4909 Pacific Highway, San Diego, CA 92110

Cannabis Outlet (CO)and Cannabis Production Facility (CPF) Conditional Use Permits

APPLICABLE CODES

- City of San Diego Municipal Code
- 2022 California Building Code
- 2022 California Green Code
- 2022 California Plumbing Code
- 2022 California Electrical Code
- 2022 California Mechanical Code

SCOPE OF WORK

Project consists of a Conditional Use Permit (CUP) in order to partially convert an existing single-story industrial building with an approximate area of 32,829.5sf into a 464.18sf Cannabis Outlet (Suite A). The project proposes an amendment to the previously approved Marijuana Production Facility CUP (#2066720) to reduce an approximate area of 464.18sf and convert into a 32,365.32sf Cannabis Production Facility (CPF) (Suite B). 2

- Interior Improvements Include:
  - Reconfiguration of interior walls to create new Cannabis Outlet space.
- Minor Site Improvements Include:
  - Bicycle parking configuration and striping
  - Additional Electrical Vehicle charging stations.

Approved Cannabis Production Facility for reference:
CUP: #2066720
Building Permit #: PTS-0678882
ROW Permit #: PTS-0669821

* Conditional Use Permit (CUP) Requested

PROJECT TEAM

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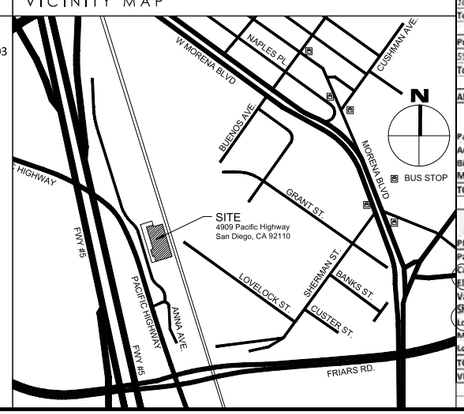
VICINITY MAP



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PROJECT INFORMATION — Pacific Highway CO

PROJECT ADDRESS:	4909 Pacific Highway San Diego, CA 92110
ASSESSORS PARCEL NUMBER:	436-440-22-00
LEGAL DESCRIPTION:	Portions of LOT 272 of the Pueblo Lands of San Diego, County of San Diego, State of California, according to Map thereof made by James Pascoe in may 1870, a copy of which said Map was filed in the Office of the County Recorder of San Diego County, Novemeber 14, 1921 and is known as Miscellaneous Map No. 36. Abutte's right of ingress and egress to or from State Highway have been relinquished in the Document recorded November 20,1951 in Book 4295, Page 345 and October 1, 1951 in Book 4249, Page 370, both of Official Records. An Easement and rights incidental thereto as granted in a document. In favor of the San Diego Gas and Electric Company for the purpose of public utilities, ingress and egress, Recorded, May 14, 1945, Book 1376 and Page 88, of Official Records affecting a portion of said land.
YEAR BUILT:	1953
APPROVED OCCUPANCY CLASSIFICATION:	F-1 - Moderate-hazard Factory Industrial / S-1 Moderate-hazard Storage
PROPOSED OCCUPANCY CLASSIFICATION:	B - Business / M - Mercantile
APPROVED USE:	Cannabis Production Facility / Warehouse
PROPOSED USE:	Cannabis Outlet
CONSTRUCTION TYPE:	TYPE - VA *(Sprinklered)*
NUMBER OF STORIES:	1
BUILDING HEIGHT:	18' - 4" *(no change)*
LOT AREA:	44,511.7 S.F. 1.02 ACRES
GROSS FLOOR AREA (Project Suite):	**464.18** sf *(Proposed Cannabis Outlet; Suite A)*
GROSS FLOOR AREA (Remainder):	**32,365.32** sf *(Amended Cannabis Production Facility; Suite B)*
TOTAL BUILDING GROSS FLOOR AREA:	**32,829.5** sf

ZONING INFORMATION — Pacific Highway CO

BASE ZONE:	IL-3-1
Overlay Zones:	San Diego Unified School District (SDUSD), Community Plan Implementation Overlay Zone - A, City Coastal Overlay (COZ) - N-APP-2, Transit Priority Area (TPA), San Diego International Airport - Airport Influence Area (AIA), Council District 2, Airports: FAA Height Notification, Community Plan - LINDA VISTA, Parking Standards Transit Priority Area, Mobility Zone 3, Geological Hazard Category 31, Parking Impact Overlay (PIOZ).
Geological Hazard Categories:	31
NUMBER OF BUILDINGS:	1
SETBACKS:	
FRONT:	**15'-0"** (min) **20'-0"** (std.)
SIDE:	**10'-0"** (min)
REAR:	**0'-0"** (min) **15'-0"** (std.)
MAX. STRUCTURE HEIGHT:	30'-0"
MAXIMUM FLOOR AREA RATIO:	2.0 *89,023 sf*
ACTUAL FLOOR AREA RATIO:	0.7 *32,829.5 sf*

PARKING CALCULATION

PARKING CALCULATIONS

Use	Area (sf)	Ratio		Parking Stalls
Cannabis Outlet *(Project Suite A)*	**464.18**	**4.30**	**Per 1,000 S.F.**	2.0
Amended Cannabis Production Facility *(Suite B)*	**32,365.32**	--	**1 Per Employee**	10.0
Total Parking Required				**12**
Total Building Gross Floor Area	**32,829.5**			2

* *Exemption per SDMC Sec. 142.0530- Table 142-05G (6)*
Parking Ratios per SDMC Sec. 142.0530- Table 142-05E Table 142-05G

Proposed Carpool / Vanpool Parking (On Site)	**Req. Parking Spaces**	**Ratio**	**Parking Spaces**
SDMC 142.0530(a)(1)(B)(ii)	12	10 to 25	2.0
Total Carpool / Vanpool Spaces Required *			**2**
Electric Vehicle Charging Spaces (On Site)	**Req. Parking Spaces**	**Ratio**	**Parking Spaces**
CGBSC Table 5.106.5.3.3	12	10 to 25	4.0
Total Electric Vehicle Charging Stations Required *			**4** 3
Proposed Motorcycle Spaces (On site)	**Req. Parking Spaces**	**Ratio**	**Parking Stalls**
2% of Req. Automobile Parking (Min. Req. = 2)	12	0.02	0.2
Total Motorcycle Spaces Required *			**2**

Proposed Bicycle Spaces (Short Term)	**Area (sf)**	**Ratio**	**Bicycle Spaces**
10% per 1,000 sf of building area (Min. Req. = 2)	32,829.5	0.10	3.3
Total Short term Bicycle Spaces Required			**3**

Proposed Bicycle Spaces (Long Term)	**Req. Parking Spaces**	**Ratio**	**Parking Stalls**
5% of Req. Automobile Parking (Min. Req. = 1)	**12**	0.05	0.6
Total Long term Bicycle Spaces Required			**1**

APPROVED PARKING PER CUP:#2066720 & BP:#0678882	Number / Area (sf)	Ratio	Parking Stalls
		Parking per approved CUP: #2066720 and Building Permit: #0678882	
Parking Spaces	32,829.5		**12**
Accessible Spaces (On Site)	1-25 per 118-6	0.00	**1**
Bicycle Parking (On Site) (1 Long Term and 3 Short Term)	0.0	0.00	**4**
Motorcycle Parking (On site)	0.0	0.00	**2**
TOTAL		0.37	**12**

PROPOSED PARKING	Number / Area (sf)	Ratio Parking per approved CUP: #2066720 and Building Permit: #0678882	
Parking Spaces (On Site)	0.0	--	**12**
Carpool / Vanpool Parking (On Site)	0.0	--	**2**
Electric Vehicle Parking (On Site)	0.0	--	**4** 3
Van Accessible Spaces (On Site)	12.0	--	**1**
Short-Term Bicycle Parking (On Site)	0.0	--	**3**
Long-Term Bicycle Parking (On Site)	12.0	--	**1**
Motorcycle Parking (On site)	12.0	--	**2** 3
Loading Dock (On site)	-	--	**1**
TOTAL			**21**

VEHICULAR PARKING SUMMARY - Proposed Project

Standard Parking	Electric Vehicle	Van Accessible Spaces	Totals
7	**4**	**1**	**12**

3

TECHNE
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CONSULTANTS

01-11-2023
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04/30/2023
REGISTERED ARCHITECT

4909 Pacific Highway,
San Diego, CA 92110

OWNER

RAP Holdings, LLC & United Partners, LLC

MARK	DATE	DESCRIPTION
01	09.06.22	Completeness Review Submittal
02	12.13.22	Conditional Use Permit - 2nd Submittal
03	01.11.23	Conditional Use Permit - 3rd Submittal

1/11/2023 3:51:21 PM

PROJECT NO: 2206
CAD DWG FILE: G001-G004 COVER SHEET - A.DWG
DRAWN BY: ABHAY SCHWEITZER, C.G., S.V., D.V., J.A.
CHK'D BY: ABHAY SCHWEITZER, MICHAEL R. MORTON

SHEET TITLE

COVER SHEET

G001 2

ATTACHMENT 9

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 and Architect of Record. No use, copies or alterations of this material is allowed unless the written permission of TECHNE and Architect of Record Michael R. Morton AIA, 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 and Architect of** Record.
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 and the Architect prior to proceeding with work in question. Do not proceed with work in question until TECHNE and the Architect issue written directions.
5. In case of conflict within the drawings, the General Contractor or Sub-Contract shall seek clarification from TECHNE and the Architect and shall not proceed until written clarification has been issued.
6. Neither the Owner nor TECHNE nor the Architect shall enforce safety measures or regulations. They are the General Contractor's sole responsibility.
7. 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. 48 hours prior to start of work, call (800)-422-4133 to mark out all utility locations.
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 the Architect 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 and the Architect 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 50 cfm.
   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 2022 CGBSC Sec 4.303.1.
55. Multiple Shower Heads: Per 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 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 2022 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 2022 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 2022 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 2022 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 2022 Section 4.410.1)
69. Duct Openings: Duct openings and other related air distribution component openings shall be covered during construction. (CGBSC 2022 Section 4.504.1)
70. VOC: Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits. (CGBSC 2022 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 2022 (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 2022 (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 2022 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 and the Architect, prior to construction.

B. Submittals:
1. All submittals, shop drawings, product samples, etc. shall be reviewed and accepted by TECHNE and the Architect 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, the Architect 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, the Architect 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.

TECHNE

DESIGN | DEVELOPMENT

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CONSULTANTS

01-11-2023

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STATE OF CALIFORNIA

4909 Pacific Highway,
San Diego, CA 92110

OWNER

RAP Holdings, LLC & United Partners, LLC

MARK	DATE	DESCRIPTION
01	09.06.22	Completeness Review Submittal
02	12.13.22	Conditional Use Permit - 2nd Submittal
03	01.11.23	Conditional Use Permit - 3rd Submittal

1/11/2023 3:06:37 PM

PROJECT NO: 2206

CAD DWG FILE: G001-G004 COVER SHEET - A.DWG

DRAWN BY: ABHAY SCHWEITZER, C.G., S.V., D.V., J.A.

CHK'D BY: ABHAY SCHWEITZER, MICHAEL R. MORTON

SHEET TITLE

ABBREVIATIONS / GENERAL NOTES

G002

CONDITIONS FOR CANNABIS OUTLET CUP:

PLANNING/DESIGN REQUIREMENTS:

1. Lighting shall be provided to illuminate the interior, facade, 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.
2. 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 a 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. Secondary signs advertising cannabis, window signs and any display visible from the public right-of-way are not permitted.
4. The name and emergency contact phone number of the designated responsible managing operator 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. A 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 state law.
10. The cannabis outlet, adjacent public sidewalks, and areas under the control of the cannabis, shall be maintained free of litter and graffiti at all times.
11. The cannabis outlet shall provide daily removal of trash, litter, 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.

3 LANDSCAPE REQUIREMENTS:

13. Prior to issuance of any grading permit, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.
14. Prior to issuance of any public improvement permit, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water, and sewer laterals shall be designed so as not to prohibit the placement of street trees.
15. Prior to issuance of any building permit (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)6.
16. In the event that a foundation only permit is requested by the Owner/Permittee, a site plan or staking layout plan, shall be submitted to the Development Services Department identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. these landscape areas shall be clearly identified with a distinct symbol, noted with dimensions, and labeled as 'landscaping area.'
17. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

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CONSULTANTS

01-11-2023
Michael Morton AIA
C-19371
RENEWAL
04/30/2023

4909 Pacific Highway,
San Diego, CA 92110

OWNER

RAP Holdings, LLC & United Partners, LLC

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02	12.13.22	Conditional Use Permit - 2nd Submittal
03	01.11.23	Conditional Use Permit - 3rd Submittal

5/11/2023 3:06:37 PM

PROJECT NO: 2206
CAD DWG FILE: G001-G004 COVER SHEET - A.DWG
DRAWN BY: ABHAY SCHWEITZER, C.G., S.V., D.V., J.A.
CHK'D BY: ABHAY SCHWEITZER, MICHAEL R. MORTON

SHEET TITLE

CO DRAFT CONDITIONS

G003

ATTACHMENT 9

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SD Development Services

FORM
DS-560
September 2021

Stormwater Requirements Applicability Checklist

Project Address: 4909 Pacific Hwy., San Diego, CA 92110 **Project Number:** PRJ-1070598

SECTION 1: Construction Stormwater Best Management Practices (BMP) Requirements

All construction sites are required to implement construction BMPs per the performance standards in the Stormwater Standards Manual. Some sites are also required to obtain coverage under the State Construction General Permit (CGP)[1], administered by the California State Water Resources Control Board.

For all projects, complete Part A - If the project is required to submit a Stormwater Pollution Prevention Plan (SWPPP) or Water Pollution Control Plan (WPCP), continue to Part B.

PART A – Determine Construction Phase Stormwater Requirements

1. Is the project subject to California's statewide General National Pollutant Discharge Elimination System (NPDES) permit for Stormwater Discharges Associated with Construction Activities, also known as the State Construction General Permit (CGP)? (Typically projects with land disturbance greater than or equal to 1 acre.)

   ○ Yes, SWPPP is required; skip questions 2-4 [✓ No; proceed to the next question]

2. Does the project propose construction or demolition activity, including but not limited to, clearing, grading, grubbing, excavation, or any other activity resulting in ground disturbance and/or contact with stormwater?

   ○ Yes, WPCP is required; skip questions 3-4. [✓ No; proceed to the next question.]

3. Does the project propose routine maintenance to maintain the original line and grade, hydraulic capacity, or original purpose of the facility? (Projects such as pipeline/utility replacement)

   ○ Yes, WPCP is required; skip question 4. [✓ No; proceed to the next question.]

4. Does the project only include the following Permit types listed below?
   - Electrical Permit, Fire Alarm Permit, Fire Sprinkler Permit, Plumbing Permit, Sign Permit, Mechanical Permit, Spa Permit.
   - Individual Right of Way Permits that exclusively include only ONE of the following activities: water service, sewer lateral, or utility service.
   - Right of Way Permits with a project footprint less than 150 linear feet that exclusively include only ONE of the following activities: curb ramp, sidewalk and driveway apron replacement, potholing, curb and gutter replacement, and retaining wall encroachments.

   ☐ Yes, no document is required.

Check one of the boxes below and continue to Part B

○ **If you checked "Yes" for question 1,** an SWPPP is REQUIRED – **continue to Part B**

○ **If you checked "No" for question 1 and checked "Yes" for question 2 or 3,** a WPCP is REQUIRED. If the project proposes less than 5,000 square feet of ground disturbance AND has less than a 5-foot elevation change over the entire project area, a Minor WPCP may be required instead. **Continue to Part B**

[✓ **If you check "No" for all questions 1-3 and checked "Yes" for question 4,** Part B does not apply and no document is required. **Continue to Section 2.**]

[1] More information on the City's construction BMP requirements as well as CGP requirements can be found at [illegible]

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DS-560 (09-21)

P1

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PART B – Determine Construction Site Priority

This prioritization must be completed within this form, noted on the plans, and included in the SWPPP or WPCP. The city reserves the right to adjust the priority of projects both before and after construction. Construction projects are assigned an inspection frequency based on if the project has a "high threat to water quality." The City has aligned the local definition of "high threat to water quality" to the risk determination approach of the State Construction General Permit (CGP). The CGP determines risk level based on project specific sediment risk and receiving water risk. Additional inspection is required for projects within the Areas of Special Biological Significance (ASBS) watershed. **NOTE:** The construction priority does **NOT** change construction BMP requirements that apply to projects; rather, it determines the frequency of inspections that will be conducted by city staff.

Complete Part B and continue to Section 2

☐ 1. **ASBS**
   A. Projects located in the ASBS watershed.

☐ 2. **High Priority**
   A. Projects that qualify as Risk Level 2 or Risk Level 3 per the Construction General Permit (CGP) and are not located in the ASBS watershed.
   B. Projects that qualify as LUP Type 2 or LUP Type 3 per the CGP and are not located in the ASBS watershed.

☐ 3. **Medium Priority**
   A. Projects that are not located in an ASBS watershed or designated as a High priority site.
   B. Projects that qualify as Risk Level 1 or LUP Type 1 per the CGP and are not located in an ASBS watershed.
   C. WPCP projects (>5,000 square feet of ground disturbance) located within the Los Peñasquitos watershed management area.

☐ 4. **Low Priority**
   A. Projects not subject to a Medium or High site priority designation and are not located in an ASBS watershed.

Section 2: Construction Stormwater BMP Requirements

Additional information for determining the requirements is found in the Stormwater Standards Manual.

PART C – Determine if Not Subject to Permanent Stormwater Requirements

Projects that are considered maintenance or otherwise not categorized as "new development projects" or "redevelopment projects" according to the Stormwater Standards Manual are not subject to Permanent Stormwater BMPs.

- **If "yes" is checked for any number in Part C:** Proceed to Part F and check "Not Subject to Permanent Stormwater BMP Requirements."
- **If "no" is checked for all the numbers in Part C:** Continue to Part D.

1. Does the project only include interior remodels and/or is the project entirely within an existing enclosed structure and does not have the potential to contact stormwater?

   [✓ Yes] ○ No

2. Does the project only include the construction of overhead or underground utilities without creating new impervious surfaces?

   ○ Yes [✓ No]

3. Does the project fall under routine maintenance? Examples include but are not limited to roof or exterior structure surface replacement, resurfacing or reconfiguring surface parking lots or existing roadways without expanding the impervious footprint, and routine replacement of damaged pavement (grinding, overlay and pothole repair).

   ○ Yes [✓ No]

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PART D – PDP Exempt Requirements

PDP Exempt projects are required to implement site design and source control BMPs.

- **If "yes" is checked for any questions in Part D,** continue to Part F and check the box labeled "PDP Exempt."
- **If "no" is checked for all questions in Part D,** continue to Part E.

1. Does the project ONLY include new or retrofit sidewalks, bicycle lanes, or trails that:
   - Are designed and constructed to direct stormwater runoff to adjacent vegetated areas, or other non-erodible permeable areas? Or;
   - Are designed and constructed to be hydraulically disconnected from paved streets and roads? Or;
   - Are designed and constructed with permeable pavements or surfaces in accordance with the Green Streets guidance in the City's Stormwater Standards manual?

   ○ Yes, PDP exempt requirements apply ○ No, proceed to next question

2. Does the project ONLY include retrofitting or redeveloping existing paved alleys, streets or roads designed and constructed in accordance with the Green Streets guidance in the City's Stormwater Standards Manual?

   ○ Yes, PDP exempt requirements apply ○ No, proceed to next question

PART E – Determine if Project is a Priority Development Project (PDP)

Projects that match one of the definitions below are subject to additional requirements, including preparation of a Stormwater Quality Management Plan (SWQMP).

- **If "yes" is checked for any number in Part E,** continue to Part F and check the box labeled "Priority Development Project."
- **If "no" is checked for every number in Part E,** continue to Part F and check the box labeled "Standard Development Project."

1. **New development that creates 10,000 square feet or more of impervious surfaces collectively over the project site.** This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. ○ Yes ○ No
2. **Redevelopment project that creates and/or replaces 5,000 square feet or more of impervious surfaces on an existing site of 10,000 square feet or more of impervious surfaces.** This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. ○ Yes ○ No
3. **New development or redevelopment of a restaurant.** Facilities that sell prepared foods and beverages for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (Standard Industrial Classification (SIC) 5812), and where the land development creates and/or replaces 5,000 square feet or more of impervious surface. ○ Yes ○ No
4. **New development or redevelopment on a hillside.** The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site) and where the development will grade on any natural slope that is twenty-five percent or greater. ○ Yes ○ No
5. **New development or redevelopment of a parking lot that creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site).** ○ Yes ○ No
6. **New development or redevelopment of streets, roads, highways, freeways, and driveways.** The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site). ○ Yes ○ No

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P3

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7. **New development or redevelopment discharging directly to an environmentally sensitive area.** The project creates and/or replaces 2,500 square feet of impervious surface (collectively over the project site), and discharges directly to an Environmentally Sensitive Area (ESA). "Discharging directly to" includes flow that is conveyed overland a distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance as an isolated flow from the project to the ESA (i.e. not commingled with flows from adjacent lands). ○ Yes ○ No
8. **New development or redevelopment projects of retail gasoline outlet (RGO) that create and/or replaces 5,000 square feet of impervious surface.** The development project meets the following criteria: (a) 5,000 square feet or more or (b) has a projected Average Daily Traffic (ADT) of 100 or more vehicles per day. ○ Yes ○ No
9. **New development or redevelopment projects of an automotive repair shop that creates and/or replaces 5,000 square feet or more of impervious surfaces.** Development projects categorized in any one of Standard Industrial Classification (SIC) codes [illegible]. ○ Yes ○ No
10. **Other Pollutant Generating Project.** These projects are not covered in any of the categories above but involve the disturbance of one or more acres of land and are expected to generate post-construction phase pollutants, including fertilizers and pesticides. This category does not include projects creating less than 5,000 square feet of impervious area and projects containing landscaping without a requirement for the regular use of fertilizers and pesticides (such as a slope stabilization project using native plants). Impervious area calculations need not include linear pathways for infrequent vehicle use, such as emergency maintenance access or bicycle and pedestrian paths if the linear pathways are built with pervious surfaces or if runoff from the pathway sheet flows to adjacent pervious areas. ○ Yes ○ No

PART F – Select the appropriate category based on the outcomes of Part C through Part E.

