE LIEN OR CHARGE OF THE DEED OF TRUST RECORDED JUNE 19, 1995 AS INSTRUMENT NO. 1995-0254771 OF OFFICIAL RECORDS.

ITEM #8. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$700,000.00 RECORDED DECEMBER 07, 1992 AS INSTRUMENT NO. 1992-0783703 OF OFFICIAL RECORDS.
DATED: DECEMBER 03, 1992
TRUSTOR: METROPOLITAN AREA ADVISORY COMMITTEE ON ANTI POVERTY OF SAN DIEGO COUNTY, INC., A CALIFORNIA NONPROFIT CORPORATION
TRUSTEE: STEWART TITLE COMPANY, A CALIFORNIA CORPORATION
BENEFICIARY: THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO

THE ABOVE DEED OF TRUST STATES THAT IT SECURES AN EQUITY LINE/REVOLVING LINE OF CREDIT. DOCUMENT RE-RECORDED JULY 08, 1993 AS INSTRUMENT NO. 1993-0437850 OF OFFICIAL RECORDS.

A DOCUMENT RECORDED JULY 08, 1993 AS INSTRUMENT NO. 1993-0437851 OF OFFICIAL RECORDS PROVIDES THAT THE DEED OF TRUST OR THE OBLIGATION SECURED THEREBY HAS BEEN MODIFIED.

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MORTGAGE LOAN RIDER" RECORDED JULY 08, 1993 AS INSTRUMENT NO. 1993-0437856 OF OFFICIAL RECORDS.

A DOCUMENT RECORDED MAY 31, 1995 AS INSTRUMENT NO. 1995-0225960 OF OFFICIAL RECORDS PROVIDES THAT THE LIEN OR CHARGE OF THE DEED OF TRUST WAS SUBORDINATED TO THE LIEN OR CHARGE OF THE DEED OF TRUST RECORDED MAY 31, 1995 AS INSTRUMENT NO. 1995-0225958 OF OFFICIAL RECORDS.

A DOCUMENT RECORDED JUNE 19, 1995 AS INSTRUMENT NO. 1995-0254777 OF OFFICIAL RECORDS PROVIDES THAT THE DEED OF TRUST OR THE OBLIGATION SECURED THEREBY HAS BEEN MODIFIED.

A DOCUMENT RECORDED JUNE 19, 1995 AS INSTRUMENT NO. 1995-0254773 OF OFFICIAL RECORDS PROVIDES THAT THE LIEN OR CHARGE OF THE DEED OF TRUST WAS SUBORDINATED TO THE LIEN OR CHARGE OF THE DEED OF TRUST RECORDED JUNE 19, 1995 AS INSTRUMENT NO. 1995-0254771 OF OFFICIAL RECORDS.

DOCUMENTS WHICH AFFECT THE SITE AS NOTED IN THE PRELIMINARY REPORT ORDER NO. NCS-5993255, DATED 7/11/2019 BY FIRST AMERICAN TITLE (CONTINUED)

ITEM #9. COVENANTS, CONDITIONS, AND RESTRICTIONS IN THE DOCUMENT RECORDED DECEMBER 30, 1992 AS INSTRUMENT NO. 1992-0839247 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION, OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, GENETIC INFORMATION, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SOURCE OF INCOME (AS DEFINED IN CALIFORNIA GOVERNMENT CODE § 12955(P)) OR ANCESTRY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATION 42 U.S.C. § 3604(C) OR CALIFORNIA GOVERNMENT CODE § 12955. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

ITEM #10. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ENCROACHMENT REMOVAL AGREEMENT" RECORDED MAY 06, 1993 AS INSTRUMENT NO. 1993-0282456 OF OFFICIAL RECORDS.

ITEM #12. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "BARRIO LOGAN/COASTAL DEVELOPMENT PERMIT - THE MERCADO APARTMENTS" RECORDED JUNE 22, 1993 AS INSTRUMENT 1993-0393380 OF OFFICIAL RECORDS.

ITEM #14. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$920,000.00 RECORDED MAY 31, 1995 AS INSTRUMENT NO. 95-225959 OF OFFICIAL RECORDS.

DATED: MAY 15, 1995
TRUSTOR: MERCADO APARTMENTS, L.P., A CALIFORNIA LIMITED PARTNERSHIP
TRUSTEE: EQUITABLE DEED COMPANY, A CALIFORNIA CORPORATION
BENEFICIARY: BANK OF AMERICA COMMUNITY DEVELOPMENT BANK, A STATE-CHARTERED BANK

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SUBORDINATION, NONDISTURBANCE AND ATTORNEY AGREEMENT" RECORDED MAY 31, 1995 AS INSTRUMENT NO. 1995-0225961 OF OFFICIAL RECORDS.

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SUBORDINATION AGREEMENT" RECORDED MAY 31, 1995 AS INSTRUMENT NO. 1995-0225962 OF OFFICIAL RECORDS.

A DOCUMENT RECORDED JUNE 19, 1995 AS INSTRUMENT NO. 1995-0254774 OF OFFICIAL RECORDS PROVIDES THAT THE LIEN OR CHARGE OF THE DEED OF TRUST WAS SUBORDINATED TO THE LIEN OR CHARGE OF THE DEED OF TRUST RECORDED JUNE 19, 1995 AS INSTRUMENT NO. 1995-0254771 OF OFFICIAL RECORDS.

ITEM #15. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$3,000,000.00 RECORDED JUNE 19, 1995 AS INSTRUMENT NO. 95-254771 OF OFFICIAL RECORDS.
DATED: MAY 16, 1995
TRUSTOR: MERCADO APARTMENTS, L.P., A CALIFORNIA LIMITED PARTNERSHIP
TRUSTEE: EQUITABLE DEED COMPANY
BENEFICIARY: BANK OF AMERICA, FSB, A FEDERAL SAVINGS BANK

THE ABOVE DEED OF TRUST STATES THAT IT SECURES AN EQUITY LINE/REVOLVING LINE OF CREDIT.

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SUBORDINATION, NONDISTURBANCE AND ATTORNEY AGREEMENT" RECORDED JUNE 19, 1995 AS INSTRUMENT NO. 1995-0254775 OF OFFICIAL RECORDS.

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SUBORDINATION AGREEMENT" RECORDED JUNE 19, 1995 AS INSTRUMENT NO. 1995-0254776 OF OFFICIAL RECORDS.

A DOCUMENT RECORDED NOVEMBER 15, 2001 AS INSTRUMENT NO. 01-832950 OF OFFICIAL RECORDS PROVIDES THAT THE DEED OF TRUST OR THE OBLIGATION SECURED THEREBY HAS BEEN MODIFIED.

ACCORDING TO THE PUBLIC RECORDS, THE SECURITY INTEREST OF THE SECURED PARTY WAS ASSIGNED TO WELLS FARGO BANK MINNESOTA, N.A., AS TRUSTEE FOR THE IMPACT FUNDING LLC COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2001-A BY DOCUMENT RECORDED FEBRUARY 08, 2002 AS INSTRUMENT NO. 2002-0110613 OF OFFICIAL RECORDS.

ACCORDING TO THE PUBLIC RECORDS, THE BENEFICIAL INTEREST UNDER THE DEED OF TRUST WAS ASSIGNED TO WELLS FARGO BANK MINNESOTA, N.A., AS TRUSTEE FOR THE IMPACT FUNDING LLC COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2001-A BY ASSIGNMENT RECORDED AUGUST 01, 2002 AS INSTRUMENT NO. 2002-0849159 OF OFFICIAL RECORDS.

ITEM #16. THE CONDITION THAT THE PROPERTY SHALL BE USED FOR THE SOLE PURPOSE OF PROVIDING, CONSTRUCTION AND MAINTAINING AFFORDABLE HOUSING, AS MORE FULLY DEFINED THEREIN, AND UPON THE TERMS, COVENANTS AND CONDITIONS IN THAT CERTAIN DOCUMENT RECORDED AUGUST 21, 1995 AS INSTRUMENT NO. 1995-0365584 OF OFFICIAL RECORDS.

NOTE: A WRITTEN CONSENT OR WAIVER MAY BE NECESSARY FROM THE PUBLIC AGENCY FOR ANY SALE OR REFINANCE.

ITEM #18. A FINANCING STATEMENT RECORDED SEPTEMBER 08, 2003 AS INSTRUMENT NO. 03-1092468 OF OFFICIAL RECORDS.
DEBTOR: MERCADO APARTMENTS, L.P.
SECURED PARTY: WELLS FARGO BANK MINNESOTA, N.A., AS TRUSTEE FOR THE IMPACT FUNDING LLC COMMERCIAL MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2001-A

A CONTINUATION STATEMENT WAS RECORDED MAY 15, 2008 AS INSTRUMENT NO. 2008-0263665 OF OFFICIAL RECORDS.

A CONTINUATION STATEMENT WAS RECORDED APRIL 04, 2013 AS INSTRUMENT NO. 2013-0213539 OF OFFICIAL RECORDS.

ACCORDING TO THE PUBLIC RECORDS, THE SECURITY INTEREST OF THE SECURED PARTY WAS ASSIGNED TO WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE IMPACT FUNDING LLC COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2001-A BY DOCUMENT RECORDED JULY 20, 2017 AS INSTRUMENT NO. 2017-0327553 OF OFFICIAL RECORDS.

A CONTINUATION STATEMENT WAS RECORDED APRIL 03, 2018 AS INSTRUMENT NO. 2018-0130415 OF OFFICIAL RECORDS.

ITEM #19. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF AGREEMENT" RECORDED APRIL 18, 2005 AS INSTRUMENT NO. 2005-0317106 OF OFFICIAL RECORDS.

ITEM #20. THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE BARRIO LOGAN REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED MARCH 27, 2007 AS INSTRUMENT NO. 2007-0205129 OF OFFICIAL RECORDS.

ITEM #21. LIEN FOR RENTAL UNIT BUSINESS TAX DUE IN FAVOR OF OFFICE OF THE CITY TREASURER - COLLECTION PROGRAM AGAINST: MERCADO APARTMENTS L P
AMOUNT: \$1,597.24
RECORDED: AUGUST 03, 2010 AS INSTRUMENT NO. 10-395692 OF OFFICIAL RECORDS.

TERMS AND PROVISIONS CONTAINED IN THE ABOVE DOCUMENT.

ITEM #25. ANY LIEN, OR RIGHT TO A LIEN FOR SERVICES, LABOR OR MATERIAL NOT SHOWN BY THE PUBLIC RECORDS.

ITEM #26. RIGHTS OF PARTIES IN POSSESSION.

LEGAL DESCRIPTION PER PRELIMINARY REPORT ORDER NO. NCS-5993255, DATED 7/11/2019 BY FIRST AMERICAN TITLE

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1 OF PARCEL MAP NO. 17172, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY JUNE 29, 1993 AS FILE NO. 1993-0414075 OF OFFICIAL RECORDS.

APN: 538-672-04-00

EXISTING EASEMENTS PER PRELIMINARY REPORT ORDER NO. NCS-5993255, DATED 7/11/2019 BY FIRST AMERICAN TITLE

ITEM #11. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF INSTRUMENT CREATING CABLE ACCESS EASEMENT" RECORDED JUNE 11, 1993 AS INSTRUMENT NO. 1993-0370417 OF OFFICIAL RECORDS.

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

ITEM #13. AN EASEMENT FOR UNDERGROUND FACILITIES AND APPURTENANCES FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, PIPELINES AND APPURTENANCES FOR ANY AND ALL PURPOSES, COMMUNICATION FACILITIES AND APPURTENANCES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 21, 1993 AS INSTRUMENT NO. 1993-0704755 OF OFFICIAL RECORDS.
IN FAVOR OF: SAN DIEGO GAS & ELECTRIC COMPANY
AFFECTS: AS DESCRIBED THEREIN

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

(17) ITEM #17. AN EASEMENT TO ERECT, CONSTRUCT, CHANGE THE SIZE OF, IMPROVE, RECONSTRUCT, RELOCATE, REPLACE, REPAIR, INSPECT, PATROL, MAINTAIN AND USE ONE OR MORE LINES OF TOWERS AND/OR POLES WITH WIRES AND CABLES SUSPENDED THEREON AND SUPPORTED THEREBY, INCLUDING FOUNDATIONS, FOUNDATIONS, BRACES, INSULATORS, GROUNDING WIRES AND ALL OTHER APPURTENANCES, FIXTURES AND APPURTENANCES FOR USE IN CONNECTION THEREWITH; ALSO, UNDERGROUND FACILITIES CONSISTING OF, BUT NOT LIMITED TO, CONDUITS, PADS, MANHOLES, HANDHOLES, AND JUNCTION BOXES WITH WIRES AND CABLES PLACED THEREIN OR THEREON FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND FOR TELEPHONE, SIGNAL AND COMMUNICATION PURPOSES, AND ALSO FOR PIPELINES FOR ANY AND ALL PURPOSES, TOGETHER WITH THEIR NECESSARY FIXTURES AND APPURTENANCES, AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 16, 1996 AS INSTRUMENT NO. 1996-0483194 OF OFFICIAL RECORDS.
IN FAVOR OF: SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN

TERMS AND PROVISIONS CONTAINED IN THE ABOVE DOCUMENT.

(22) ITEM #22. THE RIGHTS, IF ANY, OF A CITY PUBLIC UTILITY OR SPECIAL DISTRICT, PURSUANT TO SECTION 8345 ET. SEQ. OF THE CALIFORNIA STREETS AND HIGHWAYS CODE, TO PRESERVE A PUBLIC EASEMENT IN DENNEY STREET, BETWEEN MAIN STREET AND NEWTON AVENUE, THE ALLEY IN BLOCK 96 OF MAP 209 AND MAP 329 AS THE SAME WAS VACATED BY THE DOCUMENT RECORDED SEPTEMBER 16, 2011 AS INSTRUMENT NO. 2011-481372 OF OFFICIAL RECORDS.

(23) ITEM #23. AN EASEMENT FOR THE RIGHT, EASEMENT AND PRIVILEGE OF PLACING, CONSTRUCTING, REPAIRING, REPLACING, MAINTAINING, USING AND OPERATING PUBLIC UTILITIES OF ANY KIND OR NATURE, INCLUDING, BUT NOT LIMITED TO, SEWER, WATER AND FRANCHISE FACILITIES, AND ALL NECESSARY AND PROPER FIXTURES AND EQUIPMENT FOR USE IN CONNECTION THEREWITH, THROUGH, OVER, UNDER, UPON, ALONG AND ACROSS THE DESCRIBED EASEMENTS, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM, TOGETHER WITH THE RIGHT TO MAINTAIN THE SAID EASEMENTS FREE AND CLEAR OF ANY EXCAVATION OR FILLS, THE ERECTION OR CONSTRUCTION OF ANY BUILDING OR OTHER STRUCTURES, THE PLANTING OF ANY TREE OR TREES THEREON AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 16, 2011 AS INSTRUMENT 2011-481372 OF OFFICIAL RECORDS.
IN FAVOR OF: THE CITY OF SAN DIEGO
AFFECTS: AS DESCRIBED THEREIN

ITEM #24. AN EASEMENT TO ERECT, CONSTRUCT, CHANGE THE SIZE OF, IMPROVE, RECONSTRUCT, RELOCATE, REPAIR, MAINTAIN, AND USE FACILITIES CONSISTING OF (1) UNDERGROUND FACILITIES, TOGETHER WITH ABOVEGROUND STRUCTURES CONSISTING OF, BUT NOT LIMITED TO, PAD-MOUNTED ELECTRICAL EQUIPMENT, AND SIX (6) ELECTRIC VEHICLE CHARGING STATIONS ("EV STATIONS"), AND ALL APPURTENANCES FOR THE DISTRIBUTION OF ELECTRICITY TO THE FACILITIES AND (2) COMMUNICATION FACILITIES, AND APPURTENANCES, WHICH CAN INCLUDE, SUPERVISORY CONTROL AND DATA ACQUISITION AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 02, 2018 AS INSTRUMENT NO. 2018-0043997 OF OFFICIAL RECORDS.
IN FAVOR OF: SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

TERMS AND PROVISIONS CONTAINED IN THE ABOVE DOCUMENT.

ASSESSOR'S PARCEL NUMBER

APN: 538-672-04-00

LAND AREA

189,113.09 SQ. FT./ 4,341.4 ACRES

ADDRESS

2001 NEWTON AVENUE
SAN DIEGO, CA

SURVEYOR'S CERTIFICATION

TO: MERCADO APARTMENTS LP, A CALIFORNIA LIMITED PARTNERSHIP; AND FIRST AMERICAN TITLE COMPANY AND THEIR SUCCESSORS AND ASSIGNS; THAT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 4, 7(A), 8 AND 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 16, 2019.

DATE: July 14, 2023

REVISED:

BY: MICHAEL D. LEVIN, L.S. 6896
440 STATE PLACE
ESCONDIDO, CA 92029



ADOPTED BY THE BOARD OF GOVERNORS, AMERICAN LAND TITLE ASSOCIATION, ON OCTOBER 8, 2015. AMERICAN LAND TITLE ASSOCIATION, 1800 M ST., N.W., SUITE 3005, WASHINGTON, D.C. 20036-5828.

ADOPTED BY THE BOARD OF DIRECTORS, NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS, ON OCTOBER 9, 2015. NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS, INC., 5119 PEGASUS COURT, SUITE Q, FREDERICK, MD 21704.

SURVEYOR'S NOTES

- THERE APPEARS TO BE NO ENCROACHMENTS ONTO THE SUBJECT PROPERTY EXCEPT THOSE NOTED ON SHEETS 3. DOCUMENT 1993-0282456 IS AN ENCROACHMENT AGREEMENT THAT ALLOWS FOR ENCROACHMENT ONTO CITY PROPERTY (PUBLIC STREET RIGHT-OF-WAYS) OF PRIVATE STAIRS, CURB OUTLETS, FOOTINGS, IRRIGATION, HARDSCAPE, PATIOS WITH TRELLIS, PRIVATE STORM DRAIN AND LANDSCAPING.
- PER TABLE A, ITEM #11, 811 WAS CALLED TO LOCATE UNDERGROUND UTILITIES, HOWEVER 811 WILL NOT PERFORM MARK-OUT WITHOUT CONSTRUCTION BEING PERFORMED.

SOURCE OF TOPOGRAPHY

THE FIELD TOPOGRAPHY FOR THIS SURVEY WAS CONDUCTED BY REPRESENTATIVES OF EXCEL ENGINEERING ON OCTOBER 10-17, 2019 BY CONVENTIONAL SURVEYING PROCESSES.

BENCHMARK

THE BENCHMARK FOR THIS PROJECT IS COUNTY OF SAN DIEGO BENCHMARK NO. 3144. A TAG STAMPED "LS 2784" IN SIDEWALK ON THE NORTH SIDE OF COMMERCIAL STREET AT 26TH STREET.

ELEVATION: 67.05 US FEET NAVD 29

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SAN DIEGO COUNTY REAL TIME NETWORK USING CALIFORNIA COORDINATE SYSTEM 83, ZONE 6, NAD 83, EPOCH 2011, AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS GLOBAL POSITIONING STATIONS (CGPS) AND/OR CONTINUOUS OPERATING REFERENCE STATIONS (CORS) S105 AND POIR BEING NORTH 59°56'56" WEST AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) AND/OR NATIONAL GEODETIC SURVEY (NGS), RESPECTIVELY AND MEETS ALL THE REQUIREMENTS OF THE CALIFORNIA PUBLIC RESOURCES CODE.

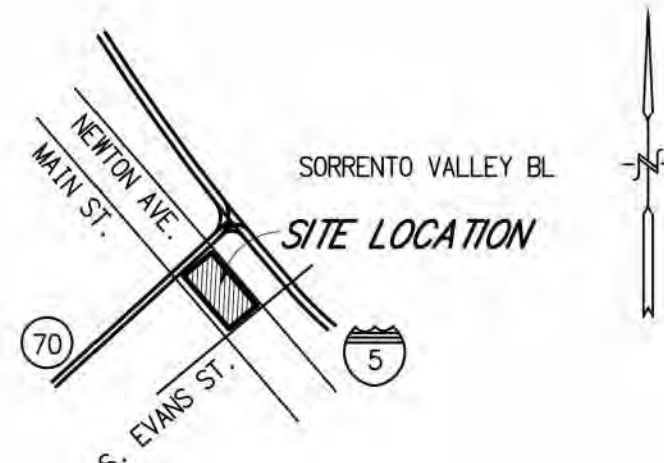
THE COMBINED FACTOR FOR THIS PROJECT IS BASED ON STATION S105, BEING 0.99996170 (GROUND = GRID / COMBINED FACTOR)

UTILITY COMPANIES

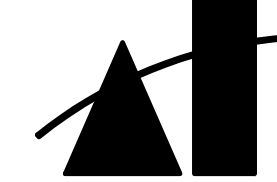
CABLE/INTERNET/TELEPHONE SERVICES
COX COMMUNICATIONS
3159 FEDERAL BLVD.
SAN DIEGO, CA 92105
(619) 262-1122
WEB SITE: WWW.COX.COM

ELECTRIC/GAS
SAN DIEGO GAS AND ELECTRIC COMPANY
EL CAJON BRANCH
104 N. JOHNSON AVE.
SAN DIEGO, CA 92020
PHONE: 1-800-411-7343
WEB SITE: WWW.SDGE.COM

WATER/SEWER
CITY OF SAN DIEGO
PUBLIC UTILITIES DEPARTMENT
525 B STREET
SAN DIEGO, CA 92101
PHONE: 619-515-3500



VICINITY MAP
NOT TO SCALE



MARTINEZ + CUTRI
URBAN STUDIO
CORPORATION

Architecture Planning
Interiors Urban Design
1230 Columbia Street 2 Columbia
San Diego, CA Suite 500
Tel (619) 233-4857
Fax (619) 233-7417

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF MARTINEZ + CUTRI URBAN STUDIO CORPORATION, AND WHEN CREATED BY, DEVELOPED, AND/OR USED IN CONNECTION WITH THE SPECIFIED PROJECT, NONE OF SUCH IDEAS, DESIGNS, OR ARRANGEMENTS OR PLANS SHALL BE USED WITHOUT THE WRITTEN PERMISSION OF MARTINEZ + CUTRI URBAN STUDIO CORPORATION. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER ANY DIMENSIONS SHOWN ON THE DRAWING. CLIENTS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THE OFFICE MUST BE NOTIFIED OF ALL VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

DEVELOPER:

REVISIONS:

MERCADO APARTMENTS
2001 NEWTON AVE, SAN DIEGO, CA 92113

SEAL:

COASTAL DEVELOPMENT PERMIT SET

SHEET TITLE:
PROCEDURE OF
SURVEY AND
EASEMENTS

DATE: 04/30/2025

SCALE:

DRAWN BY:

JOB No: 3707

SHEET No:

T1.3

PROCEDURE OF SURVEY AND EASEMENTS

SHEET 2 OF 4 SHEETS

N59°56'56"W 13400.41' GROUND
BASIS OF BEARINGS

S105
CGPS CONTINUOUS OPERATING
REFERENCE STATION (CORS)
CCS 83 COORDINATES (2011.00 EPOCH)
NORTHING: 1887149.39
EASTING: 6254619.51'

P01R
CGPS CONTINUOUS OPERATING
REFERENCE STATION (CORS)
CCS 83 COORDINATES (2011.00 EPOCH)
NORTHING: 1804957.37
EASTING: 6456709.91

SCALE: 1"=30'

LEGEND

- FOUND MONUMENT AS NOTED
- () RECORD DATA PER PM 17172
- BOUNDARY LINE
- STREET RIGHT-OF-WAY LINE
- STREET CENTERLINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE

*NOTES: SEE SHEET 1 FOR EXISTING EASEMENTS

SURVEYOR'S NOTES

- MOST OF THE MONUMENTS SET OR FOUND PER PM 17172 HAVE BEEN DESTROYED DUE TO EITHER BRIDGE FOOTING, HANDICAP RAMPS OR CURB REALIGNMENT CONSTRUCTION. THE PROCEDURE FOR THIS SURVEY WAS TO HOLD THE NON-RECORD WELL MONUMENT AT THE CENTER OF DEWEY STREET AND NEWTON AVENUE, AS IT APPEARS TO FIT WELL WITH THE MONUMENTS FOUND AT THE INTERSECTION OF DEWEY STREET AND MAIN STREET, AND THE BLOCK OFFSET AT NEWTON AVENUE AND EVANS STREET. THE CENTERLINE INTERSECTION OF EVANS STREET AND MAIN STREET WAS ESTABLISHED AT RECORD ANGLES BETWEEN SAID MONUMENTS PER PM 17172.

