



The City of San Diego

Staff Report

DATE ISSUED: 9/1/2026

TO: Board of Building Appeals and Advisors

FROM: Development Services

SUBJECT: Consideration of Alternate Methods and Materials Application PRJ-1165197 for 3450 El Cajon Boulevard – (PRJ-1077714)

Primary Contact: Ali M Fattah Phone: (619) 446-5092

Secondary Contact: Marjan Hazegh Phone: (619) 446-5328

OVERVIEW:

During the construction process for the five-story multi-family housing project, it was determined that the corridors do not comply with the required minimum widths on levels 2 through 5 as constructed. More specifically, door landings serving unit entry doors and trash rooms do not comply with maneuvering clearances required in Chapter 11A of the 2019 California Building Code (CBC).

PROPOSED ACTIONS:

1. A recommendation as to whether the equivalent facilitation proposed as a part of an Alternative Methods, Materials and Design (AMM) application submitted for consideration by the Building Official complies with HSC Sections 17920.5, 17925, and 2019 CBC Sections 1.8.7.1, 1.8.7.2, and 1.8.7.2.1 #4.
2. A recommendation as to whether the Building Official should grant approval, disapproval or approval with a modification of the proposed equivalent facilitation.

DISCUSSION OF ITEM:

The 2019 California Building Code (CBC) requires compliance with the accessibility standards in Chapter 11A for newly constructed covered multi-family dwellings as defined therein. When an elevator serves a building, the CBC considers the building an elevator building and requires that all dwelling units on stories served by the elevator to be accessible.

As part of the accessibility requirements, the CBC establishes standards for door landings and clearances adjacent to both the hinge and latch sides of doorways, as applicable. These standards are essential to ensure that persons with disabilities who use mobility aids can maneuver near, open, and pass through closed doorways. The maneuvering clearances are determined by considering the following variables:

- Whether side approach or front approach are under consideration.
- Whether or not the door is equipped with both a latching mechanism and a closing mechanism.
- Corridor widths serving doors also require minimum widths based on the length of the corridor and the occupant load served.

The CBC determines that the maneuvering clearance for a wheelchair considers a footprint of 30 inch by 48 inch, however in reality most wheelchairs tend to be 42 inches long.

The US Access Board provides an informative [animation](#) to facilitate visualization of usability of the maneuvering provisions and help capture code intent.

Applicable Code Sections: The following code sections are applicable to the determination and resolution of the compliance issues under consideration.

1. [Government Code Section 4551](#) "(f) Administrative authorities, as designated under Section 4453, may grant exceptions from the literal requirements of the building standards published in the California Building Standards Code relating to access for persons with disabilities, or the other regulations adopted pursuant to this section, or permit the use of other methods or materials, but only when it is clearly evident that equivalent facilitation and protection that meets or exceeds the requirements under federal law are thereby secured." The Building Official determined that consideration of the proposed deviations based on the applicant's submittal cannot be considered through the interpretive powers in SDMC [Section §129.0104 \(a\)](#) 5, or as a Code Modification in accordance with Section §129.0104 (a) 6.
2. [Health and Safety Code section 17920.5](#) "As used in this part "local appeals board" means the board or agency of a city or county which is authorized by the governing body of the city or county to hear appeals regarding the building requirements of the city or county. In any area in which there is no such board or agency, "local appeals board" means the governing body of the city or county having jurisdiction over such area." The Board of Building Appeals and Advisors serves this purpose.
3. [Health and Safety Code section 17925](#) "Except as provided in Section 17922.6, any person, firm, corporation, or governmental agency that opposes the application of any applicable building standard published in the State Building Standards Code or any other rule or regulation adopted by the department within a particular local area may request a hearing before the local appeals board regarding the matter. If the local appeals board determines after hearing that because of local conditions or factors it is not reasonable for the building standard, rule, or regulation to be applied in the local area, the building standard, rule, or regulation shall have no application within that local area. A copy of the determination of the local appeals board, together with a report of the local conditions upon which the determination is based, shall be filed with the department pursuant to Section 17958.7."
4. CBC [Section 1.8.7.2.1](#) limitation #4 which states that consideration and approval of alternates by a local building department is permissible "If the proposed alternate is related to accessibility in covered multifamily dwellings or in facilities serving covered

multifamily dwellings as defined in Chapter 2, the proposed alternate must also meet the threshold set for equivalent facilitation as defined in Chapter 2."

5. CBC [Section 202](#) states "EQUIVALENT FACILITATION. The use of designs, products or technologies as alternatives to those prescribed, resulting in substantially equivalent or greater accessibility and usability. Note: In determining equivalent facilitation, consideration shall be given to means that provide for the maximum independence of persons with disabilities while presenting the least risk of harm, injury or other hazard to such persons or other."
6. CBC [Section 716.2.6.1](#) Door closing requires that "Fire doors shall be latching and self- or automatic-closing in accordance with this section..." Doors serving 5 of the 6 dwelling units per story require minimum fire protection rating of 20 minutes in accordance with Section 716.2.2.1.
7. CBC [Section 1119A.3](#) Widths. "Interior accessible routes serving an occupant load of 10 or more shall not be less than 44 inches (1118 mm) in width. Interior accessible routes serving an occupant load of less than 10 shall not be less than 36 inches (914 mm) in width. If a person in a wheelchair must make a turn around a corner or an obstruction, the minimum clear width of the accessible route shall be as specified in Section 1138A.1.5." This code issue is resolved since a horizontal exit created with a 2-hour fire barrier divides each story on levels 2 through 5 into two compartments each including less than 10 occupants.
8. CBC [Section 1126A.3.2.2](#) Hinge side approach. # 2 "Push side approach. Doors or gates with push side approach shall have a level floor or landing not less than 44 inches (1118 mm) in depth and shall be provided with a clear and level area extending a minimum of 54 inches (1372 mm) from the strike edge of the door or gate jamb past the hinge side of the door or gate. Doors or gates with a latch and closer shall have a level floor or landing not less than 48 inches (1219 mm) depth at the push side of the door or gate. (See Figure 11A-8A(b).)"
9. 2019 California Referenced Standards Code Part 12, [Section 12-10-102 \(c\)](#) Closing Mechanism permits spring action, pressure-operated mechanism or electrically driven mechanism to close fire doors. The applicant proposes spring hinges to replace door closers presently installed to allow less than 48-inch door landings since the applicant does not consider a spring hinge to be a door closer which is contrary to Part 12.

Proposed Deviation: The applicant proposes deviations from compliance with the strict application of the following code Sections.

- a. Door landings on the corridor side (push side) are proposed to be less than 44 inches deep. Three of the 6 dwelling units per story are not fully compliant. (actual measurements range is 42.5" to 43.75") according to a survey by inspection staff. The dimension is required to be measured from the wall and not the door leaf.
- b. Section 1126A.3.2.2, item #2, also requires that doors equipped with a latch and closer have a level floor or landing with a minimum depth of 48 inches on the push side. Three of the six dwelling units on each floor, as well as the trash room access door, do not meet this requirement. The applicant proposes using spring hinges for the 20-minute fire doors in place of pressure-operated closers, assuming this would eliminate the Code requirement.

Previous Related Actions:

This application was considered by the Building Official, and a determination was made that equivalent facilitation as proposed with spring hinges does not appear to satisfy the criteria for equivalent facilitation.

- No evidence has been provided to show that the effort required to open a 20-minute, self-closing and self-latching fire door varies based on the closing mechanism used—whether the existing traditional closer or the proposed spring hinge—when both are intended to perform equivalently in closing fire doors.
- Health and Safety Code [Section 17960](#) requires the local Building Official to enforce the provisions of the California Building Standards Code. While the accessibility standards in the Americans with Disabilities Act (ADA) and the Fair Housing Act (FHA) differ from those in the California Building Code, they are informative only—they are not enforceable by the Building Official and do not supersede the CBC. State law intends for California’s standards to be applied consistently throughout the state.
- Government Code Section 4551(f) allows consideration of deviations from accessibility requirements through an alternative methods and materials process, for which this staff report is presented for the Board’s consideration within its advisory role. The Section does not permit compliance to be based solely on ADA or FHA standards without accounting for differing State building standards. California has long been a leader in accessibility and often adopts requirements that differ from—and at times exceed—federal standards. The CBC door landing requirements for latching doors with closers in the CBC are consistent with ADA and consequently this code Section does not permit lesser dimensions than those in the CBC for this type of door installation. Measuring the landing dimension from the face of the door for a front-approach scenario appears reasonable; however, the required 48-inch or 44-inch landing depth requires inclusion of the strike-edge clearance, which cannot be achieved beyond the door leaf.
- Although no formally published standards exist for construction tolerances, the California Building Code (CBC) provides ranges for certain dimensions and establishes fixed values for others. Variations from these fixed dimensions are generally allowed within a tolerance of ½ to 1 inch. Additionally, 2010 ADA Standards [Section 104.1.1](#) allows for construction tolerances.
- The table on page 12 of the submitted report indicates that a 1.5-inch deviation is acceptable as a construction tolerance for a 44-inch dimension. DSD does not agree with this conclusion and will accept up to 1 inch for a fixed dimension
- Alternative solutions—such as door openers shown in the animation—offer more conventional approaches for addressing certain maneuvering space limitations. DSD is also aware of an electronic door closer that allows free door operation unless activated by the fire alarm control panel. Neither option has been proposed.

Kelly Charles

Building Official, Deputy Director,
Development Services Department

Ali Fattah

Assistant Deputy Director,
Development Services Department



City of San Diego
Development Services

**Application - Alternate
Materials, Design or
Construction Methods or
Code Modification**

**FORM
DS-104**

March 2021

Complete this form to apply for deviations from the City of San Diego adopted codes and building standards. (See [Information Bulletin 151](#) for additional information).

SECTION I: APPLICANT AND PROJECT INFORMATION

1. Assessor's Parcel Number (s):

4471621400

2. Project Address: *Include Building No. or Suite No.*

3450 El Cajon Boulevard

3. Project Information: Is this issue associated with an active construction permit? ☐ No ☒ Yes

If yes, provide the associated Project Number(s): PRJ-1077714/CC-1133222

4. Applicant/Contact Name:

Applicant shall be the property owner or a person or entity that is granted authority by the property owner to be responsible for processing the request.

Check one: ☐ Owner ☐ Lessee or Tenant ☒ Consultant/Architect ☐ Agent for Owner

Applicant Name: Tim McCormick Telephone: (310) 792-7044

Address: 21250 Hawthorne Blvd., Suite 500

City: Torrance State: CA Zip 90503 E-mail: tim@mcassoc.org

Project Contact Name and Email (if different from the Applicant): _____

SECTION II: REQUEST

5. Check the box for the requested alternate materials, design or construction method or code modification.

A. ☐ Use of ABS or PVC drain/ waste/vent piping **OR** ☐ Use of combined waste/vent "Sovent" system

B. ☐ Omission of fire retardant treated wood in Type III construction

C. ☒ Other - Identify portion(s) of the California Building Standards Code or referenced standard from which the deviation is requested:

Code Year 2019 Code Section (s) 1126A.3

Code: ☒ Building ☐ Electrical ☐ Existing Building ☐ Fire ☐ Green Building Standard ☐ Historical
☐ Mechanical ☐ Plumbing ☐ Residential ☐ Referenced Standard: _____ **OR**

☒ Code Modification

6. Brief description of deviation/modification requested.

Approve change in door maneuvering clearances due to removal of door closers and use of fire rated self-closing hinges. Accept measurement of depth of forward approach from the face of the door. Alternatively, accept 1.5 inches construction tolerances for 44-inch nominal depth for hinge and strike side approaches. Accept structural practical difficulty in widening the corridor. Accept

PG-1

SECTION III: JUSTIFICATION

Use the space below to state the justification for the proposed deviation. Clearly state how the alternate(s) proposed are at a minimum equivalent to the prescribed requirement(s) of the Code or Standard. For code modifications, clearly state the practical difficulty in complying with the relevant regulations and provide justification to demonstrate that there will be no lessening of fire safety or structural safety.

