**ATTACHMENT** 

DRAWN BY:

JOB No: 3707

SHEET No:



# MAAC - Mercado Apartments: Coastal Development Application

MARTINEZ + CUTRI URBAN STUDIO CORPORATION

APRIL 30, 2025

84,041 GSF

5,886 GSF

MHP Rest. Units Avg AMI%

Average AMI% **CDLAC Scoring**  51.94%

Serving Lowest Income Levels, §7320(b)(1)

20 "CDLAC Section 5230. Evaluation Criteria, (d) Exceeding Min Inc Rest. (Adp. May 21)"

**SUB-TOTALS:** 

SEE SHEET T0.1.1 FOR PROJECT DATA

42,951 GROSS SITE AREA

FAR 2.33 = 100,169 BUILDING AREA

PROJECT DATA - NEW DEVELOPMENT

**LOCATION MAP** 



**REVISIONS:** 

DEVELOPER:

ATTACHMENT

MARTINEZ + CUTRI

URBAN STUDIO

CORPORATION

1230 Columbia Street 2 Columbia

IAHTINEZ+CUTHI UBBAN STUDIO CORPORATION NO WERE CREATED, EVOLVED, AND DEVELOPEI OR USE ON, AND IN CONNECTION WITH, THE PECIFIED PROJECT. NONE OF SUCH IDEA: ESIGNS, OR ARRANGEMENTS OR PLAN: SHALL BE USED WITHOUT THE WRITTE PERMISSION OF MARTINEZ + CUTRI UBBAS STUDIO CORPORATION. WRITTEN DIMENSIONS

ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSION. 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

Urban Design

Suite 500

chitecture

SITE PLAN AND LANDSCAPE NOTES LANDSCAPE PRELIMINARY PLANTING PLAN LANDSCAPE YARD CALCULATIONS, IRRIGATION CALCULATIONS, NOTES, AND DETAILS **EXISTING SITE CONDITIONS AND PHOTOGRAPHS** 

PRELIMINARY GRADING TITLE SHEET

**EXISTING CONDITION/DEMOLITION SHEET** 

PRELIMINARY GRADING PLAN

**CURB UTILIZATION PLAN** 

**DETAILS** 

PLEASE REFER TO SHEET L-2 AND L-3 FOR MORE INFORMATION AND L-4 FOR EXISTING CONDITION INFO AND IMAGERY.

SHEET INDEX/ CODE AND **Z** ZONING ANALYSIS

DATE: 04/30/2025

SCALE:

T0.1

SHEET INDEX (CONTINUED)	PROJECT DATA: TOTAL AREA			DEFERRED SUBMITTAL NOTES	TRANSPORTATION AMEN
	BUILDING 2 4874 BUILDING 2 4 BUILDING 3 924 BUILDING 3 5 BUILDING 4 3373 BUILDING 4 1 BUILDING 5 1165 BUILDING 5 2 BUILDING 6 2293 BUILDING 6 2 PLAYYARD 605 LAUNDRY	874 BUILDING 2 4 473 BUILDING 3 5 240 BUILDING 4 1 293 BUILDING 5 2 301 BUILDING 6 2 373 LAUNDRY 295 STORAGE	FOURTH FLOOR  1923 BUILDING 1 10392 1874 BUILDING 2 5473 18473 BUILDING 3 1240 1240 BUILDING 4 2293 1293 BUILDING 5 2301 12301 LAUNDRY 373 1373 STORAGE 295 178ASH ROOM 47	IT IS UNDERSTOOD THAT PLANS FOR THE PROJECT IT THIS TIME, BEEN REVIEWED FOR COMPLIANCE WITH APPLICABLE STATE AND CITY REGULATIONS, ANT THE PROJECT AS A WHOLE HAS BEEN APPROVED BY THE WITH THE EXCEPTION OF THE DEFERRED ITEMS LIST I/WE UNDERSTAND THAT I/WE WILL NOT BE AUTHORI INSPECTION OF THE DEFERRED ITEMS PROPOSED PROPOSED PROPOSED PROPOSED FOR THE SUBMITTAL AND APPROVAL OF PLANS AND/OR CALCULATIONS FOR THOSE DEFERRED ITEMS  COMPLETE PLANS AND SPECIFICATIONS FOR ALL FIRE EXTINGUISHING SYSTEMS, INCLUDING AUTOMATIC SPRINKLER AND STANDPIPE SYSTEMS AND OTHER SETTINGUISHING SYSTEMS AND OTHER SETTINGUISHING STANDPIPE SYSTEMS AND OTHER SETTINGUISHING SYSTEMS AND OTHER SETTINGUISHING STANDPIPE SYSTEMS AND STANDPIPE SY	25, 2019), EARNED POINTS AS FOLLOWS: TRANSIT AND RIDESHARE INFO= 1 POINT ON-SITE BICYCLE REPAIR STATION= 2 POINT PRIVATE OUTDOOR FITNESS CURCUIT= 1 PO TOTAL EARNED AMENITIES' POINTS= 4  SEE SHEET A1.0 GROUND LEVEL PLAN FOR  RE
	STORAGE         909           COMMONS         1833           STAIRS 1         165         STAIRS 1           STAIRS 2         142         STAIRS 2           ELEVATOR 1         201         ELEVATOR 1	165 STAIRS 1 206 STAIRS 2 201 ELEVATOR 1	165 STAIRS 1 165 206 STAIRS 2 206 201 ELEVATOR 1 201	FIRE EXTINGUISHING SYSTEMS AND RELATED APPURTENANCES SHALL BE SUBMITTED TO THE CITY DIEGO FOR REVIEW AND APPROVAL PRIOR TO INSTA CFC 901.2 (FOR BUILDING AREA 1, BUILDING AREA 2	WAIVERS  ALLATION.  THE DEVELOPER WILL USE A WAIVER FOLLOWING REQUIREMENTS IN PART
	OUTDOOR COURTYARD 5886  SUB TOTAL 22,599 SUB TOTAL  INT. CORRIDOR 2539 INT. CORRIDOR 2  RESIDENTIAL SPACE 17552 RESIDENTIAL SPACE 21  STAIRS 307 STAIRS  ELEVATORS 201 ELEVATORS	104 RESIDENTIAL SPACE 21 371 STAIRS	22,391 SUB TOTAL 22,986 2421 INT. CORRIDOR 2421 1104 RESIDENTIAL SPACE 21699 371 STAIRS 371 201 ELEVATORS 201	COMPLETE PLANS AND SPECIFICATIONS FOR FIRE ALL SYSTEMS SHALL BE SUBMITTED TO THE CITY OF SAN DEVELOPMENT SERVICES FOR REVIEW AND APPROVE TO INSTALLATION. CFC 907.1.1	- DIRECT ACCESS FROM THE STREE - STEP BACKS (ISSUE 27) - FRONT SETBACK ON EVAN STREET.
			TOTAL AREA 90,367 TOTAL AREA WITH CORRIDORS 100,169 TOTAL AREA WITH CORRIDORS/COURTYARD 106,055	DEFERRED SUBMITTALS, INCLUDE; 1- FIRE SPRINKLERS SYSTEM (NFPA13) 2- FIRE ALARM 3- HANDRAILS AND GUARDRAILS 4- PREFAB STEEL/CONCRETE STAIRS *STEEL EXIT STAIRS - TO BE COORDINATED WITH STRUCTURAL	Tevel 1
	PROJECT DATA: BUILDING AREA 1,	2, AND 3			FIRE PLAN NOTES
	PROJECT DATA: AREA 1	THIRD FLOOR	SUB TOTAL 9095  AREA 1: 35,490  SUB TOTAL 9095  AREA 1: 35,490  BLDG SEPARATION WAL  BLDING 1 3964  LDING 4 1715  SUB TOTAL 5679  AREA 2: 22,716  SUB TOTAL 5679  LDING 2 5473  LDING 3 1240  LDING 3 1240  LDING 4 578  NDRY 373  DRAGE 295  SH ROOM 47	AREA # 1 = 35,490 4 STORIES (TYPE VA)  BLDG SEPARATION W  AREA # 2 = 22,716 4 STORIES (TYPE VA)	1 ALL REQUIRED HOSE PULLS ARE SHOBUILDING(S) PER POLICY A-14-1. HOSE PUWHEN THE FIRE ENGINE IS IN A FIRE ACMULTIPLE LOCATIONS WITHIN THE ACCE OVERLAP TO SHOW COMPLETE COVERAGE PULL IS 200'. FOR NON-SPRINKLERED BUVERTICAL ELEVATION MUST ALSO BE ACCEDED TO SUBMITTED PROJECT. SD ORDINANCE  3 "POST INDICATOR VALVES, FIRE DEPLOCATED ON THE ADDRESS/ACCESS SIDE  4 CFC 504.3 - NEW BUILDINGS FOUR OR ROOF SLOPE GREATER THAN FOUR UNITS WITH A STAIRWAY TO THE ROOF IN AMARKED AT STREET AND FLOOR LEVELS VER TO THE ROOF.
	RESIDENTIAL SCHOOL FEES	<u></u>			
	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	
	BUILDING 1 4923 BUILDING 2 4874	BUILDING 1	4923 BUILDING 1 4874 BUILDING 2	4923 BUILDING 1	10392 5473
	BUILDING 2 4874 BUILDING 3 924	BUILDING 2 BUILDING 3	4874 BUILDING 2 5473 BUILDING 3	4874 BUILDING 2 5473 BUILDING 3	1240
	BUILDING 4 3373	BUILDING 4	1240 BUILDING 4	1240 BUILDING 4	2293
	BUILDING 5 1165	BUILDING 5	2293 BUILDING 5	2293 BUILDING 5	2301
	BUILDING 6 2293 SUB TOTAL 17552	BUILDING 6 SUB TOTAL	2301 BUILDING 6 21104 SUB TOTAL	2301 SUB TOTAL	21699
	30B 101AL 1/332	1 SUBTUTAL	ZIIUT   SUB IUIAL		81,459
				TOTAL AREA:	01,409
	NON-RESIDENTIAL SCHOOL	FEES			
	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	
	PLAYYARD 605	LAUNDRY	373 LAUNDRY	373 LAUNDRY	373
	OFFICE 144 COMMONS 1833	STORAGE	295 STORAGE	295 STORAGE	295
	SERVICE AREA 426				
	LAUNDRY 280				
	STORAGE 909	0.15	200	000	000
	SUB TOTAL 4197	SUB TOTAL	668 SUB TOTAL	668 SUB TOTAL	668
				TOTAL AREA:	6,201

### TRANSPORTATION AMENITIES

ABLE (LDM APPENDIX Q-MARCH S AS FOLLOWS: INFO= 1 POINT R STATION= 2 POINTS ESS CURCUIT= 1 POINT

D LEVEL PLAN FOR LEGEND

L USE A WAIVER FOR EACH OF THE EMENTS IN PARTICULAR. SSUE 25)

ROM THE STREET (ISSUE 26)

### UTION

	1BR	2BR	3BR	TOTAL
LEVEL 1	6	10	4	20
LEVEL 2	8	10	6	24
LEVEL 3	8	10	6	24
LEVEL 4	8	8	8	24
	30	38	24	92

SE PULLS ARE SHOWN TO REACH ALL PORTIONS OF THE EXTERIOR OF THE CY A-14-1. HOSE PULL IS MEASURED FROM THE FIRE APPARATUS (ENGINE) E IS IN A FIRE ACCESS ROAD/LANE. HOSE PULL CAN BE MEASURED FROM WITHIN THE ACCESS ROAD/LANE. THE HOSE PULLS MUST CONNECT OR DMPLETE COVERAGE. FOR A SPRINKLERED BUILDING(S); THE MAXIMUM HOSE -SPRINKLERED BUILDINGS(S) THE MAXIMUM HOSE PULL IS 150'. CHANGE IN MUST ALSO BE ACCOUNTED.

OR PROPOSED FIRE HYDRANTS WITHIN 600' OF THE PROJECT SITE AND 300' L BE SHOWN TO ENCOMPASS ALL PORTIONS OF ALL STRUCTURES AS PART T. SD ORDINANCE

VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL ARE TO BE RESS/ACCESS SIDE OF THE STRUCTURE. CFC 912.2.

ILDINGS FOUR OR MORE STORIES ABOVE GRADE PLANE, EXCEPT THOSE A R THAN FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL SHALL BE PROVIDED THE ROOF IN ACCORDANCE WITH 1011.12. SUCH STAIRWAY SHALL BE ND FLOOR LEVELS WITH A SIGN INDICATING THAT THE STAIRWAY CONTINUES

 $\sim$ 9 Z Ó 

ATTACHMENT

MARTINEZ + CUTRI

URBAN STUDIO CORPORATION

Architecture Planning Interiors Urban Design 1230 Columbia Street 2 Columbia San Diego, CA Suite 500 92101

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 WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON, 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 COPPORATION, WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSION. 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 SHOW, SHOWN BY THESE DRAWINGS.

**DEVELOPER:** 

**REVISIONS:** 

(619) 233-4857 (619) 233-7417

SHEET TITLE:

SHEET INDEX
CONTINUED AND
PROJECT DATA

DATE: 04/30/2025

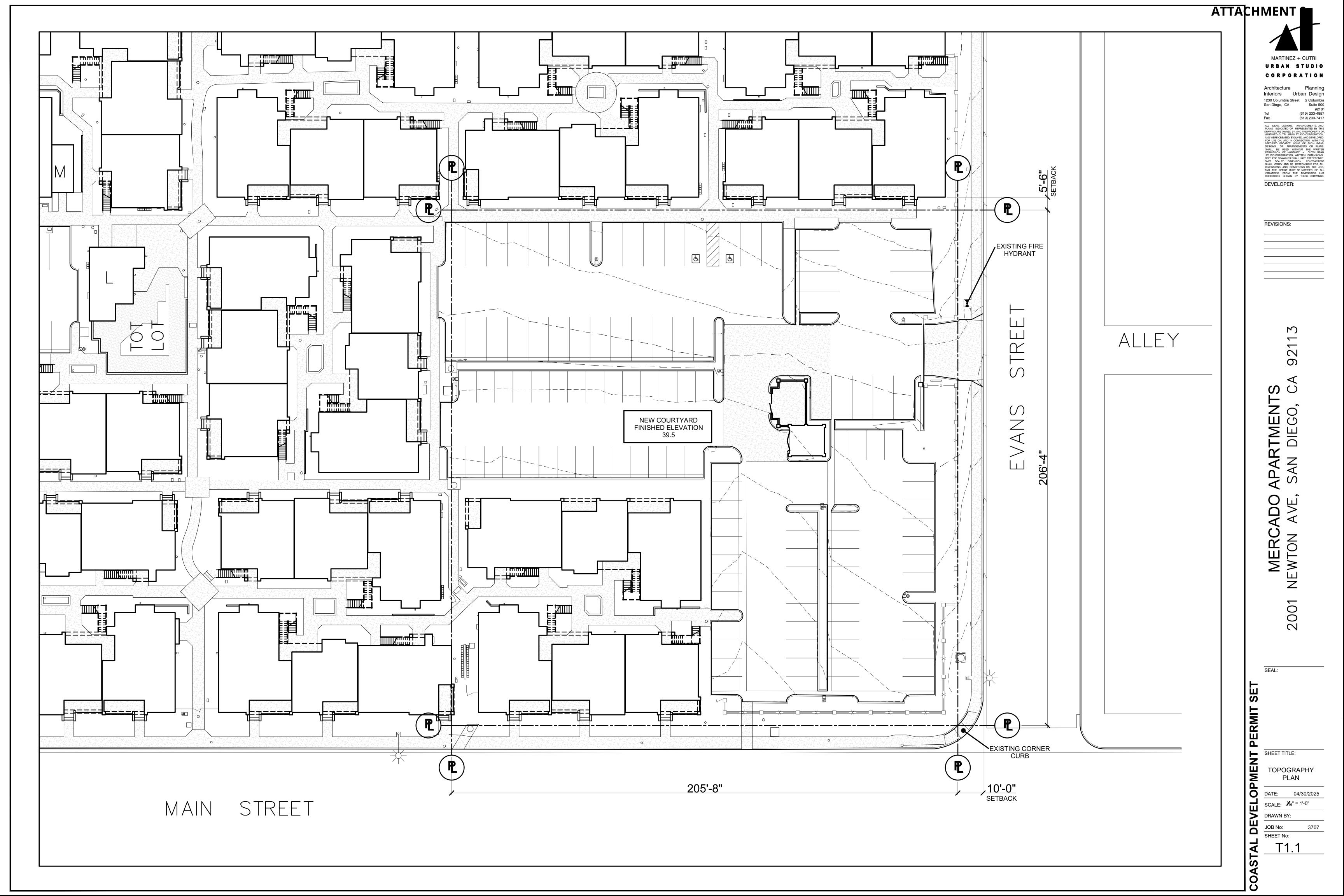
SCALE:
DRAWN BY:

JOB No: 3707
SHEET No:

JOB No:

SHEET No:

TO.1.1



SHEET 1 OF 4 SHEETS

TO: MERCADO APARTMENTS LP., A CALIFORNIA LIMITED PARTNERSHIP; AND FIRST AMERICAN TITLE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN

SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 4, 7(A), 8

ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE

ADOPTED BY THE BOARD OF GOVERNORS, AMERICAN LAND TITLE ASSOCIATION, ON OCTOBER 8, 2015.

AMERICAN LAND TITLE ASSOCIATION, 1800 M ST., N.W., SUITE 300S, WASHINGTON, D.C. 20036-5828.

OCTOBER 9, 2015. NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS, INC., 5119 PEGASUS COURT, SUITE

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

OUTLETS, FOOTINGS, IRRIGATION, HARDSCAPE, PATIOS WITH TRELLIS, PRIVATE STORM DRAIN AND

2. PER TABLE A, ITEM #11, 811 WAS CALLED TO LOCATE UNDERGROUND UTILITIES, HOWEVER 811 WILL

THE BENCHMARK FOR THIS PROJECT IS COUNTY OF SAN DIEGO BENCHMARK NO. 3144. A TAG STAMPED

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

THE COMBINED FACTOR FOR THIS PROJECT IS BASED ON STATION SIOS, BEING 0.99996170 (GROUND =

REFERENCE STATIONS (CORS) SIOS AND POTR 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

THE FIELD TOPOGRAPHY FOR THIS SURVEY WAS CONDUCTED BY REPRESENTATIVES OF EXCEL

ENGINEERING ON OCTOBER 10-17, 2019 BY CONVENTIONAL SURVEYING PROCESSES.