SEARCHED, NOTHING FOUND, ESTABLISHED
AT RECORD ANGLE AND DISTANCE ALONG
THE ROW OF MAIN STREET.

A=90°02'41" R=20.00' L=31.43'
(A=90°02'41" R=20.00' L=31.43')

SEARCHED, NOTHING FOUND,
ESTABLISHED AT THE INTERSECTION
OF THE 30' ROW OF EVANS STREET
AND THE 40' ROW OF MAIN STREET.

SEARCHED, NOTHING FOUND,
ESTABLISHED AT RECORD
ANGLES PER PM 17172.

EXCEL
ENGINEERING

LAND PLANNING • ENGINEERING • GPS SURVEYING
440 STATE PLACE, ESCROW, CA 92029
PH (760) 465-8110 FX (760) 465-1880

0 50 100 150 200

NEWTON AVENUE

(S50°10'51"E 660.80')
(S50°11'10"E 660.78')

(S50°10'51"E 600.80')
(S50°11'10"E 600.72')

APN: 538-672-04-00

189,113.09 SQUARE FEET

4.3414 ACRES

ZONE: BARRIO LOGAN PLANNED DISTRICT
(BLPD)-REDEVELOPMENT SUB-DISTRICT

MAIN STREET

(N50°10'50"W 660.76')
(N50°10'12"W 660.76')

FOUND 2" BRASS DISK WITH PUNCH,
RECORD PER PM 17172, ACCEPTED AS A
POINT ON THE CENTERLINE OF MAIN STREET.

DEWEY STREET

(N57°29'24"E 92200.44')
(THE LINE ONLY)

FOUND 2" BRASS DISK WITH PUNCH, NO RECORD,
ACCEPTED AS CENTERLINE INTERSECTION OF
NEWTON AVENUE AND DEWEY STREET.

(39.90')
(39.91')

(N50°11'01"W 30.00')
(N50°00'42"W 30.00')

(N30°46'46"E 370.67')
(N39°47'50"E 370.21')

(N29°46'46"E 289.75')
(N34°47'50"E 289.01')

(22) (23)

(40.01')
(40.01')

(THE LINE ONLY)

(N84°01'03"E 98837.18')

EVANS STREET

(N29°10'07"E 370.80')
(N39°12'50"E 370.80')

(N29°10'07"E 289.79')
(N39°12'50"E 289.80')

30.00'

30.00'

40.00'
40.00'

PROJECT
NORTH



COASTAL DEVELOPMENT PERMIT SET

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CURRENT EDITION OF THE 2022 CALIFORNIA BUILDING CODE FOR BUILDINGS AND AS REQUIRED TITLE 24, CALIFORNIA CODE OF REGULATIONS, INCLUDING:

CALIFORNIA CODE OF REGULATIONS, TITLE 24 PART 2, 2022 CALIFORNIA BUILDING CODE (CBC), (201366 INTERNATIONAL BUILDING CODE, AND 2022 CALIFORNIA AMENDMENTS)

2022 CALIFORNIA ELECTRICAL CODE (CEC), TITLE 24, PART 3, (2022 NATIONAL ELECTRICAL CODE, AND CALIFORNIA AMENDMENTS)

2022 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24, PART 4, (2022UNIFORM MECHANICAL CODE, AND CALIFORNIA AMENDMENTS)

2022 CALIFORNIA PLUMBING CODE (CPC), TITLE 24, PART 5, (2022 UNIFORM PLUMBING CODE, AND CALIFORNIA AMENDMENTS)

2022 CALIFORNIA FIRE CODE (CFC), TITLE 24, PART 9, (2022 INTERNATIONAL FIRE CODE AND CALIFORNIA AMENDMENTS)

2022 CALIFORNIA REFERENCE STANDARDS CODE, TITLE 24, PART 12, C.C.R.

2022 TITLE 19 PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS AND ALL OTHER STATE AND LOCAL CODES, LAWS, ORDINANCES, AND REGULATIONS HAVING JURISDICTION ON THIS PROJECT.

2. MECHANICAL AND ELECTRICAL DRAWINGS ARE SUPPLEMENTAL TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE ESTIMATING AND INSTALLING MECHANICAL OR ELECTRICAL CONSTRUCTION. ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL AND CONSULTING ENGINEER'S DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION. IF THE CONTRACTOR FAILS TO MAKE NOTIFICATION OF DISCREPANCIES, THEN THE CONTRACTOR ACCEPTS FULL LIABILITY.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER LOCATION AND SIZE OF OPENINGS FOR ALL TRADES AND SHALL COORDINATE ALL CONSTRUCTION AS INDICATED BY THE CONTRACT DOCUMENTS, INCLUDING SHOP DRAWINGS REVIEWED BY THE ARCHITECT.

4. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING CONDITIONS ON THE JOB SITE PRIOR TO THE START OF WORK OR PORTIONS OF THE WORK. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS. EXISTING CONDITIONS ARE INDICATED AS A RESULT OF INFORMATION SHOWN ON AVAILABLE DOCUMENTS. ANY DAMAGE TO EXISTING WORK TO REMAIN IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

5. THE EXISTENCE OR LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURE SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, EXISTING UTILITIES ARE AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL & HORIZONTAL LOCATION AND SIZE OF ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

6. ALL DIMENSIONS SHOWN ARE TO FACE OF EXTERIOR SHEATHING, FACE OF INTERIOR FINISH OR CONCRETE, UNLESS OTHERWISE NOTED.

7. ALL DRAWINGS, THOUGH NOTED TO SCALE, ARE FOR ILLUSTRATION ONLY. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. IF DISCREPANCIES ARE FOUND THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.

8. WHEN A DETAIL IS IDENTIFIED AS TYPICAL, APPLY THIS DETAIL IN ESTIMATING AND COSTRCTION TO EVERY LIKE CONDITION WHETHER OR NOT THE REFERENCE IS REPEATED IN EVERY INSTANCE.

9. EVERYTHING NOTED IN THE DRAWINGS IS INCLUDED IN THE CONSTRUCTION CONTRACT UNLESS NOTED OTHERWISE (SUCH AS "EXISTING", NOT IN CONTRACT (N.I.C.)).

10. AS USED IN THE CONSTRUCTION DOCUMENTS, "PROVIDE" SHALL BE UNDERSTOOD TO MEAN "PROVIDE COMPLETE IN PLACE", THAT IS FURNISH AND INSTALL, AND MEANS TO FURNISH, FABRICATE, DELIVER, HOIST, AND ERECT, INCLUDING ALL LABOR, MATERIALS, EQUIPMENT, APPARATUS, APPURTENANCES, AND EXPENSES NECESSARY TO COMPLETE IN PLACE READY TO USE.

11. PROVIDE ADEQUATE BARRICADES AND PROTECTIVE DEVICES SEPARATING CONSTRUCTION AREAS. TEMPORARY PASSAGES SHALL BE PROVIDED AS REQUIRED, COMPLY WITH APPLICABLE SECTIONS OF UBC CHAPTER 33 FOR PROPERTY AND PEDESTRIAN PROTECTION.

12. THE SCOPE, EXTENT, DESIGN ADEQUACY, AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS AND SCAFFOLDING IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

13. ALL EXITS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, AND WITHOUT SPECIAL KNOWLEDGE OR EFFORT.

14. ALL PENETRATIONS INTO SOUND RATED PARTITIONS, FLOORS OR CEILING ASSEMBLIES SHALL BE SEALED WITH APPROVED PERMANENT RESILIENT ACOUSTICAL SEALANT. ELECTRICAL DEVICES, RECESSED CABINETS, ETC. SHALL BE SEALED, LINED, INSULATED OR OTHERWISE TREATED TO MAINTAIN INTEGRITY OF THE ACOUSTICAL ASSEMBLY.

15. DRAWINGS HAVE BEEN DETAILED IN COMPLIANCE WITH UL LISTING REQUIREMENTS AND ICB0 REPORTS FOR THE MATERIALS SPECIFIED. IF AN ALTERNATE OR SUBSTITUTE MATERIAL IS ACCEPTED AS AN EQUAL BY THE CONTRACTOR, HE WILL ASSUME THE RESPONSIBILITY FOR WHATEVER CONSTRUCTION MODIFICATION AND / OR ADDITIONAL COSTS ARE REQUIRED BY REASON OF THIS ACCEPTANCE.

16. ALL RECESSED LIGHT FIXTURES WHICH PENETRATE RATED CEILING SHALL COMPLY WITH APPROVED RATED ASSEMBLY DETAILS AND ELECTRICAL DRAWINGS.

17. ALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS THROUGH FIRE RESISTIVE AREA AND OCCUPANCY SEPARATIONS AND CORRIDOR ASSEMBLIES, INCLUDING CONDUITS AND PIPING, SHALL BE INSTALLED WITH APPROVED FIRE STOPPING MATERIAL. FIRE STOPPING SHALL BE PROVIDED WHERE PENETRATING ITEMS PASS ENTIRELY THROUGH ONE OR BOTH PROTECTIVE MEMBRANES OF BEARING & NON- BEARING WALLS REQUIRED TO HAVE A FIRE-RESISTIVE RATING AND WALLS REQUIRING PROTECTED OPENINGS. FIRE STOPPING SHALL ALSO BE PROVIDED AT PENETRATIONS OF FIRE RESISTIVE FLOORS AND FLOORS WHICH ARE A PART OF A CEILING-FLOOR ASSEMBLY. FIRE-STOPPING SHALL HAVE AN "F" OR "T" RATING AS DETERMINED BY TESTS CONDUCTED IN ACCORDANCE WITH ASTM E814 OR U.L.1479. SEE CBC SECTION 712.4.1.1 FOR MORE SPECIFIC INFORMATION.

18. OCCUPATIONAL SAFETY AND HEALTH: ALL WORK IS TO BE GOVERNED AT ALL TIMES BY APPLICABLE PROVISIONS OF THE CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT OF 1973, (CAL/OSHA) AND ALL UPDATES SINCE.

19. EXISTING TURF, GRADING OR PAVED SURFACES DAMAGED AS A RESULT OF DELIVERIES AND / OR CONSTRUCTION SHALL BE REPAIRED TO CONDITION AS FOUND PRIOR TO DAMAGE BY CONTRACTOR RESPONSIBLE FOR CAUSE OF DAMAGE.

20. STATE HEALTH & SAFETY CODE SECTION 17921.9 BANS THE USE OF CHLORINATED POLYVINYL CHLORIDE (CPVC) FOR INTERIOR WATER-SUPPLY PIPING.

21. INSTALLATION OF STONE VENEER WILL COMPLY WITH ACI 530 AS ALLOWED BY 2022 CBC 1405.9.

22. ALL MEASUREMENTS SHOWN FOR REAL ESTATE TRANSACTIONS DONE BY BOMA STANDARDS.

23. ITEMIZE ON THE PLANS ALL DEFERRED SUBMITTAL ITEMS AND ADD THE FOLLOWING NOTE: "PLANS FOR THE DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED IN A TIMELY MANNER THAT ALLOWS A MINIMUM OF 30 WORKING DAYS FOR INITIAL PLAN REVIEW. ALL COMMENTS RELATED TO THE DEFERRED SUBMITTAL MUST BE ADDRESSED TO THE SATISFACTION OF THE PLAN CHECK DIVISION PRIOR TO APPROVAL OF THE SUBMITTAL ITEMS". (LAND DEVELOPMNT MANUAL - FILL OUT THE REQUEST FOR DEFERRED SUBMITTAL FORM. (LDM) VOL. 1 CH. 1 SEC. 2)

24. IT IS UNDERSTOOD THAT PLANS FOR THE PROJECT HAVE, AT ALL TIME, BEEN REVIEWED FOR COMPLIANCE WITH ALL APPLICABLE STATE AND CITY REGULATIONS, AND THAT THE PROJECT AS A WHOLE HAS BEEN APPROVED BY THE CITY, WITH THE EXCEPTION OF THE DEFERRED ITEMS LISTED.

25. I/WE UNDERSTAND THAT I/WE WILL NOT BE AUTHORIZED ANY INSPECTION OF THE DEFERRED ITEMS PROPOSED PRIOR TO THE SUBMITTAL AND APPROVAL OF PLANS AND/OR CALCULATIONS FOR THOSE DEFERRED ITEMS.

26. IN ADDITION TO THE SELF CERTIFICATION NOTE ON THE PLANS SIGNED BY THE LICENSED PROFESSIONAL, THE APPLICANT WILL BE REQUIRED TO SIGN AND SUBMIT A "NO FAA NOTIFICATION SELF CERTIFICATION AGREEMENT" (FORM DS-503) PRIOR TO PERMIT ISSUANCE (AVAILABLE ON THE CITY OF SAN DIEGO WEB SITE).

27. A PRE-CONSTRUCTION INSPECTION IS REQUIRED DUE TO THE HEIGHT OF THE PROPOSED STRUCTURE IN RELATION TO THE FAA PART 77 NOTIFICATION SURFACE REQUIREMENTS. THE PRE-CONSTRUCTION INSPECTION MUST BE SCHEDULED AND CLEARED BY THE FIELD INSPECTOR BEFORE ANY SUBSEQUENT INSPECTIONS CAN BE SCHEDULED. CALL (858) 581-7111 TO SCHEDULE THE PRE-CONSTRUCTION INSPECTION. CONTACT THE INSPECTION SERVICES OFFICE AT (858) 492-5070. IF YOU HAVE ANY QUESTIONS PERTAINING TO THE PRE-CONSTRUCTION INSPECTION.

28. IMPRINT FAA APPROVAL LETTER ON PLANS.

29. AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER- (SECTION 4.304.1).

30. A PLUMBING FIXTURE CERTIFICATION MUST BE COMPLETED AND SIGNED BY EITHER A LICENSED GENERAL CONTRACTOR, OR A PLUMBING SUBCONTRACTOR, OR THE BUILDING OWNER CERTIFYING THE FLOW RATE OF THE FIXTURES INSTALLED. A COPY OF THE CERTIFICATION CAN BE OBTAINED FROM THE DEVELOPMENT SERVICES DEPARTMENT.

31. JOINTS AND OPENINGS. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TOT HE ENFORCING AGENCY. (SECTION

CALGREEN RESIDENTIAL

32. BEFORE FINAL INSPECTION, A COMPLETE OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER. CONTRACTOR OR OWNER SHALL SUBMIT AN AFFIDAVIT THAT CONFIRMS THE DELIVERY OF SUCH. (SECTION 4.410.1). A SAMPLE OF THE MANUAL IS AVAILABLE ON THE HOUSING AND COMMUNITY DEVELOPMENT (HCD) WEBSITE. THE MANUAL SHOULD INCLUDE, IN ADDITION TO OTHER ASPECTS, THE FOLLOWING:

- 1) DIRECTION TO THE BUILDING OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING FOR THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
- 2) OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:
 - a. EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT.
 - b. ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS, SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS, LANDSCAPE IRRIGATION SYSTEMS.
 - c. WATER-RE-USE SYSTEMS.
- 3) INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS
- 4) PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.
- 5) EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN SUCH HUMIDITY LEVELS.
- 6) INFORMATION ABOUT WATER-CONSERVATION LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE
- 7) INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM FOUNDATION.
- 8) INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO CAULKING, PAINTING GRADING AROUND THE BUILDING, ETC.
- 9) INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
- 10) A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OF THIS CODE.

33. A COPY OF A COMPLETE OPERATION AND MAINTENANCE MANUAL AS OUTLINED IN THE NOTES ABOVE WILL BE DELIVERED TO THE BUILDING OWNER PRIOR TO FINAL INSPECTION.

34. AN OWNER MANUAL CERTIFICATE SHOULD BE COMPLETED AND SIGNED BY EITHER A LICENSED GENERAL CONTRACTOR OR A HOME OWNER CERTIFYING THAT A COPY OF THE MANUAL HAS BEEN DELIVERED/RECEIVED TO THE BUILDING OWNER. A COPY OF THE CERTIFICATION FORM CAN BE OBTAINED FROM THE DEVELOPMENT SERVICES

35. DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION. (SECTION 5.504.2.1).

36. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.

37. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS SET IN SECTION 4.504.2.2 AND TABLE 4.504.3 OF CAL/GREEN.

38. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT-WEIGHTED MIR LIMITS FOR VOC AND OTHER TOXIC COMPOUNDS AS SPECIFIED IN SECTION 4.504.2.3 OF THE CALIFORNIA GREEN BUILDING CODE.

39. A CERTIFICATION COMPLETED AND SIGNED BY EITHER THE GENERAL CONTRACTOR OR SUBCONTRACTOR, OR THE BUILDING OWNER CERTIFYING THAT THE PAINT, STAIN, AND ADHESIVES, COMPLIES WITH THE REQUIREMENTS OF THE CALIFORNIA GREEN BUILDING CODE. A COPY OF THE FORM CAN BE OBTAINED FROM THE DEVELOPMENT SERVICES

40. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS. (SECTION 4.504.3) A LETTER FROM THE CONTRACTOR SUBCONTRACTOR AND OR THE BUILDING OWNER CERTIFYING WHAT MATERIAL USED COMPLIES WITH THE CALIFORNIA GREEN BUILDING CODE.

41. EIGHTY PERCENT OF THE FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE
 1. VOC-EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE.
 2. PRODUCTS COMPLIANT WITH CHPS CRITERIA CERTIFIED UNDER THE GREENGUARD CHILDREN & SCHOOL PROGRAM.
 3. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFC) FLOOR SCORE PROGRAM.
 4. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS. VERSION 1.1, FEBRUARY 2019 (ALSO KNOWN AS SPECIFICATION 01350.
42. HARDWOOD PLYWOOD, PARTICLEBOARD, MEDIUM DENSITY, FIBERBOARD (MDG), COMPOSITE WOOD PRODUCT USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MET THE REQUIREMENT FOR FORMALDEHYDE AS SPECIFIED IN ARB'S AIR TOXIC CONTROL MEASURE FOR COMPOSITE WOOD AS SPECIFIED IN SECTION 4.504.5 AND TABLE 4.504.5
43. A CERTIFICATION COMPLETED AND SIGNED BY THE GENERAL CONTRACTOR, SUBCONTRACTOR OR BUILDING OWNER CERTIFYING THAT THE RESILIENT FLOORING, COMPOSITE WOOD PRODUCT, PLYWOOD, PARTICLE BOARD, ETC. COMPLY WITH THE VOC LIMITS AND FORMALDEHYDE LIMITS SPECIFIED IN THE NOTES ABOVE AND THE CALIFORNIA GREEN BUILDING CODE.
44. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALLS AND FLOORS FRAMING SHALL NOT BE ENCLOSED WITH MANY FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT.
45. THE MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE. MOISTURE CONTENT SHALL BE VERIFIED BY EITHER A PROBE TYPE OR CONTACT TYPE MOISTURE METER.
46. EXHAUST FANS WHICH TERMINATE OUTSIDE THE BUILDING ARE PROVIDED IN EVERY BATHROOM THAT CONTAINS A SHOWER OR TUB, UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH CAN ADJUST BETWEEN 50 TO 80 PERCENT.
47. ADHESIVES AND SEALANTS USED ON THE PROJECT SHALL MET THE REQUIREMENTS OF THE FOLLOWING STANDARDS. (SECTION 5.504.4.1 OF CAL GREEN). ADHESIVES, ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS, AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OF AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE, OR SCAQMD RULE 1168 VOC LIMITS, AS SHOWN IN TABLES 5.504.4.1 AND 5.504.4.2 OF CALGREEN (SEC. 5.504.4.1)
48. A LETTER FROM THE CONTRACTOR AND OR THE BUILDING OWNER CERTIFYING WHAT MATERIAL HAS BEEN USED AND ITS COMPLIANCE WITH THE CODE MUST BE SUBMITTED TOT HE BUILDING INSPECTOR.
49. AEROSOL ADHESIVES, AND SMALLER UNIT SIZES OF ADHESIVES, AND SEALANT OR CAULKING COMPOUNDS (IN UNITS OF PRODUCT, LESS PACKAGING, WHICH DO NOT WEIGH MORE THAN ONE POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS, OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION
50. ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH TABLE 5.504.4.2 UNLESS MORE STRINGENT LOCAL LIMITS APPLY (SECTION 5.504.3 OF CALGREEN).
51. AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC IN SECTION 94522 (A)(3) AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON SE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES (CCR, TITLE 17, SECTION 94520 ET SEQ). (SECTION 5.504.4.3.1 OF CALGREEN).
52. A LETTER FROM THE CONTRACTOR AND OR THE BUILDING OWNER CERTIFYING WHAT PAINT HAS BEEN USED AND ITS COMPLIANCE WITH THE CODE MUST BE SUBMITTED TO THE BUILDING INSPECTOR.
53. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET AT LEAST ONE OF THE FOLLOWING TESTING AND PRODUCT REQUIREMENTS WHICH ARE LISTED IN SECTION 5.504.4.4 OF CALGREEN.
 - 1) CARPET AND RUG INSTITUTES' GREEN LABEL PLUS PROGRAM.
 - 2) ALL PAINTS, SEALANTS, ADHESIVES AND CAULKING SHALL BE IN COMPLIANT WITH THE VOC EMISSION LIMITS AND TESTING REQUIREMENTS SPECIFIED IN THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS, VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS CDPH STANDARD METHOD V1.1 OR NSF/ANSI 140 AT THE GOLD LEVEL OR HIGHER.
 - 3) SCIENTIFIC CERTIFICATION SYSTEMS SUSTAINABLE CHOICE.
 - 4) COMPLIANCE WITH THE CALIFORNIA COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CA-CHPS) CRITERIA INTERPRETTATION FOR EQ 2.2 DATED JULY 2019 AND LISTED IN THE CHPS HIGH PERFORMANCE PRODUCT DATABASE.
54. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM. ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 804.4.1. A LETTER FROM THE INSTALLER CERTIFYING COMPLIANCE MUST BE SUBMITTED TO THE BUILDING INSPECTOR.
 - 1) PROHIBIT SMOKING WITHIN 25 FEET OF BUILDING ENTRIES, OUTDOOR AIR INTAKES AND OPERABLE WINDOWS WHERE OUTDOOR AREAS ARE PROVIDED FOR SMOKING, AND IN BUILDINGS. (SECTION 5.504.7). SHOW NO SMOKING AREA BY SIGNAGE OR OTHERWISE IN THOSE SPECIFIC AREAS OUTLINED ABOVE.
 - 2) INTERIOR SOUND. WALL AND FLOOR-CEILING ASSEMBLIES SEPARATING TENANT SPACES AND PUBLIC SPACES SHALL HAVE AN STC RATING OF AT LEAST 40. (SECTION 5.507.4.2). PROVIDE DETAILS AND SPECIFY LISTING NUMBER THAT SHOWS STC RATING OF 40.
55. AN ELEVATOR CAPABLE OF ACCOMMODATING AN AMBULANCE STRETCHER OR GURNEY IS REQUIRED AND SHALL BE IDENTIFIED WITH THE INTERNATIONAL SYMBOL FOR EMERGENCY MEDICAL SERVICES (STAR OF LIFE) SIGNAGE COMPLYING WITH SECTION 3002.4 OF THE CALIFORNIA BUILDING CODE.
56. A SPRINKLER WATER-FLOW ALARM-INITIATING DEVICE AND A CONTROL VALVE WITH A SUPERVISORY SIGNAL-INITIATING DEVICE SHALL BE PROVIDED AT THE LATERAL CONNECTION TO THE RISER FOR EACH FLOOR. (CBC 403.3
57. AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM SHALL BE PROVIDED THROUGHOUT HI-RISE BUILDINGS IN ACCORDANCE WITH SECTION 907.2.12.2. (CBC 403.4.4)
58. A STANDBY POWER SYSTEM COMPLIES WITH CHAPTER 27 AND SECTION 3003 SHALL BE PROVIDED FOR STANDBY POWER LOADS SPECIFIED IN SECTION 403.4.8
 - 1) IF THE STANDBY SYSTEM IN A GENERATOR SET INSIDE A BUILDING, THE SYSTEM SHALL BE LOCATED IN A SEPARATE ROOM ENCLOSED WITH 2-HOUR FIRE BARRIERS CONSTRUCTED IN ACCORDANCE WITH SECTION 807 OR HORIZONTAL ASSEMBLIES CONSTRUCTED IN ACCORDANCE WITH SECTION 711, OR BOTH. 2) NOTE ON THE ELECTRICAL PLANS "STANDBY POWER SHALL BE PROVIDED FOR POWER AND LIGHTING FOR THE FIRE COMMAND CENTER REQUIRED BY SECTION 403.11; AND FOR VENTILATION AND AUTOMATIC FIRE DETECTION EQUIPMENT FOR SMOKEPROOF ENCLOSURES. STANDBY POWER SHALL BE PROVIDED FOR ELEVATORS IN ACCORDANCE WITH SECTIONS 1007.4 AND 3003 AND 3007 (CBC 403.4.8)