See attached report for response, additional detail and complete analysis.

If additional space is needed, attach separate sheet(s)/reports as necessary.

SECTION IV: PROPERTY OWNER DECLARATION & SIGNATURE

Property Owner's Declaration: By signing this application, the property owner(s) acknowledge that an application requesting a deviation from construction regulations, as identified above, is submitted to the City of San Diego.

Ahmed Eldahmy

President

Name of Owner, Corporate Officer/Partner (please print)

Title (please print)

Signature: Ahmed Eldahmy Date: 08/09/2026

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CONSTRUCTION TOLERANCES
CODE MODIFICATION
EQUIVALENT FACILITATION
ALTERNATE MEANS AND METHODS
CORRIDOR WIDTH
FEATURES FOR PERSONS WITH DISABILITIES
2019 CALIFORNIA BUILDING CODE



PROJECT ADDRESS: 3450 El Cajon Blvd., San Diego, CA 92104

DATE OF REPORT: August 6, 2026

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SCOPE

This report discusses requirements for features for persons with disabilities at common use corridors. Its scope is limited to the specific requirements for corridor widths and door maneuvering clearances that serve the dwelling units, access to the stairs, elevator and trash rooms. Regulations considered are those found in the 2019 edition of the *California Building*, which the approved permit drawings identify as the applicable building standard.

This report does not include an evaluation of other accessibility requirements, including but not limited to, those that normally occur in other portions of the common areas and those found inside of the dwelling units themselves.

EXECUTIVE SUMMARY

Newly constructed mixed-use building was not designed and constructed to provide the minimum required 48-inch depth of door maneuvering clearances in the corridors on the 2nd to 5th floors for doors with closers.

Corridor width meets minimum fire life safety requirements due to the low occupant load and presence of a horizontal exit.

Corridor width can be made compliant at the door maneuvering clearances if the door closers are removed and the standard hinges are replaced with self-closing fire-rated hinges.

Once the door hardware is changed, the door maneuvering clearances can be considered compliant for forward approach of 48 inches due to the 6-inch recess of the door from the corridor wall.

Once the door hardware is changed, the door maneuvering clearances can be considered compliant for hinge or strike side approach of 44 inches when reasonable and site-specific construction tolerances are applied.

Due to the limits of the structural load path, practical difficulties exist for strict compliance without construction tolerances for the required door maneuvering clearances under the California Building Code. Such conditions create justification for granting a code modification in this specific instance.

Enforcement agencies generally have considerable discretion how they choose to enforce or not enforce California building standards. Since the completed construction will substantially comply once the deficient door hardware is changed, the local building official is well within her discretion to accept the construction once this change is made.

PROJECT DESCRIPTION

Building is a privately funded, 5 story mixed use building with 27 apartment units and one commercial space on a portion of the ground floor. Common areas include trash rooms and one exterior deck on the 5th floor. No parking is provided. Construction of the building is essentially complete. Corridor walls are built as structural load bearing walls that support the corridor floor or roof above. Unit entries and bathrooms adjoin the corridors. Door closers are installed on all corridor doors. As constructed, these corridors require at least 48 inches of corridor width at the door maneuvering clearances due to the presence of door closers.¹

Approved permit drawings show a design width of 44 inches for the corridors on the 2nd through 5th floors. During final inspections, the City building inspector noted that final widths at various points along the corridors varied from the 44 inches shown on the approved drawings.

CODE REQUIREMENTS

Overview

Residential portion of this building meets the definition of a *Covered Multifamily Building* with an elevator. State accessibility requirements for this portion of the building are found in Chapter 11A of the 2019 California Building Code. Federal accessibility requirements for this portion of the building are found in any one of the fifteen safe harbors designated by the U.S. Housing and Urban Development department (HUD). For purposes of this report, we have chosen HUD's Fair Housing Act Design Manual with 1988 amendments as the designated safe harbor document.

Definitions – California Building Code

Applicable definitions used in this report include the following:²

CORRIDOR. *An enclosed exit access component that defines and provides a path of egress travel.*

COVERED MULTIFAMILY DWELLINGS. [HCD 1-AC] *“Covered multifamily dwellings” means either of the following:*

1. Buildings that consist of at least four condominium dwelling units or at least three apartment dwelling units if the buildings have at least one elevator....

EQUIVALENT FACILITATION. *The use of designs, products or technologies as alternatives to those prescribed, resulting in substantially*

¹ 2019 California Building Code § 1126A.3.2.1-3

² 2019 California Building Code §202 Definitions

equivalent or greater accessibility and usability. Note: In determining equivalent facilitation, consideration shall be given to means that provide for the maximum independence of persons with disabilities while presenting the least risk of harm, injury or other hazard to such persons or others.

EXIT. That portion of a means of egress system between the exit access and the exit discharge or public way. Exit components include exterior exit doors at the level of exit discharge, interior exit stairways and ramps, exit passageways, exterior exit stairways and ramps and horizontal exits.

EXIT ACCESS. That portion of a means of egress system that leads from any occupied portion of a building or structure to an exit.

EXIT DISCHARGE. That portion of a means of egress system between the termination of an exit and a public way.

MEANS OF EGRESS. A continuous and unobstructed path of vertical and horizontal egress travel from any occupied portion of a building or structure to a public way. A means of egress consists of three separate and distinct parts: the exit access, the exit and the exit discharge.

OCCUPANT LOAD. The number of persons for which the means of egress of a building or portion thereof is designed.

Prescriptive Provisions

Minimum widths of corridors in multifamily buildings are regulated for both fire life safety and accessibility purposes. For fire life safety purposes, the minimum widths depend on the corridor occupant load and required depth of exit door landings. For accessibility purposes, the minimum widths depend on the corridor occupant load, required depth of exit door landings and maneuvering clearances for doors that are part of an accessible route.

Corridor Width – Fire Life Safety Provisions

Corridor widths for fire life safety purposes depend on the occupant load and the minimum depth for exit door landings. Occupant loads are the number of persons who will need to exit from one portion of a building or the entire building itself. Loads are calculated using occupant load factors based on function. For apartment buildings, the factor is 200 square feet for each occupant.³

Corridors with occupant loads of 50 or more persons must be at least 44 inches wide Those with lesser occupant loads may be at least 36 inches wide.⁴ Corridor exit doors require landings and self-closing hardware. These landings must be at

³ 2019 California Building Code §1004.5, Table 1004.5

⁴ 2019 California Building Code §1020.2

least as wide as the door itself and extend a depth of 44 inches from the face of the door.⁵ Doors, frames and their hardware must be part of a fire-rated self-closing assembly.⁶

Corridor Width – Accessibility Provisions

In 1985, California adopted accessible housing provisions.⁷ At that time, the Uniform Building Code (UBC) was the model code used. It required corridors to be 44 inches wide when the occupant load was 10 or more.⁸ Starting with the 1991 edition of the UBC, corridors could be 36 inches in width when the occupant load was less than 50.⁹

However, this 1991 increase in occupant loads for minimum corridor widths was not adopted by California in its subsequent accessible housing provisions. Instead, they chose to maintain the original UBC language for 44-inch corridors when the occupant load was 10 or more while allowing 36 inches for those less than 10.

We requested background information on this choice from the following state regulatory agencies: Housing and Community Development (HCD) and the Building Standards Commission (BSC). Their collective opinion was that the 44 inches was maintained to provide additional allowance for ambulatory persons to walk past wheelchairs towards exits without interfering with the wheelchair movement. This wider standard for corridor width continues today in Chapters 10 and 11A of the California Building Code.^{10, 11}

Door Maneuvering Clearances

Doors that are part of an accessible route in covered multifamily dwellings must provide maneuvering clearance for persons with mobility impairments. Dimensions of the clearance depends on the direction of approach and door swing and door hardware.¹² See summary table on the following page for 36-inch wide inswinging doors such as used in the corridors of this building.

⁵ 2019 California Building Code §1010.1.6

⁶ 2019 California Building Code §716.2.6

⁷ 1985 California Administrative Code, See New Horizons.

⁸ 1985 Uniform Building Code §3305(b)

⁹ 1991 Uniform Building Code §3305(b)

¹⁰ 2019 California Building Code §1009.2 Continuity and Components

¹¹ 2019 California Building Code §1119A.3 Widths.

¹² 2019 California Building Code §1126A.3 Maneuvering clearance

DOOR MANEUVERING CLEARANCES – PUSH SIDE

Approach	Hardware	Depth, inches	Past Latch/Hinge, inches
Front	Latch & Closer	48	12
Front	No Closer	44	0
Latch Side	Latch & Closer	48	24
Latch Side	No Closer	44	24
Hinge Side	Latch & Closer	48	18 ¹
Hinge Side	No Closer	44	18 ¹

1. Distance determined: 54 inches - 36 inches = 18 inches past the hinge side.

Corridor Passing Spaces

When interior corridors exceed 200 feet in length, the corridor must provide sufficient width for two wheelchairs passing.¹³ Corridor lengths in this project are considerably less than the 200-foot threshold. However, the extra benefit of a wheelchair passing space is provided in the corridors on each floor. These equivalent passing spaces exist due to the locations of the horizontal exits and their required door maneuvering clearances.

Construction Tolerances

Virtually all accessibility regulations include specific provisions for the acceptance of reasonable construction tolerances. These include Chapter 11B of the California Building Code.¹⁴ They also include federal regulations for the Americans with Disabilities Act and Fair Housing Act.¹⁵

One notable exception is Chapter 11A of the California Building Code (11A), which so far has remained silent on the subject. However, silence on the subject does not mean prohibition. Since this chapter is largely based on the federal Fair Housing Act Design Manual, which explicitly allows the use of construction tolerances, it is reasonable to apply them under Chapter 11A as well.

Determination of allowable construction tolerances must be site specific and consider the complexity of components, expected skill of a properly supervised work force, allowable manufacturing variations for products used and the purpose

¹³ 2019 California Building Code §1119A.4 Interior accessible routes over 200 feet.

¹⁴ 2019 California Building Code §11B-104.1.1

¹⁵ 2010 ADA Standards §104.1.1, ANSI A117.1-1986 §3.2

of the applicable accessibility regulation. Considerable experience and judgement are critical to successful determination of a reasonable construction tolerance for a specific assembly. Since this is a judgement call, reasonable persons can come to different conclusions on the exact magnitude for the tolerance.

Performance Provisions

Alternate Means and Methods

Alternate methods of design must meet equivalent standards for safety, performance and protection of life and health. For alternate methods related to accessibility purposes in covered multifamily dwellings, they must also meet the threshold hold set for equivalent facilitation.¹⁶ Threshold for equivalent facilitation is met when substantially equivalent or greater accessibility and usability is provided.

Substantially equivalent means that accessibility *overall* is equal in usability to what the prescriptive provisions intend to create. It does not require the same dimensions or features; it only requires that accessibility *overall* is equivalent. Some items may be less accessible than prescriptive standards while others provide greater accessibility. U.S. Department of Housing and Urban Development (HUD) uses this *overall* approach when deciding whether or not to accept a new safe harbor for compliance with the Fair Housing Act (FHA). Chapter 11A of the California Building Code is California's version of a safe harbor for the FHA. It is based on the Fair Housing Act Design Manual with some additional requirements.

Use of Federal Standards in Lieu

State law allows enforcement agencies to grant exceptions from the literal requirements of the building standards published in the California Building Standards Code relating to access for persons with disabilities. It also allows them to approve the use of other methods or materials. See portion of Government Code Section 4451 below.

“(f) Administrative authorities, as designated under Section 4453, may grant exceptions from the literal requirements of the building standards published in the California Building Standards Code relating to access for persons with disabilities, or the other regulations adopted pursuant to this section, or permit the use of other methods or materials, but only when it is clearly evident that equivalent facilitation and protection that meets or exceeds the requirements under federal law are thereby secured.”

¹⁶ 2019 California Building Code §1.8.7.2.1 Approval of alternates.