"LS 2784" IN SIDEWALK ON THE NORTH SIDE OF COMMERCIAL STREET AT 26TH STREET.

NOT PERFORM MARK-OUT WITHOUT CONSTRUCTION BEING PERFORMED.

SOURCE OF TOPOGRAPHY

ELEVATION: 67.05 US FEET NAGY 29

BASIS OF BEARINGS

CALIFORNIA PUBLIC RESOURCES CODE.

GRID / COMBINED FACTOR)

ENCROACHMENT ONTO CITY PROPERTY (PUBLIC STREET RIGHT-OF-WAYS) OF PRIVATE STAIRS, CURB

ADOPTED BY THE BOARD OF DIRECTORS, NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS, ON

AND 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 16, 2019.

COMPANY AND THEIR SUCCESSORS AND ASSIGNS, THAT:

DATE: July 14, 2023

440 STATE PLACE

Q, FREDERICK, MD 21704.

ESCONDIDO, CA 92029

# ALTA/NSPS LAND TITLE SURVEY

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

COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE. ITEM #3. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT REGARDING

ITEM #2. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5

REMOVAL OF DRIVEWAY AND REPLACEMENT OF CURBING" RECORDED JANUARY 29, 1942 AS BOOK 1298,

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

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

BENEFICIARY: THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO

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

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. 1992-0783705 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

LAND PLANNING • ENGINEERING • GIS•SURVEYING

440 STATE PLACE, ESCONDIDO, CA 92029 PH (760)745-8118 FX (760)745-1890

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. 1995-225960 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. 1995-225958 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) 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. 95-225958 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 ATTORNMENT AGREEMENT" RECORDED MAY 31, 1995 AS INSTRUMENT NO. 1995-0225961 OF OFFICIAL

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

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 ATTORNMENT AGREEMENT" RECORDED JUNE 19, 1995 AS INSTRUMENT NO. 1995-0254775 OF OFFICIAL

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. 2002-0649159 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

ITEM #18. A FINANCING STATEMENT RECORDED SEPTEMBER 08, 2003 AS INSTRUMENT NO. 03-1092468 OF 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

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

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

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.

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 -

ITEM #20. THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE BARRIO LOGAN

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

ITEM #26. RIGHTS OF PARTIES IN POSSESSION.

NO. 2017-0327553 OF OFFICIAL RECORDS.

### 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 AND ELECTRIC COMPANY

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, GUYS, ANCHORAGE, CROSSARMS, BRACES, INSULATORS, GROUNDING WIRES AND ALL OTHER APPLIANCES, 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. 1996-0469394 OF OFFICIAL RECORDS. IN FAVOR OF: SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION AFFECTS: AS DESCRIBED THEREIN

- (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 DEWEY 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.
- 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 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./ 4.3414 ACRES

**ADDRESS** 2001 NEWTON AVENUE SAN DIEGO, CA

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,

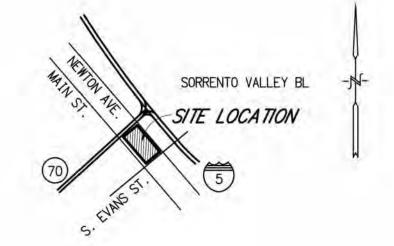
TERMS AND PROVISIONS CONTAINED IN THE ABOVE DOCUMENT.

(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,

CABLE/INTERNET/TELEPHONE SERVICES COX COMMUNICATIONS 5159 FEDERAL BLVD. SAN DIEGO, CA 92105 (619) 262-1122 WEB SITE: WW2.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, AND WERE CREATED, EVOLVEO, AND DEVELOPED FOR USE ON, 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 SCALED DIMENSION. 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 FOR VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS DEVELOPER:

URBAN STUDIO CORPORATION

Interiors Urban Design

1230 Columbia Street 2 Columbia

Architecture

San Diego, CA

**REVISIONS:** 

DATE: 04/30/2025 SCALE: DRAWN BY:

MERC, NEWTON

T1.4

ATTACHMENT

AMENDMENTS)

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

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 CONSTRUCTION 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 ICBO 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 DEVELOPMENT 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:
  EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT.
- ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS.
  SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS.
  LANDSCAPE IRRIGATION SYSTEMS.
- e. WATER RE-USE SYSTEMS.
   3) INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY
   PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION,
   INCLUDING RECYCLE PROCEDURE.
- 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.
- INFORMATION ABOUT WATER-CONSERVATION LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE
   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
- VOC-EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCES SCHOOLS (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE.
   PRODUCTS COMPLIANT WITH CHPS CRITERIA CERTIFIED UNDER THE GREENGUARD CHILDREN & SCHOOL PROGRAM.

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.
- CARPET AND RUG INSTITUTES' GREEN LABEL PLUS PROGRAM.
   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.
- SCIENTIFIC CERTIFICATION SYSTEMS SUSTAINABLE CHOICE.
  COMPLIANCE WITH THE CALIFORNIA COLLABORATIVE FOR HIGH
  PERFORMANCE SCHOOLS (CA-CHPS) CRITERIA INTERPRETATION 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
- 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/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.
- 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 GRAPHING, 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 JURISDICATION 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 APLLIES 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 FINSHES 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 SHAL
  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 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 MONITORE 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.
- 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 OCUPANT MAY USE TO MAINTAIN SUCH HUMIDITY LEVELS. -INFORMATION ABOUT WATER CONSERVATION LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER. - INSTRUCTIONS FOR MANTAINING 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 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 (RFCI) FLOORSCORE 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).

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VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS

DEVELOPER:

**REVISIONS:** 

MERCADO APARTMENTS
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SEAL:

SHEET TITLE:

SHEET TITLE:

GENERAL NOTES

DATE: 04/30/2025

SCALE:

DRAWN BY:

JOB No:
SHEET No:

### CALGREEN RESIDENTIAL CONTINUED

- 104. HARDWOOD PLYWOOD, PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD(MDF), COMPOSITE WOOD PRODUCT USES ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARB'S AIR TOXIC CONTROL MEASURE FOR COMPOSITE AS SPECIFIED IN SECTION 4.504.5 AND TABLE 4.504.5 OF CALGREEN.
- 105. 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
- 106. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGES SHALL NOT BE INSTALLED.
- 107. EXHAUST FANS WHICH TERMINATE OUTSIDE THE BUILDING ARE PROVIDED IN EVERY BATHROOM THAT CONTAINS A SHOWER OR TUB. UNLESS FUNCTIONING AS A COMPONENTS OF A WHOLE HOUSE VENTILATION SYSTEM FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH CAN ADJUST BETWEEN 50 TO 80 PERCENT
- 108. PREVENT IRRIGATION SPRAY ON STRUCTURES.
- 109. 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 TO THE BUILDING INSPECTOR.
- 110. 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 94507.
- 111. ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH TABLE 5.504.4.2 UNLESS MORE STRINGENT LOCAL LIMITS APPLY(SECTION 5.504.3 OF CALGREEN)
- 112. AEROSOL PAINTS AND COATINGS. AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC IN SECTION 94522(A)(3) AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES (CCR, TITLE17, SECTION 94520) (SECTION 5.504.4.3.1 OF CALGREEN).

113. 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
- 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, VERSUS 1.1, FEBRUARY 2019.
- NSF/ANSI 140 AT THE GOLD LEVEL OR HIGHER.
- SCIENTIFIC CERTIFICATION SYSTEMS SUSTAINABLE CHOICE COMPLIANCE WITH CALIFORNIA COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CA-CHPS) CRITERIA INTERPRETATION FOR EQ2.2 DATED JULY 2019 AND LISTEN IN THE CHPS HIGH PERFORMANCE PRODUCT DATABASE
- 114. 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 INSTALLER CERTIFYING COMPLIANCE MUST BE SUBMITTED TO THE BUILDING INSPECTOR.
- 115. 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 AREA OUTLINED ABOVE.

### **CALGREEN NON-RESIDENTIAL**

- WALL AND FOUNDATION ENVELOPE AS REQUIRED BY CALIFORNIA BUILDING CODE SECTION 1403.2 (WEATHER PROTECTION) AND CALIFORNIA ENERGY CODE SECTION 150. (MANDATORY FEATURES AND DEVICES) MANUFACTURER'S INSTALLATION INSTRUCTIONS, OR LOCAL ORDINANCE. WHICHEVER IS MORE STRINGENT
- 5.407.2 MOISTURE CONTROL. EMPLOY MOISTURE CONTROL MEASURES BY THE FOLLOWING METHODS. 5.407.2.1 SPRINKLERS. DESIGN AND MAINTAIN LANDSCAPE IRRIGATION SYSTEMS TO PREVENT SPRAY ON STRUCTURES. 5.407.2.2 ENTRIES AND OPENINGS
- OR WIND-DRIVEN RAIN TO PREVENT WATER INTRUSION INTO BUILDINGS AS FOLLOWS: 5.407.2.2.1 EXTERIOR DOOR PROTECTION. PRIMARY EXTERIOR ENTRIES SHALL BE COVERED TO PREVENT WATER INTRUSION BY USING NONABSORBENT FLOOR AND WALL FINISHES WITHIN AT LEAST 2 FEET AROUND AND PERPENDICULAR TO SUCH OPENINGS PLUS AT LEAST ONE OF

DESIGN EXTERIOR ENTRIES AND/OR OPENINGS SUBJECT TO FOOT TRAFFIC

- THE FOLLOWING: AN INSTALLED AWNING AT LEAST 4 FEET IN DEPTH.
- THE DOOR IS PROTECTED BY A ROOF OVERHANG AT LEAST 4 FEET IN DEPTH
- THE DOOR IS RECESSED AT LEAST 4 FEET
- OTHER METHODS WHICH PROVIDE EQUIVALENT PROTECTION. 5.407.2.2.2 FLASHING. INSTALLED FLASHING INTEGRATED WITH A DRAINAGE PLANE
- 3. A LETTER FROM THE CONTRACTOR AND OR THE BUILDING OWNER CERTIFYING WHAT PAINT HAS BEEN USED AND ITS COMPLIANCE WITH THE COD MUST BE SUBMITTED TO THE BUILDING INSPECTOR.

### **FIRE PROTECTION NOTES**

- PLANS FOR STANDPIPES, AUTOMATIC SPRINKLER SYSTEMS AND FIRE ALARM SYSTEMS, AND ALL FIXED FIRE PROTECTION EQUIPMENT MUST BE SUBMITTED TO AND APPROVED BY THE FIRE PREVENTION BUREAU BEFORE THIS EQUIPMENT IS INSTALLED. ALL REQUIRED PERMITS MUST BE OBTAINED FROM THE FIRE PLAN CHECK BEFORE THE BUILDING IS OCCUPIED.
- SEPARATE PLANS FOR ALL FIXED AND MOBILE FIRE PROTECTION EQUIPMENT AND ALL FIRE ALARM SYSTEMS SHALL BE SUBMITTED TO THE FIRE MARSHAL FOR APPROVAL PRIOR TO INSTALLATION.
- HIGH RISE PROVISIONS WILL BE INCORPORATED INTO THIS BUILDING IN ACCORDANCE WITH 2019 CBC 403.
- THE INSTALLATION OF AUTOMATIC FIRE SPRINKLER SYSTEMS AND ALL OTHER FIRE EXTINGUISHING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE 31. APPROVED LOW-LEVEL EXIT SIGNS SHALL BE PROVIDED IN ALL CORRIDORS WITH 2019 CBC 903; 904; 905; 907; AND 909.
- 5. EMERGENCY ELECTRICAL SYSTEMS CONFORMING WITH CBC 403.8 AND THE CALIFORNIA ELECTRICAL CODE SHALL BE PROVIDED.
- 6. INTERIOR FINISHES SHALL COMPLY WITH 2019 CBC CHAPTER 8.
- ALL DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDENT CONDITION PER CCR 19: SECTIONS 1.14, 3.08, 3.21; AND CFC SECTIONS 1103.3.3, 2501.5, 2501.6

- BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABETICAL LETTER. NUMBERS SHALL BE MIN 4" HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH FOR RESIDENTIAL BUILDINGS COMPLYING WITH CRC. ALL OTHER BUILDINGS, NUMBERS SHALL BE MIN OF 6" HIGH WITH A MIN STROKE WIDTH OF 0.5" (2019) CFC 505.1 AND SDMC 55.0505)
- SHALL BE IN ACCORDANCE WITH CFC ARTICLE 87. [CFC 8701, 901.3]. ). EXIT SIGNS SHALL BE INTERNALLY LUMINATED, AND SHALL BE PROVIDED

BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION OR DEMOLITION

- WITH TWO SEPARATE SOURCES OF POWER (CFC 1212.4 & 1212.5, CBC 1013.3 &
- CONTRACTOR SHALL PROVIDE APPROVED FIRE ALARM SYSTEM IN COMPLIANCE WITH CFC 1007, CBC 3503,1,3, & CBC 310,10.
- 2. FIRE PROTECTION, INCLUDING FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION, SHALL BE INSTALLED AND BE SERVICEABLE PRIOR TO AND DURING TIME OF CONSTRUCTION. (CFC 901.3, 8704.2, 8704.3)
- 13. FIRE HYDRANTS SHALL COMPLY WITH FIRE AND LIFE SAFETY FPB POLICY F-96-01 FOR ON SITE FIRE HYDRANTS.
- REFLECTIVE MARKERS. (CFC 901.4.3)

I. FIRE HYDRANT LOCATIONS SHALL BE IDENTIFIED BY THE INSTALLATION OF

- 5. EMERGENCY PLANS SHALL BE SUBMITTED TO FIRE AND LIFE SAFETY FOR REVIEW AND APPROVAL PRIOR TO OCCUPANCY.
- AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2A:20B:C SHALL BE PROVIDED WITH 75 FEET MAXIMUM TRAVEL DISTANCE FOR EACH 6,000 SQUARE FEET OR PORTION THEREOF ON EACH FLOOR. (CFC 1002, UFC STANDARD 10-1, CAL CODE REGS., TIT 19, 3.29)
- . AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 4-A-20B:C SHALL BE PROVIDED OUTSIDE OF EACH MECHANICAL, ELECTRICAL, OR BOILER ROOM. (CFC 1002, UFC STANDARD 10-1, CAL CODE REGS., TIT 19, 3.29)
- . COMPLETE PLANS AND SPECIFICATIONS FOR THE FIRE ALARM SYSTEMS; FIRE-EXTINGUISHING SYSTEMS, INCLUDING AUTOMATIC SPRINKLERS AND WET AND DRY STANDPIPES, HALON SYSTEMS AND OTHER SPECIAL TYPES OF AUTOMATIC FIRE-EXTINGUISHING SYSTEMS; BASEMENT PIPE INLETS; AND OTHER FIRE-PROTECTION SYSTEMS AND APPURTENANCES THERETO SHALL BE SUBMITTED TO FIRE AND LIFE SAFETY, FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. [CFC 1001.3]
- ALL VALVES CONTROLLING THE WATER SUPPLY FOR AUTOMATIC SPRINKLER SYSTEMS AND WATER-FLOW SWITCHES ON ALL SPRINKLER SYSTEMS SHALL BE ELECTRICALLY MONITORED WHERE THE NUMBER OF SPRINKLERS IS 100 OR MORE. [2019 CBC 903.4, CFC 1003.3.1]
- ). STANDPIPE SYSTEMS SHALL BE PROVIDED IN NEW BUILDINGS AND STRUCTURES IN ACCORDANCE WITH THIS SECTION. [CBC 905.1, CFC 1004.2]
- . A CLASS I STANDPIPE SYSTEM SHALL BE INSTALLED THROUGHOUT BUILDINGS WHERE THE FLOOR LEVEL OF THE HIGHEST STORY IS LOCATED MORE THAN 30 FEET ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS. CLASS I STANDPIPE HOSE CONNECTIONS SHALL BE PROVIDED IN ALL THE FOLLOWING LOCATIONS: IN EVERY REQUIRED STAIRWAY, A HOSE CONNECTION SHALL BE PROVIDED FOR EACH FLOOR LEVEL ABOV E OR BELOW GRADE, WHERE THE ROOF HAS A SLOPE LESS THAN 4/12 HORIZONTAL, EACH STANDPIPE SHALL BE PROVIDED WITH A HOSE CONNECTION LOCATED IN THE ROOF OR HIGH LANDING OF THE STAIRWAYS WITH ACCESS TO THE ROOF. (2019 CBC 905.3, 905.4)
- 5.407.1 WEATHER PROTECTION. PROVIDE A WEATHER-RESISTANT EXTERIOR 22. BUILDINGS FOUR STORIES OR MORE IN HEIGHT SHALL BE PROVIDED WITH NO LESS THAN ONE STANDPIPE FOR USE DURING CONSTRUCTION. SUCH STANDPIPES SHALL BE INSTALLED WHERE THE PROGRESS OF CONSTRUCTION IS NOT MORE THAT 40FT. IN HEIGHT ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT ACCESS. SUCH STANDPIPE SHALL BE PROVIDED WITH FDC CONNECTIONS AT ACCESSIBLE LOCATIONS ADJACENT TO USABLE STAIRS. SUCH STANDPIPES SHALL BE EXTENDED AS CONSTRUCTION PROGRESSES TO WITHIN ONE FLOOR OR THE HIGHEST POINT OF CONSTRUCTION HAVING SECURED DECKING OR FLOORING. (CBC 3311.1)
  - 3. ALARM SYSTEMS SHALL BE ELECTRICALLY MONITORED BY AN APPROVED CENTRAL, SUPERVISORY, OR REMOTE STATION. SIGNALS MAY BE MONITORED AT THE BUILDING'S CENTRAL CONTROL STATION IF IT IS CONSTANTLY STAFFED.
  - 24. 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.
  - 25. AN APPROVED AUDIBLE SPRINKLER FLOW ALARM SHALL BE PROVIDED ON THE EXTERIOR OF THE BUILDING IN AN APPROVED LOCATION. AN APPROVED AUDIBLE SPRINKLER FLOW ALARM TO ALERT THE OCCUPANTS SHALL BE PROVIDED IN THE INTERIOR OF THE BUILDING IN A NORMALLY OCCUPIED LOCATION. [CBC 904.3.2, UBC STANDARD 9-1]
  - 26. HIGH-RISE BUILDINGS SHALL BE PROVIDED WITH AN AUTOMATIC FIRE ALARM SYSTEM AND AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM IN ACCORDANCE WITH SECTION 907.2.12.2. [2019 CBC 907.2.12]
  - 27. A SMOKE CONTROL SYSTEM MEETING THE REQUIREMENTS OF CBC SECTION 909 SHALL BE PROVIDED. [CBC 403.13 (HIGH RISE), 404.4 (ATRIUMS)]
  - 28. COMPLETE PLANS AND SPECIFICATIONS FOR SPECIAL EGRESS-CONTROL DEVICES SHALL BE SUBMITTED TO FIRE AND LIFE SAFETY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. [CBC 1003.3.1.10]
  - 29. ANY ROOM HAVING AN OCCUPANT LOAD OF 50 OR MORE PERSONS WHERE FIXED SEATS ARE NOT INSTALLED, AND WHICH IS USED FOR ASSEMBLY, CLASSROOM, DINING, DRINKING, OR SIMILAR PURPOSES, SHALL HAVE THE MAXIMUM CAPACITY OF THE ROOM POSTED ON AN APPROVED SIGN IN A CONSPICUOUS PLACE NEAR THE MAIN EXIT FROM THE ROOM. [CODE REGS., TIT. 19, 3.30].
  - ). A STANDBY POWER GENERATOR CONFORMING WITH CBC 403.8 AND THE CALIFORNIA ELECTRICAL CODE SHALL BE PROVIDED.
  - SERVING GROUP R, DIVISION 1 OCCUPANCIES. [CBC 1007.6.2A]
  - 2. STANDBY POWER SHALL BE PROVIDED FOR POWER & 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.
  - 33. 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