59. STANDBY POWER SHALL BE PROVIDED FOR POWER AND LIGHTING FOR THE FIRE COMMAND CENTER REQUIRED BY SECTION 403.11, AND FOR VENTILATION AND AUTOMATIC FIRE DETECTION EQUIPMENT FOR SMOKEPROOF ENCLOSURES. STANDBY POWER SHALL BE PROVIDED FOR ELEVATORS IN ACCORDANCE WITH SECTIONS 1007.4 AND 3003 AND 3007. (CBC 403.4.8)
60. AN EMERGENCY POWER SYSTEM COMPLYING WITH CBC CHAPTER 27 SHALL BE PROVIDED FOR EMERGENCY POWER LOADS SPECIFIED IN CBC SECTION 403.4.9. THE FOLLOWING ARE CLASSIFIED AS EMERGENCY POWER LOADS: EXIT SIGNS AND MEANS OF EGRESS ILLUMINATION REQUIRED BY CHAPTER 10; ELEVATOR CAR LIGHTING; EMERGENCY VOICE/ALARM COMMUNICATION SYSTEMS; AUTOMATIC FIRE DETECTION SYSTEMS; FIRE ALARM SYSTEMS; FIRE PUMPS. (CBC 403.9).
61. THE FIRE SERVICE ACCESS ELEVATOR SHALL BE CONTINUOUSLY MONITORED AT THE FIRE COMMAND CENTER BY A STANDARD EMERGENCY SERVICE INTERFACE SYSTEM MEETING THE REQUIREMENTS OF NFPA 72.3007.8 ELEVATOR SYSTEM MONITORING.
62. THE FOLLOWING FEATURES SERVING EACH FIRE SERVICE ACCESS ELEVATOR SHALL BE SUPPLIED BY BOTH NORMAL POWER AND TYPE 60/CLASS2/LEVEL 1 STANDBY POWER. ELEVATOR EQUIPMENT, ELEVATOR HOISTWAY LIGHTING, ELEVATOR MACHINE ROOM VENTILATION AND COOLING EQUIPMENT, ELEVATOR CONTROLLER COOLING EQUIPMENT. SECTION 3007.9.
63. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED TO A LEVEL OF NOT LESS THAN ONE FOOT-CANDLE AT THE WALKING SURFACE AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. (CBC 1006.1; 1006.2)
64. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED AT ALL TIMES. EXTERNALLY ILLUMINATED EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM (BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR) THAT WILL AUTOMATICALLY ILLUMINATE THE EXIT SIGNS FOR A DURATION OF NOT LESS THAN 90MINUTES IN CASE OF PRIMARY POWER LOSS. (CBC 1011).
65. ELEVATORS PROVIDED IN COVERED MULTIFAMILY BUILDINGS ARE ACCESSIBLE TO PERSONS WITH DISABILITIES. THESE ELEVATORS ARE IN COMPLIANCE WITH PROVISIONS OF CHAPTER 11A OF 2013 CBC, ASME A17.1, SAFETY CODE FOR ELEVATORS AND ESCALATORS, TITLE 8, OF THE CALIFORNIA CODE OF REGULATIONS (THE STATE OF CALIFORNIA, DEPARTMENT OF INDUSTRIAL RELATIONS, DIVISIONS OF OCCUPATIONAL SAFETY AND HEALTH), UNDER "ELEVATOR SAFETY ORDERS", AND ANY OTHER APPLICABLE SAFETY REGULATIONS OF OTHER ADMINISTRATIVE AUTHORITIES HAVING JURISDICTION.
66. ALL DOORS - CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRAPING, PINCHING OR TWISTING OF THE WRIST. (SECTION 1138.4.4). NOTE ON PLAN, "THE FORCE REQUIRED TO ACTIVATE A CONTROLS AND OPERATING MECHANISM SHALL BE NO GREATER THAN 5 POUNDS. (SECTION 1138A.4.4)
67. THE FORCE REQUIRED TO ACTIVATE CONTROLS AND OPERATING MECHANISMS SHALL BE NO GREATER THAN 5 POUNDS. (SECTION 1138A.4.4).
68. WEATHER PROTECTION. PROVIDE A WEATHER-RESISTANT EXTERIOR WALL AND FOUNDATION ENVELOPE AS REQUIRED BY CALIFORNIA BUILDING CODE SECTION 1403.2 AND CALIFORNIA ENERGY CODE SECTION 150, MANUFACTURER'S INSTALLATION INSTRUCTIONS, OR LOCAL ORDINANCE, WHICHEVER IS MORE STRINGENT. (SECTION 5407.1)
69. MOISTURE CONTROL: EMPLOY MOISTURE CONTROL MEASURES BY THE FOLLOWING METHODS; SECTION 5.407.2 OF CALGREEN.
70. IN ADDITION TO THE REQUIREMENTS OF THE PRIMARY ENTRY STATED ABOVE, THE FOLLOWING WILL BE COMPLIED WITH:
 - 1) THE DOOR IS RECESSED AT LEAST 4 FEET.
71. JOINTS INSTALLED IN OR BETWEEN FIRE-RESISTANCE-RATED WALLS AND HORIZONTAL ASSEMBLIES SHALL BE PROTECTED BY AN APPROVED FIRE-RESISTANT JOINT SYSTEM DESIGNED TO RESIST THE PASSAGE OF FIRE FOR A TIME PERIOD NOT LESS THAN THE REQUIRED FIRE RESISTANCE RATING OF THE WALL. FLOOR OR ROOF IN OR BETWEEN WHICH IT IS INSTALLED. PROVIDE A COPY OF THE LISTING PER EITHER ASTM E1966 OR UL 2079.
72. VOIDS AT ALL EXTERIOR CURTAIN WALL INCLUDING SPANDREL WALL AND REQUIRED FIRE RESISTANCE-RATED FLOOR OR FLOOR/CEILING ASSEMBLIES SHALL BE SEALED WITH AN APPROVED MATERIAL OR SYSTEM TO PREVENT THE INTERIOR SPREAD OF FIRE. THE MATERIAL OR SYSTEMS SHALL BE SECURELY INSTALLED TO PREVENT PASSAGE OF FLAME AND HOT GASSES IGNITING COTTON WASTE. PROVIDE THE ASTM E119 OR ASTM E 2307 LISTING FOR THE TIME PERIOD EQUAL TO THE FIRE-RESISTANCE RATING OF THE FLOOR ASSEMBLY. (SEC. 713.4 AND 713.5).
73. PROVIDE A COPY OF THE UL 2079 LISTING FOR THE TIME PERIOD EQUAL TO THE FIRE-RESISTANCE RATING OF THE FLOOR ASSEMBLY. (SEC. 713.4 AND 713.5) 74. THE CALIFORNIA GREEN BUILDING CODE APPLIES TO ALL RESIDENTIAL BUILDINGS WHICH ARE UNDER THE JURISDICTION OF HCD; THIS INCLUDES ALL BUILDINGS WITH ANY OF THE FOLLOWING OCCUPANCIES: SINGLE FAMILY DWELLINGS, DUPLEXES, HOTELS, MOTELS, APARTMENTS, CONDOMINIUMS, ROW HOMES,C ETC (NEW ISSUE)
75. THE SITE SHALL BE PLANNED AND DEVELOPED TO KEEP SURFACE WATER AWAY FROM THE BUILDINGS. CONSTRUCTION PLANS SHALL INDICATE HOW THE GRADING OR A DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS/ (SECTION 4.106.3) (NEW ISSUE)
76. CAL GREEN APPLIES TO ALL NEW RESIDENTIAL TO ALL NEW RESIDENTIAL (OCCUPANCIES INCLUDING LOW RISE AND HIGH RISE BUILDINGS. (NEW ISSUE)
77. PRIMARY EXTERIOR ENTRIES SHALL BE COVERED TO PREVENT WATER INTRUSION BY USING NON ABSORBENT WALL AND FLOOR FINISHES WITHIN ATLEAST 2 FEET AROUND THE PERPENDICULAR TO SUCH ENTRY. (NEW ISSUE)
78. THE GROUP R-2 DWELLING UNITS AND SLEEPING UNITS IN THE AREA OF THE BUILDING DESIGNED AS NONSEPARATED OCCUPANCIES SHALL BE SEPARATED FROM OTHER DWELLING UNITS OR SLEEPING UNITS AND FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN ACCORDANCE EITH THE REQUIREMENT OF SECTION 420, [CBC 508.3.3, EXCEPTION] (NEW ISSUE)
79. THE ELEVATORS SHALL COMPLY WITH THE EMERGENCY OPERATION AND SIGNALING DEVICE REQUIREMENTS OF SECTION 2.27 OF ASME A17.1, AND STANDBY POWER SHALL BE PROVIDED IN ACCORDANCE WITH CBC CHAPTER 27 AND SECTION 3003
80. THE ELEVATORS SHALL COMPLY WITH THE EMERGENCY OPERATION AND SIGNALING DEVICE REQUIREMENTS OF SECTION 2.27 OF ASME A17.1, AND STANDBY POWER SHALL BE PROVIDED IN ACCORDANCE WITH CBC CHAPTER 27 AND SECTION 3003
81. OPENINGS INTO INTERIOR EXIT STAIRS SHALL BE LIMITED TO THOSE NECESSARY FOR EXIT ACCESS FROM NORMALLY OCCUPIED SPACES [CBC 1022.4] (NEW ISSUE)
82. PROTECT ADJOINING PROPERTY FROM DAMAGE DURING CONSTRUCTION AND DEMOLITION WORK. PROVIDE PROTECTION FOR FOOTINGS, FOUNDATIONS, WALLS, CHIMNEYS, SKYLIGHTS AND ROOFS. CONTROL WATER RUNOFF AND EROSION DURING CONSTRUCTION OR DEMOLITION ACTIVITIES.

83. THE PERSON MAKING OR CAUSING AN EXCAVATION BE MADE SHALL PROVIDE WRITTEN NOTICE TO THE OWNERS OF ADJOINING BUILDINGS ADVISING THEM THAT THE EXCAVATION IS TO BE MADE AND THAT ADJOINING BUILDINGS SHOULD BE PROTECTED, DELIVERED NOT LESS THAN 10 DAYS PRIOR TO THE SCHEDULED EXCAVATION STARTING DATE. (CBC 3307.1)
84. A SPRINKLER WATER-FLOW ALARM-INITIATING DEVICE AND A CONTROL VALVE WITH A SUPERVISORY SIGNAL-INITIATING DEVICE SHALL BE PROVIDED AT THE LATERAL CONNECTION TO THE RISER OF EACH FLOOR.
85. AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM SHALL BE PROVIDED THROUGHOUT HI-RISE BUILDINGS IN ACCORDANCE WITH SECTION 907.5.2.2.(CBC 403.4.4).
86. A STANDBY SYSTEM COMPLYING WITH CHAPTER 27 AND SECTION 3003 SHALL BE PROVIDED FOR STANDBY POWER LOADS SPECIFIED IN SECTION 403.4.8.
87. STAIRWAY DOORS OTHER THAN THE EXIT DISCHARGE DOORS SHALL BE PERMITTED TO BE LOCKED FROM THE STAIRWAY SIDE SUBJECT TO THE SATISFACTION OF THE FIRE RESCUE DEPARTMENT. STAIRWAY DOORS THAT ARE LOCKED FROM THE STAIRWAY SIDE SHALL BE CAPABLE OF BEING UNLOCKED SIMULTANEOUSLY WITHOUT UNLATCHING UPON A SIGNAL FROM THE FIRE COMMAND CENTER. UPON FAILURE OF ELECTRICAL POWER TO THE LOCKING MECHANISM THE DOOR SHALL UNLOCK.
88. THE FIRE SERVICE ACCESS ELEVATOR SHALL BE CONTINUOUSLY MONITORED AT THE FIRE COMMAND CENTER BY A STANDARD EMERGENCY SERVICE INTERFACE SYSTEM MEETING THE REQUIREMENTS OF NFPA 72.3007.8 ELEVATOR SYSTEM MONITORING.
89. THE FOLLOWING FEATURES SERVING EACH FIRE SERVICE ACCESS ELEVATOR SHALL BE SUPPLIED BY BOTH NORMAL POWER AND TYPE 60/CLASS 2/LEVEL 1 STANDBY POWER. ELEVATOR EQUIPMENT, ELEVATOR HOISTWAY LIGHTING, ELEVATOR MACHINE ROOM VENTILATION AND COOLING EQUIPMENT, ELEVATOR CONTROLLER COOLING EQUIPMENT. SECTION 3007.9.
90. WIRES OR CABLES THAT PROVIDE NORMAL STANDBY POWER, CONTROL SIGNALS, COMMUNICATION WITH THE CAR, LIGHTING, HEATING, AIR CONDITIONING, VENTILATION AND FIRE-DETECTING SYSTEMS TO FIRE SERVICE ACCESS ELEVATORS SHALL BE PROTECTED BY CONSTRUCTION HAVING A MINIMUM 1-HOUR FIRE-RESISTANCE RATING OR SHALL BE CIRCUIT INTEGRITY CABLE HAVING A MINIMUM 1-HOUR FIRE-RESISTANCE RATING.
91. AUTOMATIC IRRIGATION SYSTEM CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER - BASED.
92. A PLUMBING FIXTURE CERTIFICATION MUST BE COMPLETED AND SIGNED BY EITHER A LICENCED GENERAL CONTRACTOR, OR A PLUMBING SUBCONTRACTOR, OR THE BUILDING OWNER CERTIFYING THE FLOW RATE OF THE FIXTURES INSTALLED. A COPY OF THE CERTIFICATION CAN BE OBTAINED FROM THE DEVELOPMENT SERVICES DEPARTMENT.
93. JOINTS AND OPENINGS, ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
94. BEFORE FINAL INSPECTION, COMPLETE OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER. CONTRACTOR OR OWNER SHALL SUBMIT AN AFFIDAVIT THAT CONFIRMS THE DELIVERY OF SUCH. (SECTION 4.410.1). A SAMPLE OF THE MANUAL IS AVAILABLE ON THE HOUSING AND COMMUNITY DEVELOPMENT (HCD) WEB SITE. 5.MANUAL SHOULD INCLUDE: - INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE, RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS & LOCATIONS - PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA. - EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60% AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN SUCH HUMIDITY LEVELS. -INFORMATION ABOUT WATER CONSERVATION LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER. - INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM FOUNDATION. - INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO CAULKING, PAINTING GRADING AROUND THE BUILDING, ETC. -INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE. - A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE.
95. A COPY OF A COMPLETE OPERATION AND MAINTENANCE MANUAL AS OUTLINED IN THE NOTES ABOVE WILL BE DELIVERED TO THE BUILDING OWNER PRIOR TO FINAL INSPECTION.
96. AN OWNER MANUAL SHOULD BE COMPLETED AND SIGNED BY EITHER A LICENSED GENERAL CONTRACTOR OR A HOME OWNER CERTIFYING THAT A COPY OF THE MANUAL HAS BEEN DELIVERED /RECEIVED TO THE BUILDING OWNER. A COPY OF THE CERTIFICATION FORM CAN BE OBTAINED FROM THE DEVELOPMENT SERVICES DEPARTMENT.
97. DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.(SECTION 4.504.1)
98. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS AND MEET FOLLOWING STANDARDS (SECTIONS 5.504.4.1 OF CAL GREEN) ADHESIVES, ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS, AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE, OR SCAQMD RULE1168 VOC LIMITS, AS SHOWN IN TABLES 5.504.4.1 AND 5.504.4.2 OF CAL GREEN (SEC. 5.504.4.1)
99. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS SET IN SECTION 4.504.2.2 AND TABLE 4.504.3 OF CALGREEN.
100. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT-WEIGHTED MIR LIMITS FOR VOC AND OTHER TOXIC COMPOUNDS AS SPECIFIED IN SECTION 4.504.2.3 OF THE CALIFORNIA GREEN BUILDING CODE.
101. A CERTIFICATION COMPLETED AND SIGNED BY EITHER THE GENERAL CONTRACTOR OR 1.) SUBCONTRACTOR, OR THE BUILDING OWNER CERTIFYING THAT THE PAINT, STAIN, AND ADHESIVES, COMPLIES WITH THE REQUIREMENTS OF THE CALIFORNIA GREEN BUILDING 2.) CODE. A COPY OF THE FORM CAN BE OBTAINED FROM THE DEVELOPMENT SERVICES DEPARTMENT.
102. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS (SECTION 4.504.3) A LETTER FROM THE CONTRACTOR SUBCONTRACTORS AND OR BUILDING OWNER CERTIFYING WHAT MATERIAL USED COMPLIES WITH THE CALIFORNIA GREEN BUILDING CODE.
103. EIGHTY PERCENT OF THE FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
 1. VOC-EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE.
 2. PRODUCTS COMPLIANT WITH CHPS CRITERIA CERTIFIED UNDER THE GREENGUARD CHILDREN & SCHOOL PROGRAM.
 3. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFC) FLOORSORE PROGRAM.
 4. MEET THE CALIFORNIA PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS" VERSION 1.1, FEBRUARY 2019 (ALSO KNOWN AS SPECIFICATION 01350).

ATTACHMENT



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FIRE CONTROL PANEL ENGINEERING SPECIFICATIONS CONTINUED.

THE AUDIO SYSTEM AMPLIFIERS MUST BE ABLE TO OPERATE 24Vrms OR 70.4Vrms SPEAKERS. THE SYSTEM SHALL PROVIDE SIMULTANEOUS PAGE, ALERT AND EVACUATION SIGNALING. SYSTEMS THAT CAUSE SIGNALING DEVICES TO GO SILENT WHILE PERFORMING ANY SIGNALING FUNCTIONS WILL NOT BE ACCEPTED. SYSTEM AMPLIFIERS MUST BE DISTRIBUTED ZONED TYPE. CENTRALLY BANKED SYSTEMS ARE NOT ACCEPTABLE. AN INTEGRAL CIRCUIT FOR OPERATING TRADITIONAL NAC DEVICES MUST BE PROVIDED WITH EACH SYSTEM AMPLIFIER. THE CIRCUIT MUST HAVE A MINIMUM RATING OF 3.5 AMPS FOR OPERATING 24Vdc SIGNALS. IT MUST BE POSSIBLE TO HAVE UP TO 8 SEPARATE AUDIO SIGNAL SOURCES FOR PAGING AND SIGNALING PURPOSES. THE SYSTEM MUST PROVIDE AS A MINIMUM THE SOURCES FOR PAGING AND SIGNALING PURPOSES. THE SYSTEM MUST PROVIDE AS A MINIMUM THE PAGING OUTPUT LEVEL, SINGLE SWITCH FUNCTION FOR PAGING TO ALL - ALERT ZONES, EVACUATION ZONES, AND AREAS NOT PROGRAMMED FOR SIGNALING. THE SYSTEM MUST PROVIDE HIGH QUALITY ANALOG TO DIGITAL CONVERSION OF PAGING SOURCES. DIGITAL TRANSMISSION OF PAGING MUST BE PROVIDED BETWEEN SYSTEM NODES. THE ANALOG SOURCES MUST BE STAMPED AND CONVERTED TO DIGITAL WITH A SAMPLING RATE NO LESS THAN 9600 BAUD. IT MUST BE POSSIBLE TO TRANSMIT SIGNAL SOURCES (ALERT, ALARM, PAGE, ETC.) TOGETHER OVER A SINGLE PAIR OF WIRES BETWEEN NODES.

THE FIRE PANEL SHALL BE CAPABLE OF SUPPORTING A VARIETY OF CONVENTIONAL SMOKE DETECTORS WITH A SINGLE MODULE. IT MUST BE POSSIBLE TO SUPPORT POLARIZED BELLS, HORNS OR STROBES. IT SHALL BE POSSIBLE TO PROVIDE HARDWIRED SUPERVISORY AND MONITOR FUNCTIONS WITH LATCHING OR NON-LATCHING OPERATIONS. IT SHALL BE POSSIBLE TO DISPLAY ANY CIRCUIT ON A LCD OR LED ANNUNCIATOR LOCATED ANYWHERE ON THE NETWORK.

