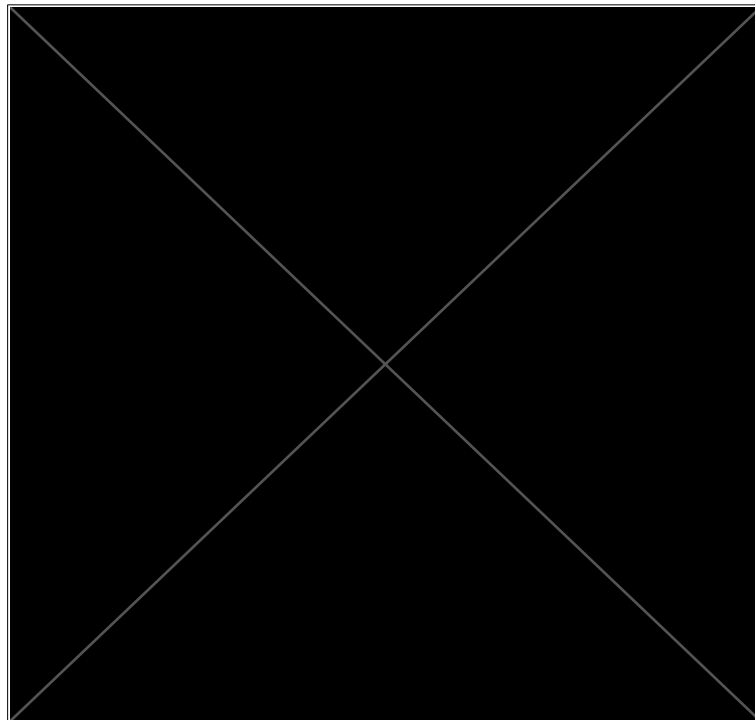


CASA BRAVO

SCHEMATIC DESIGN

PROJECT DIRECTORY



UTILITY CONSULTANT

COMPANY: -
ADDRESS: -
CONTACT: -
TEL (OFFICE): -
EMAIL: -

GEOTECHNICAL ENGINEER

COMPANY: -
ADDRESS: -
CONTACT: -
TEL (OFFICE): -
EMAIL: -

SURVEYOR

COMPANY: COFFMAN LAND CONSULTING, INC.
ADDRESS: 9666 BUSINESS PARK AVE., SUITE 106
CONTACT: SAN DIEGO, CA 92131
RICHARD J. COFFMAN
P.L.S. NO. 9312
TEL: 760 - 520 - 4340
EMAIL: RICK@COFFMANLAND.COM

CIVIL ENGINEER

COMPANY: -
ADDRESS: -
CONTACT: -
TEL: -
EMAIL: -

LANDSCAPE

COMPANY: -
ADDRESS: -
CONTACT: -
TEL: -
EMAIL: -

SHEET INDEX

1 - TITLE SHEETS

TS1 COVER SHEET
TS3 BUILDING AREA SUMMARY & UNIT TABULATION
LS1 LIFE SAFETY

1.5 - SURVEYOR

1 TOPOGRAPHIC SURVEY

4 - ARCHITECTURE

A1.1 SITE PLAN
A3.1 OVERALL FLOOR PLAN - LEVEL 1
A3.2 OVERALL FLOOR PLAN - LEVEL 2&3
A3.4 ROOF PLAN
A5.1 EXTERIOR ELEVATIONS
A5.2 EXTERIOR ELEVATIONS

ZONING AND PARCEL INFORMATION (ZAPP)

PLANNING AREA

• COMMUNITY PLAN AREA (CPA)
• GENERAL PLAN LAND USE DESIGNATION (GPLU)
• COMMUNITY PLAN LAND USE DESIGNATION (CPLU)
• COMMUNITY PLAN LAND USE DESIGNITY RANGE (CPLUDR)

GREATER GOLDEN HILL
RESIDENTIAL
RESIDENTIAL - LOW MEDIUM
DENSITY HIGH: 15 DU / ACRE
DENSITY LOW: 10 DU / ACRE

• SPECIFIC PLAN AREA (SPA)
• BUSINESS IMPROVEMENT DISTRICT (BID)
• PRIME INDUSTRIAL LAND (PIL)
• PROPOSITION A LANDS (PAL)
• SUSTAINABLE DEVELOPMENT AREAS (SDA)
• COMPLETE COMMUNITIES HOUSING SOLUTIONS (CCHS)
• COMPLETE COMMUNITIES MOBILITY CHOICES (CCMC)
• COMMUNITIES OF CONCERN (COC)
• SAN DIEGO PROMISE ZONE (SDFZ)
• CENTRAL URBANIZED PLANNED DISTRICT (CUPD)

NO: NONE
NO: NONE
NO: NONE
NO: NONE
YES
NO: NONE
YES: MOBILITY ZONE 2
YES
NO
NO

BASE ZONE

• ZONE DESIGNATION

RM-1-1

OVERLAY ZONES

• AIRPORT LAND USE COMPATIBILITY OVERLAY ZONE (ALUCOZ)
• CLAIREMONT MESA HEIGHT LIMIT OVERLAY ZONE (CMHLOZ)
• COASTAL HEIGHT LIMIT OVERLAY ZONE (CHLOZ)
• COASTAL OVERLAY ZONE (COZ)
• COASTAL OVERLAY ZONE FIRST PUBLIC ROADWAY (COZFPR)
• COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE (CPIOZ)
• MISSION TRAILS DESIGN DISTRICT (MTDDOZ)
• MOBILE HOME PARK OVERLAY ZONE (MHPOZ)
• PARKING IMPACT OVERLAY ZONE (PIOZ)
• SENSITIVE COASTAL OVERLAY ZONE (SCOZ)
• TRANSIT AREA OVERLAY ZONE (TAOZ)
• URBAN VILLAGE OVERLAY ZONE (UVOZ)

YES: SAN DIEGO INTERNATIONAL AIRPORT
NO
NO
NO: NONE
NO
NO: NONE
NO: NONE
NO
NO: NONE
NO: NONE
NO
NO

TRANSPORTATION

• PARKING STANDARDS TRANSIT PRIORITY AREA (PSTPA)
• TRANSIT PRIORITY AREA (TPA)
• AFFORDABLE HOUSING PARKING DEMAND

NO
YES
YES: HIGH

AIRPORTS

• ALUCP AIRPORT INFLUENCE AREA (AIA)
• ALUCP NOISE CONTOURS (CNEL)
• ALUCP SAFETY ZONE
• FAA PART 77 NOTICING AREA

YES: SAN DIEGO INTERNATIONAL AIRPORT - REVIEW AREA 1
YES: SAN DIEGO INTERNATIONAL AIRPORT
65 - 70 CNEL
NO: NONE
YES:
SDIA - LINDBERGH FIELD/180 TO 185 FEET
ELEVATION ABOVE SEA LEVEL / 16500 TO
17000 FEET HORIZONTAL DISTANCE FROM
RUNWAY

HISTORIC AND CULTURAL RESOURCES

• LA JOLLA SHORES ARCHAEOLOGICAL STUDY AREA (LJSASA)
• CULTURAL SENSITIVITY AREA
• PALEONTOLOGICAL SENSITIVITY AREA
• DESIGNATED HISTORIC DISTRICT
• DESIGNATED HISTORIC RESOURCE
• HISTORIC REVIEW EXEMPTION AREA (HREA)

NO
NO: NONE
YES: HIGH
NO: NONE
NO: NONE
NO

ENVIRONMENTALLY SENSITIVE LANDS (ESL)

• MULTIPLE HABITAT PLANNING AREA (MHPA)
• SENSITIVE VEGETATION
• VERNAL POOLS
• NON-COASTAL WETLANDS
• COASTAL WETLANDS
• COASTAL BLUFF
• COASTAL BEACH
• STEEP HILLSIDE
• SPECIAL FLOOD HAZARD AREA

NO
NO: NONE
NO
NO
NO: NONE
NO: NONE
NO
NO
SPECIAL FLOOD HAZARD AREA ZONE: NO
FLOOD ZONE: X
FLOOD ZONE SUBTYPE: AREA OF MINIMAL
FLOOD HAZARD
SOURCE CITE: 06073C_FIRM1

FIRE

• BRUSH MANAGEMENT
• VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFSZ)

NO: NONE
YES

GEOLOGY AND SOILS

• ALQUIST-PRIOLO EARTHQUAKE FAULT ZONE
• EARTHQUAKE FAULT BUFFERS
• GEOLOGIC HAZARD CATEGORY
• ELEVATION CONTOUR 5 FEET (1999)
• SLOPES 25% OR GREATER (1999)

NO: NONE
NO: NONE
YES: 52
MIN: 160
MAX: 165
YES

HYDROLOGY

• WATERSHED
• WATERSHED SUBAREA
• ENVIRONMENTALLY SENSITIVE AREA (ESA)
• AREAS OF SPECIAL BIOLOGICAL SIGNIFICANCE (ASBS)

PUEBLO SAN DIEGO
CHOLLAS
NO
NO

SCHOOL DISTRICT

• ELEMENTARY SCHOOL DISTRICT
• HIGH SCHOOL DISTRICT
• UNIFIED SCHOOL DISTRICT

SAN DIEGO UNIFIED
SEE UNIFIED SCHOOL DISTRICT
UNIFIED SAN DIEGO

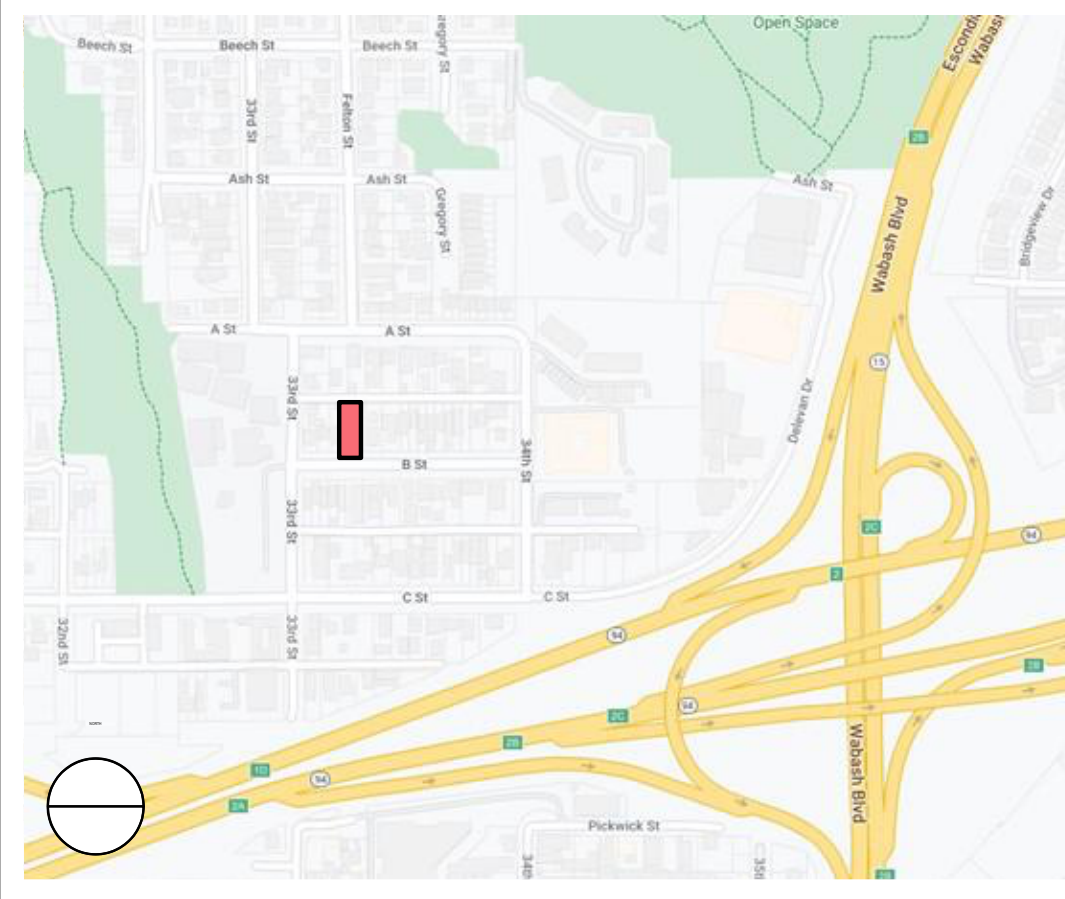
ARCHITECT'S STATEMENT

OVERLAPPING AND CONFLICTING REQUIREMENTS: WHERE COMPLIANCE WITH TWO OR MORE INDUSTRY STANDARDS OR SETS OF REQUIREMENTS IS SPECIFIED, AND OVERLAPPING OF THOSE DIFFERENT STANDARDS OR REQUIREMENTS ESTABLISHES DIFFERENT OR CONFLICTING MINIMUMS OR LEVELS OF QUALITY, THE MOST STRINGENT (WHICH IS GENERALLY RECOGNISED AS THE MOST COSTLY) IS THE INTENDED STANDARD AND IS THE ONE THAT SHALL BE ENFORCED, UNLESS SPECIFICALLY NOTED OTHERWISE REFER DIFFERENT BUT OTHERWISE APPARENTLY EQUAL STANDARDS TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.

MINIMUM QUALITY/QUANTITY: IN EVERY INSTANCE, QUALITY LEVEL OR QUANTITY SHOWN OR SPECIFIED IS INTENDED AS A MINIMUM FOR THE WORK TO BE PERFORMED OR PROVIDED, EXCEPT AS NOTED OTHERWISE ACTUAL WORK MAY EITHER COMPLY EXACTLY OR MAY EXCEED THAT MINIMUM WITHIN REASONABLE LIMITS. IN COMPLYING WITH REQUIREMENTS, INDICATED NUMERIC VALUES ARE EITHER MINIMUMS OR MAXIMUMS AS NOTED OR AS APPROPRIATE FOR THE CONTEXT GIVEN. REFER INSTANCES OF UNCERTAINTY TO ARCHITECT/ENGINEER FOR CLARIFICATION BEFORE PROCEEDING.

NOTE TO CONTRACTOR: WHERE CONTRACT DOCUMENTS (DRAWINGS AND SPECIFICATIONS) ARE INCOMPLETE, AMBIGUOUS OR CONTAIN CONFLICTING INSTRUCTIONS, DO NOT PROCEED UNTIL RECEIVING CLARIFICATION FROM THE ARCHITECT IN WRITING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BUILDING SYSTEMS, NEW AND EXISTING TO REMAIN, ALL STRUCTURAL, ELECTRICAL, MECHANICAL, PLUMBING ETC., SHALL BE IN GOOD WORKING ORDER WHEN TURNED OVER TO THE OWNER.

VICINITY MAP



PROJECT INFORMATION

PROJECT NAME:

CASA BRAVO

OWNER:



CONTACT:

ADDRESS:



TEL:

EMAIL:

PROJECT ADDRESS:

3316 B STREET
SAN DIEGO, CA 92102

ASSESSOR PARCEL NUMBER(S): 540 - 590 - 2900

SCOPE OF WORK

- DEMOLISH EXISTING SHED STRUCTURE, UNDER SEPARATE PERMIT.
- NEW CONSTRUCTION OF 3-STORY, PRIVATELY FUNDED, FOR-RENT RESIDENTIAL BUILDING WITH TWELVE (9) ACCESSORY DWELLING UNITS. DENSITY IS PERMITTABLE WITH SDHC ADU BONUS PROGRAM.
- ALL LEVELS ARE TYPE VB CONSTRUCTION.
- R-2 OCCUPANCY IN ACCORDANCE WITH REQUIREMENTS OF CBC CHAPTER 11A.