This law allows a local city, such as the City of San Diego, to grant exceptions to the accessibility provisions of the California Building Code when the proposed construction meets federal standards.

Fair Housing Act Design Manual, all other safe harbors for the Fair Housing Act, and all other federal accessibility standards (e.g. 2010 ADA Standards, Uniform Federal Accessibility Standards) allow a depth of 42 inches for door maneuvering clearances on the push side of doors without closers.¹⁷ So does the International Building Code and its reliance on the national accessibility standard A117.1.¹⁸ Except for California, this 42-inch depth is allowed throughout the United States on private and public improvements.

Code Modifications

City of San Diego Municipal Code allows the approval of code modifications.¹⁹ Approval requires that a special individual reason makes the strict application of the code impractical; that the modification is in conformance with the code purpose and intent; and that the modification does not lessen any fire protection requirements or any degree of structural integrity. Approvals must be in writing and become part of the City's project file.

DISCUSSION

Corridor Width

Reasonable Construction Tolerances

Calculation of Tolerance

For this site, the corridor walls consist of concrete block masonry on one wall and two-by-six wood framed walls with 2 layers of 5/8-inch gypsum sheathing on each side for the other wall. For concrete block masonry walls at property lines, we consider it reasonable to expect competent contractors to install the wall within 3/4-inch of its desired finish location. For a 2 x 6 wood framed wall, we consider it reasonable to expect competent contractors to install the wall within 1/2-inch of its desired finish location. For wood frame walls sheathed with 2 layers of 5/8-inch gypsum sheathing, we would expect the multi-layer wall finishes to create an additional 1/4 inch thickness of the wall due to air gaps between the 2 layers.

Summing up the expected variances, we would expect the corridor width to fall within ± 1.50 inches of their design width i.e., 44 inches ± 1.50 inches. More often than not, we observe that the variance ends up reducing the required dimensions

¹⁷ Item No. 14, Fair Housing Act Design Manual pg. 2.4, ANSI A117.1-1986 §4.13.6 Doors

¹⁸ ICC A117.1-2017 §404.2.3.2 Swinging doors and gates.

¹⁹ City of San Diego Municipal Code §129.0104(a)(6).

and not providing more. Such is the case here. Minimum width of the as-built corridor can be expected to be from 42-1/2 inches to 44 inches and so it was.

Provided design width for the corridor was 44-1/8 inches. This is calculated as follows: (4'-5" Design Width) – (7-5/8" Masonry Wall Thickness) – (1.25" 2 Drywall layers) = 44-1/8 inches. Due to the normal limits of construction precision, we consider it best practice to provide additional allowances for critical dimensions.

For these corridor walls as designed, we would normally recommend an additional 2 inches of width for accessibility purposes. Another successful approach would have been to create an entrance alcove for the unit and trash room doorways. This alcove would be deep and wide enough to provide the maneuvering clearance without increasing the entire width of the corridor.

Fire Life Safety Provisions

Overall Corridor Width

For fire life safety purposes, the minimum width depends on the corridor occupant load and required depth of exit door landings. This building is separated into two fire safe compartments on the 2nd through 5th floors. Each compartment has a fire rated shell with its own corridor as an exit access component that extends as required from exit to exit i.e., from a stairway to a horizontal exit. Although in appearance it may seem to be one corridor, for code purposes, each floor actually consists of 2 corridors separated by a shared horizontal exit.

When an emergency occurs, the doors for the horizontal exits close. This creates and functions as two separate exit corridors. Occupants on one half of the building can exit to the other half through the horizontal exit. Once a person reaches and passes through the horizontal exit, they have reached safety for exiting purposes.

As shown on the approved plans for the means of egress,²⁰ the maximum occupant load is 7 persons in each of the separate corridors on either side of the horizontal exit towards the stairways. As such, these separate corridors must be at least 36 inches wide. As-built construction complies with this requirement.

One exception exists to this at the 5th floor level. Common area patio has an occupant load of 25 persons. However, this dead-end corridor discharges directly and separately into the exit stairway. It does not share a corridor with any other uses. This portion of the corridor provides considerable more than the minimum 44-inch width required on its separate route to the stairway.

²⁰ Architectural Drawings, Sheets T2.1, T2.2 – see modified attachment at end of this report.

Corridor Width at Exit Doors

Landings for the unit exit doors are required to be 36 inches wide and extend 44 inches from the face of the door. As-built landings are 36 inches wide and extend more than 48 inches from the face of the inswinging door to the opposite corridor wall. As such, they meet and exceed the minimum requirements for landings.

Accessibility Provisions

Each of the corridor doors are part of a required accessible route and need sufficient maneuvering clearances for persons with mobility impairments. Corridors on the 2nd through 5th floors have in-swinging doors for entrances to apartment units and a common use trash room. All of these doors have door closers and standard door hinges. None use self-closing hinges. Minimum corridor width adjacent to these inswinging doors must be 48 inches where doors are provided with closers and 44 inches for doors with self-closing hinges.

Eleven of the 27 corridor doors on the 2nd to 5th floors have sufficient corridor depth on the walls adjacent to the doorway to meet the 48-inch requirement for maneuvering clearances for doors with closers. These include the unit entry doors near the horizontal exits (203, 204, 303, 304, 403, 404, 503, 504) and the three end units (206, 306, 406). Corridor widths adjacent to the other 16 unit and trash room doors vary from 42.5 inches to 43.5 inches. These depths are insufficient to provide the 48-inch depth that must extend past the door strike side for front or side approaches when doors have closers.

Maneuvering Clearance – Front Approach

Corridor doors with closers require a depth of 48 inches for maneuvering clearance that extends the width of the door plus 12 inches past the strike side. Removing the door closers and replacing the standard hinges with fire-rated self-closing hinges will remove the requirement for the strike side clearance on a forward approach to the inswinging door. This will enable the door maneuvering clearance to be measured from the face of the door.

Due to the thickness of the overall assembly for the corridor walls, the inswinging doors are recessed some 6 inches from the finish corridor walls. Removing the door closers will enable the existing wall construction to meet the 48-inch depth from the face of the door to the opposite corridor wall. As-built construction exceeds the requirement. No allowances for construction tolerances are needed.

We note that the applicable code section in Chapter 11A references advisory Figure 8A(a). This figure shows the maneuvering clearance taken from the adjacent wall instead of the face of the door. This figure serves both doors with and without closers. As drawn, it is appropriate for doors with closers. However, it is not accurate for doors without closers since the width of the maneuvering

clearance is equal to the width of the door and it starts at the face of the door. Code intent and language is to locate the door maneuvering clearances at close to the face of the door as possible and never more than 8 inches away.

See table for Front Approach analysis on the following page. Measurements in the table for as-built corridor widths at the locations for door maneuvering clearances are taken from and shown on the attached floor plans at the end of this report.

REQUIRED CORRIDOR DEPTHS
Door Maneuvering Clearances
Front Approach
Doors with Latch and Self-Closing Hinges

Floor Level	CBC Width	Construction Tolerance	Allowable Min. Width	Measured Widths, inches	Compliant
2 nd	48 inches	N.A.	48 inches	4 @ 50.00	Yes
3 rd	48 inches	N.A.	48 inches	2 @ 48.75	Yes
				2 @ 49.00	Yes
4 th	48 inches	N.A.	48 inches	3 @ 49.00	Yes
				1 @ 49.50	Yes
5 th	48 inches	N.A.	48 inches	1 @ 48.75	Yes
				3 @ 49.00	Yes

Maneuvering Clearance – Side Approach

After consideration of reasonable construction tolerances, the 16 unit and trash room doors can also meet California Building Code requirements for door maneuvering clearances for side approach if the door closers are removed and the existing hinges are replaced with fire-rated self-closing hinges. This will reduce the depth of the clearance from 48 inches to 44 inches for both the latch or strike side approach.

See table for Side Approach analysis on the following page. Measurements in the table for as-built corridor widths at the locations for door maneuvering clearances are taken from and shown on the attached floor plans at the end of this report.

REQUIRED CORRIDOR DEPTHS
Door Maneuvering Clearances
Hinge or Latch Side Approach
Doors with Latch and Self-Closing Hinges

Floor Level	CBC Width	Construction Tolerance	Allowable Min. Width	Measured Widths, inches	Compliant
2 nd	44 inches	± 1.50 inch	42.50 inches	4 @ 43.50	Yes
3 rd	44 inches	± 1.50 inch	42.50 inches	2 @ 42.50	Yes
				2 @ 43.00	Yes
4 th	44 inches	± 1.50 inch	42.50 inches	3 @ 42.75	Yes
				1 @ 43.00	Yes
5 th	44 inches	± 1.50 inch	42.50 inches	1 @ 42.75	Yes
				3 @ 43.00	Yes

Approval of Alternates

Alternate Means and Methods

Once certain door hardware changes are made, the as-built maneuvering clearances will comply with federal accessible door requirements under the federal Fair Housing Act. They also will meet all other national standards, including but not limited to the 2010 ADA Standards, Uniform Federal Accessibility Standards (UFAS), International Building Code and the national accessibility standard A117.1. All of these standards only require a 42-inch door maneuvering clearance for hinge or strike side approach to an inswinging door. All corridors meet or exceed this 42-inch depth for the maneuvering clearance. This provides equivalent facilitation of the intended use of an accessible door.

Although the corridors were not constructed to meet the 44 inches specified in the California Building Code for door maneuvering clearances with side approach, once reasonable construction tolerances are applied, they are technically compliant.

One offsetting additional feature is also provided within the corridor. Usable passing spaces are provided in each corridor, which helps increase the overall accessibility of this building. Something is gained by these unrequired passing spaces and something is lost by less than strict compliance with the 44-inch-deep maneuvering clearance. Equivalent facilitation recognizes this as an acceptable trade-off approach to consider and approve.

Code Modification

Considerable and significant reconstruction of the corridor walls and adjacent unit bathrooms would be required to increase the corridor width in strict compliance with California Building Code requirements. Moving structural load bearing walls some 4 to 6 inches to get a 48-inch-wide corridor will necessitate the complete reconstruction of the corridor floors and adjacent bathrooms. It will also have a ripple effect on the structural load path to the foundation and may require new and wider footings.

Required corridor width can be reduced to 44 inches by changing the door hardware on the corridor doors. This would reduce the extent of moving structural load bearing walls some 2 inches to get a 44-inch-wide corridor. However, it is likely to incur most if not all of the same structural challenges to make a 48-inch corridor since the actual length of bearing for the corridor floor joist is covered up and unknown at this time. Significant plumbing changes were also be needed.

Due to the limits of the structural load path, practical difficulties exist for strict compliance without construction tolerances for the required door maneuvering clearances under the California Building Code. Once the door closers are removed and standard hinges are replaced with fire rate self-closing hinges, the depth of door maneuvering clearances meets all federal and national standards. Rest of the nation and the federal government consider it fully accessible with this recommended door hardware change that allows a depth of only 42 inches.

We consider it proper to grant a code modification in this specific instance for the following reasons:

1. Considerable reconstruction is required to increase the corridor width.
2. State law allows the local enforcement agency to consider the California maneuvering clearance as an extra non-essential accessibility benefit when it exceeds federal standards.
3. As-built corridors will meet the federal standards when the door hardware is changed to remove the door closers and use self-closing hinges.
4. Intent of accessible doors is secured as supported by the national use of the 42-inch depth instead of the 44 inches that only California requires.
5. Fire-rating of the corridor doors will be maintained by the use of fire-rated self-closing hinges.
6. Integrity of the constructed structural load path will be maintained.

Enforcement Discretion

Enforcement agencies generally have discretion to enforce California building standards. California courts have held that local entities hold no actionable mandatory duty to abate every code violation or enforce building standards.²¹ Determining whether code standards are met and choosing how to respond involve inherent administrative and discretionary judgment.²² Since the completed construction will substantially comply once the door hardware is changed, the local building official is well within her discretion to accept it once these changes are made. Enforcement at that point will have reached its practical and useful limit.