- FIRE PUMP SHALL BE UL LISTED AND FM APPROVED, SINGLE STAGE HORIZONTAL SHAFT, BRONZE FITTED SPLIT CASE TYPE, HAVING A MINIMUM DISCHARGE CAPACITY OF 750 GPM AND A DESIGN HEAD OF 265 PSI WITH 0 PSI SUCTION PRESSURE WHEN OPERATING AT THE RATED SPEED. THE PUMP AND DRIVER SHALL BE MOUNTED ON A ONE-PIECE RIGID CAST IRON OR WELDED STEEL DRIP RIM BASE. PUMP CASING SHALL BE CAST IRON OR WELDED STEEL DRIP RIM BASE. PUMP CASTING SHALL BE CAST IRON AND EQUIPPED WITH DUPLEX ANGULAR CONTACT RADIAL AND THRUST OUTBOARD BALL BEARING AND A SINGLE ROW. RADIAL INBOARD BALL BEARING. POWER SHALL BE TRANSMITTED FROM THE DRIVER TO THE PUMP BY MEANS OF A FLEXIBLE COUPLING WITH CAST ALUMINUM OR STEEL COUPLING GUARD. THE FIRE PUMP IS PART OF THE FIRE SPRINKLER SYSTEM WHICH IS A DEFERRED APPROVAL ITEM.
- 5. IN BUILDINGS LOCATED FOUR OR MORE STORIES IN HEIGHT ABOVE THE GRADE PLANE, ONE STAIRWAY SHALL EXTEND TO THE ROOF SURFACE, UNLESS THE ROOF HAS A SLOPE STEEPER THAN 4/12. IN BUILDINGS WITHOUT AN OCCUPIED ROOF, ACCESS TO THE ROOF FROM THE TOP STORY SHALL BE PERMITTED TO BE AN ALTERNATING TREAD DEVICE. (2019 CBC 1009.11.)
- WHERE A STAIRWAY IS PROVIDED TO A ROOF, ACCESS TO THE ROOF SHALL BE PROVIDED THROUGH A PENTHOUSE COMPLYING WITH SEC. 1509.2 OF THE CBC. (2019 CBC 1009.11) EXCEPTION: IN BUILDINGS WITHOUT AN OCCUPIED ROOF, ACCESS TO THE ROOF SHALL BE PERMITTED TO A ROOF HATCH OR TRAPDOOR NOT LESS THAN 16 SQ. FT. IN AREA AND HAVING A MINIMUM DIMENSION OF 2 FT.
- COMPLETE PLANS AND SPECIFICATIONS FOR THE OPERATION OF ELEVATORS UNDER FIRE OR OTHER EMERGENCY CONDITIONS SHALL BE SUBMITTED TO FIRE AND LIFE SAFETY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION [CBC 3003.9]
- . A TWO-WAY COMMUNICATION SYSTEM BETWEEN THE CENTRAL CONTROL STATION AND ELEVATORS, ELEVATOR LOBBIES, EMERGENCY AND STANDBY POWER ROOMS. AND ENTRIES INTO ENCLOSED STAIRWAYS SHALL BE PROVIDED FOR FIRE DEPARTMENT USE. (2093 CBC 403.7)
- A FIRE COMMAND CENTER COMPLYING WITH SECTION 911 SHALL BE PROVIDED IN A LOCATION APPROVED BY THE FIRE DEPARTMENT. (2019 CBC
- IO. SYSTEM SUPERVISION WITH MANUAL START AND TRANSFER FEATURES SHALL BE PROVIDED AT THE FIRE COMMAND CENTER. (2019 CBC 403.10.1)
- ELEVATORS SHALL COMPLY WITH THE ELEVATOR STRETCHER REQUIREMENTS OF CBC 3002.4 OR [SFM] 3002.4 THROUGH 3002.4A7.
- . OPERATIONS OF ELEVATORS UNDER FIRE OR OTHER EMERGENCY CONDITIONS SHALL MEET ALL REQUIREMENTS OF CBC 3003
- . A MANUAL FIRE ALARM SYSTEM SHALL BE INSTALLED IN GROUP R-2 OCCUPANCIES WHERE THE BUILDING CONTAINS MORE THAN 16 DWELLING UNITS OR SLEEPING UNITS. [CBC 907.2.0]
- INSTALLATION OF FIRE ALARM SYSTEMS SHALL BE IN ACCORDANCE WITH CFC 907.]
- FIRE AND/OR SMOKE DAMPER ASSEMBLIES, INCLUDING SLEEVES, AND INSTALLATION PROCEDURES SHALL BE APPROVED BY THE BUILDING INSPECTOR PRIOR TO INSTALLATION.
- 5. THE CENTER OF FIRE ALARM INITIATING DEVICES SHALL BE LOCATED 48 INCHES ABOVE THE LEVEL OF THE FLOOR, WORKING PLATFORM, GROUND SURFACE, OR SIDEWALK, SEC. 760-16, OF THE CALIFORNIA ELECTRIC CODE.
- . UPON ACTIVATION OF ANY FIRE PROTECTION SYSTEM, AN AUTOMATIC VOICE ALARM SHALL SOUND ON THE FLOOR WHERE ACTIVATED. (CBC 403.6)
- 8. SMOKE DETECTORS SHALL BE PROVIDED WHICH WILL SOUND AN ALARM WHEN ACTUATED. DETECTORS MUST BE PERMANENTLY WIRED WITH A BATTERY BACKUP IN NEW CONSTRUCTION BUT MAY BE SOLELY BATTERY-OPERATED IN EXISTING CONSTRUCTION (SEC. 310.9). SMOKE DETECTORS MUST BE INSTALLED IN EACH STORY AND IN BASEMENTS.
- 9. SMOKE DETECTORS SHALL BE PROVIDED IN EACH SLEEPING ROOM AND IN A CENTRAL LOCATION TO PROTECT SLEEPING AREAS IN ACCORDANCE WITH APPROVED MANUFACTURER'S INSTRUCTIONS (310.9).
- ). IN A-3 RESTAURANTS, PANIC HARDWARE IN THE MAIN EXIT MAY BE SUBSTITUTED BY A KEY LOCKING DEVICE WHEN THE MAIN EXIT CONSISTS OF SINGLE DOOR OR PAIR OF DOORS. A READILY VISIBLE DURABLE SIGN MUST BE INSTALLED ADJACENT TO THE DOORWAY STATING: "THIS DOOR MUST REMAIN UNLOCKED WHENEVER THE BUILDING IS OCCUPIED."
- PROVIDE APPROVED SIGNS THAT ARE POSTED CONSPICUOUSLY SHOWING THE ROOM CAPACITY FOR ANY ROOM USED FOR AN ASSEMBLY, DINING. DRINKING OR SIMILAR PURPOSES NEAR EXIT OR EXIT-ACCESS DOORWAYS FROM THE ROOM. SEC 1007.2.6.
- ANY TIME A BUILDING IS OCCUPIED, MEANS OF EGRESS SHALL BE ILLUMINATED. PROVIDE MEANS OF EXT ILLUMINATION THAT HAS A MINIMUM INTENSITY OF NOT LESS THAN 1 FOOT CANDLE AT THE FLOOR LEVEL (SEC 1003.2.9).
- . POWER FOR THE MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. OCCUPANCIES SERVED BY A MEANS OF EGRESS SYSTEM FOR AN OCCUPANT LOAD OF 100 OR MORE, EMERGENCY BACKUP SHALL BE PROVIDED.
- 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
- 5. ALL EXIT ENCLOSURES SHALL BE SMOKE-PROOF ENCLOSURES OR PRESSURIZED STAIRWAYS IN ACCORDANCE WITH 2019 CBC 909.20 AND 1020.1.7
- 6. ELEVATOR SHAFT IS A 2-HR ENCLOSURE. ELEVATOR LOBBY WALLS ARE 1-HR PARTITIONS WITH 20 MIN. DOOR AND SMOKE SEALS AROUND DOOR. 2019 CBC 707.14
- MIN. DOORS. THE TRASH CHUTE ACCESS ROOM HAS A 1-HR WALL WITH A 45 MIN. SELF CLOSING DOOR. 2019 CBC 707.13.3 8. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED AT THE TOP OF THE

TRASH AND RECYCLING CHUTES ARE ENCLOSED WITH A 2-HR SHAFT WITH 90

- TRASH CHUTES AND IN THEIR TERMINAL ROOMS. CHUTES EXTENDING THROUGH THREE OR MORE FLOORS SHALL HAVE ADDITIONAL SPRINKLER HEADS INSTALLED WITHIN SUCH CHUTES AT ALTERNATE FLOORS. CHUTE SPRINKLERS SHALL BE ACCESSIBLE FOR SERVICING. (2019 CBC 903.2.10.2 THIS APPLIES TO ELEVATOR 1: IN ORDER TO BE CONSIDERED PART OF AN
- ACCESSIBLE MEANS OF EGRESS. AN ELEVATOR SHALL COMPLY WITH THE EMERGENCY OPERATION AND SIGNALING DEVICE REQUIREMENTS OF SECTION 2.27 OF ASME A17.1. STANDBY POWER SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS 2702 AND 3003. THE ELEVATOR SHALL BE ACCESSED FROM EITHER AN AREA OF REFUGE COMPLYING WITH SECTION 1007.6 OR A HORIZONTAL EXIT. 2019 CBC 1007.4

- AREAS OF REFUGE SHALL BE PROVIDED WITH A TWO-WAY COMMUNICATION SYSTEM BETWEEN THE AREA OF REFUGE AND A CENTRAL CONTROL POINT. IF THE CENTRAL CONTROL POINT IS NOT CONSTANTLY ATTENDED. THE AREA OF REFUGE SHALL ALSO HAVE CONTROLLED ACCESS TO A PUBLIC TELEPHONE SYSTEM. LOCATION OF THE CENTRAL CONTROL POINT SHALL BE APPROVED BY THE FIRE DEPARTMENT. THE TWO-WAY COMMUNICATION SYSTEM SHALL INCLUDE BOTH AUDIBLE AND VISIBLE SIGNALS. 2019 CBC 1007.6.3
- . A BUTTON COMPLYING WITH SECTION 1117B.6 IN THE AREA OF REFUGE SHALL ACTIVATE BOTH A LIGHT IN THE AREA OF REFUGE INDICATING THAT RESCUE HAS BEEN REQUESTED AND A LIGHT AT THE CENTRAL CONTROL POINT INDICATING THAT RESCUE IS BEING REQUESTED. A BUTTON AT THE CENTRAL CONTROL POINT SHALL ACTIVATE BOTH A LIGHT AT THE CENTRAL CONTROL POINT AND A LIGHT IN THE AREA OF REFUGE INDICATING THAT THE REQUEST HAS BEEN RECEIVED. 2019 CBC 1007.6.3.1
- IN AREAS OF REFUGE THAT HAVE A TWO-WAY COMMUNICATIONS SYSTEM INSTRUCTIONS ON THE USE ON THE USE OF THE AREA UNDER EMERGENCY CONDITIONS SHALL BE POSTED ADJOINING THE COMMUNICATIONS SYSTEM. THE INSTRUCTIONS SHALL INCLUDE ALL OF THE FOLLOWING AND SHALL COMPLY WITH SECTION 1117B.5.1, ITEM 2:
- DIRECTIONS TO FIND OTHER MEANS OF EGRESS.
- UNLESS THEY ARE ASSISTING OTHERS INFORMATION ON PLANNED AVAILABILITY OF ASSISTANCE IN THE USE OF STAIRS OR SUPERVISED OPERATION OF ELEVATORS AND HOW TO SUMMON SUCH ASSISTANCE.

PERSONS ABLE TO USE THE EXIT STAIRWAY DO SO AS SOON AS POSSIBLE

CBC 10007.6.4 EACH DOOR PROVIDING ACCESS TO AN AREA OF REFUGE FROM AN ADJACENT FLOOR AREA SHALL BE IDENTIFIED BY A SIGN COMPLYING WITH

DIRECTIONS FOR USE OF THE EMERGENCY COMMUNICATIONS SYSTEM. 2019

- SECTION 1117B.5.1, ITEM 2, STATING: AREA OF REFUGE, AND INCLUDING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. WHERE EXIT SIGN ILLUMINATION IS REQUIRED BY SECTION 1011.2, THE AREA OF REFUGE SIGN SHALL BE ILLUMINATED. ADDITIONALLY. TACTILE SIGNAGE COMPLYING WITH SECTION 1117B.5.1, ITEM 1 SHALL BE LOCATED AT EACH DOOR TO AN AREA OF REFUGE 2093 CBC 1007.6.5
- COMPLETE PLANS AND SPECIFICATIONS FOR FIRE ALARM SYSTEMS SHALL BE SUBMITTED TO THE CITY OF SAN DIEGO DEVELOPMENT SERVICES FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. CFC 907.1.1.
- LOCATIONS AND CLASSIFICATIONS OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH CFC 906 AND CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 19.
- DURING CONSTRUCTION, AT LEAST ONE EXTINGUISHER SHALL BE PROVIDED ON EACH FLOOR LEVEL AT EACH STAIRWAY, IN ALL STORAGE AND CONSTRUCTION SHEDS, IN LOCATIONS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED OR USED, AND WHERE OTHER SPECIAL HAZARDS ARE PRESENT PER CFC SECTION 3315.1.
- . IN BUILDINGS THAT REQUIRE STANDPIPES, STANDPIPES SHALL BE PROVIDED DURING CONSTRUCTION WHEN THE HEIGHT REACHES 40 FEET ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS. A FIRE DEPARTMENT CONNECTION SHALL BE NO MORE THAN 100 FEET FROM AVAILABLE FIRE DEPARTMENT VEHICLE ACCESS ROADWAYS. CFC SECTION
- BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL CONFORM TO CFC CHAPTER 33. WELDING, CUTTING, AND OTHER HOT WORK SHALL BE IN CONFORMANCE WITH CFC CHAPTER 35.
- WALL, FLOOR AND CEILING FINISHES AND MATERIALS SHALL NOT EXCEED THE INTERIOR FINISH CLASSIFICATION IN CBC TABLE 803.9 AND SHALL MEET THE FLAME PROPAGATION PERFORMANCE CRITERIA OF THE CALIFORNIA CODE OF REGULATIONS. TITLE 19, DIVISION 1. DECORATIVE MATERIALS SHALL BE PROPERLY TREATED BY A PRODUCT OR PROCESS APPROVED BY THE STATE FIRE MARSHAL WITH APPROPRIATE DOCUMENTATION PROVIDED TO THE CITY OF SAN DIEGO.
- KEY BOXES SHALL BE PROVIDED FOR ALL HIGH-RISE BUILDINGS, POOL ENCLOSURES, GATES IN THE PATH OF FIREFIGHTER TRAVEL TO STRUCTURES, SECURED PARKING LEVELS, DOORS GIVING ACCESS TO ALARM PANELS AND/OR ENUNCIATORS, AND ANY OTHER STRUCTURES OR AREAS WHERE ACCESS TO AN AREA IS RESTRICTED.
- DUMPSTER AND TRASH CONTAINERS EXCEEDING 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM OR LOCATED IN A TYPE 1 OR 11A STRUCTURE SEPARATED BY 10 FEET FROM OTHER STRUCTURES. CONTAINERS LARGER THAN 1 CUBIC YARD SHALL BE OF NON- OR LIMITED-COMBUSTIBLE MATERIALS OR SIMILARLY PROTECTED OR SEPARATED. CFC 304.3
- EXITS, EXIT SIGNS, FIRE ALARM PANELS, HOSE CABINETS, FIRE EXTINGUISHER LOCATIONS, AND STANDPIPE CONNECTIONS SHALL NOT BE CONCEALED BY CURTAINS, MIRRORS, OR OTHER DECORATIVE MATERIAL.
- OPEN FLAMES, FIRE, AND BURNING ON ALL PREMISES IS PROHIBITED EXCEP AS SPECIFICALLY PERMITTED BY THE CITY OF SAN DIEGO AND CFC 308.
- THE EGRESS PATH SHALL REMAIN FREE AND CLEAR OF ALL OBSTRUCTIONS AT ALL TIMES. NO STORAGE IS PERMITTED IN ANY EGRESS PATHS.
- COMPLETE PLANS AND SPECIFICATIONS FOR ALL FIRE EXTINGUISHING SYSTEMS INCLUDING AUTOMATIC SPRINKLER AND STANDPIPE SYSTEMS AND OTHER SPECIAL FIRE EXTINGUISHING SYSTEMS AND RELATED APPURTENANCES SHALL BE SUBMITTED TO THE CITY OF SAN DIEGO FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. CFC 901.2
- COMPLETE PLANS AND SPECIFICATIONS FOR FIRE ALARM SYSTEMS SHALL BE SUBMITTED TO THE CITY OF SAN DIEGO DEVELOPMENT SERVICES FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. CFC 901.2.
- A 26-FOOT WIDE FIRE APPARATUS ACCESS ROAD IS REQUIRED WHEN ADJACENT TO A BUILDING GREATER THAN 30 FOOT IN HEIGHT ABOVE GRADE PLANS. THE LOCATION OF THE ROAD SHALL BE 15-30 FOOT FROM THE BUILDING AND SHALL BE POSITIONED PARALLEL TO ONE ENTIRE SIDE OF THE BUILDING. SEE SITE PLAN A1.01 TO SHOW HOW THE REQUIREMENTS FOR AERIAL ACCESS ARE PROVIDED IN ACCORDANCE WITH CFC D105.
- THIS PROJECT IS REQUIRED TO MEET THE REQUIREMENT IN CFC SECTION 510 FOR EMERGENCY RESPONDER RADIO COVERAGE. (NEW ISSUE)
- 79. IF THIS BUILDING DOES NOT MEET THE SIGNAL STRENGTH REQUIREMENT OF -95DB INTO AND OUT OF THE BUILDING IN 95% OF ALL AREA ON EACH FLOOR OF THE BUILDING, A RADIATING CABLE SYSTEM, A DISTRIBUTED ANTENNA SYSTEM WITH FCC CERTIFIED SIGNAL BOOSTERS, OR OTHER SYSTEMS APPROVED BY THE SAN DIEGO FIRE DEPARTMENT WILL BE PROVIDED TO ACHIEVE THE REQUIRED COVERAGE. (NEW ISSUE)
- PROVIDE A ONE HOUR FIRE RESISTANCE RATING FOR THE EXTERIOR WALL. WHICH HAS A FIRE SEPARATION DISTANCE OF LESS THAN 30 FEET [CBC 602.1]
- ELEVATOR DOORS MUST BE INSTALLED IN ACCORDANCE WITH THE APPROVAL ON THE AFFIXED FIRE RESISTANCE LABEL. ELEVATOR DOORS MUST BE SEPARATED FROM CORRIDORS OR THE REMAINDER OF THE BUILDING WITH 1-1/2 HOUR FIRE RESISTIVE ASSEMBLIES.