CODE COMPLIANCE

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA GREEN BUILDING CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA TITLE 24

LEGAL DESCRIPTION

-

PROJECT DATA

BUILDING DATA

CONSTRUCTION TYPE: TYPE VB
OCCUPANCY: R2

STORIES

• EXISTING 1 STORY
• ALLOWED 3 STORIES
• PROPOSED 3 STORIES

SPRINKLERS

• EXISTING NO
• PROPOSED YES, EQUIPPED THROUGHOUT WITH NFPA 13R (CBC 903.2.8)

BUILDING HEIGHT

• EXISTING XX' - X"
• ALLOWABLE 30' - 0"
• PROPOSED 30' - 0"
• HIGHEST OCCUPIED LEVEL 18' - 0"

ELEVATIONS

• MAIN LEVEL FINISH FLOOR XX' - X"
• ROOF ELEVATION XX' - X"

SETBACKS

• FRONT SETBACK STANDARD 15' - 0" ADU -
• SIDE SETBACK 5' - 0" 4' - 0"
• STREET SIDE SETBACK 10' - 0" 4' - 0"
• REAR SETBACK 15' - 0" 4' - 0"

BUILDING AREA SUMMARY

SEE SHEET TS3

CAL-GREEN NOTES

REFER TO SECTION "I" OF THE NOTES ON SHEET CG1 & CG2 FOR AN OUTLINE OF THE CAL-GREEN STANDARDS THAT ARE APPLICABLE TO THIS PROJECT.

PRIOR TO FINAL INSPECTION, THE LICENSED CONTRACTOR, ARCHITECT, OR ENGINEER RESPONSIBLE OF THE OVERALL CONSTRUCTION MUST PROVIDE TO THE BUILDING DEPARTMENT OFFICIAL WRITTEN VERIFICATION THAT ALL APPLICABLE PROVISIONS FROM THE GREEN BUILDING STANDARDS CODE HAVE BEEN IMPLEMENTED AS PART OF THE CONSTRUCTION PER CGC 102.3

DEFERRED SUBMITTALS

DEFERRED SUBMITTALS SHALL BE PROVIDED FOR THE FOLLOWING BUILDING COMPONENTS / ELEMENTS:

- RESIDENTIAL FIRE SPRINKLER'S - NFPA 13
- FIRE ALARM SYSTEM
- PHOTOVOLTAIC SYSTEM

SEPARATE PERMITS

- THE DEMOLITION OF THE EXISTING SHED ON-SITE WILL BE UNDER A SEPARATE PERMIT.
- THE WORK IN THE PUBLIC RIGHT-OF-WAY WILL BE UNDER A SEPARATE PERMIT.

B STREET
3316 B STREET, SAN DIEGO, CA 92102

REV DESCRIPTION DATE

STAMP

INTEND REVIEW ONLY
THESE DOCUMENTS ARE NOT VALID FOR
CONSTRUCTION PURPOSES.
APPROVED: [Signature]
REV: NO. 1

DATE

20 AUGUST 2024

PROJECT

SCHEMATIC DESIGN

SHEET DESCRIPTION

1 - TITLE SHEETS

SHEET NAME

COVER SHEET

SHEET NUMBER

TS1

UNIT TABULATION

UNIT TABULATION						
#	ROOM	AREA	BED & BATH	RIGHT TO BUILD	AMI DESIGNATION	ADA ADAPTABILITY
LEVEL 3						
301	UNIT A2	402 SF	0 BED & 1 BATH	BY RIGHT	N/A	CBC 1102A.3.1
302	UNIT B2	402 SF	0 BED & 1 BATH	BONUS ADU 1	N/A	CBC 1102A.3.1
303	UNIT C2	442 SF	1 BED & 1 BATH	BY RIGHT	N/A	CBC 1102A.3.1
LEVEL 2						
201	UNIT A2	402 SF	0 BED & 1 BATH	BONUS ADU 2	N/A	CBC 1102A.3.1
202	UNIT B2	402 SF	0 BED & 1 BATH	DEED RESTRICTED 4	MODERATE INCOME	CBC 1102A.3.1
203	UNIT C2	442 SF	1 BED & 1 BATH	BONUS ADU 3	N/A	CBC 1102A.3.1
LEVEL 1						
101	UNIT A1	402 SF	0 BED & 1 BATH	DEED RESTRICTED 2	MODERATE INCOME	ADA ADAPTABLE
102	UNIT B1	402 SF	0 BED & 1 BATH	DEED RESTRICTED 1	MODERATE INCOME	ADA ADAPTABLE
103	UNIT C1	442 SF	1 BED & 1 BATH	DEED RESTRICTED 3	MODERATE INCOME	ADA ADAPTABLE

F.A.R. ANALYSIS

SITE ANALYSIS	
LOT AREA	7,025 SF
F.A.R.	0.75
ALLOWABLE AREA	5,268 SF
PROPOSED PROJECT AREA	
EXISTING AREA	1,396 SF
PROPOSED AREA	3,789 SF
COMBINED AREA	5,185 SF
DETERMINATION	5,185 < 5,268 SF COMPLIANT

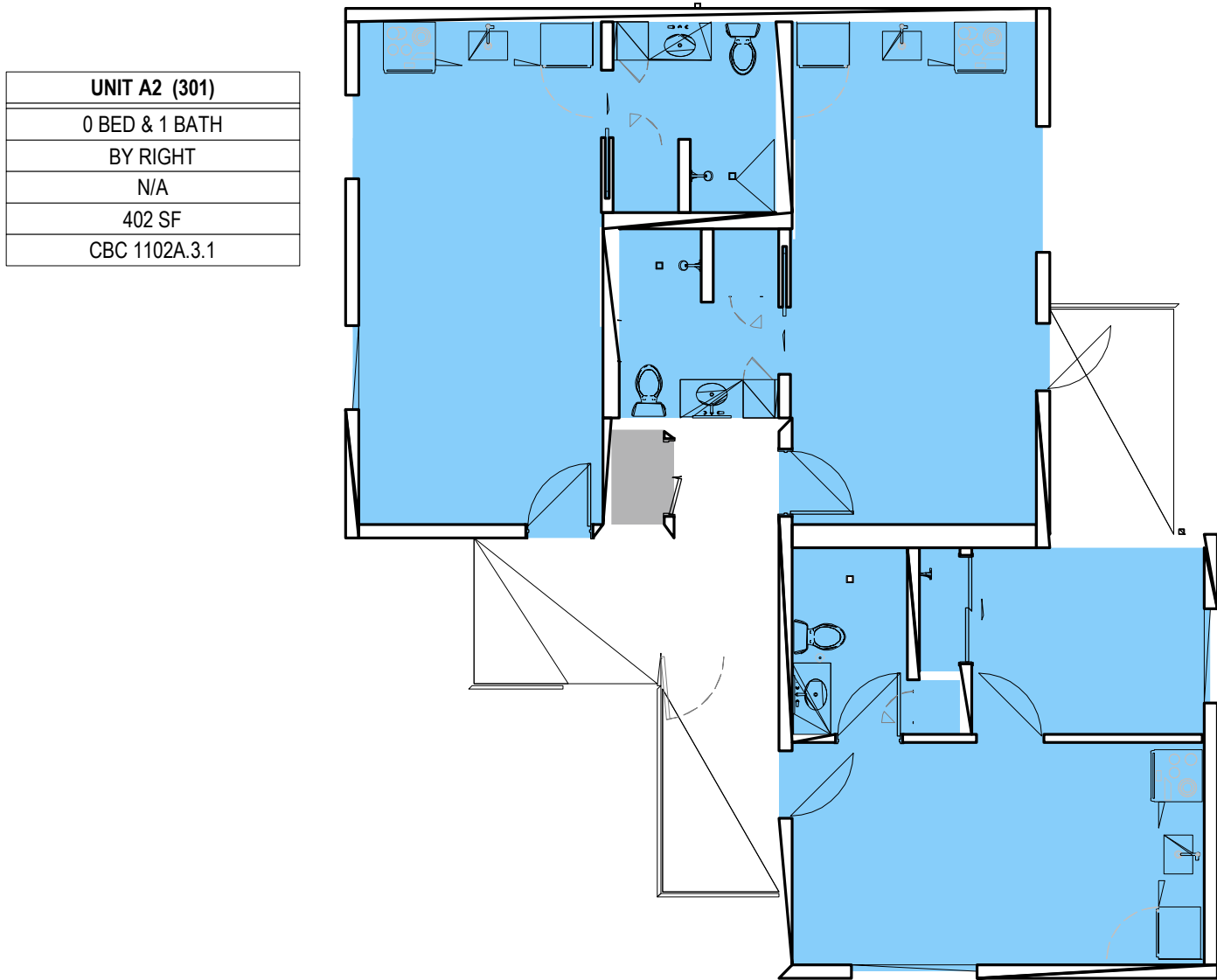
BUILDING AREA ANALYSIS

CONSTRUCTION TYPE	OCCUPANCY	ALLOWABLE AREA**	PROPOSED AREA	DETERMINATION
TYPE VB	R-2	7,000	3,789 SF	COMPLIANT
CBC 506.2 ALLOWABLE BUILDING DETERMINATION (SINGLE-OCCUPANCY, MULTISTORY BUILDINGS), THE ALLOWABLE AREA IS INCREASED TO 48,000 SF IN ACCORDANCE WITH EQUATION 5-1:				
$A_{a_i} = [A_t + (NS \times l_i)]$				
$A_{a_i} =$ ALLOWABLE AREA SF				
$A_t =$ TABULAR ALLOWABLE AREA FACTOR (NS, S1, S134 OR S13D VALUE, AS APPLICABLE IN ACCORDANCE WITH TABLE 506.2				
NS = TABULAR ALLOWABLE AREA FACTOR IN ACCORDANCE WITH TABLE 506.2 FOR NONSPRINKLERED BUILDING (REGARDLESS OF WHETHER THE BUILDING IS SPRINKLERED).				
$l_i =$ AREA FACTOR INCREASE DUE TO FRONTAGE (PERCENT) AS CALCULATED IN ACCORDANCE WITH SECTION 506.3				
$A_t = 7,000$ SF $A_{a_i} = [A_t + (NS \times l_i)]$				
NS = 7,000 SF $A_{a_i} = [7,000 \text{ SF} + (7,000 \text{ SF} \times 0)]$				
$l_i = 0$ $A_{a_i} = 7,000$ SF				
ALLOWABLE AREA = 7,000 SF				
PROPOSED AREA = 3,789 SF COMPLIANT				

- NOTES:
- BUILDING AREA EXCLUDES USABLE OPEN SPACE (THE NUMBER USED IN THE F.A.R. CALCULATIONS IS DIFFERENT)
 - TOTAL FLOOR AREA INCLUDES USABLE OPEN (THIS NUMBER IS USED IN ALLOWABLE AREA CALCULATIONS ONLY)
 - ALLOWABLE AREA PER FLOOR IN ACCORDANCE WITH S13R CLASSIFICATION PER CBC SECTION 506 AND TABLE 506.2

GROSS FLOOR AREA FOR ALLOWABLE BUILDING AREA

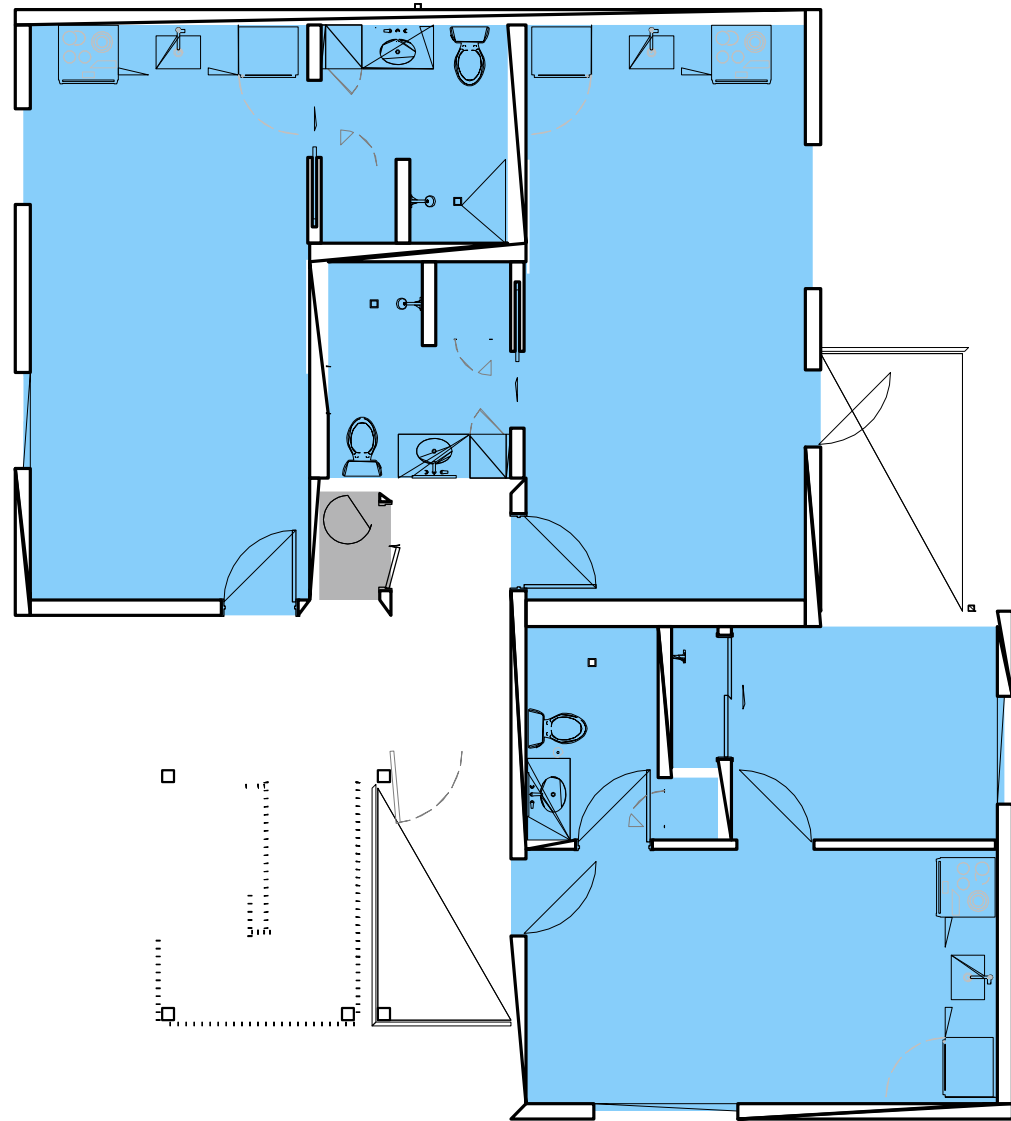
LEVEL	AMENITY	INTERIOR CIRCULATION	MECHANICAL S-2	INTERIOR PARKING S-2	STORAGE S	RESIDENTIAL R-2	TOTALS
ROOF							
LEVEL 3			17 SF			1,246 SF	1,263 SF
LEVEL 2			17 SF			1,246 SF	1,263 SF
LEVEL 1			17 SF			1,246 SF	1,263 SF
TOTALS			51 SF			3,738 SF	3,789 SF
BUILDING AREA							3,789 SF



