

ENLARGED PLAN NOTES

1. PROVIDE TEMPORARY CONSTRUCTION GUARDRAILS AROUND ALL FLOOR OPENINGS TO REMAIN IN PLACE UNTIL TENANT PROVIDES GUARDRAIL OR SHUTT WALL.
2. ALL ELECTRICAL ROOMS TO HAVE 1-HOUR RATED PARTITIONS / DOORS.
3. FURNITURE AND LANDSCAPE SHOWN GRAY FOR REFERENCE ONLY.
4. ALL INTERIOR PARTITIONS TO BE MUDDIED AND TAPED FOR FIRE RATING.
5. 2-WAY COMMUNICATION DEVICE TO BE INSTALLED IN STAIRWAYS AND ELEVATOR LOBBY.
6. INTERIOR TENANT SPACES ON PLANS ARE SHELLED SPACE. TENANT FITOUT IS N/C.
7. ANY TENANT WALLS AND FURNITURE SHOWN ARE FOR TEST FIT ONLY. ALL MECH SERVICES TO STOP AND BE CAPPED AT NEAREST SHAFT WALL.
8. NO CEILINGS, WALL OR FLOOR FINISHES TO BE PROVIDED EXCEPT AT RESTROOMS, ELEVATOR LOBBIES, EXIT STAIRS, OR OTHERWISE NOTED.
9. EMERGENCY LIGHTING TO BE INSTALLED IN TENANT SPACES.
10. MIN R30 USED AT ROOFING. PROVIDE OVERFLOW DRAIN AT ALL PRIMARY ROOF DRAIN LOCATIONS.
11. ANY EXTERIOR METAL ASSEMBLIES TO BE PAINTED AND GALVANIZED, UNLESS OTHERWISE NOTED.
12. BACK OF HOUSE CORRIDOR TO HAVE WALL PROTECTION PANELS W/ANSOT HEIGHT 48" AND CORNER GUARDS ON ALL OUTSIDE CORNERS.
13. PROVIDE WATERPROOFING AT RESTROOM AND TOILET ROOM FLOORS WITH 6" TURNUP AT ALL WALLS.
14. STAINLESS STEEL OVERFLOW DRAIN PIPE EXTENSION/OUTLET NEAR EXTERIOR FLOOR LINE, WITH HINGED COVER FLUSH WITH ADJACENT EXTERIOR WALL FINISH.
15. PVC SINGLE PLY ROOFING, WHITE.
16. ROOF TIE OFF POSTS AS REQUIRED. PROVIDE TYPICAL BOOT FLASHING AT ROOF PENETRATION.
17. ELEVATORS AT BASEMENT LEVEL AND LEVEL 2 AND 3 TO HAVE SMOKE CURTAINS.

PARKING NOTES

- REQUIRED STANDARD PARKING STALL DIMENSION PER SDMC SECTION 142.0600 IS 9' X 18'
- ALL PROVIDED REGULAR STALLS ARE 9' X 18'
- ALL MOTORCYCLE STALLS ARE 3' X 8' PER 142.0600(i)
- EV PARKING STALLS ARE SHOWN TO INDICATE THAT THEY HAVE BEEN ACCOUNTED FOR IN THE PROJECT. ACTUAL LOCATIONS WILL CHANGE ACCORDING TO ELECTRICAL DESIGN FEED LOCATIONS.
- ADA ACCESSIBLE STALLS ARE 9' WIDE AND HAVE A 5' LOADING AREA.
- ADA VAN ACCESSIBLE STALLS ARE 9' PLUS 5' LOADING AREA (THIS IS AN ALTERNATE DESIGN TO HAVING A 12' STALL AND A 5' LOADING AREA, AND IS ACCEPTABLE PER ADA STANDARDS)

ELECTRIC VEHICLE CHARGING STATIONS

- P1 PARKING STRUCTURE INCLUDES 71 EV VEHICLE STALLS
- B3 BASEMENT PARKING INCLUDES 5 EVCS STALLS
- B4 BASEMENT PARKING INCLUDES 5 EVCS STALLS
- B5 BASEMENT PARKING INCLUDES 5 EVCS STALLS
- REMAINDER OF DESIGNATED PARKING STALLS INCLUDING CARPOOL AND CLEAN AIR VEHICLE STALLS ARE TO BE LOCATED IN THE BASEMENTS OF B3, B4 AND B5

CAP CHECKLIST NOTES:

- DESIGNATED PARKING STALLS FOR CARPOOL, LOW EMISSION, ZERO EMISSION AND ELECTRIC VEHICLE CHARGING STALLS SHALL BE LOCATED IN THE BASEMENTS OF BUILDINGS B3, B4, B5 AND LEVEL 1 OF BUILDING P1.
- ACTUAL LOCATION OF THE STALLS IS STILL TBD PENDING COORDINATION WITH SDGE REGARDING MAIN SWITCHGEAR ROOM, TRANSFORMER LOCATIONS AND THE LOCATION OF ELECTRICAL ROOM OF BUILDING P1.
- THE COUNT OF THE PARKING STALLS SHALL COMPLY WITH THE CALCULATIONS PROVIDED ON SHEET G002 AND THE ADDITIONAL NOTES PROVIDED FOR EVCS, DESIGNATED PARKING, AND OTHER RELEVANT CALCULATIONS.
- BIKE PARKING IS PROVIDED BOTH OUTSIDE THE BUILDING FOR SHORT TERM, AND IN THE BASEMENTS OF B3, B4 AND B5.
- TOTAL COUNTS SHALL MATCH THE MINIMUM REQUIRED BIKE PARKING STALLS, SHOWER FACILITIES, AND LOCKER FOR EMPLOYEES BASED ON THE CALCULATION TABLE ON SHEET G002.

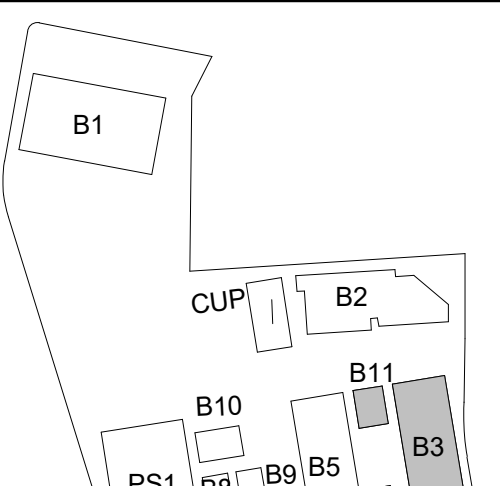
PARKING NOTES:

- ALL PARKING STALLS SHALL SHOWN IN THE PROJECT ARE 9' X 18' WHICH ARE LARGER THAN THE MIN REQ'D BY SDMC.
- ACCESSIBLE PARKING STALLS SHOWN ON THE PLANS ARE IDENTIFIED BY THE UNIVERSAL ADA SYMBOL.
- VAN ACCESSIBLE STALLS ARE IDENTIFIED ON THE PLANS BY THE ADA SYMBOL AND THE WORD VAN.
- ACTUAL DRAWINGS AND DIMENSIONS OF THE STALLS SHALL BE PER THE SDM-117 DRAWINGS.
- VAN ACCESSIBLE STALLS SHALL BE 12' X 5' WITH A 5' LOADING AREA, OR 9' X 18' STALL WITH AN 8' LOADING AREA. THE TOTAL COMBINED WIDTH OF THE VAN STALL AND THE LOADING AREA SHALL BE A MIN OF 17'

LEGENDS

- PROPERTY LINE
- 1 HR RATED PARTITION
- 2 HR RATED PARTITION
- CONCRETE EQUIPMENT
- FLOOR DRAIN
- FLOOR SINK
- ROOF DRAIN W/ OVERFLOW
- FIRE EXTINGUISHER CABINET, RECESSED
- FIRE EXTINGUISHER CABINET, SURFACE MOUNTED
- NOT INCLUDED IN THIS SCOPE OF WORK, UNDER SEPARATE PERMIT
- CARD READER

KEYPLAN





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2. ALL ELECTRICAL ROOMS TO HAVE 1-HOUR RATED PARTITIONS / DOORS.
3. FURNITURE AND LANDSCAPE SHOWN GRAY FOR REFERENCE ONLY.
4. ALL INTERIOR PARTITIONS TO BE MUDDIED AND TAPED FOR FIRE RATING.
5. 2-WAY COMMUNICATION DEVICE TO BE INSTALLED IN STAIRWAYS AND ELEVATOR LOBBY.
6. INTERIOR TENANT SPACES ON PLANS ARE SHELLS. SPACE, TENANT FITOUT IS N/C.
7. ANY TENANT WALLS AND FURNITURE SHOWN ARE FOR TEST FIT ONLY. ALL MECH SERVICES TO STOP AND BE CAPPED AT NEAREST SHUTTLE WALL.
8. NO CEILINGS, WALL OR FLOOR FINISHES TO BE PROVIDED EXCEPT AT RESTROOMS, ELEVATOR LOBBIES, EXIT STAIRS, OR OTHERWISE NOTED.
9. EMERGENCY LIGHTING TO BE INSTALLED IN TENANT SPACES.
10. MIN R30 USED AT ROOFING. PROVIDE OVERFLOW DRAIN AT ALL PRIMARY ROOF DRAIN LOCATIONS.
11. ANY EXTERIOR METAL ASSEMBLIES TO BE PAINTED AND GALVANIZED, UNLESS OTHERWISE NOTED.
12. BACK OF HOUSE CORRIDOR TO HAVE WALL PROTECTION PANELS W/ WOODOT HEIGHT 4" AND CORNER GUARDS ON ALL OUTSIDE CORNERS.
13. PROVIDE WATERPROOFING AT RESTROOM AND TOILET ROOM FLOORS WITH 6" TURNUP AT ALL WALLS.
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17. ELEVATORS AT BASEMENT LEVEL AND LEVEL 2 AND 3 TO HAVE SMOKE CURTAINS.

- PARKING NOTES**
- REQUIRED STANDARD PARKING STALL DIMENSION PER SDC SECTION 142.060 IS 9' X 18'
  - ALL PROVIDED REGULAR STALLS ARE 9' X 18'
  - ALL MOTORCYCLE STALLS ARE 3' X 8' PER 142.060(1)
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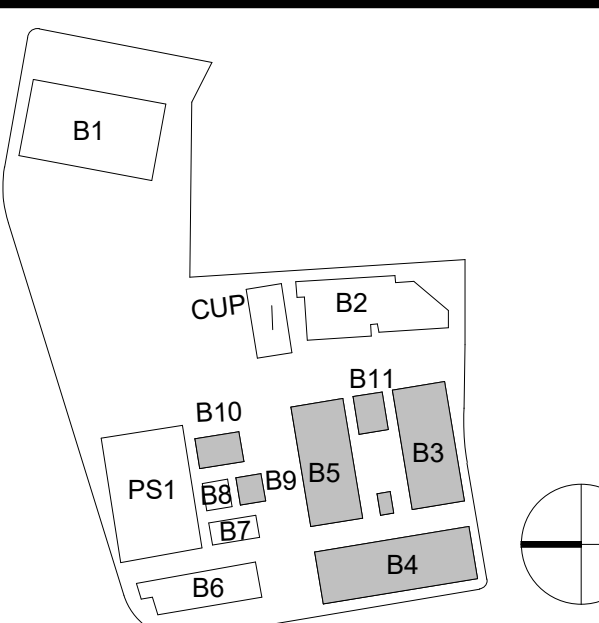
LOADING AREAS PER SDCM:

- 0.2/10,000 SF RATIO
- MIN LOADING ZONE DIM: 12' W X 35' D X 14' H

LEGENDS

- |              |   |
|--------------|---|
| ---          | PROPERTY LINE   |
| ----         | 1 HR RATED PARTITION                                      |
| -----        | 2 HR RATED PARTITION                                      |
| -----        | CONCRETE EQUIPMENT  |
| FD           | FLOOR DRAIN   |
| FS           | FLOOR SINK  |
| ROOF         | ROOF GRAIN W/ OVERFLOW                                    |
| FEC-1        | FIRE EXTINGUISHER CABINET, RECESSED                       |
| FEC-2        | FIRE EXTINGUISHER CABINET, SURFACE MOUNTED                |
| NOT INCLUDED | NOT INCLUDED IN THIS SCOPE OF WORK, UNDER SEPARATE PERMIT |
| CR           | CARD READER   |

KEYPLAN









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**OWNER:**  
ALEXANDRIA REAL ESTATE EQUITIES, INC.  
10986 TORSEYANA ROAD, SUITE 200  
SAN DIEGO, CA 92121

**CONSTRUCTION MANAGER:**  
DPR  
5010 SHOREHAM PL, SUITE 100  
SAN DIEGO, CA 92122

**CIVIL ENGINEER:**  
ROCK ENGINEERING  
5620 FRIARS ROAD  
SAN DIEGO, CA 92110

**LANDSCAPE ARCHITECT:**  
GROUNDLEVEL  
2605 STATE STREET B  
SAN DIEGO, CA 92103

**STRUCTURAL ENGINEER:**  
COFFMAN ENGINEERS  
1455 FRAZEE ROAD, SUITE 600  
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**MECHANICAL & PLUMBING ENGINEER:**  
DEG ENGINEERS  
MPC CONSULTING  
10807 THORNHANT RD SUITE 200  
SAN DIEGO, CA 92127

ONE ALEXANDRIA  
SQUARE

SITE  
DEVELOPMENT  
PERMIT

NOT FOR CONSTRUCTION

01/04/2022

REVISIONS

MARK	DATE	DESCRIPTION
07	12/30/2021	RE-SUBMITTAL (CYCLE 5)
06	11/08/2021	RE-SUBMITTAL (CYCLE 4)
05	05/07/2021	RE-SUBMITTAL (CYCLE 3)
04	2/6/2021	RE-SUBMITTAL (CYCLE 2)
03	12/21/2020	RE-SUBMITTAL (CYCLE 1)
02	11/03/2020	SDP 1ST SUBMITTAL
01	08/19/2020	MIR SUBMITTAL

**SCALE**  
As indicated  
PROJECT ARCHITECT  
NBBJ LLP  
PROJECT NUMBER  
102320.10

SHEET ISSUE DATE 01/04/2022

SHEET NAME

B3 LEVEL 3 - B4 &  
B5 LEVEL 2 -  
FLOOR PLAN

SHEET NUMBER

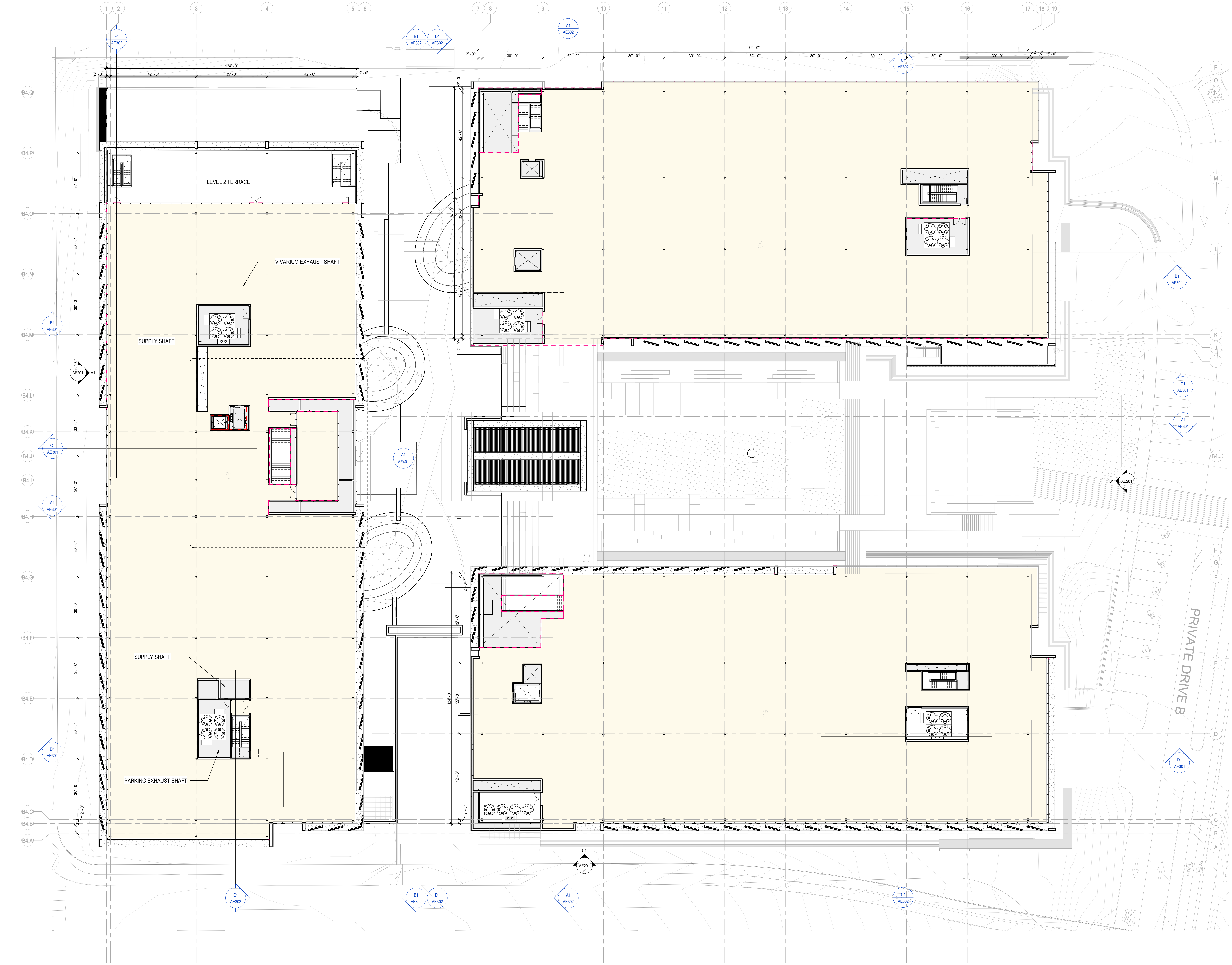
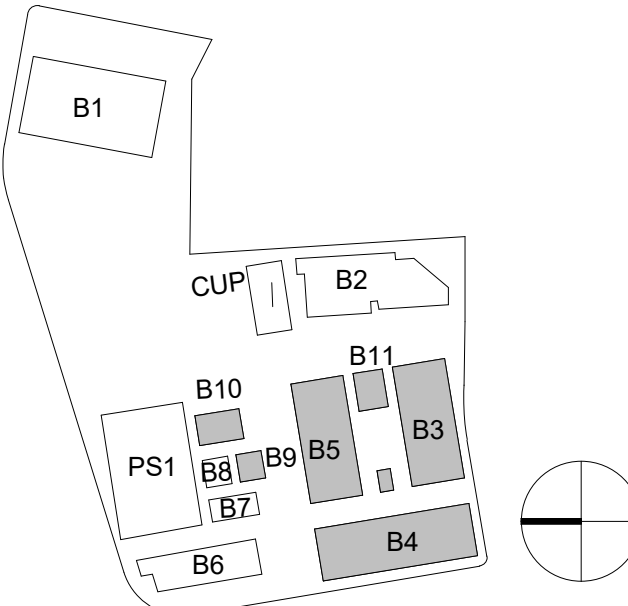
AE104