CONCLUSIONS

Based on the scoping and technical requirements of the applicable regulations, and their related guidance documents, and findings made in our discussion, we conclude the following:

1. Newly constructed mixed-use building was not designed and constructed to provide the minimum required 48-inch depth of door maneuvering clearances in the corridors on the 2nd to 5th floors for doors with closers.
2. Corridor width meets minimum fire life safety requirements due to the low occupant load and presence of a horizontal exit.
3. Corridor width can be made compliant at the door maneuvering clearances if the door closers are removed and the standard hinges are replaced with self-closing fire-rated hinges.
4. Once the door hardware is changed, the door maneuvering clearances can be considered compliant for forward approach of 48 inches due to the 6-inch recess of the door from the corridor wall.
5. Once the door hardware is changed, the door maneuvering clearances can be considered compliant for hinge or strike side approach of 44 inches when reasonable and site-specific construction tolerances are applied.
6. Due to the limits of the structural load path, practical difficulties exist for strict compliance without construction tolerances for the required door maneuvering clearances under the California Building Code. Such conditions create justification for granting a code modification in this specific instance.

²¹ Cochran v. Herzog Engraving Co., 155 Cal. App. 3d 405 (1984)

²² Haggis v. City of Los Angeles, 22 Cal. 4th 490 (2000)

7. Enforcement agencies generally have considerable discretion how they choose to enforce or not enforce California building standards. Since the completed construction will substantially comply once the deficient door hardware is changed, the local building official is well within her discretion to accept the construction once this change is made.

RECOMMENDATIONS

Based on the scoping and technical requirements of the applicable regulations, and their related guidance documents, findings made in our discussion and our conclusions, and City of San Diego requirements, we recommend the following:

1. Remove door closers and replace the standard door hinges with fire-rated self-closing hinges at the affected 16 doors i.e. 4 trash rooms doors (Rooms 207, 307, 407 and 508) and 12 unit entrance doors (Unit Nos. 201, 202, 205, 301, 302, 305, 401, 402, 405, 501, 502, and 505).
2. Submit this Report for review and acceptance of the existing construction for proper door maneuvering clearances by the City of San Diego with the condition that the changes to the door hardware in the specified doors noted in Recommendation No. 1 will be concurrently made:
 - a. Acceptance using forward approach to the face of the doors; OR
 - b. Acceptance using side approach to the face of the adjacent wall with reasonable construction tolerances; OR
 - c. Acceptance using side approach to the face of the adjacent wall using federal accessibility standards; OR
 - d. Acceptance using a code modification due to practical structural and other difficulties while meeting the intent of providing accessible doors and maintaining structural and fire life safety integrity; OR
 - e. Acceptance using enforcement discretion for the extent of code compliance considering the cost for strict compliance vs. the benefit gained.
 - f. Acceptance using any combination of the above approaches
3. Advise us of all communication from the City of San Diego regarding this report and follow-up actions needed.

LIMITATIONS

We performed our services in accordance with generally and currently accepted professional standards of practice as embodied in our standard procedures and protocols. These services were provided without express or implied warranties, and in no event did we undertake to meet any professional standard of practice that is greater than that imposed by common law, or be subject to any form of strict or no-fault liability.

In particular, and without limitation, we do not guarantee the interpretation of any law or legal requirement as they may be eventually interpreted by others, or facts for whatever reason we have not verified, or any prognostications as to future events including the future decisions of governmental or quasi-governmental officials.

When used in conjunction with the providing of our services, such terms as "certify," "verify," "confirm," "make certain," "ensure," "assure," or the like will not constitute a guarantee, but rather a representation based on professional opinion or judgment.

Respectfully Submitted,
McCormick & Associates, Inc., A Professional Corporation



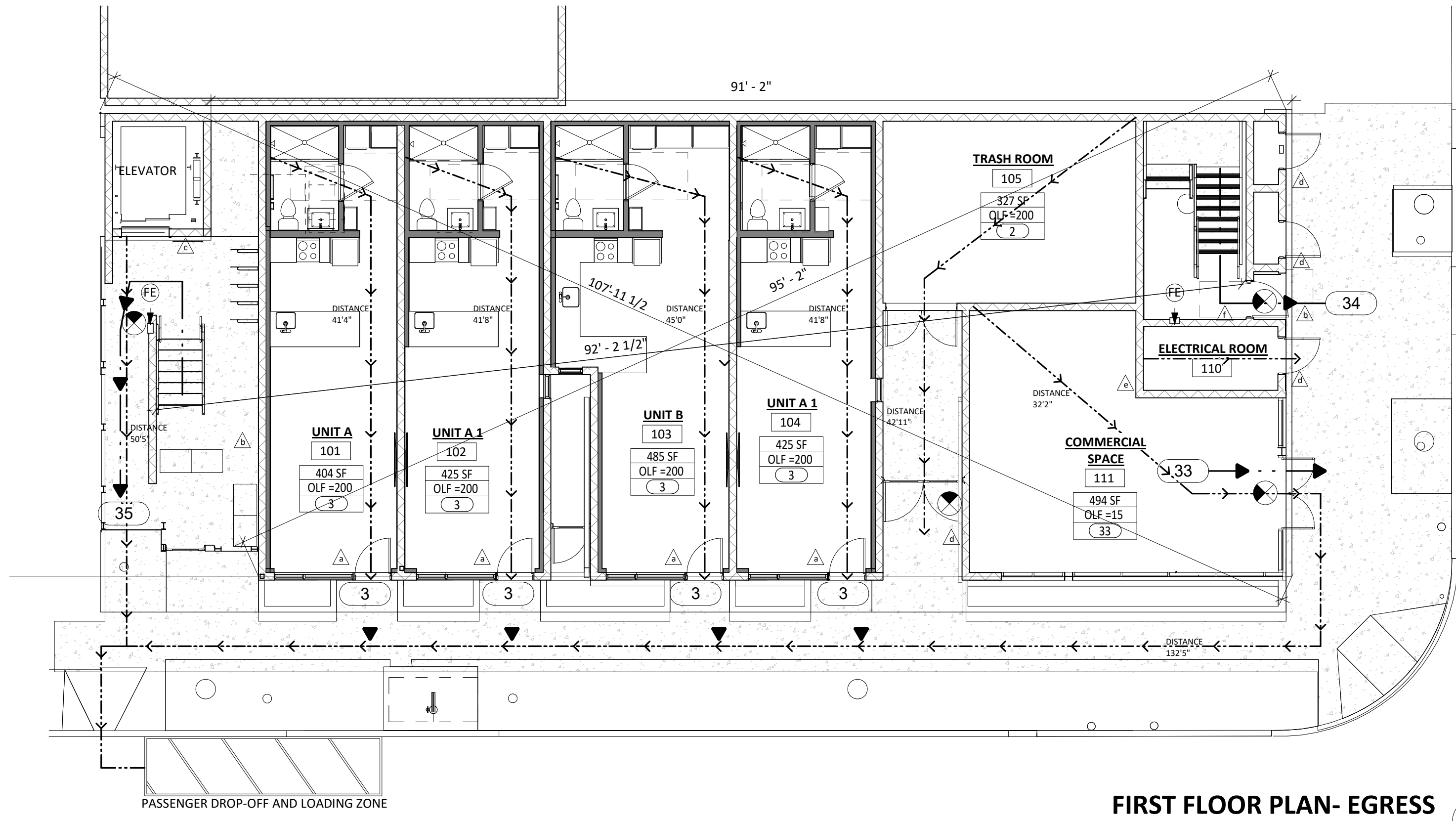
Signed and Sealed on August 6, 2026

Timothy P. McCormick, P.E., C.B.O., CASp No. 420
President

Attachments:

Means of Egress Drawings

Door Maneuvering Clearances-As-Built Measurements



OCCUPANT LOAD SCHEDULE FIRST FLOOR					
NO.	ROOM NAME	AREA	OCC. TYPE	OLF	TOTAL OCCUPANTS
101	UNIT A	404 SF	R	200	3
102	UNIT A 1	425 SF	R	200	3
103	UNIT B	485 SF	R	200	3
104	UNIT A 1	425 SF	R	200	3
105	TRASH ROOM	327 SF	A	200	2
110	ELECTRICAL ROOM	61 SF			
111	COMMERCIAL SPACE	494 SF		15	33
		2619 SF			47

LEGEND

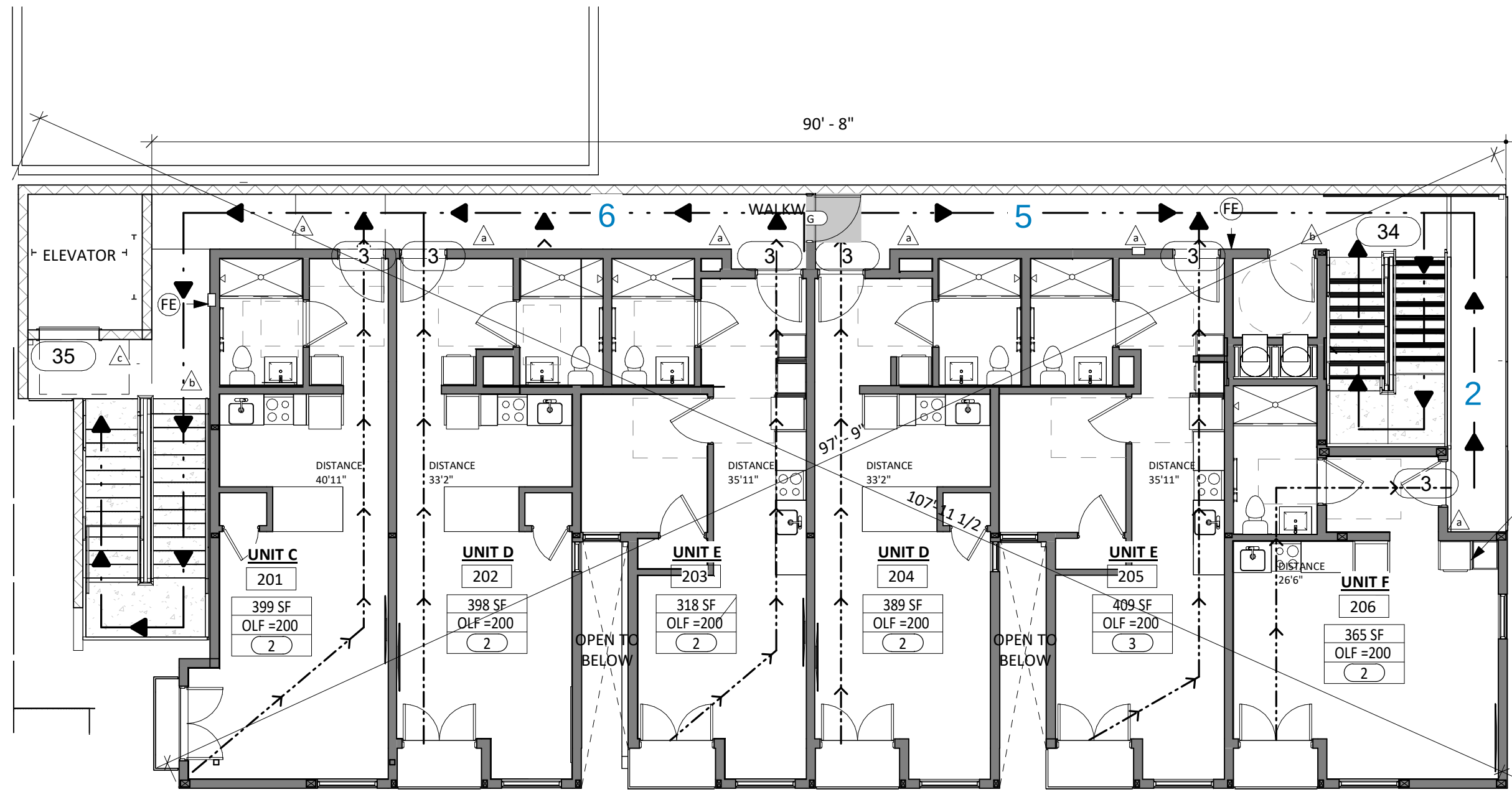
- PATH OF EGRESS
- COMMON PATH OF TRAVEL
- OCCUPANT LOAD
- ROOM TAG WITH SQUARE FOOTAGE AND OCCUPANT LOAD
- ILLUMINATED EXIT SIGN- SHALL HAVE AN INTENSITY OF NO LESS THAN 1' CANDLE. POWER SHALL BE PROVIDED BY PREMISES ELECTRICAL POWER. REFER TO ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- INDICATES SIGN TYPE PER DETAIL 3/A8.1
- FIRE EXTINGUISHERS