UNIT B2 (302)
0 BED & 1 BATH
BONUS ADU 1
N/A
402 SF
CBC 1102A.3.1

UNIT C2 (303)
1 BED & 1 BATH
BY RIGHT
N/A
442 SF
CBC 1102A.3.1

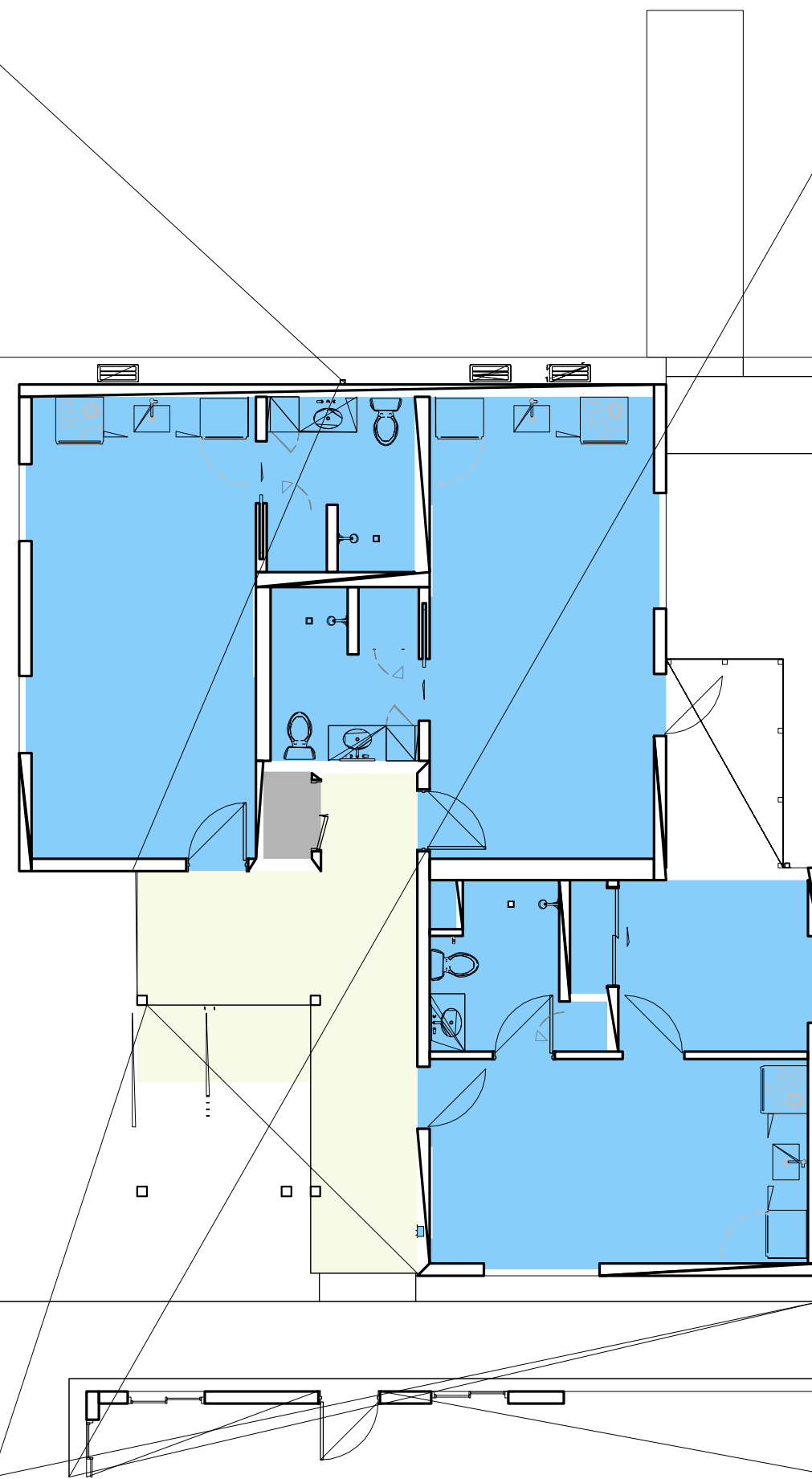
UNIT A2 (201)
0 BED & 1 BATH
BONUS ADU 2
N/A
402 SF
CBC 1102A.3.1



UNIT B2 (202)
0 BED & 1 BATH
DEED RESTRICTED 4
MODERATE INCOME
402 SF
CBC 1102A.3.1

UNIT C2 (203)
1 BED & 1 BATH
BONUS ADU 3
N/A
442 SF
CBC 1102A.3.1

UNIT A1 (101)
0 BED & 1 BATH
DEED RESTRICTED 2
MODERATE INCOME
402 SF
ADA ADAPTABLE



UNIT B1 (102)
0 BED & 1 BATH
DEED RESTRICTED 1
MODERATE INCOME
402 SF
ADA ADAPTABLE

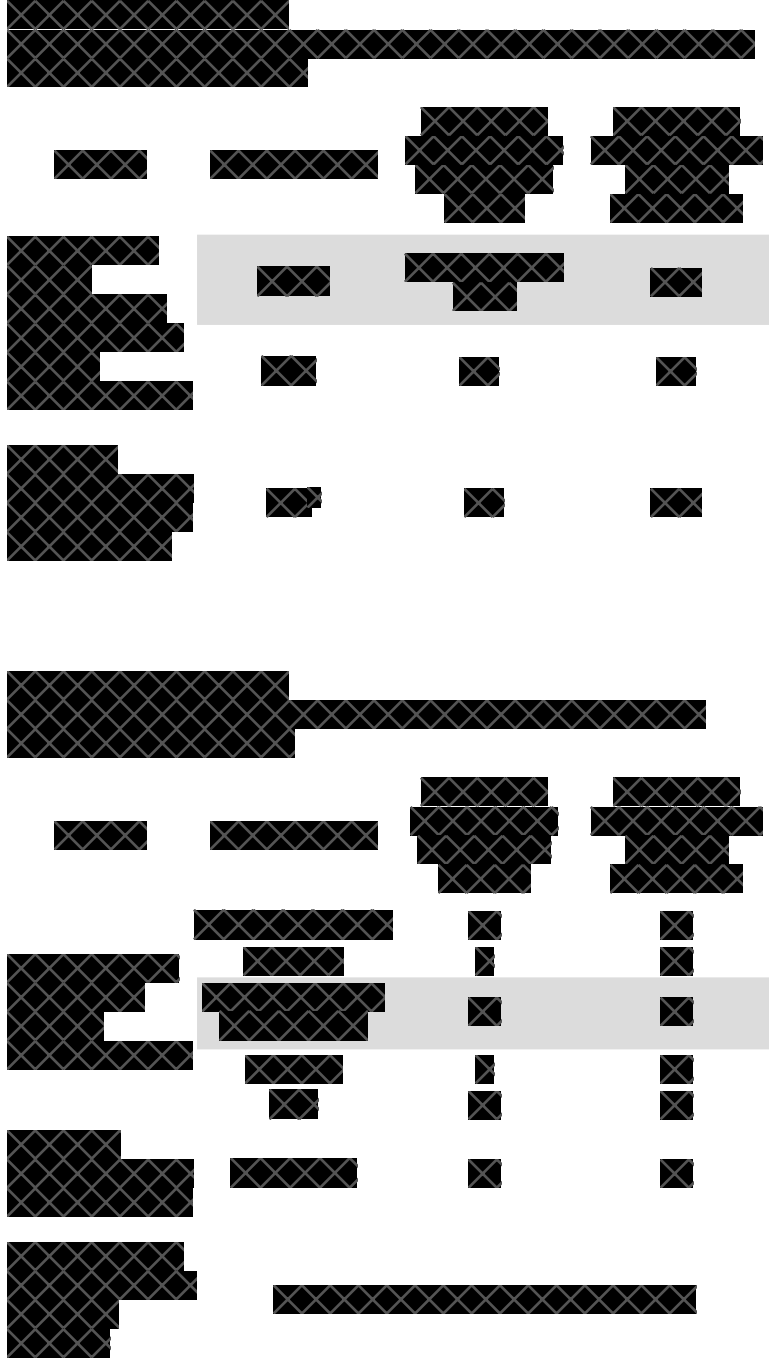
UNIT C1 (103)
1 BED & 1 BATH
DEED RESTRICTED 3
MODERATE INCOME
442 SF
ADA ADAPTABLE

DOORS

1010.1.1 SIZE OF DOORS
THE REQUIRED CAPACITY OF EACH DOOR OPENING SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF AND SHALL PROVIDE A MINIMUM CLEAR OPENING WIDTH OF 32 INCHES. THE CLEAR OPENING WIDTH OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. WHERE THIS SECTION REQUIRES A MINIMUM CLEAR OPENING WIDTH OF 32 INCHES AND A DOOR OPENING INCLUDES TWO DOOR LEAVES WITHOUT A MULLION, ONE LEAF SHALL PROVIDE A MINIMUM CLEAR OPENING WIDTH OF 32 INCHES. THE MINIMUM CLEAR OPENING HEIGHT OF DOORS SHALL BE NOT LESS THAN 80 INCHES.

CODE CONSIDERATIONS

CBC TABLE 1006.2.1 SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY			
OCCUPANCY	MAXIMUM OCCUPANT LOAD OF SPACE	MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE	
		WITHOUT SPRINKLER SYSTEM	WITH SPRINKLER SYSTEM
		OCCUPANT LOAD	OCCUPANT LOAD
A ^c , E, M	49	75	75 ^a
B	49	100	100 ^a
F	49	75	100 ^a
H-1, H-2, H-3	3	NP	25 ^b
H-4, H-5	10	NP	75 ^b
I-2 ^c , I-2.1, I-4	10	NP ^d	NP ^d
I-3	10	NP	100 ^a
R-1	10	NP	75 ^a
R-2	20	NP	125 ^a
R-2.1	10	NP	75 ^a
R-2.2	20	NP	125 ^a
R-3 ^e , R-3.1 ^e	20	NP	125 ^{a, g}
R-4 ^e	20	NP	125 ^{a, g}
S ^f	29	100	100 ^a
U	49	100	75 ^a



LEVEL 3 ANALYSIS

EGRESS					
EGRESS SCHEDULE - LEVEL 3					
NAME	AREA	OCCUPANT USE	LOAD FACTOR	OCCUPANT LOAD	
UNIT A2	402 SF RESIDENTIAL		200	3	
UNIT B2	402 SF RESIDENTIAL		200	3	
UNIT B2b	64 SF RESIDENTIAL BALCONY		200	1	
UNIT C2	442 SF RESIDENTIAL		200	3	
MECH.	17 SF MECHANICAL EQUIPMENT		300	1	
				11	
STAIR(S)					
STAIR ANALYSIS - LEVEL 3					
STAIR	DOOR REQUIRED	DOOR PROVIDED	STAIR REQUIRED	STAIR PROVIDED	CAPACITY ASSIGNED
STAIR 1	N/A	N/A	36"	36"	11
					11
STAIR WIDTH ANALYSIS: TOTAL WIDTH REQUIRED: 11 OCCUPANTS x 0.3" = 3.3"					



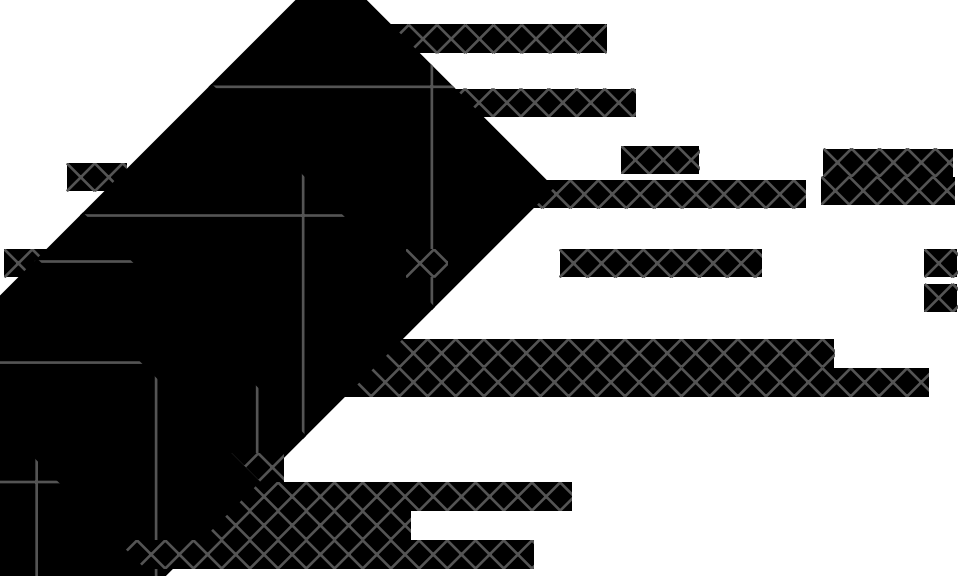
LEVEL 2 ANALYSIS

EGRESS					
EGRESS SCHEDULE - LEVEL 2					
NAME	AREA	OCCUPANT USE	LOAD FACTOR	OCCUPANT LOAD	
UNIT A2	402 SF RESIDENTIAL		200	3	
UNIT B2	402 SF RESIDENTIAL		200	3	
UNIT B2b	64 SF RESIDENTIAL BALCONY		200	1	
UNIT C2	442 SF RESIDENTIAL		200	3	
MECH.	17 SF MECHANICAL EQUIPMENT		300	1	
				11	
STAIR(S)					
STAIR ANALYSIS - LEVEL 2					
STAIR	DOOR REQUIRED	DOOR PROVIDED	STAIR REQUIRED	STAIR PROVIDED	CAPACITY ASSIGNED
STAIR 1	N/A	N/A	36"	36"	11
					11
STAIR WIDTH ANALYSIS: TOTAL WIDTH REQUIRED: 11 OCCUPANTS x 0.3" = 3.3"					



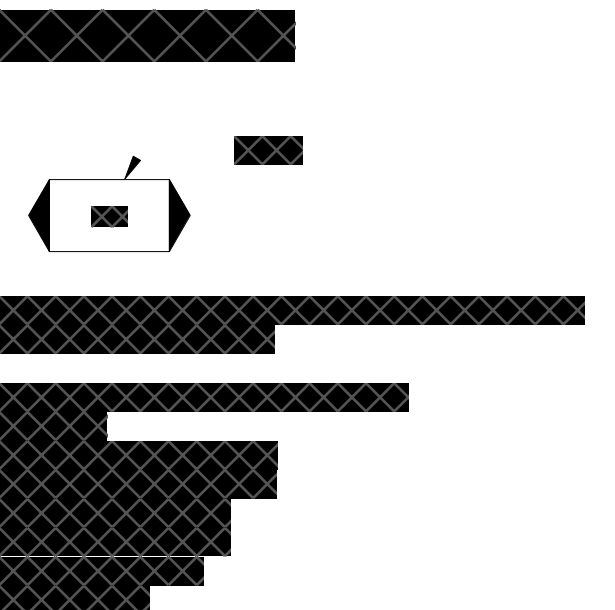
LEVEL 1 ANALYSIS

EGRESS					
EGRESS SCHEDULE - LEVEL 1					
NAME	AREA	OCCUPANT USE	LOAD FACTOR	OCCUPANT LOAD	
UNIT A1	402 SF RESIDENTIAL		200	3	
UNIT B1	402 SF RESIDENTIAL		200	3	
UNIT B1b	65 SF RESIDENTIAL BALCONY		200	1	
UNIT C1	442 SF RESIDENTIAL		200	3	
MECH.	17 SF MECHANICAL EQUIPMENT		300	1	
				11	
STAIR(S)					
STAIRS ARE NOT USED BY OCCUPANTS ON LEVEL 1. THEY SERVE ONLY THE LEVELS ABOVE, DISCHARGING DIRECTLY TO THE PUBLIC WAY ON THIS LEVEL.					



