995 Gateway Center Way, Suites 107 & 108, San Diego, CA 92102
Conditional Use Permit
Cannabis Outlet(CO)

PROJECT INFORMATION

				995 Gateway Center Way - CO
PROJECT ADDRESS:	995 Gateway Center Way, Suites 107 & 108 San Diego, CA 92102			
ASSESSORS PARCEL NUMBER:	546-440-25-00			
LEGAL DESCRIPTION:	Lot: 19,20 Tract No: 11512 Map Ref: 011512 Abbreviated Description: LOT:19,20 CITY:SAN DIEGO SUBD: GATEWAY CENTER EAST UNIT #1 TR#:11512 TR 11512 LOT 20*LOT 19 & MAP REF:011512City/Muni/Twp: SAN DIEGO			
YEAR BUILT:	1989			
EXISTING OCCUPANCY CLASSIFICATION:	B - Business			
PROPOSED OCCUPANCY CLASSIFICATION:	M Mercantile / B - Business			
EXISTING USE:	Medical Commercial Office			
PROPOSED USE:	Cannabis Outlet / Office			
CONSTRUCTION TYPE:	TYPE II -B - Sprinklered			
EXISTING NUMBER OF STORIES:	3			
PROPOSED NUMBER OF STORIES:	3	*(No Change)*		
BUILDING HEIGHT:	45'-4"	*(No Change)*		
LOT AREA:	178,443.2 *sf*	4.10 ACRES		
GROSS FLOOR AREA				
GROSS FLOOR AREA, SUITES 107 & 108 (First Floor):	**2,995.6** *sf*	*(Project Suite, Proposed CO)*		
GROSS FLOOR AREA (First Floor, Remainder):	10,298.8 *sf*	*(Not Part of Project Scope)*		
GROSS FLOOR AREA (Second Floor):	14,456.0 *sf*	*(Not Part of Project Scope)*		
GROSS FLOOR AREA (Third Floor):	14,779.6 *sf*	*(Not Part of Project Scope)*		
TOTAL BUILDING GROSS FLOOR AREA:	**42,529.9** *sf*			

ZONING INFORMATION

				995 Gateway Center Way - CO
BASE ZONE:	IL-3-1 - Industrial Light	*(mix of light industrial, office and commercial uses)*		
Overlay Zones:	Airport Influence Area - SDIA Lindbergh Field Area 1, Airport FAA Part 77 Noticing Area - SDIA Lindbergh Field 200 ft, Airport ALUCP - Noice 65-70 SDIA Lindbergh Field,Airport Environs Overlay (AEOZ), Fire - Brush Management 100 ft. Foot Setback, Fire - Brush Zone 300 ft Buffer, and Fire - Very High Fire Hazard Severity Zone, San Diego Unified School District (SDUSD), Diamond Business Improvement District (BID), Southeastern Community Plan Area, Council Dist. 9			
GEOLOGICAL HAZARD CATEGORY:	52			
NUMBER OF BUILDINGS:	1			
SETBACKS:				
FRONT:	**10'-0"** (Min)	**20'-0"** *(std.)*		
STREET:	**15'-0"** (max)	**20'-0"** *(std.)*		
SIDE:	**10'-0"**(min)	**25'-0"** *(abutting residential)*		
REAR:	**0'-0"** (min)	**15'-0"** *(std.)*	**25'-0"** *(abutting residential)*	
MAX. STRUCTURE HEIGHT:	-	*(Unlimited, except as limited by Overlay Zones)*		
MIN. LOT COVERAGE:	35%	62,455.1 *sf*		
ACTUAL LOT COVERAGE:	24%	42,529.9 *sf*		
MAXIMUM FLOOR AREA RATIO:	2.0	*356,886.4 sf*		
ACTUAL FLOOR AREA RATIO:	0.2	42,529.9 *sf*		

PARKING CALCULATION

Harvest of San Diego I, LLC
995 Gateway Center Way, Suites 107 & 108, San Diego, CA 92102

PARKING CALCULATIONS*				
Uses	*Area*	*Ratio*		*Parking Stalls*
Cannabis Outlet *(First Floor, Project Suite)*	**2,995.6** *sf*	**5.00** *Per 1,000 sf*		**15.0**
Commercial Office (First Floor Remainder, Previously Conforming):	*10,298.8 sf*	3.90 *Per 1,000 sf*		40.2
Commercial Office (Second Floor, Previously Conforming):	*14,456.0 sf*	3.90 *Per 1,000 sf*		56.4
Commercial Office (Third Floor, Previously Conforming):	*14,779.6 sf*	3.90 *Per 1,000 sf*		57.7
Total Parking Required				**169.3**
Total Building Gross Floor Area	**42,529.9** *sf*			
** Per SDMC Sec. 142.0530- Table 142-05E*				
Required Carpool/ZOV/Electric Vehicle Parking (On site)	*Req. Parking*	*Ratio*		*Req. Parking*
**Per SDMC Sec. 142.0530 - Table 142-05G(d)(1)(B)(ii)*	15	10 to 25		1.0
Total Carpool/ZOV/Electric Vehicle Parking*				**1.0**
Required Motorcycle Spaces (On site)	*Req. Parking*	*Ratio*		*Req. Parking*
2% Min. of Req. Automobile Parking (Min. Req. = 2)	15	0.02	Per 1,000 S.F.	0.3
Total Motorcycle Spaces Required *				**2.0**
Required Bicycle Spaces (Short Term)	*Req. Parking*	*Ratio*		*Bicycle Spaces*
5% of Req. Automobile parking or 10% per 1,000 sf of Building Area whichever is more. (Min. Req = 2	2,995.6 *sf*	0.10	Per 1,000 S.F.	0.3
Total Short term Bicycle Spaces Required (Min Req. = 2)				**2.0**
Required Bicycle Spaces (Long Term)	*Parking Spaces*	*Ratio*		*Parking Stalls*
5% of Req. Automobile Parking (Min. Req. = 1)	15	0.05		0.7
Total Long term Bicycle Spaces Required				**1.0**
EXISTING PARKING	*Number / Area*	*Ratio*		Parking Stalls
Standard Parking Spaces *(Previously Conforming)*	42,529.9 *sf*	3.90	Per 1,000 S.F.	61
Compact Parking Spaces *(Previously Conforming)*	166	Varies		96
Accessible Spaces *(Previously Conforming)*	166	Varies		9
TOTAL EXISTING PARKING *(On Site)*				**166**
PROPOSED PARKING (995 Gateway Center Way)	*Number / Area*	*Ratio*		Parking Stalls
Parking Spaces (Proposed Cannabis Outlet, On Site)	2,995.6 *sf*	5.00	Per 1,000 S.F.	12
Parking Spaces (Existing Previously Conforming Medical Offices, On Site)	39,534.3 *sf*	3.90	Per 1,000 S.F.	155
Carpool/ZOV/Electric Vehicle Parking (Proposed Cannabis Outlet, On Site)	15	10 to 25		**2**
Accessible Parking Spaces (Proposed Cannabis Outlet, On Site)	15	1-25 (Table 11B-208.2)		1
Motorcycle Parking (On site)	15	2 (Min)		2
Bicycle Parking (On site, short/long term)	15	Varies		3
TOTAL PARKING - On Site				**170**

PARKING SUMMARY	Standard Parking	Compact Parking	Accessible Spaces	Carpool/ZEV/EV Parking Spaces	Totals
995 Gateway Center Way, San Diego, CA 92102	61	101	6	**2**	**170**
** Per SDMC Sec. 142.0530- Table 142-05E*					

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G006	Storm Water Requirements Applicability Checklist
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A101	Site Plan - Existing
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A102a	Site Plan - ROW Improvements
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A104	Second Floor Plan - Existing
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A108	First Floor Accessibility Plan - Proposed
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	LANDSCAPE
LDP-1	Landscape Development Plan

APPLICABLE CODES

- City of San Diego Municipal Code
- 2019 California Building Code
- 2019 California Green Code
- 2019 California Plumbing Code
- 2019 California Electrical Code
- 2019 California Mechanical Code

SCOPE OF WORK

The project consists of the conversion of an existing suite with an approximate area of 2,995.6 sf into a Cannabis Outlet in an existing multi-story commercial building with an approximate area of 42,530 sf.

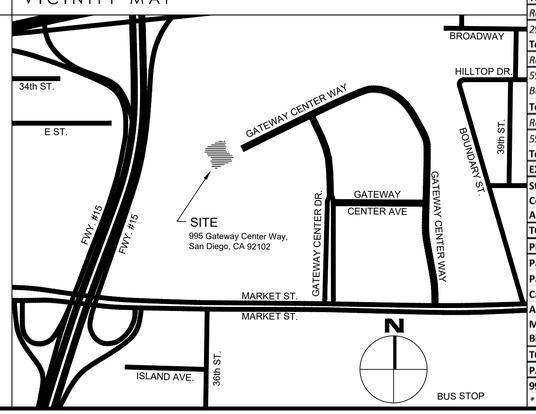
- Tenant Improvements to Include:
  - First floor reconfiguration of approximately 2,995 sf to convert into proposed Cannabis Outlet
- Site Improvements to include
  - Partial re-stripeing of parking lot
  - Landscape
  - Lighting
  - Security

* Conditional Use Permit (CUP) Requested

PROJECT TEAM

PROPERTY OWNER:
GATEWAY SMP LLC
6950 Amber Ln., Carlsbad, CA 92009
APPLICANT:
Harvest of San Diego I, LLC
1155 W. Rio Salado Parkway, Suite 201
Tempe, AZ 85281
Phone #: 480-417-6781
email: steve@harvestinc.com
DESIGN FIRM:
TECHNE
Project Contact: Abhay Schweitzer - Assoc. AIA
2934 Lincoln Ave., San Diego, CA 92104
Phone #: 619-940-5814,
email: abhay@techne-us.com
SURVEYOR:
San Diego Land Surveying & Engineering, Inc.
Project Contact: Robert J. Bateman P.L.S. No. 7046
9665 Chesapeake Dr., Suite 445, San Diego, CA 92123
Phone #: 858-565-8362
email: RBateman@sdlse.com
LANDSCAPE ARCHITECT:
Sam Wade Landscape Architect
2204 Garnet Ave., Ste 205, San Diego, CA 92109
email: sam@samwadelandscapearchitect.com

VICINITY MAP



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DESIGN | DEVELOPMENT
2934 Lincoln Ave., San Diego, CA 92104
techne-us.com sustainablearchitect.org
o 619-940-5814 m 313-595-5814

CONSULTANTS

LICENSED ARCHITECT
MICHAEL RENE MORTON
C-19371
RENEWAL
04/30/2021
STATE OF CALIFORNIA

995 Gateway Center Way,
Suites 107 & 108,
San Diego CA 92102

APPLICANT

Harvest of San Diego I, LLC
1155 W. Rio Salado Parkway, Suite 201
Tempe, AZ 85281

MARK	DATE	DESCRIPTION
01	02.21.20	Completeness Review - Submittal 1
02	03.26.20	CUP - Submittal 1
03	07.30.20	CUP - Submittal 2
04	10.26.20	CUP - Submittal 3
05	12.15.20	CUP - Submittal 4
06	03.30.21	CUP - Submittal 5

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DRAWN BY: A.S., B.P., C.G., G.R.
CHK'D BY: A.S., M.M.

SHEET TITLE

COVER SHEET

G001

SHEET 1 OF 23

CONDITIONS FOR CANNABIS OUTLET (CO) CUP:

PLANNING/DESIGN REQUIREMENTS:

SIGNAGE LIMITATION
1. All signage shall be limited to two colors and typeface.
2. Pole signs are prohibited.

POSSIBLE FUTURE USES
3. Possible future uses include any use permitted in the IL-3-1 zone.

CONSULTATION BY MEDICAL PROFESSIONALS
4. Consultations by medical professionals shall not be a permitted accessory use at a cannabis outlet.

LIGHTING
5. Lighting shall be provided to illuminate the interior, façade, and the immediate surrounding area of the cannabis outlet, including any accessory uses, parking lots, and adjoining sidewalks. Lighting shall be hooded or oriented to deflect light away from adjacent properties.
6. All exterior lighting shall be hooded or oriented so as to deflect light away from adjacent properties.

SECURITY
7. Security shall be provided at the cannabis outlet which shall include operable cameras, alarms, and a security guard. The security guard shall be licensed by the State of California and be present on the premises during business hours. The security guard shall only be engaged in activities related to providing security for the facility, except on an incidental basis.
8. NOT USED

SIGNAGE
9. Primary signs shall be posted on the outside of the cannabis outlet and shall only contain the name of the business, which shall contain only alphabetic characters, and shall be limited to two colors. Secondary signs advertising cannabis, window signs and any display visible from the public right-of-way are not permitted.
10. A permit shall be obtained as required pursuant to Chapter 4, Article 2, Division 15.

EMERGENCY CONTACT
11. The name and emergency contact phone number of an operator or manager shall be posted in a location visible from outside the cannabis outlet in character size at least two inches in height.

OPERATING HOURS
12. The cannabis outlet shall operate only between the hours of 7:00 a.m. and 9:00 p.m., seven days a week.

VENDING MACHINES
13. The use of vending machines which allow access to cannabis and cannabis products except by a responsible person, as defined in San Diego Municipal Code Section 42.1502, is prohibited. For purposes of this Section, a vending machine is any device which allows access to cannabis and cannabis products without a human intermediary.
14. For the purpose of this section, a vending machine is any device that allows access to medical cannabis without a human intermediary.

CONDITIONS FOR CANNABIS OUTLET (CO) CUP
15. A Conditional Use Permit for a cannabis outlet shall expire no later than five years from the date of issuance.
16. Deliveries shall be permitted as an accessory use only from cannabis outlets with a valid Conditional Use Permit unless otherwise allowed pursuant to state law under the Compassionate Use Act of 1996.
17. The cannabis outlet, adjacent public sidewalks, and areas under the control of the cannabis outlet, shall be maintained free of litter and graffiti at all times.
18. The cannabis outlet shall provide daily removal of trash, litter, and debris. Graffiti shall be removed from the premises within 24 hours.
19. The Owner/Permittee shall install a combination of full-height bullet resistant glass, plastic or laminate shield and bullet resistant armor panels or solid grouted masonry block walls, designed by a licensed professional, at the reception area.
20. The Owner/Permittee shall install full-height bullet resistant armor panels or solid grouted masonry block walls, designed by a licensed professional, at all walls adjoining common areas and other tenants, and vault room.
21. The Owner/Permittee shall provide a sufficient odor absorbing ventilation and exhaust system capable of minimizing excessive or offensive odors emanating outside of the permitted CO to the satisfaction of the Development Services Department.
22. An extension of time for a Conditional Use Permit granted to a cannabis outlet shall comply with the requirements of Section 126.0111, with the following exceptions: (1) The extension shall be for no more than five years. (2) A decision on an application for an extension of time shall be made in accordance with Process Two. Appeals of a decision to approve an extension of time shall be made to the Planning Commission. (Cont.)
23. (3) The separation requirements in Section 141.0504(a) shall not be considered in making the findings required in Section 126.0111(g) when a specified use in Section 141.0504(a) has located within the required distance after the approval date of the initial Conditional Use Permit. (4) A change in zoning after the approval date of the initial Conditional Use Permit shall not be considered in making the findings required in Section 126.0111(g).
24. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the landscape and irrigation located within the City's right-of-way, satisfactory to the City Engineer.
25. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond the reconstruction of the existing driveway and the installation of a new 24-foot wide City standard driveway, Gateway Center Way, satisfactory to the City Engineer.
26. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the reconstruction of sidewalk, with the standard concrete sidewalk along the property frontage on Gateway Center Way, satisfactory to the City Engineer.
27. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

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2934 Lincoln Ave., San Diego, CA 92104
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DRAWN BY: A.S., B.P., C.G., G.R.
CHK'D BY: A.S., M.M.

