

SYMBOL LEGEND :

INDICATES EGRESS/ACCESSIBILITY ROUTE

USING ELEVATORS

INDICATES EGRESS ROUTE & TOTAL OCCUPANTS

EXIT X
X OCC.

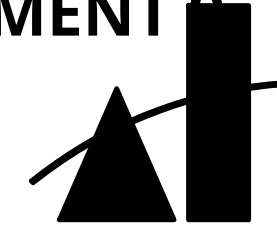
E ELEVATOR
PH PANIC HARDWARE

EXIT WIDTH FACTORS:

STAIRS: 0.3' / OCCUPANT
MIN REQR: 48" PROVIDED: 56" MIN
DOORS: 0.2' / OCCUPANT
MIN REQR: 32" PROVIDED: 36" MIN
EXIT PATH
MIN REQR: 60" PROVIDED: 72" MIN

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 ACCESS DOORWAY.
- OCCUPANT LOAD ASSEMBLY AREAS MUST BE POSTED ON A SIGN IN A CONSPICUOUS PLACE NEAR MAIN EXIT OR EXIT ACCESS DOORWAY.
- 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.
- LIGHTING FIXTURES CONNECTED TO AN EMERGENCY POWER SYSTEM WILL AUTOMATICALLY ILLUMINATE 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
- OPENING OF OPERABLE WINDOW THAT IS LOCATED MORE THAN 72" ABOVE ADJACENT GRADE OR SURFACE BELOW SHALL NOT BE LOCATED 36" OF THE FINISHED FLOOR.
- DOORS INSTALLED SHALL BE 20 MIN FIRE RATED. SMOKE AND DRAFT CONTROL ASSEMBLY SECTION 716.53 CBC 716.53.716.59
- THE ELEVATORS SHALL COMPLY WITH THE EMERGENCY OPERATION AND SIGNALING DEVICE REQUIREMENTS OF SECTION 227 OF ASME A17.1 AND STANDBY POWER SHALL BE PROVIDED IN ACCORDANCE WITH CBC SECTION 27 AND SECTION 3003.
- EGRESS DOOR SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- INTERIOR STAIRWAY MEANS OF EGRESS DOORS SHALL BE OPERABLE FROM BOTH SIDES WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- 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 45 MIN FIRE PROTECTION RATING. CBC 1002.1
- "EXIT" & "EXIT ROUTE" TACTILE EXIT SIGNS COMPLY WITH SECTION 11B-703 AND IN ACCORDANCE WITH 1013.4 AT ALL LOCATIONS AS REQUIRED
- PROVIDE 1 HOUR FIRE RESISTIVE RATED CORRIDOR AT ALL R2 BUILDINGS. WALLS SHALL COMPLY WITH SECTION 708 FOR FIRE PARTITIONS. CBC 1001.1
- PROVIDE FIRE DAMPERS AT DUCT AND AIR TRANSFER OPENINGS THAT PENETRATE THE FIRE RATED CORRIDOR WALLS. CBC 717.54
- PROVIDE A CORRIDOR DAMPER, OR CEILING RADIATION DAMPER, OR SMOKE DAMPER FOR THE DUCTS OR AIR TRANSFER OPENINGS. CBC 717.54.1
- 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 COURTYARD THAT OPENS TO A PUBLIC WAY. SECTION 1001.1
- INTERIOR EXIT STAIRWAY AND RAMP ENCLOSURES SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 2 HOURS WHERE CONNECTING FOUR STORIES OR MORE. CBC 1001.1
- INTERIOR EXIT STAIRWAY OPENING PROTECTIVE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 716. CBC 1002.4
- THROUGH PENETRATIONS OF THE FIRE RATED ASSEMBLY OF AN INTERIOR EXIT STAIR ENCLOSURE ARE PROHIBITED. CBC 1002.5
- 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 1002.5.1 AND CBC 1002.9
- ALL STAIRS EXTENDING TO ROOF. CBC 1011.12
- EXIT SIGN SHALL BE READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL AND CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL.
- ALL RESIDENTIAL BUILDINGS ARE ELEVATOR BUILDINGS SO THAT THE ALL GROUND-FLOOR DWELLING UNITS IN ELEVATOR BUILDINGS SHALL BE ACCESSIBILITY AND ADAPTABLE AND ON ACCESSIBLE ROUTE COMPLYING WITH CBC 1094
- COMMON AREAS ACCESSIBLE IN ACCORDANCE WITH THE REQUIREMENTS OF CBC CHAPTER 11A, CBC SEC. 1101A
- COMMON USE FIXTURES COMPLY WITH CBC SECTION 1130A, CBC SEC. 1127A.9
- INTERNATIONAL SYMBOL OF ACCESSIBILITY INDICATING THE DIRECTION TO ACCESSIBLE ENTRANCES AND FACILITIES AT EVERY PRIMARY BUILDING ENTRANCE AND AT EVERY MAJOR JUNCTION. CBC SEC. 11104.2



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DEVELOPER:

REVISIONS:

MERCADO APARTMENTS
2001 NEWTON AVE, SAN DIEGO, CA 92113

SEAL:

SHEET TITLE:
FIRST- FOURTH
LEVEL BUILDING
ELEVATOR DISABLED
ACCESSIBILITY PLANS

DATE: 04/30/2025

SCALE: 1:20

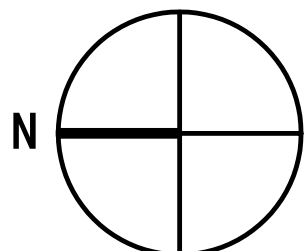
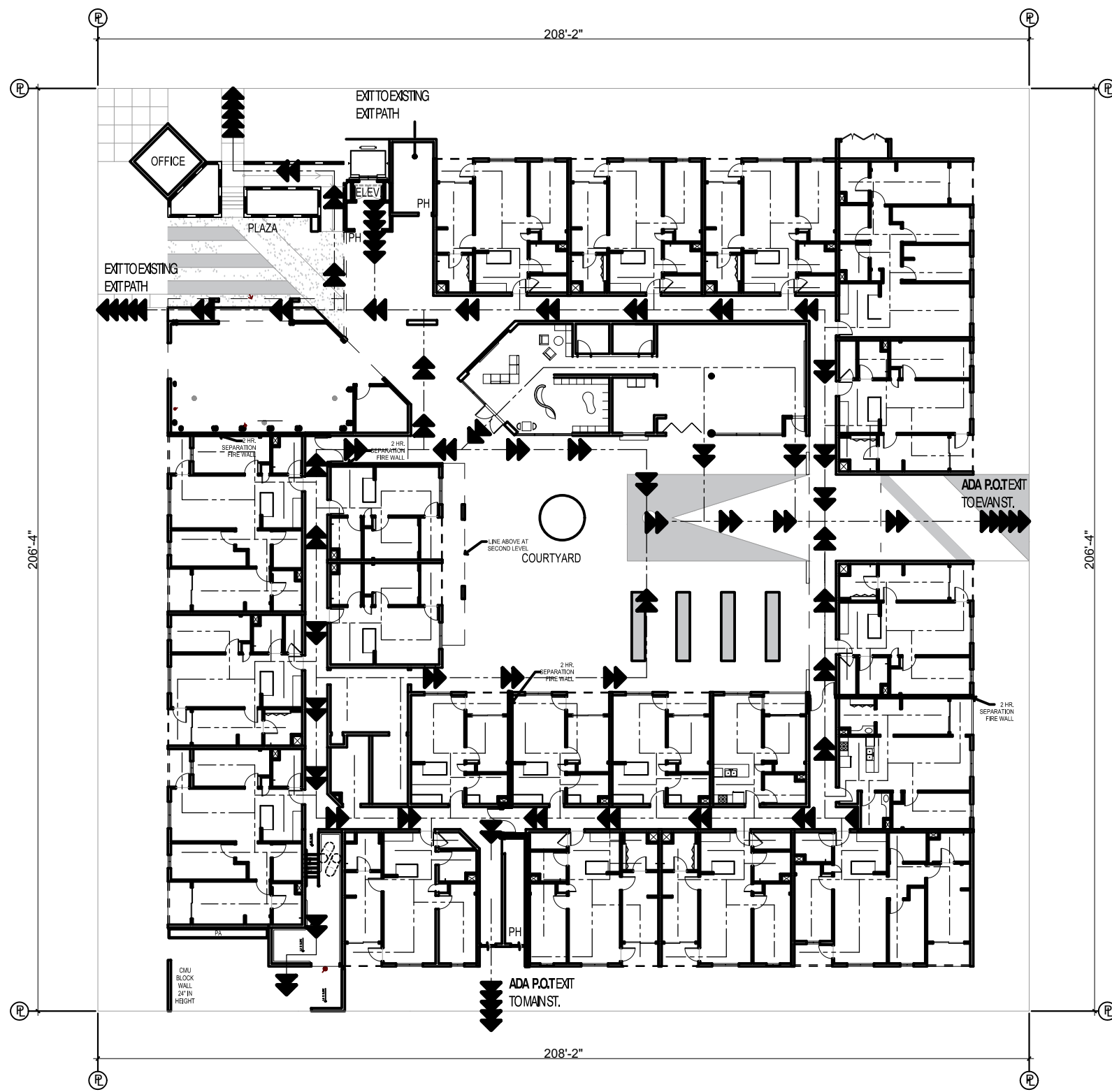
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JOB No: 3707

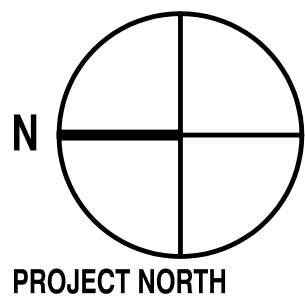
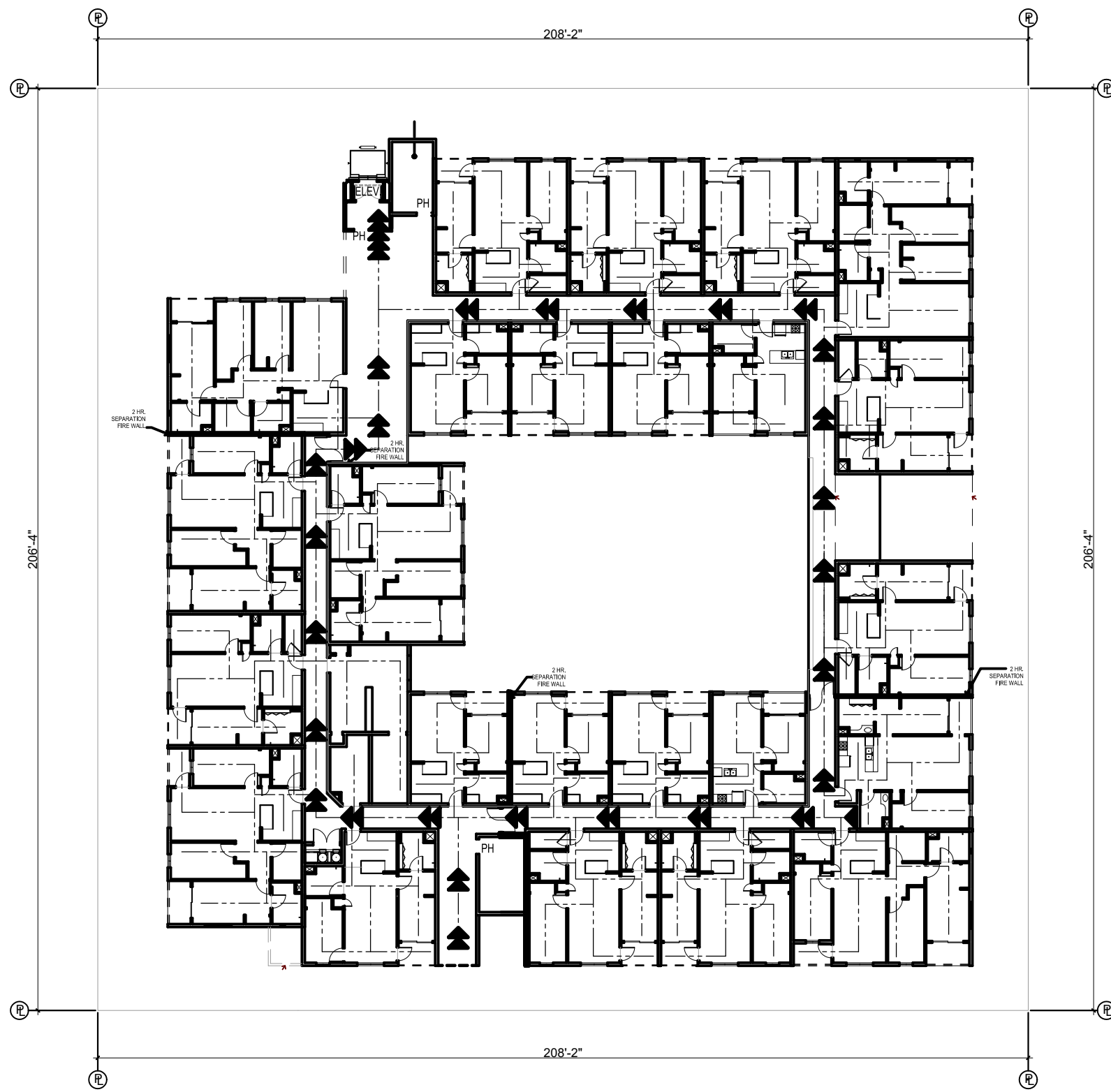
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A1.3

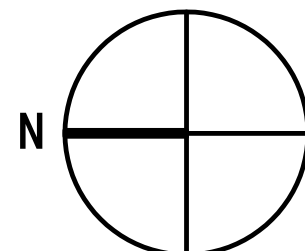
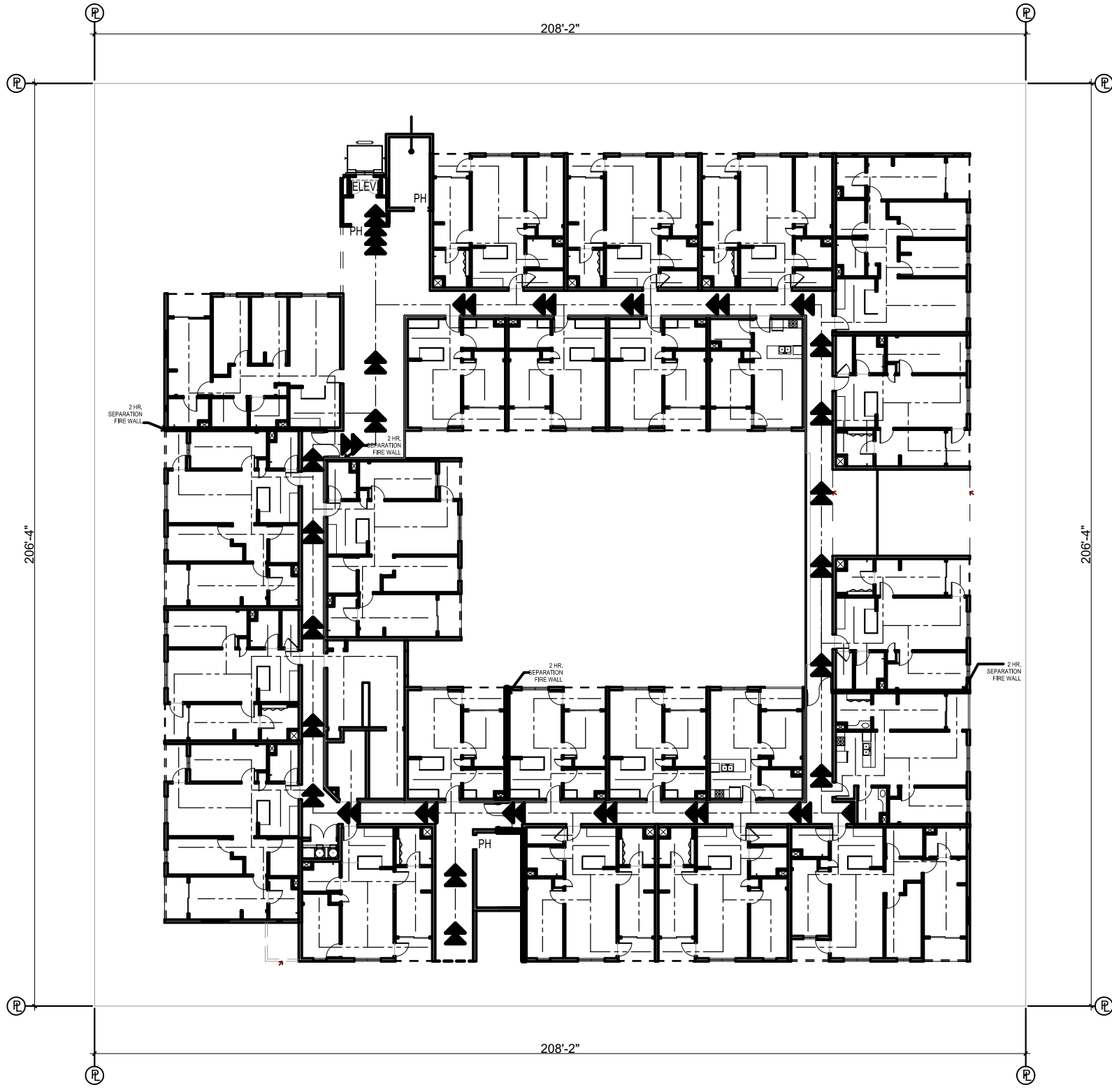
COASTAL DEVELOPMENT PERMIT SET



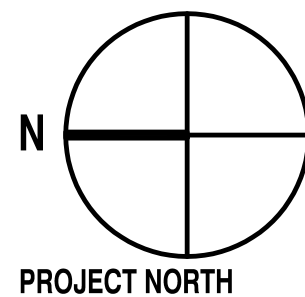
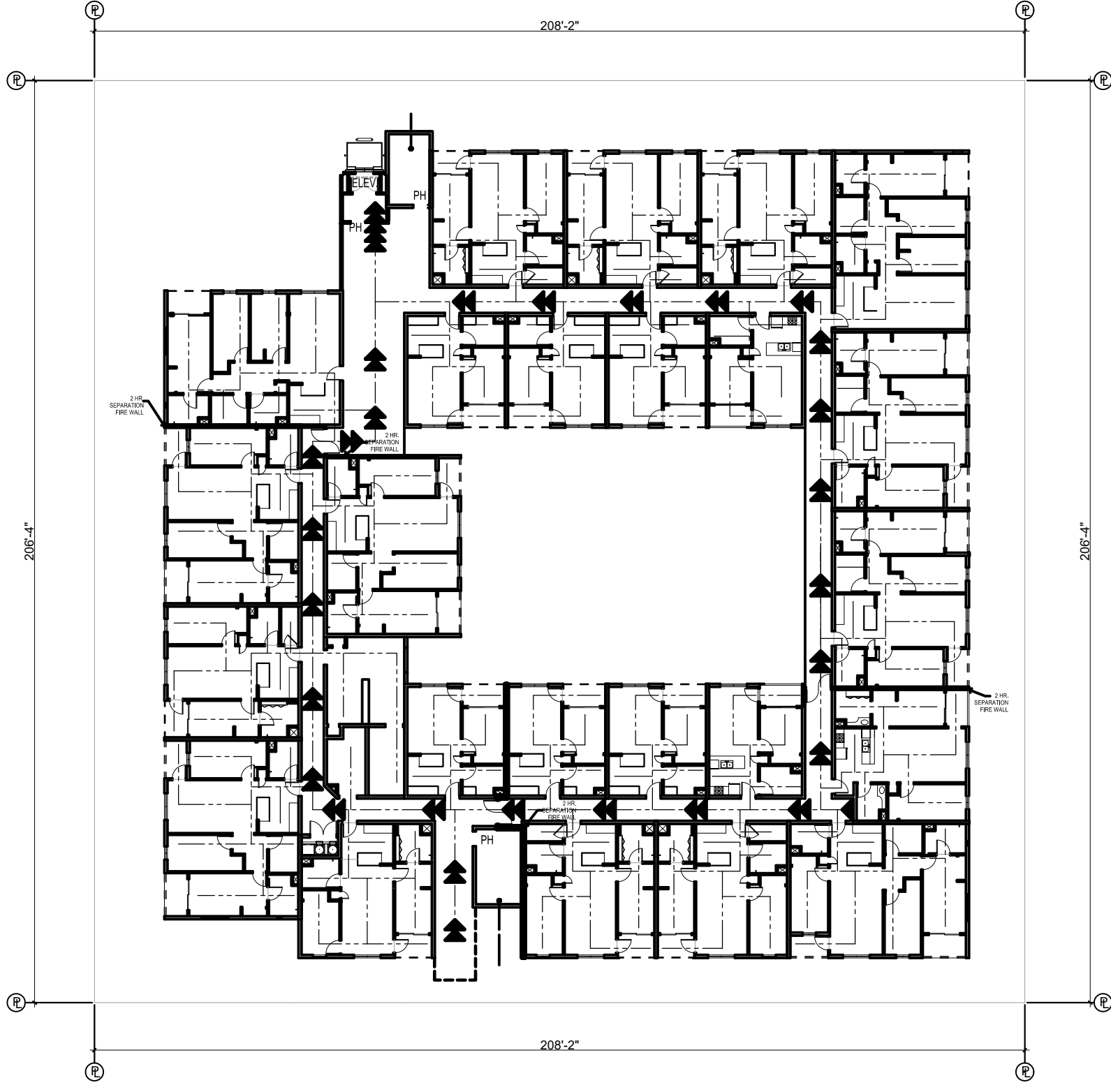
1 FIRST LEVEL BUILDING ELEVATOR DISABLED ACCESSIBILITY FLOOR PLAN
SCALE: 1:30



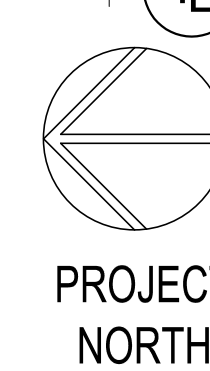
2 SECOND LEVEL BUILDING ELEVATOR DISABLED ACCESSIBILITY FLOOR PLAN
SCALE: 1:30



3 THIRD LEVEL BUILDING ELEVATOR DISABLED ACCESSIBILITY FLOOR PLAN
SCALE: 1:30












4 FOURTH LEVEL BUILDING ELEVATOR DISABLED ACCESSIBILITY FLOOR PLAN
SCALE: 1:30



ATTACHMENT

SYMBOL LEGEND

HB	HOSE BIBB	 STR	STAIR TO ROOF
	FLOOR DRAIN	 DBR	ON SITE BICYCLE REPAIR
	PRESSURE INDICATOR VALVE (PIV)		"KILL METER"
	FIRE DEPT. CONTROL (PDC)	NOTE:	
 TK	TRANSPORTATION INFO. KIOSK	DOMESTIC AND FIRE WATER SERVICES TO THE SITE INCLUDE 1 EACH 4 INCH ODDA FIRE SERVICE WITH RP DEVICE AND BACKFLOW PERVENSION AND 1 EACH 4 INCH SERVICE WITH DUAL 3 INCH DUAL METER FOR DOMESTIC SERVICES.	
 B	BRS - BICYCLE REPAIR SHOP		
 FIT	FITNESS COURSE		
MU =	MOBILITY UNIT	CU =	COMMUNICATION UNIT

SEAL:

SHEET TITLE:

SECOND
FLOOR PLAN

DATE: 04/30/202

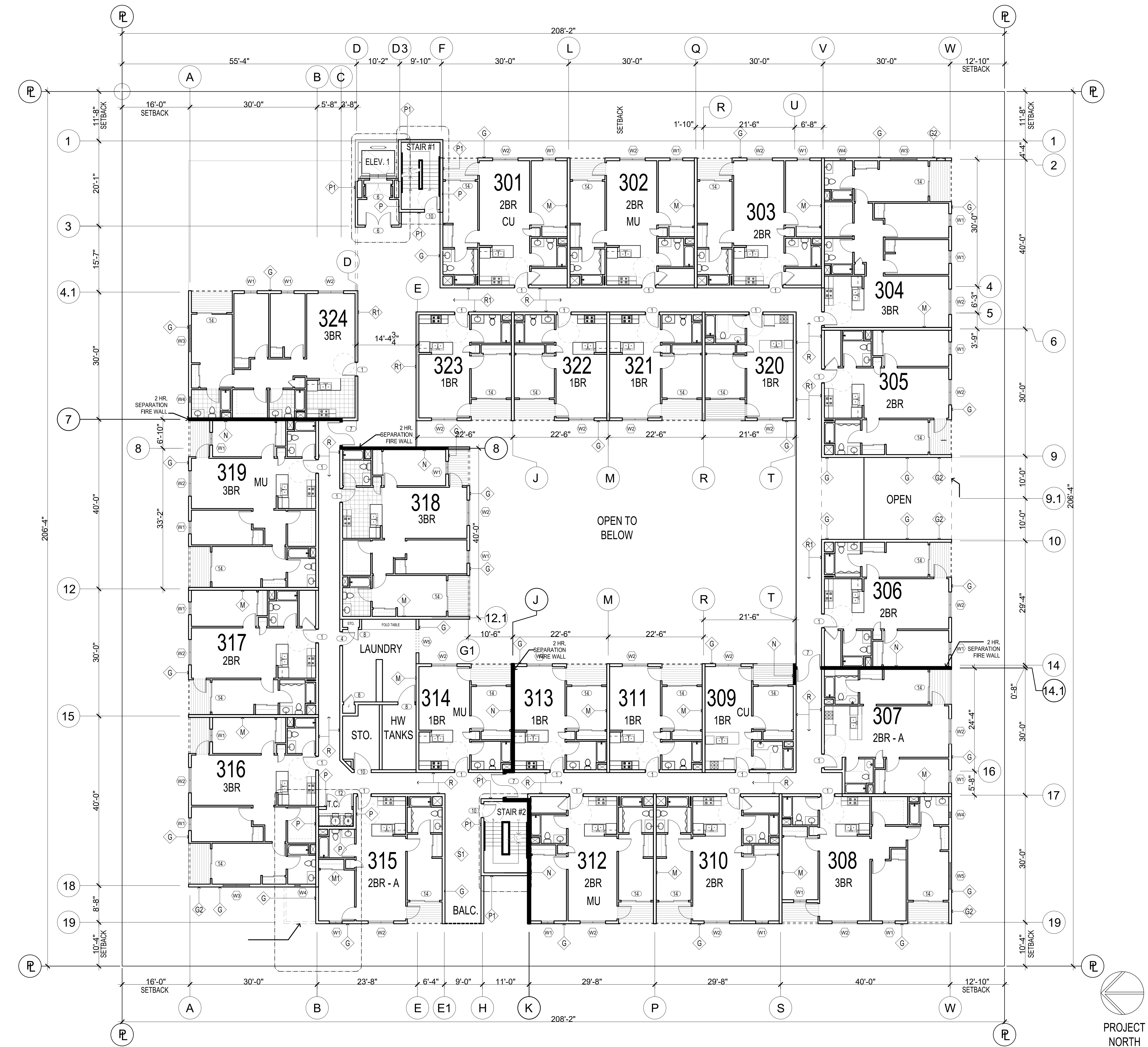
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DRAWN BY:

JOB No: 370

SHEET No:

A1.5



NOTES:

UNIT DISTRIBUTION				
	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
TOTAL	30	38	24	92
%Ratio	33%	41%	26%	100%

ADA DATA

	MOBILITY UNIT(15%)	COMM. UNIT(10%)
ADA		
(30) 1 BR	5	3
(38) 2BR	6	4
(24) 3BR	3	2
(092) TOTAL:	14	9

MU: SEE A6.1.1, A6.2.1 & A6.3.1
CU: SEE A6.5

SYMBOL LEGEND

HB HOSE BIBB

— FLOOR DRAIN

● PRESSURE INDICATOR VALVE (PIV)

● FIRE DEPT. CONTROL (PDC)

◇ TK TRANSPORTATION INFO. KIOSK

◇ B BRS - BICYCLE REPAIR SHOP

◇ FIT FITNESS COURSE

MU = MOBILITY UNIT

◇ STAIR TO ROOF

◇ ON SITE BICYCLE REPAIR

◇ "KILL METER"

DFWS

NOTE:
DOMESTIC AND FIRE WATER SERVICES TO THE SITE INCLUDE 1 EACH 4 INCH DCDA FIRE SERVICE WITH RP DEVICE AND BACKFLOW PERVERSION AND 1 EACH 4 INCH SERVICE WITH DUAL 3 INCH DUAL METER FOR DOMESTIC SERVICES.