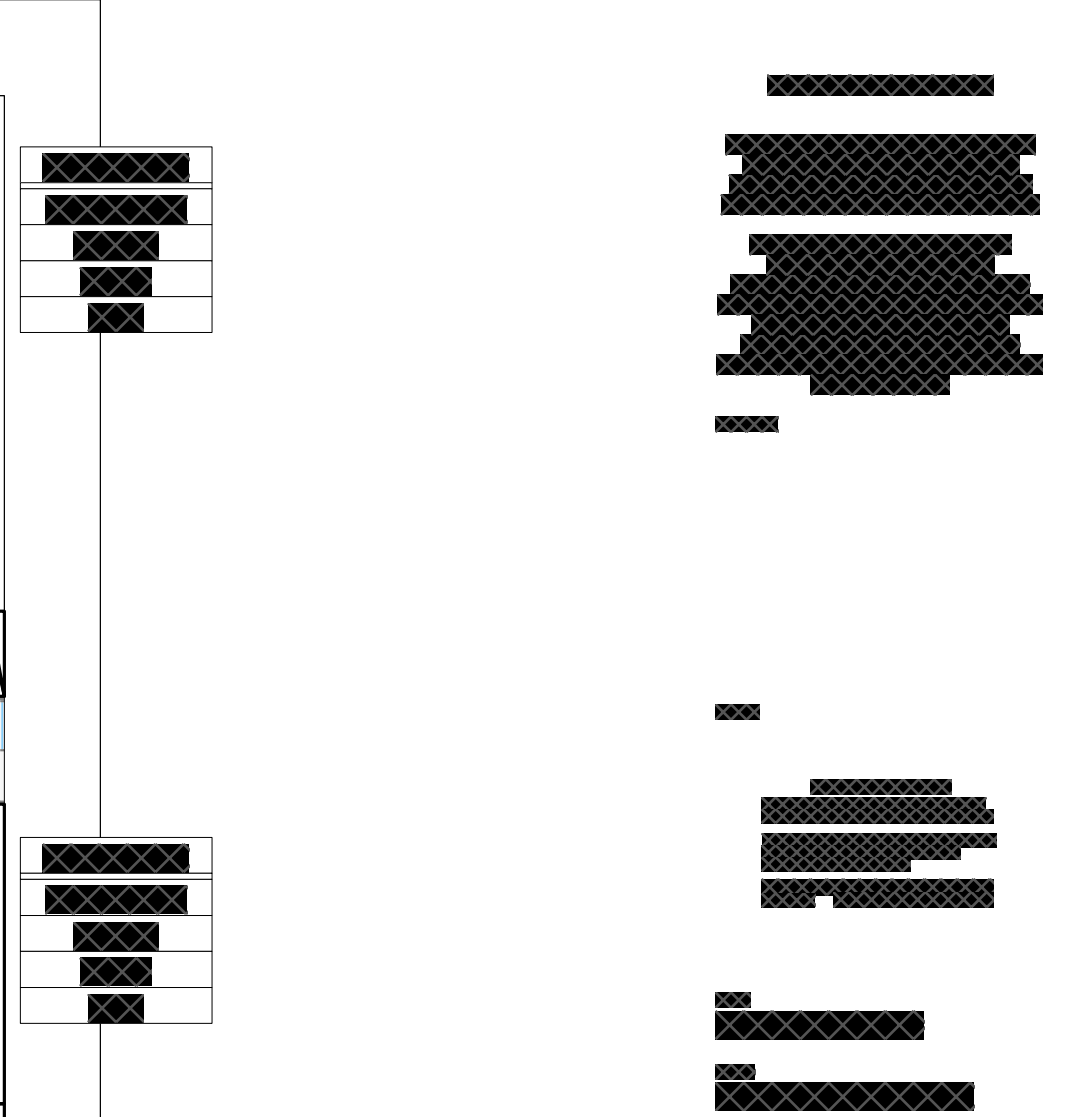
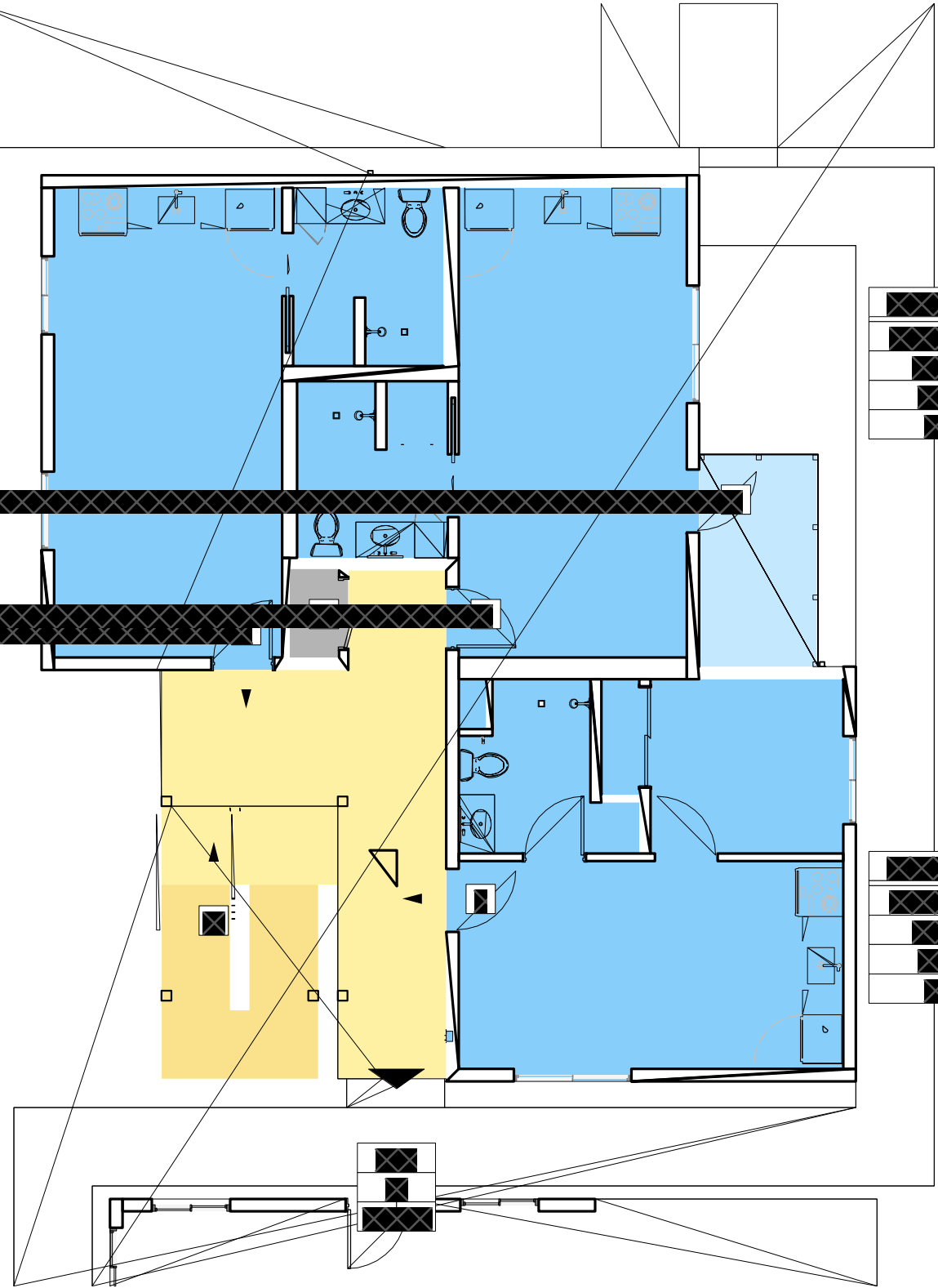
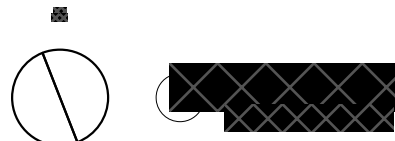
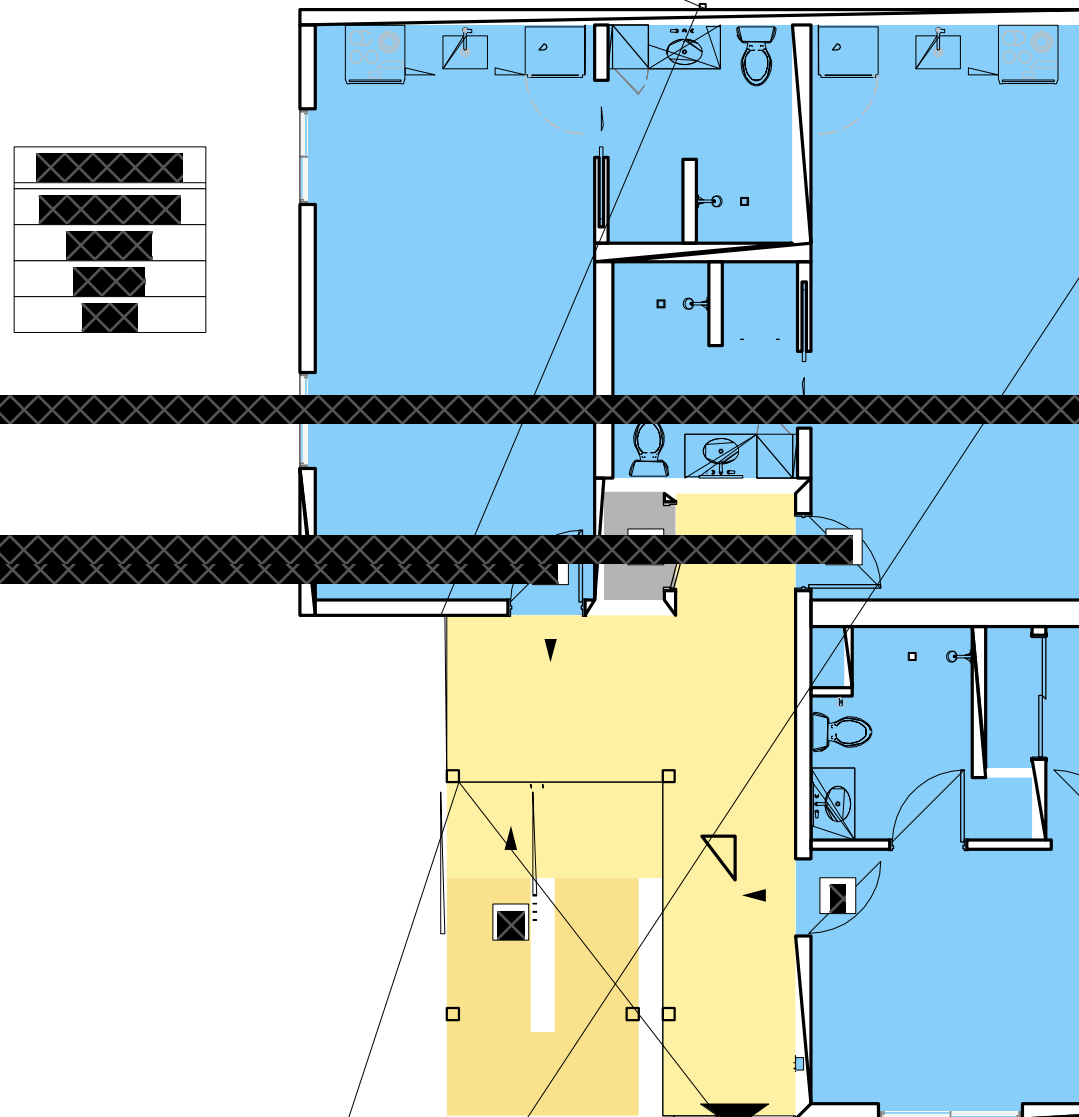
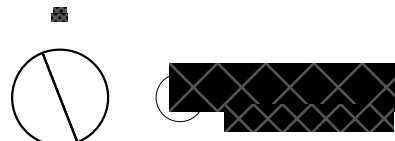
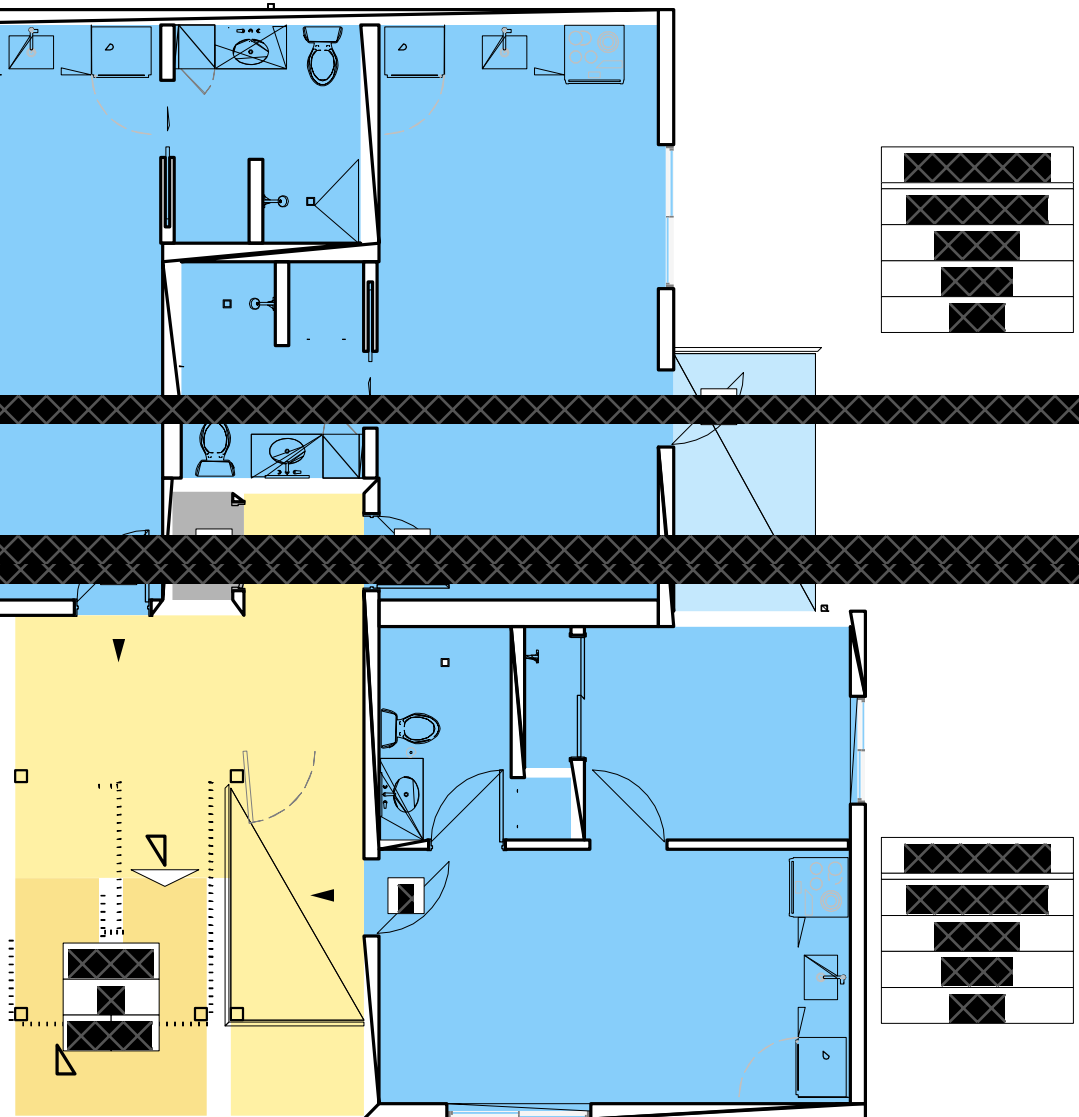
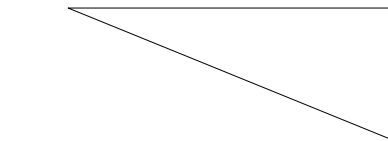
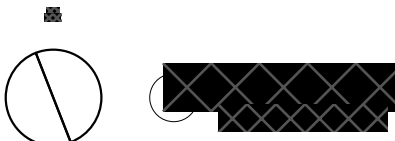
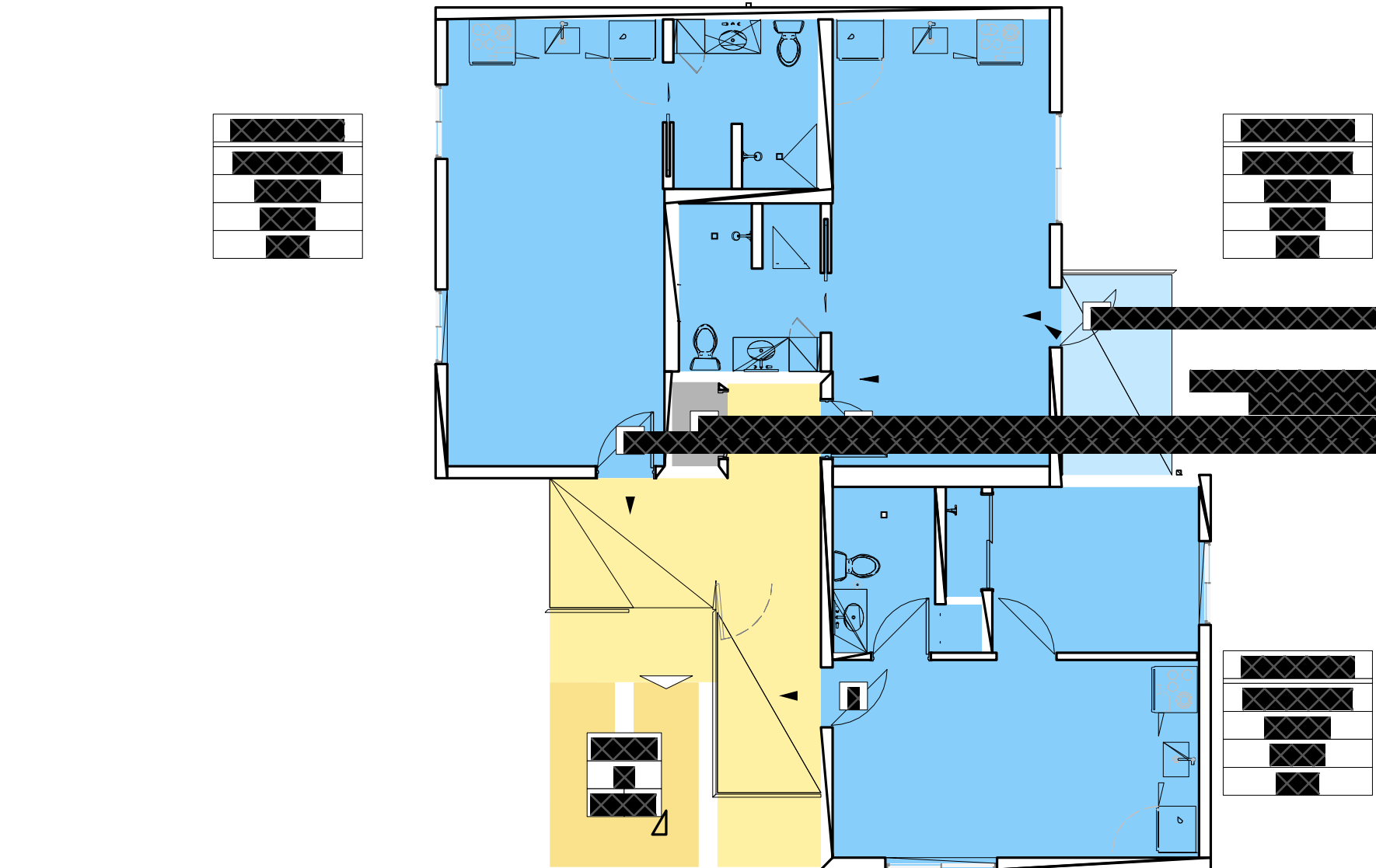
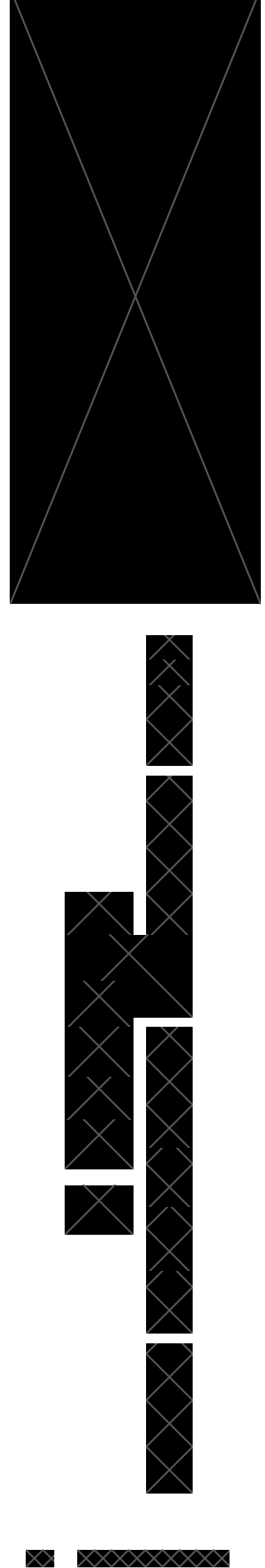
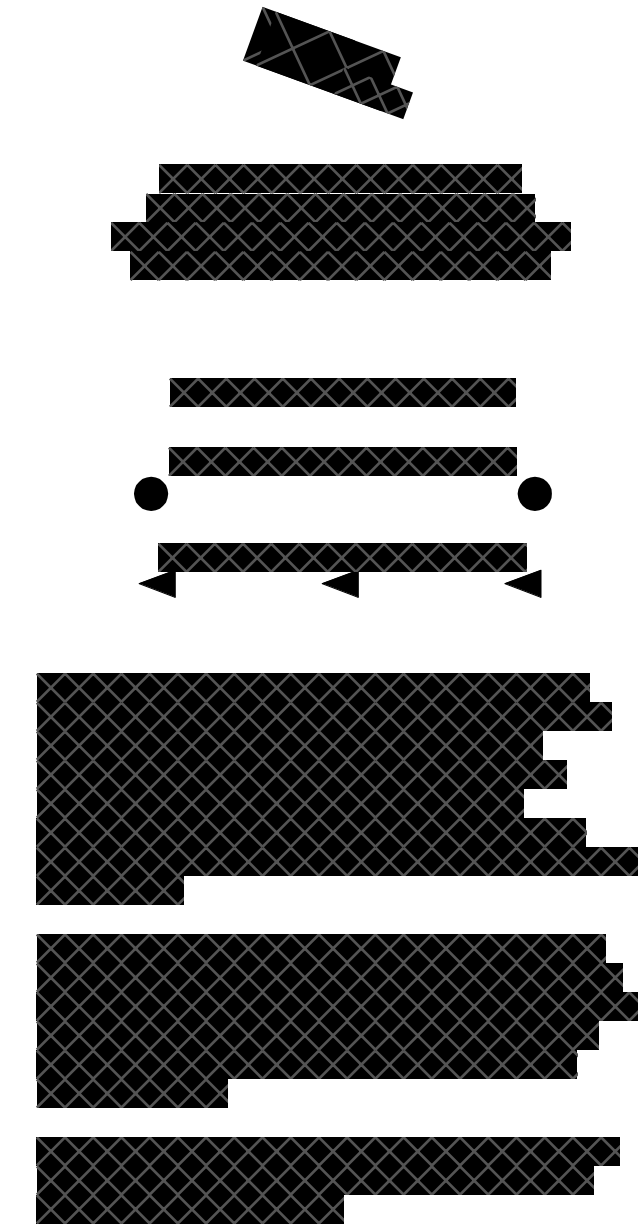
LIFE SAFETY LEGEND