SHEET TITLE

CONDITIONS FOR CANNABIS OUTLET

G002

ATTACHMENT 13

ABBREVIATIONS

@	At (the rate of)
&	And
"	Inch; Ditto (which means "same as above")
#	Number. or Pound
Ø	Diameter, Round, Phase
AB:	Anchor Bolt; Asbestos Board
ABV:	Above
AC:	Air Conditioning, Alternating Current
ACC:	Access
ACI:	American Concrete Institute
ACOUST:	Acoustical
ACR:	Acrylic
ACST:	Acoustic
AD:	Access Door, Area Drain
ADA:	Americans with Disabilities Act of 1992
ADD:	Addendum; Addition
ADDL:	Additional
ADH:	Adhesive
ADJ:	Adjust, Adjustable, Adjacent
AF:	Above the Floor
AFF:	Above Finished Floor
AGG:	Aggregate
AGGR:	Aggregate
AIA:	American Institute of Architects
AISC:	American Institute of Steel Construction
AL:	Aluminum
ALM:	Alarm
ALT:	Alternate, Alteration; Altitude
ALUM:	Aluminum
AMB:	Ambient
AMP:	Ampere, Ampacity
AMT:	Amount
ANCH:	Anchor, Anchorage
ANOD:	Anodized
APPD:	Approved
APPROX:	Approximate
APRVD:	Approved
APT:	Apartment
APX:	Approximate
ARCH:	Architect, Architectural
AS:	Acoustic Sealant
ASB:	Asbestos
ASME:	American Society of Mechanical Engineers
ASPH:	Asphalt
ASSEM:	Assemble
ASSOC:	Association; Associate
ASSY:	Assembly
ASTM:	American Society for Testing and Materials
AUTH:	Authorized
AUTO:	Automatic
AVG:	Average
AWG:	American Wire Gauge
AWS:	American Welding Society
AX:	Axis
B TO B:	Back to Back
B/:	Bottom (of)
BAL:	Balance, Ballast
BAF:	Baffle
BDY:	Boundary
BDRM:	Bedroom
BEL:	Below
BET:	Between
BETW:	Between
BEV:	Bevel
BIT:	Bituminous
BJF:	Bituminous Joint Filler
BKR:	Breaker
BL:	Base Line, Building Line, Block
BLDG:	Building
BLK:	Block
BLKG:	Blocking
BLR:	Boiler
BLT-IN:	Built-In
BM:	Beam, Bench Mark
BN:	Bullnose
BNT:	Bent
BO:	Blow Off
BOT:	Bottom
BP:	Base Plate, Blueprint, Bypass
BPL:	Bearing Plate
BR:	Bedroom, Brick, Brass
BRDG:	Bridge, Bridging
BRG:	Bearing
BRK:	Brick
BRKR:	Breaker
BRKT:	Bracket
BRZ:	Bronze
BRZG:	Brazing
BSMT:	Basement
BT:	Bathtub, Bolt
BTR:	Better
BTU:	British Thermal Units
BTUH:	British Thermal Units per Hour
BUR:	Built-up Roof
BUZ:	Buzzer
BVL:	Beveled
BW:	Both Ways
BYP:	By Pass
C/C:	Center to Center
C TO C:	Center to Center
CA:	Compressed Air
CAB:	Cabinet
CAD:	Computer-Aided Drafting
CAIS:	Caisson
CAP:	Capacity
CAR:	Carpet
CARP:	Carpenter
CAT:	Catalog
CAV:	Cavity
CB:	Catch Basin, Concrete Block
CBL:	Concrete Block
CC:	Cubic Centimeter
CCT:	Circuit
CCW:	Counter Clockwise
CEL:	Cellar
CEM:	Cement
CER:	Ceramic
CF:	Cubic Feet
CFL:	Counterflashing
CFM:	Cubic Feet per Minute
CFS:	Cubic Feet per Second
CFT:	Cubic Foot
CHAM:	Chamfer
CHAN:	Channel
CHBD:	Chalkboard
C.I.:	Cast Iron
CIR:	Circle, Circular, Circuit
CIRC:	Circumference
CJ:	Control Joint
CK:	Caulking
CKT:	Circuit
CL:	Centerline, Closet
CLG:	Ceiling
CLKG:	Caulking
CLH:	Clothes Line Hook
CLL:	Contract Limit Line
CLO:	Closet
CLP:	Clamp
CLR:	Clear
CMU:	Concrete Masonry Unit
CNDS:	Condensate
CNTR:	Center, Counter
C.O.:	Cased Opening
CO:	Company, Cleanout, Cased Opening
COEF:	Coefficient
COL:	Column
COM:	Common
COMB:	Combination, Combustion
COML:	Commercial
COMP:	Composition, Compressed
COMPO:	Composition
COMPT:	Compartment
CON:	Construction
CONC:	Concrete
CONCP:	Concrete Painted
COND:	Condenser, Conduit
CONN:	Connection
CONST:	Construction
CONSTR:	Construction
CONT:	Continuous, Continue, Control
CONTR:	Contractor
COP:	Copper
COR:	Corner, Corridor
CORR:	Corridor, Corrugate
COV:	Cover
CPL:	Cement Plaster
CPR:	Copper
CPT:	Carpet
CRPT:	Carpet
CRS:	Course, Cold Rolled Steel
CS:	Countersink
CSG:	Casing
CSK:	Countersink
CSMT:	Casement
CSN:	Caisson
CSS:	Countersunk Screw
CSTG:	Casting
CT:	Ceramic Tile, Cork Tile)
CTD:	Coated
CTR:	Center, Counter
CTSK:	Countersunk
CU.	FT.: Cubic Feet
CU.	YD.: Cubic Yard
CUR:	Current
CV:	Check Valve
CWR:	Condensate Waste Return
CWS:	Condensate Waste Supply
CY:	Cubic Yard, Cycle
CYL:	Cylinder
CYL L:	Cylinder Lock
DB:	Decibel
DBL:	Double
DBT:	Drybulb Temperature
DC:	Direct Current
DCV:	Detector Check Valve
DD:	Driveway Drain, Deck Drain
DEG:	Degree
DEGC:	Degree Celcius
DEGF:	Degree Farenheit
DEM:	Demolish
DEMO:	Demolition
DEP:	Depressed
DEPT:	Department
DET:	Detail
DIAG:	Diagonal
DIA:	Diameter
DIAM:	Diameter
DIFF:	Diffuser
DIM:	Dimension
DISL:	Disposal
DISP:	Dispenser
DIV:	Division
DL:	Dead Load
DN:	Down
DPR:	Damper
DR:	Door, Drain, Dining Room
DS:	Downspout
DT:	Drain Tile
DTL:	Detail
DVTL:	Dovetail
DWG:	Drawing
DWGS:	Drawings
DWL:	Dowel
DWP:	Drywall, Painted
DWR:	Drawer
DS:	Downspout
E:	East, Enamel, Exhaust
E TO E:	End to End
EA:	Each
EB:	Expansion Bolt
ECC:	Eccentric
EE:	Each End
EF:	Each Face
EG:	Edge Grain
EIFS:	Exterior Insulation and Finish System
EJ:	Expansion Joint
EL:	Elevation, Elevator
ELB:	Elbow
ELEC:	Electrical
ELECT:	Electrical
ELEV:	Elevator, Elevation
ELP:	Emergency Lighting Panel
EM:	Emergency
EMER:	Emergency
ENCL:	Enclosure
ENG:	Engineer
ENGR:	Engineer
ENJF:	Expanded Neoprene Joint Filler
ENT:	Entrance
ENTR:	Entrance
EPDM:	Ethylene Propylene Diene Monomer
EQ:	Equal
EQP:	Equipment
EQPT:	Equipment
EQUIP:	Equipment
ESC:	Escalator
EST:	Estimate
EVAP:	Evaporator
EW:	Each Way
EX:	Existing
EXC:	Excavate
EXCAV:	Excavate
EXEC:	Executive, Execution
EXG:	Existing
EXH:	Exhaust
EXH AIR:	Exhaust Air
EXIST:	Existing
EXP:	Expansion, Exposed
EXPN:	Expansion
EXT:	Exterior, Extinguish
EXTR:	Extrude
F:	Degrees Fahrenheit, Fuse
F TO F:	Face to Face
FA:	Fire Alarm, Fresh Air
FAB:	Fabricate
FABR:	Fabricate
FAO:	Finish All Over
FAR:	Floor Area Ratio
FAST:	Fastener, Fasten
FB:	Flat Bar, Face Brick, Floor Box
FBD:	Fiberboard
FC:	File Cabinet, Foot Candle
FD:	Floor drain
FDN:	Foundation
FDTN:	Foundation
FE:	Fire Extinguisher
FEC:	Fire Extinguisher Cabinet
FF:	Far Face, Finished Floor, Factory Finish
FFE:	Finished Floor Elevation
FF&E:	Fixtures, Furnishings & Equipment
FFL:	Finished Floor Line
FGL:	Fiberglass
FGR:	Fiberglass reinforced
FH:	Flat Head, Fire Hose
FHC:	Fire Hose Cabinet
FHMS:	Flat head machine screw
FHWS:	Flat Head Wood Screw
FHY:	Fire Hydrant
FIL:	Fillet
FIN:	Finish, finished
FITG:	Fitting
FIX:	Fixture
FIXT:	Fixture
FL:	Floor, Fire Line
FLASH:	Flashing
FLG:	Flooring
FLG:	Flange, Flashing, Flooring
FLR:	Floor
FLUOR:	Fluorescent
FLX:	Flexible
FO:	Finished Opening
FOB:	Free On Board
FOC:	Face of Concrete
FOF:	Face of Finish
FOS:	Face of Studs
FP:	Fireproof
FPL:	Fireplace
FPM:	Feet per minute
FPRF:	Fireproof
FPS:	Feet per Second
FR:	Frame, Front, Fire Riser
FRG:	Forged
FRM:	Frame
FRPF:	Fireproof
FRT:	Fire Retardant
FS:	Full Size, Far Side, Floor Sink
FSCW:	Flush Solid Core Wood
FT:	Foot, Feet, Fully Tempered
FTG:	Footing, Fitting
FUR:	Furred
FURN:	Furnish, Furniture
FURR:	Furring
FUT:	Future
G:	Gas, Girder, Gutter, Gram
GA:	Gauge, Gage
GAGE:	Gauge
GAL:	Gallon
GALV:	Galvanized
GB:	Grab Bar, Glass Block, Gypsum Board
GC:	General Contractor
GCMU:	Glazed Concrete Masonry Unit
GD:	Guard, Grade, Gutter Drain
GEN:	General, Generator
GENL:	General
GF:	Ground Face
GFCI:	Ground Fault Circuit Interrupted
GFI:	Ground Fault Interrupted
GRC:	Glass Reinforced Concrete
GFRC:	Glass Fiber Reinforced Concrete
GI:	Galvanized Iron
GKT:	Gasket
GL:	Glass
GLB:	Glass Block
GLZ:	Glaze
GND:	Ground
GOVT:	Government
GP:	Galvanized Pipe
GPH:	Gallons Per Hour
GPL:	Gypsum Lath
GPM:	Gallons per Minute
GPP:	Gypsum Plaster Painted
GPPL:	Gypsum Plaster
GPS:	Gallons per Second
GR:	Grade, Grille, Granite
GRAN:	Granular, Granite
GRND:	Ground
GRTG:	Grating
GT:	Grout
GV:	Galvanized
GVL:	Gravel
GYP:	Gypsum
GYP BD:	Gypsum Board
H:	High
HA:	Hectare
HB:	Hose Bib
HC:	Hollow Core, Handicapped
HD:	Head, Heavy Duty
HDN:	Harden
HDR:	Header
HDW:	Hardware
HEX:	Hexagonal
HGT:	Height
HHMB:	Hex Head Machine Bolt
HID:	High Intensity Discharge
HM:	Hollow Metal
HMP:	Hollow Metal, Painted
HOR:	Horizontal
HORIZ:	Horizontal
HOSP:	Hospital
HP:	High Point, High Pressure, Horse Power
HPS:	High Pressure Sodium, High Pressure Steam
HR:	Hour
HRS:	Hot Rolled Steel, Hours
HSG:	Housing
HT:	Height, Heat, High Tension Duct
HTG:	Heating
HTR:	Heater
HV:	High Voltage
HVAC:	Heating, Ventilating & Air Conditioning
HVY:	Heavy
HW:	Hot Water, Heavy Wall
HWD:	Hardwood
HWH:	Hot Water Heater
HWS:	Hot Water Supply
HWY:	Highway
HYD:	Hydraulic
HYDRO:	Hydrostatic
HZ:	Hertz (Cycles Per Second)
I:	Iron, Current (electrical)
ID:	Inside Diameter
IN:	Inch
INC:	Incandescent
INCAND:	Incandescent
INCL:	Incline, Include
INCR:	Increase
INFO:	Information
INS:	Insulate, Insulation
INSP:	Inspect
INSTL:	Install
INSUL:	Insulation
INT:	Interior, Internal
INTERM:	Intermediate
INTM:	Intermediate
INV:	Invert
IP:	Iron Pipe
J:	Joist
J-BOX:	Junction Box
JAN:	Janitor
JB:	Junction Box
JC:	Janitor's Closet
JCT:	Junction
JF:	Joint Filler
JST:	Joist
JT:	Joint
K:	Kelvin (temperature)
KG:	Kilogram
KIP:	Kilopound (1000 pounds)
KIT:	Kitchen
KM:	Kilometer
KO:	Knockout
KVA:	Kilovolt-Ampere
KW:	Kilowatt
KWH:	Kilowatt Hour
KWHR:	Kilowatt Hour
L:	Angle, Left, Length, Long
LA:	Landscape Architect, Lightning Arrester
LAB:	Laboratory, Labor
LAD:	Ladder
LAT:	Lateral
LAV:	Lavatory
LB:	Pound (weight), Lag Bolt
LBL:	Label
LBR:	Lumber
LCD:	Liquid Crystal Diode
LH:	Left Hand
LIB:	Library
LIBR:	Library
LIN:	Linear
LINO:	Linoleum
LIQ:	Liquid
LKR:	Locker
LL:	Live Load
LN:	Length
LNDG:	Landing
LNTL:	Lintel
LOC:	Locate
LP:	Low Point, Low Pressure
LPS:	Low Pressure Sodium, Low Pressure Steam
LR:	Living Room
LS:	Limestone, Loud Speaker
LT:	Light, Low Tension Duct, Laundry Tray
LTG:	Lighting
LTL:	Lintel
LT WT:	Lightweight
LVR:	Louver
LW:	Light Weight
LWC:	Light Weight Concrete
M:	Meter, Bending Moment
MACH:	Machine
MAINT:	Maintenance
MAN:	Manual
MAT:	Material
MATL:	Material
MAX:	Maximum
MB:	Mail Box, Machine Bolt, Mop Basin
ME:	Mechanical Engineer
MECH:	Mechanical
MED:	Medium
MED CAB:	Medicine Cabinet
MEMB:	Membrane
MERC:	Mercury Vapor
MET:	Metal
MEZZ:	Mezzanine
MFD:	Manufactured, Metal Floor Deck
MFG:	Manufacturer, Manufacturing
MFR:	Manufacture, Manufacturer
MH:	Manhole
MI:	Miles
MIKE:	Microphone
MIN:	Minimum
MIR:	Mirror
MISC:	Miscellaneous
ML&P:	Metal Lath & Plaster
MLD:	Molding
MLDG:	Molding
MM:	Millimeter
MO:	Masonry Opening
MOD:	Module
MONO:	Monolithic
MOV:	Movable
MP:	Metal Acoustical Panel
MT:	Mount, Mounted
MTD:	Mounted
MTL:	Material, Metal
MTR:	Motor
MUL:	Mullion
MULL:	Mullion
MV:	Mercury Vapor
MWP:	Maximum Working Pressure
MWK:	Millwork
N:	North, Nitrogen
NAP:	Napkin
NAT:	Natural
NATL:	Natural
NB:	"Nota Bene" Latin phrase for "Take Special Note"
NEC:	National Electrical Code
NEUT:	Neutral
NF:	Near Face
NIC:	Not In Contract
NO:	Number, Normally Open
NOM:	Nominal
NRC:	Noise Reduction Coefficient
NS:	Near Side
NTS:	Not To Scale
O:	Oxygen
OA:	Outside Air, Overall
OB:	Obscure
OBS:	Obscure
OC:	On Center
OD:	Outside Diameter
OF:	Outside Face
OFF:	Office
OH:	Overhead
OHD:	Overhead Door
OHMS:	Oval Head Machine Screw
OHWS:	Oval Head Wood Screw
OI:	Ornamental Iron
OP:	Opaque
OPG:	Opening
OPNG:	Opening
OPP:	Opposite
OR:	Outside Radius
ORN:	Ornamental
OUT:	Outlet
OVFL:	Overflow
OZ:	Ounce
P:	Pitch, Power Panel, Paint
P.	LAM: Plastic Laminate
PA:	Public Address
PAF:	Powder Actuated Fasteners
PAR:	Parallel
PARTN:	Partition
PASS:	Passage, Passenger
PB:	Pull Box, Push Button, Panic Bar
PC:	Pull Chain, Piece, Precast Concrete
PCF:	Pounds per cubic foot
PE:	Porcelain Enamel, Professional Engineer
PED:	Pedestal, Pedestrian
PERF:	Perforate, Performance
PERIM:	Perimeter
PERP:	Perpendicular
PFN:	Prefinished
PG:	Pressure Gauge
PH:	Phase, Preheat, Phone
PIV:	Pivoted, Post Indicator Valve
PJF:	Preformed Joint Filler
PKG:	Parking
PKWY:	Parkway
PL:	Plate, Plan, Property Line
PLAS:	Plaster, Plastic
PLBG:	Plumbing
PLF:	Pounds per Lineal Foot
PLG:	Plumbing
PLMBG:	Plumbing
PLTF:	Platform
PLWD:	Plywood
PLYWD:	Plywood
PLUMB:	Plumbing
PNEU:	Pneumatic
PNL:	Panel
PNT:	Paint
POL:	Polish, Polished
PORC:	Porcelain
PORT:	Portable
PR:	Pair
PRC:	Precast
PRCST:	Precast
PRE:	Prefinished
PREFAB:	Prefabricated
PRES:	Pressure
PRESS:	Pressure
PRI:	Primary
PRTN:	Partition
PS:	Plumbing Stack
PSF:	Pounds per square foot
PSI:	Pounds per square inch
PSIG:	Pounds per square inch gage
PT:	Point
PTN:	Partition
PTR:	Paper Towel Receptacle
PV:	Paving
PVC:	Polyvinyl Chloride
PVG:	Paving
PVMT:	Pavement
PVT:	Private
PWR:	Power
QUAL:	Quality
QUANT:	Quantity
QT:	Quarry Tile, Quart
QTR:	Quarter
QTY:	Quantity
R:	Riser, Radius, Resistance, Relay Panel
RA:	Return Air, Registered Architect
RAD:	Radius, Radiator
RADN:	Radian
RB:	Rubber, Rubber Base, Resilient Base
RBT:	Rabbet
RCF:	Raised Computer Floor
RCP:	Reflected Ceiling Plan
RD:	Roof Drain, Round
REBAR:	Reinforcing Bar
REC:	Receiver
RECEP:	Receptacle
RECP:	Receptacle
RED:	Reducer
REF:	Refer, Reference, Refrigerator
REFL:	Reflected, Reflector
REFR:	Refrigerate, Refrigerator
REG:	Register, Regular
REINF:	Reinforcement, or Reinforce
REM:	Remove, Removable
REQ:	Require, Required
REQD:	Required
RES:	Resilient
RESIL:	Resilient
REST:	Resistance
RET:	Return, Retaining
RETG:	Retaining
REV:	Reverse, Revise, Revision
RF:	Roof
RFG:	Roofing
RGTR:	Register
RGH:	Rough
RH:	Right Hand, Reheat, Relative Humidity
RHMS:	Round Head Machine Screw
RHR:	Right Hand Reverse, Reheater
RHWS:	Round Head Wood Screw
RM:	Room
RMV:	Remove
RO:	Rough Opening
ROW:	Right of Way
RPM:	Revolutions per Minute
RPT:	Repeat (like "Ditto")
RR:	Railroad
RT:	Right
RVS:	Reverse Side
RVT:	Rivet
S:	South, Sealant, Supply, Sink
S4S:	Surfaced 4 Sides
SALV:	Salvage
SAN:	Sanitary
SC:	Solid Core, Self Closing
SCH:	Schedule
SCHED:	Schedule
SCR:	Screen
SCUP:	Scupper
SCWD:	Solid Core Wood
SD:	Soap Dispenser
SE:	Structural Engineer
SEAL:	Sealant
SEC:	Second, Section, Secondary
SECT:	Section
SECY:	Secretary
SEL:	Select
SERV:	Service
SF:	Square Foot
SH:	Shelf, Sheet, Shower
SHR:	Shower
SHT:	Sheet
SHTH:	Sheathing
SHTHG:	Sheathing
SHWR:	Shower
SIG:	Signal
SIM:	Similar
SK:	Sink
SKL:	Skylight
SLOT:	Slotted
SLV:	Sleeve
SNT:	Sealant
SPC:	Spacer
SPEC:	Specification, Specifications
SPECS:	Specifications
SPK:	Speaker
SPL:	Special
SPLR:	Sprinkler
SPM:	Sprinkler Main
SQ:	Square
SS:	Stainless Steel
SSD:	Sub-soil Drain
SSK:	Service Sink
SST:	Stainless Steel
ST:	Straight, Storm Water
STA:	Station
STC:	Sound Transmission Class
STD:	Standard
STG:	Storage, Seating
STIFF:	Stiffener
STK:	Stack
STL:	Steel
STM:	Steam
STO:	Storage
STOR:	Storage
STR:	Straight (re-bars), Structural
STRL:	Structural
STRT:	Straight
STRUC:	Structural
STRUCT:	Structural
STWY:	Stairway
SUCT:	Suction
SUPP:	Supplementary, Supplement
SUR:	Surface
SUSP:	Suspended, Suspend
SY:	Square Yard
SYM:	Symmetrical
SYN:	Synthetic
SYS:	System
T:	Tread, Thermostat, Tee
T&B:	Top and Bottom
T&G:	Tongue & Groove
TAN:	Tangent
TB:	Towel Bar
TC:	Top of Curb, Terracotta
TD:	Trench Drain
TEL:	Telephone
TEMP:	Temporary, Tempered, Temperature
TEN:	Tenant
TERR:	Terrazzo
TERM:	Terminal
TGL:	Toggle
TH:	Thermostat
THK:	Thick, Thickness
THKNS:	Thickness
THR:	Threshold
THRESH:	Threshold
THRM:	Thermal
THRMST:	Thermostat
TLT:	Toilet
TOL:	Tolerance
TOS:	Top of Slab, Top of Steel
TP:	Top of Pavement
TPH:	Toilet Paper Holder
TR:	Tread, Transom
TRANS:	Transformer, Translucent
TRD:	Tread
TS:	Time Switch
TSTAT:	Thermostat
TV:	Television
TW:	Top of Wall, Thin Wall (conduit)
TYP:	Typical
TZ:	Terrazzo
UC:	Undercut
UL:	Underwriters' Laboratories
UNEX:	Unexcavated
UNEXC:	Unexcavated
UNF:	Unfinished
UNFIN:	Unfinished
UNO:	Unless Noted Otherwise
UP:	Unpainted
UR:	Urinal
USG:	United States Gauge
USS:	United States Standard
UT:	Utility
V:	Volt, Valve, Vinyl, Vent, Ventilator
VA:	Volt Ampere
VAC:	Vacuum
VB:	Vapor Barrier, Vinyl Base
VC:	Varnished Cambric
VCT:	Vinyl Composition Tile
VENT:	Ventilate, Ventilator
VERT:	Vertical
VEST:	Vestibule
VIF:	Verify In the Field
VIN:	Vinyl
VLT:	Vault
VNR:	Veneer
VOL:	Volume
VP:	Vapor Proof, Vent Pipe
VR:	Vapor Retarder, Vertical Riser
VTR:	Vent Through Roof
W:	West, Width, Wide, Watt, Waste, Water
W/:	With
W/O:	Without
WC:	Water closet
WD:	Wood
WDW:	Window
WF:	Wide Flange (structural steel)
WH:	Water Heater, Wall Hung, Wall Hydrant
WIN:	Window
WM:	Wire Mesh, Water Meter
WP:	Waterproof, Weatherproof
WPR:	Waterproofing
WR:	Water Resistant, Waste Receptacle
WS:	Weatherstripping, Water Stop
WT:	Weight, Water Table, Watertight
WWF:	Welded Wire Fabric
XH:	Extra Heavy
YD:	Yard
YR:	Year

Project General Notes

1. These drawings and specifications are the property and the copyright of TECHNE. No use, copies or alterations of this material is allowed unless the written permission of TECHNE, is granted prior to use, except for the temporary use to construct the said work described in the project title block. No rights, ownership privileges or reuse of information contained herein is conveyed, allowed or transferred to any party. © TECHNE.
2. Before commencing any work on the site the General Contractor shall verify locations of all site dimensions and site conditions. These include but are not limited to property lines, required setback lines to all new or existing building walls, easements (if any), existing grade locations, finish floor elevations, existing site utilities, and any other new or existing site items which could affect in any way the construction of the building. Flag or otherwise mark all property lines, easements (if any), underground utilities or any other items as needed.
3. All conditions or dimensions on these plans shall be verified in the field by the General Contractor with actual site conditions. Written dimensions shall take precedence over scaled dimensions and shall be verified on the job site. On-site verification of all dimensions and conditions shall be the sole responsibility of the General Contractor and Subcontractors.
4. These drawings have been prepared from the latest information available on existing conditions. Minor variations may occur in the actual construction. Any discrepancy or area of confusion between field conditions and these drawings shall be brought to the attention of TECHNE prior to proceeding with work in question. Do not proceed with work in question until TECHNE issues written directions.
5. In case of conflict within the drawings, the General Contractor or Sub-Contract shall seek clarification from TECHNE and shall not proceed until written clarification has been issued.
6. Neither the Owner nor TECHNE shall enforce safety measures or regulations. They are the General Contractor's sole responsibility.
7. The General Contractor and Subcontractor's work shall be in accordance with all applicable federal, state, and local building codes and agency standards.

Site Preparation

8. Prior to excavation, General Contractor shall confirm location of underground utilities.
9. In the event that utilities or concealed structures are discovered during construction at exposed or unexposed locations, the General Contractor shall stop work immediately in that area and question or notify TECHNE and/or utility company immediately.
10. The General Contractor and Subcontractor shall be responsible for the appropriate hook up to all utilities required to support the work.
11. The General Contractor shall protect the adjacent properties, including, but not limited to dust, trash, or damages due to demolition, excavation, construction and/or flooding originating on the site.
12. These contract documents do not contemplate the handling or treatment of asbestos and/or any hazardous waste materials. Should any hazardous materials be discovered, the General Contractor shall notify the Owner immediately by telephone and in writing.
13. The General Contractor shall install and maintain a phone at the job site for the duration of construction.
14. A soil compaction report shall be provided to the building inspector at the job site prior to placement of concrete for the new foundation if requested by the city.
15. It is the General Contractor's responsibility to grade the site and to slope all grading and concrete work to provide positive drainage away from the building and to area storm drains.

Demolition

16. All excavation and grading shall comply with OSHA and other governing regulations.
17. Shoring shall be provided where demolition of support structures occur.
18. Prior to the start of any demolition or construction, the General Contractor shall inspect and prepare an inventory of all items noted to be relocated or salvaged and verify that these items are in good working condition and able to be relocated. The General Contractor shall present this inventory to the Owner, TECHNE for their approval. The General Contractor shall be held responsible for replacing any re-locatable item damaged during the demolition process. Salvaged items shall be the Owner's choosing and shall be the Owner's property.

Floor Plan

19. Interior finishes must conform to the requirements of the latest edition of the California Building Code. All decorative materials are required to be maintained in a flame-retardant condition.
20. Different floor finishes shall meet under the door, unless otherwise noted.
21. Smoke detectors shall be provided in all sleeping rooms, in adjacent hallways, and in any other area as required by the latest edition of the California Building Code.
22. Glass and glazing shall conform to the latest edition of the California Building Code. All glazing panels adjacent to doors and within 18" of walking surfaces shall be tempered.
23. Provide R-15 insulation in all exterior walls and bathroom walls. Provide R-19 insulation between floors and R-38 in attic space. In case of discrepancy, Title 24 documents for this shall govern.
24. Provide emergency exit doors or windows from sleeping rooms per the latest edition of the California Building Code .The minimum net clear opening for emergency escape and rescue grade-floor openings shall be 5 square feet (0.46 m2). Minimum opening height shall be 24". Minimum opening width shall be 20". The bottom of the clear opening shall not be greater than 44 inches (1118 mm) measured from the floor.
25. Provide under-floor crawl space ventilation in foundation walls of not less than 1/150 of area ventilated. Provide corrosion resistant metal mesh screen frame at each opening.

Framing

26. Provide solid blocking in wall framing for all cabinets, countertops, mirrors, shelving, light fixtures, and miscellaneous wall and ceiling mounted or recessed items.
27. Contractor shall coordinate soffit framing with the plan to allow adequate space for installation of light fixtures and mechanical equipment.
28. Provide draft stop in the attic space. Attic space shall not exceed 3,000 sq. ft., or 60'-0" in horizontal length.
29. All wood within 6" of earth or 1" of concrete shall be redwood or pressure treated.
30. Stairways and landings shall be constructed as required by the latest edition of the California Building Code.
31. Hold down anchors to be tied in place prior to calling for foundation inspection.
32. Floor sheathing shall be screwed and glued to floor joists.
33. Provide fire blocking at floor, ceiling, coves and mid-height of walls over 10'-0" in height.

Finish

34. Install Duroc Tile Backer Board by United States Gypsum or equal on all interior walls, countertops and ceilings to receive tile. Install Duroc according to the manufacturer's recommended specifications.
35. Interior gypsum board corners shall be square. Interior gypsum board texture shall be per interior finish schedule.

Exterior

36. All exposed metal flashing shall be painted to match adjacent surfaces.
37. A weep screed or weep holes shall be provided at or below the foundation plate line for all exterior stud wall finish on the exterior stucco. Weeps shall be placed a minimum of 4" above grade.
38. No vent pipe or any projection shall project above 30'-0' from finish grade, new or preexisting 5'-0" from building face. The highest point of the roof shall not exceed 30'-0" if in the Coastal Overlay zone.

Roofing

39. Roofing shall be installed in accordance with manufacturer's specific installation instructions. Provide all required sheet metal flashing and caulking. All roofing shall be Class A assembly.
40. Provide attic ventilation in roof eaves or in top of wall under gable roof ends of not less than 1/150 of area ventilated. Provide corrosion resistant metal mesh screen in wood or metal frame at each opening.

41. Provide kitchen faucets with a maximum flow of 1.8 gallons per minute (GPM).
42. All ABS and PVC piping and fittings shall be enclosed within walls and floors covered with "type X gypsum board" or similar assemblies that provide the same level of fire protection. Protection of membrane penetrations is not required.
43. Permanent vacuum breakers shall be installed with all hose bibs.

Mechanical (U.N.O by Mechanical Engineer Drawings)

44. All mechanical and electrical systems shall be installed in accordance with approved plans and governing codes. Electrical and mechanical systems shall be tested and approved to be in proper working condition to the satisfaction of the building inspector before the issuance of the certificate of occupancy.
45. All thermostats shall be of the automatic changeover type to sequence heating or cooling. Set point range shall be up to 10 degrees Fahrenheit between full heating and cooling. Adjustable temperature differential shall be one and one-half degrees Fahrenheit.
46. Equipment shall have the capacity of terminating all cooling at a temperature of not more than 78 degrees Fahrenheit.
47. At least one automatic space temperature control device shall be provided for each zone.
48. All ductwork shall be constructed, erected and tested in accordance with the most restrictive of local regulation procedures. Refer to the standards adopted by the Sheet Metal and Air Conditioning Contractors National Association as detailed in the ASHRAE handbook of fundamentals.
49. Provide bathroom ventilation of not less than 5 air changes per hour.
    49.1. Exhaust fans which terminate outside the building shall be provided in every bathroom that contains a shower or tub. Unless functioning as part of a whole house ventilation system, fans must be controlled by a humidistat which can be adjusted between 50 and 80 percent.
50. Attic and/or under-floor installation of HVAC units must comply with the latest edition of the California Mechanical Code.

Electrical (U.N.O by Electrical Engineering Drawings)

51. All circuit breaker switched 120V AC light circuits or convince outlets, must use only type GFCI or AFCI circuit breakers.
52. Electrical outlets located in wet areas, bathrooms and laundry rooms, at the exterior or within 6'-0" of the kitchen sink, shall be provided with ground fault interrupter switch (GFCI).
53. Wiring in plenums shall be in conduit or conform to Articles 300-21 and 300-22, NEC.

Green Code

54. All plumbing fixtures shall be water conserving and comply with the 2019 CGBSC Sec 4.303.1.
55. Multiple Shower Heads: Per 2019 CGBSC Sec 4.303.1.3.2, when a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designated to only allow one shower outlet to be in operation at at time. Handheld showers are considered showerheads.
56. Per 2019 CGBSC Sec 4.303.2, plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall be installed in accordance with the California Plumbing Code (CPC) and Table 1701.1 of the CPC.
57. Automatic irrigation system controllers for landscaping provided by the builder and installed at the time of final inspection shall comply with the following:
    57.1. Controllers shall be weather- or soil muisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change.
    57.2. Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor.
58. Per 2019 Green Code Sec 4.503.1 Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NPSP) emission limits, where applicable and shall gave permanent label indicating they are certified to meet the emission limit. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.
59. Per 2019 Green Code Sec 4.506.1 Each bathroom shall be mechanically vented and shall comply with the following:
    59.1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
    59.2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control
        59.2.1. Humidity controls shall be capable of adjustment between a relative humidity of 50 to 80 percent. A humidity control may utilize manual and automatic means of adjustment.
        59.2.2. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)
60. Toilets: All water closets shall have an effective flush volume of not more than 1.28 gallons per flush. Tank type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.
61. Shower Heads: Single shower heads shall have a maximum flow rate of not more than 2.0 gallons per minutes at 80 psi.
62. Faucets: Residential lavatory faucets shall have a maximum flow rate of 1.2 gallons per minute at 60psi and a minimum flow rate of not less than 0.8 gallons per minute at 20psi.
63. Faucets in Common Use Areas: Faucets in common and public use areas (outside of dwellings or sleeping units) in residential buildings must have a maximum flow rate of 0.5 gallons per minute at 60psi.
64. Kitchen Faucets: Kitchen faucets shall have a maximum flow rate of 1.8 gallons per minute at 60psi. Kitchen faucets may temporarily increase the flow rate to a maximum of 2.2 gallons at 60 psi but must default to a maximum flow rate of 1.8 gallons per minute at 60psi..
65. Plumbing Fixture Certification: A plumbing fixture certification must be completed and signed by either a licensed general contractor, or a plumbing contractor, or the building owner certifying the flow rate of the fixtures installed. A copy of the certification can be obtained from the Development Services Department of the City of San Diego.
66. Joints and Openings: Joints and openings, Annular spaces around pipes, electric cables, conduits, or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency. (CGBSC 2019 Section 4.406.1)
67. Construction Waste: Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with wither Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance per CGBSC 2019 Section 4.408.1 and City of San Diego Ordinance.
68. Maintenance Manual: Before final inspection, a complete operation and maintenance manual shall be provided to the building occupant or owner. Contractor or owner shall submit an affidavit that confirms the delivery of such. (CGBSC 2019 Section 4.410.1)
69. Duct Openings: Duct openings and other related air distribution component openings shall be covered during construction. (CGBSC 2019 Section 4.504.1)
70. VOC: Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits. (CGBSC 2019 Section 4.504.2.1)
71. VOC: Paints, stains and other coatings shall be compliant with VOC limits set in Section 4.504.2.2 and Table 4.504.3 of the CGBSC 2019 (CalGreen).
72. Aerosol: Aerosol paints and coatings shall be compliant with product weighted MRI limites for VOC and other toxic compounds as specified in Section 4.504.2.3 of the CGBSC 2019 (CalGreen).
73. A certification shall be completed and signed by either the general contractor of subcontractor, or the building owner certifying that the paint, stain and adhesives, complies with the requirements of the California Green Building Standards Code.
74. Carpet: Carpet and carpet systems shall be compliant with VOC limits. CGBSC 2019 Section 4.504.3. A letter shall be provided by the contractor or subcontractor and or the building owner certifying what material used complies with the California Green Building Standards Code.
75. Resilient Flooring: Eighty percent of the floor area receiving resilient flooring shall comply with one or more of the following:
    75.1. VOC emission limits defined in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.
    75.2. Products compliant with CHPS criteria certified under the Greenguard Children & School Program.
    75.3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.
    75.4. Meet the California Department of Public Health "Standard Method for Testing and Evaluation of Volatile Organic Chemical Emissions from indoor Sources Using Environmental Chambers, Version 1.1, February 2010 (also known as Specification 01350)".
76. Hardwood plywood, particleboard, medium density fiberboard (MDF), composite wood product used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in ARB's Air Toxic Control Measures for Composite wood as specified in section 4.504.5 and table 4.504.4 of CalGreen.
77. A certification completed and signed by the general contractor, subcontractor or building owner certifying that the resilient flooring, composite wood product, plywood, particle board etc comply with the VOC limits and formaldehyde limits specified in the notes above and the California Green Building Standards Code.

The following notes apply, unless indicated otherwise.

A. Existing Conditions:

1. Verify all existing conditions and dimensions before starting work. Report all discrepancies involving existing conditions to TECHNE prior to construction.

B. Submittals:

1. All submittals, shop drawings, product samples, etc. shall be reviewed and accepted by TECHNE prior to final submittal to fabricator or suppliers.
2. Submittals shall include, but not limited to the following:
   -Concrete mixture, additives and reinforcement.
   -Manufacturer engineered trusses.
   -Fabricated steel.
   -Cabinetry and other built-in items.
   -Special windows.

C. Construction Quality:

1. All construction shall be of the highest standards for materials and methods of installation.
2. All finish materials not selected shall be reviewed and accepted by TECHNE and the Owner.
3. All subcontractors are responsible for inspecting, correcting, and approving all conjunctive conditions of all related prior trades, prior to beginning their own work.
4. Prior workmanship and materials not acceptable to subcontractors shall be brought to the attention of the General Contractor prior to commencing construction.
5. The contractor is responsible for maintaining a neat & tidy job site; only staging areas approved by the owner will be used.
6. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when framing members exceed 19% moisture content.
7. The moisture content of building materials used in wall and floor framing shall be checked before enclosure. Moisture shall be verified by either a probe type of contact type moisture meter.

