

PLANNED DEVELOPMENT PERMIT (PDP) AND COMMUNITY PLAN AMENDMENT (CPA) SUBMITTAL PACKAGE

ALEXANDRIA SCIENCE VILLAGE

9363, 9373 & 9393 TOWNE CENTRE DRIVE, SAN DIEGO, CALIFORNIA 92121



PROJECT & SITE INFORMATION

PROJECT DESCRIPTION
THE PROPOSED REZONE WOULD CHANGE THE ZONING FROM RS-1.14 TO EMX-2, WHICH IS CONSISTENT WITH AND IMPLEMENTS THE SCIENTIFIC RESEARCH AND PRIME INDUSTRIAL CLASSIFICATIONS.

PTSE: 64176
PDP APPROVAL NO.: 2342720
LAND USE APPROVAL NO.: 2342723

LEGAL DESCRIPTION
LOTS 4 AND 10 OF NEUS TECHNOLOGY CENTRE UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 11876, FILED AUGUST 7, 1987.

EXISTING DEVELOPMENT PERMITS
PLANNED INDUSTRIAL PERMIT NO. 80-0459
NEUS TECHNOLOGY CENTRE SPECIFIC PLAN NO. 85-0468

LAND USE INFORMATION AND OVERLAY ZONES
ZONING: DEVELOPMENT PER NEUS TECHNOLOGY CENTRE SPECIFIC PLAN
BASE ZONE: RS-1.14

OVERLAYS: AIRPORT INFLUENCE AREA #1, MIRAMAR AIR BASE COMMUNITY PLAN IMPLEMENTATION (A) PARKING IMPACT, PRIME INDUSTRIAL LAND, PARKING STANDARD TPA, TRANSIT PRIORITY AREA

EXISTING BUILDINGS
FRONT YARD: 47'
INTERIOR SIDE YARD: 42'

ALLOWABLE BUILDING AREA (GFA) BASED ON AVAILABLE ADT: 606,375 S.F. GFA
ALLOWABLE AREA (GFA BASED) ON EMX-2 ZONE: 895,102 SF

PROPOSED PROJECT GROSS FLOOR AREA
LEVEL P1: 14,304 SF
LEVEL 1: 73,220 SF

PROPOSED FLOOR AREA RATIO: 1.94
MAX. FLOOR AREA RATIO ALLOWED (EMX-2): 5.0

PROPOSED BELOW GRADE PARKING GARAGE AREAS
LEVEL P1: 142,201 SF
LEVEL P2: 142,344 SF

PARKING INFORMATION

EXISTING PARKING INFORMATION
EXISTING TOTAL SITE PARKING: 430 SPACES
STANDARD SPACES: 422

PARKING RATIO REQUIRED PER 1,000 SF FOR RMD AND MIXED-USE DEV'T (RETAIL EATING & DRINKING): 1.5

Table with columns: MINIMUM, EMX-2 Ratio, EMX-2 Area, Subtotal, R&D Ratio, R&D Area, Subtotal. Values include 1.0, 0.218, 0, 2.1, 381,660, 760.

TOTAL PARKING PROVIDED: 430
ACCESSIBLE SPACES (RMD Total): 16 (19 total)

OTHER PARKING PROVIDED
ACCESSIBLE SPACES (RMD Total): 16 (19 total)
ACCESSIBLE VAN SPACES (Included in RMD Total): 3

STANDARD ACCESSIBLE EVCS (1 provided, remaining are future evcs)
AMBI-LIGHT EVCS (1 provided, remaining are future evcs)
SHORT TERM BI-CYCLE: 61

SAN DIEGO CLIMATE ACTION PLAN (CAP)

- A. PROJECT CLIMATE ACTION PLAN CHECKLIST HAS BEEN COMPLETED FOR THIS PROJECT. SOME FEATURES TO BE INCLUDED WITH THIS PROJECT ARE:
A. COOL ROOF: SOLAR REFLECTION EQUAL TO OR GREATER THAN VOLUNTARY MEASURES OF THE CALIFORNIA GREEN BUILDING CODE.

SITE NOTES

- WATER SEWER NOTES
1. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE OWNER, PERMITTEE SHALL ASSURE, BY PERMIT AND BOND, THE DESIGN AND CONSTRUCTION OF ANY NEW WATER AND SEWER SERVICES, IF REQUIRED, OUTSIDE OF ANY DRIVEWAY AND THE DISCONNECTION AT THE MAIN OF THE EXISTING UNUSED WATER SERVICE ADJACENT TO THE PROJECT SITE.

BUILDING CODE INFORMATION

APPLICABLE CODES:
DESIGN AND CONSTRUCTION SHALL CONFORM TO ALL FEDERAL, STATE AND LOCAL BUILDING CODES AND ORDINANCES TO INCLUDE BUT NOT LIMITED TO THE MOST CURRENT VERSION OF THE FOLLOWING:
• 2019 CALIFORNIA BUILDING CODE

PROPOSED BUILDING DATA:
TYPE OF CONSTRUCTION:
• BELOW GRADE PARKING GARAGE - TYPE IA
• ABOVE GRADE STRUCTURES - TYPE IIA

NO. OF STORES:
• 4 STORES ON PODIUM DECK
LEVELS BELOW GRADE:
• 3 LEVELS OF BELOW GRADE PARKING

BUILDING HEIGHT:
• 72'-0" ABV. GRADE PLANE
HIGHEST FLOOR:
• 87'-0" ABV. LEVEL 1

SHEET INDEX

Table with columns: NO., SHEET NAME, REVISION, DATE. Includes sheets G001E through G030E.

Table with columns: NO., SHEET NAME, REVISION, DATE. Includes sheets G031E through G033E.

Table with columns: NO., SHEET NAME, REVISION, DATE. Includes sheets G034E through G036E.

Table with columns: NO., SHEET NAME, REVISION, DATE. Includes sheets G037E through G040E.

FAA SELF CERTIFICATION

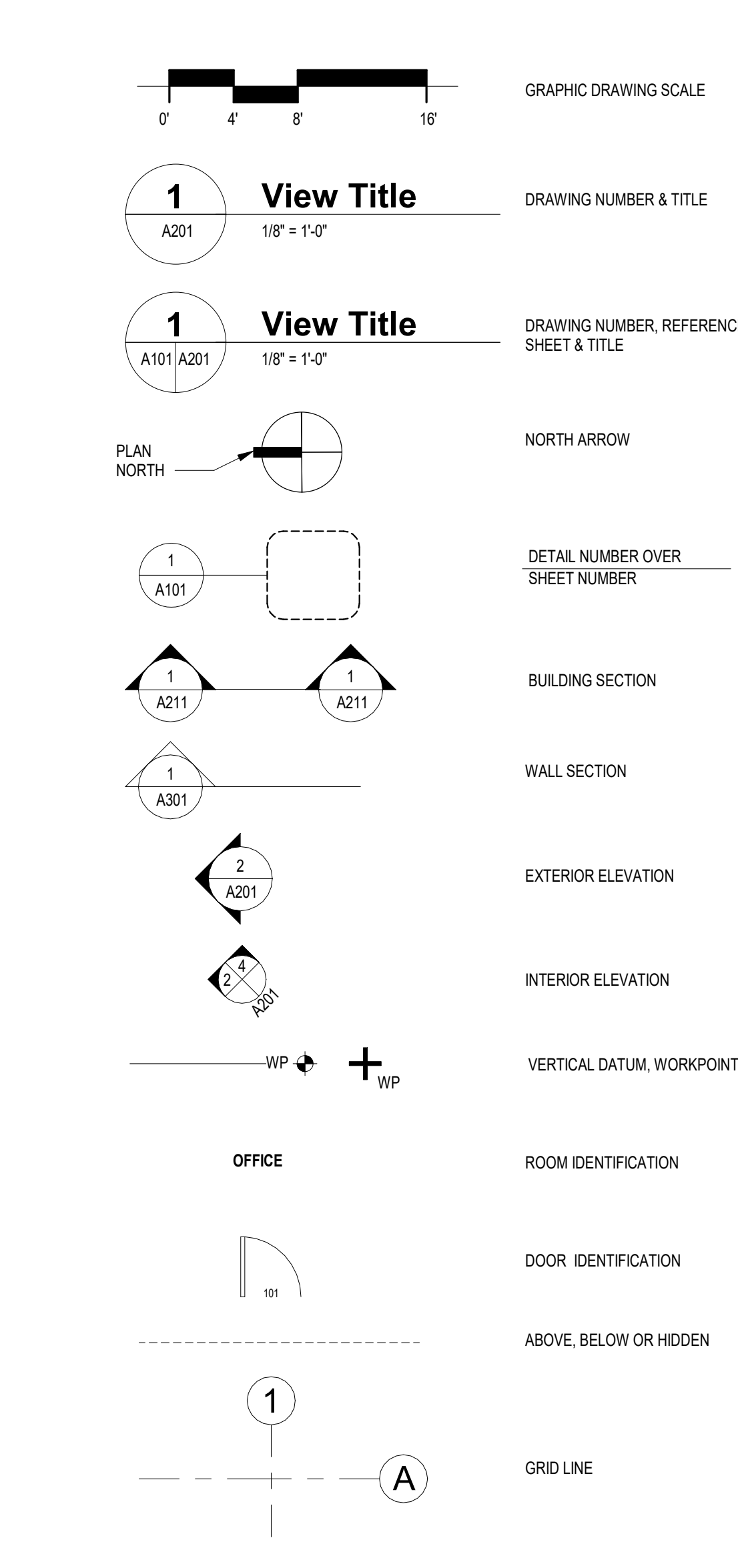
THE CITY WILL NOT REQUIRE NOTIFICATION TO THE FAA IF A PROFESSIONAL, LICENSED BY THE STATE OF CALIFORNIA TO PREPARE CONSTRUCTION DOCUMENTS, PROVIDES THE FOLLOWING CERTIFICATION ON THEIR PLANS ALONG WITH THEIR SIGNATURE AND REGISTRATION STAMP.

I, [Signature], DO HEREBY CERTIFY THAT THE STRUCTURES OR MODIFICATION TO EXISTING STRUCTURES SHOWN ON THESE PLANS DO NOT REQUIRE FEDERAL AVIATION ADMINISTRATION NOTIFICATION BECAUSE PER SECTION 715 (A) OF TITLE 14 OF THE CODE OF FEDERAL REGULATIONS CFR PART 77, NOTIFICATION IS NOT REQUIRED.

DEVIATION NOTE

DEVIATION TO 142.004 & 142.005 TO PROVIDE A PODIUM COURTYARD WITH 30% PLANTING AREA IN LIEU OF COMMERCIAL REMAINING YARD.

SYMBOLS LEGEND



CALGREEN (Table A5.602.2)

TIER 2 CHECKLIST
 Status: APPLICABLE

Application: This checklist shall be used for nonresidential projects that meet the following: new construction, or building additions of 1,000 square feet or greater, or building alterations with a permit value of \$500,000 or more pursuant to Section 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" in all mandatory and Tier 2 prerequisite measures in the appropriate column.
 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 (specify explanation)
 [N] = New construction pursuant to Section 301.3
 [A] = Additions and Alterations pursuant to Section 301.3

CHAPTER 5 DIVISIONS	REQ#	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	Y				
	Mandatory	Short-term bicycle parking	5.106.4.1.1	Y				
	Mandatory	Long-term bicycle parking	5.106.4.1.2 through 5.106.4.1.5	Y				
	Mandatory	Designated parking for clean air vehicles w/ footcotes and markings and staff identification	5.106.5.2	Y				
	Tier 2 Prerequisite	Designated parking—20% of parking capacity w/ parking staff	AS 106.5.1, AS 106.5.2, AS 106.5.3, AS 106.5.4	Y				
	Mandatory	Parking stall marking	5.106.5.2.1	Y				
	Mandatory	Single charging space requirements	5.106.5.3.1	Y				
	Mandatory	Multiple charging space requirements [N]	5.106.5.3.2	Y				
	Tier 2 Prerequisite	Electric vehicle (EV) charging [N] w/ associated electrical panel identification and designated parking allowance	AS 106.5.3.1, AS 106.5.3.2, AS 106.5.3.4	Y				
	Mandatory	EV charging space calculation [N] (with exceptions)	5.106.5.3.3	Y				
	Mandatory	[N] identification	5.106.5.3.4	Y				
	Mandatory	[N] electric charging spaces with note	5.106.5.3.5	Y				
	Mandatory	Light pollution reduction [N] (with exceptions, notes and tables)	5.106.8	Y				
	Mandatory	Grading and paving reception for additions and alterations not altering the drainage path	5.106.10.10	Y				
	Tier 2 Prerequisite	Cool roof (AS 106.11.2.2); SRI 82 when S 212, SRI 27 when S 212	AS 106.11.2	Y				
	Elective	Community connectivity	AS 103.1	Y	N			
	Elective	Brownfield or greenfield site redevelopment or infill area development	AS 103.2, AS 103.2.1	Y				
	Elective	Reduce development footprint and optimize open space	AS 104.1, AS 104.1.1, AS 104.1.2, AS 104.1.3	Y	N			
	Elective	Disassemble and reuse existing building structure (75%) with exceptions	AS 105.1.1	N				
	Elective	Disassemble and reuse existing nonstructural elements (50%) with exceptions	AS 105.1.2	N				
	Elective	Salvage	AS 105.1.3	Y				
	Elective	Storm water design	AS 105.2, AS 105.2.1, AS 105.2.2	N				
	Elective	Low Impact Development (LID)	AS 105.3, AS 105.3.1, AS 105.3.2	N				
	Elective	Charging rooms w/ note	AS 106.4.3	Y				
	Elective	Parking capacity w/ reduced parking capacity option	AS 106.6, AS 106.6.1	N				
	Elective	Exterior wall shading w/ fenestration and/or opaque wall area option	AS 106.7, AS 106.7.1, AS 106.7.2	N				
	Elective	Heat island effect	AS 106.12	Y				
	DIVISION 5.2 Energy Efficiency	Mandatory	Meet the minimum energy efficiency standard	5.201	Y			
		Tier 2 Prerequisite	Energy Performance—outdoor lighting power 90% of Part 6	AS 202.1.1.1	Y			
		Tier 2 Prerequisite	If applicable, sensor for water heating in restaurants of 6,000 gal or greater	AS 202.1.1.2	Y			
Tier 2 Prerequisite		Energy budget 90% or 85% of Part 6 calculated value of allowance	AS 202.1.2.2	Y				
Elective		On-site renewable energy (with documentation)	AS 211.1, AS 211.1.1	Y				
Elective		Green power	AS 211.3	Y				
Elective		Devices with car lights and fan	AS 212.1.1, AS 212.1.1.1	N				
Elective		Elevators	AS 212.1.2	N				
Elective		Controls that reduce energy	AS 212.1.4	N				
Elective		Steel framing	AS 212.1	N				
DIVISION 5.3 Water Efficiency and Conservation		Mandatory	Separate meters for new buildings or additions > 50,000 sq ft or consume more than 100 gal/day	5.303.1.1	Y			
		Mandatory	Separate meters for tenants in new buildings or additions that consume more than 100 gal/day	5.303.1.2	Y			
		Tier 2 Prerequisite	Water reduction Tier 2—20% or 25% savings over the 'water use baseline' in Table AS 302.2.2	AS 302.2.2.2 or AS 302.2.3.3	Y			
		Mandatory	Water closets shall not exceed 1.28 gallons per flush (gpf)	5.303.3.1	Y			
		Mandatory	Wall-mounted urinals shall not exceed 0.125 gpf	5.303.3.2.1	Y			
	Mandatory	Floor-mounted urinals shall not exceed 0.5 gpf	5.303.3.2.2	Y				
	Mandatory	Single showerhead shall have maximum flow rate of 1.8 gpm (gallons per minute) at 80 ps	5.303.3.3.1	Y				
	Mandatory	Multiple showerheads serving one shower shall have a combined flow rate of 1.8 gpm at 80 ps	5.303.3.3.2	Y				
	Mandatory	Nonresidential lavatory faucets	5.303.3.4.1	Y				
	Mandatory	Kitchen faucets	5.303.3.4.2	Y				
	Mandatory	Wash fountains	5.303.3.4.3	Y				
	Mandatory	Metering faucets	5.303.3.4.4	Y				
	Mandatory	Metering faucets for wash fountains	5.303.3.4.5	Y				
	Mandatory	Pre-rinse spray valves	5.303.3.4.6	Y				
	Mandatory	Food waste disposers	5.303.4.1	Y				
	Mandatory	Areas of restrooms or alterations	5.303.5	Y				
	Mandatory	Standards for plumbing fixtures and fittings	5.303.6	Y				
	Mandatory	Outdoor potable water use in landscape areas (with notes)	5.304.1	Y				
	Mandatory	Outdoor water supply systems (with Exceptions 1-4)	5.305.1	Y				
	Mandatory	Technical requirements for outdoor recycled water supply systems	5.305.1.2	Y				
	Elective	Nonpotable water systems for indoor use	AS 302.2.3.4	Y	N			
	Elective	Appliances and fixtures for commercial application	AS 303.3	Y				
	Elective	Nonwater supplied urinals	AS 303.4.1	N				
	Elective	Dual flushing	AS 303.5	N				
	Elective	Outdoor potable water use	AS 304.2	Y				
Elective	Restoration of areas disturbed by construction	AS 304.6	Y					
Elective	Previously developed sites (with exception)	AS 304.7	N					
Elective	Graywater irrigation system	AS 304.8	Y			MAYBE		
Elective	Nonpotable water systems	AS 305.1	Y			MAYBE		
Elective	Irrigation systems	AS 305.2	Y					
Tier 2 Prerequisite	Recycled content for 15% of total material cost	AS 405.4, AS 405.4.1, AS 405.4.2, AS 405.4.5	Y					
DIVISION 5.4 Material Conservation and Resource Efficiency (cont'd)	Mandatory	Weather protection	5.407.1	Y				
	Mandatory	Moisture control: sprinklers	5.407.2.1	Y				
	Mandatory	Moisture control: exterior door protection	5.407.2.2.1	Y				
	Mandatory	Moisture control: flashing	5.407.2.2.2	Y				
	Mandatory	Construction waste management—comply with other Sections 5.408.1.1, 5.408.1.2, 5.408.1.3 or more stringent local ordinance	5.408.1, 5.408.1.1, 5.408.1.2, 5.408.1.3	Y				
	Mandatory	Construction waste management: documentation	5.408.1.4	Y				
	Mandatory	Universal waste [A]	5.408.2	Y				
	Mandatory	Expanded soil and land clearing debris (100% reuse or recycle)	5.408.3	Y				
	Tier 2 Prerequisite	Enhanced construction waste reduction (85%—Tier 2 with verification)	AS 408.2.1.1, AS 408.2.1.2	Y				
	Elective	Recycling by occupants (with exception)	5.410.1	Y				
	Mandatory	Recycling by occupants: additions (with exception)	5.410.1.1	Y				
	Mandatory	Recycling by occupants: sample ordinance	5.410.1.2	Y				
	Mandatory	Commissioning new buildings (1: 50,000 sq ft)	5.410.2	Y				
	Mandatory	Owner's or Owner representative's Project Requirements (OPR) [N]	5.410.2.1	Y				
	Mandatory	Base of Design (BOD) [N]	5.410.2.2	Y				
Mandatory	Commissioning plan [N]	5.410.2.3	Y					
Mandatory	Functional performance testing [N]	5.410.2.4	Y					
Mandatory	Documentation and training [N]	5.410.2.5	Y					
Mandatory	Systems manual [N]	5.410.2.6.1	Y					

CHAPTER 5 DIVISIONS	REQ#	SECTION TITLE	CODE SECTION	Y	N	O	PLAN SHEET, SPEC. OR ATTACH REFERENCE	
DIVISION 5.4 Material Conservation and Resource Efficiency	Mandatory	Systems operation training [N]	5.410.2.5.2	Y				
	Mandatory	Commissioning report [N]	5.410.2.6	Y				
	Mandatory	Testing and adjusting for new buildings < 10,000 sq ft or new systems that serve additions or alterations [A]	5.410.4	Y				
	Mandatory	System Testing Plan for renewable energy, landscape irrigation and water reuse [A]	5.410.4.2	Y				
	Mandatory	Procedures for testing and adjusting	5.410.4.3	Y				
	Mandatory	Procedures for HVAC balancing	5.410.4.3.1	Y				
	Mandatory	Reporting for testing and adjusting	5.410.4.4	Y				
	Mandatory	Operation and maintenance O&M manual	5.410.4.5	Y				
	Mandatory	Inspection and reports	5.410.4.5.1	Y				
	Elective	Wood framing or CIVE (with note)	AS 404.1, AS 404.1.1, AS 404.1.2	Y	N			
	Elective	Regional materials	AS 405.1	Y				
	Elective	Bio-based materials	AS 405.2	Y				
	Elective	Ready renewable materials	AS 405.2.2	Y			MAYBE	
	Elective	Reused materials (with note)	AS 405.3	Y			MAYBE	
	Elective	Cement and concrete: cement	AS 405.5.1	Y				
	Elective	Cement and concrete: concrete with SCM & Mix design equation	AS 405.5.2.1, AS 405.5.2.2	Y				
	Elective	Cement and concrete: additional means of compliance	AS 405.5.1.1, AS 405.5.1.2, AS 405.5.1.3, AS 405.5.2.1, AS 405.5.2.2, AS 405.5.2.3, AS 405.5.2.4	Y	N			
	Elective	Choice of materials	AS 406.1, AS 406.1.1, AS 406.1.2, AS 406.1.3	Y				
	Elective	Life cycle assessment: general	AS 409.1	N			MAYBE	
	Elective	Whole building life cycle assessment	AS 409.2, AS 409.2.2	N				
	Elective	Materials and system assemblies	AS 409.3	N				
	Elective	Substitution for prescriptive standards	AS 409.4	N				
	Elective	Verification of compliance	AS 409.5	N				
	DIVISION 5.5	Mandatory	Fleeces	5.503.1	Y			O
		Mandatory	Woodstoves	5.503.1.1	Y			
		Mandatory	Temporary ventilation	5.504.1	Y			
		Mandatory	Covering of duct openings and protection of mechanical equipment during construction	5.504.2	Y			
		Mandatory	Adhesives, sealants, and caulks	5.504.3	Y			
		Mandatory	Paints and coatings	5.504.3.1	Y			
		Mandatory	Aerosol paints and coatings	5.504.3.1.1	Y			
Mandatory		Aerosol paints and coatings: ventilation	5.504.3.2	Y				
Mandatory		Carpet systems	5.504.4	Y				
Mandatory		Carpet adhesives	5.504.4.1	Y				
Mandatory		Carpet adhesives per Table 5.504.4.1	5.504.4.2	Y				
Mandatory		Composite wood products	5.504.4.5	Y				
Mandatory		Resilient flooring systems	5.504.4.6	Y				
Mandatory		Resilient flooring: verification of compliance	5.504.4.6.1	Y				
Tier 2 Prerequisite		Resilient flooring systems, Tier 2 (with verification of compliance)	AS 504.4.7, AS 504.4.7.2	Y				
Tier 2 Prerequisite	Thermal insulation, Tier 2 (with verification of compliance)	AS 504.4.8.1, AS 504.4.8.2	Y					
Mandatory	Fibers (with exceptions)	5.504.5.3	Y					
Mandatory	Environmental tobacco smoke (ETS) control	5.504.7	Y					
Mandatory	Indoor moisture control	5.505.1	Y					
Mandatory	Outside air delivery	5.505.2	Y					
Mandatory	Carbon dioxide (CO2) monitoring	5.505.2.1	Y					
Mandatory	Aeracoustic control (with exceptions)	5.507.4	Y					
Mandatory	Exterior noise transmission: prescriptive method (with exceptions)	5.507.4.1	Y					
Mandatory	Noise exposures where noise contours are not readily available	5.507.4.1.1	Y					
Mandatory	Performance method	5.507.4.2	Y					
Mandatory	Site features	5.507.4.2.1	Y					
Mandatory	Documentation of compliance	5.507.4.2.2	Y					
Mandatory	Interior sound transmission (with note)	5.507.4.3	Y					
Mandatory	Climate specifier and greenhouse gas reductions	5.508.1	Y					
Mandatory	Chlorofluorocarbons (CFCs)	5.508.1.1	Y					
Mandatory	Halons	5.508.1.2	Y			O		
Mandatory	Supermarket refrigerant leak reduction for retail food stores 8,000 square feet or more Sections 5.508.2 through 5.508.2.3	5.508.2, 5.508.2.1, 5.508.2.2, 5.508.2.3	Y					
Elective	Indoor air quality (IAQ) during construction	AS 504.1, AS 504.1.1, AS 504.1.2	Y					
Elective	IAQ postconstruction	AS 504.2	N					
Elective	IAQ testing	AS 504.2.1	Y					
Elective	Acoustical ceilings and wall panels (with verification of compliance)	AS 504.2.2, AS 504.2.3	Y					
Elective	Isolation of pollutant sources	AS 504.5	Y					
Elective	Hazardous particulates and chemical pollutants	AS 504.5.1	Y					
Elective	Emergency systems	AS 504.5.1.1	Y					
Elective	Lighting and thermal comfort controls	AS 507.1 through AS 507.1.2	Y					
Elective	Daylight	AS 507.2	Y					
Elective	Venues	AS 507.3	N					
Elective	Interior office spaces	AS 507.3.1	N					
Elective	Multi-occupant spaces (with exceptions)	AS 507.3.2	N					
Elective	Hydrofluorocarbons (HFCs)	AS 508.1.3	N					
Elective	Hydrochlorofluorocarbons (HCFCs)	AS 508.1.4	N					
Additional Measures		Select three (3) additional measures from any division					Additional measures: 1. 2. 3.	
Total number of Measures required for Tier 2				25				
Total number of Measures selected				25				

Documentation Author's Responsible Designer's Declaration Statement
 Check the appropriate boxes for the following:
 o Mandatory: I attest that the mandatory provisions checklist is accurate and complete.
 o 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.
 o 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.