1. The project is **NOT SUBJECT TO PERMANENT STORMWATER REQUIREMENTS**. [✓ Yes] ○ No
2. The project is a **STANDARD DEVELOPMENT PROJECT**. Site design and source control BMP requirements apply. See the Stormwater Standards Manual for guidance. ○ Yes ○ No
3. The Project is **PDP EXEMPT**. Site design and source control BMP requirements apply. Refer to the Stormwater Standards Manual for guidance. ○ Yes ○ No
4. The project is a **PRIORITY DEVELOPMENT PROJECT**. Site design, source control and structural pollutant control BMP requirements apply. Refer to the Stormwater Standards Manual for guidance on determining if the project requires hydromodification plan management. ○ Yes ○ No

Abhay Schweitzer
Name of Owner or Agent

Authorized Agent
Title

[illegible]
Signature

03/16/2022
Date

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DS-560 (09-21)

P4

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RENEWAL
04/30/2023
STATE OF CALIFORNIA

4909 Pacific Highway,
San Diego, CA 92110

OWNER

RAP Holdings, LLC & United Partners, LLC

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02	12.13.22	Conditional Use Permit - 2nd Submittal
03	01.11.23	Conditional Use Permit - 3rd Submittal

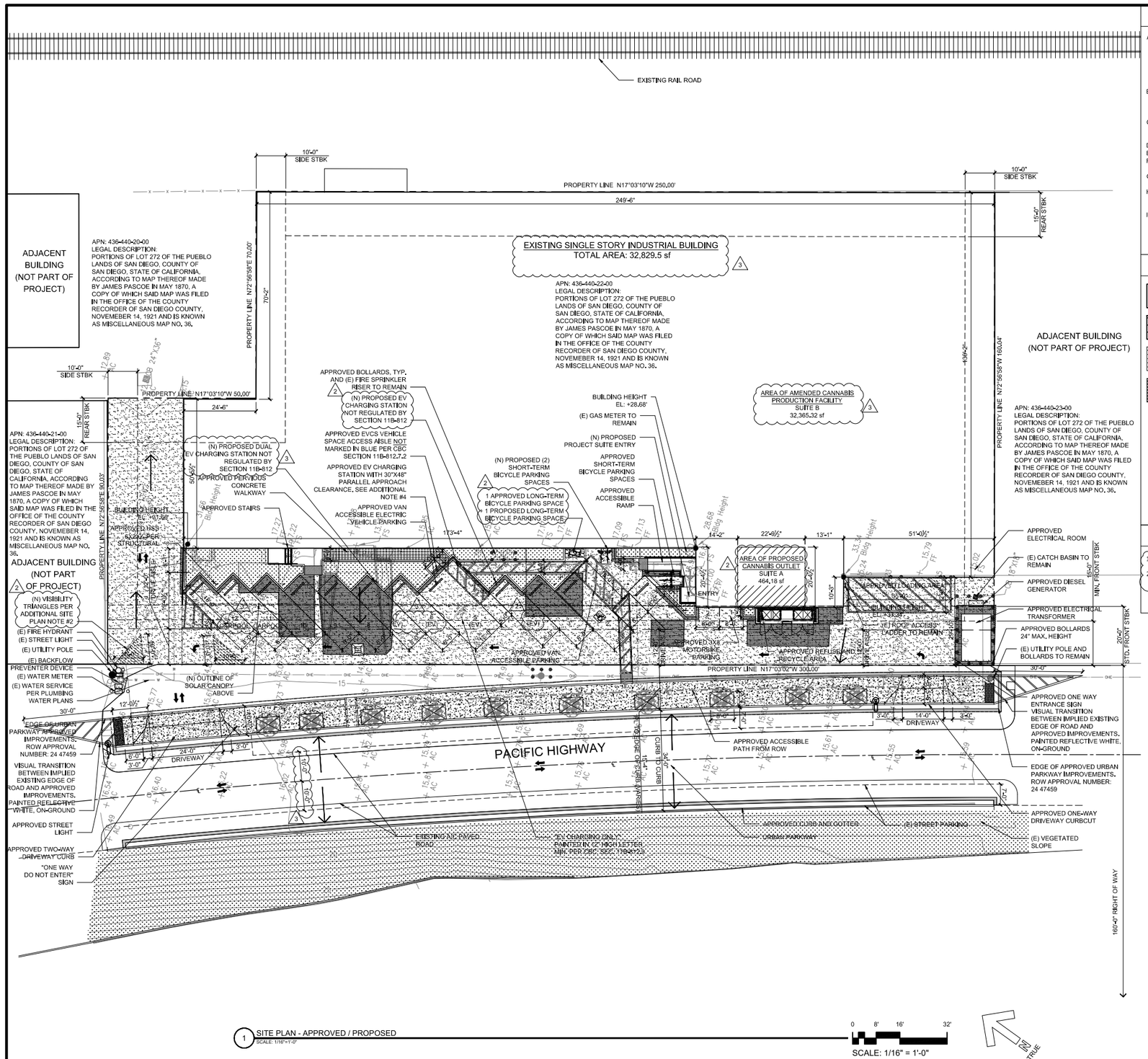
1/11/2023 3:06:37 PM

PROJECT NO: 2206
CAD DWG FILE: G001-G004 COVER SHEET - A.DWG
DRAWN BY: ABHAY SCHWEITZER, C.G., S.V., D.V., J.A.
CHK'D BY: ABHAY SCHWEITZER, MICHAEL R. MORTON

SHEET TITLE
DS-560

G004

ATTACHMENT 9



1 SITE PLAN - APPROVED / PROPOSED
SCALE: 1/16"=1'-0"

SITE PLAN NOTES

A. 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.
B. 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.
C. 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.
D. Coordinate with other tenants the temporary shutoff of any site utilities.
E. Refer to Topographic Survey for additional information.
F. 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)
G. TRANSIT STOP: Nearest transit stop is at Morena Blvd. & Napa Street, approximately 5,597 feet away from project.
H. 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.
I. No obstruction including solid walls in the visibility area shall exceed 2 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.

SITE PLAN LEGEND

- PROPERTY LINE
- AREA OF PROPOSED PROJECT (SUITE A) 2
- AREA OF APPROVED LANDSCAPE
- AREA OF APPROVED PERVIOUS CONCRETE
- SITE DRAINAGE PATTERN
- 2 APPROVED 24" BOX TRISTANIOPSIS LAURINA"
- APPROVED 40sf ROOT BARRIER

ADDITIONAL SITE PLAN NOTES

1. 5,597 FEET FROM PROJECT SUITE ENTRY TO NEAREST TRANSIT STOP #12360 LOCATED AT MORENA BLVD & NAPA ST.
2. VISIBILITY TRIANGLES PER SDMC 113.0273. NO OBJECTS HIGHER THAN 24" SHALL BE PROPOSED WITHIN THE VISIBILITY AREAS.

2

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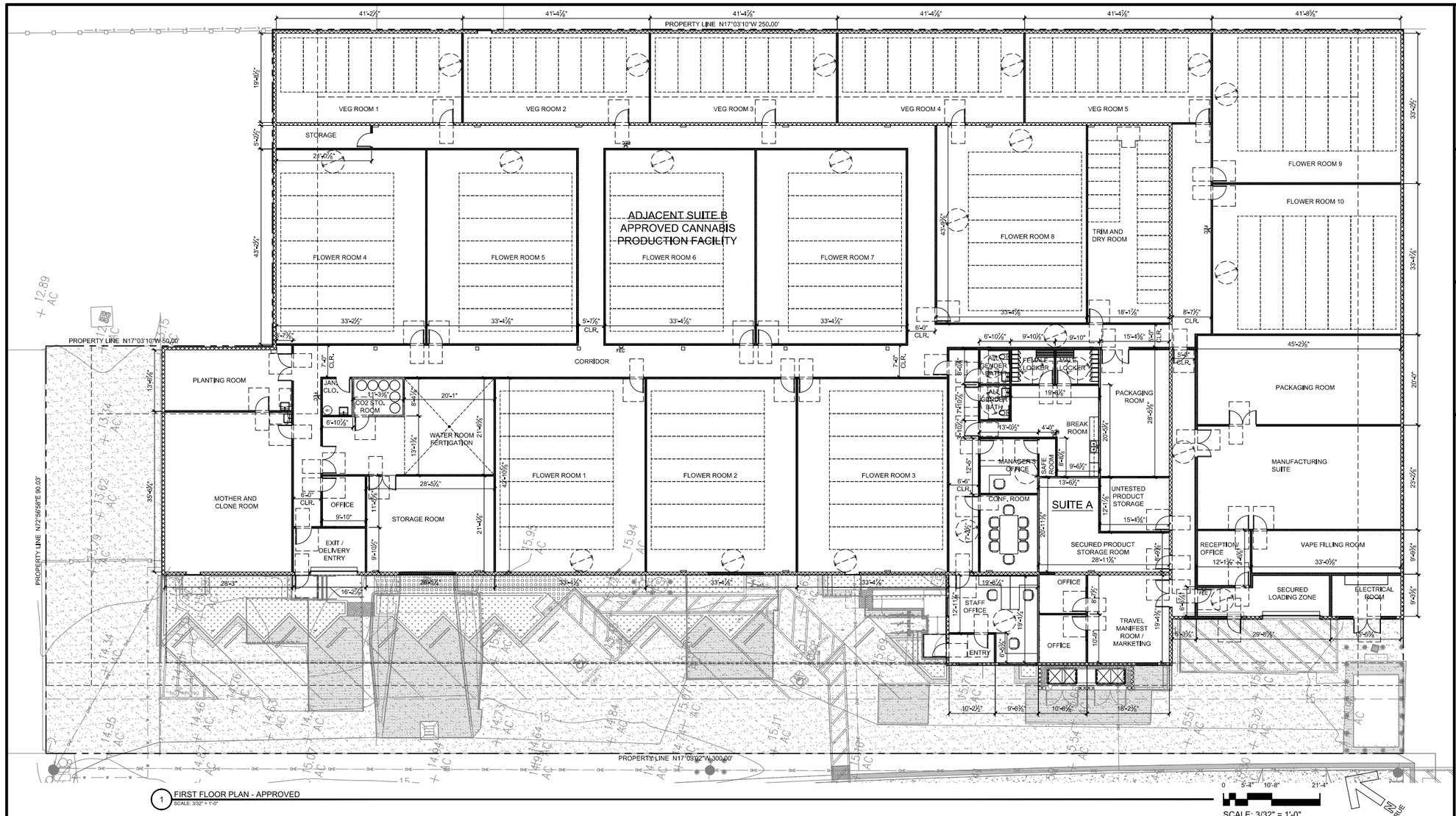
1/12/2023 3:38:30 PM

PROJECT NO: 2206
CAD DWG FILE: A101 SITE PLAN - APPROVED-PROPOSED- A.DWG
DRAWN BY: ABHAY SCHWEITZER, C.G., S.V., D.V., J.A.
CHK'D BY: ABHAY SCHWEITZER, MICHAEL R. MORTON

SHEET TITLE

SITE PLAN - APPROVED / PROPOSED

A101 2 3



1 FIRST FLOOR PLAN - APPROVED
SCALE: 3/32" = 1'-0"

SCALE: 3/32" = 1'-0"

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.
E. No extraction operation will be conducted per scope of work.
F. Interior finish, including the use of any plastic, mylar, or other thin film sheeting to enclose rooms or cover any walls or ceilings shall be in accordance with CFC Ch.8. Hanging of plastic from ceiling or from suspended overhead structures to create wall dividers shall not be permitted.

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.

FLOOR PLAN LEGEND

- EXISTING 8" REINFORCED CMU WALL TO REMAIN
- EXISTING NON-STRUCTURAL INTERIOR WALL TO REMAIN
- EXISTING NON-STRUCTURAL INTERIOR WALL: 6" Light Gauge Steel Stud @ 24" O.C. with 1 layer of 5/8" gypsum board with level 4 finish each side.
- EXISTING NON-STRUCTURAL INTERIOR WALL: 3 5/8" Light Gauge Steel Stud @ 24" O.C. with 1 layer of 5/8" gypsum board with level 4 finish each side.
- EXISTING NON-STRUCTURAL EXTERIOR WALL: 6" Light Gauge Steel Stud @ 24" O.C. with 1 layer of 5/8" gypsum board with level 4 finish on the interior and 1 layer of 3/4" sheathing and 7/8" stucco on the exterior
- 1-HOUR FIRE RATED WALL
- 3'-0" U.N.O. DOOR.
- WINDOW.
- FEC EXISTING FIRE EXTINGUISHER CABINET

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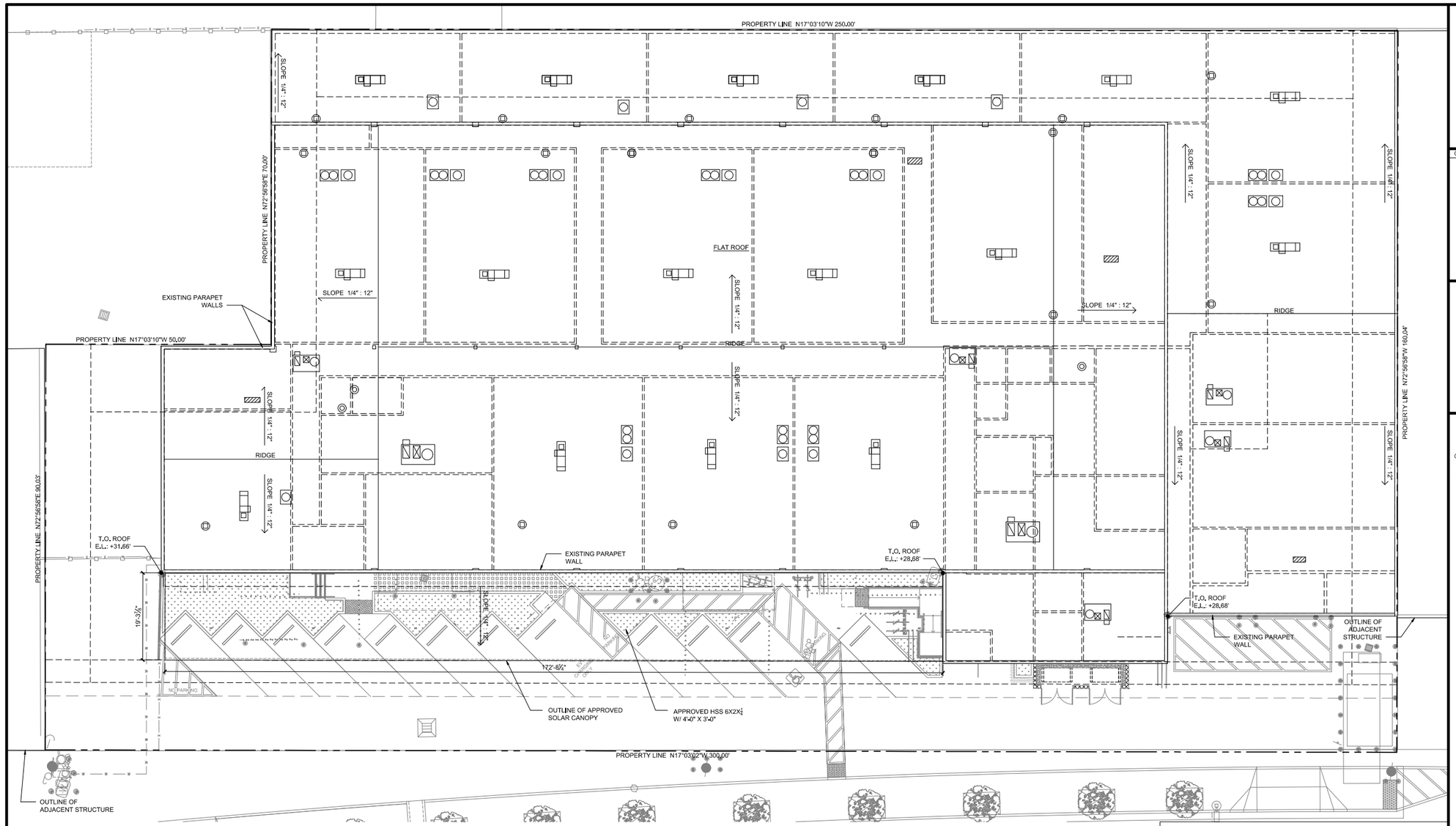
PROJECT NO: 2206
CAD DWG FILE: A102 FIRST FLOOR PLAN - APPROVED.DWG
DRAWN BY: ABHAY SCHWEITZER, C.G., S.V., D.V., J.A.
CHK'D BY: ABHAY SCHWEITZER, MICHAEL R. MORTON

SHEET TITLE
FIRST FLOOR PLAN - APPROVED

A102



1 ROOF PLAN - APPROVED
SCALE: 3/32" = 1'-0"

0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"

TRUE NORTH

ROOF PLAN LEGEND

SLOPE →	ROOF SLOPE INDICATOR
	OUTLINE OF WALLS BELOW
	APPROVED ROOF MOUNTED MECHANICAL UNIT
	APPROVED VRF CONDENSING UNITS
	APPROVED EXHAUST FAN
	APPROVED ROOF MOUNTED INTAKE FAN
	APPROVED HEAT PUMP CONDENSING UNIT
	APPROVED RESTROOM TERMINATION CAP

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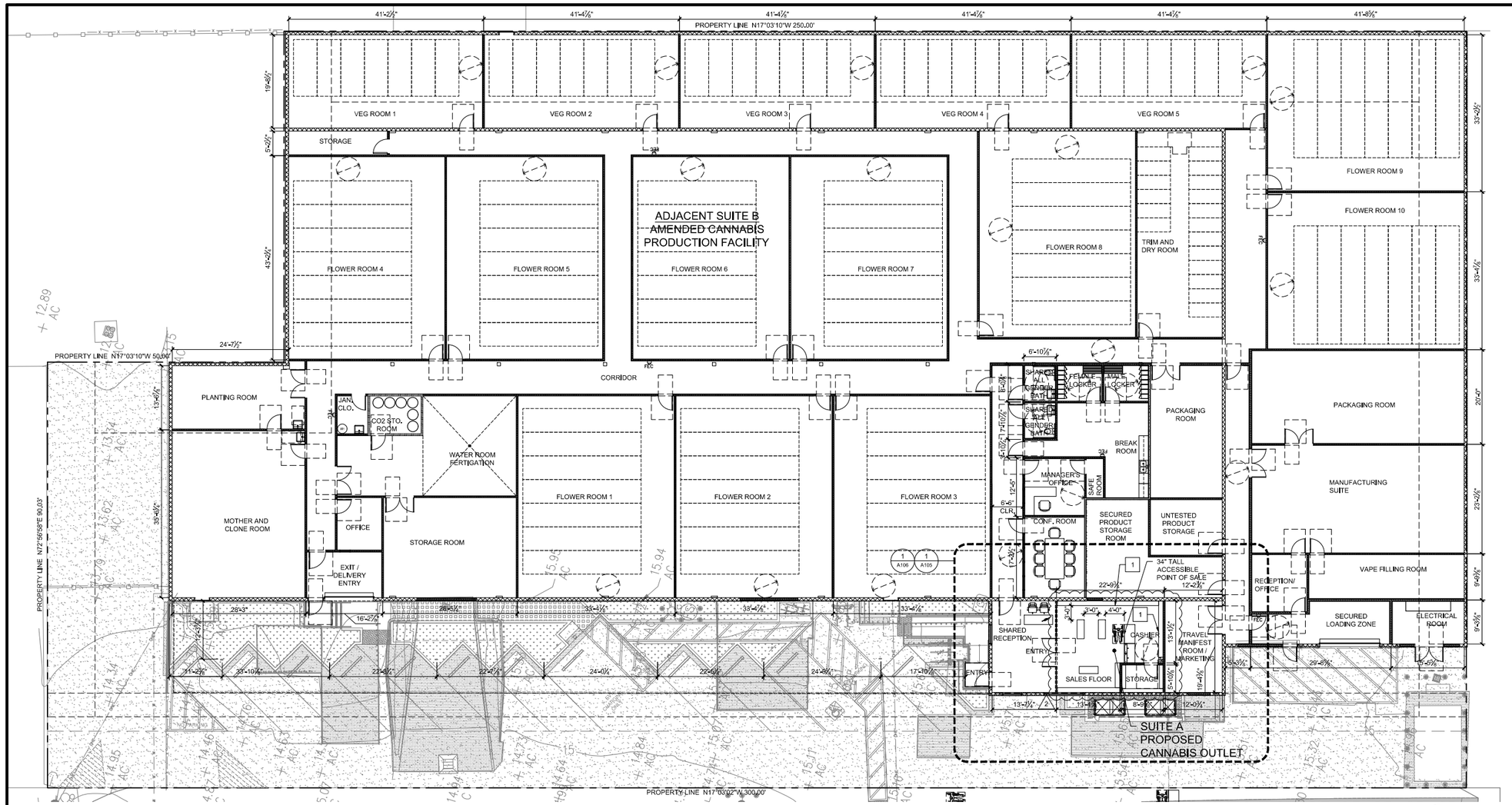
PROJECT NO: 2206
CAD DWG FILE: A103 ROOF PLAN - APPROVED.DWG
DRAWN BY: ABHAY SCHWEITZER, C.G., S.V., D.V., J.A.
CHK'D BY: ABHAY SCHWEITZER, MICHAEL R. MORTON

SHEET TITLE
ROOF PLAN - APPROVED

A103

SHEET 7 OF 22

ATTACHMENT 9



1 FIRST FLOOR PLAN - PROPOSED
SCALE: 3/32" = 1'-0"

0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"

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.