FIRE HAZMAT NOTES

1. AN APPROVED MANUAL EMERGENCY ALARM SYSTEM SHALL BE PROVIDED IN BUILDINGS, ROOMS OR AREAS USED FOR STORAGE OF HAZARDOUS MATERIALS. EMERGENCY ALARM-INITIATING DEVICES SHALL BE INSTALLED OUTSIDE OF EACH INTERIOR EXIT OR EXIT ACCESS DOOR OF STORAGE BUILDINGS, ROOM OR AREAS. ACTIVATION OF AN EMERGENCY ALARM-INITIATING DEVICE SHALL SOUND A LOCAL ALARM TO ALERT OCCUPANTS OF AN EMERGENCY SITUATION INVOLVING HAZARDOUS MATERIALS. [CFC 8003.1.10]/[F] 414.7.1 2019 CBC
2. EMERGENCY ALARM DETECTION AND FIRE-EXTINGUISHING SYSTEMS SHALL BE SUPERVISED BY AN APPROVED CENTRAL STATION, PROPRIETARY OR REMOTE STATION SERVICE OR SHALL INITIATE AN AUDIBLE AND VISUAL SIGNAL AT A CONSTANTLY ATTENDED ON-SITE LOCATION. [F] 414.7.3 2019 CBC
3. STATIONARY ABOVEGROUND TANKS SHALL BE PLACARDED WITH HAZARD IDENTIFICATION SIGNS AS SPECIFIED IN UFC STANDARD 79-3 FOR THE SPECIFIC MATERIAL CONTAINED. [CFC 8003.1.2]
4. "NO SMOKING" SIGNS SHALL BE PROVIDED. SMOKING SHALL BE PROHIBITED IN ROOMS WHERE HAZARDOUS MATERIALS ARE STORED OR WITHIN 25 FEET OF OUTDOOR STORAGE AREAS. [CFC 8003.1.3]
5. REMOTE FUEL TANK ALARM WILL BE MONITORED AT THE 7TH FLOOR MANAGEMENT OFFICE.
6. WHEN MECHANICAL VENTILATION, ALARM, DETECTION OR OTHER ELECTRICALLY OPERATED SYSTEMS ARE REQUIRED, SUCH SYSTEMS SHALL BE CONNECTED TO A SECONDARY SOURCE OF POWER TO AUTOMATICALLY SUPPLY ELECTRICAL POWER IN THE EVENT OF LOSS OF POWER FROM PRIMARY SOURCE. [CFC 8003.1.8]
7. WHERE MECHANICAL VENTILATION, TREATMENT SYSTEMS, TEMPERATURE CONTROL, ALARM, DETECTION OR OTHER ELECTRICALLY OPERATED SYSTEMS ARE REQUIRED, SUCH SYSTEMS SHALL BE PROVIDED WITH AN EMERGENCY OR STANDBY POWER SYSTEM IN ACCORDANCE WITH THIS CODE OR THE CALIFORNIA ELECTRICAL CODE.
8. EXIT DOORS FROM A ROOM CLASSIFIED AS GROUP H OCCUPANCIES SHALL NOT BE PROVIDED WITH A LATCH OR LOCK UNLESS IT IS PANIC HARDWARE OR FIRE EXIT HARDWARE. [CFC 1008.1.9]
9. SIGN ON DOOR TO H-3 READING "DANGER FLAMMABLE LIQUIDS" SHALL BE A MINIMUM OF 3 INCHES HIGH WITH 1/2 INCH STROKE RED LETTERS ON A WHITE BACKGROUND. [CFC 7901.9.1]
10. A MANUAL SHUTOFF CONTROL FOR VENTILATION EQUIPMENT REQUIRED BY THIS SECTION SHALL BE PROVIDED OUTSIDE THE ROOM ADJACENT TO THE PRINCIPAL ACCESS DOOR TO THE ROOM. THE SWITCH SHALL BE OF THE BREAK GLASS TYPE AND SHALL BE LABELED: VENTILATION SYSTEM EMERGENCY SHUTOFF [F] 414.3 2019 CBC
11. GROUP H OCCUPANCIES SHALL BE PROVIDED WITH AN AUTOMATIC FIRE DETECTION SYSTEM IN ACCORDANCE WITH SECTION 907.2. [F] 414.5.3 2093 CBC
12. GROUP H SHALL BE EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLE R SYSTEM, INSTALLED IN ACCORDANCE WITH SECTION 903. [F] 415.6.2.4
13. ROOMS WHERE ONLY DOUBLE-WALL STORAGE TANKS CONFORMING TO 2019 CBC, SECTION 415.6.2.3 ARE USED TO STORE CLASS I, II, AND IIIA FLAMMABLE AND COMBUSTIBLE LIQUIDS SHALL NOT BE REQUIRED TO HAVE A LEAKAGE CONTAINMENT AREA. [F] 415.6.2.5
14. AN APPROVED AUTOMATIC ALARM SHALL BE PROVIDED TO INDICATE A LEAK IN A STORAGE TANK AND ROOM. THE ALARM SHALL SOUND AN AUDIBLE SIGNAL, 15 DBA ABOVE THE AMBIENT SOUND LEVEL, AT EVERY POINT OF ENTRY INTO THE ROOM IN WHICH THE LEAKING STORAGE TANK IS LOCATED. AN APPROVED SIGN SHALL BE POSTED ON EVERY ENTRY DOOR TO THE TANK STORAGE ROOM INDICATING THE POTENTIAL HAZARD OF THE INTERIOR ROOM ENVIRONMENT, OR THE SIGN SHALL STATE: WARNING, WHEN AN ALARM SOUNDS, THE ENVIRONMENT WITHIN THE ROOM MAY BE HAZARDOUS. THE LEAKAGE ALARM SHALL ALSO BE SUPERVISED IN ACCORDANCE WITH CHAPTER 9 TO TRANSMIT A TROUBLE SIGNAL. [F] 415.6.2.6 2019 CBC
15. TANK OPENINGS OTHER THAN VENTS FROM TANKS INSIDE BUILDINGS SHALL BE DESIGNED TO ENSURE THAT LIQUIDS OR VAPOR CONCENTRATIONS ARE NOT RELEASED INSIDE THE BUILDING. [F] 415.6.2.10 2019 CBC
16. STORAGE TANK VENTS FOR CLASS I, II OR IIA LIQUIDS SHALL TERMINATE TO THE OUTDOOR AIR IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE. (SEE PLUMBING PLANS). [F] 415.6.2.7 2019 CBC
17. STORAGE TANK AREAS STORING CLASS I, II, OR IIIA LIQUIDS SHALL BE PROVIDED WITH MECHANICAL VENTILATION. THE MECHANICAL VENTILATION SYSTEM SHALL BE IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE AND THE CALIFORNIA FIRE CODE. (SEE MECHANICAL PLANS). [F] 415.6.2.8 2019 CBC
18. THE PERSON MAKING OR CAUSING AN EXCAVATION TO BE MADE SHALL PROVIDE WRITTEN NOTICE TO THE OWNERS OF ADJOINING BUILDINGS ADVISING THEM THAT THE EXCAVATION IS TO BE MADE AND THAT THE ADJOINING BUILDINGS SHOULD BE PROTECTED, DELIVERED NOT LESS THAN 10 DAYS PRIOR TO THE SCHEDULED EXCAVATION STARTING DATE.
19. EVERY EXIT ENCLOSURE REGARDLESS OF THE NUMBER OF STORIES SERVED IN HIGH-RISE BUILDINGS SHALL COMPLY WITH SECTIONS 909.20 AND 1022.10. (CBC 403.5.4)

19. EVERY EXIT ENCLOSURE REGARDLESS OF THE NUMBER OF STORIES SERVED IN HIGH-RISE BUILDINGS SHALL COMPLY WITH SECTIONS 909.20 AND 1022.10. (CBC 403.5.4)
20. INTERIOR EXIT STAIR TERMINATING AT AN EXIT PASSAGEWAY SHALL BE SEPARATED FROM THE EXIT PASSAGEWAY BY A FIRE BARRIER CONSTRUCTED IN ACCORDANCE WITH CBC 707 OR A HORIZONTAL ASSEMBLY COMPLYING WITH CBC 716.5 SHALL BE INSTALLED BETWEEN THE INTERIOR EXIT STAIR AND THE EXIT PASSAGEWAY.
21. INTERIOR STAIRWAY MEANS OF EGRESS DOORS SHALL BE OPERABLE FROM BOTH SIDES WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
22. AUTOMATIC EXTERNAL DEFIBRILLATORS (AED) COMPLY TO MUNICIPAL CODE SECTION 145.3910 AED'S SHALL BE MOUNTED SUCH THAT THE TOP OF THE AED IS NO MORE THAN 5' ABOVE FLOOR.

WALL, FLOOR, & CEILING PENETRATION NOTES

1. MEMBRANE PENETRATIONS OF STEEL ELECTRICAL BOXES LESS THAN 16 SQ. IN. TOTALING NOT MORE THAN 100 SQ. IN. PER 100 SQ. FT ARE ALLOWED IF THE BOXES ON EACH SIDE OF THE WALL ARE SEPARATED BY AT LEAST 24". MEMBRANE PENETRATIONS OF OTHER THAN STEEL ELECTRICAL BOXES ARE ALLOWED WHEN TESTED IN THE APPROVED ASSEMBLY.
2. SINGLE MEMBRANE PENETRATIONS OF FIRE SPRINKLER PIPES CAN BE PROTECTED WITH METAL ESTUCHEON PLATES.
3. NONCOMBUSTIBLE MEMBRANE PENETRATIONS SHALL NOT BE CONNECTED TO PLASTIC ON BOTH SIDES UNLESS TESTED IN ACCORDANCE WITH UBC STANDARD 7-1.
4. FLOOR MEMBRANE PENETRATIONS SHALL COMPLY WITH ANY OF THE PROVISIONS FOR THRU PENETRATIONS FOR WALLS OR FLOORS
5. FLOOR MEMBRANE PENETRATIONS OF STEEL OR COPPER UP TO 100 SQ. IN. IN 100 SQ. FT. CAN PENETRATE THROUGH CONCRETE OR MASONRY FLOORS WHEN THE ENTIRE ANNULAR SPACE IS FILLED TO PREVENT THE PASSAGE OF FIRE OR SMOKE.
6. ELECTRICAL BOXES ARE ALLOWED FOR FLOOR MEMBRANE PENETRATIONS WHEN LISTED AND INSTALLED PER THE LISTING OF THE ASSEMBLY.
7. ELECTRICAL PANELS MAY NOT OCCUR WITHIN THE CORRIDORS.

FIRE ACCESS

1. BUILDING MEETS REQUIREMENTS FOR FIRE ACCESS ROADWAYS PER CFC 503.1.1. ALL PORTIONS OF THE BUILDING'S EXTERIOR WALLS MUST BE WITHIN 150 FEET OF A FIRE ACCESS ROADWAY (200 FEET FOR SPRINKLER PROTECTED BUILDINGS).
2. ALL FIRE ACCESS ROADS WILL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF AT LEAST 75,000 lbs AND WILL NOT EXCEED 10% OF GRADE. ALL FEATURES OF THE FIRE ACCESS ROADS INCLUDING TURNING RADIIUS AND DEAD END DESIGN WILL BE IN ACCORDANCE WITH CFC 503 AND APPENDIX D.

SMOKE CONTROL SPECIAL INSPECTION

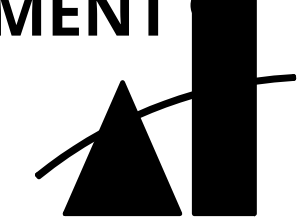
AS REQUIRED PER THE SMOKE CONTROL PLAN, A SEPARATE DOCUMENT, THERE SHALL BE SPECIAL INSPECTIONS FOR THE ENTIRE SMOKE CONTROL SYSTEM. IT SHALL INCLUDE, AMONGST OTHER REQUIREMENTS, A MECHANICAL SMOKE CONTROL SYSTEM THAT COMPLIES WITH SAID RATIONAL ANALYSIS REPORT AND MUST BE VERIFIED BY ACHIEVING THE MINIMUM PRESSURE DIFFERENTIAL ACROSS THE SMOKE BARRIERS WITH THE SYSTEM IN SMOKE CONTROL MODE. FOR PASSIVE SMOKE CONTROL SYSTEM, TESTING SHALL BE CONDUCTED USING DOOR FAN TESTING OR ANOTHER MEANS APPROVED BY THE FIRE CODE OFFICIAL. WHERE PASSIVE BARRIERS ARE USED TO SEPARATE SMOKE CONTROL ZONE, SPECIFIC SPECIAL INSPECTION REQUIREMENTS FOR LEAKAGE TESTING ARE SPECIFIED IN THE SMOKE CONTROL REPORT.

ELEVATOR NOTES

1. ELEVATOR DOORS MUST BE INSTALLED IN ACCORDANCE WITH THE APPROVAL ON THE AFFIXED FIRE RESISTANCE APPROVAL. ON THE AFFIXED FIRE RESISTANCE APPROVAL LABEL. ELEVATOR DOORS MUST BE SEPARATED FROM CORRIDORS OR THE REMAINDER OF THE BUILDING WITH 1.5 HOUR FIRE RESISTIVE ASSEMBLIES MINIMUM COMPLYING WITH SECTION 715.4. FIRE ASSEMBLY SHALL ALSO COMPLY WITH THE SMOKE AND DRAFT CONTROL DOOR ASSEMBLY REQUIREMENTS OF SECTION 715.4.3.1 WITH THE UL 1784 TEST CONDUCTED WITHOUT THE ARTIFICIAL BOTTOM SEAT. (CBC 3007.7.3)
2. AN ELEVATOR CAPABLE OF ACCOMMODATING AN AMBULANCE STRETCHER OR GURNEY IS REQUIRED AND SHALL BE IDENTIFIED WITH THE INTERNATIONAL SYMBOL FOR EMERGENCY MEDICAL SERVICES(STAR OF LIFE) SIGNAGE COMPLYING WITH SECTION 3002.4 OF THE CALIFORNIA BUILDING CODE.
3. A PICTORIAL SYMBOL OF A STANDARDIZED DESIGN DESIGNATING WHICH ELEVATORS ARE FIRE SERVICE ACCESS ELEVATORS SHALL BE INSTALLED ON EACH SIDE OF THE HOISTWAY DOOR FRAME ON THE PORTION OF THE FRAME AT RIGHT ANGLES TO THE FIRE SERVICE ACCESS ELEVATOR LOBBY. THE FIRE SERVICE ACCESS ELEVATOR SYMBOL SHALL BE DESIGNED AS SHOWN IN FIGURE 3007.7.5 AND SHALL COMPLY WITH THE FOLLOWING:
1. THE FIRE SERVICE ACCESS ELEVATOR SYMBOL SHALL BE NOT LESS THAN 3 INCHES (76 MM) IN HEIGHT.
2. THE VERTICAL CENTER LINE OF THE FIRE SERVICE ACCESS ELEVATOR SYMBOL SHALL BE CENTERED ON THE HOISTWAY DOOR FRAME. EACH SYMBOL SHALL NOT BE LESS THAN 78 INCHES (1981 MM), AND NOT MORE THAN 84 (2134 MM) INCHES ABOVE THE FINISHED FLOOR AT THE THRESHOLD. FIRE SERVICE ACCESS ELEVATOR SYMBOL.
4. THE ELEVATORS SHALL COMPLY WITH THE EMERGENCY OPERATION AND SIGNALING DEVICE REQUIREMENTS OF SECTION 2.27 OF ASME A17.1, AND STANDBY POWER SHALL BE PROVIDED IN ACCORDANCE WITH CBC CHAPTER 27 AND SECTION 3003. CBC 1007.4
5. FIRE ACCESS ELEVATORS WILL BE PROVIDED WITH HOISTWAY LIGHTING IN HOISTWAY. THE ENTIRE HOISTWAY SHALL BE ILLUMINATED AT NOT LESS THAN 1 FOOT-CANDLE(11 LUX) AS MEASURED FROM TOP OF THE CAR TO EACH FIRE SERVICE ACCESS ELEVATOR.
6. SYSTEM REQUIREMENTS. TWO-WAY COMMUNICATION BETWEEN EACH REQUIRED LOCATION AND A FIRE COMMAND CENTER OR A CENTRAL CONTROL POINT LOCATION APPROVED BY THE FIRE DEPARTMENT, WHERE THE CENTRAL CONTROL POINT IS NOT CONSTANTLY ATTENDED, A TWO-WAY COMMUNICATION SYSTEM SHALL HAVE A TIMED AUTOMATIC TELEPHONE DIAL-OUT CAPABILITY TO A MONITORING LOCATION OR 9-1-1. THE TWO-WAY COMMUNICATION SYSTEM SHALL INCLUDE BOTH AUDIBLE AND VISIBLE SIGNALS. 1007.8.1 SYSTEM REQUIREMENTS
7. ELEVATORS SHALL COMPLY WITH SIGNAGE REQUIREMENTS OF SECTION 1143A AND SECTION 1124A.
8. ELEVATOR LOBBIES ON ALL ELEVATORS ON ALL FLOORS SHALL BE SEPARATED FROM THE REMAINDER OF THE BUILDING AND PROTECTED IN ACCORDANCE WITH SECTION 713.14.1. ADDITIONAL DOORS PROVIDED AT THE HOISTWAY OPENING ARE NOT PERMITTED IN LIEU OF ELEVATOR LOBBIES. ELEVATOR HOISTWAY PRESSURIZATION IS NOT PERMITTED IN LIEU OF ELEVATOR LOBBIES.
9. THE FIRE SERVICE ACCESS ELEVATOR SHALL BE CONTINUOUSLY MONITORED AT THE FIRE COMMAND CENTER BY A STANDARD EMERGENCY SERVICE INTERFACE SYSTEM MEETING THE REQUIREMENTS OF NFPA 72.3007.6 ELEVATOR SYSTEM MONITORING.

10. THE FOLLOWING FEATURES SERVING EACH FIRE SERVICE ACCESS ELEVATOR SHALL BE SUPPLIED BY BOTH NORMAL POWER AND TYPE 60/CLASS 2/ LEVEL 1 STANBY POWER: ELEVATOR EQUIPMENT, ELEVATOR HOISTWAY LIGHTING, ELEVATOR MACHINE ROOM VENTILATION AND COOLING EQUIPMENT, ELEVATOR CONTROLLER COOLING EQUIPMENT. SECTION 3007.9
11. WIRES OR CABLES THAT PROVIDE NORMAL AND STANBY POWER, CONTROL SIGNALS, COMMUNICATION WITH THE CAR, LIGHTING, HEATING, AIR CONDITIONING, VENTILATION AND FIRE-DETECTING SYSTEMS TO FIRE SERVICE ELEVATORS SHALL BE PROTECTED BY CONSTRUCTION HAVING A MINIMUM 1- HOUR FIRE- RESISTANCE RATING OR SHALL BE CIRCUIT INTEGRITY CABLE HAVING A MINIMUM 1-FIRE RESISTANCE RATING. (CBC 3007.9.1)
12. CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.. (SECTION 1138A.4.4)
13. THE FORCE REQUIRED TO ACTIVATE CONTROLS AND OPERATING MECHANISMS SHALL BE NO GREATER THAN 5 POUNDS. (SECTION 1138A.4.4)
14. FIRE SERVICE ELEVATOR LOBBY WILL BE PROTECTED FROM WATER INTRUSION AS REQUIRED IN CBC 3007.4
15. ACCESS-CONTROLLED ELEVATOR LOBBIES ARE ONLY ALLOWED WHEN APPROVED BY THE FIRE MARSHALL. (SEC 1008.4.6) IF APPLICABLE

ATTACHMENT



MARTINEZ + CUTRI
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Interiors Urban Design
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ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF MARTINEZ + CUTRI URBAN STUDIO CORPORATION, AND HAVE BEEN CREATED, DEVELOPED, AND DISCOVERED FOR THE SPECIFIC PROJECT AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, OR ARRANGEMENTS OR PLANS SHALL BE USED WITHOUT THE WRITTEN PERMISSION OF MARTINEZ + CUTRI URBAN STUDIO CORPORATION. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER ANY DIMENSIONS SHOWN ON THE DRAWING. CLIENT SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THE OFFICE MUST BE NOTIFIED OF ALL VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

DEVELOPER:

REVISIONS:

SEAL:

SHEET TITLE:

GENERAL NOTES

DATE: 04/30/2025

SCALE:

DRAWN BY:

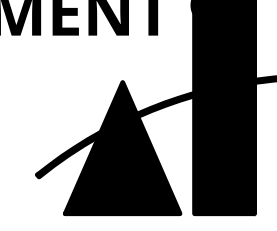
JOB No: 3707

SHEET No:

T1.7

COASTAL DEVELOPMENT PERMIT SET

MERCADO APARTMENTS
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DEVELOPER:

REVISIONS:

MERCADO APARTMENTS
2001 NEWTON AVE, SAN DIEGO, CA 92113

SEAL:

COASTAL DEVELOPMENT PERMIT SET

SHEET TITLE:
EXISTING
PARKING SITE
PLAN

DATE: 04/30/2025

SCALE:

DRAWN BY:

JOB No: 3707

SHEET No: T2.0

PARKING ANALYSIS

MERCADO - PARKING ANALYSIS			
1: MERCADO PHASE 1	UNITS	FACTOR	TOTAL
2 OR LESS BR'S	78	1	78
3 OR LESS BR'S	66	1.5	99
GUEST PARKING	144	0.2	29
DAYCARE			5
OFFICE			2
MEETING ROOM			N/A
REQUIRED PARKING:			213
2: DEMO	UNITS	FACTOR	TOTAL
2 OR LESS BR'S	4	1	4
3 OR LESS BR'S	8	1.5	12
PARKING DEMO			-119
PARKING REMAINING (ZONE 1)			94
REMAINING UNITS (144-12=132 UNITS)			
3: REMAINING PARKING REQ. MERCADO PHASE 1	UNITS	FACTOR	TOTAL
2 OR LESS BR'S	74	1	74
3 OR LESS BR'S	58	1.5	87
GUEST PARKING	132	0.2	26
DAYCARE			5
OFFICE			2
MEETING ROOM			N/A
REQUIRED PARKING:			194
PROPOSED PARKING:			94

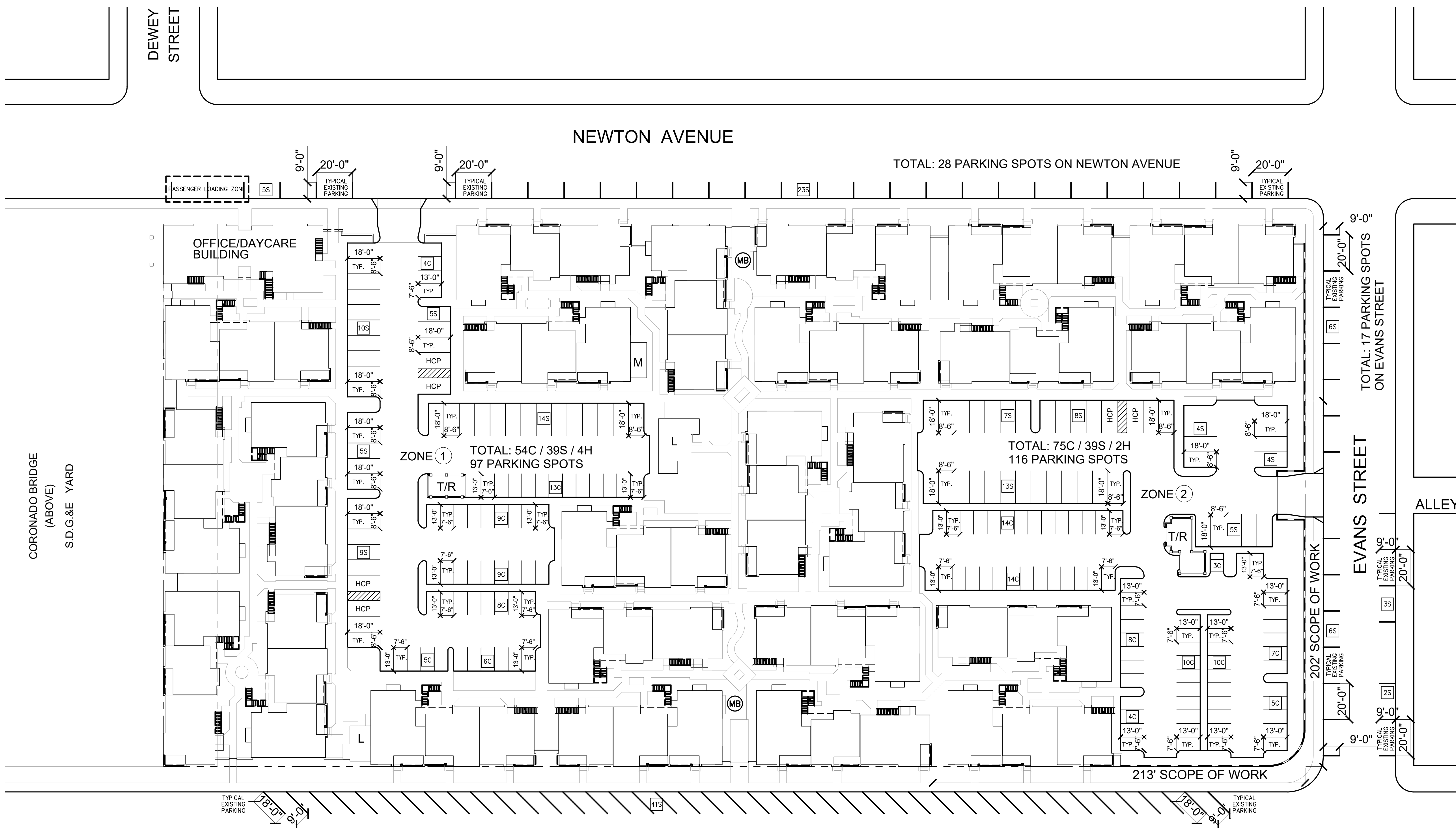
STREET PARKING SUMMARY			
	EXISTING	PROPOSED	CHANGE
NEWTON AVENUE	28	28	0
EVANS STREET	17	15	-2
		(+1 PASSENGER LOADING SPACE)	
MAIN STREET	41	36	-5
		(+1 COMMERCIAL LOADING SPACE)	

PARKING NOTES

BUS STOP LOCATED 80'-0" WALKING DISTANCE FROM SITE

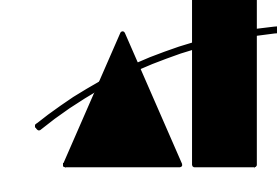
LOADING ZONE -

LOADING ZONE AREA IS FOR THE EXCLUSIVE USE OF THE RESIDENTS FOR MOVING IN OR MOVING OUT ONLY. IT IS NOT AN ASSIGNED PARKING SPACE.



- S STANDARD PARKING
- C COMPACT PARKING
- HCP ACCESSIBLE PARKING

MAIN ST & EVANS ST BUS STOP
(95 BUSES)
80 FT WALKING DISTANCE

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Fax (619) 233-7417ALL IDEAS, DESIGNS, ARRANGEMENTS, AND
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OVER SUCH IDEAS, DESIGNS, OR ARRANGEMENTS.
CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL
DIMENSIONS AND CONDITIONS ON THE JOB
AND THE OFFICE MUST BE NOTIFIED OF ALL
VARIATIONS FROM THE DIMENSIONS AND
CONDITIONS SHOWN BY THESE DRAWINGS.

