



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: February 19, 2025 REPORT NO. HO-25-006

HEARING DATE: February 26, 2025

SUBJECT: 7340 Miramar Road, Process Three Decision

PROJECT NUMBER: [PRJ-1116881](#)

OWNER/APPLICANT: Omninet Mountain, LP, a Delaware Limited Partnership/French Grocery Store, LLC, Limited Liability Company

### SUMMARY

Should the Hearing Officer approve a Conditional Use Permit (CUP) to allow the sale of wine and beer within an existing grocery store at 7340 Miramar Road, Suite 105 within the Mira Mesa Community Plan?

Fiscal Considerations: None. All costs associated with the processing of the application are recovered through a deposit account funded by the applicant.

Community Planning Group Recommendation: On September 15, 2024, the Mira Mesa Community Planning Group voted 12-0-0 to recommend approval of the proposed project without conditions (Attachment 7).

Environmental Impact: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on December 2, 2024, and the opportunity to appeal that determination ended on December 16, 2024 (Attachment 6).

### BACKGROUND

The project site is located at 7340 Miramar Road, Suite 105 in the Mira Mesa community planning area. The site is zoned Commercial-Community (CC-5-2) with overlay zones including the Airport Land Use Compatibility Overlay Zone (MCAS Miramar), the Airport Influence Area (MCAS Miramar Review Area 1), and the FAA Part 77 Noticing Area. The project suite is currently occupied by the Cuisenery Food Market, an existing grocery store with products imported from Europe.

## DISCUSSION

### Project Description:

The project is a Conditional Use Permit to allow the Cuisinery Market to operate an alcoholic beverage outlet, which would sell wine and beer for off-site consumption pursuant to the approval of a Type 20 license from the Department of Alcoholic Beverage Control (ABC). Alcohol sales are anticipated to represent no more than five percent of total sales.

Alcoholic beverage outlets are permitted in the CC-5-2 zone as a Limited Use, subject to San Diego Municipal Code (SDMC) [Section 141.0502\(b\)](#). Proposed alcoholic beverage outlets that do not comply with the regulations in Section 141.0502(b) may be permitted with a Conditional Use Permit (CUP) per SDMC Section 141.0502(c), with the Hearing Officer as the decision maker.

The project does not meet the requirements of two of the Limited Use requirements of SDMC Section 141.0502(b), and is therefore requesting a CUP:

SDMC Section	SDMC Requirement	Project Proposes
141.0502(b)(1)(A)	An alcoholic beverage outlet may not be located within a census tract, or within 600 feet of a census tract, where the general crime rate exceeds the citywide average general crime rate by more than 20 percent.	The project's census tract (83.50) exceeds the citywide crime rate by 173 percent.
141.0502(b)(1)(B)	An alcoholic beverage outlet may not be located within a census tract, or within 600 feet of a census tract, where the ratio of alcohol beverage outlets exceeds the standards established by California Business and Professional Code (BPC) Section 23958.4.	Three off-sale licenses are allowed in Census Tract 83.50 by BPC Section 23958.4.  This project would be the 15th license in the area.

Per SDMC Section 141.0502(c)(1), the San Diego Police Department (SDPD) may support the issuance of a CUP for uses that do not meet the Limited Use requirements. SDPD supports the issuance of a CUP at this location with the following permit conditions:

1. In store sales limited to between 6:00 am and midnight.
2. Online sales for delivery only limited to between 6:00 am and 2:00 am.
3. Video surveillance shall be recording and available to law enforcement upon request covering the interior and public access points of the premises.
4. Litter and graffiti shall be removed promptly (per SDMC Section 141.0502(b)(11)).
5. All retail employees shall be trained in ABC regulations (LEAD), theft deterrence and policies against the sale of alcoholic beverages to those under 21 years of age, and/or intoxicated.

The permit includes all SDPD requirements. The operational requirements of 141.0502(b)(2) through (12) are also included as permit conditions. They include, but are not limited to:

1. A prohibition on exterior pay phones, pool tables, pinball games, video games, and related devices.
2. Sign and advertisement size limits for alcohol.
3. A prohibition on on-site consumption and loitering.
4. Trash receptacles must be provided.
5. Litter and graffiti must be removed within 48 hours.

Community Plan Analysis:

The project site is designated Community Commercial within the Mira Mesa Community Plan. The Community Commercial designation provides for shopping areas with retail, office, and services for the community at large. The designation does not specifically address the sale of alcohol or alcoholic beverage outlets. The surrounding development consists of commercial uses to the north, east, and west, the surrounding developments are shopping areas with retail, and offices. The grocery store is an allowable use within the land use designation of the community plan and the addition of an alcoholic beverage outlet at the subject site would not adversely affect the goals and policies of the Community Plan.