60 TOTAL SHEETS

LEGENDS

- PROPERTY LINE
- 1 HR RATED PARTITION
- 2 HR RATED PARTITION
- CONCRETE EQUIPMENT
- FLOOR DRAIN
- FLOOR SINK
- ROOF GRAN W/ OVERFLOW
- FIRE EXTINGUISHER CABINET, RECESSED
- FIRE EXTINGUISHER CABINET, SURFACE MOUNTED
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- CARD READER

KEYPLAN



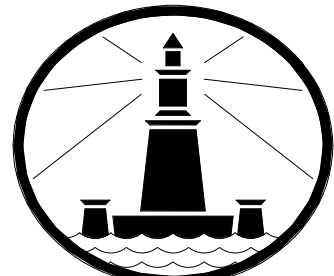
A1 B3 LEVEL 3 - B4 & B5 LEVEL 2 - FLOOR PLAN



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B3, B4 & B5 ROOF  
PLAN

SHEET NUMBER

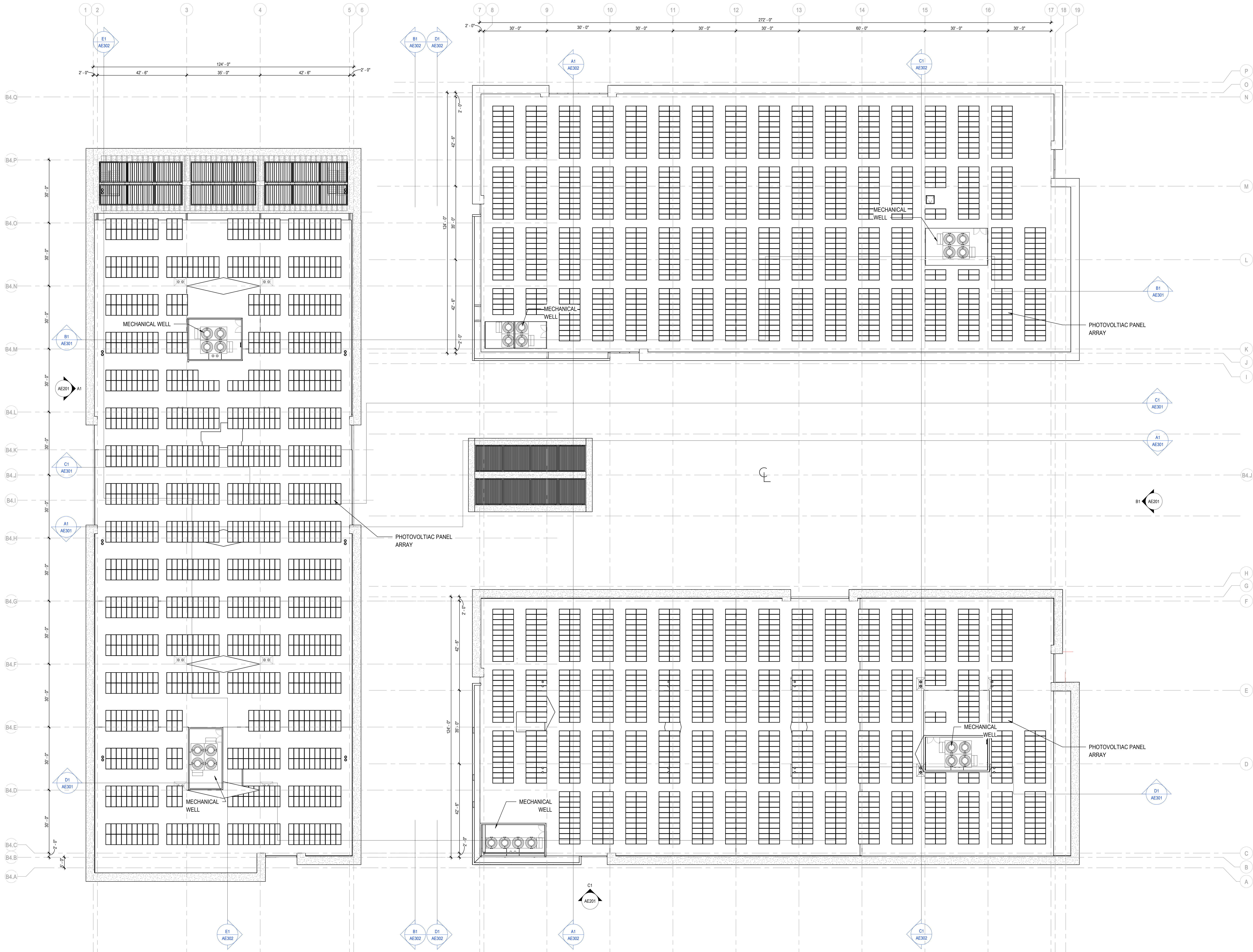
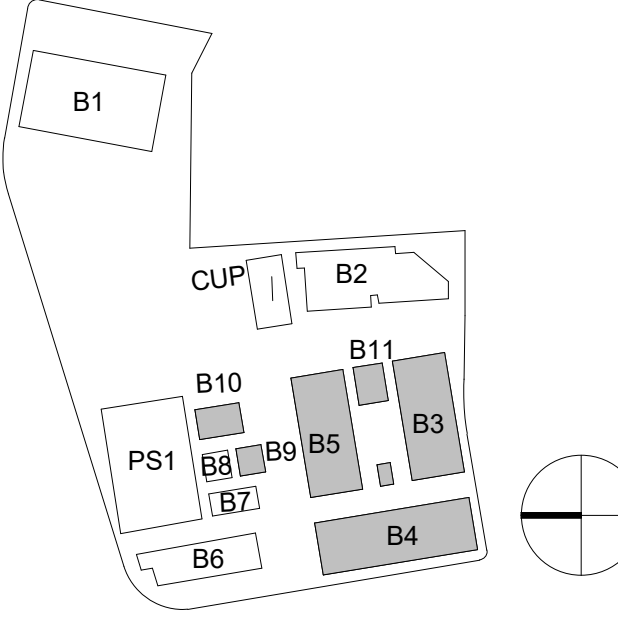
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60 TOTAL SHEETS

LEGENDS

---	PROPERTY LINE
----	1 HR RATED PARTITION
=====	2 HR RATED PARTITION
-----	CONCRETE EQUIPMENT
FD	FLOOR DRAIN
FS	FLOOR SINK
ROOF GRN W/ OVERFLOW	
FEC-1	FIRE EXTINGUISHER CABINET, RECESSED
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KEYPLAN



A1 B3, B4 & B5 ROOF PLAN  
1/16" = 1'-0"











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- NO CEILING, WALL OR FLOOR FINISHES TO BE PROVIDED EXCEPT IN MECH ROOMS, LOBBIES, ETC.
- STAIRS, OR OTHERWISE NOTED.
- EMERGENCY LIGHTING TO BE INSTALLED IN TENANT SPACE.
- 10 MM RND IRON BAR AT ROOFING. PROVIDE OVERFLOW DRAIN AT ALL PRIMARY ROOF DRAINS LOCATIONS.
- ALL ROOF DRAINAGE TO BE INSTALLED TO UNPUNCTED AND GALVANIZED. UNLESS OTHERWISE NOTED.
- BACK OF HOUSE CORRIDORS TO HAVE WALL PROTECTION PANELS 1.8 M HEIGHT. 400 MM CORNER GUARDS ON ALL OUTSIDE CORNERS.
- PROVIDE WATERPROOFING AT RESTROOM AND TOILET ROOMS. 150 MM HEIGHT OF TIE UP AT ALL WALLS.
- 1" STAINLESS STEEL EXTERIOR DRAIN PIPE.
- EXTENSION/OUTLET NEAR OVERFLOW LINE. WITH 150MM EXTERIOR WALL AND EXTERIOR WALL LINE WITH FINISH.
- 150 MM RND IRON BAR IF REQUIRED. PROVIDE 1.8 M TIE UP FOR POSTS TO BE REQUIRED, WHITE.
- DO NOT SMOKE AT ROOF PENETRATION.
- 50% OF ALL ROOFING LEVEL AND LEVEL 2 AND 3 TO BE FLOOR FINISHES AT CURTAINS.

- \* REQUIRED STANDARD PARKING SLIT DIMENSION PER SOME SPECIFICATIONS
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- DESIGNATED PARKING STALLS FOR CARPOOL, LOW EMISSION, ZERO EMISSION AND ELECTRIC VEHICLE CHARGING STALLS SHALL BE LOCATES IN THE BASEMENTS OF BUILDINGS B3, B4, B5 AND LEVEL 1 OF BUILDING P1.
- ACTUAL LOCATION OF THE STALLS IS STILL TBD PENDING COORDINATION WITH COPS REGARDING MAIN SWITCHGEAR ROOM, TRANSFORMER LOCATIONS AND THE LOCATION OF ELECTRICAL ROOM OF BUILDING P1.
- THE COUNT OF THE PARKING STALLS SHALL COMPLY WITH THE CALCULATIONS PROVIDED ON SHEET G002 AND THE ADDITIONAL NOTES PROVIDED FOR EVCS, DESIGNATED PARKING, AND OTHER RELEVANT CALCULATIONS.
- BIKE PARKING IS PROVIDED BOTH OUTSIDE THE BUILDING FOR SHORT TERM, AND IN THE BASEMENTS OF B3, B4 AND B5.
- TOTAL COUNTS SHALL MATCH THE MINIMUM REQUIRED COUNTS PARKING STALLS, SHOWER FACILITIES, AND LOCKER FOR EMPLOYEES BASED ON THE CALCULATION TABLE ON SHEET G002.

- ALL PARKING STALLS SHALL SHOWN IN THE PROJECT ARE 9' X 18' WHICH ARE LARGER THAN THE MIN REQ'D BY SDMC.
- ACCESSIBLE PARKING STALLS SHOWN ON THE PLANS ARE IDENTIFIED BY THE UNIVERSAL ADA SYMBOL.
- VAN ACCESSIBLE STALLS ARE IDENTIFIED ON THE PLANS BY THE ADA SYMBOL AND THE WORD VAN.
- ACTUAL DRAWINGS AND DIMENSIONS OF THE STALLS SHALL BE PER THE SDM-117 DRAWINGS.
- VAN ACCESSIBLE STALLS SHALL BE 12' X 5' WITH A 5' LOADING AREA, OR 9' X 18' STALL WITH AN 8' LOADING AREA. THE TOTAL COMBINED WIDTH OF THE VAN STALL AND THE LOADING AREA SHALL BE A MIN OF 17'

**OWNER:**  
ALEXANDRA REAL ESTATE EQUITIES, INC.  
10996 TORREYANA ROAD, SUITE 250  
SAN DIEGO, CA 92121

**CONSTRUCTION MANAGER:**  
DPR  
5010 SHOREHAM PL., SUITE 100  
SAN DIEGO, CA 92122

**CIVIL ENGINEER:**  
RIK ENGINEERING  
5620 FIARS ROAD  
SAN DIEGO, CA 92110

**LANDSCAPE ARCHITECT:**  
GRONDELIVEL  
2605 STATE STREET B  
SAN DIEGO, CA 92103

**STRUCTURAL ENGINEER:**  
CEFTAM ENGINEERS  
1455 FRAZEE ROAD, SUITE 600  
SAN DIEGO, CA 92108

**MECHANICAL & PLUMBING ENGINEER:**  
ECO ENGINERS  
7360 CARROLL ROAD, SUITE 100  
SAN DIEGO, CA 92121

**ELECTRICAL ENGINEER:**  
MPE CONSULTING  
19007 THORNHURST RD SUITE 200  
SAN DIEGO, CA 92127

SITE  
DEVELOPMENT  
PERMIT

NOT FOR CONSTRUCTION

01/04/2022

[illegible]

SCALE As indicated	PROJECT ARCHITECT NBBJ LLP
PROJECT NUMBER	102320.10

SHEET ISSUE DATE 01/04/2022

PARKING  
STRUCTURE -  
FLOOR PLAN -  
LEVEL 1

SHEET NUMBER  
**AE108**  
60 TOTAL SHEETS

### PARKING GARAGE & VILLAGE - FLOOR PLAN - LEVEL 1



12/30/2021 5:09:21 PM  
BIN 360/102320.00 - ARE Torrey Pines R2/ARCH-OAS Entitlements Submission 2021-R21.rvt

A1

PARKING GARAGE & VILLAGE - FLOOR PLAN - LEVEL 2

PARKING GARAGE PS1

LOCATION	REGULAR STALLS	EV	ACCESSIBLE	VAN ACCESSIBLE	TOTAL ACCESSIBLE	TOTAL STALLS
B2 FLOOR	126	0	0	0	0	126
B2 FLOOR BELOW RAMP	4	0	0	0	0	4
RAMP B2-B1	44	0	0	0	0	44
BASEMENT 2	174	0	0	0	0	174
B1 FLOOR	126	0	0	0	0	126
RAMP B1-F1	44	0	0	0	0	44
BASEMENT 1	170	0	0	0	0	170
1ST FLOOR	50	41	15	5	20	111
RAMP F1-F2	44	0	0	0	0	44
FLOOR 1	94	41	15	5	20	155
2ND FLOOR	123	0	0	0	0	123
RAMP F2-F3	44	0	0	0	0	44
FLOOR 2	167	0	0	0	0	167
3RD FLOOR	126	0	0	0	0	126
RAMP F3-F4	44	0	0	0	0	44
FLOOR 3	170	0	0	0	0	170
4TH FLOOR	132	0	0	0	0	132
FLOOR 4	132	0	0	0	0	132
TOTAL GARAGE STALLS	907	41	15	5	20	968

ATTACHMENT 15

LEGENDS

	PROPERTY LINE
	1 HR RATED PARTITION
	2 HR RATED PARTITION
	CONCRETE EQUIPMENT
	FLOOR DRAIN
	FLOOR SINK
	ROOF GRAIN W/ OVERFLOW
	FIRE EXTINGUISHER CABINET, RECESSED
	FIRE EXTINGUISHER CABINET, SURFACE MOUNTED
	NOT INCLUDED IN THIS SCOPE OF WORK, UNDER SEPARATE PERMIT
	CARD READER

ENLARGED PLAN NOTES

1. PROVIDE TEMPORARY CONSTRUCTION GUARDRAILS AROUND ALL FLOOR OPENINGS TO REMAIN IN PLACE UNTIL TENANT PROVIDES GUARDRAIL OR SHAFT WALL.
2. ALL ELECTRICAL ROOMS TO HAVE 1-HOUR RATED PARTITIONS / DOORS.
3. FURNITURE AND LANDSCAPE SHOWN GRAY FOR REFERENCE ONLY.
4. ALL INTERIOR PARTITIONS TO BE MUDDIED AND TAPED FOR FIRE RATING.
5. 2-WAY COMMUNICATION DEVICE TO BE INSTALLED IN STAIRWAYS AND ELEVATOR LOBBY.
6. INTERIOR TENANT SPACES ON PLANS ARE SHELLED SPACE. TENANT FITOUT IS N.C.
7. ANY TENANT WALLS AND FURNITURE SHOWN ARE FOR TEST FIT ONLY. ALL MECH SERVICES TO STOP AND BE CAPPED AT NEAREST SHAFT WALL.
8. NO CEILING, WALL OR FLOOR FINISHES TO BE PROVIDED EXCEPT AT RESTROOMS, ELEVATOR LOBBIES, EXIT STAIRS, OR OTHERWISE NOTED.
9. EMERGENCY LIGHTING TO BE INSTALLED IN TENANT SPACES.
10. MIN R30 USED AT ROOFING. PROVIDE OVERFLOW DRAIN AT ALL PRIMARY ROOF DRAIN LOCATIONS.
11. ANY EXTERIOR METAL ASSEMBLIES TO BE PAINTED AND GALVANIZED, UNLESS OTHERWISE NOTED.
12. BACK-OF-HOUSE CORRIDOR TO HAVE WALL PROTECTION PANELS WANSKOT HEIGHT 48" AND CORNER GUARDS ON ALL OUTSIDE CORNERS.
13. PROVIDE WATERPROOFING AT RESTROOM AND TOILET ROOM FLOORS WITH 6" TURN UP AT ALL WALLS.
14. STAINLESS STEEL OVERFLOW DRAIN PIPE EXTENDING OUTLET NEAR EXTERIOR FLOOR LINE, WITH HINGED COVER FLUSH WITH ADJACENT EXTERIOR WALL FINISH.
15. PVC SINGLE PLY ROOFING, WHITE.
16. ROOF TIE OFF POSTS AS REQUIRED. PROVIDE TYPICAL BOOT FLASHING AT ROOF PENETRATION.
17. ELEVATORS AT BASEMENT LEVEL AND LEVEL 2 AND 3 TO HAVE SMOKE CURTAINS.