DEVELOPER:

REVISIONS:

MERCADO APARTMENTS
2001 NEWTON AVE, SAN DIEGO, CA 92113

SEAL:

SHEET TITLE:

SITE PLAN - DEMO

DATE: 04/30/2025

SCALE:

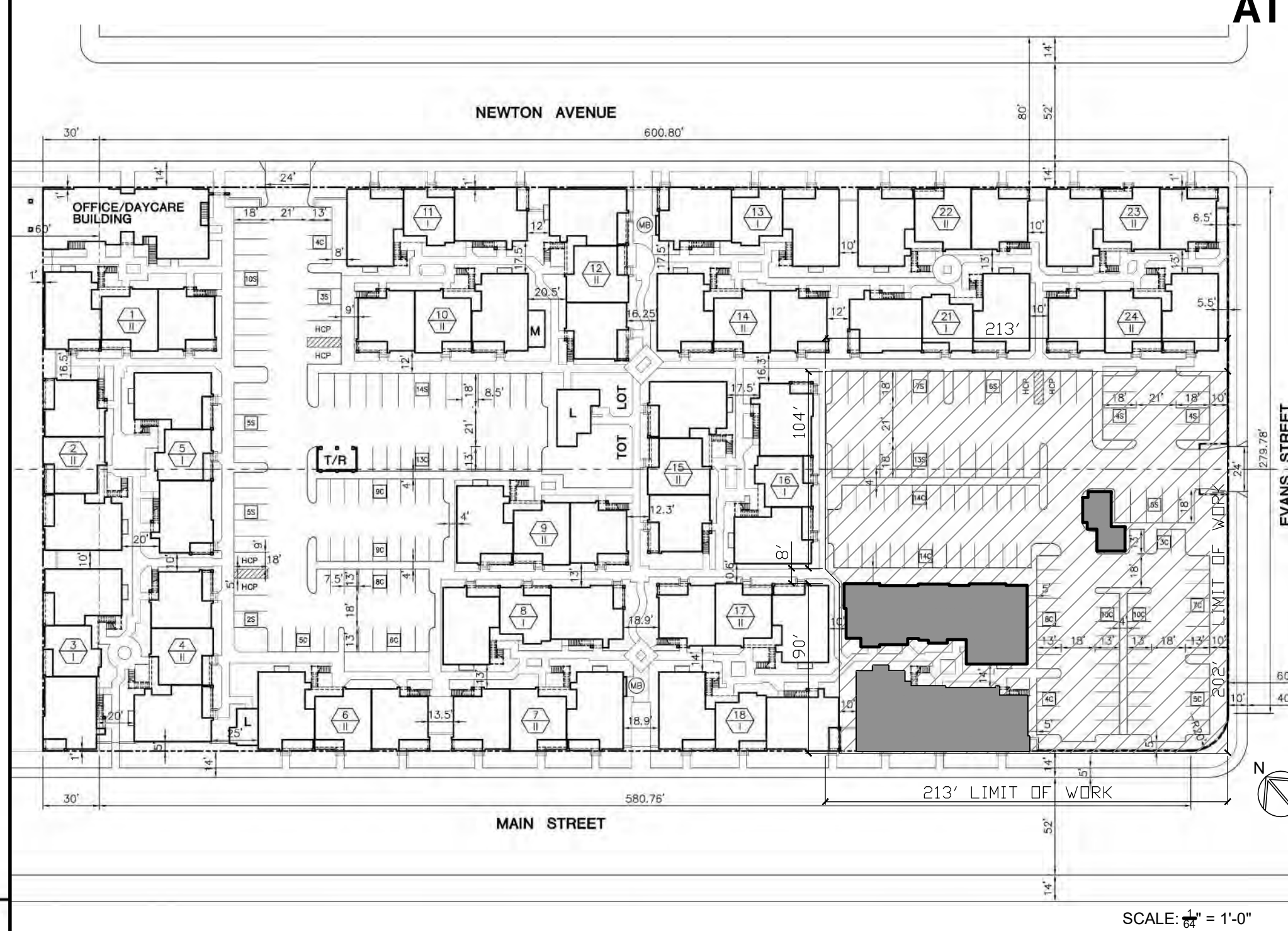
DRAWN BY:

JOB No: 3707

SHEET No:

T2.1

COASTAL DEVELOPMENT PERMIT SET



REFERENCE SITE PLAN

LEGEND

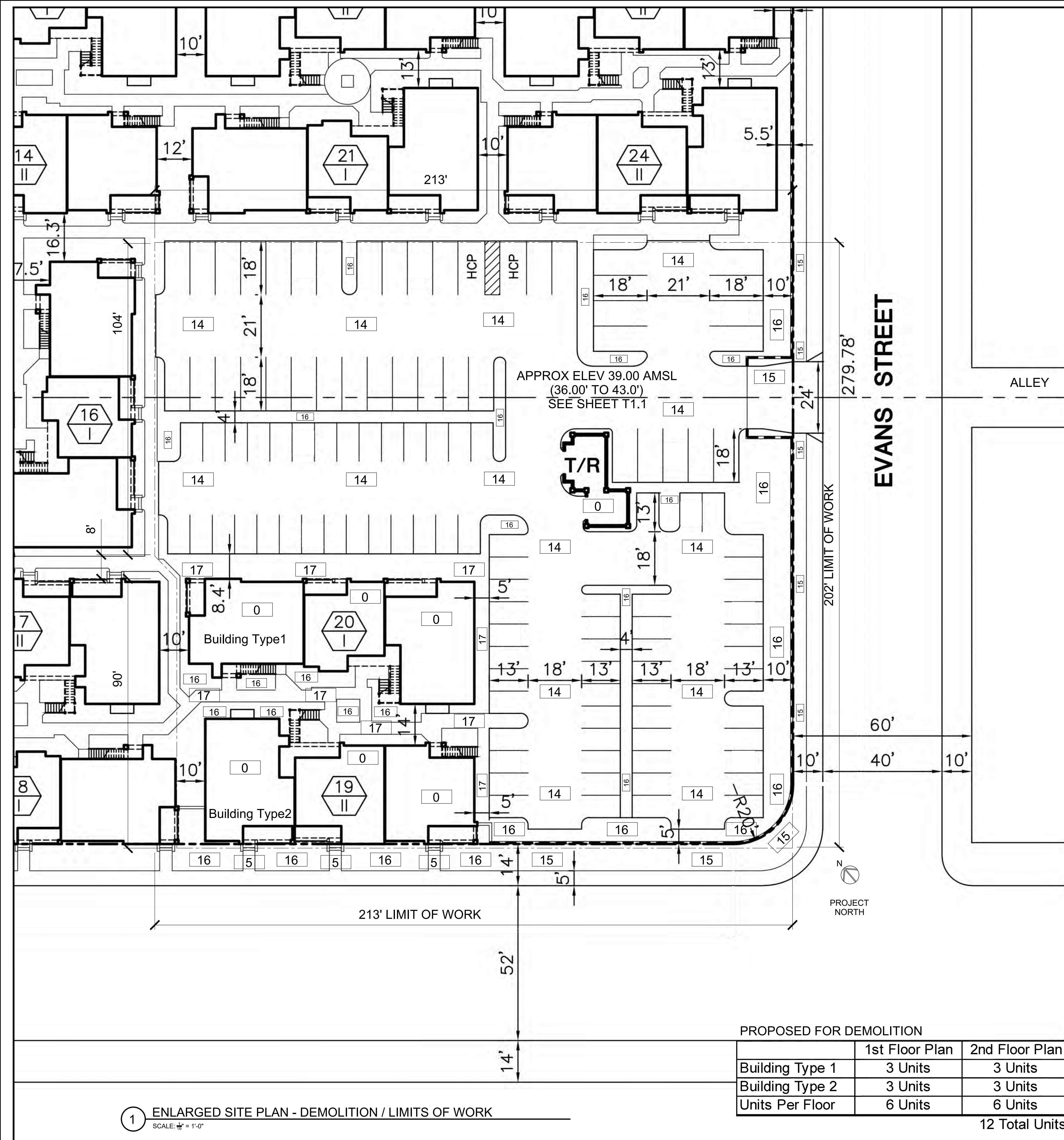
- COMPLETE DEMOLITION
- VIEW KEYNOTE NUMBER
- EXISTING BUILDING NUMBER

NOTES

- DEMOLITION OF 2 BUILDINGS. EACH 2 STORY, WOOD FRAME, ON CONCRETE FOUNDATION, AND TRASH ENCLOSURE
- LOCATION OF UNDERGROUND UTILITY PIPES AND CONDUITS ARE NOT SHOWN ON THESE PLANS. CONTRACTOR TO COORDINATE ALL ACTIVITIES ASSOCIATED WITH ON-SITE UTILITIES SHUT-OFF AND ABANDONMENT.
- DEMOLISH AND REMOVE ALL EXISTING IMPROVEMENTS WITHIN LIMITS OF WORK UNLESS INDICATED OTHERWISE. KEYNOTES REFER TO TYPICAL ITEMS OF DEMOLITION AND ARE NOT ALL-INCLUSIVE.
- THE CONTRACTOR SHALL NOTIFY DIGALERT (1-800-227-2600) AT LEAST TWO DAYS PRIOR TO STARTING WORK AND SHALL ARRANGE FOR AND COORDINATE SHUT DOWN, DISCONNECTION AND CAPPING OF EXISTING UTILITIES WITH THE APPROPRIATE UTILITY OWNERS PRIOR TO COMMENCING THE WORK.
- PROTECT SURROUNDING BUILDING ON SITE. AS WELL AS LANDSCAPED AREAS NOT WITHIN THE LIMITS OF WORK.
- THE CONTRACTOR SHALL POTHOLE EXISTING UTILITIES AT POINTS OF CONNECTIONS AND ALL UTILITY CROSSINGS TO DETERMINE EXACT LOCATION PRIOR TO STARTING ANY WORK.
- COORDINATE LOCATIONS OF ALL UNDERGROUND UTILITIES AND STORM DRAINS WITH NEW TREE LOCATIONS, MECHANICAL/ELECTRICAL FACILITIES, AND OTHER INSTALLATIONS. REFER TO LANDSCAPE, PLUMBING, ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- REFER TO AS BUILT ELECTRICAL PLANS AND APPROPRIATE UTILITY COMPANY PLANS FOR ANY WORK ON OR WITH THESE UTILITIES.
- REFER TO SPECIFICATIONS SHEET T2.0 FOR ADDITIONAL NOTES AND REQUIREMENTS.

KEYNOTE SCHEDULE

KEYNOTE #	DESCRIPTION
0	REMOVE (Existing) BUILDING / STRUCTURE
1	REMOVE (E) EXTERIOR WALL, FLOOR SLAB AND FOUNDATION
2	REMOVE (E) INTERIOR WALL, FLOOR FRAMING
3	REMOVE (E) WATER HEATER ENCLOSURE
4	REMOVE (E) DOORS & DOOR FRAMES
5	REMOVE (E) STAIRCASE AND/OR RAMP
6	REMOVE (E) BATHROOM FIXTURES AND CABINETS
7	REMOVE (E) KITCHEN FIXTURES AND CABINETS
8	REMOVE (E) GAS - UTILITY
9	REMOVE (E) BALCONY: STEEL STRUCTURE, FRAMING, DECK
10	REMOVE (E) WINDOW AND WINDOW FRAMES
11	REMOVE (E) ROOF AND SUBSTRATE
12	REMOVE (E) MECHANICAL EQUIPMENT, ROOF VENTS, ETC.
13	REMOVE (E) DRAINS, GUTTERS, DOWNSPOUTS, PIPES
14	REMOVE (E) ASPHALT PAVING AND CONCRETE CURBS
15	REMOVE (E) FENCING, GATES, ETC
16	REMOVE (E) LANDSCAPING AND IRRIGATION
17	REMOVE (E) SIDEWALK, RAMP, STEPS
18	REMOVE (E) CANOPY COVER



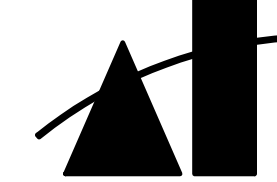
PROPOSED FOR DEMOLITION

	1st Floor Plan	2nd Floor Plan
Building Type 1	3 Units	3 Units
Building Type 2	3 Units	3 Units
Units Per Floor	6 Units	6 Units

12 Total Units

1 ENLARGED SITE PLAN - DEMOLITION / LIMITS OF WORK

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



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DEVELOPER:

REVISIONS:

MERCADO APARTMENTS
2001 NEWTON AVE, SAN DIEGO, CA 92113

SEAL:

SHEET TITLE:

BUILDING 19
FLOOR PLANS -
DEMO

DATE: 04/30/2025

SCALE:

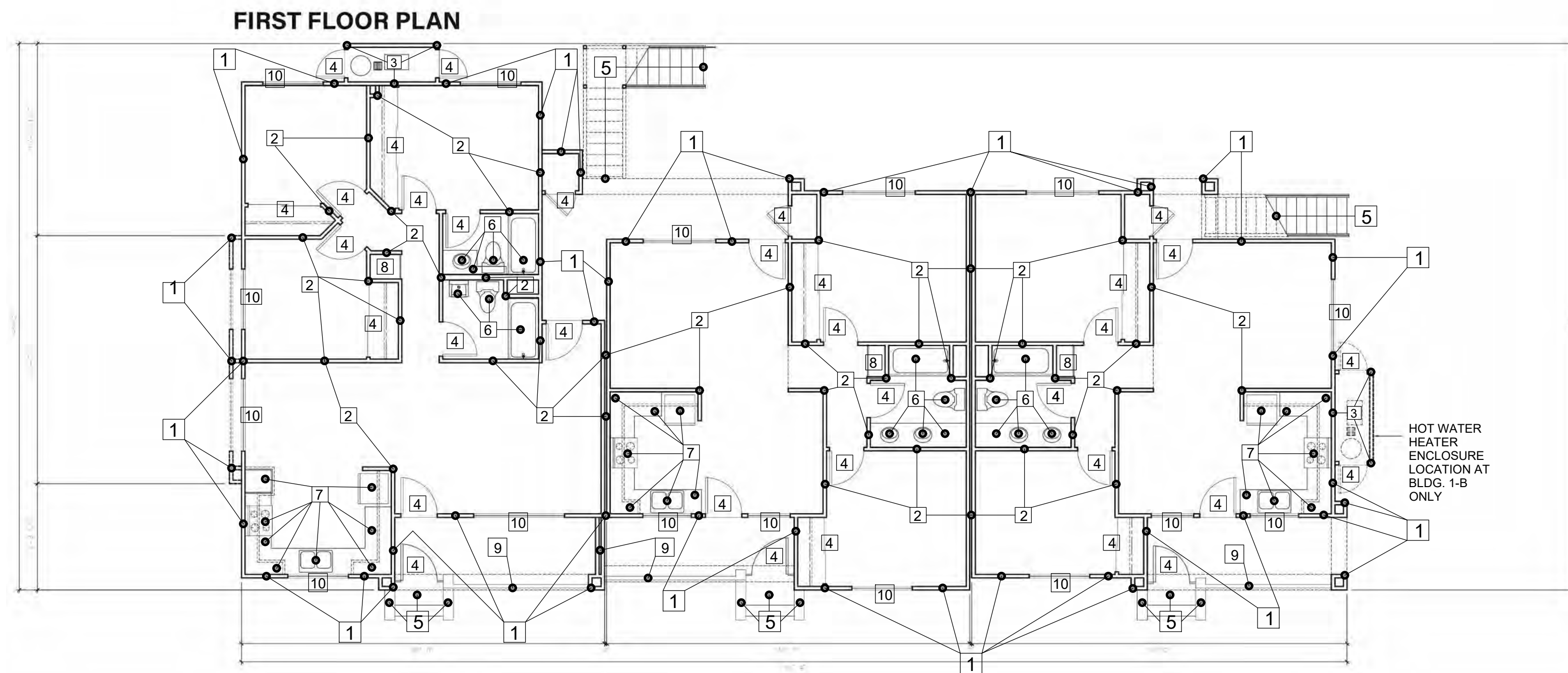
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JOB No: 3707

SHEET No:

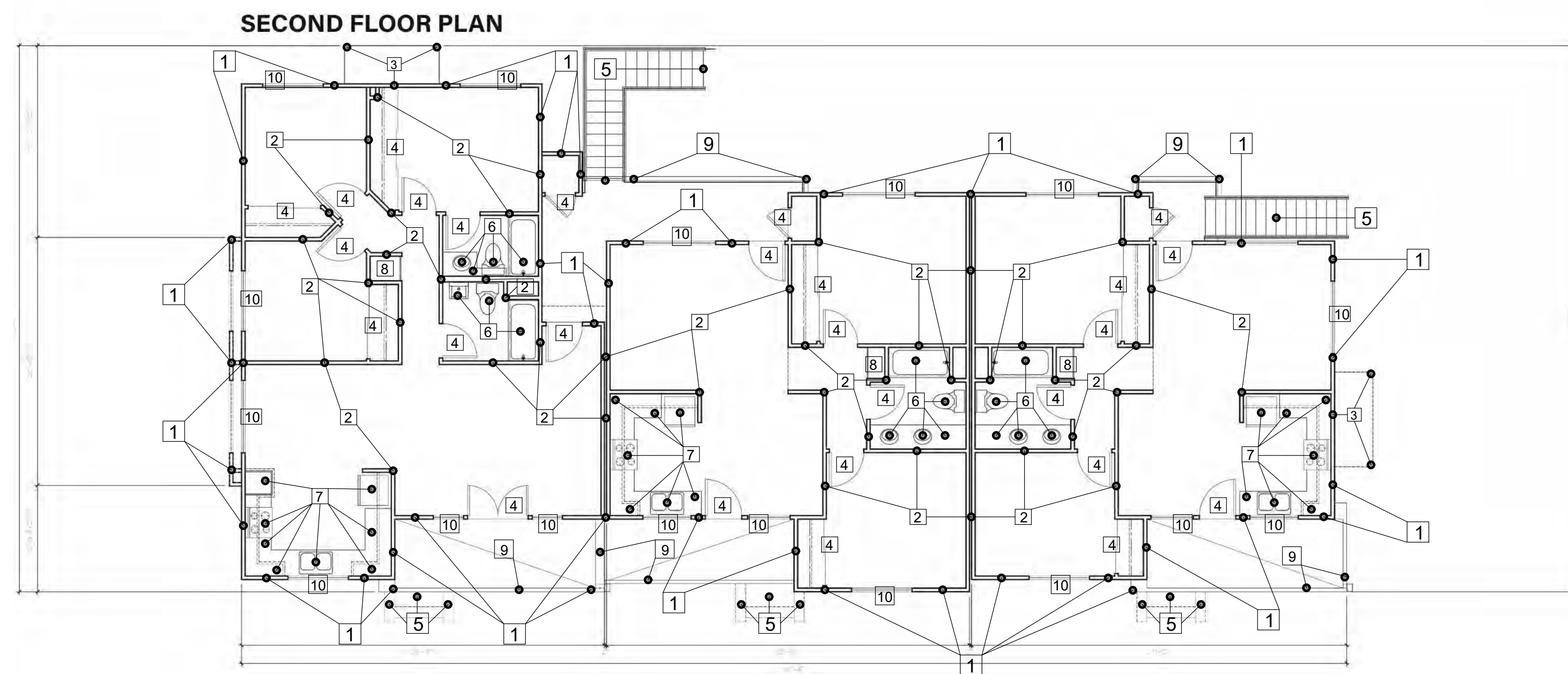
T2.2

COASTAL DEVELOPMENT PERMIT SET



1 BUILDING 19 - 1ST FLOOR PLAN

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



2 BUILDING 19 - 2ND FLOOR PLAN

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

REFERENCE SITE PLAN

LEGEND

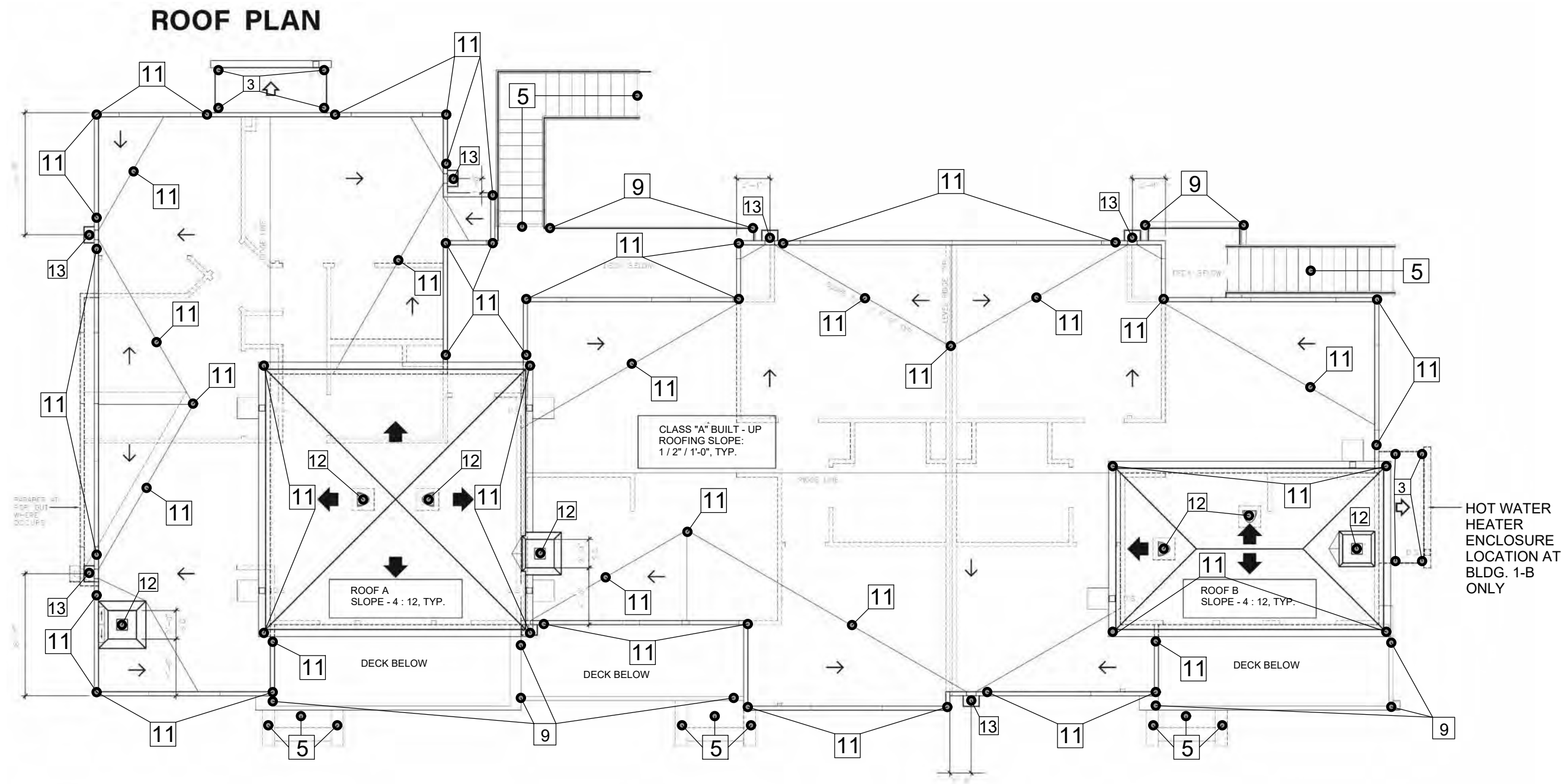
- COMPLETE DEMOLITION
VIEW KEYNOTE NUMBER
EXISTING BUILDING NUMBER

NOTES

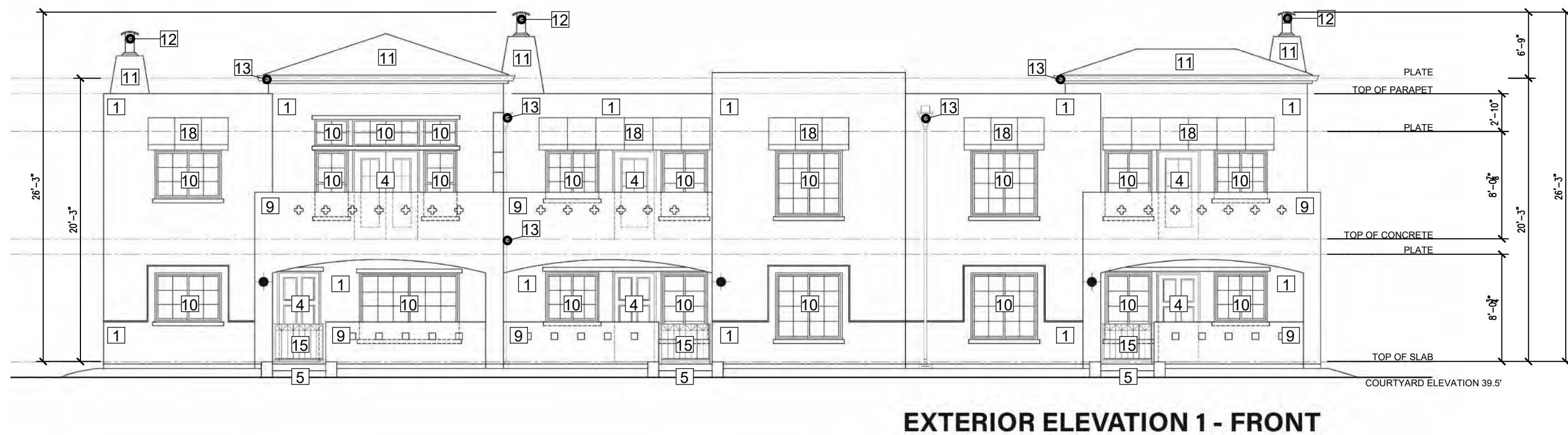
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- REFER TO SPECIFICATIONS SHEET T2.0 FOR ADDITIONAL NOTES AND REQUIREMENTS.
- PRIOR TO DEMOLITION COORDINATE WITH THE CLIENT ANY EQUIPMENT, FIXTURES, AND OTHER ITEMS WHICH WILL BE SALVAGED (EX. ADA SIGNAGE)