D. Substitutions:

1. No substitutions of specified materials shall be made without written notification to TECHNE and the Owner and their written acceptance of the substitution.

E. Clean Up:

1. The Contractor shall keep the premises free from accumulation of waste material and/or rubbish caused by their work. At the completion of each day's work, remove all rubbish from and about the building. All tools, scaffolding and surplus materials shall be stored, flagged, or removed, leaving the job site broom clean.

F. Fire:

1. Locations and classifications of extinguishers shall be in accordance with CFC 906 and California Code of Regulations (CCR), Title 19.
2. During construction, at least one extinguisher shall be provided on each floor level at each stairway, in all storage and construction sheds, in locations where flammable or combustible liquids are stored or used, and where other special hazards are present per CFC Section 3315.1.
3. Buildings undergoing construction, alteration, or demolition shall conform to CFC Chapter 33. Welding,cutting, and other hot work shall be in conformance with CFC Chapter 35.
4. Address identification shall be provided for all new and existing buildings in a location that is plainly visible and legible from the street or road fronting the property. Where access is by way of a private road and the building address cannot be viewed from the public way, an approved sign or means shall be used to identify the structure. Premises identification shall conform to CBC Section 501.2.
5. Wall, floor and ceiling finishes and materials shall not exceed the interior finish classification in CBC Table 803.9 and shall meet the flame propagation performance criteria of the California Code of Regulations, Title 19, Division 1. Decorative materials shall be properly treated by a product or process approved by the State Fire Marshall with the appropriate documentation provided to the City of San Diego.
6. Key boxes shall be provided for all high-rise buildings, pool enclosures, gates in the path of firefighter travel to structures, secured parking levels, doors giving access to alarm panels and/or annunciators, and any other structures or areas where access to an area is restricted.
7. Dumpsters and trash containers exceeding 1.5 cubic yards shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eave lines unless protected by an approved sprinkler system or located in a Type I or IIA structure separated by 10 feet from other structures. Containers larger than 1 cubic yard shall be of non-or limited-cimbustible materials or similar protected or separated.CFC 304.3.
8. Exits, exit signs, fire alarm panels, hose cabinets, fire extinguisher location, and standpipe connections shall not be concealed by curtains, mirrors, or other decorative material.
9. Open flames, fire, and burning on all premises is prohibited except as specifically permitted by the City of San Diego and CFC 308.
10. The egress path shall remain free and clear of all obstructions at all times. No storage is permitted in any egress paths.

G. Draft Conditions:

1. Lighting shall be provided to illuminate the interior, facade and the immediate surrounding area of the cannabis outlet, including ant accessory uses, parking lots, and adjoining sidewalks. Lighting shall be hooded or oriented to detect light away from adjacent properties.
2. Security shall be provided at the cannabis outlet which shall include operable cameras, alarms, and a security guard. The security guard shall only be engaged in activities related to providing security for the facility, except on an incidental basis.
3. Primary signs shall be posted on the outside of the cannabis outlet and shall only contain the name of the business, which shall contain only alphabetic characters. and shall be limited to two colors.
4. The name and emergency contact phone number of an operator or manager outlet and shall be posted in a location visible from outside the cannabis outlet in character size at least two inches in height.
5. The cannabis outlet shall operate only between the hours of 7:00 a.m. and 9:00 p.m., seven days a week.
6. The use of vending machines which allow access to cannabis and cannabis products except by a responsible person as defined in San Diego Municipal Code Section 42. 1502, is prohibited. For purposes of this Section, a vending machine is any device which allows access to cannabis and cannabis products without a human intermediary.
7. A permit shall be obtained as required pursuant to Chapter 4, Article 2, Division 15.
8. Conditional Use Permit for a cannabis outlet shall expire no later than five years from the date of issuance.
9. Deliveries shall be permitted as an accessory use only from cannabis outlets with a valid Conditional Use Permit unless otherwise allowed pursuant to state law under the Compassionate Use Act of 1996.
10. The cannabis outlet, adjacent public sidewalks, and areas under the control of the cannabis outlet, shall be maintained free of liter and graffiti at all times.
11. The cannabis outlet shall provide daily removal of trash and debris. Graffiti shall be removed from the premises within 24 hours.
12. Consultations by medical professionals shall not be a permitted accessory use at a cannabis outlet.

TECHNE
DESIGN | DEVELOPMENT

2934 Lincoln Ave., San Diego, CA 92104
techne-us.com sustainablearchitect.org
o 619-940-5814 m 313-595-5814

CONSULTANTS

MICHAEL RENE MORTON
C-19371
RENEWAL
04/30/2021

995 Gateway Center Way,
Suites 107 & 108,
San Diego CA 92102

APPLICANT

Harvest of San Diego I, LLC
1155 W. Rio Salado Parkway, Suite 201
Tempe, AZ 85281

MARK	DATE	DESCRIPTION
01	02.21.20	Completeness Review - Submittal 1
02	03.26.20	CUP - Submittal 1
03	07.30.20	CUP - Submittal 2
04	10.26.20	CUP - Submittal 3
05	12.15.20	CUP - Submittal 4
06	03.26.21	CUP - Submittal 5

2/15/2021 7:12:29 PM

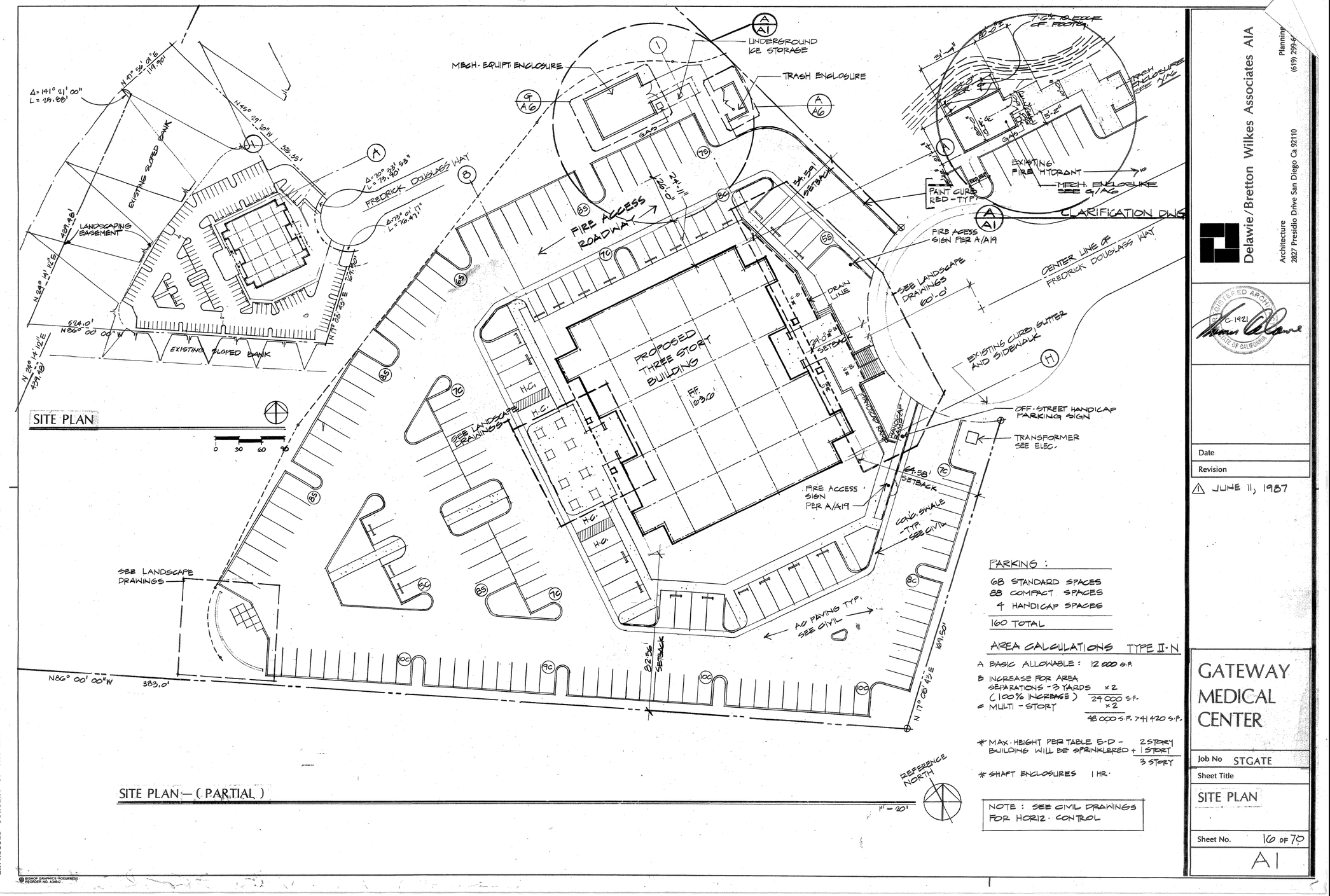
PROJECT NO: 2001
CAD DWG FILE: G001-G004 COVER SHEET.DWG
DRAWN BY: A.S., B.P., C.G., G.R.
CHK'D BY: A.S., M.M.

SHEET TITLE

GENERAL NOTES

G003

SHEET 3 OF 23



SITE PLAN — (PARTIAL)

PARKING :

68 STANDARD SPACES
88 COMPACT SPACES
4 HANDICAP SPACES
160 TOTAL

AREA CALCULATIONS TYPE II-N

A BASIC ALLOWABLE : 12 000 S.F.
B INCREASE FOR AREA SEPARATIONS - 3 YARDS (100% INCREASE) 24 000 S.F. ×2
C MULTI - STORY ×2
48 000 S.F. 741 920 S.F.

* MAX. HEIGHT PER TABLE 5-D - BUILDING WILL BE SPRINKLERED + 2 STORY 1 STORY = 3 STORY
* SHAFT ENCLOSURES 1 HR.

NOTE : SEE CIVIL DRAWINGS FOR HORIZ. CONTROL

BISHOP GRAPHICS, SOURCE#3 REORDER NO. A3842

1 EXISTING APPROVED SITE PLAN - EXHIBIT (Reference Only)
N.T.S

Delawie/Bretton Wilkes Associates AIA
Planning
(619) 299-6
Architecture
2827 Presidio Drive San Diego Ca 92110

REGISTERED ARCHITECT C. 1921 STATE OF CALIFORNIA

Date
Revision
⚠ JUNE 11, 1987

GATEWAY MEDICAL CENTER

Job No STGATE
Sheet Title
SITE PLAN
Sheet No. 16 OF 70
A1

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DESIGN | DEVELOPMENT
2934 Lincoln Ave., San Diego, CA 92104
techne-us.com sustainablearchitect.org
o 619-940-5814 m 313-595-5814

CONSULTANTS

LICENSED ARCHITECT MICHAEL RENE MORTON C-19371 RENEWAL 04/30/2021 STATE OF CALIFORNIA

995 Gateway Center Way,
Suites 107 & 108,
San Diego CA 92102

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PROJECT NO: 2001
CAD DWG FILE: G001-G004 COVER SHEET.DWG
DRAWN BY: A.S., B.P., C.G., G.R.
CHK'D BY: A.S., M.M.

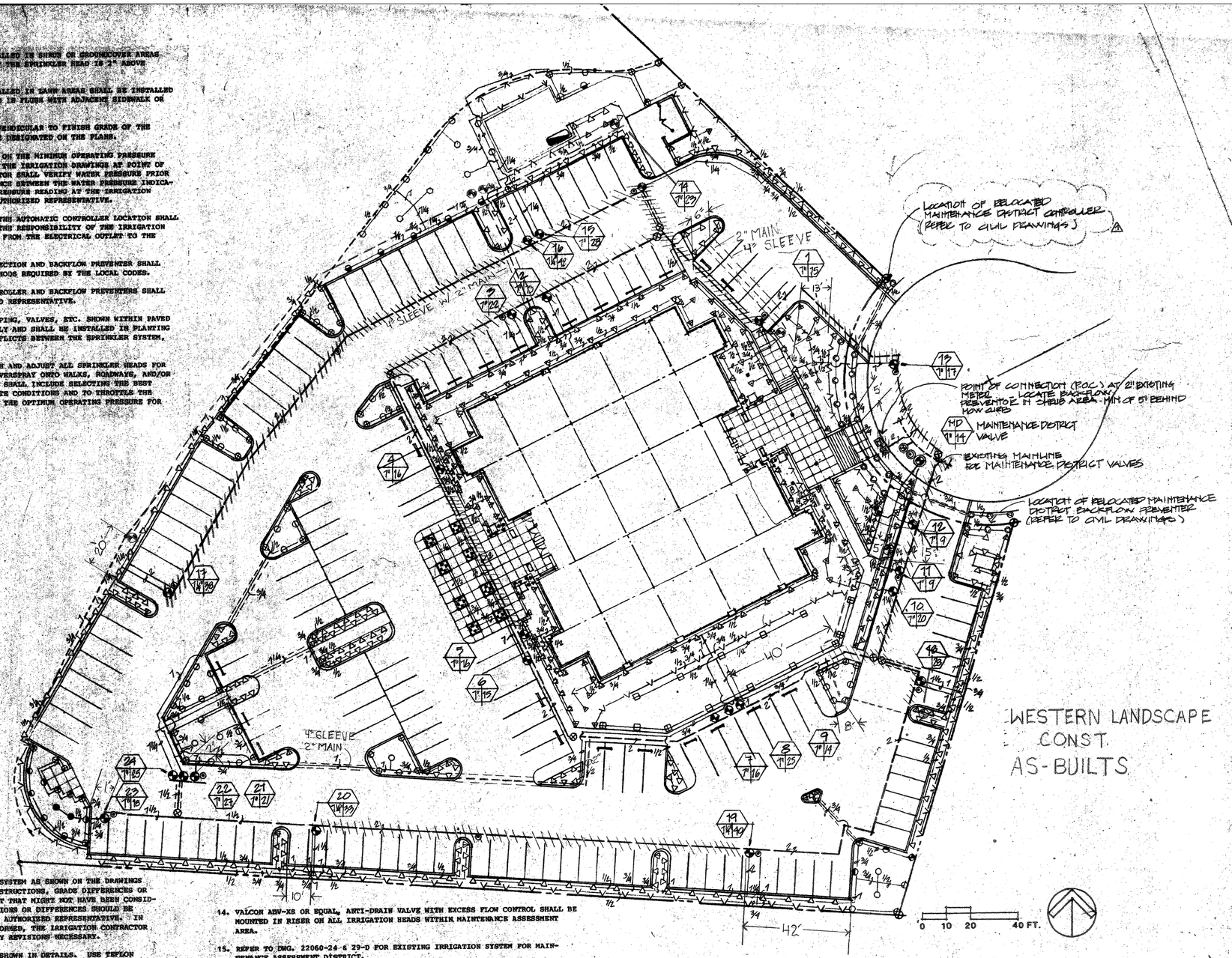
SHEET TITLE

EXISTING APPROVED SITE PLAN - EXHIBIT (Reference Only)

G004

IRRIGATION NOTES

1. ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN SHRUB OR GROUNDCOVER AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEAD IS 2" ABOVE FINISHED GRADE.
2. ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN LAWN AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEAD IS FLUSH WITH ADJACENT SIDEWALK OR CURB.
3. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE DESIGNATED ON THE PLANS.
4. THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE IRRIGATION DRAWINGS AT POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
5. 120 VOLT ELECTRICAL POWER OUTLET AT THE AUTOMATIC CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE ELECTRICAL OUTLET TO THE AUTOMATIC CONTROLLER.
6. ALL PIPING BETWEEN THE POINT OF CONNECTION AND BACKFLOW PREVENTER SHALL BE OF MATERIALS AND INSTALLATION METHODS REQUIRED BY THE LOCAL CODES.
7. FINAL LOCATION OF THE AUTOMATIC CONTROLLER AND BACKFLOW PREVENTERS SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
8. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.
9. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.
10. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
11. INSTALL ALL MATERIALS AND EQUIPMENT AS SHOWN IN DETAILS. USE TEFLON TAPE OR TEFLON PIPE DOPE ON ALL MALE PIPE THREADS ON ALL SPRINKLER SWING JOINT AND VALVE ASSEMBLIES.
12. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. HE SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUB-CONSULTANTS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC.
13. IN ADDITION TO THE CONTROL WIRE SLEEVES AND PIPE SLEEVES SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL CONTROL WIRE SLEEVES AND PIPE SLEEVES OF SUFFICIENT SIZE UNDER ALL PAVED AREAS. ALL PRESSURE PIPES AND CONTROL WIRES INSTALLED UNDER SIDEWALK AND PAVED AREAS SHALL BE INSTALLED IN SLEEVES. ALL NON-PRESSURE PIPE INSTALLED UNDER SIDEWALK AND PAVED AREAS SHALL BE PVC SCHEDULE 40.
14. VALCON ADW-XS OR EQUAL, ANTI-DRAIN VALVE WITH EXCESS FLOW CONTROL SHALL BE MOUNTED IN RISER ON ALL IRRIGATION HEADS WITHIN MAINTENANCE ASSESSMENT AREA.
15. REFER TO DWG. 22060-24-6 29-D FOR EXISTING IRRIGATION SYSTEM FOR MAINTENANCE ASSESSMENT DISTRICT.



1 EXISTING APPROVED IRRIGATION PLAN - EXHIBIT (Reference Only)
N.T.S

Delawie/Bretton Wilkes Associates A/A
Architecture Planning
2027 Presidio Drive San Diego Ca 92110 (619) 299-6690

Date MAY 4 1987
Revision
⚠ JUNE 11, 1987

GATEWAY MEDICAL CENTER

Job No STGATE

Sheet Title
IRRIGATION PLAN/NOTES

Sheet No. 9 of 10
L2

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DESIGN | DEVELOPMENT
2934 Lincoln Ave., San Diego, CA 92104
techne-us.com sustainablearchitect.org
o 619-940-5814 m 313-595-5814

CONSULTANTS

LICENSED ARCHITECT MICHAEL RENE MOTION C-19371 RENEWAL 04/30/2021 STATE OF CALIFORNIA

995 Gateway Center Way,
Suites 107 & 108,
San Diego CA 92102

APPLICANT

Harvest of San Diego I, LLC
1155 W. Rio Salado Parkway, Suite 201
Tempe, AZ 85281

VAN DYKE & ASSOCIATES
Landscape Architecture Planning Urban Design
2240 Fourth Avenue San Diego, CA 92101 619.260.0640

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06	03.26.21	CUP - Submittal 5

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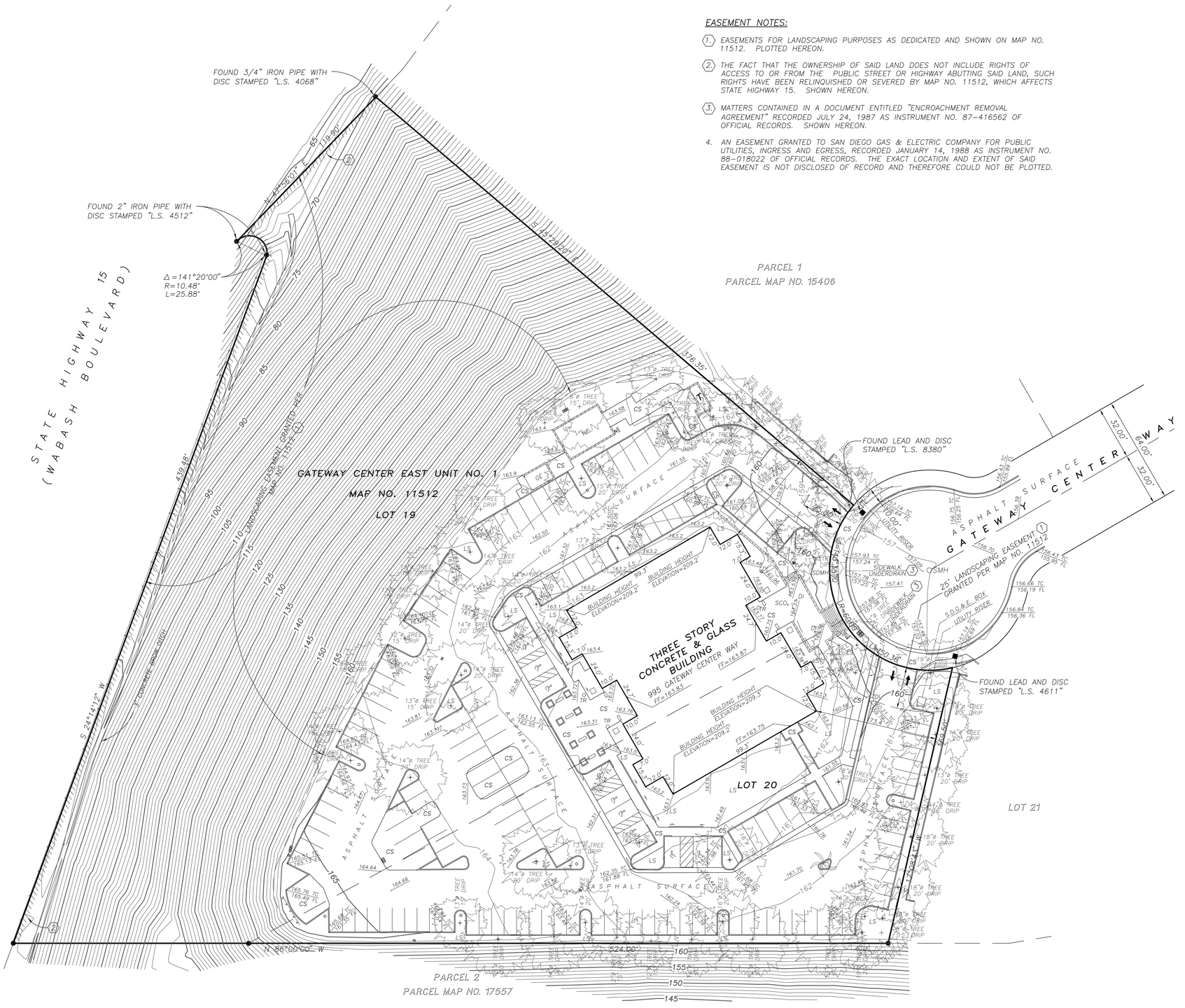
PROJECT NO: 2001
CAD DWG FILE: G005 IRRIGATION PLAN EXHIBIT - EXISTING.DWG
DRAWN BY: A.S., B.P., C.G., G.R.
CHK'D BY: A.S., M.M.

SHEET TITLE
EXISTING APPROVED IRRIGATION PLAN - EXHIBIT(Reference Only

G005



EASEMENT NOTES:

1. EASEMENTS FOR LANDSCAPING PURPOSES AS DEDICATED AND SHOWN ON MAP NO. 11512. PLOTTED HEREON.
2. THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE PUBLIC STREET OR HIGHWAY ABUTTING SAID LAND, SUCH RIGHTS HAVE BEEN RELINQUISHED OR SEVERED BY MAP NO. 11512, WHICH AFFECTS STATE HIGHWAY 15. SHOWN HEREON.
3. MATTERS CONTAINED IN A DOCUMENT ENTITLED "ENCROACHMENT REMOVAL AGREEMENT" RECORDED JULY 24, 1987 AS INSTRUMENT NO. 87-416562 OF OFFICIAL RECORDS. SHOWN HEREON.
4. AN EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS AND EGRESS, RECORDED JANUARY 14, 1988 AS INSTRUMENT NO. 88-018022 OF OFFICIAL RECORDS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD AND THEREFORE COULD NOT BE PLOTTED.

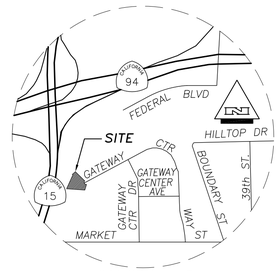
GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 INCH = 30 FT.

LEGEND:

- FOUND 3/4" IRON PIPE WITH DISC STAMPED "L.S. 4512". EXCEPT AS NOTED
- FOUND LEAD AND DISC AS NOTED
- VAULT
- GAS GAS METER/VA;VE
- WATER METER
- LIGHT POLE
- BACK FLOW PREVENTION VALVE
- FDC FIRE DEPARTMENT CONNECTION
- TR TRASH RECEPTACLE
- GE GENERATOR ENCLOSURE
- HE HVAC ENCLOSURE
- SCO SEWER CLEANOUT
- SMH SEWER MANHOLE
- SDMH STORM DRAIN MANHOLE
- CS CONCRETE SURFACE
- DI DRAIN INLET
- LS LANDSCAPE AREA
- FLAGPOLE
- TRAFFIC FLOW
- HANDICAPPED PARKING
- T TRASH ENCLOSURE
- WALL
- CHAIN LINK FENCE
- GUARDRAIL
- ABUTTERS RIGHTS OF ACCESS RELINQUISHED PER MAP NO. 11512
- PROPERTY LINE



VICINITY MAP
NO SCALE

LEGAL DESCRIPTION:

LOTS 19 AND 20 OF GATEWAY CENTER EAST UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 11512, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 14, 1986.