PARKING NOTES

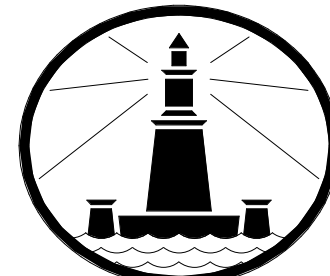
- REQUIRED STANDARD PARKING STALL DIMENSION PER SOMC SECTION 142.090 IS 8' x 18'
- ALL PROVIDED REGULAR STALLS ARE 9' X 18'
- ALL MOTORCYCLE STALLS ARE 3' x 6' PER 142.090(5)
- EV PARKING STALLS ARE SHOWN TO INDICATE THAT THEY HAVE BEEN ACCOUNTED FOR IN THE PROJECT. ACTUAL LOCATIONS WILL CHANGE ACCORDING TO ELECTRICAL DESIGN FEED LOCATIONS.
- ADA ACCESSIBLE STALLS ARE 9' WIDE AND HAVE A 5' LOADING AREA.
- ADA VAN ACCESSIBLE STALLS ARE 9' PLUS 8' LOADING AREA (THIS IS AN ALTERNATE DESIGN TO HAVING A 12' STALL AND A 5' LOADING AREA, AND IS ACCEPTABLE PER ADA STANDARDS)

ELECTRIC VEHICLE CHARGING STATIONS

- P1 PARKING STRUCTURE INCLUDES 71 EV VEHICLE STALLS
- B3 BASEMENT PARKING INCLUDES 5 EVCS STALLS
- B4 BASEMENT PARKING INCLUDES 6 EVCS STALLS
- B5 BASEMENT PARKING INCLUDES 5 EVCS STALLS
- REMAINDER OF DESIGNATED PARKING STALLS INCLUDING CARPOOL AND CLEAN AIR VEHICLES STALLS ARE TO BE LOCATED IN THE BASEMENTS OF B3, B4 AND B5

nbbj

88 KEARNY STREET, SUITE 900  
SAN FRANCISCO, CALIFORNIA 94108  
PHONE 415 981 1100  
www.nbbj.com



ALEXANDRIA

OWNER:  
ALEXANDRIA REAL ESTATE EQUITIES, INC.  
10986 TORREYANA ROAD, SUITE 200  
SAN DIEGO, CA 92121

CONSTRUCTION MANAGER:  
DPR  
5010 SHOREHAM PL., SUITE 100  
SAN DIEGO, CA 92122

CIVIL ENGINEER:  
ROCK ENGINEERING  
5620 FRIARS ROAD  
SAN DIEGO, CA 92110

LANDSCAPE ARCHITECT:  
GROUNDLEVEL  
2605 STATE STREET #3  
SAN DIEGO, CA 92103

STRUCTURAL ENGINEER:  
COFFMAN ENGINEERS  
1455 FRAZER ROAD, SUITE 800  
SAN DIEGO, CA 92108

MECHANICAL & PLUMBING ENGINEER:  
DEG ENGINEERS  
MPC CONSULTING  
10807 THORNHUNT RD SUITE 200  
SAN DIEGO, CA 92127

ELECTRICAL ENGINEER:  
MPC CONSULTING  
10807 THORNHUNT RD SUITE 200  
SAN DIEGO, CA 92127

ONE ALEXANDRIA SQUARE

SITE  
DEVELOPMENT  
PERMIT

NOT FOR CONSTRUCTION

01/04/2022

REVISIONS

MARK	DATE	DESCRIPTION
07	12/30/2021	RE-SUBMITTAL (CYCLE 5)
06	11/08/2021	RE-SUBMITTAL (CYCLE 4)
05	05/07/2021	RE-SUBMITTAL (CYCLE 3)
04	2/6/2021	RE-SUBMITTAL (CYCLE 2)
03	12/21/2020	RE-SUBMITTAL (CYCLE 1)
02	11/03/2020	SDP 1ST SUBMITTAL
01	08/19/2020	MIR SUBMITTAL

SCALE:  
As indicated

PROJECT ARCHITECT  
NBBJ LLP

PROJECT NUMBER:  
102320.10

SHEET ISSUE DATE: 01/04/2022

SHEET NAME:

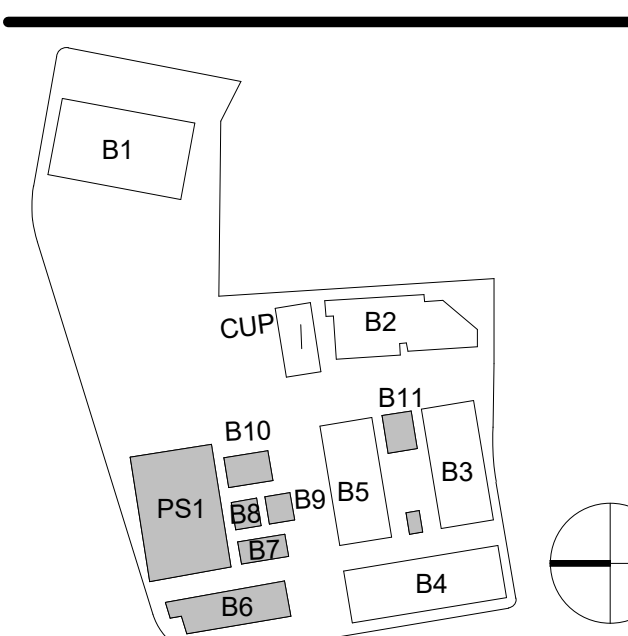
PARKING  
STRUCTURE -  
FLOOR PLAN -  
LEVEL 2

SHEET NUMBER

AE109

60 TOTAL SHEETS

KEYPLAN





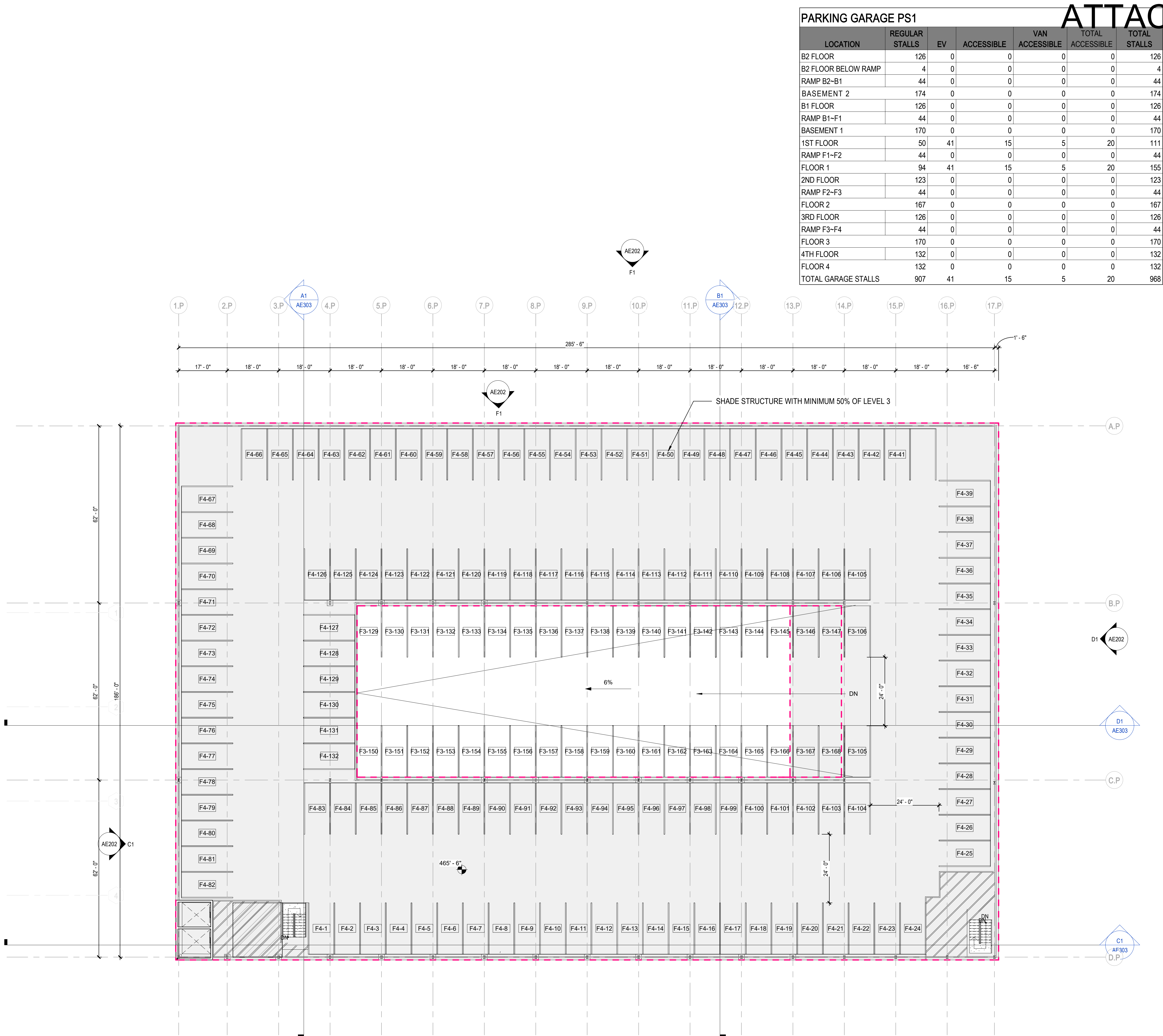




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A1

PARKING GARAGE & VILLAGE - FLOOR PLAN - LEVEL 4



PARKING GARAGE PS1

LOCATION	REGULAR STALLS	EV	ACCESSIBLE	VAN ACCESSIBLE	TOTAL ACCESSIBLE	TOTAL STALLS
B2 FLOOR	126	0	0	0	0	126
B2 FLOOR BELOW RAMP	4	0	0	0	0	4
RAMP B2-B1	44	0	0	0	0	44
BASEMENT 2	174	0	0	0	0	174
B1 FLOOR	126	0	0	0	0	126
RAMP B1-F1	44	0	0	0	0	44
BASEMENT 1	170	0	0	0	0	170
1ST FLOOR	50	41	15	5	20	111
RAMP F1-F2	44	0	0	0	0	44
FLOOR 1	94	41	15	5	20	155
2ND FLOOR	123	0	0	0	0	123
RAMP F2-F3	44	0	0	0	0	44
FLOOR 2	167	0	0	0	0	167
3RD FLOOR	126	0	0	0	0	126
RAMP F3-F4	44	0	0	0	0	44
FLOOR 3	170	0	0	0	0	170
4TH FLOOR	132	0	0	0	0	132
FLOOR 4	132	0	0	0	0	132
TOTAL GARAGE STALLS	907	41	15	5	20	988

ATTACHMENT 15

LEGENDS

PROPERTY LINE  
1 HR RATED PARTITION  
2 HR RATED PARTITION  
CONCRETE EQUIPMENT  
FLOOR DRAIN  
FLOOR SINK  
ROOF GRAIN W/ OVERFLOW  
FIRE EXTINGUISHER CABINET, RECESSED  
FIRE EXTINGUISHER CABINET, SURFACE MOUNTED  
NOT INCLUDED IN THIS SCOPE OF WORK, UNDER SEPARATE PERMIT  
CARD READER

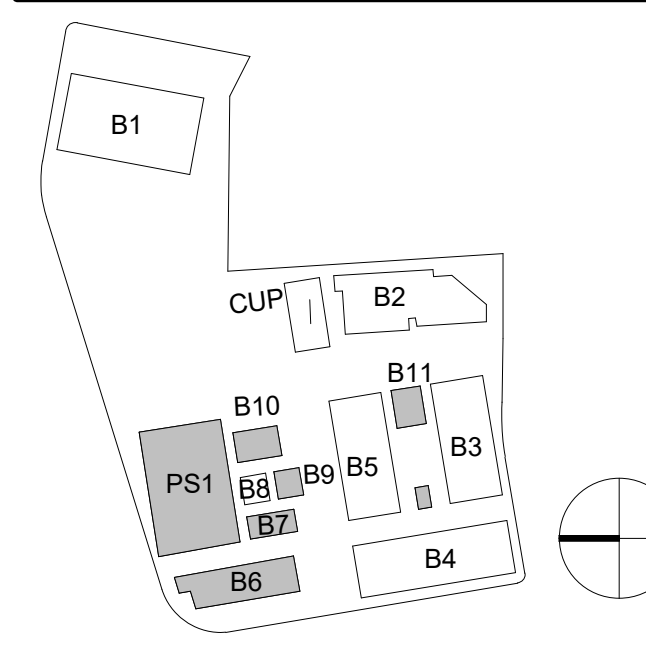
ENLARGED PLAN NOTES

- PROVIDE TEMPORARY CONSTRUCTION GUARDRAILS AROUND ALL FLOOR OPENINGS TO REMAIN IN PLACE UNTIL TENANT PROVIDES GUARDRAIL OR SHAFT WALL.
- ALL ELECTRICAL ROOMS TO HAVE 1 HOUR RATED PARTITIONS / DOORS.
- FURNITURE AND LANDSCAPE SHOWN GRAY FOR REFERENCE ONLY.
- ALL INTERIOR PARTITIONS TO BE MUDDIED AND TAPED FOR FIRE RATING.
- 2-WAY COMMUNICATION DEVICE TO BE INSTALLED IN STAIRWAYS AND ELEVATOR LOBBY.
- INTERIOR TENANT SPACES ON PLANS ARE SHELLED SPACE. TENANT FITOUT IS N/C.
- ANY TENANT WALLS AND FURNITURE SHOWN ARE FOR TEST FIT ONLY. ALL MECH SERVICES TO STOP AND BE CAPPED AT NEAREST SHAFT WALL.
- NO CEILINGS, WALL OR FLOOR FINISHES TO BE PROVIDED EXCEPT AT RESTROOMS, ELEVATOR LOBBIES, EXIT STAIRS, OR OTHERWISE NOTED.
- EMERGENCY LIGHTING TO BE INSTALLED IN TENANT SPACES.
- MIN R30 USED AT ROOFING. PROVIDE OVERFLOW DRAIN AT ALL PRIMARY ROOF DRAINS LOCATIONS.
- ANY EXTERIOR METAL ASSEMBLIES TO BE PAINTED AND GALVANIZED, UNLESS OTHERWISE NOTED.
- BACK OF HOUSE CORRIDOR TO HAVE WALL PROTECTION PANELS W/ANSOFT HEIGHT 48" AND CORNER GUARDS ON ALL OUTSIDE CORNERS.
- PROVIDE WATERPROOFING AT RESTROOM AND TOILET ROOM FLOORS WITH 6" TURN UP AT ALL WALLS.
- STAINLESS STEEL OVERFLOW DRAIN PIPE EXTENSION/OUTLET NEAR EXTERIOR FLOOR LINE, WITH WINGED COVER FLUSH WITH ADJACENT EXTERIOR WALL FINISH.
- PVC SINGLE PLY ROOFING, WHITE.
- ROOF TIE OFF POSTS AS REQUIRED, PROVIDE TYPICAL BOOT FLASHING AT ROOF PENETRATION.
- ELEVATORS AT BASEMENT LEVEL AND LEVEL 2 AND 3 TO HAVE SMOKE CURTAINS.