KEYNOTE SCHEDULE

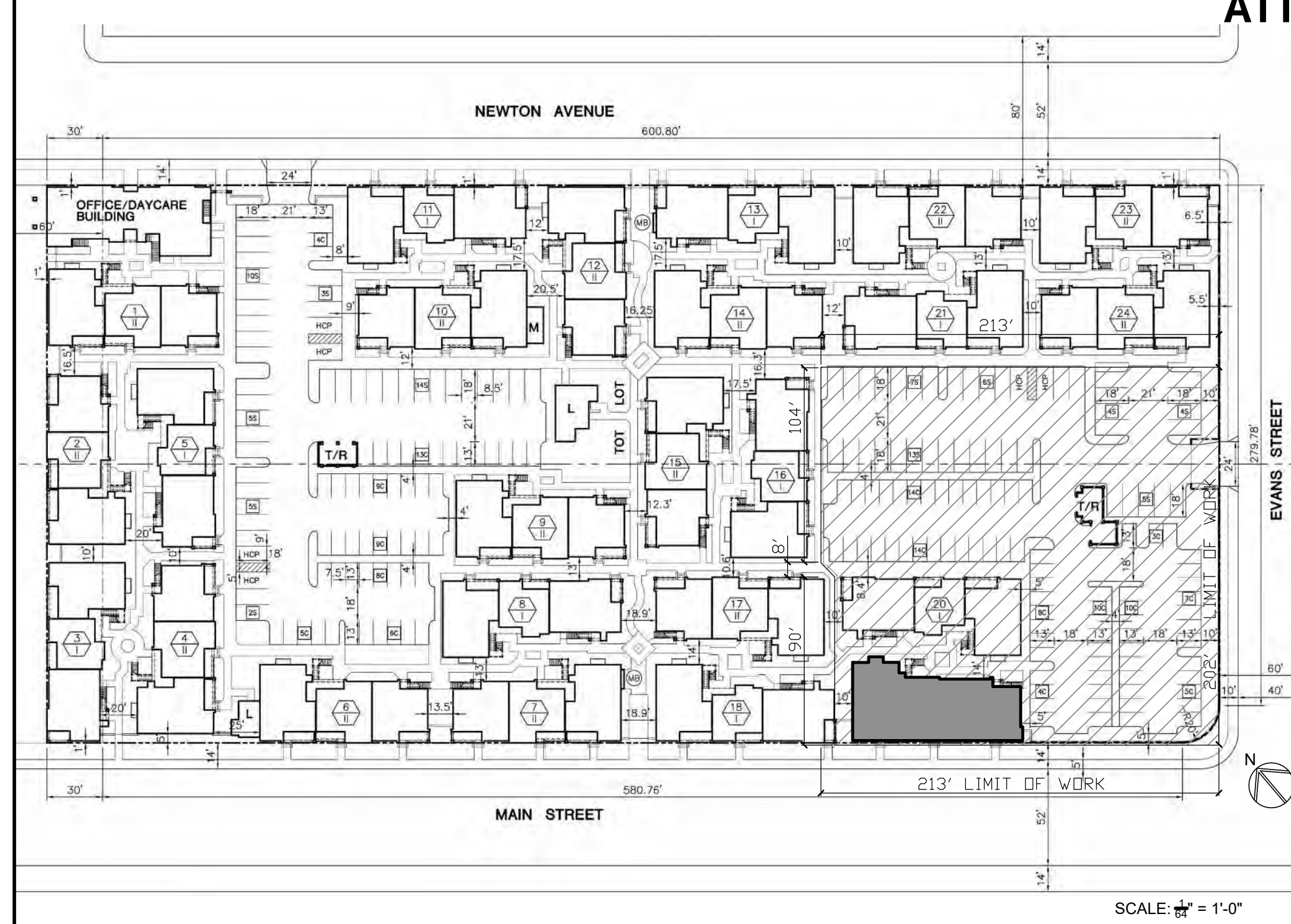
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17	REMOVE (E) SIDEWALK, RAMP, STEPS
18	REMOVE (E) CANOPY COVER



1 BUILDING 19 - ROOF PLAN
SCALE: 1/8" = 1'-0"



2 BUILDING 19 - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



REFERENCE SITE PLAN

LEGEND

	COMPLETE DEMOLITION		EXISTING BUILDING NUMBER
	VIEW KEYNOTE NUMBER		

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MARTINEZ + CUTRI
URBAN STUDIO
CORPORATION

Architecture Planning
Interiors Urban Design
1230 Columbia Street Suite 500
San Diego, CA 92101
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DEVELOPER:

REVISIONS:

MERCADO APARTMENTS
2001 NEWTON AVE, SAN DIEGO, CA 92113

SEAL:

COASTAL DEVELOPMENT PERMIT SET

SHEET TITLE:
BUILDING 19 ROOF
PLAN & ELEVATION
- DEMO

DATE: 04/30/2025

SCALE:

DRAWN BY:

JOB No: 3707

SHEET No:

T2.3




NOTES

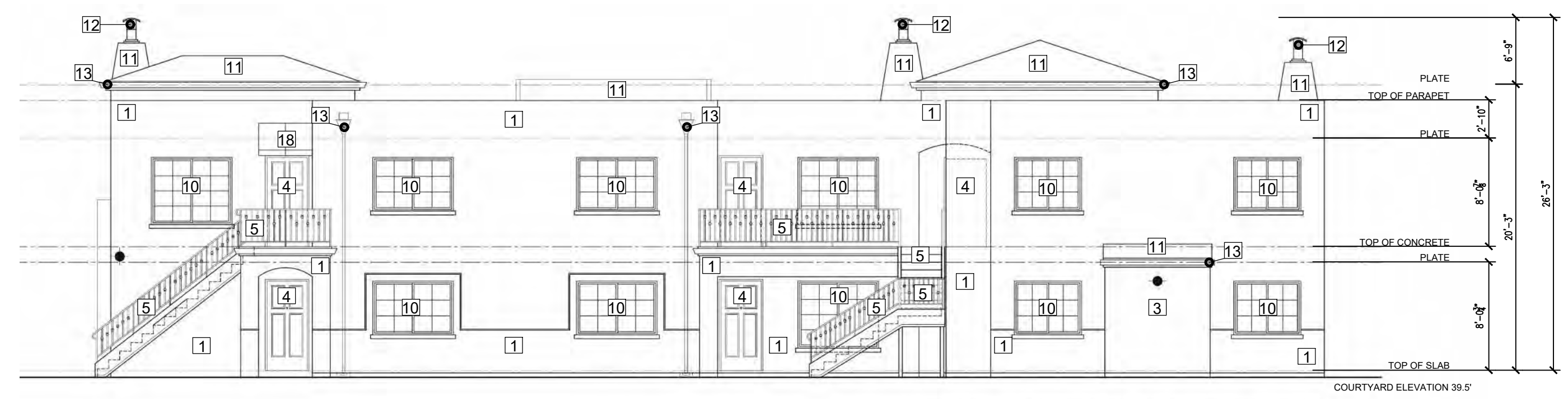
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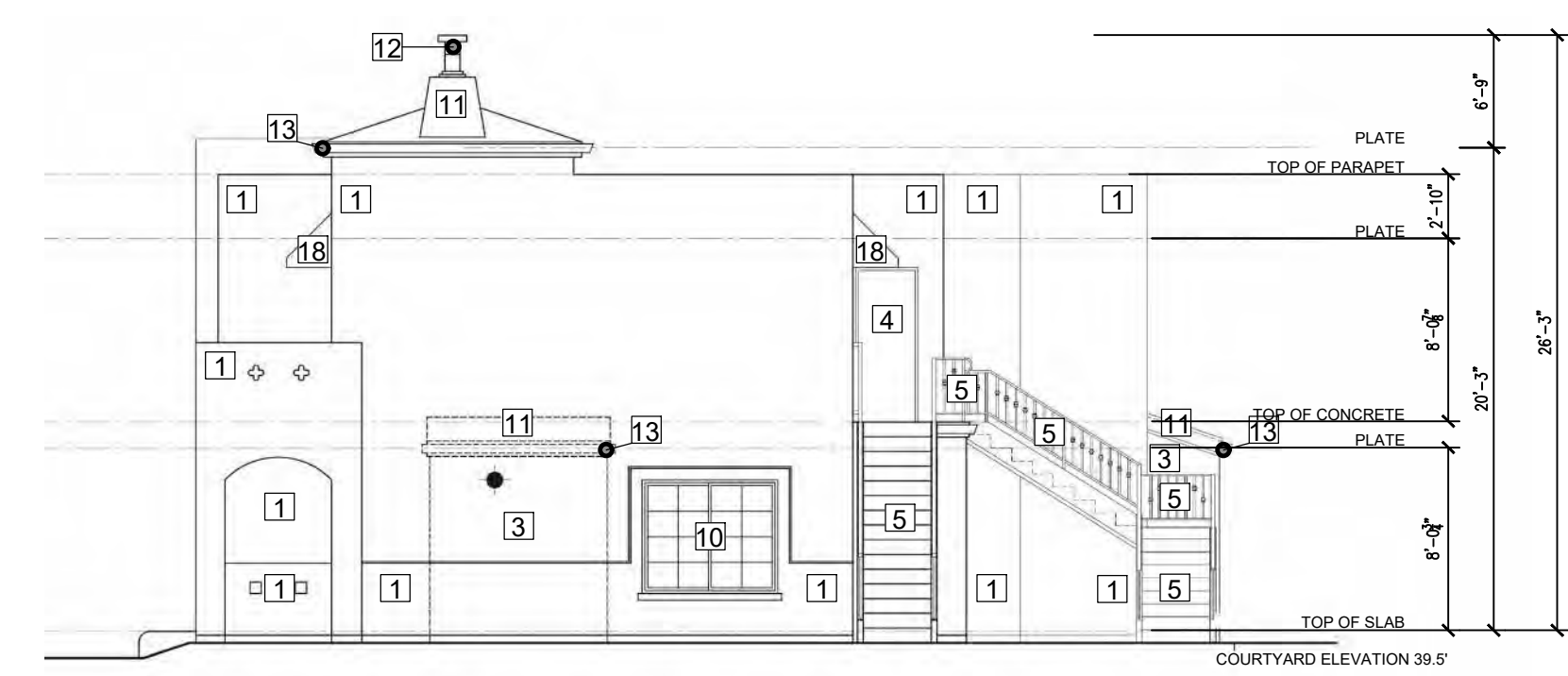
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	COMPLETE DEMOLITION		EXISTING BUILDING NUMBER
	VIEW KEYNOTE NUMBER		



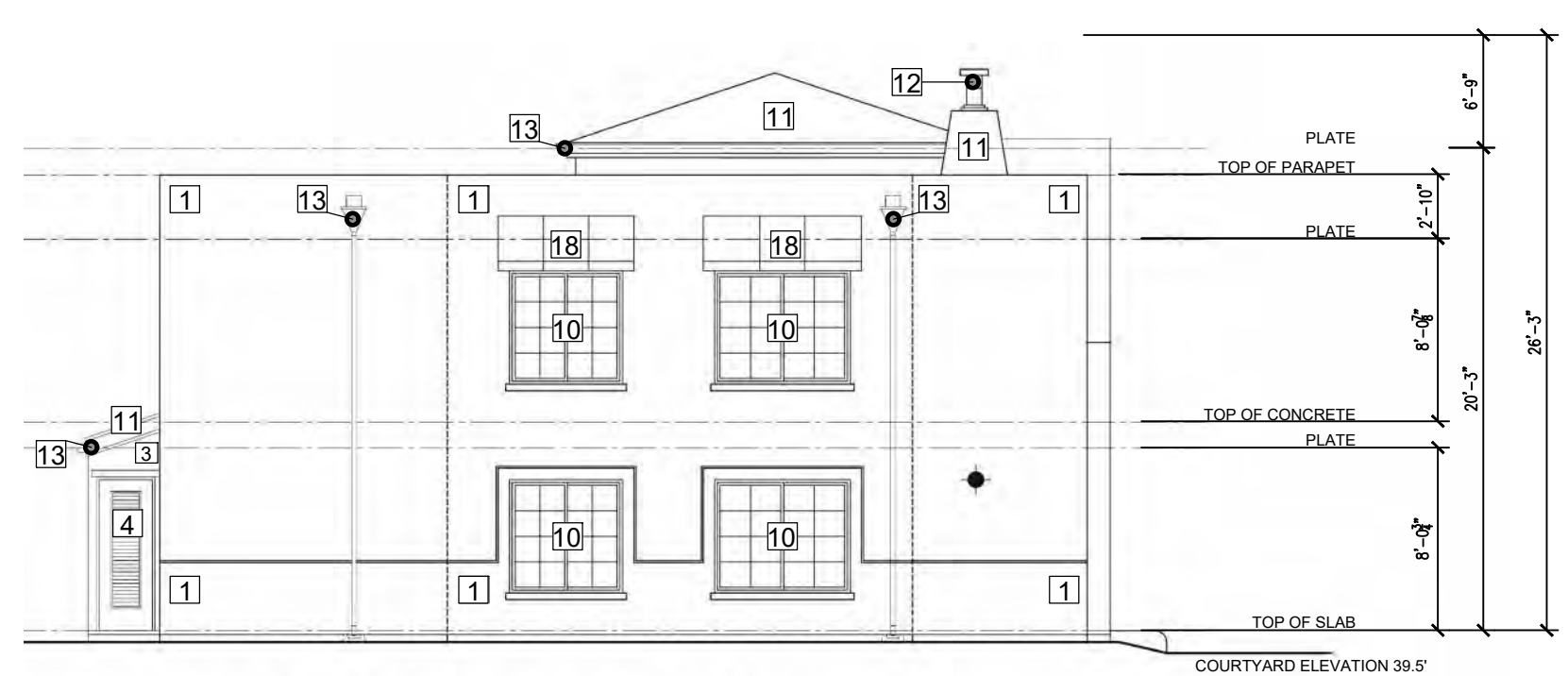
EXTERIOR ELEVATION 3 - REAR

1 BUILDING 19 - REAR ELEVATION
SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATION 2 - LEFT

2 BUILDING 19 - LEFT ELEVATION
SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATION 4 - RIGHT

3 BUILDING 19 - RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



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DEVELOPER:

REVISIONS:

MERCADO APARTMENTS
2001 NEWTON AVE, SAN DIEGO, CA 92113

SEAL:

SHEET TITLE:
BUILDING 20
FLOOR PLANS -
DEMO

DATE: 04/30/2025

SCALE:

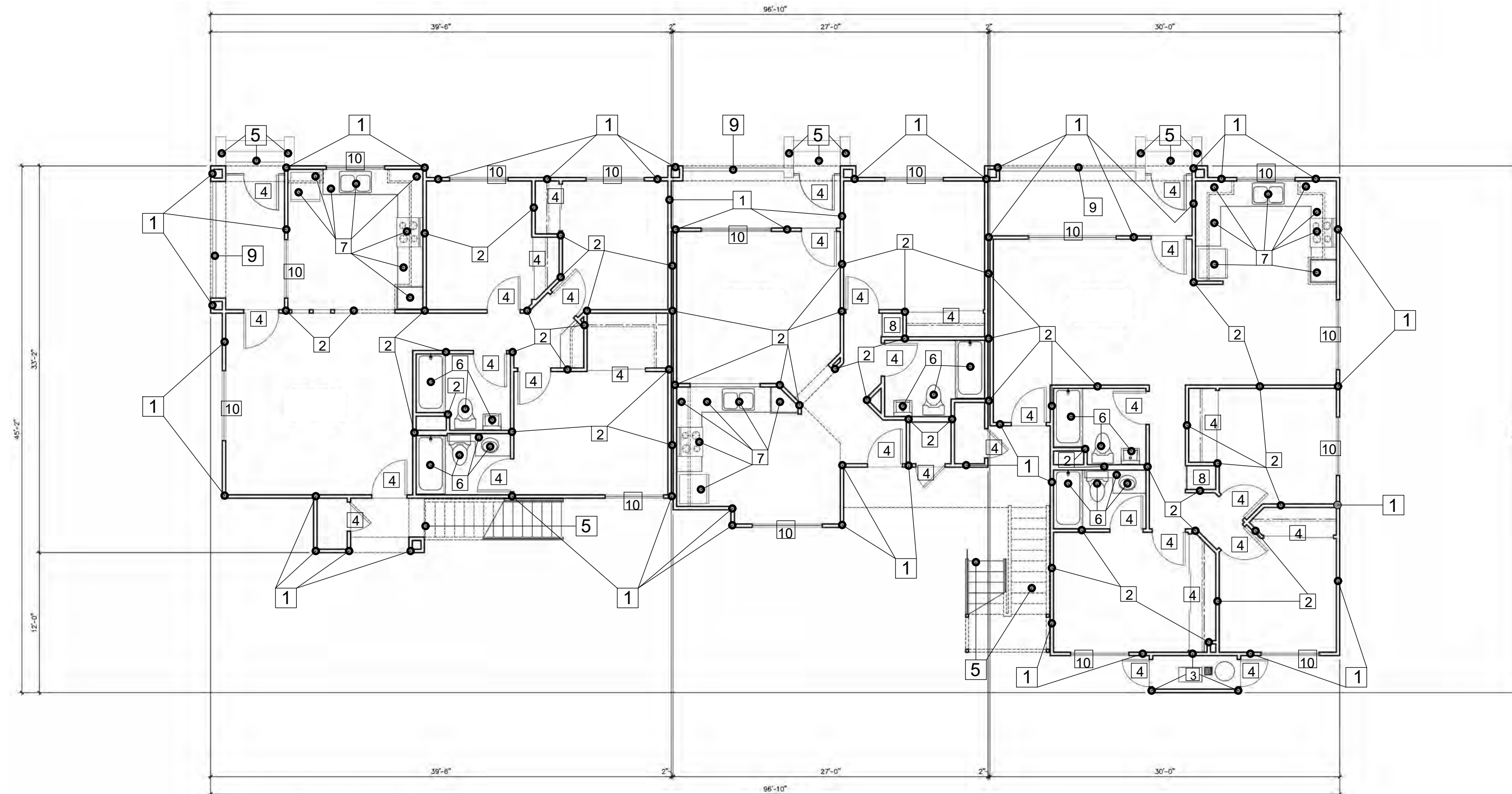
DRAWN BY:

JOB No: 3707

SHEET No:

T2.5

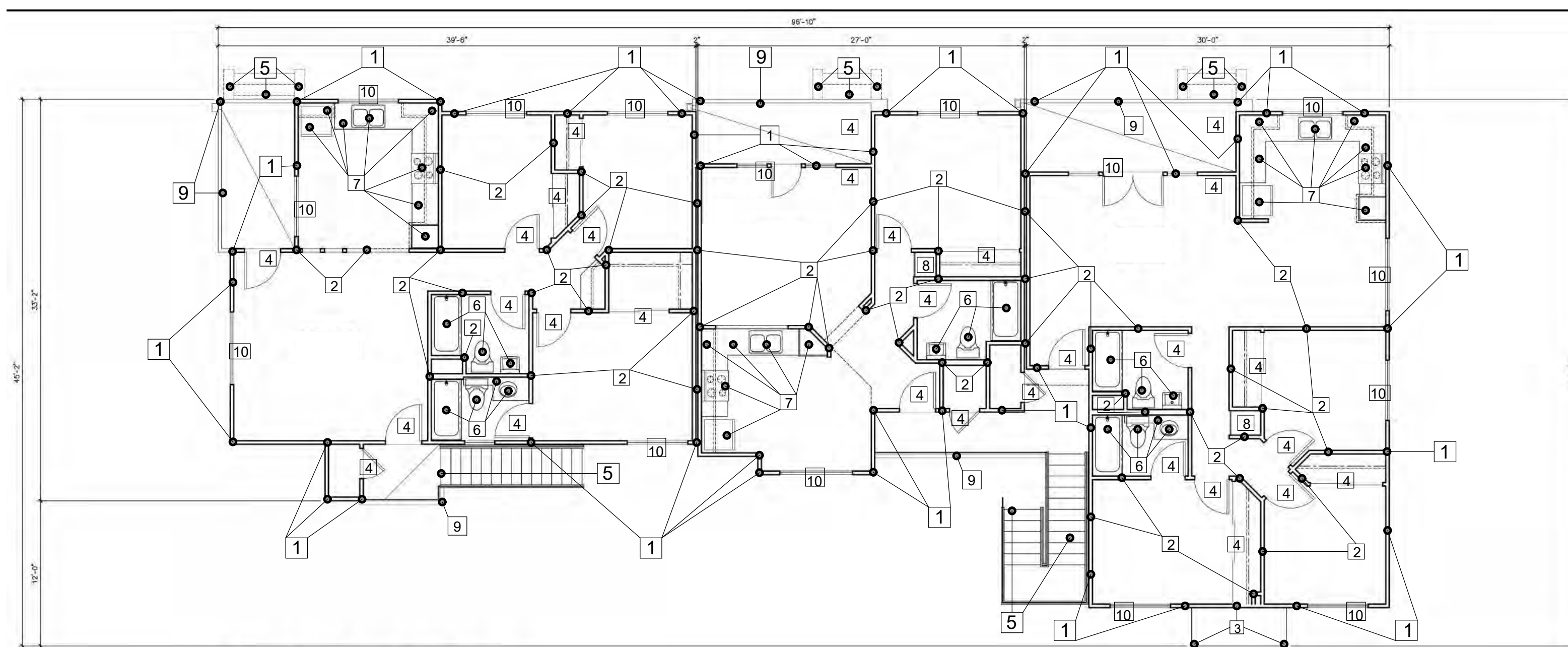
COASTAL DEVELOPMENT PERMIT SET



FIRST FLOOR PLAN

1 BUILDING 20 - 1ST FLOOR PLAN

SCALE: $\frac{1}{8}'' = 1'-0''$



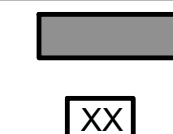
SECOND FLOOR PLAN

2 BUILDING 20 - 2ND FLOOR PLAN

SCALE: $\frac{1}{8}'' = 1'-0''$

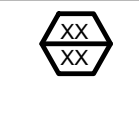
REFERENCE SITE PLAN

LEGEND



COMPLETE DEMOLITION

VIEW KEYNOTE NUMBER



EXISTING BUILDING NUMBER

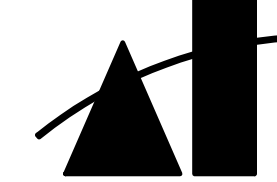
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REVISIONS:

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2001 NEWTON AVE, SAN DIEGO, CA 92113

SEAL:

SHEET TITLE:
BUILDING 20 ROOF
PLAN & ELEVATION
- DEMO

DATE: 04/30/2025

SCALE:

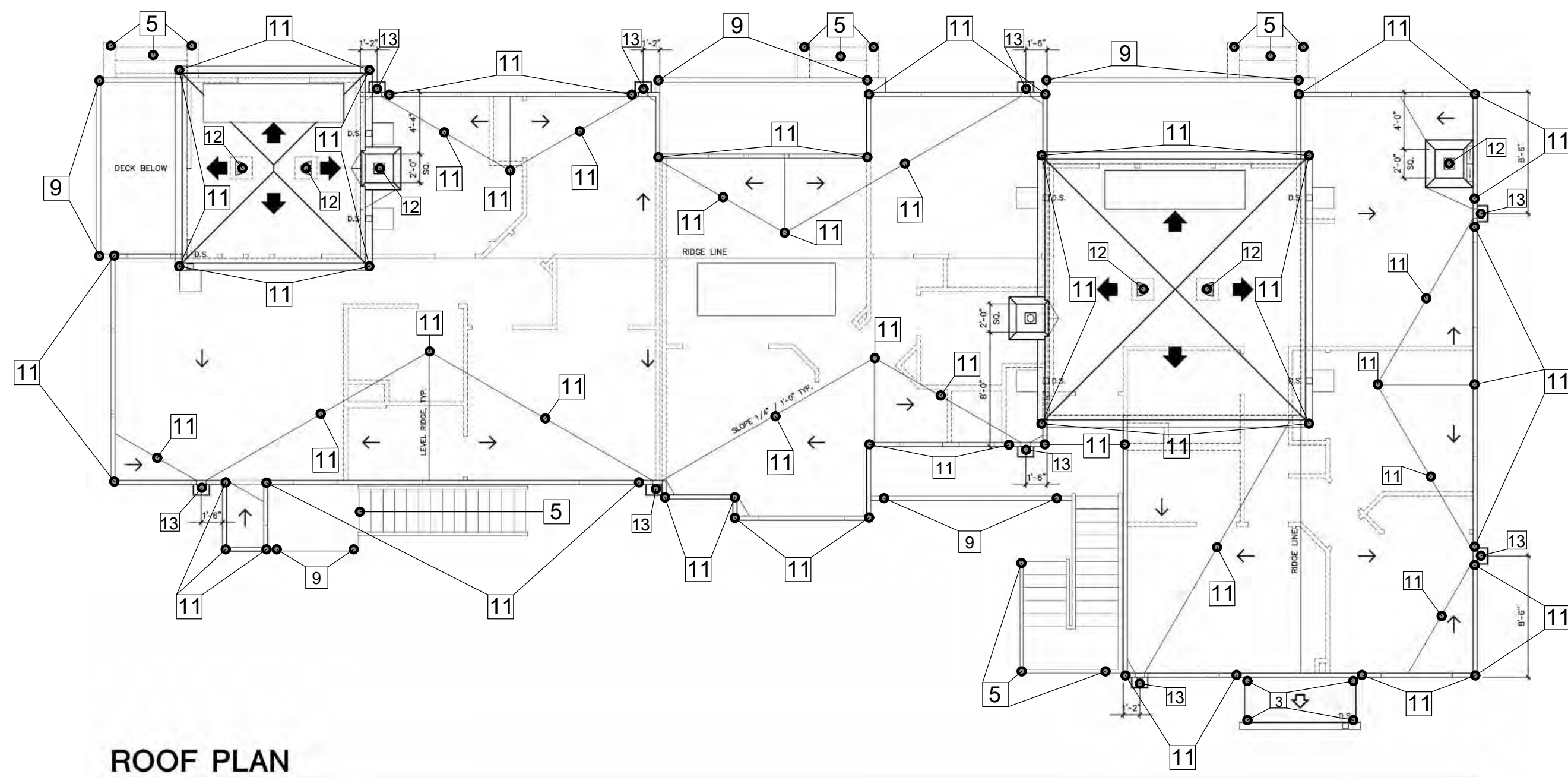
DRAWN BY:

JOB No: 3707

SHEET No:

T2.6

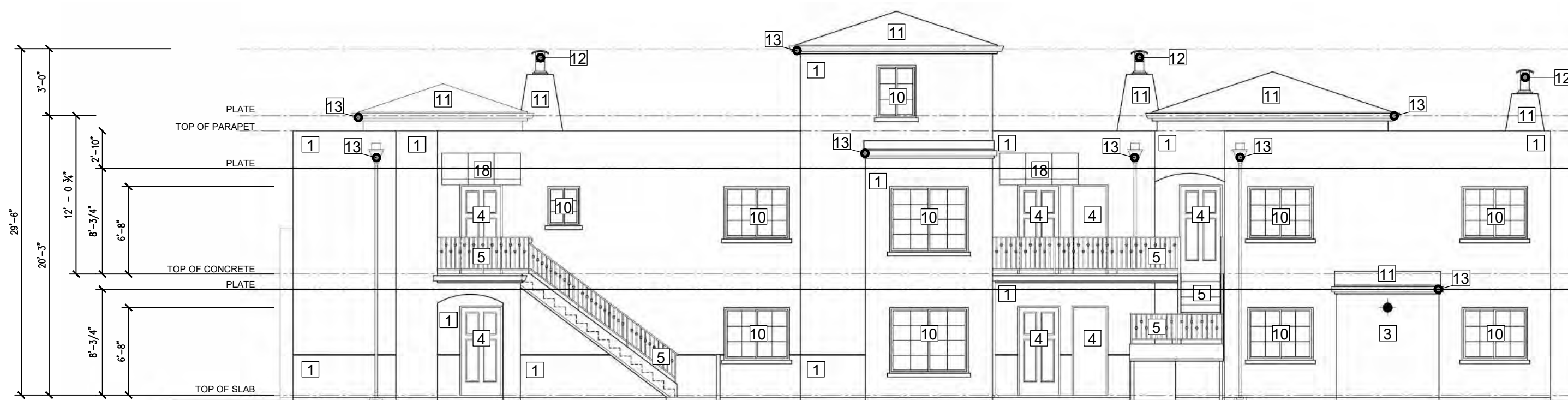
COASTAL DEVELOPMENT PERMIT SET



ROOF PLAN

1 BUILDING 20 - ROOF PLAN

SCALE: $\frac{1}{8}" = 1'-0"$



EXTERIOR ELEVATION 3 - REAR

2 BUILDING 20 - REAR ELEVATION

SCALE: $\frac{1}{8}" = 1'-0"$

REFERENCE SITE PLAN

LEGEND

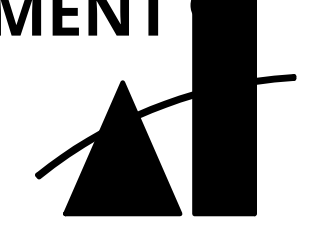
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SEAL:

SHEET TITLE:
BUILDING 20
ELEVATIONS -
DEMO

DATE: 04/30/2025

SCALE:

DRAWN BY:

JOB No: 3707

SHEET No:

T2.7

COASTAL DEVELOPMENT PERMIT SET

NOTES

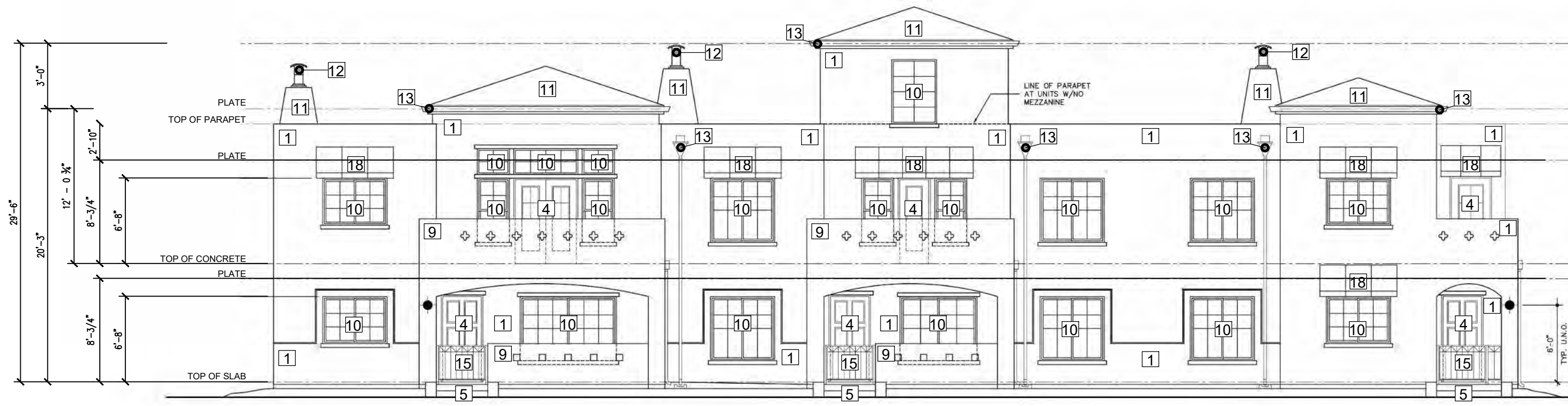
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LEGEND

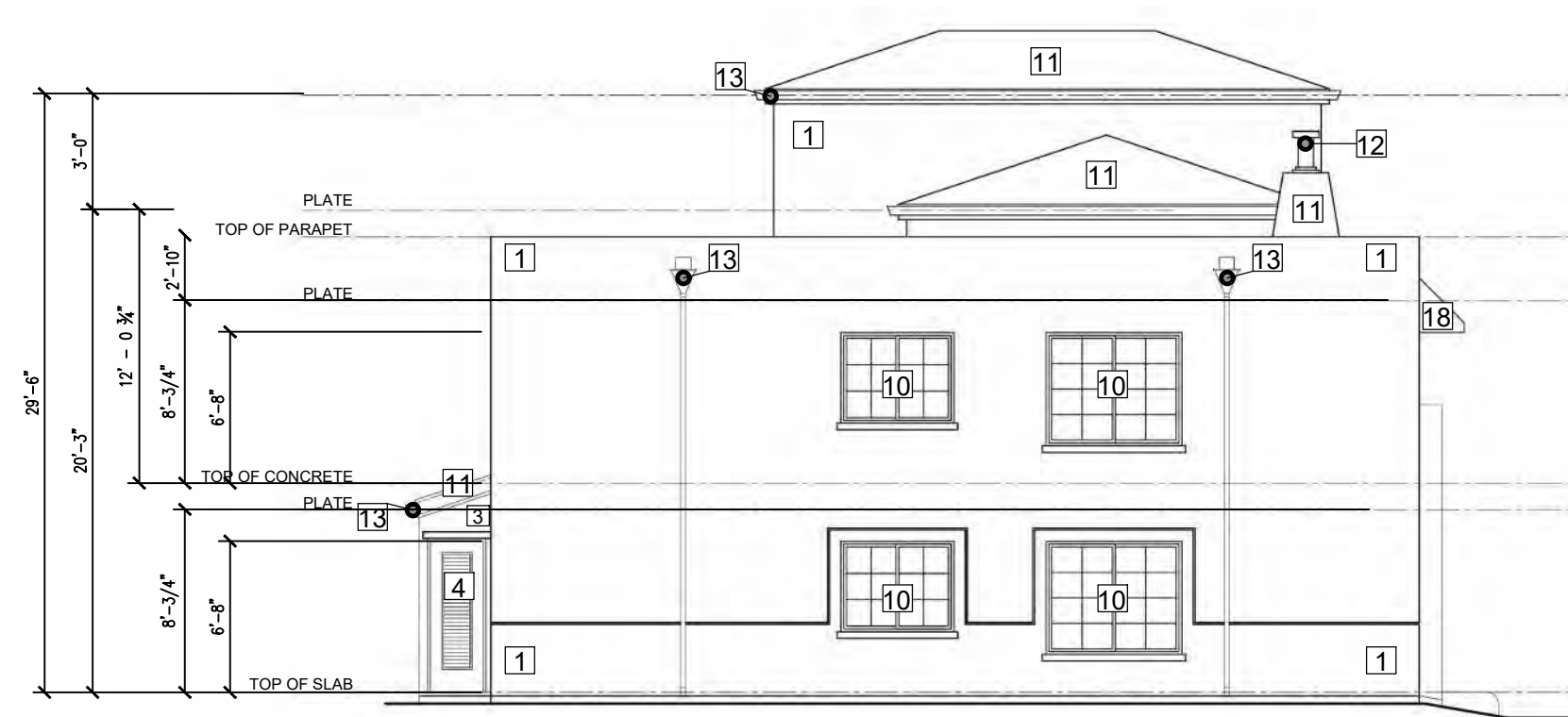
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EXTERIOR ELEVATION 1 - FRONT

1 BUILDING 20 - FRONT ELEVATION

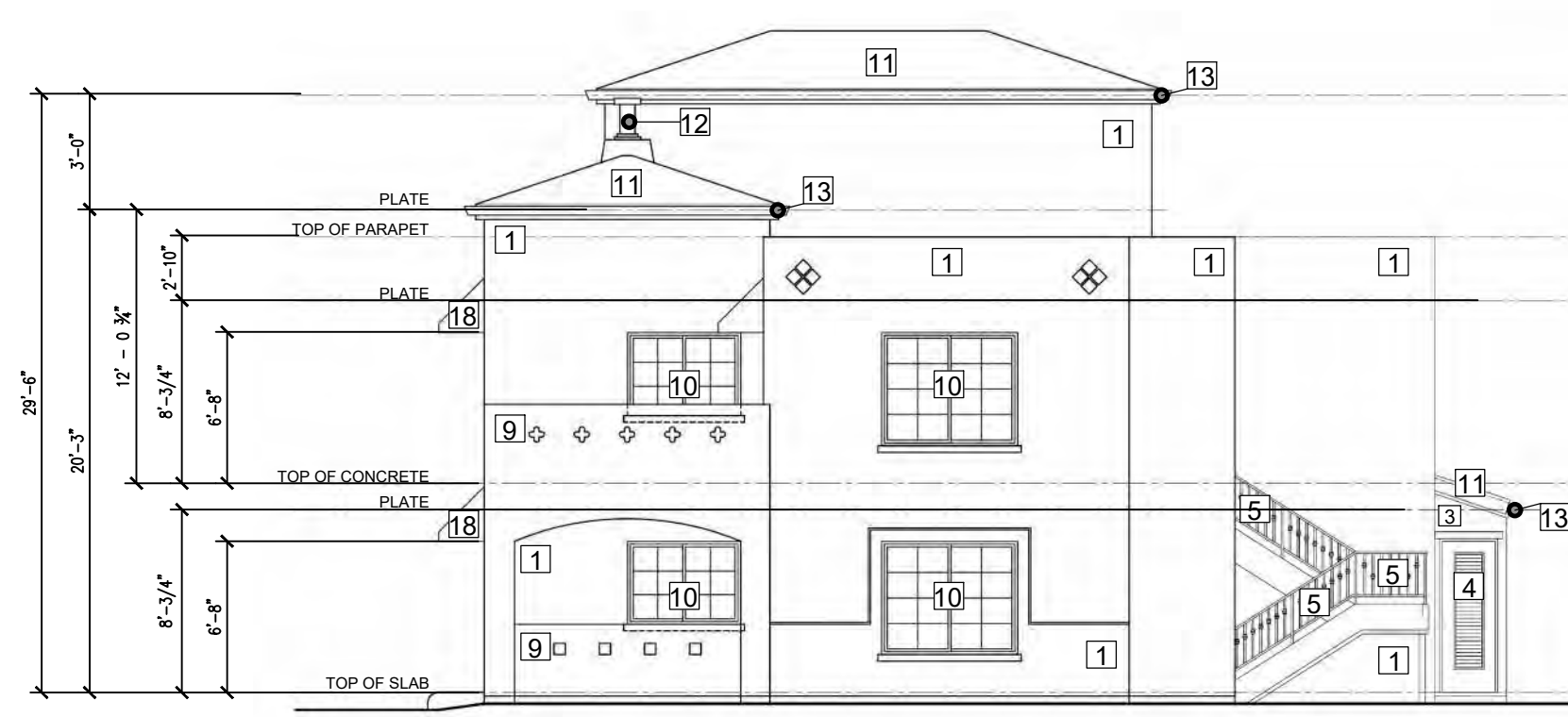
SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATION 2 - LEFT

2 BUILDING 20 - LEFT ELEVATION

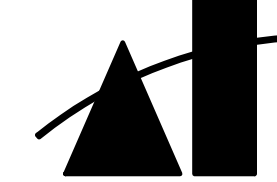
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EXTERIOR ELEVATION 4 - RIGHT

3 BUILDING 20 - RIGHT ELEVATION

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



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CORPORATION

Architecture Planning
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DEVELOPER:

REVISIONS:

MERCADO APARTMENTS
2001 NEWTON AVE, SAN DIEGO, CA 92113

SEAL:

COASTAL DEVELOPMENT PERMIT SET

SHEET TITLE:
TRASH AREA
FLOOR PLAN &
ELEVATIONS -
DEMO

DATE: 04/30/2025

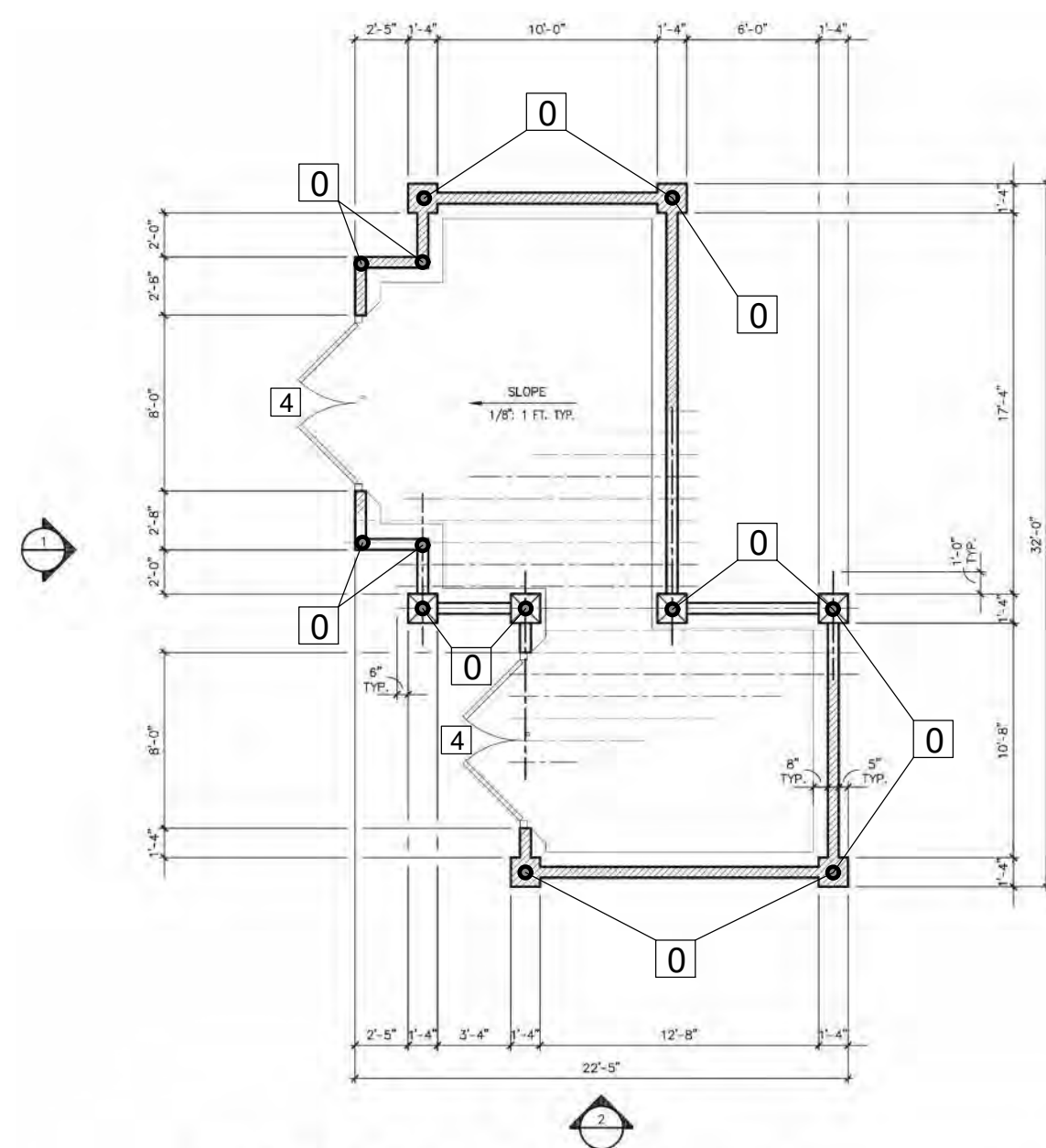
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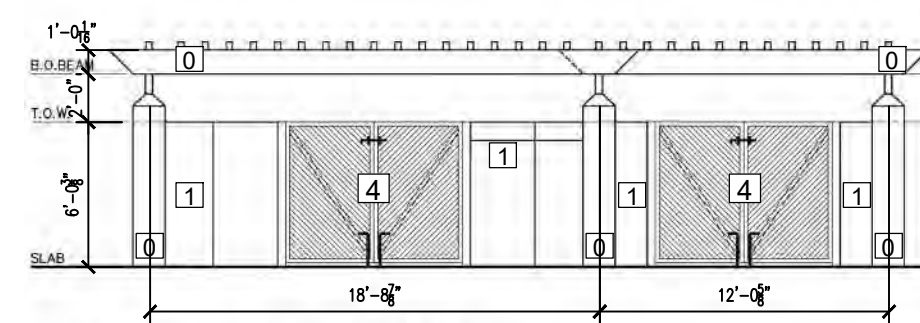
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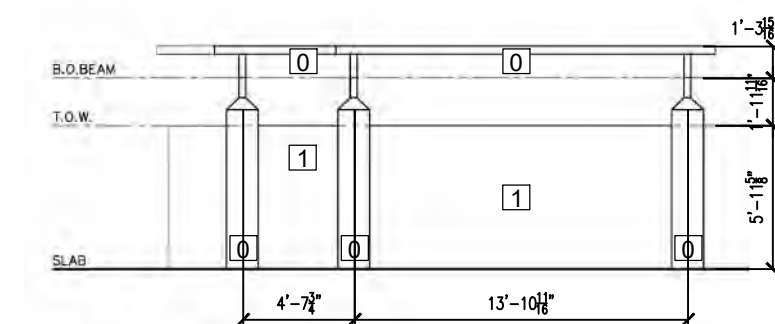
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FLOOR AND ROOF PLAN