FLOOR PLAN KEYNOTES

1. SALES FLOOR PERIMETER CABINETRY: HIGH DRAWERS AND UPPER CABINETS WITH OPEN SHELVING.

FLOOR PLAN LEGEND

- EXISTING 8" REINFORCED CMU WALL TO REMAIN
- EXISTING 2" X 4" WALL
- APPROVED NON-STRUCTURAL INTERIOR WALL: 6" Light Gauge Steel Stud @ 24" O.C. with 1 layer of 5/8" gypsum board with level 4 finish each side.
- APPROVED NON-STRUCTURAL INTERIOR WALL: 3 5/8" Light Gauge Steel Stud @ 24" O.C. with 1 layer of 5/8" gypsum board with level 4 finish each side.
- APPROVED NON-STRUCTURAL EXTERIOR WALL: 6" Light Gauge Steel Stud @ 24" O.C. with 1 layer of 5/8" gypsum board with level 4 finish on the interior and 1 layer of 5/8"sheathing and 7/8" stucco on the exterior
- PROPOSED NON-STRUCTURAL INTERIOR WALL: 3 5/8" Light Gauge Steel Stud @ 24" O.C. with 1 layer of 5/8" gypsum board each side.
- 1-HOUR FIRE RATED WALL
- 3'-0" U.N.O. DOOR.
- WINDOW.
- FEC PROPOSED FIRE EXTINGUISHER CABINET

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CONSULTANTS

01-11-2023
Michael Morton AIA
MICHAEL RENE MORTON
C-19371
RENEWAL
04/30/2023
REGISTERED ARCHITECT

4909 Pacific Highway,
San Diego, CA 92110

OWNER

RAP Holdings, LLC & United Partners, LLC

MARK	DATE	DESCRIPTION
01	09.06.22	Completeness Review Submittal
02	12.13.22	Conditional Use Permit - 2nd Submittal
03	01.11.23	Conditional Use Permit - 3rd Submittal

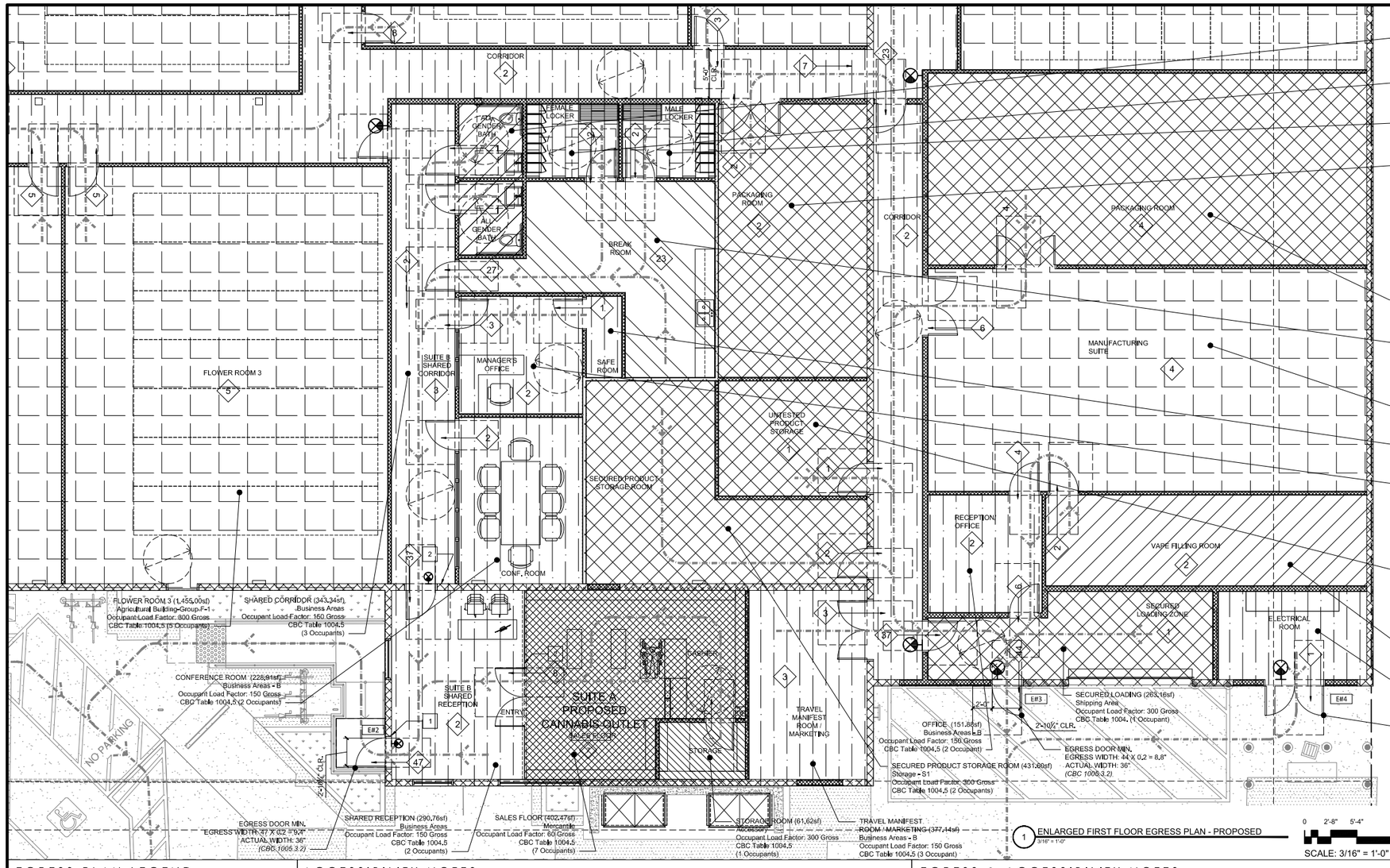
1/12/2023 3:45:29 PM

PROJECT NO: 2206
CAD DWG FILE: A104 FIRST FLOOR PLAN - PROPOSED - C.DWG
DRAWN BY: ABHAY SCHWEITZER, C.G., S.V., D.V., J.A.
CHK'D BY: ABHAY SCHWEITZER, MICHAEL R. MORTON

SHEET TITLE
FIRST FLOOR PLAN - PROPOSED

A104 2

ATTACHMENT 9



1 ENLARGED FIRST FLOOR EGRESS PLAN - PROPOSED
3/16" = 1'-0"

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

TRUE

EGRESS PLAN LEGEND

- FUNCTION OF SPACE: Business areas — *Occupant Factor: 150 gross*
- FUNCTION OF SPACE: Accessory — *Occupant Factor: 300 gross*
- FUNCTION OF SPACE: Cultivation — *Occupant Factor: 300 gross*
- FUNCTION OF SPACE: Storage, Stock & Shipping Areas — *Occupant Factor: 300 gross*
- FUNCTION OF SPACE: Assembly Without Fixed Seating (Unconcentrated) — *Occupant Factor: 15 net*
- FUNCTION OF SPACE: Locker Room — *Occupant Factor: 50 gross*
- FUNCTION OF SPACE: Mercantile — *Occupant Factor: 60 gross*

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 l 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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MARK	DATE	DESCRIPTION

I/12/2023 5:30:09 PM

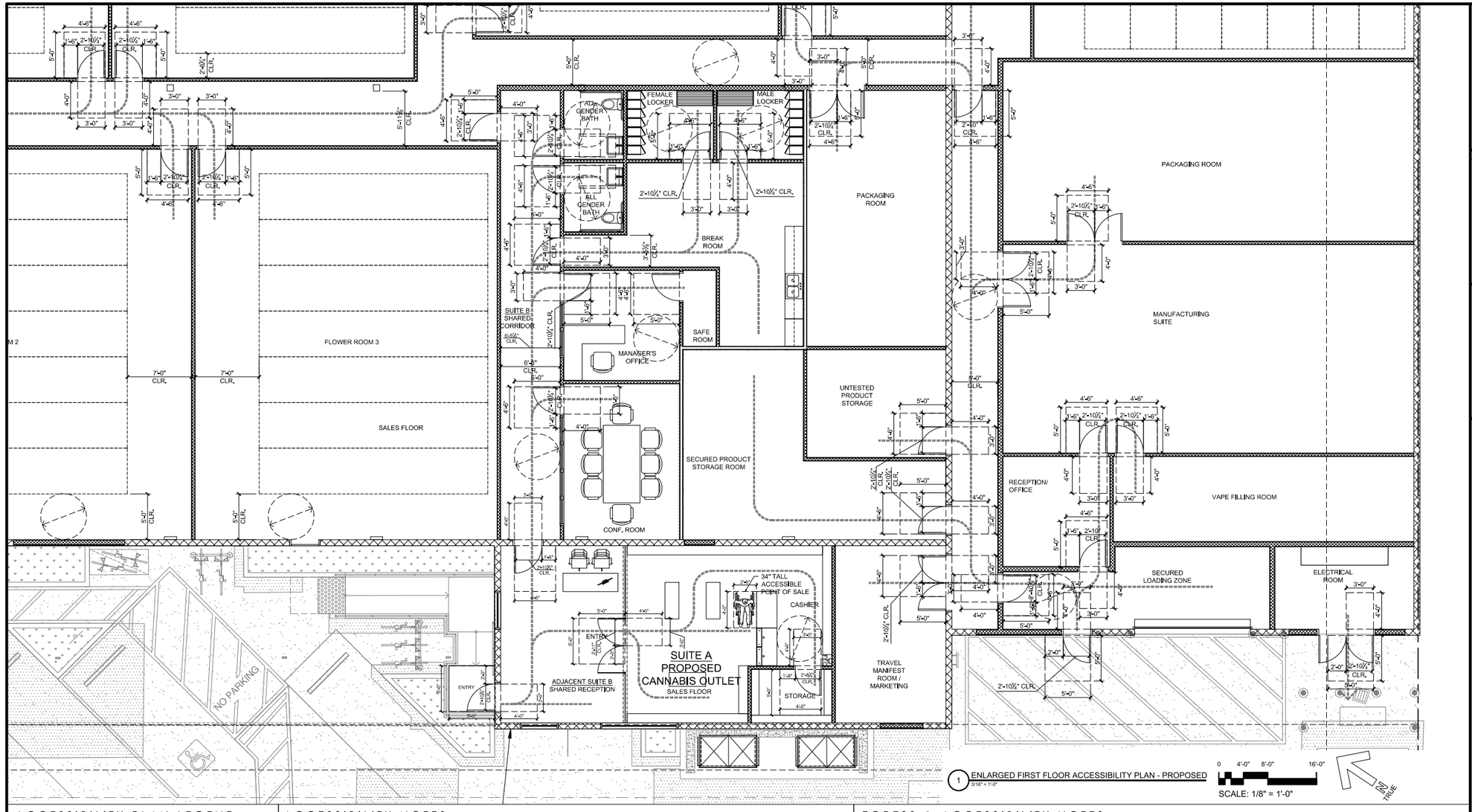
PROJECT NO: 2206
CAD DWG FILE: A105-A106 FIRST FLOOR EGRESS_ACCESSIBILITY PLAN - PROPOSED.R-2021
DRAWN BY: ABHAY SCHWEITZER, C.G., S.V., D.V., J.A.
CHK'D BY: ABHAY SCHWEITZER, MICHAEL R. MORTON

SHEET TITLE

ENLARGED FIRST FLOOR EGRESS PLAN - PROPOSED

A105

SHEET 7 OF 22



1 ENLARGED FIRST FLOOR ACCESSIBILITY PLAN - PROPOSED
3/16" = 1'-0"

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

ACCESSIBILITY PLAN LEGEND

ACCESSIBILITY CLEARANCES (See Accessibility Notes, General Conditions and Detail Sheet A502) 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)
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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.

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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)

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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.

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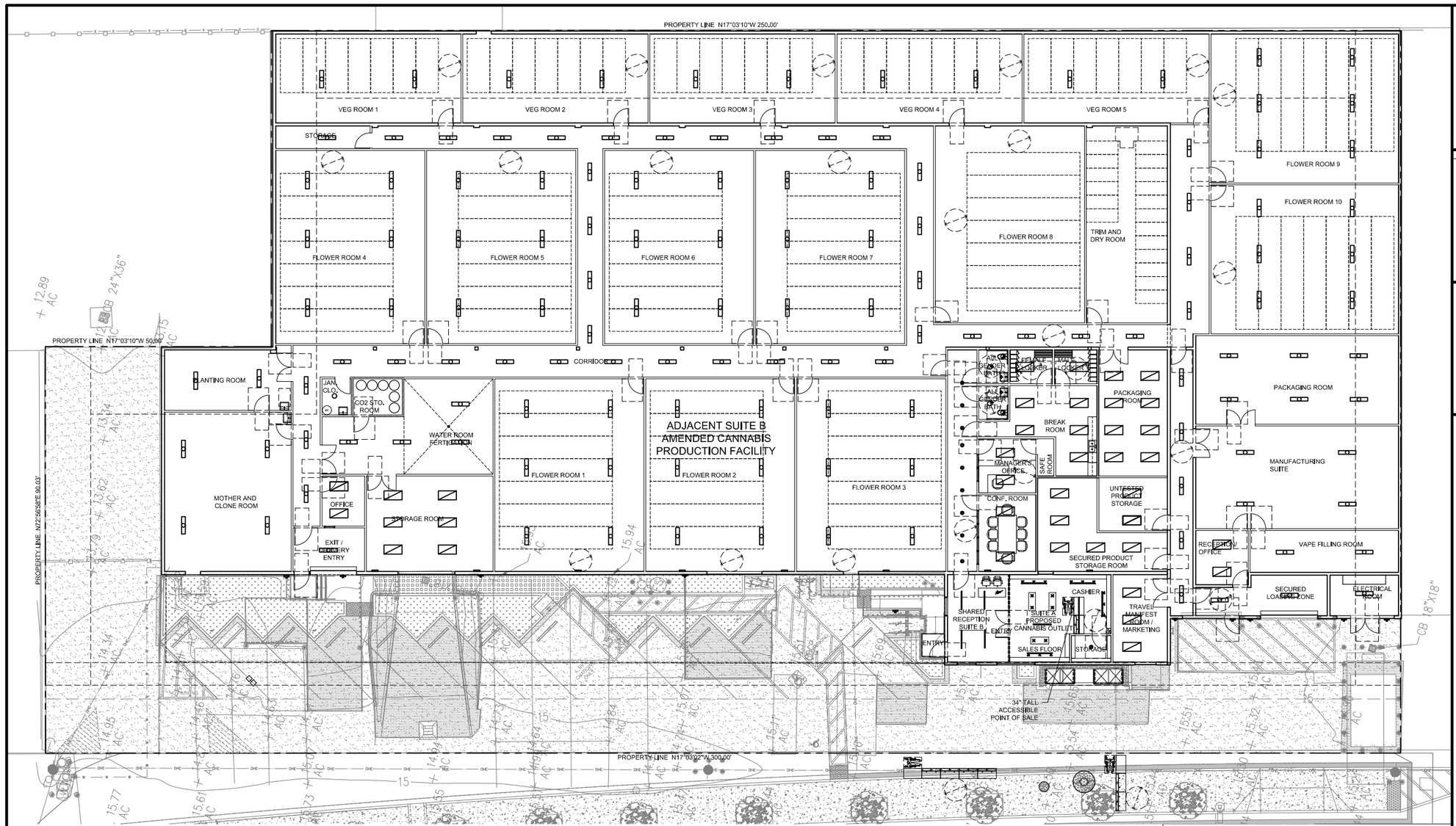
PROJECT NO: 2206
CAD DWG FILE: A105-A106 FIRST FLOOR EGRESS, ACCESSIBILITY PLAN - PROPOSED-R-DWG
DRAWN BY: ABHAY SCHWEITZER, C.G., S.V., D.V., J.A.
CHK'D BY: ABHAY SCHWEITZER, MICHAEL R. MORTON

SHEET TITLE
ENL. 1ST FLOOR ACCESSIBILITY PLAN - PROPOSED

A106

SHEET 8 OF 22



1 FIRST FLOOR LIGHTING PLAN - PROPOSED
SCALE: 3/32" = 1'-0"

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

TRUE N

LIGHTING PLAN LEGEND

- EXHAUST FAN COMBO
- 4" DIAMETER RECESSED LED DOWNLIGHT
- 4" DIAMETER DECORATIVE / SEMI RECESSED LED LIGHT
- PENDANT LIGHT
- 2" X 48" SURFACE / SUSPENDED LINEAR LED
- TRACK LIGHTING / LED SPOTS
- 6" LED COMMERCIAL DOWNLIGHT
- 4' EXPLOSION PROOF LED
- RECESSED LED - EMERGENCY BATTERY
- LED LOW PROFILE WRAP
- FLOOD LIGHT

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
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o 619-940-5814 m 313-595-5814

CONSULTANTS

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C-19371
RENEWAL
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Michael Morton AIA

4909 Pacific Highway,
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OWNER

RAP Holdings, LLC & United Partners, LLC

MARK	DATE	DESCRIPTION
01	09.06.22	Completeness Review Submittal
02	12.13.22	Conditional Use Permit - 2nd Submittal
03	01.11.23	Conditional Use Permit - 3rd Submittal

1/11/2023 3:52:47 PM

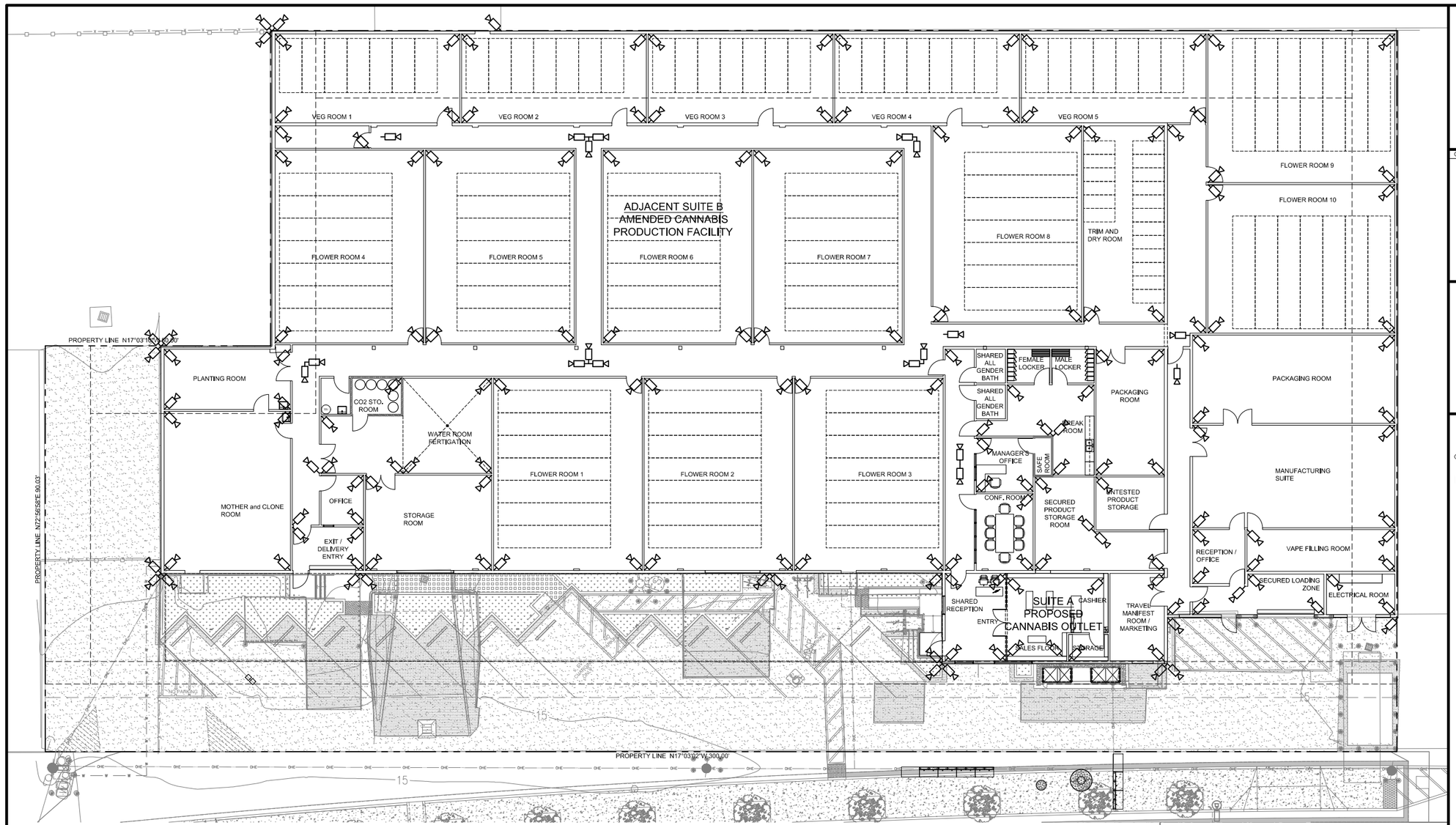
PROJECT NO: 2206
CAD DWG FILE: A107 FIRST FLOOR LIGHTING PLAN - PROPOSED-B.DWG
DRAWN BY: ABHAY SCHWEITZER, C.G., S.V., D.V., J.A.
CHK'D BY: ABHAY SCHWEITZER, MICHAEL R. MORTON

SHEET TITLE
FIRST FLOOR LIGHTING PLAN - PROPOSED

A107

SHEET 9 OF 22

ATTACHMENT 9



1 FIRST FLOOR SECURITY PLAN - PROPOSED
SCALE: 3/32" = 1'-0"

0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"

SECURITY PLAN LEGEND

SECURITY CAMERA

167 - INTERIOR SECURITY CAMERAS
22 - EXTERIOR SECURITY CAMERAS

LEVEL 1 BULLET RESISTANT WALL

SECURITY MEASURES

THIS PROJECT PROPOSES TO IMPLEMENT THE FOLLOWING SECURITY MEASURES:

1. OPERABLE CAMERAS (On-site and off-site monitoring with remote backup)
2. ALARMS
3. LICENSED SECURITY GUARD DURING BUSINESS HOURS
4. BULLET RESISTANT ASSEMBLIES TO PROTECT EMPLOYEES
5. METAL DETECTORS
6. "MAN-TRAP" TYPE EXIT
7. ILLUMINATION AROUND BUILDING IN PARKING AREAS AND IN ADJACENT SIDEWALKS
8. SECURITY 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.