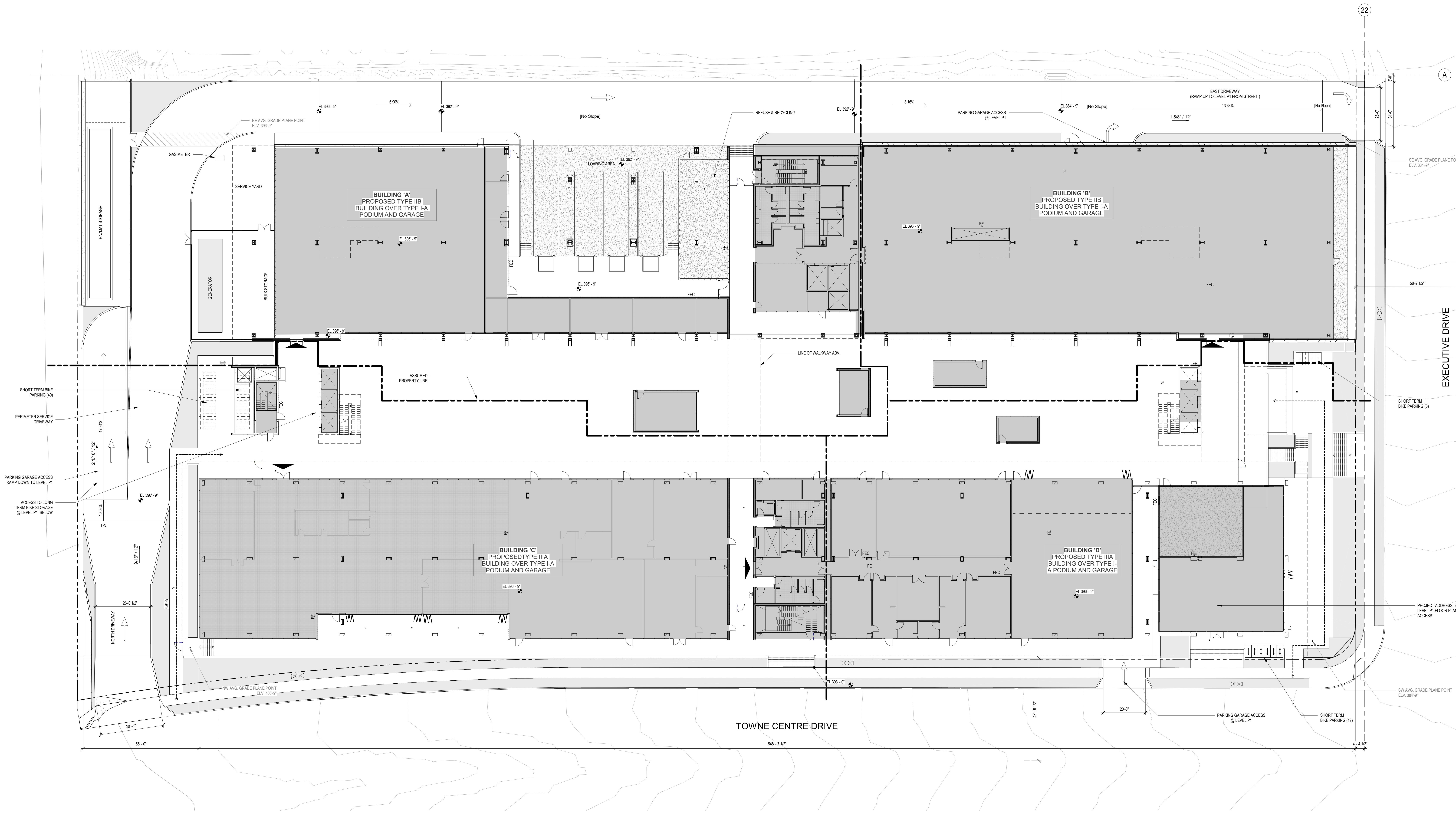
Signature: _____ Date: _____
 Company: ARE SD REGION NO. 20, LLC, By: Alexandra Real Estate Equities, L.P., By: _____ Date: _____
 Address: 5963, 9380 Towne Centre Dr. _____ Date: _____
 City/State/Zip: San Diego, CA 92121 Phone: 658.638.2800

LEED SCORECARD

1/26/2022 19:42

ARE Science Village

LEED-CS v4 Scorecard



1 ARCHITECTURAL SITE PLAN
G100 1/8" = 1'-0"

GENERAL SITE PLAN NOTES		LEGEND	
1.	SEE LANDSCAPE SHEET L110 FOR LANDSCAPE AND HARDSCAPE PLAN.	---	PROPERTY LINE
2.	SEE CIVIL SHEET C200 FOR CIVIL/GRADING PLAN.	- - - - -	ASSUMED PROPERTY LINE
3.	ALL MECHANICAL EQUIPMENT, TRUCK STORAGE, SERVICE AREAS AND UTILITY APPOINTMENTS, SHALL BE SCREENED FROM PUBLIC VIEW. SCREENING MAY INCLUDE WALLS AND LANDSCAPING.	---	LIMIT-OF-WORK LINE
4.	PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER PERS POLICY P-20.4 (P.C. 20.1-4).	---	ACCESSIBLE PATH OF TRAVEL
5.	NO EXISTING OR PROPOSED EASEMENTS ON SITE.	⊕	FIRE HYDRANT SEE C200 FOR MORE INFO.
6.	NO OBSTRUCTION INCLUDING LANDSCAPING OR SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 36" IN HEIGHT.	▲	BUILDING MAIN ENTRY

SHEET INDEX LINK: G002

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ALEXANDRIA

STAMP

KEY PLAN
A B
C D

Alexandria Science Village
9393 Towne Centre Drive,
San Diego, California 92121

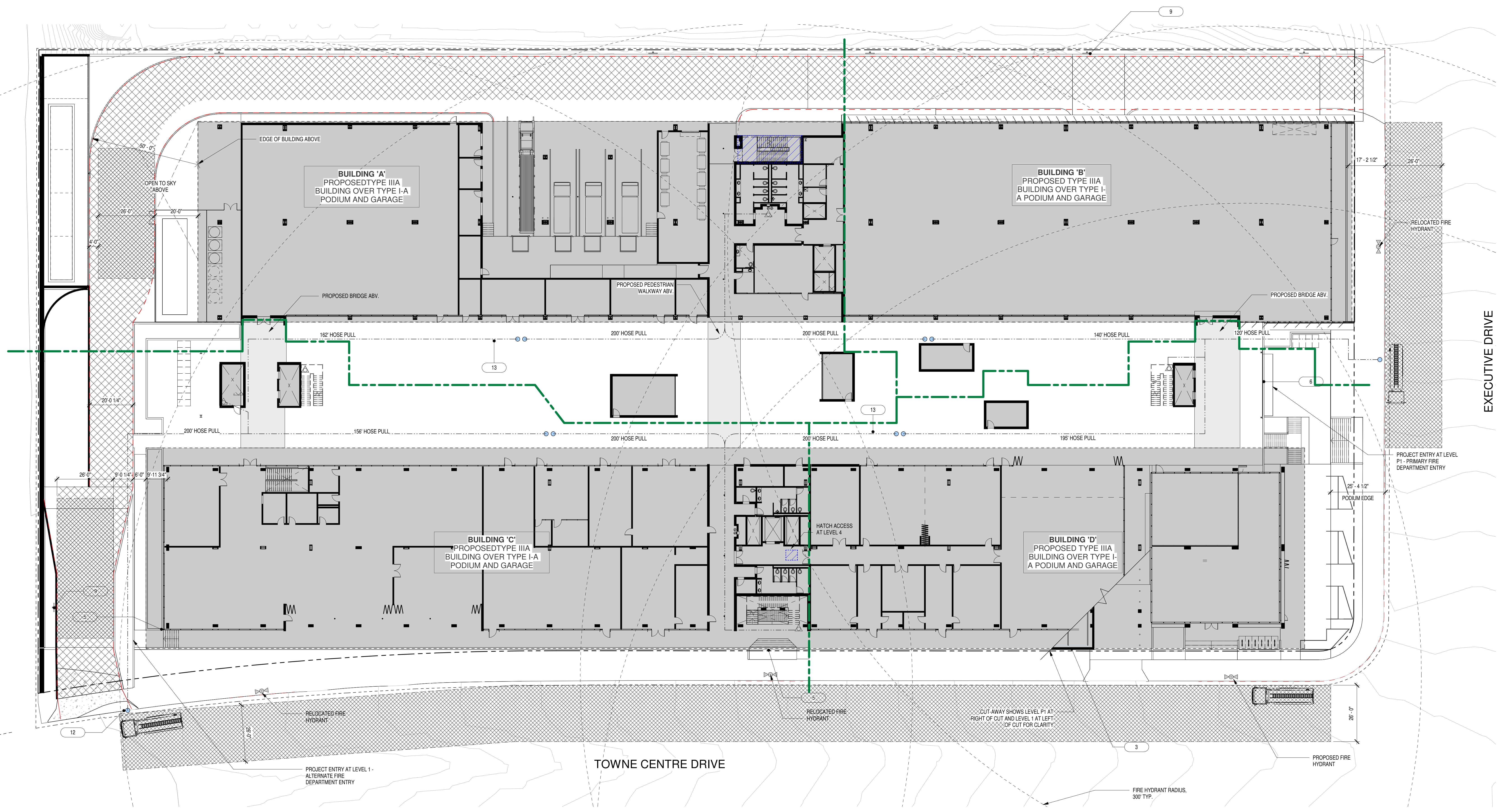
SUBMITTAL
SUBMITTAL PACKAGE
04/18/22

REVISIONS	No.	Description	Date

Drawn: _____
Checked: _____
MJH Proj No.: A19.0087.00
Issue Date: 04/18/22

SHEET
ARCHITECTURAL SITE PLAN

G100



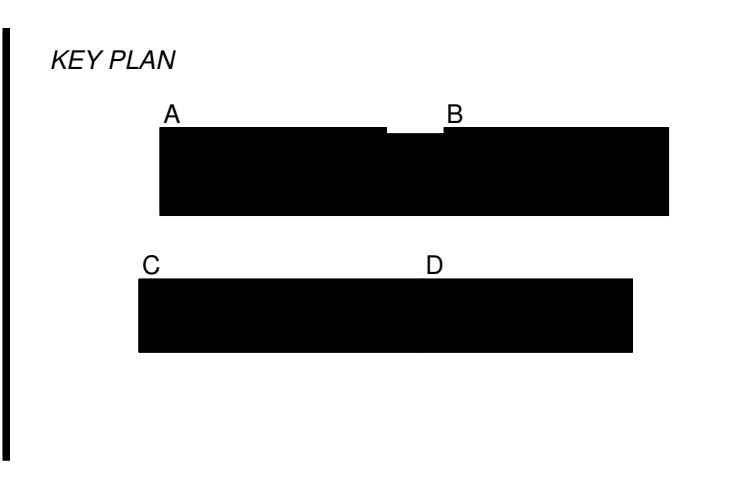
1 FIRE ACCESS SITE PLAN
G101 1" = 20'-0"

GENERAL FIRE ACCESS PLAN NOTES		KEYNOTES		LEGEND					
<p>SITE DEVELOPMENT/FIRE DEPARTMENT NOTES</p> <p>1. APPROVED DOCUMENTS: CONSTRUCTION DOCUMENTS APPROVED BY THE FIRE CODE OFFICIAL ARE APPROVED WITH THE INTENT THAT SUCH CONSTRUCTION DOCUMENTS COMPLY IN ALL RESPECTS WITH THIS CODE. REVIEW AND APPROVAL BY THE FIRE CODE OFFICIAL SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THE CODE (CFC 106.4.6)</p> <p>2. ACCESS ROADS:</p> <p>a. FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION (2016 CFC 501.4)</p> <p>b. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES (2016 CFC 503.2.3)</p> <p>c. DEAD END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 100 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS (CFC 503.2.5)</p> <p>d. PROVIDE FIRE ACCESS ROADWAY SIGNS OR RED CURBS IN ACCORDANCE WITH FHPS POLICY A-08.1</p> <p>3. STREET OR ROAD SIGNS: TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT, AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS. (2016 CFC 505.2)</p> <p>4. ADDRESS: PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS P-004</p> <p>5. FIRE EQUIPMENT LOCATION: POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS ACCESS SIDE OF THE BUILDING.</p> <p>6. HYDRANTS:</p> <p>a. CLEAR SPACE AROUND HYDRANTS - A 3 FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS EXCEPT AS OTHERWISE REQUIRED OR APPROVED (2016 CFC 507.5.5)</p> <p>b. PHYSICAL PROTECTION: WHERE FIRE HYDRANTS ARE SUBJECT TO IMPACT BY A MOTOR VEHICLE, GUARD POSTS, OR OTHER APPROVED MEANS SHALL COMPLY WITH SECTION 312 (2016 CFC 507.5.6)</p>		<p>17. SECURITY GATES:</p> <p>a. WHERE SECURITY GATES ARE INSTALLED, THEY SHALL HAVE AN APPROVED MEANS OF EMERGENCY OPERATION</p> <p>b. THE SECURITY GATES AND EMERGENCY OPERATION SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES</p> <p>c. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 320</p> <p>d. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED, AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F 2200</p> <p>18. LANDSCAPING:</p> <p>a. VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIRE FIGHTING PURPOSES</p> <p>b. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS, OR SIRENS</p> <p>19. AERIAL LADDER ACCESS: WHEN ADJACENT TO BUILDINGS THAT ARE GREATER THAN 30 FEET IN HEIGHT ABOVE NATURAL GRADE, THE ACCESS ROADWAY SHALL HAVE A MINIMUM WIDTH OF 26 FEET. THE LOCATION SHALL BE 15-30 FEET FROM THE BUILDING AND SHALL BE POSITIONED PARALLEL TO ONE ENTIRE SIDE OF THE BUILDING (LONGEST SIDE)</p> <p>20. BRUSH MANAGEMENT: ALL NEW CONSTRUCTION IN THE VERY HIGH SEVERITY ZONE IS SUBJECT TO BRUSH MANAGEMENT REQUIREMENTS. FIRE MITIGATION IS REQUIRED IF 100 FT OF DEFENSIBLE SPACE CAN NOT BE PROVIDED. 3% OF ZONE 1 AND 8% OF ZONE 2 PROJECTS SUBJECT TO FIRE MITIGATION ARE BASED ON LANDSCAPING REVIEW. SEE FIRE DEPARTMENT POLICY 9-101, SANDGEO SO/FIRE SERVICES AND PROGRAMS, BRUSH MANAGEMENT AND WEED ABATEMENT, BRUSH MITIGATION ZONES</p> <p>21. CFC CHAPTER 23: ALL BUILDINGS AND SITES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 23 OF THE CFC</p> <p>22. ELEVATOR GURNEY: CFC SEC 3002.44 - GENERAL STRETCHER REQUIREMENTS: ALL BUILDINGS AND STRUCTURES WITH ONE OR MORE PASSENGER SERVICE ELEVATORS SHALL BE PROVIDED WITH NOT LESS THAN ONE MEDICAL EMERGENCY SERVICE ELEVATOR TO ALL LANDINGS MEETING THE PROVISIONS OF SECTION 3002.4A</p>		<p>23. ELEVATOR OPERATION: COMPLETE PLANS AND SPECIFICATIONS FOR THE OPERATION OF ELEVATORS UNDER FIRE OR OTHER EMERGENCY CONDITIONS SHALL BE SUBMITTED TO LIFE SAFETY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION (CFC SEC 3002)</p> <p>24. EQUIPMENT: FIRE PROTECTION EQUIPMENT SHALL BE IDENTIFIED IN AN APPROVED MANNER. ROOMS CONTAINING CONTROLS FOR A.C. SYSTEMS, SPRINKLER RISERS AND VALVES, OR OTHER FIRE DETECTION, SUPPRESSION OR CONTROL ELEMENTS SHALL BE IDENTIFIED FOR THE USE OF THE FIRE DEPARTMENT. APPROVED SIGNS REQUIRED TO IDENTIFY FIRE PROTECTION EQUIPMENT AND EQUIPMENT LOCATION SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALLED AND READILY VISIBLE</p> <p>25. EXTERIOR DOORS: EXTERIOR DOORS AND OPENINGS REQUIRED BY THIS CODE OR THE CFC SHALL BE MAINTAINED READILY ACCESSIBLE FOR EMERGENCY ACCESS BY THE FIRE DEPARTMENT. AN APPROVED ACCESS WALKWAY LEADING FROM FIRE APPARATUS ACCESS ROADS TO EXTERIOR OPENINGS SHALL BE PROVIDED WHEN REQUIRED BY THE FIRE CODE OFFICIAL (CFC SEC 504)</p> <p>26. GATED ACCESS: AN APPROVED VEHICLE DETECTOR SYSTEM WITH INOX KEY/WITNOID OVERRODE SATISFACTORY TO THE FIRE MARSHAL SHALL BE PROVIDED ON ALL VEHICLE MAN ENTRY AND EMERGENCY ENTRY POINTS TO THE PROJECT (CFC SEC 506)</p> <p>27. HAMMERHEADS/TURNAROUNDS: HAMMERHEADS/TURNAROUNDS SHOULD BE PROVIDED PER APPENDIX D CFC FIGURE D1023 TURN RADII - 30' INSIDE AND 30' OUTSIDE (POLICY A-14.1)</p> <p>28. HOSE PULL: REQUIRED HOSE PULLS TO ALL PORTIONS OF THE EXTERIOR OF THE BUILDING/BUILDINGS PER POLICY A-14.2</p> <p>29. RED CURB AREAS: THE REQUIRED WIDTH OF ACCESS ROADWAYS SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES, WHERE NO SPACE IS PROVIDED FOR PARKING ALONG ACCESS ROADWAYS, THEY SHALL BE KEPT CLEAR BY THE POSTING OF SIGNS OR THE PAINTING OF CURBS PER POLICY A-14.1</p> <p>30. STAIRWAY ACCESS TO ROOF: CFC 504.3 NEW BUILDINGS FOUR OR MORE STORIES ABOVE GRADE PLANE, EXCEPT THOSE WITH A ROOF SLOPE GREATER THAN 4:12 SHALL BE PROVIDED WITH A STAIRWAY TO THE ROOF IN ACCORDANCE WITH 1011.12 EXCEPT IN BUILDINGS WITH AN OCCUPIED ROOF, A ROOF HATCH PER CFC 1011.12.2 IS ACCEPTABLE. STAIRWAYS SHALL BE MARKED AT STREET AND FLOOR LEVELS WITH SIGNS INDICATING THAT THE STAIRWAY CONTINUES TO THE ROOF PER CFC 1023.9-1023.9.1</p> <p>31. WALKWAY FROM APPARATUS: AN APPROVED ACCESS WALKWAY LEADING FROM FIRE APPARATUS ACCESS ROADS TO EXTERIOR OPENINGS REQUIRED BY THE FIRE OR THE BUILDING CODE SHALL BE PROVIDED. CFC 504.1</p>		<p>32. FIRE COMMAND CENTER: FIRE COMMAND CENTER SHALL COMPLY WITH NFPA 72 AND SHALL CONTAIN THE FEATURES LISTED IN CFC SECTION 908</p> <p>33. PROVIDE AN APPROVED KEY INOX BOX IN AN APPROVED LOCATION. SEE FIRE DEPARTMENT POLICY K-14.2</p> <p>FIRE ALARM EXTINGUISHING SYSTEMS</p> <p>24. STANDPIPE SYSTEMS SHALL COMPLY WITH FIRE DEPARTMENT REQUIREMENTS OF C.F.C. SEC. 905</p> <p>25. INSTALLATION OF AUTOMATIC FIRE SPRINKLER SYSTEMS SHALL COMPLY WITH C.F.C. SEC. 903</p> <p>26. ALL FIRE ALARM SYSTEMS SHALL BE INSTALLED IN COMPLIANCE WITH THE C.F.C. AND C.F.C. SEC. 903</p> <p>27. COMPLETE PLANS AND SPECIFICATIONS FOR THE FIRE ALARM SYSTEMS, FIRE EXTINGUISHING SYSTEMS, INCLUDING AUTOMATIC SPRINKLERS AND WET AND DRY STANDPIPES, ETC., AND OTHER FIRE PROTECTION APPURTENANCES THERETO SHALL BE SUBMITTED TO LIFE AND SAFETY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION (C.F.C. CHAPTER 9)</p> <p>28. ALL VALVES CONTROLLING THE WATER SUPPLY FOR AUTOMATIC SPRINKLER SYSTEMS, PUMPS, TANKS, WATER LEVELS, AND TEMPERATURES, CRITICAL AIR PRESSURES, AND WATER FLOW SWITCHES ON ALL SPRINKLER SYSTEMS SHALL BE ELECTRICALLY SUPERVISED PER C.F.C. 903.4</p> <p>29. SIGNALS AND ALARMS SHALL BE PROVIDED PER C.F.C. 903.4.1 AND 903.4.2</p> <p>30. INSTALLATION OF FIRE ALARMS SHALL BE IN ACCORDANCE WITH C.F.C. SECTION 907</p> <p>31. STANDPIPE DURING CONSTRUCTION: EVERY BUILDING FOUR STORIES OR MORE IN HEIGHT SHALL BE PROVIDED WITH NOT LESS THAN ONE STANDPIPE FOR LIFE DURING CONSTRUCTION INSTALLED IN ACCORDANCE WITH CFC 3013.1. STANDPIPES SHALL BE INSTALLED WHEN THE PROGRESS OF CONSTRUCTION IS NOT MORE THAN 40 FEET IN HEIGHT ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT ACCESS (CFC 3013.1)</p> <p>32. STANDPIPES: A CLASS I STANDPIPE OUTLET CONNECTION IS REQUIRED IN OCC. OF 4 OR MORE STORES AT EVERY FLOOR LEVEL CONNECTION OF EVERY REQUIRED STAIRWAY ABOVE OR BELOW GRADE. OUTLETS AT STAIRWAYS SHALL BE LOCATED WITHIN THE EOT ENCLOSURE OR, IN THE CASE OF PRESSURIZED ENCLOSURES, WITHIN THE VESTIBUL OR EXTERIOR BALCONY, GIVING ACCESS TO THE STAIRWAY. THERE SHALL BE AT LEAST 1 OUTLET ABOVE THE ROOF LINE WHEN THE ROOF HAS A SLOPE OF LESS THAN 4:12 UNLESS HORIZONTAL. IN BUILDINGS WHERE MORE THAN 1 STANDPIPE IS PROVIDED, THE STANDPIPES SHALL BE INTERCONNECTED. CFC 905</p>		<p>33. EXTINGUISHERS: AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2-A-10-B SHALL BE PROVIDED WITHIN 75 FEET MAXIMUM TRAVEL DISTANCE FOR EACH 6,000 SF OR PORTION THEREOF ON EACH FLOOR. CFC SEC 908</p> <p>34. EXTINGUISHERS CONSTRUCTION: STRUCTURES UNDER CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE PROVIDED WITH NOT LESS THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER IN ACCORDANCE WITH SECTION 908 AND 909 FOR NOT LESS THAN ORDINARY HAZARD (O) AS FOLLOWS:</p> <p>a. AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED.</p> <p>b. IN EVERY STORAGE AND CONSTRUCTION SHED</p> <p>c. ADDITIONAL PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WHERE SPECIAL HAZARDS EXIST INCLUDING, BUT NOT LIMITED TO, THE STORAGE AND USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS. CFC 3015</p> <p>FIRE HYDRANTS</p> <p>35. FIRE HYDRANTS SHALL COMPLY WITH THE FIRE DEPARTMENT FOR REQUIREMENTS FOR ON-SITE FIRE HYDRANTS. FIRE AND LIFE SAFETY F.P.B. POLICY F-80.1 AND C.F.C. SEC. 508 AND 81.5</p> <p>36. SAN DIEGO MUNICIPAL CODE SECTION 55.007 ITEM (C) HYDRANT LOCATIONS SHALL BE IDENTIFIED BY THE INSTALLATION OF REFLECTIVE BLUE COLORED MARKERS. SUCH MARKERS SHALL BE AFFIXED TO THE ROADWAY SURFACE APPROXIMATELY CENTERED BETWEEN CURBS AND AT RIGHT ANGLE TO THE HYDRANT.</p> <p>37. ON-SITE FIRE HYDRANTS SHALL COMPLY WITH FIRE DEPARTMENT REQUIREMENTS AND C.F.C. SEC. 508 AND 801.4</p> <p>38. ALL EXISTING FIRE HYDRANTS SHOWN WITHIN 600' ON THE FIRE ACCESS PLAN MUST REACH ALL PORTIONS OF THE EXTERIOR OF THE BUILDING/BUILDINGS WITHIN A 300' RADIUS. 30' ORDNANCE 1792</p> <p>39. SEE CIVIL PLANS FOR ALL EXISTING FIRE HYDRANT LOCATIONS.</p> <p>DISCRETIONARY PLAN REVIEW</p> <p>40. A "DISCRETIONARY PLAN REVIEW" IS CONCEPTUAL BY DEFINITION, AND AS SUCH DOES NOT CONSTITUTE AN APPROVAL FOR FIRE ACCESS. IT SHALL THEREFORE BE INCUMBENT OF THE APPLICANT TO ENSURE THAT A FIRE PLAN REVIEW CYCLE IS PROVIDED DURING THE "MINISTERIAL" REVIEW. ALSO, AN "EXHIBIT A" PACKAGE WITH OR WITHOUT A FIRE ACCESS PLAN DOES NOT CONSTITUTE AN APPROVED FAP FOR ISSUANCE OF CONSTRUCTION BUILDING PERMIT.</p>	