- PARKING NOTES
- REQUIRED STANDARD PARKING STALL DIMENSION PER SDC SECTION 142.0960 IS 8' X 18'
  - ALL PROVIDED REGULAR STALLS ARE 9' X 18'
  - ALL MOTORCYCLE STALLS ARE 3' X 8' PER 142.0960(i)
  - EV PARKING STALLS ARE SHOWN TO INDICATE THAT THEY HAVE BEEN ACCOUNTED FOR IN THE PROJECT. ACTUAL LOCATIONS WILL CHANGE ACCORDING TO ELECTRICAL DESIGN FEED LOCATIONS.
  - ADA ACCESSIBLE STALLS ARE 9' WIDE AND HAVE A 5' LOADING AREA
  - ADA VAN ACCESSIBLE STALLS ARE 9' PLUS 5' LOADING AREA (THIS IS AN ALTERNATE DESIGN TO HAVING A 12' STALL AND A 5' LOADING AREA, AND IS ACCEPTABLE PER ADA STANDARDS)

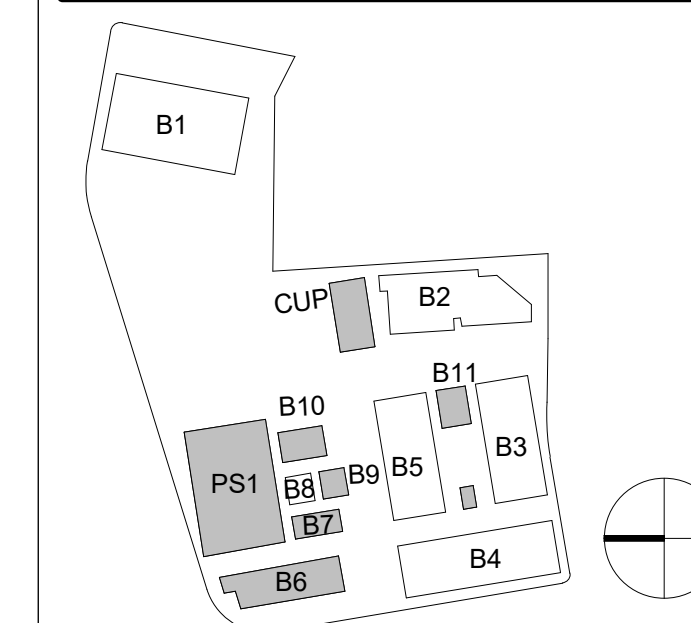
- ELECTRIC VEHICLE CHARGING STATIONS
- P1 PARKING STRUCTURE INCLUDES 71 EV VEHICLE STALLS
  - B3 BASEMENT PARKING INCLUDES 5 EVCS STALLS
  - B4 BASEMENT PARKING INCLUDES 6 EVCS STALLS
  - B5 BASEMENT PARKING INCLUDES 5 EVCS STALLS
  - REMAINDER OF DESIGNATED PARKING STALLS INCLUDING CARPOOL AND CLEAN AIR VEHICLES STALLS ARE TO BE LOCATED IN THE BASEMENTS OF B3, B4 AND B5

KEYPLAN





## KEYPLAN



SHEET NUMBER  
**AE112**  
60 TOTAL SHEETS





OWNER:  
ALEXANDRIA REAL ESTATE EQUITIES, INC.  
10986 TORREYANA ROAD, SUITE 200  
SAN DIEGO, CA 92121

CONSTRUCTION MANAGER:  
CPR  
5010 SHOREHAM PL, SUITE 100  
SAN DIEGO, CA 92122

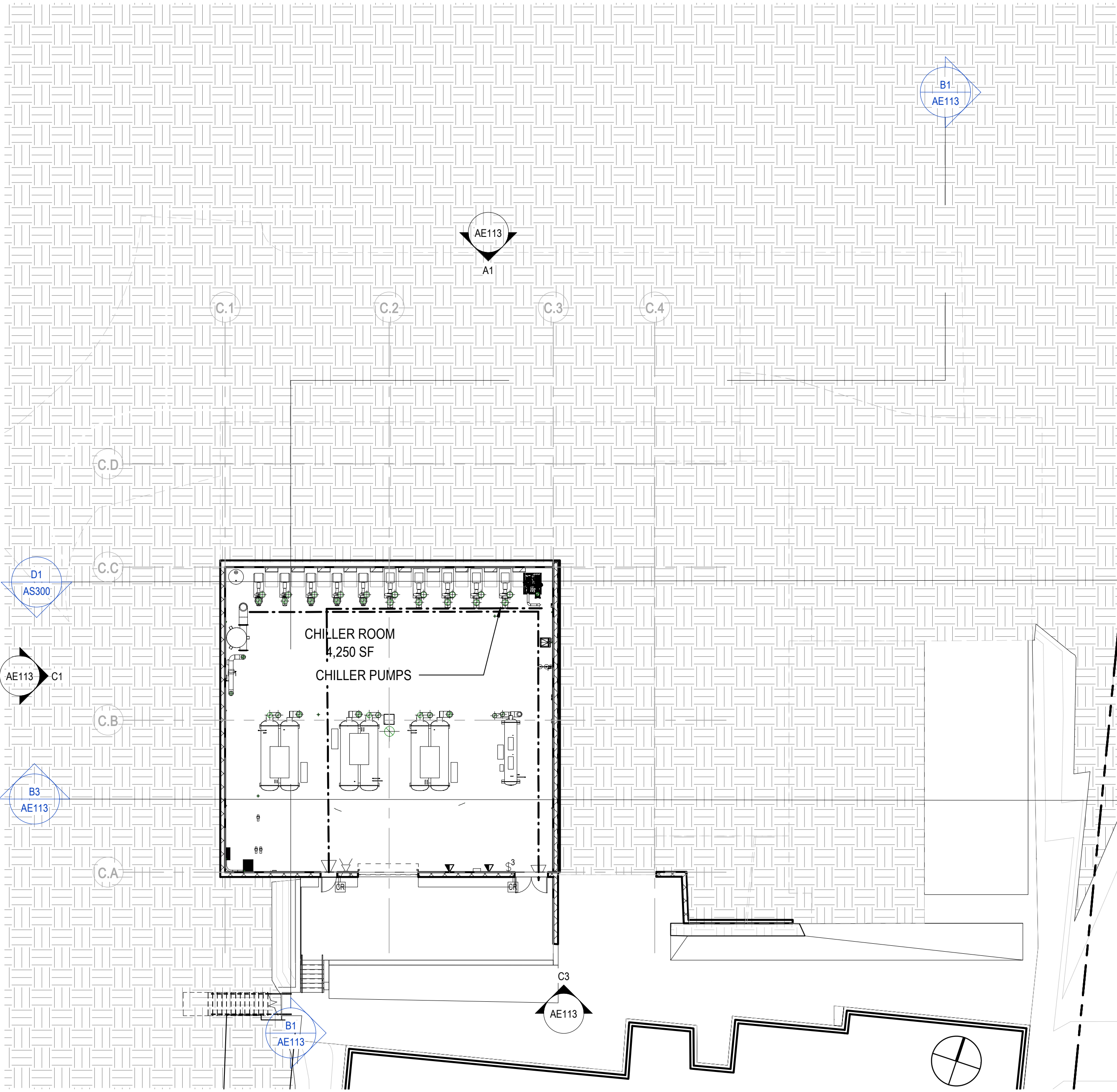
CIVIL ENGINEER:  
ROCK ENGINEERING  
5620 FRIARS ROAD  
SAN DIEGO, CA 92110

LANDSCAPE ARCHITECT:  
GROUNDLEVEL  
2605 STATE STREET B  
SAN DIEGO, CA 92103

STRUCTURAL ENGINEER:  
COFFMAN ENGINEERS  
1455 FRAZEE ROAD, SUITE 800  
SAN DIEGO, CA 92108

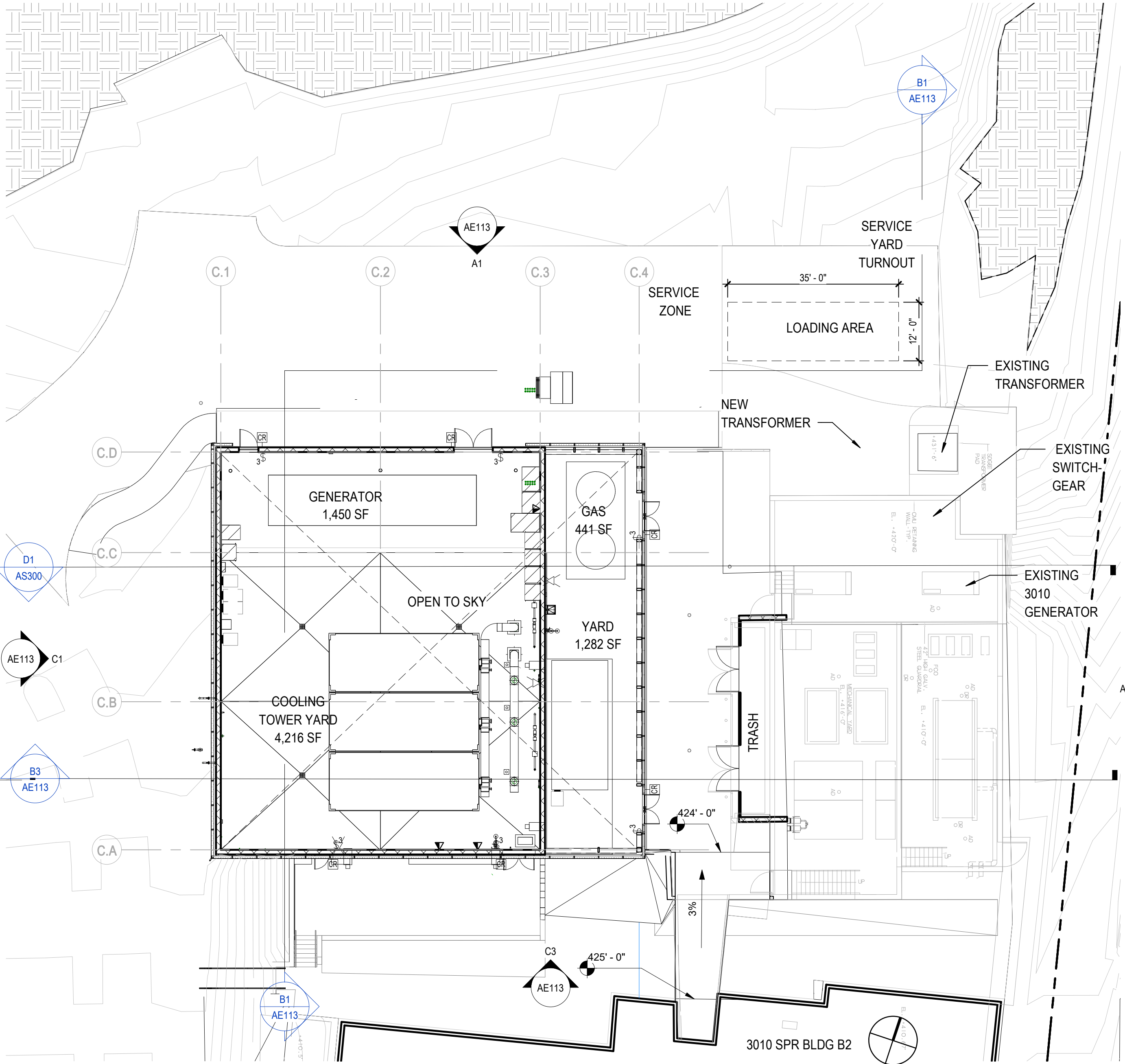
MECHANICAL & PLUMBING ENGINEER:  
DEG ENGINEERS  
7380 CARROLL ROAD, SUITE 100  
SAN DIEGO, CA 92121

ELECTRICAL ENGINEER:  
MPC CONSULTING  
10807 THORNHANT RD SUITE 200  
SAN DIEGO, CA 92127



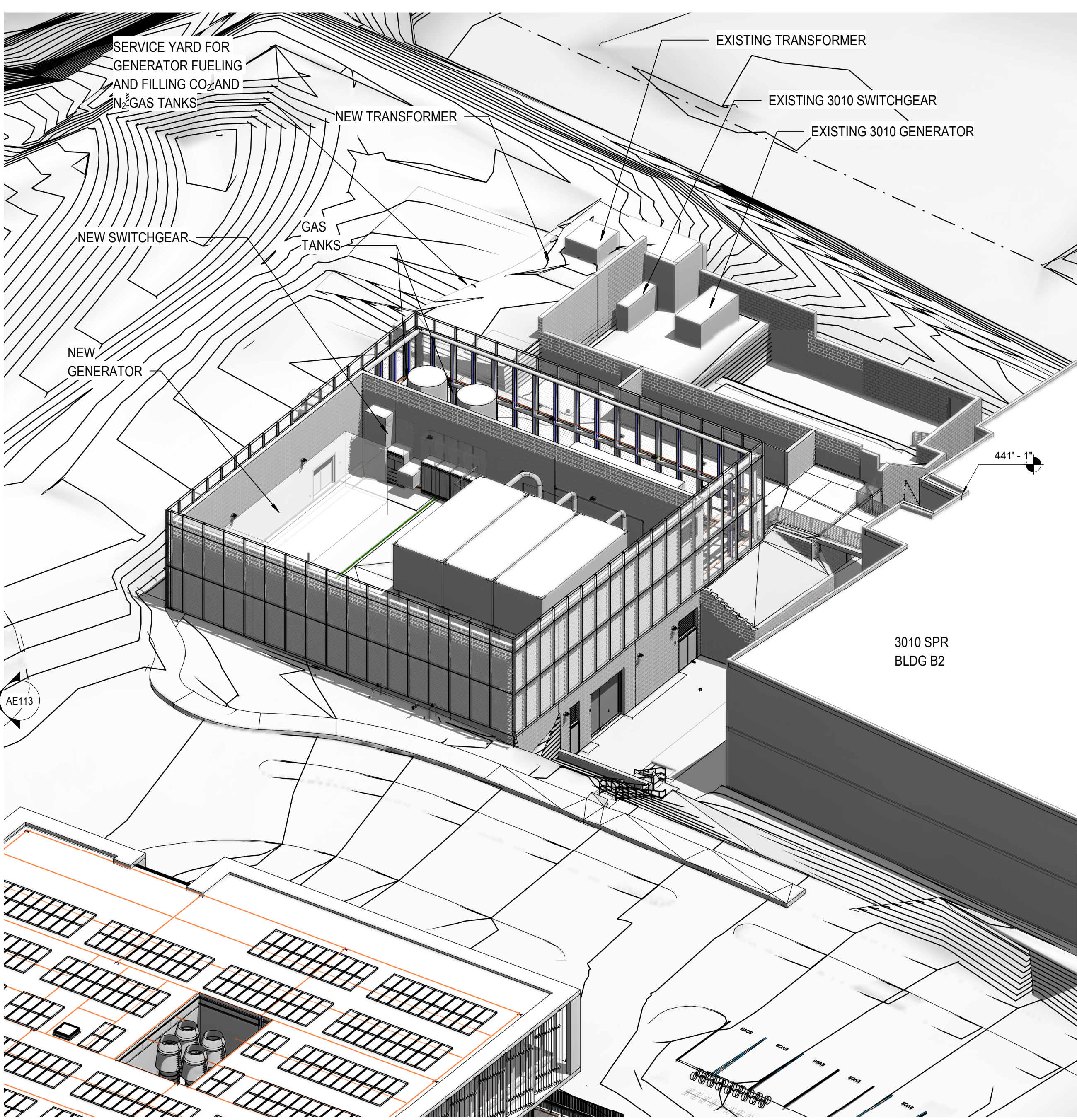
D1 CUP - FLOOR PLAN - BASEMENT

1/16" = 1'-0"



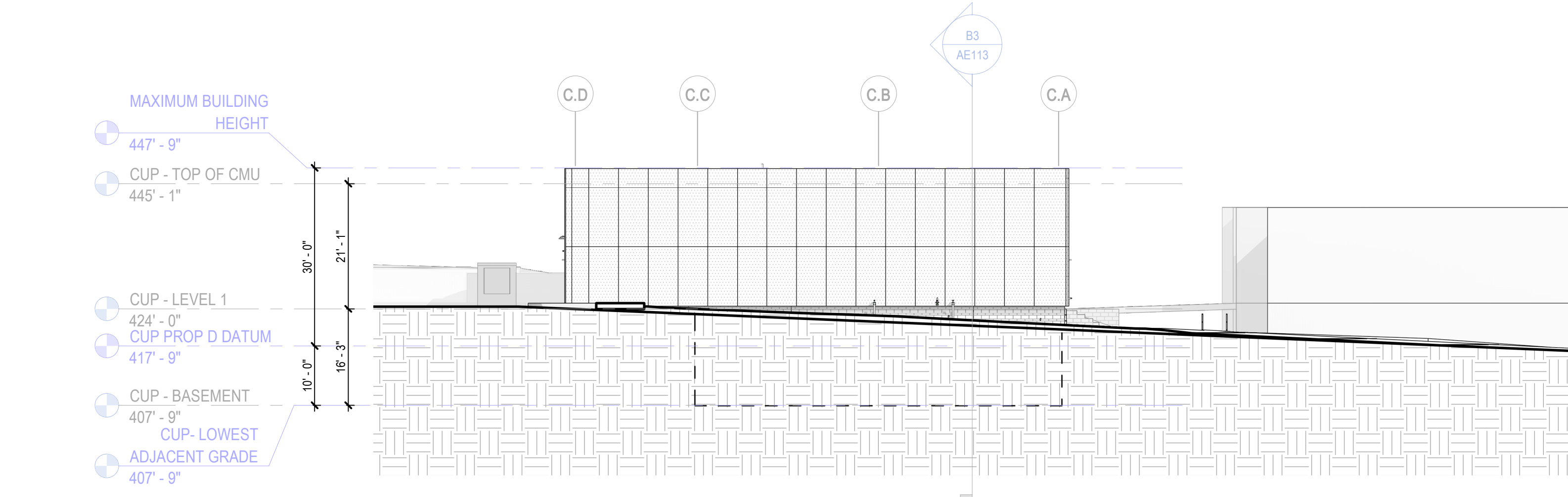
D3 CUP - FLOOR PLAN - LEVEL 1

1/16" = 1'-0"