NOTES

PENETRATIONS OF FIRE WALLS SHALL BE PROTECTED WITH THROUGH PENETRATION FIRE STOPS AND MEMBRANE PENETRATION FIRESTOPS IN ACCORDANCE WITH CBC SECTION 714

PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN ALL OF THE FOLLOWING LOCATIONS: WITHIN 30 FEET DISTANCE OF TRAVEL FROM DOMESTIC COOKING EQUIPMENT IN GROUP R-2. PER SEC 906.1

ALL UNITS TO BE PROVIDED WITH FIRE EXTINGUISHER



OCCUPANT LOAD SCHEDULE SECOND FLOOR					
NO.	ROOM NAME	AREA	OCC. TYPE	OLF	TOTAL OCCUPANTS
201	UNIT C	399 SF	R	200	2
202	UNIT D	398 SF	R	200	2
203	UNIT E	318 SF	R	200	2
204	UNIT D	389 SF	R	200	2
205	UNIT E	409 SF	R	200	3
206	UNIT F	365 SF	R	200	2
207	TRASH ACCESS	30 SF			
511	Room	7 SF			
512	CLOSET	7 SF			
513	CLOSET	10 SF			
514	CLOSET	7 SF			
515	CLOSET	10 SF			
		2349 SF			13

SECOND FLOOR PLAN- EGRESS

1/8" = 1'-0"

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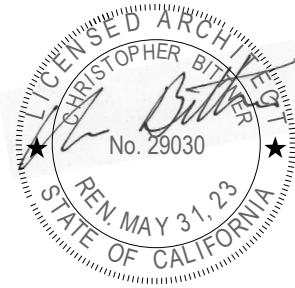
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2	DSO CONSTRUCTION CHANGE 1	3/19/2025

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OBR Project No. JAL-003

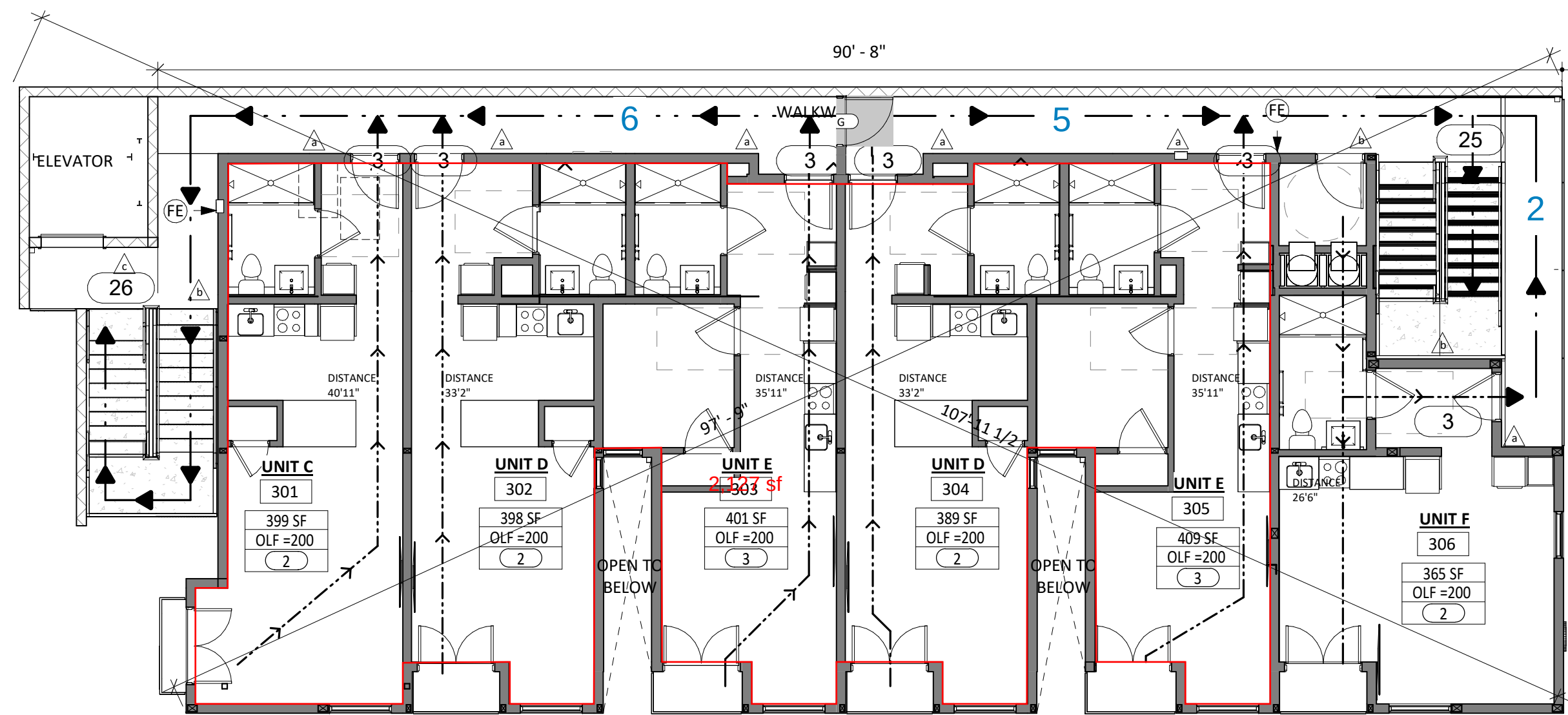
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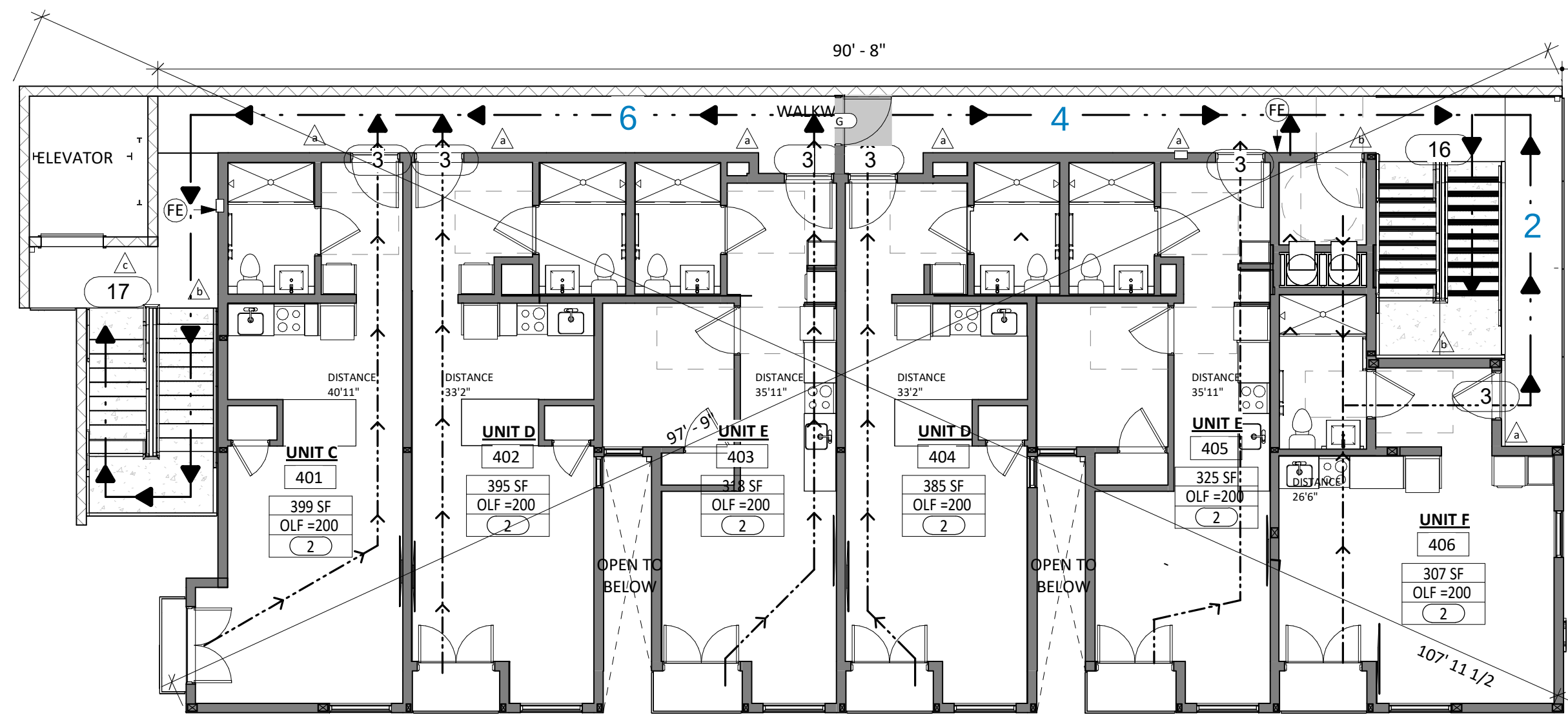
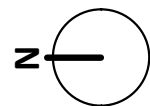
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GARRICK OLIVER
CHRISTOPHER BITTNER
ANNIE ROSENTHAL-HALL



THIRD FLOOR - EGRESS

1/8" = 1'-0"

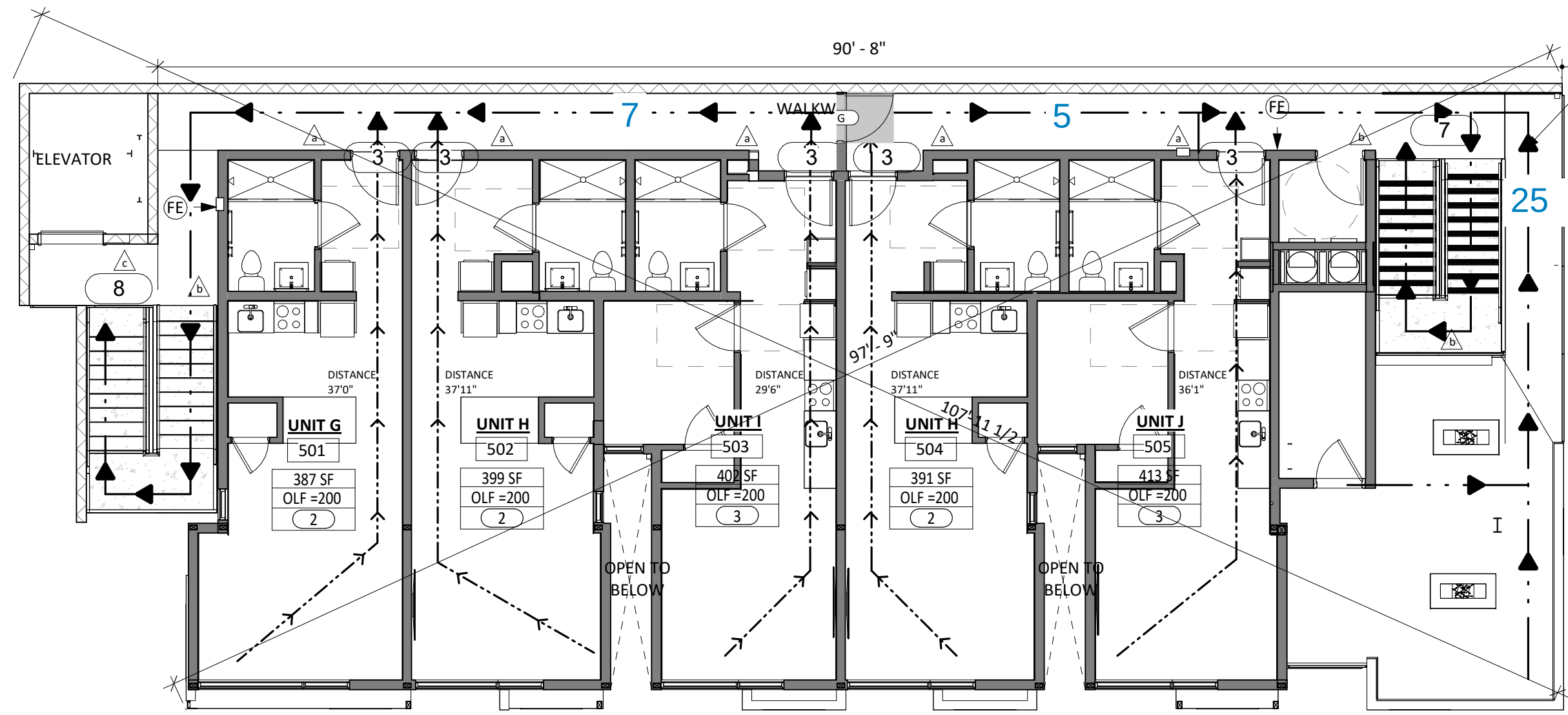
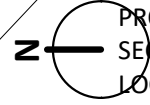
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FOURTH FLOOR - EGRESS