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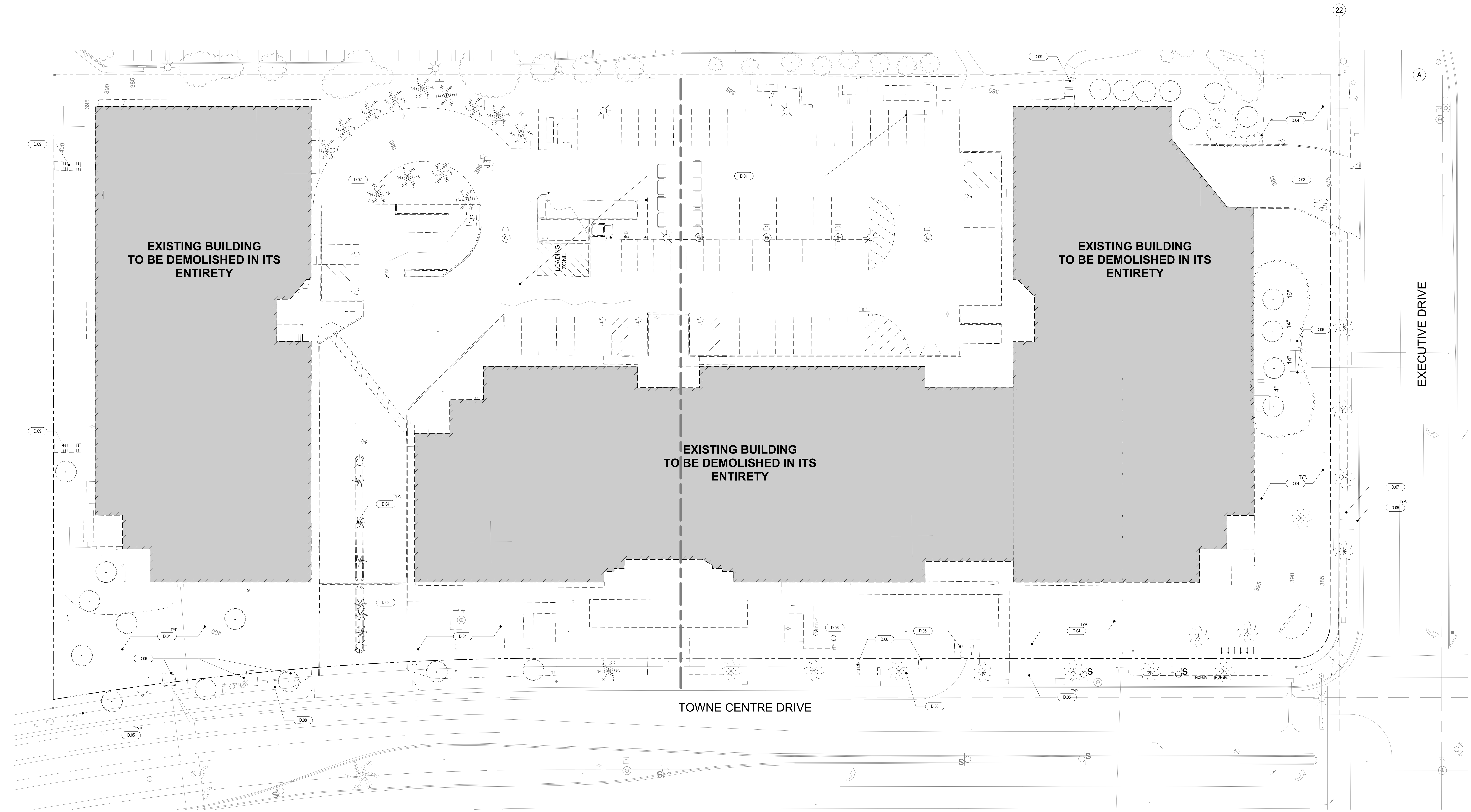
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Issue Date: 02/22/22

FIRE ACCESS SITE PLAN

G101



1 DEMOLITION SITE PLAN
G110 1/8" = 1'-0"

GENERAL DEMOLITION PLAN NOTES

1. THE CONTRACTOR SHALL PROVIDE ALL DEMOLITION NECESSARY TO ACCOMPLISH ALL NEW WORK.
2. INTENT. THE INTENT OF THE DEMOLITION DRAWINGS AND SPECIFICATIONS IS TO INCLUDE ALL LABOR, MATERIALS AND SERVICES NECESSARY FOR COMPLETION OF ALL DEMOLITION SHOWN. THE SCOPE OF DEMOLITION WORK IS GENERAL IN NATURE. THE CONTRACTOR IS RESPONSIBLE FOR VISITING THE JOB SITE TO VERIFY THE EXISTING CONDITIONS. ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT. ANY WORK DEMOLISHED WITHOUT FIRST OBTAINING SUCH CLARIFICATION SHALL BE CORRECTED BY CONTRACTOR AT HIS OWNERS RISK.
3. SAFETY. DEMOLITION SHALL COMPLY WITH ANSISASSE A10.8 "SAFETY REQUIREMENTS FOR DEMOLITION OPERATIONS".
4. ACCESS. DURING DEMOLITION AND REMOVAL OF DEBRIS, ENSURE MINIMUM INTERFERENCE WITH EXISTING STREETS, WALKS, AND OTHER ADJACENT OCCUPIED AREAS OR FACILITIES. MAINTAIN REQUIRED EGRESS PATHWAYS.
5. OPERATIONS. PERFORM DEMOLITION IN AN ORDERLY MANNER. UPON COMPLETION, CLEAN ENTIRE AREA OF DEMOLITION TO A TYP. UNIFORM CONDITION, REMOVING ALL DEBRIS, DUST AND ASSOCIATED MATERIALS.
6. NOISE CONTROL. CONTRACTOR TO MEET WITH BUILDING OWNER/TENANT TO ESTABLISH CONSTRUCTION NOISE RESTRICTIONS IF REQUIRED.
7. DUST CONTROL. USE INDUSTRY ACCEPTED STANDARDS AND GOVERNMENT REQUIRED REGULATIONS TO PREVENT SPREAD OF DUST TO ADJACENT AREAS. CONTRACTOR SHALL SUPPLY NEGATIVE PRESSURIZATION IN ALL LOCATIONS OF DEMOLITION WORK. CLEAN AREA OF DEMOLITION OF ALL DUST AND DEBRIS AT THE END OF EACH WORKDAY.
8. SEPARATION. ALL DEMOLITION WORK INCLUDED IN THE DRAWINGS AND SPECIFICATIONS REQUIRES SEPARATION BETWEEN OCCUPIED AREAS AND THE AREA UNDER DEMOLITION. CONTRACTOR TO PROVIDE PLASTIC SHEATHED JEST PARTITIONS FOR ALL INTERIOR DEMOLITION WORK SHOWN ON PLAN. ATTACH PLASTIC TO STUDS FROM FLOOR TO CEILING, PROVIDING A TIGHT SEAL AT THE TOP AND BOTTOM OF THE PARTITION.
9. SALVAGE. COORDINATE ANY SALVAGE REQUIREMENTS FOR EQUIPMENT, SERVICES, OR ITEM SCHEDULED WITH OWNER PRIOR TO DEMOLITION. ALL EXISTING DOORS AND WINDOW ASSEMBLIES SCHEDULED TO BE REMOVED ARE TO BE SAVED FOR POSSIBLE RELOCATION OR RETURNED TO BUILDING OWNER. ALL ITEMS TO BE REMOVED SUCH AS FIRE EXTINGUISHERS, STAIR COMPONENTS, PLUMBING FIXTURES, LIGHT FIXTURES, DOORS, WINDOWS, ETC., SHALL BE PRESERVED AND STORED PER OWNERS REQUEST.
10. WASTE DISPOSAL. ALL DEMOLISHED OR REMOVED MATERIALS SHALL BE LEGALLY DISPOSED OF OFF-SITE. CONTRACTOR SHALL COMPLY WITH ALL LOCAL WASTE HAULING AND DISPOSAL REQUIREMENTS.
11. HAZARDOUS MATERIALS AND ASBESTOS. CONTRACTOR IS TO REVIEW WITH THE OWNER THE STATUS OF ANY EXISTING MATERIALS TO BE DEMOLISHED AND REMOVED TO CONFIRM THAT ALL HAVE BEEN TESTED OR CONFIRMED TO CONTAIN NO HAZARDOUS MATERIALS. DISCOVERY OF ANY EXISTING HAZARDOUS MATERIALS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNERS PROJECT REPRESENTATIVE.
12. UTILITIES. EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION. PROVIDE MINIMUM OF 72 HOURS ADVANCE NOTICE TO OWNER IF A SYSTEM SHUTDOWN IS NECESSARY.
13. ELECTRICAL / DATA. CONTRACTOR SHALL PRESERVE AND PROTECT THE EXISTING ELECTRICAL, TELEPHONE AND DATA OUTLETS ALONG WITH THE CONDUIT AND CONDUCTORS FROM OUTLET LOCATION TO THE PANELS WHICH FEED THEM. ALL SYSTEMS ARE TO REMAIN UNLESS OTHERWISE NOTED ON THE ELECTRICAL SHEETS. EXISTING CONDUITS TO BE DEMOLISHED SHALL BE CAPPED AT POINT OF ORIGIN.
14. MECHANICAL / PLUMBING. EXISTING DUCT WORK, PIPING, AND PLUMBING TO BE DEMOLISHED SHALL BE CAPPED AT POINT OF ORIGIN.
15. REFER TO CIVIL, ELECTRICAL, & PLUMBING DRAWINGS FOR SPECIFIC DEMOLITION NOTES AND FURTHER REQUIREMENTS.

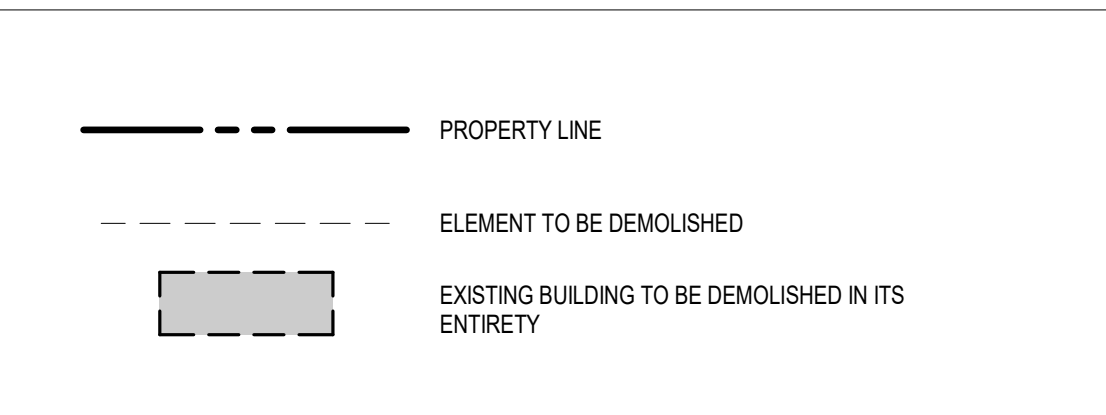
EXISTING BUILDING GROSS AREA

NORTH BUILDING (8393 TOWNE CENTRE DR)	42,074 SF
WEST BUILDING (8373 TOWNE CENTRE DR)	53,256 SF
SOUTH BUILDING (8363 TOWNE CENTRE DR)	43,070 SF
TOTAL	138,400 SF

KEYNOTES

KEY	DESCRIPTION
D.01	EXISTING PARKING PAVING, CURBS, LIGHTING AND PLANTING TO BE REMOVED
D.02	EXISTING BELOW GRADE PARKING STRUCTURE TO BE DEMOLISHED IN ITS ENTIRETY
D.03	EXISTING DRIVEWAY TO BE REMOVED
D.04	EXISTING LANDSCAPE TO BE REMOVED
D.05	EXISTING CURB AND SIDEWALK TO BE REMOVED
D.06	EXISTING UTILITY TO BE REMOVED
D.07	EXISTING FIRE HYDRANT REMOVED
D.08	EXISTING FIRE BFP W/ FDC REMOVED
D.09	EXISTING UTILITY TO BE REMOVED

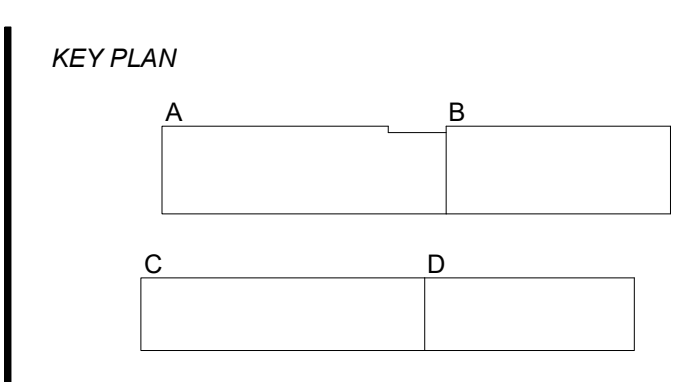
LEGEND



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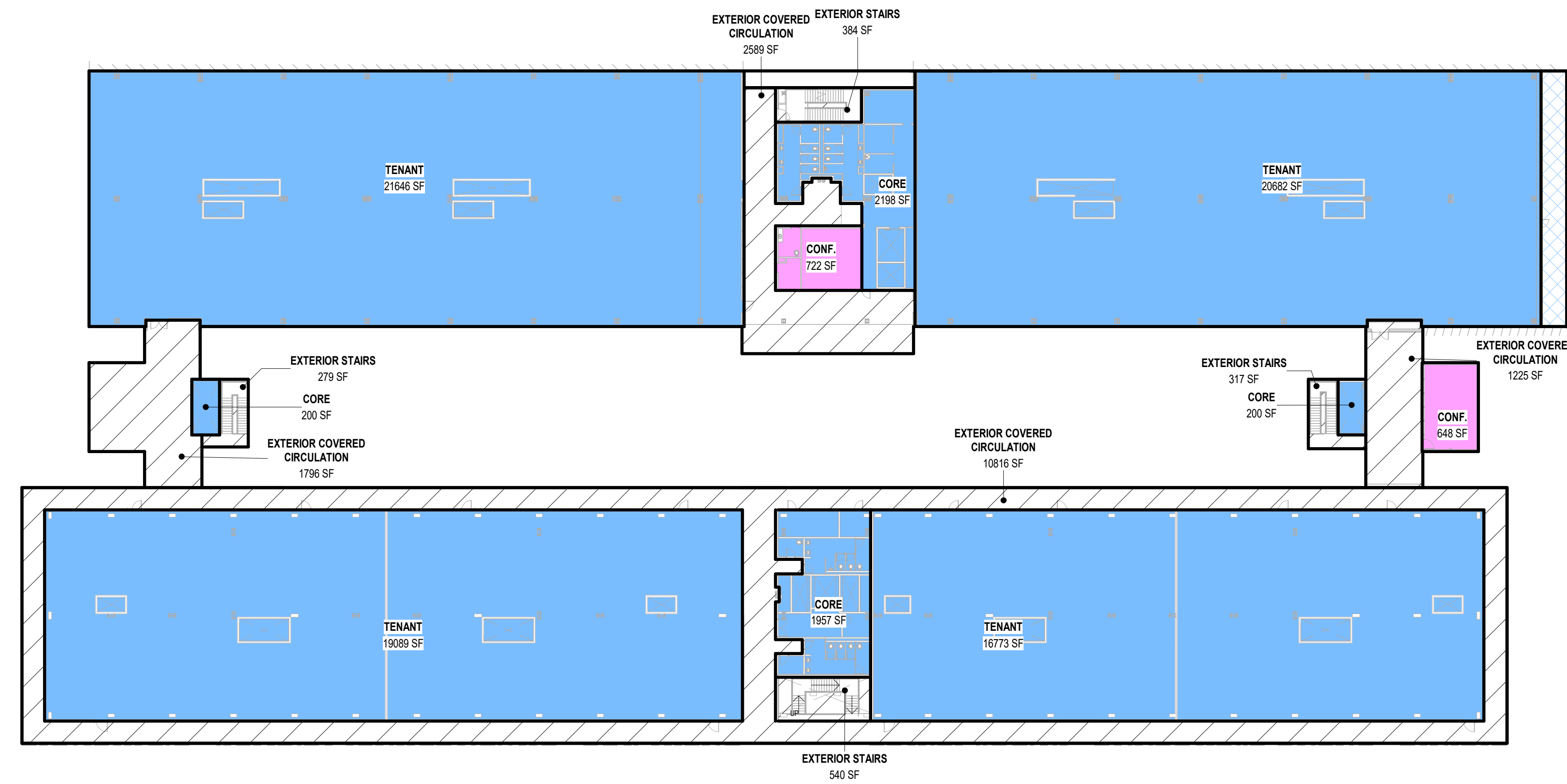
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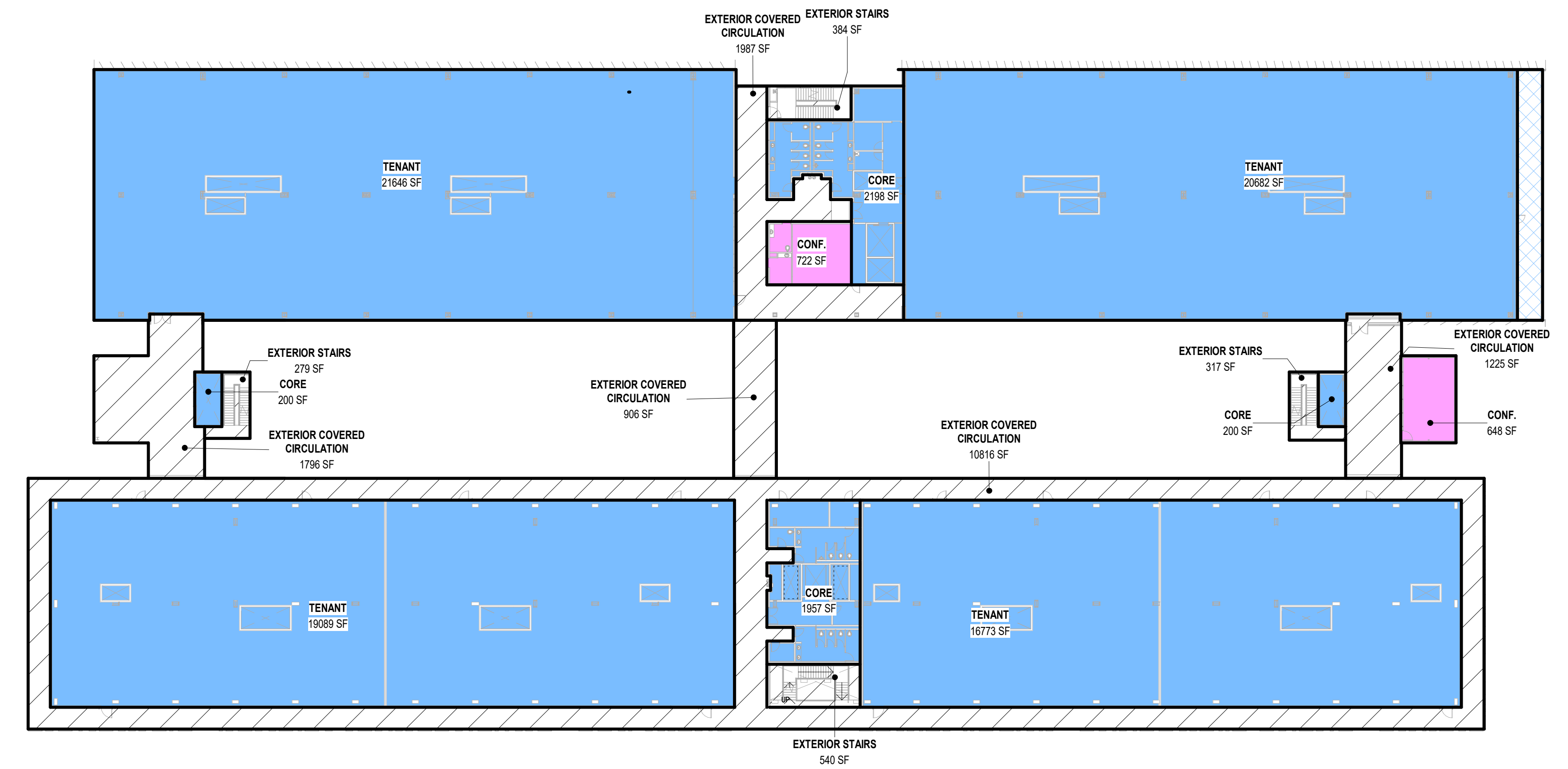
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SHEET
DEMOLITION SITE PLAN

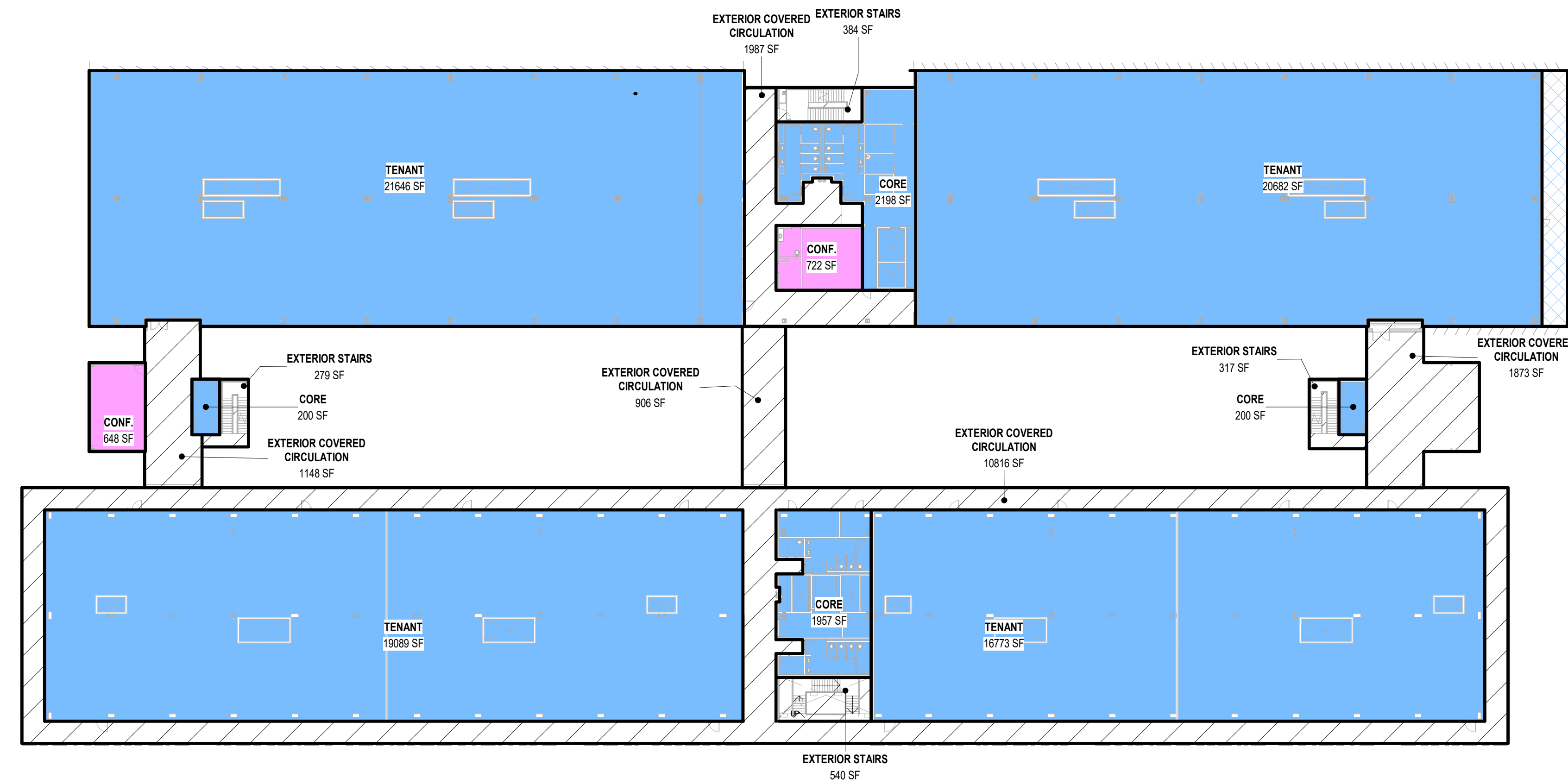
G110



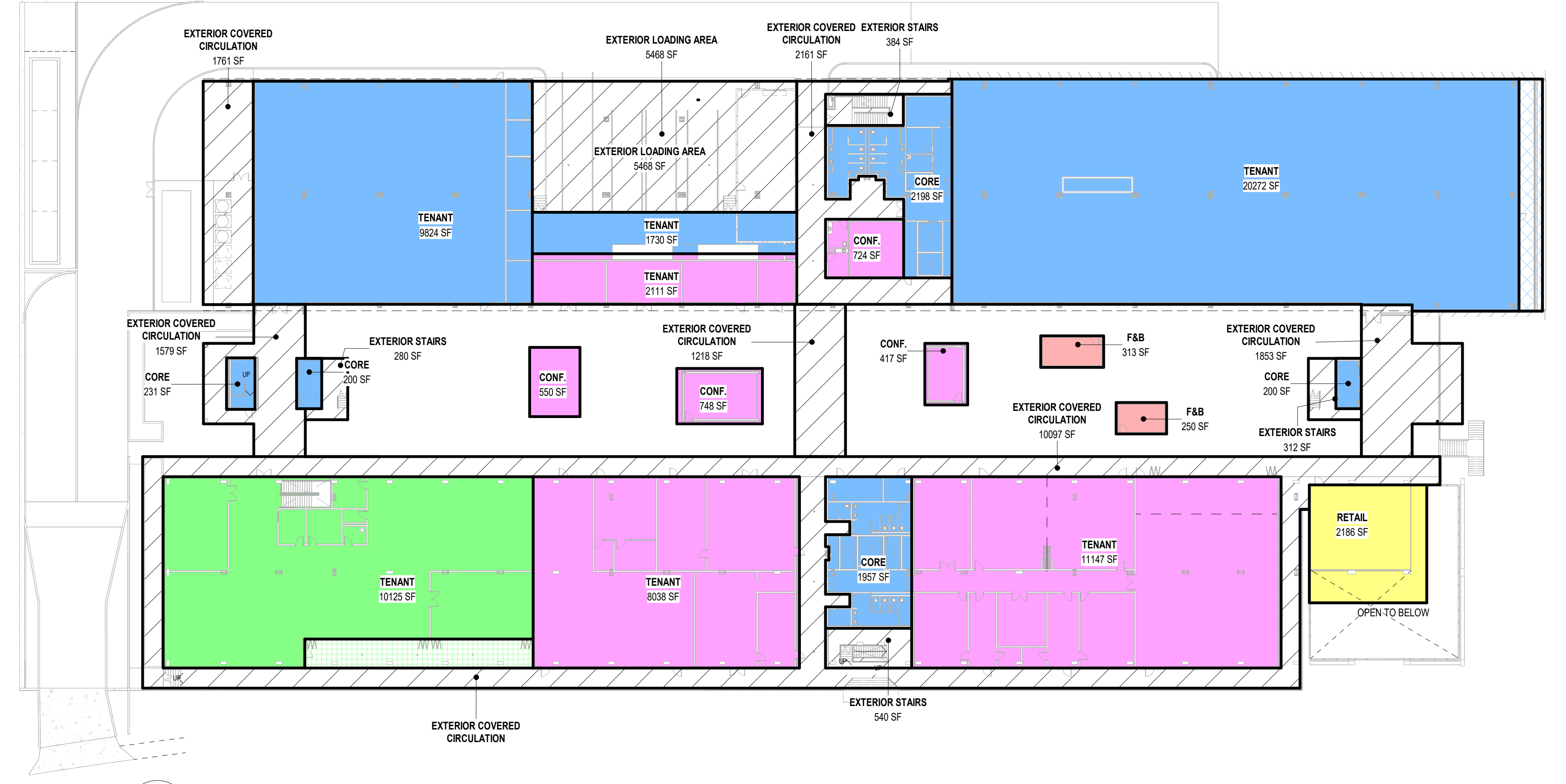
4 LEVEL 4 ZONING AREA PLAN
G202 1/32" = 1'-0"