- 82. THE EGRESS PATH SHALL REMAIN FREE AND CLEAR OF ALL OBSTRUCTURE CHMENT AT ALL 86. TIMES, NO STORAGE IS PERMITTED IN ANY EGRESS PATHS.
- 83. AT LEAST ONE 2A:10BC FIRE EXTINGUISHER SHALL BE PROVIDED SO THAT THE TRAVEL DISTANCE FROM ANYWHERE IN THE BUILDING DOES NOT EXCEED 75 FEET TO 87. AN EXTINGUISHER. EXTINGUISHERS SHALL BE LOCATED ALONG THE NORMAL PATH OF TRAVEL AND IN A READILY VISIBLE AND ACCESSIBLE LOCATION, WITH THE BOTTOM OF THE EXTINGUISHER AT LEAST 4 INCHES ABOVE FLOOR.
- 84. SMOKE CONTROL SYSTEMS SHALL COMPLY WITH CBC 909. REVIEW AND APPROVAL OF A RATIONAL ANALYSIS REPORT IS REQUIRED PRIOR TO COMMENCING CONSTRUCTION. ACCEPTANCE TESTING SHALL BE PERFORMED BY A QUALIFIED THIRD PARTY SPECIAL INSPECTOR AND VERIFIED BY THE CITY OF SAN DIEGO PRIOR TO 88. OCCUPANCY
- STORAGE, DISPENSING, OR USE OF ANY HAZARDOUS MATERIALS SHALL COMPLY WITH CBC SECTION 414 AND CFC REGULATIONS. THE STORAGE AND USE OF HAZARDOUS MATERIALS SHALL BE REVIEWED AND APPROVED BY THE CITY OF SAN DIEGO PRIOR TO SUCH MATERIALS BEING BROUGHT ON
- 36. "STAIRWAY EXITING DIRECTLY TO THE EXTERIOR OF A BUILDING FOUR OR MORE STORIES IN HEIGHT SHALL BE PROVIDED WITH A MEANS FOR **EMERGENCY ENTRY FOR FIRE DEPARTMENT ACCESS'**
- 87. VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLE RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBER OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS OR STROBES.
- 88. CONSTRUCTION DOCUMENTS APPROVED BY THE FIRE CODE OFFICIAL ARE APPROVED WITH THE INTENT THAT SUCH CONSTRUCTIONS DOCUMENTS COMPLY IN ALL RESPECTS WITH THIS CODE. REVIEW AND APPROVAL BY THE FIRE CODE OFFICIAL SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THIS CODE.
- 89. A SIGN SHALL BE PROVIDED AT EACH FLOOR LANDING IN INTERIOR EXIT ENCLOSURES CONNECTING MORE THAN THREE STORIES DESIGNATING THE FLOOR LEVEL, TERMINUS OF THE TOP AND BOTTOM OF THE STAIR ENCLOSURE AND THE IDENTIFICATION OF THE STAIR. THE SIGNAGE SHALL ALSO STATE THE STORY OF, THE DIRECTION TO THE EXIT DISCHARGE, AND THE AVAILABILITY OF ROOF ACCESS FROM THE STAIRWAY FOR THE FIRE DEPARTMENT. THE SIGN SHALL BE LOCATED 5 FEET ABOVE THE FLOOR LANDING IN A POSITION THAT IS READILY VISIBLE WHEN THE DOORS ARE IN THE OPEN AND CLOSED POSITIONS. (CFC 1020.1.3)
- 90. 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 [2019 CBC 403.12]

### FIRE CONTROL PANEL ENGINEERING **SPECIFICATIONS**

T SHALL BE POSSIBLE TO SUPPORT A SINGLE STAND ALONE NODE OR UP TO 64 NODES COMMUNICATING ON A PEER-TO-PEER MULTI PRIORITY TOKEN RING PROTOCOL NETWORK. NETWORK ALARM RESPONSE MUST BE UNDER 3. SECONDS. FIELD WIRING CONNECTIONS MUST BE MADE AT REMOVABLE ERMINAL BLOCKS. STATUS LEDs SHALL BE PROVIDED FOR COMMUNICATIONS NETWORK, RS-232, AUDIO AND INTERNAL RAIL COMMUNICATIONS. INTERNAL NODE COMMUNICATION SPEED MUST BE PROGRAMMABLE. THE CONTROL PANEL AND SYSTEM COMPONENTS MUST BE MANUFACTURED BY AND ISO 9001. STANDARDS LISTED COMPANY.

THE COMMUNICATION FORMAT BETWEEN THE CONTROL PANEL AND ANALOG DEVICES SHALL BE DIGITAL.

LOOP ALARM RECOGNITION MUST BE WITHIN 750 MILLISECONDS OF A DEVICE REPORTING AN ALARM STATE. IT MUST BE POSSIBLE TO WIRE THE LOOP AS CLASS A OR CLASS B WITH NON SHIELDED, NON-TWISTED WIRE. IT MUST BE POSSIBLE TO WIRE BRANCHES (T-TAPS) WITH CLASS B WIRING. SHOULD THE COMMUNICATIONS BETWEEN DEVICES AND THE DATA CONTROLLER BE LOST THE DEVICE CIRCUIT SHALL GO INTO STAND-ALONE MODE. THE CIRCUIT SHALL ACT LIKE A CONVENTIONAL ALARM RECEIVING CIRCUIT IN THE STAND ALONE MODE. SHOULD BUS COMMUNICATIONS BE LOST, LOCAL RAIL MODULES MUST CONTINUE TO FUNCTION, RECOGNIZE AND STORE FUNCTIONAL STATUS CHANGES. IN THE EVEN TO AN ALARM, PROVISION MUST BE MADE TO SIGNAL THE NETWORK AND MAKE IT AWARE OF THE ALARM CONDITION.

THE FIRE ALARM POWER SUPPLIES MUST BE CAPABLE OF BEING PARALLELED AND SHARE THE LOAD. MULTIPLE POWER SUPPLIES MUST BE CAPABLE OF BEING BACKED UP WITH A SINGLE 24 VOLT BATTERY PACK FOR REDUCED. MAINTENANCE. A BATTERY POWER SUPPLY SHALL BE CAPABLE OF CHARGING JP TO 64 AH BATTERIES. THE POWER SUPPLY MUST BE ABLE TO PERFORM AN AUTOMATIC LOAD TEST OF BATTERIES AND RETURN A TROUBLE IF THE BATTERIES FALL OUTSIDE A PREDETERMINED RANGE. POWER SUPPLIES MUST INCORPORATE THE ABILITY TO ADJUST THE CHARGE RATE OF BATTERIES POWER SUPPLIES MUST INCORPORATE THE ABILITY TO ADJUST THE CHARGE RATE OF BATTERIES CHANGES IN LOCAL CABINETS AS WELL AS REMOTE CABINETS.

THE SYSTEM SHALL PROVIDE A USER INTERFACE THAT DISPLAYS SYSTEM EVENTS IN A TEXT FORMAT, AND SUPPORTS BASIC COMMON CONTROL LEDs AND SWITCHES. THE COMMON CONTROL SWITCHES AND LEDS PROVIDED AS MINIMUM WILL BE; RESET SWITCH AND LED, ALARM SILENCE SWITCH AND LED, PANEL SILENCE SWITCH AND LED, DRILL SWITCH AND LED. IT MUST BE POSSIBLE TO ADD ADDITIONAL COMMON CONTROLS AS REQUIRED THROUGH THE USE OF MODULAR DISPLAY UNITS. THE USER INTERFACE MUST PROVIDE AN LCD THAT WILL ALLOW CUSTOM EVENT MESSAGES OF UP TO 42 CHARACTERS. THE SYSTEM MUST PROVIDE THE EMERGENCY USER, HANDS FREE VIEWING OF THE FIRST AND LAST HIGHEST PRIORITY EVENT. THE LAST HIGHEST PRIORITY EVENT MUST ALWAYS DISPLAY AND UPDATE AUTOMATICALLY. EVENTS SHALL BE AUTOMATICALLY PLACED IN EASY TO ACCESS QUEUES. IT SHALL BE POSSIBLE TO VIEW SPECIFIC EVENT TYPES SEPARATELY. HAVING TO SCROLL THROUGH A MIXED LIST OF EVENT TYPES IS NOT ACCEPTABLE. THE TOTAL NUMBER OF ACTIVE EVENTS BY TYPE MUST BE DISPLAYED. VISUAL INDICATION MUST BE PROVIDED FOR ANY EVEN T TYPE THAT HAS NOT BEEN ACKNOWLEDGED OR VIEWED. IT MUST BE POSSIBLE TO CUSTOMIZE THE DESIGNATION OF ALL USER INTERFACE LEDs AND SWITCHES FOR LOCAL LANGUAGE REQUIREMENTS.

THE LIFE SAFETY SYSTEM SHALL INCORPORATE ANNUNCIATION OF ALARM, SUPERVISORY, TROUBLE AND MONITOR OPERATIONS. ANNUNCIATION MUST BE THROUGH THE USE OF LED DISPLAY STRIPS COMPLETE WITH A MEANS TO CUSTOM LABEL EACH LED AS TO IS FUNCTION. WHERE APPLICABLE CONTROL OF REMOTE SMOKE CONTROL DEVICES MUST BE MADE AVAILABLE AT THE CONTROL CENTER. SWITCHES WITH LEDS MUST PROVIDE POSITIVE FEED BACK TO THE OPERATOR OF REMOTE EQUIPMENT STATUS. WHERE VOICE AUDIO IS REQUIRED A MEANS OF PAGING INDIVIDUAL ZONES MUST BE MADE. THE STATUS OF EACH PAGING ZONE MUST BE ANNUNCIATED. IT MUST BE POSSIBLE TO SELECTIVELY PAGE INTO SPECIFIC ZONES. IT SHALL BE POSSIBLE TO MANIPULATE THE EVACUATION OF THE BUILDING FROM THE MAIN CONTROL CENTER. IT MUST BE POSSIBLE FOR THE EMERGENCY OPERATOR TO PUT SPECIFIC ZONES INTO EVACUATION MANUALLY.

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SHALL VERIFY AND BE RESPONSIBLE FOR ALD
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SHEET TITLE:

GENERAL NOTES DATE: 04/30/2025 SCALE:

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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 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

- 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
- 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]
- "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]
- REMOTE FUEL TANK ALARM WILL BE MONITORED AT THE 7TH FLOOR MANAGEMENT OFFICE.
- 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]
- 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
- 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
- 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
- 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**

- 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.
- SINGLE MEMBRANE PENETRATIONS OF FIRE SPRINKLER PIPES CAN BE PROTECTED WITH METAL ESTUCHEON PLATES.
- NONCOMBUSTIBLE MEMBRANE PENETRATIONS SHALL NOT BE CONNECTED TO PLASTIC ON BOTH SIDES UNLESS TESTED IN ACCORDANCE WITH UBC STANDARD 7-1.
- FLOOR MEMBRANE PENETRATIONS SHALL COMPLY WITH ANY OF THE PROVISIONS FOR THRU PENETRATIONS FOR WALLS OR FLOORS
- 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.
- ELECTRICAL BOXES ARE ALLOWED FOR FLOOR MEMBRANE PENETRATIONS WHEN LISTED AND INSTALLED PER THE LISTING OF THE ASSEMBLY.
- ELECTRICAL PANELS MAY NOT OCCUR WITHIN THE CORRIDORS.

### FIRE ACCESS

- 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.
- 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 RADIOUS 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 ANAYLYSIS REPORT AND MUST BE VERFIED 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**

- 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 SEPARATEI 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)
- AN ELEVATOR CAPABLE 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
- 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:
- THE FIRE SERVICE ACCESS ELEVATOR SYMBOL SHALL BE NOT LESS THAN 3 INCHES (76 MM) IN HEIGHT.
- 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
- 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
- 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
- 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
- ELEVATORS SHALL COMPLY WITH SIGNAGE REQUIREMENTS OF SECTION 1143A AND SECTION 1124A.
- 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.
- 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.**

- 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 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
- 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)
- 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

13. THE FORCE REQUIRED TO ACTIVATE CONTROLS AND OPERATING

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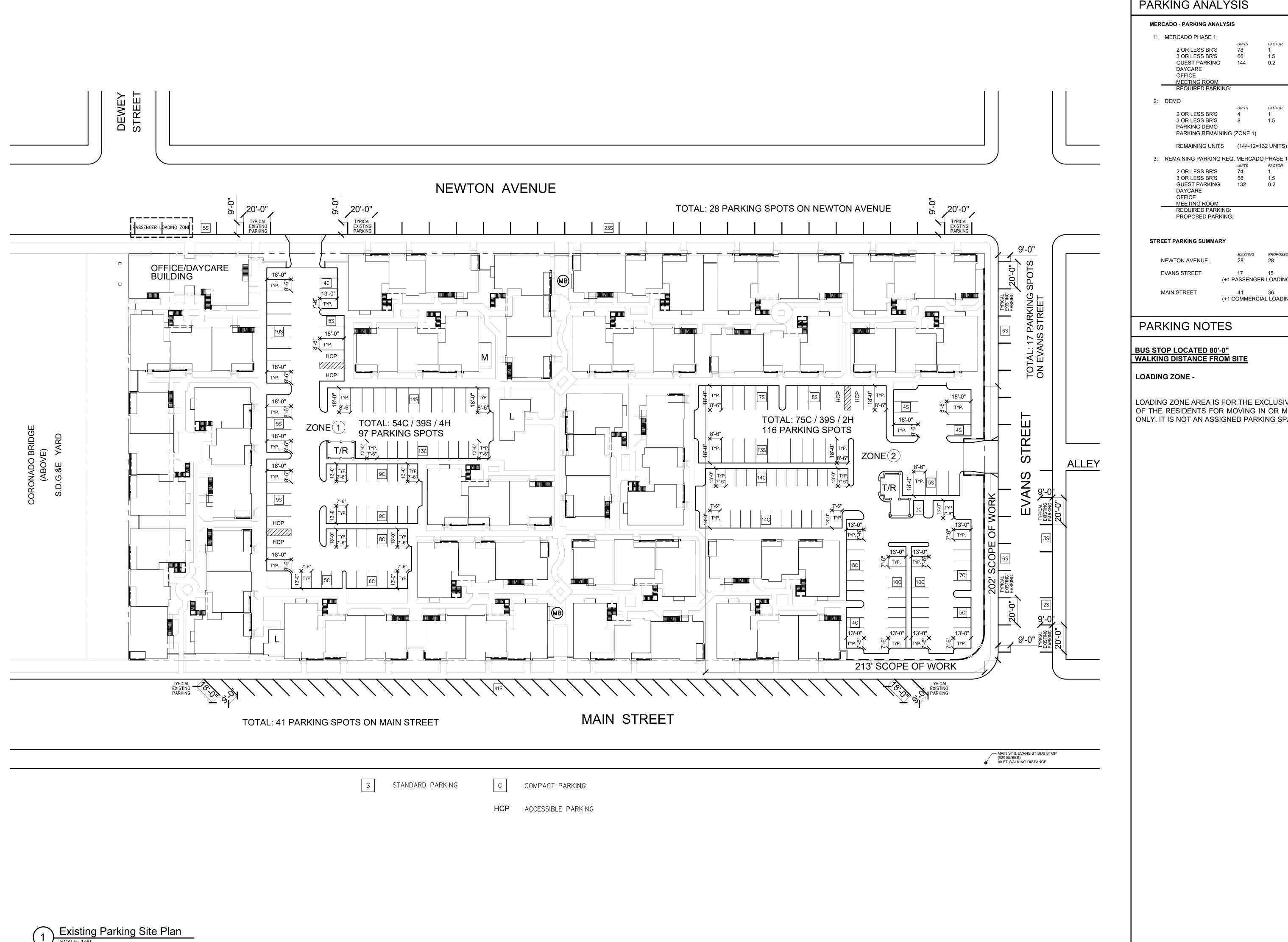
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**ATTACHMENT PARKING ANALYSIS** 78 99 -119 REMAINING UNITS (144-12=132 UNITS) (+1 PASSENGER LOADING SPACE) 41 36 -5 (+1 COMMERCIAL LOADING SPACE)

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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.