- EGRESS BALCONY
- EXTERIOR STAIR
- EXIT ACCESS
- EXIT ENCLOSURE
- ELEVATOR
- ACCESSORY STORAGE AREAS
OCCUPANT LOAD FACTOR = 300 GROSS
- ASSEMBLY - CONCENTRATED
OCCUPANT LOAD FACTOR = 7 NET
- ASSEMBLY - UNCONCENTRATED
OCCUPANT LOAD FACTOR = 15 NET
- MECHANICAL EQUIPMENT ROOM
OCCUPANT LOAD FACTOR = 300 GROSS

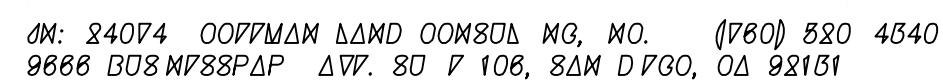


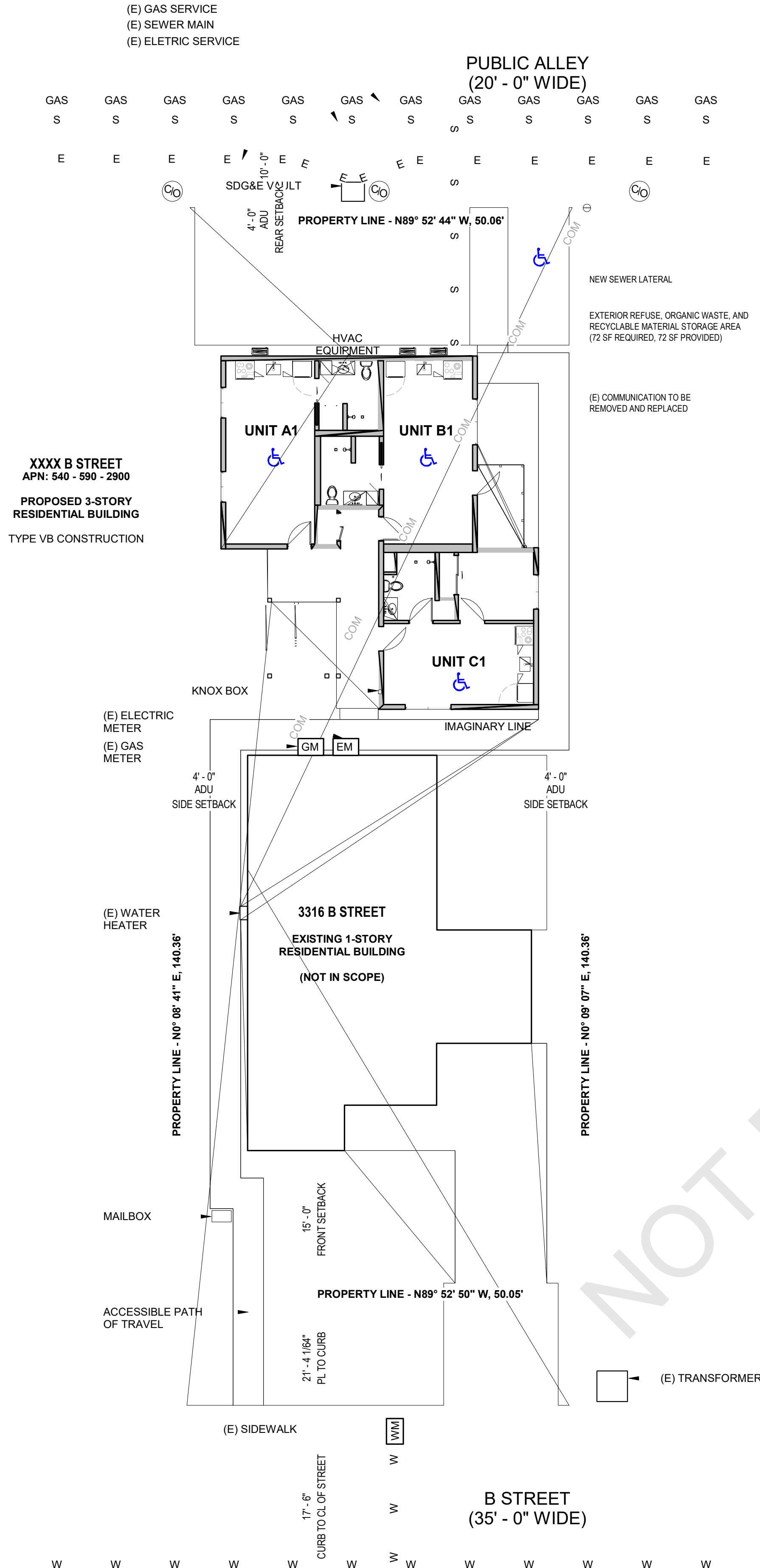
LIFE SAFETY SYMBOLS

- EGRESS AREA TAG
AREA NAME (ROOM #)
OCCUPANCY USE
OCCUPANT LOAD FACTOR
AREA
OCCUPANT LOAD
- EXIT TAG
EXIT NAME
ASSIGNED OCCUPANTS
OCCUPANT CAPACITY
- STAIR TAG
STAIR #
ASSIGNED OCCUPANTS
- DOOR WIDTH PROVIDED (INCHES)
STAIR WIDTH PROVIDED (INCHES)
- #
OCCUPANT LOAD SYMBOL
INCLUDES ACCUMULATING
OCCUPANT LOADS.



8 5





SITE PLAN NOTES

- SEE LANDSCAPE DWGS FOR PLANTING PLANTS, IRRIGATION PLANS AND DETAILS, SITE FINISHINGS AND PAVERS.
- SEE CIVIL DWGS FOR FINE GRADING & DRAINAGE, WATER QUALITY BASINS, DRIVE SURFACE DETAILING.
- ON GRADE PATIOS SHALL SLOPE AWAY FROM BUILDING @ MIN 1/8":12 TYP. U.N.O.
- PER CBC SECTION 1109A.4 ASSIGNED ACCESSIBLE PARKING SPACES: WHEN ASSIGNED PARKING SPACES ARE PROVIDED FOR A RESIDENT OR A GROUP OF RESIDENTS, AT LEAST 2 PERCENT OF THE ASSIGNED PARKING SPACES SERVING COVERED MULTIFAMILY DWELLING UNITS SHALL BE ACCESSIBLE IN EACH TYPE OF PARKING FACILITY. AT LEAST ONE SPACE OF EACH TYPE OF PARKING FACILITY SHALL BE MADE ACCESSIBLE EVEN IF THE TOTAL NUMBER EXCEEDS TWO PERCENT. WHEN ASSIGNED PARKING IS PROVIDED, SIGNAGE AS REQUIRED BY SECTION 1109A.8.8 SHALL NOT BE REQUIRED. STRIPED LOADING ZONE ONLY.
- SHOULD ANY ARCHEOLOGICAL (CULTURAL) RESOURCES OR HUMAN REMAINS BE DISCOVERED DURING CONSTRUCTION-PHASE GROUND-DISTURBING ACTIVITIES, ALL WORK IN THE IMMEDIATE VICINITY MUST STOP AND THE CONTRACTOR SHALL NOTIFY THE CITY OF SAN DIEGO IMMEDIATELY.
 - A QUALIFIED PROFESSIONAL SHALL BE RETAINED TO EVALUATE THE FINDS AND RECOMMEND APPROPRIATE ACTION.
 - FOR HUMAN REMAINS, THE CONTRACTOR SHALL NOTIFY THE COUNTY CORONER.
- FOR HUMAN REMAINS DETERMINED TO BE OF NATIVE AMERICAN ORIGIN, THE PROCEDURES OUTLINED IN CEQA SECTION 15064.5 (D) AND (E) SHALL BE FOLLOWED. THE CONTRACTOR SHALL ENSURE, TO THE SATISFACTION OF THE CITY AND THE NATIVE AMERICAN HERITAGE FOUNDATION, IF APPLICABLE, THAT APPROPRIATE MEASURES ARE UNDERTAKEN PRIOR TO RESUMING ANY PROJECT ACTIVITIES THAT MAY AFFECT SUCH RESOURCES.
- ALL REQUIRED FIRE LANES, FIRE LANE MARKINGS AND SIGNAGE SHALL BE PROVIDED, INSTALLED AND APPROVED BY THE FIRE CODE OFFICIAL AND A FIRE LANE EASEMENT SHALL BE RECORDED.
- PRIOR TO OCCUPANCY AN AUTOMATIC FIRE SPRINKLER SYSTEM COMPLYING WITH NFPA 13 SHALL BE PROVIDED, THREE SETS OF PLANS, SPECIFICATIONS AND HYDRAULICS SHALL BE SUBMITTED FOR REVIEW, APPROVAL AND PERMITS PRIOR TO COMMENCING WORK.
- PRIOR TO OCCUPANCY AN AUTOMATIC FIRE ALARM SYSTEM COMPLYING WITH NFPA 72 AND THE CALIFORNIA FIRE CODE SHALL BE PROVIDED. THREE SETS OF PLANS, SPECIFICATIONS AND HYDRAULICS SHALL BE SUBMITTED FOR REVIEW, APPROVAL AND PERMITS PRIOR TO COMMENCING WORK.
- A CLASS I STANDPIPE SYSTEM IS REQUIRED. A STATE OF CALIFORNIA LICENSED C-16 CONTRACTOR SHALL SUBMIT THREE (3) SETS OF PLANS, SPECIFICATION, AND HYDRAULIC CALCULATIONS TO THE FIRE DEPARTMENT FOR REVIEW, APPROVAL AND PERMITS.
- PERMANENT MULTI-FAMILY THREE DIMENSIONAL STREET NUMBERS, MINIMUM OF TWELVE INCHES IN HEIGHT, INSTALLED ON CONTRASTING BACKGROUNDS, AND SHALL BE PROVIDED ON THE ADDRESS SIDE OF EACH BUILDING AS DIRECTED BY THE FIRE CODE OFFICIAL.
- KNOX BOXES: INSTALL KNOX KEY BOXES: TWO STANDARD SIDE-HINGED KNOX BOXES ARE REQUIRED IN LOCATION DETERMINED BY FIRE DEPT. ONE KNOX BOX SHALL BE MOUNTED NEAR FIRE COMMAND ROOM. MASTER KEYS TO ALL UTILITY CLOSETS, FIRE COMMAND ROOM, RISER ROOMS AND OTHER COMMON AREAS ARE REQUIRED BY FIRE DEPARTMENT. ALSO, PROVIDE A KNOX SERIES 1400 - ELEVATOR BOX IS REQUIRED TO BE INSTALLED ON FIRST FLOOR LEVEL NEAR EACH ELEVATOR. KEYS IN ELEVATOR BOX SHALL BE THE FOLLOWING: PROVIDE 4 ELEVATOR KEYS AND TWO ELEVATOR DOOR DROP KEYS. ALSO, PROVIDE KEY TO ACCESS ELEVATOR CONTROL ROOM. MAX MOUNTING HEIGHT IS 60-66 INCHES TO TOP OF ANY KNOX BOX.
- ALL PRIVATE ROADS, ACCESS DRIVES AND ON SITE STREETS SHALL BE PROPERLY MARKED WITH SIGNS THAT READ "NO PARKING- FIRE LANE". SIGNS SHALL COMPLY WITH 2022 CA. VEHICLE CODE.