2 LEVEL 2 ZONING AREA PLAN
G202 1/32" = 1'-0"



3 LEVEL 3 ZONING AREA PLAN
G202 1/32" = 1'-0"



1 LEVEL 1 ZONING AREA PLAN
G202 1/32" = 1'-0"

GROSS LEASABLE AREA (PER LAND USE)		GROSS LEASABLE AREA (PER LAND USE)		GROSS LEASABLE AREA (PER LAND USE TOTALS)		TOTAL GROSS FLOOR-LEASABLE AREA		GROSS FLOOR AREA PER SDMC		GROSS FLOOR AREA PER SDMC		GROSS FLOOR AREA PER SDMC		AREA PLANS LEGEND	
	AREA		AREA		AREA		AREA		AREA		AREA		AREA		
LEVEL P1															
FITNESS	12,229 SF	CONFERENCE	1,370 SF	CONFERENCE	27,846 SF	GROSS FLOOR AREA	339,887 SF	LEVEL P1		LEVEL 2		LEVEL 4		<p>NOTE: PER SDMC CHAPTER 11 ARTICLE 3 DIVISION 2, GROSS FLOOR AREA INCLUDES ALL INTERIOR SHAWTS AT EACH LEVEL, MECHANICAL EQUIPMENT ROOMS AND IS MEASURED TO THE EXTERIOR FACE OF THE EXTERIOR WALLS. GROSS FLOOR AREA DOES NOT INCLUDE COVERED ENTRANCES, EXTERIOR BALCONIES, EXTERIOR COVERED SPACE AND OTHER SPACES NOTED ON THE DRAWINGS.</p>	
MARKET	5,469 SF	RESEARCH AND DEVELOPMENT	83,592 SF	FITNESS	23,397 SF	LEASABLE AREA NOT INCLUDED IN SDMC GFA	29,990 SF	RETAIL (F&B)	4,800 SF	CONF.	1,370 SF	CONF.	1,370 SF		
RESEARCH AND DEVELOPMENT	22,167 SF		84,962 SF	FOOD AND BEVERAGE	563 SF	TOTAL GROSS LEASABLE AREA	369,878 SF	TENANT	4,555 SF	CORE	4,555 SF	CORE	4,555 SF		
	39,865 SF		84,962 SF	MARKET	7,655 SF			TENANT	4,055 SF	F&B	563 SF	TENANT	78,189 SF		
LEVEL 1															
CONFERENCE	23,735 SF	CONFERENCE	1,370 SF	RESEARCH AND DEVELOPMENT	310,416 SF			TENANT	14,324 SF	RESEARCH AND DEVELOPMENT	84,114 SF	TOTAL GFA	339,887 SF		
FITNESS	11,168 SF	RESEARCH AND DEVELOPMENT	83,592 SF		369,878 SF			CONF.	2,438 SF	RESEARCH AND DEVELOPMENT	83,592 SF				
FOOD AND BEVERAGE	563 SF		84,962 SF					CORE	4,786 SF	RESEARCH AND DEVELOPMENT	83,592 SF				
MARKET	2,186 SF		84,962 SF					F&B	563 SF	RESEARCH AND DEVELOPMENT	83,592 SF				
RESEARCH AND DEVELOPMENT	37,473 SF		84,962 SF					RETAIL	2,186 SF	RESEARCH AND DEVELOPMENT	83,592 SF				
	75,125 SF		84,962 SF					TENANT	63,247 SF	RESEARCH AND DEVELOPMENT	83,592 SF				
			84,962 SF						73,220 SF	RESEARCH AND DEVELOPMENT	83,592 SF				

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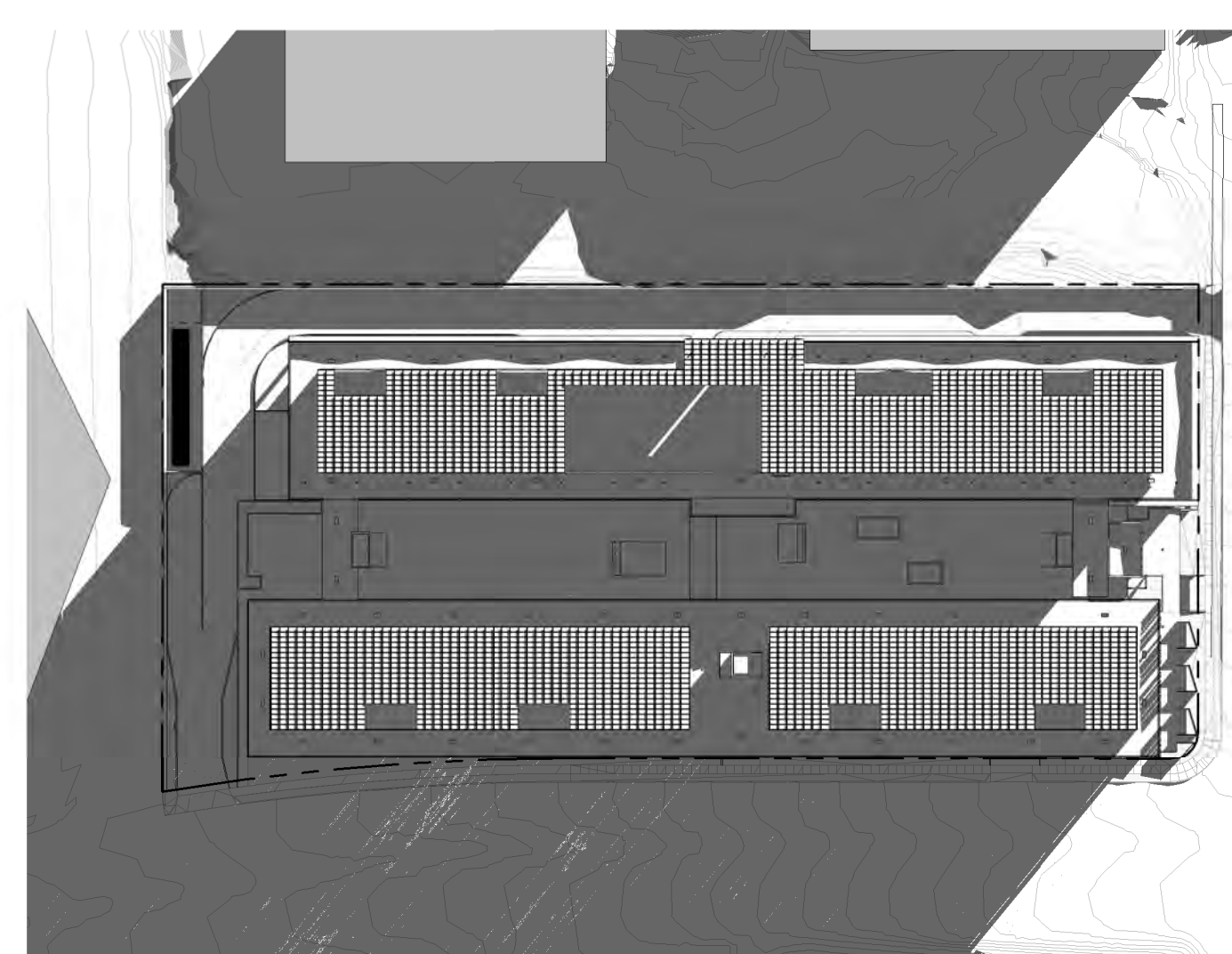
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SHEET

ZONING AREA PLANS

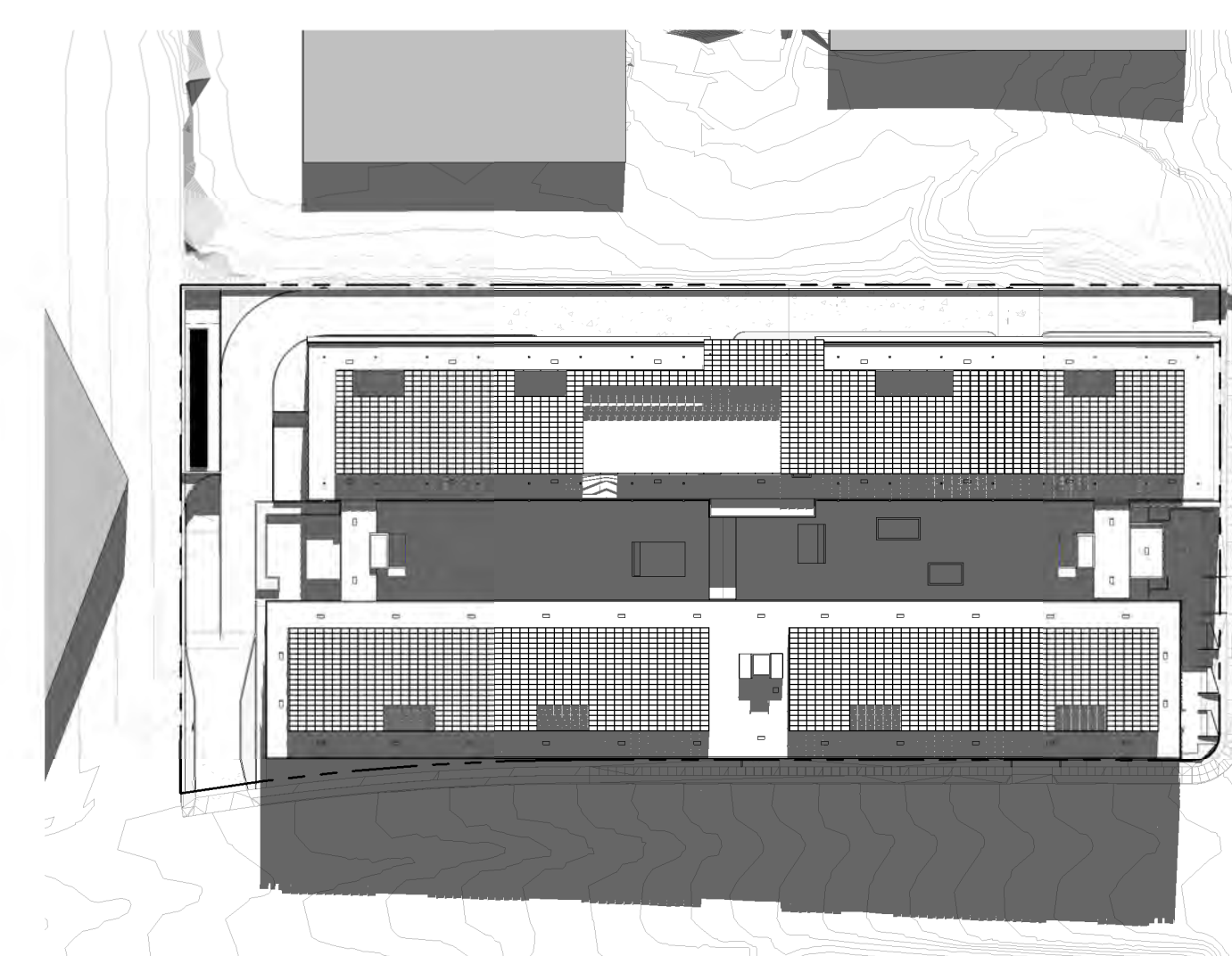
G202



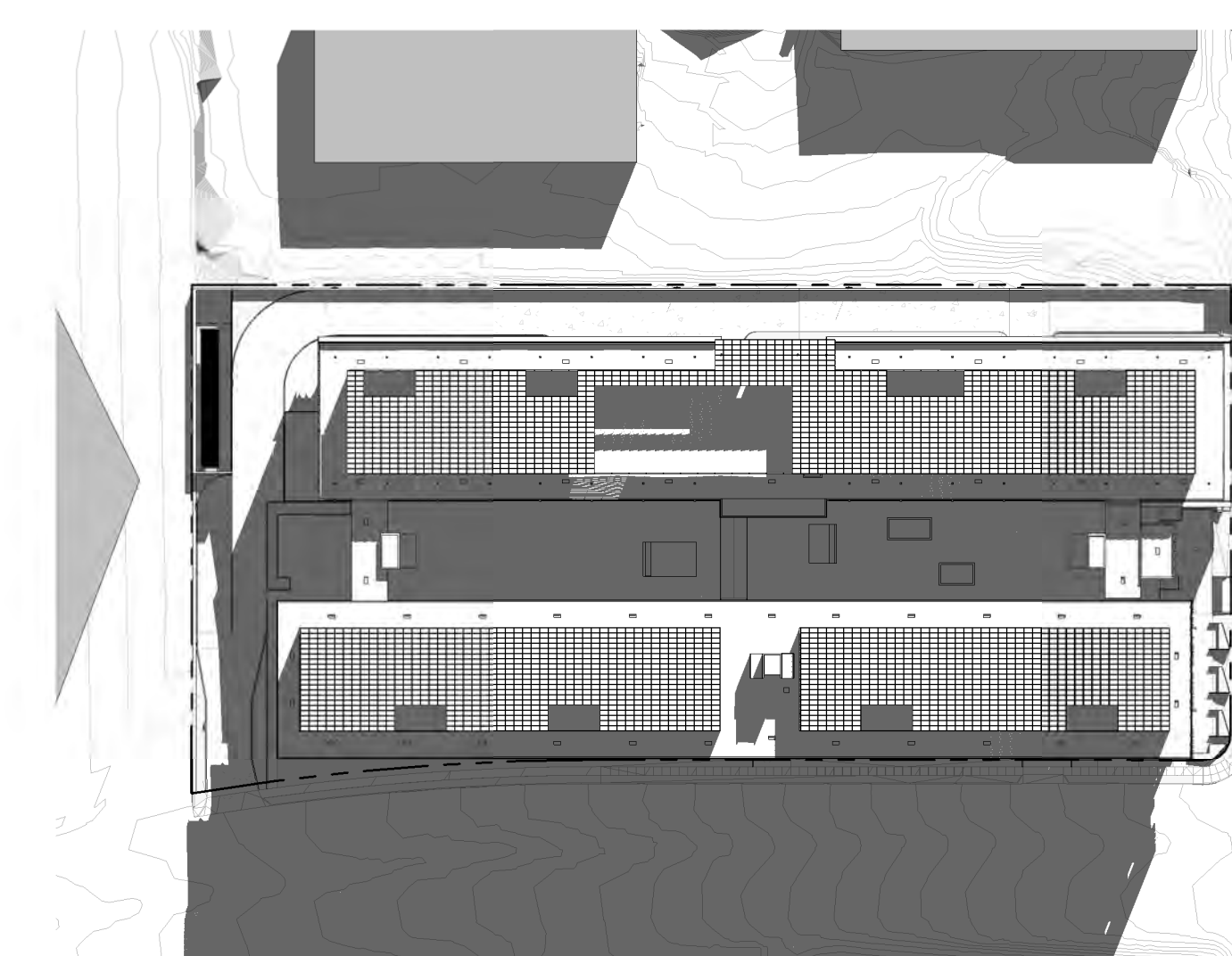
12 WINTER SOLSTICE - 9AM
G300 1" = 100'-0"



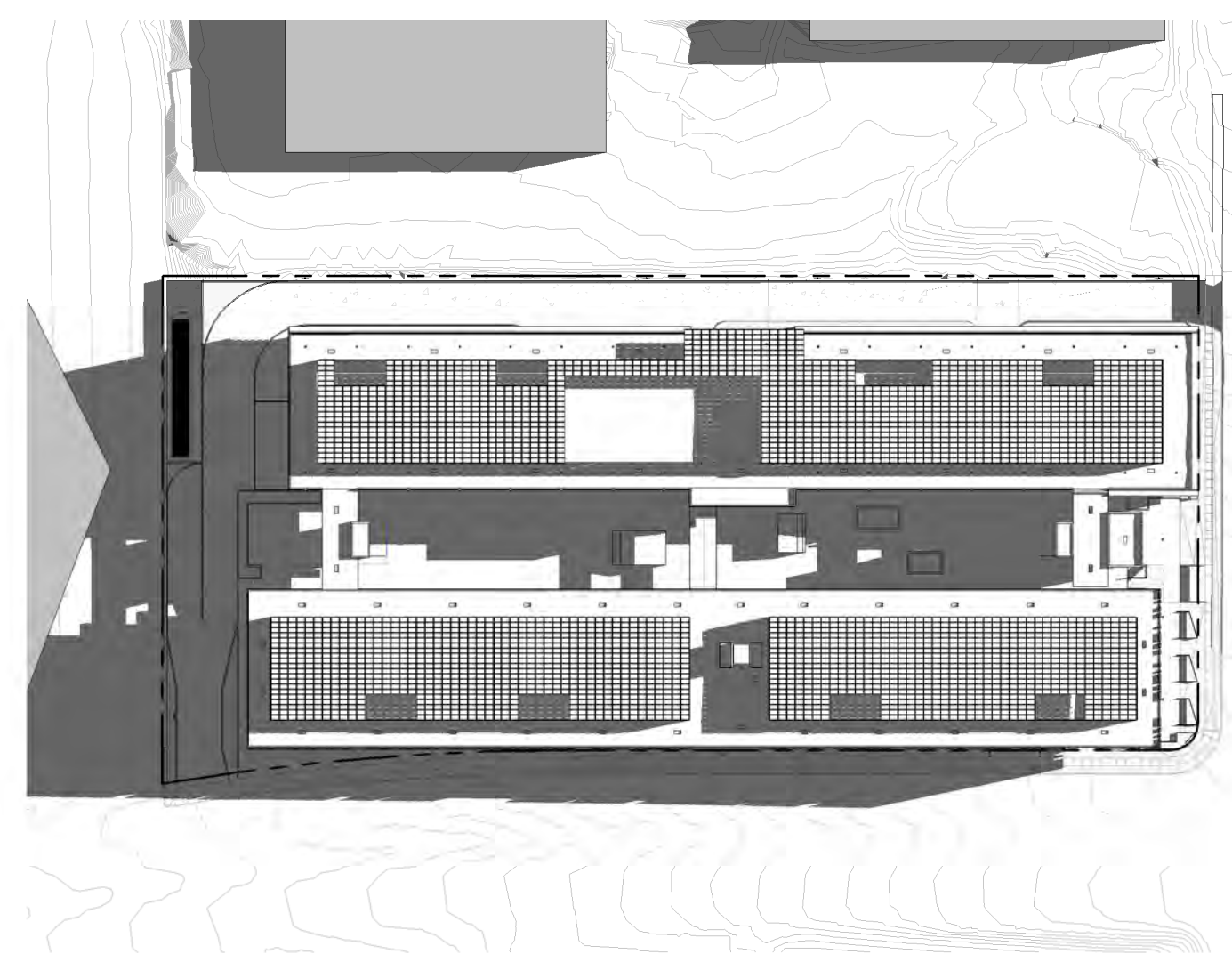
11 AUTUMN EQUINOX - 9AM
G300 1" = 100'-0"



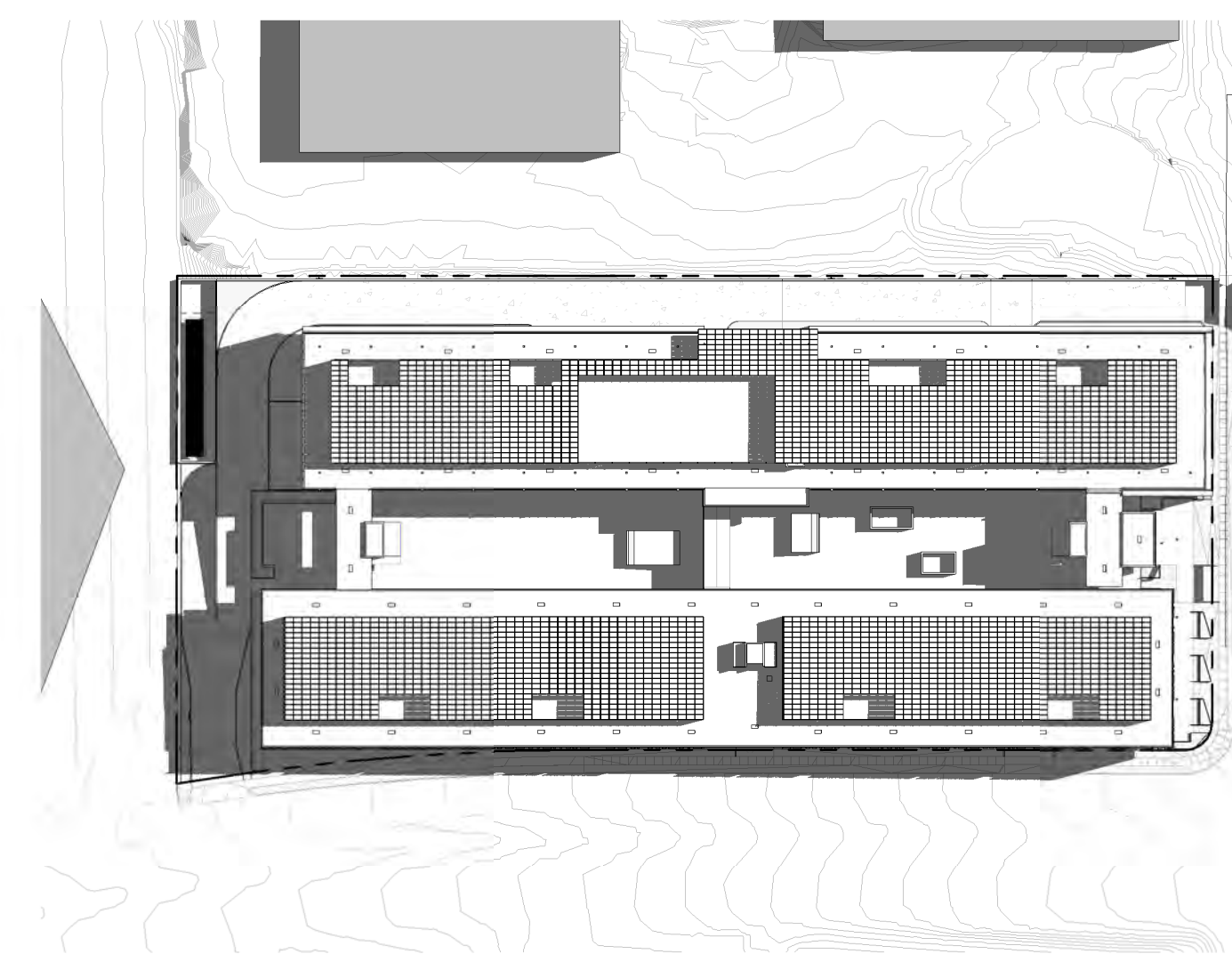
10 SUMMER SOLSTICE - 9AM
G300 1" = 100'-0"