2

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03	01.11.23	Conditional Use Permit - 3rd Submittal

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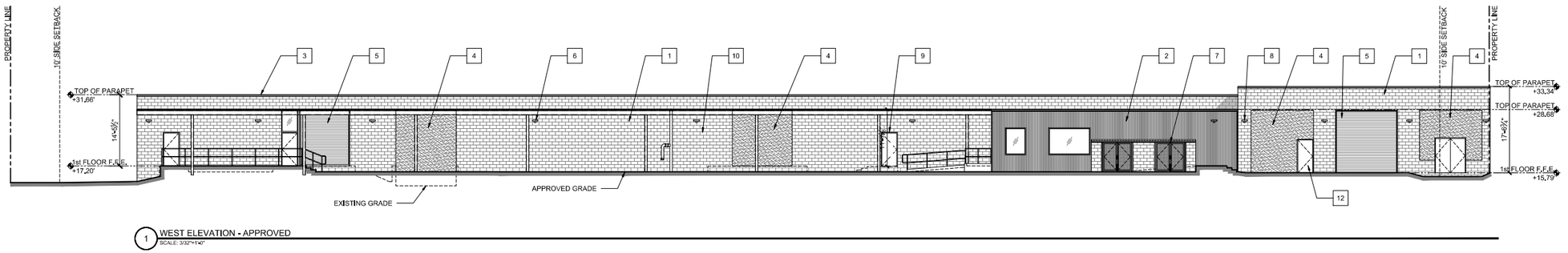
PROJECT NO: 2206
CAD DWG FILE: A108 FIRST FLOOR SECURITY PLAN_P - PROPOSED.DWG
DRAWN BY: ABHAY SCHWEITZER, C.G., S.V., D.V., J.A.
CHK'D BY: ABHAY SCHWEITZER, MICHAEL R. MORTON

SHEET TITLE

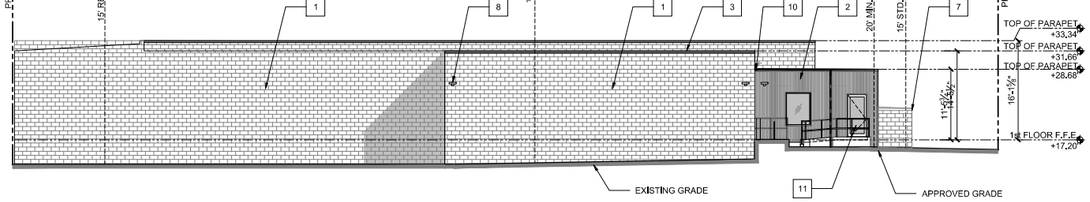
FIRST FLOOR SECURITY PLAN - PROPOSED

A108

SHEET 11 OF 22



1 WEST ELEVATION - APPROVED
SCALE: 3/32"=1'-0"



2 NORTH ELEVATION - APPROVED
SCALE: 3/32"=1'-0"

ELEVATION KEYNOTES

1. Existing CMU wall; Painted white.
2. Approved corrugated metal; dark charcoal gray.
3. Approved metal framed sunshade; black.
4. Approved stucco finish; white matching the existing CMU Block wall.
5. Existing roll up door; dark charcoal gray
6. Approved commercial flood lights; Black
7. Approved trash enclosure
8. Approved security light
9. Existing door to remain. Door to be remain locked at all times.
10. Approved carport supports.
11. Approved door to be used as common entry.
12. Approved door to be used as staff entry.

ELEVATION NOTES

Elevations shown are relative to sea level.

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RAP Holdings, LLC & United Partners, LLC

MARK	DATE	DESCRIPTION
01	09.06.22	Completeness Review Submittal
02	12.13.22	Conditional Use Permit - 2nd Submittal
03	01.11.23	Conditional Use Permit - 3rd Submittal

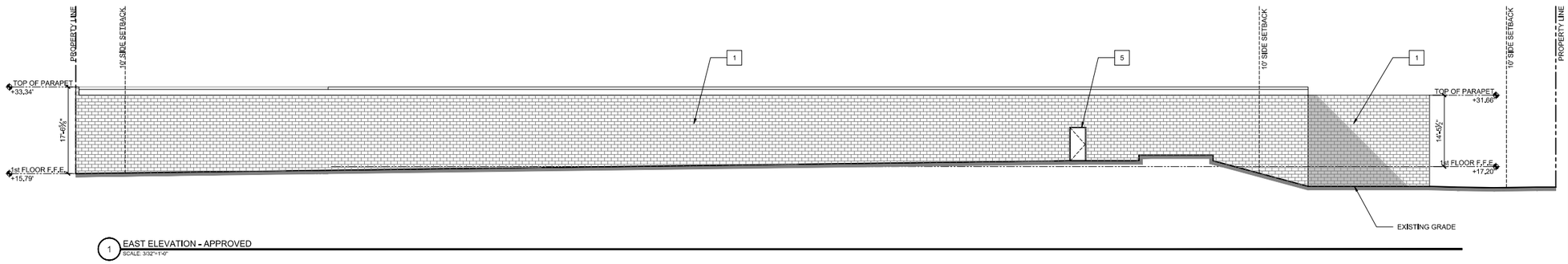
12/22/2022 4:11:29 PM

PROJECT NO: 2206
CAD DWG FILE: A201-A202 EXTERIOR ELEVATIONS - APPROVED AND PROPOSED.DWG
DRAWN BY: ABHAY SCHWEITZER, C.G., S.V., D.V., J.A.
CHK'D BY: ABHAY SCHWEITZER, MICHAEL R. MORTON

SHEET TITLE
EXTERIOR ELEVATIONS - APPROVED

A201

SHEET 13 OF 22



1 EAST ELEVATION - APPROVED
SCALE: 3/32"=1'-0"

ELEVATION KEYNOTES

1. Existing CMU wall; Painted White
2. Not Used
3. Not Used
4. Not Used
5. Existing door to remain. Door to be remain locked at all times.

ELEVATION NOTES

Elevations shown are relative to sea level.

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RAP Holdings, LLC & United Partners, LLC

MARK	DATE	DESCRIPTION
D1	09.06.22	Completeness Review Submittal
D2	12.13.22	Conditional Use Permit - 2nd Submittal
D3	01.11.23	Conditional Use Permit - 3rd Submittal

12/2/2022 4:11:29 PM

PROJECT NO: 2206
CAD DWG FILE: A201-A202 EXTERIOR ELEVATIONS - APPROVED-REVISED.DWG
DRAWN BY: ABHAY SCHWEITZER, C.G., S.V., D.V., J.A.
CHK'D BY: ABHAY SCHWEITZER, MICHAEL R. MORTON

SHEET TITLE

EXTERIOR ELEVATIONS - APPROVED

A202

SHEET 14 OF 22

GRADING AND DRAINAGE NOTES

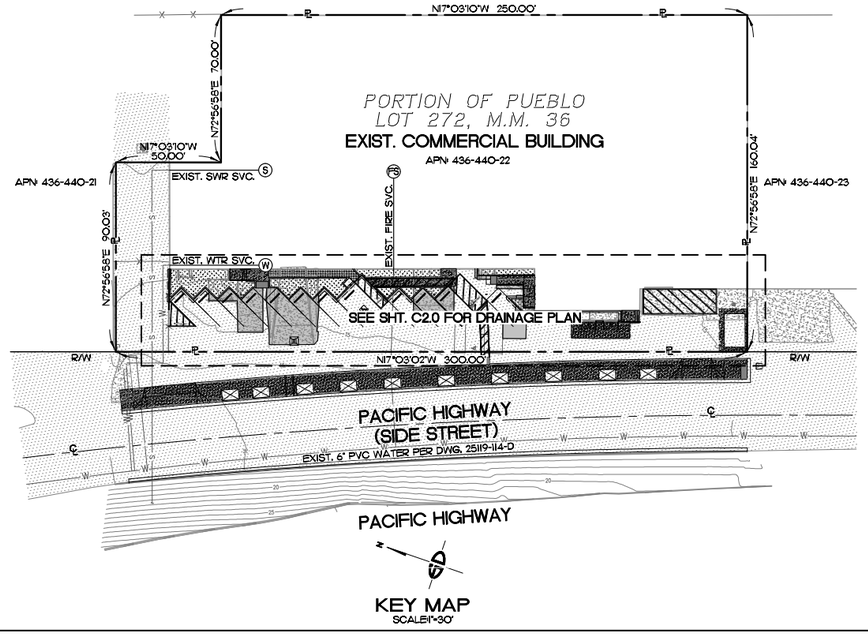
1. TRENCH BACKFILL SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (2012 EDITION) FOR MECHANICALLY COMPACTED BACKFILL. HAND DIRECTED MECHANICAL TAMPERS SHALL BE THE PREFERRED METHOD OF COMPACTION.
2. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (2012 EDITION) AND THESE PLANS
3. ALL FILLS IN EXCESS OF 12" IN DEPTH SHALL BE COMPACTED AND TESTED TO 90% RELATIVE COMPACTION.
4. FINISH GRADE SHALL BE INSPECTED BY THE ENGINEER OF WORK AND VERIFIED THAT THE ACTUAL GRADING IS REPRESENTATIVE OF THE PROPOSED GRADING AND THAT THE MINIMUM SLOPE GRADIENTS EXIST.
5. THE MINIMUM GRADIENT FOR GRADED SWALES SHALL BE 1.0%, UNLESS OTHERWISE NOTED.
6. THE MINIMUM GRADIENT OF FINISH GRADE AWAY FROM STRUCTURES SHALL BE 2% UNLESS OTHERWISE NOTED ON PLANS.
7. FINISH GRADE SHALL BE DETERMINED AS THE ELEVATION OF ANY LANDSCAPE MATERIAL PLACED ON GRADE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDER CUT GRADE TO ALLOW FOR PLACEMENT OF LANDSCAPE MATERIALS.
8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HANDLE ANY EXPORT OF EXCESS MATERIAL FOR THE SITE. RESPONSIBILITY TO INCLUDE ALL PERMITS AND APPROVALS BY THE APPROPRIATE AGENCIES. THE OWNER AND ENGINEER OF WORK WILL NOT ASSUME ANY RESPONSIBILITY FOR THE REMOVAL, TRANSPORTATION OR PLACEMENT OF EXCESS MATERIAL.
9. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY LOCATION OF EXISTING UTILITIES AND TAKE PRECAUTIONS TO PROTECT UTILITIES AS NECESSARY.
10. LOCATIONS AND ELEVATIONS OF EXISTING IMPROVEMENTS TO BE JOINED BY PROPOSED CONSTRUCTION SHALL BE VERIFIED BY FIELD MEASUREMENT PRIOR TO BEGINNING NEW CONSTRUCTION.
11. NO LANDSCAPING SHALL BE PLACED AS TO INTERFERE WITH THE POSITIVE DRAINAGE OF SWALES TO CATCH BASINS OR AREA DRAINS.
12. AFTER COMPLETION OF CONSTRUCTION AND ACCEPTANCE FROM THE OWNER, ALL DRAINAGE FACILITIES SHALL BE CONTINUALLY MAINTAINED BY THE OWNER WITH MONTHLY INSPECTIONS OF CATCH BASINS, DRAIN LINES, EARTH SWALES, AND CONCRETE DITCHES BEING MADE TO INSURE THE DRAIN SYSTEM IS IN WORKING ORDER AND FREE FROM OBSTRUCTIONS AND SILTATION.
13. ALL DRAINAGE FACILITIES SHALL BE INSTALLED PRIOR TO THE INSTALLATION OF ANY SURFACE IMPROVEMENTS, I.E., CONCRETE FLAT WORK.
14. REMOVE AND REPLACE TURF AND LANDSCAPE AREAS IN KIND. REGRADE AREA TO DRAIN. DO NOT DISTURB TREES AND SHRUBS WHERE POSSIBLE.
15. ANY IRRIGATION LINES IN CONFLICT WITH THE PROPOSED IMPROVEMENTS SHALL BE RELOCATED OR RESTORED BY THE CONTRACTOR.
16. IF SLOPE TO BE REGRADED IS TO BE REPLANTED, PLANT MATERIAL TO BE PLANTED TO OWNER'S STANDARDS.
17. REGARDLESS OF ELEVATIONS INDICATED ON THESE PLANS, THE CONTRACTOR SHALL MAINTAIN POSITIVE FLOWS AT THE MINIMUM SLOPE GRADIENTS OF THE EXISTING SURFACE.

GENERAL NOTES

1. EXISTING UNDERGROUND FACILITIES AND UTILITIES ARE PLOTTED FROM RECORD DRAWINGS. THE EXACT LOCATION OF EXISTING FACILITIES WITHIN THE CONSTRUCTION AREA SHALL BE VERIFIED AND CONFIRMED BY THE CONTRACTOR. NEITHER THE ENGINEER OF WORK, NOR THE OWNER ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE RECORD DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT EXISTING UTILITIES AS NECESSARY.
2. CONTRACTOR SHALL REQUEST AND / OR PROVIDE MARK-OUT OF ALL EXISTING FACILITIES PRIOR TO ANY EXCAVATION.
3. IF IN THE EVENT OF A CONFLICT WITH ANY EXISTING FACILITIES, CONTRACTOR SHALL DISCONTINUE WORK AND IMMEDIATELY NOTIFY THE ENGINEER OF WORK OF THE CONFLICT. THE ENGINEER OF WORK SHALL, IN A TIMELY MANNER, REVIEW THE CONFLICT AND MAKE RECOMMENDATIONS FOR RESOLUTION.
4. THE ENGINEER OF WORK ASSUMES NO LIABILITY FOR JOB SAFETY.
5. ALL UNDERGROUND UTILITIES SHALL BE CONSTRUCTED, CONNECTED AND TESTED PRIOR TO CONSTRUCTION OF BERM, CURB, CROSS GUTTER AND PAVING.
6. LOCATION AND ELEVATION OF IMPROVEMENTS TO BE MET BY WORK TO BE DONE SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO CONSTRUCTION OF NEW WORK. CONTRACTOR SHALL HIRE A UTILITY DETECTION SERVICE, MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES.
7. THE CONTRACTOR SHALL NOTIFY THE SAN DIEGO GAS AND ELECTRIC COMPANY PRIOR TO STARTING WORK NEAR COMPANY FACILITIES AND SHALL COORDINATE HIS WORK WITH COMPANY REPRESENTATIVES.
8. THE CONTRACTOR SHALL NOTIFY AT&T COMPANY PRIOR TO STARTING WORK NEAR COMPANY FACILITIES AND SHALL COORDINATE HIS WORK WITH COMPANY REPRESENTATIVES.
9. THE CONTRACTOR SHALL NOTIFY CABLE COMMUNICATIONS PRIOR TO STARTING WORK NEAR COMPANY FACILITIES AND SHALL COORDINATE HIS WORK WITH COMPANY REPRESENTATIVES.
10. IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO CONTACT THE UTILITY AGENCIES, ADVISE THEM OF THE PROPOSED IMPROVEMENTS AND BEAR THE COST OF RELOCATIONS, IF NEEDED.

ABBREVIATIONS

APN	INDICATES ASSESSORS PARCEL NUMBER	PVT.	INDICATES PRIVATE
CB	INDICATES CATCH BASIN	S	INDICATES SEWER
CONC.	INDICATES CONCRETE	SD	INDICATES STORM DRAIN
℄	INDICATES DENTERLINE	R/W	INDICATES RIGHT-OF-WAY
ELEV.	INDICATES ELEVATION	TF	INDICATES TOP OF FOOTING
EXIST.	INDICATES EXISTING	TG	INDICATES TOP OF GRATE
FF	INDICATES FINISH FLOOR	TW	INDICATES TOP OF WALL
FS	INDICATES FIRE SERVICE	W	INDICATES WATER
HP	INDICATES HIGH POINT	W/	INDICATES WITH
IE	INDICATES INVERT ELEVATION	(TYP.)	INDICATES TYPICAL
PL	INDICATES PROPERTY LINE		



SITE ADDRESS

4909 PACIFIC HIGHWAY, SAN DIEGO, CA 92110

A.P.N.

436-440-22

TOPOGRAPHIC SOURCE

FIELD SURVEY PREPARED BY LG LAND SURVEYING, INC.
30355 CALLE JO FELIZ TER, VALLEY CENTER, CA 92082
(619) 535-1172
DATED OCTOBER 25, 2017

SUPPLEMENTAL FIELD SURVEY PREPARED BY SNIPES-DYE ASSOCIATES
8348 CENTER DRIVE, SUITE G, LA MESA, CA 91942
(619) 697-9234
DATED FEBRUARY 5, 2020

BENCHMARK

THE BENCH-MARK FOR THIS SURVEY IS THE CITY OF SAN DIEGO BRASS PIN IN THE WEST BRIDGE ABUTMENT ON NORTH END OF BRIDGE ON PACIFIC HWY, ELEVATION = 28.17', M.S.L. DATUM OF 1929.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SIDELINE OF PACIFIC HWY PER R.O.S. 22021, I.E. N17°03'02"W.

LEGAL DESCRIPTION

PORTION OF PUEBLO LOT 272 OF M.M. 36.

SPECIAL NOTES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SECURE ANY AND ALL PERMITS REQUIRED IN ORDER TO PERFORM WORK SHOWN ON THESE PLANS.
2. IMPORTANT NOTICE TO CONTRACTOR: SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER TO BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER, CALL UNDERGROUND SERVICE ALERT TOLL FREE 1 (800) 422-4133 TWO DAYS BEFORE YOU DIG.
3. NEITHER THE OWNER NOR THE ENGINEER OF WORK WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARD, LAWS, AND REGULATIONS.

NEW/REPLACED IMPERVIOUS AREA

NEW IMPERVIOUS AREA:	ON-SITE: 324 SF. (0.01 AC.)	
	OFF-SITE: 0 SF. (0.00 AC.)	
	TOTAL: 324 SF. (0.01 AC.)	
REPLACED IMPERVIOUS AREA:	ON-SITE: 2,659 SF. (0.06 AC.)	
	OFF-SITE: 4,955 SF. (0.11 AC.)	
	TOTAL: 7,614 SF. (0.18 AC.)	
TOTAL IMPERVIOUS AREA:	TOTAL: 7,938 SF. (0.18 AC.)	

TOTAL DISTURBED AREA

ON-SITE: 3,739 SF. (0.09 AC.)
OFF-SITE: 4,955 SF. (0.11 AC.)
TOTAL: 8,694 SF. (0.20 AC.)

EARTHWORK QUANTITIES

GRADED AREA:	0.20 ACRES	MAX. CUT DEPTH:	N/A
CUT QUANTITIES:	0 CY	MAX CUT SLOPE RATIO:	N/A
FILL QUANTITIES:	0 CY	MAX. FILL DEPTH:	N/A
EXPORT:	0 CY	MAX FILL SLOPE RATIO:	N/A

THIS PROJECT PROPOSES TO EXPORT 0 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

FOR WORK WITHIN PUBLIC RIGHT-OF-WAY, SEE IMPROVEMENT PLAN DWG. 42029-D, P.T.S. 669821.

SPECIFICATIONS

1. STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (CURRENT EDITION).
2. CITY OF SAN DIEGO STANDARD DRAWINGS (CURRENT EDITION).
3. MANUFACTURER'S STANDARDS AND SPECIFICATIONS FOR APPROVED PRODUCTS.
4. CALTRANS - STANDARD SPECIFICATIONS, (CURRENT EDITION).
5. CALTRANS - MANUAL OF TESTS, LATEST REVISION.
6. CALIFORNIA BUILDING CODE (2016).