UTILITY NOTES

- CONTRACTOR TO CONFIRM THE SHUT-OFF AND REMOVAL (OR CAPPING) OF UTILITIES W/ ALL APPLICABLE UTILITY COMPANIES PRIOR TO THE START OF DEMOLITION.
- ALL COPPER PLUMBING LINES REMOVED DURING DEMOLITION SHALL BE RECYCLED. ANY REIMBURSEMENT FOR THIS MATERIAL SHALL BE CREDITED TO THE OWNER.
- ALL ELECTRICAL TO BE REMOVED AND REPLACED WITH NEW WIRING.
- ALL EXISTING DUCTWORK AND FORCED AIR FURNACE TO BE REMOVED. CONTRACTOR TO TEST DUCT LINING FOR ASBESTOS AND PERFORM ABATEMENT PER EPA STANDARDS IF TEST RESULTS ARE POSITIVE.

TYPICAL EROSION CONTROL NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT AND MUD ON ADJACENT STREETS DUE TO THE CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY, AT THE END OF EACH WORKDAY, OR AFTER A STORM EVENT THAT CAUSES A BREACH IN INSTALLED CONSTRUCTION BMP'S, WHICH MAY COMPROMISE STORM WATER QUALITY WITHIN ANY STREET. A STABILIZED CONSTRUCTION EXIT MAY BE REQUIRED TO PREVENT CONSTRUCTION VEHICLES OR EQUIPMENT FROM TRACKING MUD OR SILT INTO THE STREET.
- A II STOCKPILES OF SOIL AND OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE COVERED. ALL REMOVABLE BMP DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FIVE-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
- A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS, WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS THAT ARE TO BE POURED IN PLACE ON SITE.
- THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER AFTER EACH RUN-OFF PRODUCING RAINFALL OR AFTER ANY MATERIAL BREACHES ITS EFFECTIVENESS.
- ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
- THE STORAGE OF ALL CONSTRUCTION MATERIAL AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.
- ALL EXISTING DRAINAGE INLETS TO BE PROTECTED DURING CONSTRUCTION, AND MEANS OF PROTECTION TO BE VISIBLE DURING INSPECTIONS.

SITE PLAN LEGEND

PROPERTY LINE		PROJECT LOCATION: 3316 B STREET SAN DIEGO, CA 92102
ACC. PATH OF TRAVEL		
<div>FDC</div>	FIRE DEPARTMENT CONNECTION	PARCEL NUMBER: 540 - 590 - 2900
<div>KB</div>	KNOX BOX	LOT SIZE: 7,025 SF (0.16 ACRES)
P/A	PLANTING AREA	ZONING: RM-1-1
		SETBACKS:
		STANDARD ADU
		FRONT 15' - 0" 4' - 0"
		SIDE 5' - 0" 4' - 0"
		STREET SIDE 10' - 0" 4' - 0"
		REAR 15' - 0" 4' - 0"

REV DESCRIPTION DATE

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THESE DOCUMENTS ARE INCOMPLETE AND
ARE NOT TO BE USED FOR CONSTRUCTION
OR FOR ANY OTHER PURPOSES.
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REV: NO. 1

DATE:
20 AUGUST 2024

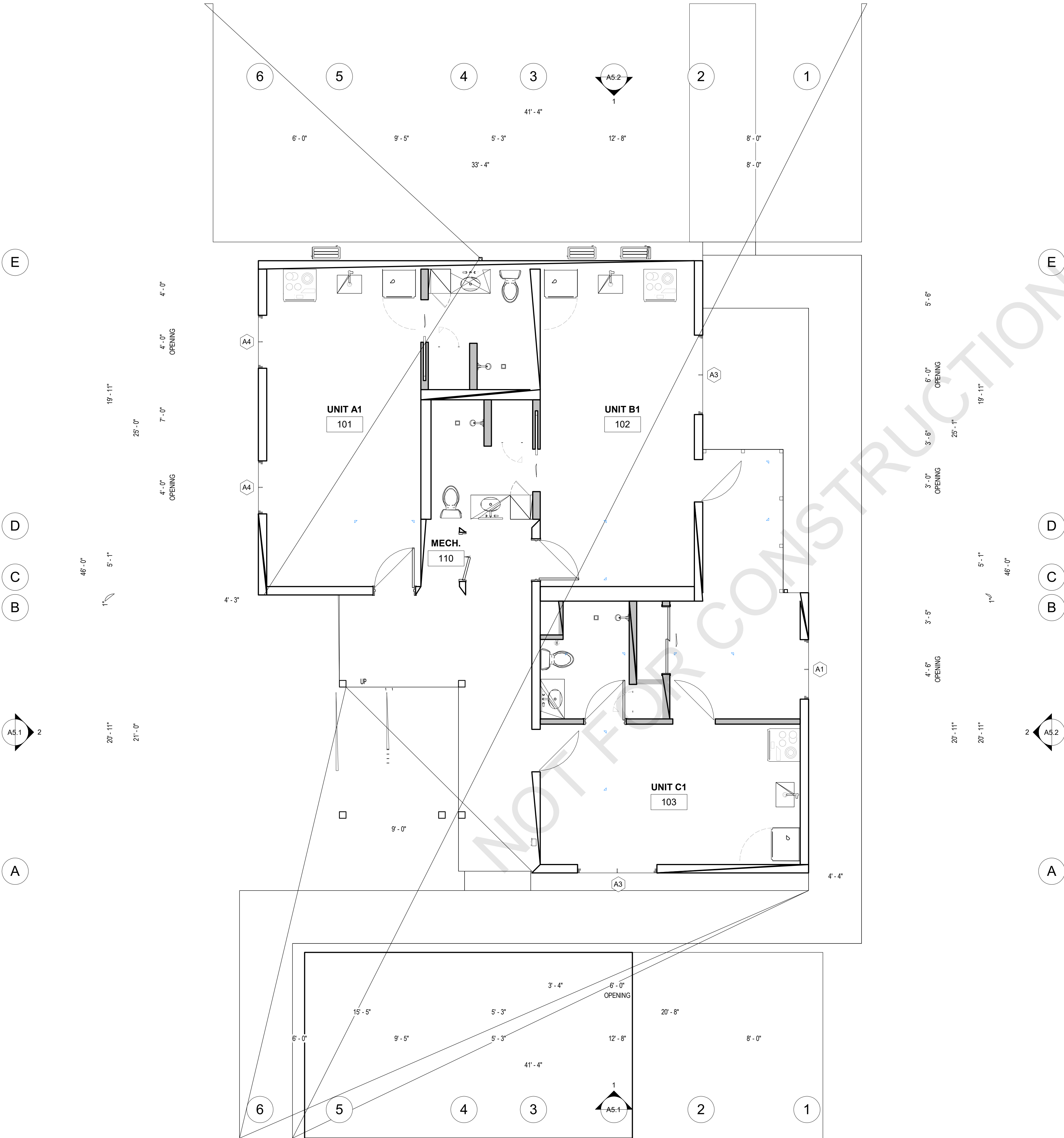
PROJECT:
SCHEMATIC DESIGN

SHEET DESCRIPTION:
4 - ARCHITECTURE

SHEET NAME:
SITE PLAN

SHEET NUMBER

A1.1



- GUIDE
- REFER TO A2.1x FOR ASSEMBLY INFORMATION.
 - REFER TO A5.X FOR EXTERIOR ELEVATIONS.
 - REFER TO A7.X FOR FOR ENLARGED UNIT PLANS & REFLECTED CEILING PLANS / ENLARGED KITCHEN DRAWINGS / BATHROOM DRAWINGS, AND ADDITIONAL NOTES.
 - REFER TO A8.X FOR STAIR & HANDRAIL DRAWINGS.
 - REFER TO A9.1 FOR DOOR SCHEDULE.
 - REFER TO A9.5 FOR WINDOW SCHEDULE.

- FLOOR PLAN NOTES
- THE PROJECT SHALL CONFORM TO ALL FIRE DEPARTMENT REQUIREMENTS AS OUTLINED ON TS.2.
 - THE PROJECT SHALL CONFORM TO ALL CAL-GREEN REQUIREMENTS AS OUTLINED ON SHEETS CG.1 & CG.2.
 - ALL EXTERIOR AND INTERIOR FINISH MATERIALS SHALL BE INSTALLED PER MANUFACTURER RECOMMENDATIONS.
 - ALL DIMENSIONS TO FACE OF STUD UNLESS NOTED OTHERWISE.
 - GRID LINES INDICATE THE EXTERIOR FACE OF STRUCTURAL WALLS, UNLESS NOTED OTHERWISE.
 - WRITTEN DIMENSIONS TO PREVAIL OVER SCALING OF DRAWINGS. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
 - ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL CODES, LAWS AND THE 2022 EDITION OF THE CBC.
 - THESE DRAWINGS DO NOT PROVIDE ALL PROVISIONS FOR WATERPROOFING. THE CONTRACTOR IS TO BE CONSIDERED AN EXPERT AND SHALL PROVIDE ALL PROVISIONS NECESSARY TO WATERPROOF THE STRUCTURE.
 - ANY PENETRATIONS THROUGH RATED ASSEMBLIES SHALL BE PROTECTED PER THE PROVISIONS OF CBC SECT. 714
 - THE WALLS AND OPENINGS BETWEEN THE GARAGE AND ADJACENT OCCUPIED SPACES SHALL BE SEALED.
 - INSULATION MATERIAL SHALL MEET THE CALIFORNIA QUALITY STANDARD PER SECTION 118 ENERGY EFFICIENCY STANDARDS
 - BUILDING ASSEMBLIES AND COMPONENTS WITH STC VALUES DETERMINED IN ACCORDANCE WITH ASTM E90 AND ASTM E413 SHALL BE EMPLOYED.
 - PORTABLE FIRE EXTINGUISHERS WILL BE INSTALLED IN THE BUILDING IN ACCORDANCE WITH CBC SECTION 906.
 - IN BUILDINGS REQUIRED TO HAVE STANDPIPES, NOT LESS THAN ONE STANDPIPE SHALL BE PROVIDED FOR USE DURING CONSTRUCTION. STANDPIPES SHALL BE REVIEWED AND APPROVED PRIOR TO INSTALLATION.
 - CLASS I STANDPIPES MAY BE USED, BECAUSE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM. SECTION 905.
 - FIRE PROTECTION EQUIPMENT SHALL BE IDENTIFIED IN AN APPROVED MANNER. ROOMS CONTAINING CONTROLS FOR AIR-CONDITIONING SYSTEMS, SPRINKLER RISERS, AND VALVES OR OTHER FIRE DETECTION, SUPPRESSION OR CONTROL ELEMENTS SHALL BE IDENTIFIED FOR THE USE OF THE FIRE DEPARTMENT. APPROVED SIGNS REQUIRED TO IDENTIFY FIRE PROTECTION EQUIPMENT AND EQUIPMENT LOCATION SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALLED AND READILY VISIBLE, IN ACCORDANCE WITH SECTION 914.2.
 - WHERE COLUMNS ARE REQUIRED TO BE FIRE-RESISTANCE RATED BY ANY PROVISIONS OF THE CODE, THE ENTIRE COLUMN SHALL BE PROVIDED INDIVIDUAL ENCASEMENT PROTECTION ON ALL SIDES FOR THE FULL COLUMN LENGTH. SECTION 704.2
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WALL LEGEND			
	CONCRETE WALL		1-HOUR RATED, WOOD STUD PARTITION (PER CALLOUT)
	MASONRY WALL		NON-HOUR RATED, WOOD STUD PARTITION (PER CALLOUT)

- PARTITION NOTES
- ALL FIRE RATED ASSEMBLIES TO CONFORM TO THE REQUIREMENTS OF THE ENFORCEMENT AGENCY AND FIRE RESISTANCE DESIGN NUMBER NOTED.
 - WALL ASSEMBLIES ARE NOTED ON THE OVERALL FLOOR PLANS (A2 SERIES) AND ENLARGED UNIT PLANS (A6 SERIES).
 - FLOOR/CEILING AND ROOF ASSEMBLIES ARE NOTED ON WALL SECTIONS.
 - PROVIDE ACOUSTICAL INSULATION AT ALL RECESSED DEVICES (OUTLETS, SWITCHES, ETC.) IN PARTY WALLS SEPARATING INDIVIDUAL RESIDENTIAL UNITS AND AT FLOOR/CEILING ASSEMBLIES.
 - AT PARTY WALLS AND THE INTERIOR FACE OF EXT. WALLS, ALL PENETRATIONS, JOINTS, PERIMETER GAPS, AND INTERSECTIONS WITH CEILINGS, FLOORS AND OTHER WALLS SHALL BE SEALED WITH ACOUSTICAL SEALANT EVEN IF THEY WILL LATER BE TAPED AND FINISHED WITH DRYWALL COMPOUND. JOINTS BETWEEN DRYWALL SHEETS NEED NOT BE CAULKED. STAGGER JOINTS BETWEEN THE BASE LAYER AND FACE LAYER AS INDICATED IN PARTITION DETAILS.
 - THE FINISH MATERIAL OF WALLS WITH AND WITHOUT PLYWOOD SHEATHING AND THAT ARE ADJACENT TO AND IN THE SAME PLANE AS EACH OTHER SHALL BE CONTINUOUS AND UNINTERRUPTED ACROSS THE ENTIRE SURFACE OF BOTH WALLS. APPLY PLYWOOD FURRING WITH THE SAME THICKNESS AS THE PLYWOOD SHEATHING TO THE STUD FRAMING OF THE WALL WITHOUT PLYWOOD SHEATHING. THE FURRING ON THE WALL WITHOUT PLYWOOD SHEATHING SHALL BE CONTINUOUS UP TO WHERE THE WALL ENDS OR CHANGES DIRECTION.
 - PROVIDE THERMAL INSULATION AS NOTED IN ASSEMBLY DETAILS ON SHEETS A9.0 & A9.1 AND PER THE WALL SCHEDULE ON THIS SHEET.