CU = COMMUNICATION UNIT

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DEVELOPER:

REVISIONS:

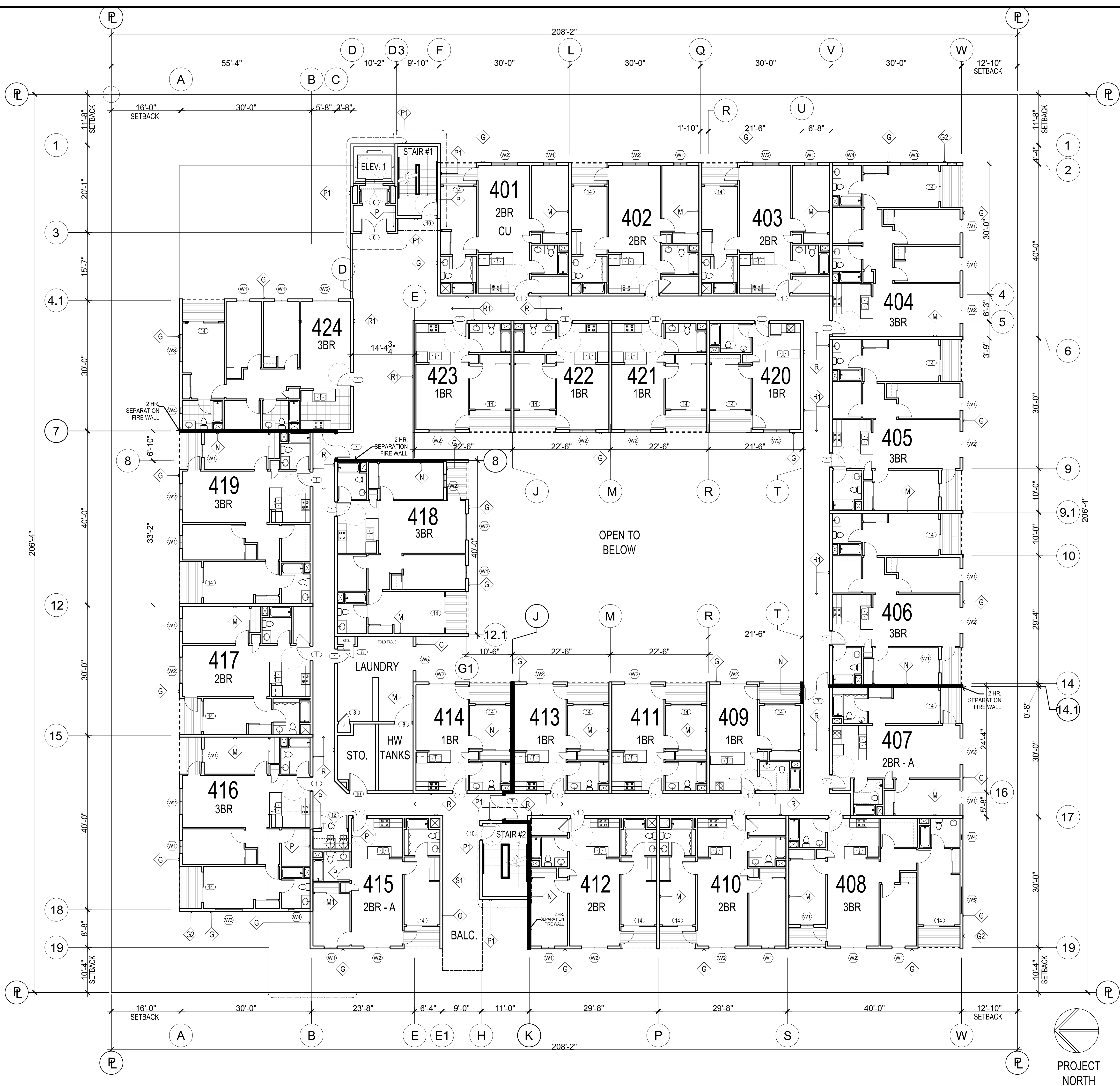
SEAL:

SHEET TITLE:
THIRD FLOOR PLAN

DATE: 04/30/2025
SCALE: 1/8" = 1'-0"
DRAWN BY:
JOB No: 3707
SHEET No:
A1.6

COASTAL DEVELOPMENT PERMIT SET

MERCADO APARTMENTS
2001 NEWTON AVE, SAN DIEGO, CA 92113



NOTES:

ATTACHMENT

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SYMBOL LEGEND

HB

HOSE BIBB

○

FLOOR DRAIN

●

PRESSURE INDICATOR VALVE (PIV)

●

FIRE DEPT. CONTROL (PDC)

◇TK

TRANSPORTATION INFO. KIOSK

ⓑ

BRS - BICYCLE REPAIR SHOP

Ⓣ

FITNESS COURSE

MU = MOBILITY UNIT

◇STR

STAIR TO ROOF

ⓓBR

ON SITE BICYCLE REPAIR

□

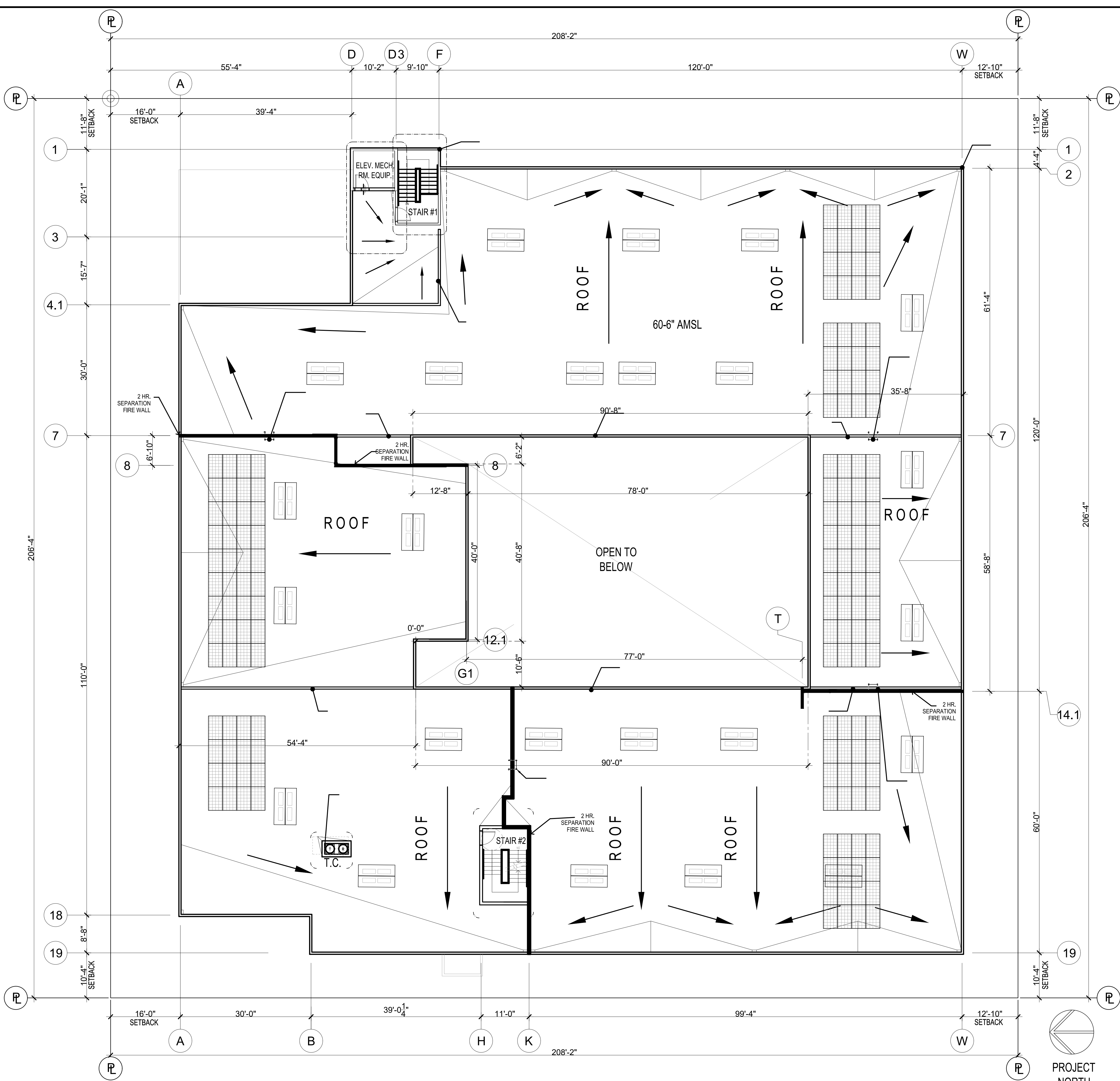
"KILL METER"

▨

DFWS

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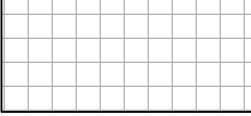


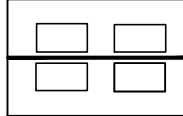
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(30) 1 BR	5	3
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(092) TOTAL:	14	9

SYMBOL LEGEND

 PV - PHOTOVOLTAIC CELLS
SOLAR FUTURE: 2,670 SF. PROPOSED

 MECHANICAL EQUIPMENT PER MECH. DWGS., SEE SECT. DET. ## / A##

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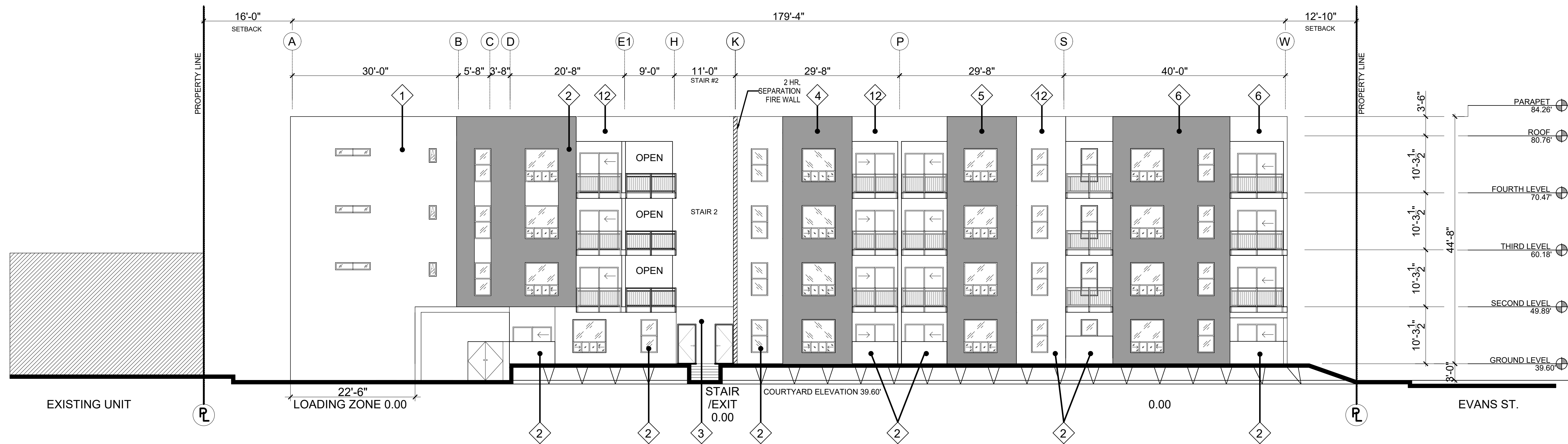
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COASTAL DEVELOPMENT PERMIT SET

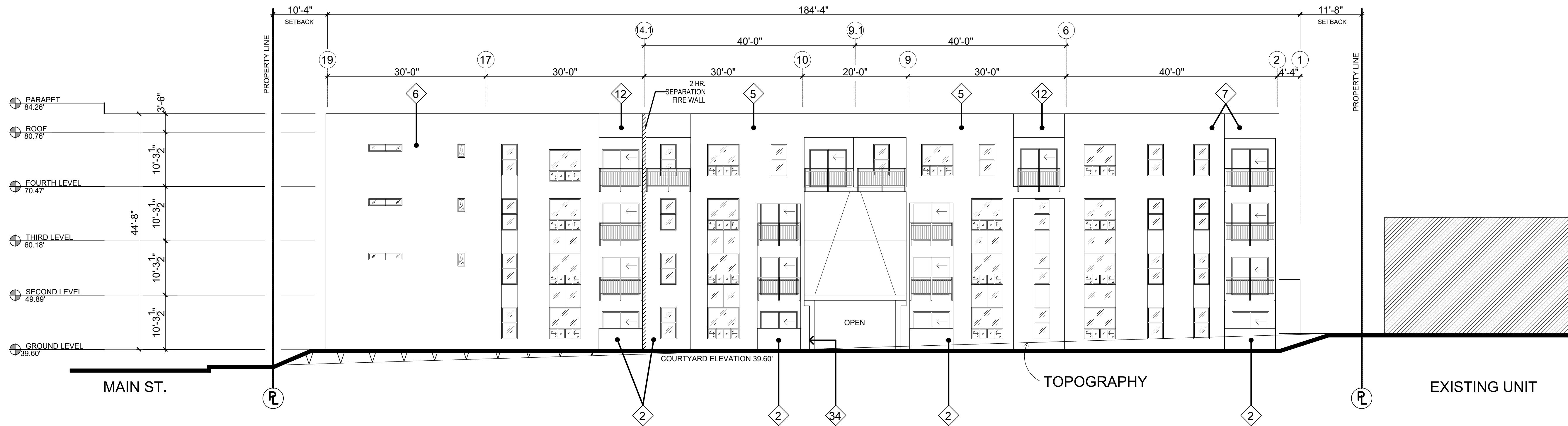
SEAL:

SHEET TITLE:
ROOF PLAN

DATE: 04/30/2025
SCALE: 1/8" = 1'-0"
DRAWN BY:
JOB No: 3707
SHEET No:
A1.8



1 WEST ELEVATION
SCALE: 3/32" = 1'-0"



2 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

NOTES:

EXTERIOR MATERIALS LEGEND:

STUCCO COLOR:

- 1 Beige (Cochise)
- 2 Dark Gray (Night Night)
- 3 Gold (Radiant Sunrise)
- 4 Brown (Rich Mocha)
- 5 Gray (Silver Lined)
- 6 Gray-Blue (Twilight Twinkle)
- 7 Aquamarine (Surf's Up)
- 8 Teal (Tropical Teal)
- 9 Olive (Four Leaf Clover)
- 10 Purple (Vibrant Orchid)
- 11 Terra Cotta (Red Rock)
- 12 Light Gray (Shady)
- 13 Red

GLASS TYPES:

- V TINTED VISION GLASS
- S SPANDREL GLASS
- F FROSTED GLASS

ELEVATION KEYNOTES

- 20 INTEGRAL COLOR PLASTER
- 21 BUILDING NAME - INDIVIDUAL LETTERS
- 22 METAL GATE
- 23 METAL STUCCO SCREED
- 24 METAL REVEAL
- 25 METAL RAILING WITH TEMPERED GLASS PANELS
- 26 SPLIT-FACED CMU
- 27 CONCRETE PAINTED
- 28 CMU STAINED
- 29 METAL SUN SCREEN
- 30 DECORATIVE SECURITY BARRIER
- 31 EXPANSION JOINT CEMENT PLASTER
- 32 CONSTRUCTION JOINT PLASTER
- 33 PRE-FINISHED METAL PARAPET COPING COLOR TO MATCH RESPECTIVE WALL
- 34 METAL TRIM

NOTE: NOT ALL NOTES APPLY TO THE SHEET. SEE WINDOW SCHEDULE

ATTACHMENT



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DEVELOPER:

REVISIONS:

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2001 NEWTON AVE, SAN DIEGO, CA 92113

SEAL:

COASTAL DEVELOPMENT PERMIT SET

SHEET TITLE:

BUILDING
ELEVATIONS

DATE: 04/30/2025

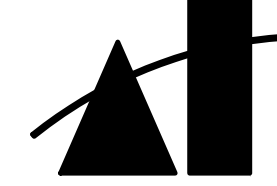
SCALE: 1/8" = 1'-0"

DRAWN BY:

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SHEET No:

A2.1



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SEAL:

COASTAL DEVELOPMENT PERMIT SET

SHEET TITLE:

BUILDING
ELEVATIONS

DATE: 04/30/2025

SCALE: 1/32" = 1'-0"

DRAWN BY:

JOB No: 3707

SHEET No:

A2.2

NOTES:

EXTERIOR MATERIALS LEGEND:

STUCCO COLOR:

- 1 Beige (Cochise)
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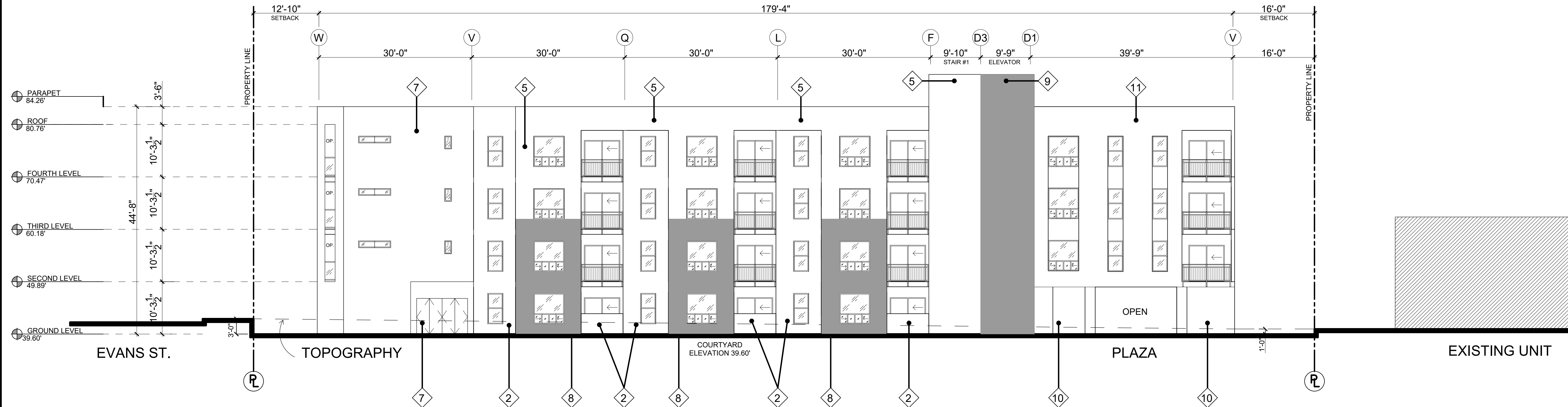
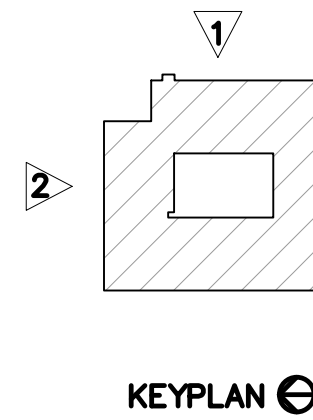
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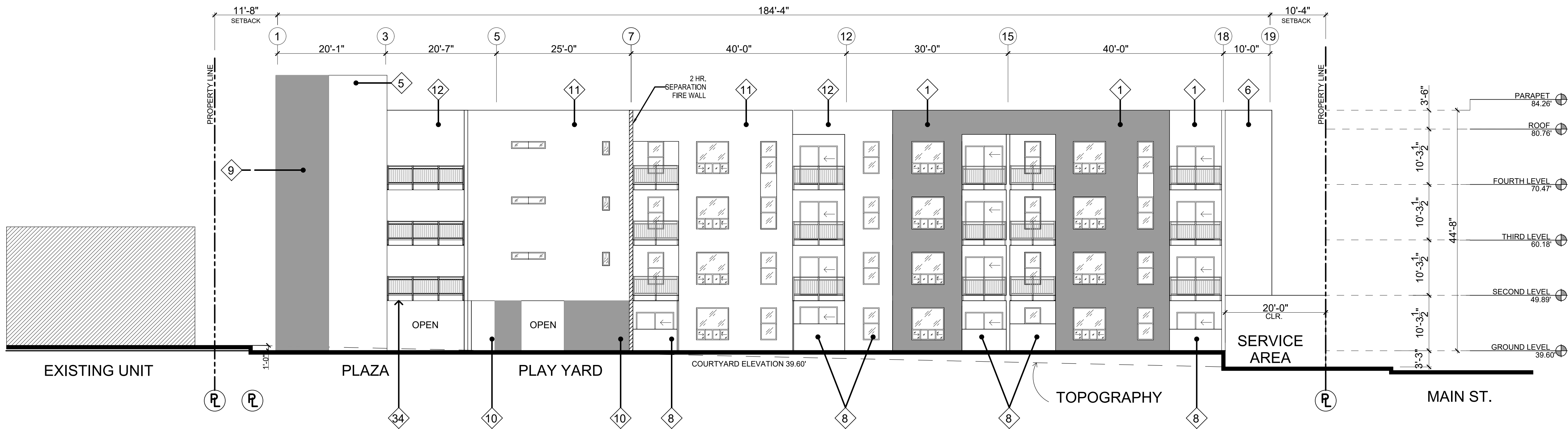
ELEVATION KEYNOTES

- 20 INTEGRAL COLOR PLASTER
- 21 BUILDING NAME - INDIVIDUAL LETTERS
- 22 METAL GATE
- 23 METAL STUCCO SCREED
- 24 METAL REVEAL
- 25 METAL RAILING WITH TEMPERED GLASS PANELS
- 26 SPLIT-FACED CMU
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- 33 PRE-FINISHED METAL PARAPET COPING COLOR TO MATCH RESPECTIVE WALL
- 34 METAL TRIM

NOTE: NOT ALL NOTES APPLY TO THE SHEET. SEE WINDOW SCHEDULE



1 EAST ELEVATION
SCALE: 3/32" = 1'-0"



2 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

NOTES:

- B: BALCONY
C: CORRIDOR
OP: OPEN
P: PATIO

EXTERIOR MATERIALS LEGEND:

STUCCO COLOR:

- 1 Beige (Cochise)
2 Dark Gray (Night Night)
3 Gold (Radiant Sunrise)
4 Brown (Rich Mocha)
5 Gray (Silver Lined)
6 Gray-Blue (Twilight Twinkle)
7 Aquamarine (Surf's Up)
8 Teal (Tropical Teal)
9 Olive (Four Leaf Clover)
10 Purple (Vibrant Orchid)
11 Terra Cotta (Red Rock)
12 Light Gray (Shady)
13 Red

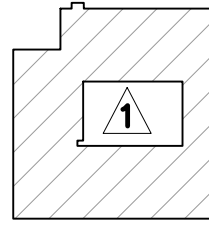
GLASS TYPES:

- V TINTED VISION GLASS
S SPANDREL GLASS
F FROSTED GLASS

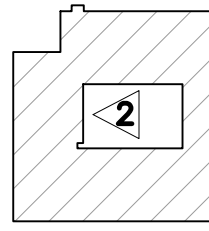
ELEVATION KEYNOTES

- 20 INTEGRAL COLOR PLASTER
21 BUILDING NAME - INDIVIDUAL LETTERS
22 METAL GATE
23 METAL STUCCO SCREED
24 METAL REVEAL
25 METAL RAILING WITH TEMPERED GLASS PANELS
26 SPLIT-FACED CMU
27 CONCRETE PAINTED
28 CMU STAINED
29 METAL SUN SCREEN
30 DECORATIVE SECURITY BARRIER
31 EXPANSION JOINT CEMENT PLASTER
32 CONSTRUCTION JOINT PLASTER
33 PRE-FINISHED METAL PARAPET COPING COLOR TO MATCH RESPECTIVE WALL
34 METAL TRIM

NOTE: NOT ALL NOTES APPLY TO THE SHEET. SEE WINDOW SCHEDULE



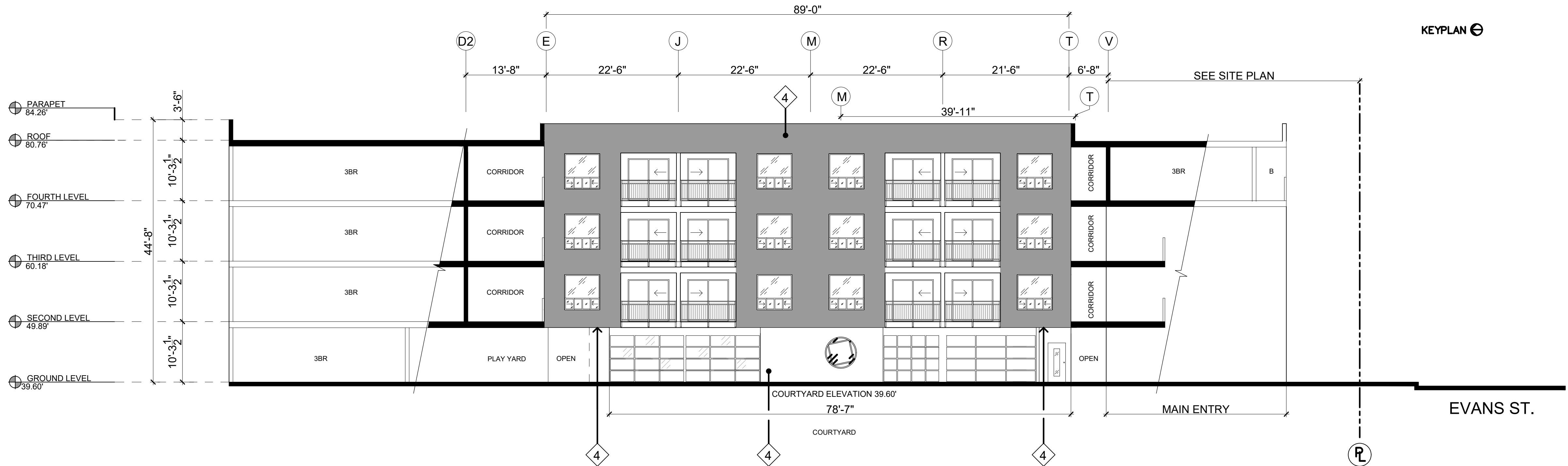
KEYPLAN 1



KEYPLAN 2

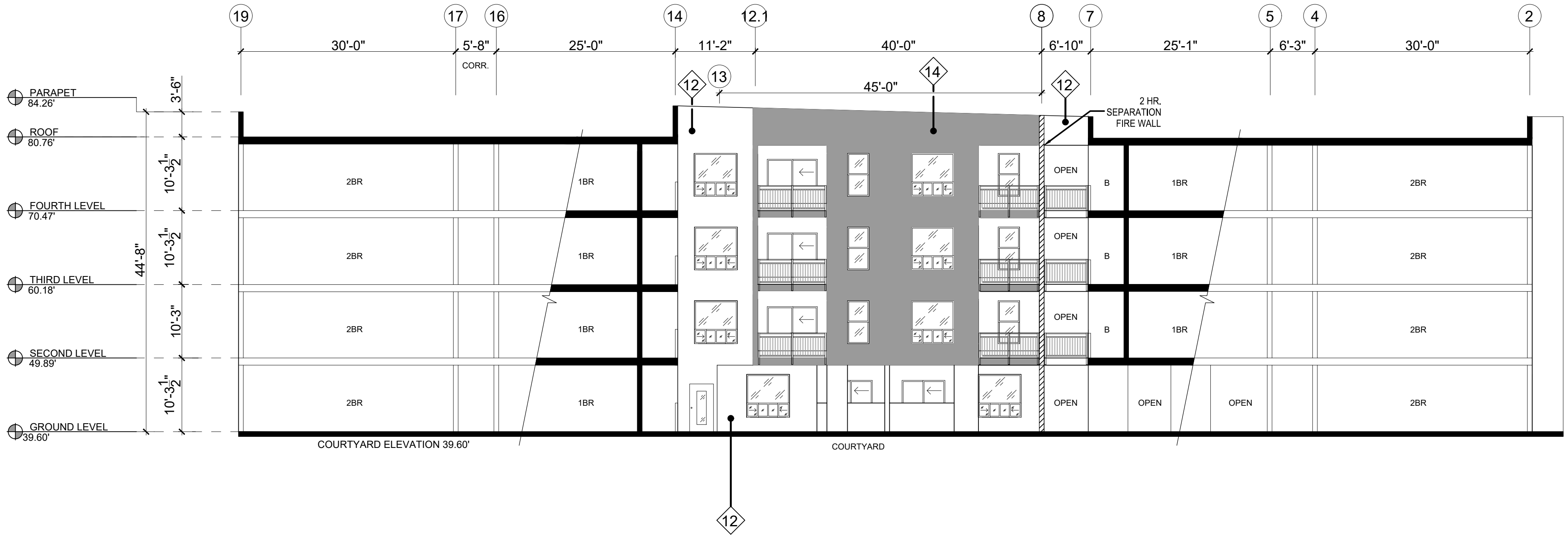
1 EAST ELEVATION - COURTYARD

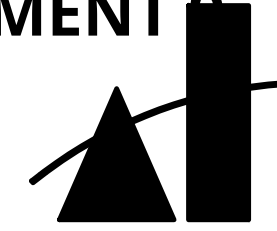
SCALE: 1/32" = 1'-0"



2 NORTH ELEVATION - COURTYARD

SCALE: 1/32" = 1'-0"





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REVISIONS:

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2001 NEWTON AVE, SAN DIEGO, CA 92113

SEAL:

SHEET TITLE:

COURTYARD
ELEVATIONS

DATE: 04/30/2025

SCALE: 1/32" = 1'-0"

DRAWN BY:

JOB No: 3707

SHEET No:

A2.4

COASTAL DEVELOPMENT PERMIT SET

NOTES:

- B: BALCONY
C: CORRIDOR
OP: OPEN
P: PATIO

EXTERIOR MATERIALS LEGEND:

STUCCO COLOR:

- 1 Beige (Cochise)
2 Dark Gray (Night Night)
3 Gold (Radiant Sunrise)
4 Brown (Rich Mocha)
5 Gray (Silver Lined)
6 Gray-Blue (Twilight Twinkle)
7 Aquamarine (Surf's Up)
8 Teal (Tropical Teal)
9 Olive (Four Leaf Clover)
10 Purple (Vibrant Orchid)
11 Terra Cotta (Red Rock)
12 Light Gray (Shady)
13 Red

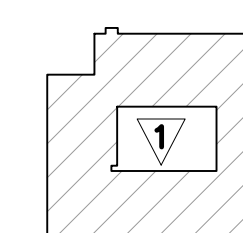
GLASS TYPES:

- V TINTED VISION GLASS
S SPANDREL GLASS
F FROSTED GLASS

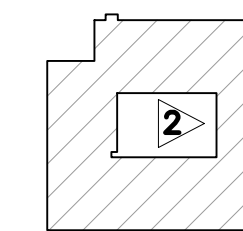
ELEVATION KEYNOTES

- 20 INTEGRAL COLOR PLASTER
21 BUILDING NAME - INDIVIDUAL LETTERS
22 METAL GATE
23 METAL STUCCO SCREED
24 METAL REVEAL
25 METAL RAILING WITH TEMPERED GLASS PANELS
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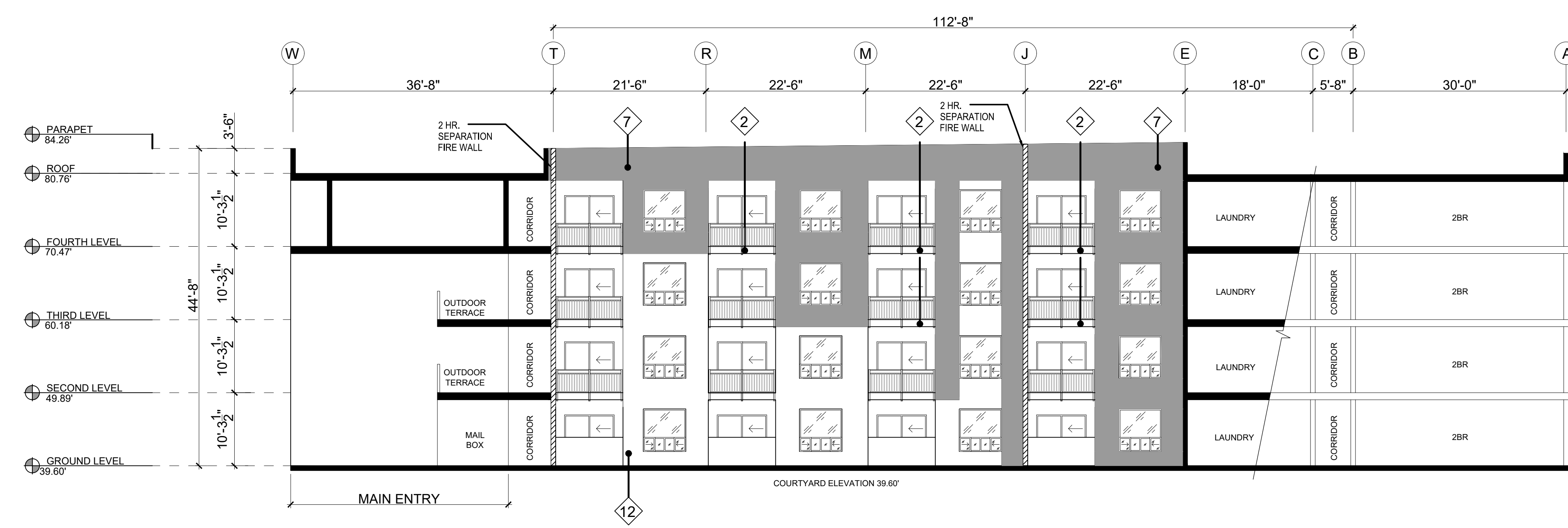
NOTE: NOT ALL NOTES APPLY TO THE SHEET. SEE WINDOW SCHEDULE



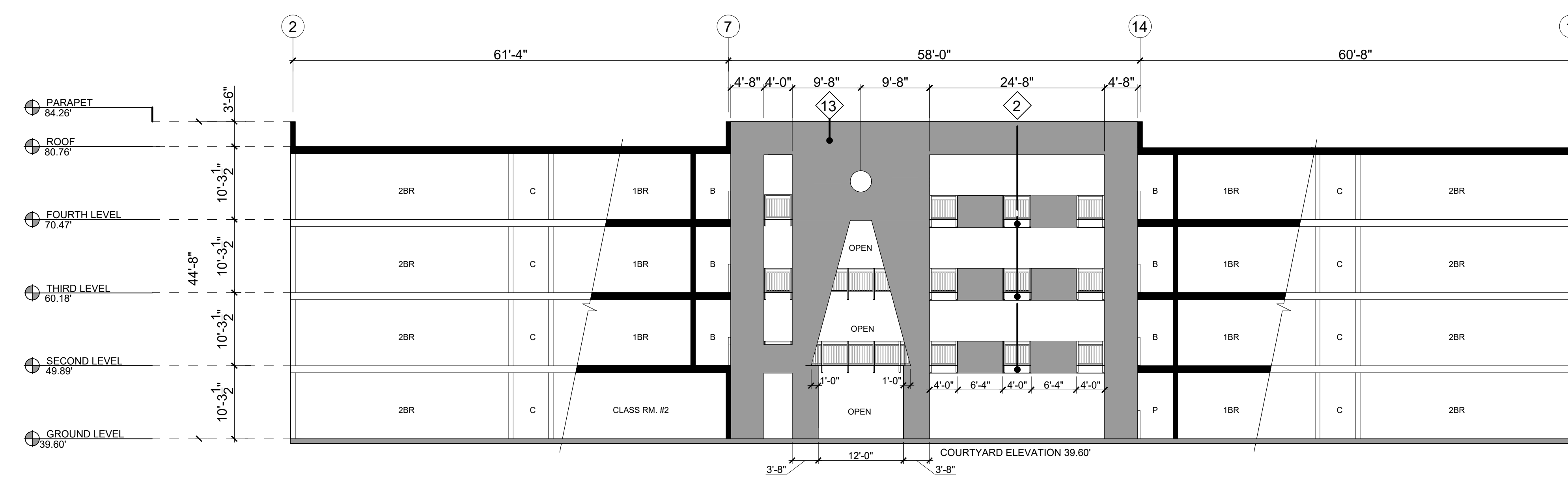
KEYPLAN



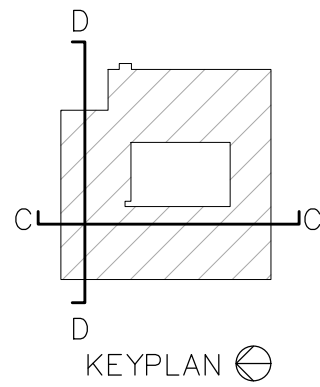
KEYPLAN



1 WEST ELEVATION - COURTYARD
SCALE: 1/32" = 1'-0"

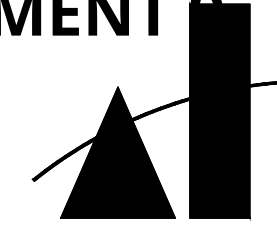


2 SOUTH ELEVATION - COURTYARD
SCALE: 1/32" = 1'-0"



1 SECTION CC
SCALE: $\frac{3}{32}" = 1'-0"$





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DEVELOPER:

REVISIONS:

MERCADO APARTMENTS
2001 NEWTON AVE, SAN DIEGO, CA 92113

SEAL:

SHEET TITLE:

BUILDING
SECTIONS

DATE: 04/30/2025

SCALE: 3/32" = 1'-0"

DRAWN BY:

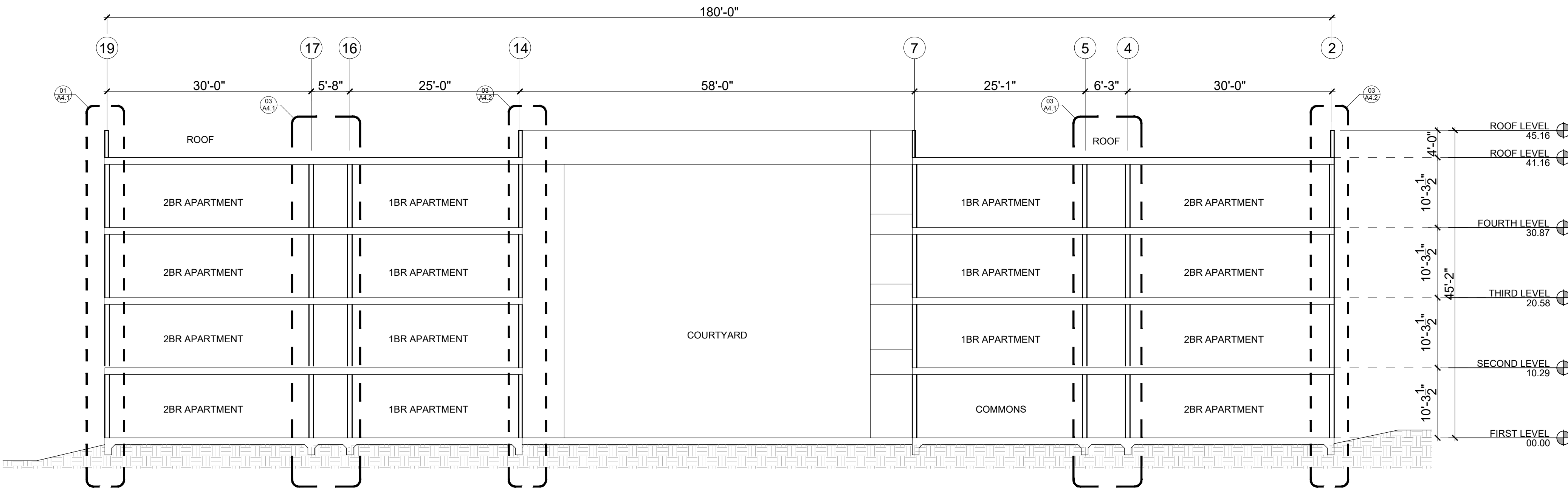
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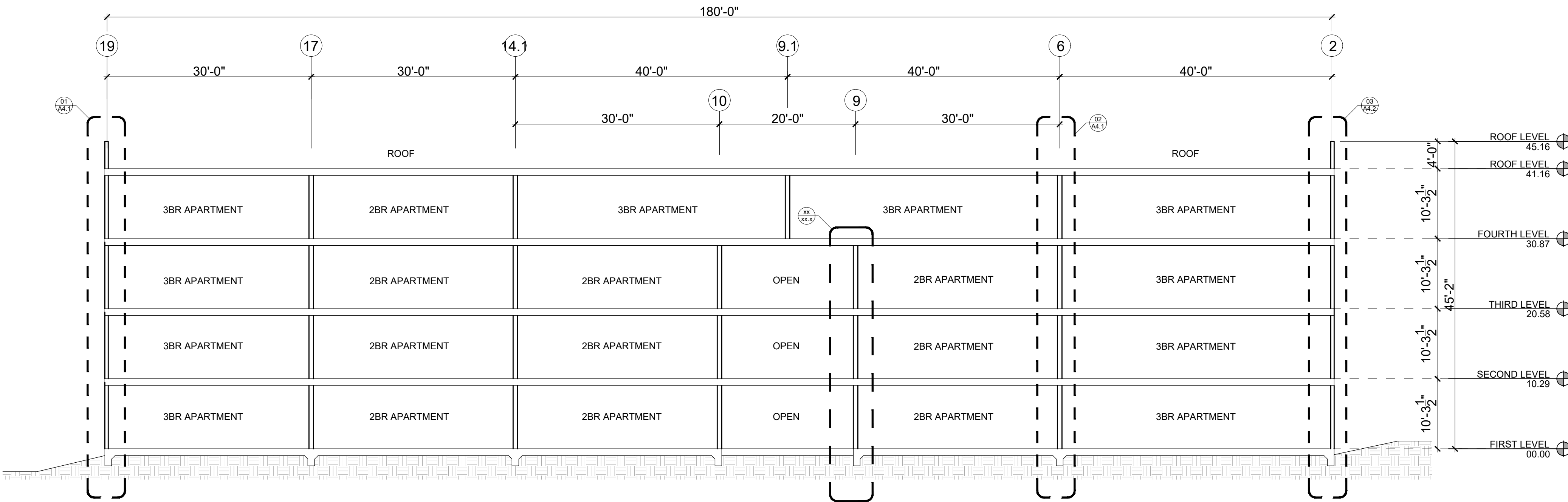
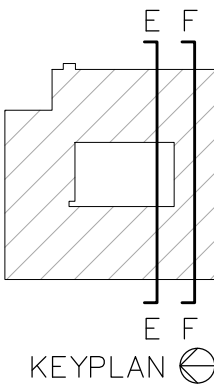
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COASTAL DEVELOPMENT PERMIT SET

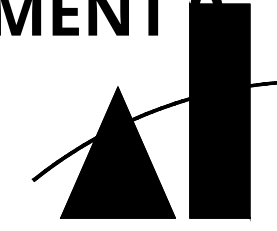
NOTES:



1 SECTION EE
SCALE: 3/32" = 1'-0"



2 SECTION FF
SCALE: 3/32" = 1'-0"



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DEVELOPER:

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2001 NEWTON AVE, SAN DIEGO, CA 92113

SEAL:

SHEET TITLE:

WALL SECTIONS

DATE: 04/30/2025

SCALE: 3/32" = 1'-0"

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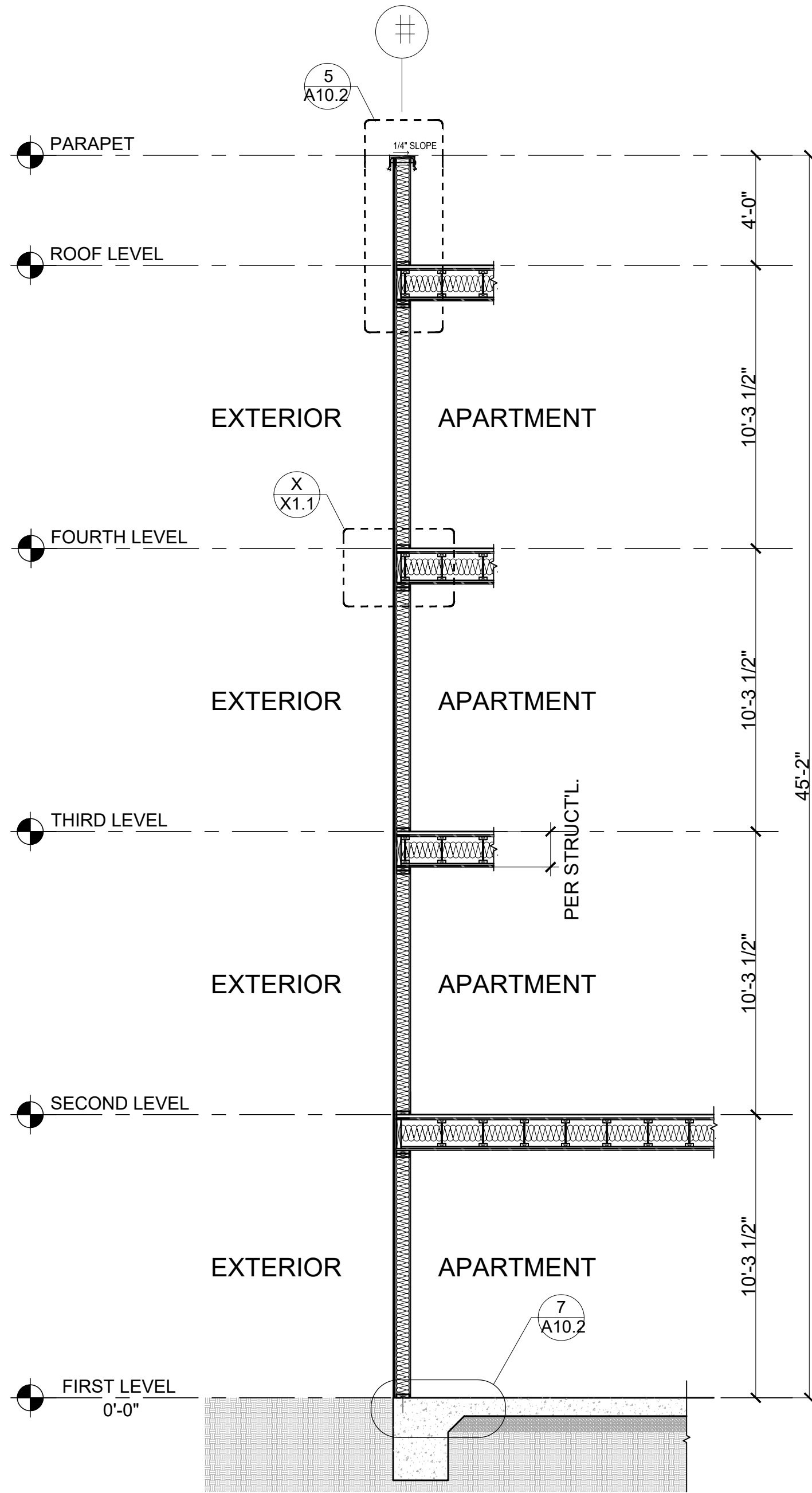
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SHEET No:

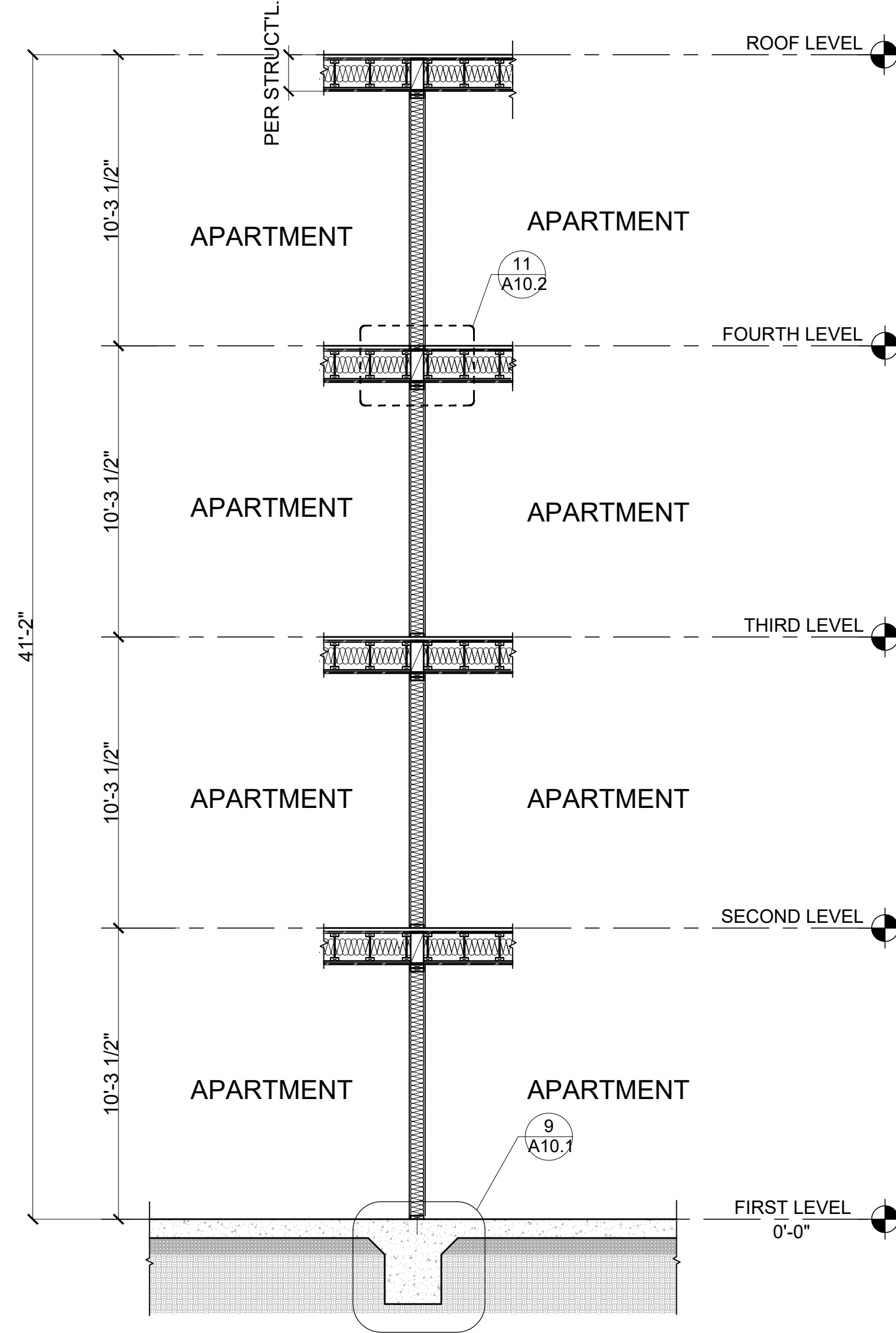
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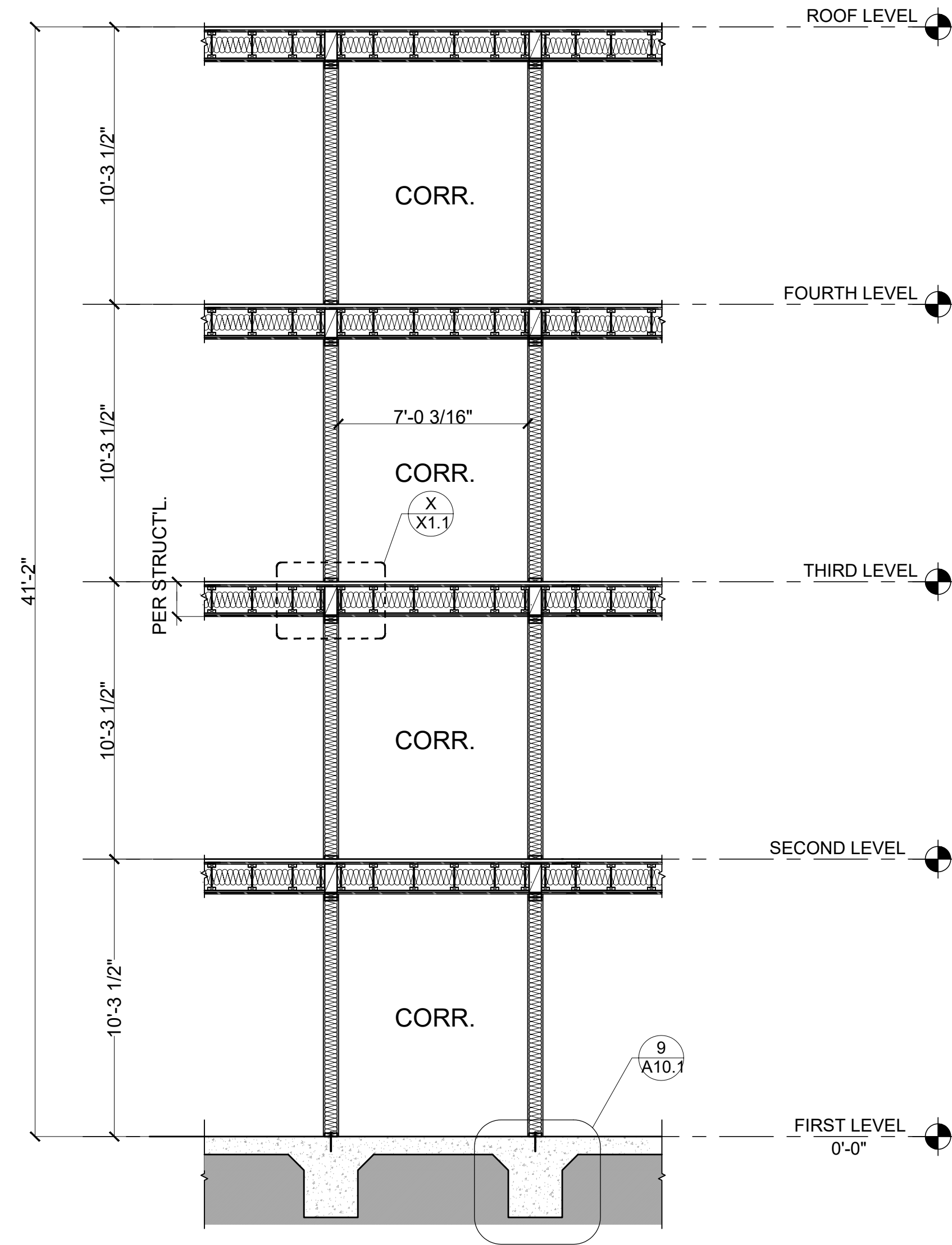
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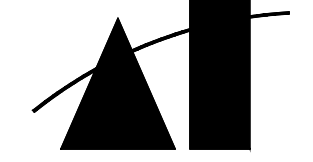
1 WALL SECTION - 1
SCALE: 1/4" = 1'-0"



2 WALL SECTION - 2
SCALE: 1/4" = 1'-0"



3 WALL SECTION - 3
SCALE: 1/4" = 1'-0"



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SEAL:

SHEET TITLE:

WALL SECTIONS

DATE: 04/30/2025

SCALE: 3/32" = 1'-0"

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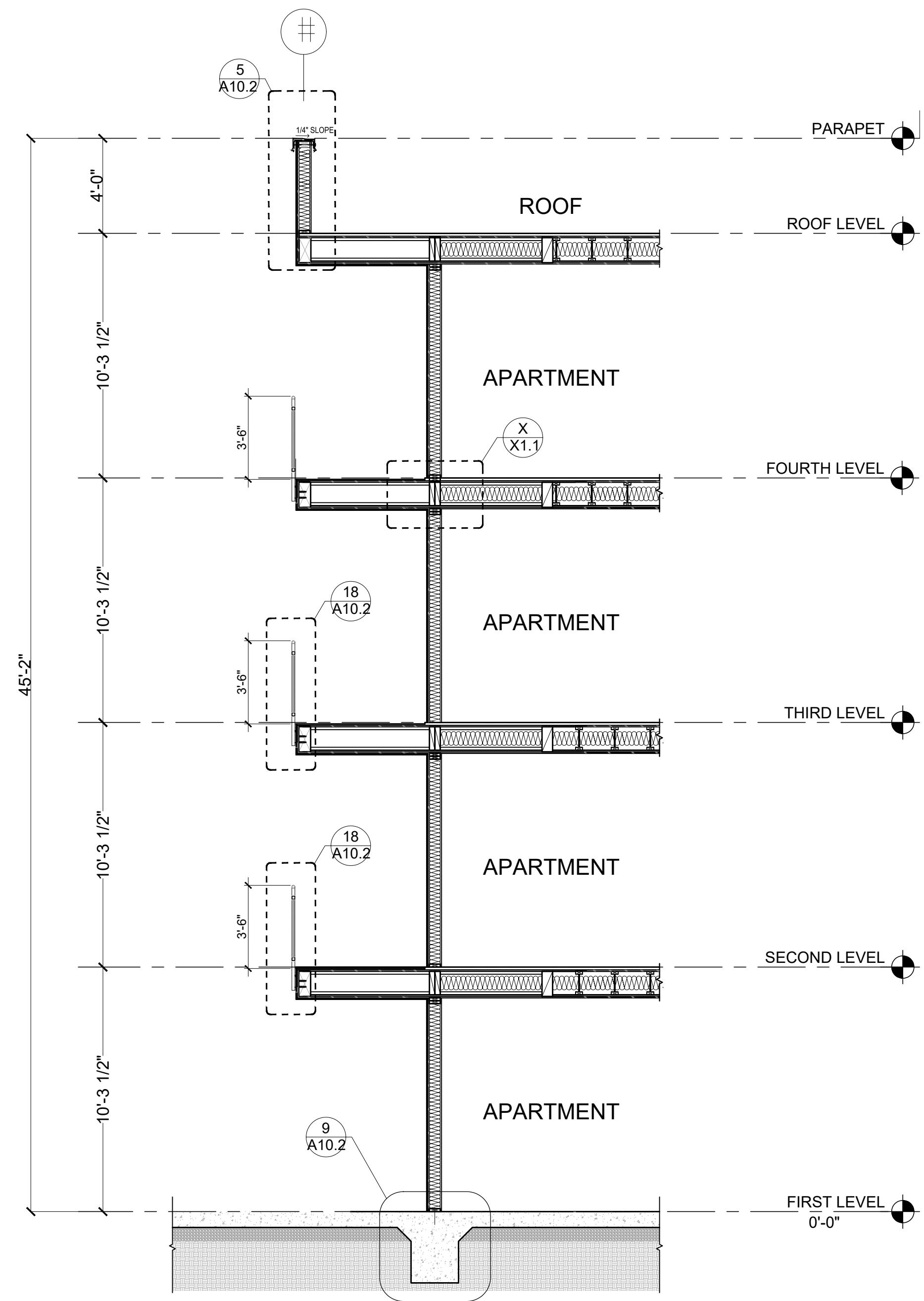
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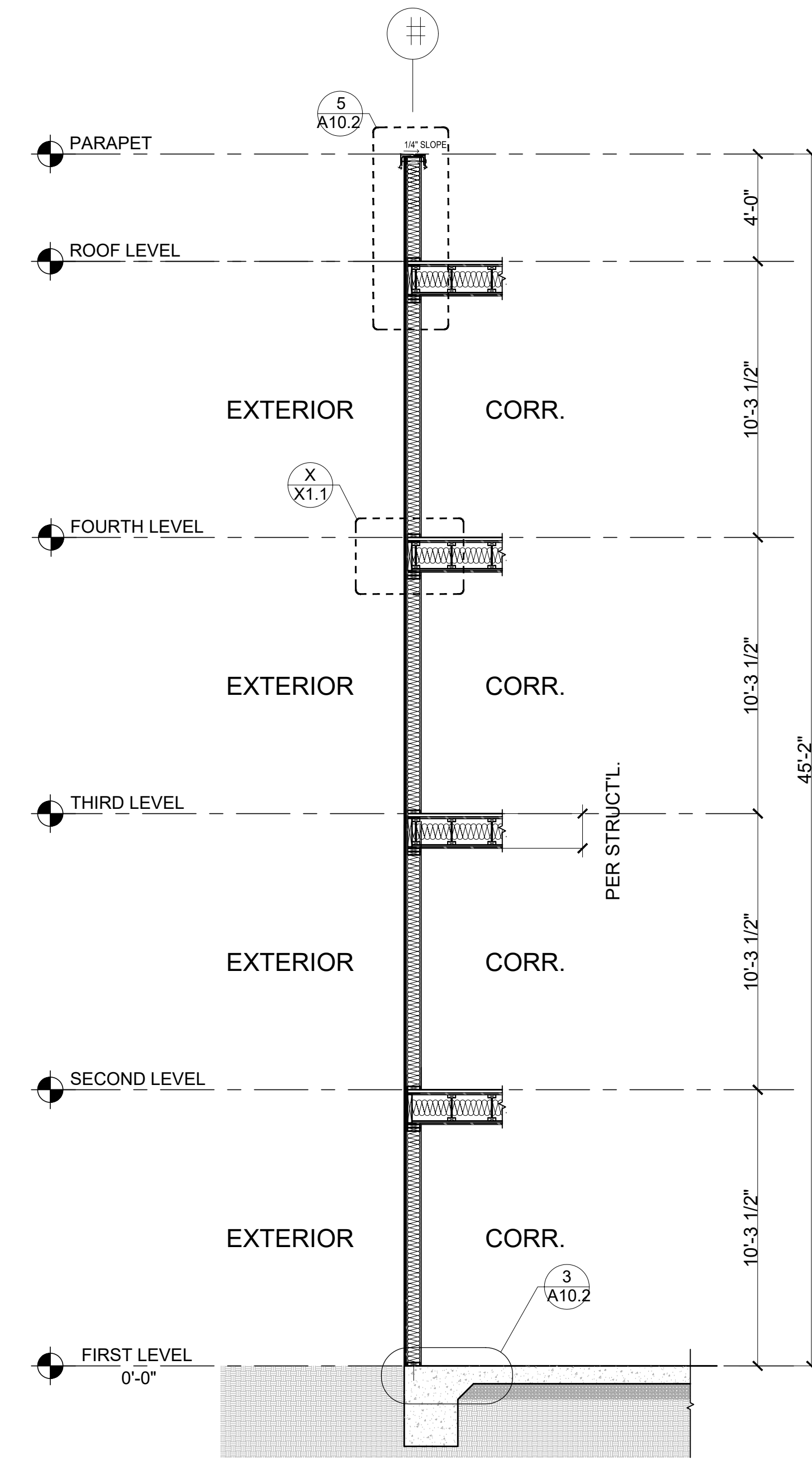
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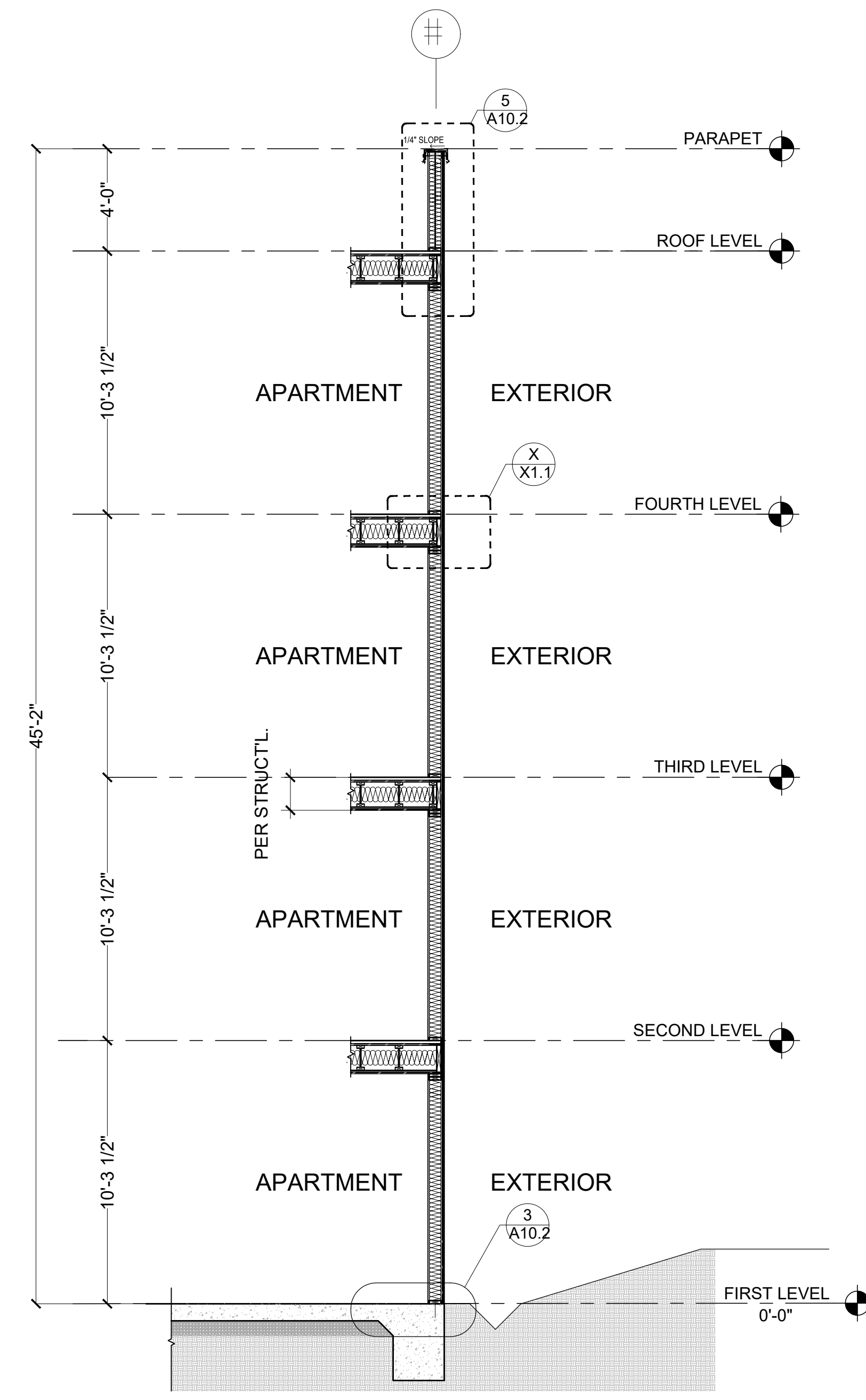
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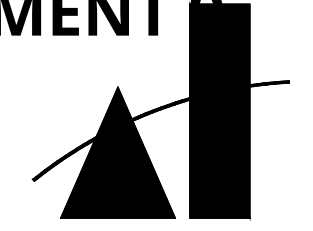
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SCALE: 1/4" = 1'-0"



2 WALL SECTION - 5
SCALE: 1/4" = 1'-0"



3 WALL SECTION - 6
SCALE: 1/4" = 1'-0"



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SEAL:

SHEET TITLE:

WALL SECTIONS

DATE: 04/30/2025

SCALE: 3/32" = 1'-0"