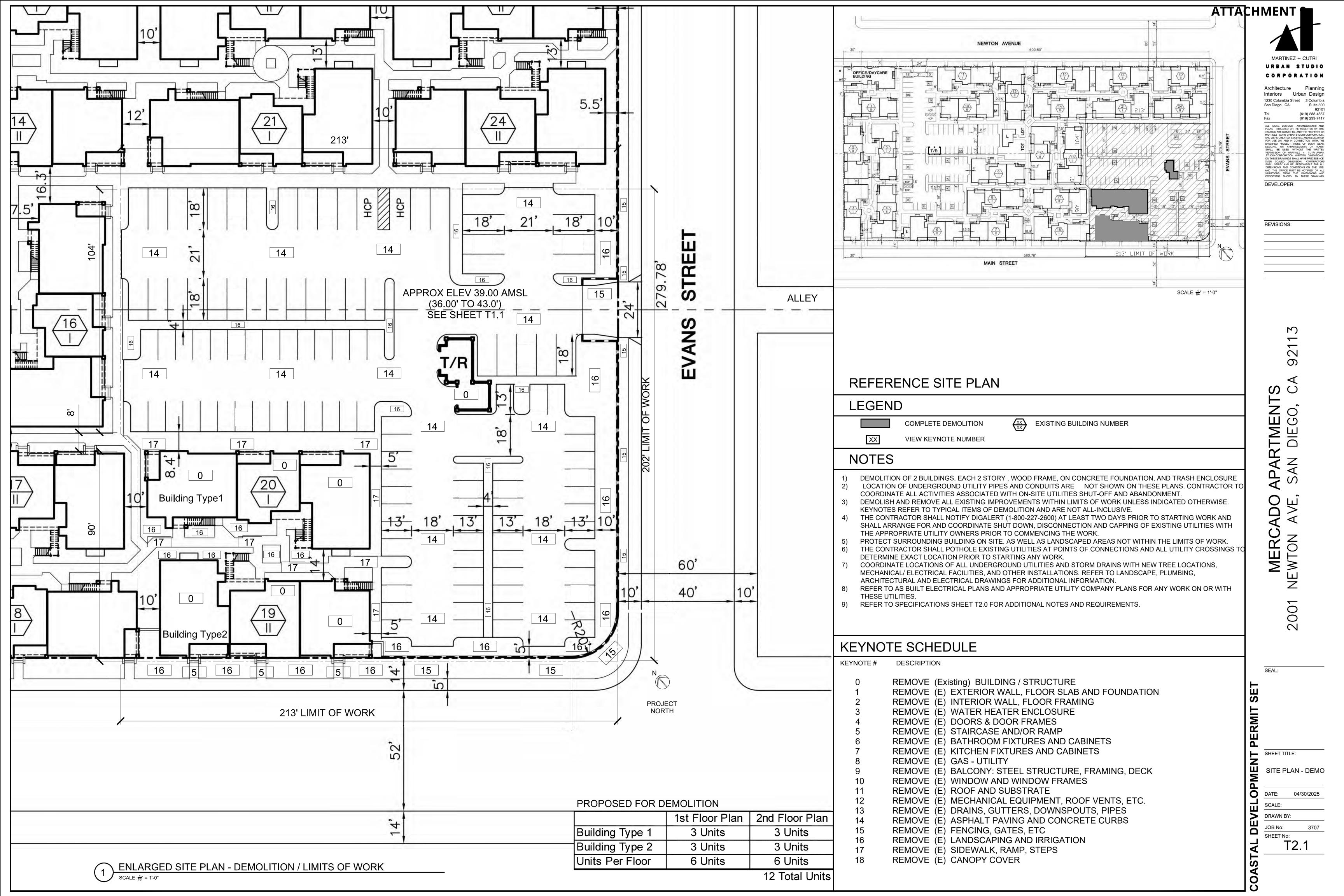
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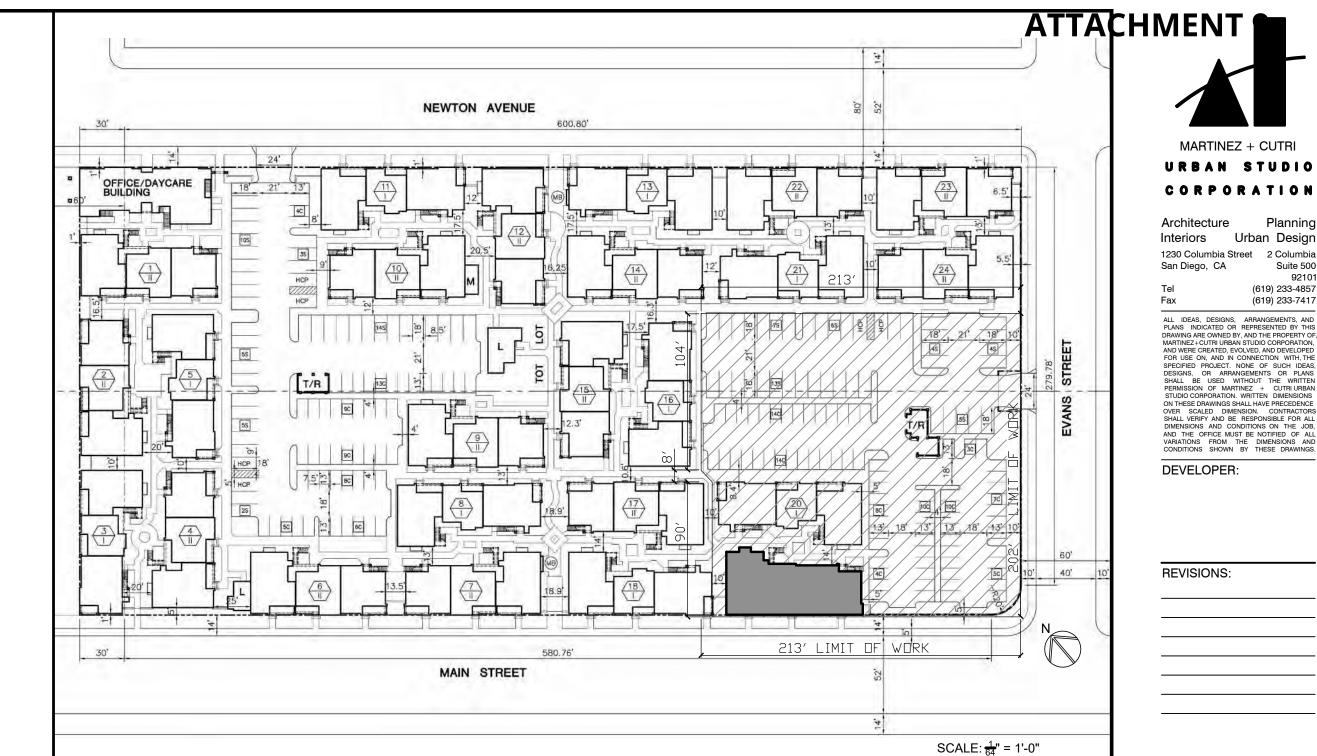
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**BUILDING 19 - 1ST FLOOR PLAN** 

# SECOND FLOOR PLAN



REFERENCE SITE PLAN

### LEGEND

XX

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
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SALVAGED (EX. ADA SIGNAGE)

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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.		

REMOVE (E) DRAINS, GUTTERS, DOWNSPOUTS, PIPES REMOVE (E) ASPHALT PAVING AND CONCRETE CURBS

REMOVE (E) FENCING, GATES, ETC REMOVE (E) LANDSCAPING AND IRRIGATION

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

AP/ NEWTON

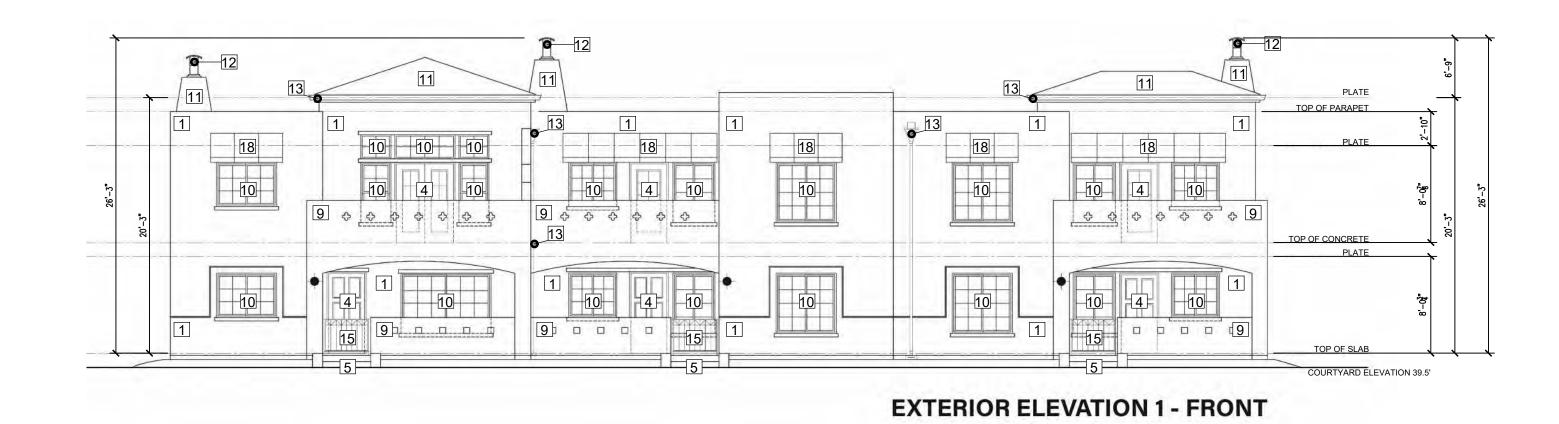
2001

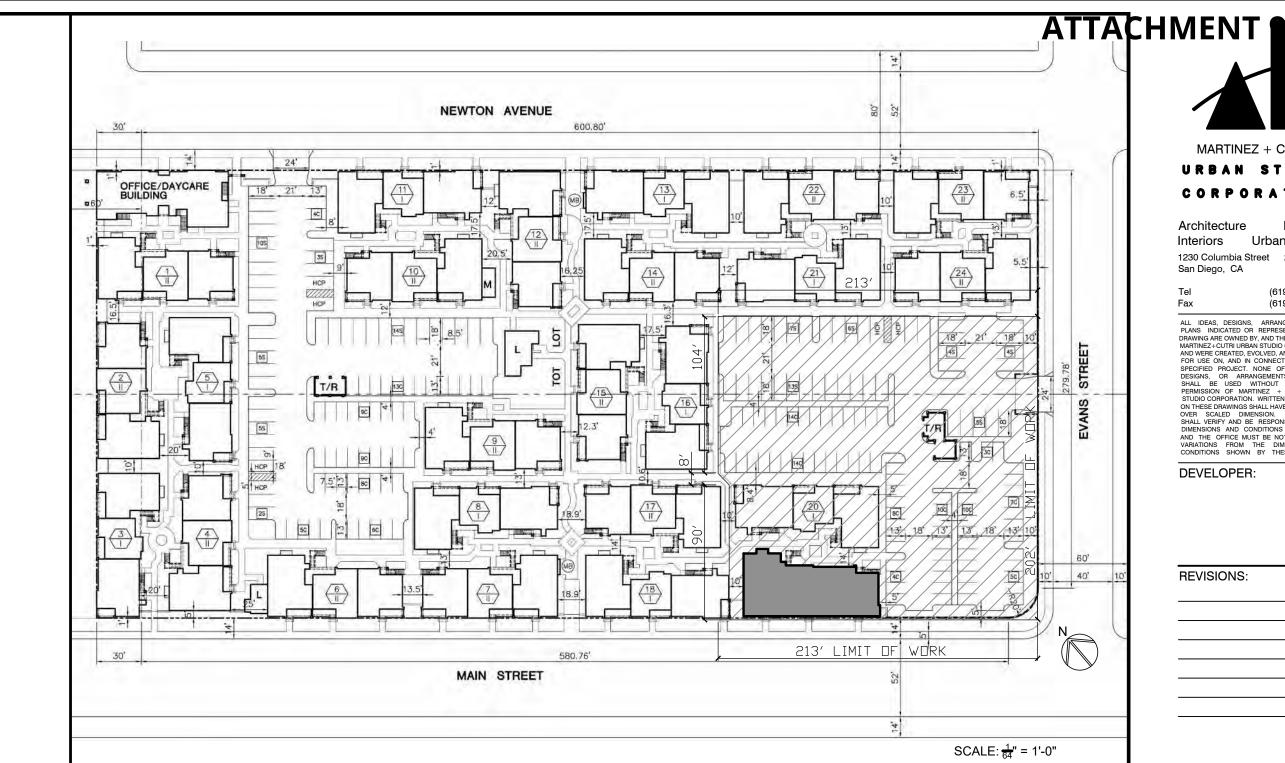
PERMIT **BUILDING 19** FLOOR PLANS -

DEMO DATE: 04/30/2025 SCALE:

BUILDING 19 - 2ND FLOOR PLAN







### REFERENCE SITE PLAN

### LEGEND

XX

COMPLETE DEMOLITION

VIEW KEYNOTE NUMBER

EXISTING BUILDING NUMBER

### NOTES

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

AP/

NEWTON

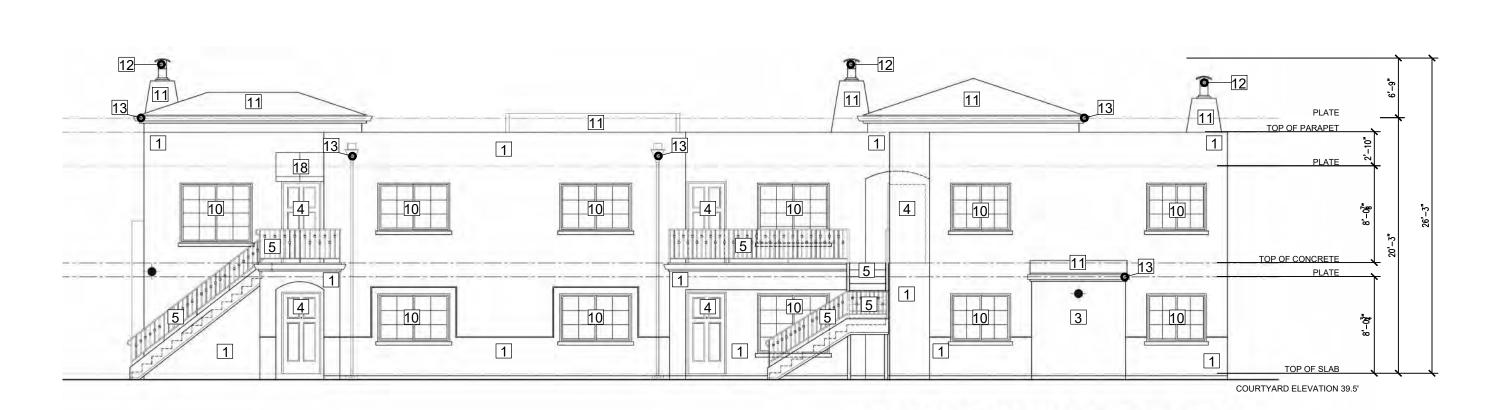
2001

URBAN STUDIO

SHEET TITLE:
BUILDING 19 ROOF
PLAN & ELEVATION

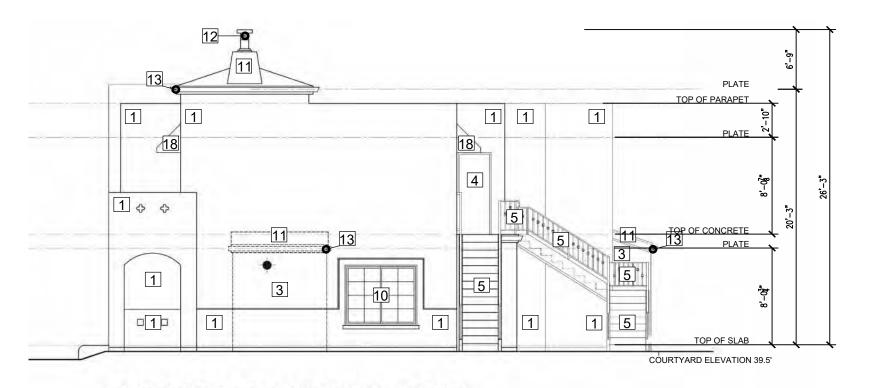
- DEMO
DATE: DATE: 04/30/2025 SCALE:

**BUILDING 19 - FRONT ELEVATION** 



**EXTERIOR ELEVATION 3 - REAR** 

**BUILDING 19 - REAR ELEVATION** 



**EXTERIOR ELEVATION 2 - LEFT** 

NOTES

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VIEW KEYNOTE NUMBER

- REMOVE (E) LANDSCAPING AND IRRIGATION
- REMOVE (E) SIDEWALK, RAMP, STEPS
- REMOVE (E) CANOPY COVER

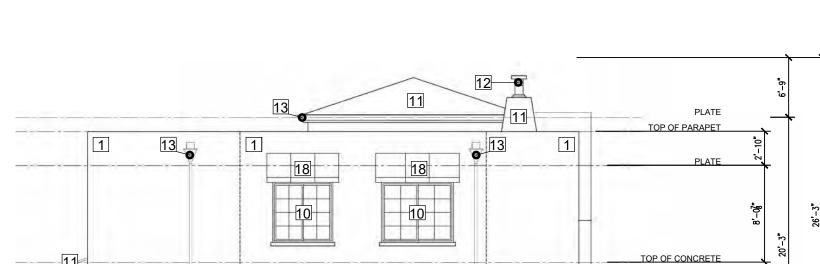
### **LEGEND**

XX

**COMPLETE DEMOLITION** 

COURTYARD ELEVATION 39.5'

EXISTING BUILDING NUMBER



**EXTERIOR ELEVATION 4 - RIGHT** 

BUILDING 19 - RIGHT ELEVATION

ATTACHMENT

URBAN STUDIO CORPORATION

1230 Columbia Street 2 Columbia ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF, MARTINEZ-CUTFIL URBAN STUDIO CORPORATION, AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON, 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 SCALED DIMENSION. 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 AND CONDITIONS SHOWN BY THESE DRAWINGS.