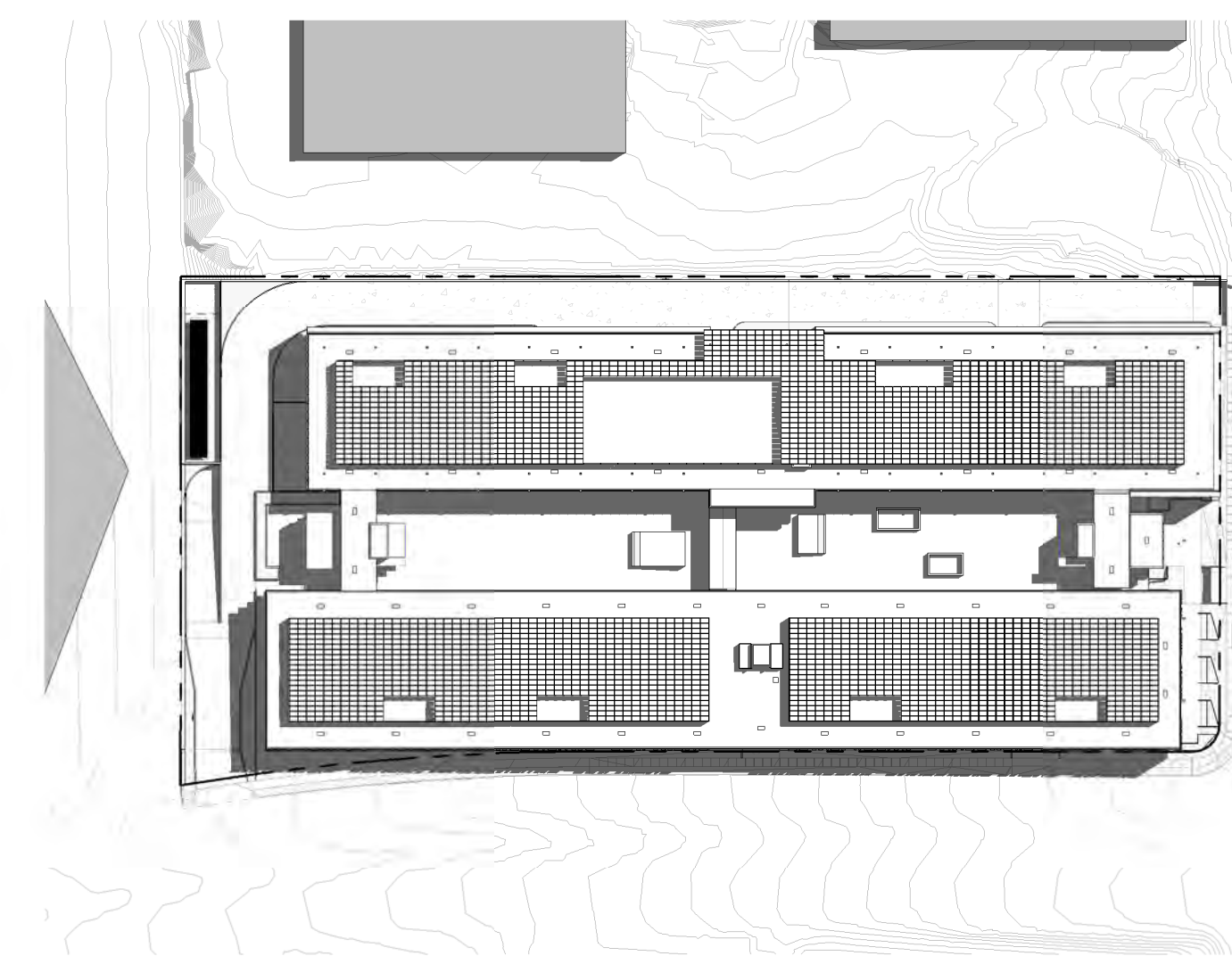
9 SPRING EQUINOX - 9AM
G300 1" = 100'-0"



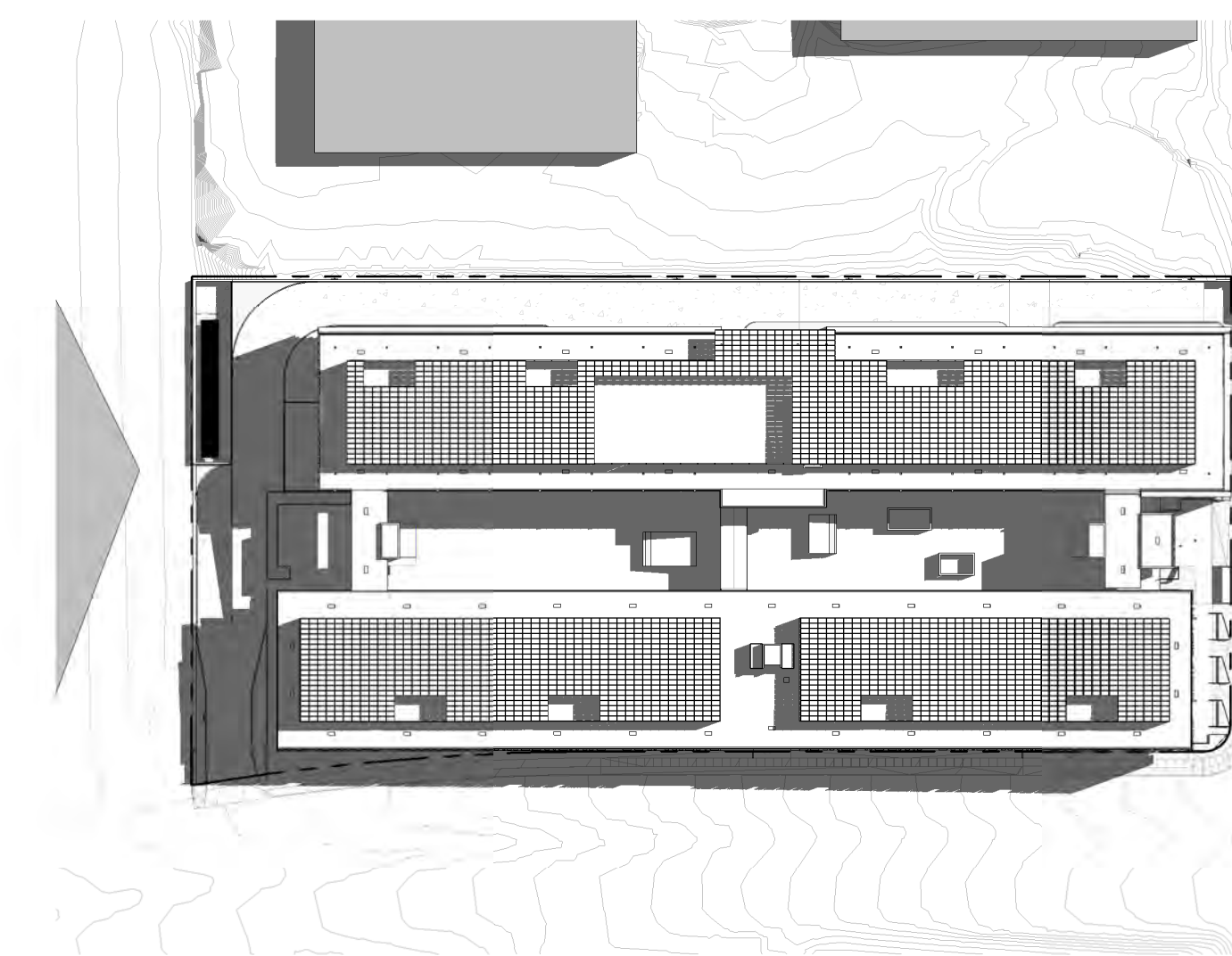
8 WINTER SOLSTICE - NOON
G300 1" = 100'-0"



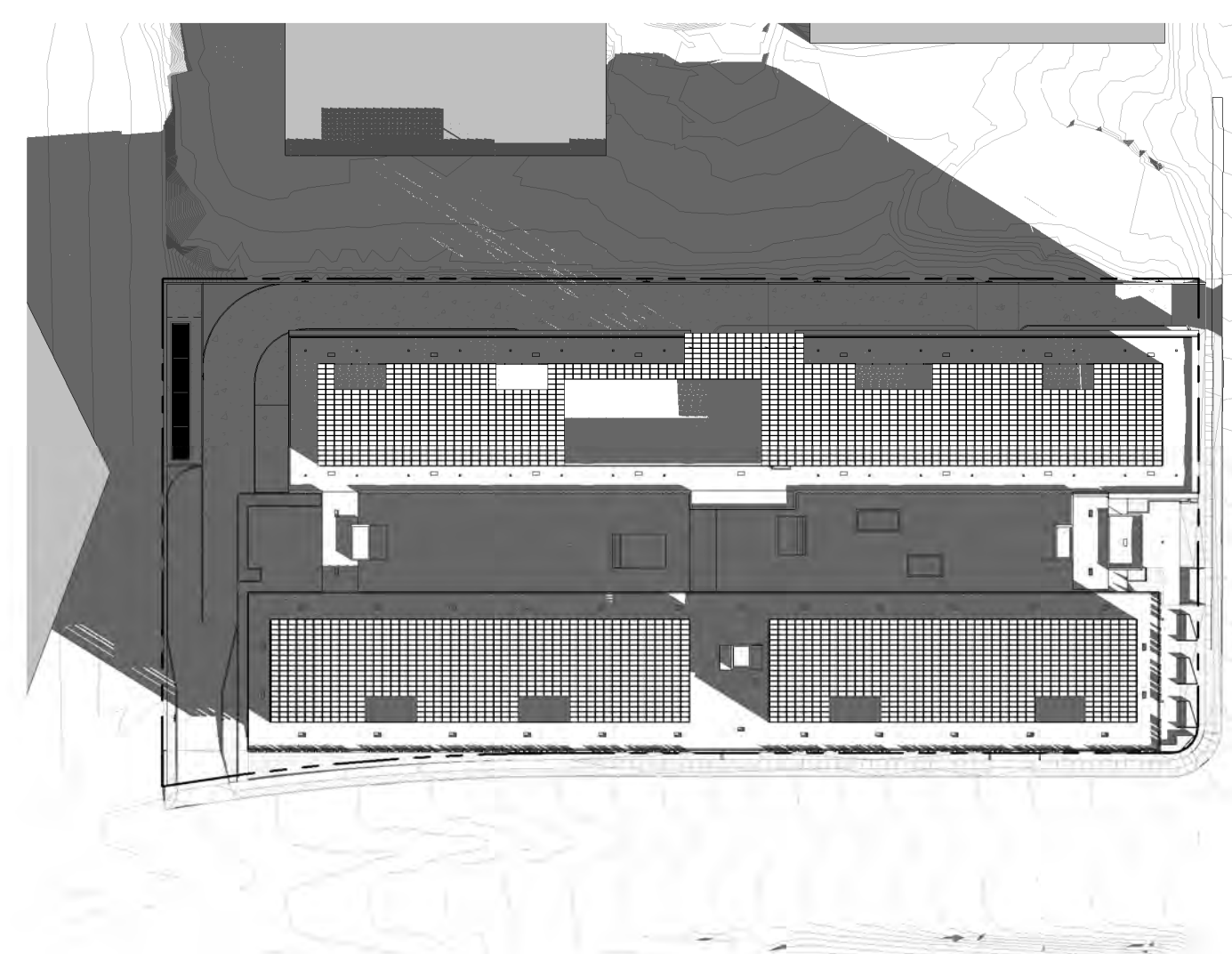
7 AUTUMN EQUINOX - NOON
G300 1" = 100'-0"



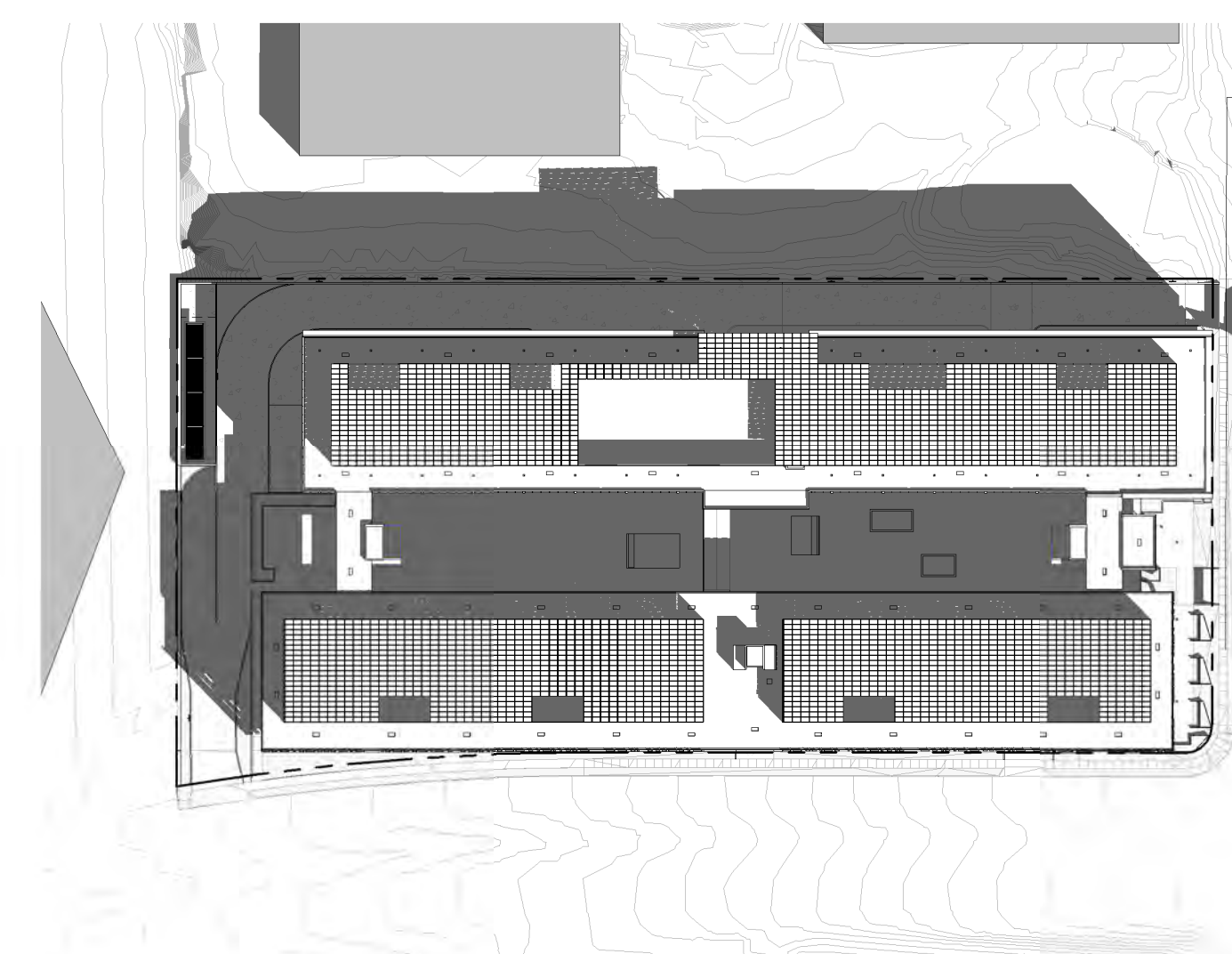
6 SUMMER SOLSTICE - NOON
G300 1" = 100'-0"



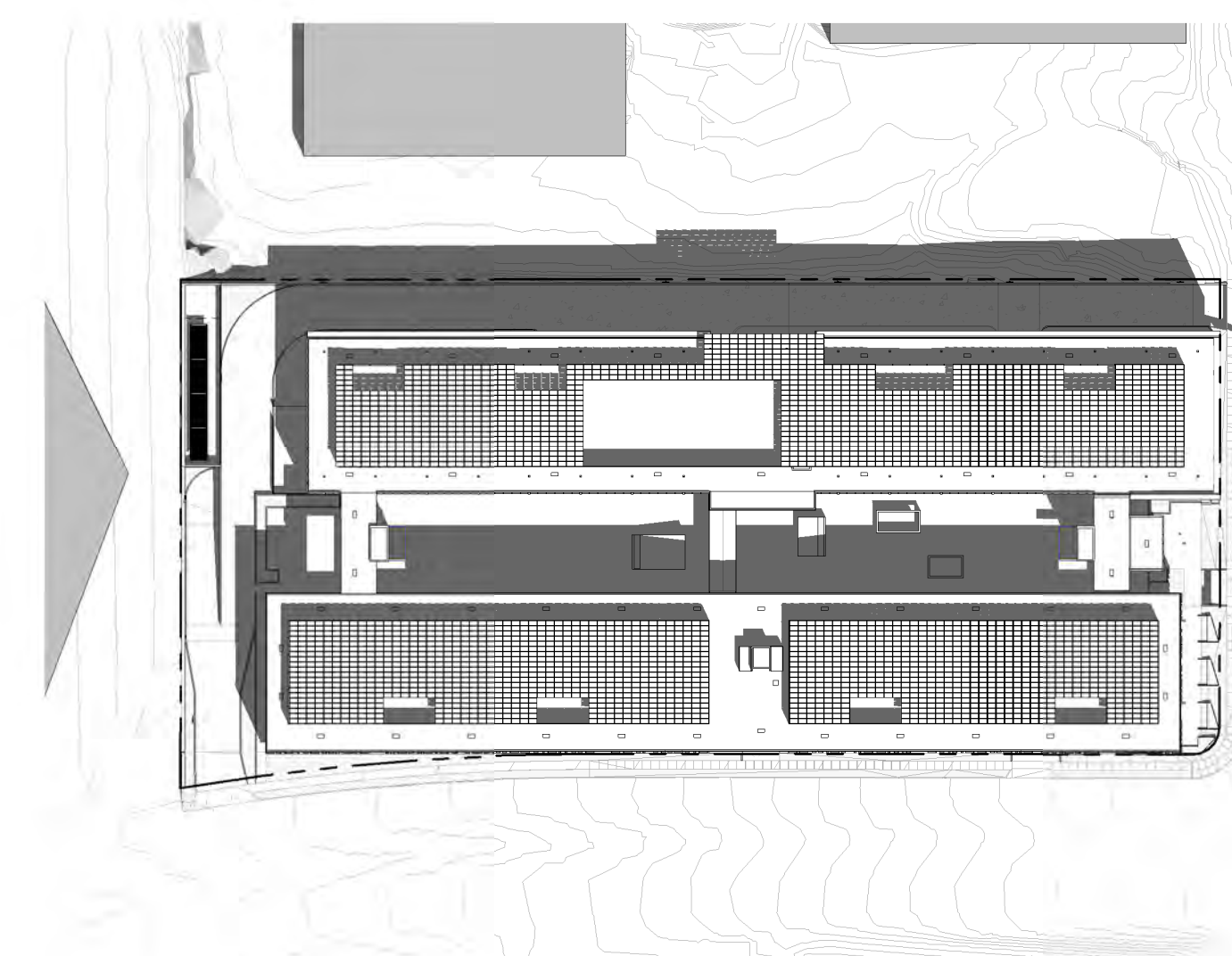
5 SPRING EQUINOX - NOON
G300 1" = 100'-0"



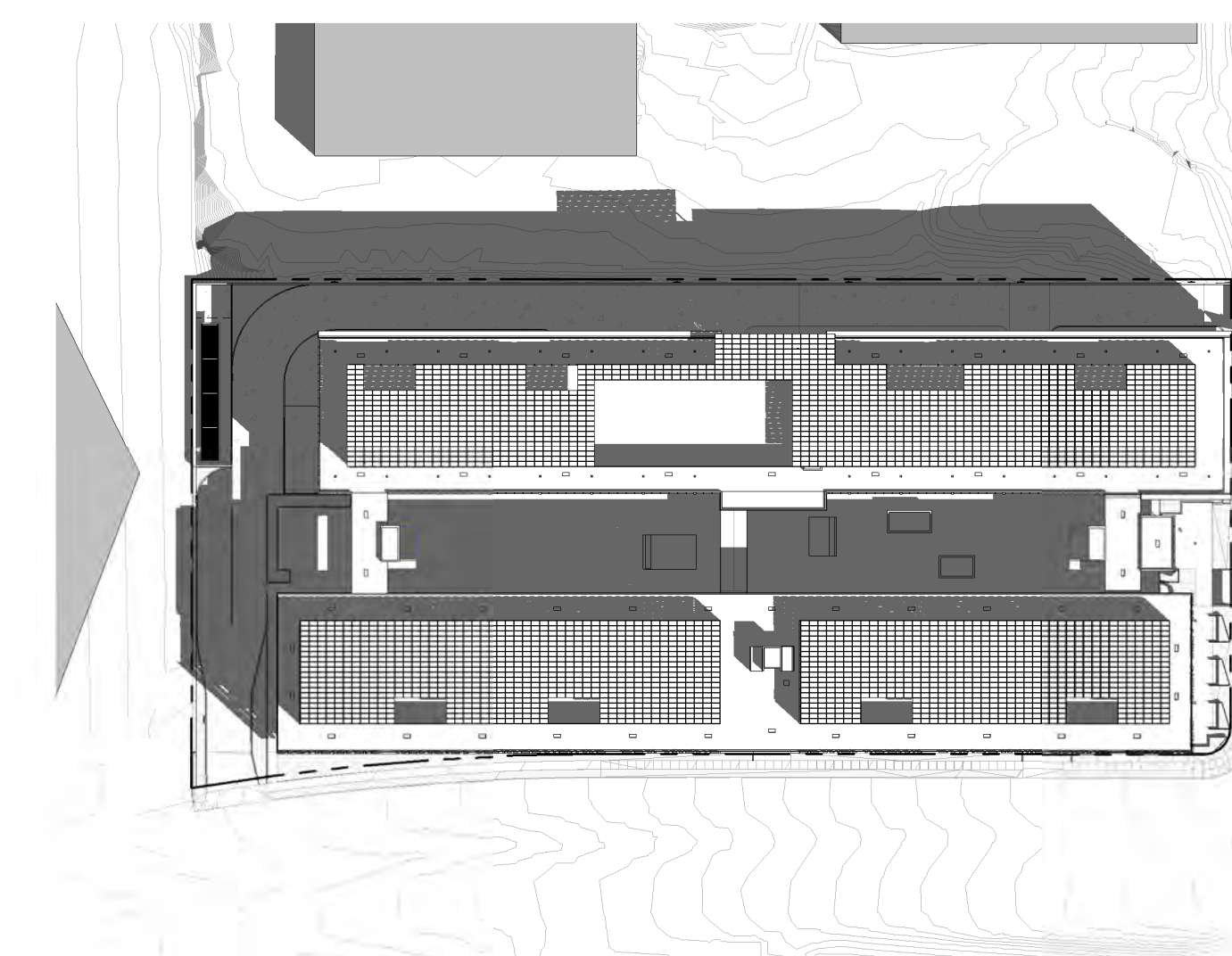
4 WINTER SOLSTICE - 3PM
G300 1" = 100'-0"



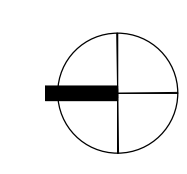
3 AUTUMN EQUINOX - 3PM
G300 1" = 100'-0"



2 SUMMER SOLSTICE - 3PM
G300 1" = 100'-0"



1 SPRING EQUINOX - 3PM
G300 1" = 100'-0"

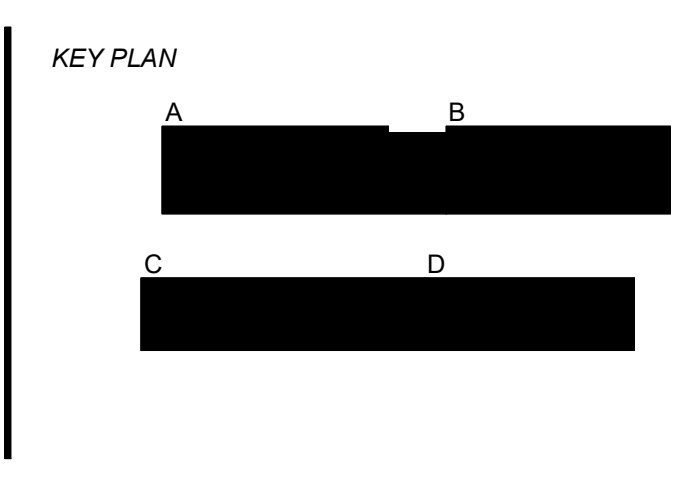


SHEET INDEX LINK: G002

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ALEXANDRIA

STAMP
NOT FOR CONSTRUCTION



Alexandria Science Village
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San Diego, California 92121