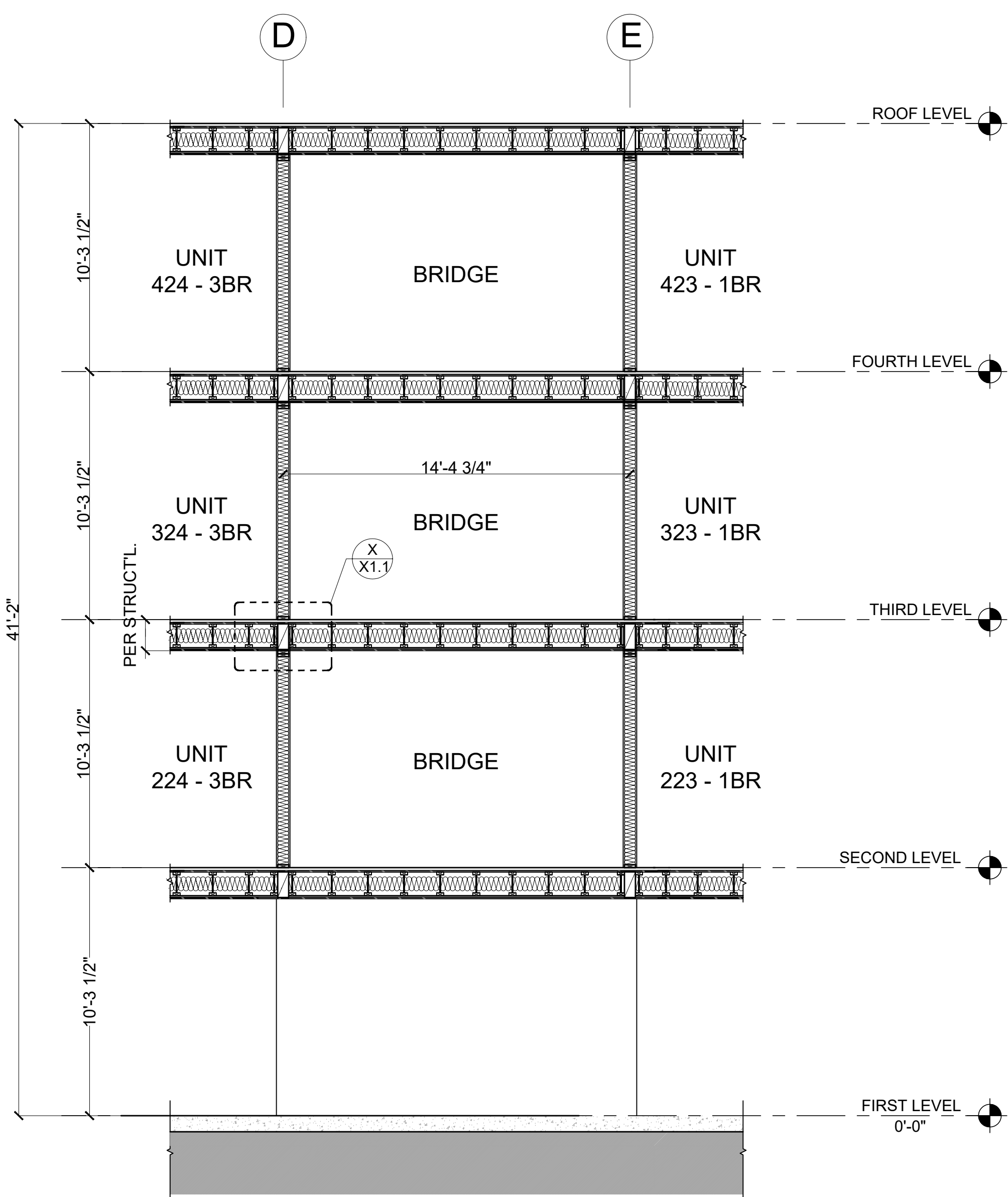
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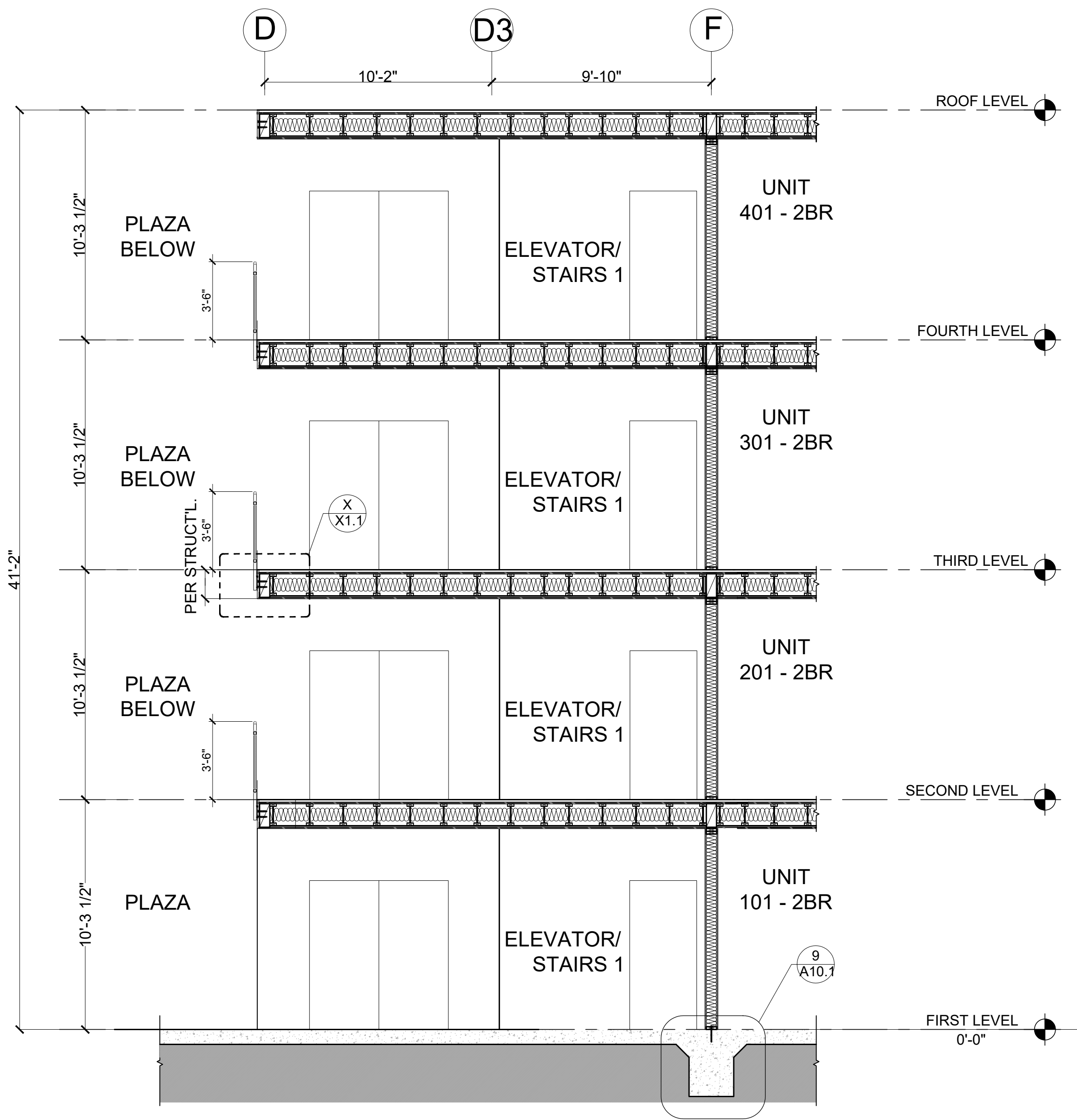
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A4.3

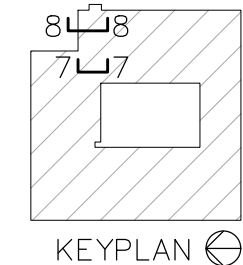
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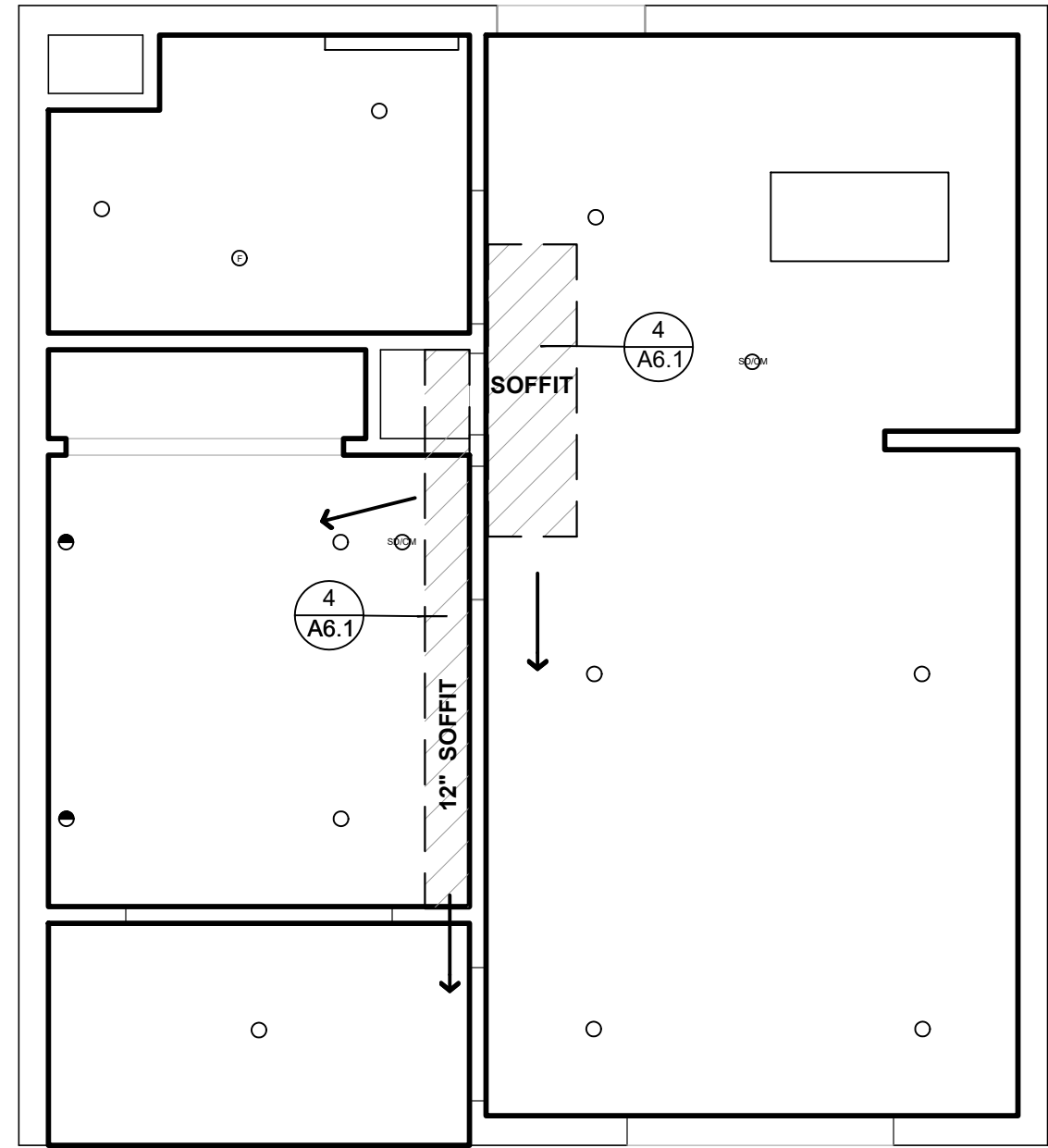
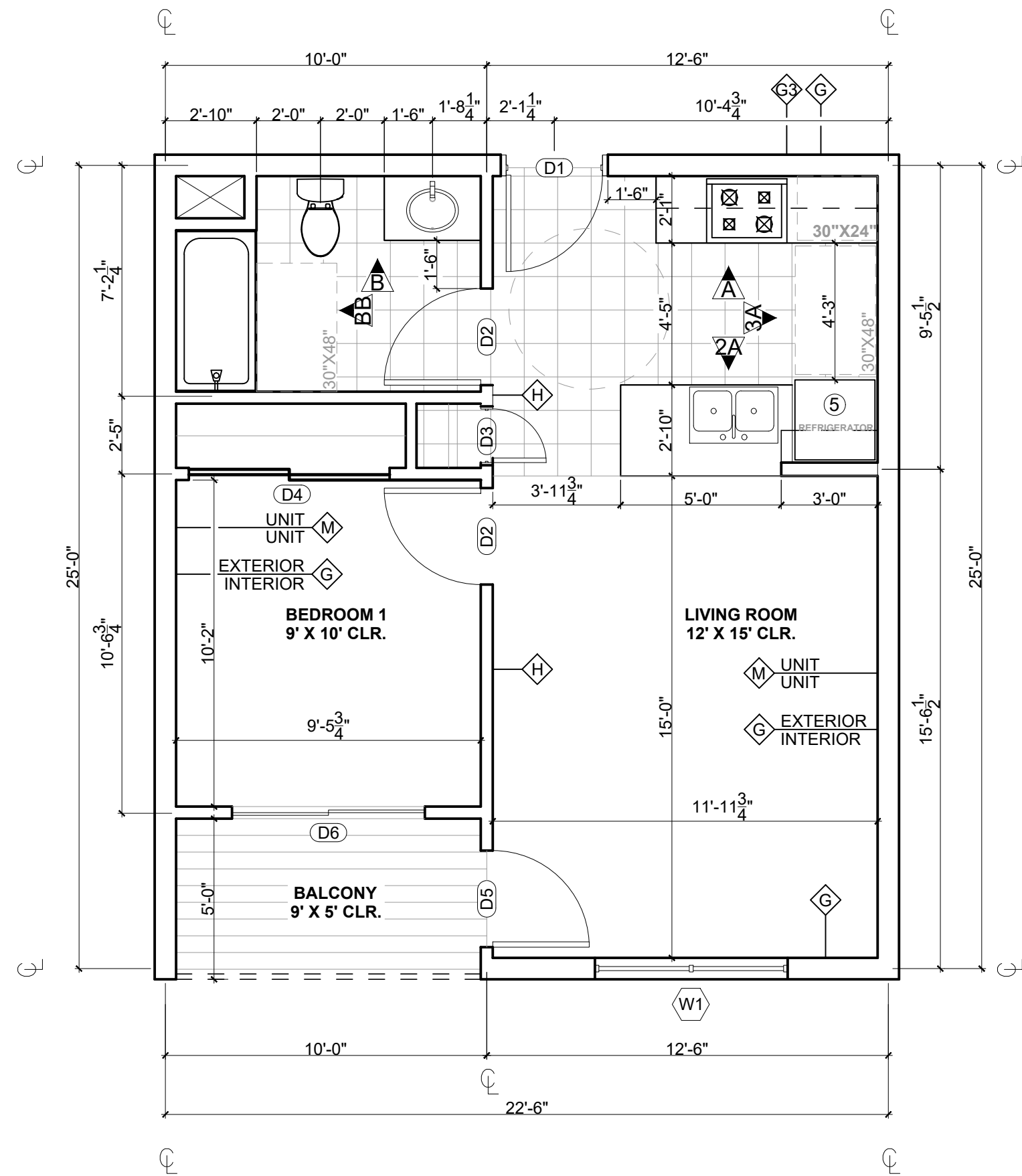


1 WALL SECTION - 7
SCALE: 1/4" = 1'-0"



2 WALL SECTION - 8
SCALE: 1/4" = 1'-0"



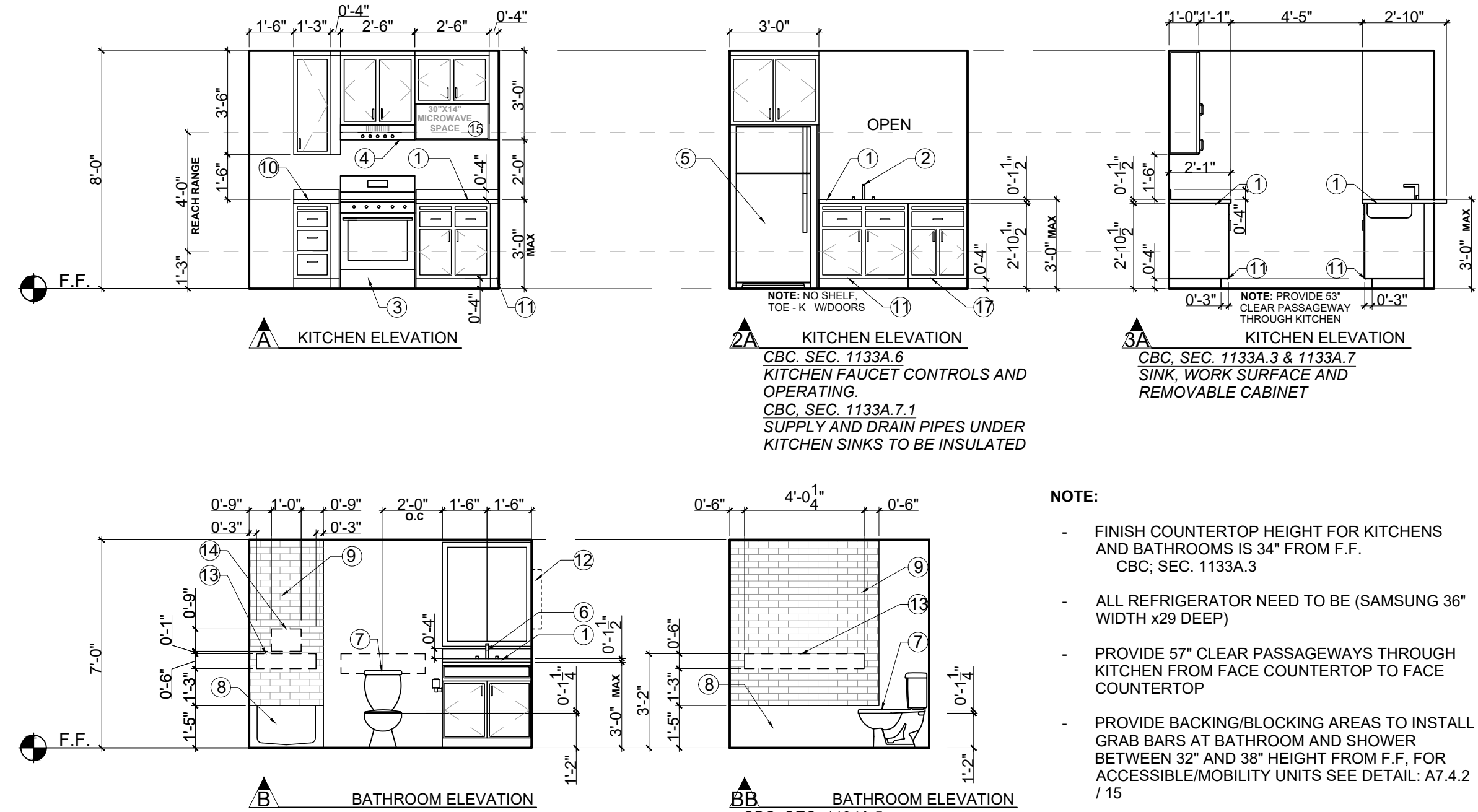


ONE BEDROOM UNIT

SCALE: 1/4" = 1'-0"

REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"



NOTE:

- FINISH COUNTERTOP HEIGHT FOR KITCHENS AND BATHROOMS IS 34" FROM F.F. CBC, SEC. 1133A.3
- ALL REFRIGERATOR NEED TO BE (SAMSUNG 36" WIDTH x29 DEEP)
- PROVIDE 57" CLEAR PASSAGEWAYS THROUGH KITCHEN FROM FACE COUNTERTOP TO FACE COUNTERTOP
- PROVIDE BACKING/BLOCKING AREAS TO INSTALL GRAB BARS AT BATHROOM AND SHOWER BETWEEN 32" AND 38" HEIGHT FROM F.F. FOR ACCESSIBLE/MOBILITY UNITS SEE DETAIL: A7.4.2 / 15

KITCHEN & BATHROOM DETAILS SEE:

A7.4.2	A7.4.2	A7.4.2	A7.4.2	A7.4.2
2	5	7	15	20

INTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"

INTERIOR FINISHES

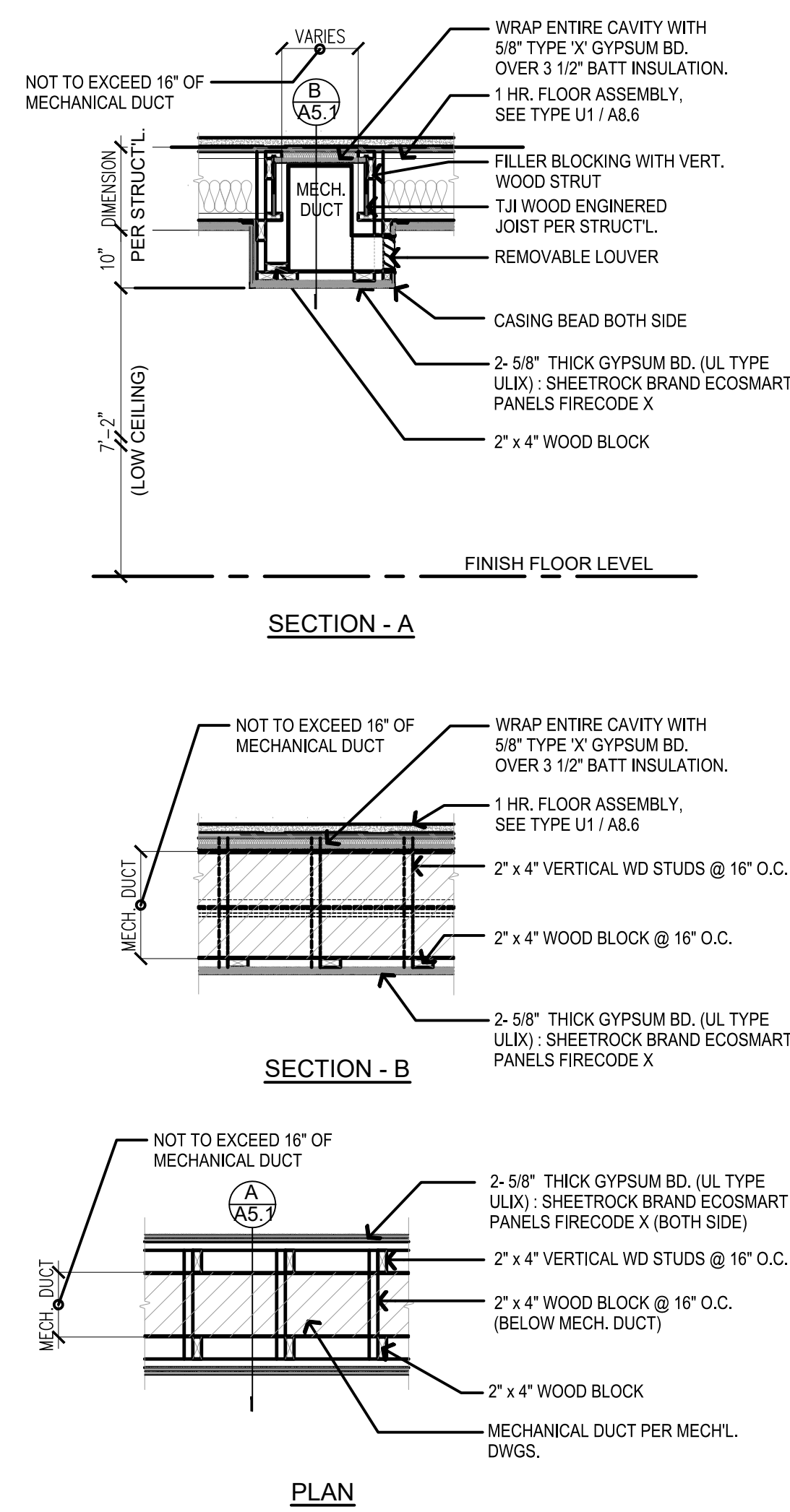
- COUNTERS PORCELANOSA -KROIN LUX- 1100 EAST (MADE FROM 100% RECYCLED PRODUCTS) - ALL COUNTER TOPS SINGLE PIECE, 3/4" SLAB WITH HONED FINISH AND SLIGHT BULLNOSE EDGE AND 4 INCH SPLASH ON ALL WALLS. MITRE CORNERS AND CONCEAL SEAMS.
- KITCHEN SINK - KOHLER, 16 GA. SS, VERSE, 33"x22"x8", UNDERMOUNT, K-75793-NA
- RANGE - GE 30" FREESTANDING ELECTRIC RANGE, JEB25KSS, 29 1/2"x47"x28", 40 AMPS.
- RANGE HOOD - KENMORE, MODEL 22-51041 - WHITE - 30" WIDE, 6" HIGH IN REAR, 17-1/2" WIDE, 27" ABOVE RANGE AT BOTTOM OF HOOD, 75W WORK LIGHT.
- REFRIGERATOR - KENMORE, 60812, WHITE 29.88" DEEP x 65.38" HEIGHT x 29.88" WIDTH
- BATHROOM VANITY - KOHLER - CAXTON OVAL WHITE, 17"x14", UNDERMOUNT W/ OVERFLOW AND CLAMP ASSEMBLY - K-2210-0
- TOILET - KOHLER WELLWORTH, 2 PIECE, K-3938-0 WHITE
- SHOWER - STERLING/KOHLER ACCORD 60"x32", TUB & SIDEWALLS WITH AJP BACKERBOARD (FOR ADA COMPLIANT GRAB BAR CONNECTIONS), USE APPROPRIATE SHOWER/TUB MIXER AND DRAIN - ADD SHOWER CURTAIN ROD.
- SHOWER ENCLOSURE -
- BREADBOARDS.
- DISABLED ACCESSIBLE DOORS & KICKPLATES.
- SIDE MIRROR IN WALL VANITY
- GRAB BARS - 3'-2" MAX HEIGHT 2'-8" MINIMUM HEIGHT / PROVIDE NECESSARY BACKING ON WALLS
- SHOWER CONTROLS - 4'-0" MAX HEIGHT 3'-3" MINIMUM HEIGHT / PROVIDE NECESSARY BACKING ON WALLS
- NO MICROWAVE (NIC.) - PROVIDE POWER FOR FUTURE INSTALLATION
- REMOVABLE CABINET. NO DISHWASHER (NIC.) - PROVIDE POWER AND DRAINAGE FOR FUTURE INSTALLATION

RCP KEY

- SD/CM CARBON MONOXIDE DETECTOR WIRED TO PAEL
- SD SMOKE AND CARBON MONOXIDE DETECTOR
- E EXTERIOR 4" LED CAN
- + VANITY LED FIXTURE
- 4" WALL WASHER LED CAN
- 4" RECESSED LED CAN
- CONCEALED SPRINKLER
- J J BOX
- J J BOX / FAN
- CONCEALED SPRINKLER
- SIDE WALL
- G.B. PAINTED GYPSUM BOARD
- U.O.S. UNDERSIDE OF STRUCTURE
- EL. 0'-0" UNDERSIDE OF STRUCTURE
- VANITY LED FIXTURE (STRAIGHT AND NARROW)
- FLUORESCENT CLOSET LIGHT
- FAN

UNIT LOCATION:

- MAIN FLOOR: -
- 2ND FLOOR: -
- 3RD FLOOR: -
- 4TH FLOOR: -



UNIT SOFFIT DETAIL

1/2" = 1'-0"

GENERAL NOTES ATTACHMENT

- ALL DIMENSIONS ARE TO FACE OF WALL.
- ALL ELECTRICAL CONVENIENCE OUTLETS, LIGHTING, COMMUNICATION SYSTEMS AND APPLIANCE OUTLETS, AS WELL AS SWITCHES AND CONTROLS USED TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES, ALARMS OR COOLING, HEATING AND VENTILATING EQUIPMENT SHALL BE PER ELECTRICAL DRAWINGS COMPLYING WITH HEIGHT AND REACH RANGES SPECIFICATIONS OF CBC SECTIONS 1136A.1 & 1136A.2
- ALL MECHANICAL VENT, EXHAUST, INTAKE AND MECHANICAL EQUIPMENT SHALL BE PER MANUFACTURER DRAWINGS. AUTOMATIC FIRE SPRINKLER LAYOUT BY SPRINKLER CONTRACTOR - DEFERRED APPROVAL.
- IN ALL UNIT KITCHENS PROVIDE:
ADA CLEARANCE S
REMOVABLE BASE CABINET PER ADA SEE:
- CBC SEC. 1133A.6
- CBC SEC. 1133A.7.1
- CBC SEC. 1133A.3
- CBC SEC. 1133A.7
- EVERY INTERIOR OPENING OR PASSAGE DOOR IN A COVERED DWELLING UNIT MUST PROVIDE A MINIMUM OF 32" NOMINAL CLEAR SPACE BETWEEN THE FACE OF THE DOOR AND THE DOOR STOP, WHEN THE DOOR IS IN A 90 DEGREE OPEN POSITION. A 34" DOOR IS ACCEPTABLE AND STANDARD 6' SLIDING GLASS DOOR IS ACCEPTABLE.
- 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. SEE SHEET T1.04, FIRE-HAZMAT NOTES, #7.
- 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. SEE SHEET T1.04, FIRE-HAZMAT NOTES, #8.
- HAND-ACTIVATED DOOR LATCHING, LOCKING, AND OPENING HARDWARE SHALL BE CENTERED BETWEEN 30 INCHES AND 44 INCHES ABOVE THE FLOOR. LATCHING AND LOCKING DOORS THAT ARE HAND-ACTIVATED AND ON AN ACCESSIBLE ROUTE SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVEL-TYPE HARDWARE. PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKED EXIT DOORS SHALL OPERATE CONSISTENT WITH SECTION 1132A.6, IN THE DIRECTION OF EGRESS. (1132A.8.1)
- THE LEVEL OR LEVEL OF ACTUATED LATCHES OR LOCKS SHALL BE CURVED WITH A RETURN TO WITHIN 1/2 INCH OF THE DOOR TO PREVENT CATCHING ON THE CLOTHING OF PERSONS DURING EGRESS IN GROUP R AND U OCCUPANCIES WITH AN OCCUPANT LOAD GREATER THAN 10. (1132A.8.1)
- ALL REFRIGERATORS TO BE 25" DEPT FROM EDGE OF THE COUNTERTOP SLAB (REFRIGERATOR DIMENSIONS SEE INTERIOR FINISHES NOTES)
- MAX LEVEL CHANGE @ ENTRY DOOR SHOULD BE NO MORE THAN 1/2"
- FINISH FLOORING SHALL BE EXTENDED TO THE WALL BENEATH THE SINK AND WORK SURFACE.

ELECTRICAL GENERAL NOTES

- GROUND FAULT INTERRUPTERS: PROVIDE ICBO APPROVED GFCI FOR ALL EXTERIOR, BATH, DRESSING, KITCHEN AREA OUTLETS AND IN/ AROUND KNOW WATER SOURCE CONTACT AREAS
- ELECTRICAL SUB-CONTRACTOR: VERIFY WITH GENERA CONTRACTOR AND OWNER FOR ANY ADDITIONAL ELECTRICAL REQUIREMENTS AND THEIR LOCATION
- VERIFY LOCATION OF ALL ELECTRICAL SHOWN WITH OWNER AND GENERAL CONTRACTOR AND BRAND NAME, STYLE, AND QUALITY WITH OWNER.
- ALL SWITCHES TO BE "SILENT TYPE" 43" AFF. ALL CONVENIENCE OUTLETS 15" ABOVE FLOOR U.O.N
- THE ELECTRICAL CONTRACTOR SHALL VISIT THE SITE OF THE WORK AND THOROUGHLY FAMILIARIZE HIMSELF WITH THE WORK TO BE DONE, TAKING INTO ACCOUNT ANY SPECIAL OR FEATURES PECULIAR TO THIS JOB.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY ELECTRICAL PERMIT(S) PRIOR TO JOB START AND OBTAIN PROPER INSPECTION FROM DEPARTMENT OF BUILDING AND SAFETY.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY ELECTRICAL PERMIT(S) PRIOR TO JOB START AND OBTAIN PROPER INSPECTION FROM DEPARTMENT OF BUILDING AND SAFETY.
- ANY ERROR OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO BIDDING THE JOB.
- ALL WIRING TO BE THHN OR THWN 600 VOLTS U.O.N.
- ALL FEEDER AND BRANCH CIRCUIT CONDUCTORS ARE BASE ON COPPER CONDUCTOR RATING
- ALL BALLASTS SHALL BE HPF, C.B.N. AND LOWEST HEAT AVAILABLE, AND U.L. APPROVED.
- ALL FIXTURES SHALL BE U.L. LISTED AND APPROVED FOR THE PURPOSE.
- RECESSED FIXTURES IN FIRED RATED CEILINGS OR SUPPLY AIR PLENUMS SHALL BE APPROVED FOR THE RAING OF THE CEILING. PROVIDE AIR TIGHT GASKETS TO SEAL AROUND OPENINGS.
- STEMS OF PENDANT MOUNTED FIXTURES SHALL BE APPROVED FOR EARTHQUAKE DURABILITY.
- EXACT LOCATION OF EQUIPMENT SHALL BE VERIFIED IN THE FIELD AND ROUTING OF CONDUITS SHALL SUIT FIELD CONDITIONS.
- ALL WIRING SHALL BE INSTALLED IN METALLIC-RIGID OF FLEX CONDUIT FOR COMMERCIAL BUILDING AND AS PER CEC REQUIREMENTS.
- MINIMUM WIRE SIZE #12 THW, CU MINIMUM CONDUIT 1/2".
- USE IVORY DECORATIVE RECEPTABLES, SWITCHES, COVER PLATES THROUGHOUT OFFICE AREA.
- ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
- ALL EQUIPMENT SHALL BE LISTED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.
- CONDUCTOR PENETRATION OF FIRE RATED PORTIONS OF A STRUCTURE SHALL BE EFFECTIVELY SEALED AND SLEEVED WITH STEEL FLEX 3 FEET EACH SIDE OF PENETRATION, OR OTHER APPLIED METHODS.
- ROMEX TYPE WIRING SHALL BE ALLOWED IN RESIDENTIAL AS PER CEC CODE.
- MC FLEX OF RIGID ALLOWED.
- ALL SIGNS SHALL BE CONTROLLED/OPERATED ON A SEPARATE CIRCUIT VIA A SEVEN (7) DAY TIME CLCK OR PROGRAMMABLE RELAY PANEL.
- ALL LIGHTING SHALL BE CONTROLLED/OPERATED VIA TIME CLCK OR PROGRAMMABLE RELAY PANEL, EXCEPT THE NIGHTLIGHT AND EMERGENCY LIGHT.
- ELECTRIC VEHICLE CHARGING: ELECTRICAL VEHICLE SUPPLY EQUIPMENT (EVSE) ROUGH-IN ONLY IS REQUIRED IN ONE AND TWO FAMILY DWELLINGS AND TOWNHOMES WITH ATTACHED GARAGES. THE EVSE ROUGH-IN CONSIST OF A MINIMUM 1" CONDUIT EXTENDING FROM THE MAIN PANEL TO JUNCTION BOX WHERE THE EVSE RECEPTACLE BOX WILL BE PROVIDED. THE MAIN SERVICE PANEL MUST BE SIZED TO ACCOMMODATE A FUTURE 208.240V VOLT 40 AMPERE DEDICATED BRANCH CIRCUIT. CALIFORNIA GREEN CODE 4.106.4.