1/8" = 1'-0"

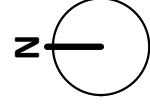
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FIFTH FLOOR - EGRESS

1/8" = 1'-0"

5



LEGEND

- PATH OF EGRESS
- COMMON PATH OF TRAVEL
- OCCUPANT LOAD
- ROOM TAG WITH SQUARE FOOTAGE AND OCCUPANT LOAD
- ILLUMINATED EXIT SIGN- SHALL HAVE AN INTENSITY OF NO LESS THAN 1' CANDLE. POWER SHALL BE PROVIDED BY PREMISES ELECTRICAL POWER. REFER TO ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- INDICATES SIGN TYPE PER DETAIL 3/A8.1
- FIRE EXTINGUISHERS

OCCUPANT LOAD SCHEDULE THIRD FLOOR

NO.	ROOM NAME	AREA	OCC. TYPE	OLF	TOTAL OCCUPANTS
301	UNIT C	399 SF	R	200	2
302	UNIT D	398 SF	R	200	2
303	UNIT E	401 SF	R	200	3
304	UNIT D	389 SF	R	200	2
305	UNIT E	409 SF	R	200	3
306	UNIT F	365 SF	R	200	2
307	TRASH ACCESS	30 SF			
		2392 SF			14

NOTES

PENETRATIONS OF FIRE WALLS SHALL BE PROTECTED WITH THROUGH PENETRATION FIRE STOPS AND MEMBRANE PENETRATION FIRESTOPS IN ACCORDANCE WITH CBC SECTION 714

PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN ALL OF THE FOLLOWING LOCATIONS: WITHIN 30 FEET DISTANCE OF TRAVEL FROM DOMESTIC COOKING EQUIPMENT IN GROUP R-2. PER SEC 906.1

ALL UNITS TO BE PROVIDED WITH FIRE EXTINGUISHER

OCCUPANT LOAD SCHEDULE FOURTH FLOOR

NO.	ROOM NAME	AREA	OCC. TYPE	OLF	TOTAL OCCUPANTS	Level
401	UNIT C	399 SF	R	200	2	FOURTH FLOOR
402	UNIT D	395 SF	R	200	2	FOURTH FLOOR
403	UNIT E	318 SF	R	200	2	FOURTH FLOOR
404	UNIT D	385 SF	R	200	2	FOURTH FLOOR
405	UNIT E	325 SF	R	200	2	FOURTH FLOOR
406	UNIT F	307 SF	R	200	2	FOURTH FLOOR
		2159 SF			12	

AN OCCUPANT NOTIFICATION SYSTEM IS PROVIDED IN INCORPORATION WITH CBC SECTION 907.5.2.3 AND 907.5.2.3.3 AND IS LOCATED ON THE OCCUPIABLE ROOF. ALL RATCH RANGES SHALL BE COMPLIANT WITH CHAPTER 11A

OCCUPANT LOAD SCHEDULE FIFTH FLOOR

NO.	ROOM NAME	AREA	OCC. TYPE	OLF	TOTAL OCCUPANTS
501	UNIT G	387 SF	R	200	2
502	UNIT H	399 SF	R	200	2
503	UNIT I	402 SF	R	200	3
504	UNIT H	391 SF	R	200	2
505	UNIT J	413 SF	R	200	3
506	STORAGE	67 SF	S	100	1
507	EXTERIOR DECK	364 SF			
508	TRASH ACCESS	30 SF			
		2454 SF			13

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City Project No. PRJ-107714
OBR Project No. JAL-003

Sheet No.

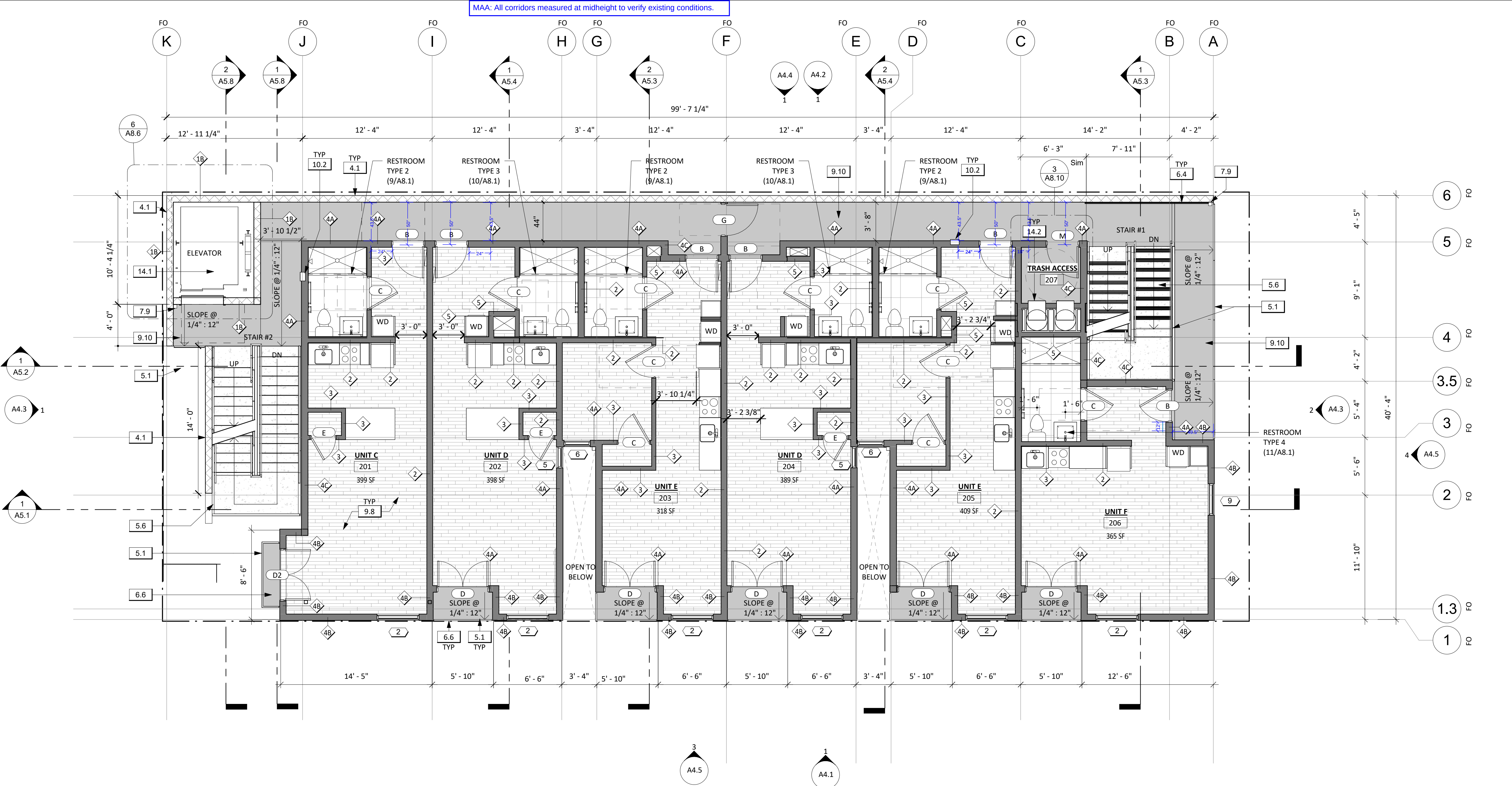
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CHRISTOPHER BITTNER
GARRICK OLIVER



SECOND FLOOR PLAN
3/16" = 1'-0"

FLOOR PLAN GENERAL NOTES

- ALL DIMENSIONS TO FACE OF STUD FOR WOOD CONSTRUCTION AND CMU CONSTRUCTION.
- ALL ITEMS REFERENCED ARE NEW UNO.
- WRITTEN DIMENSIONS TO PREVAIL OVER SCALING OF DRAWINGS. SUBCONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY ARCHITECT OF ANY INCONSISTENCIES.
- REFER TO ENLARGED PLANS, BUILDINGS SECTIONS, AND INTERIOR ELEVATIONS FOR CLARIFICATION AND DIMENSIONS OF SOFFITED AREAS AND CASEWORK.
- FOR WINDOWS - SEE EXTERIOR ELEVATIONS FOR DIRECTION OF OPERATION AND LOCATION OF MUNTIN BARS. (ALL OPERABLE WINDOWS HAVE SCREENS)
- ALL GLASS IN DOORS TO BE TEMPERED; PROVIDE TEMPERED GLASS WHERE BOTTOM EDGE IS LESS THAN 60" FROM WALKING SURFACE AT 1.) STAIRWAYS, 2.) SHOWERS, AND 3.) WITHIN A 24" ARC OF A DOOR IN CLOSED POSITION (CBC).
- SEE SHEET A7.4 FOR FINISH KEY
- SITE UTILITY WORK PER CIVIL, ELECTRICAL AND PLUMBING DRAWINGS
- SITE DIMENSIONS PER CIVIL DRAWINGS
- PER CITY OF SAN DIEGO MUNICIPAL CODE SECTIONS 12.0104, 43.010, 129.0104(A)(4), AND 142.0220, PERMITS ARE REQUIRED TO BE INSPECTED BY CITY INSPECTION STAFF TO ENSURE COMPLIANCE WITH ISSUED CONSTRUCTION PERMIT. THIS INCLUDES, BUT NOT LIMITED TO, STORMWATER COMPLIANCE INSPECTION REQUIREMENT ASSOCIATED WITH EACH PERMIT.