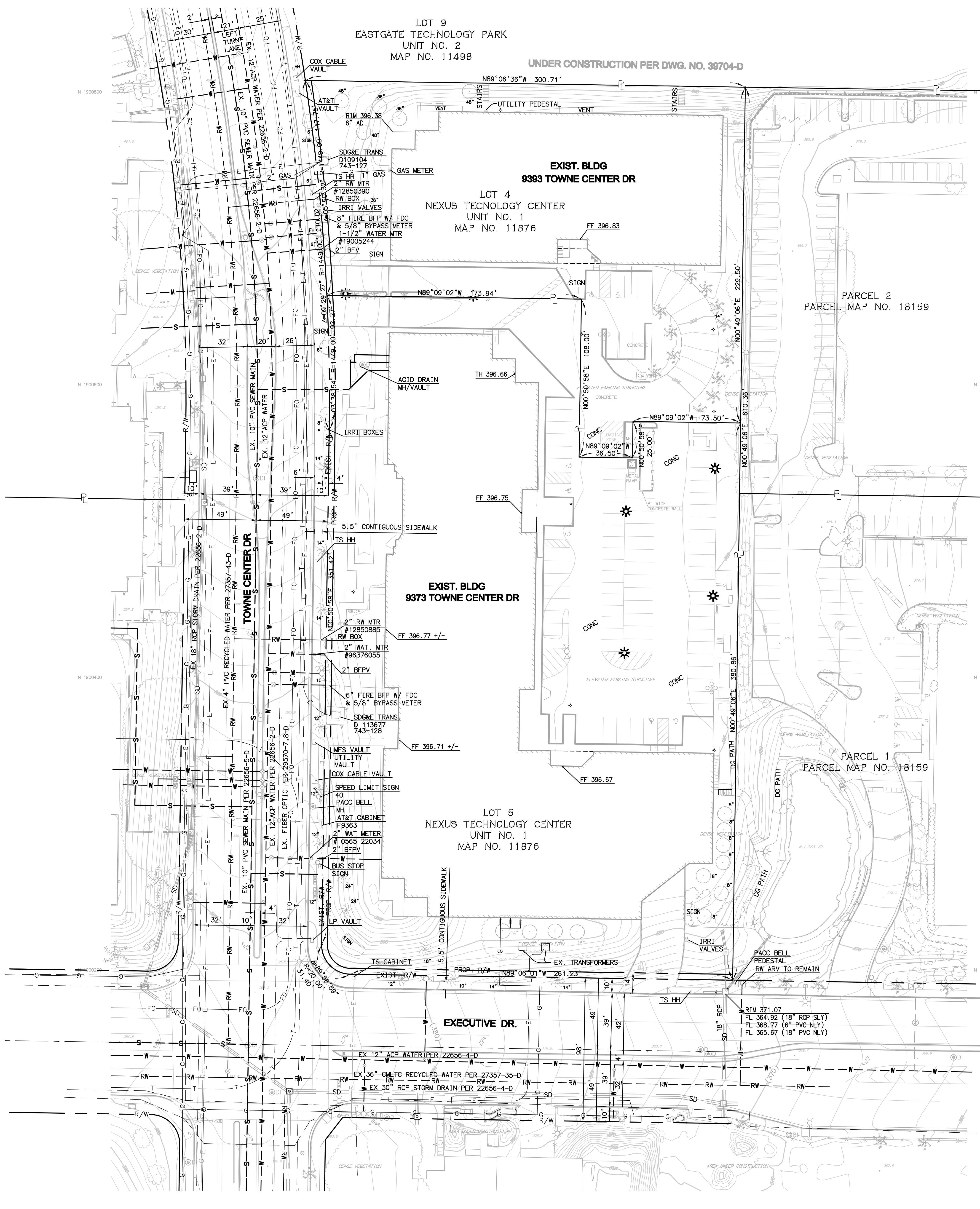
SUBMITTAL
SUBMITTAL PACKAGE
02/22/22

REVISIONS No.	Description	Date

Drawn: JM
Checked: JM
MJH Proj No.: A19.0087.00
Issue Date: 02/22/22

SHEET
SHADOW STUDY

G300



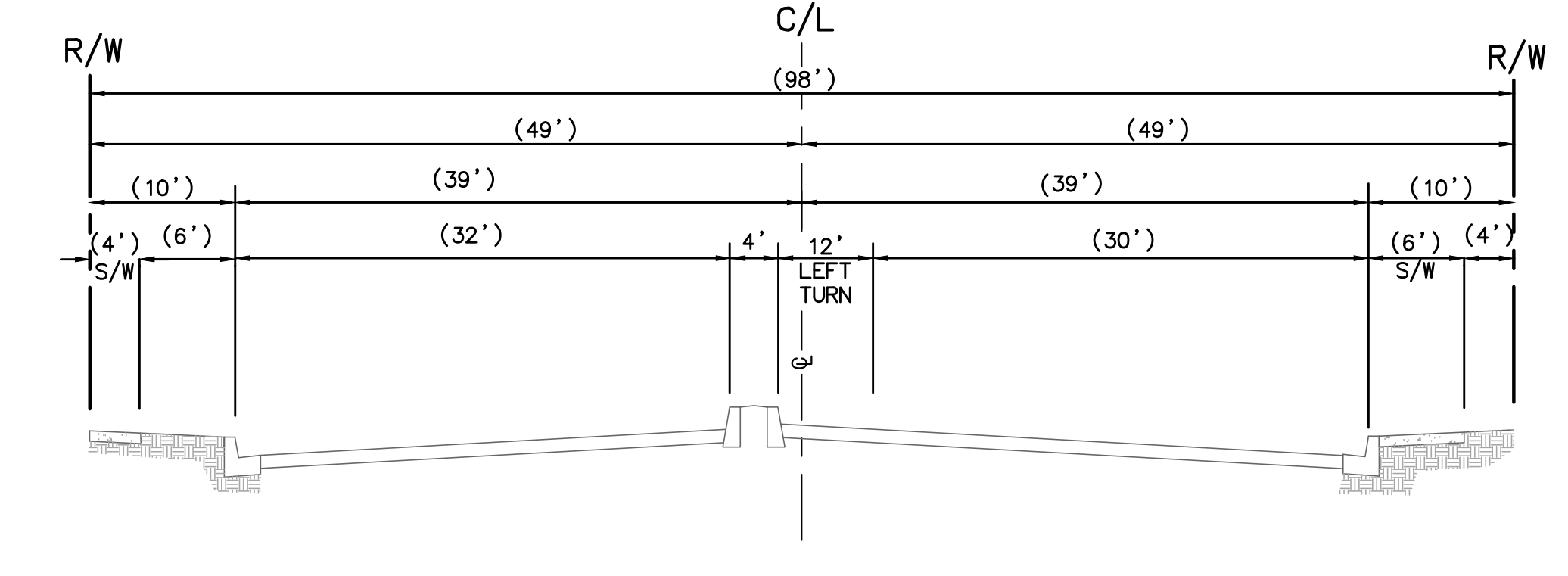
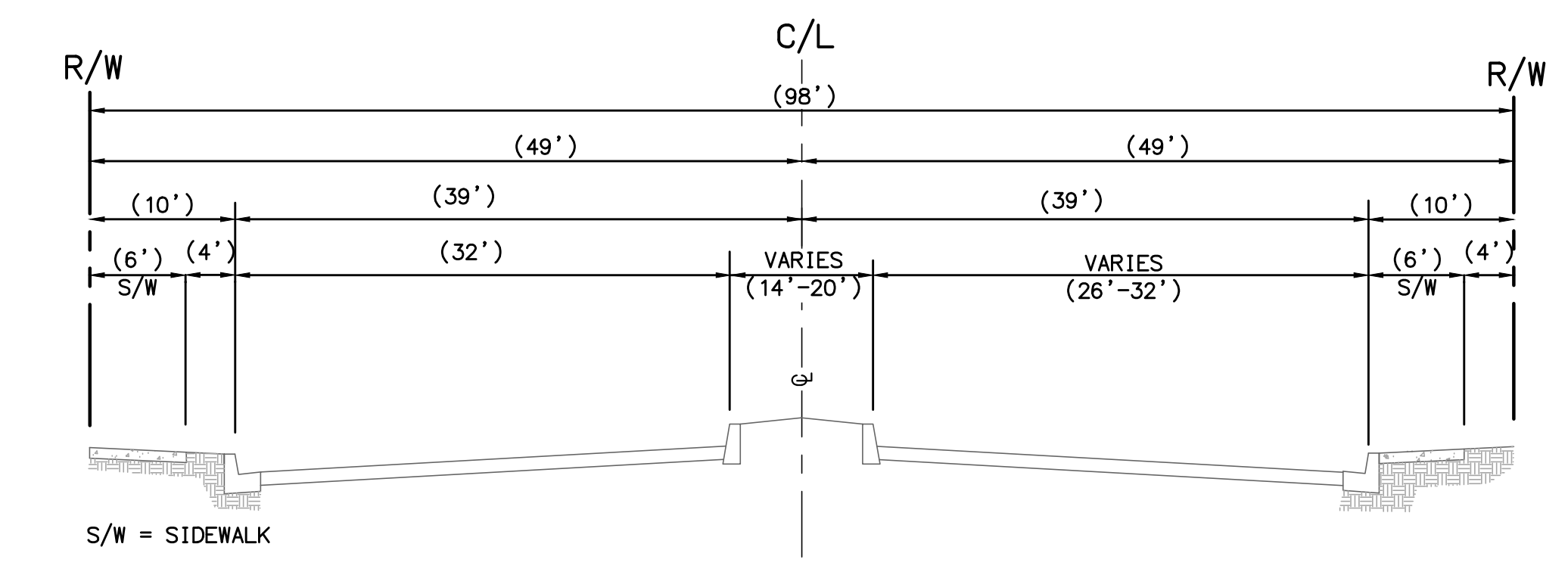
BASIS OF COORDINATES
 THE BASIS OF COORDINATES FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM NAD83, ZONE 6, (EPOCH 1991.35)

BENCHMARK
 THE BASIS OF ELEVATIONS FOR THIS SURVEY IS THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) FOR THE CITY OF SAN DIEGO VERTICAL CONTROL NETWORK. SEBP LOCATED AT LA JOLLA VILLAGE DRIVE & TOWNE CENTER DRIVE. ELEVATION: 371.617 (ft.)

SOURCE OF TOPOGRAPHY
 AERIAL PHOTOGRAMMETRY PROVIDED BY AEROTECH MAPPING, INC., FLOWN FEBRUARY 5, 2014 AND SUPPLEMENTED BY FIELD CREW SURVEY BY MICHAEL BAKER INTERNATIONAL ON JULY 22, 2019

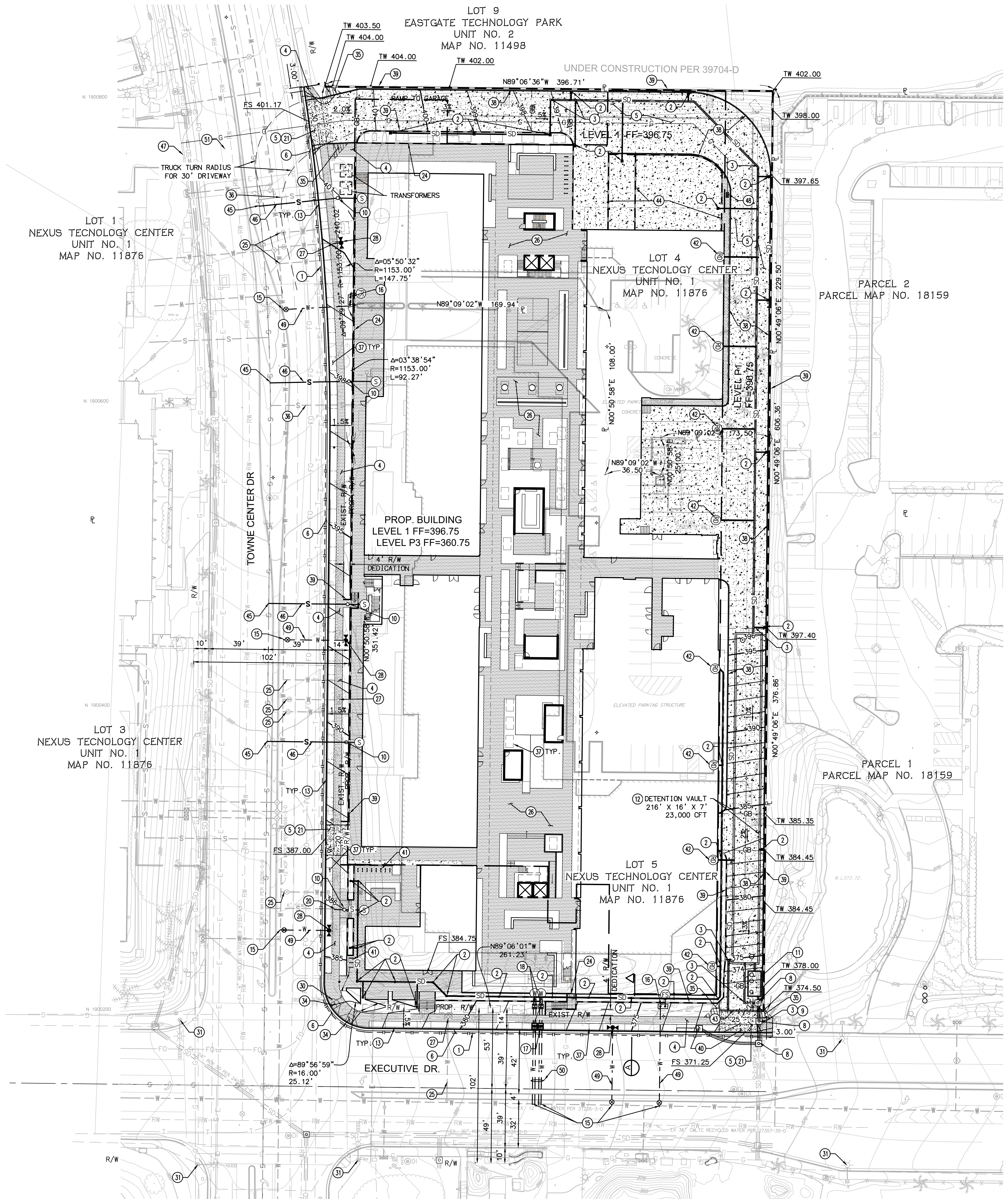
LEGEND

RIGHT OF WAY	---
PROPERTY LINE	- - - - -
EXIST. WATER LINE	—W—
EXIST. RECYCLED WATER	—RW—
EXIST. SEWER LINE	—S—
EXIST. STORM DRAIN	—SD—
EXIST. ELECTRIC LINE	—E—
EXIST. TELECOMMUNICATION	—T—
EXIST. GAS LINE	—G—
EXIST. CONTOUR	(380)
EXIST. FIRE HYDRANT	⊙
EXIST. FIRE MANIFOLD	⊙
EXIST. WATER VALVE	⊙
EXIST. WATER METER	⊙
EXIST. WATER MANHOLE	⊙
EXIST. AIR RELEASE VALVE	⊙
EXIST. CP TEST	⊙
EXIST. IRRIGATION PEDESTAL	⊙
EXIST. SEWER MANHOLE	⊙
EXIST. SEWER CLEAN OUT	⊙
EXIST. ELECTRIC PULL BOX	⊙
EXIST. ELECTRIC METER	⊙
EXIST. ELECTRIC JUNCTION BOX	⊙
EXIST. STREET LIGHT	⊙
EXIST. LIGHT STANDARD	⊙
EXIST. POWER POLE	⊙
EXIST. GUY WIRE	⊙
EXIST. UTILITY PULL BOX	⊙
EXIST. GAS VALVE	⊙
EXIST. TRAFFIC PULL BOX	⊙
EXIST. TRAFFIC SIGN	⊙
EXIST. TRAFFIC SIGNAL	⊙
EXIST. TELEPHONE MANHOLE	⊙
EXIST. TELEPHONE PEDESTAL	⊙
EXIST. TELEPHONE	⊙
EXIST. STORM DRAIN MANHOLE	⊙
EXIST. CURB DRAIN	⊙
EXIST. ROOF DRAIN	⊙
EXIST. POST	⊙
EXIST. PALM TREE	⊙
EXIST. TREE	⊙



ENGINEER OF WORK
 BRIAN K. OLIVER, R.C.E. 45045
 2/10/2022 DATE
 EXP. 3/31/24

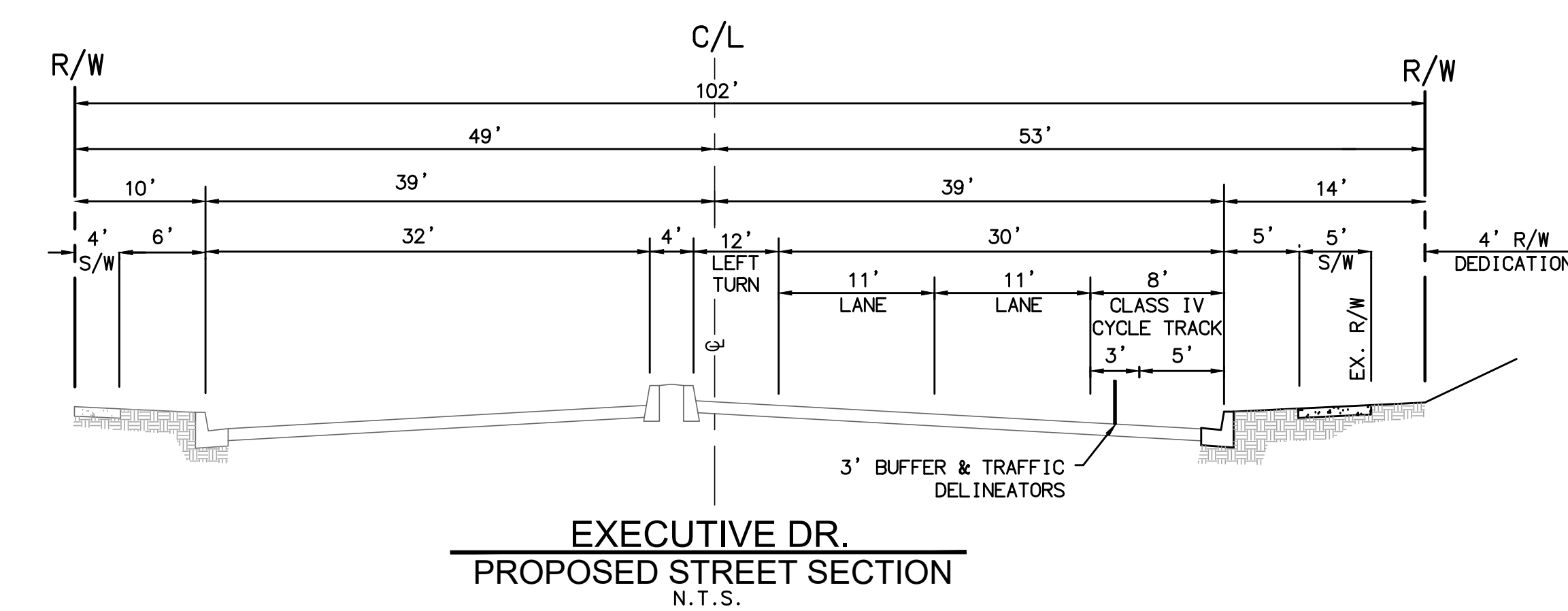
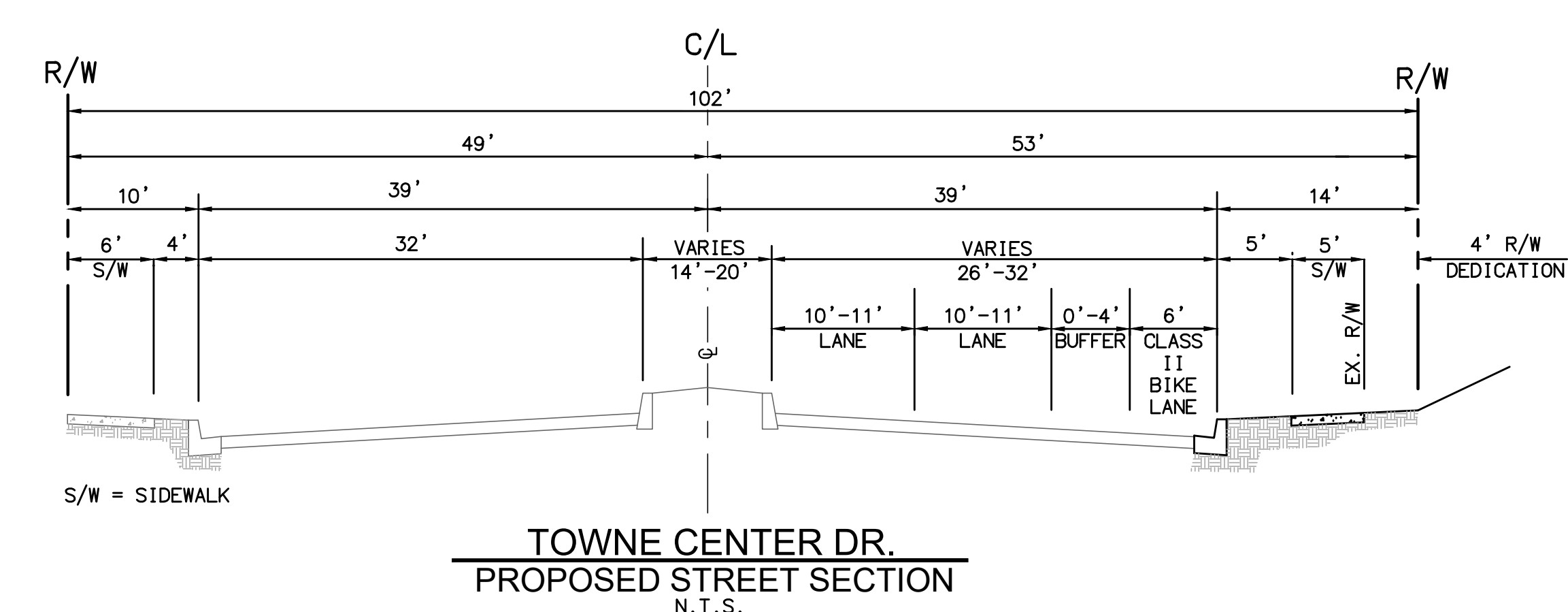
SCALE: 1"=30'



GRADING LEGEND

RIGHT OF WAY LINE	R/W
PROPERTY LINE	P
GRADING LIMITS/SAWOUT	G
EXISTING CONTOUR	(372)
PROPOSED CONTOUR	380
GRADE BREAK	GB
PROPOSED ASPHALT	[Pattern]
PROPOSED CONCRETE SIDEWALK	[Pattern]
PROPOSED VEHICULAR CONC.	[Pattern]
FIRE SERVICE	(F)
SEWER SERVICE	(S)
WATER SERVICE	(W)
PROPOSED FIRE HYDRANT	[Symbol]
MODULAR WETLAND	[Symbol]
FLOW DIRECTION	[Arrow]
STORM DRAIN LINE	SD
CATCH BASIN	[Symbol]
'A-4' CLEANDOUT	[Symbol]
SEWER/STORM DRAIN TYPE CLEANDOUT	[Symbol]
PROPOSED STORM WATER DETENTION VAULT	[Symbol]
TREE ROOT ZONE (40 SF)	[Symbol]

- CONSTRUCTION NOTES**
1. LIMIT OF GRADING/ LIMIT OF WORK/ SAWOUT LINE
 2. CATCH BASIN
 3. SEWER-TYPE STORM DRAIN CLEANDOUT (SDCO)
 4. CONCRETE SIDEWALK
 5. VEHICULAR CONCRETE PAVEMENT
 6. AC PAVEMENT
 7. TYPE 'A-4' STORM DRAIN CLEANDOUT
 8. CONNECT TO EX. STORM DRAIN
 9. SEWER-TYPE CLEANDOUT
 10. MODULAR WETLAND SYSTEM
 11. STORM WATER DETENTION VAULT
 12. REMOVE AND REPLACE CURB & GUTTER
 13. CONNECT TO EX. WATER MAIN
 14. FIRE SERVICE BACKFLOW PREVENTER
 15. DUAL WATER METER
 16. DUAL WATER BACKFLOW PREVENTER
 17. CONNECT TO EX. 8" SEWER LATERAL
 18. PROPOSED DRIVEWAY
 19. LIMITS OF UNDERGROUND PARKING
 20. EX. WATER SERVICE TO BE KILLED AT MAIN
 21. HARDSCAPE PER LANDSCAPE PLANS
 22. EX. FIRE HYDRANT TO BE RELOCATED
 23. RELOCATED FIRE HYDRANT
 24. RELOCATE EX. TRAFFIC SIGNAL & STREET LIGHT
 25. EX. STREET LIGHT
 26. CURB RAMP
 27. VISIBILITY TRIANGLE, NO OBSTRUCTION INCLUDING LANDSCAPING OR SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 24" IN HEIGHT
 28. EX. SEWER LATERAL TO BE ABANDONED AT P/L
 29. TREE ROOT ZONE (40 SF)
 30. 8" PCC CURB
 31. RETAINING WALL
 32. RELOCATED CURB INLET
 33. BIKE RACKS
 34. ROOF DRAIN POC, SEE PLUMBING PLANS FOR CONTINUATION
 35. 12" TRENCH DRAIN
 36. ENCLOSURE WALL
 37. CONNECT TO EXIST. SEWER
 38. PROPOSED 6" SEWER LATERAL
 39. CONNECT TO EXIST. GAS
 40. GAS METER PER PLUMBING PLANS
 41. PROPOSED FIRE SERVICE
 42. PROPOSED WATER SERVICE
 43. PROPOSED GAS SERVICE