DEVELOPER:

'MENT

SHEET TITLE: BUILDING 19

DATE: 04/30/2025

BUILDING 19 - LEFT ELEVATION

**ATTACHMENT** 

AP/ MERC NEWTON

2001

PERMIT

SHEET TITLE:
BUILDING 20
FLOOR PLANS -**E** DEMO DATE: 04/30/2025

SCALE:

T2.5

SCALE:  $\frac{1}{64}$ " = 1'-0"

# REFERENCE SITE PLAN

# LEGEND

XX

COMPLETE DEMOLITION

EXISTING BUILDING NUMBER

VIEW KEYNOTE NUMBER

MAIN STREET

### NOTES

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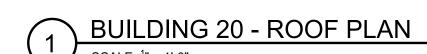
REMOVE (E) CANOPY COVER

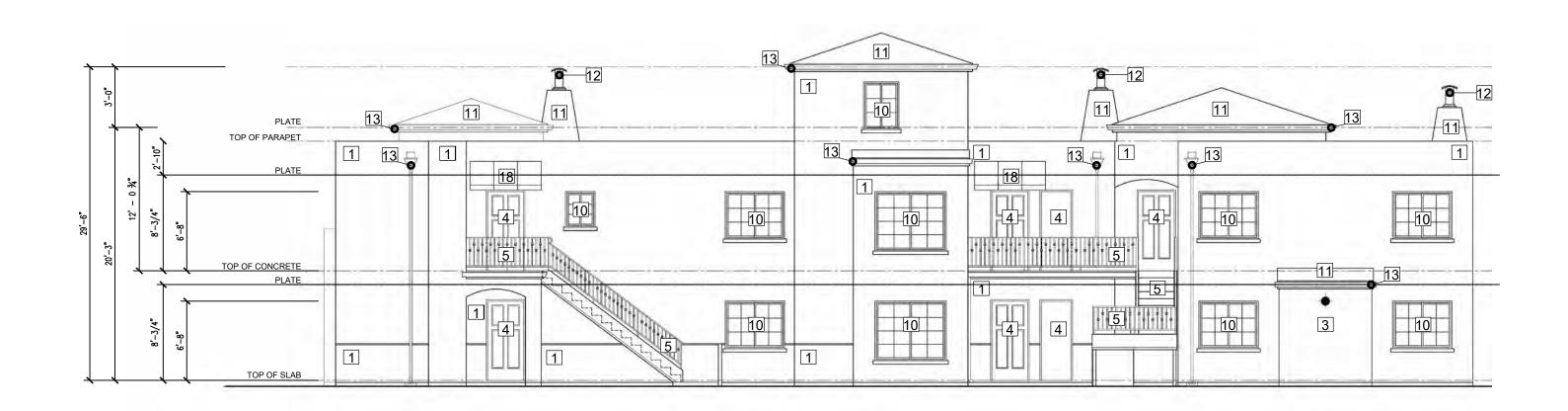
2-54			1
SEC	OND FLOOR PLAN	5 1 10 3	1

# BUILDING 20 - 2ND FLOOR PLAN

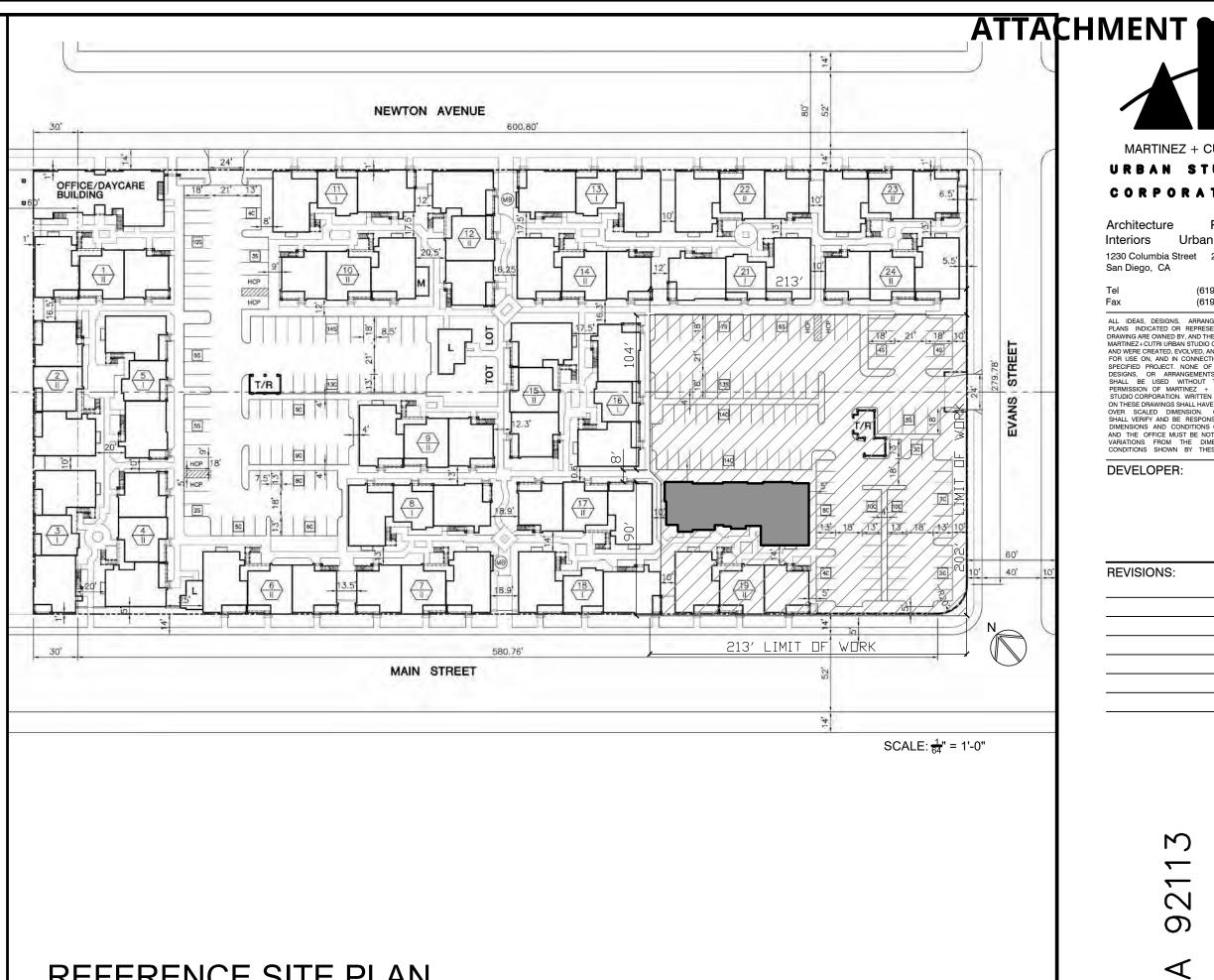
FIRST FLOOR PLAN

**BUILDING 20 - 1ST FLOOR PLAN** 





**EXTERIOR ELEVATION 3 - REAR** 



### REFERENCE SITE PLAN

### LEGEND

XX

COMPLETE DEMOLITION

VIEW KEYNOTE NUMBER

EXISTING BUILDING NUMBER

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18	REMOVE (E) CANOPY COVER

AP/

NEWTON

2001

MER

URBAN STUDIO

SHEET TITLE:
BUILDING 20 ROOF
PLAN & ELEVATION

E - DEMO DATE: 04/30/2025 SCALE:

**BUILDING 20 - REAR ELEVATION** 

### **EXTERIOR ELEVATION 1 - FRONT**

**BUILDING 20 - FRONT ELEVATION** 

10

**EXTERIOR ELEVATION 2 - LEFT** 

NOTES

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KEYNOTE# **DESCRIPTION** 

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REMOVE (E) CANOPY COVER

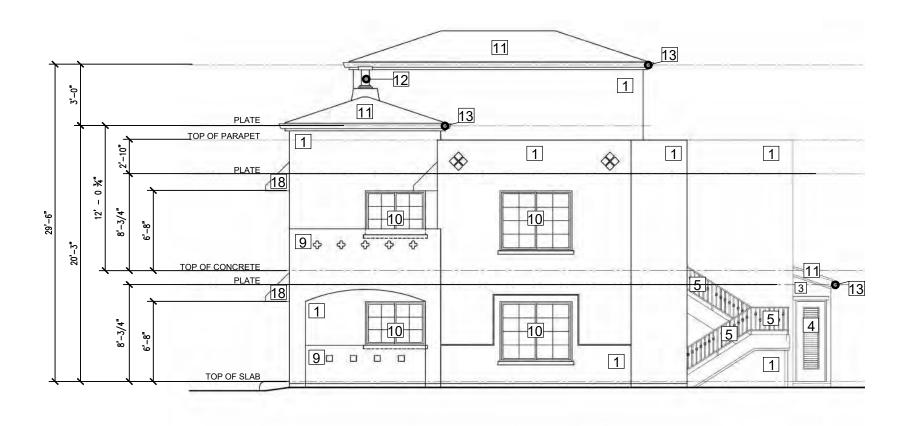
VIEW KEYNOTE NUMBER

### **LEGEND**

XX

**COMPLETE DEMOLITION** 

EXISTING BUILDING NUMBER



**EXTERIOR ELEVATION 4 - RIGHT** 

BUILDING 20 - LEFT ELEVATION

BUILDING 20 - RIGHT ELEVATION

URBAN STUDIO CORPORATION

**ATTACHMENT** 

Architecture

1230 Columbia Street 2 Columbia ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF, MARTINEZ-CUTFIL URBAN STUDIO CORPORATION, AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON, 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 SCALED DIMENSION. 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 AND CONDITIONS SHOWN BY THESE DRAWINGS.

DEVELOPER:

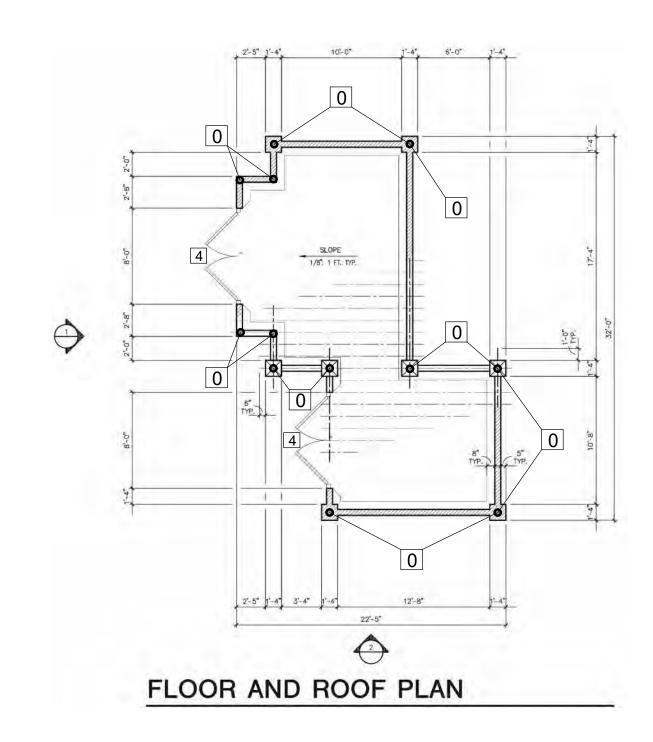
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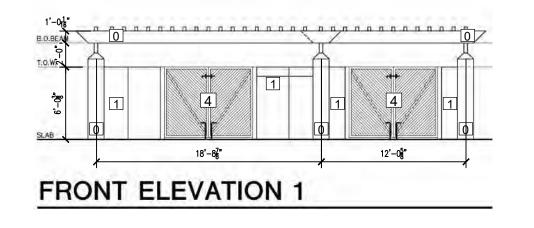
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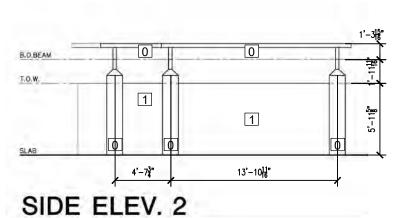
PERMIT

SHEET TITLE: BUILDING 20 **ELEVATIONS** 

DATE: 04/30/2025

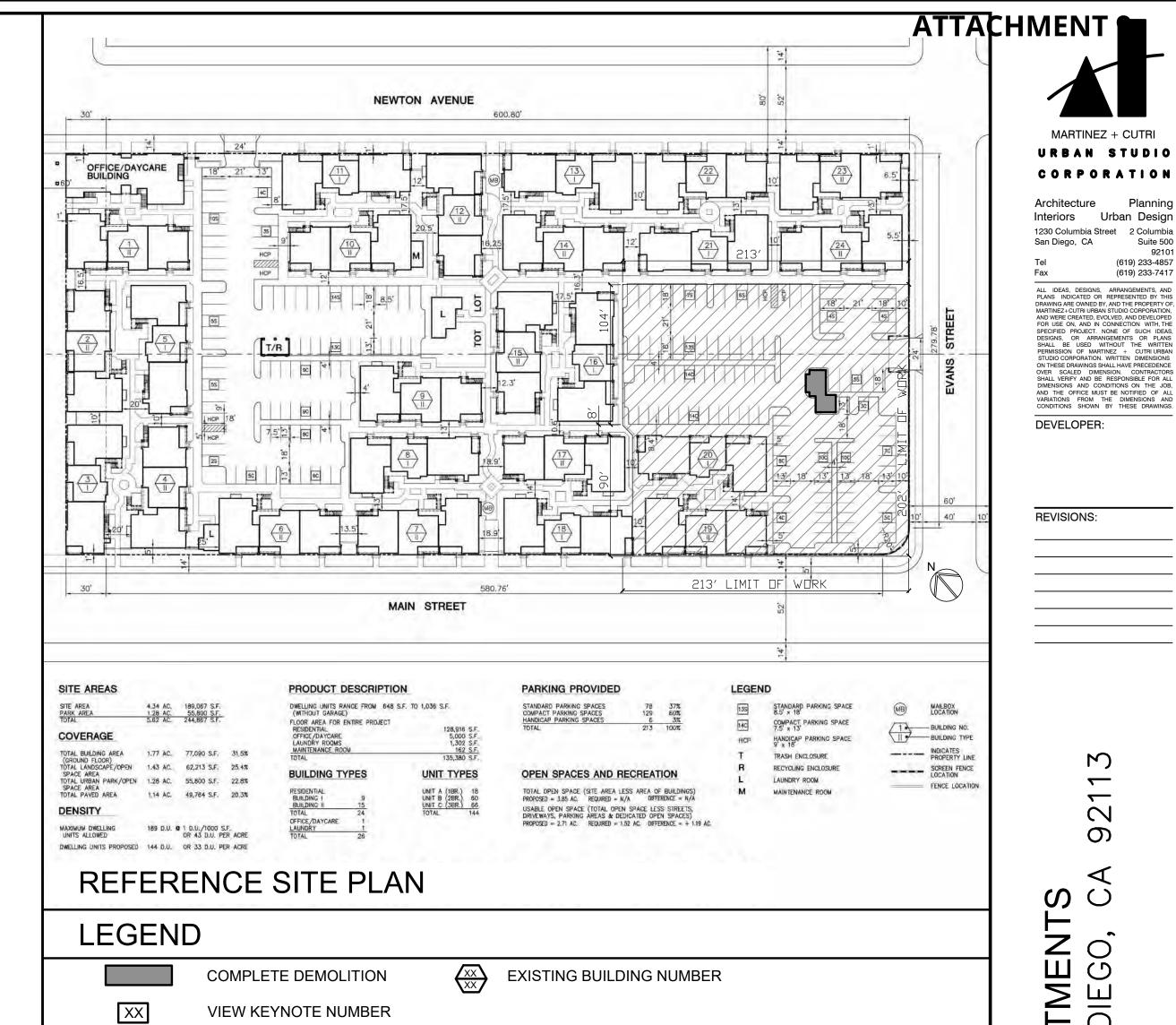






TRASH AREA - FLOOR AND ROOF PLAN

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



### NOTES

VIEW KEYNOTE NUMBER

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- 4) 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. 6) THE CONTRACTOR SHALL POTHOLE EXISTING UTILITIES AT POINTS OF CONNECTIONS AND ALL UTILITY CROSSINGS 1
- DETERMINE EXACT LOCATION PRIOR TO STARTING ANY WORK. 7) 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. 8) REFER TO AS BUILT ELECTRICAL PLANS AND APPROPRIATE UTILITY COMPANY PLANS FOR ANY WORK ON OR WITH
- THESE UTILITIES. 9) REFER TO SPECIFICATIONS SHEET T2.0 FOR ADDITIONAL NOTES AND REQUIREMENTS.
- 10) PRIOR TO DEMOLITION COORDINATE WITH THE CLIENT ANY EQUIPMENT, FIXTURES, AND OTHER ITEMS WHICH WILL BI SALVAGED (EX. ADA SIGNAGE)