MATERIALS LEGEND

- | | |
|--|--|
| | UNIT FLOOR FINISH PER A7.4 |
| | DECOMPOSED GRANITE PER CIVIL |
| | CONCRETE |
| | LANDSCAPING PER CIVIL |
| | UNIT FLOOR TILE PER A7.4 |
| | DECK & BALCONY FINISH PER A7.4, DETAILS PER A8 SERIES SHEETS |
| | STACK BOND CMU WALL PER SCHEDULE ON SHEET A7.1 |
| | FINISH PER A7.4, DETAILS PER STRUCTURAL |
| | WOOD FRAMED WALL PER WALL SCHEDULE ON SHEET A7.1 |

SYMBOL LEGEND

- | | |
|--|-------------------------------|
| | DOOR PER SCHEDULE- SEE A7.2 |
| | WALL PER SCHEDULE- SEE A7.1 |
| | DOOR PER SCHEDULE- SEE A7.2 |
| | WINDOW PER SCHEDULE- SEE A7.3 |
| | KEYNOTE TAG- SEE KEYNOTES |
| | GRID LINE |
| | BUILDING SECTIONS |
| | DIMENSION TO EDGE |
| | ELEVATION MARKER |
| | PROPERTY LINE |

KEYNOTES

- | | |
|------|--|
| 4.1 | STACK BOND CMU WALL PER STRUCTURAL |
| 5.1 | 1/4" THICK PERFORATED STL RAILING, WELDED TO 1/2" THICK BAR STOCK. REFER TO A8.7 & STRUCTURAL FOR DETAILS |
| 5.6 | NEW STAIRWAY PER SHEETS A5.7, A5.8 & STRUCTURAL |
| 6.4 | DIZAL EXT CLADDING SYSTEM PER DETAILS ON A8 SERIES |
| 6.6 | EXT PATIO |
| 7.9 | PRE-FINISHED ALUM 4"x4" DS PER DETAILS ON A8.9 |
| 9.8 | LVT PER SCHEDULE ON A7.4 |
| 9.10 | DEX-O-TEK WEATHERWEAR ICC ESR 1757 |
| 10.2 | FE, BOD OVAL CRST-010100. SHALL BE PROVIDED SO THAT THE TRAVEL DISTANCE FROM ANYWHERE IN THE BLDG DOES NOT EXCEED 75 FT TO AN FE. FE SHALL BE LOCATED ALONG THE NORMAL PATH OF TRAVEL AND IN A READILY VISIBLE AND ACCESSIBLE LOCATION, WITH THE BOTTOM OF THE FE AT LEAST 4" AFF. CBC 906 |
| 14.1 | OTIS GEN 3 ELEVATOR 5 STOP 4000H ELEVATOR |
| 14.2 | TRASH & RECYCLING CHUTE, BOD WILKINSON TRASH CHUTES |

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SECOND FLOOR PLAN
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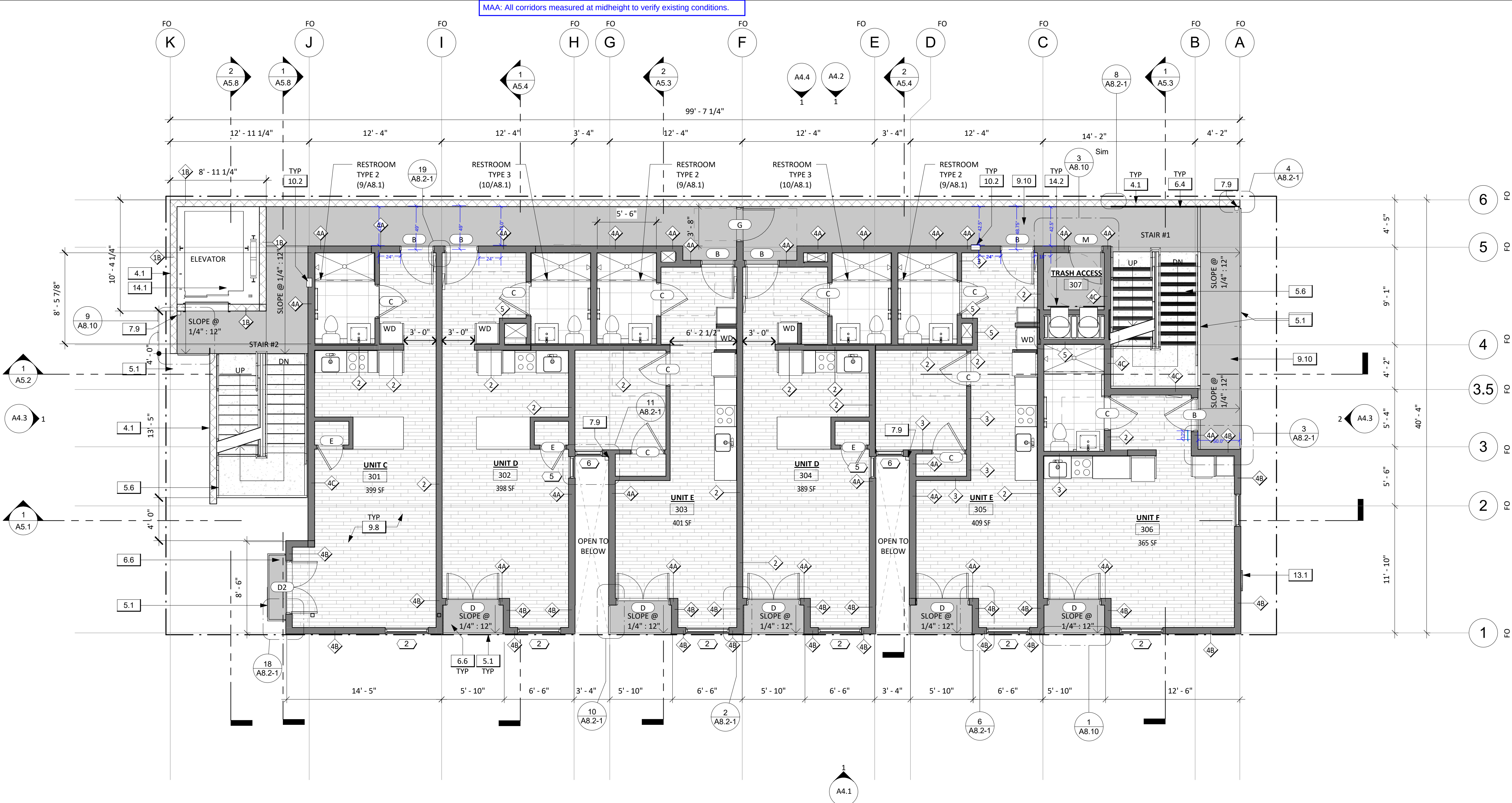
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THIRD FLOOR PLAN
3/16" = 1'-0" 1

FLOOR PLAN GENERAL NOTES

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| | LANDSCAPING PER CIVIL |
| | UNIT FLOOR TILE PER A7.4 |
| | DECK & BALCONY FINISH PER A7.4, DETAILS PER A8 SERIES SHEETS |
| | STACK BOND CMU WALL PER SCHEDULE ON SHEET A7.1. FINISH PER A7.4, DETAILS PER STRUCTURAL |
| | WOOD FRAMED WALL PER WALL SCHEDULE ON SHEET A7.1 |

SYMBOL LEGEND

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| | DOOR PER SCHEDULE- SEE A7.2 |
| | WALL PER SCHEDULE- SEE A7.1 |
| | DOOR PER SCHEDULE- SEE A7.2 |
| | WINDOW PER SCHEDULE- SEE A7.3 |
| | KEYNOTE TAG- SEE KEYNOTES |
| | GRID LINE |
| | BUILDING SECTIONS |
| | DIMENSION TO EDGE |
| | ELEVATION MARKER |
| | PROPERTY LINE |

KEYNOTES

- | | |
|------|--|
| 4.1 | STACK BOND CMU WALL PER STRUCTURAL |
| 5.1 | 1/4" THICK PERFORATED STL RAILING, WELDED TO 1/2" THICK BAR STOCK. REFER TO A8.7 & STRUCTURAL FOR DETAILS |
| 5.6 | NEW STAIRWAY PER SHEETS A5.7, A5.8 & STRUCTURAL |
| 6.4 | DIZAL EXT CLADDING SYSTEM PER DETAILS ON A8 SERIES |
| 6.6 | EXT PATIO |
| 7.9 | PRE-FINISHED ALUM 4"x4" DS PER DETAILS ON A8.9 |
| 9.8 | LVT PER SCHEDULE ON A7.4 |
| 9.10 | DEX-O-TEK WEATHERWEAR ICC ESR 1757 |
| 10.2 | FE, BOD OVAL CRST-010100. SHALL BE PROVIDED SO THAT THE TRAVEL DISTANCE FROM ANYWHERE IN THE BLDG DOES NOT EXCEED 75 FT TO AN FE. FE SHALL BE LOCATED ALONG THE NORMAL PATH OF TRAVEL AND IN A READILY VISIBLE AND ACCESSIBLE LOCATION, WITH THE BOTTOM OF THE FE AT LEAST 4" AFF. CBC 906 |
| 13.1 | WALL MOUNTED EXTRUDED ALUM BUILDING ADDRESS |
| 14.1 | OTIS GEN 3 ELEVATOR 5 STOP 4000H ELEVATOR |
| 14.2 | TRASH & RECYCLING CHUTE, BOD WILKINSON TRASH CHUTES |

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THIRD FLOOR PLAN
ISSUE FOR CONSTRUCTION

Iss.	Description	Date
1	ISSUE FOR CONSTRUCTION	3/19/2025
2	OSD CONSTRUCTION CHANGE 1	3/19/2025

City Project No. PRJ-107714
OBR Project No. JAL-003

Sheet No.

A1.3

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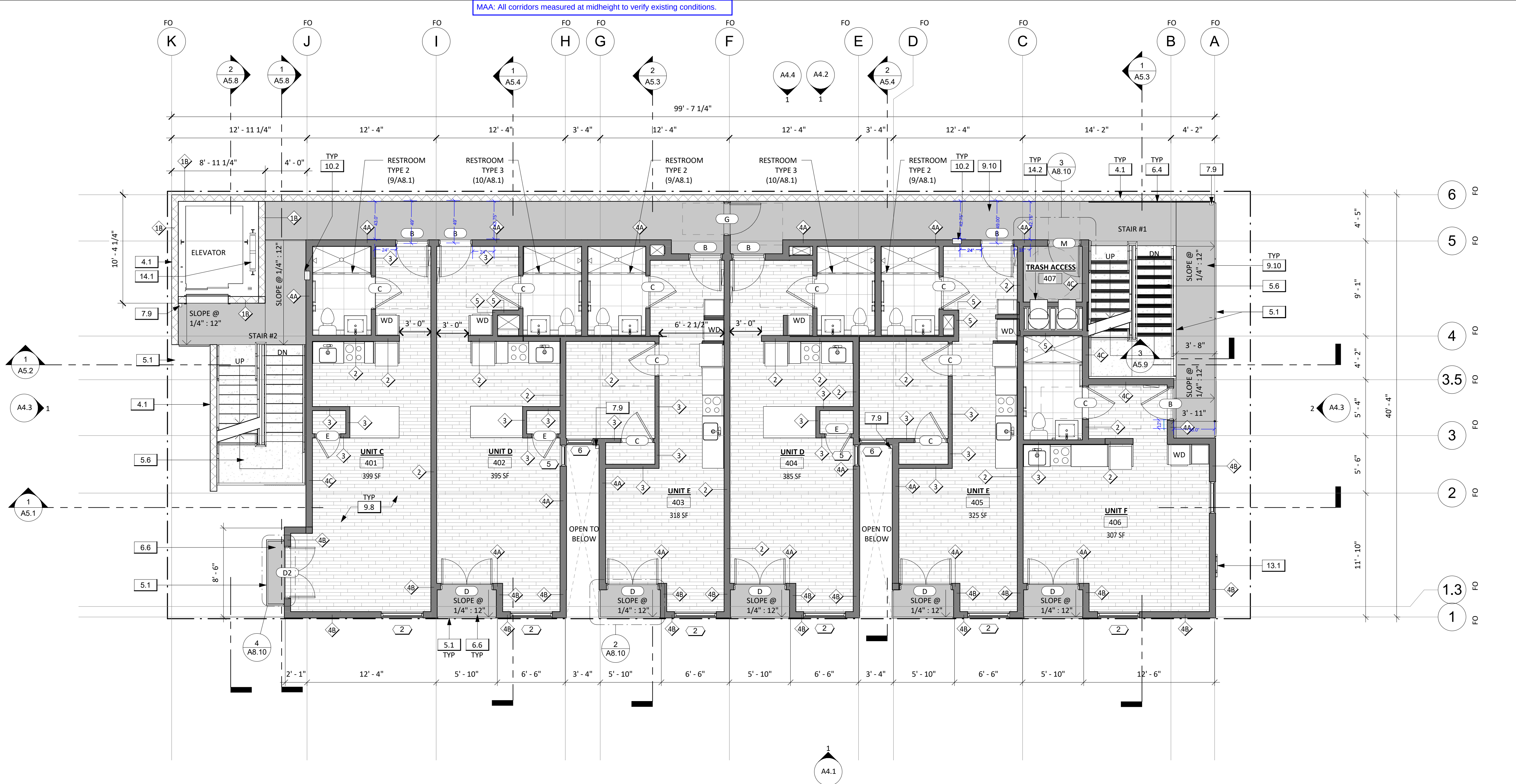
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GARRICK OLIVER CHRISTOPHER BITTNER