Conclusion:

Staff has reviewed the proposed project and has determined that the project as conditioned would conform to all applicable sections of the San Diego Municipal Code. Draft findings and conditions to support the project approval are presented to the Hearing Officer for consideration.

ALTERNATIVES

1. Approve Conditional Use Permit No. PMT-3299562, with modifications;
2. Deny Conditional Use Permit No. PMT-3299562 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

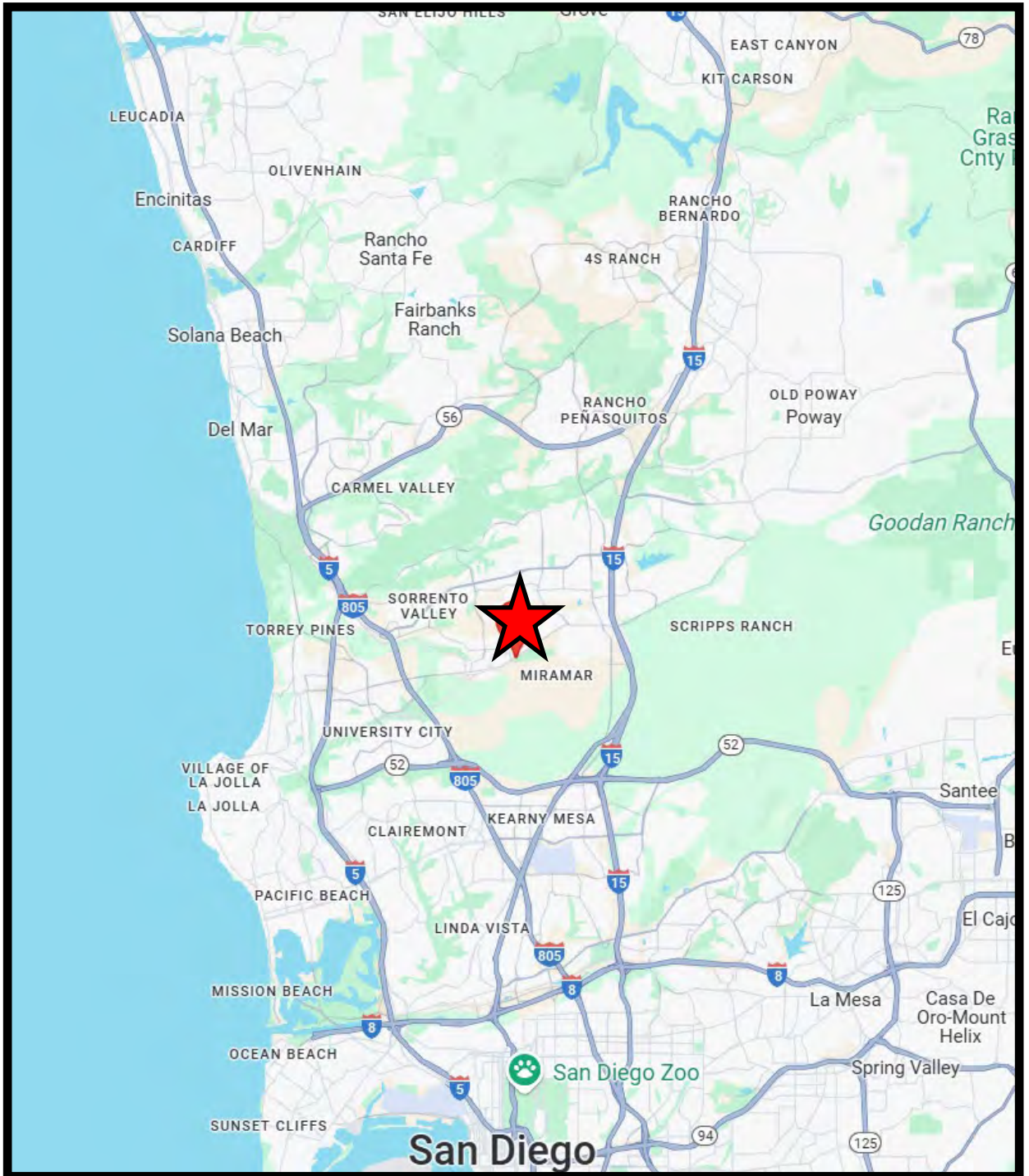


---

May Rollin  
Development Project Manager  
Development Services Department

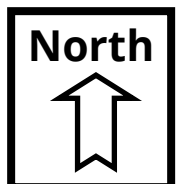
Attachments:

1. Project Location Map
2. Aerial Photograph
3. Land Use Map
4. Draft Resolution
5. Draft Permit
6. Environmental Determination
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Police Department Recommendation
10. Project Plans