### KEYNOTE SCHEDULE

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	KEYNOTE#	DESCRIPTION	
	0	REMOVE (Existing) BUILDING / STRUCTURE	١,
	1	REMOVE (E) EXTERIOR WALL, FLOOR SLAB AND FOUNDATION	Įį
	2	REMOVE (E) INTERIOR WALL, FLOOR FRAMING	9
	3	REMOVE (E) WATER HEATER ENCLOSURE	<u> </u>
	4	REMOVE (E) DOORS & DOOR FRAMES	
	5	REMOVE (E) STAIRCASE AND/OR RAMP	
	6	REMOVE (E) BATHROOM FIXTURES AND CABINETS	17
	7	REMOVE (E) KITCHEN FIXTURES AND CABINETS	1,
	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	1 7
	12	REMOVE (E) MECHANICAL EQUIPMENT, ROOF VENTS, ETC.	`
	13	REMOVE (E) DRAINS, GUTTERS, DOWNSPOUTS, PIPES	ţ
	14	REMOVE (E) ASPHALT PAVING AND CONCRETE CURBS	Ιí
	15	REMOVE (E) FENCING, GATES, ETC	7
	16	REMOVE (E) LANDSCAPING AND IRRIGATION	.
	17	REMOVE (E) SIDEWALK, RAMP, STEPS	•
	18	REMOVE (E) CANOPY COVER	;
- 1			10

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SHEET TITLE: TRASH AREA

FLOOR PLAN & **ELEVATIONS** -DEMO DATE: 04/30/2025 SCALE:

PART 1 - GENERAL	performing the Work and shall furnish a copy of same to the Owner and City prior to	D. No additional payment will be made for pumping or other difficulties encountered due	existing adjacent businesses and residences remaining in operation.	ATTACHMENT
PART 1 - GENERAL  1.1 DESCRIPTION	commencing the Work. The Contractor shall comply with the requirements of the permits.	to water.  E. Certain information regarding the reputed presence, size, character and location of	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	ATTACHIVIENT
A. Scope of Work	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	Existing underground structures, pipes and conduit has <u>NOT</u> been shown on the Drawings. There is no certainty of the accuracy of this information, and the location	closed or obstructed traffic in access ways.	
<ol> <li>This Section specifies the labor, materials, equipment, and incidentals required for the demolition, relocation, and/or disposal of all structures, building materials,</li> </ol>	project site. Copies of said notices shall be submitted to the County.  C. Utility Services: Contractor shall notify utility companies or local authorities	of underground structures shown may be inaccurate and other obstructions than those shown may be encountered. The Contractor hereby distinctly agrees that the Owner is not responsible for the correctness or sufficient of the information given;	1.8 PROTECTION	
equipment, and accessories to be removed as shown on the Drawings and as specified herein.	furnishing gas, water, electrical, telephone, or sewer service to remove any equipment in the structures to be demolished and to remove, disconnect, cap, or	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	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.	MARTINEZ + CUTRI Urban studio
<ol> <li>There may be existing and active stormwater, wastewater, water, and other facilities on site and <u>NOT</u> indicated on the Drawings. It is essential that these</li> </ol>	plug their services to facilitate demolition.  D. Contractor shall notify the City of San Diego in writing prior to beginning any	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	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.	CORPORATION
facilities, when encountered, remain intact and in service during the proposed demolition. Consequently, the Contractor shall be responsible for the protection	demolition work.	or other underground structure.  1.5 RESTRICTIONS	1.9 DAMAGE	Architecture Planning Interiors Urban Design
of these facilities and shall diligently direct all his activities toward maintaining continuous operation of the existing facilities and minimizing operational	1.3 SHOP DRAWING AND SUBMITTALS	A. No building, tank or structure, or any part thereof, shall be demolished until an	A. Promptly repair damage caused to adjacent facilities by demolition operations as	1230 Columbia Street 2 Columbia San Diego, CA Suite 500 92101
inconvenience.  3. Demolition generally includes:	Submittals shall be submitted to the General Contractor for review and acceptance prior to construction in accordance with the General Conditions and specifications	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	directed by the Owner at no cost to the Owner.	Tel (619) 233-4857 Fax (619) 233-7417
a. Complete demolition and removal of manholes, valve vaults, wetwells,	Section 01300 "Submittals."  B. Submit to the General Contractor for their approval, 2 copies of proposed methods	provisions of the California Building Code.	1.10 UTILITIES     A. Maintain existing utilities as directed by the Owner to remain in service and protect	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 WERE CREATED, EVOLUED, AND DEVELOPED
piping, and mechanical and electrical equipment related to the Work as shown on the Drawings and specified herein. b. Complete demolition and removal of all above and below ground structures,	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,	B. No explosives shall be used at any time during demolition. No burning of combustible material will be allowed.	against damage during demolition operations.	FOR USE ON, 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 + CUTFIL URBAN
concrete slabs and foundations, vaults, and underground utilities (water, wastewater, electrical, etc.) as shown on the Drawings and specified herein.	and continuation of utility service as required.  C. Provide a detailed sequence of demolition and removal work to ensure the	C. Contractor shall notify the City of San Diego prior to beginning any demolition work.  See attached list of agencies to notify.	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.	STUDIO CORPORATION. WRITTEN DIMENSIONS ON THESE DRAWINIGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSION. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB.
<ul> <li>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</li> </ul>	Uninterrupted operations of adjacent businesses and residences.  D. Before commencing demolition work, all structure relocation, bypassing, capping, or	A.C. DIODOGAL OF MATERIAL	C. The Contractor shall cooperate with the City of San Diego and utility companies to	AND THE OFFICE MUST BE NOTIFIED OF ALL VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.
expense. Salvageable materials as indicated in the drawings. The sale of removed items on the site is prohibited by the County.	modifications necessary will be completed. Actual work will not begin until the general Contractor has inspected and approved the prerequisite work and	A. All salvageable retained by the Owner shall be shown on Drawings, and shall be	shut off utilities serving structures of the existing facilities as required by demolition operations.	DEVELOPER:
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	authorized commencement of the demolition work.  E. The above procedure must be followed for each individual demolition operation if	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.	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.	
which he is required to perform the various operations.	more than one.	B. All material not retained by the Owner shall become the Contractor's property and	E. All utilities being abandoned shall be terminated at the service mains in	REVISIONS:
<ol> <li>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</li> </ol>	1.4 SITE CONDITIONS	shall be removed off-site.  C. The on-site storage of removed items is prohibited by the Owner. Off-site sale of	conformance with the requirement of the utility companies or the municipality owning or controlling them.	——————————————————————————————————————
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	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.	salvageable material by the Contractor is acceptable.	1.11 EXTERMINATION	
material.	B. The Owner assumes no responsibility for the actual condition of the structures to be	1.7 TRAFFIC AND ACCESS	<ul> <li>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</li> </ul>	
1.2 QUALITY ASSURANCE	demolished.  C. Conditions existing at the time of inspection for bidding purposes will be maintained	A. Conduct work to ensure minimum interference with on-site and off-site businesses, residences, roads, streets, sidewalks, and occupied or used facilities.	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.	
A. Permits and Licenses: Contractor shall obtain all necessary permits and licenses for	by the Owner insofar as practicable. However, variations may occur prior to start of demolition work.	(2)		<b>(4)</b>
		B. Special attention is directed towards maintaining safe and convenient access to the	1.12 POLLUTION CONTROL	
	continuons shall be left in place desired, and the contests are 1. "			
A. For pollution control, use water sprinkling, temporary enclosures, and other suitable methods as necessary to limit the amount of dust rising and scattering in the air to the lowest level of air pollution practical for the condition of work. The Contractor	equipment shall be left in place, drained, and the contents properly disposes.  D. PIPING TO BE REMOVED: Where indicated on the Drawings, pipe (and conduit)			ν,
shall comply with the governing regulations.  B. Clean adjacent structures and improvements of all dust and debris caused by	shall be drained and the contents properly disposed. The pipe (or conduit) shall then be completely removed from the site, including fittings, valves, and other in-line devices. Connections to existing piping to remain shall be plugged by mechanical			
demolition operations as directed by the Owner. Return areas to conditions existing prior to the start of Work.	means (M.J. plugs, tie-rods, or thrust blocks).			92
PART 2 – PRODUCTS (NOT USED)	E. PIPING TO BE ABANDONED: Where indicated on the Drawings, if any, piping (or conduit) shall be left in place. All such piping shall be drained and the contents properly disposed. The pipe (or conduit) shall then be filled with grout (flowable fill)			
PART 3 – EXECUTION	and each end of the pipe (or conduit) shall be plugged using a concrete plug in a manner acceptable to the City.			S S
3.1 SEQUENCE OF WORK	F. TO BE PROTECTED: Where indicated, if any, on the Drawings, the utility service, fence, structure, tree, or device so designated shall be temporarily protected during			
A. The sequence of demolition and relocation of existing facilities, if any, shall be in accordance with the approved critical path schedule as specified in paragraph 1.3	the prosecution of the demolition work as specified in Division 1.			<b>Ш</b> 0
above.  3.2 REMOVAL OF EXISTING PROCESS EQUIPMENT. PIPING. AND APPURTENANCES	G. TO REMAIN: Where indicated on the Drawings, the designated facilities, if any, shall remain intact and in service during the prosecution of the demolition work.			
A. Equipment to be retained by the Owner, if any, will be designated for retention by the				
Owner prior to bidding as specified in Paragraph 1.6 above. Subject to the constraints of maintaining existing facilities in operation as shown on the Drawings, all other process equipment, non-buried valving and piping, and appurtenances shall be				
removed from the site.				
3.3 DEMOLITION PROCEDURES  The Contractor shall adhere to the following demolition procedures as referenced on the				
Drawings:				Ощ
A. TO BE DEMOLISHED: Demolition shall be the breaking up, cutting, filling of any holes resulting, final grading of the area, performing any other operations required, and the removal from the site of all structures and equipment (structures,				
substructures, floor slabs, equipment, tanks, pipes, fittings, electrical systems, light poles, wiring, underground conduits and wiring, isolated slabs, and sidewalks) as indicated on the Drawings. All pieces of concrete, metal, and any other demolished				
material shall be removed to a depth of at lest 5-feet below existing grade. Broken pieces of concrete may be size reduced by an on-site crusher, but in any event must				
be removed from the project site.  Before commencing structural demolition, remove all mechanical, electrical, piping,				
and miscellaneous appurtenances. Completely remove the structure by thoroughly breaking up concrete into pieces no more than 2-feet across the largest dimension.				
B. TO BE REMOVED: Where indicated on the Drawings, the structures and equipment shall be completely removed from the site with all associated connecting piping or				
electrical convice. The item shall be taken whole or in parts to be solveded or	<b>5</b> )	<b>6</b>		
C. TO BE ABANDONED: Where indicated on the Drawings, if any, the structures and				
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				SHEET TITLE:
				DEMO- SPECIFICATIONS
				DATE: 04/30/2025
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ERCADO APARTMENTS TON AVE, SAN DIEGO, CA 92113

SHEET TITLE:
PHOTOGRAPHIOSURVEY

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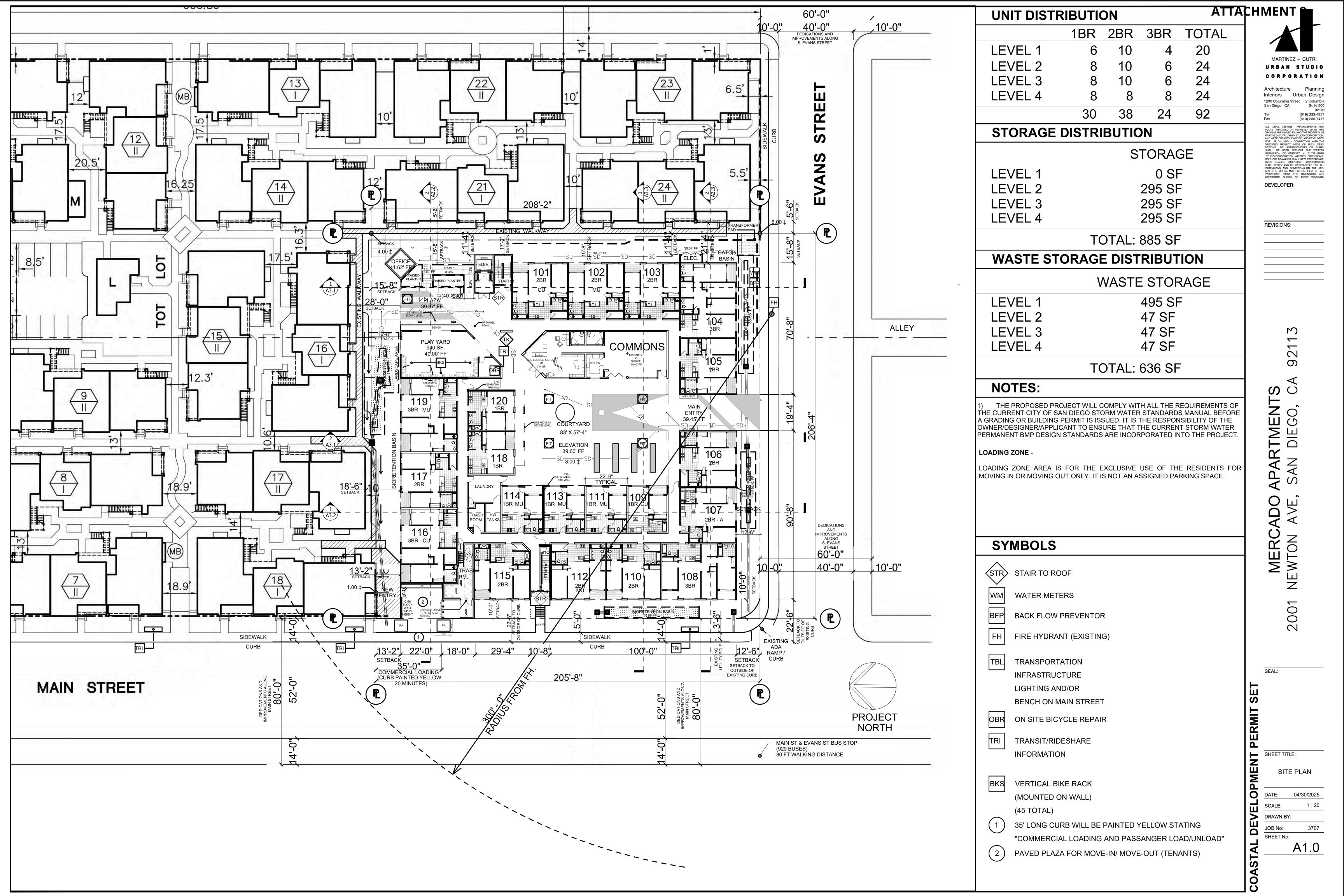
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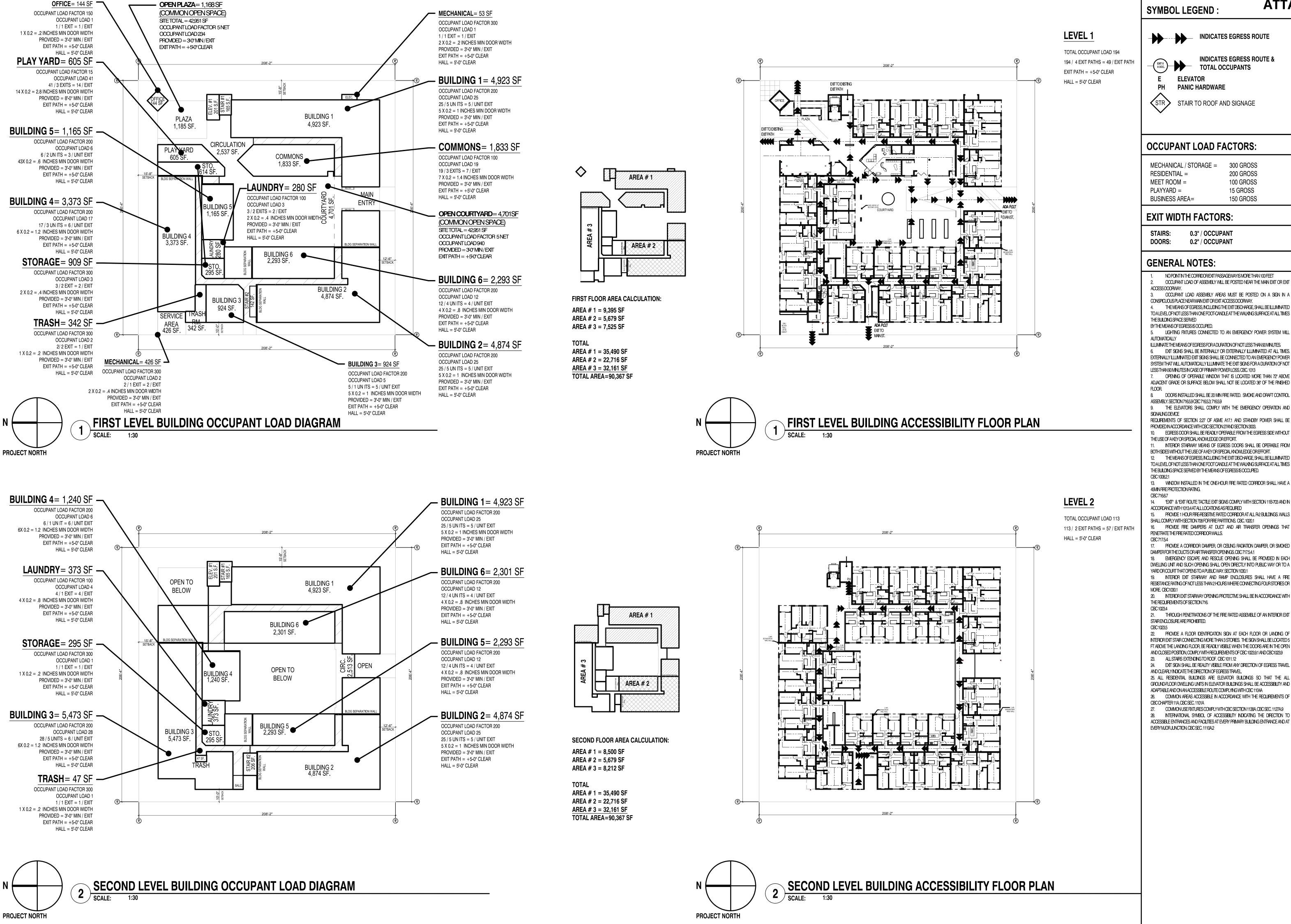
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**SYMBOL LEGEND:** 