ANNEY ROSENTHAL-HALL



FOURTH FLOOR PLAN
3/16" = 1'-0"

FLOOR PLAN GENERAL NOTES

- ALL DIMENSIONS TO FACE OF STUD FOR WOOD CONSTRUCTION AND CMU CONSTRUCTION.
- ALL ITEMS REFERENCED ARE NEW UNO.
- WRITTEN DIMENSIONS TO PREVAIL OVER SCALING OF DRAWINGS. SUBCONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY ARCHITECT OF ANY INCONSISTENCIES.
- REFER TO ENLARGED PLANS, BUILDINGS SECTIONS, AND INTERIOR ELEVATIONS FOR CLARIFICATION AND DIMENSIONS OF SOFFITED AREAS AND CASEWORK.
- FOR WINDOWS - SEE EXTERIOR ELEVATIONS FOR DIRECTION OF OPERATION AND LOCATION OF MUNTIN BARS. (ALL OPERABLE WINDOWS HAVE SCREENS)
- ALL GLASS IN DOORS TO BE TEMPERED; PROVIDE TEMPERED GLASS WHERE BOTTOM EDGE IS LESS THAN 60" FROM WALKING SURFACE AT 1.) STAIRWAYS, 2.) SHOWERS, AND 3.) WITHIN A 24" ARC OF A DOOR IN CLOSED POSITION (CBC).
- SEE SHEET A7.4 FOR FINISH KEY
- SITE UTILITY WORK PER CIVIL, ELECTRICAL AND PLUMBING DRAWINGS
- SITE DIMENSIONS PER CIVIL DRAWINGS
- PER CITY OF SAN DIEGO MUNICIPAL CODE SECTIONS 12.0104, 43.010, 129.0104(A)(4), AND 142.0220, PERMITS ARE REQUIRED TO BE INSPECTED BY CITY INSPECTION STAFF TO ENSURE COMPLIANCE WITH ISSUED CONSTRUCTION PERMIT. THIS INCLUDES, BUT NOT LIMITED TO, STORMWATER COMPLIANCE INSPECTION REQUIREMENT ASSOCIATED WITH EACH PERMIT.

MATERIALS LEGEND

- UNIT FLOOR FINISH PER A7.4
- DECOMPOSED GRANITE PER CIVIL
- CONCRETE
- LANDSCAPING PER CIVIL
- UNIT FLOOR TILE PER A7.4
- DECK & BALCONY FINISH PER A7.4, DETAILS PER A8 SERIES SHEETS
- STACK BOND CMU WALL PER SCHEDULE ON SHEET A7.1
- FINISH PER A7.4, DETAILS PER STRUCTURAL
- WOOD FRAMED WALL PER WALL SCHEDULE ON SHEET A7.1

SYMBOL LEGEND

- DOOR PER SCHEDULE- SEE A7.2
- WALL PER SCHEDULE- SEE A7.1
- DOOR PER SCHEDULE- SEE A7.2
- WINDOW PER SCHEDULE- SEE A7.3
- KEYNOTE TAG- SEE KEYNOTES
- GRID LINE
- BUILDING SECTIONS
- DIMENSION TO EDGE
- ELEVATION MARKER
- PROPERTY LINE

KEYNOTES

- 4.1 STACK BOND CMU WALL PER STRUCTURAL
- 5.1 1/4" THICK PERFORATED STL RAILING, WELDED TO 1/2" THICK BAR STOCK. REFER TO A8.7 & STRUCTURAL FOR DETAILS
- 5.6 NEW STAIRWAY PER SHEETS A5.7, A5.8 & STRUCTURAL
- 6.4 DIZAL EXT CLADDING SYSTEM PER DETAILS ON A8 SERIES
- 6.6 EXT PATIO
- 7.9 PRE-FINISHED ALUM 4"x4" DS PER DETAILS ON A8.9
- 9.8 LVT PER SCHEDULE ON A7.4
- 9.10 DEX-O-TEK WEATHERWEAR ICC ESR 1757
- 10.2 FE, BOD OVAL CRST-010100. SHALL BE PROVIDED SO THAT THE TRAVEL DISTANCE FROM ANYWHERE IN THE BLDG DOES NOT EXCEED 75 FT TO AN FE. FE SHALL BE LOCATED ALONG THE NORMAL PATH OF TRAVEL AND IN A READILY VISIBLE AND ACCESSIBLE LOCATION, WITH THE BOTTOM OF THE FE AT LEAST 4" AFF. CBC 906
- 13.1 WALL MOUNTED EXTRUDED ALUM BUILDING ADDRESS
- 14.1 OTIS GEN 3 ELEVATOR 5 STOP 4000H ELEVATOR
- 14.2 TRASH & RECYCLING CHUTE, BOD WILKINSON TRASH CHUTES

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FOURTH FLOOR PLAN
ISSUE FOR CONSTRUCTION

Iss.	Description	Date
1	ISSUE FOR CONSTRUCTION	3/19/2025
2	DSD CONSTRUCTION CHANGE 1	3/19/2025

City Project No. PRJ-107714
OBR Project No. JAL-003

Sheet No.

A1.4

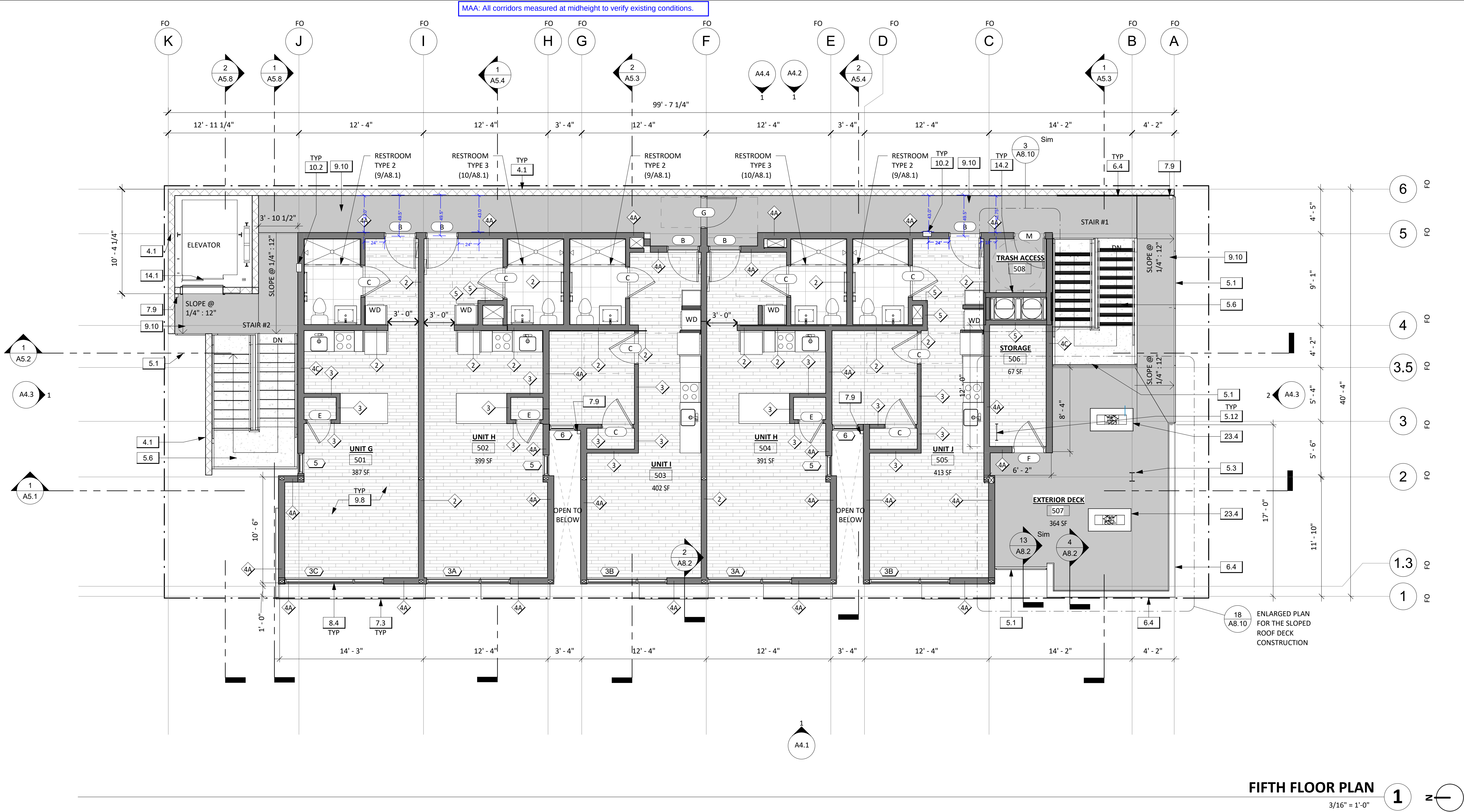
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FLOOR PLAN GENERAL NOTES

- ALL DIMENSIONS TO FACE OF STUD FOR WOOD CONSTRUCTION AND CMU CONSTRUCTION.
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MATERIALS LEGEND

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| | DECOMPOSED GRANITE PER CIVIL |
| | CONCRETE |
| | LANDSCAPING PER CIVIL |
| | UNIT FLOOR TILE PER A7.4 |
| | DECK & BALCONY FINISH PER A7.4, DETAILS PER A8 SERIES SHEETS |
| | STACK BOND CMU WALL PER SCHEDULE ON SHEET A7.1. |
| | FINISH PER A7.4, DETAILS PER STRUCTURAL |
| | WOOD FRAMED WALL PER WALL SCHEDULE ON SHEET A7.1 |

SYMBOL LEGEND

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| | DOOR PER SCHEDULE- SEE A7.2 |
| | WALL PER SCHEDULE- SEE A7.1 |
| | DOOR PER SCHEDULE- SEE A7.2 |
| | WINDOW PER SCHEDULE- SEE A7.3 |
| | KEYNOTE TAG- SEE KEYNOTES |
| | GRID LINE |
| | BUILDING SECTIONS |
| | DIMENSION TO EDGE |
| | ELEVATION MARKER |
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KEYNOTES

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| 4.1 | STACK BOND CMU WALL PER STRUCTURAL |
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| 5.3 | EXPOSED STL COL PER STRUCTURAL |
| 5.6 | NEW STAIRWAY PER SHEETS A5.7, A5.8 & STRUCTURAL |
| 5.12 | STL RISER PER STRUCTURAL |
| 6.4 | DIZAL EXT CLADDING SYSTEM PER DETAILS ON A8 SERIES |
| 7.3 | PREFINISHED METAL FASCIA PER DETAILS ON A8.3 |
| 7.9 | PRE-FINISHED ALUM 4"x4" DS PER DETAILS ON A8.9 |
| 8.4 | WINDOW PER WINDOW SCHEDULE ON A7.3 |
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| 14.1 | OTIS GEN 3 ELEVATOR 5 STOP 4000H ELEVATOR |
| 14.2 | TRASH & RECYCLING CHUTE, BOD WILKINSON TRASH CHUTES |
| 23.4 | GAS FUELED FIREPLACE PER PLUMBING |

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FIFTH FLOOR PLAN
ISSUE FOR CONSTRUCTION

Iss.	Description	Date
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