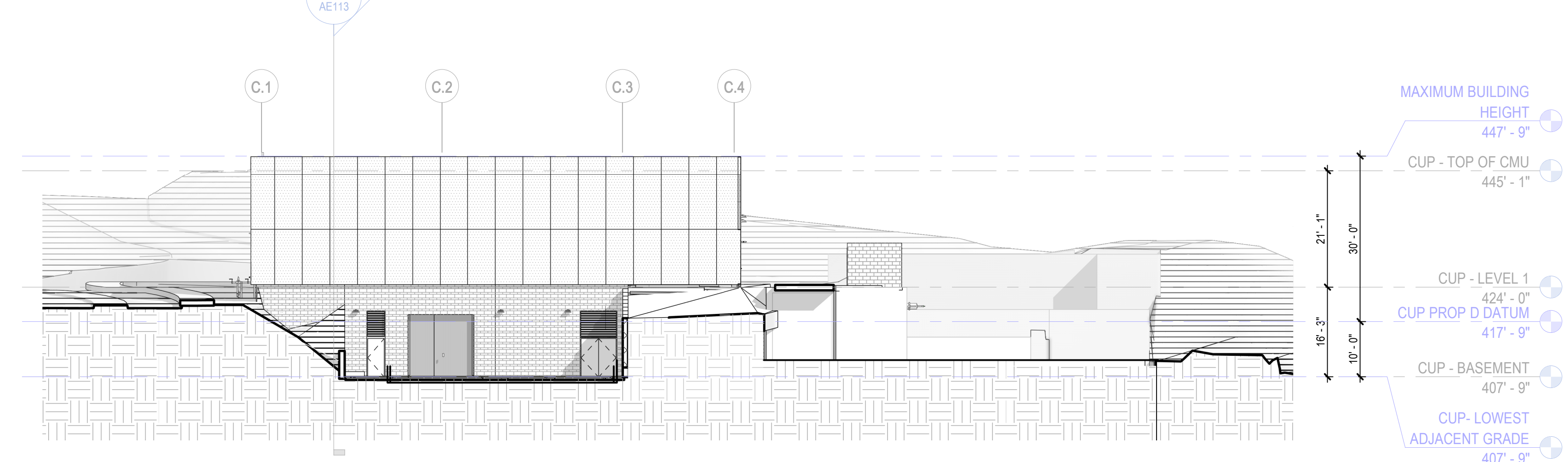
D5 CUP ISOMETRIC

1/16" = 1'-0"



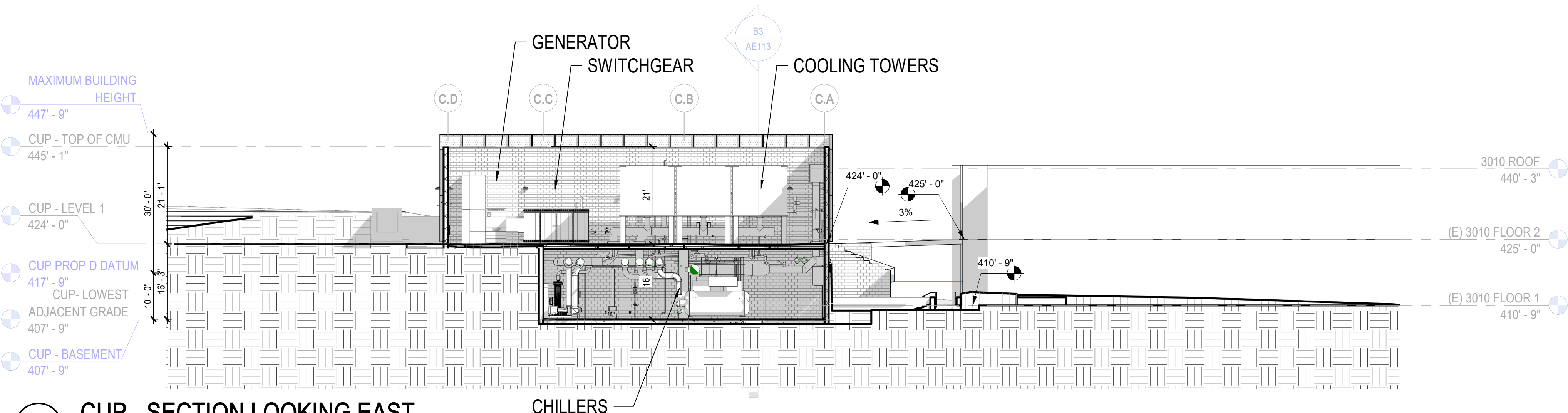
C1 CUP - WEST ELEVATION

1/16" = 1'-0"



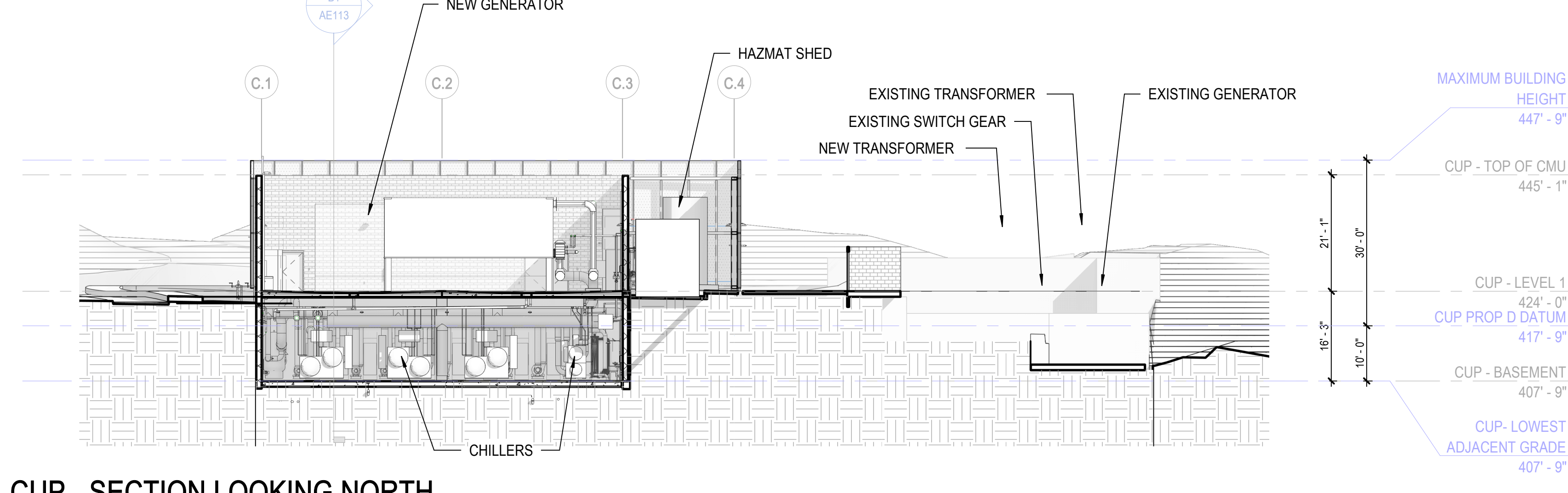
C3 CUP - SOUTH ELEVATION

1/16" = 1'-0"



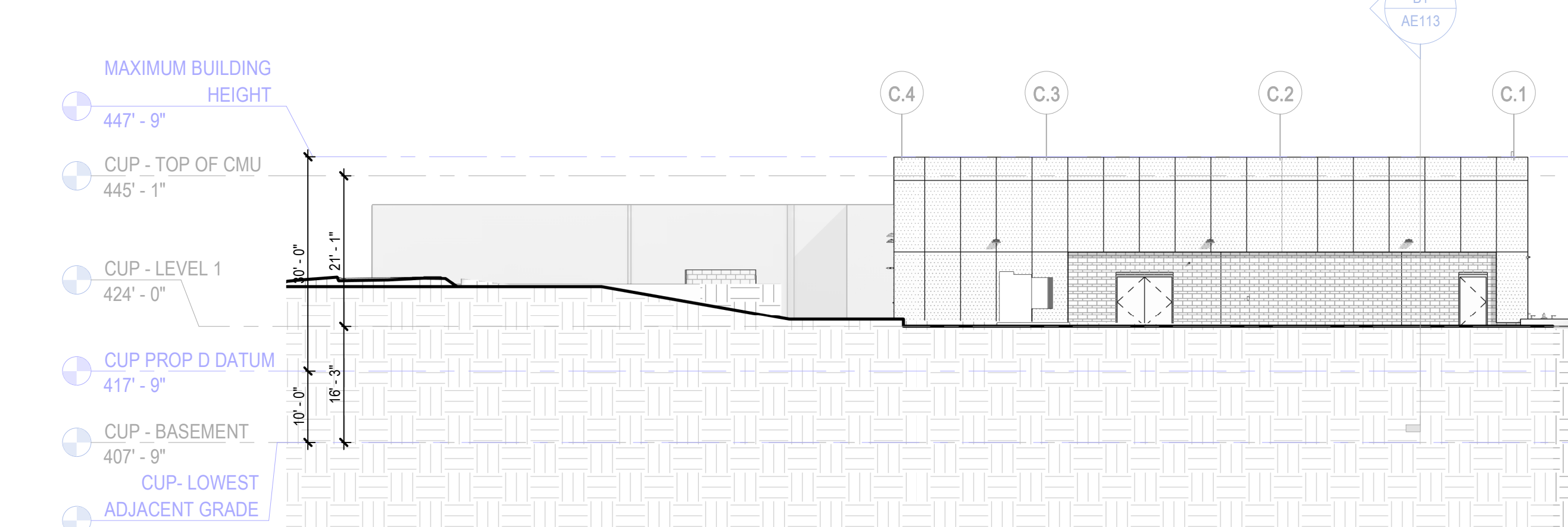
B1 CUP - SECTION LOOKING EAST

1/16" = 1'-0"



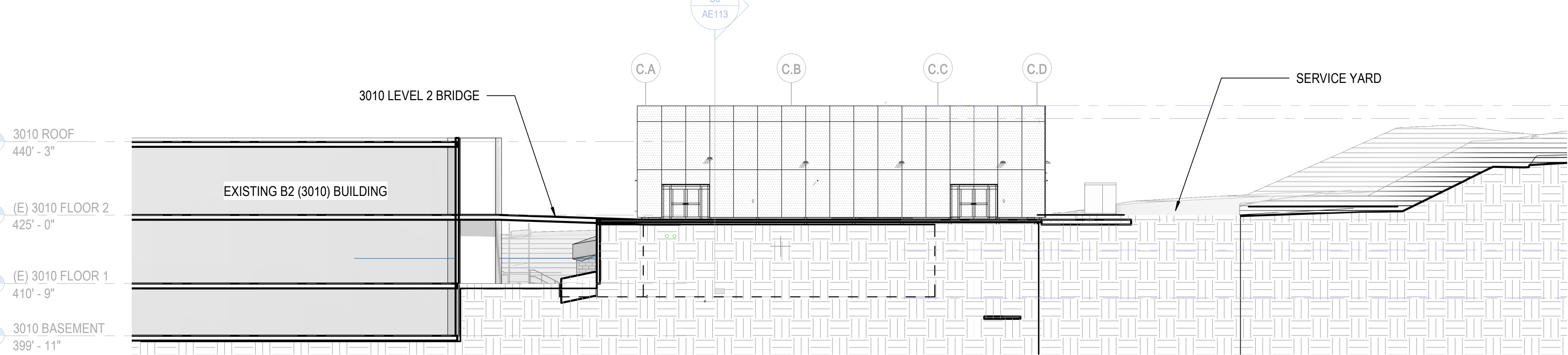
B3 CUP - SECTION LOOKING NORTH

1/16" = 1'-0"



A1 CUP - NORTH ELEVATION

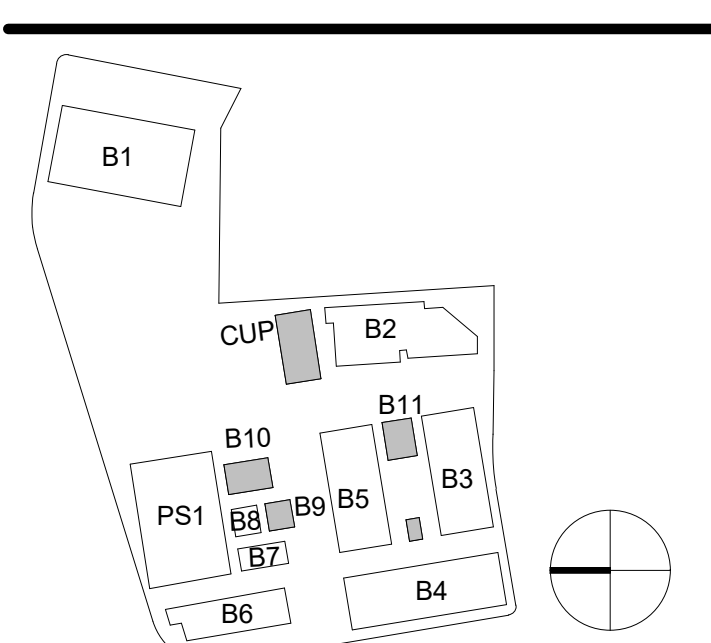
1/16" = 1'-0"



A3 CUP - EAST ELEVATION

1/16" = 1'-0"

KEYPLAN



ONE ALEXANDRIA SQUARE

SITE DEVELOPMENT PERMIT

NOT FOR CONSTRUCTION

01/04/2022

REVISIONS

MARK	DATE	DESCRIPTION
07	12/30/2021	RE-SUBMITTAL (CYCLE 5)
06	11/08/2021	RE-SUBMITTAL (CYCLE 4)
05	06/07/2021	RE-SUBMITTAL (CYCLE 3)
04	2/6/2021	RE-SUBMITTAL (CYCLE 2)
03	12/21/2020	RE-SUBMITTAL (CYCLE 1)
02	11/03/2020	SDP 1ST SUBMITTAL
01	08/19/2020	MIR SUBMITTAL

SCALE: 1/16" = 1'-0"