LEGEND

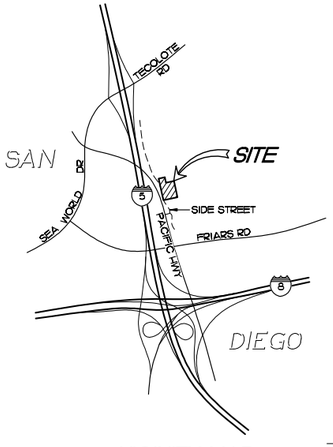
EXISTING

EXISTING SPOT ELEVATION 14.34
EXISTING CONTOUR 16
EXISTING CONCRETE SURFACE .....
EXISTING ASPHALT SURFACE .....
EXISTING WATER LINE ..... W
EXISTING SEWER LINE ..... S
EXISTING OVERHEAD ELECTRIC/UTILITIES ..... OH
EXISTING GAS LINE ..... G
EXISTING GAS P.O.C. ..... G (G)
EXISTING WATER P.O.C. ..... W (W)
EXISTING FIRE P.O.C. ..... FS (FS)
EXISTING SEWER P.O.C. ..... S (S)

PROPOSED

PROPOSED SPOT ELEVATION 16.27
PROPOSED CONTOUR 15
PROPOSED A.C. PAVEMENT ..... DETAIL 1, SHT. C1.0
PROPOSED A.C. GRIND & OVERLAY ..... DETAIL 1, SHT. C1.0
PROPOSED CONC. PAVEMENT ..... DETAIL 2, SHT. C1.0
PROPOSED LANDSCAPE .....
PROPOSED PERVIOUS WALKWAY .....
PROPOSED PVT. BUILDING WALL .....
PROPOSED PVT. 6" CONC. CURB SDG-150
PROPOSED PVT. 18" CATCH BASIN ..... DETAIL 3, SHT. C1.0
PROPOSED PVT. PVC SDR-35 STORM DRAIN (SIZE & TYPE INDICATED ON PLAN) ..... SD
PROPOSED IRRIGATION P.O.C. ..... W (IRR)
DIRECTION OF DRAINAGE .....

SHEET INDEX



VICINITY MAP
NO SCALE

ENGINEER OF WORK

Snipes-Dye associates
civil engineers and land surveyors
8348 CENTER DRIVE, STE. G, LA MESA, CA 91942
TELEPHONE (619) 697-9234 FAX (619) 460-2033
SON P. NGUYEN R.C.E. 86249
EXPIRES 03-31-23

REGISTERED PROFESSIONAL ENGINEER — SON P. NGUYEN — C 86249 — Exp. 03-31-21 — CIVIL — STATE OF CALIFORNIA

4/15/21

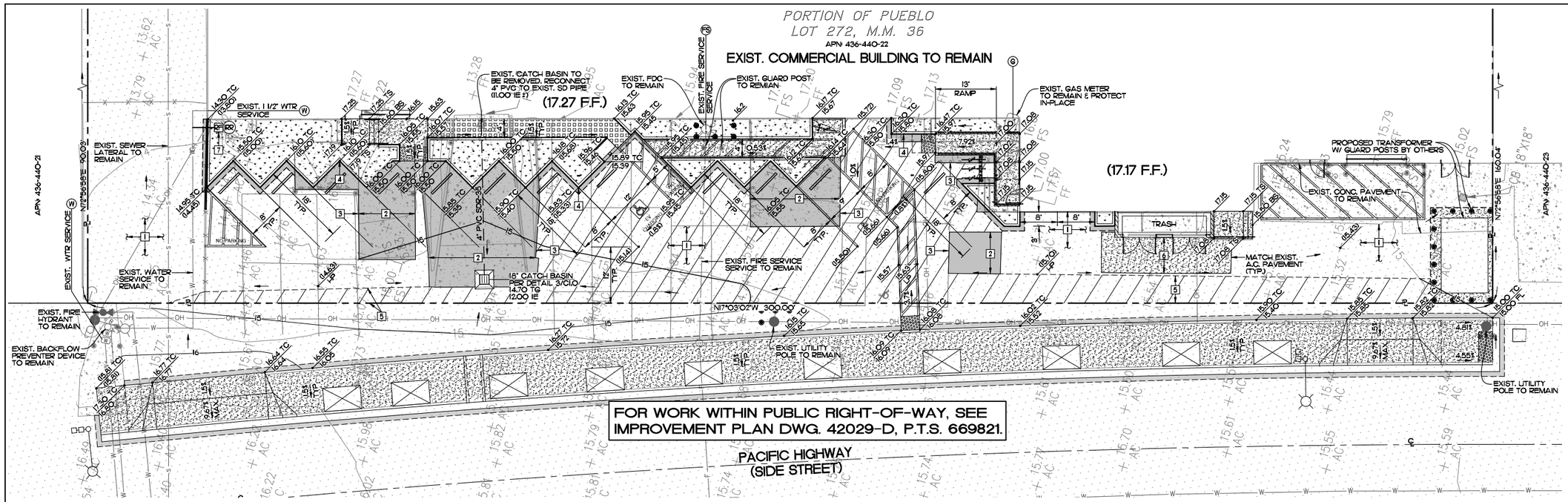
DRAINAGE PLAN
4909 PACIFIC HIGHWAY
SAN DIEGO, CA 92110

SHEET TITLE | JOB NAME
DESIGNER: SPN
DRAWN: JSF
CHECKED: SPN
DATE: 6-17-2020

NO	DATE	REVISION DESCRIPTION	BY
1	4-15-2021	REVISED PER 2 IAS-COMBINED & 10 LDR-ENG BUILDING REVIEW	SDA

SHEET C1.0
1 OF 4 SHEETS
JOB NO: SDSWI (D-1)

SNIPES-DYE ASSOCIATES 8348 CENTER DRIVE, SUITE G, LA MESA, CA 91942 (619) 697-9234, FAX (619) 460-2033

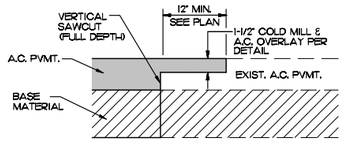


NOTE

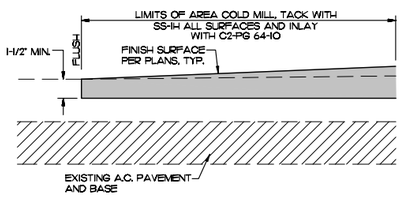
ALL STORM WATER RUNOFF FROM PROPOSED AND/OR REPLACED IMPERVIOUS AREAS SHALL BE ROUTED TO PERVIOUS SURFACES OR LANDSCAPING PRIOR TO REACHING THE PUBLIC DRAIN SYSTEM.

KEY NOTES

1. EXIST. A.C. PAVEMENT TO REMAIN AND TO BE SLURRY SEALED (TYP.).
2. EXIST. CONC. PAVEMENT TO BE REMOVED & REPLACED WITH A.C. PAVEMENT PER DETAIL 2/C2.0.
3. SAWCUT & MATCH TO EXIST. A.C. PAVEMENT PER DETAIL 1/C2.0.
4. PROPOSED PVT. 6" CONC. CURB PER SDG-150, TYPICAL.
5. PROPOSED A.C. GRIND & OVERLAY TO FINISH SURFACE PER DETAIL 1/C2.0.
6. PROPOSED 7 1/2" (560-C-3250) CONCRETE W/ #4 REBARS @ 12" O.C. BOTH WAYS.
7. PROPOSED PVT. 3/4" IRRIGATION BACKFLOW PREVENTER DEVICE PER SDW-155 (WILKINS-MODEL 975XL) OR APPROVED EQUAL. SEE IRRIGATION DETAIL G, SHT. L-4.



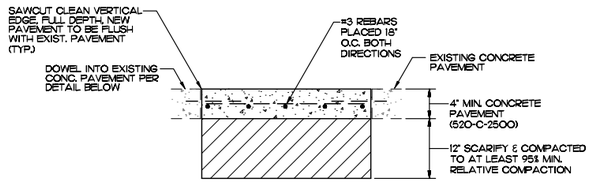
A.C. PAVEMENT MATCH



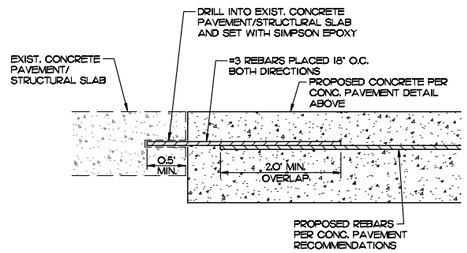
NOTE: SEE PLANS FOR THE FINISH SURFACE ELEVATIONS.

A.C. PAVEMENT COLD MILL / OVERLAY

1 DETAIL - NO SCALE

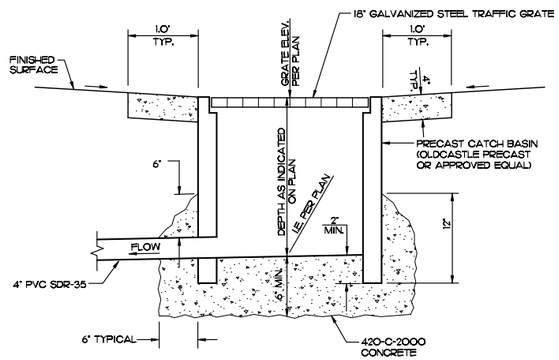


CONC. PAVEMENT (WALKWAYS)



CONC. PAVEMENT DOWEL

2 DETAIL - NO SCALE



18" CATCH BASIN W/ CONC. APRON (PVT.)

3 DETAIL - NO SCALE

N

10 5 0 10 20 30

SCALE: 1"=10'

ENGINEER OF WORK

Snipes-Dye associates

civil engineers and land surveyors

8348 CENTER DRIVE, STE. G, LA MESA, CA 91942

TELEPHONE (619) 697-9234 FAX (619) 460-2033

SON P. NGUYEN R.C.E. 86249 EXPIRES 03-31-23

4/15/21

REGISTERED PROFESSIONAL ENGINEER — SON P. NGUYEN — C 86249 — Exp. 03-31-23 — CIVIL — STATE OF CALIFORNIA

DRAINAGE PLAN

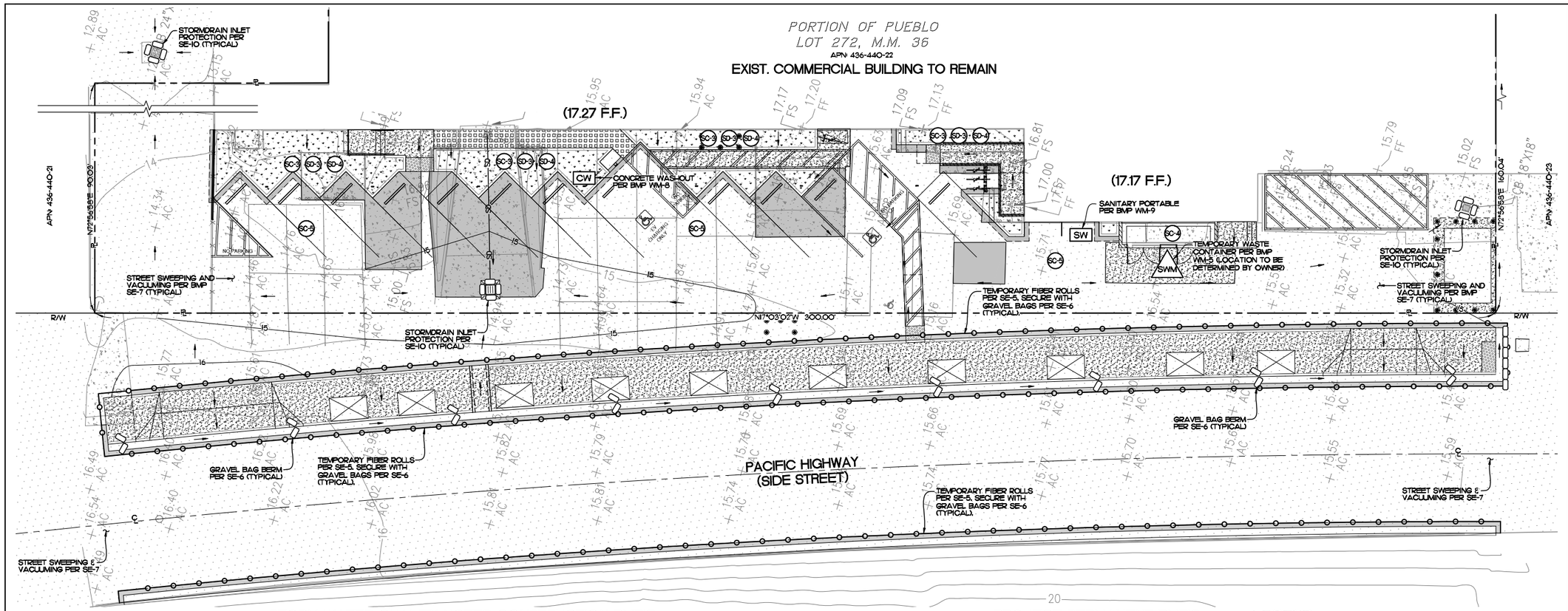
4909 PACIFIC HIGHWAY
SAN DIEGO, CA 92110

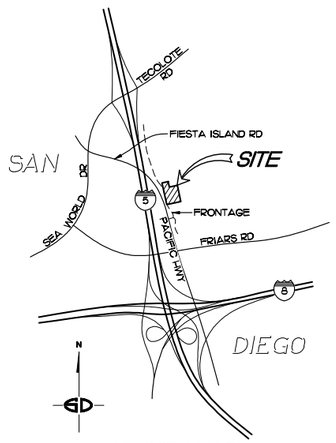
SHEET TITLE: DRAINAGE PLAN
JOB NAME: 4909 PACIFIC HIGHWAY SAN DIEGO, CA 92110
DESIGNED: SPN
DRAWN: JGF
CHECKED: SPN
DATE: 6-17-2020

NO	DATE	REVISION DESCRIPTION	BY
1	4-15-2021	REVISED PER 2 MS-COMBINED & 1 LDR-ENG BUILDING REVIEW	SDA

SNIPES-DYE ASSOCIATES
8348 CENTER DRIVE, SUITE G, LA MESA, CA 91942-2910 (619) 697-9234, FAX (619) 460-2033

SHEET C2.0
JOB NO. SD5111 (C-1)
2 OF 4 SHEETS





VICINITY MAP
NO SCALE

STORM WATER QUALITY NOTES CONSTRUCTION BMP'S

THIS PROJECT SHALL COMPLY WITH ALL CURRENT REQUIREMENTS OF THE STATE PERMIT, CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (SDRWQCB), SAN DIEGO MUNICIPAL STORM WATER PERMIT, THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE, AND THE STORM WATER STANDARDS MANUAL.

PRIOR TO ANY SOIL DISTURBANCE, TEMPORARY SEDIMENT CONTROLS SHALL BE INSTALLED BY THE CONTRACTOR OR QUALIFIED PERSON(S) AS INDICATED BELOW:

1. ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "STORM WATER STANDARDS MANUAL" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND /OR WATER POLLUTION CONTROL PLAN (WPCP) FOR CONSTRUCTION LEVEL BMPS AND , IF APPLICABLE, THE STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) FOR POST-CONSTRUCTION BMPS.
2. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL STORM DRAIN INLET PROTECTION. INLET PROTECTION IN THE PUBLIC RIGHT-OF-WAY MUST BE TEMPORARILY REMOVED PRIOR TO A RAIN EVENT TO ENSURE NO FLOODING OCCURS AND REINSTALLED AFTER RAIN IS OVER.
3. ALL CONSTRUCTION BMPS SHALL BE INSTALLED AND PROPERLY MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
4. THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING, AREAS WHICH THE CONTRACTOR OR QUALIFIED CONTACT PERSON CAN PROVIDE EROSION AND SEDIMENT CONTROL MEASURES.
5. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTORS AND SUPPLIERS ARE AWARE OF ALL STORM WATER BMPS AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED SWPPP/WPCP WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, CIVIL PENALTIES, AND/OR STOP WORK NOTICES.
6. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT, DEBRIS, AND MUD IN AFFECTED STREET(S) AND WITHIN STORM DRAIN SYSTEM DUE TO CONSTRUCTION VEHICLE/EQUIPMENT AND CONSTRUCTION ACTIVITY AT THE END OF EACH WORK DAY.
7. THE CONTRACTOR SHALL PROTECT NEW AND EXISTING STORM WATER CONVEYANCE SYSTEMS FROM SEDIMENTATION, CONCRETE RINSE, OR OTHER CONSTRUCTION-RELATED DEBRIS AND DISCHARGES WITH THE APPROPRIATE BMPS THAT ARE ACCEPTABLE TO THE CITY RESIDENT ENGINEER AND AS INDICATED IN THE SWPPP/WPCP.
8. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CLEAR DEBRIS, SILT, AND MUD FROM ALL DITCHES AND SWALES PRIOR TO AND WITHIN 3 BUSINESS DAYS AFTER EACH RAIN EVENT OR PRIOR TO THE NEXT RAIN EVENT, WHICHEVER IS SOONER.
9. IN A NON-STORM WATER DISCHARGE LEAVES THE SITE, THE CONTRACTOR SHALL IMMEDIATELY STOP THE ACTIVITY AND REPAIR THE DAMAGES. THE CONTRACTOR SHALL NOTIFY THE CITY RESIDENT ENGINEER OF THE DISCHARGE, PRIOR TO RESUMING CONSTRUCTION ACTIVITY. ANY AND ALL WASTE MATERIAL, SEDIMENT, AND DEBRIS FROM EACH NON-STORM WATER DISCHARGE SHALL BE REMOVED FROM THE STORM DRAIN CONVEYANCE SYSTEM AND PROPERLY DISPOSED OF BY THE CONTRACTOR.
10. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ONSITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID DEPLOYMENT OF CONSTRUCTION BMPS WHEN RAINS IS IMMINENT.
11. THE CONTRACTOR SHALL RESTORE AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMPS TO WORKING ORDER YEAR-ROUND.
12. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DUE TO UNFORESEEN CIRCUMSTANCES TO PREVENT NON-STORM WATER AND SEDIMENT-LADEN DISCHARGES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
14. ALL EROSION AND SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED SWPPP/WPCP SHALL BE INSTALLED AND MAINTAINED. ALL EROSION AND SEDIMENT CONTROLS FOR INTERIM CONDITIONS SHALL BE PROPERLY DOCUMENT AND INSTALLED TO THE SATISFACTION OF THE CITY RESIDENT ENGINEER.
15. AS NECESSARY, THE CITY RESIDENT ENGINEER SHALL SCHEDULE MEETINGS FOR THE PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED CONTACT PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER, AND THE CITY RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION AND SEDIMENT CONTROL MEASURES AND OTHER BMPS RELATIVE TO ANTICIPATED CONSTRUCTION ACTIVITIES.
16. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CONDUCT VISUAL INSPECTIONS AND MAINTAIN ALL BMPS DAILY AND AS NEEDED. VISUAL INSPECTIONS AND MAINTENANCE OF ALL BMPS SHALL BE CONDUCTED BEFORE, DURING, AND AFTER EVERY RAIN EVENT AND EVERY 24 HOURS DURING ANY PROLONGED RAIN EVENT. THE CONTRACTOR SHALL MAINTAIN AND REPAIR ALL BMPS AS SOON AS POSSIBLE AS SAFETY ALLOWS.
17. CONSTRUCTION ENTRANCE AND EXIT AREA. TEMPORARY CONSTRUCTION ENTRANCE AND EXITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CASQA FACT SHEET TC-1 OR CALTRANS FACT SHEET TC-01 TO PREVENT TRACKING OF SEDIMENT AND OTHER POTENTIAL POLLUTANTS ONTO PAVED SURFACES AND TRAVELED WAYS. WIDTH SHALL BE 10' OR THE MINIMUM NECESSARY TO ACCOMMODATE VEHICLES AND EQUIPMENT WITHOUT BY-PASSING THE ENTRANCE. (A) NON-STORM WATER DISCHARGES SHALL BE EFFECTIVELY MANAGED PER THE SAN DIEGO MUNICIPAL CODE CHAPTER 4, ARTICLE 3, DIVISION 3 "STORM WATER MANAGEMENT AND DISCHARGE CONTROL".

PROJECT PERMANENT BMP'S

1. SOURCE CONTROL BMP'S:
   - (SC-1) PREVENTION OF ILLICIT DISCHARGES INTO THE MS4.
   - (SC-3) LANDSCAPE/OUTDOOR PESTICIDE USE.
   - (SC-4) REFUSE AREAS: TRASH ENCLOSURE WITH CONCRETE SLAB, SCREENED WALLS, AND DUMPSTERS WITH LIDS.
   - (SC-6) PLAZAS, SIDEWALKS & PARKING LOTS MUST BE SWEPT REGULARLY.
2. SITE DESIGN BMP'S:
   - (SD-2) MINIMIZE SOIL COMPACTION.
   - (SD-3) IMPERVIOUS AREA DISPERSION.
   - (SD-4) LANDSCAPE WITH NATIVE OR DROUGHT TOLERANT SPECIES.