BASIS OF ELEVATION:

CITY OF SAN DIEGO VERTICAL CONTROL:
SOUTHWEST BRASS PLUG
HILLTOP DRIVE AND 39TH STREET
ELEVATION = 172.65 M.S.L. N.G.V.D. 1929 FEET

PROFESSIONAL LAND SURVEYOR
ROBERT J. BATEMAN
No. 7046
CALIFORNIA

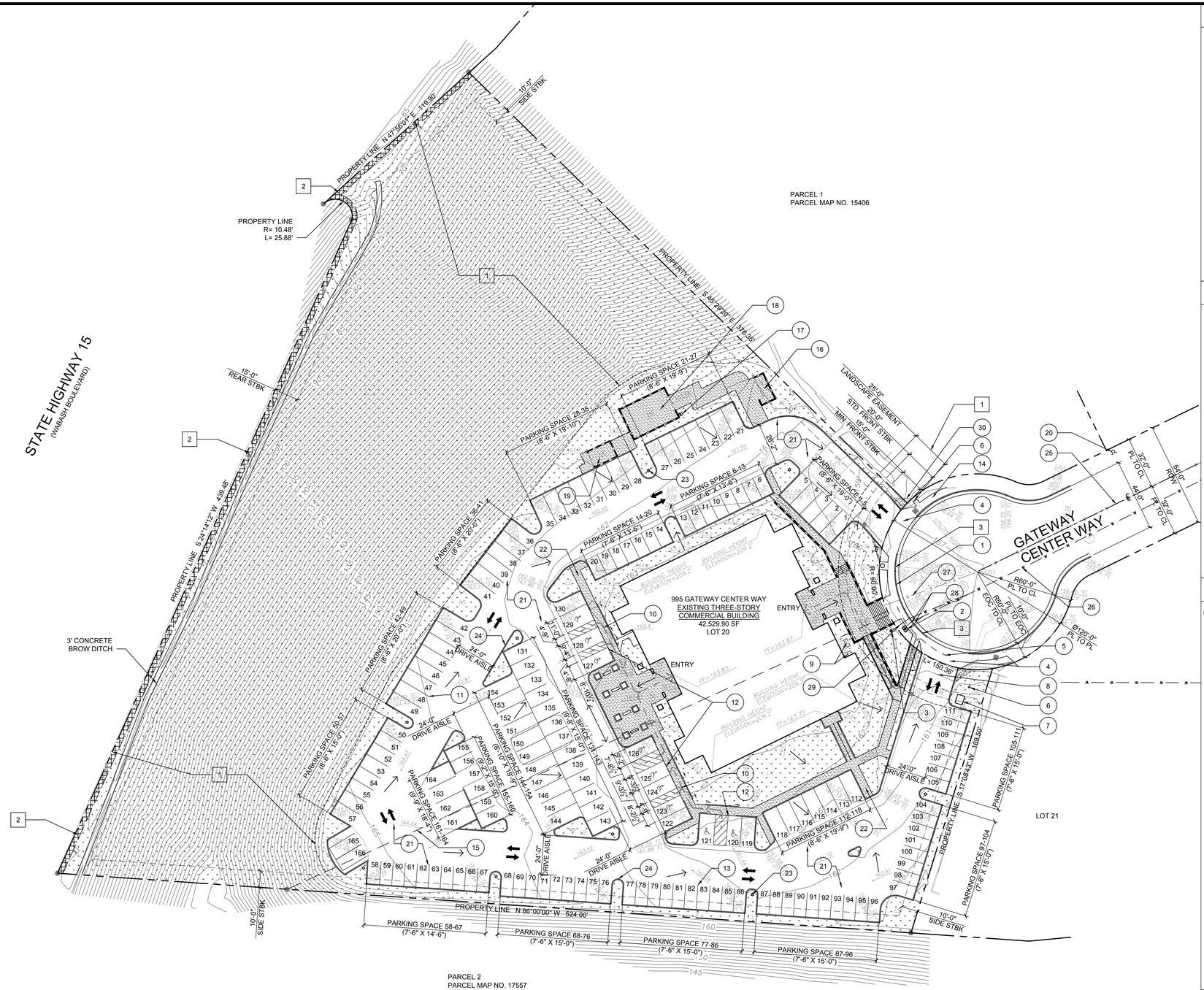
Robert J. Bateman
ROBERT J. BATEMAN, P.L.S. 7046

TOPOGRAPHY SURVEY

For the exclusive use of:
HARVEST OF SAN DIEGO I, LLC
1155 W. RIO SALADO PARKWAY, SUITE 201
TEMPE, ARIZONA 85281

San Diego Land Surveying & Engineering, Inc.
9665 Chesapeake Drive, Suite 445, San Diego, California 92123-1354
Phone: (858) 565-8362 Fax: (858) 565-4354

Date: 01-28-2020	Revised:	Revised:
Scale: 1"=30'	Drawn by: R.J.B.	Sheet 1 of 1 Sheet
Drawing: Gateway Center Way 995 TP	A.P.N. 560-440-25	



1 SITE PLAN - EXISTING
SCALE: 1/32" = 1'-0"

0 16' 32' 64'
SCALE: 1/32" = 1'-0"

TRUE N

SITE PLAN LEGEND

- PROPERTY LINE
- OUTLINE OF EXISTING STRUCTURES
- AREA OF EXISTING LANDSCAPE
- AREA OF EXISTING ON SITE SIDEWALK & HARDSCAPE
- SITE DRAINAGE PATTERN
- VEHICULAR CIRCULATION
- ACCESSIBLE ROUTE

SITE PLAN NOTES

A. The site plan is for informational and general site reference only. Refer to other construction documents for complete scope of work.
B. Before commencing any site foundation or slab cutting or excavation, the contractor shall verify and mark locations of all site utilities, dimensions and conditions. These include but are not limited to property lines, setback location to all new or existing walls, easements (if any), existing site utilities, including water, sewer, gas and electrical lines and any other new or existing site items which could affect in any way the construction of the building. Flag or otherwise mark all locations of site property lines, easements (if any), underground utilities, and indicate utility type.
C. The Contractor or subcontractor shall notify TECHNE if any conflicts or discrepancy occurs between the information on this plan and actual field conditions. Do not proceed with work in conflict with these drawing until written or verbal instructions are issued by TECHNE.
D. Protect and mark all existing building structure including walls, beams, columns, area separation walls, and other items that are part of the existing structure and not part of the scope of the tenant improvement, and mark perimeter of construction zone.
E. Coordinate with other tenants the temporary shutoff of any site utilities.
F. No proposed improvement will block or alter the existing surface drainage flow pattern.
G. The existing water and sewer services will remain.
H. Refer to Topographic Survey for additional information.
I. BUILDING ADDRESS: Building address numbers must be visible and legible from the street or road fronting the property, per FHPS Policy P-00-6 (UFC 901.4.4)
J. TRANSIT STOP: Nearest transit stop is approximately 1,900' away from project.
K. If the City Building Inspector determines non-compliance with any accessibility provisions, a complete and detailed revised plans clearly showing all existing non-complying conditions and the proposed modifications to meet current accessibility requirements (including site plan, floor plans, details, etc.) will be submitted to the department for review and approval.
L. Visibility Triangles: No obstruction including solid walls in the visibility area shall exceed 3 feet in height. Plant material, other than trees, within the public right-of-way that is located within visibility areas shall not exceed 24 inches in height, measured from the top of the adjacent curb per San Diego Municipal Code diagram 113-02SS.

SITE PLAN KEYNOTES

1. EXISTING CURB AND GUTTER
2. EXISTING WATER METERS
3. EXISTING FIRE DEPARTMENT CONNECTION
4. EXISTING PREVIOUSLY CONFORMING DRIVEWAY CURB CUT
5. ACCESSIBLE PATH OF TRAVEL FROM RIGHT-OF-WAY
6. EXISTING UTILITY RISER
7. EXISTING SDG&E TRANSFORMER BOX
8. EXISTING PAVED DRIVEWAY
9. EXISTING BACKFLOW PREVENTER DEVICE
10. ACCESSIBLE PATH OF TRAVEL TO REAR ENTRY FROM ACCESSIBLE PARKING SPACES
11. EXISTING STANDARD PARKING SPACES
12. EXISTING ACCESSIBLE PARKING
13. EXISTING COMPACT PARKING SPACES
14. EXISTING OFFSITE CONCRETE SIDEWALK
15. EXISTING LOT LINE
16. EXISTING TRASH ENCLOSURE
17. EXISTING GAS METER
18. EXISTING HVAC ENCLOSURE
19. EXISTING GENERATOR ENCLOSURE
20. EXISTING FIRE HYDRANT
21. EXISTING ASPHALT SURFACE PARKING LOT
22. EXISTING ON SITE WALKWAYS & HARDSCAPE
23. EXISTING ON SITE LIGHT, STANDARD
24. EXISTING ON SITE RAISED CURBS
25. EXISTING 10" PVC SEWER MAIN - 22167-7-D
26. EXISTING 12" ACP WATER MAIN - 22167-7-D
27. EXISTING 6" SEWER LATERAL, EXISTING SEWER LATERAL TO BE RETAINED.
28. EXISTING 2" WATER LATERAL, EXISTING WATER SERVICE TO BE RETAINED.
29. EXISTING 6" FIRE SERVICE LINE TO BE RETAINED
30. VISIBILITY TRIANGLE: 10' X 10'

EASEMENT NOTES

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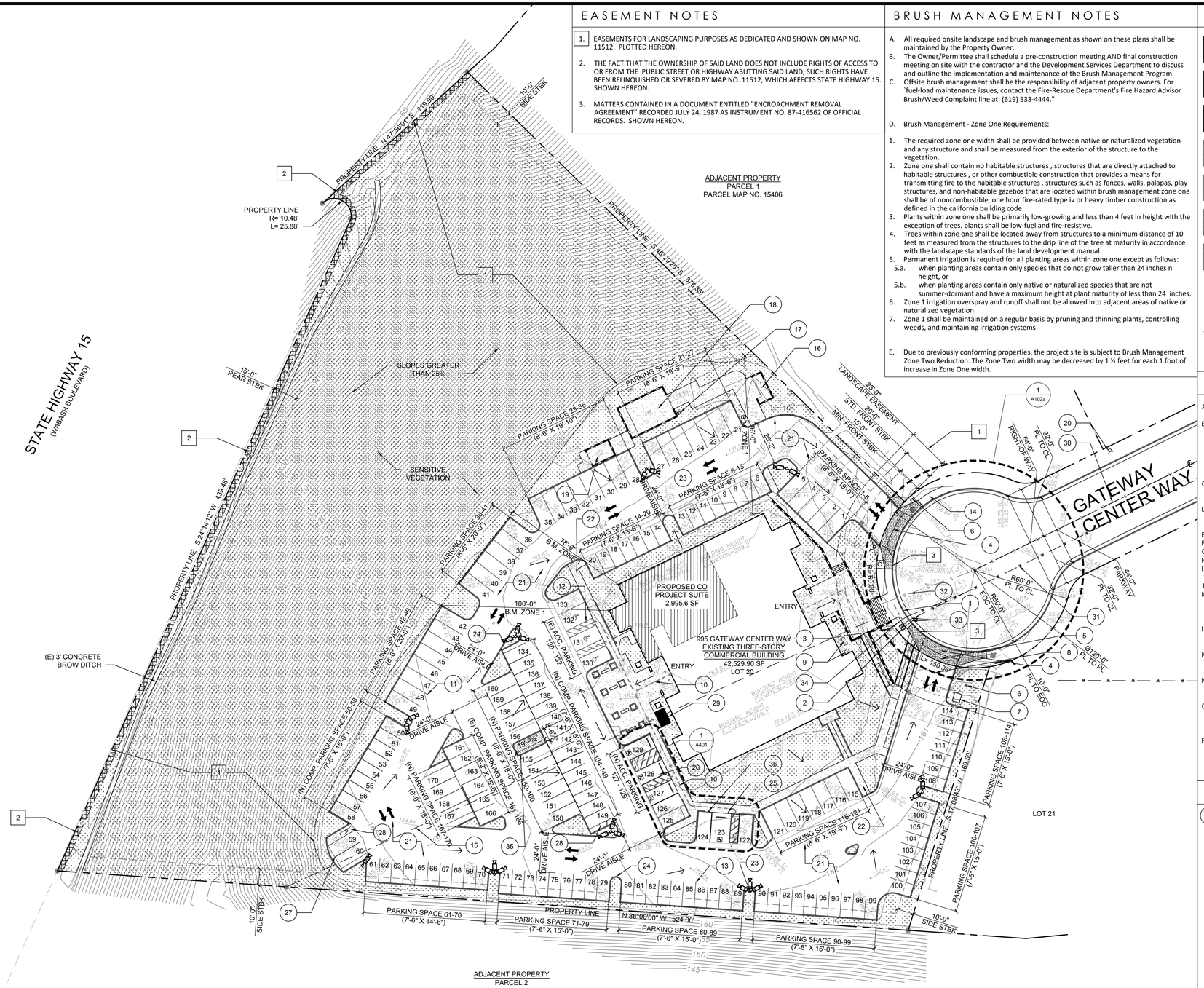
05	12.15.20	CUP - Submittal 4
06	03.26.21	CUP - Submittal 5

3/25/2021 9:38:29 AM

PROJECT NO: 2001
CAD DWG FILE: A101 SITE PLAN - EXISTING.DWG
DRAWN BY: A.S., B.P., C.G., G.R.
CHK'D BY: A.S., M.M.

SHEET TITLE
SITE PLAN - EXISTING

A101
SHEET 8 OF 23



1 SITE PLAN - PROPOSED / BRUSH MANAGEMENT PLAN
SCALE: 1/32" = 1'-0"

0 16' 32' 64'

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

TRUE N

EASEMENT NOTES

1. EASEMENTS FOR LANDSCAPING PURPOSES AS DEDICATED AND SHOWN ON MAP NO. 11512. PLOTTED HEREON.
2. THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE PUBLIC STREET OR HIGHWAY ABUTTING SAID LAND, SUCH RIGHTS HAVE BEEN RELINQUISHED OR SEVERED BY MAP NO. 11512, WHICH AFFECTS STATE HIGHWAY 15. SHOWN HEREON.
3. MATTERS CONTAINED IN A DOCUMENT ENTITLED "ENCROACHMENT REMOVAL AGREEMENT" RECORDED JULY 24, 1987 AS INSTRUMENT NO. 87-416562 OF OFFICIAL RECORDS. SHOWN HEREON.

BRUSH MANAGEMENT NOTES

A. All required onsite landscape and brush management as shown on these plans shall be maintained by the Property Owner.
B. The Owner/Permittee shall schedule a pre-construction meeting AND final construction meeting on site with the contractor and the Development Services Department to discuss and outline the implementation and maintenance of the Brush Management Program.
C. Offsite brush management shall be the responsibility of adjacent property owners. For ˙fuel-load maintenance issues, contact the Fire-Rescue Department's Fire Hazard Advisor Brush/Weed Complaint line at: (619) 533-4444."

D. Brush Management - Zone One Requirements:

1. The required zone one width shall be provided between native or naturalized vegetation and any structure and shall be measured from the exterior of the structure to the vegetation.
2. Zone one shall contain no habitable structures , structures that are directly attached to habitable structures , or other combustible construction that provides a means for transmitting fire to the habitable structures . structures such as fences, walls, palapas, play structures, and non-habitable gazebos that are located within brush management zone one shall be of noncombustible, one hour fire-rated type iv or heavy timber construction as defined in the california building code.
3. Plants within zone one shall be primarily low-growing and less than 4 feet in height with the exception of trees. plants shall be low-fuel and fire-resistive.
4. Trees within zone one shall be located away from structures to a minimum distance of 10 feet as measured from the structures to the drip line of the tree at maturity in accordance with the landscape standards of the land development manual.
5. Permanent irrigation is required for all planting areas within zone one except as follows:
   5.a. when planting areas contain only species that do not grow taller than 24 inches n height, or
   5.b. when planting areas contain only native or naturalized species that are not summer-dormant and have a maximum height at plant maturity of less than 24 inches.
6. Zone 1 irrigation overspray and runoff shall not be allowed into adjacent areas of native or naturalized vegetation.
7. Zone 1 shall be maintained on a regular basis by pruning and thinning plants, controlling weeds, and maintaining irrigation systems

E. Due to previously conforming properties, the project site is subject to Brush Management Zone Two Reduction. The Zone Two width may be decreased by 1 ½ feet for each 1 foot of increase in Zone One width.

SITE PLAN LEGEND

- PROPERTY LINE
- OUTLINE OF EXISTING STRUCTURES
- AREA OF PROPOSED CO (PROJECT SUITE) - TENANT IMPROVEMENT
- AREA OF EXISTING LANDSCAPE
- AREA OF EXISTING ON SITE SIDEWALK & HARDSCAPE
- AREA OF PROPOSED SIDEWALK (SDG-155) & DRIVEWAY (SDG-159)
- AREA OF PROPOSED LANDSCAPE WITH TREE
- SITE DRAINAGE PATTERN
- VEHICULAR CIRCULATION
- ACCESSIBLE ROUTE
- 21 PARKING SECURITY CAMERAS. REFER TO SHEET A110 FOR ADDITIONAL INTERIOR AND EXTERIOR SECURITY CAMERAS

SITE PLAN NOTES

A. The site plan is for informational and general site reference only. Refer to other construction documents for complete scope of work.
B. Before commencing any site foundation or slab cutting or excavation, the contractor shall verify and mark locations of all site utilities, dimensions and conditions. These include but are not limited to property lines, setback location to all new or existing walls, easements (if any), existing site utilities, including water, sewer, gas and electrical lines and any other new or existing site items which could affect in any way the construction of the building. Flag or otherwise mark all locations of site property lines, easements (if any), underground utilities, and indicate utility type.
C. The Contractor or subcontractor shall notify TECHNE if any conflicts or discrepancy occurs between the information on this plan and actual field conditions. Do not proceed with work in conflict with these drawing until written or verbal instructions are issued by TECHNE.
D. Protect and mark all existing building structure including walls, beams, columns, area separation walls, and other items that are part of the existing structure and not part of the scope of the tenant improvement, and mark perimeter of construction zone.
E. Coordinate with other tenants the temporary shutoff of any site utilities.
F. No proposed improvement will block or alter the existing surface drainage flow pattern.
G. The existing water and sewer services will remain.
H. Refer to Topographic Survey for additional information.
I. BUILDING ADDRESS: Building address numbers must be visible and legible from the street or road fronting the property, per FHPS Policy P-00-6 (UFC 901.4.4)
J. TRANSIT STOP: Nearest transit stop is approximately 1,900' away from project.
K. If the City Building Inspector determines non-compliance with any accessibility provisions, a complete and detailed revised plans clearly showing all existing non-complying conditions and the proposed modifications to meet current accessibility requirements (including site plan, floor plans, details, etc.) will be submitted to the department for review and approval.
L. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the landscape and irrigation located within the City's right-of-way, satisfactory to the City Engineer.
M. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the reconstruction of the existing driveway and the installation of a new 24-foot wide City standard driveway, Gateway Center Way, satisfactory to the City Engineer.
N. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the reconstruction of sidewalk, with standard concrete sidewalk along the property frontage on Gateway Center Way, satisfactory to the City Engineer.
O. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.
P. Visibility Triangles: No obstruction including solid walls in the visibility area shall exceed 3 feet in height. Plant material, other than trees, within the public right-of-way that is located within visibility areas shall not exceed 24 inches in height, measured from the top of the adjacent curb per San Diego Municipal Code diagram 113-02SS.

SITE PLAN KEYNOTES

1. EXISTING CURB AND GUTTER
2. EXISTING WATER METERS
3. EXISTING FIRE DEPARTMENT CONNECTION
4. PROPOSED NEW DRIVEWAY CURB CUT PER SDG-159
5. ACCESSIBLE PATH OF TRAVEL FROM RIGHT-OF-WAY
6. EXISTING UTILITY RISER
7. EXISTING SDG&E TRANSFORMER BOX
8. EXISTING PAVED DRIVEWAY
9. EXISTING BACKFLOW PREVENTER DEVICE
10. ACCESSIBLE PATH OF TRAVEL TO REAR ENTRY FROM ACCESSIBLE PARKING SPACES
11. EXISTING STANDARD PARKING SPACES
12. EXISTING ACCESSIBLE PARKING
13. EXISTING COMPACT PARKING SPACES
14. EXISTING OFFSITE CONCRETE SIDEWALK
15. EXISTING LOT LINE
16. EXISTING TRASH ENCLOSURE
17. EXISTING GAS METER
18. EXISTING HVAC ENCLOSURE
19. EXISTING GENERATOR ENCLOSURE
20. EXISTING FIRE HYDRANT (APPROXIMATELY 135 FT FROM PROPERTY)
21. EXISTING ASPHALT SURFACE PARKING LOT
22. EXISTING ON SITE SIDEWALK & HARDSCAPE
23. EXISTING ON SITE LIGHT, STANDARD
24. EXISTING ON SITE RAISED CURB
25. PROPOSED VAN ACCESSIBLE ELECTRIC VEHICLE CHARGING STATION
26. RE-STRIPED ACCESSIBLE PARKING (VARIES, SEE ENLARGED PLAN ON SHEET A402)
27. PROPOSED STRIPED STANDARD PARKING SPACES (8'-0" X 18'-0")
28. PROPOSED STRIPED MOTORCYCLE PARKING SPACES (3'-0" X 8'-0")
29. PROPOSED SHORT-TERM AND LONG-TERM BICYCLE PARKING SPACES
30. EXISTING 10" PVC SEWER MAIN - 22167-7-D
31. EXISTING 12" ACP WATER MAIN - 22167-7-D

SITE PLAN KEYNOTES, CONT.

32. EXISTING 6" SEWER LATERAL, EXISTING SEWER LATERAL TO BE RETAINED.
33. EXISTING 2" WATER LATERAL, EXISTING WATER SERVICE TO BE RETAINED.
34. EXISTING 6" FIRE SERVICE LINE TO BE RETAINED
35. NEW LANDSCAPE ISLAND WITH TREE
36. PROPOSED ELECTRIC VEHICLE CHARGING STATION (EVCS)

TECHNE
DESIGN | DEVELOPMENT
2934 Lincoln Ave., San Diego, CA 92104
techne-us.com sustainablearchitect.org
o 619-940-5814 m 313-595-5814

CONSULTANTS

LICENSED ARCHITECT
MICHAEL RENE MORTON
C-19371
RENEWAL
04/30/2021
STATE OF CALIFORNIA

995 Gateway Center Way,
Suites 107 & 108,
San Diego CA 92102

APPLICANT

Harvest of San Diego I, LLC
1155 W. Rio Salado Parkway, Suite 201
Tempe, AZ 85281

MARK	DATE	DESCRIPTION
01	02.21.20	Completeness Review - Submittal 1
02	03.26.20	CUP - Submittal 1
03	07.30.20	CUP - Submittal 2
04	10.26.20	CUP - Submittal 3
05	12.15.20	CUP - Submittal 4
06	03.26.21	CUP - Submittal 5

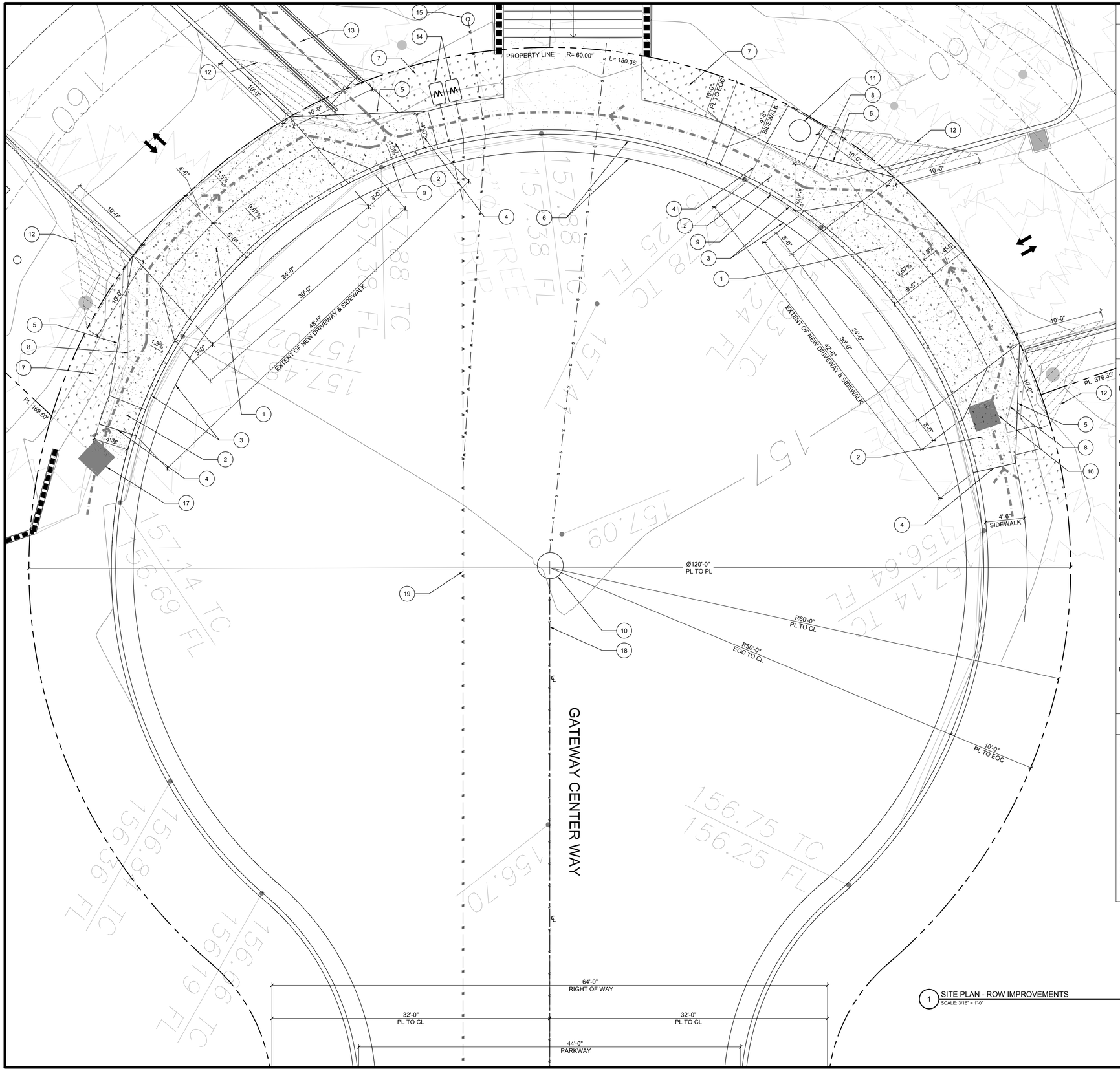
3/25/2021 9:41:48 AM

PROJECT NO: 2001
CAD DWG FILE: A102 SITE PLAN - PROPOSED.DWG
DRAWN BY: A.S., B.P., C.G., G.R.
CHK'D BY: A.S., M.M.