PROJECT ARCHITECT

NBBJ LLP

102320.10

SHEET NUMBER

01/04/2022

SHEET NAME

CENTRAL PLANT

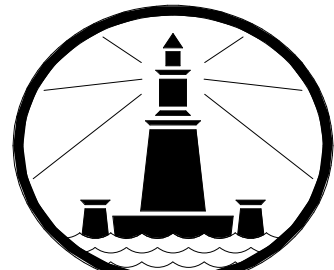
SHEET NUMBER

AE113

60 TOTAL SHEETS

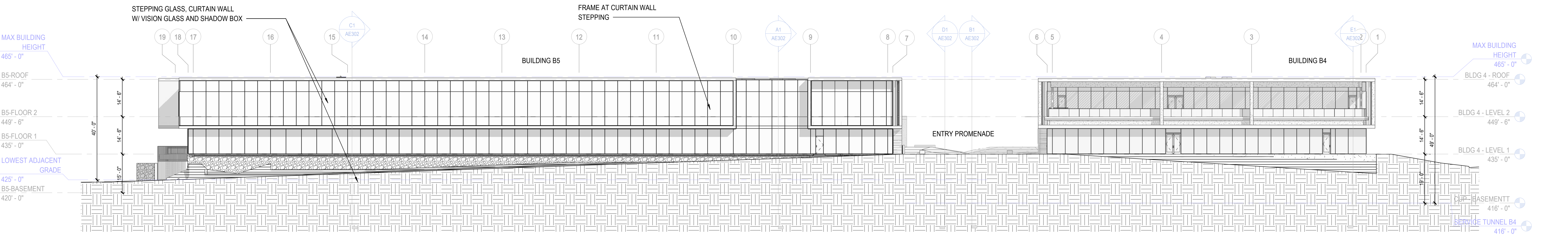
Page 49 of 60



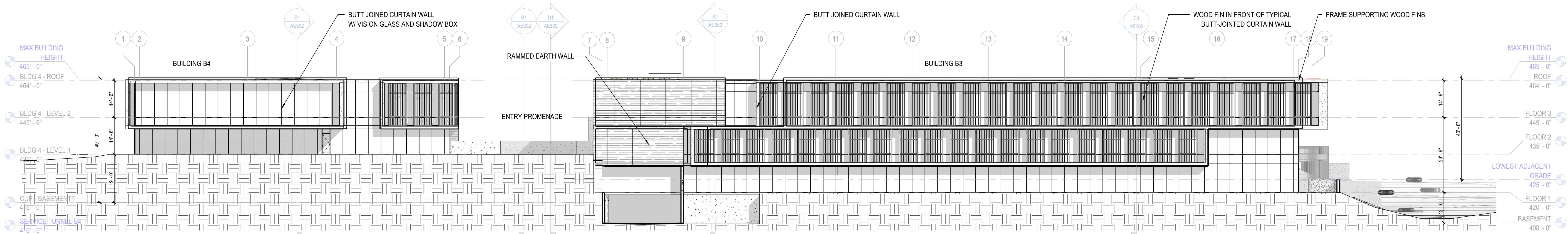


ALEXANDRIA

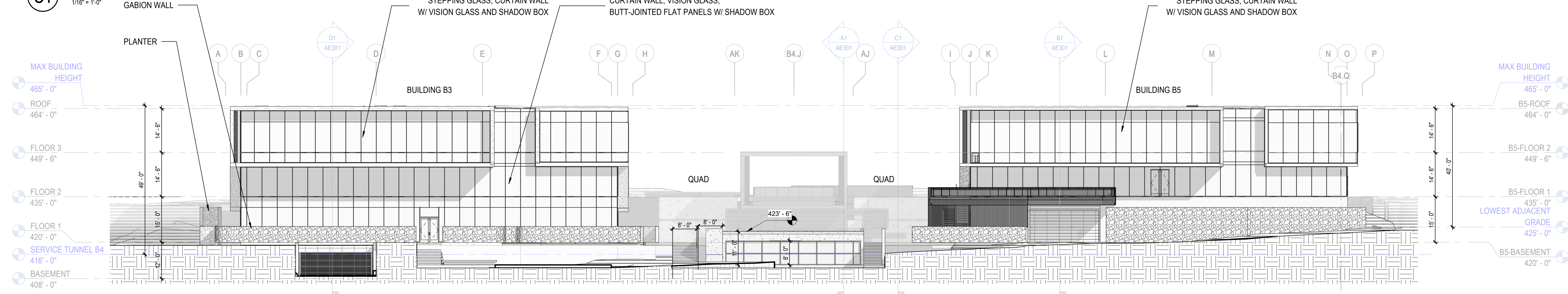
OWNER:  
ALEXANDRIA REAL ESTATE EQUITIES, INC.  
10986 TORREYANA ROAD, SUITE 200  
SAN DIEGO, CA 92121  
CONSTRUCTION MANAGER:  
CRR  
5010 SHOREHAM PL., SUITE 100  
SAN DIEGO, CA 92122  
CIVIL ENGINEER:  
ROCK ENGINEERING  
5620 FRIARS ROAD  
SAN DIEGO, CA 92110  
LANDSCAPE ARCHITECT:  
GROUNDLEVEL  
2600 STATE STREET B  
SAN DIEGO, CA 92103  
STRUCTURAL ENGINEER:  
COFFMAN ENGINEERS  
1455 FRAZEE ROAD, SUITE 800  
SAN DIEGO, CA 92108  
MECHANICAL & PLUMBING ENGINEER:  
DEG ENGINEERS  
7380 CARROLL ROAD, SUITE 100  
SAN DIEGO, CA 92121  
ELECTRICAL ENGINEER:  
MPE CONSULTING  
10807 THORNHUNT RD SUITE 200  
SAN DIEGO, CA 92127



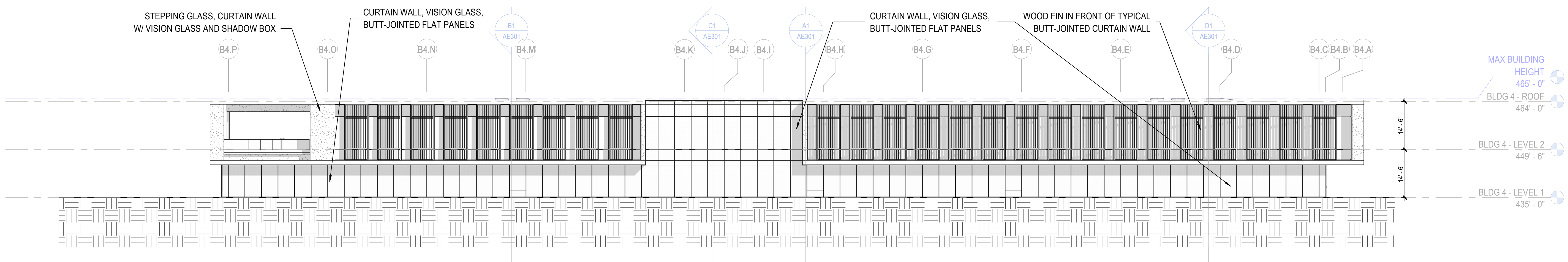
D1 SITE ELEVATION PRIVATE ROAD A LOOKING SOUTH



C1 BUILDINGS B4 & B3 SOUTH ELEVATIONS



B1 BUILDINGS B3 & B5 EAST ELEVATIONS



A1 BUILDING B4 WEST ELEVATION

ONE ALEXANDRIA  
SQUARE

SITE  
DEVELOPMENT  
PERMIT

NOT FOR CONSTRUCTION

01/04/2022

REVISIONS

MARK	DATE	DESCRIPTION
01	12/30/2021	RE-SUBMITTAL (CYCLE 5)
02	11/08/2021	RE-SUBMITTAL (CYCLE 4)
03	06/07/2021	RE-SUBMITTAL (CYCLE 3)
04	2/6/2021	RE-SUBMITTAL (CYCLE 2)
05	12/21/2020	RE-SUBMITTAL (CYCLE 1)
06	11/03/2020	SDP 1ST SUBMITTAL
07	08/19/2020	MIR SUBMITTAL

SCALE

As indicated

PROJECT ARCHITECT

NBBJ LLP

PROJECT NUMBER

102320.10

SHEET ISSUE DATE

01/04/2022

SHEET NAME

EXTERIOR

ELEVATIONS -

SCIENCE QUAD

SHEET NUMBER

AE201

60 TOTAL SHEETS



ELEVATION NOTES

- PARKING STRUCTURE IS EXEMPT FROM GFA PER SDMC §113.0234(d)(3)(B)
- BASEMENT OF WELLNESS CENTER IS EXEMPT FROM GFA PER SDMC §113.0234 (a) (2)(B). SEE DETAILED GROSS FLOOR AREA BREAKDOWN ON SHEET GC004 & G1012

**nbbj**  
88 KEARNY STREET, SUITE 900  
SAN FRANCISCO, CALIFORNIA 94108  
PHONE 415 981 1100  
www.nbbj.com



OWNER:  
ALEXANDRIA REAL ESTATE EQUITIES, INC.  
10886 TORREYANA ROAD, SUITE 200  
SAN DIEGO, CA 92121

CONSTRUCTION MANAGER:  
CJR  
5010 SHOREHAM PL, SUITE 100  
SAN DIEGO, CA 92122

CIVIL ENGINEER:  
ROCK ENGINEERING  
5620 FRIARS ROAD  
SAN DIEGO, CA 92110

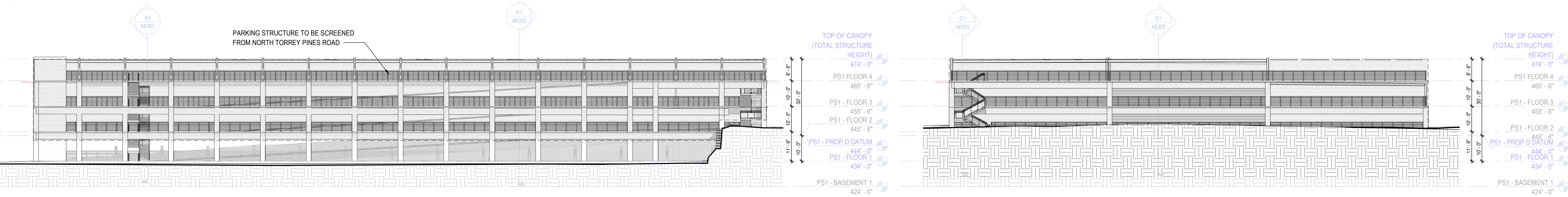
LANDSCAPE ARCHITECT:  
GROUNDLEVEL  
2600 STATE STREET B  
SAN DIEGO, CA 92103

STRUCTURAL ENGINEER:  
COFFMAN ENGINEERS  
1455 FRAZEE ROAD, SUITE 800  
SAN DIEGO, CA 92108

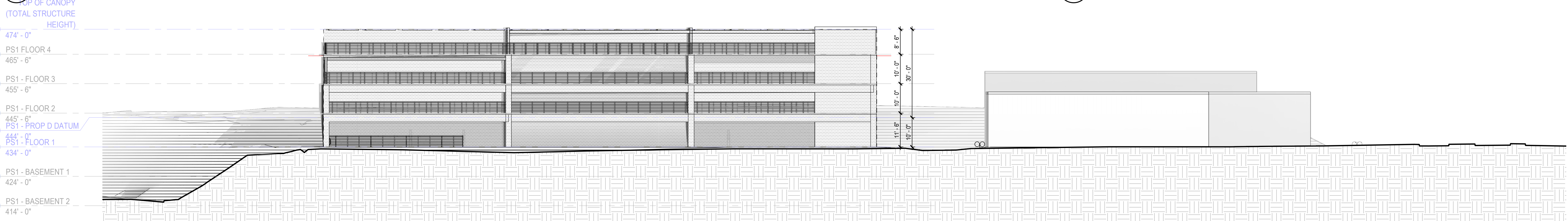
MECHANICAL & PLUMBING ENGINEER:  
DEL ENGINEERS  
7380 CARROLL ROAD, SUITE 100  
SAN DIEGO, CA 92121

ELECTRICAL ENGINEER:  
MPC CONSULTING  
10807 THORNHANT RD SUITE 200  
SAN DIEGO, CA 92127

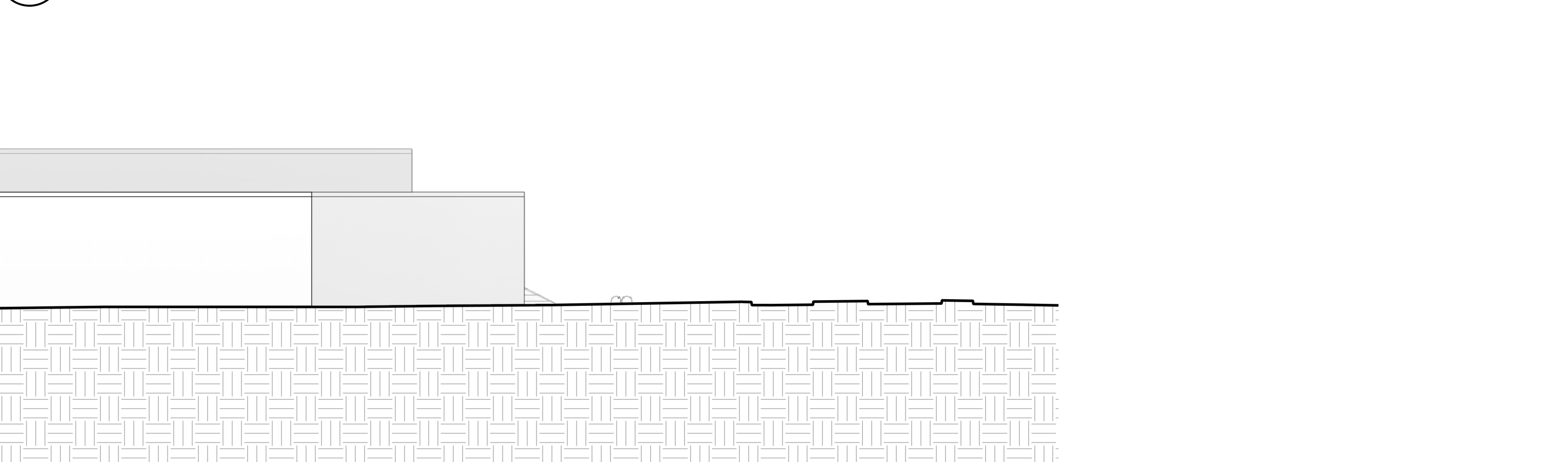
F1 PARKING GARAGE - NORTH ELEVATION  
1/16" = 1'-0"



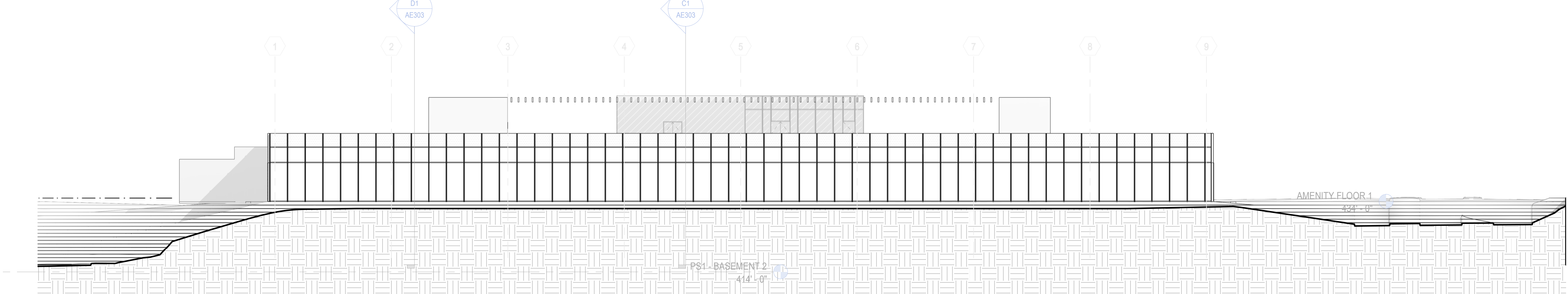
E1 PARKING GARAGE - SOUTH ELEVATION  
1/16" = 1'-0"



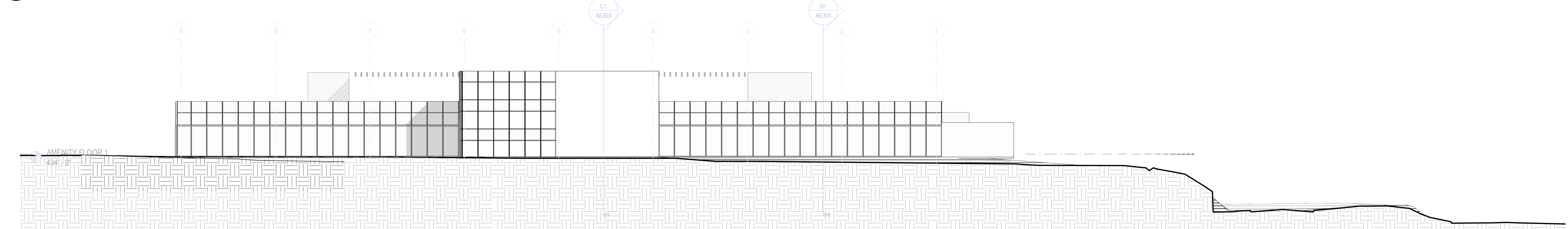
D1 PARKING GARAGE - EAST ELEVATION  
1/16" = 1'-0"



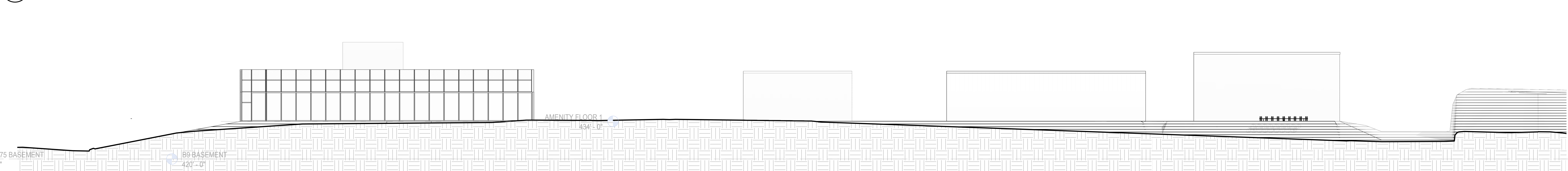
C1 PARKING GARAGE - WEST ELEVATION  
1/16" = 1'-0"



1 B6 WEST ELEVATION  
1/16" = 1'-0"



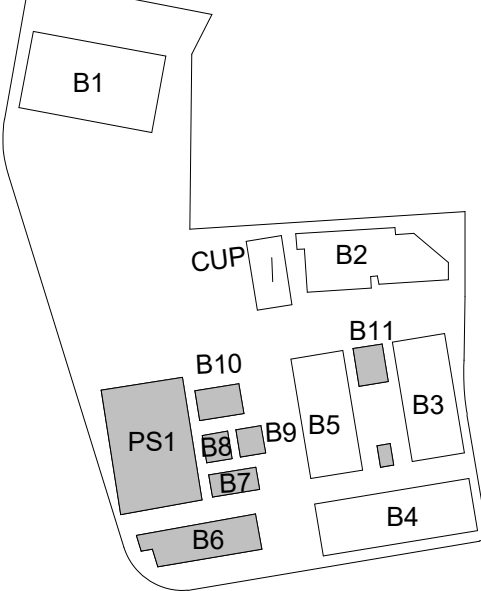
2 B6 EAST ELEVATION  
1/16" = 1'-0"