LEGEND

REFER TO "CALIFORNIA STORMWATER BMP HANDBOOK" FOR BEST MANAGEMENT PRACTICES (BMPS)

1.	SCHEDULING/PHASING CONSTRUCTION	EC-1
2.	WATER CONSERVATION PRACTICES	NS-1
3.	PAVING & GRINDING OPERATIONS	NS-3
4.	ILLICIT CONNECTION/DISCHARGE CONTROL	NS-6
5.	POTABLE WATER/IRRIGATION	NS-7
6.	CONCRETE CURING	NS-12
7.	CONCRETE FINISHING	NS-13
8.	STABILIZED CONSTRUCTION ENTRANCE	TC-1
9.	FIBER ROLLS	SE-5
10.	GRAVEL BAG BERM	SE-6
11.	STREET SWEEPING & VACUUMING	SE-7
12.	STORM DRAIN INLET PROTECTION	SE-10
13.	WIND EROSION CONTROL	WE-1
14.	MATERIAL STORAGE	WM-1
15.	MATERIAL USE	WM-2
16.	STOCKPILE MANAGEMENT	WM-3
17.	SPILL PREVENTION & CONTROL	WM-4
18.	TEMPORARY WASTE CONTAINER	WM-5
19.	HAZARDOUS WASTE	WM-3
20.	CONTAMINATED SOILS MANAGEMENT	WM-4
21.	TEMPORARY CONCRETE WASHOUT	WM-8
22.	SANITARY/SEPTIC WASTE	WM-9
23.	LIQUID WASTE MANAGEMENT	WM-10
24.	DIRECTION OF FLOW	

MS

WM

CW

SW

N

SCALE: 1"=10'

ENGINEER OF WORK
Snipes-Dye associates
civil engineers and land surveyors
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SON P. NGUYEN R.C.E. 86249
EXPIRES 03-31-23
4/15/21

REGISTERED PROFESSIONAL ENGINEER
SON P. NGUYEN
C 86249
Exp. 03-31-23
CIVIL
STATE OF CALIFORNIA

DRAINAGE PLAN
4909 PACIFIC HIGHWAY
SAN DIEGO, CA 92110

NO	DATE	REVISION DESCRIPTION	BY
1	4-15-2021	REVISED PER 2 IAS-COMBINED & 10 LDR-ENG BUILDING REVIEW	SDA

DESIGNER SPN
DRAWN JGF
CHECKED SPN
DATE 6-17-2020

SHEET C3.0
1 OF 4 SHEETS
JOB NO. 5051II CH1

SNIPES-DYE ASSOCIATES 8348 CENTER DRIVE, SUITE G, LA MESA, CA 91942 (619) 697-9234, FAX (619) 460-2033

City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101
(619) 446-5000

Storm Water Requirements Applicability Checklist

FORM DS-560
November 2018

Project Address: 4909 Pacific Highway, San Diego, CA 92110 | Project Number: 669821

SECTION 1. Construction Storm Water BMP Requirements:

All construction sites are required to implement construction BMPs in accordance with the performance standards in the Storm Water Standards Manual. Some sites are additionally required to obtain coverage under the State Construction General Permit (CGP)[1], which is administered by the State Regional Water Quality Control Board.

For all projects complete PART A: If project is required to submit a SWPPP or WPCP, continue to PART B.

PART A: Determine Construction Phase Storm Water Requirements.

1. Is the project subject to California's statewide General NPDES permit for Storm Water Discharges Associated with Construction Activities, also known as the State Construction General Permit (CGP)? (Typically projects with land disturbance greater than or equal to 1 acre.)

☐ Yes; SWPPP required, skip questions 2-4 ☒ No; next question

2. Does the project propose construction or demolition activity, including but not limited to, clearing, grading, grubbing, excavation, or any other activity resulting in ground disturbance and/or contact with storm water?

☒ Yes; WPCP required, skip questions 3-4 ☐ No; next question

3. Does the project propose routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of the facility? (Projects such as pipeline/utility replacement)

☐ Yes; WPCP required, skip question 4 ☐ No; next question

4. Does the project only include the following Permit types listed below?

- Electrical Permit, Fire Alarm Permit, Fire Sprinkler Permit, Plumbing Permit, Sign Permit, Mechanical Permit, Spa Permit.
- Individual Right of Way Permits that exclusively include only ONE of the following activities: water service, sewer lateral, or utility service.
- Right of Way Permits with a project footprint less than 150 linear feet that exclusively include only ONE of the following activities: curb ramp, sidewalk and driveway apron replacement, pot holing, curb and gutter replacement, and retaining wall encroachments.

❑ Yes; no document required

Check one of the boxes below, and continue to PART B:

☐ If you checked "Yes" for question 1, **a SWPPP is REQUIRED. Continue to PART B**

☒ If you checked "No" for question 1, and checked "Yes" for question 2 or 3, **a WPCP is REQUIRED.** If the project proposes less than 5,000 square feet of ground disturbance AND has less than a 5-foot elevation change over the entire project area, a Minor WPCP may be required instead. **Continue to PART B.**

☐ If you checked "No" for all questions 1-3, and checked "Yes" for question 4 PART B **does not apply and no document is required. Continue to Section 2.**

1. More information on the City's construction BMP requirements as well as CGP requirements can be found at www.sandiego.gov/stormwater/regulations/index.shtml

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services
Upon request, this information is available in alternative formats for persons with disabilities.
DS-560 (11-18)

Clear Page 1

PART B: Determine Construction Site Priority

This prioritization must be completed within this form, noted on the plans, and included in the SWPPP or WPCP. The city reserves the right to adjust the priority of projects both before and after construction. Construction projects are assigned an inspection frequency based on if the project has a "high threat to water quality." The City has aligned the local definition of "high threat to water quality" to the risk determination approach of the State Construction General Permit (CGP). The CGP determines risk level based on project specific sediment risk and receiving water risk. Additional inspection is required for projects within the Areas of Special Biological Significance (ASBS) watershed. **NOTE:** The construction priority does **NOT** change construction BMP requirements that apply to projects; rather, it determines the frequency of inspections that will be conducted by city staff.

Complete PART B and continued to Section 2

1. ☐ **ASBS**
   a. Projects located in the ASBS watershed.
2. ☐ **High Priority**
   a. Projects that qualify as Risk Level 2 or Risk Level 3 per the Construction General Permit (CGP) and not located in the ASBS watershed.
   b. Projects that qualify as LUP Type 2 or LUP Type 3 per the CGP and not located in the ASBS watershed.
3. ☐ **Medium Priority**
   a. Projects that are not located in an ASBS watershed or designated as a High priority site.
   b. Projects that qualify as Risk Level 1 or LUP Type 1 per the CGP and not located in an ASBS watershed.
   c. WPCP projects (>5,000sf of ground disturbance) located within the Los Penasquitos watershed management area.
4. ☒ **Low Priority**
   a. Projects not subject to a Medium or High site priority designation and are not located in an ASBS watershed.

SECTION 2. Permanent Storm Water BMP Requirements.

Additional information for determining the requirements is found in the Storm Water Standards Manual.

PART C: Determine if Not Subject to Permanent Storm Water Requirements.

Projects that are considered maintenance, or otherwise not categorized as "new development projects" or "redevelopment projects" according to the Storm Water Standards Manual are not subject to Permanent Storm Water BMPs.

If "yes" is checked for any number in Part C, proceed to Part F and check "Not Subject to Permanent Storm Water BMP Requirements".

If "no" is checked for all of the numbers in Part C continue to Part D.

1.	Does the project only include interior remodels and/or is the project entirely within an existing enclosed structure and does not have the potential to contact storm water?	☐ Yes ☒ No
2.	Does the project only include the construction of overhead or underground utilities without creating new impervious surfaces?	☐ Yes ☒ No
3.	Does the project fall under routine maintenance? Examples include, but are not limited to: roof or exterior structure surface replacement, resurfacing or reconfiguring surface parking lots or existing roadways without expanding the impervious footprint, and routine replacement of damaged pavement (grinding, overlay, and pothole repair).	☐ Yes ☒ No

Clear Page 2

PART D: PDP Exempt Requirements.

PDP Exempt projects are required to implement site design and source control BMPs.

If "yes" was checked for any questions in Part D, continue to Part F and check the box labeled "PDP Exempt."

If "no" was checked for all questions in Part D, continue to Part E.

1. **Does the project ONLY include new or retrofit sidewalks, bicycle lanes, or trails that:**
   - **Are designed and constructed to direct storm water runoff to adjacent vegetated areas, or other non-erodible permeable areas? Or;**
   - **Are designed and constructed to be hydraulically disconnected from paved streets and roads? Or;**
   - **Are designed and constructed with permeable pavements or surfaces in accordance with the Green Streets guidance in the City's Storm Water Standards manual?**

☐ Yes; PDP exempt requirements apply ☒ No; next question

2. Does the project ONLY include retrofitting or redeveloping existing paved alleys, streets or roads designed and constructed in accordance with the Green Streets guidance in the City's Storm Water Standards Manual?

☐ Yes; PDP exempt requirements apply ☒ No; project not exempt.

PART E: Determine if Project is a Priority Development Project (PDP).

Projects that match one of the definitions below are subject to additional requirements including preparation of a Storm Water Quality Management Plan (SWQMP).

If "yes" is checked for any number in PART E, continue to PART F and check the box labeled "Priority Development Project".

If "no" is checked for every number in PART E, continue to PART F and check the box labeled "Standard Development Project".

1.	**New Development that creates 10,000 square feet or more of impervious surfaces collectively over the project site.** This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land.	☐ Yes ☒ No
2.	**Redevelopment project that creates and/or replaces 5,000 square feet or more of impervious surfaces on an existing site of 10,000 square feet or more of impervious surfaces.** This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land.	☐ Yes ☒ No
3.	**New development or redevelopment of a restaurant.** Facilities that sell prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (SIC 5812), and where the land development creates and/or replace 5,000 square feet or more of impervious surface.	☐ Yes ☒ No
4.	**New development or redevelopment on a hillside.** The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site) and where the development will grade on any natural slope that is twenty-five percent or greater.	☐ Yes ☒ No
5.	**New development or redevelopment of a parking lot that creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site).**	☐ Yes ☒ No
6.	**New development or redevelopment of streets, roads, highways, freeways, and driveways.** The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site).	☐ Yes ☒ No

Clear Page 3

7.	**New development or redevelopment discharging directly to an Environmentally Sensitive Area.** The project creates and/or replaces 2,500 square feet of impervious surface (collectively over project site), and discharges directly to an Environmentally Sensitive Area (ESA). "Discharging directly to" includes flow that is conveyed overland a distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance as an isolated flow from the project to the ESA (i.e. not commingled with flows from adjacent lands).	☐ Yes ☒ No
8.	**New development or redevelopment projects of a retail gasoline outlet (RGO) that create and/or replaces 5,000 square feet of impervious surface.** The development project meets the following criteria: (a) 5,000 square feet or more or (b) has a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.	☐ Yes ☒ No
9.	**New development or redevelopment projects of an automotive repair shops that creates and/or replaces 5,000 square feet or more of impervious surfaces.** Development projects categorized in any one of Standard Industrial Classification (SIC) codes 5013, 5014, 5541, 7532-7534, or 7536-7539.	☐ Yes ☒ No
10.	**Other Pollutant Generating Project.** The project is not covered in the categories above, results in the disturbance of one or more acres of land and is expected to generate pollutants post construction, such as fertilizers and pesticides. This does not include projects creating less than 5,000 sf of impervious surface and where added landscaping does not require regular use of pesticides and fertilizers, such as slope stabilization using native plants. Calculation of the square footage of impervious surface need not include linear pathways that are for infrequent vehicle use, such as emergency maintenance access or bicycle pedestrian use, if they are built with pervious surfaces or if they sheet flow to surrounding pervious surfaces.	☐ Yes ☒ No

PART F: Select the appropriate category based on the outcomes of PART C through PART E.

1.	The project is **NOT SUBJECT TO PERMANENT STORM WATER REQUIREMENTS.**	☐
2.	The project is a **STANDARD DEVELOPMENT PROJECT.** Site design and source control BMP requirements apply. See the Storm Water Standards Manual for guidance.	☒
3.	The project is **PDP EXEMPT.** Site design and source control BMP requirements apply. See the Storm Water Standards Manual for guidance.	☐
4.	The project is a **PRIORITY DEVELOPMENT PROJECT.** Site design, source control, and structural pollutant control BMP requirements apply. See the Storm Water Standards Manual for guidance on determining if project requires a hydromodification plan management	☐

Juan Flores / Snipes-Dye Associates	CAD Tech
Name of Owner or Agent *(Please Print)*	Title
Signature	06/15/2020 Date

Source Control BMP Checklist for Standard Projects — Form I-4A

All development projects must implement source control BMPs. Refer to Chapter 4 and Appendix E of the BMP Design Manual for information to implement BMPs shown in this checklist.
Note: All selected BMPs must be shown on the construction plans.

Source Control Requirement	Applied[1]?		
4.2.1 Prevention of Illicit Discharges into the MS4	☑ Yes	☐ No	☐ N/A
4.2.2 Storm Drain Stenciling or Signage	☑ Yes	☐ No	☐ N/A
4.2.3 Protect Outdoor Materials Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	☐ Yes	☐ No	☑ N/A
4.2.4 Protect Materials Stored in Outdoor Work Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	☐ Yes	☐ No	☑ N/A
4.2.5 Protect Trash Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	☑ Yes	☐ No	☐ N/A
4.2.6 BMPs based on Potential Sources of Runoff Pollutants			
On-site storm drain inlets	☑ Yes	☐ No	☐ N/A
Interior floor drains and elevator shaft sump pumps	☐ Yes	☐ No	☑ N/A
Interior parking garages	☐ Yes	☐ No	☑ N/A
Need for future indoor & structural pest control	☐ Yes	☐ No	☑ N/A
Landscape/Outdoor Pesticide Use	☑ Yes	☐ No	☐ N/A
Pools, spas, ponds, decorative fountains, and other water features	☐ Yes	☐ No	☑ N/A
Food service	☐ Yes	☐ No	☑ N/A
Refuse areas	☑ Yes	☐ No	☐ N/A
Industrial processes	☐ Yes	☐ No	☑ N/A
Outdoor storage of equipment or materials	☐ Yes	☐ No	☑ N/A
Vehicle/Equipment Repair and Maintenance	☐ Yes	☐ No	☑ N/A
Fuel Dispensing Areas	☐ Yes	☐ No	☑ N/A
Loading Docks	☑ Yes	☐ No	☐ N/A
Fire Sprinkler Test Water	☑ Yes	☐ No	☐ N/A
Miscellaneous Drain or Wash Water	☐ Yes	☐ No	☑ N/A
Plazas, sidewalks, and parking lots	☑ Yes	☐ No	☐ N/A
SC-6A: Large Trash Generating Facilities	☑ Yes	☐ No	☐ N/A
SC-6B: Animal Facilities	☐ Yes	☐ No	☑ N/A
SC-6C: Plant Nurseries and Garden Centers	☐ Yes	☐ No	☑ N/A
SC-6D: Automotive Facilities	☐ Yes	☐ No	☑ N/A

Discussion / justification for **all** "No" answers shown above:

Site Design BMP Checklist for Standard Projects — Form I-5A

All development projects must implement site design BMPs. Refer to Chapter 4 and Appendix E of the BMP Design Manual for information to implement BMPs shown in this checklist.
Note: All selected BMPs must be shown on the construction plans.

Site Design Requirement	Applied[1]?		
4.3.1 Maintain Natural Drainage Pathways and Hydrologic Features	☐ Yes	☐ No	☑ N/A
4.3.2 Conserve Natural Areas, Soils, and Vegetation	☐ Yes	☐ No	☑ N/A
4.3.3 Minimize Impervious Area	☑ Yes	☐ No	☐ N/A
4.3.4 Minimize Soil Compaction	☑ Yes	☐ No	☐ N/A
4.3.5 Impervious Area Dispersion	☐ Yes	☐ No	☑ N/A
4.3.6 Runoff Collection	☐ Yes	☐ No	☑ N/A
4.3.7 Landscaping with Native or Drought Tolerant Species	☑ Yes	☐ No	☐ N/A
4.3.8 Harvest and Use Precipitation	☐ Yes	☐ No	☑ N/A

Discussion / justification for **all** "No" answers shown above:

[1] Answer for each source control and site design category shall be pursuant to the following:
- "Yes" means the project will implement the BMP as described in Chapter 4 and/or Appendix E of the BMP Design Manual. Discussion / justification is not required.
- "No" means the BMP is applicable to the project but it is not feasible to implement. Discussion / justification must be provided.
- "N/A" means the BMP is not applicable at the project site because the project does not include the feature that is addressed by the BMP (e.g., the project has no outdoor materials storage areas). Discussion / justification may be provided.

ENGINEER OF WORK
Snipes-Dye associates
civil engineers and land surveyors
8348 CENTER DRIVE, STE. G, LA MESA, CA 91942
TELEPHONE (619) 697-9234 FAX (619) 460-2033
SON P. NGUYEN R.C.E. 86249
EXPIRES 03-31-23
4/15/21

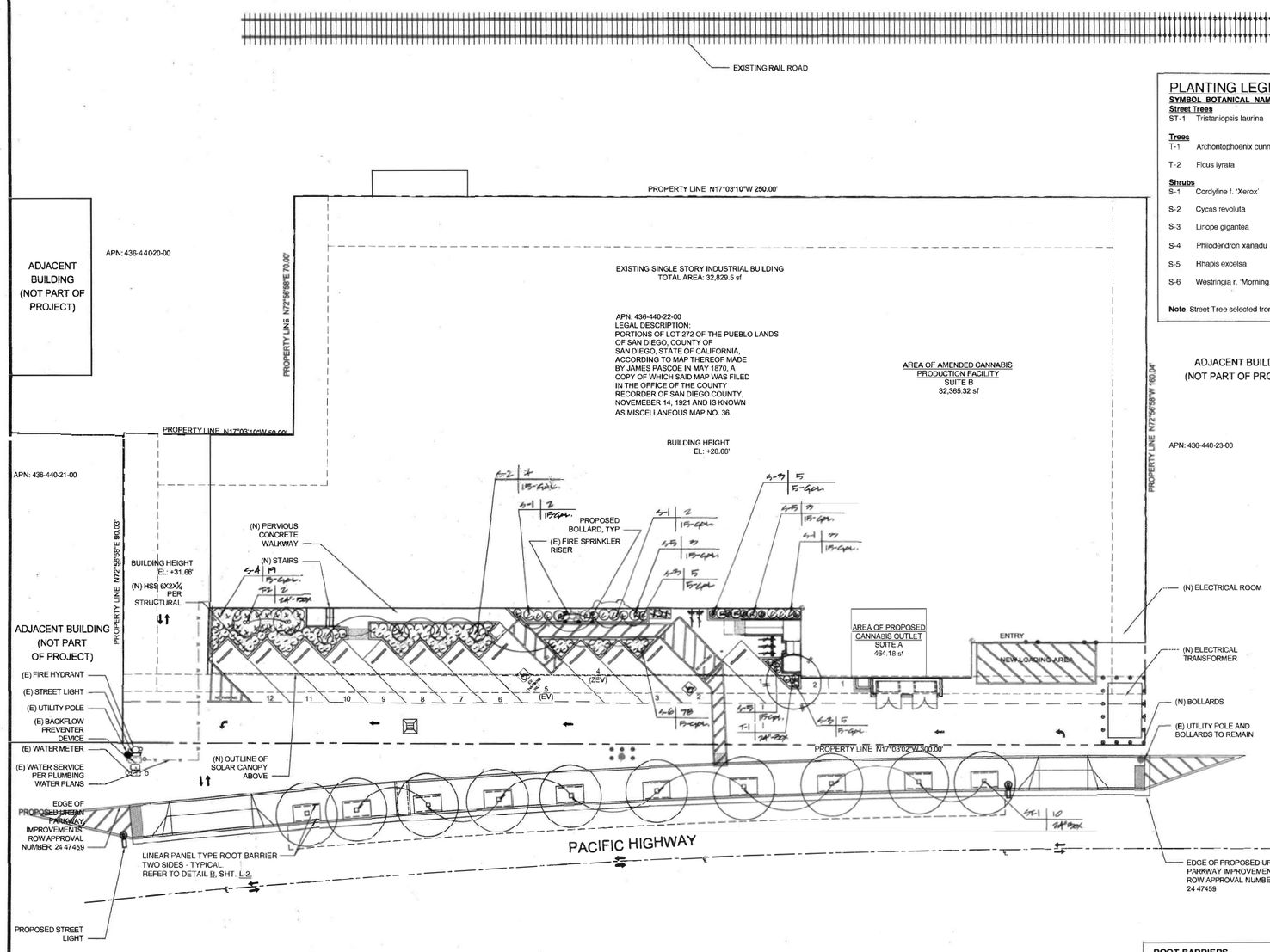
REGISTERED PROFESSIONAL ENGINEER — SON P. NGUYEN — C 86249 — Exp. 03-31-23 — CIVIL — STATE OF CALIFORNIA

NO	DATE	REVISION DESCRIPTION	BY	NO	DATE	REVISION DESCRIPTION
1	4-15-2021	REVISED PER 2 IAS--COMBINED & 10 LDR-ENG BUILDING REVIEW	SDA			

SHEET C4.0
4 OF 4 SHEETS
JOB NO. SDSIII 010

SNIPES-DYE ASSOCIATES 8348 CENTER DRIVE, SUITE G, LA MESA, CA 91942-2910 (619) 697-9234, FAX (619) 460-2033

SHEET TITLE: STANDARD DEVELOPMENT BMP PLAN (FORM I-4 AND I-6)
JOB NAME: 4909 PACIFIC HIGHWAY SAN DIEGO, CA 92110
DESIGNER: SPN
DRAWN: JSF
CHECKED: SPN
DATE: 6-17-2020



PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	HT.	SPRD.	SIZE	QTY.	REMARKS	WUCOLS	POINTS
Street Trees									
ST-1	Tristaniopsis laurina	Little Leaf Myrtle	18'	14'	24" box	10	Standard Form w/ Root Barriers	M	-
Trees									
T-1	Archontophoenix cunninghamiana	King Palm	18'	14'	24" box	1	Double trunk 10', 6'	M	20
T-2	Ficus lyrata	Fiddleleaf Fig	12'	10'	24" box	2	Multi-trunk, Low branch	M	40
Shrubs									
S-1	Cordyline f. 'Xerox'	Xerox Cordyline	6'	3'	15 gal.	7		M	70
S-2	Cycas revoluta	Sago Palm	3'	5'	15 gal.	4		M	40
S-3	Liriope gigantea	Giant Liriope	2'	2'	5 gal.	15		M	30
S-4	Philodendron xanadu	Dwarf Philodendron	2'	3'	5 gal.	19		M	38
S-5	Rhapis excelsa	Slender Lady Palm	6'	3'	15 gal.	7		M	70
S-6	Westringia r. 'Morning Light'	Morning Light Rosemary	1.5'	2'	5 gal.	78		L	156 464

Note: Street Tree selected from the Linda Vista Community Plan dated February, 2020.