SHEET TITLE
SITE PLAN - PROPOSED / BRUSH MANAGEMENT PLAN

A102

SHEET 9 OF 23



1 SITE PLAN - ROW IMPROVEMENTS
SCALE: 3/16" = 1'-0"

0 2'-8" 5'-4" 10'-8"
SCALE: 3/16" = 1'-0"

TRUE NORTH

SITE PLAN LEGEND

- PROPERTY LINE
- AREA OF EXISTING LANDSCAPE IN RIGHT-OF-WAY
- AREA OF EXISTING SIDEWALK
- AREA OF PROPOSED SIDEWALK (SDG-155) & DRIVEWAY (SDG-159)
- VEHICULAR CIRCULATION
- ACCESSIBLE ROUTE
- VISIBILITY TRIANGLES PER SDMC §113.0273

SITE PLAN NOTES

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B. Before commencing any site foundation or slab cutting or excavation, the contractor shall verify and mark locations of all site utilities, dimensions and conditions. These include but are not limited to property lines, setback location to all new or existing walls, easements (if any), existing site utilities, including water, sewer, gas and electrical lines and any other new or existing site items which could affect in any way the construction of the building. Flag or otherwise mark all locations of site property lines, easements (if any), underground utilities, and indicate utility type.
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E. Coordinate with other tenants the temporary shutoff of any site utilities.
F. No proposed improvement will block or alter the existing surface drainage flow pattern.
G. The existing water and sewer services will remain.
H. Refer to Topographic Survey for additional information.
I. BUILDING ADDRESS: Building address numbers must be visible and legible from the street or road fronting the property, per FHPS Policy P-00-6 (UFC 901.4.4)
J. TRANSIT STOP: Nearest transit stop is approximately 1,900' away from project.
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O. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.
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SITE PLAN KEYNOTES

1. PROPOSED CONCRETE DRIVEWAY - TYPE A WITH CONTIGUOUS SIDEWALK; PER SAN DIEGO STANDARD DRAWINGS SDG-159
2. PROPOSED SIDEWALK PER SDG-155
3. PROPOSED CURB AND GUTTER PER SDG-151
4. PROPOSED SIDEWALK JOINT PER SDG-156
5. PROPOSED CONTIGUOUS SIDE WALK 2:1 TRANSITION
6. EXISTING CURB & GUTTER
7. EXISTING LANDSCAPE IN RIGHT-OF-WAY
8. OUTLINE OF EXISTING SIDEWALK
9. EXISTING SIDEWALK UNDERDRAIN TO REMAIN
10. EXISTING MANHOLE TO REMAIN
11. EXISTING STORM DRAIN MANHOLE TO REMAIN
12. 10'x10' VISIBILITY TRIANGLE
13. EXISTING ACCESSIBLE WALKING SURFACE FROM ROW TO BUILDING'S ENTRY
14. EXISTING WATER METER
15. EXISTING FIRE DEPARTMENT CONNECTION
16. FOUND LEAD AND DISC STAMPED "L.S. 8380"
17. FOUND LEAD AND DISC STAMPED "L.S. 4611"
18. EXISTING 10" PVC SEWER MAIN - 22167-7-D
19. EXISTING 12" ACP WATER MAIN - 22167-7-D

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06	03.26.21	CUP - Submittal 5

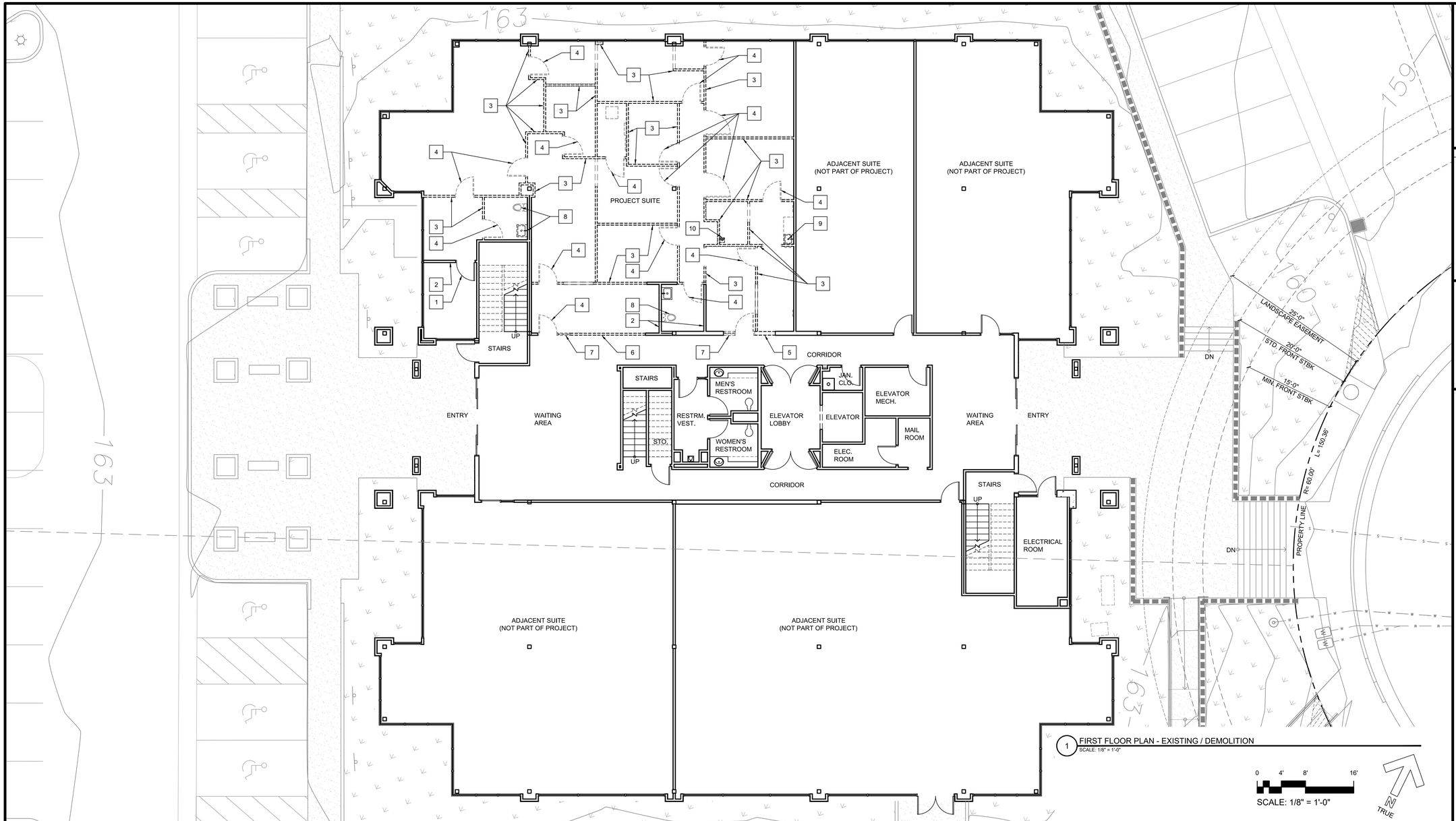
12/14/2020 3:00:08 PM

PROJECT NO: 2001
CAD DWG FILE: A102A SITE PLAN - ROW IMPROVEMENTS.DWG
DRAWN BY: A.S., B.P., C.G., G.R.
CHK'D BY: A.S., M.M.

SHEET TITLE

SITE PLAN - ROW IMPROVEMENTS

A102a



1 FIRST FLOOR PLAN - EXISTING / DEMOLITION
SCALE: 1/8" = 1'-0"

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

N TRUE

DEMOLITION GENERAL NOTES

- TECHNE shall be notified immediately when any discrepancy with Architectural or Structural drawings are found at the project site. All drawings may have to be modified upon removal of existing construction. Do not proceed with work in question until TECHNE issues directions.
- Contractor shall verify layout of existing structure, property boundaries, location of site utilities - underground and overhead, and field conditions as shown on the plans prior to demolition.
- Before start of demolition contractor shall verify with the owner any item to be saved (S), covered, or stored, verify storage locations with owner before demolition commences. Contractor to pay for and replace any item not intended for demolition but damaged during construction.
- Contractor to pay for and replace any item not intended for demolition but damaged during construction.
- Any outdoor structures or landscaping marked to be saved, shall be protected, fenced and/or covered to avoid damage.
- All demolition material shall be transported off site and properly disposed at city-approved locations by the contractor.
- Contractor to verify Dumpster location with owner before demolition commences.
- Contractor shall also refer to floor plans and other construction plans for new work to be incorporated into the project and to proceed with demolition accordingly.
- Carefully remove structure as shown on plan. Remove all materials carefully to avoid damage to adjacent surfaces.
- Contractor shall notify TECHNE and owner if any removed wood showing evidence of active water leaks, termites or dry rot.
- Prepare existing window and door framing openings (to remain) to receive new window units. Coordinate work with proposed floor plans, elevations and door & window schedules.
- When demolition is complete, the structure and site shall be broom clean and ready to receive new work.
- Remove all existing landscape and tree roots within 3 feet of the outline of new structure. If the removal of tree roots produces potentially unstable trees, the contractor shall immediately contact a tree specialist to make a recommendation.
- Demolition of openings in roof and exterior walls shall be covered each night with plastic tarps and secured to prevent water and dust from entering the building.
- Existing floors shall be covered during construction. Openings shall be taped and sealed to walls at edges of construction zone to minimize dust. Temporary wall shall be built and sealed as if needed or shown on plans.
- Should any portion of the structure being removed produce unstable of unsafe conditions the contractor shall provide shoring and bracing.
- Existing FAU & Water Heater shall be turned off to and/or salvaged units removed and stored for re-use. Existing natural gas service shall be turned off and lines temporarily capped at residence.
- Electrical service shall be turned off at residence and provisions for temporary power made during construction.
- Contractor shall verify in the field the condition of all foundations, stem walls, sill attachments, pier-footing conditions and attachment to framing. Deficiencies, cracks or other structural issues in foundations or footings or lack thereof shall be brought to the attention of TECHNE and structural engineer.
- Existing framing and floor surfaces may be out of plumb and not level. They shall be inspected and made plumb and leveled by the contractor. Wood framing adjacent to soil may be encountered and modifications and/or protection measures shall be taken.
- Elevation changes between door openings and adjacent grade shall be verified in the field and if discrepancies exist between field conditions and plans exist, notify TECHNE to make modifications and/or other corrective measures.

FLOOR PLAN LEGEND

- EXISTING WALL TO REMAIN
- EXISTING NON-BEARING, NON-SHEARWALL WALL TO BE REMOVED
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED
- EXISTING MISC. ITEM TO BE REMOVED
- EXISTING STRUCTURAL COLUMN TO REMAIN

DEMOLITION PLAN KEYNOTES

1. EXISTING DOOR TO REMAIN.
2. EXISTING INTERIOR NON-BEARING, NON-SHEARWALL WALL TO REMAIN.
3. REMOVE EXISTING INTERIOR NON-BEARING, NON-SHEARWALL WALL.
4. REMOVE EXISTING DOOR.
5. REMOVE EXISTING WALL AND PREPARE OPENING FOR NEW DOOR.
6. REMOVE EXISTING WALL AND PREPARE OPENING FOR NEW WINDOW.
7. REMOVE EXISTING WINDOW.
8. REMOVE AND RELOCATE EXITING PLUMBING FIXTURES.
9. REMOVE EXITING PLUMBING FIXTURES.
10. CAP EXISTING FLOOR DRAIN.

FLOOR PLAN NOTES

A. The General Contractor or Sub-Contractor shall verify all conditions or dimensions on these plans in the field with actual site conditions.
B. Written dimensions shall take precedence over scaled dimensions and shall be verified on the job site. On-site verification of all dimensions and conditions shall be the sole responsibility of the General Contractor and Sub-Contractors.
C. The Contractor or sub-contractor shall notify TECHNE if any conflicts or discrepancy occurs between this information on this plan and actual field conditions.
D. Any discrepancies with this drawing affecting project layout shall be brought to the attention of TECHNE. Do not proceed with work until written or verbal instructions are issued by TECHNE.

DIMENSIONS

- EXTERIOR WALL DIMENSIONS TO FACE OF FINISH (U.N.O.)
- INTERIOR WALL DIMENSIONS TO CENTER LINE OF STUD (U.N.O.)
- CLEARANCE DIMENSIONS ARE TO FACE OF FINISH MATERIALS, NOTED WITH CLR.

TECHNE
DESIGN | DEVELOPMENT
2934 Lincoln Ave., San Diego, CA 92104
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o 619-940-5814 m 313-595-5814

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05	12.15.20	CUP - Submittal 4
06	03.26.21	CUP - Submittal 5

12/14/2020 3:01:00 PM

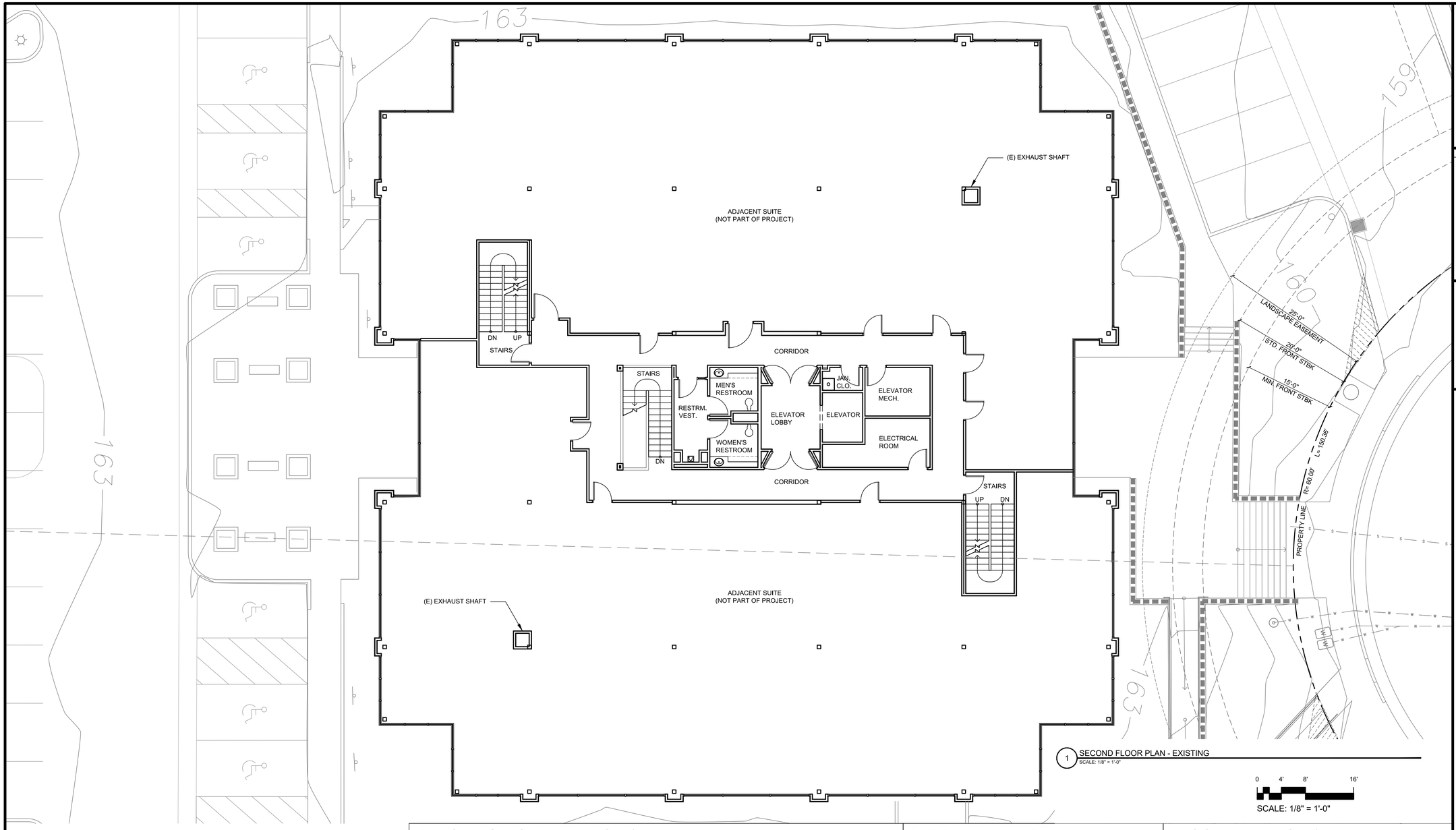
PROJECT NO: 2001
CAD DWG FILE: A103 FIRST FLOOR PLAN - EXISTING.DWG
DRAWN BY: A.S., B.P., C.G., G.R.
CHK'D BY: A.S., M.M.

SHEET TITLE

FIRST FLOOR PLAN - EXISTING/ DEMOLITION

A103

SHEET 11 OF 23



1 SECOND FLOOR PLAN - EXISTING
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

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

DEMOLITION GENERAL NOTES

- TECHNE shall be notified immediately when any discrepancy with Architectural or Structural drawings are found at the project site. All drawings may have to be modified upon removal of existing construction. Do not proceed with work in question until TECHNE issues directions.
- Contractor shall verify layout of existing structure, property boundaries, location of site utilities - underground and overhead, and field conditions as shown on the plans prior to demolition.
- Before start of demolition contractor shall verify with the owner any item to be saved (S), covered, or stored, verify storage locations with owner before demolition commences. Contractor to pay for and replace any item not intended for demolition but damaged during construction.
- Contractor to pay for and replace any item not intended for demolition but damaged during construction.
- Any outdoor structures or landscaping marked to be saved, shall be protected, fenced and/or covered to avoid damage.
- All demolition material shall be transported off site and properly disposed at city-approved locations by the contractor.
- Contractor to verify Dumpster location with owner before demolition commences.
- Contractor shall also refer to floor plans and other construction plans for new work to be incorporated into the project and to proceed with demolition accordingly.
- Carefully remove structure as shown on plan. Remove all materials carefully to avoid damage to adjacent surfaces.
- Contractor shall notify TECHNE and owner if any removed wood showing evidence of active water leaks, termites or dry rot.
- Prepare existing window and door framing openings (to remain) to receive new window units. Coordinate work with proposed floor plans, elevations and door & window schedules.
- When demolition is complete, the structure and site shall be broom clean and ready to receive new work.
- Remove all existing landscape and tree roots within 3 feet of the outline of new structure. If the removal of tree roots produces potentially unstable trees, the contractor shall immediately contact a tree specialist to make a recommendation.
- Demolition of openings in roof and exterior walls shall be covered each night with plastic tarps and secured to prevent water and dust from entering the building.
- Existing floors shall be covered during construction. Openings shall be taped and sealed to walls at edges of construction zone to minimize dust. Temporary wall shall be built and sealed as if needed or shown on plans.
- Should any portion of the structure being removed produce unstable of unsafe conditions the contractor shall provide shoring and bracing.
- Existing FAU & Water Heater shall be turned off to and/or salvaged units removed and stored for re-use. Existing natural gas service shall be turned off and lines temporarily capped at residence.
- Electrical service shall be turned off at residence and provisions for temporary power made during construction.
- Contractor shall verify in the field the condition of all foundations, stem walls, sill attachments, pier-footing conditions and attachment to framing. Deficiencies, cracks or other structural issues in foundations or footings or lack thereof shall be brought to the attention of TECHNE and structural engineer.
- Existing framing and floor surfaces may be out of plumb and not level. They shall be inspected and made plumb and leveled by the contractor. Wood framing adjacent to soil may be encountered and modifications and/or protection measures shall be taken.
- Elevation changes between door openings and adjacent grade shall be verified in the field and if discrepancies exist between field conditions and plans exist, notify TECHNE to make modifications and/or other corrective measures.

FLOOR PLAN LEGEND

- EXISTING WALL TO REMAIN
- EXISTING DOOR TO REMAIN
- EXISTING MISC. ITEM TO REMAIN
- EXISTING STRUCTURAL COLUMN TO REMAIN

FLOOR PLAN NOTES

A. The General Contractor or Sub-Contractor shall verify all conditions or dimensions on these plans in the field with actual site conditions.
B. Written dimensions shall take precedence over scaled dimensions and shall be verified on the job site. On-site verification of all dimensions and conditions shall be the sole responsibility of the General Contractor and Sub-Contractors.
C. The Contractor or sub-contractor shall notify TECHNE if any conflicts or discrepancy occurs between this information on this plan and actual field conditions.
D. Any discrepancies with this drawing affecting project layout shall be brought to the attention of TECHNE. Do not proceed with work until written or verbal instructions are issued by TECHNE.

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- EXTERIOR WALL DIMENSIONS TO FACE OF FINISH (U.N.O.)
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LICENSED ARCHITECT
MICHAEL RENE MORTON
C-19371
RENEWAL
04/30/2021
STATE OF CALIFORNIA

995 Gateway Center Way,
Suites 107 & 108,
San Diego CA 92102

APPLICANT

Harvest of San Diego I, LLC
1155 W. Rio Salado Parkway, Suite 201
Tempe, AZ 85281

MARK	DATE	DESCRIPTION
01	02.21.20	Completeness Review - Submittal 1
02	03.26.20	CUP - Submittal 1
03	07.30.20	CUP - Submittal 2
04	10.26.20	CUP - Submittal 3
05	12.15.20	CUP - Submittal 4
06	03.26.21	CUP - Submittal 5

12/14/2020 3:02:11 PM

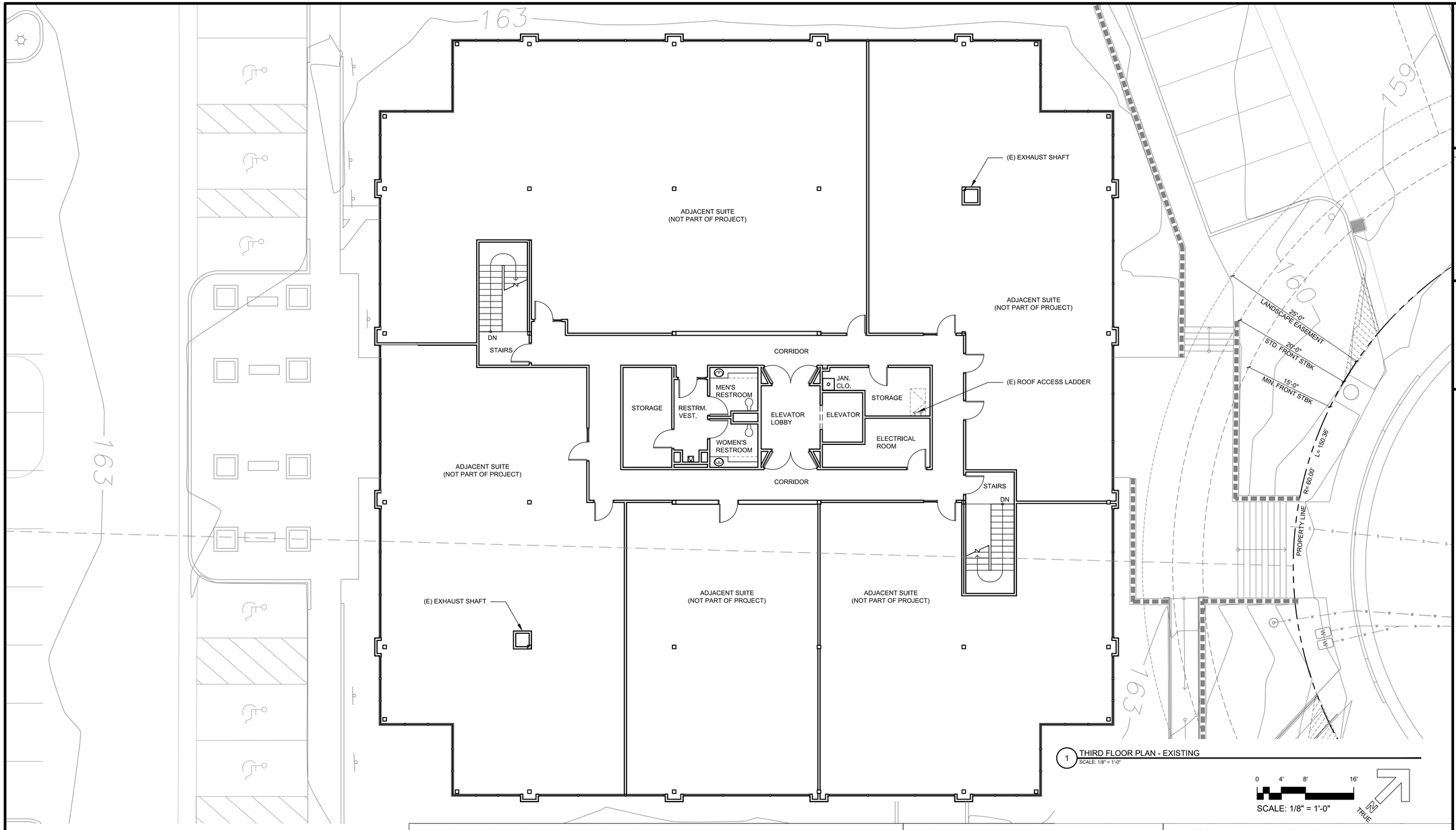
PROJECT NO: 2001
CAD DWG FILE: A104 SECOND FLOOR PLAN - EXISTING.DWG
DRAWN BY: A.S., B.P., C.G., G.R.
CHK'D BY: A.S., M.M.

SHEET TITLE

SECOND FLOOR PLAN - EXISTING

A104

SHEET 12 OF 23



1 THIRD FLOOR PLAN - EXISTING
SCALE: 1/8" = 1'-0"

0 4' 8' 16'
SCALE: 1/8" = 1'-0"
N TRUE

DEMOLITION GENERAL NOTES

- TECHNE shall be notified immediately when any discrepancy with Architectural or Structural drawings are found at the project site. All drawings may have to be modified upon removal of existing construction. Do not proceed with work in question until TECHNE issues directions.
- Contractor shall verify layout of existing structure, property boundaries, location of site utilities - underground and overhead, and field conditions as shown on the plans prior to demolition.
- Before start of demolition contractor shall verify with the owner any item to be saved (S), covered, or stored, verify storage locations with owner before demolition commences. Contractor to pay for and replace any item not intended for demolition but damaged during construction.
- Contractor to pay for and replace any item not intended for demolition but damaged during construction.
- Any outdoor structures or landscaping marked to be saved, shall be protected, fenced and/or covered to avoid damage.
- All demolition material shall be transported off site and properly disposed at city-approved locations by the contractor.
- Contractor to verify Dumpster location with owner before demolition commences.
- Contractor shall also refer to floor plans and other construction plans for new work to be incorporated into the project and to proceed with demolition accordingly.
- Carefully remove structure as shown on plan. Remove all materials carefully to avoid damage to adjacent surfaces.
- Contractor shall notify TECHNE and owner if any removed wood showing evidence of active water leaks, termites or dry rot.
- Prepare existing window and door framing openings (to remain) to receive new window units. Coordinate work with proposed floor plans, elevations and door & window schedules.
- When demolition is complete, the structure and site shall be broom clean and ready to receive new work.
- Remove all existing landscape and tree roots within 3 feet of the outline of new structure. If the removal of tree roots produces potentially unstable trees, the contractor shall immediately contact a tree specialist to make a recommendation.
- Demolition of openings in roof and exterior walls shall be covered each night with plastic tarps and secured to prevent water and dust from entering the building.
- Existing floors shall be covered during construction. Openings shall be taped and sealed to walls at edges of construction zone to minimize dust. Temporary wall shall be built and sealed as if needed or shown on plans.
- Should any portion of the structure being removed produce unstable of unsafe conditions the contractor shall provide shoring and bracing.
- Existing FAU & Water Heater shall be turned off to and/or salvaged units removed and stored for re-use. Existing natural gas service shall be turned off and lines temporarily capped at residence.
- Electrical service shall be turned off at residence and provisions for temporary power made during construction.
- Contractor shall verify in the field the condition of all foundations, stem walls, sill attachments, pier-footing conditions and attachment to framing. Deficiencies, cracks or other structural issues in foundations or footings or lack thereof shall be brought to the attention of TECHNE and structural engineer.
- Existing framing and floor surfaces may be out of plumb and not level. They shall be inspected and made plumb and leveled by the contractor. Wood framing adjacent to soil may be encountered and modifications and/or protection measures shall be taken.
- Elevation changes between door openings and adjacent grade shall be verified in the field and if discrepancies exist between field conditions and plans exist, notify TECHNE to make modifications and/or other corrective measures.

FLOOR PLAN LEGEND

- EXISTING WALL TO REMAIN
- EXISTING DOOR TO REMAIN
- EXISTING MISC. ITEM TO REMAIN
- EXISTING STRUCTURAL COLUMN TO REMAIN

FLOOR PLAN NOTES

A. The General Contractor or Sub-Contractor shall verify all conditions or dimensions on these plans in the field with actual site conditions.
B. Written dimensions shall take precedence over scaled dimensions and shall be verified on the job site. On-site verification of all dimensions and conditions shall be the sole responsibility of the General Contractor and Sub-Contractors.
C. The Contractor or sub-contractor shall notify TECHNE if any conflicts or discrepancy occurs between this information on this plan and actual field conditions.
D. Any discrepancies with this drawing affecting project layout shall be brought to the attention of TECHNE. Do not proceed with work until written or verbal instructions are issued by TECHNE.