3 B6 SOUTH ELEVATION  
1/16" = 1'-0"



KEYPLAN



ONE ALEXANDRIA SQUARE

SITE DEVELOPMENT PERMIT

NOT FOR CONSTRUCTION

01/04/2022

REVISIONS		
MARK	DATE	DESCRIPTION
07	12/30/2021	RE-SUBMITTAL (CYCLE 5)
06	11/08/2021	RE-SUBMITTAL (CYCLE 4)
05	05/07/2021	RE-SUBMITTAL (CYCLE 3)
04	2/6/2021	RE-SUBMITTAL (CYCLE 2)
03	12/21/2020	RE-SUBMITTAL (CYCLE 1)
02	11/03/2020	SDP 1ST SUBMITTAL
01	08/19/2020	MIR SUBMITTAL
SCALE		PROJECT ARCHITECT
As indicated		NBBJ LLP
PROJECT NUMBER		102320.10
SHEET ISSUE DATE		01/04/2022

EXTERIOR ELEVATIONS - PS1 & AMENITY VILLAGE

SHEET NUMBER  
AE202  
60 TOTAL SHEETS

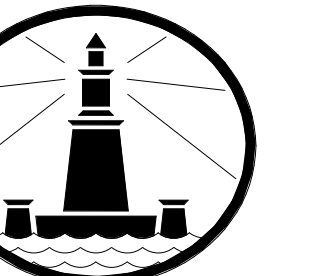


## ATTACHMENT 15

#### SECTION NOTES



ARMY STREET, SUITE 900  
SAN FRANCISCO, CALIFORNIA 94108  
TELEPHONE 415 981 1100  
WWW.HBBJ.COM



LEXANDRIA

**MER:**  
ALEXANDRIA REAL ESTATE EQUITIES, INC.  
06996 TORREYANA ROAD, SUITE 250  
DANIEGO, CA 92121

**INSTRUCTION MANAGER:**  
**MR:**  
701 SHOREHAM PL., SUITE 100  
DANIEGO, CA 92122

**JL ENGINEER:**  
NICK ENGINEERING  
620 FRUARS ROAD  
DANIEGO, CA 92110

**Landscape Architect:**  
GROUNDLEVEL  
605 STATE STREET B  
DANIEGO, CA 92103

**STRUCTURAL ENGINEER:**  
OFFMAN ENGINEERS  
455 FRAZER ROAD, SUITE 600  
DANIEGO, CA 92108

**Mechanical & Plumbing Engineering:**  
MCKENNA ENGINEERS  
360 CARROLL ROAD, SUITE 100  
DANIEGO, CA 92121

**ELECTRICAL ENGINEER:**  
IPE CONSULTING  
08087 THORNTON RD SUITE 200  
DANIEGO, CA 92127

NE ALEXANDRIA  
SQUARE

SITE  
DEVELOPMENT  
PERMIT

NOT FOR CONSTRUCTION

/04/2022

IONS

[illegible]

12/30/2021	RE-SUBMITTAL (CYCLE 5)
11/08/2021	RE-SUBMITTAL (CYCLE 4)
06/07/2021	RE-SUBMITTAL (CYCLE 3)
2/8/2021	RE-SUBMITTAL (CYCLE 2)
12/21/2020	RE-SUBMITTAL (CYCLE 1)
11/03/2020	SDP 1ST SUBMITTAL

06/19/2020	MIR SUBMITTAL
	PROJECT ARCHITECT

Indicated	NBBJ LLP
-----------	----------

102320.10

ISSUE DATE 01/04/2022

NAME \_\_\_\_\_

## BUILDING

BUILDING

## SECTIONS - EAST

EST

## References

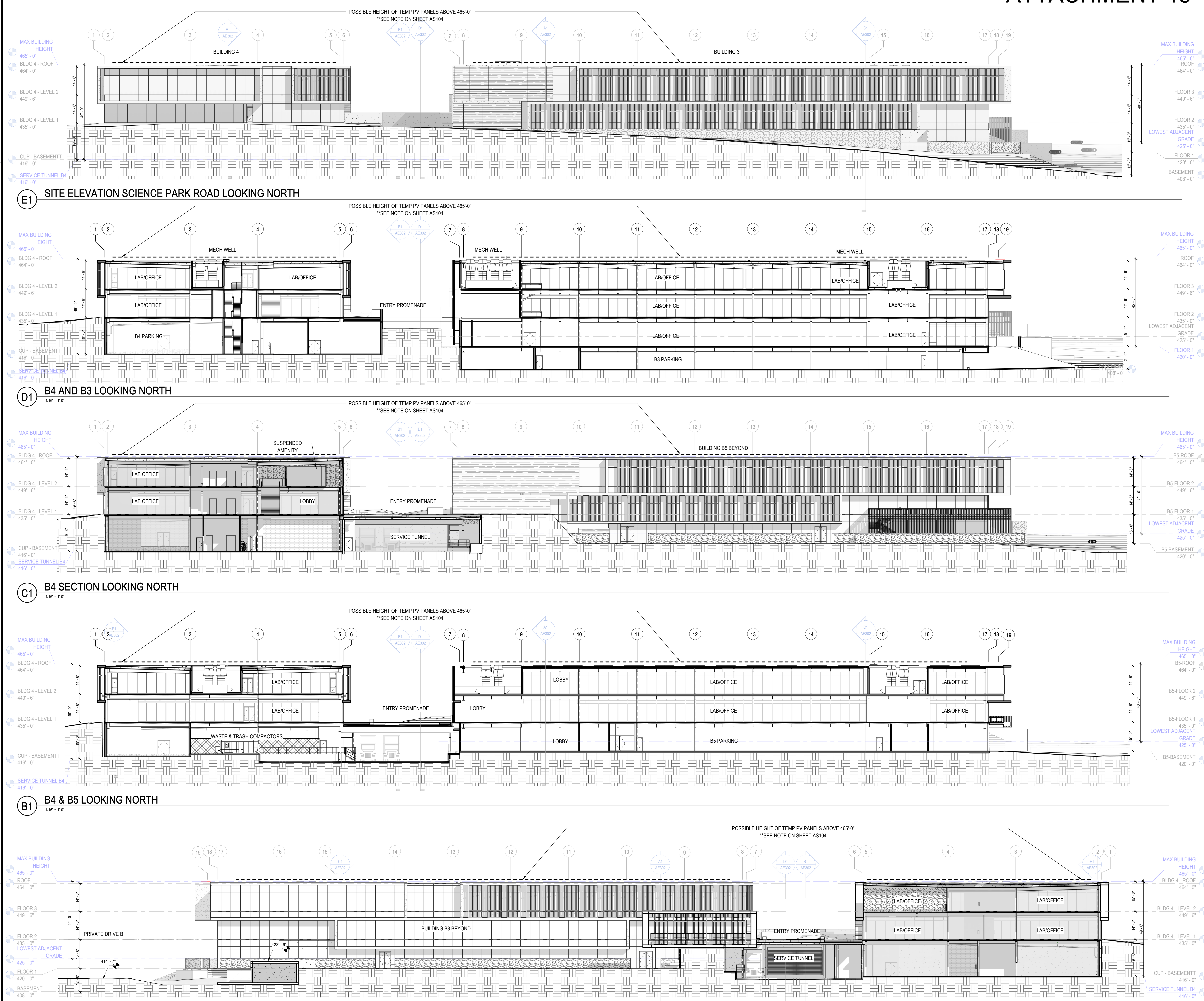
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NUMBER

E301

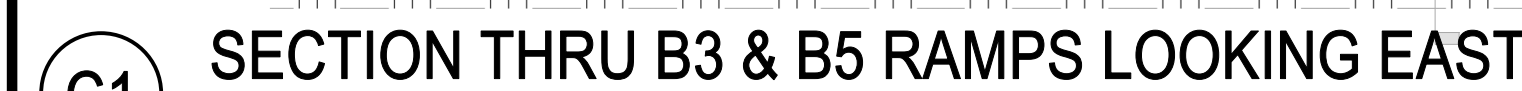
60 TOTAL SHEETS

100

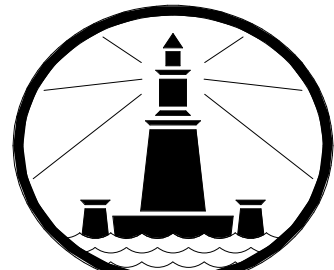


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ALEXANDRIA

OWNER:  
ALEXANDRIA REAL ESTATE EQUITIES, INC.  
10886 TORREYANA ROAD, SUITE 200  
SAN DIEGO, CA 92121

CONSTRUCTION MANAGER:  
DPR  
5010 SHOREHAM PL, SUITE 100  
SAN DIEGO, CA 92122

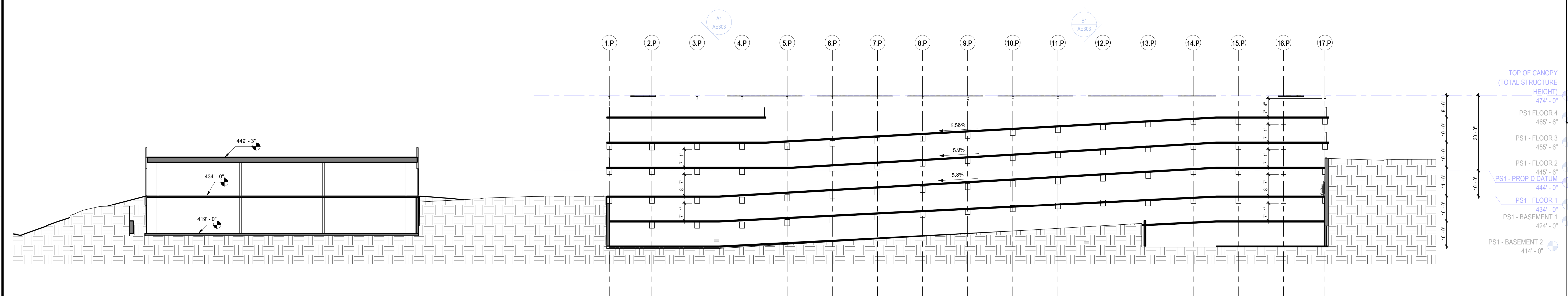
CIVIL ENGINEER:  
RICK ENGINEERING  
5620 FRIARS ROAD  
SAN DIEGO, CA 92110

LANDSCAPE ARCHITECT:  
GROUNDLEVEL  
2603 STATE STREET B  
SAN DIEGO, CA 92103

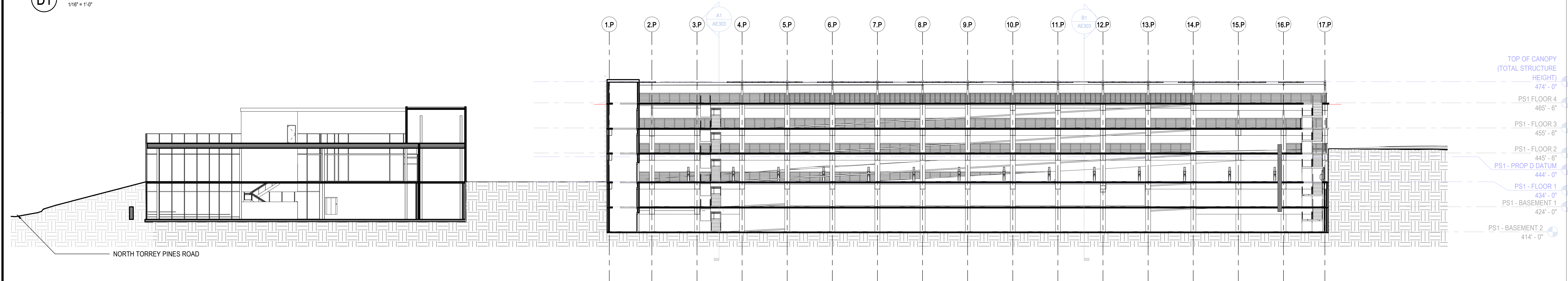
STRUCTURAL ENGINEER:  
COFFMAN ENGINEERS  
1455 FRAZEE ROAD, SUITE 600  
SAN DIEGO, CA 92108

MECHANICAL & PLUMBING ENGINEER:  
DEG ENGINEERS  
7380 CARROLL ROAD, SUITE 100  
SAN DIEGO, CA 92121

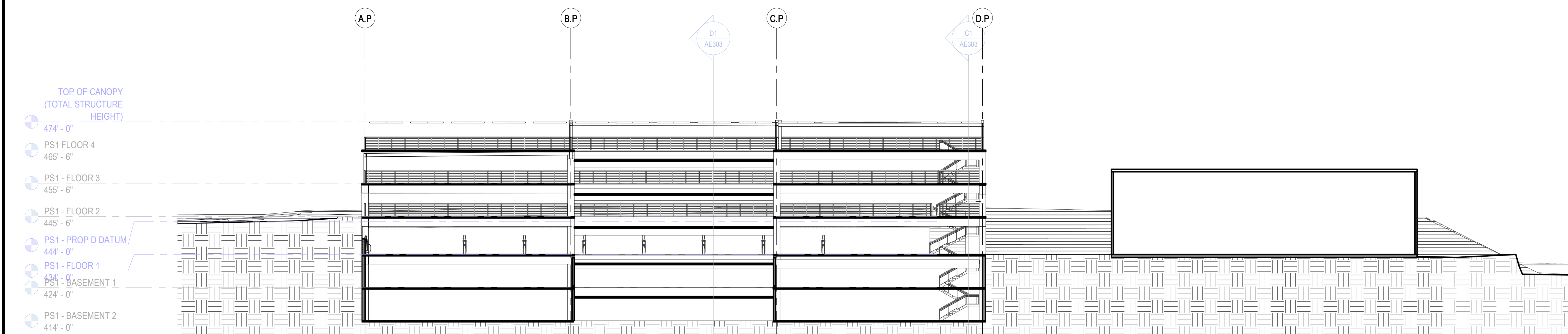
ELECTRICAL ENGINEER:  
MPE CONSULTING  
10807 THORNHUNT RD SUITE 200  
SAN DIEGO, CA 92127



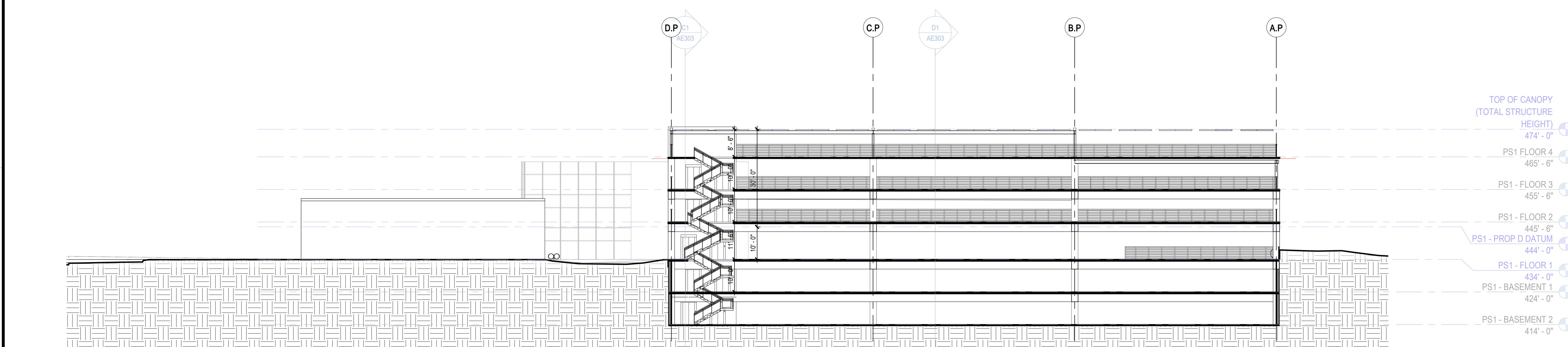
D1 PARKING GARAGE - LONGITUDINAL SECTION  
1/16" = 1'-0"



C1 PARKING GARAGE - LONGITUDINAL SECTION1  
1/16" = 1'-0"



B1 PARKING STRUCTURE AND AMENITY VILLAGE - TRANSVERSE SECTION 2  
1/16" = 1'-0"



A1 PARKING STRUCTURE AND AMENITY VILLAGE - TRANSVERSE SECTION 1  
1/16" = 1'-0"

ONE ALEXANDRIA  
SQUARE

SITE  
DEVELOPMENT  
PERMIT

NOT FOR CONSTRUCTION

01/04/2022

REVISIONS

MARK	DATE	DESCRIPTION
07	12/30/2021	RE-SUBMITTAL (CYCLE 5)
06	11/08/2021	RE-SUBMITTAL (CYCLE 4)
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03	12/21/2020	RE-SUBMITTAL (CYCLE 1)
02	11/03/2020	SDP 1ST SUBMITTAL
01	08/19/2020	MIR SUBMITTAL