APPROVAL NUMBERS

PDP APPROVAL NO. 2342720
 LAND USE APPROVAL NO. 2342723
 NDP APPROVAL NO. 2367484
 SDP APPROVAL NO. 2367485
 REZONE APPROVAL NO. 2367486

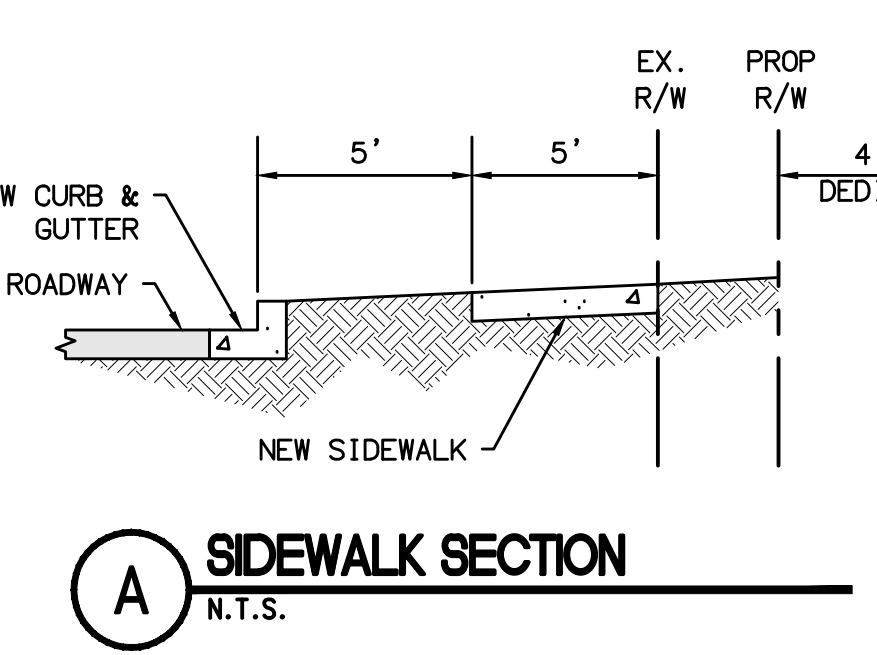
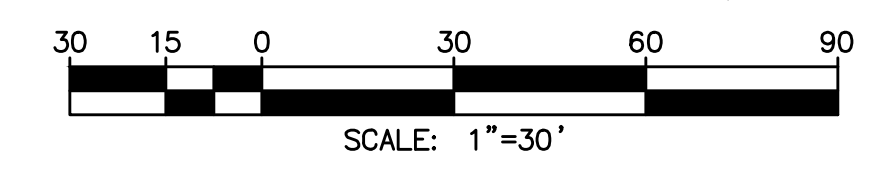
GENERAL NOTES

1. ALL EXISTING CURB, GUTTER, SIDEWALK, & DRIVEWAY IMPROVEMENTS ALONG TOWNE CENTER DRIVE & EXECUTIVE DRIVE FRONTAGE TO BE REMOVED & REPLACED.
2. ALL EXISTING UTILITY STRUCTURES IN RIGHT OF WAY FRONTAGE TO BE RELOCATED, REMOVED, OR ADJUSTED TO GRADE.
3. NO EXISTING OR PROPOSED EASEMENTS ONSITE

DEVIATIONS FROM STANDARDS:

1. MAXIMUM DRIVEWAY WIDTHS: PROJECT PROPOSES ONE 30' WIDE DRIVEWAY IN LIEU OF THE CITY OF SAN DIEGO'S MAXIMUM 25' WIDE DRIVEWAY IN PARKING IMPACT ARE TO ALLOW FOR FULL SIZE DELIVERY TRUCKS TO ACCESS THE DELIVERY/SERVICE AREA. THE 30' DRIVEWAY WILL LESSEN THE REQUIRED TURNING RADIUS FOR DELIVERY TRUCKS ENTERING FROM TOWNE CENTER DR.

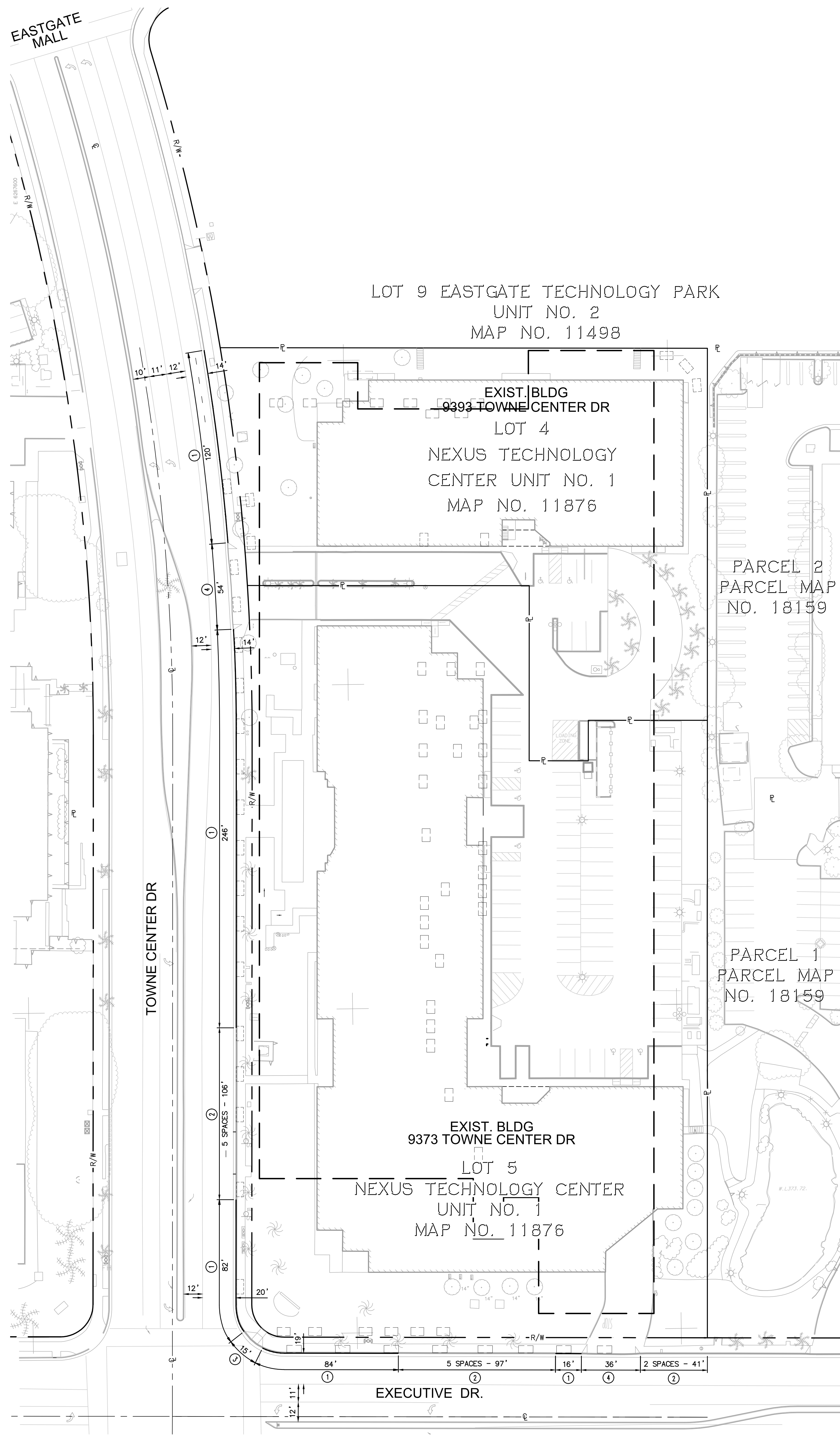
ENGINEER OF WORK:
Brian Oliver
 BRIAN R. OLIVER, R.C.E. 45045 DATE 2/10/2022
 EXP. 3/31/24



GRADING QUANTITIES

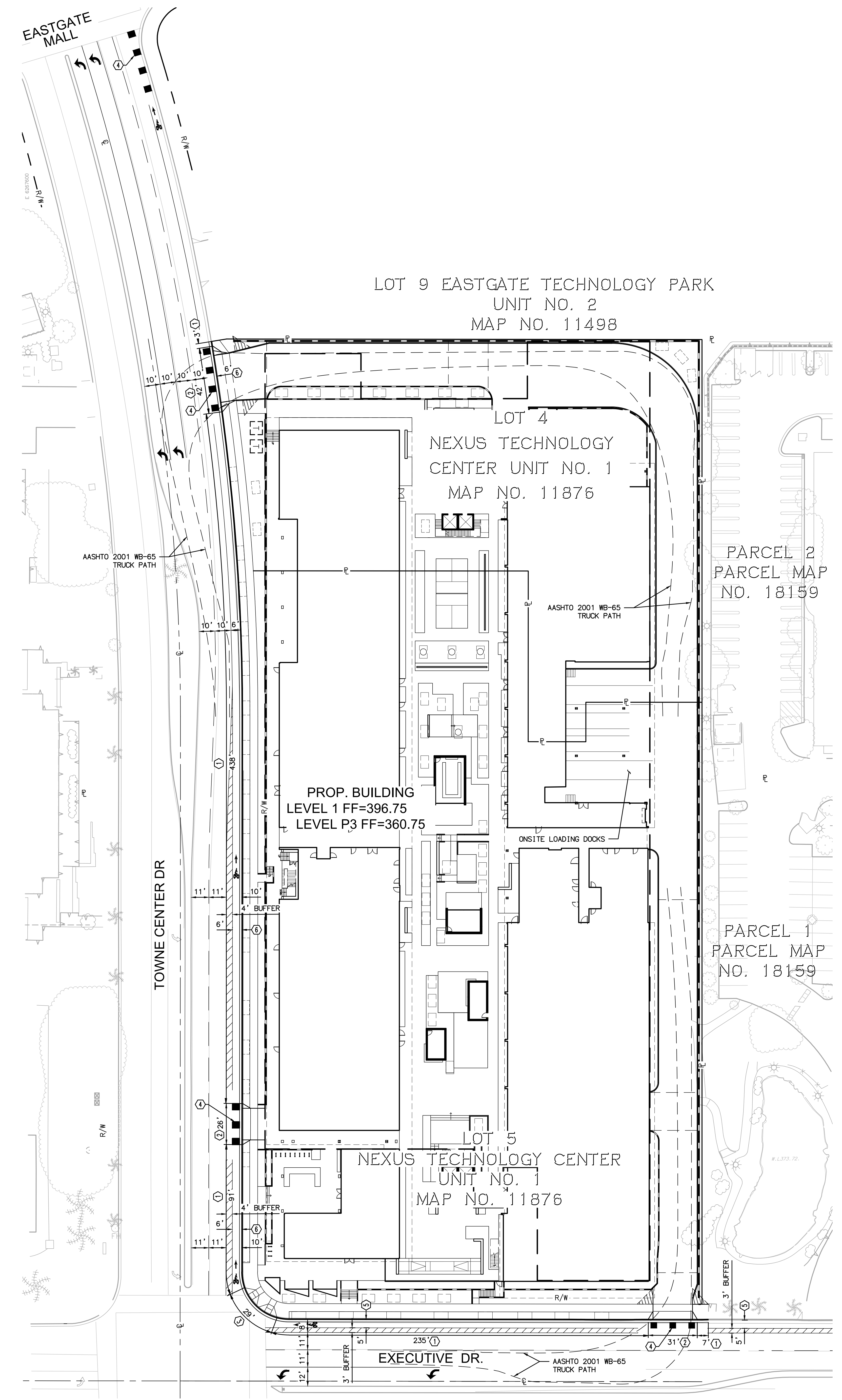
TOTAL AMOUNT OF SITE TO BE GRADED: 3.97 ACRES
 PERCENT OF TOTAL SITE GRADED: 100%
 AMOUNT OF SITE WITH 25 PERCENT SLOPES OR GREATER: 0.08 ACRES
 PERCENT OF TOTAL SITE WITH 25 PERCENT SLOPES OR GREATER: 2%
 AMOUNT OF SITE WITHIN HILLSIDE REVIEW: 0%
 PERCENT OF TOTAL SITE WITHIN HILLSIDE REVIEW: 0%
 AMOUNT OF CUT: 315,000 CY
 AMOUNT OF FILL: 100 CY
 MAXIMUM HEIGHT OF FILL: SLOPE 3 FEET 2: 1 SLOPE RATIO
 MAXIMUM HEIGHT OF CUT: SLOPE 4 FEET 2: 1 SLOPE RATIO
 AMOUNT OF EXPORT SOIL: 314,900 CY
 RETAINING WALLS: HOW MANY: 18 MAXIMUM LENGTH: 900'
 MAXIMUM HEIGHT: 14.5'
 MAXIMUM DEPTH OF CUT: 71 FT

ALL EXCAVATED MATERIALS TO BE EXPORTED SHALL BE EXPORTED TO A LEGAL DISPOSAL SITE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION "GREEN BOOK", 2018 EDITION AND REGIONAL SUPPLEMENT AMENDMENTS ADOPTED BY REGIONAL STANDARDS COMMITTEE



EXISTING CURB UTILIZATION

- STRIPING NOTES (EXISTING)**
- ① EXISTING RED CURB MARKING
 - ② EXISTING PARKING TO BE REMOVED
 - ③ EXISTING CURB RAMP
 - ④ EXISTING DRIVEWAY CURB CUT

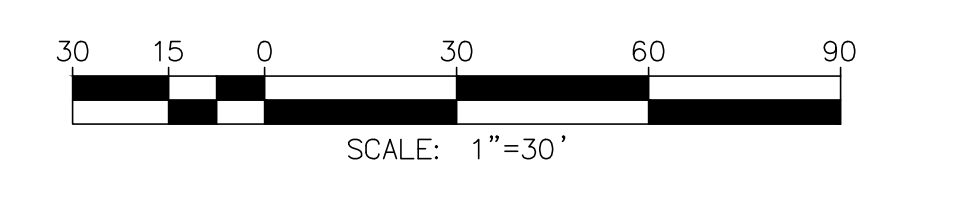


PROPOSED CURB UTILIZATION

- STRIPING NOTES (PROPOSED)**
- ① NEW RED CURB MARKING
 - ② NEW DRIVEWAY CURB CUT
 - ③ NEW CURB RAMP CUT
 - ④ NEW CONFLICT STRIPING - WHITE DASHED LINE WITH GREEN INFILL ACROSS ENTIRE LENGTH OF BIKE LANE/CYCLE TRACK
 - ⑤ CLASS IV CYCLE TRACK
 - ⑥ CLASS II BIKE LANE

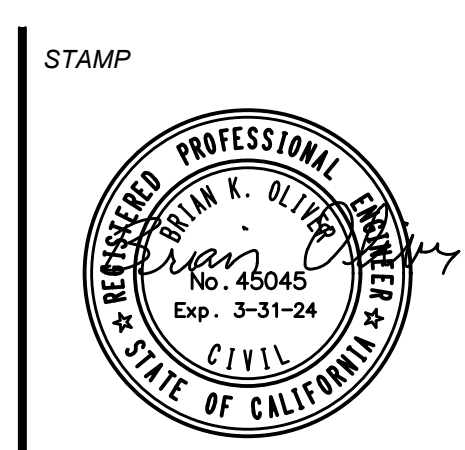
PARKING SUMMARY

EXISTING SPACES	12 SPACES
PROPOSED SPACES	0 SPACES
NET LOSS	12 SPACES



ENGINEER OF WORK:
Brian Oliver
 BRIAN K. OLIVER, R.C.E. 45045 DATE 2/10/2022
 EXP. 3/31/24

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 San Diego, California 92121

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04/18/2022

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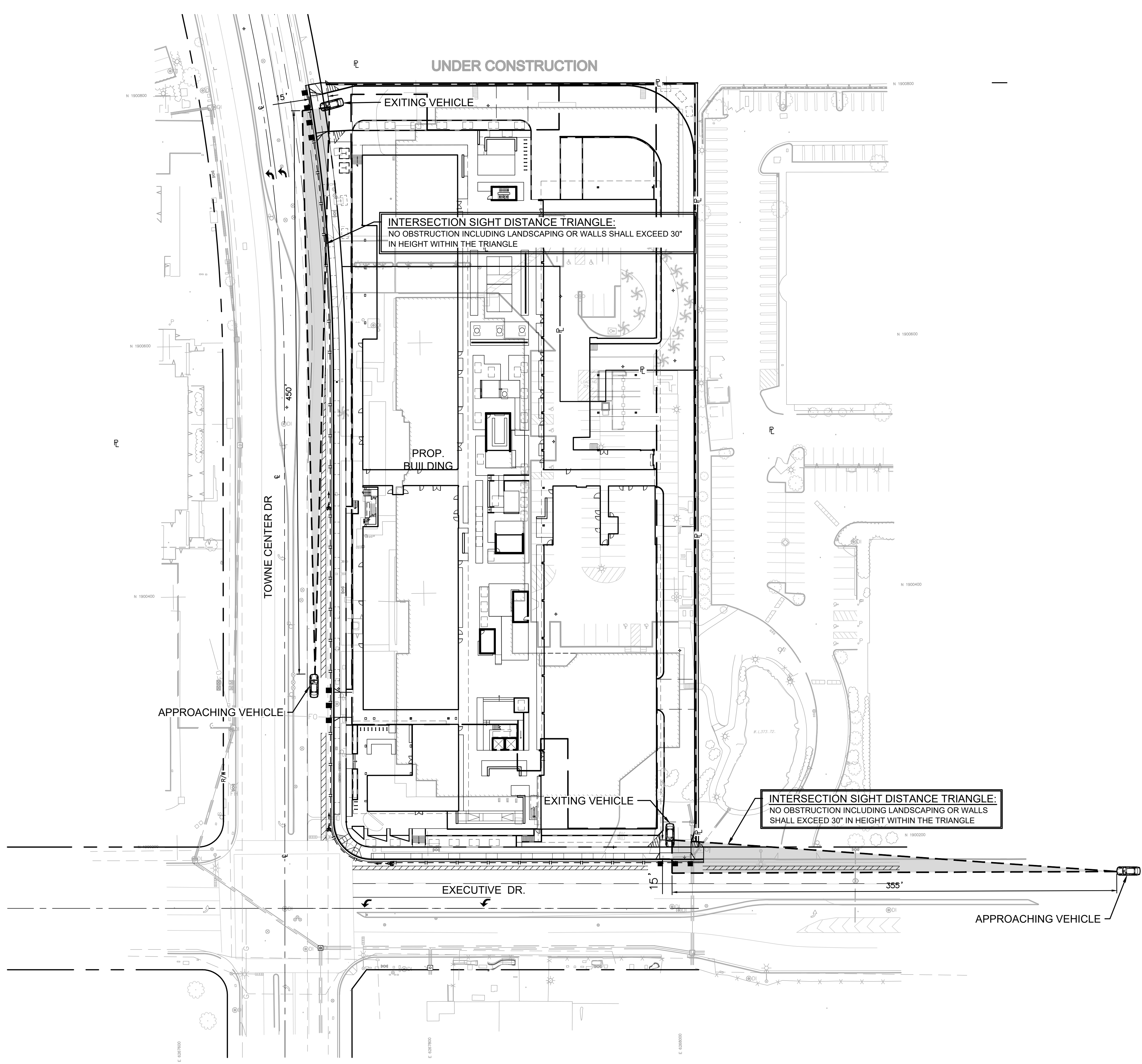
No.	Description	Date

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 Checked: BO
 M/H Proj No.: A19.0087.00
 Issue Date: 04/18/2022

SHEET

CURB UTILIZATION PLAN

C301



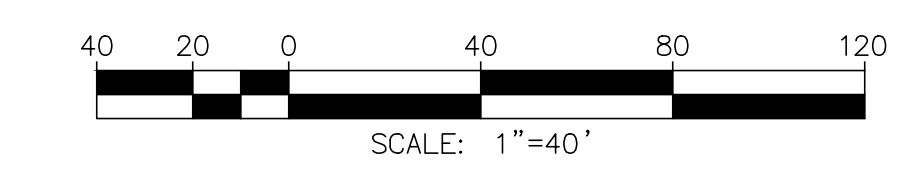
SIGHT DISTANCE TABLE		
DESIGN SPEED (MPH)	STOPPING SIGHT DISTANCE (FT)	INTERSECTION SIGHT DISTANCE (FT) (RIGHT TURNS)
30	200	290
35	250	335
37	272**	355***
40	305	385
45	360	430
47	386**	450***
50	425	480

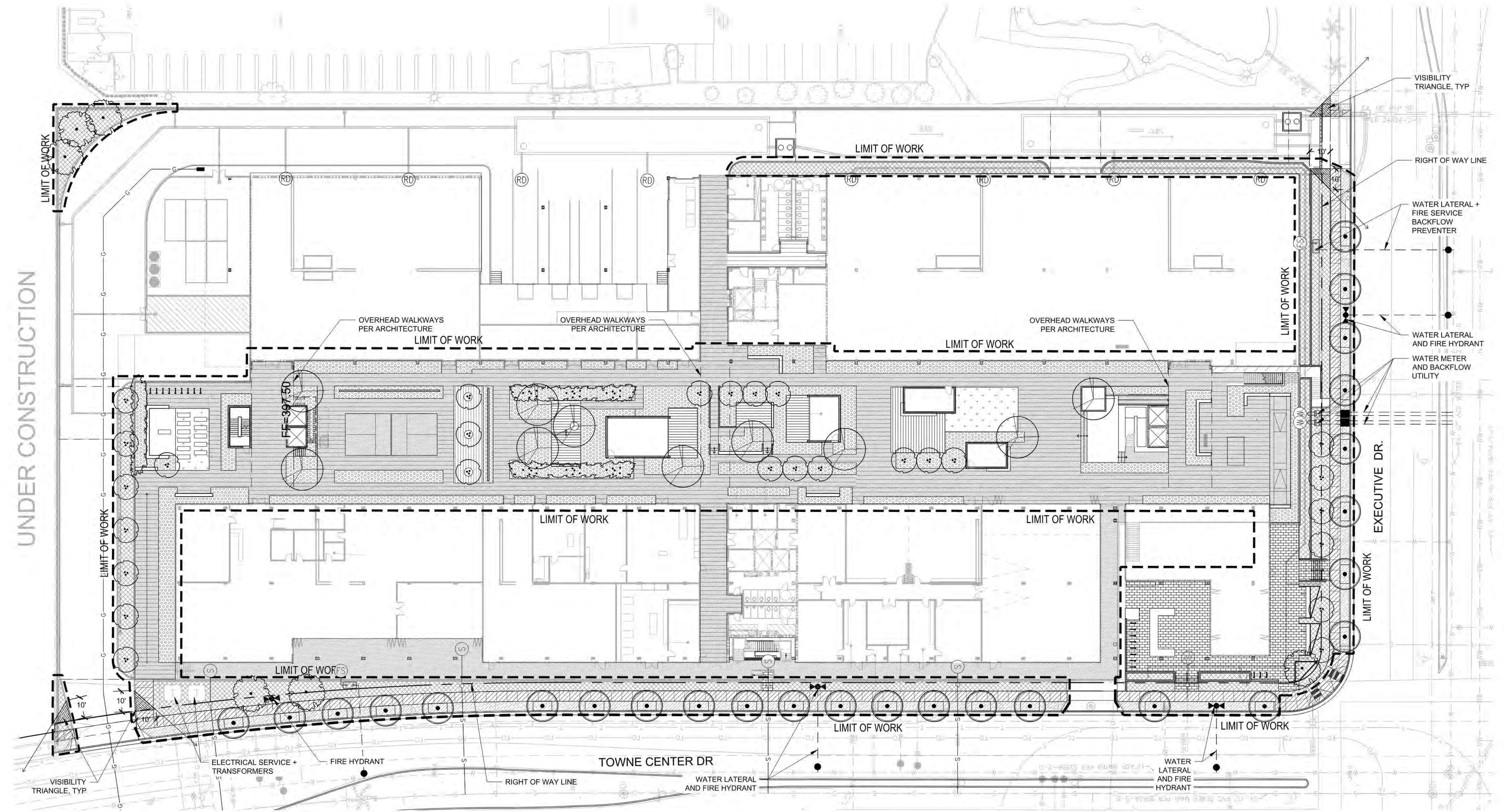
SIGHT DISTANCE

EXECUTIVE DRIVE	
POSTED SPEED LIMIT	30 MPH
85TH PERCENTILE SPEED	37 MPH*
STOPPING SIGHT DISTANCE	272'
INTERSECTION SIGHT DISTANCE	355'
TOWNE CENTER DRIVE	
POSTED SPEED LIMIT	40 MPH
85TH PERCENTILE SPEED	47 MPH*
STOPPING SIGHT DISTANCE	386'
INTERSECTION SIGHT DISTANCE	450'

- * ASSUMED 85TH PERCENTILE SPEED IS 7 MPH GREATER THAN POSTED SPEED
- ** INTERPOLATED FROM AASHTO STOPPING SIGHT DISTANCE TABLE EXHIBIT 3-1
- *** INTERPOLATED FROM AASHTO INTERSECTION SIGHT DISTANCE TABLE EXHIBIT 9-57

ENGINEER OF WORK:
Brian Oliver 2/10/2022
 BRIAN K. OLIVER, R.C.E. 45045 DATE
 EXP. 3/31/22





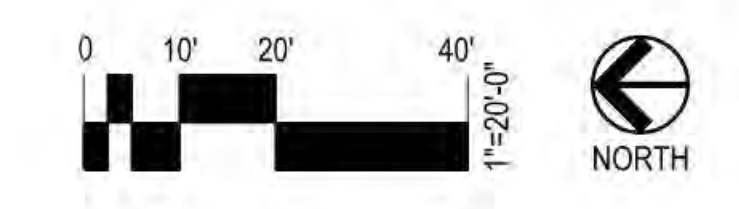
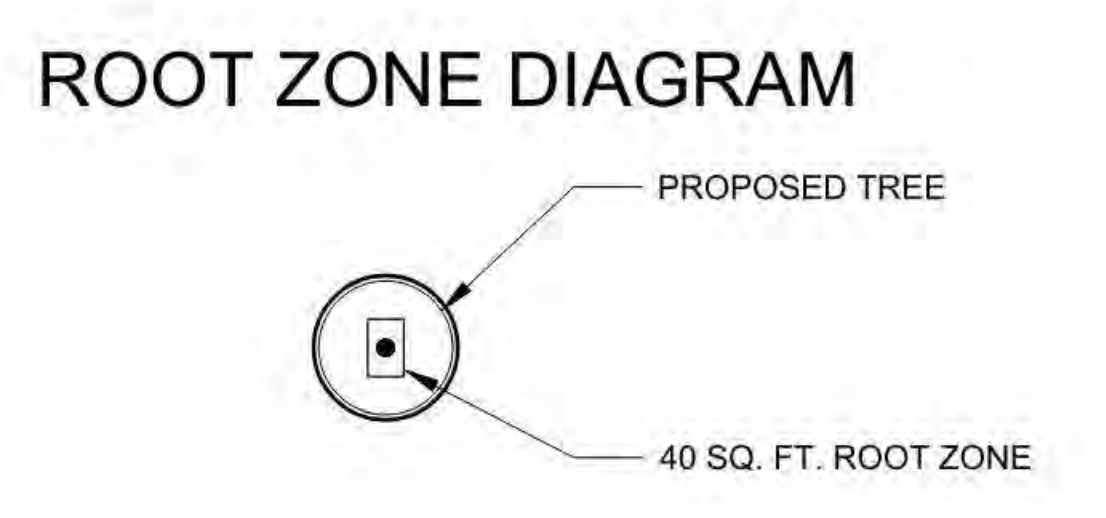
MINIMUM TREE SEPARATION DISTANCE
TREES WITHIN PUBLIC RIGHT OF WAY SHALL BE PLANTED THE MINIMUM DISTANCE PER THE TABLE BELOW. CITY ORDINANCE 140-04E.