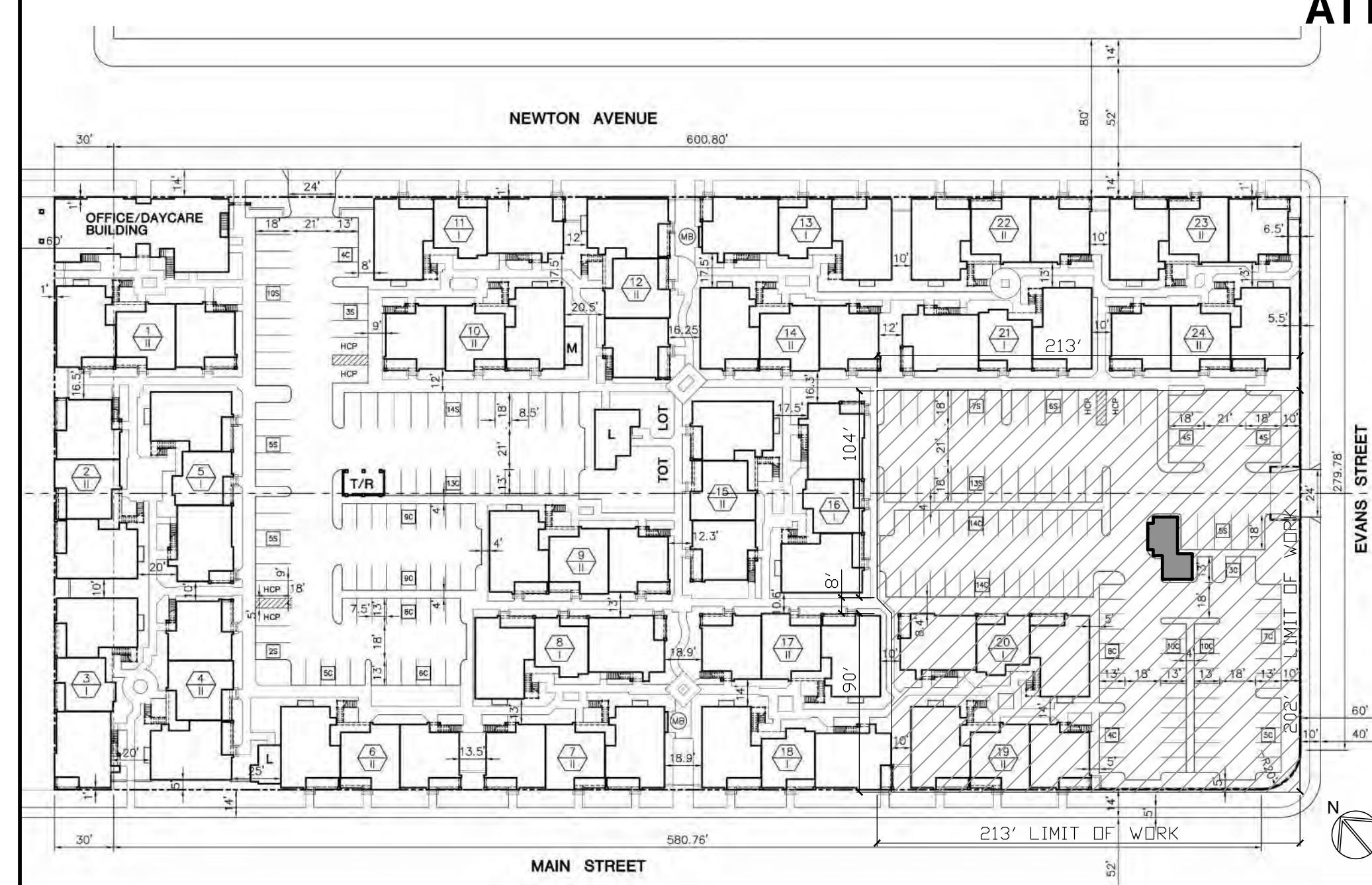
FRONT ELEVATION 1



SIDE ELEV. 2

1 TRASH AREA - FLOOR AND ROOF PLAN
SCALE: $\frac{1}{8}'' = 1'-0''$

2 TRASH AREA - FRONT AND SIDE ELEVATIONS
SCALE: $\frac{1}{8}'' = 1'-0''$



SITE AREAS		PRODUCT DESCRIPTION		PARKING PROVIDED		LEGEND	
SITE AREA	4.24 AC.	189,087 S.F.	DWELLING UNITS RANGE FROM 848 S.F. TO 1,036 S.F. (WITHOUT GARAGE)	STANDARD PARKING SPACES	79	376	STANDARD PARKING SPACE
PAVED AREA	1.28 AC.	55,800 S.F.	FLOOR AREA FOR ENTIRE PROJECT	COMPACT PARKING SPACES	120	602	COMPACT PARKING SPACE
COVERED	1.28 AC.	55,800 S.F.	OFFICE/GARAGE	HANDICAP PARKING SPACES	6	36	HANDICAP PARKING SPACE
TOTAL BUILDING AREA	1.77 AC.	77,090 S.F.	LANDSCAPE/SCAPE	TOTAL	213	1008	TOTAL
TOTAL LANDSCAPE/OPEN SPACE AREA	1.43 AC.	62,213 S.F.	MAINTENANCE ROOM	OPEN SPACES AND RECREATION			
TOTAL URBAN PARK/OPEN SPACE AREA	1.28 AC.	55,800 S.F.					
TOTAL PAVED AREA	1.14 AC.	48,964 S.F.	BUILDING TYPES	UNIT TYPES		TOTAL OPEN SPACES (SITE AREA LESS AREA OF BUILDINGS) PROPOSED = 3.95 AC. REQUIRED = N/A. DIFFERENCE = N/A.	
DENSITY	189 D.U. @ 1 D.U./1000 S.F.	UP 42 D.U. PER ACRE	RESIDENTIAL	UNIT A (108) - 1		TOTAL OPEN SPACES (TOTAL OPEN SPACE LESS STREET, DRIVEWAYS, PARKING AREAS & DEDICATED OPEN SPACES) PROPOSED = 2.71 AC. REQUIRED = 1.32 AC. DIFFERENCE = + 1.39 AC.	
MAXIMUM DWELLING UNITS ALLOWED	189 D.U. @ 1 D.U./1000 S.F.	UP 42 D.U. PER ACRE	RECREATION	UNIT B (108) - 1			
DWELLING UNITS PROPOSED	144 D.U. OR 33 D.U. PER ACRE		JOB	UNIT C (108) - 1			
			RECREATION	UNIT D (108) - 1			
			RECREATION	UNIT E (108) - 1			
			RECREATION	UNIT F (108) - 1			
			RECREATION	UNIT G (108) - 1			
			RECREATION	UNIT H (108) - 1			
			RECREATION	UNIT I (108) - 1			
			RECREATION	UNIT J (108) - 1			
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			RECREATION	UNIT L (108) - 1			
			RECREATION	UNIT M (108) - 1			
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			RECREATION	UNIT T (108) - 1			
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			RECREATION	UNIT V (108) - 1			
			RECREATION	UNIT W (108) - 1			
			RECREATION	UNIT X (108) - 1			
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			RECREATION	UNIT AA (108) - 1			
			RECREATION	UNIT AB (108) - 1			
			RECREATION	UNIT AC (108) - 1			
			RECREATION	UNIT AD (108) - 1			
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			RECREATION	UNIT AP (108) - 1			
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			RECREATION	UNIT CA (108) - 1			
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			RECREATION	UNIT DQ (108) - 1			
			RECREATION	UNIT DR (108) - 1			
			RECREATION	UNIT DS (108) - 1			
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			RECREATION	UNIT DU (108) - 1			
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			RECREATION	UNIT FA (108) - 1			
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<div><div>PART 1 - GENERAL</div><div>1.1 DESCRIPTION</div><div>A. Scope of Work</div><div>1. This Section specifies the labor, materials, equipment, and incidentals required for the demolition, relocation, and/or disposal of all structures, building materials, equipment, and accessories to be removed as shown on the Drawings and as specified herein.</div><div>2. There may be existing and active stormwater, wastewater, water, and other facilities on site and NOT indicated on the Drawings. It is essential that these facilities, when encountered, remain intact and in service during the proposed demolition. Consequently, the Contractor shall be responsible for the protection of these facilities and shall diligently direct all his activities toward maintaining continuous operation of the existing facilities and minimizing operational inconvenience.</div><div>3. Demolition generally includes:</div><div>a. Complete demolition and removal of manholes, valve vaults, wetwells, piping, and mechanical and electrical equipment related to the Work as shown on the Drawings and specified herein.</div><div>b. Complete demolition and removal of all above and below ground structures, concrete slabs and foundations, vaults, and underground utilities (water, wastewater, electrical, etc.) as shown on the Drawings and specified herein.</div><div>c. All material, equipment, rubble, debris and other products of the demolition shall become the property of the Contractor for his disposal off-site in accordance with all applicable laws and ordinances at the Contractor's expense. Salvageable materials as indicated in the drawings. The sale of removed items on the site is prohibited by the County.</div><div>4. The Contractor shall examine the various Drawings, visit the site, determine the extent of the Work, the extent of work affected therein, and all conditions under which he is required to perform the various operations.</div><div>5. The Contractor shall fill and compact all voids left by the removal of pipe, structures, etc. with materials described herein to a grade that will provide for positive drainage of the disturbed area to drain run-off in direction consistent with the surrounding area. The Contractor shall provide all fill materials to the site as needed. Compaction of fill shall match the compaction of adjacent undisturbed material.</div><div>1.2 QUALITY ASSURANCE</div><div>A. Permits and Licenses: Contractor shall obtain all necessary permits and licenses for</div></div>	<div><div>performing the Work and shall furnish a copy of same to the Owner and City prior to commencing the Work. The Contractor shall comply with the requirements of the permits.</div><div>B. Notices: Contractor shall issue written notices of planned demolition to companies or local authorities owning utility conduit, wires, or pipes running to or through the project site. Copies of said notices shall be submitted to the County.</div><div>C. Utility Services: Contractor shall notify utility companies or local authorities furnishing gas, water, electrical, telephone, or sewer service to remove any equipment in the structures to be demolished and to remove, disconnect, cap, or plug their services to facilitate demolition.</div><div>D. Contractor shall notify the City of San Diego in writing prior to beginning any demolition work.</div><div>1.3 SHOP DRAWING AND SUBMITTALS</div><div>A. Submittals shall be submitted to the General Contractor for review and acceptance prior to construction in accordance with the General Conditions and specifications Section 01500 "Submittals."</div><div>B. Submit to the General Contractor for their approval, 2 copies of proposed methods and operations of demolition or relocation of salvageable materials specified below prior to start of Work. Include in the schedule and coordination of shut-off, capping, and continuation of utility service as required.</div><div>C. Provide a detailed sequence of demolition and removal work to ensure the Uninterrupted operations of adjacent businesses and residences.</div><div>D. Before commencing demolition work, all structure relocation, bypassing, capping, or modifications necessary will be completed. Actual work will not begin until the general Contractor has inspected and approved the prerequisite work and authorized commencement of the demolition work.</div><div>E. The above procedure must be followed for each individual demolition operation if more than one.</div><div>1.4 SITE CONDITIONS</div><div>A. Prior to demolition, the Contractor shall obtain written verification from the utility owner(s) that the existing utilities, including stormwater, wastewater, and/or water facilities, are not operational and are ready for demolition.</div><div>B. The Owner assumes no responsibility for the actual condition of the structures to be demolished.</div><div>C. Conditions existing at the time of inspection for bidding purposes will be maintained by the Owner insofar as practicable. However, variations may occur prior to start of demolition work.</div></div>	<div><div>D. No additional payment will be made for pumping or other difficulties encountered due to water.</div><div>E. Certain information regarding the reputed presence, size, character and location of Existing underground structures, pipes and conduit has NOT been shown on the Drawings. There is no certainty of the accuracy of this information, and the location of underground structures shown may be inaccurate and other obstructions than those shown may be encountered. The Contractor hereby distinctly agree that the Owner is not responsible for the correctness or sufficient of the information given; that in no event is this information to be considered as a part of the Contract; that he/she shall have no claim for delay or extra compensation on account of incorrectness of information regarding obstructions either revealed or not revealed b the Drawings; and that he shall have no claim for relief from any obligation or responsibility under this Contract in case the location, size, or character of any pipe or other underground structure.</div><div>1.5 RESTRICTIONS</div><div>A. No building, tank or structure, or any part thereof, shall be demolished until an application has been filed by the Contractor with the Building Department Inspector and a permit issued if a permit is required. The fee for this permit shall be the Contractor's responsibility. Demolition shall be in accordance with applicable provisions of the California Building Code.</div><div>B. No explosives shall be used at any time during demolition. No burning of combustible material will be allowed.</div><div>C. Contractor shall notify the City of San Diego prior to beginning any demolition work. See attached list of agencies to notify.</div><div>1.6 DISPOSAL OF MATERIAL</div><div>A. All salvageable retained by the Owner shall be shown on Drawings, and shall be moved to a designated area by Contractor for pick up by the Owner. The Contractor shall promptly remove all other materials from the site as indicated or shown on the Drawings.</div><div>B. All material not retained by the Owner shall become the Contractor's property and shall be removed off-site.</div><div>C. The on-site storage of removed items is prohibited by the Owner. Off-site sale of salvageable material by the Contractor is acceptable.</div><div>1.7 TRAFFIC AND ACCESS</div><div>A. Conduct work to ensure minimum interference with on-site and off-site businesses, residences, roads, streets, sidewalks, and occupied or used facilities.</div><div>B. Special attention is directed towards maintaining safe and convenient access to the</div></div>	<div><div>existing adjacent businesses and residences remaining in operation.</div><div>C. Do not close or obstruct streets, sidewalks, or other occupied or used facilities without permission from the City of San Diego. Provide alternate routes around closed or obstructed traffic in access ways.</div><div>1.8 PROTECTION</div><div>A. Conduct operations to minimize damage by falling debris or other causes to adjacent businesses, residences, buildings, structures, roadways, other facilities, and persons. Provide interior and exterior shoring, bracing, or support to prevent movement or settlement or collapse of structures to be demolished and adjacent facilities to remain.</div><div>1.9 DAMAGE</div><div>A. Promptly repair damage caused to adjacent facilities by demolition operations as directed by the Owner at no cost to the Owner.</div><div>1.10 UTILITIES</div><div>A. Maintain existing utilities as directed by the Owner to remain in service and protect against damage during demolition operations.</div><div>B. Do not interrupt existing utilities serving occupied or operational facilities, except when authorized by the Owner. Provide temporary services during interruptions to existing utilities as acceptable to the Owner.</div><div>C. The Contractor shall cooperate with the City of San Diego and utility companies to shut off utilities serving structures of the existing facilities as required by demolition operations.</div><div>D. The Contractor shall be solely responsible for making all necessary arrangements and for performing any necessary work involved in connection with the interruption of all public and private utilities or services.</div><div>E. All utilities being abandoned shall be terminated at the service mains in conformance with the requirement of the utility companies or the municipality owning or controlling them.</div><div>1.11 EXTERMINATION</div><div>A. If required, before starting demolition, the Contractor shall employ a certified rodent and vermin exterminator and treat the facilities in accordance with governing health laws and regulations. Any rodents, insects, or other vermin appearing before or during the demolition shall be killed or otherwise prevented from leaving the immediate vicinity of the demolition work.</div><div>1.12 POLLUTION CONTROL</div></div>

COASTAL DEVELOPMENT PERMIT SET

SEAL:

SHEET TITLE:
DEMO-
SPECIFICATIONS

DATE: 04/30/2025

SCALE:

DRAWN BY:

JOB No: 3707

SHEET No: T2.9

ATTACHMENT



MARTINEZ + CUTRI

URBAN STUDIO CORPORATION

Architecture Interiors Planning
1230 Columbia Street 2 Columbia
San Diego, CA 92101
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Fax (619) 233-7417

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DEVELOPER:

REVISIONS:

MERCADO APARTMENTS
2001 NEWTON AVE, SAN DIEGO, CA 92113



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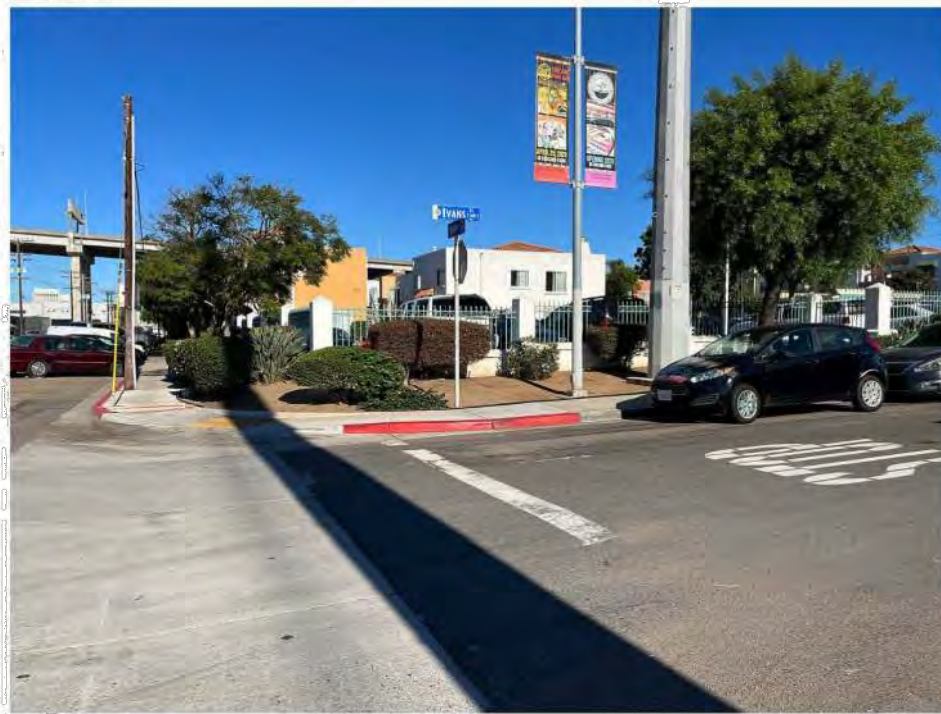
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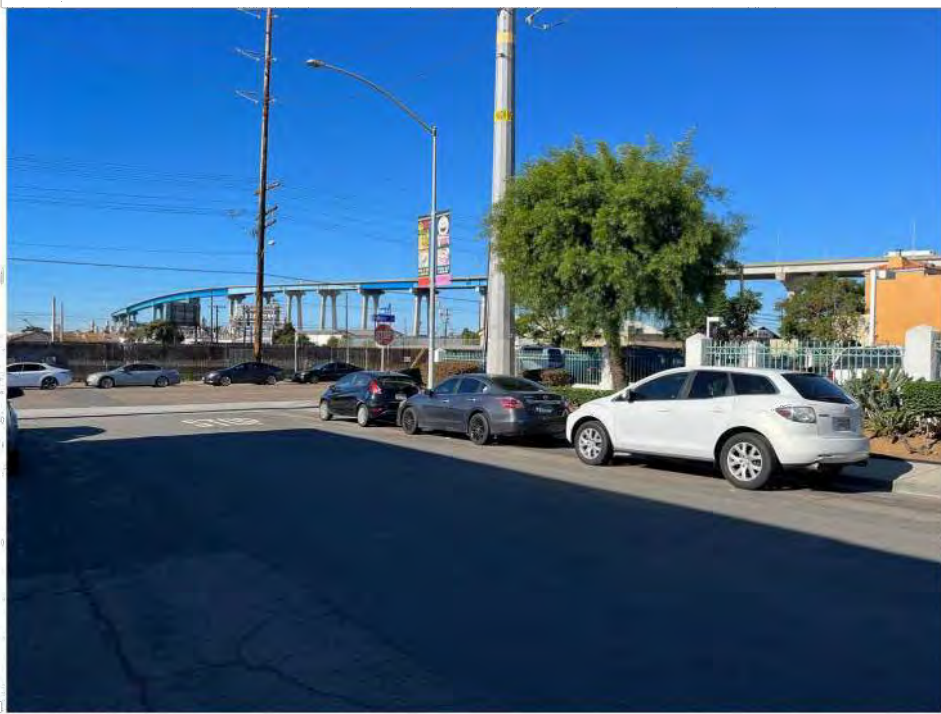
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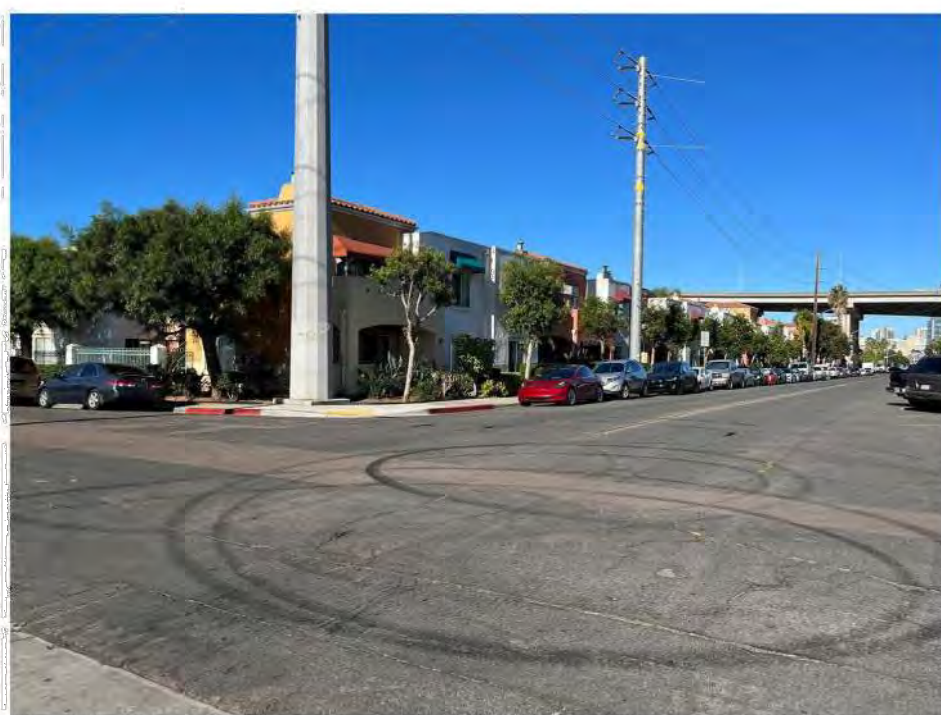
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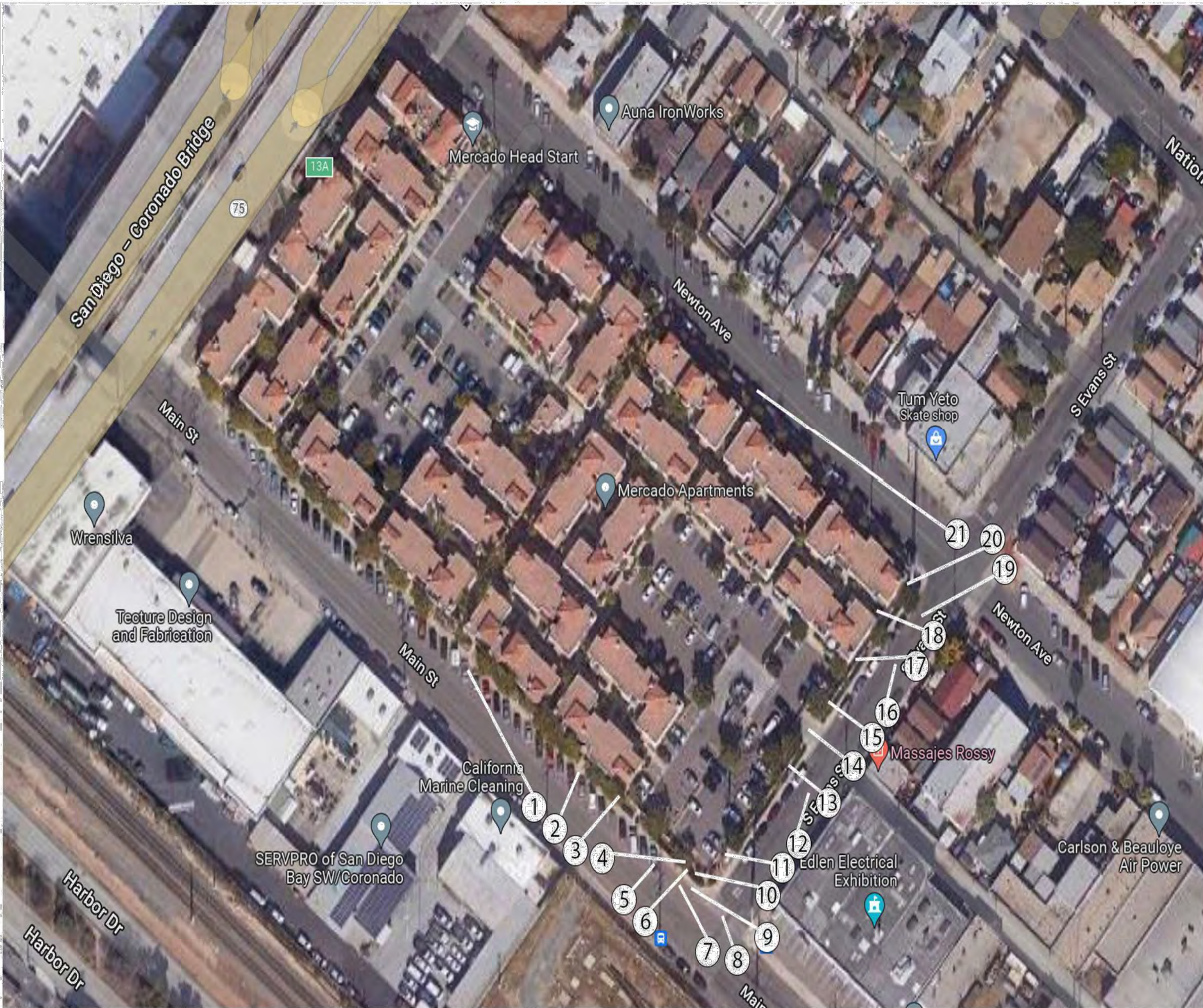
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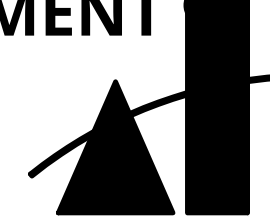
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SITE CONTEXT / IMAGES



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