PLANTING MATERIALS AND PROCESSES

Refer To Planting Details and Notes, Sheet L-2

PLANT MATERIAL SOURCES

NN Norman's Nursery, Inc. 1-626-237-0641 Kevin

RS Rancho Soledad Nursery 1-760-555-1212 Jesse

Note: Nursery sources suggested.

Note: Refer to the following Planting and Installation Details on Sheet L-2

Detail A – Tree Planting
Detail B – Root Barrier
Detail C – Shrub Planting
Detail D – Groundcover Planting

Key

T-1 | 10 — Plant Symbol, Plant Quantity
24" box — Plant Size, Remarks

Bark Mulch

For all site planting areas, use "Walk On Bark", applied in a continuous 3" layer; do not apply in tree, shrub or groundcover watering basins (refer to planting detail for specific mulch application in watering basins).
Available from: **Hansen A-1 Soils, Ph. 858-715-5600**

LONG-TERM SITE LANDSCAPE MAINTENANCE

ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL ALSO BE MAINTAINED BY THE PROPERTY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

CITY OF SAN DIEGO NOTES

1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
2. IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED DRIP IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC §142.0403(c) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
3. A MINIMUM ROOT ZONE OF 40 SQUARE FEET (S.F.) IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC 142.0403(b)(5).
4. TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 8 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE TRAVEL WAY PER SDMC 142.0403(b)(10).
5. TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL, ALL PER SDMC 142.0403(b).
6. MULCH: ALL REQUIRED PLANTING AREAS AND EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION PER SDMC 142.0411.
7. IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.
8. THE APPLICANT AGREES TO COMPLY WITH THE REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OPTION TO THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) IN ACCORDANCE WITH STATE LAW AND LAND DEVELOPMENT CODE SECTION 142.0413(h) AND WILL PROVIDE THE RECORD OWNER AT THE TIME OF FINAL INSPECTION WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE, AND SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.
9. ALL PRUNING SHALL COMPLY WITH THE STANDARDS OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) FOR TREE CARE OPERATIONS AND THE INTERNATIONAL SOCIETY OF ABORICULTURE (ISA) FOR TREE PRUNING. TOPPING OF TREES IS NOT PERMITTED.

ROOT BARRIERS

NON-BIODEGRADEABLE ROOT BARRIERS SHALL BE INSTALLED AROUND ALL NEW STREET TREES. ROOT BARRIERS MAY BE ELIMINATED WHERE THE COMBINATION OF TREE SPECIES, SOIL TYPE, SOIL AREA AND DRAINAGE CONDITIONS CAN BE SHOWN TO AFFORD EQUIVALENT PROTECTION AGAINST TREE ROOT DAMAGE TO PUBLIC IMPROVEMENTS. (LDC 142.0403)

MINIMUM TREE SEPARATION DISTANCE

IMPROVEMENT / MINIMUM DISTANCE TO STREET TREE:

TRAFFIC SIGNALS / STOP SIGNS - 20 FEET
UNDERGROUND UTILITY LINES – 5 FEET (10 FEET FOR SEWER)
ABOVE GROUND UTILITY STRUCTURES - 10 FEET
DRIVEWAY (ENTRIES) - 10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

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

DIG ALERT

BEFORE EXCAVATING, CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AT LEAST TWO (2) WORKING DAYS PRIOR TO EXCAVATION BY CALLING **UNDERGROUND SERVICE ALERT @ 1-800-227-2600.** CONTRACTOR SHALL REQUEST THE MARK-OUT OF UNDERGROUND UTILITIES INCLUDING BUT NOT LIMITED TO: GAS, ELECTRIC, TELEPHONE, WATER, SEWER, LIGHTING, TELEVISION. CONTRACTOR SHALL BE RESPONSIBLE TO POTHOLE TO VERIFY EXACT LOCATION OF UTILITIES FOLLOWING MARK-OUT.

REGISTERED LANDSCAPE ARCHITECT SAMUEL WADE LIC. #3703 7-31-23 RENEWAL DATE 12-1-22 DATE STATE OF CALIFORNIA

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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4909 Pacific Highway,
San Diego, CA 92110

OWNER

RAP Holdings, LLC & United Partners, LLC

MARK	DATE	DESCRIPTION
01	11.06.20	Building Permit - Submittal 1
02	12.00.20	Building Permit - Submittal 2

PROJECT NO: 2016
CAD DWG FILE:
DRAWN BY: SW
CHK'D BY: SW

SHEET TITLE

PLANTING PLAN

SHEET L-1 OF

PLANTING NOTES

1. THE CONTRACTOR SHALL MAINTAIN A QUALIFIED, ENGLISH SPEAKING SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION THROUGH COMPLETION OF PICK-UP WORK.

2. THE CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO INSTALLATION. PLANT MATERIAL QUANTITIES ARE LISTED FOR THE CONVENIENCE OF CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED.

3. THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL CONTAINER GROWN TREES, SHRUBS AND GROUNDCOVER. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE AND PAY FOR PLANTING OF ALL PLANT MATERIALS, GUARANTEE OF ALL PLANT MATERIAL THROUGH THE MAINTENANCE PERIOD, THE STAKING AND GUYING OF TREES AND THE CONTINUOUS PROTECTION OF ALL PLANT MATERIALS UPON THEIR ARRIVAL AT THE SITE.

4. GROUNDCOVER MASSING SHALL BE CONTINUOUS AS SHOWN ON PLANTING PLAN.

5. ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND / OR OWNER PRIOR TO INSTALLATION.

6. ALL PLANT MATERIAL SHALL BE SPOTTED BY THE LANDSCAPE ARCHITECT. PROVIDE FOR LIMITED FINE PRUNING OF ALL TREES AFTER PLANTING AND ONLY AS REQUESTED BY THE LANDSCAPE ARCHITECT.

7. ALL SOIL PREPARATION SHALL BE INSTALLED AS PER THE SOIL PREPARATION NOTES ON THIS SHEET.

8. FOR TREES AND GROUNDCOVER USE THE FOLLOWING BACKFILL PER CUBIC YARD OF MATERIAL. EXCAVATE THE PLANTING PITS FOR TREES, SHRUBS AND GROUND COVER TWICE THE WIDTH AND TO THE SAME DEPTH OF THE ROOTBALL. USE THE FOLLOWING BACKFILL MIX AROUND THE ROOTBALL WITH ALL ROCK AND DEBRIS LARGER THAN TWO (2) INCHES IN DIAMETER REMOVED.

- 2/3 NATIVE SOIL	
- 1/3 NITROGEN FERTILIZED ORGANIC MATERIAL	
- 8-8-4 COMMERCIAL FERTILIZER	1 POUND / CU. YD.
- IRON	2 OZ. / CU. YD.
- ZINC	1 OZ. / CU. YD.
- MANGANESE	1 OZ. / CU. YD.

SET PLANT IN CENTER OF PIT SO THAT WHEN SETTLED THE PLANT CROWN WILL BE SLIGHTLY ABOVE SURROUNDING GRADE. BACKFILL WITH PREPARED SOIL, TAMP AND WATER THOROUGHLY.

9. FOR GROUNDCOVER AREAS (EXCLUDING PLANTING AREAS STEEPER THAN 10%, OR, 10:1) APPLY THE FOLLOWING MATERIALS PER EACH 1,000 SQUARE FEET OF PLANTING AREA. CROSS RIP ALL GROUNDCOVER AREAS (DO NOT DISTURB OR RIP SLOPE AREAS; SEE ABOVE) TO A DEPTH OF TWELVE (12) INCHES AND BLEND THE FOLLOWING AMENDMENTS INTO THE TILLED SOIL TO A DEPTH OF EIGHT (8) INCHES:

- 4.0 CU. YDS. NITROLIZED REDWOOD COMPOST
- 1.0 LBS. NITROGEN
- 1.0 LBS. PHOSPHOROUS (P205)
- 1.0 LBS. POTASSIUM (K2O)
- .01 LBS. BORON

RECOMPACT AND ROLL FLAT PLANTING AREAS UPON COMPLETION OF SOIL PREPARATION.

10. FERTILIZER TABLETS SHALL BE AGRIFORM, 21 GRAM TABLETS (20-10-5) IN QUANTITIES AS FOLLOWS:

• 1 GALLON SHRUB	1
• 5 GALLON SHRUB AND TREE	3
• 15 GALLON SHRUB	4
• 15 GALLON TREE	5
• BOX MATERIALS	1 PER 4" OF BOX SIZE

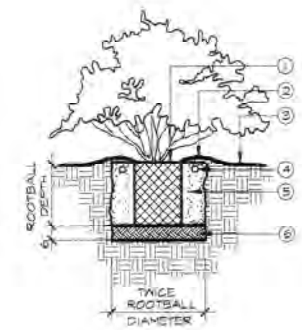
PLACE TABLETS AT HALF THE DEPTH OF THE ROOTBALL FOR ALL CONTAINER MATERIAL PER PLANTING DETAILS.

11. INSTALL A THREE (3) INCH LAYER OF MEDIUM GRIND REDWOOD BARK OR CEDAR BARK AS SPECIFIED ON PLANTING PLAN IN ALL SHRUB AND GROUND COVER AREAS FOLLOWING COMPLETION OF PLANTING AND FINE GRADING.

12. FALLOW AREAS SHALL BE RAKED CLEAN OF ALL WEEDS AND DEBRIS AND THE FINISH GRADED FOR PROPER DRAINAGE. BROOM AND WASH ALL PAVEMENT AREAS CLEAN UPON COMPLETION.

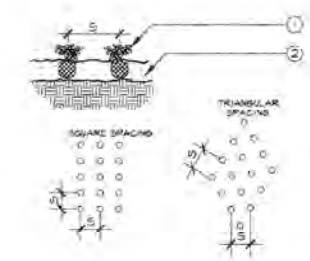
13. CONTRACTOR SHALL ALLOW IN HIS BID FOR DOUBLE STAKING OF ALL SINGLE TRUNK TREES, USE MINIMUM 10' LODGEPOLES AND TWO (2) VIT @ TWIST TIES FOR EACH SINGLE TRUNK TREE. CONTRACTOR TO PROVIDE FOR GUYING OF MULTI TRUNK AND LOW BRANCHING TREES IF ON-SITE USING MATERIALS AND METHODS AS APPROVED BY THE LANDSCAPE ARCHITECT.

14. CONTRACTOR SHALL GUARANTEE ALL NEW PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR UPON ACCEPTANCE OF PROJECT BY OWNER. A ONE (1) YEAR GUARANTEE SHALL APPLY TO ANY NECESSARY REPLACEMENT PLANT MATERIAL FROM THE DATE OF REPLACEMENT INSTALLATION.



1. ROOTBALL CROWN SHALL BE FLUSH WITH FINISH GRADE. AVOID PLANTING SHRUBS DIRECTLY IN FRONT OF IRRIGATION SPRAY HEADS. PROVIDE CLEARANCE WHEN POSSIBLE.
2. 3" HIGH WATER RETENSION BASIN. FORM FROM PLANT PIT EXCAVATION. MAY BE RAKED OUT PRIOR TO OTHER WORK AS DIRECTED BY LANDSCAPE ARCHITECT.
3. FINISH GRADE
4. FERTILIZER TABLETS PER PLANTING NOTES
5. PREPARED BACKFILL PER PLANTING NOTES
6. 6" ZONE OF OVER-EXCAVATED AND RE-COMPACTED NATIVE SOIL

SHRUB PLANTING — C / L-2



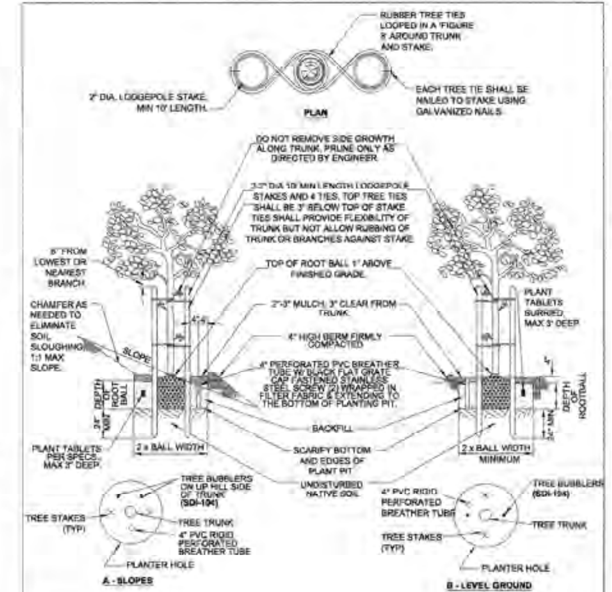
1. GROUND COVER TO BE PLANTED IN FLATS, CUTTINGS, LINERS OR 1 GAL. CONTAINERS PER PLANS.
2. SOIL PREP - REFER TO PLANTING NOTES

REFER TO PLANTING NOTES FOR ADDITIONAL SPECIFICATIONS

S	SQ. FT. PLANTS WILL COVER	
	64 PLANTS	100 PLANTS
4"	7 SQ. FT.	11 SQ. FT.
6"	16 SQ. FT.	25 SQ. FT.
8"	28 SQ. FT.	44 SQ. FT.
10"	45 SQ. FT.	70 SQ. FT.
12"	64 SQ. FT.	100 SQ. FT.
15"	100 SQ. FT.	156 SQ. FT.
18"	144 SQ. FT.	225 SQ. FT.
24"	256 SQ. FT.	400 SQ. FT.

'S' REFERS TO SPACING

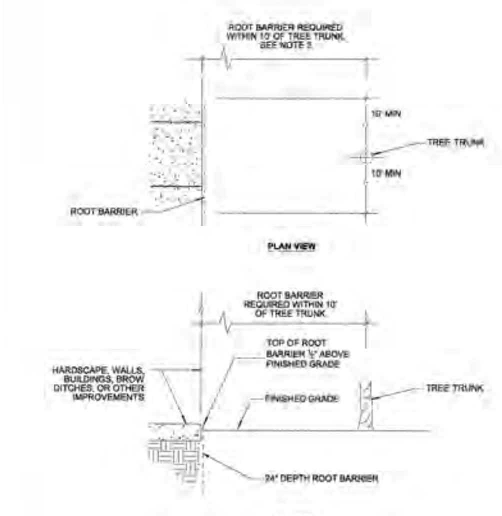
GROUNDCOVER PLANTING — D / L-2



NOTES
1. DOUBLE STAKE 15 GAL. AND LARGER TREES. SINGLE STAKE TREES SMALLER THAN 15 GAL.
2. FOR SINGLE STAKED TREES, PLACE STAKE ON WINDWARD SIDE OF TREE.
3. LOCATE STAKES OUTSIDE OF ROOTBALL.
4. PROVIDE MINIMUM DISTANCE FROM OTHER OBJECTS AS FOLLOWS: 20' TRAFFIC SIGNALS, 12' STREET LIGHTS, 10' FIRE HYDRANTS, SEWER LINES AND SDG&E FOR PAD MOUNTED EQUIPMENT, AND 5' UNDERGROUND SDG&E ELECTRIC AND GAS LINES.

CITY OF SAN DIEGO - STANDARD DRAWING
TREE PLANTING AND STAKING
[illegible] 9/4/18
SDL-101

TREE PLANTING — A / L-2



NOTE:
1. ROOT BARRIER SHALL BE INSTALLED ADJACENT TO THE IMPROVEMENT AND NOT AROUND THE ROOTBALL.
2. ROOT BARRIER REQUIRED WHEN TREE TRUNK IS WITHIN 10' OF HARDSCAPE, WALLS, BUILDINGS, BROW DITCHES, OR OTHER IMPROVEMENTS.
3. FOR ROOT BARRIER INSTALLATION WITH THE TREE GRATES SEE SDL-104.

CITY OF SAN DIEGO - STANDARD DRAWING
ROOT CONTROL BARRIER
[illegible] 9/4/18
SDL-106

LINEAR ROOT BARRIER — B / L-2

LICENSED LANDSCAPE ARCHITECT
SAMUEL WADE
LIC. 93701
SIGNATURE
7-31-23
RENEWAL DATE
12-1-22
DATE
STATE OF CALIFORNIA

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CONSULTANTS
SAM WADE
Landscape Architect
2704 Garnet Ave. Suite 201
San Diego, CA 92109

4909 Pacific Highway,
San Diego, CA 92110

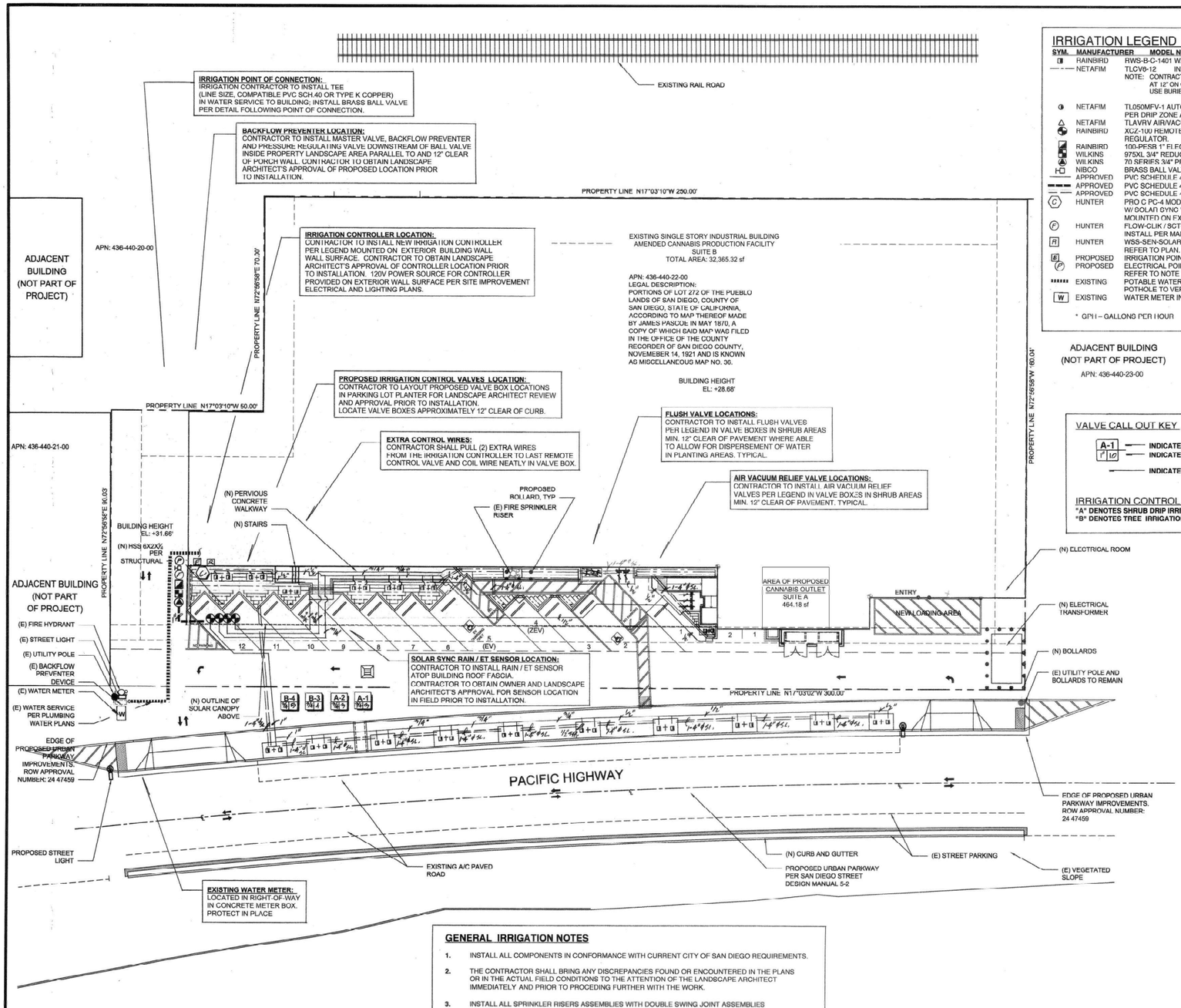
OWNER
RAP Holdings, LLC & United Partners, LLC