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DEVELOPER:

REVISIONS:

MERCADO APARTMENTS
2001 NEWTON AVE, SAN DIEGO, CA 92113

SEAL:

SHEET TITLE:

ENLARGE PLAN:
1 BEDROOM UNIT

DATE: 04/30/2025

SCALE: 1/4" = 1'-0"

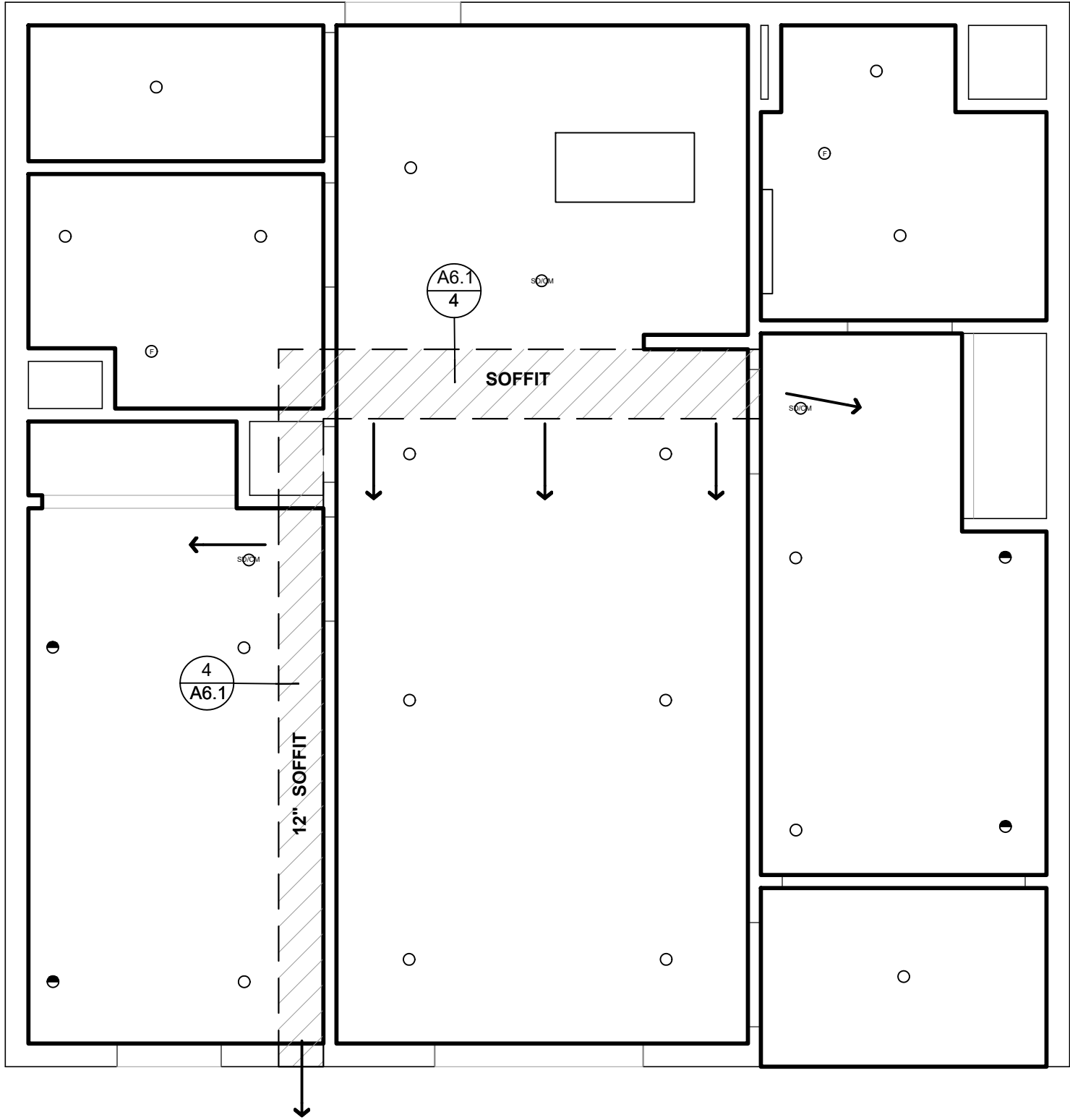
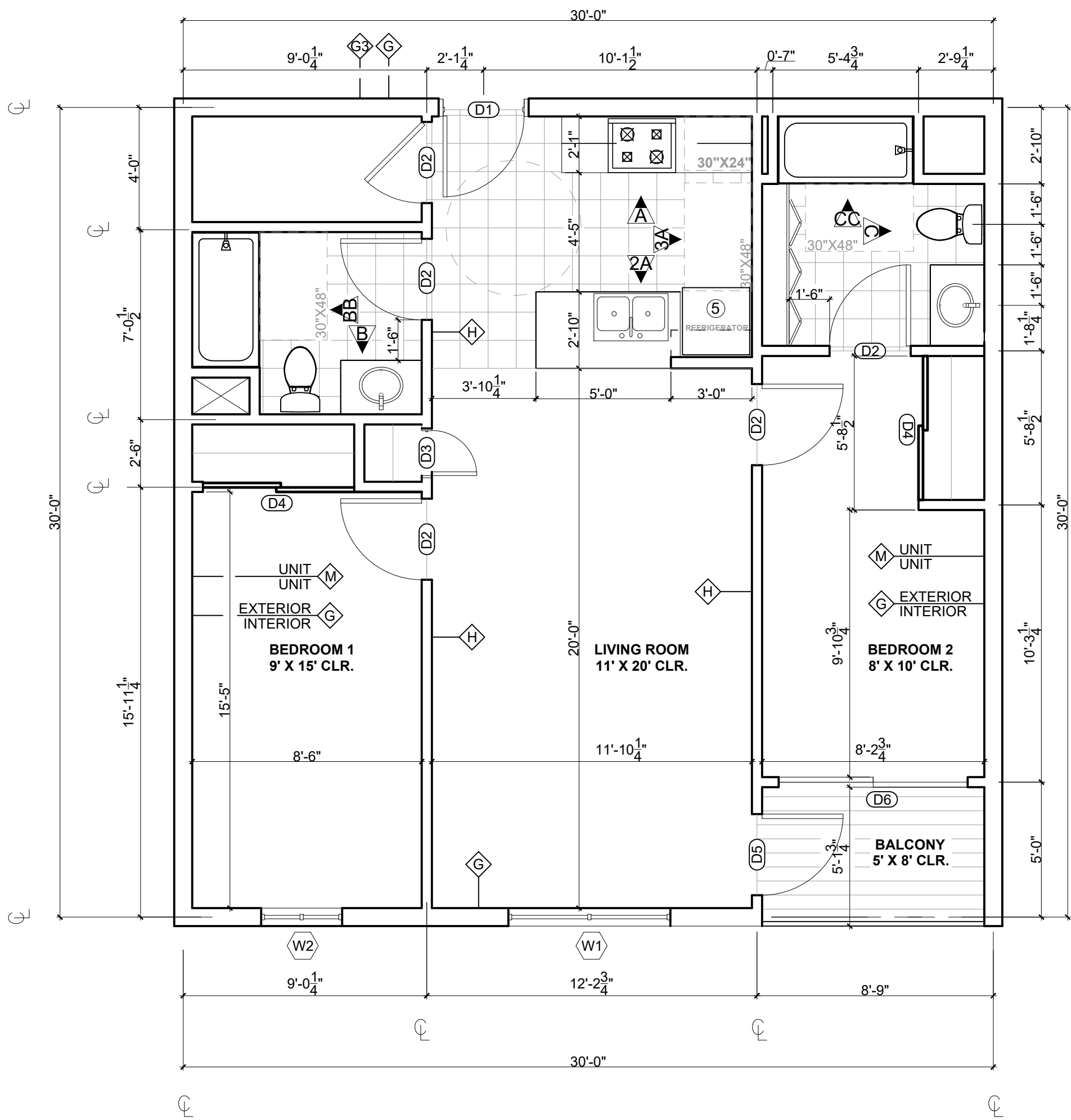
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JOB No: 3707

SHEET No:

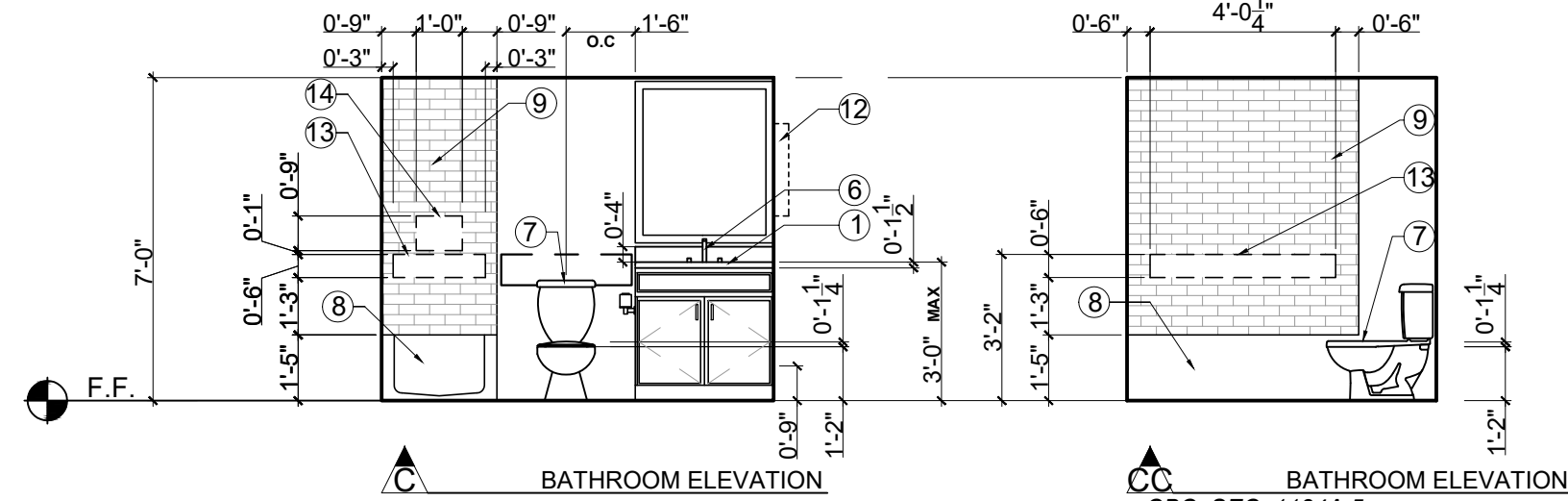
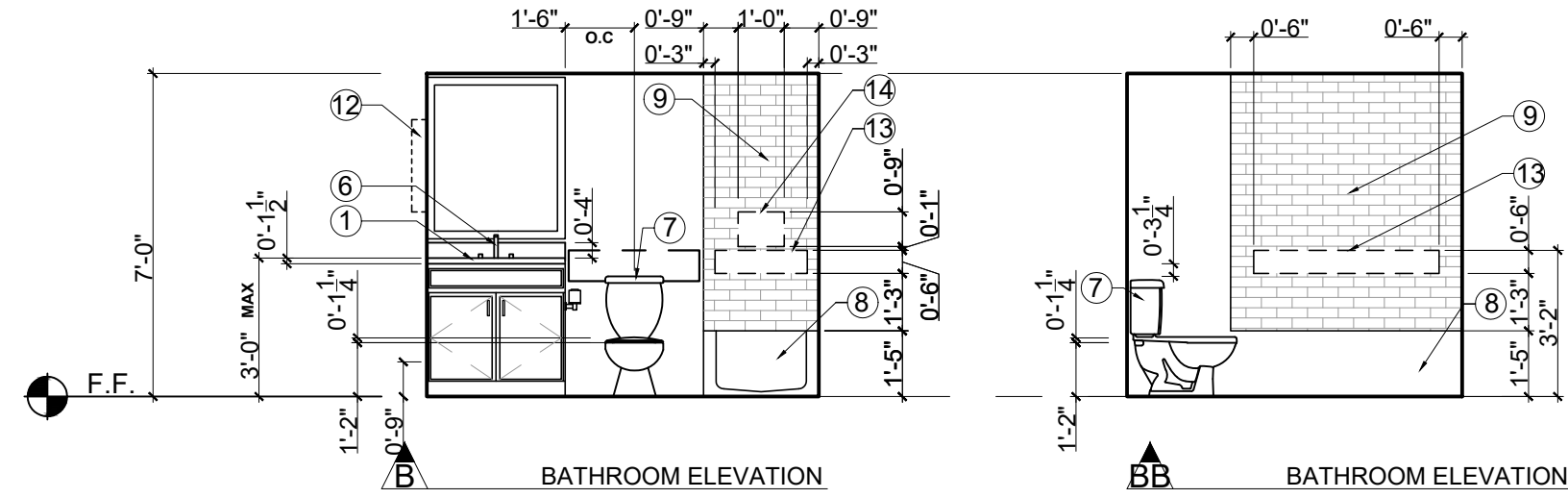
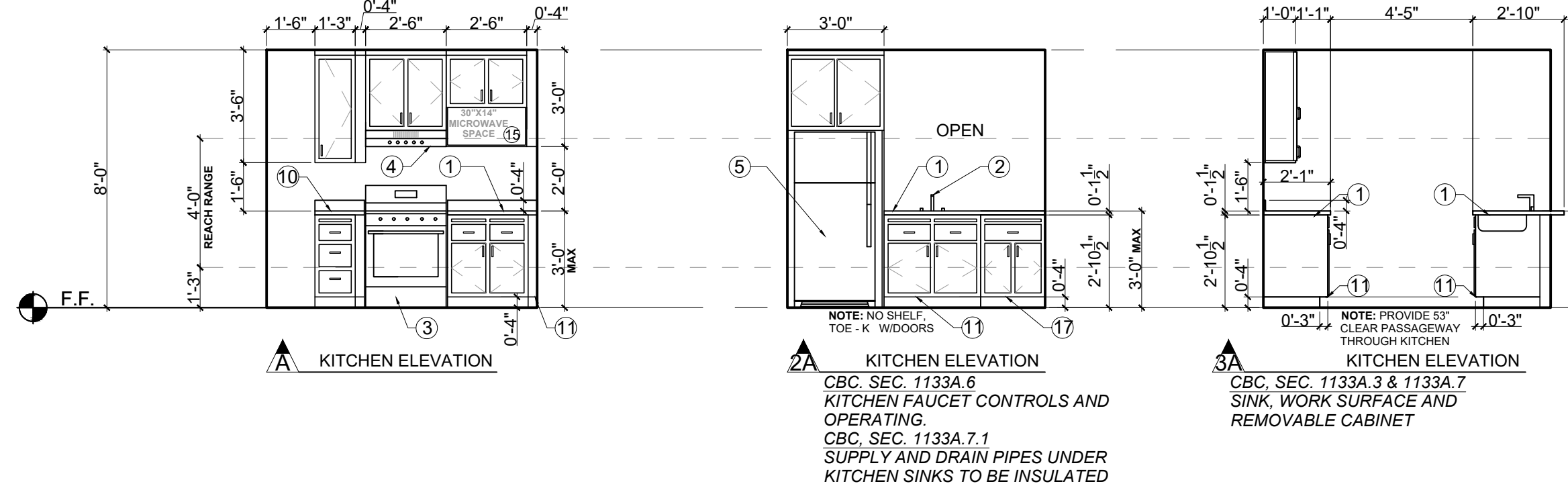
A5.1

COASTAL DEVELOPMENT PERMIT SET



1 TWO BEDROOM - UNIT

SCALE: 1/4" = 1'-0"



3 INTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"

2 REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"

INTERIOR FINISHES

- COUNTERS PORCELANOSA -KROIN LUX- 1100 EAST (MADE FROM 100% RECYCLED PRODUCTS) - ALL COUNTER TOPS SINGLE PIECE, 3/4" SLAB WITH HONED FINISH AND SLIGHT BULLNOSE EDGE AND 4 INCH BACK SPLASH ON ALL WALLS, MITRE CORNERS AND CONCEAL SEAMS.
- KITCHEN SINK - KOHLER, 16 GA. SS, VERSE, 33"x22"x9", UNDERMOUNT, K-75793-NA
- RANGE - GE 30" FREESTANDING ELECTRIC RANGE, J625RKSS, 29 1/2"x47"x28", 40 AMPS.
- RANGE HOOD - KENMORE, MODEL 22-51041 - WHITE - 30" WIDE, 6" HIGH IN REAR, 17-1/2" WIDE, 27" ABOVE RANGE AT BOTTOM OF HOOD, 75W WORK LIGHT.
- REFRIGERATOR - KENMORE, 60812, WHITE 29.88" DEEP x 65.38" HEIGHT x 29.88" WIDTH
- BATHROOM VANITY - KOHLER - CAXTON OVAL WHITE, 17"x14", UNDERMOUNT W/ OVERFLOW AND CLAMP ASSEMBLY - K-2210-0
- TOILET - KOHLER WELLWORTH, 2 PIECE, K-3938-0 WHITE
- SHOWER - STERLING/KOHLER ACCORD 60"x32", TUB & SIDEWALLS WITH AIP BACKERBOARD (FOR ADA COMPLIANT GRAB BAR CONNECTIONS), USE APPROPRIATE SHOWER/TUB MIXER AND DRAIN - ADD SHOWER CURTAIN ROD.
- SHOWER ENCLOSURE -
- BREADBOARDS.
- DISABLED ACCESSIBLE DOORS & KICKPLATES.
- SIDE MIRROR IN WALL VANITY
- GRAB BARS - 3'-2" MAX HEIGHT 2'-8" MINIMUM HEIGHT / PROVIDE NECESSARY BACKING ON WALLS
- SHOWER CONTROLS - 4'-0" MAX HEIGHT 3'-3" MINIMUM HEIGHT / PROVIDE NECESSARY BACKING ON WALLS
- NO MICROWAVE (NIC.) - PROVIDE POWER FOR FUTURE INSTALLATION
- REMOVABLE CABINET, NO DISHWASHER (NIC.) - PROVIDE POWER AND DRAINAGE FOR FUTURE INSTALLATION

NOTE:

- FINISH COUNTERTOP HEIGHT FOR KITCHENS AND BATHROOMS IS 34" FROM F.F. CBC, SEC. 1133A.3
- ALL REFRIGERATOR NEED TO BE (SAMSUNG 36" WIDTH x29 DEEP)
- PROVIDE 57" CLEAR PASSAGEWAYS THROUGH KITCHEN FROM FACE COUNTERTOP TO FACE COUNTERTOP
- PROVIDE BACKING/BLOCKING AREAS TO INSTALL GRAB BARS AT BATHROOM AND SHOWER BETWEEN 32" AND 38" HEIGHT FROM F.F. FOR ACCESSIBLE/MOBILITY UNITS SEE DETAIL: A7.4.2 /15

KITCHEN & BATHROOM DETAILS SEE:

A7.4.2 2 A7.4.2 5 A7.4.2 7 A7.4.2 15 A7.4.2 20

RCP KEY

- SD/CM CARBON MONOXIDE DETECTOR WIRED TO PAEL
- SD SMOKE AND CARBON MONOXIDE DETECTOR
- E EXTERIOR 4" LED CAN
- +/- VANITY LED FIXTURE
- 4" WALL WASHER LED CAN
- 4" RECESSED LED CAN
- CONCEALED SPRINKLER
- J BOX
- J BOX / FAN
- CONCEALED SPRINKLER
- SIDE WALL
- G.B. PAINTED GYPSUM BOARD
- U.O.S. UNDERSIDE OF STRUCTURE
- EL. 0'-0" UNDERSIDE OF STRUCTURE
- VANITY LED FIXTURE (STRAIGHT AND NARROW)
- FLUORESCENT CLOSET LIGHT
- FAN

UNIT LOCATION:

- MAIN FLOOR: -
- 2ND FLOOR: -
- 3RD FLOOR: -
- 4TH FLOOR: -

Date: December 21, 2021 "Working Notes _ updated 2"

Subj: MAAC Projects - Interior Lighting Fixture Schedule, Residential Units

Ceiling Recessed	
Lamps	1
Code Watt/Lumens Color	LED 13.6
Luminaire Description	Lithonia 5000K, 825 L 6-inch LED Fixture
Input Watt Volts	13.6 120
Ceiling Recessed	
Lamps	1
Code Watt/Lumens Color	LED 20
Luminaire Description	Panasonic Whisper Light/Fan Combo 4PIN LED 4000K, 1300L
Input Watt Volts	20 120
Wall Surface	
Lamps	-
Code Watt/Lumens Color	LED 40
Luminaire Description	Lithonia 3000K, 3805L 4-foot LED Fixture
Input Watt Volts	40 120
Wall Surface	
Lamps	1
Code Watt/Lumens Color	LED 20
Luminaire Description	Lithonia 4000K, 2300L 6-inch LED Fixture
Input Watt Volts	20 120
Wall Surface	
Lamps	1
Code Watt/Lumens Color	LED 20
Luminaire Description	Lithonia 4000K, 2300L 6-inch LED Fixture with PH And Emergency battery pack and charger (see schedule)
Input Watt Volts	20 120
Ceiling Recessed	
Lamps	2
Code Watt/Lumens Color	LED 13.6
Luminaire Description	Lithonia 5000K, 825 L 6-inch LED Fixture (Future Fan)
Input Watt Volts	13.6 120

MAAC Affordable Housing 08/5/21 - Interior Lighting Fixtures 02/30/2021 Page 1 of 2

Date: December 21, 2021 "Working Notes _ updated 2"

Subj: MAAC Projects - Interior Lighting Fixture Schedule, Non-residential (e.g., Office, Laundry Room, Commons)

Ceiling Recessed	
Lamps	1
Code Watt/Lumens Color	LED 13.6
Luminaire Description	Lithonia 5000K, 825 L 6-inch LED Fixture
Input Watt Volts	13.6 120
Ceiling Recessed	
Lamps	1
Code Watt/Lumens Color	LED 20
Luminaire Description	Panasonic Whisper Light/Fan Combo 4PIN LED 4000K, 1300L
Input Watt Volts	20 120
Ceiling Recessed	
Lamps	2
Code Watt/Lumens Color	LED 13.6
Luminaire Description	Lithonia 5000K, 825 L 6-inch LED Fixture (Future Fan)
Input Watt Volts	13.6 120
Ceiling Mounted	
Lamps	2
Code Watt/Lumens Color	LED 20
Luminaire Description	Lithonia 3000K, 4000K 4 ft., 2-light Wall or Ceiling mounted fluorescent commercial wall bracket with wrap cover lens
Input Watt Volts	32 120
Ceiling Mounted	
Lamps	3
Code Watt/Lumens Color	LED 20
Luminaire Description	WAC 3000K, Pendant Ring Light - WAC Lighting Solara - 40" pendant with acrylic shade
Input Watt Volts	260 120

GENERAL NOTES ATTACHMENT

- ALL DIMENSIONS ARE TO FACE OF WALL.
- ALL ELECTRICAL CONVENIENCE OUTLETS, LIGHTING, COMMUNICATION SYSTEMS AND APPLIANCE OUTLETS, AS WELL AS SWITCHES AND CONTROLS USED TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES, ALARMS OR COOLING, HEATING AND VENTILATING EQUIPMENT SHALL BE PER ELECTRICAL DRAWINGS COMPLYING WITH HEIGHT AND REACH RANGES SPECIFICATIONS OF CBC SECTIONS 1136A.1 & 1136A.2
- ALL MECHANICAL VENT, EXHAUST, INTAKE AND MECHANICAL EQUIPMENT SHALL BE PER MANUFACTURER DRAWINGS. AUTOMATIC FIRE SPRINKLER LAYOUT BY SPRINKLER CONTRACTOR - DEFERRED APPROVAL.
- IN ALL UNIT KITCHENS PROVIDE:
ADA CLEARANCE S.
REMOVABLE BASE CABINET PER ADA SEE:
- CBC SEC. 1133A.6
- CBC SEC. 1133A.7.1
- CBC SEC. 1133A.3
- CBC SEC. 1133A.7
- EVERY INTERIOR OPENING OR PASSAGE DOOR IN A COVERED DWELLING UNIT MUST PROVIDE A MINIMUM OF 32" NOMINAL CLEAR SPACE BETWEEN THE FACE OF THE DOOR AND THE DOOR STOP, WHEN THE DOOR IS OPEN POSITON. A 34" DOOR IS ACCEPTABLE AND STANDARD 6' SLIDING GLASS DOOR IS ACCEPTABLE.
- 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. SEE SHEET T1.04, FIRE-HAZMAT NOTES, #7.
- 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. SEE SHEET T1.04, FIRE-HAZMAT NOTES, #8.
- HAND-ACTIVATED DOOR LATCHING, LOCKING, AND OPENING HARDWARE SHALL BE CENTERED BETWEEN 30 INCHES AND 44 INCHES ABOVE THE FLOOR. LATCHING AND LOCKING DOORS THAT ARE HAND-ACTIVATED AND ON AN ACCESSIBLE ROUTE SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVEL-TYPE HARDWARE.PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKED EXIT DOORS SHALL OPERATE CONSISTENT WITH SECTION 1132A.6, IN THE DIRECTION OF EGRESS. (1132A.8.1)
- THE LEVEL OR LEVEL OF ACTUATED LATCHES OR LOCKS SHALL BE CURVED WITH A RETURN TO WITHIN 1/2 INCH OF THE DOOR TO PREVENT CATCHING ON THE CLOTHING OF PERSONS DURING EGRESS IN GROUP R AND U OCCUPANCIES WITH AN OCCUPANT LOAD GREATER THAN 10. (1132A.8.1)
- ALL REFRIGERATORS TO BE 25" DEPT FROM EDGE OF THE COUNTERTOP SLAB (REFRIGERATOR DIMENSIONS SEE INTERIOR FINISHES NOTES)
- MAX LEVEL CHANGE @ ENTRY DOOR SHOULD BE NO MORE THAN 1/2"
- FINISH FLOORING SHALL BE EXTENDED TO THE WALL BENEATH THE SINK AND WORK SURFACE.

ELECTRICAL GENERAL NOTES

- GROUND FAULT INTERRUPTERS: PROVIDE ICSO APPROVED GFCI FOR ALL EXTERIOR, BATH, DRESSING, KITCHEN AREA OUTLETS AND IN/AROUND KNOW WATER SOURCE CONTACT AREAS
- ELECTRICAL SUB-CONTRACTOR: VERIFY WITH GENERA CONTRACTOR AND OWNER FOR ANY ADDITIONAL ELECTRICAL REQUIREMENTS AND THEIR LOCATION
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- MINIMUM WIRE SIZE #12 THW, CU MINIMUM CONDUIT 1/2".
- USE IVORY DECORATIVE RECEPTACLES, SWITCHES, COVER PLATES THROUGHOUT OFFICE AREA.
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San Diego, CA Suite 500
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DEVELOPER:

REVISIONS:

MERCADO APARTMENTS
2001 NEWTON AVE, SAN DIEGO, CA 92113

SEAL:

COASTAL DEVELOPMENT PERMIT SET

SHEET TITLE:

ENLARGE PLAN:
2 BEDROOM UNIT

DATE: 04/30/2025

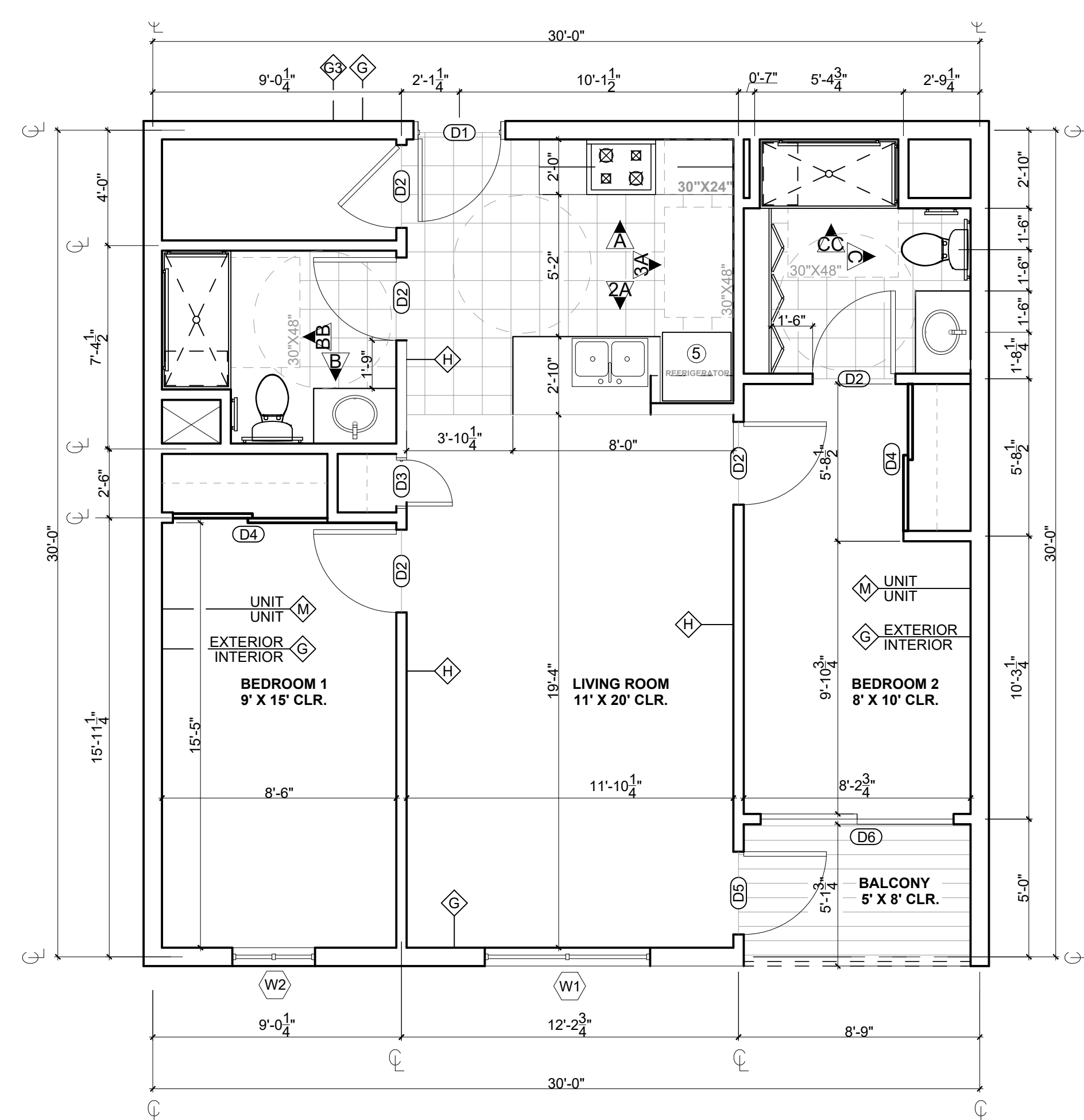
SCALE: 1/4" = 1'-0"