SCALE

As indicated

PROJECT ARCHITECT

NBBJ LLP

PROJECT NUMBER

102320.10

SHEET ISSUE DATE

01/04/2022

SHEET NAME

BUILDING  
SECTIONS - BLDG

PS1 & BLDG B6

SHEET NUMBER

AE303

60 TOTAL SHEETS



# ONE ALEXANDRIA SQUARE

## NORTH TORREY PINES ROAD, SAN DIEGO, CA 92121

### SITE DEVELOPMENT PERMIT SUBMITTAL

ATTACHMENT 15

**nbbj**  
88 KEARNEY STREET, SUITE 900  
SAN FRANCISCO, CA 94108  
PHONE (415) 981-1100  
www.nbbj.com

**ALEXANDRIA**  
Alexandria Real Estate Equities, Inc.  
10996 Torreyana Road  
San Diego, CA 92121

**RICK**  
ENGINEERING COMPANY  
5620 FRIARS ROAD  
SAN DIEGO, CA 92110  
619.291.0707  
(FAX) 619.291.4165  
Riverside - Sacramento - San Luis Obispo  
Chico - Denver - Phoenix - Phoenix  
rickengineering.com

OWNER:  
ALEXANDRIA REAL ESTATE EQUITIES, INC.  
10996 TORREYANA RD, SUITE 250, SAN DIEGO, CA 92121

CONTRACTOR:  
(PRE CONSTRUCTION SERVICES)  
DPR CONSTRUCTION  
5010 SORDHAM PLACE, SAN DIEGO, CA 92122  
(858) 795-3259

CIVIL ENGINEER:  
RICK ENGINEERING COMPANY  
5620 FRIARS ROAD, SAN DIEGO, CA 92110  
(619) 291-0707

LANDSCAPE ARCHITECT:  
GROUNDLEVEL LANDSCAPE ARCHITECTURE INC  
2665 STATE STREET, SUITE B  
SAN DIEGO, CA 92103  
(619) 325-1990

STRUCTURAL ENGINEER:  
COFFMAN ENGINEERING  
1435 PRAIRIE ROAD, SUITE 600  
SAN DIEGO, CA 92108  
(619) 232-4673

MECHANICAL / PLUMBING ENGINEER:  
ECO ENGINEERS  
7360 CARROLL ROAD, SUITE 100  
SAN DIEGO, CA 92121  
(858) 578-3270

ELECTRICAL ENGINEER:  
MPE CONSULTING  
16600 WEST BERNARDO DRIVE  
SAN DIEGO, CA 92127  
(858) 673-4445



ONE ALEXANDRIA  
SQUARE

Issue Date  
5/26/2022

REVISIONS  
MARK DATE DESCRIPTION

SCALE PROJECT ARCHITECT  
NBBJ

PROJECT NUMBER  
SHEET ISSUE DATE 5/26/2022

SHEET NAME  
CALGREEN CHECKLIST

SHEET NUMBER  
C060

STATE OF CALIFORNIA – DEPARTMENT OF GENERAL SERVICES – BUILDING STANDARDS COMMISSION  
CALGreen Verification Guidelines – Tier 2 Checklist  
BSC CG-201 (Rev. 12/17-2016) Intervening Code Supplement effective July 1, 2018)

#### CALGREEN VERIFICATION GUIDELINES TIER 2 CHECKLIST

**Application:** This checklist shall be used for nonresidential projects that meet the following: new construction, or building additions of 1,000 sq. ft. or greater, or building alterations with a permit valuation of \$200,000 or more pursuant to CALGreen Section 5.301.3, AND are adopting Tier 2 voluntary measures.

**Note:** All applicable mandatory requirements in chapter 5 shall be met prior to applying Tier 2 voluntary measures.

#### Instructions:

Comply with all Tier 2 (prerequisite) measures from the various categories shown on the table below.

Add a "Y" to all Mandatory and Tier 2 mandatory provisions in the appropriate columns.

Select the required number of additional electives from those categories shown on the table below and add a "Y" on the selected elective and add an "N" on the rest.

Count the total number of Tier 2 (prerequisite) measures plus the additional electives and write down the total number at the end of the checklist. Determine if the required number of Tier 2 measures have been selected to achieve Tier 2 compliance.

Y = Yes (section has been selected and/or included)  
N = No (section has not been selected and/or included)  
O = Other (provide explanation)

[N] = New construction pursuant to Section 301.3  
[A] = Additions and/or alterations pursuant to Section 301.3

CHAPTER 5 DIVISIONS		SECTION TITLE	CODE SECTION	Y	N	O	Plan sheet, Spec or Attach Reference
DIVISION 5.1 Planning and Design	Mandatory	Storm Water Pollution Prevention for projects that disturb less than 1 acre of land	5.106.1 through 5.106.2				
	Mandatory	Short Term Bicycle Parking (with exceptions)	5.106.4.1.1				
	Mandatory	Long Term Bicycle Parking	5.106.4.1.2 through 5.106.4.1.5				
	Mandatory	Designated Parking for clean air vehicles	5.106.5.2				
	Tier 2 Prerequisite	Designated Parking - 12% of Parking Capacity w/ parking stall markings and stall identification	AS.106.5.1 AS.106.5.1.2 AS.106.5.1.3 AS.106.5.1.4				
	Mandatory	Parking stall marking	5.106.5.2.1				
	Mandatory	Single (EV) Charging space requirements	5.106.5.3.1				
	Mandatory	Multiple (EV) Charging space requirements[N]	5.106.5.3.2				
	Tier 2 Prerequisite	Electric Vehicle (EV) Charging [N] w/ associated electrical panel identification and designated parking allowance	AS.106.5.3 AS.106.5.3.2 AS.106.5.3.3 AS.106.5.3.4				
	Mandatory	EV charging space calculation [N] (with exceptions)	5.106.5.3.3				
	Mandatory	[N] Identification	5.106.5.3.4				
	Mandatory	[N] Future charging spaces (with notes 1-3)	5.106.5.3.5				
	Mandatory	Light Pollution Reduction [N] (with exceptions and note)	5.106.8				
	Mandatory	Grading and Paving, w/exception for Additions and Alterations not altering the drainage path	5.106.10				
	Tier 2 Prerequisite	Cool Roof (Table AS.106.11.2.2); SRI 82 when < 2-12; SRI 27 when > 2-12	AS.106.11.2				

STATE OF CALIFORNIA – DEPARTMENT OF GENERAL SERVICES – BUILDING STANDARDS COMMISSION  
CALGreen Verification Guidelines – Tier 2 Checklist  
BSC CG-201 (Rev. 12/17-2016) Intervening Code Supplement effective July 1, 2018)

#### CALGREEN VERIFICATION GUIDELINES TIER 2 CHECKLIST

**Application:** This checklist shall be used for nonresidential projects that meet the following: new construction, or building additions of 1,000 sq. ft. or greater, or building alterations with a permit valuation of \$200,000 or more pursuant to CALGreen Section 5.301.3, AND are adopting Tier 2 voluntary measures.

**Note:** All applicable mandatory requirements in chapter 5 shall be met prior to applying Tier 2 voluntary measures.

#### Instructions:

Comply with all Tier 2 (prerequisite) measures from the various categories shown on the table below.

Add a "Y" to all Mandatory and Tier 2 mandatory provisions in the appropriate columns.

Select the required number of additional electives from those categories shown on the table below and add a "Y" on the selected elective and add an "N" on the rest.

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[N] = New construction pursuant to Section 301.3  
[A] = Additions and/or alterations pursuant to Section 301.3

CHAPTER 5 DIVISIONS		SECTION TITLE	CODE SECTION	Y	N	O	Plan sheet, Spec or Attach Reference
DIVISION 5.1 Planning and Design	Mandatory	Storm Water Pollution Prevention for projects that disturb less than 1 acre of land	5.106.1 through 5.106.2				
	Mandatory	Short Term Bicycle Parking (with exceptions)	5.106.4.1.1				
	Mandatory	Long Term Bicycle Parking	5.106.4.1.2 through 5.106.4.1.5				
	Mandatory	Designated Parking for clean air vehicles	5.106.5.2				
	Tier 2 Prerequisite	Designated Parking - 12% of Parking Capacity w/ parking stall markings and stall identification	AS.106.5.1 AS.106.5.1.2 AS.106.5.1.3 AS.106.5.1.4				
	Mandatory	Parking stall marking	5.106.5.2.1				
	Mandatory	Single (EV) Charging space requirements	5.106.5.3.1				
	Mandatory	Multiple (EV) Charging space requirements[N]	5.106.5.3.2				
	Tier 2 Prerequisite	Electric Vehicle (EV) Charging [N] w/ associated electrical panel identification and designated parking allowance	AS.106.5.3 AS.106.5.3.2 AS.106.5.3.3 AS.106.5.3.4				
	Mandatory	EV charging space calculation [N] (with exceptions)	5.106.5.3.3				
	Mandatory	[N] Identification	5.106.5.3.4				
	Mandatory	[N] Future charging spaces (with notes 1-3)	5.106.5.3.5				
	Mandatory	Light Pollution Reduction [N] (with exceptions and note)	5.106.8				
	Mandatory	Grading and Paving, w/exception for Additions and Alterations not altering the drainage path	5.106.10				
	Tier 2 Prerequisite	Cool Roof (Table AS.106.11.2.2); SRI 82 when < 2-12; SRI 27 when > 2-12	AS.106.11.2				

Mandatory	Nonresidential lavatory faucets	5.303.3.4.1				
Mandatory	Kitchen faucets	5.303.3.4.2				
Mandatory	Wash basins	5.303.3.4.3				
Mandatory	Metering faucets	5.303.3.4.4				

Mandatory	Metering faucets for wash fountains	5.303.3.4.5				
Mandatory	Food waste disposers w/white	5.303.4.1				
Mandatory	Areas of additions and alterations	5.303.5				
Mandatory	Standards for plumbing fixtures and fittings	5.303.6				
Mandatory	Outdoor water use in landscape areas equal to or greater than 500 square feet	5.304.2				
Mandatory	Outdoor water use in rehabilitated landscape projects with areas equal to or greater than 2,500 square feet	5.304.3				
Mandatory	Outdoor water use in landscape areas of 2,500 square feet or less	5.304.4				
Mandatory	Graywater or rainwater use in landscaped areas	5.304.5				
Mandatory	Outdoor water supply systems (with exceptions 1-4)	5.305.1.1				
Mandatory	Technical requirements for outdoor recycled water supply systems	5.305.1.2				

Elective	Nonpotable water systems for indoor use	AS.303.2.3.4				
Elective	Appliances and fixtures for commercial application	AS.303.3				
Elective	Nonwater-supplied urinals	AS.303.4.1				
Elective	Dual plumbing	AS.303.5				
Elective	Outdoor potable water use	AS.304.2				
Elective	Restoration of areas disturbed by construction	AS.304.6				
Elective	Previously developed sites w/ exception	AS.304.7				
Elective	Graywater irrigation system	AS.304.8				
Elective	Nonpotable water systems	AS.305.1				
Elective	Technical systems	AS.305.2				

Tier 2 Prerequisite	Recycled content for 15% of total material cost	AS.405.4 AS.405.4.1 Through AS.405.4.5				
Mandatory	Weather Protection	5.407.1				
Mandatory	Moisture Control: sprinklers	5.407.2.1				
Mandatory	Moisture Control: Exterior door protection	5.407.2.2.1				
Mandatory	Moisture Control: Flashing	5.407.2.2.2				
Mandatory	Construction waste management comply with either: sections 5.408.1.1, 5.408.1.2, 5.408.1.3 or more stringent local ordinance	5.408.1.1, 5.408.1.2, 5.408.1.3				
Mandatory	Construction waste management: Documentation w/notes	5.408.1.4				

#### Additional Measures:

- Heat island Effect
- Elevators with Car light and fan
- Restoration of areas disturbed by construction
- Cement and concrete: Concrete w/ SCM & mix design equation
- Hazardous particulates and chemical pollutants
- Entryway systems
- Filters, Tier 2
- Lighting and thermal comfort controls
- Daylight w/ exception

DIVISION 5.5 Environmental Quality	Elective	Choice of materials	AS.406.1 AS.406.1.1 AS.406.1.2 AS.406.1.3				
	Elective	Life cycle assessment: General	AS.409.1				
	Elective	Whole building life cycle assessment	AS.409.2 AS.409.2.1 AS.409.2.2				
	Elective	Materials and system assemblies	AS.409.3				
	Elective	Substitution for prescriptive standards	AS.409.4				
	Elective	Verification of compliance	AS.409.5				
	Mandatory	Fireplaces	5.503.1				
	Mandatory	Woodstoves	5.503.1.1				
	Mandatory	Temporary ventilation	5.504.1				
	Mandatory	Covering of ducts openings and protection of mechanical equipment during construction	5.504.3				
	Mandatory	Adhesives, sealants and caulks	5.504.4.1				
	Mandatory	Paints and coatings	5.504.4.3				
	Mandatory	Aerosol paints and coatings	5.504.4.3.1				
	Mandatory	Aerosol paints and coatings: Verification	5.504.4.3.2				
	Mandatory	Carpet systems	5.504.4.4				
	Mandatory	Carpet cushion	5.504.4.4.1				
	Mandatory	Carpet adhesives	5.504.4.4.2				
	Mandatory	Composite wood products	5.504.4.5				

Mandatory	Composite wood products: Documentation	5.504.4.5.3					
Mandatory	Resilient flooring systems	5.504.4.6					
Mandatory	Resilient flooring: Verification of compliance	5.504.4.6.1					
Tier 2 Prerequisite	Resilient flooring systems, Tier 2 w/ verification	AS.504.4.7.1 AS.504.4.7.2					
Tier 2 Prerequisite	Thermal insulation, Tier 2 w/ verification of compliance	AS.504.4.8.1 AS.504.4.8.2					
Mandatory	Filters w/ exceptions	5.504.5.3					
Mandatory	Filters: Labeling	5.504.5.3.1					
Mandatory	Environmental tobacco smoke (ETS) control	5.504.7					
Mandatory	Indoor moisture control	5.505.1					
Mandatory	Outside air delivery	5.506.1					
Mandatory	Carbon dioxide (CO2) monitoring	5.506.2					
Mandatory	Acoustical control w/ exception	5.507.4					
Mandatory	Exterior noise transmission, prescriptive method w/ exceptions	5.507.4.1					
Mandatory	Noise exposure where noise contours are not readily available	5.507.4.1.1					
Mandatory	Performance method	5.507.4.2					
Mandatory	Site features	5.507.4.2.1					

Mandatory	Documentation of compliance	5.507.4.2.2					
Mandatory	Interior sound transmission w/ note	5.507.4.3					
Mandatory	Ozone depletion and greenhouse gas reductions	5.508.1					
Mandatory	Chlorofluorocarbons (CFCs)	5.508.1.1					

Mandatory	Halons	5.508.1.2					
Mandatory	Supermarket refrigerant leak reduction for retail food stores 8,000 square feet or more sections 5.508.2 through 5.508.2.6.3	5.508.2 through 5.508.2.6.3					
Elective	Indoor air quality (IAQ) during construction	AS.504.1 AS.504.1.1 AS.504.1.2					
Elective	IAQ postconstruction	AS.504.2 AS.504.2.1 AS.504.2.1.1 AS.504.2.1.2 AS.504.2.1.3					
Elective	No added formaldehyde Tier 1 w/ notes	AS.504.4.5.1					
Elective	Acoustical ceilings and wall panels w/ verification of compliance	AS.504.4.9 AS.504.4.9.1					
Elective	Hazardous particulates and chemical pollutants	AS.504.5					
Elective	Entryway systems	AS.504.5.1					
Elective	Isolation of pollutant sources	AS.504.5.2					
Elective	Filters, Tier 2	AS.504.5.3.1.1					
Elective	Lighting and thermal comfort controls	AS.507.1 AS.507.1.1 through AS.507.1.2					
Elective	Daylight w/ exception	AS.507.2					
Elective	Views w/ exception	AS.507.3					
Elective	Interior office spaces	AS.507.3.1					
Elective	Multi-occupant spaces	AS.507.3.2					
Elective	Hydrochlorofluorocarbons (HCFCs)	AS.508.1.3					
Elective	Select three additional measure (from any division)	AS.508.1.4					

Total number of Measures required for Tier 2	25						
Total number of Measures selected							

#### Documentation Author's/Responsible Designer's Declaration Statement

##### Check the appropriate box(es) for the list below

- Mandatory:** I attest that the mandatory provisions checklist is accurate and complete.
- Tier 2 compliant:** I attest that the total number of voluntary measures selected meet or exceed the total number required to achieve Tier 2 compliance.
- Partial Tier 2 compliant:** I attest that the total number of voluntary measures selected do not meet the total number required to achieve Tier 2 compliance however partial Tier 2 compliance has been achieved.

Signature:

Company:

Date:

Address:

License:

City/State/Zip:

Phone:



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