DIMENSIONS

- EXTERIOR WALL DIMENSIONS TO FACE OF FINISH (U.N.O.)
- INTERIOR WALL DIMENSIONS TO CENTER LINE OF STUD (U.N.O.)
- CLEARANCE DIMENSIONS ARE TO FACE OF FINISH MATERIALS, NOTED WITH CLR.

TECHNE
DESIGN | DEVELOPMENT
2934 Lincoln Ave., San Diego, CA 92104
techne-us.com sustainablearchitect.org
o 619-940-5814 m 313-595-5814

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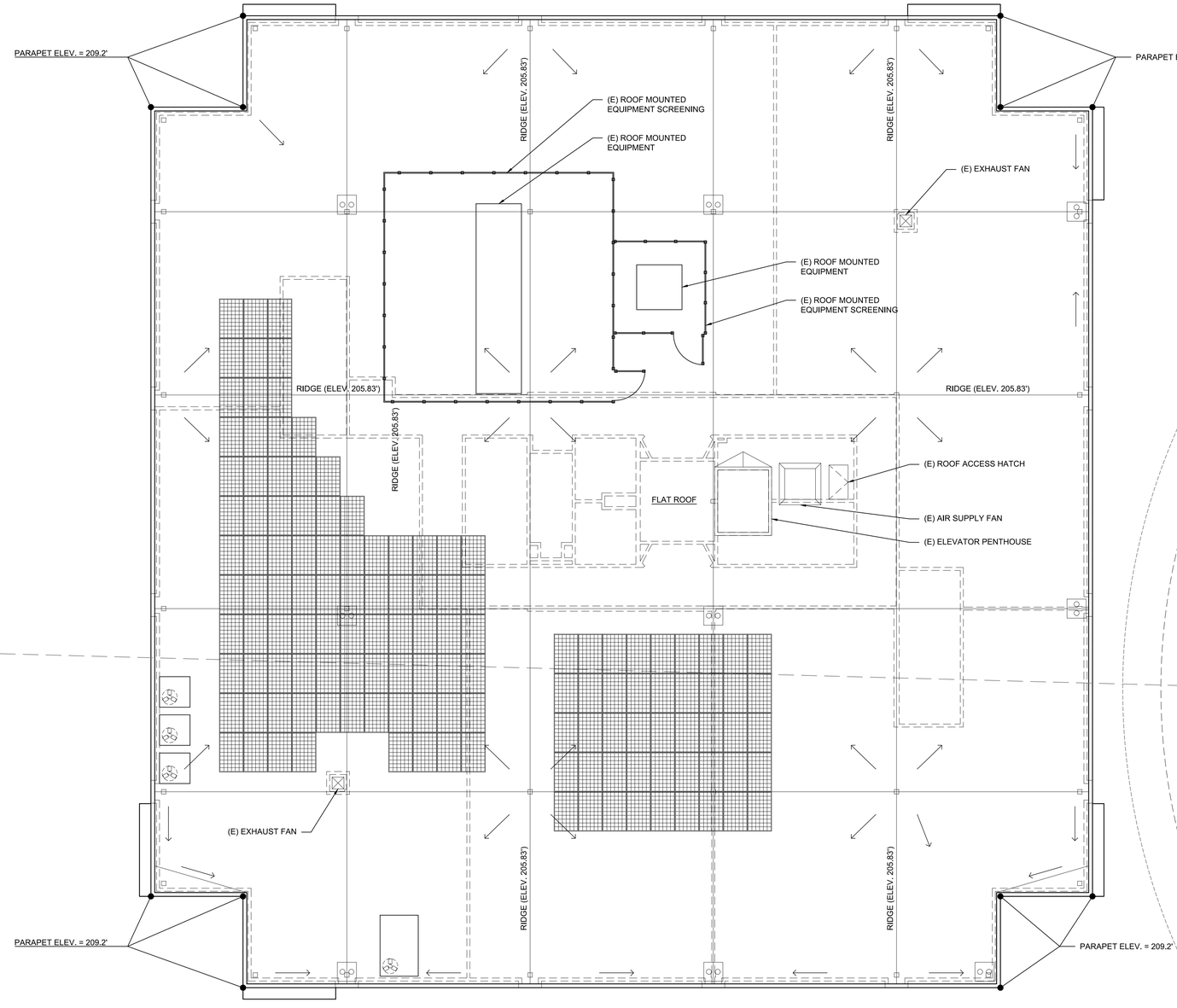
12/14/2020 3:03:25 PM

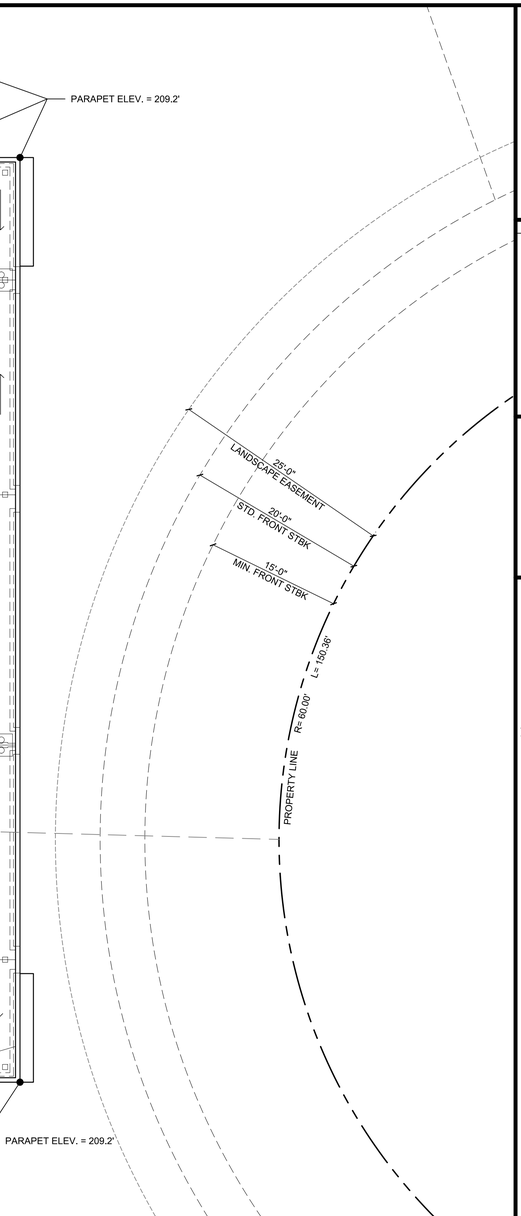
PROJECT NO: 2001
CAD DWG FILE: A105 THIRD FLOOR PLAN - EXISTING.DWG
DRAWN BY: A.S., B.P., C.G., G.R.
CHK'D BY: A.S., M.M.

SHEET TITLE

THIRD FLOOR PLAN - EXISTING

A105





1 ROOF PLAN - EXISTING
SCALE: 1/8" = 1'-0"

0 4' 8' 16'
SCALE: 1/8" = 1'-0"
N TRUE

ROOF PLAN LEGEND

- SLOPE — ROOF SLOPE INDICATOR
- OUTLINE OF WALLS BELOW
- EXISTING ROOF DRAIN
- EXISTING MECHANICAL EQUIPMENT
- EXISTING PHOTOVOLTAIC PANELS

ROOF PLAN NOTES

1. EXISTING ROOFTOP EQUIPMENT TO REMAIN

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06	03.26.21	CUP - Submittal 5

12/14/2020 3:04:52 PM

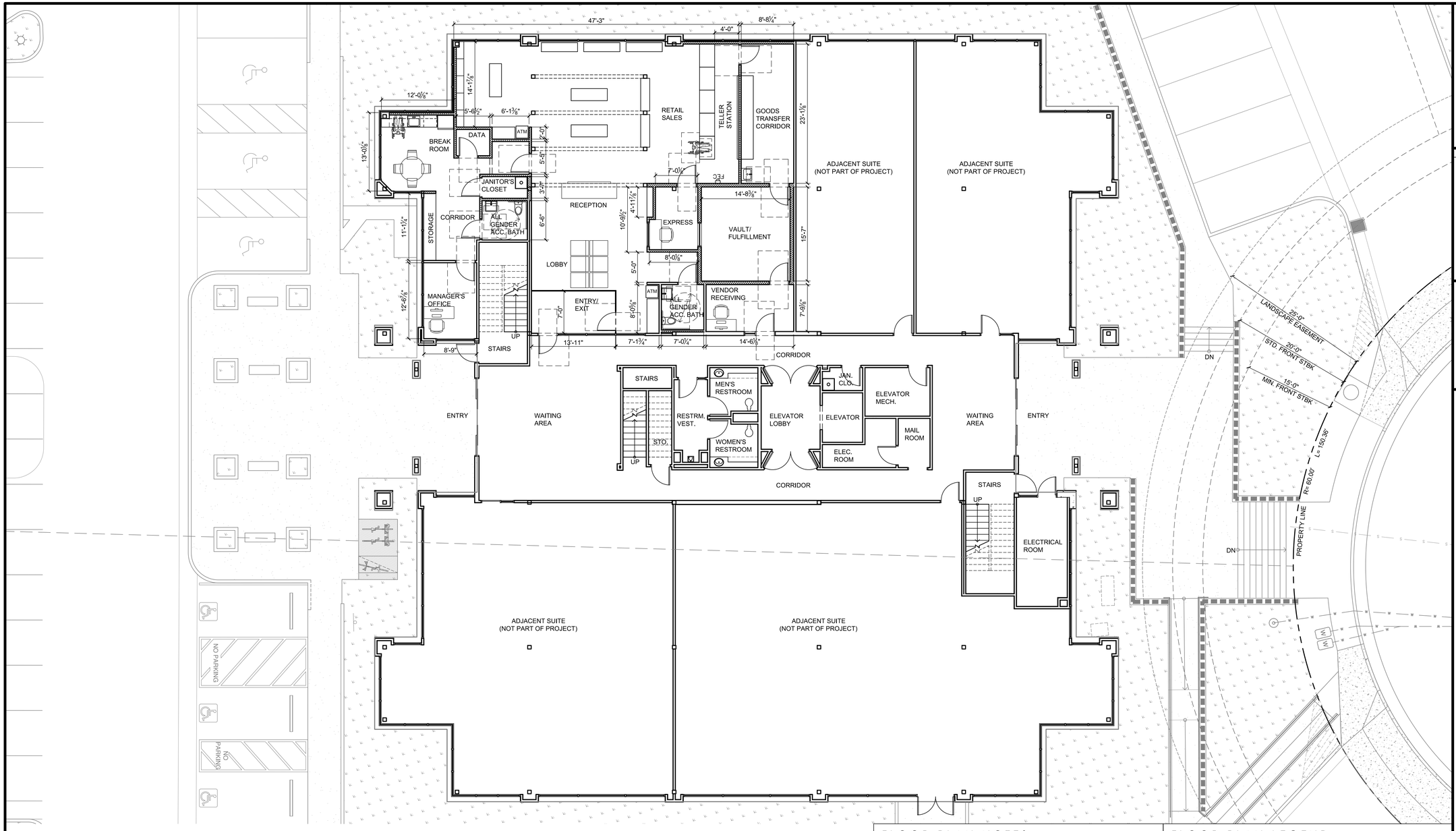
PROJECT NO: 2001
CAD DWG FILE: A106 ROOF PLAN - EXISTING.DWG
DRAWN BY: A.S., B.P., C.G., G.R.
CHK'D BY: A.S., M.M.

SHEET TITLE

ROOF PLAN - EXISTING

A106

SHEET 14 OF 23



1 FIRST FLOOR PLAN - PROPOSED
SCALE: 1/8" = 1'-0"

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

TRUE

FLOOR PLAN NOTES

A. The General Contractor or Sub-Contractor shall verify all conditions or dimensions on these plans in the field with actual site conditions.
B. Written dimensions shall take precedence over scaled dimensions and shall be verified on the job site. On-site verification of all dimensions and conditions shall be the sole responsibility of the General Contractor and Sub-Contractors.
C. The Contractor or sub-contractor shall notify TECHNE if any conflicts or discrepancy occurs between this information on this plan and actual field conditions.
D. Any discrepancies with this drawing affecting project layout shall be brought to the attention of TECHNE. Do not proceed with work until written or verbal instructions are issued by TECHNE.

DIMENSIONS

- EXTERIOR WALL DIMENSIONS TO FACE OF FINISH (U.N.O.)
- INTERIOR WALL DIMENSIONS TO CENTER LINE OF STUD (U.N.O.)
- CLEARANCE DIMENSIONS ARE TO FACE OF FINISH MATERIALS, NOTED WITH CLR.

ODOR SUPPRESSION MEASURES

a. The Owner/Permittee shall provide a sufficient odor absorbing ventilation and exhaust system capable of minimizing excessive or offensive odors emanating outside of the permitted CO to the satisfaction of the Development Services Department.
b. The project will implement a strategy of filtering any exhaust air through a carbon scrubber to mitigate odor and will also design the HVAC system with negative and positive pressure rooms, as appropriate, to control the flow or air and to prevent it from escaping the building. The carbon scrubber (filtering system) shall be Air Box 4+ Stealth Edition 3,500 CMF 12" Flange or similar as specified by a qualified licensed design professional.

FLOOR PLAN LEGEND

- EXISTING NON-STRUCTURAL INTERIOR WALL
- PROPOSED NON-STRUCTURAL INTERIOR WALL: 3⅝" Light Gauge Steel Stud @ 24" O.C. with 1 layer of ⅝" gypsum board each side.
- PROPOSED NON-STRUCTURAL INTERIOR WALL: 6" Light Gauge Steel Stud @ 24" O.C. with 1 layer of ⅝" gypsum board each side.
- 3½" U.N.O. — DOOR SYMBOL
- WINDOW SYMBOL
- FEC — FIRE EXTINGUISHER CABINET

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techne-us.com sustainablearchitect.org
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05	12.15.20	CUP - Submittal 4
06	03.26.21	CUP - Submittal 5

12/14/2020 3:06:03 PM

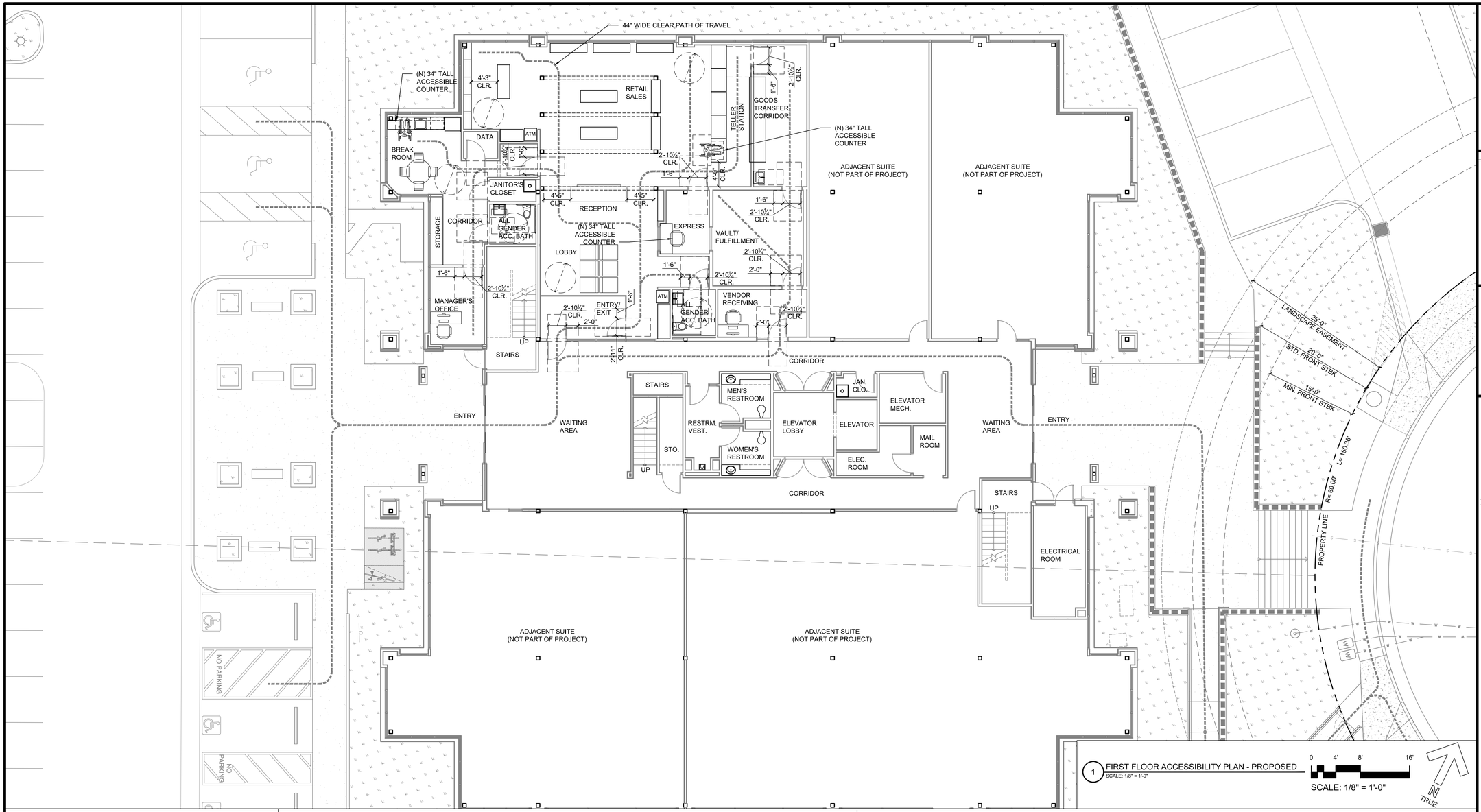
PROJECT NO: 2001
CAD DWG FILE: A107 FIRST FLOOR PLAN - PROPOSED - C.DWG
DRAWN BY: A.S., B.P., C.G., G.R.
CHK'D BY: A.S., M.M.

SHEET TITLE

FIRST FLOOR PLAN - PROPOSED

A107

SHEET 15 OF 23



ACCESSIBILITY PLAN LEGEND

ACCESSIBILITY CLEARANCES (See Accessibility Notes and General Conditions) All clearances shall comply with the latest adopted edition CBC Chapter 11B.

ACCESSIBLE REACH RANGES NOTES

1. Reach ranges shall comply with CBC Sec 11B-308
2. Unobstructed forward reach:
   - 2.1. High forward reach shall be a maximum of 48 inches and low forward reach shall be a minimum of 15 inches above finished floor.
3. Obstructed high reach:
   - 3.1. Where reach depth is a maximum 20 inches, high forward reach shall be a maximum of 48 inches above finished floor.
   - 3.2. Where reach depth exceeds 20 inches, high forward reach maximum shall be 44 inches and reach depth maximum shall be 25 inches.
   - 3.3. Clear floor space extending underneath obstruction elements for a distance not less than required reach depth over obstruction.
4. Where a parallel approach is allowed, unobstructed side reach shall be per CBC figure 11B-308.3.1
   - 4.1. High side reach shall be a maximum of 48 inches and minimum of 15 inches above finished floor.
5. Where parallel approach is allowed, obstructed side reach shall be per CBC Figure 11B-308.3.2
   - 5.1. Height of obstruction 34 inches maximum.
   - 5.2. Depth of obstruction 24 inches maximum.
   - 5.3. Where reach depth is a maximum of 10 inches, high side reach maximum shall be 48 inches.
   - 5.4. Where reach depth exceeds 10 inches, high side reach maximum shall be 46 inches and reach depth maximum shall be 24 inches.

ACCESSIBILITY NOTES

1. At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger drop-off and loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve. Where more than one route is provided, all routes must be accessible. (CBC Sec. 11B-206.2.1)
2. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site. (CBC Sec. 11B-206.2.2)
3. At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements within the building or facility, including mezzanines, which are otherwise connected by a circulation path unless exempted by CBC 2019 Section 11B-206.2.3 Exceptions 1 through 7. (CBC Sec. 11B-206.2.4)
4. Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with CBC Section 11B-309.4. Operable parts of such hardware shall be 34 inches (864 mm) minimum and 44 inches (1118 mm) maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides. (CBC Sec. 11B-404.2.7)
5. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum. (CBC Sec. 11B-309.4)
6. Door openings shall provide a clear width of 32 inches (813 mm) minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches (610 mm) deep shall provide a clear opening of 36 inches (914 mm) minimum. There shall be no projections into the required clear opening width lower than 34 inches (864 mm) above the finish floor or ground. Projections into the clear opening width between 34 inches (864 mm) and 80 inches (2032 mm) above the finish floor or ground shall not exceed 4 inches (102 mm). (CBC Sec. 11B-404.2.3)
7. Minimum maneuvering clearances at doors and gates shall comply with CBC Section 11B-404.2.4, Figure 11B-404.2.4.1 and Table 11B-404.2.4.1. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. (CBC Sec. 11B-404.2.4)
8. Floor or ground surface within required maneuvering clearances shall be stable, firm, and slip resistant in compliance with CBC Section 11B-302. Changes in level are not permitted. (CBC Sec. 11B-404.2.4.4)
9. Maneuvering clearances for forward approach shall be provided when any obstruction within 18 inches (457 mm) of the latch side at an interior doorway, or within 24 inches (610 mm) of the latch side of an exterior doorway, projects more than 8 inches (203 mm) beyond the face of the door, measured perpendicular to the face of the door or gate. (CBC Sec. 11B-404.2.4.3 and Fig.11B-404.2.4.3)
10. Thresholds, if provided at doorways, shall be as follows: Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical and without edge treatment (CBC Sec. 11B-303.2) and changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (12.7 mm) high maximum shall be beveled with a slope not steeper than 1:2 (CBC Sec. 11B-303.3)
11. Swinging door and gate surfaces within 10 inches (254 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other and be free of sharp or abrasive edges. Cavities created by added kick plates shall be capped. (CBC Sec. 11B-404.2.10)
12. The force for pushing or pulling open a door or gate shall be as follows: Interior hinged doors and gates: 5 pounds (22.2 N) maximum; Sliding or folding doors: 5 pounds (22.2 N) maximum; Required fire doors: the minimum opening force allowable by the appropriate administrative authority, not to exceed 15 pounds (66.7 N); Exterior hinged doors: 5 pounds (22.2 N) maximum. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. (CBC Sec. 11B-404.2.9)
13. Except as provided in CBC Sections 11B-403.5.2 and 11B-403.5.3, the clear width of walking surfaces shall be 36 inches (914 mm) minimum. (CBC Sec. 11B-403.5.1)
14. Employee workstations shall be on an accessible route complying with Division 4. Spaces and elements within employee workstations shall only be required to comply with CBC Sections 11B-207.1, 11B-215.3, 11B-302, 11B-303, 11B-308.1.1, 11B-308.1.2, and 11B-404.2.3 unless exempted by other parts of this code. Common use circulation paths within employee workstations shall comply with Section 11B-206.2.8. (CBC Sec. 11B-203.9)
15. The clear width shall be permitted to be reduced to 32 inches (813 mm) minimum for a length of 24 inches (610 mm) maximum provided that reduced width segments are separated by segments that are 48 inches (1219 mm) long minimum and 36 inches (914 mm) wide minimum. (CBC Sec. 11B-403.5.1, exception 1)
16. Exterior Exit doors shall have a sign posted above stating: THIS DOOR TO REMAIN UNLOCKED WHILE BUSINESS IS OCCUPIED.
17. PROVIDE PANIC HARDWARE AT EXIT DOORS WHERE NOTED.
18. Means of egress doors shall be readily distinguishable from the adjacent construction & finishes such that the doors are easily recognized. Mirrors or similar reflecting materials shall not be used on means of egress doors. Means of egress doors shall not be concealed by curtains, drapes, decorations or similar materials. (CBC Sec. 1010.1)
19. Gates used as a component in a means of egress shall conform to the applicable requirements for doors. (CBC Sec. 1010.2)
20. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum. (CBC Sec. 11B-404.2.8.1)

EGRESS & ACCESSIBILITY NOTES

ACCESSIBLE ROUTE - Accessible routes shall comply with CBC Section 11B-402. Walking surfaces shall provide clearances complying with CBC Section 11B-403.5. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48 per CBC Section 11B-403.3. Except as provided in CBC Sections 11B-403.5.2 and 11B-403.5.3, the clear width of walking surfaces shall be 36 inches (914 mm) minimum. The clear width for walking surfaces in corridors serving an occupant load of 10 or more shall be 44 inches (1118 mm) minimum. The clear width for sidewalks and walks shall be 48 inches (1219 mm) minimum.

MEANS OF EGRESS - A continuous and unobstructed path of vertical and horizontal egress travel from any occupied portion of a building or structure to a public way. A means of egress consists of three separate and distinct parts: the exit access, the exit and the exit discharge. Means of Egress shall comply with CBC Chapter 10.

00 DESIGN OCCUPANT LOAD - The number of occupants whom means egress facilities shall be provided. Where occupants from accessory area egress through a primary space, the calculated occupant load for the primary space shall include the total occupant load of the primary space plus the number of occupants egressing through it from the accessory area.

MINIMUM EGRESS WIDTH - The total width of means of egress in inches (mm) shall not be less than the total occupant load served by the means of egress multiplied by 0.3 inches (7.62 mm) per occupant for stairways and by 0.2 inches (5.08 mm) per occupant for other egress components. Multiple means of egress shall be sized such that the loss of any one means of egress shall not reduce the available capacity to less than 50 percent of the required capacity. The maximum capacity required from any story of a building shall be maintained to the termination of the means of egress. (CBC Sec. 1005.1)

DOOR ENCROACHMENT - Doors, when fully opened, and handrails shall not reduce the required means of egress width by more than 7 inches (178 mm). Doors in any position shall not reduce the required width by more than one-half. Other nonstructural projections such as trim and similar decorative features shall be permitted to project into the required width a maximum of 1 1/2 inches (38 mm) on each side. (CBC Sec. 1005.7)

EGRESS - Egress doors must be readily openable from egress side without use of a key or any special knowledge or effort. (CBC Sec. 1010.1.9) Unlatching any door or leaf shall not require more than one operation. (CBC Sec. 1010.1.9.6)

EXIT SIGNS - Exit signs shall be internally and externally illuminated at all times. Externally illuminated exit signs shall be connected to an emergency power system (batteries, unit equipment or an on-site generator) that will automatically illuminate the exit signs for a duration of not less than 90 minutes in case of primary loss. (CBC Sec. 1013.1, 1013.3, 1013.6.3)

EGRESS ILLUMINATION - The means of egress, including the exit discharge, shall be illuminated to a level of not less than 1 footcandle (11 lux) at the walking surface at all times the building space served by the means of egress is occupied. (CBC Sec 1008.2.1)

ILLUMINATION EMERGENCY POWER - The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. (CBC Sec 1008.3)

In the event of power supply failure in buildings that require two or more means of egress, an emergency electrical system shall automatically illuminate all of the following areas:
1. Interior exit access stairways and ramps.
2. Interior and exterior exit stairways and ramps.
3. Exit passageways.
4. Vestibules and areas on the level of discharge used for exit discharge in accordance with CBC Section 1028.1.
5. Exterior landings as required by CBC Section 1010.1.6 for exit doorways that lead directly to the exit discharge. (CBC Sec. 1008.3.2)

The emergency power system shall provide power for a duration of not less than 90 minutes and shall consist of storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with CBC Section 2702. (CBC Sec 1008.3.4)

Illumination level under emergency power. Emergency lighting facilities shall be arranged to provide initial illumination that is at least an average of 1 footcandle (11 lux) and a minimum at any point of 0.1 footcandle (1 lux) measured along the path of egress at floor level. Illumination levels shall be permitted to decline to 0.6 footcandle (6 lux) average and a minimum at any point of 0.06 footcandle (0.6 lux) at the end of the emergency lighting time duration. A maximum-to-minimum illumination uniformity ratio of 40 to 1 shall not be exceeded. (CBC Sec. 1008.3.5)

This facility will not utilize delayed egress components or systems.