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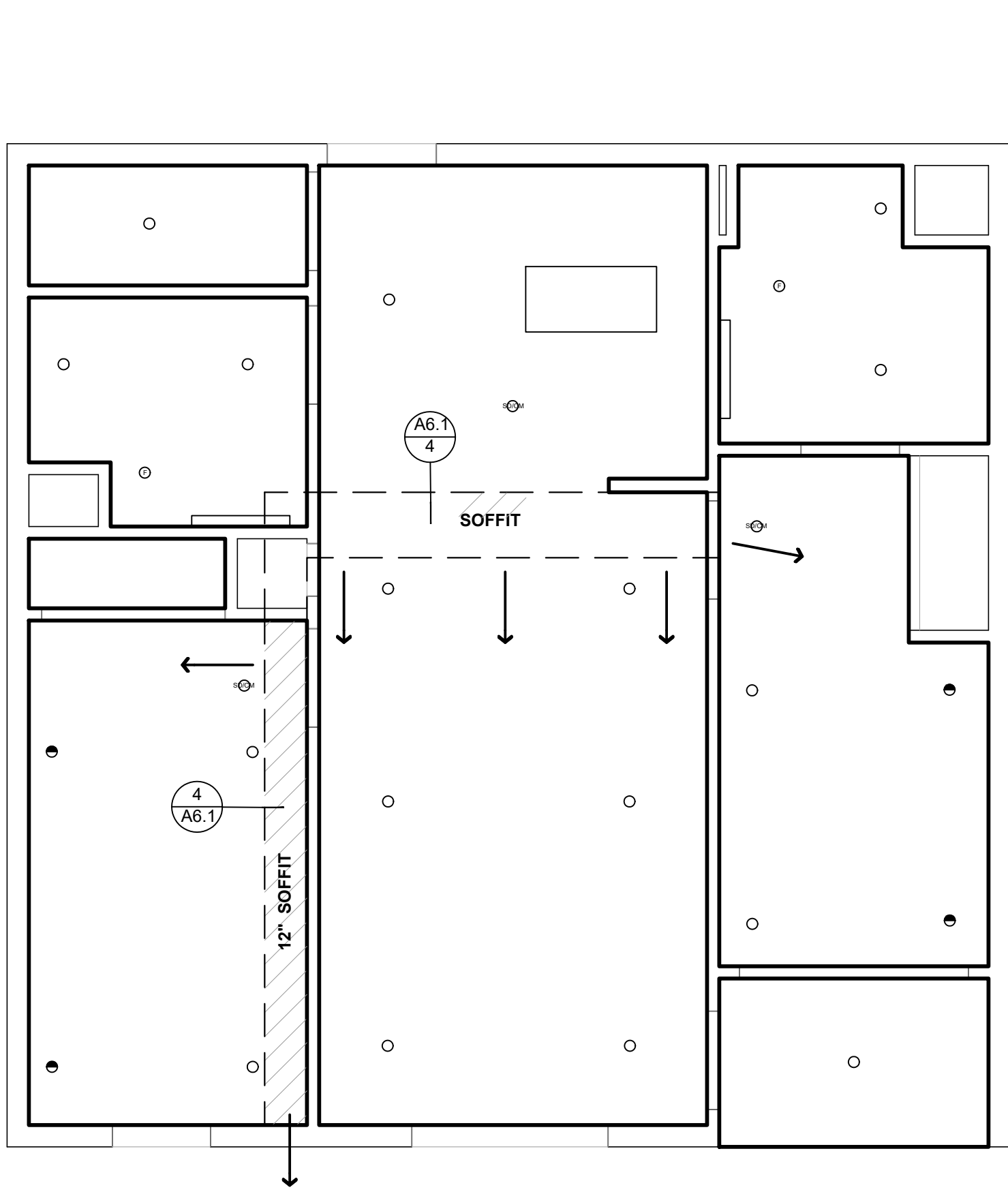
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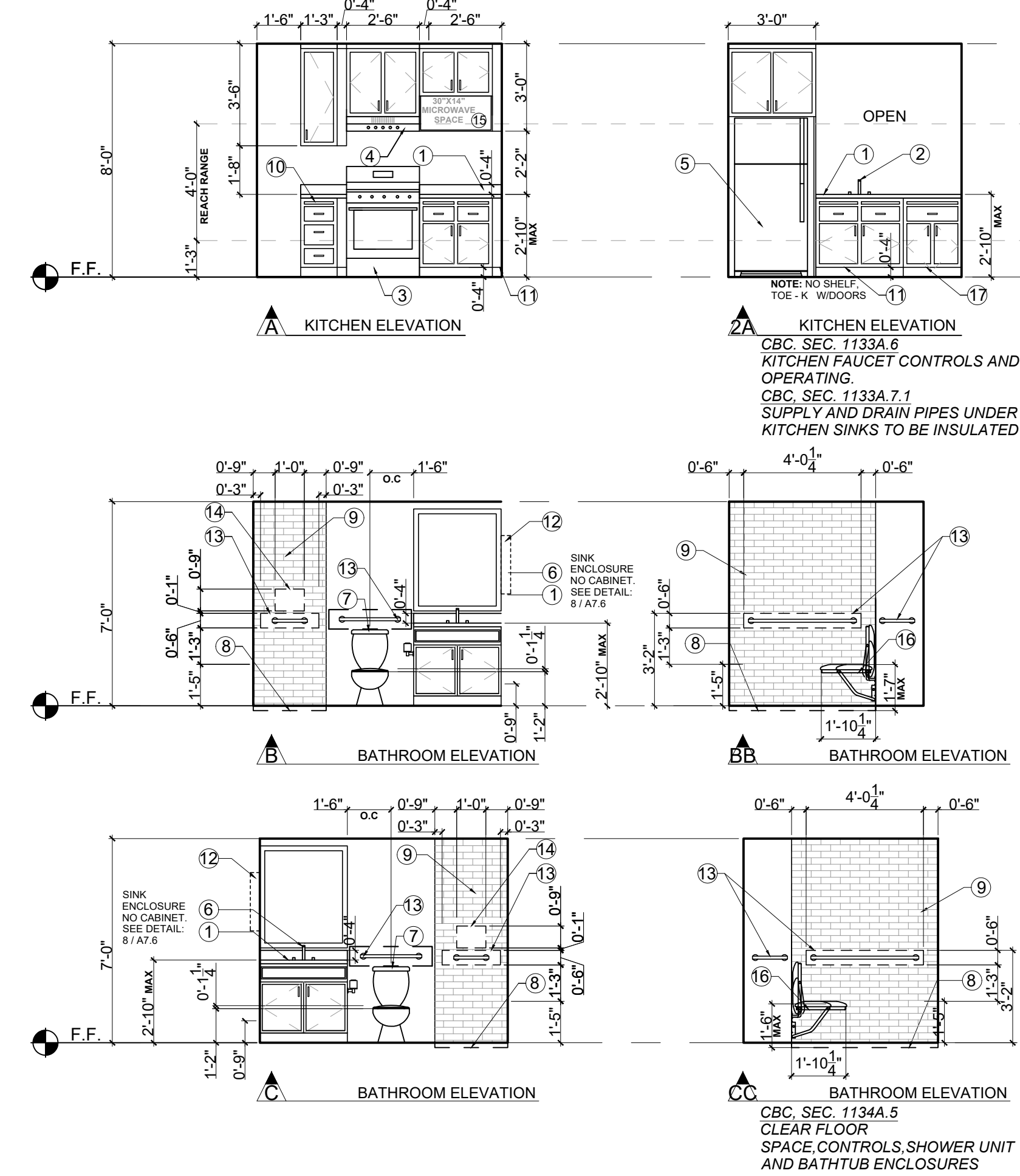
A5.2



1 2 BEDROOM - MOBILITY UNIT
SCALE: 1/4" = 1'-0"



2 REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



3 INTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"

NOTE:

- FINISH COUNTERTOP HEIGHT FOR KITCHENS AND BATHROOMS IS 34" FROM F.F.
CBC, SEC. 1133A.3
- ALL REFRIGERATOR NEED TO BE (SAMSUNG 36" WIDTH x29 DEEP)
- PROVIDE 61" CLEAR PASSAGEWAYS THROUGH KITCHEN FROM FACE COUNTERTOP TO FACE COUNTERTOP
- PROVIDE BACKING/BLOCKING AREAS TO INSTALL GRAB BARS AT BATHROOM AND SHOWER BETWEEN 32" AND 38" HEIGHT FROM F.F. FOR ACCESSIBLE/MOBILITY UNITS SEE DETAIL: A7.4.2 / 15

KITCHEN & BATHROOM DETAILS SEE:
A7.4.2 2 A7.4.2 5 A7.4.2 7 A7.4.2 15 A7.4.2 20

INTERIOR FINISHES

- COUNTERS PORCELANOSA -KROIN LUX- 1100 EAST (MADE FROM 100% RECYCLED PRODUCTS) - ALL COUNTER TOPS SINGLE PIECE, 3/4" SLAB WITH HONED FINISH AND SLIGHT BULLNOSE EGDE AND 4 INCH BACK SPLASH ON ALL WALLS. MITRE CORNERS AND CONCEAL SEAMS.
- KITCHEN SINK - KOHLER, 16 GA. SS, VERSE, 33"x22"x9", UNDERMOUNT, K-75793-NA
- RANGE - GE 30" FREESTANDING ELECTRIC RANGE, J625SRKSS, 29 7/8"x47"x28", 40 AMPS.
- RANGE HOOD - KENMORE, MODEL 22-51041 - WHITE - 30" WIDE, 6" HIGH IN REAR, 17-1/2" WIDE, 27" ABOVE RANGE AT BOTTOM OF HOOD, 75W WORK LIGHT.
- REFRIGERATOR - KENMORE, 60812, WHITE 29.88" DEEP x 65.38" HEIGHT x 29.88" WIDTH
- BATHROOM VANITY - KOHLER - CAXTON OVAL WHITE, 17"x14", UNDERMOUNT W/ OVERFLOW AND CLAMP ASSEMBLY - K-2210-0
- TOILET - KOHLER WELLWORTH, 2 PIECE, K-3938-0 WHITE
- ROLL IN SHOWER - 60"x32", SIDEWALLS WITH AIP BACKERBOARD (FOR ADA COMPLIANT GRAB BAR CONNECTIONS), USE APPROPRIATE SHOWER MIXER AND DRAIN - ADD SHOWER CURTAIN ROD.
- SHOWER ENCLOSURE -
- BREADBOARDS.
- DISABLED ACCESSIBLE DOORS & KICKPLATES.
- SIDE MIRROR IN WALL VANITY
- GRAB BARS - 3'-2" MAX HEIGHT 2'-8" MINIMUM HEIGHT / PROVIDE NECESSARY BACKING ON WALLS
- SHOWER CONTROLS - 4'-0" MAX HEIGHT 3'-3" MINIMUM HEIGHT / PROVIDE NECESSARY BACKING ON WALLS
- NO MICROWAVE (NIC.) - PROVIDE POWER FOR FUTURE INSTALLATION
- SHOWER STAINLESS STEEL FOLDING SEAT 30" X 15", BRACKET WALL MOUNTED
- REMOVABLE CABINET, NO DISHWASHER (NIC.) - PROVIDE POWER AND DRAINAGE FOR FUTURE INSTALLATION

RCP KEY

- SD/CM CARBON MONOXIDE DETECTOR WIRED TO PAEL
- SD SMOKE AND CARBON MONOXIDE DETECTOR
- E EXTERIOR 4" LED CAN
- + VANITY LED FIXTURE
- 4" WALL WASHER LED CAN
- 4" RECESSED LED CAN
- CONCEALED SPRINKLER
- J BOX
- J BOX / FAN
- CONCEALED SPRINKLER
- SIDE WALL
- G.B. PAINTED GYPSUM BOARD
- U.O.S. UNDERSIDE OF STRUCTURE
- EL. 0'-0" UNDERSIDE OF STRUCTURE
- VANITY LED FIXTURE (STRAIGHT AND NARROW)
- FLUORESCENT CLOSET LIGHT
- FAN

UNIT LOCATION:

MAIN FLOOR: 102, 103, 105, 106, 112 & 115
2ND FLOOR: -
3RD FLOOR: -
4TH FLOOR: -

Date:	December 21, 2021	"Working Notes _ updated 2"
Subj:	MAAC Projects – Interior Lighting Fixture Schedule, Residential Units	
Ceiling Recessed		
Lamps	1	LED 13.6
Code Watt/Lumens Color	Lithonia 5000K, 825 L 6-inch LED Fixture	
Luminaire Description	13.6 120	
Input Watt Volts		
Ceiling Recessed		
Lamps	1	LED 20
Code Watt/Lumens Color	Panasonic Whisper Light/Fan Combo 4PIN LED	
Luminaire Description	4000K, 1300L	
Input Watt Volts	20 120	
Wall Surface		
Lamps	-	LED 40
Code Watt/Lumens Color	Lithonia 3000K, 3805L 4-foot LED Fixture	
Luminaire Description	40 120	
Input Watt Volts		
Wall Surface		
Lamps	1	LED 20
Code Watt/Lumens Color	Lithonia 4000K, 2300L 6-inch LED Fixture	
Luminaire Description	20 120	
Input Watt Volts		
Wall Surface		
Lamps	1	LED 20
Code Watt/Lumens Color	Lithonia 4000K, 2300L 6-inch LED Fixture with PH	
Luminaire Description	And Emergency battery pack and charger (see schedule)	
Input Watt Volts	20 120	
Ceiling Recessed		
Lamps	2	LED 13.6
Code Watt/Lumens Color	Lithonia 5000K, 825 L 6-inch LED Fixture	
Luminaire Description	(Future Fan)	
Input Watt Volts	13.6 120	
MAAC Affordable Housing		
DLAFT: Barker Building Fixtures 12/23/2021 Page 1 of 2		

Date:	December 21, 2021	"Working Notes _ updated 2"
Subj:	MAAC Projects - Interior Lighting Fixture Schedule, Non-residential (e.g., Office, Laundry Room, Commons)	
Ceiling Recessed		
Lamps	1	LED 13.6
Code Watt/Lumens Color	Lithonia 5000K, 825 L 6-inch LED Fixture	
Luminaire Description	13.6 120	
Input Watt Volts		
Ceiling Recessed		
Lamps	1	LED 20
Code Watt/Lumens Color	Panasonic Whisper Light/Fan Combo 4PIN LED	
Luminaire Description	4000K, 1300L	
Input Watt Volts	20 120	
Ceiling Recessed		
Lamps	2	LED 13.6
Code Watt/Lumens Color	Lithonia 5000K, 825 L 6-inch LED Fixture	
Luminaire Description	(Future Fan)	
Input Watt Volts	13.6 120	
Ceiling Mounted		
Lamps	2	LED 20
Code Watt/Lumens Color	Lithonia 3000K, 4000K 4 ft., 2-light Wall or Ceiling	
Luminaire Description	mounted fluorescent commercial wall bracket with wrap cover lens	
Input Watt Volts	32 120	
Ceiling Mounted		
Lamps	3	LED 20
Code Watt/Lumens Color	VAC 3000K, Pendant Ring Light - VAC Lighting	
Luminaire Description	Solars - 40" pendant with acrylic shade	
Input Watt Volts	260 120	

INTERIOR FINISH SCHEDULE

Interior Finishes for RESIDENTIAL UNITS				
Key	Manufacturer	Product	Finish/Color	Areas Used
FL-1	SPECTRIM	FEATHERWALK	Middleton Oak	Flooring - All areas throughout unit
FL-2	WESTCOAT ALX	CONC. FLOOR COATING	TBD	Exterior walks, balconies, breezeways, corridors, etc.
PT-1	TBD	GYP BOARD PAINTED	Semi-Gloss	wall surfaces: Kitchens, bathrooms
PT-2	TBD	GYP BOARD PAINTED	Matt	Wall surfaces: Living/dinning/bedrooms/entries/closets
PT-3	TBD	GYP. BOARD PAINTED	Semi-Gloss	All Ceilings
PT-4	TBD	CLEAR FINISH ON WOOD	TBD	Doors
GRA-1	PORCELANOSA	COUNTERS	KROIN LUX	Kitchen and Bath Countertops
PL-1	TBD	WOOD LAMINATE	TBD	Kitchen Cabinets
PL-2	TBD	WOOD LAMINATE	TBD	Bath Cabinets
FLOORING:				
Interior Floors throughout, including: kitchens, bathrooms, entries, bedrooms, elevator lobbies, commons, etc.				
Spectrim 4.5 mm FeatherWalk Glue Down and the 6.5 mm FeatherWalk SPC Pad glued onto 1'-1/2" of concrete over wood frame flooring. Plank size 7'x 60". Middleton Oak, with 12 mm wear layer and 5 mm pad. Surface Protection: Diamond Coat. Use Spectrim SF Primer and SF Adhesive application throughout and Continuous Spectrim Cove Base-4'-1/4" Big Sur with Color to match the Middleton Oak Flooring.				
Contact: Drew York - York Hospitality and Gaming - Tel 844-496-7544				
Exterior Walks, balconies, breezeways, corridors, etc. Floor Coating over min 1'-1/2" of concrete sloped to drain. Westcoat Specialty Coating System - ALX System with all applicable flashing as recommended by manufacturer.				
Contact: Marc DiZimmo, Westcoat - Tel 760-802-6374				
KITCHENS:				
Counters Porcelanosa - KROIN LUX - 1100 EAST (made from 100% recycled products) - all counter tops single piece, 3/4 slab with honed finish and slight bullnose egde and 4 inch back splash on all walls. Mitre corners and conceal seams				
Sinks - Kohler 16 ga. SS Verse, 33" x 22" x 9" Under mounted, K75793-NA				
Range - Kenmore-94142 30" freestanding electric range, 29 7/8"x48"x36", 50 amp. Range Hood - Kenmore-22-5104, 30" wide, 6" height, 75 w work light				
No Microwave (NIC.) / Provide power outlet for future installation				
Refrigerator - Kenmore, 60812, White 29.88" Deep x 65.38" Height x 29.88" Width				
No dishwasher (NIC.), Provide power outlet and drainage connection for future installation				
Garbage Disposal - GE 1/3 HP, Cont Feed, GFC 325V				
Wall Surfaces - Gypsum Board painted, semi-gloss, level 4 finish				
Ceilings - Gypsum Board painted, semi-gloss, level 4 finish				
Upper Cabinet Space for Tenant Supplied Microwave - 30" wide clear, 14" high clear, 30" above cooking surface, provide power outlet in back - 120v AC, 60 hertz, 15 amps, 1600-1700 watts - recommended Kenmore product.				
BATHROOMS:				
Counters Porcelanosa - KROIN LUX - 1100 EAST (made from 100% recycled products) - all counter tops single piece, 3/4 slab with honed finish and slight bullnose egde and 4 inch back splash on all walls. Mitre corners and conceal seams				
Bathroom Lav - Kohler Caxton Oval White, 17" x 14", under-mounted with overflow and clamp assembly - K-2210-0				
Tub/Showers throughout - Sterling/Kohler Accord 60" x 32", tub & side walls with AIP backerboard (for ADA compliant grab bar connections), use appropriate shower/tub mixer and drain - Add shower curtain rod.				
Toilet - Kohler Wellworth, 2 piece, K-3938-0 White				
Fans - Fanimation, Spritfire, Matte white, LED 300K				
Wall Surfaces - Gypsum Board painted, semi-gloss, level 4 finish				
Ceilings - Gypsum Board painted, semi-gloss, level 4 finish				
LIVING ROOM/DINING ROOM/BEDROOMS/ BATHROOMS/ENTRIES/CLOSETS:				
FLOORING - ALL AREAS THROUGHOUT UNIT				
Spectrim 4.5 mm FeatherWalk Glue Down and the 6.5 mm FeatherWalk SPC Pad glued onto 1'-1/2" of concrete over wood frame flooring. Plank size 7'x 60". Middleton Oak, with 12 mm wear layer and 5 mm pad. Surface Protection: Diamond Coat. Use Spectrim SF Primer and SF Adhesive application throughout and Continuous Spectrim Cove Base-4'-1/4" Big Sur with Color to match the Middleton Oak Flooring. Contact: Drew York - York Hospitality and Gaming - Tel 844-496-7544				
Wall Surfaces - Gypsum Board painted, matt, level 4 finish				
Ceilings - Gypsum Board painted, matt, level 4 finish				
ACCESS NOTES - UNIT KITCHENS				
NOTE: IN ALL UNIT KITCHENS PROVIDE:				
1.CLEARANCES ADA				
2.REMOVABLE BASE CABINET PER ADA				
3.COUNTERS BY PORCELANOSA, KROIN LUX, WITH 4 INCH BACK SPLASH ON ALL WALLS				

GENERAL NOTES ATTACHMENT

- ALL DIMENSIONS ARE TO FACE OF WALL.
- ALL ELECTRICAL CONVENIENCE OUTLETS, LIGHTING, COMMUNICATION SYSTEMS AND APPLIANCE OUTLETS, AS WELL AS SWITCHES AND CONTROLS USED TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES, ALARMS OR COOLING, HEATING AND VENTILATING EQUIPMENT SHALL BE PER ELECTRICAL DRAWINGS COMPLYING WITH HEIGHT AND REACH RANGES SPECIFICATIONS OF CBC SECTIONS 1136A.1 & 1136A.2
- ALL MECHANICAL VENT, EXHAUST, INTAKE AND MECHANICAL EQUIPMENT SHALL BE PER MANUFACTURER DRAWINGS. AUTOMATIC FIRE SPRINKLER LAYOUT BY SPRINKLER CONTRACTOR - DEFERRED APPROVAL.
- IN ALL UNIT KITCHENS PROVIDE:
ADA CLEARANCE S.
REMOVABLE BASE CABINET PER ADA
SEE:
- CBC SEC. 1133A.6
- CBC SEC. 1133A.7.1
- CBC SEC. 1133A.3
- CBC SEC. 1133A.7
- EVERY INTERIOR OPENING OR PASSAGE DOOR IN A COVERED DWELLING UNIT MUST PROVIDE A MINIMUM OF 32" NOMINAL CLEAR SPACE BETWEEN THE FACE OF THE DOOR AND THE DOOR STOP, WHEN THE DOOR IS IN A 90 DEGREE OPEN POSITION. A 34" DOOR IS ACCEPTABLE AND STANDARD 6' SLIDING GLASS DOOR IS ACCEPTABLE.
- 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. SEE SHEET T1.04, FIRE-HAZMAT NOTES, #7.
- 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. SEE SHEET T1.04, FIRE-HAZMAT NOTES, #8.
- HAND-ACTIVATED DOOR LATCHING, LOCKING, AND OPENING HARDWARE SHALL BE CENTERED BETWEEN 30 INCHES AND 44 INCHES ABOVE THE FLOOR. LATCHING AND LOCKING DOORS THAT ARE HAND-ACTIVATED AND ON AN ACCESSIBLE ROUTE SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVEL-TYPE HARDWARE.PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKED EXIT DOORS SHALL OPERATE CONSISTENT WITH SECTION 1132A.6, IN THE DIRECTION OF EGRESS. (1132A.8.1)
- THE LEVEL OR LEVEL OF ACTUATED LATCHES OR LOCKS SHALL BE CURVED WITH A RETURN TO WITHIN 1/2 INCH OF THE DOOR TO PREVENT CATCHING ON THE CLOTHING OF PERSONS DURING EGRESS IN GROUP R AND U OCCUPANCIES WITH AN OCCUPANT LOAD GREATER THAN 10. (1132A.8.1)
- ALL REFRIGERATORS TO BE 25" DEPT FROM EDGE OF THE COUNTERTOP SLAB (REFRIGERATOR DIMENSIONS SEE INTERIOR FINISHES NOTES)
- MAX LEVEL CHANGE @ ENTRY DOOR SHOULD BE NO MORE THAN 1/2"
- FINISH FLOORING SHALL BE EXTENDED TO THE WALL BENEATH THE SINK AND WORK SURFACE.

ELECTRICAL GENERAL NOTES

- GROUND FAULT INTERRUPTERS: PROVIDE ICBO APPROVED GFCI FOR ALL EXTERIOR, BATH, DRESSING, KITCHEN AREA OUTLETS AND IN/AROUND KNOW WATER SOURCE CONTACT AREAS
- ELECTRICAL SUB-CONTRACTOR: VERIFY WITH GENERA CONTRACTOR AND OWNER FOR ANY ADDITIONAL ELECTRICAL REQUIREMENTS AND THEIR LVLOCATION
- VERIFY LVLOCATION OF ALL ELECTRICAL SHOWN WITH OWNER AND GENERAL CONTRACTOR AND BRAND NAME, STYLE, AND QUALITY WITH OWNER
- ALL SWITCHES TO BE "SILENT TYPE" 43" AFF. ALL CONVENIENCE OUTLETS 15" ABOVE FLOOR U.O.N
- THE ELECTRICAL CONTRACTOR SHALL VISIT THE SITE OF THE WORK AND THOROUGHLY FAMILIARIZE HIMSELF WITH THE WORK TO BE DONE, TAKING INTO ACCOUNT ANY SPECIAL OR FEATURES PECULIAR TO THIS JOB.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY ELECTRICAL PERMIT(S) PRIOR TO JOB START AND OBTAIN PROPER INSPECTION FROM DEPARTMENT OF BUILDING AND SAFETY.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY ELECTRICAL PERMIT(S) PRIOR TO JOB START AND OBTAIN PROPER INSPECTION FROM DEPARTMENT OF BUILDING AND SAFETY.
- ANY ERROR OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO BIDDING THE JOB.
- ALL WIRING TO BE THHN OR THWN 600 VOLTS U.O.N..
- ALL FEEDER AND BRANCH CIRCUIT CONDUCTORS ARE BASE ON COPPER CONDUCTOR RATING.
- ALL BALLASTS SHALL BE HPF, C.B.N. AND LOWEST HEAT AVAILABLE, AND U.L. APPROVED.
- ALL FIXTURES SHALL BE U.L. LISTED AND APPROVED FOR THE PURPOSE.
- RECESSED FIXTURES IN FIRED RATED CEILINGS OR SUPPLY AIR PLENUMS SHALL BE APPROVED FOR THE RAING OF THE CEILING. PROVIDE AIR TIGHT GASKETS TO SEAL AROUND OPENINGS.
- STEMS OF PENDANT MOUNTED FIXTURES SHALL BE APPROVED FOR EARTHQUAKE DURABILITY.
- EXACT LVLOCATION OF EQUIPMENT SHALL BE VERIFIED IN THE FIELD AND ROUTING OF CONDUITS SHALL SUIT FIELD CONDITIONS.
- ALL WIRING SHALL BE INSTALLED IN METALLIC-RIGID OF FLEX CONDUIT FOR COMMERCIAL BUILDING AND AS PER CEC REQUIREMENTS
- MINIMUM WIRE SIZE #12 THW, CU MINIMUM CONDUIT 1/2".
- USE IVORY DECORATIVE RECEPTACLES , SWITCHES, COVER PLATES THROUGHOUT OFFICE AREA.
- ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
- ALL EQUIPMENT SHALL BE LISTED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.
- CONDUCTOR PENETRATION OF FIRE RATED PORTIONS OF A STRUCTURE SHALL BE EFFECTIVELY SEALED AND SLEEVED WITH STEEL FLEX 3 FEET EACH SIDE OF PENETRATION, OR OTHER APPLIED METHODS.
- ROMEX TYPE WIRING SHALL BE ALLOWED IN RESIDENTIAL AS PER CEC CODE
- MC FLEX OF RIGID ALLOWED.
- ALL SIGNS SHALL BE CONTROLLED/OPERATED ON A SEPARATE CIRCUIT VIA A SEVEN (7) DAY TIME CLVCK OR PROGRAMMABLE RELAY PANEL.
- ALL LIGHTING SHALL BE CONTROLLED/OPERATED VIA TIME CLVCK OR PROGRAMMABLE RELAY PANEL, EXCEPT THE NIGHTLIGHT AND EMERGENCY LIGHT.
- ELECTRIC VEHICLE CHARGING: ELECTRICAL VEHICLE SUPPLY EQUIPMENT (EVSE) ROUGH-IN ONLY IS REQUIRED IN ONE AND TWO FAMILY DWELLINGS AND TOWNHOMES WITH ATTACHED GARAGES. THE EVSE ROUGH-IN CONSIST OF A MINIMUM 1" CONDUIT EXTENDING FROM THE MAIN PANEL TO JUNCTION BOX WHERE THE EVSE RECEPTACLE BOX WILL BE PROVIDED. THE MAIN SERVICE PANEL MUST BE SIZED TO ACCOMMODATE A FUTURE 208-240V VOLT 40 AMPERE DEDICATED BRANCH CIRCUIT. CALIFORNIA GREEN CODE 4.106.4.



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

DEVELOPER:

REVISIONS:

MERCADO APARTMENTS
2001 NEWTON AVE, SAN DIEGO, CA 92113

SEAL:

COASTAL DEVELOPMENT PERMIT SET

SHEET TITLE:

ENLARGE PLAN:
2 BEDROOM -
MOBILITY UNIT

DATE: 04/30/2025

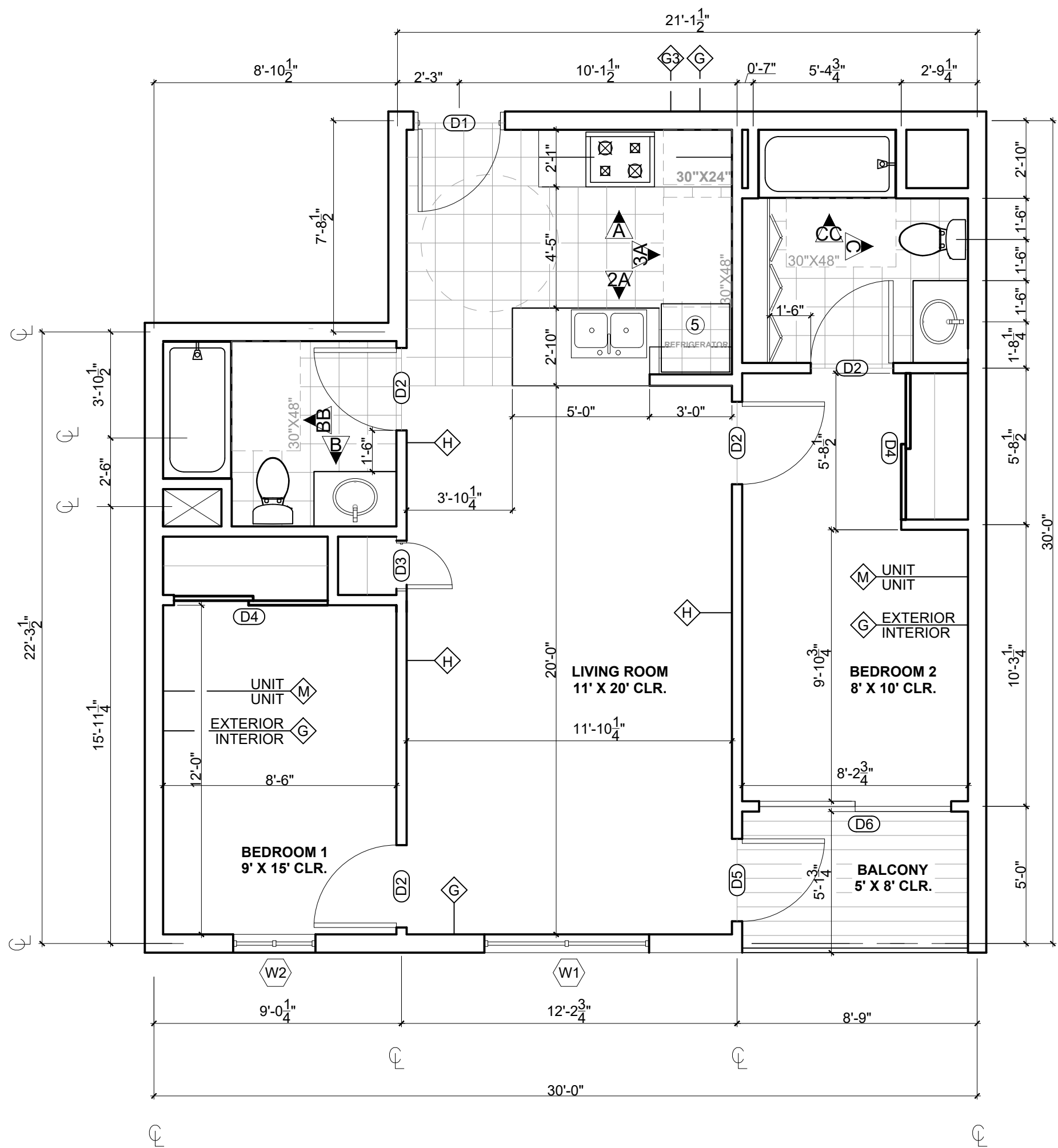
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DRAWN BY:

JOB No: 3707

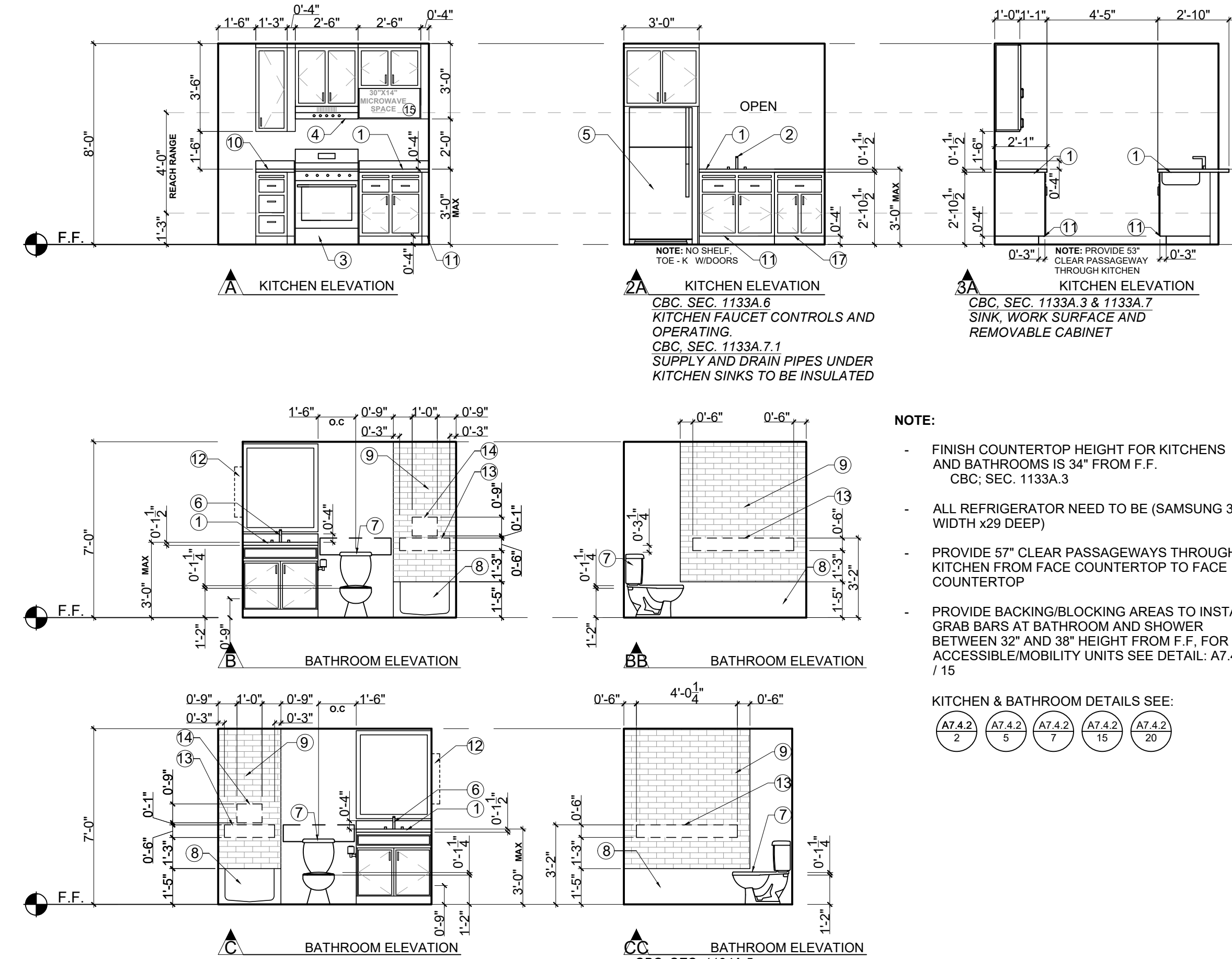
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A5.2.1