MARK	DATE	DESCRIPTION
01	00.00.19	Building Permit - 1st Submittal

PROJECT NO: 2016
CAD DWG FILE:
DRAWN BY: SW
CHK'D BY: SW
COPYRIGHT:

SHEET TITLE
PLANTING DETAILS, NOTES

SHEET L-2 OF



IRRIGATION LEGEND

SYM.	MANUFACTURER	MODEL NO.	DESCRIPTION	RAD.	G.P.M.	P.S.I.	PATTERN	DETAIL/SHT.
	RAINBIRD	RWS-B-C-1401	WATERING W/ WITH RWS-SOCK		.25 GPM	30		A / L-4
	NETAFIM	TLCV6-12	INLINE EMITTER TUBING (SHRUBS)		.6 GPH*	25	-	B / L-4
		NOTE: CONTRACTOR TO PIN INLINE EMITTER TUBING ON GRADE USING GROUND STAPLES AT 12" ON CENTER; SHADE TUBING WITH DARK PER PLANTING PLAN. USE BURIED PVC SCH. 40 SOLID PIPE BETWEEN SHRUB DRIP ZONES; SIZE PER PLAN, MIN. ½" DIA.						
	NETAFIM	TL050MFV-1	AUTOMATIC FLUSH VALVE ; INSTALL ONE (1) FLUSH VALVE PER DRIP ZONE AT FURTHEST AND LOWEST MOST POINT IN EACH DRIP CIRCUIT					C / L-4
	NETAFIM	TLAVRV	AIR/VACUUM RELIEF VALVE; INSTALL AT HIGHEST POINT					D / L-4
	RAINBIRD	XCZ-100	REMOTE CONTROL VALVE W/ BALL VALVE. IN-LINE FILTER AND PRESSURE REGULATOR.					E / L-4
	RAINBIRD	100-PRSB	1" ELECTRIC MASTER VALVE					F / L-4
	WILKINS	975XL	3/4" REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER					G / L-4
	WILKINS	70 SERIES	3/4" PRESSURE REGULATING VALVE					H / L-4
	NIBCO		BRASS BALL VALVE, LINE SIZE					I / L-4
	APPROVED		PVC SCHEDULE 40 NON-PRESSURE LATERAL PIPE. SIZE PER PLAN.					J / L-4
	APPROVED		PVC SCHEDULE 40 PRESSURE LATERAL PIPE. SIZE PER PLAN.					J / L-4
	APPROVED		PVC SCHEDULE 40 4" DIA. SLEEVE (TYP.); SEE PLAN FOR QUANTITY PER LOCATION					J / L-4
C	HUNTER		PRO C PC-4 MODULAR IRRIGATION OUTDOOR CONTROLLER. W/ SOLAR SYNC W/ FLOW-CLIK, 4 STATION CONTROLLER MOUNTED ON EXTERIOR BUILDING WALL					K / L-4
F	HUNTER		FLOW-CLIK / SCT-100 HIGH FLOW SENSOR. INSTALL PER MANUFACTURER'S INSTRUCTIONS.					
R	HUNTER		WSS-SEN-SOLAR SYNC RAIN / ET SENSOR, MOUNTED ATOP BUILDING FASCIA. REFER TO PLAN.					
E	PROPOSED		IRRIGATION POINT OF CONNECTION; REFER TO NOTE ON PLAN.					
P	PROPOSED		ELECTRICAL POINT OF CONNECTION, 120v POWER FOR IRRIGATION CONTROLLER; REFER TO NOTE ON PLAN.					
	EXISTING		POTABLE WATER TUBE / PIPE TO BUILDING; PROTECT IN PLACE. POTHOLE TO VERIFY EXACT PIPE TYPE AND LOCATION IN FIELD.					
W	EXISTING		WATER METER IN CONCRETE METER BOX IN RIGHT-OF-WAY					

* GPH – GALLONS PER HOUR

VALVE CALL OUT KEY

A-1 / 10 — A-1 = INDICATES CONTROLLER PROGRAM* AND STATION / CONTROL VALVE NUMBER; 10 = INDICATES CONTROL VALVE FLOW (GALLONS PER MINUTE (GPM))

INDICATES CONTROL VALVE SIZE

IRRIGATION CONTROL VALVE STATION PROGRAMS

"A" DENOTES SHRUB DRIP IRRIGATION AREAS TO BE ASSIGNED TO PROGRAM A ON CONTROLLER.
"B" DENOTES TREE IRRIGATION TO BE ASSIGNED TO PROGRAM B ON CONTROLLER.

GENERAL IRRIGATION NOTES

1. INSTALL ALL COMPONENTS IN CONFORMANCE WITH CURRENT CITY OF SAN DIEGO REQUIREMENTS.
2. THE CONTRACTOR SHALL BRING ANY DISCREPANCIES FOUND OR ENCOUNTERED IN THE PLANS OR IN THE ACTUAL FIELD CONDITIONS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY AND PRIOR TO PROCEDING FURTHER WITH THE WORK.
3. INSTALL ALL SPRINKLER RISERS ASSEMBLIES WITH DOUBLE SWING JOINT ASSEMBLIES UTILIZING MARLEX STREET ELLS AND A MINIMUM 8" LONG PVC SCH. 80 NIPPLE: AHM. USE TEFLON TAPE ON ALL THREADED PIPE CONNECTIONS.
4. INSTALL ALL DRIPLINE ASSEMBLIES WITH NEW BARBED FITTINGS OR COMPRESSION TYPE DRIPLINE FITTINGS AS SPECIFIED PER PLANS AND DETAILS AS MANUFACTURED BY NETAFIM.
5. INSTALL ALL VALVE ASSEMBLIES, AIR VACUUM RELIEF DEVICES AND FLUSH VALVES IN NEW TAN PLASTIC VALVE BOXES AS MANUFACTURED BY NDS.
6. REFER TO THE **IRRIGATION NOTES** FOR ADDITIONAL PROJECT REQUIREMENTS

DIG ALERT

BEFORE EXCAVATING, CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AT LEAST TWO (2) WORKING DAYS PRIOR TO EXCAVATION BY CALLING **UNDERGROUND SERVICE ALERT @ 1-800-227-2600.** CONTRACTOR SHALL REQUEST THE MARK-OUT OF UNDERGROUND UTILITIES INCLUDING BUT NOT LIMITED TO: GAS, ELECTRIC, TELEPHONE, WATER, SEWER, LIGHTING, TELEVISION. CONTRACTOR SHALL BE RESPONSIBLE TO POTHOLE TO VERIFY EXACT LOCATION OF UTILITIES FOLLOWING MARK-OUT.

LICENSED LANDSCAPE ARCHITECT — SAMUEL WADE — LIC. #3703 — EXPIRATION 1-31-23 — RENEWAL DATE 12-1-22 — DATE — STATE OF CALIFORNIA

TECHNE
DESIGN | DEVELOPMENT
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techne-us.com sustainablearchitect.org
o 619-940-5814 m 313-595-5814

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AZ LIC. #26705 | CA LIC. #3703

4909 Pacific Highway,
San Diego, CA 92110

OWNER

RAP Holdings, LLC & United Partners, LLC

MARK	DATE	DESCRIPTION
D1	11.06.20	Building Permit - Submittal 1
D2	12.00.20	Building Permit - Submittal 2

PROJECT NO: 2016
CAD DWG FILE:
DRAWN BY: SW
CHK'D BY: SW

SHEET TITLE

IRRIGATION PLAN

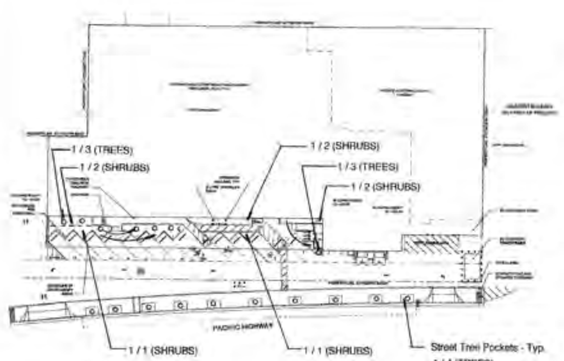
SHEET L-3 OF

ATTACHMENT 9

Pacific Highway
San Diego, CA

IRRIGATION NOTES

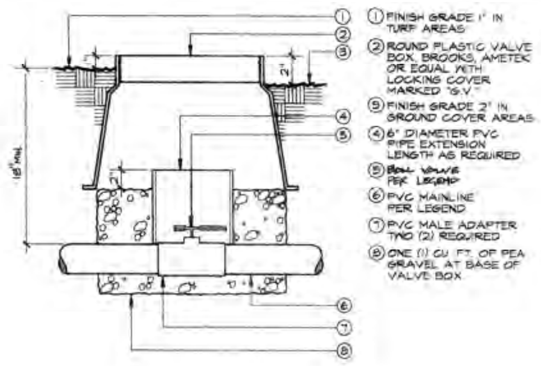
1. ALL MAIN LINE PIPING AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES. MAIN LINE SLEEVE SIZE SHALL BE A MINIMUM OF TWICE (2X) THE DIAMETER OF THE PIPE TO BE SLEEVED. CONTROL WIRE SLEEVES SHALL BE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES UNDER PAVING OR AS IDENTIFIED ON PLAN.
2. ALL LATERAL LINE PIPING UNDER PAVING SHALL BE AS CALLED FOR ON THE IRRIGATION PLAN AND SHALL BE INSTALLED PRIOR TO PAVING WHERE REQUIRED.
3. PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF SAID REJECTION.
4. ALL IN-LINE EMITTER DRIP IRRIGATON TUBING AND IRRIGATION SYSYTEM PVC PIPING SHALL BE SET PARALLEL TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.
5. THE LANDSCAPE CONTRACTOR SHALL FLUSH AND ADJUST ALL DRIP IRRIGATION SYSTEMS AND VALVES FOR OPTIMUM FLOW AND COVERAGE WITH NO OVERFLOW ONTO PAVING. COVERAGE SHALL BE CONTAINED TO THE PROJECT LIMITS AS SHOWN ON THE IRRIGATION PLAN.
6. THE IRRIGATION SYSTEM DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC., SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED ONLY ON THE PROJECT PREMISES AND IN PLANTING AREAS WHEREVER POSSIBLE. THE LANDSCAPE CONTRACTOR SHALL LOCATE ALL VALVES IN SHRUB AREAS. OBTAIN LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO EXCAVATION FOR VALVES AND VALVE BOXES.
7. CONTROL WIRE SHALL BE INSTALLED IN THE MAIN LINE TRENCH WHENEVER POSSIBLE. WIRE SHALL BE CONTINUOUS WITHOUT SPLICES EXCEPT AT CONTROL VALVES. ALL WIRE UNDER PAVING SHALL BE ENCASED IN A PVC SLEEVE.
8. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. THE LANDSCAPE CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS THROUGH WALLS, FOOTINGS AND BENEATH ROADWAYS AND WALKWAYS.
9. THE IRRIGATION SYSTEM IS BASED ON A MINIMUM OPERATING PRESSURE OF 85 PSI AND A MAXIMUM FLOW DEMAND OF 5 GPM. LANDSCAPE 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.
10. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE DESIGN. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND THE LANDSCAPE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE LANDSCAPE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
11. ALL IRRIGATION SYSTEM EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
12. ALL CONTROL WIRE SPLICES SHALL BE INSTALLED IN PLASTIC VALVE BOXES.
13. ALL WIRE SPLICES SHALL BE MADE WITH KING TECHNOLOGY'S MODEL KING-4 WIRE CONNECTORS.
14. ALL VALVES SHALL BE INSTALLED IN BROWN PLASTIC VALVE BOXES AS AVAILABLE FROM NDS.
15. ALL WORK AND MATERIALS SHALL BE UNCONDITIONALLY GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE. VANDALIZING OR ABUSE OF MATERIALS IS NOT A PART OF THIS GUARANTEE.
16. ALL WORK SHALL BE INSTALLED IN CONFORMANCE WITH CITY OF SAN DIEGO REQUIREMENTS AND IN ACCORDANCE WITH THE IRRIGATION PLAN, NOTES AND DETAILS.



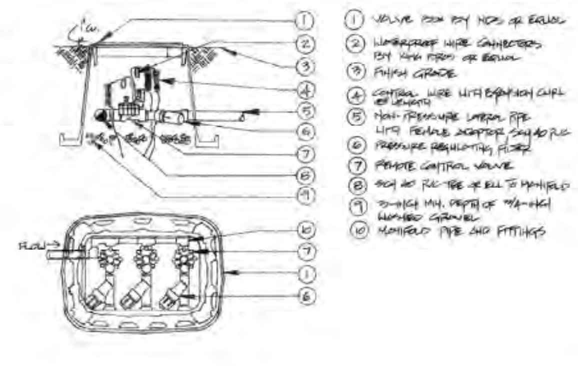
HYDROZONE DIAGRAM
SCALE: 1"= 50'
Refer to Irrigation Plan for Specific Detail of Hydrozones

KEY:

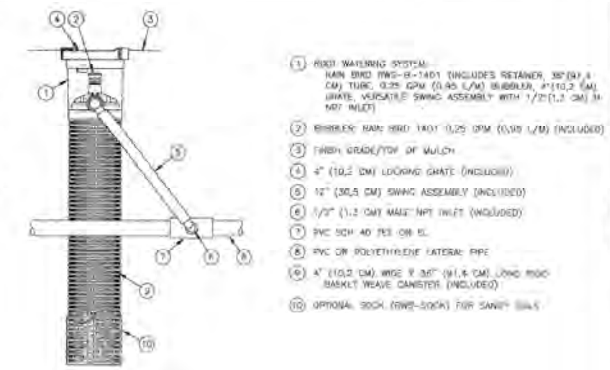
HYDROZONE - 1 (Controller) / 1 (Valve No.)



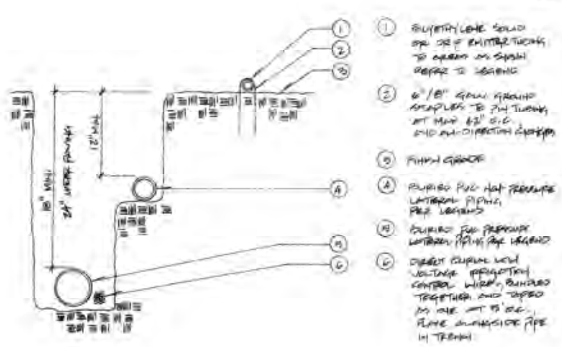
BALL VALVE — I / L-4



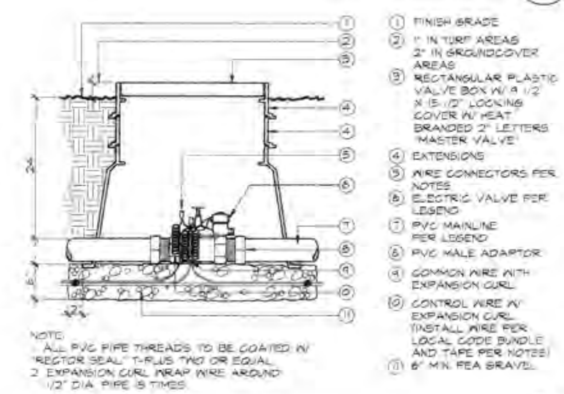
REMOTE CONTROL VALVE-DRIP — E / L-4



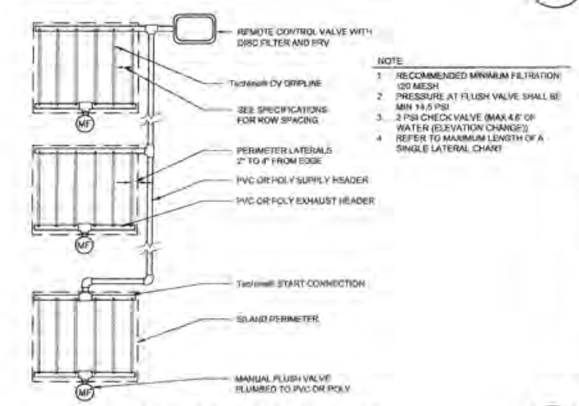
ROOT WATERING SYSTEM / TREES — A / L-4



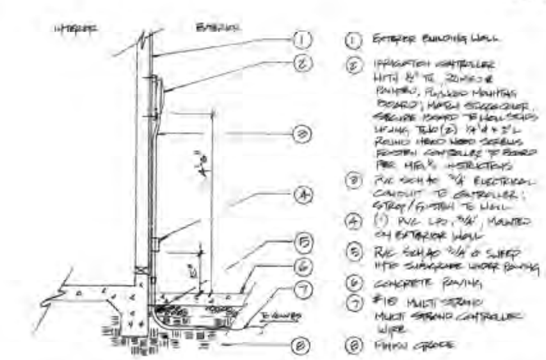
PIPING, SLEEVING — J / L-4



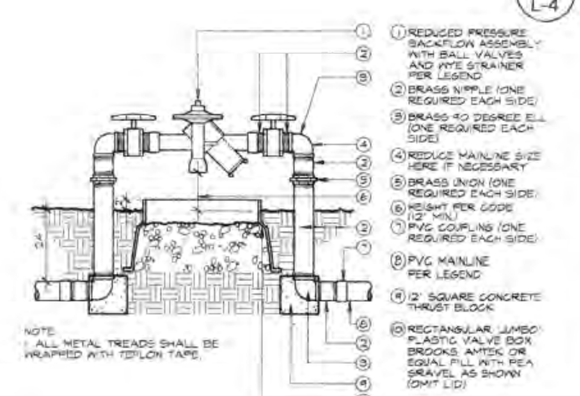
MASTER VALVE — F / L-4



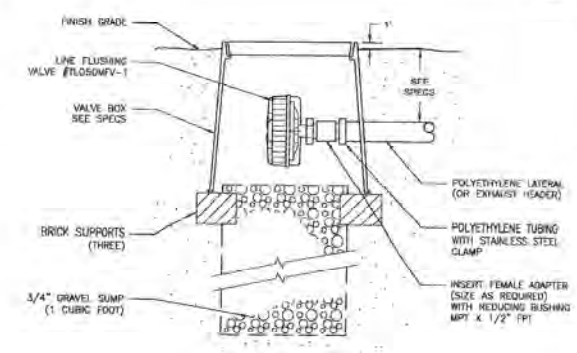
DRIP EMITTER TUBING / SHRUBS — B / L-4



IRRIGATION CONTROLLER — K / L-4



BACKFLOW PREVENTER — G / L-4

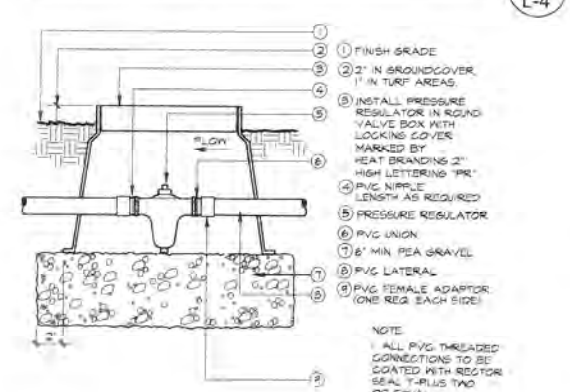


FLUSH VALVE — C / L-4

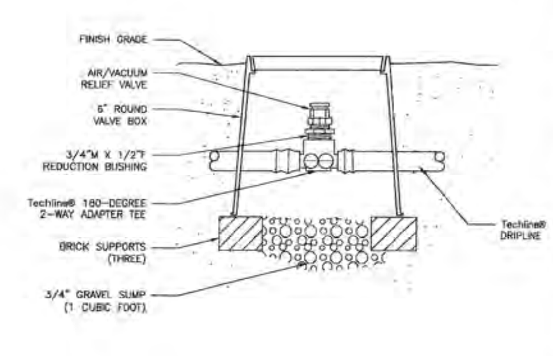
Estimated Total Landscape Water Usage Calculations

Controller No. / Valve	ETWU [(ETo)(0.62)][(PF x HA/IE) + SLA]	Result in Gallons per Year
1 / A-1	(40 x .62) x (.1 / .81) x (528 / .81) + 0	1,995
1 / A-2	(40 x .62) x (.4 / .81) x (288 / .81) + 0	4,326
1 / B-3	(40 x .62) x (.4 / .81) x (120 / .81) + 0	1,800
1 / B-4	(40 x .62) x (.4 / .81) x (400 / .81) + 0	6,001
	Total ETWU gallons per year	*14,122*

MAWA Budget Calculation
(40 x .62) (.45 x 1,336) + 0
24.8 x 601.2 = ***14, 910 gallons per year allowance***
14,122 Estimated Usage (Okay)



PRESSURE REGULATING VALVE — H / L-4



AIR VACUUM RELIEF VALVE — D / L-4

TECHNE
DESIGN | DEVELOPMENT

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CONSULTANTS

SAM WADE
Landscape Architect

4909 Pacific Highway,
San Diego, CA 92110

OWNER

RAP Holdings, LLC & United Partners, LLC

MARK	DATE	DESCRIPTION
01	00.00.19	Building Permit - 1st Submittal

PROJECT NO: 2016
CAD DWG FILE:
DRAWN BY: SW
CHK'D BY: SW

SHEET TITLE

IRRIGATION DETAILS, NOTES

SHEET L-4 OF