IMPROVEMENT	MINIMUM DISTANCE TO TREE
TRAFFIC SIGNAL, STOP SIGN	20 FEET
UNDERGROUND UTILITY LINES (EXCEPT SEWER)	5 FEET
SEWER LINES	10 FEET
ABOVE GROUND UTILITIES (TRANSFORMERS, HYDRANTS, UTILITY POLES, ETC.)	10 FEET
DRIVEWAY	10 FEET
INTERSECTIONS	25 FEET

- TREE LEGEND**
See full tree legend on sheet L120 for plant species and sizing information
- STREET TREE**
Trees within public right of way
 - (2) TOTAL QTY
 - PLAZA CANOPY TREE**
Canopy Trees within Street Frontage and Plaza
 - STREET FRONTAGE / PLAZA UNDERSTORY ACCENT TREE**
Accent Trees within Street Frontage and Plaza
 - STREET FRONTAGE ACCENT TREE**
Accent Trees within Street Frontage
 - PLAZA EVERGREEN VERTICAL TREE**
Vertical Trees within Plaza

- PLANTING LEGEND**
See sheet L120 for plant species and sizing information
- STREET FRONTAGE SLOPE SHRUB AND GROUNDCOVER PLANTING
 - STREET PARKWAY SHRUB AND GROUNDCOVER PLANTING
 - PLAZA SHRUB AND GROUNDCOVER PLANTING
 - ARTIFICIAL TURF
- NOTE: ALL SHRUBS AND GROUNDCOVERS SHOWN AS HATCHES SHALL BE SPACED IN A TRIANGULAR PATTERN

- PAVING FINISH LEGEND**
- NATURAL GRAY CONCRETE
 - PATIO - INTEGRAL COLORED CONCRETE
 - PLAZA - INTEGRAL COLORED CONCRETE
 - PLAZA - DECKING
 - PLAZA - ARTIFICIAL TURF

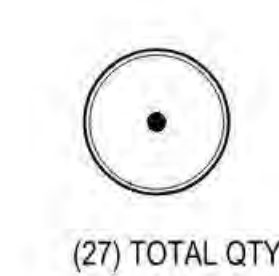


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No.	Description	Date

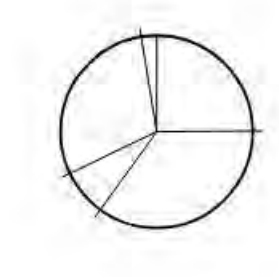
PLANT MATERIAL LEGEND

Plant sizes are indicated for general reference by height x width.



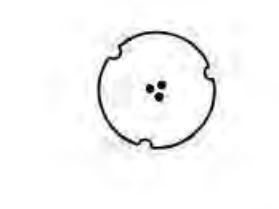
STREET TREE

Public street trees located within right of way.
100% 24" box size, unless otherwise noted, such as:
Geijera parviflora (Australian Willow), 30' x 20'
Lophostemon confertus (Brisbane Box), 40' x 20'
Magnolia grandiflora 'Little Gem' (Little Gem Dwarf Southern Magnolia), 20-25' x 10-15'
Pyrus calleryana 'Chanticleer' (Chanticleer Flowering Pear), 25-35' x 10-15'



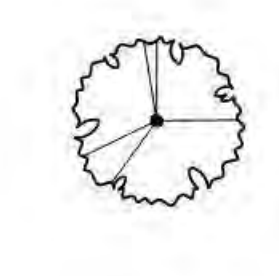
PLAZA CANOPY TREE

Broad canopy trees throughout courtyard to provide shade and human scale.
100% 48" box size such as:
Elaeocarpus decipiens (Japanese Blueberry Tree), 25-40' x 15-30'
Ficus rubiginosa (Rusty-leaf Fig), 35-50' x 35-60'
Hymenosporum flavum (Sweetshade), 20-35' x 15-20'
Lophostemon confertus (Brisbane Box), 40' x 20'



STREET FRONTAGE / PLAZA UNDERSTORY ACCENT TREE

Trees within street frontage and plaza used to create a mid-story canopy
50% 36" box size, 50% 24" box size such as:
Arbutus 'Marina' (Marina Strawberry Tree), 40-50' x 25-40'
Cercis canadensis 'Forest Pansy' (Forest Pansy Redbud), 15' x 20'
Michelea figo (Banana Shrub), 10'x10'



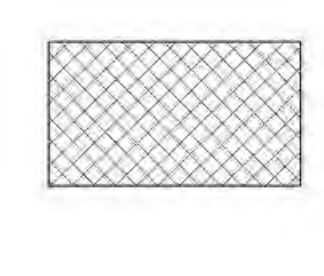
STREET FRONTAGE ACCENT TREE

Trees within street frontage used to create a mid-story canopy
100% 48" box size such as:
Arbutus 'Marina' (Marina Strawberry Tree), 40-50' x 25-40'
Cercis canadensis 'Forest Pansy' (Forest Pansy Redbud), 15' x 20'
Hymenosporum flavum (Sweetshade), 20-35' x 15-20'
Lophostemon confertus (Brisbane Box), 40' x 20'



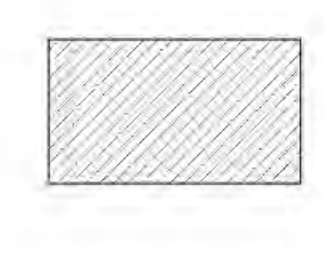
PLAZA EVERGREEN VERTICAL TREE

Trees within plaza used to create sense of enclosure
100% 36" box size such as:
Bambusa dolichomerithalla 'Green Stripe' (Green Stripe Blowgun Bamboo), 15-25'
Bambusa textilis (Weaver's Bamboo), 25-40'
Bambusa oldhamii (Giant Timber Bamboo), 40'-50'



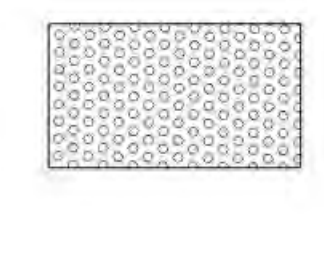
STREET FRONTAGE SLOPE PLANTINGS

5% 15 gallon size @ 30" O.C. average spacing, 50% 5 gallon size @ 42" O.C. average spacing,
45% 1 gallon @ 30" O.C. average spacing
Agave attenuata (Foxtail Agave)
Carissa macrocarpa 'Green Carpet' (Green Carpet Natal Plum)
Carex tumulicola (Foothill Sedge)
Ceanothus griseus var. horizontalis 'Yankee Point' (Yankee Point California Lilac)
Chondropetalum tectorum (Small Cape Rush)
Festuca rubra (Creeping Red Fescue)
Hesperaloe parviflora 'Brakelights' (Red Yucca)
Lantana 'New Gold' (New Gold Lantana)
Leymus condensatus 'Canyon Prince' (Canyon Prince Wild Rye)
Muhlenbergia dubia (Pine Muhly)
Rosmarinus 'Huntington Carpet' (Huntington Carpet Rosemary)
Salvia clevelandii 'Pozo Blue' (Pozo Blue Sage)
Sesleria autumnalis (Autumn Moor Grass)
Westringia fruticosa 'Mundi' (Low Coast Rosemary)



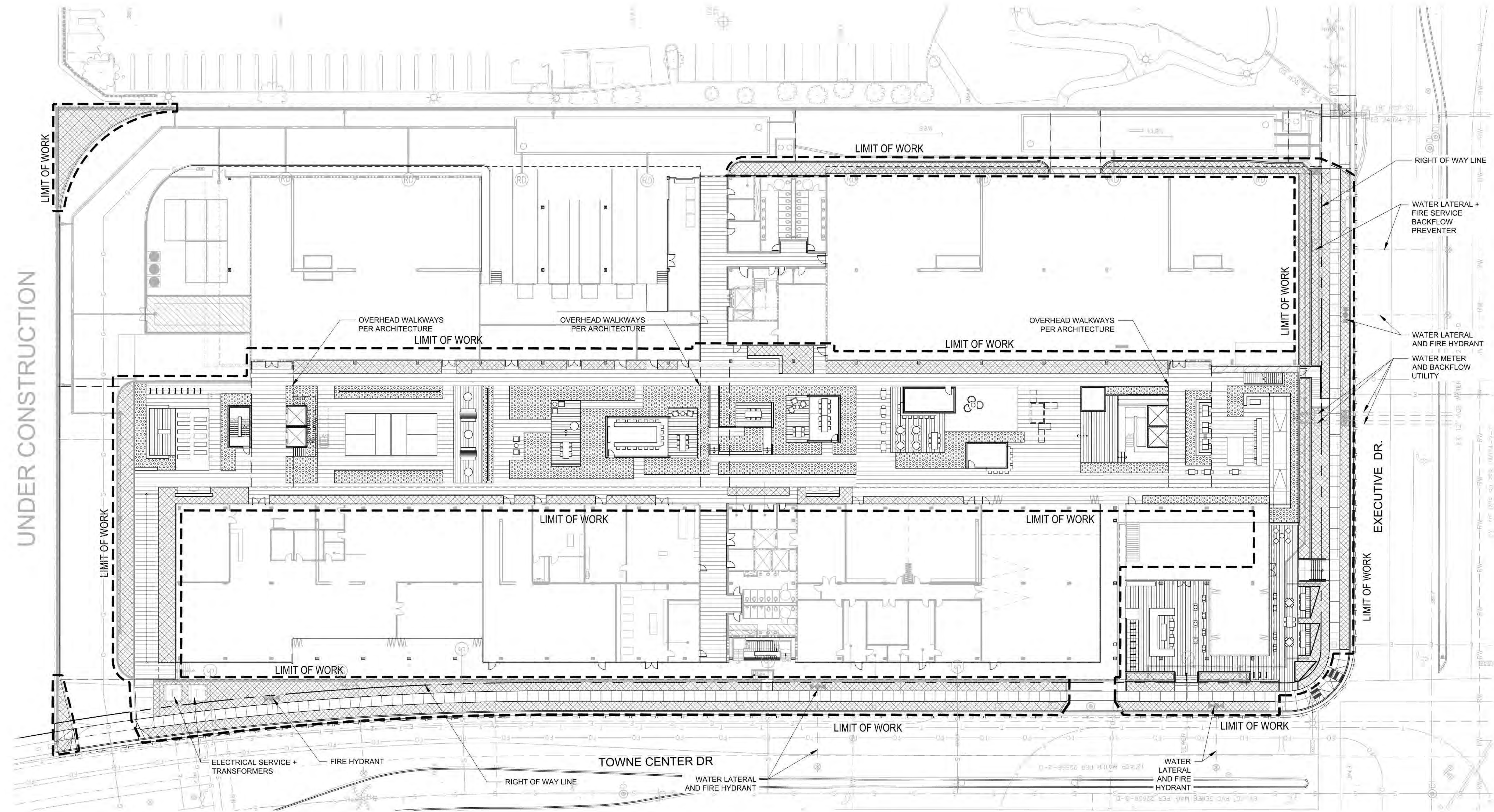
STREET PARKWAY PLANTING

50% 5 gallon size @ 36" O.C. average spacing, 50% 1 gallon size @ 24" O.C. average spacing
Aloe 'Blue Elf' (Blue Elf Aloe)
Carex tumulicola (Foothill Sedge)
Carissa macrocarpa 'Green Carpet' (Green Carpet Natal Plum)
Crassula 'Blue Bird' (Blue Bird Crassula)
Dymondia margaritae (Silver Carpet)
Festuca rubra (Creeping Red Fescue)
Lessingia 'Silver Carpet' (Silver Carpet)
Rosmarinus 'Huntington Carpet' (Huntington Carpet Rosemary)
Sedum spathulifolium 'Cape Blanco' (Cape Blanco Stonecrop)
Senecio mandraliscae 'Blue Chalksticks' (Blue Chalksticks)
Sesleria autumnalis 'Fineleaf' (Autumn Moor Grass)



INTERIOR PLAZA SHRUBS AND ORNAMENTAL GRASSES

50% 5 gallon size @ 30" O.C. average spacing, 50% 1 gallon @ 24" O.C. average spacing
Agave attenuata (Foxtail Agave)
Aloe striata (Coral Aloe)
Aloe barbadensis (Aloe Vera)
Asparagus densiflorus 'Myers' (Myer's Foxtail Fern)
Camellia sasanqua varieties (Camellia)
Carex tumulicola (Foothill Sedge)
Cytotium falcatum (Japanese Holly Fern)
Chondropetalum tectorum (Small Cape Rush)
Crassula ovata varieties (Jade Plant)
Dianella tasmanica varieties (Tasman Flax Lily)
Liriope muscari (Blue Lily Turf)
Lomandra spp. (Rush)
Microlepis strigosa (Lace Fern)
Rhapiolepis spp. (Indian Hawthorn)
Rhapiolepis umbellata 'Minor' (Dwarf Yeddo Hawthorn)



IRRIGATION NOTES

AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. THIS SYSTEM WILL BE CONTROLLED BY A DUAL PROGRAM ELECTRONIC TIME CLOCK AND REMOTE CONTROL VALVES. POP-UP TYPE HEADS WILL BE USED ADJACENT TO WALKWAYS AND ROADWAYS. BUBBLER HEADS WILL BE USED FOR LANDSCAPED AREAS LESS THAN 8' WIDE. DRIP IRRIGATION OR LOW-FLOW BUBBLERS SHALL BE USED IN PARKING AREAS AND ADJACENT TO LOW-LEVEL BUILDING GLASS. THE SYSTEM WILL BE INSTALLED AS SOON AS POSSIBLE AFTER CONSTRUCTION AND PRIOR TO PLACEMENT OF PLANT MATERIALS.

A DEDICATED LANDSCAPE IRRIGATION METER WILL BE PROVIDED.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

IRRIGATION WATER BUDGET CALCULATION

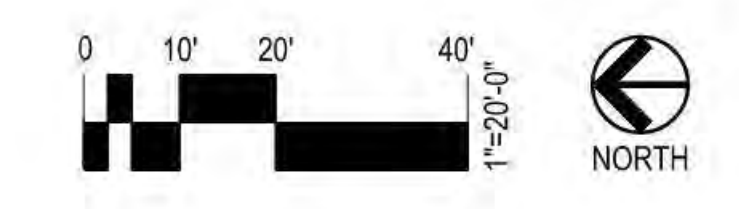
MAWA WATER BUDGET:
 $(ETo) (0.62) [(ETAF) (LA) + (1-ETAF) (SLA)]$
 $(47) (0.62) [(0.45) (24,175) + (0.55)] = 317,023 \text{ GAL./YR.}$

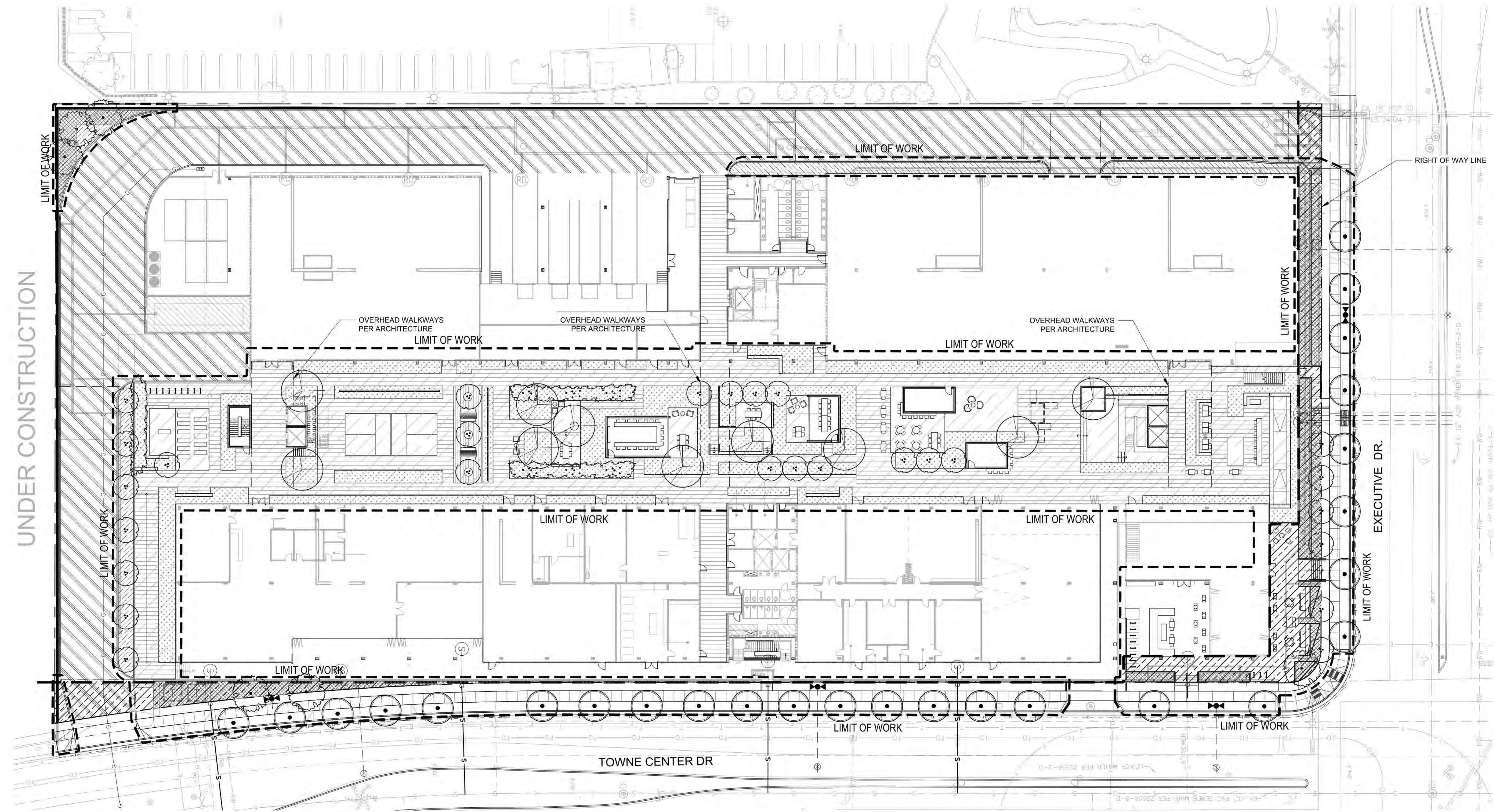
ETWU ESTIMATED TOTAL WATER USE:
 $[(ETo) (0.62)] [(PF \times HA / IE) + SLA]$
 HYDROZONE 1: $[(47)(0.62)] [(0.3 \times 16,575 / 0.81) + 0] = 178,887 \text{ GAL./YR.}$
 HYDROZONE 2: $[(47)(0.62)] [(0.5 \times 7,610 / 0.81) + 0] = 136,706 \text{ GAL./YR.}$

ESTIMATED TOTAL WATER USE = 315,593 GAL./YR
ETWU = 1,430 GALLONS LESS THAN MAWA

IRRIGATION HYDROZONES

HYDROZONE	PLANT FACTOR	AREA (SF)	AREA % OF TOTAL
#1 LOW (DRIP)	0.3	16,560 SF	68 %
#2 MEDIUM (DRIP)	0.5	7,610 SF	32 %
TOTAL IRRIGATED AREA		24,170 SF	100 %





City of San Diego Development Services			Landscape Calculations Worksheet		FORM DS-4
1222 First Ave., MS-501 San Diego, CA 92101			Commercial Development in All Zones Industrial Development in RM and C Zones Commercial Components of Mixed-Use Development		August 2020
<p>Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and plant points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code. Refer to §142.0403 Table 142-04B for proposed and existing plant point schedule.</p> <ul style="list-style-type: none"> At least one-half of the required planting points shall be achieved with trees. If any of the requirements of Landscape Regulations, Section 142.0405(a) 1, 2, and 3 apply to your project, provide a written summary explaining how requirements are being met. 					
STREET YARD (§142.0404 - §142.0405)					
Industrial and Commercial Development (except Auto Service Stations—see below)					
Planting Area Required	Planting Area Provided	Excess Area Provided			
Total Area $6,795 \text{ sq. ft.} \times 25\% = 1,699 \text{ sq. ft.}$	3,582 sq. ft.	1,883 sq. ft.			
Plant Points Required	Plant Points Provided	Excess Points Provided			
Total Area $6,795 \text{ sq. ft.} \times 0.05 = 340 \text{ points}$	1,482 points	1,142 points			
Plant Points Achieved with Trees (50%)			900 points		
REMAINING YARD (§142.0404 - §142.0405) (INTERNAL PLAZA)					
Planting Area Required	Planting Area Provided	Excess Area Provided			
Total Area $37,951 \text{ sq. ft.} \times 30\% = 11,385 \text{ sq. ft.}$	11,600 sq. ft.	215 sq. ft.			
Plant Points Required	Plant Points Provided	Excess Points Provided			
Total Area $37,951 \text{ sq. ft.} \times 0.05 = 1,898 \text{ points}$	4,194 points	2,296 points			
Plant Points Achieved with Trees (50%)			1,147 points		

City of San Diego Development Services			Landscape Calculations Worksheet		FORM DS-5
1222 First Ave., MS-501 San Diego, CA 92101			Vehicular Use Area (VUA)		August 2020
<p>Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and plant points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code. Refer to §142.0403 Table 142-04B for proposed and existing plant point schedule.</p> <ul style="list-style-type: none"> At least one-half of the required planting points shall be achieved with trees. If any of the requirements of Landscape Regulations, Section 142.0405(a) 1, 2, and 3 apply to your project, provide a written summary explaining how requirements are being met. 					
VEHICULAR USE AREA (<math>6,000 \text{ sf}</math> [§142.0406 - §142.0407])					
Planting Area Required	Planting Area Provided	Excess Area Provided			
VUA inside Street Yard $820 \text{ sq. ft.} \times 0.05 = 41 \text{ sq. ft.}$	170 sq. ft.	129 sq. ft.			
VUA outside Street Yard $24,492 \text{ sq. ft.} \times 0.03 = 1,225 \text{ sq. ft.}$	2,822 sq. ft.	1,597 sq. ft.			
Plant Points Required	Plant Points Provided	Excess Points Provided			
VUA inside Street Yard $820 \text{ sq. ft.} \times 0.05 = 41 \text{ points}$	110 points	69 points			
VUA outside Street Yard $24,492 \text{ sq. ft.} \times 0.03 = 1,225 \text{ points}$	1,271 points	46 points			
Plant Points Achieved with Trees (50%)			650 points		

LANDSCAPE CALCULATIONS DIAGRAM