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12/14/2020 3:07:38 PM

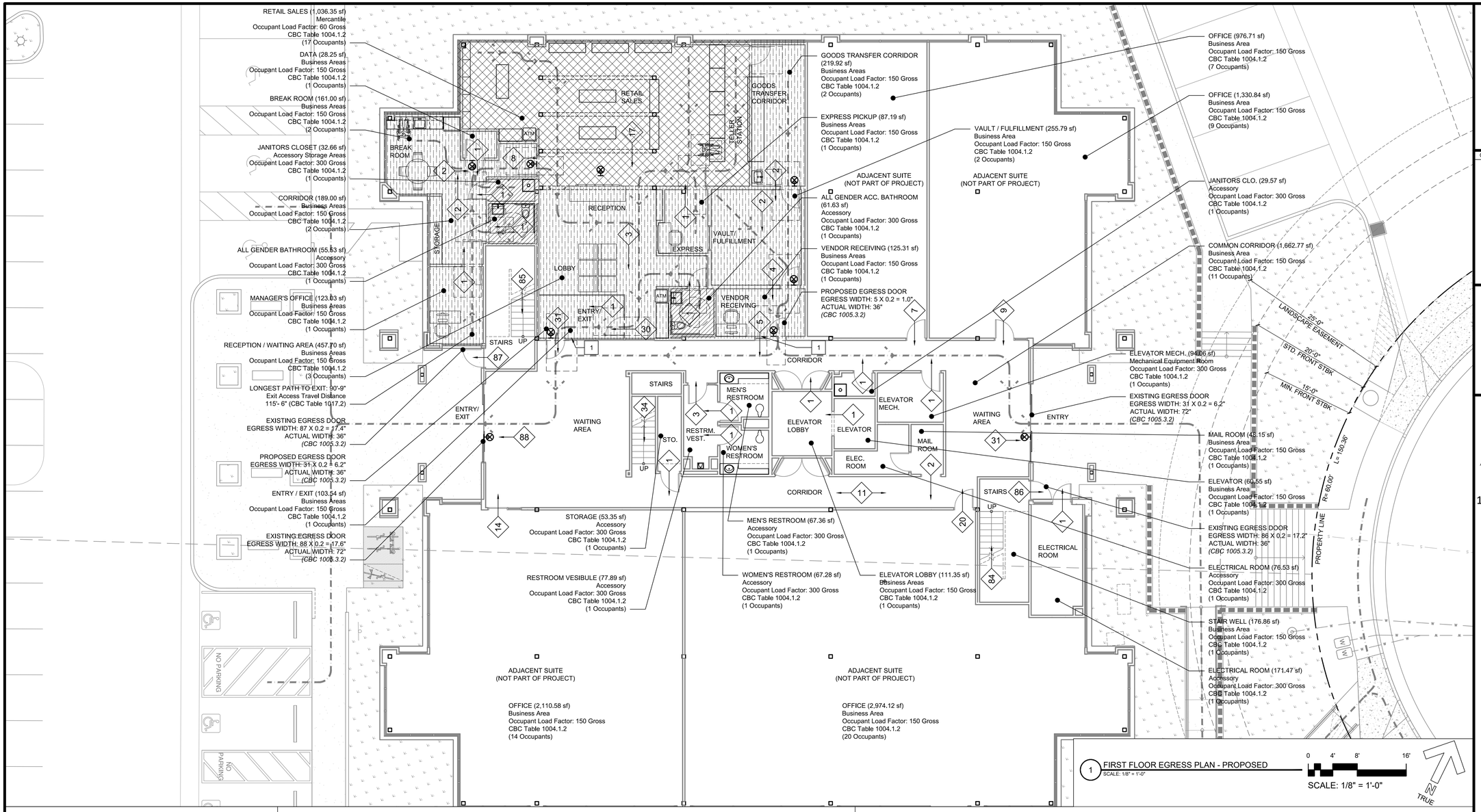
PROJECT NO: 2001
CAD DWG FILE: A108-A109 FIRST FLOOR EGRESS_ACCESSIBILITY PLAN - PROPOSED.DWG
DRAWN BY: A.S., B.P., C.G., G.R.
CHK'D BY: A.S., M.M.

SHEET TITLE

FIRST FLOOR ACCESSIBILITY PLAN - PROPOSED

A108

SHEET 16 OF 23



EGRESS PLAN LEGEND

FUNCTION OF SPACE: Mercantile
Occupant Factor: 60 gross
Class C - Flame Spread Classification for walls and ceiling per CBC Table 803.11

FUNCTION OF SPACE: Business areas
Occupant Factor: 150 gross
Class C - Flame Spread Classification for walls and ceiling per CBC Table 803.11

FUNCTION OF SPACE: Accessory
Occupant Factor: 300 gross
Class C - Flame Spread Classification for walls and ceiling per CBC Table 803.11

EGRESS PLAN KEYNOTES

1 TACTILE EXIT SIGN

WALL MOUNTED EMERGENCY EXIT SIGN

ACCESSIBILITY NOTES

1. At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger drop-off and loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve. Where more than one route is provided, all routes must be accessible. (CBC Sec. 11B-206.2.1)
2. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site. (CBC Sec. 11B-206.2.2)
3. At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements within the building or facility, including mezzanines, which are otherwise connected by a circulation path unless exempted by CBC 2019 Section 11B-206.2.3 Exceptions 1 through 7. (CBC Sec. 11B-206.2.4)
4. Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with CBC Section 11B-309.4. Operable parts of such hardware shall be 34 inches (864 mm) minimum and 44 inches (1118 mm) maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides. (CBC Sec. 11B-404.2.7)
5. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum. (CBC Sec. 11B-309.4)
6. Door openings shall provide a clear width of 32 inches (813 mm) minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches (610 mm) deep shall provide a clear opening of 36 inches (914 mm) minimum. There shall be no projections into the required clear opening width lower than 34 inches (864 mm) above the finish floor or ground. Projections into the clear opening width between 34 inches (864 mm) and 80 inches (2032 mm) above the finish floor or ground shall not exceed 4 inches (102 mm). (CBC Sec. 11B-404.2.3)
7. Minimum maneuvering clearances at doors and gates shall comply with CBC Section 11B-404.2.4, Figure 11B-404.2.4.1 and Table 11B-404.2.4.1. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. (CBC Sec. 11B-404.2.4)
8. Floor or ground surface within required maneuvering clearances shall be stable, firm, and slip resistant in compliance with CBC Section 11B-302. Changes in level are not permitted. (CBC Sec. 11B-404.2.4.4)
9. Maneuvering clearances for forward approach shall be provided when any obstruction within 18 inches (457 mm) of the latch side at an interior doorway, or within 24 inches (610 mm) of the latch side of an exterior doorway, projects more than 8 inches (203 mm) beyond the face of the door, measured perpendicular to the face of the door or gate. (CBC Sec. 11B-404.2.4.3 and Fig.11B-404.2.4.3)
10. Thresholds, if provided at doorways, shall be as follows: Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical and without edge treatment (CBC Sec. 11B-303.2) and changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (12.7 mm) high maximum shall be beveled with a slope not steeper than 1:2 (CBC Sec. 11B-303.3)
11. Swinging door and gate surfaces within 10 inches (254 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other and be free of sharp or abrasive edges. Cavities created by added kick plates shall be capped. (CBC Sec. 11B-404.2.10)
12. The force for pushing or pulling open a door or gate shall be as follows: Interior hinged doors and gates: 5 pounds (22.2 N) maximum; Sliding or folding doors: 5 pounds (22.2 N) maximum; Required fire doors: the minimum opening force allowable by the appropriate administrative authority, not to exceed 15 pounds (66.7 N); Exterior hinged doors: 5 pounds (22.2 N) maximum. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. (CBC Sec. 11B-404.2.9)
13. Except as provided in CBC Sections 11B-403.5.2 and 11B-403.5.3, the clear width of walking surfaces shall be 36 inches (914 mm) minimum. (CBC Sec. 11B-403.5.1)
14. Employee workstations shall be on an accessible route complying with Division 4. Spaces and elements within employee workstations shall only be required to comply with CBC Sections 11B-207.1, 11B-215.3, 11B-302, 11B-303, 11B-308.1.1, 11B-308.1.2, and 11B-404.2.3 unless exempted by other parts of this code. Common use circulation paths within employee workstations shall comply with Section 11B-206.2.8. (CBC Sec. 11B-203.9)
15. The clear width shall be permitted to be reduced to 32 inches (813 mm) minimum for a length of 24 inches (610 mm) maximum provided that reduced width segments are separated by segments that are 48 inches (1219 mm) long minimum and 36 inches (914 mm) wide minimum. (CBC Sec. 11B-403.5.1, exception 1)
16. Exterior Exit doors shall have a sign posted above stating: THIS DOOR TO REMAIN UNLOCKED WHILE BUSINESS IS OCCUPIED.
17. PROVIDE PANIC HARDWARE AT EXIT DOORS WHERE NOTED.
18. Means of egress doors shall be readily distinguishable from the adjacent construction & finishes such that the doors are easily recognized. Mirrors or similar reflecting materials shall not be used on means of egress doors. Means of egress doors shall not be concealed by curtains, drapes, decorations or similar materials. (CBC Sec. 1010.1)
19. Gates used as a component in a means of egress shall conform to the applicable requirements for doors. (CBC Sec. 1010.2)
20. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum. (CBC Sec. 11B-404.2.8.1)

EGRESS & ACCESSIBILITY NOTES

ACCESSIBLE ROUTE - Accessible routes shall comply with CBC Section 11B-402. Walking surfaces shall provide clearances complying with CBC Section 11B-403.5. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48 per CBC Section 11B-403.3. Except as provided in CBC Sections 11B-403.5.2 and 11B-403.5.3, the clear width of walking surfaces shall be 36 inches (914 mm) minimum. The clear width for walking surfaces in corridors serving an occupant load of 10 or more shall be 44 inches (1118 mm) minimum. The clear width for sidewalks and walks shall be 48 inches (1219 mm) minimum.

MEANS OF EGRESS - A continuous and unobstructed path of vertical and horizontal egress travel from any occupied portion of a building or structure to a public way. A means of egress consists of three separate and distinct parts: the exit access, the exit and the exit discharge. Means of Egress shall comply with CBC Chapter 10.

00 DESIGN OCCUPANT LOAD - The number of occupants whom means egress facilities shall be provided. Where occupants from accessory area egress through a primary space, the calculated occupant load for the primary space shall include the total occupant load of the primary space plus the number of occupants egressing through it from the accessory area.

MINIMUM EGRESS WIDTH - The total width of means of egress in inches (mm) shall not be less than the total occupant load served by the means of egress multiplied by 0.3 inches (7.62 mm) per occupant for stairways and by 0.2 inches (5.08 mm) per occupant for other egress components. Multiple means of egress shall be sized such that the loss of any one means of egress shall not reduce the available capacity to less than 50 percent of the required capacity. The maximum capacity required from any story of a building shall be maintained to the termination of the means of egress. (CBC Sec. 1005.1)

DOOR ENCROACHMENT - Doors, when fully opened, and handrails shall not reduce the required means of egress width by more than 7 inches (178 mm). Doors in any position shall not reduce the required width by more than one-half. Other nonstructural projections such as trim and similar decorative features shall be permitted to project into the required width a maximum of 1 1/2 inches (38 mm) on each side. (CBC Sec. 1005.7)

EGRESS - Egress doors must be readily openable from egress side without use of a key or any special knowledge or effort. (CBC Sec. 1010.1.9) Unlatching any door or leaf shall not require more than one operation. (CBC Sec. 1010.1.9.6)

EXIT SIGNS - Exit signs shall be internally and externally illuminated at all times. Externally illuminated exit signs shall be connected to an emergency power system (batteries, unit equipment or an on-site generator) that will automatically illuminate the exit signs for a duration of not less than 90 minutes in case of primary loss. (CBC Sec. 1013.1, 1013.3, 1013.6.3)

EGRESS ILLUMINATION - The means of egress, including the exit discharge, shall be illuminated to a level of not less than 1 footcandle (11 lux) at the walking surface at all times the building space served by the means of egress is occupied. (CBC Sec 1008.2.1)

ILLUMINATION EMERGENCY POWER - The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. (CBC Sec 1008.3)

In the event of power supply failure in buildings that require two or more means of egress, an emergency electrical system shall automatically illuminate all of the following areas:
1. Interior exit access stairways and ramps.
2. Interior and exterior exit stairways and ramps.
3. Exit passageways.
4. Vestibules and areas on the level of discharge used for exit discharge in accordance with CBC Section 1028.1.
5. Exterior landings as required by CBC Section 1010.1.6 for exit doorways that lead directly to the exit discharge. (CBC Sec. 1008.3.2)

The emergency power system shall provide power for a duration of not less than 90 minutes and shall consist of storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with CBC Section 2702. (CBC Sec 1008.3.4)

Illumination level under emergency power. Emergency lighting facilities shall be arranged to provide initial illumination that is at least an average of I footcandle (11 lux) and a minimum at any point of 0.1 footcandle (1 lux) measured along the path of egress at floor level. Illumination levels shall be permitted to decline to 0.6 footcandle (6 lux) average and a minimum at any point of 0.06 footcandle (0.6 lux) at the end of the emergency lighting time duration. A maximum-to-minimum illumination uniformity ratio of 40 to 1 shall not be exceeded. (CBC Sec. 1008.3.5)

This facility will not utilize delayed egress components or systems.

TECHNE
DESIGN | DEVELOPMENT
2934 Lincoln Ave., San Diego, CA 92104
techne-us.com sustainablearchitect.org
o 619-940-5814 m 313-595-5814

CONSULTANTS

LICENSED ARCHITECT
MICHAEL RENE MORTON
C-19371
RENEWAL
04/30/2021
STATE OF CALIFORNIA

995 Gateway Center Way,
Suites 107 & 108,
San Diego CA 92102

APPLICANT

Harvest of San Diego I, LLC
1155 W. Rio Salado Parkway, Suite 201
Tempe, AZ 85281

MARK	DATE	DESCRIPTION
01	02.21.20	Completeness Review - Submittal 1
02	03.26.20	CUP - Submittal 1
03	07.30.20	CUP - Submittal 2
04	10.26.20	CUP - Submittal 3
05	12.15.20	CUP - Submittal 4
06	03.26.21	CUP - Submittal 5

12/14/2020 3:07:38 PM

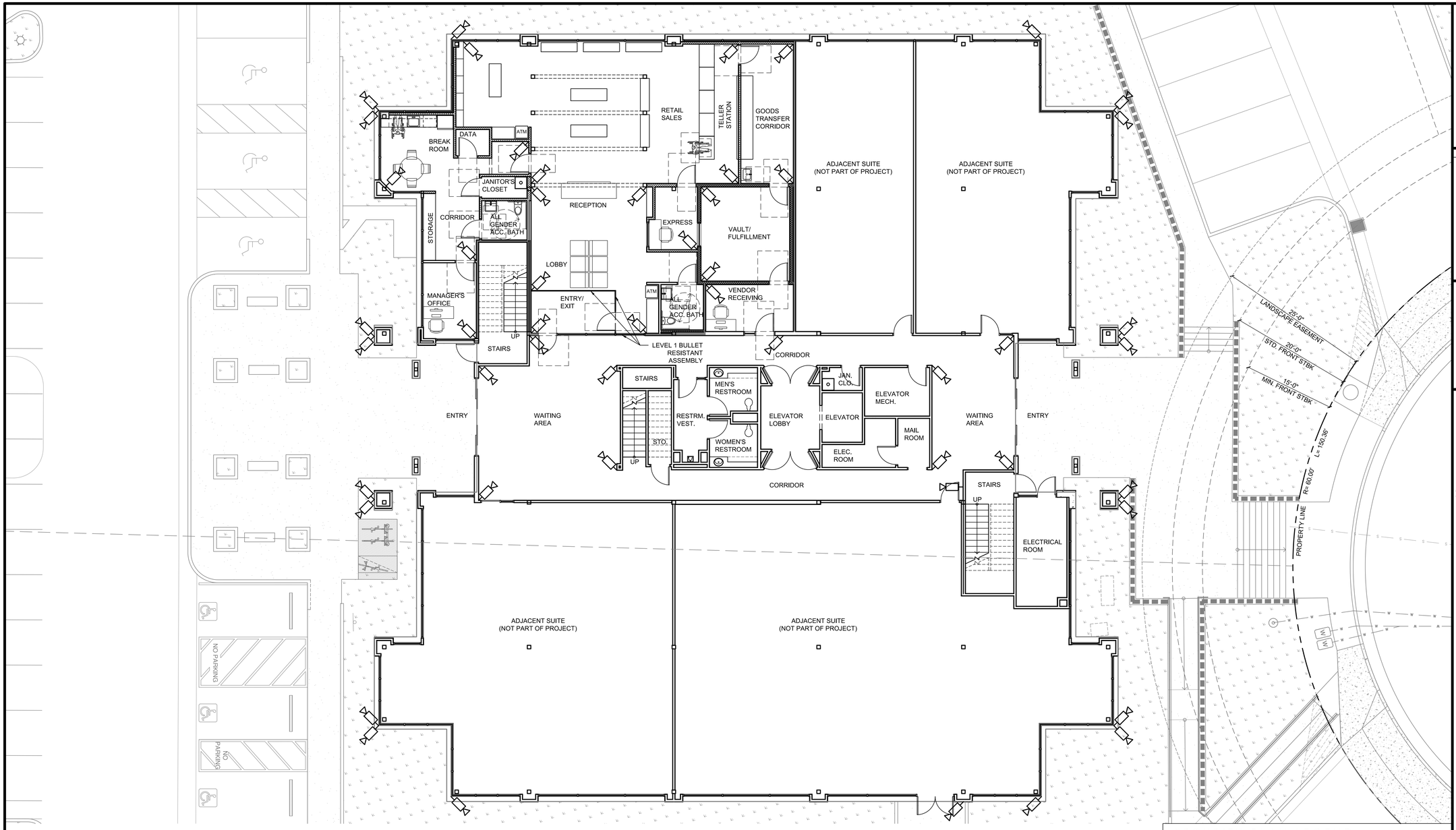
PROJECT NO: 2001
CAD DWG FILE: A109-A109 FIRST FLOOR EGRESS_ACCESSIBILITY PLAN - PROPOSED.DWG
DRAWN BY: A.S., B.P., C.G., G.R.
CHK'D BY: A.S., M.M.

SHEET TITLE

FIRST FLOOR EGRESS PLAN - PROPOSED

A109

SHEET 17 OF 23



1 FIRST FLOOR SECURITY PLAN - PROPOSED
SCALE: 1/8" = 1'-0"

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

N TRUE

SECURITY PLAN LEGEND

SECURITY CAMERA

30 - INTERIOR SECURITY CAMERAS
21 - EXTERIOR SECURITY CAMERAS

*REFER TO SHEET A102 FOR PARKING SECURITY CAMERAS

LEVEL 1 BULLET RESISTANT WALL
(Doors and windows located in bullet resistant walls shall also be bullet resistant)

FULL HEIGHT BULLET RESISTANT GLASS, PLASTIC OR LAMINATE SHIELD OR BULLET RESISTANT ARMOR PANELS

SECURITY PLAN NOTES

1. REFER TO CONDITION USE PERMIT CONDITIONS FOR ADDITIONAL INFORMATION, SHEET G002.

TECHNE
DESIGN | DEVELOPMENT
2934 Lincoln Ave., San Diego, CA 92104
techne-us.com sustainablearchitect.org
o 619-940-5814 m 313-595-5814

CONSULTANTS

LICENSED ARCHITECT
MICHAEL RENE MORTON
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995 Gateway Center Way,
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05	12.15.20	CUP - Submittal 4
06	03.26.21	CUP - Submittal 5

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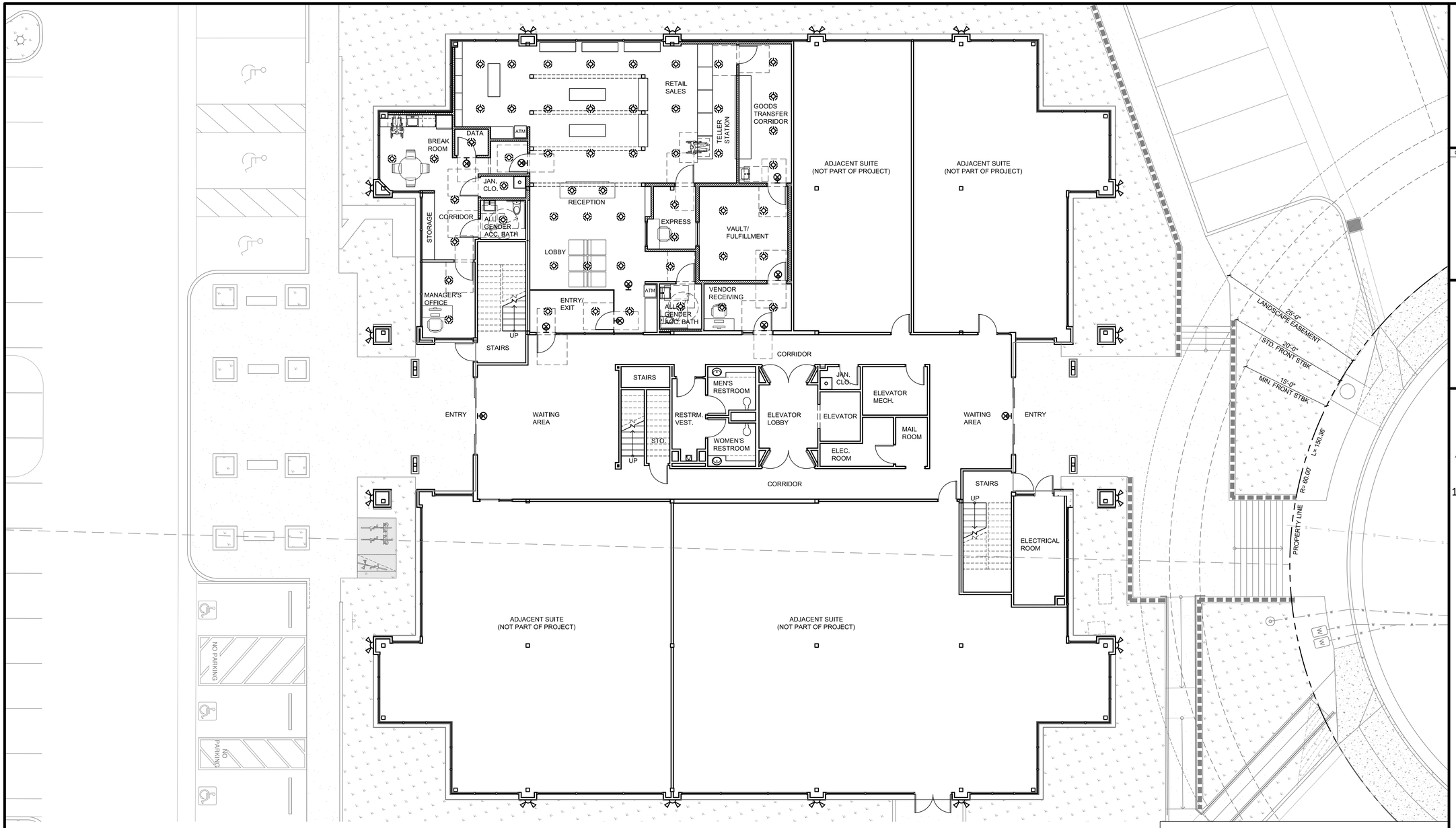
PROJECT NO: 2001
CAD DWG FILE: A110 FIRST FLOOR SECURITY PLAN - PROPOSED.DWG
DRAWN BY: A.S., B.P., C.G., G.R.
CHK'D BY: A.S., M.M.

SHEET TITLE

FIRST FLOOR SECURITY PLAN - PROPOSED

A110



1 FIRST FLOOR LIGHTING PLAN - PROPOSED
SCALE: 1/8" = 1'-0"

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

N TRUE

LIGHTING PLAN LEGEND

- RECESSED CAN LIGHT
- WALL MOUNTED LIGHT
- EMERGENCY EXIT SIGN

LIGHTING PLAN NOTES

A. ALL PARKING AREAS SHALL BE ILLUMINATED
B. ALL AREAS AROUND THE BUILDING SHALL BE ILLUMINATED
C. LIGHTING SHALL BE SHIELD SO AS TO NOT ILLUMINATE ADJACENT PROPERTIES

TECHNE
DESIGN | DEVELOPMENT
2934 Lincoln Ave., San Diego, CA 92104
techne-us.com sustainablearchitect.org
o 619-940-5814 m 313-595-5814

CONSULTANTS

LICENSED ARCHITECT
MICHAEL RENE MORTON
C-19371
RENEWAL
04/30/2021
STATE OF CALIFORNIA

995 Gateway Center Way,
Suites 107 & 108,
San Diego CA 92102

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Harvest of San Diego I, LLC
1155 W. Rio Salado Parkway, Suite 201
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05	12.15.20	CUP - Submittal 4
06	03.26.21	CUP - Submittal 5

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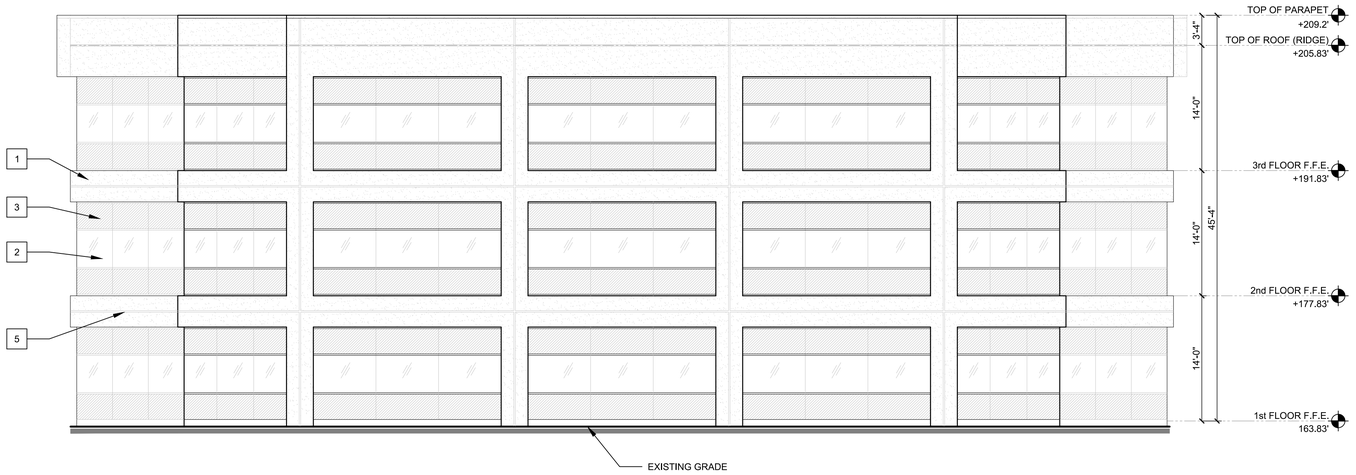
PROJECT NO: 2001
CAD DWG FILE: A111 FIRST FLOOR LIGHTING PLAN - PROPOSED.DWG
DRAWN BY: A.S., B.P., C.G., G.R.
CHK'D BY: A.S., M.M.