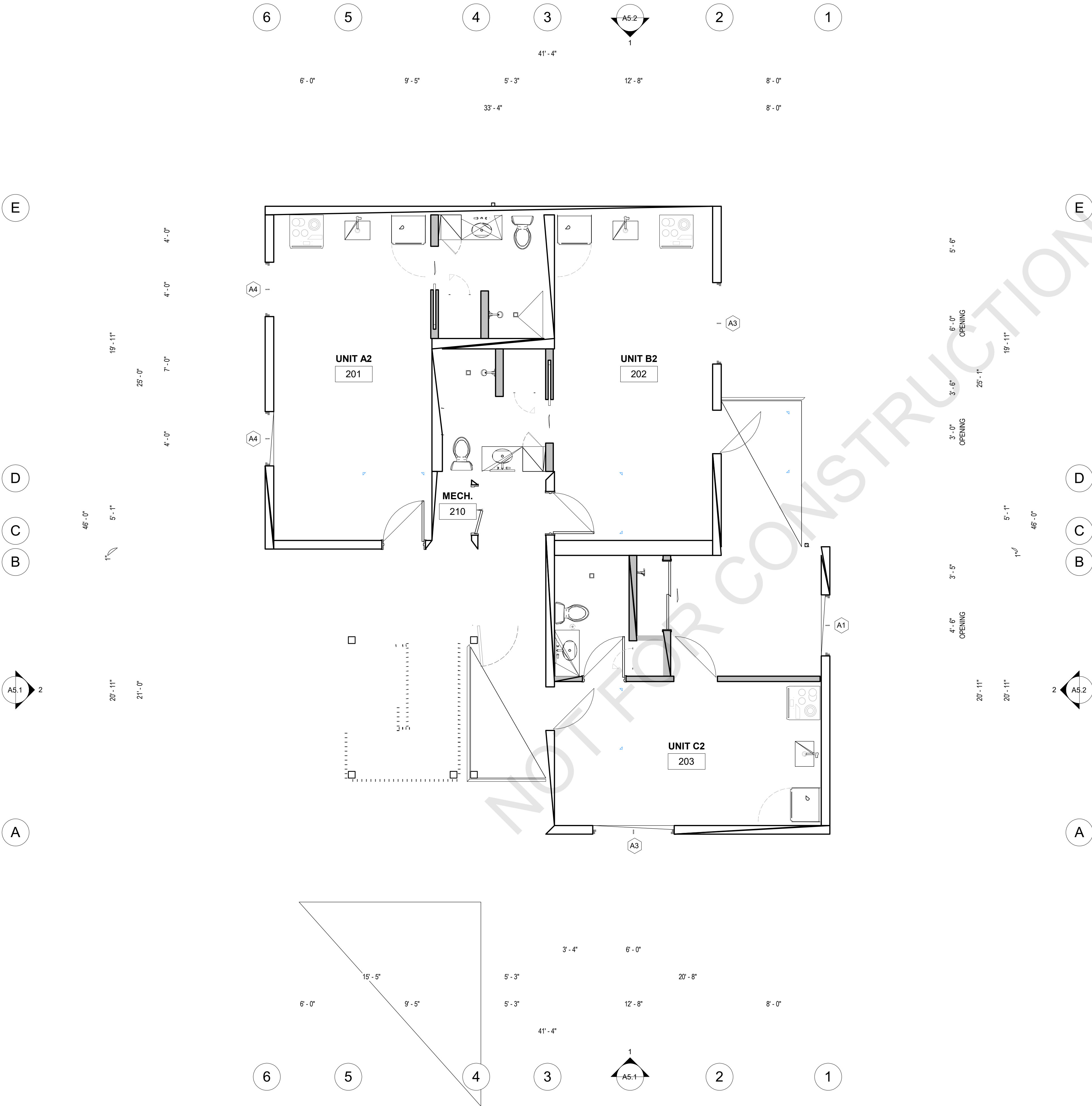
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 - INTERIOR PAINT SHALL REQUIRE TWO COATS OF SPARTAWALL LOW VOC INTERIOR ACRYLIC PAINT OVER PRIMER. THERE WILL BE A PRIMARY COLOR FOR THE WALLS, AN ACCENT COLOR FOR A LIMITED NUMBER OF WALLS AND CEILING COLOR (3 COLORS TOTAL). FLAT PAINT TO BE USED EVERYWHERE EXCEPT KITCHENS, BATHROOMS, DOORS, AND TRIM. USE LOW SHEEN IN AREAS SUSCEPTIBLE TO MOISTURE AND SEMI-GLOSS FOR DOORS AND MOLDING TRIM.

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REV: NO. 1
DATE: 20 AUGUST 2024

DATE: 20 AUGUST 2024
PROJECT: SCHEMATIC DESIGN
SHEET GROUPING: 4 - ARCHITECTURE
SHEET NAME: OVERALL FLOOR PLAN - LEVEL 1
SHEET NUMBER: A3.1

A3.1



- GUIDE
- REFER TO A2.1x FOR ASSEMBLY INFORMATION.
 - REFER TO A5.X FOR EXTERIOR ELEVATIONS.
 - REFER TO A7.X FOR FOR ENLARGED UNIT PLANS & REFLECTED CEILING PLANS / ENLARGED KITCHEN DRAWINGS / BATHROOM DRAWINGS, AND ADDITIONAL NOTES.
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B STREET
3316 B STREET, SAN DIEGO, CA 92102

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APPROVED: [Signature] DATE: 20 AUGUST 2024
PROJECT: SCHEMATIC DESIGN
SHEET NAME: 4 - ARCHITECTURE
OVERALL FLOOR PLAN - LEVEL 2&3
SHEET NUMBER

A3.2

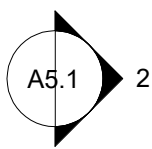
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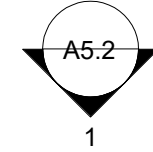


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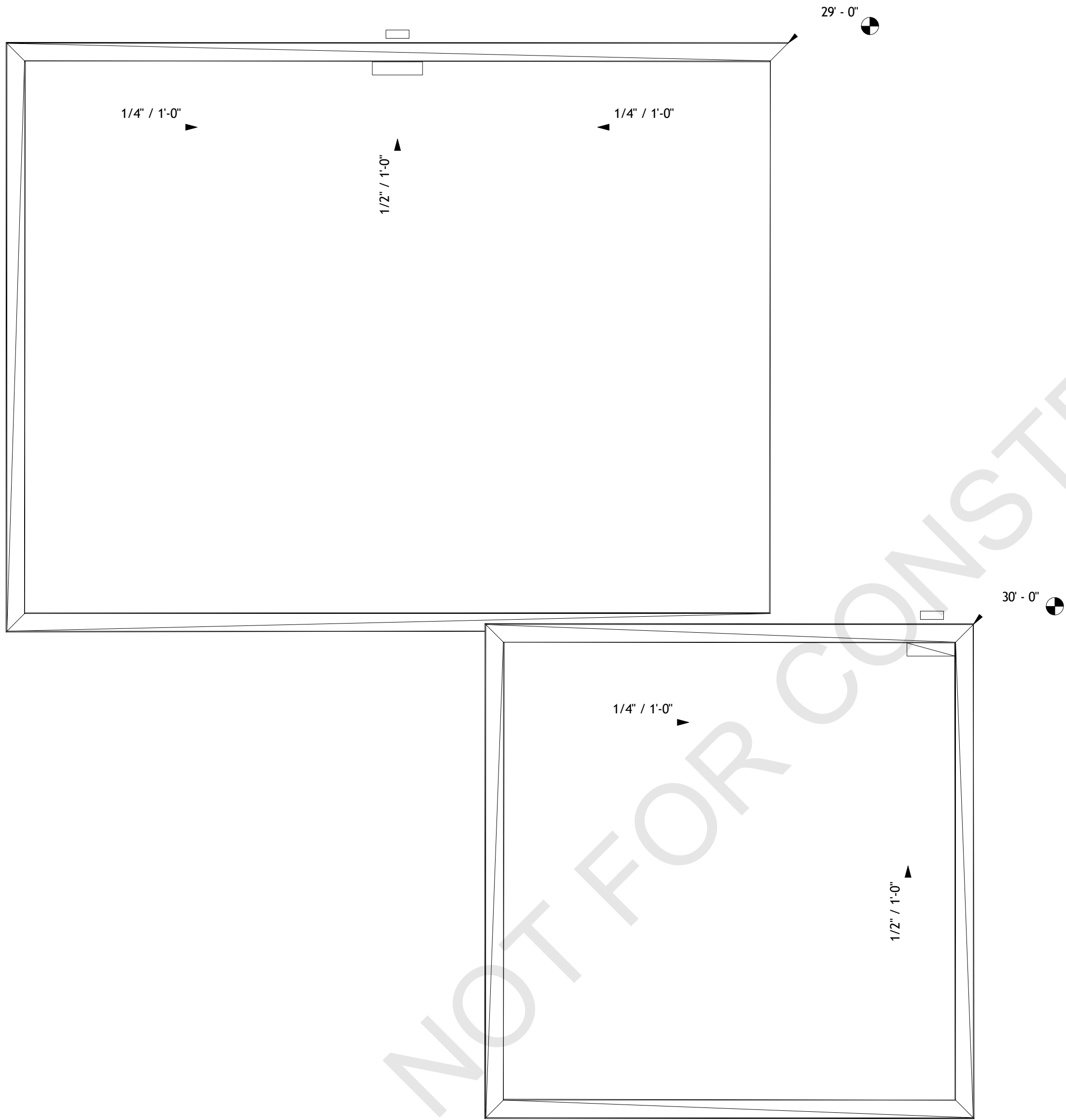
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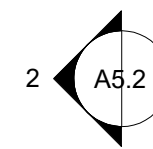
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- ROOFING MATERIAL
- PROVIDE REINFORCED THERMOPLASTIC POLYOLEFIN (TPO) TYPE ELASTOMERIC SHEET MEMBRANE ROOFING SYSTEM WITH BASE AND CANT FLASHINGS, PERLITE FIBER CANTS, AND ACCESSORIES.
- CODE COMPLIANCE
- UL CLASS A FIRE RESISTANCE RATING AND CLASS 90 WIND RESISTANCE, ICC ESR-1184
 - UL CERTIFIED TO MEET ASTM D6878
 - SHALL COMPLY WITH CALIFORNIA BUILDING STANDARDS CODE REQUIREMENTS FOR "COOL ROOF" SYSTEM INCLUDING THREE YEAR AGED SOLAR REFLECTANCE VALUE REQUIREMENTS. PROVIDE WITH CRRC LABEL.
 - SHALL MEET ENERGY STAR REQUIREMENTS FOR BOTH SOLAR REFLECTANCE AND THERMAL EMISSIVITY.

- ROOF PLAN NOTES
- SUBSTITUTE MATERIALS ARE NOT TO BE USED UNLESS APPROVED IN WRITING BY THE ARCHITECT.
 - ALL HORIZONTAL SURFACES (ROOFS, DECKS, PARAPET CAPS, ETC.) SHALL SLOPE AT LEAST 3/8" PER FT. U.N.O.
 - UNLESS NOTED OTHERWISE ALL ROOFING SURFACES SHALL SLOPE AT 3/8" : 12". FOAM CRICKETS SHALL SLOPE AT MINIMUM 1/4" : 12" TYPICAL. ROOF CRICKETS SHALL BE TAPERED FOAM CRICKETS PER SPECS INSTALLED PER MANUFACTURER RECOMMENDATIONS.
 - ALL WEATHERPROOFING MATERIALS SHALL BE LAPPED IN THE DIRECTION OF WATER FLOW, U.N.O.
 - SEALANT SHOULD NOT BE CONSIDERED A MEANS OF WATERPROOFING PROTECTION.
 - THESE DRAWINGS DO NOT PROVIDE ALL PROVISIONS FOR WATERPROOFING. THE CONTRACTOR IS CONSIDERED TO BE AN EXPERT AND SHALL PROVIDE ALL PROVISIONS NECESSARY TO WATERPROOF THE STRUCTURE.
 - ALL COMPLETED WORK SHALL BE PROTECTED FROM DAMAGE UNTIL COMPLETION OF THE PROJECT.
 - REFER TO MECHANICAL DRAWINGS FOR LOCATION OF PIPE PENETRATIONS THROUGH THE ROOF.
 - THE DISCHARGE POINT FOR EXHAUST AIR SHALL BE AT LEAST 3'-0" FROM ANY OPENING WHICH ALLOWS AIR ENTRY INTO OCCUPIED PORTIONS OF THE BUILDING.
 - MECHANICAL EQUIPMENT REQUIRING MAINTENANCE SHALL BE LOCATED 10'-0" MIN. FROM EDGE OF ROOF, PER CBC 1015.6
 - VERIFY ALL ROOF OPENINGS FOR MECHANICAL UNITS, DUCT SHAFTS, OR VENTILATION SHAFTS W/ MANUFACTURER OR INSTALLER PRIOR TO FRAMING PENETRATIONS.
 - PROVIDE ROOF JACKS AT EACH UNIT FOR ALL ELECTRICAL AND GAS PIPING PENETRATIONS. VERIFY SERVICE CONNECTION LOCATION ON ALL UNITS AND FLASH PER DETAILS.
 - PROVIDE ROOF JACKS AT EACH ROOFTOP CONDENSER FOR ELECTRICAL AND REFRIGERANT PIPING PENETRATIONS. VERIFY LOCATION WITH MECH..
 - PROVIDE INSULATION PER SPECIFICATIONS AT ALL CONCEALED SPACES AND CEILING VOIDS. TYPICALLY R-30 AT ROOFS & R-21 AT WALLS.
 - INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE W/ MANUFACTURER SPECIFICATIONS.
 - ROOFTOP EQUIPMENT AND/OR SCREENS SHALL BE PAINTED PER CITY STANDARDS OR AS OTHERWISE INDICATED IN DRAWINGS.
 - ALL ROOFING SHALL BE CLASS 'A' THROUGHOUT.
 - PROVIDE ROOFING TRAFFIC PADS AS INDICATED ON PLANS.
 - ALL ROOFTOP EQUIPMENT SHALL BE MOUNTED ON CURBS PER PLANS USING APPROVED ISOLATION MOUNTS PER PLANS & SPECIFICATIONS.
 - ALL ROOFS EXCEPTING THOSE ABOVE STAIR AND ELEVATOR SHAFTS SHALL BE 1 HR. RATED ROOF ASSEMBLIES. THOSE ABOVE STAIR AND ELEVATORS SHALL BE 2HR ASSEMBLIES.
 - PROVIDE FALL ARREST ANCHORS PER OSHA STANDARDS.
 - ROOF CRICKETS ARE FOR ILLUSTRATIVE PURPOSES ONLY - CONTRACTOR TO VERIFY EXACT SIZE TO MEET MINIMUM REQ'D SLOPE OF 1/4":12". ROOF CRICKETS SHALL BE TAPERED FOAM CRICKETS PER SPECS INSTALLED PER MANUFACTURER RECOMMENDATIONS.
 - UNIT DEMISING WALLS AND CORRIDOR WALLS ARE CONTINUOUS TO UNDERSIDE OF ROOF DECK - ATTIC AREAS ARE DIVIDED INTO THEIR RESPECTIVE UNIT SIZES BELOW AND VENTILATED PER PLAN.

- ROOF SYSTEM
- ADHERED SINGLE-PLY MEMBRANE ROOFING (60 MILS MIN.)
 - PROVIDE ROOFING SYSTEM MATERIALS BY A SINGLE MFGR., EXCEPT WHERE MATERIALS OF OTHER MANUFACTURERS ARE SPECIFIED OR APPROVED BY THE ARCHITECT.
 - INSTALL MEMBRANE ROOFING SYSTEM IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS, AND AS REQUIRED TO MEET THE REQUIREMENTS FOR WARRANTY AND APPLICABLE CODES.
 - SCHEDULE AND COORDINATE ALL MANUFACTURER REVIEWS AS REQUIRED TO OBTAIN THE FULL VALUE OF THE WARRANTY.

SOLAR ZONE CALCULATION

THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF OR OVERHANG OF THE BUILDING OR ON THE ROOF OR OVERHANG OF ANOTHER STRUCTURE LOCATED WITHIN 250 FEET OF THE BUILDING OR ON COVERED PARKING INSTALLED WITH THE BUILDING PROJECT, AND SHALL HAVE A TOTAL AREA NO LESS THAN 15 PERCENT OF THE TOTAL ROOF AREA OF THE BUILDING EXCLUDING ANY SKYLIGHT AREA. CBC SECTION 110.10(B)1B

CALCULATIONS
ROOF AREA 1,772 SF
15% 266 SF REQUIRED

SOLAR ZONE 1 266 SF
TOTAL SOLAR ZONE 266 SF PROVIDED (OK)

REV DESCRIPTION DATE

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DATE
20 AUGUST 2024

PROJECT
SCHEMATIC DESIGN

SHEET DESCRIPTION
4 - ARCHITECTURE

SHEET NAME
ROOF PLAN

SHEET NUMBER

A3.4

B STREET
3316 B STREET, SAN DIEGO, CA 92102

② WEST ELEVATION
1/4" = 1'-0"



MATERIALS LEGEND

- CEMENT PLASTER 1 :: PINK
COLOR: SW 6591 AMARYLLIS BY SHERWIN-WILLIAMS
FINISH: SMOOTH COAT FINISH
- CEMENT PLASTER 2 :: YELLOW
COLOR: SW 3909 LEMON TWIST BY SHERWIN-WILLIAMS
FINISH: SMOOTH COAT FINISH
- VINYL / METAL 1
COLOR: WHITE
- GLAZING VISION
- GLAZING OBSCURE

SEE CEMENT PLASTER GENERAL NOTES FOR CONTROL JOINTS (CJ) AND EXPANSION JOINTS (EJ) REQUIREMENTS.