**INDICATES EGRESS ROUTE** 

ATTACHMENT 1

MARTINEZ + CUTRI

URBAN STUDIO

CORPORATION

Interiors Urban Design

1230 Columbia Street 2 Columbia

MARTINEZ+CUTHI URBAN STUDIO CORPORATION AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON, 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 PRECOEDNCE OVER SCALED DIMENSION. CONTRACTORS

OVER SCALED DIMENSION. CONTRACTORS SHALL VERIEY 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

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**IEWTON** 

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DEVELOPER:

**REVISIONS:** 

Suite 500

(619) 233-7417

Architecture

San Diego, CA

**INDICATES EGRESS ROUTE &** 

TOTAL OCCUPANTS

**ELEVATOR** PANIC HARDWARE

STAIR TO ROOF AND SIGNAGE

### **OCCUPANT LOAD FACTORS:**

MECHANICAL / STORAGE = 300 GROSS RESIDENTIAL = 200 GROSS 100 GROSS 15 GROSS 150 GROSS BUSINESS AREA=

### **EXIT WIDTH FACTORS:**

0.3" / OCCUPANT 0.2" / OCCUPANT

### **GENERAL NOTES:**

- NO POINT IN THE CORRIDOR/EXIT PASSAGEWAY IS MORE THAN 100 FEET OCCUPANT LOAD OF ASSEMBLY WILL BE POSTED NEAR THE MAIN EXIT OR EXIT
- 3. OCCUPANT LOAD ASSEMBLY AREAS MUST BE POSTED ON A SIGN IN A CONSPICUOUS PLACE NEAR MAIN EXIT OR EXIT ACCESS DOORWAY. 4. 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
- 5. LIGHTING FIXTURES CONNECTED TO AN EMERGENCY POWER SYSTEM WILL
- ILLLIMINATE THE MEANS OF EGRESS FOR A DURATION OF NOT LESS THAN 90 MINUTES. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED AT ALL TIMES. EXTERNALLY ILLUMINATED EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL AUTOMATICALLY ILLUMINATE THE EXIT SIGNS FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS. CBC. 1013
- 7. OPENING OF OPERABLE WINDOW THAT IS LOCATED MORE THAN 72" ABOVE ADJACENT GRADE OR SURFACE BELOW SHALL NOT BE LOCATED 36" OF THE FINISHED
- 8. DOORS INSTALLED SHALL BE 20 MIN FIRE RATED. SMOKE AND DRAFT CONTROL ASSEMBLY SECTION 716.5.9 CBC 716.5.3; 716.5.9 9. THE ELEVATORS SHALL COMPLY WITH THE EMERGENCY OPERATION AND
- REQUIREMENTS OF SECTION 227 OF ASME A17.1 AND STANDBY POWER SHALL BE PROVIDED IN ACCORDANCE WITH CBC SECTION 27AND SECTION 3003.
- 11. INTERIOR STAIRWAY MEANS OF EGRESS DOORS SHALL BE OPERABLE FROM BOTH SIDES WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. 12. 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
- 13. WINDOW INSTALLED IN THE ONE-HOUR FIRE RATED CORRIDOR SHALL HAVE A
- 14. "EXIT" & "EXIT ROUTE TACTILE EXIT SIGNS COMPLY WITH SECTION 11B-703 AND IN ACCORDANCE WITH 1013.4 AT ALL LOCATIONS AS REQUIRED
- 15. PROVIDE 1 HOUR FIRE-RESISTIVE RATED CORRIDOR AT ALL R-2 BUILDINGS. WALLS SHALL COMPLY WITH SECTION 708 FOR FIRE PARTITIONS. CBC. 1020.1 16. PROVIDE FIRE DAMPERS AT DUCT AND AIR TRANSFER OPENINGS THAT PENETRATE THE FIRE RATED CORRIDOR WALLS.
- 17. PROVIDE A CORRIDOR DAMPER, OR CEILING RADIATION DAMPER, OR SMOKED DAMPER FOR THE DUCTS OR AIR TRANSFER OPENINGS. CBC 717.5.4.1
- 18. EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE PROVIDED IN EACH DWELLING UNIT AND SUCH OPENING SHALL OPEN DIRECTLY INTO PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY. SECTION 1030.1 19. INTERIOR EXIT STAIRWAY AND RAMP ENCLOSURES SHALL HAVE A FIRE
- RESISTANCE RATING OF NOT LESS THAN 2 HOURS WHERE CONNECTING FOUR STORIES OR 20. INTERIOR EXIT STAIRWAY OPENING PROTECTIVE SHALL BE IN ACCORDANCE WITH
- THE REQUIREMENTS OF SECTION 716. 21. THROUGH PENETRATIONS OF THE FIRE RATED ASSEMBLE OF AN INTERIOR EXIT
- 22. PROMDE A FLOOR IDENTIFICATION SIGN AT EACH FLOOR OR LANDING OF INTERIOR EXIT STAIR CONNECTING MORE THAN 3 STORIES. THE SIGN SHALL BE LOCATED 5 FT ABOVE THE LANDING FLOOR, BE READILY VISIBLE WHEN THE DOORS ARE IN THE OPEN AND CLOSED POSITION, COMPLY WITH REQUIREMENTS OF CBC 1023.9.1 AND CBC 1023.9
- 23. ALL STAIRS EXTENDING TO ROOF, CBC 1011.12 24. EXIT SIGN SHALL BE REALITY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL AND CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL. 25. ALL RESIDENTIAL BUILDINGS ARE ELEVATOR BUILDINGS SO THAT THE ALL
- GROUND-FLOOR DWELLING UNITS IN ELEVATOR BUILDINGS SHALL BE ACCESSIBILITY AND ADAPTABLE AND ON AN ACCESSIBLE ROUTE COMPLYING WITH CBC 1104A 26. COMMON AREAS ACCESSIBLE IN ACCORDANCE WITH THE REQUIREMENTS OF
- 27. COMMONUSE FIXTURES COMPLY WITH CBC SECTION 1138A CBC SEC. 1127A9 28. INTERNATIONAL SYMBOL OF ACCESSIBILITY INDICATING THE DIRECTION TO ACCESSIBLE ENTRANCES AND FACILITIES AT EVERY PRIMARY BUILDING ENTRANCE AND AT EVERY MJOR JUNCTION. CBC SEC. 1110A2

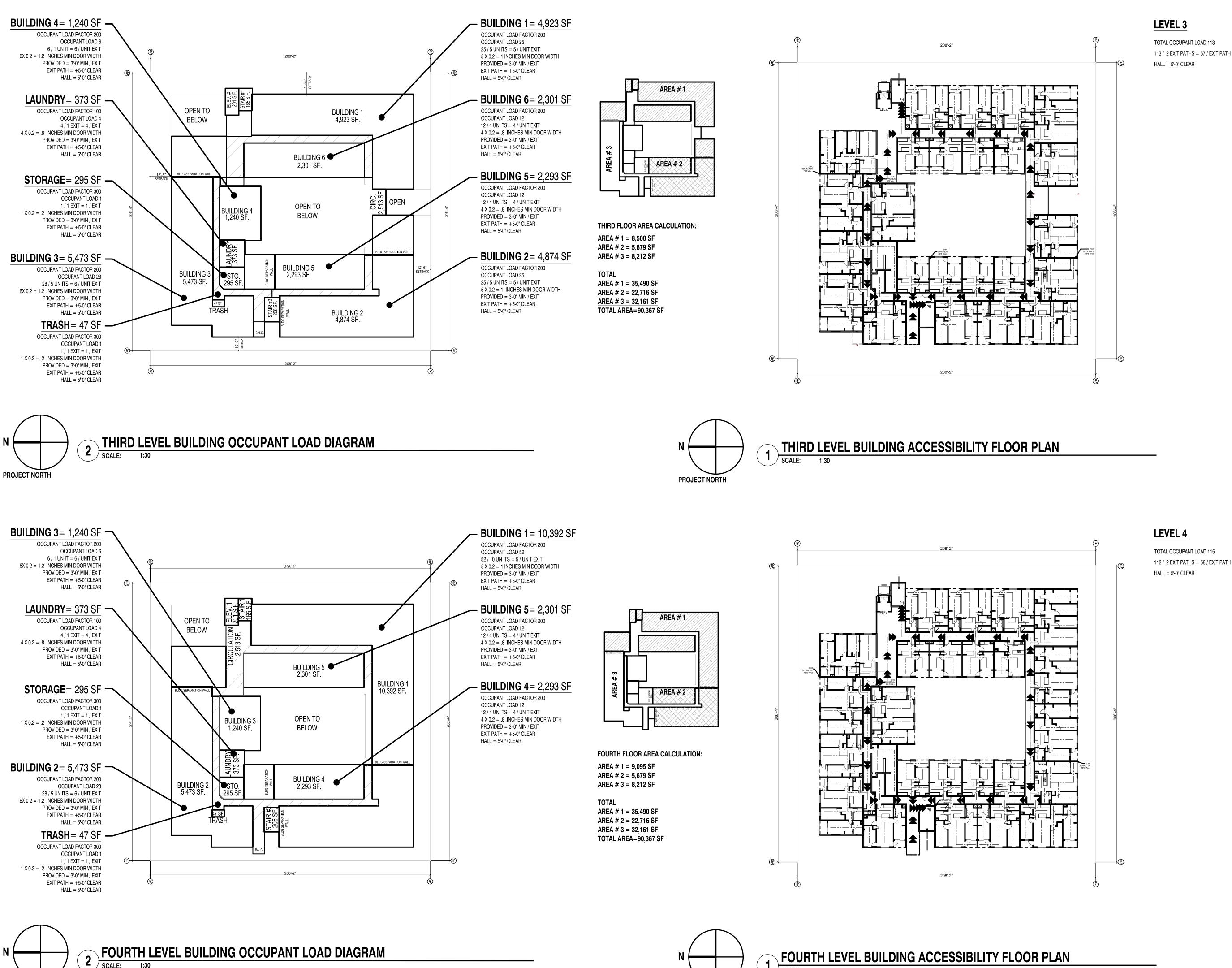
SHEET TITLE: FIRST & SECOND LEVEL OCCUPANT

LOAD DIAGRAM & **ACCESSIBILITY PLAN** 04/30/2025

SCALE: DRAWN BY:

A1.1

SHEET No:



PROJECT NORTH

SYMBOL LEGEND:

**INDICATES EGRESS ROUTE** 

**ATTACHMENT** 

MARTINEZ + CUTRI

URBAN STUDIO

CORPORATION

Architecture Planning Interiors Urban Design

1230 Columbia Street 2 Columbia

MARTINEZ+CUTRI URBAN STUDIO CORPORATION, AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON, 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 SCALED DIMENSION. 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.

San Diego, CA

**DEVELOPER:** 

**REVISIONS:** 

Suite 500

(619) 233-4857

(619) 233-7417

INDICATES EGRESS ROUTE &

TOTAL OCCUPANTS

STAIR TO ROOF AND SIGNAGE

**ELEVATOR** PANIC HARDWARE

### **OCCUPANT LOAD FACTORS:**

MECHANICAL / STORAGE = 300 GROSS RESIDENTIAL = 200 GROSS MEET ROOM = 100 GROSS PLAYYARD =15 GROSS BUSINESS AREA= 150 GROSS

### **EXIT WIDTH FACTORS:**

STAIRS: 0.3" / OCCUPANT DOORS: 0.2" / OCCUPANT

### **GENERAL NOTES:**

- 1. NO POINT IN THE CORRIDOR/EXIT PASSAGEWAY IS MORE THAN 100 FEET 2. OCCUPANT LOAD OF ASSEMBLY WILL BE POSTED NEAR THE MAIN EXIT OR EXIT
- ACCESS DOORWAY. 3. OCCUPANT LOAD ASSEMBLY AREAS MUST BE POSTED ON A SIGN IN A CONSPICUOUS PLACE NEAR MAIN EXIT OR EXIT ACCESS DOORWAY.
- 4. 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 BYTHE MEANS OF EGRESS IS OCCUPIED.
- 5. LIGHTING FIXTURES CONNECTED TO AN EMERGENCY POWER SYSTEM WILL AUTOMATICALLY
- ILLUMINATE THE MEANS OF EGRESS FOR A DURATION OF NOT LESS THAN 90 MINUTES. 6. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED AT ALL TIMES EXTERNALLY ILLUMINATED EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL AUTOMATICALLY ILLUMINATE THE EXIT SIGNS FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS. CBC. 1013
- 7. OPENING OF OPERABLE WINDOW THAT IS LOCATED MORE THAN 72" ABOVE ADJACENT GRADE OR SURFACE BELOW SHALL NOT BE LOCATED 36' OF THE FINISHED
- 8. DOORS INSTALLED SHALL BE 20 MIN FIRE RATED. SMOKE AND DRAFT CONTROL ASSEMBLY SECTION 716.5.9 CBC 716.5.3; 716.5.9 9. THE ELEVATORS SHALL COMPLY WITH THE EMERGENCY OPERATION AND
- SIGNALING DEVICE REQUIREMENTS OF SECTION 227 OF ASME A17.1 AND STANDBY POWER SHALL BE PROMDED IN ACCORDANCE WITH CBC SECTION 27AND SECTION 3003. 10. EGRESS DOOR SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT
- THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. 11. INTERIOR STAIRWAY MEANS OF EGRESS DOORS SHALL BE OPERABLE FROM BOTH SIDES WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. 12. 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. WINDOW INSTALLED IN THE ONE-HOUR FIRE RATED CORRIDOR SHALL HAVE A
- 45MIN FIRE PROTECTION RATING. CBC 716.6.7 14. "EXIT" & "EXIT ROUTE TACTILE EXIT SIGNS COMPLY WITH SECTION 11B-703 AND IN
- ACCORDANCE WITH 1013.4 AT ALL LOCATIONS AS REQUIRED 15. PROVIDE 1 HOUR FIRE-RESISTIVE RATED CORRIDOR AT ALL R-2 BUILDINGS. WALLS SHALL COMPLY WITH SECTION 708 FOR FIRE PARTITIONS. CBC. 1020.1 16. PROMDE FIRE DAMPERS AT DUCT AND AIR TRANSFER OPENINGS THAT PENETRATE THE FIRE RATED CORRIDOR WALLS.
- 17. PROVIDE A CORRIDOR DAMPER, OR CEILING RADIATION DAMPER, OR SMOKED DAMPER FOR THE DUCTS OR AIR TRANSFER OPENINGS. CBC 717.5.4.1 18. EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE PROVIDED IN EACH DWELLING UNIT AND SUCH OPENING SHALL OPEN DIRECTLY INTO PUBLIC WAY OR TO A
- YARD OR COURTTHAT OPENS TO A PUBLIC WAY. SECTION 1030.1 19. INTERIOR EXIT STAIRWAY AND RAMP ENCLOSURES SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 2 HOURS WHERE CONNECTING FOUR STORIES OR
- MORE CBC1030.1 20. INTERIOR EXIT STAIRWAY OPENING PROTECTIVE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 716.
- 21. THROUGH PENETRATIONS OF THE FIRE RATED ASSEMBLE OF AN INTERIOR EXIT STAIR ENCLOSURE ARE PROHIBITED. CBC 1023.5
- 22. PROVIDE A FLOOR IDENTIFICATION SIGN AT EACH FLOOR OR LANDING OF INTERIOR EXIT STAIR CONNECTING MORE THAN 3 STORIES. THE SIGN SHALL BE LOCATED 5 FT ABOVE THE LANDING FLOOR, BE READILY VISIBLE WHEN THE DOORS ARE IN THE OPEN AND CLOSED POSITION, COMPLY WITH REQUIREMENTS OF CBC 1023.9.1 AND CBC1023.9 23. ALL STAIRS EXTENDING TO ROOF, CBC 1011.12
- 24. EXIT SIGN SHALL BE REALITY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL AND CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL 25. ALL RESIDENTIAL BUILDINGS ARE ELEVATOR BUILDINGS SO THAT THE ALL
- GROUND-FLOOR DWELLING UNITS IN ELEVATOR BUILDINGS SHALL BE ACCESSIBILITY AND ADAPTABLE AND ON AN ACCESSIBLE ROUTE COMPLYING WITH CBC 1104A 26. COMMON AREAS ACCESSIBLE IN ACCORDANCE WITH THE REQUIREMENTS OF
- CBC CHAPTER 11A, CBC SEC. 1101A 27. COMMONUSE FIXTURES COMPLY WITH CBC SECTION 1138A. CBC SEC. 1127A.9 28. INTERNATIONAL SYMBOL OF ACCESSIBILITY INDICATING THE DIRECTION TO ACCESSIBLE ENTRANCES AND FACILITIES AT EVERY PRIMARY BUILDING ENTRANCE AND AT EVERYMJOR JUNCTION. CBC SEC. 1110A2

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HEET TITLE: HIRD & FOURTH LEVEL OCCUPANT **LOAD DIAGRAM &** ACCESSIBILITY PLAN

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DATE: 04/30/2025 SCALE: DRAWN BY:

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