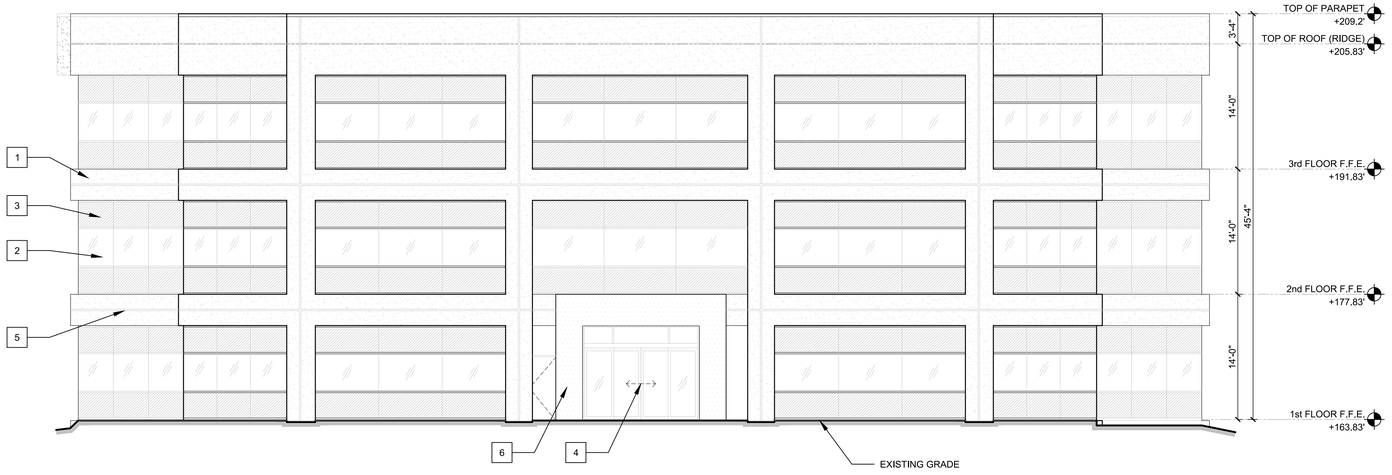
SHEET TITLE

FIRST FLOOR LIGHTING PLAN - PROPOSED

A111



1 NORTH ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"

ELEVATION KEYNOTES

1. EXISTING STUCCO FINISH TO REMAIN.
2. EXISTING VISION GLASS TO REMAIN.
3. EXISTING SPANDREL GLASS TO REMAIN.
4. EXISTING EXIT DOOR TO REMAIN.
5. EXISTING EXPANSION JOINT TO REMAIN.
6. EXISTING ALUMINUM CLADDING TO REMAIN.

ELEVATION NOTES

Elevations shown are relative to mean sea level.

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DESIGN | DEVELOPMENT
2934 Lincoln Ave., San Diego, CA 92104
techne-us.com sustainablearchitect.org
o 619-940-5814 m 313-595-5814

CONSULTANTS

LICENSED ARCHITECT
MICHAEL RENE MORTON
C-19371
RENEWAL
04/30/2021
STATE OF CALIFORNIA

995 Gateway Center Way,
Suites 107 & 108,
San Diego CA 92102

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Tempe, AZ 85281

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05	12.15.20	CUP - Submittal 4
06	03.26.21	CUP - Submittal 5

12/14/2020 3:14:40 PM

PROJECT NO: 2001

CAD DWG FILE: A201-A202 EXTERIOR ELEVATIONS - EXISTING.DWG

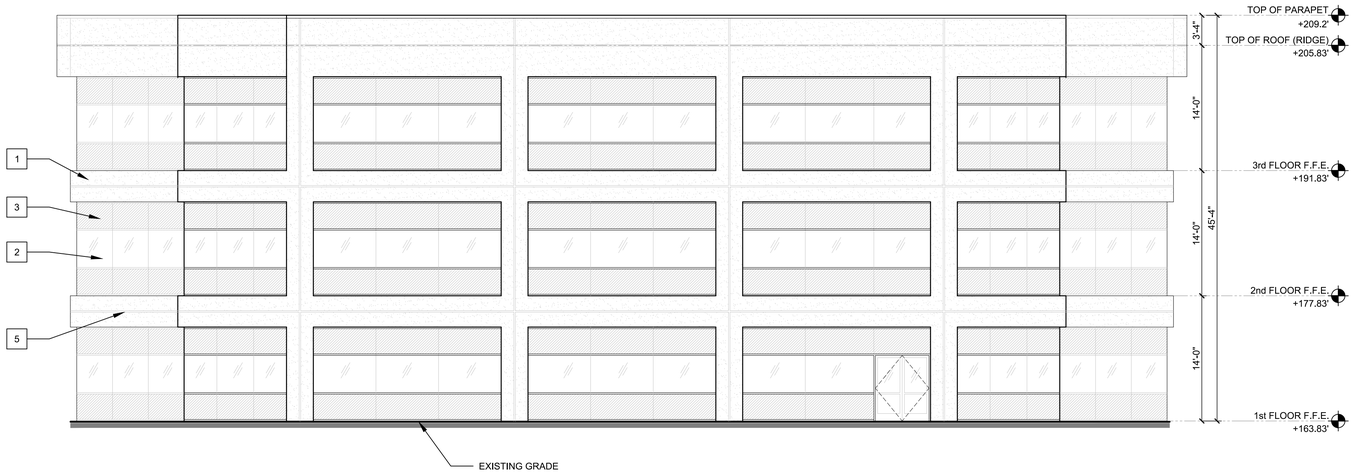
DRAWN BY: A.S., B.P., C.G., G.R.

CHK'D BY: A.S., M.M.

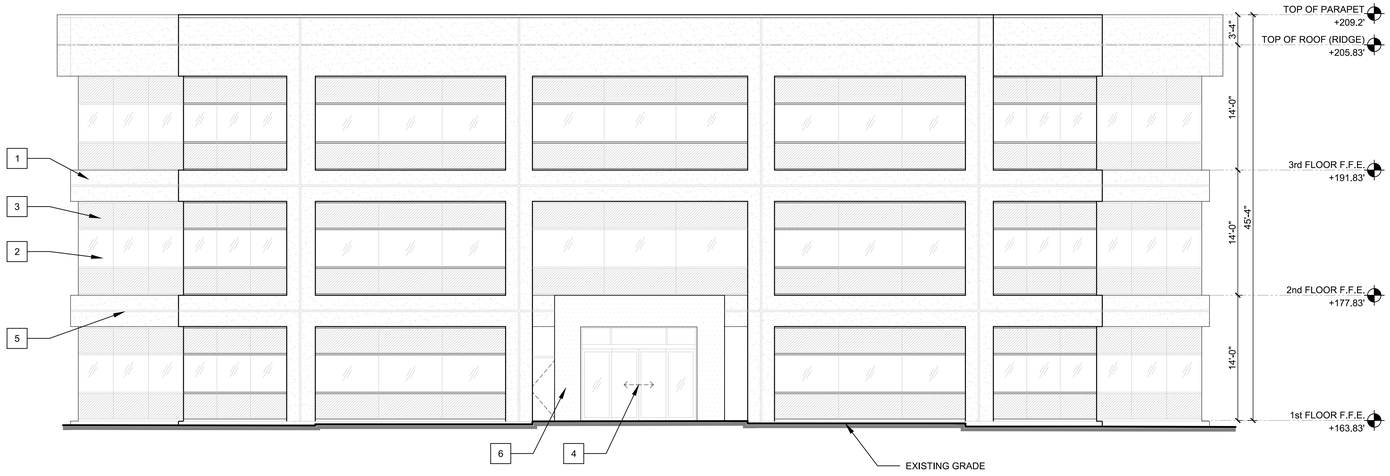
SHEET TITLE

EXTERIOR ELEVATIONS - EXISTING

A201



1 SOUTH ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"

ELEVATION KEYNOTES

1. EXISTING STUCCO FINISH TO REMAIN.
2. EXISTING VISION GLASS TO REMAIN.
3. EXISTING SPANDREL GLASS TO REMAIN.
4. EXISTING STOREFRONT TO REMAIN.
5. EXISTING EXPANSION JOINT TO REMAIN.
6. EXISTING ALUMINUM CLADDING TO REMAIN.

ELEVATION NOTES

Elevations shown are relative to mean sea level.

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2934 Lincoln Ave., San Diego, CA 92104
techne-us.com sustainablearchitect.org
o 619-940-5814 m 313-595-5814

CONSULTANTS

LICENSED ARCHITECT
MICHAEL RENE MORTON
C-19371
RENEWAL
04/30/2021
STATE OF CALIFORNIA

995 Gateway Center Way,
Suites 107 & 108,
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06	03.26.21	CUP - Submittal 5

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PROJECT NO: 2001

CAD DWG FILE: A201-A202 EXTERIOR ELEVATIONS - EXISTING.DWG

DRAWN BY: A.S., B.P., C.G., G.R.

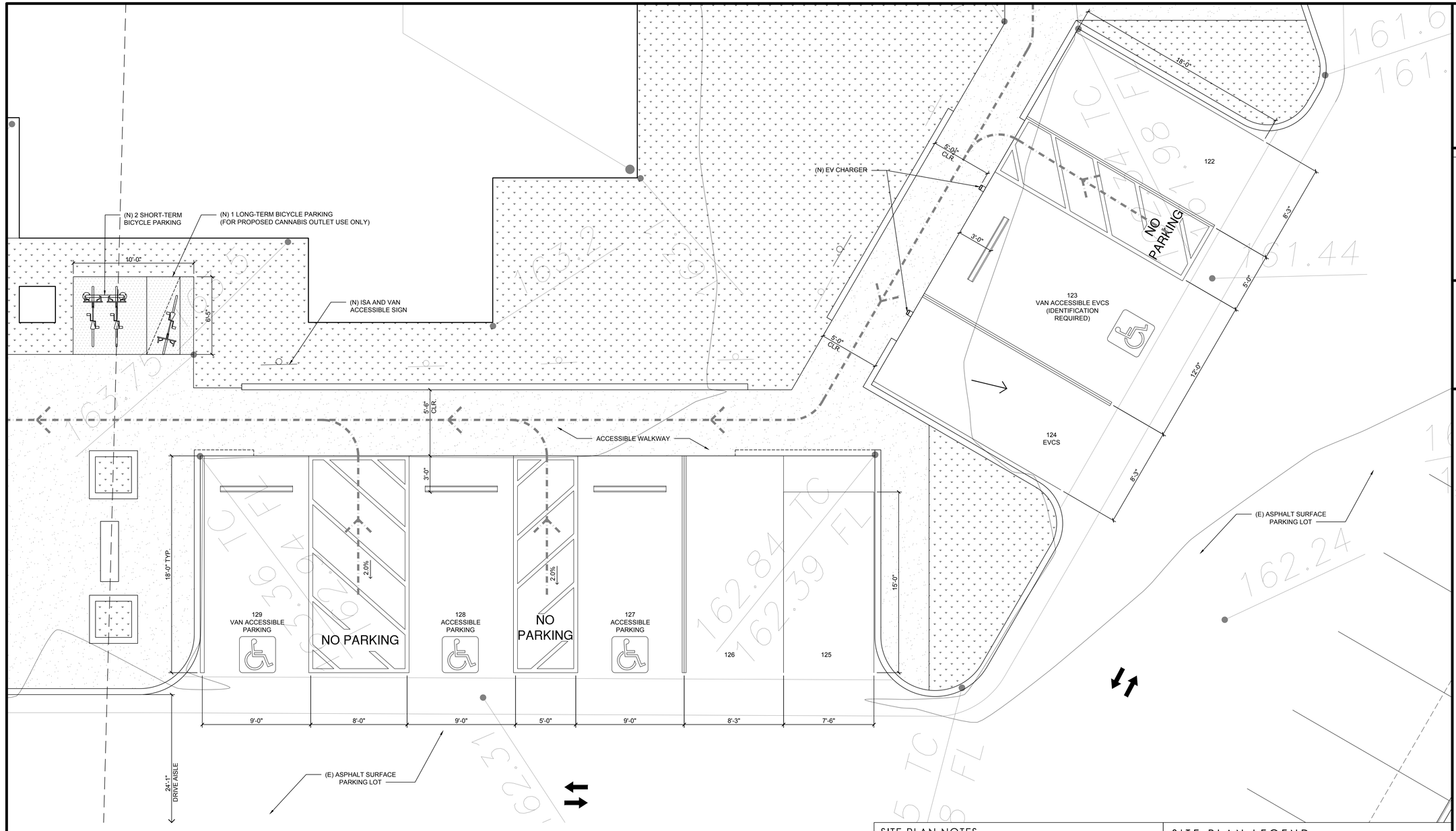
CHK'D BY: A.S., M.M.

SHEET TITLE

EXTERIOR ELEVATIONS - EXISTING

A202

ATTACHMENT 13



1 ENLARGED ACCESSIBLE PARKING PLAN - PROPOSED
SCALE: 1/4" = 1'-0"

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

REF
N

SITE PLAN NOTES

A. The site plan is for informational and general site reference only. Refer to other construction documents for complete scope of work.
B. Before commencing any site foundation or slab cutting or excavation, the contractor shall verify and mark locations of all site utilities, dimensions and conditions. These include but are not limited to property lines, setback location to all new or existing walls, easements (if any), existing site utilities, including water, sewer, gas and electrical lines and any other new or existing site items which could affect in any way the construction of the building. Flag or otherwise mark all locations of site property lines, easements (if any), underground utilities, and indicate utility type.
C. The Contractor or subcontractor shall notify TECHNE if any conflicts or discrepancy occurs between the information on this plan and actual field conditions. Do not proceed with work in conflict with these drawing until written or verbal instructions are issued by TECHNE.
D. Protect and mark all existing building structure including walls, beams, columns, area separation walls, and other items that are part of the existing structure and not part of the scope of the tenant improvement, and mark perimeter of construction zone.
E. Coordinate with other tenants the temporary shutoff of any site utilities.
F. No proposed improvement will block or alter the existing surface drainage flow pattern.
G. The existing water and sewer services will remain.
H. Refer to Topographic Survey for additional information.
I. BUILDING ADDRESS: Building address numbers must be visible and legible from the street or road fronting the property, per FHPS Policy P-00-6 (UFC 901.4.4)
J. TRANSIT STOP: Nearest transit stop is approximately 1,900' away from project.
K. If the City Building Inspector determines non-compliance with any accessibility provisions, a complete and detailed revised plans clearly showing all existing non-complying conditions and the proposed modifications to meet current accessibility requirements (including site plan, floor plans, details, etc.) will be submitted to the department for review and approval.

SITE PLAN LEGEND

- OUTLINE OF EXISTING BUILDING
- AREA OF EXISTING HARDSCAPE
- AREA OF PROPOSED HARDSCAPE
- AREA OF EXISTING LANDSCAPE
- SITE DRAINAGE PATTERN
- VEHICULAR CIRCULATION
- ACCESSIBLE PATH OF TRAVEL

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DESIGN | DEVELOPMENT
2934 Lincoln Ave., San Diego, CA 92104
techne-us.com sustainablearchitect.org
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CONSULTANTS

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MICHAEL RENE MORTON
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995 Gateway Center Way,
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05	12.15.20	CUP - Submittal 4
06	03.26.21	CUP - Submittal 5

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PROJECT NO: 2001
CAD DWG FILE: A401 ENLARGED ACCESSIBLE PARKING PLAN.DWG
DRAWN BY: A.S., B.P., C.G., G.R.
CHK'D BY: A.S., M.M.

SHEET TITLE

ENLARGED ACCESSIBLE PARKING PLAN - PROPOSED

A401

SHEET 22 OF 23

SUMMARY OF LANDSCAPE CALCULATIONS

Commercial Development / 995 Gateway Center Way

STREET YARD

Total Area 4,376 s.f.

Planting Area Required 1,094 s.f. Provided 2,328 s.f. Excess Area Provided 1,234 s.f.

Planting Points Required 219 Provided 3,300 Excess Points Provided 3,081

Planting Area As Hardscape 0 s.f. Points Achieved Through Trees 3,300

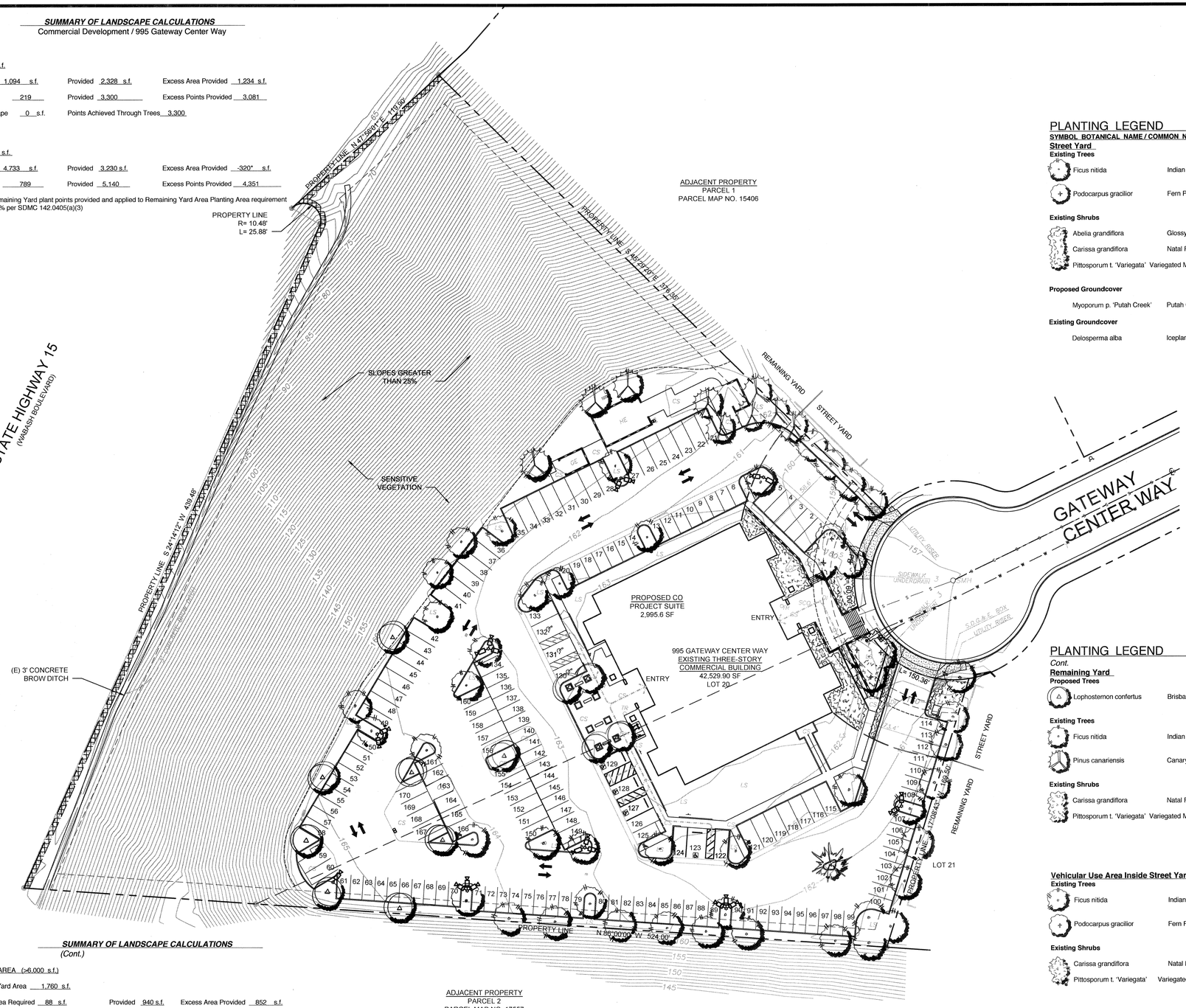
REMAINING YARD

Total Area 15,778 s.f.

Planting Area Required 4,733 s.f. Provided 3,230 s.f. Excess Area Provided -320* s.f.

Planting Points Required 789 Provided 5,140 Excess Points Provided 4,351

* 1,183 Excess Remaining Yard plant points provided and applied to Remaining Yard Area Planting Area requirement a maximum of 25% per SDMC 142.0405(a)(3)



0 16' 32' 64'

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

TRUE N

SUMMARY OF LANDSCAPE CALCULATIONS

(Cont.)

VEHICULAR USE AREA (>6,000 s.f.)

VUA inside Street Yard Area 1,760 s.f.

Planting Area Required 88 s.f. Provided 940 s.f. Excess Area Provided 852 s.f.

Planting Points Required 88 Provided 900 Excess Points Provided 812

Points Achieved Through Trees 900

VUA outside Street Yard Area 22,900 s.f.

Planting Area Required 687 s.f. Provided 6,300 s.f. Excess Area Provided 5,613 s.f.

Planting Points Required 687 Provided 5,970 Excess Points Provided 5,429

Points Achieved Through Trees 5,970

PARKING TABULATIONS

	Original Parking, Existing (E)	Proposed Parking, New (N)
Compact	96	101
Standard	61	61
Handicap	9	6
EV	0	1
Carpool	0	1
Totals	166 (E)	170 (N)

(N) / (E) = 2.4% increase of parking; SDMC 142.0410(b)(2)(D)

PLANTING LEGEND

SYMBOL	BOTANICAL NAME / COMMON NAME		QTY.	SIZE	HT., SPREAD	FORM / FUNCTION	POINTS
Street Yard							
Existing Trees							
	Ficus nitida	Indian Laurel	5	12" cal. min. avg.	30' x 30'	Upright, spreading / Screening, Shade	1,500
	Podocarpus gracilior	Fern Pine	6	12" cal. min. avg.	25' x 25'	Upright, spreading / Screening, Shade	1,800
Existing Shrubs							
	Abelia grandiflora	Glossy Abelia	-	4' x 4'		Upright, arching / Accent, Scale	-
	Carissa grandiflora	Natal Plum	-	4' x 4'		Upright, spreading / Screening, Scale	-
	Pittosporum t. 'Variegata'	Variegated Mock Orange	-	4' x 4'		Upright, spreading / Accent, Scale	-
Proposed Groundcover							
	Myoporum p. 'Putah Creek'	Putah Creek Myoporum	1 gal. @ 2' o.c.			Low, spreading / Flowers, texture	LID -
Existing Groundcover							
	Delosperma alba	Iceplant	Continuous			Low, spreading / Flowers, texture	LID -

Total Plant Points 3,300
Required 219
Excess 3,081

PLANTING LEGEND

Cont.

SYMBOL	BOTANICAL NAME / COMMON NAME		QTY.	SIZE	HT., SPREAD	FORM / FUNCTION	POINTS
Remaining Yard							
Proposed Trees							
	Lophostemon confertus	Brisbane Box	2	24" box	20' x 15'	Upright, spreading/ Accent, Shade	40
Existing Trees							
	Ficus nitida	Indian Laurel	14	12" cal. min. avg.	30' x 30'	Upright, spreading / Screening, Shade	4,200
	Pinus canariensis	Canary Island Pine	3	12" cal. min. avg.	40' x 15'	Upright, spreading / Screening, Shade	900
Existing Shrubs							
	Carissa grandiflora	Natal Plum	-	4' x 4'		Upright, spreading / Screening, Scale	-
	Pittosporum t. 'Variegata'	Variegated Mock Orange	-	4' x 4'		Upright, spreading / Accent, Scale	-

Total Plant Points 5,140
Required 789
Excess 4,351

Vehicular Use Area Inside Street Yard

Existing Trees							
	Ficus nitida	Indian Laurel	2	12" cal. min. avg.	30' x 30'	Upright, spreading / Screening, Shade	600
	Podocarpus gracilior	Fern Pine	1	12" cal. min. avg.	30' x 30'	Upright, spreading / Screening, Shade	300
Existing Shrubs							
	Carissa grandiflora	Natal Plum	-	4' x 4'		Upright, spreading / Screening, Scale	-
	Pittosporum t. 'Variegata'	Variegated Mock Orange	-	4' x 4'		Upright, spreading / Accent, Scale	-

Total Plant Points 900
Required 88
Excess (Deficit) 812

Vehicular Use Area Outside Street Yard

Proposed Trees							
	Lophostemon confertus	Brisbane Box	12	24" box	20' x 15'	Upright, spreading/ Accent, Shade	240
Existing Trees							
	Ficus nitida	Indian Laurel	14	12" cal. min. avg.	30' x 30'	Upright, spreading / Screening, Shade	4,200
	Pinus canariensis	Canary Island Pine	5	12" cal. min. avg.	40' x 15'	Upright, spreading / Screening, Shade	1,500
	Washingtonia robusta	Mexican Fan Palm	1	22' b.t.h.	40' x 12'	Upright, spreading / Screening, Scale	30

Total Plant Points 5,970
Required 541
Excess (Deficit) 5,429

TECHNE
DESIGN | DEVELOPMENT
2934 Lincoln Ave., San Diego, CA 92104
techne-us.com sustainablearchitect.org
o 619-940-5814 m 313-595-5814

CONSULTANTS

SAM WADE
Landscape Architect
2204 Garnet Ave, Suite 205
San Diego, CA 92109
Tel. 858-270-8688
samwadelandscapearchitect.com
samw@samwadelandscapearchitect.com
AZ LIC. #26705 | CA LIC. #3703

995 Gateway Center Way,
Suites 107 & 108,
San Diego CA 92102

APPLICANT

Harvest of San Diego I, LLC
1155 W. Rio Salado Parkway, Suite 201
Tempe, AZ 85281

MARK	DATE	DESCRIPTION
01	02.21.20	Completeness Review - Submittal 1
02	03.26.20	CUP - Submittal 1
03	07.30.20	CUP - Submittal 2
04	10.26.20	CUP - Submittal 3
05	12.04.20	CUP - Submittal 4

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PROJECT NO: 2015

CAD DWG FILE: A102 SITE PLAN - PROPOSED.DWG

DRAWN BY: SW

CHK'D BY: SW

SHEET TITLE

LANDSCAPE DEVELOPMENT PLAN

LDP-1

SHEET 23 OF 23