CONTROL JOINT (CJ)
EXPANSION JOINTS (EJ)

TABLE 705.8 - ALLOWABLE AREA OF OPENINGS - WEST ELEVATION						
FIRE SEPARATION DISTANCE	DEGREE OF OPENING PROTECTION	OPENING AREA	WALL AREA	PROPOSED OPENING	ALLOWABLE OPENING	COMPLIANCE
LEVEL 3 3 < 5 20 < 25	UP, S UP, S	32 SF 21 SF	227 SF 189 SF	14.10% 11.11%	15% NO LIMIT	COMPLIANT COMPLIANT
LEVEL 2 3 < 5 20 < 25	UP, S UP, S	32 SF 21 SF	227 SF 189 SF	14.10% 11.11%	15% NO LIMIT	COMPLIANT COMPLIANT
LEVEL 1 3 < 5 20 < 25	UP, S UP, S	32 SF 21 SF	227 SF 189 SF	14.10% 11.11%	15% NO LIMIT	COMPLIANT COMPLIANT

① SOUTH ELEVATION
1/4" = 1'-0"

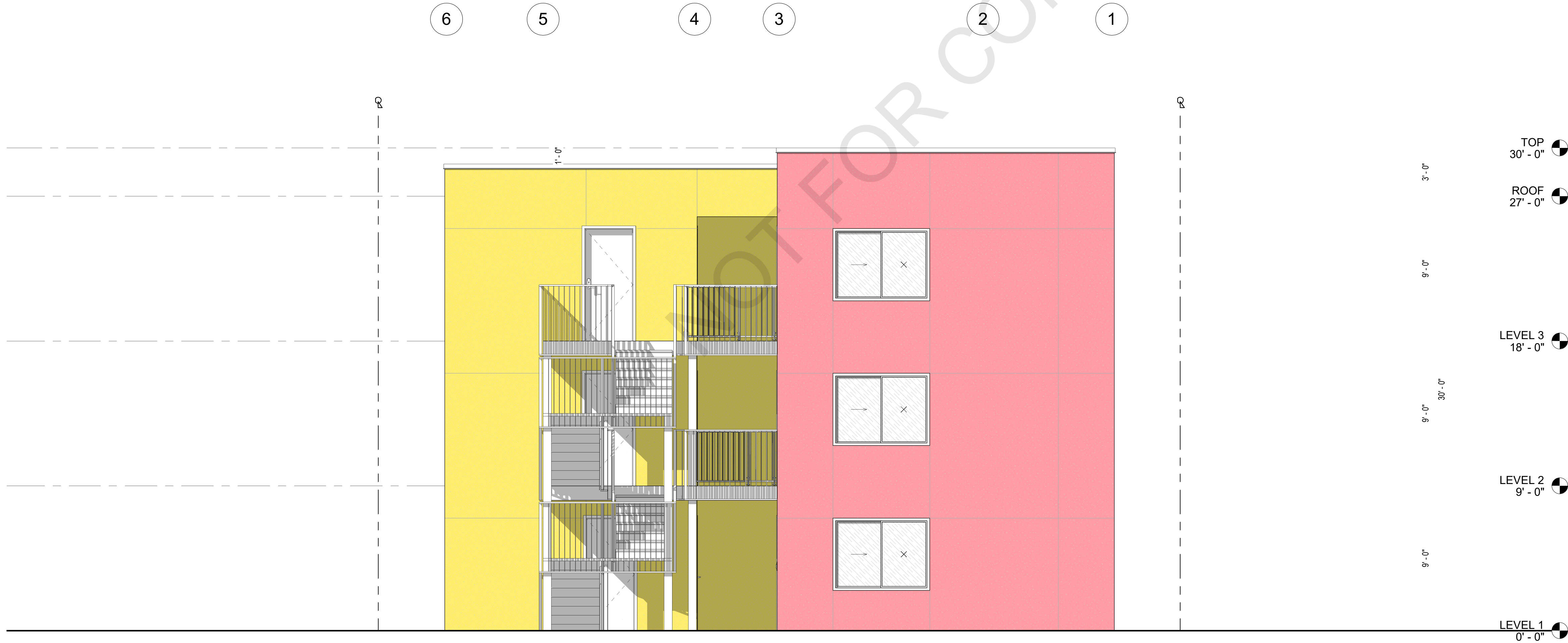


TABLE 705.8 - ALLOWABLE AREA OF OPENINGS - SOUTH ELEVATION						
FIRE SEPARATION DISTANCE	DEGREE OF OPENING PROTECTION	OPENING AREA	WALL AREA	PROPOSED OPENING	ALLOWABLE OPENING	COMPLIANCE
LEVEL 3 3 < 5 20 < 25	UP, S UP, S	27 SF 21 SF	188 SF 141 SF	14.36% 14.89%	15% NO LIMIT	COMPLIANT COMPLIANT
LEVEL 2 3 < 5 20 < 25	UP, S UP, S	27 SF 21 SF	188 SF 141 SF	14.36% 14.89%	15% NO LIMIT	COMPLIANT COMPLIANT
LEVEL 1 3 < 5 20 < 25	UP, S UP, S	27 SF 21 SF	188 SF 141 SF	14.36% 14.89%	15% NO LIMIT	COMPLIANT COMPLIANT

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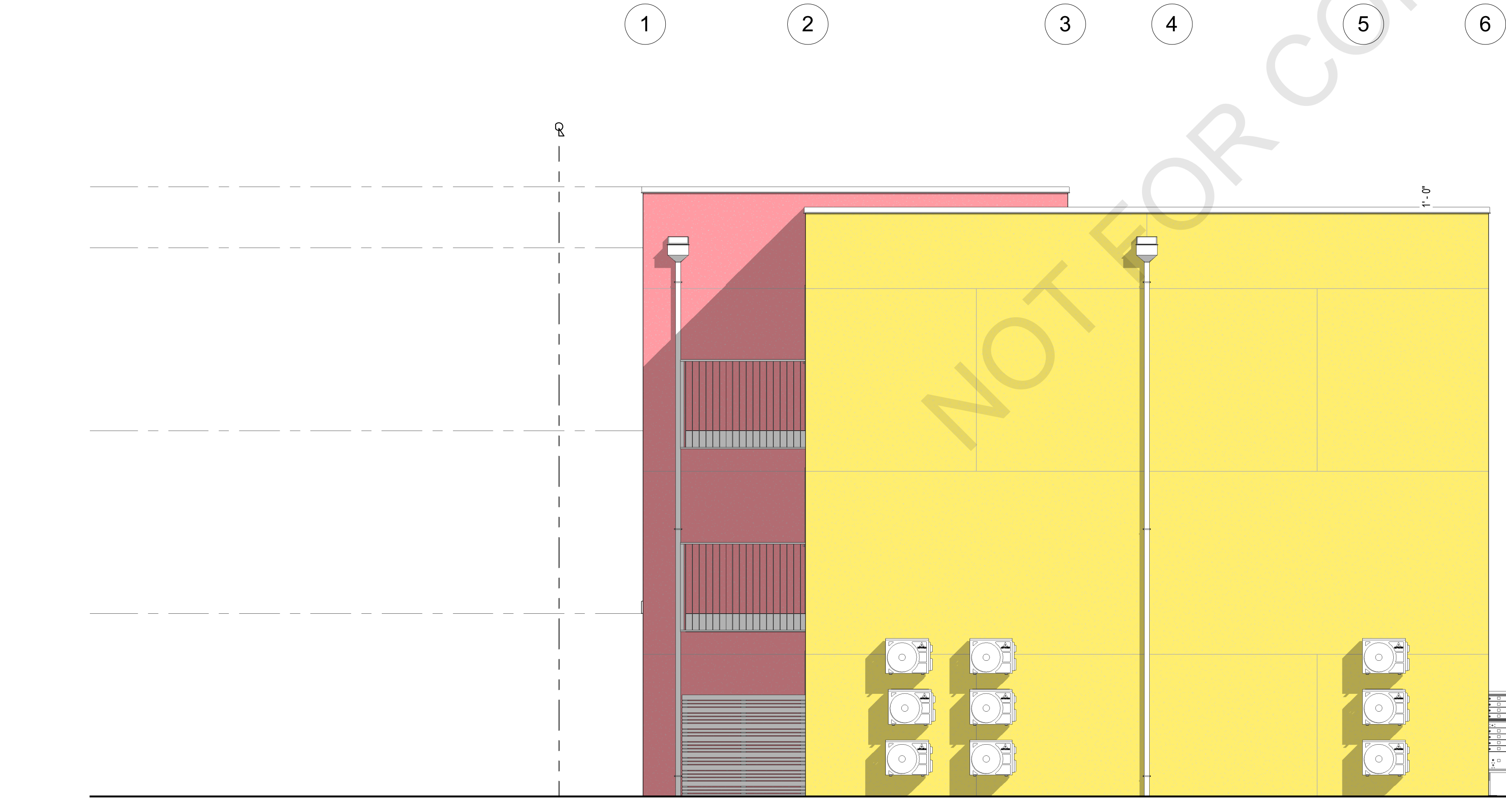
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PROJECT
SCHEMATIC DESIGN
SHEET DESCRIPTION
4 - ARCHITECTURE
SHEET NAME
EXTERIOR ELEVATIONS

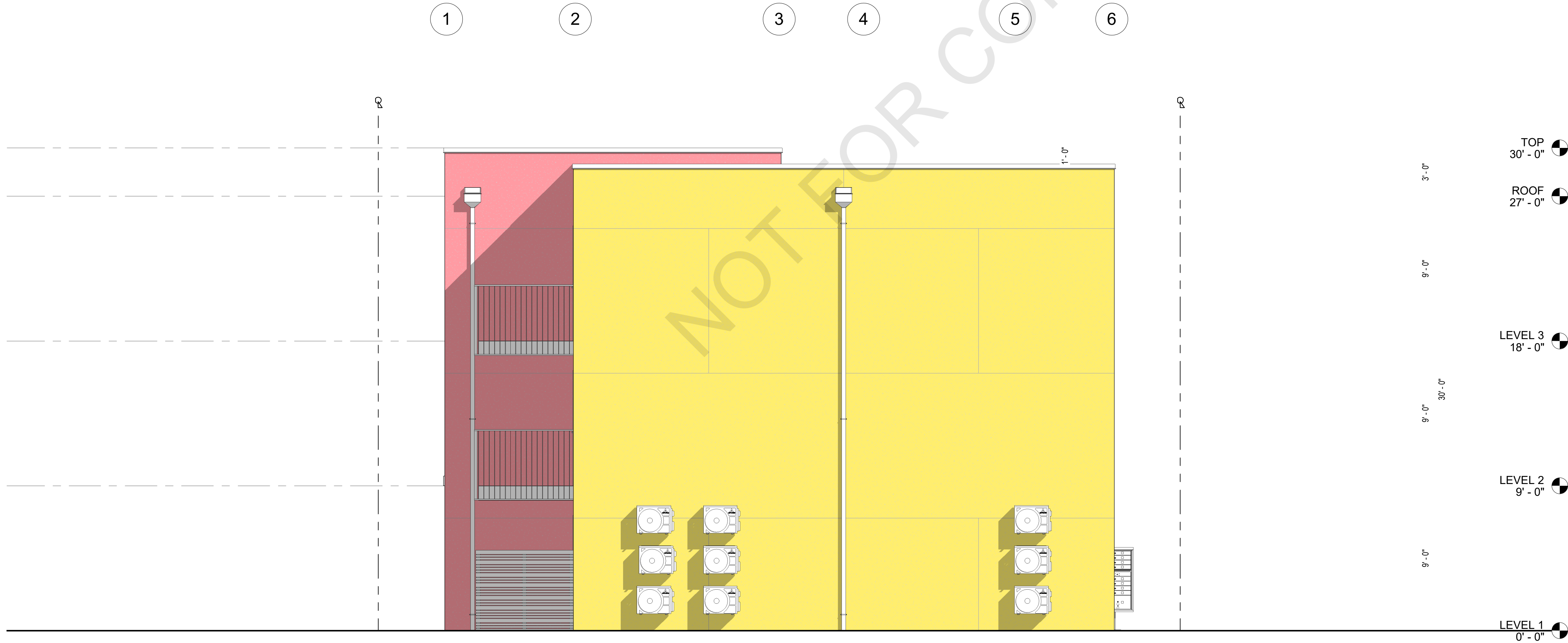
SHEET NUMBER

A5.1

2 EAST ELEVATION
1/4" = 1'-0"



1 NORTH ELEVATION
1/4" = 1'-0"



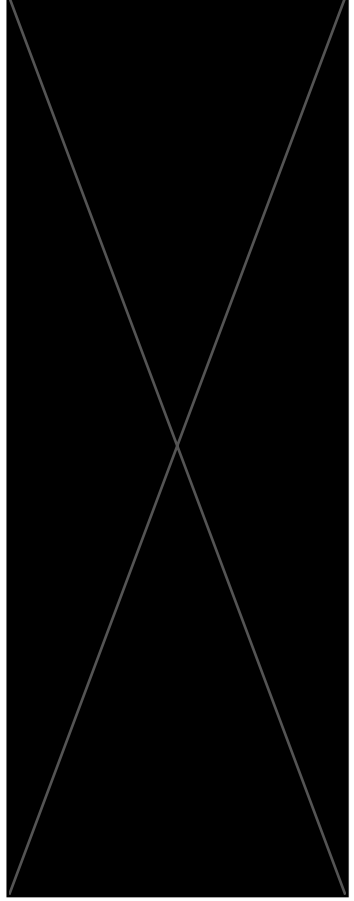
MATERIALS LEGEND

- CEMENT PLASTER 1 :: PINK
COLOR: SW 6591 AMARYLLIS BY SHERWIN-WILLIAMS
FINISH: SMOOTH COAT FINISH
- CEMENT PLASTER 2 :: YELLOW
COLOR: SW 3909 LEMON TWIST BY SHERWIN-WILLIAMS
FINISH: SMOOTH COAT FINISH
- VINYL / METAL 1
COLOR: WHITE
- GLAZING VISION
- GLAZING OBSCURE

SEE CEMENT PLASTER GENERAL NOTES FOR CONTROL JOINTS (CJ) AND EXPANSION JOINTS (EJ) REQUIREMENTS.

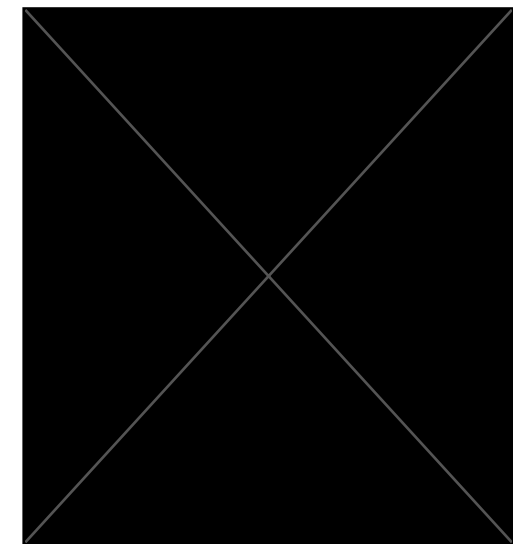
CONTROL JOINT (CJ)
EXPANSION JOINTS (EJ)

TABLE 705.8 - ALLOWABLE AREA OF OPENINGS - EAST ELEVATION						
FIRE SEPARATION DISTANCE	DEGREE OF OPENING PROTECTION	OPENING AREA	WALL AREA	PROPOSED OPENING	ALLOWABLE OPENING	COMPLIANCE
LEVEL 3						
3 < 5	UP, S	21 SF	190 SF	11.05%	15%	COMPLIANT
5 < 10	UP, S	48 SF	225 SF	21.33%	25%	COMPLIANT
LEVEL 2						
3 < 5	UP, S	21 SF	190 SF	11.05%	15%	COMPLIANT
5 < 10	UP, S	48 SF	225 SF	21.33%	25%	COMPLIANT
LEVEL 1						
3 < 5	UP, S	21 SF	190 SF	11.05%	15%	COMPLIANT
5 < 10	UP, S	48 SF	225 SF	21.33%	25%	COMPLIANT



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SHEET NO.: 4 - ARCHITECTURE
SHEET NAME: EXTERIOR ELEVATIONS

TABLE 705.8 - ALLOWABLE AREA OF OPENINGS - NORTH ELEVATION						
FIRE SEPARATION DISTANCE	DEGREE OF OPENING PROTECTION	OPENING AREA	WALL AREA	PROPOSED OPENING	ALLOWABLE OPENING	COMPLIANCE

SHEET NUMBER

A5.2