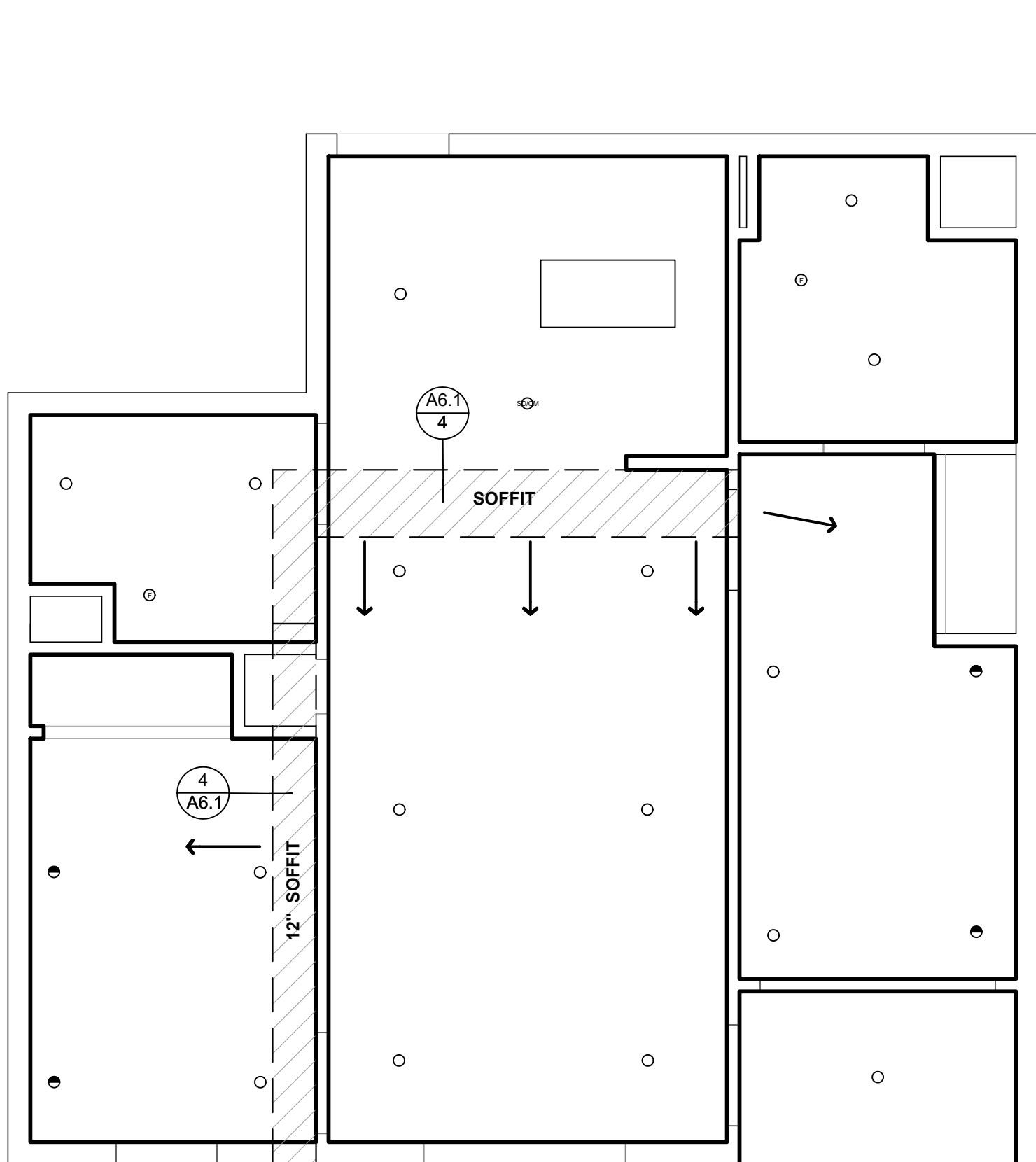
1 TWO BEDROOM TYPE A - UNIT

SCALE: 1/4" = 1'-0"



3 INTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"



2 REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"

INTERIOR FINISHES

- COUNTERS PORCELANOSA -KROIN LUX- 1100 EAST (MADE FROM 100% RECYCLED PRODUCTS) - ALL COUNTER TOPS SINGLE PIECE, 3/4" SLAB WITH HONED FINISH AND SLIGHT BULLNOSE EDGE AND 4 INCH BACK SPLASH ON ALL WALLS. MITRE CORNERS AND CONCEAL SEAMS.
- KITCHEN SINK - KOHLER, 16 GA. SS, VERSE, 33"x22"x9", UNDERMOUNT, K-75793-NA
- RANGE - GE 30" FREESTANDING ELECTRIC RANGE, J625RKSS, 29 1/2"x47"x28", 40 AMPS.
- RANGE HOOD - KENMORE, MODEL 22-51041 - WHITE - 30" WIDE, 6" HIGH IN REAR, 17-1/2" WIDE, 27" ABOVE RANGE AT BOTTOM OF HOOD, 75W WORK LIGHT.
- REFRIGERATOR - KENMORE, 60812, WHITE 29.88" DEEP x 65.38" HEIGHT x 29.88" WIDTH
- BATHROOM VANITY - KOHLER - CAXTON OVAL WHITE, 17"x14", UNDERMOUNT W/ OVERFLOW AND CLAMP ASSEMBLY - K-2210-0
- TOILET - KOHLER WELLWORTH, 2 PIECE, K-3938-0 WHITE
- SHOWER - STERLING/KOHLER ACCORD 60"x32", TUB & SIDEWALLS WITH AIP BACKERBOARD (FOR ADA COMPLIANT GRAB BAR CONNECTIONS), USE APPROPRIATE SHOWER/TUB MIXER AND DRAIN - ADD SHOWER CURTAIN ROD.
- SHOWER ENCLOSURE -
- BREADBOARDS.
- DISABLED ACCESSIBLE DOORS & KICKPLATES.
- SIDE MIRROR IN WALL VANITY
- GRAB BARS - 3'-2" MAX HEIGHT 2'-8" MINIMUM HEIGHT / PROVIDE NECESSARY BACKING ON WALLS
- SHOWER CONTROLS - 4'-0" MAX HEIGHT 3'-3" MINIMUM HEIGHT / PROVIDE NECESSARY BACKING ON WALLS
- NO MICROWAVE (NIC.) - PROVIDE POWER FOR FUTURE INSTALLATION
- REMOVABLE CABINET, NO DISHWASHER (NIC.) - PROVIDE POWER AND DRAINAGE FOR FUTURE INSTALLATION

RCP KEY

- SD/CM CARBON MONOXIDE DETECTOR WIRED TO PAEL
- SD SMOKE AND CARBON MONOXIDE DETECTOR
- E EXTERIOR 4" LED CAN
- VANITY LED FIXTURE
- 4" WALL WASHER LED CAN
- 4" RECESSED LED CAN
- CONCEALED SPRINKLER
- J BOX
- J BOX / FAN
- CONCEALED SPRINKLER
- SIDE WALL
- G.B. PAINTED GYPSUM BOARD
- U.O.S. UNDERSIDE OF STRUCTURE
- EL. 0'-0" UNDERSIDE OF STRUCTURE
- VANITY LED FIXTURE (STRAIGHT AND NARROW)
- FLUORESCENT CLOSET LIGHT
- FAN

UNIT LOCATION:

MAIN FLOOR: 107
2ND FLOOR: 215 & 207
3RD FLOOR: 315 & 307
4TH FLOOR: 415 & 407

Date:	December 21, 2021	"Working Notes _updated 2"
Subj:	MAAC Projects - Interior Lighting Fixture Schedule, Residential Units	
Ceiling Recessed	Lamps Code Watt/Lumens Color Luminaire Description Input Watt Volts 1 LED 13.6 Lithonia 5000K, 825 L 6-inch LED Fixture 13.6 120	
Ceiling Recessed	Lamps Code Watt/Lumens Color Luminaire Description Input Watt Volts 1 LED 20 Panasonic Whisper Light/Fan Combo 4PIN LED 4000K, 1300L 20 120	
Wall Surface	Lamps Code Watt/Lumens Color Luminaire Description Input Watt Volts LED 40 Lithonia 3000K, 3805L 4-foot LED Fixture 40 120	
Wall Surface	Lamps Code Watt/Lumens Color Luminaire Description Input Watt Volts 1 LED 20 Lithonia 4000K, 2300L 6-inch LED Fixture 20 120	
Ceiling Recessed	Lamps Code Watt/Lumens Color Luminaire Description Input Watt Volts 2 LED 13.6 Lithonia 5000K, 825 L 6-inch LED Fixture (Future Fan) 13.6 120	
Ceiling Recessed	Lamps Code Watt/Lumens Color Luminaire Description Input Watt Volts 2 LED 20 Lithonia 4000K, 2300L 6-inch LED Fixture with PH And Emergency battery pack and charger (see schedule) 20 120	
Ceiling Recessed	Lamps Code Watt/Lumens Color Luminaire Description Input Watt Volts 1 LED 13.6 Lithonia 5000K, 825 L 6-inch LED Fixture (Future Fan) 13.6 120	
Ceiling Mounted	Lamps Code Watt/Lumens Color Luminaire Description Input Watt Volts 2 LED 20 Lithonia 3000K, 4000K 4 ft., 2-light Wall or Ceiling mounted fluorescent commercial wall bracket with wrap cover lens 32 120	
Ceiling Mounted	Lamps Code Watt/Lumens Color Luminaire Description Input Watt Volts 3 LED 20 WAC 3000K, Pendant Ring Light - WAC Lighting Solars - 40" pendant with acrylic shade 260 120	

Date:	December 21, 2021	"Working Notes _updated 2"
Subj:	MAAC Projects - Interior Lighting Fixture Schedule, Non-residential (e.g., Office, Laundry Room, Commons)	
Ceiling Recessed	Lamps Code Watt/Lumens Color Luminaire Description Input Watt Volts 1 LED 13.6 Lithonia 5000K, 825 L 6-inch LED Fixture 13.6 120	
Ceiling Recessed	Lamps Code Watt/Lumens Color Luminaire Description Input Watt Volts 1 LED 20 Panasonic Whisper Light/Fan Combo 4PIN LED 4000K, 1300L 20 120	
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Ceiling Mounted	Lamps Code Watt/Lumens Color Luminaire Description Input Watt Volts 3 LED 20 WAC 3000K, Pendant Ring Light - WAC Lighting Solars - 40" pendant with acrylic shade 260 120	

INTERIOR FINISH SCHEDULE

Interior Finishes for RESIDENTIAL UNITS				
Key	Manufacturer	Product	Finish/Color	Areas Used
FL-1	SPECTRIM	FEATHERWALK	Middleton Oak	Flooring - All areas throughout unit
FL-2	WESTCOAT ALX	CONC. FLOOR COATING	TBD	Exterior walks, balconies, breezeways, corridors, etc.
PT-1	TBD	GYP BOARD PAINTED	Semi-Gloss	wall surfaces: Kitchens, bathrooms
PT-2	TBD	GYP BOARD PAINTED	Matt	Wall surfaces: Living/dinning/bedrooms/entries/closets
PT-3	TBD	GYP. BOARD PAINTED	Semi-Gloss	All Ceilings
PT-4	TBD	CLEAR FINISH ON WOOD	TBD	Doors
GRA-1	PORCELANOSA	COUNTERS	KROIN LUX	Kitchen and Bath Countertops
PL-1	TBD	WOOD LAMINATE	TBD	Kitchen Cabinets
PL-2	TBD	WOOD LAMINATE	TBD	Bath Cabinets
FLOORING:			BATHROOMS:	
Interior Floors throughout, including: kitchens, bathrooms, entries, bedrooms, elevator lobbies, commons, etc.			Counters Porcelanosa – KROIN LUX – 1100 EAST (made from 100% recycled products) – all counter tops single piece, ¾ slab with honed finish and slight bullnose edge and 4 inch back splash on all walls. Mitre corners and conceal seams	
Spectrim 4.5 mm FeatherWalk Glue Down and the 6.5 mm FeatherWalk SPC Pad glued onto 1-1/2" of concrete over wood frame flooring. Plank size 7x 60", Middleton Oak with 12 mm wear layer and 5 mm pad. Surface Protection: Diamond Coat. Use Spectrim SF Primer and SF Adhesive application throughout and Continuous Spectrim Cove Base-4-1/4" Big Sur with Color to match the Middleton Oak Flooring.			Bathroom Lav - Kohler Caxton Oval White, 17" x 14", under-mounted with overflow and clamp assembly – K-2210-0	
Contact: Drew York – York Hospitality and Gaming – Tel 844-496-7544			Tub/Showers throughout: Sterling/Kohler Accord 60" x 32", tub & sidewalls with AIP backerboard (for ADA compliant grab bar connections), use appropriate shower/tub mixer and drain – Add shower curtain rod.	
Exterior Walks, balconies, breezeways, corridors, etc. Floor Coating over min 1-1/2" of concrete sloped to drain. Westcoat Specialty Coating System – ALX System with all applicable flashing as recommended by manufacturer.			Toilet – Kohler Wellworth, 2 piece, K-3938-0 White	
Contact: Marc DiZimmo, Westcoat - Tel 760-802-6374			Fans – Fanimation, Sprintfire, Matte white, LED 300K	
			Wall Surfaces – Gypsum Board painted, semi-gloss, level 4 finish	
			Ceilings – Gypsum Board painted, semi-gloss, level 4 finish	
KITCHENS:			LIVING ROOM/ DINING ROOM/BEDROOMS/ BATHROOMS/ENTRIES/CLOSETS:	
Counters Porcelanosa – KROIN LUX – 1100 EAST (made from 100% recycled products) – all counter tops single piece, ¾ slab with honed finish and slight bullnose edge and 4 inch back splash on all walls. Mitre corners and conceal seams			FLOORING – ALL AREAS THROUGHOUT UNIT	
Sinks – Kohler 16 ga. SS Verse, 33" x 22" x 9" Under mounted, K75793-NA			Spectrim 4.5 mm FeatherWalk Glue Down and the 6.5 mm FeatherWalk SPC Pad glued onto 1-1/2" of concrete over wood frame flooring. Plank size 7x 60", Middleton Oak with 12 mm wear layer and 5 mm pad. Surface Protection: Diamond Coat. Use Spectrim SF Primer and SF Adhesive application throughout and Continuous Spectrim Cove Base-4-1/4" Big Sur with Color to match the Middleton Oak Flooring. Contact: Drew York – York Hospitality and Gaming – Tel 844-496-7544	
Range - Kenmore-94142 30" freestanding electric range, 29 ½"x48"x36", 50 amp. Range Hood - Kenmore-22-5104, 30" wide, 6" height, 75 w work light			Wall Surfaces – Gypsum Board painted, matt, level 4 finish	
No Microwave (NIC.) / Provide power outlet for future installation			Ceilings – Gypsum Board painted, matt, level 4 finish	
Refrigerator - Kenmore, 60812, White 29.88" Deep x 65.38" Height x 29.88" Width				
No dishwasher (NIC). Provide power outlet and drainage connection for future installation			ACCESS NOTES - UNIT KITCHENS	
Garbage Disposal – GE 1/3 HP, Cont Feed, GFC 325V			NOTE: IN ALL UNIT KITCHENS PROVIDE:	
Wall Surfaces – Gypsum Board painted, semi-gloss, level 4 finish			1.CLEARANCES ADA	
Ceilings – Gypsum Board painted, semi-gloss, level 4 finish			2.REMOVABLE BASE CABINET PER ADA	
Upper Cabinet Space for Tenant Supplied Microwave – 30" wide clear, 14" high clear, 30" above cooking surface, provide power outlet in back – 120v AC, 60 hertz, 15 amps, 1600-1700 watts – recommended Kenmore product.			3.COUNTERS BY PORCELANOSA, KROIN LUX, WITH 4 INCH BACK SPLASH ON ALL WALLS	

GENERAL NOTES ATTACHMENT

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- ALL MECHANICAL VENT, EXHAUST, INTAKE AND MECHANICAL EQUIPMENT SHALL BE PER MANUFACTURER DRAWINGS. AUTOMATIC FIRE SPRINKLER LAYOUT BY SPRINKLER CONTRACTOR - DEFERRED APPROVAL.
- IN ALL UNIT KITCHENS PROVIDE:
ADA CLEARANCE S.
REMOVABLE BASE CABINET PER ADA
SEE:
- CBC SEC. 1133A.6
- CBC SEC. 1133A.7.1
- CBC SEC. 1133A.3
- CBC SEC. 1133A.7
- EVERY INTERIOR OPENING OR PASSAGE DOOR IN A COVERED DWELLING UNIT MUST PROVIDE A MINIMUM OF 32" NOMINAL CLEAR SPACE BETWEEN THE FACE OF THE DOOR AND THE DOOR STOP, WHEN THE DOOR IS IN A 90 DEGREE OPEN POSITION. A 34" DOOR IS ACCEPTABLE AND STANDARD 6" SLIDING GLASS DOOR IS ACCEPTABLE.
- 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. SEE SHEET T1.04, FIRE-HAZMAT NOTES, #7.
- 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. SEE SHEET T1.04, FIRE-HAZMAT NOTES, #8.
- HAND-ACTIVATED DOOR LATCHING, LOCKING, AND OPENING HARDWARE SHALL BE CENTERED BETWEEN 30 INCHES AND 44 INCHES ABOVE THE FLOOR. LATCHING AND LOCKING DOORS THAT ARE HAND-ACTIVATED AND ON AN ACCESSIBLE ROUTE SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVEL-TYPE HARDWARE.PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKED EXIT DOORS SHALL OPERATE CONSISTENT WITH SECTION 1132A.6, IN THE DIRECTION OF EGRESS. (1132A.8.1)
- THE LEVEL OR LEVEL OF ACTUATED LATCHES OR LOCKS SHALL BE CURVED WITH A RETURN TO WITHIN 1/2 INCH OF THE DOOR TO PREVENT CATCHING ON THE CLOTHING OF PERSONS DURING EGRESS IN GROUP R AND U OCCUPANCIES WITH AN OCCUPANT LOAD GREATER THAN 10. (1132A.8.1)
- ALL REFRIGERATORS TO BE 25" DEPT FROM EDGE OF THE COUNTERTOP SLAB (REFRIGERATOR DIMENSIONS SEE INTERIOR FINISHES NOTES)
- MAX LEVEL CHANGE @ ENTRY DOOR SHOULD BE NO MORE THAN 1/2"
- FINISH FLOORING SHALL BE EXTENDED TO THE WALL BENEATH THE SINK AND WORK SURFACE.

ELECTRICAL GENERAL NOTES

- GROUND FAULT INTERRUPTERS: PROVIDE ICSO APPROVED GFCI FOR ALL EXTERIOR, BATH, DRESSING, KITCHEN AREA OUTLETS AND IN/ AROUND KNOW WATER SOURCE CONTACT AREAS
- ELECTRICAL SUB-CONTRACTOR: VERIFY WITH GENERA CONTRACTOR AND OWNER FOR ANY ADDITIONAL ELECTRICAL REQUIREMENTS AND THEIR LOCATION
- VERIFY LOCATION OF ALL ELECTRICAL SHOWN WITH OWNER AND GENERAL CONTRACTOR AND BRAND NAME, STYLE, AND QUALITY WITH OWNER
- ALL SWITCHES TO BE "SILENT TYPE" 43" AFF. ALL CONVENIENCE OUTLETS 15" ABOVE FLOOR U.O.N
- THE ELECTRICAL CONTRACTOR SHALL VISIT THE SITE OF THE WORK AND THOROUGHLY FAMILIARIZE HIMSELF WITH THE WORK TO BE DONE. TAKING INTO ACCOUNT ANY SPECIAL OR FEATURES PECULIAR TO THIS JOB.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY ELECTRICAL PERMIT(S) PRIOR TO JOB START AND OBTAIN PROPER INSPECTION FROM DEPARTMENT OF BUILDING AND SAFETY.
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- ALL WIRING TO BE THHN OR THWN 600 VOLTS U.O.N..
- ALL FEEDER AND BRANCH CIRCUIT CONDUCTORS ARE BASE ON COPPER CONDUCTOR RATING.
- ALL BALLASTS SHALL BE HPF, C.B.N. AND LOWEST HEAT AVAILABLE, AND U.L. APPROVED.
- ALL FIXTURES SHALL BE U.L. LISTED AND APPROVED FOR THE PURPOSE.
- RECESSED FIXTURES IN FIRED RATED CEILINGS OR SUPPLY AIR PLENUMS SHALL BE APPROVED FOR THE RAING OF THE CEILING. PROVIDE AIR TIGHT GASKETS TO SEAL AROUND OPENINGS.
- STEMS OF PENDANT MOUNTED FIXTURES SHALL BE APPROVED FOR EARTHQUAKE DURABILITY.
- EXACT LOCATION OF EQUIPMENT SHALL BE VERIFIED IN THE FIELD AND ROUTING OF CONDUITS SHALL SUIT FIELD CONDITIONS.
- ALL WIRING SHALL BE INSTALLED IN METALLIC-RIGID OF FLEX CONDUIT FOR COMMERCIAL BUILDING AND AS PER CEC REQUIREMENTS
- MINIMUM WIRE SIZE #12 THW, CU MINIMUM CONDUIT 1/2".
- USE IVORY DECORATIVE RECEPTACLES, SWITCHES, COVER PLATES THROUGHOUT OFFICE AREA.
- ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
- ALL EQUIPMENT SHALL BE LISTED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.
- CONDUCTOR PENETRATION OF FIRE RATED PORTIONS OF A STRUCTURE SHALL BE EFFECTIVELY SEALED AND SLEEVED WITH STEEL FLEX 3 FEET EACH SIDE OF PENETRATION, OR OTHER APPLIED METHODS.
- ROMEX TYPE WIRING SHALL BE ALLOWED IN RESIDENTIAL AS PER CEC CODE
- MC FLEX OF RIGID ALLOWED.
- ALL SIGNS SHALL BE CONTROLLED/OPERATED ON A SEPARATE CIRCUIT VIA A SEVEN (7) DAY TIME CLVCK OR PROGRAMMABLE RELAY PANEL.
- ALL LIGHTING SHALL BE CONTROLLED/OPERATED VIA TIME CLVCK OR PROGRAMMABLE RELAY PANEL, EXCEPT THE NIGHTLIGHT AND EMERGENCY LIGHT.
- ELECTRIC VEHICLE CHARGING: ELECTRICAL VEHICLE SUPPLY EQUIPMENT (EVSE) ROUGH-IN ONLY IS REQUIRED IN ONE AND TWO FAMILY DWELLINGS AND TOWNHOMES WITH ATTACHED GARAGES. THE EVSE ROUGH-IN CONSIST OF A MINIMUM 1" CONDUIT EXTENDING FROM THE MAIN PANEL TO JUNCTION BOX WHERE THE EVSE RECEPTACLE BOX WILL BE PROVIDED. THE MAIN SERVICE PANEL MUST BE SIZED TO ACCOMMODATE A FUTURE 208.240V VOLT 40 AMPERE DEDICATED BRANCH CIRCUIT. CALIFORNIA GREEN CODE 4.106.4.



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DEVELOPER:

REVISIONS:

MERCADO APARTMENTS
2001 NEWTON AVE, SAN DIEGO, CA 92113

SEAL:

COASTAL DEVELOPMENT PERMIT SET

SHEET TITLE:

ENLARGE PLAN:
2 BEDROOM
TYPE A UNIT

DATE: 04/30/2025

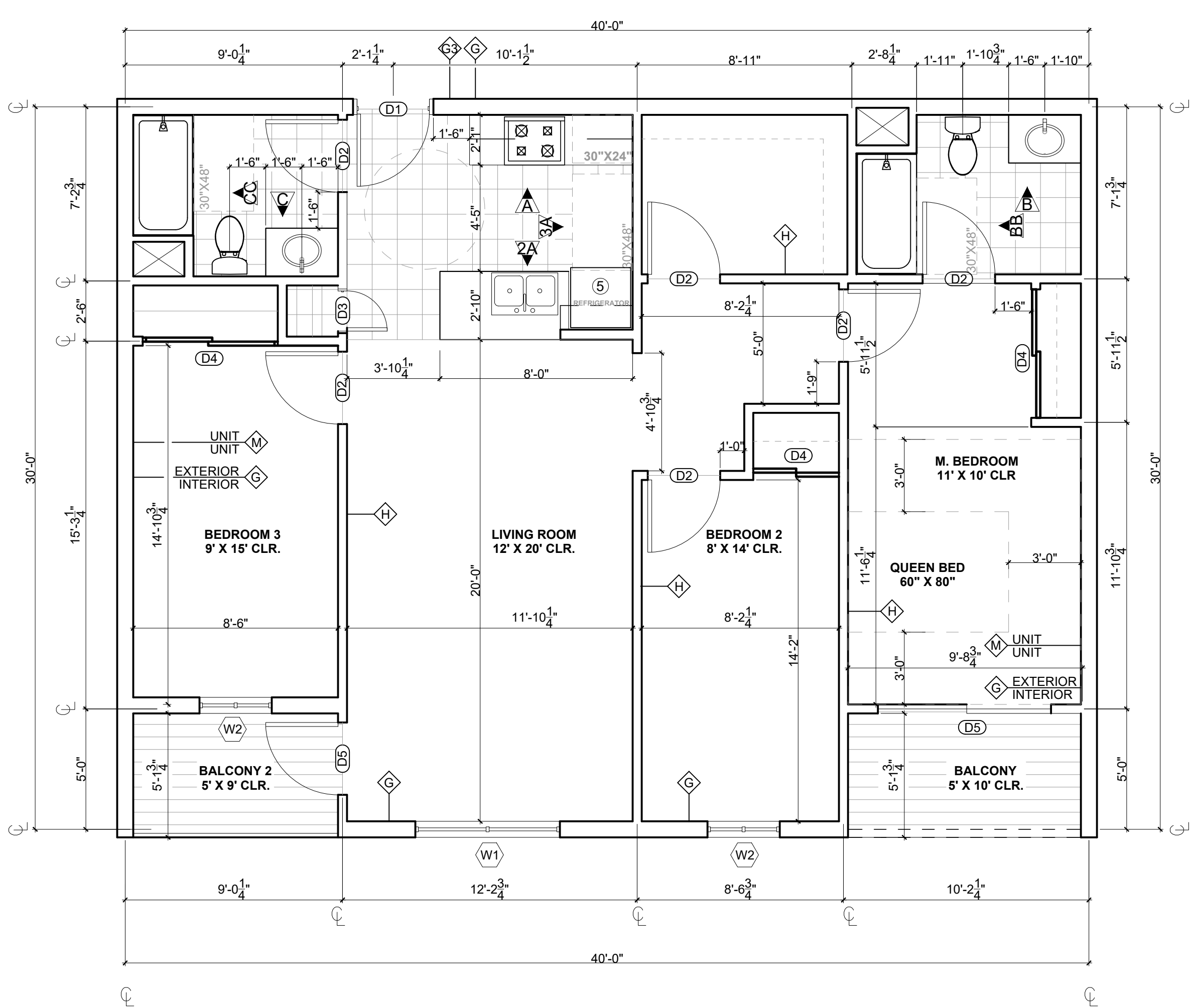
SCALE: 1/4" = 1'-0"

DRAWN BY:

JOB No: 3707

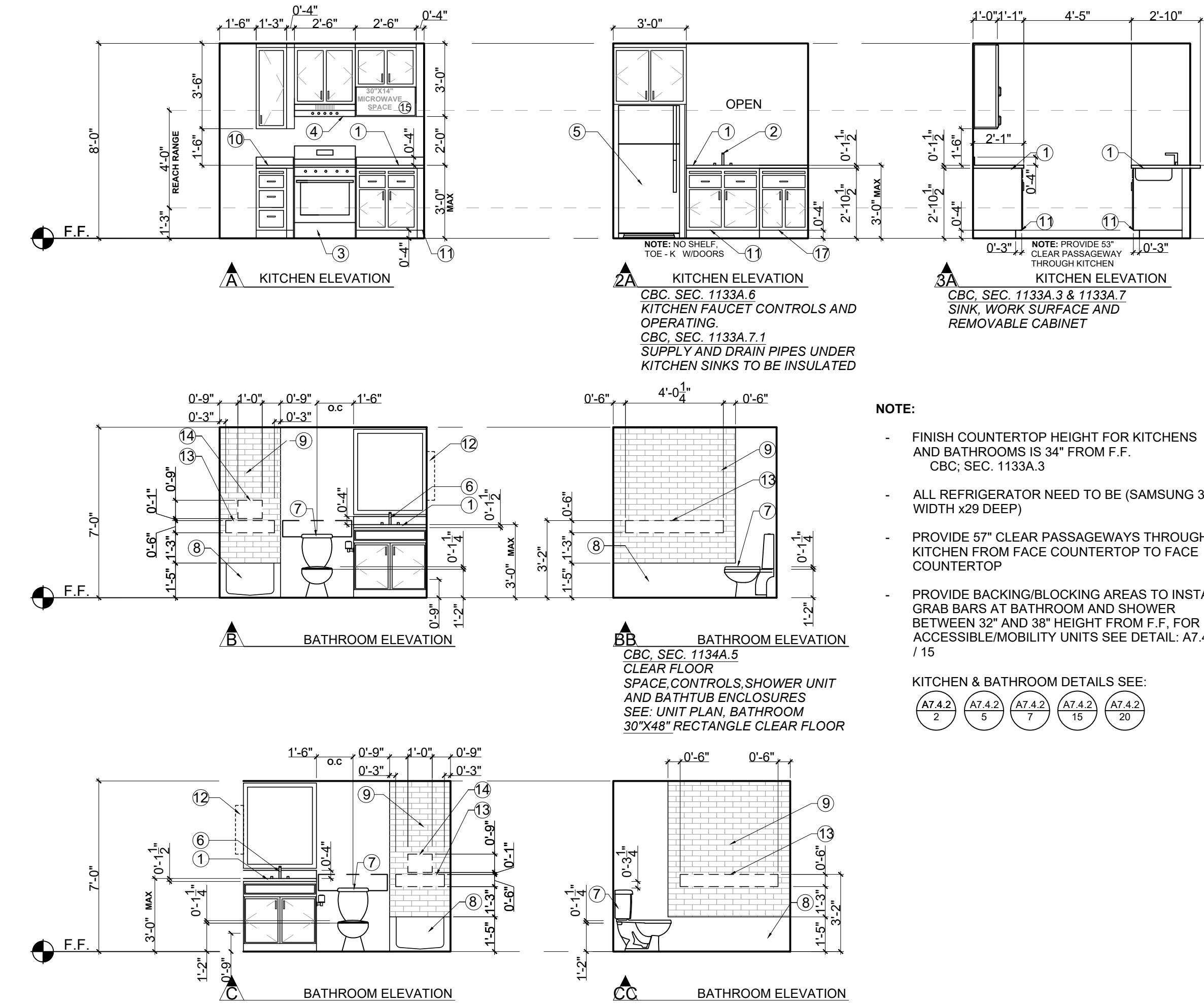
SHEET No:

A5.2.2



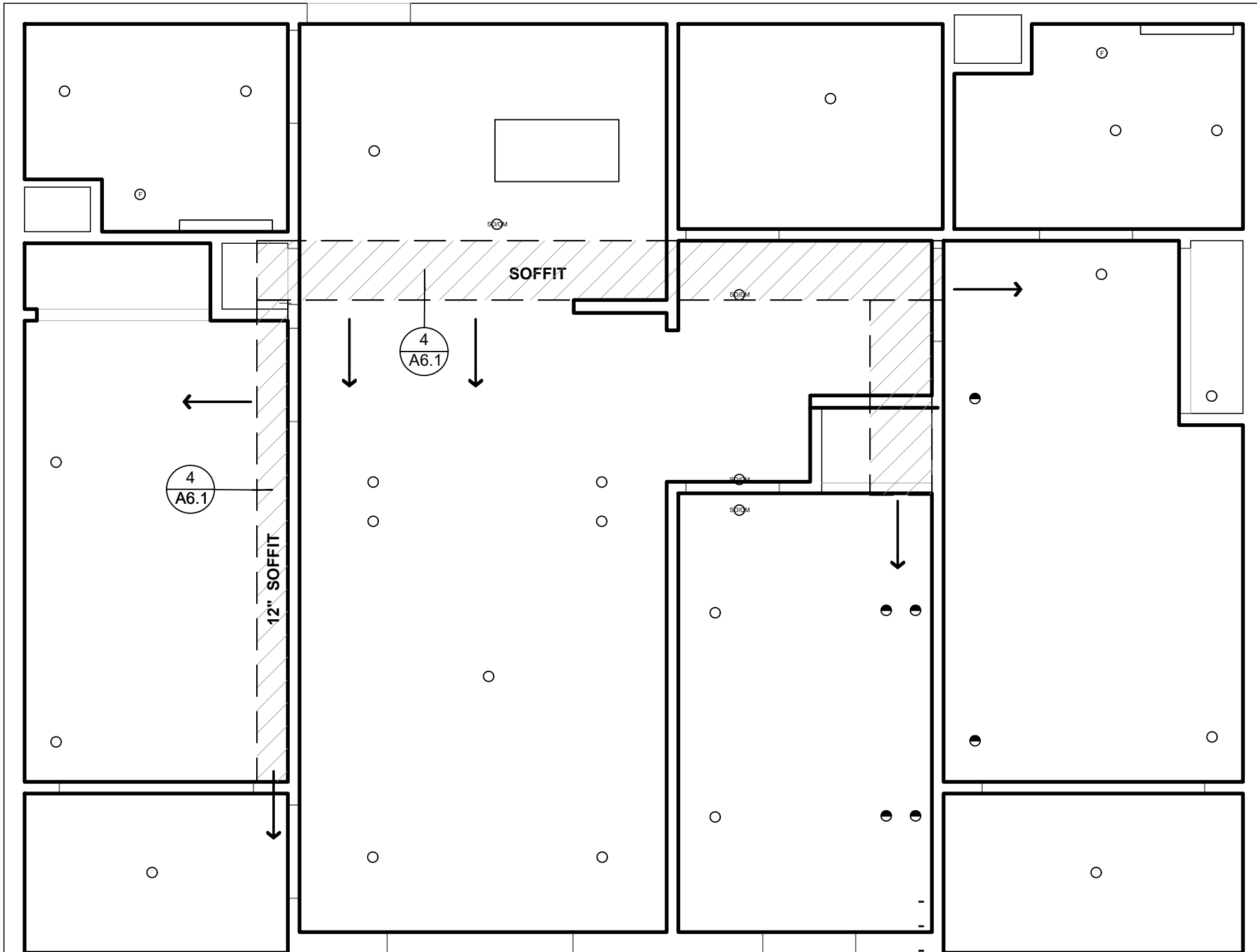
1 THREE BEDROOM - UNIT

SCALE: 1/4" = 1'-0"



3 INTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"



2 REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"

INTERIOR FINISHES

- COUNTERS PORCELANOSA -KROIN LUX- 1100 EAST (MADE FROM 100% RECYCLED PRODUCTS) - ALL COUNTER TOPS SINGLE PIECE, 3/4" SLAB WITH HONED FINISH AND SLIGHT BULLNOSE EDGE AND 4 INCH BACK SPLASH ON ALL WALLS, MITRE CORNERS AND CONCEAL SEAMS.
- KITCHEN SINK - KOHLER, 16 GA. SS, VERSE, 33"x22"x9", UNDERMOUNT, K-75793-NA
- RANGE - GE 30" FREESTANDING ELECTRIC RANGE, J625SRKSS, 29 1/2"x47"x28", 40 AMPS.
- RANGE HOOD - KENMORE, MODEL 22-51041 - WHITE - 30" WIDE, 6" HIGH IN REAR, 17-1/2" WIDE, 27" ABOVE RANGE AT BOTTOM OF HOOD, 75W WORK LIGHT.
- REFRIGERATOR - KENMORE, 60812, WHITE 29.88" DEEP x 65.38" HEIGHT x 29.88" WIDTH
- BATHROOM VANITY - KOHLER - CAXTON OVAL WHITE, 17"x14", UNDERMOUNT W/ OVERFLOW AND CLAMP ASSEMBLY - K-2210-0
- TOILET - KOHLER WELLWORTH, 2 PIECE, K-3938-0 WHITE
- SHOWER - STERLING/KOHLER ACCORD 60"x32", TUB & SIDEWALLS WITH AIP BACKERBOARD (FOR ADA COMPLIANT GRAB BAR CONNECTIONS), USE APPROPRIATE SHOWER/TUB MIXER AND DRAIN - ADD SHOWER CURTAIN ROD.
- SHOWER ENCLOSURE -
- BREADBOARDS.
- DISABLED ACCESSIBLE DOORS & KICKPLATES.
- SIDE MIRROR IN WALL VANITY
- GRAB BARS - 3'-2" MAX HEIGHT 2'-8" MINIMUM HEIGHT / PROVIDE NECESSARY BACKING ON WALLS
- SHOWER CONTROLS - 4'-0" MAX HEIGHT 3'-3" MINIMUM HEIGHT / PROVIDE NECESSARY BACKING ON WALLS
- NO MICROWAVE (NIC.) - PROVIDE POWER FOR FUTURE INSTALLATION
- REMOVABLE CABINET, NO DISHWASHER (NIC.) - PROVIDE POWER AND DRAINAGE FOR FUTURE INSTALLATION

NOTE:

- FINISH COUNTERTOP HEIGHT FOR KITCHENS AND BATHROOMS IS 34" FROM F.F., CBC, SEC. 1133A.3
- ALL REFRIGERATOR NEED TO BE (SAMSUNG 36" WIDTH X29 DEEP)
- PROVIDE 57" CLEAR PASSAGEWAYS THROUGH KITCHEN FROM FACE COUNTERTOP TO FACE COUNTERTOP
- PROVIDE BACKING/BLOCKING AREAS TO INSTALL GRAB BARS AT BATHROOM AND SHOWER BETWEEN 32" AND 38" HEIGHT FROM F.F. FOR ACCESSIBLE/MOBILITY UNITS SEE DETAIL: A7.4.2 / 15

KITCHEN & BATHROOM DETAILS SEE:

A7.4.2	A7.4.2	A7.4.2	A7.4.2	A7.4.2
2	5	7	15	20

INTERIOR FINISH SCHEDULE

Interior Finishes for RESIDENTIAL UNITS				
Key	Manufacturer	Product	Finish/Color	Areas Used
FL-1	SPECTRIM	FEATHERWALK	Middleton Oak	Flooring - All areas throughout unit
FL-2	WESTCOAT ALX	CONC. FLOOR COATING	TBD	Exterior walks, balconies, breezeways, corridors, etc.
PT-1	TBD	GYP BOARD PAINTED	Semi-Gloss	wall surfaces: Kitchens, bathrooms
PT-2	TBD	GYP BOARD PAINTED	Matt	Wall surfaces: Living/dinning/berdrooms/entries/closets
PT-3	TBD	GYP. BOARD PAINTED	Semi-Gloss	All Ceilings
PT-4	TBD	CLEAR FINISH ON WOOD	TBD	Doors
GRA-1	PORCELANOSA	COUNTERS	KROIN LUX	Kitchen and Bath Countertops
PL-1	TBD	WOOD LAMINATE	TBD	Kitchen Cabinets
PL-2	TBD	WOOD LAMINATE	TBD	Bath Cabinets

FLOORING:

Interior Floors throughout, including: kitchens, bathrooms, entries, bedrooms, elevator lobbies, corridors, etc.:

Spectrim 4.5 mm FeatherWalk Glue Down and the 6.5 mm FeatherWalk SPC Pad glued onto 1-1/2" of concrete over wood frame flooring. Plank size 7x60" Middleton Oak with 12 mm wear layer and 5 mm pad. Surface Protection: Diamond Coat. Use Spectrim SF Primer and SF Adhesive application throughout and Continuous Spectrim Cove Base-4-1/4" Big Sur with Color to match the Middleton Oak Flooring.

Contact: Drew York - York Hospitality and Gaming - Tel 844-496-7544

Exterior Walks, balconies, breezeways, corridors, etc. Floor Coating over min 1-1/2" of concrete sloped to drain. Westcoat Specialty Coating System - ALX System with all applicable flashing as recommended by manufacturer.

Contact: Marc DiZimmo, Westcoat - Tel 760-802-8374

KITCHENS:

Counters Porcelanosa - KROIN LUX - 1100 EAST (made from 100% recycled products) - all counter tops single piece, 3/4 slab with honed finish and slight bullnose edge and 4 inch back splash on all walls. Mitre corners and conceal seams

Sinks - Kohler 16 ga. SS Verse, 33" x 22" x 9" Under mounted, K75793-NA

Range - Kenmore-94142 30" freestanding electric range, 29 1/2"x48"x36", 50 amp. Range Hood - Kenmore-22-5104, 30" wide, 6" height, 75 w work light

No Microwave (NIC.) / Provide power outlet for future installation

Refrigerator - Kenmore, 60812, White 29.88" Deep x 65.38" Height x 29.88" Width

No dishwasher (NIC.), Provide power outlet and drainage connection for future installation

Garbage Disposal - GE 1/3 HP, Cont Fed, GFC 325V

Wall Surfaces - Gypsum Board painted, semi-gloss, level 4 finish

Ceilings - Gypsum Board painted, semi-gloss, level 4 finish

Upper Cabinet Space for Tenant Supplied Microwave - 30" wide clear, 14" high clear, 30" above cooking surface, provide power outlet in back - 120v AC, 60 hertz, 15 amps, 1600-1700 watts - recommended Kenmore product.

BATHROOMS:

Counters Porcelanosa - KROIN LUX - 1100 EAST (made from 100% recycled products) - all counter tops single piece, 3/4 slab with honed finish and slight bullnose edge and 4 inch back splash on all walls. Mitre corners and conceal seams

Bathroom Lav - Kohler Caxton Oval White, 17" x 14", under-mounted with overflow and clamp assembly - K-2210-0

Tub/Showers throughout: Sterling/Kohler Accord 60"x32", tub & side walls with AIP backerboard (for ADA compliant grab bar connections), use appropriate shower/tub mixer and drain - add shower curtain rod.

Toilet - Kohler Wellworth, 2 piece, K-3938-0 White

Fans - Fanimation, Spritfire, Matte white, LED 300K

Wall Surfaces - Gypsum Board painted, semi-gloss, level 4 finish

Ceilings - Gypsum Board painted, semi-gloss, level 4 finish

LIVING ROOM/DINING ROOM/BEDROOMS/ BATHROOMS/ENTRIES/CLOSETS:

FLOORING - ALL AREAS THROUGHOUT UNIT

Spectrim 4.5 mm FeatherWalk Glue Down and the 6.5 mm FeatherWalk SPC Pad glued onto 1-1/2" of concrete over wood frame flooring. Plank size 7x60" Middleton Oak with 12 mm wear layer and 5 mm pad. Surface Protection: Diamond Coat. Use Spectrim SF Primer and SF Adhesive application throughout and Continuous Spectrim Cove Base-4-1/4" Big Sur with Color to match the Middleton Oak Flooring. Contact: Drew York - York Hospitality and Gaming - Tel 844-496-7544

Wall Surfaces - Gypsum Board painted, matt, level 4 finish

Ceilings - Gypsum Board painted, matt, level 4 finish

ACCESS NOTES - UNIT KITCHENS

NOTE: IN ALL UNIT KITCHENS PROVIDE:

- CLEARANCES ADA
- REMOVABLE BASE CABINET PER ADA
- COUNTERS BY PORCELANOSA, KROIN LUX, WITH 4 INCH BACK SPLASH ON ALL WALLS

RCP KEY

- SD/CM CARBON MONOXIDE DETECTOR WIRED TO PAEL
- SD SMOKE AND CARBON MONOXIDE DETECTOR
- E EXTERIOR 4" LED CAN
- + VANITY LED FIXTURE
- 4" WALL WASHER LED CAN
- 4" RECESSED LED CAN
- CONCEALED SPRINKLER
- J J BOX
- J J BOX / FAN
- CONCEALED SPRINKLER
- SIDE WALL
- G.B. PAINTED GYPSUM BOARD
- U.O.S. UNDERSIDE OF STRUCTURE
- EL. 0'-0" UNDERSIDE OF STRUCTURE
- VANITY LED FIXTURE (STRAIGHT AND NARROW)
- FLUORESCENT CLOSET LIGHT
- FAN

UNIT LOCATION:

- MAIN FLOOR: -
- 2ND FLOOR: -
- 3RD FLOOR: -
- 4TH FLOOR: -

GENERAL NOTES

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- ALL ELECTRICAL CONVENIENCE OUTLETS, LIGHTING, COMMUNICATION SYSTEMS AND APPLIANCE OUTLETS, AS WELL AS SWITCHES AND CONTROLS USED TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES, ALARMS OR COOLING, HEATING AND VENTILATING EQUIPMENT SHALL BE PER ELECTRICAL DRAWINGS COMPLYING WITH HEIGHT AND REACH RANGES SPECIFICATIONS OF CBC SECTIONS 1136A.1 & 1136A.2
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REMOVABLE BASE CABINET PER ADA
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DEVELOPER:

REVISIONS:

MERCADO APARTMENTS
2001 NEWTON AVE, SAN DIEGO, CA 92113

SEAL:

SHEET TITLE:

ENLARGE PLAN:
3 BEDROOM UNIT

DATE: 04/30/2025

SCALE: 1/4" = 1'-0"

DRAWN BY:

JOB No: 3707

SHEET No:

A5.3

COASTAL DEVELOPMENT PERMIT SET

GENERAL NOTES ATTACHMENT



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ENLARGE PLAN:
3 BEDROOM -
MOBILITY UNIT

DATE: 04/30/2025

SCALE: 1/4" = 1'-0"

DRAWN BY:

JOB No: 3707

SHEET No:

A5.3.1

COASTAL DEVELOPMENT PERMIT SET

- ALL DIMENSIONS ARE TO FACE OF WALL.
- ALL ELECTRICAL CONVENIENCE OUTLETS, LIGHTING, COMMUNICATION SYSTEMS AND APPLIANCE OUTLETS, AS WELL AS SWITCHES AND CONTROLS USED TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES, ALARMS OR COOLING, HEATING AND VENTILATING EQUIPMENT SHALL BE PER ELECTRICAL DRAWINGS COMPLYING WITH HEIGHT AND REACH RANGES SPECIFICATIONS OF CBC SECTIONS 1136A.1 & 1136A.2
- ALL MECHANICAL VENT, EXHAUST, INTAKE AND MECHANICAL EQUIPMENT SHALL BE PER MANUFACTURER DRAWINGS. AUTOMATIC FIRE SPRINKLER LAYOUT BY SPRINKLER CONTRACTOR - DEFERRED APPROVAL.
- IN ALL UNIT KITCHENS PROVIDE:
ADA CLEARANCE S
REMOVABLE BASE CABINET PER ADA
SEE:
- CBC SEC. 1133A.6
- CBC SEC. 1133A.7.1
- CBC SEC. 1133A.3
- CBC SEC. 1133A.7
- EVERY INTERIOR OPENING OR PASSAGE DOOR IN A COVERED DWELLING UNIT MUST PROVIDE A MINIMUM OF 32" NOMINAL CLEAR SPACE BETWEEN THE FACE OF THE DOOR AND THE DOOR STOP, WHEN THE DOOR IS IN A 90 DEGREE OPEN POSITION. A 34" DOOR IS ACCEPTABLE AND STANDARD 6" SLIDING GLASS DOOR IS ACCEPTABLE.
- 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. SEE SHEET T1.04, FIRE-HAZMAT NOTES, #7.
- 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. SEE SHEET T1.04, FIRE-HAZMAT NOTES, #8.
- HAND-ACTIVATED DOOR LATCHING, LOCKING, AND OPENING HARDWARE SHALL BE CENTERED BETWEEN 30 INCHES AND 44 INCHES ABOVE THE FLOOR. LATCHING AND LOCKING DOORS THAT ARE HAND-ACTIVATED AND ON AN ACCESSIBLE ROUTE SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVEL-TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKED EXIT DOORS SHALL OPERATE CONSISTENT WITH SECTION 1132A.6, IN THE DIRECTION OF EGRESS. (1132A.8.1)
- THE LEVEL OR LEVEL OF ACTUATED LATCHES OR LOCKS SHALL BE CURVED WITH A RETURN TO WITHIN 1/2 INCH OF THE DOOR TO PREVENT CATCHING ON THE CLOTHING OF PERSONS DURING EGRESS IN GROUP R AND U OCCUPANCIES WITH AN OCCUPANT LOAD GREATER THAN 10. (1132A.8.1)
- ALL REFRIGERATORS TO BE 25" DEPT FROM EDGE OF THE COUNTERTOP SLAB (REFRIGERATOR DIMENSIONS SEE INTERIOR FINISHES NOTES)
- MAX LEVEL CHANGE @ ENTRY DOOR SHOULD BE NO MORE THAN 1/2"
- FINISH FLOORING SHALL BE EXTENDED TO THE WALL BENEATH THE SINK AND WORK SURFACE.

ELECTRICAL GENERAL NOTES

- GROUND FAULT INTERRUPTERS: PROVIDE ICSO APPROVED GFCI FOR ALL EXTERIOR, BATH, DRESSING, KITCHEN AREA OUTLETS AND IN/AROUND KNOW WATER SOURCE CONTACT AREAS
- ELECTRICAL SUB-CONTRACTOR: VERIFY WITH GENERA CONTRACTOR AND OWNER FOR ANY ADDITIONAL ELECTRICAL REQUIREMENTS AND THEIR LOCATION
- VERIFY LOCATION OF ALL ELECTRICAL SHOWN WITH OWNER AND GENERAL CONTRACTOR AND BRAND NAME, STYLE, AND QUALITY WITH OWNER
- ALL SWITCHES TO BE "SILENT TYPE" 43" AFF. ALL CONVENIENCE OUTLETS 15" ABOVE FLOOR U.O.N
- THE ELECTRICAL CONTRACTOR SHALL VISIT THE SITE OF THE WORK AND THOROUGHLY FAMILIARIZE HIMSELF WITH THE WORK TO BE DONE, TAKING INTO ACCOUNT ANY SPECIAL OR FEATURES PECULIAR TO THIS JOB.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY ELECTRICAL PERMIT(S) PRIOR TO JOB START AND OBTAIN PROPER INSPECTION FROM DEPARTMENT OF BUILDING AND SAFETY.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY ELECTRICAL PERMIT(S) PRIOR TO JOB START AND OBTAIN PROPER INSPECTION FROM DEPARTMENT OF BUILDING AND SAFETY.
- ANY ERROR OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO BIDDING THE JOB.
- ALL WIRING TO BE THHN OR THWN 600 VOLTS U.O.N.
- ALL FEEDER AND BRANCH CIRCUIT CONDUCTORS ARE BASE ON COPPER CONDUCTOR RATING.
- ALL BALLASTS SHALL BE HPF, C.B.N. AND LOWEST HEAT AVAILABLE, AND U.L. APPROVED.
- ALL FIXTURES SHALL BE U.L. LISTED AND APPROVED FOR THE PURPOSE.
- RECESSED FIXTURES IN FIRED RATED CEILINGS OR SUPPLY AIR PLENUMS SHALL BE APPROVED FOR THE RAING OF THE CEILING. PROVIDE AIR TIGHT GASKETS TO SEAL AROUND OPENINGS.
- STEMS OF PENDANT MOUNTED FIXTURES SHALL BE APPROVED FOR EARTHQUAKE DURABILITY.
- EXACT LOCATION OF EQUIPMENT SHALL BE VERIFIED IN THE FIELD AND ROUTING OF CONDUITS SHALL SUIT FIELD CONDITIONS.
- ALL WIRING SHALL BE INSTALLED IN METALLIC-RIGID OF FLEX CONDUIT FOR COMMERCIAL BUILDING AND AS PER CEC REQUIREMENTS
- MINIMUM WIRE SIZE #12 THW, CU MINIMUM CONDUIT 1/2".
- USE IVORY DECORATIVE RECEPTACLES, SWITCHES, COVER PLATES THROUGHOUT OFFICE AREA.
- ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
- ALL EQUIPMENT SHALL BE LISTED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.
- CONDUCTOR PENETRATION OF FIRE RATED PORTIONS OF A STRUCTURE SHALL BE EFFECTIVELY SEALED AND SLEEVED WITH STEEL FLEX 3 FEET EACH SIDE OF PENETRATION, OR OTHER APPLIED METHODS.
- ROMEX TYPE WIRING SHALL BE ALLOWED IN RESIDENTIAL AS PER CEC CODE
- MC FLEX OF RIGID ALLOWED.
- ALL SIGNS SHALL BE CONTROLLED/OPERATED ON A SEPARATE CIRCUIT VIA A SEVEN (7) DAY TIME CLCKV OR PROGRAMMABLE RELAY PANEL.
- ALL LIGHTING SHALL BE CONTROLLED/OPERATED VIA TIME CLCKV OR PROGRAMMABLE RELAY PANEL, EXCEPT THE NIGHTLIGHT AND EMERGENCY LIGHT.
- ELECTRIC VEHICLE CHARGING: ELECTRICAL VEHICLE SUPPLY EQUIPMENT (EVSE) ROUGH-IN ONLY IS REQUIRED IN ONE AND TWO FAMILY DWELLINGS AND TOWNHOMES WITH ATTACHED GARAGES. THE EVSE ROUGH-IN CONSIST OF A MINIMUM 1" CONDUIT EXTENDING FROM THE MAIN PANEL TO JUNCTION BOX WHERE THE EVSE RECEPTACLE BOX WILL BE PROVIDED. THE MAIN SERVICE PANEL MUST BE SIZED TO ACCOMMODATE A FUTURE 208-240V VOLT 40 AMPERE DEDICATED BRANCH CIRCUIT. CALIFORNIA GREEN CODE 4.106.4.

RCP KEY

- SD CM CARBON MONOXIDE DETECTOR WIRED TO PAEL
- SD SMOKE AND CARBON MONOXIDE DETECTOR
- E EXTERIOR 4" LED CAN
- + VANITY LED FIXTURE
- 4" WALL WASHER LED CAN
- 4" RECESSED LED CAN
- CONCEALED SPRINKLER
- J J BOX
- J J BOX / FAN
- CONCEALED SPRINKLER
- SIDE WALL
- G.B. PAINTED GYPSUM BOARD
- U.O.S. UNDERSIDE OF STRUCTURE
- EL 0'-0" UNDERSIDE OF STRUCTURE
- VANITY LED FIXTURE (STRAIGHT AND NARROW)
- FLUORESCENT CLOSET LIGHT
- FAN

UNIT LOCATION:

MAIN FLOOR: 108, 116 & 119
2ND FLOOR: -
3RD FLOOR: -
4TH FLOOR: -



REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"

INTERIOR FINISHES

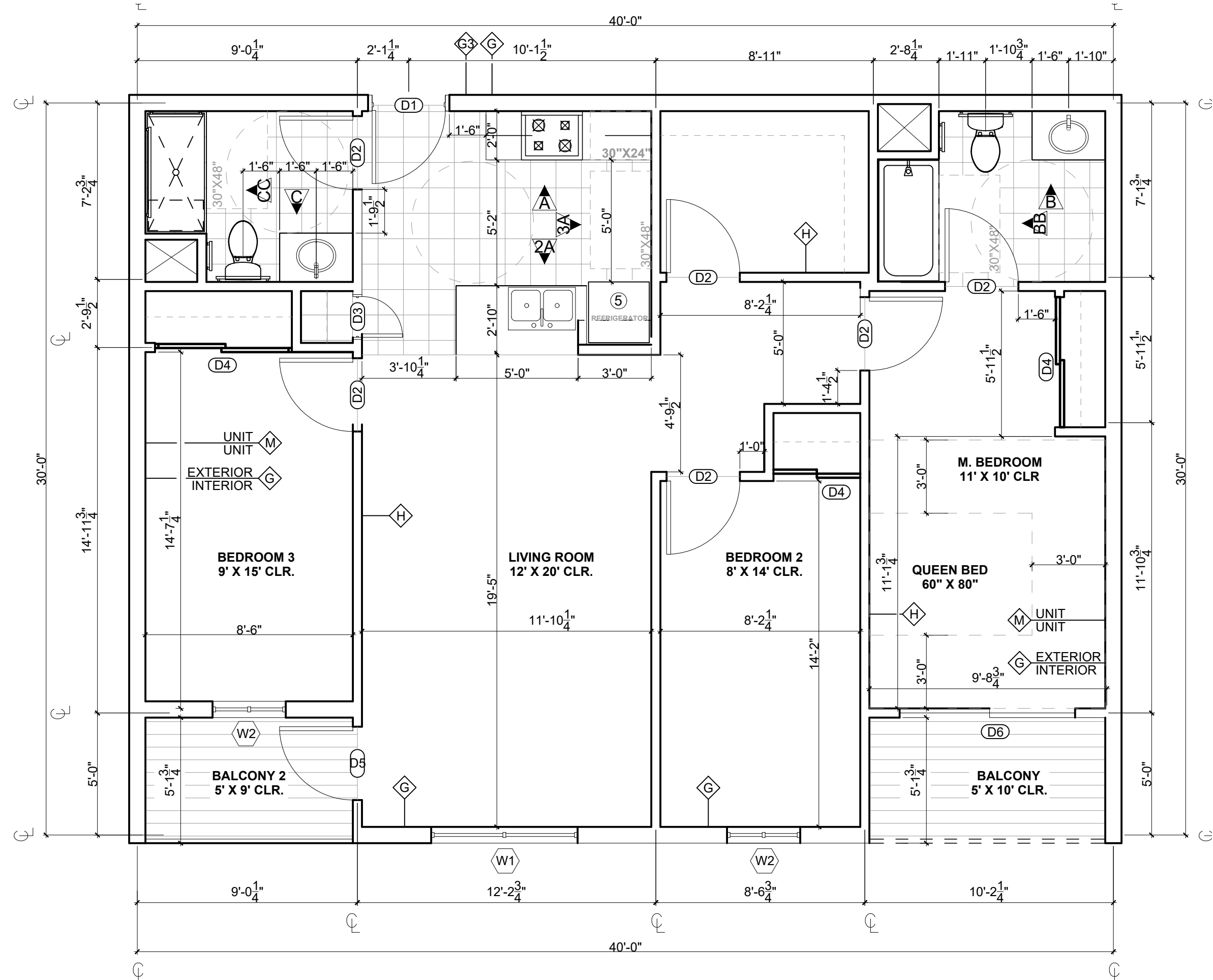
- COUNTERS PORCELANOSA -KROIN LUX- 1100 EAST (MADE FROM 100% RECYCLED PRODUCTS) - ALL COUNTER TOPS SINGLE PIECE, 3/4" SLAB WITH HONED FINISH AND SLIGHT BULLNOSE EDGE AND 4 INCH SPLASH ON ALL WALLS, MITRE CORNERS AND CONCEAL SEAMS.
- KITCHEN SINK - KOHLER, 16 GA. SS, VERSE, 33"x22"x9", UNDERMOUNT, K-75793-NA
- RANGE - GE 30" FREESTANDING ELECTRIC RANGE, JE625RKS5, 29 7/8"x47"x28", 40 AMPS.
- RANGE HOOD - KENMORE, MODEL 22-51041 - WHITE - 30" WIDE, 6" HIGH IN REAR, 17-1/2" WIDE, 27" ABOVE RANGE AT BOTTOM OF HOOD, 75W WORK LIGHT.
- REFRIGERATOR - KENMORE, 60812, WHITE 29.88" DEEP x 65.38" HEIGHT x 29.88" WIDTH
- BATHROOM VANITY - KOHLER - CAXTON OVAL WHITE, 17"x14", UNDERMOUNT W/ OVERFLOW AND CLAMP ASSEMBLY - K-2210-0
- TOILET - KOHLER WELLWORTH, 2 PIECE, K-3938-0 WHITE
- ROLL IN SHOWER - 60"x32", SIDEWALLS WITH AIP BACKERBOARD (FOR ADA COMPLIANT GRAB BAR CONNECTIONS), USE APPROPRIATE SHOWER MIXER AND DRAIN - ADD SHOWER CURTAIN ROD.
- SHOWER ENCLOSURE -
- BREADBOARDS.
- DISABLED ACCESSIBLE DOORS & KICKPLATES.
- SIDE MIRROR IN WALL VANITY
- GRAB BARS - 3'-2" MAX HEIGHT 2'-8" MINIMUM HEIGHT / PROVIDE NECESSARY BACKING ON WALLS
- SHOWER CONTROLS - 4'-0" MAX HEIGHT 3'-3" MINIMUM HEIGHT / PROVIDE NECESSARY BACKING ON WALLS
- NO MICROWAVE (NIC.) - PROVIDE POWER FOR FUTURE INSTALLATION
- SHOWER STAINLESS STEEL FOLDING SEAT 30" X 15", BRACKET WALL MOUNTED
- REMOVABLE CABINET, NO DISHWASHER (NIC.) - PROVIDE POWER AND DRAINAGE FOR FUTURE INSTALLATION

NOTE:

- FINISH COUNTERTOP HEIGHT FOR KITCHENS AND BATHROOMS IS 34" FROM F.F.
- CBC, SEC. 1133A.3
- ALL REFRIGERATOR NEED TO BE (SAMSUNG 36" WIDTH X29 DEEP)
- PROVIDE 61" CLEAR PASSAGEWAYS THROUGH KITCHEN FROM FACE COUNTERTOP TO FACE COUNTERTOP
- PROVIDE BACKING/BLOCKING AREAS TO INSTALL GRAB BARS AT BATHROOM AND SHOWER BETWEEN 32" AND 38" HEIGHT FROM F.F. FOR ACCESSIBLE/MOBILITY UNITS SEE DETAIL: A7.4.2 / 15

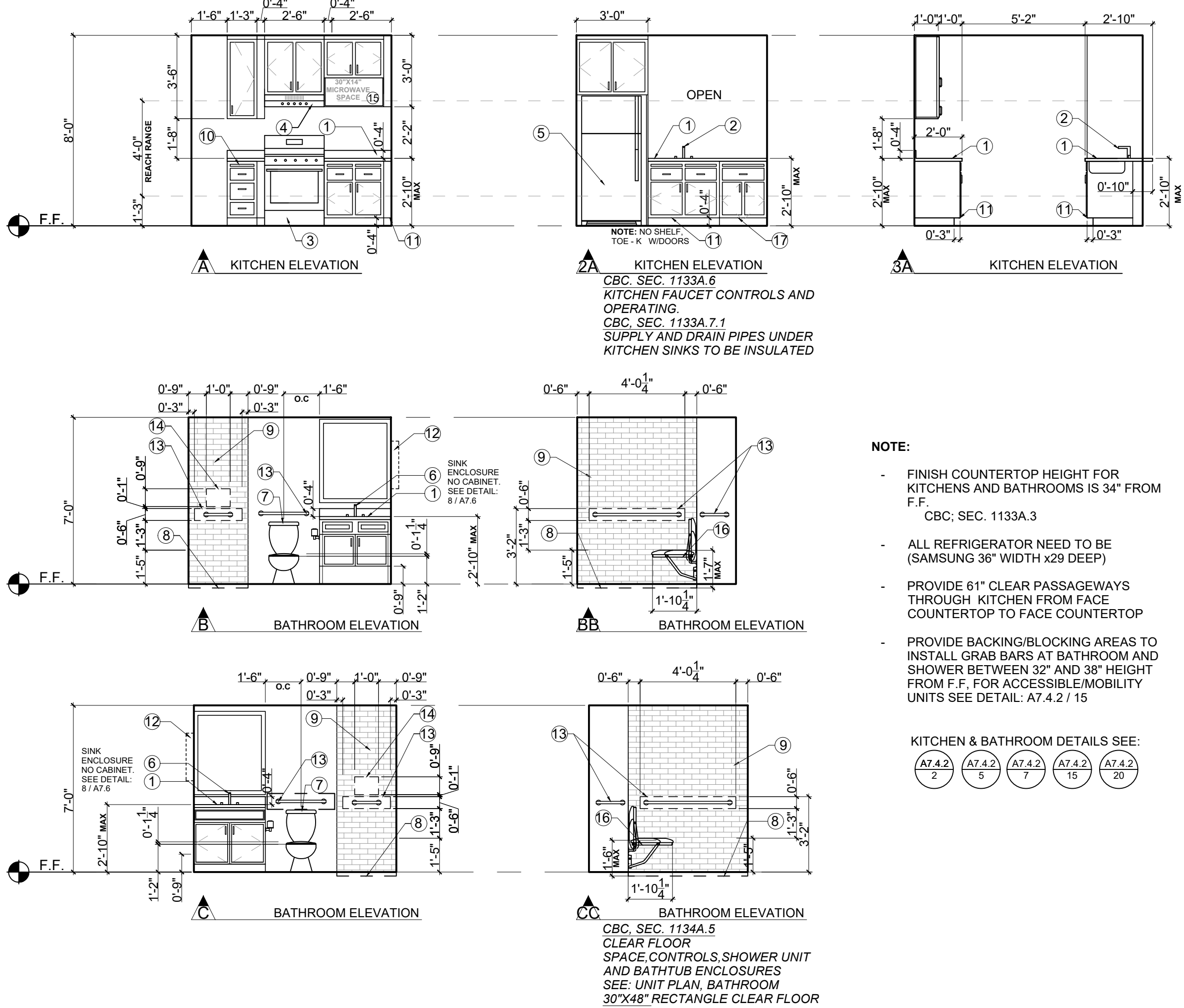
KITCHEN & BATHROOM DETAILS SEE:

A7.4.2 2 A7.4.2 5 A7.4.2 7 A7.4.2 15 A7.4.2 20



THREE BEDROOM - MOBILITY UNIT

SCALE: 1/4" = 1'-0"



INTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"