## Project Location

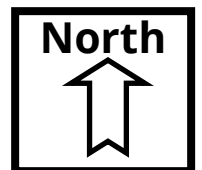
7340 Miramar Road  
Project No. PRJ-1116881

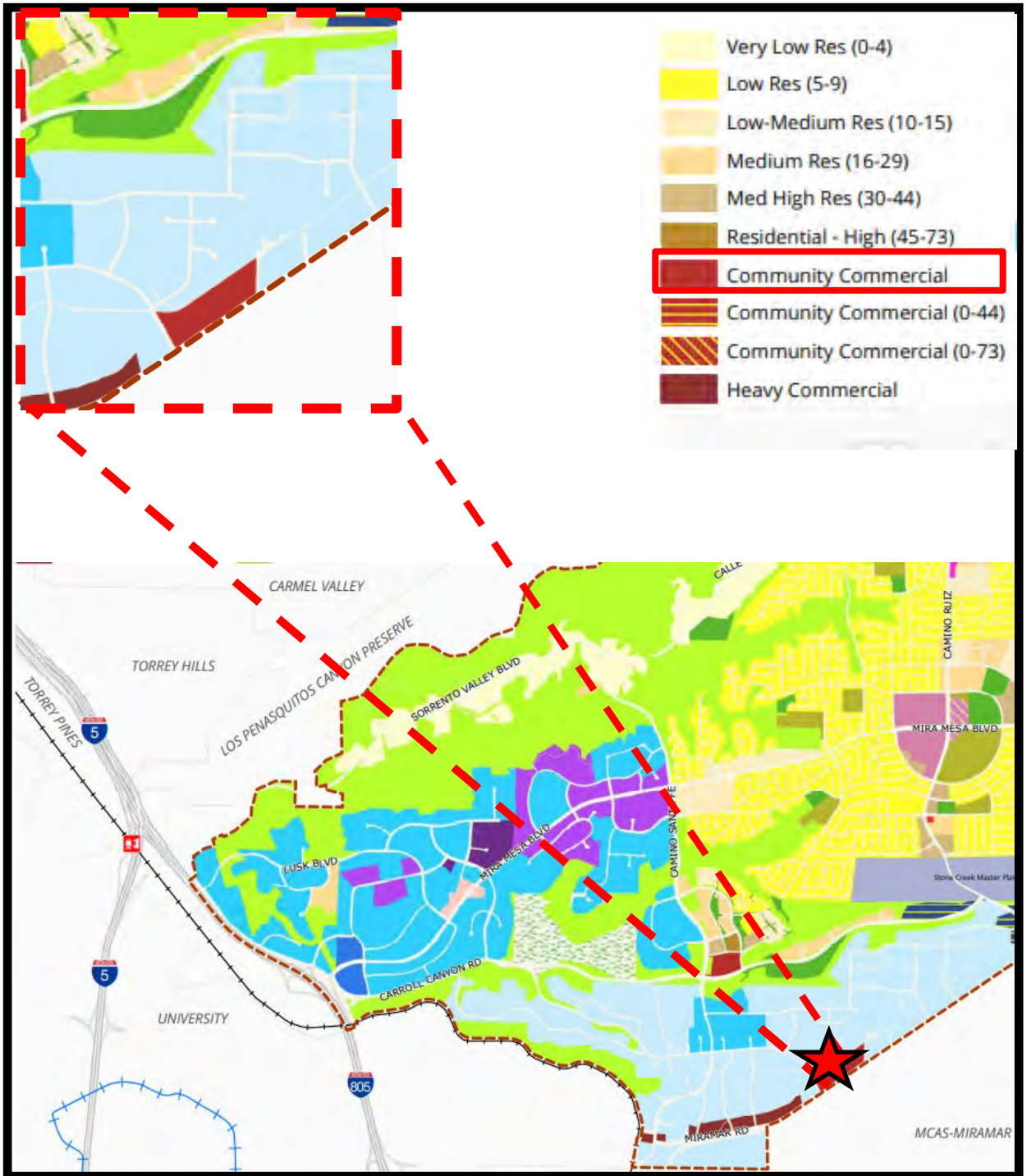




## Aerial Photo

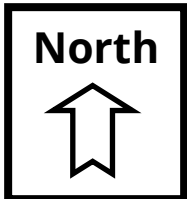
7340 Miramar Road  
Project No. PRJ-1116881





# Land Use Plan

7340 Miramar Road  
Project No. PRJ-1116881



HEARING OFFICER RESOLUTION NO. \_\_\_\_\_  
CONDITIONAL USE PERMIT NO. PMT-3299562  
**7340 MIRAMAR ROAD - PROJECT NO. PRJ-1116881**

WHEREAS, OMNINET MOUNTAIN, LP, a Delaware Limited partnership, Owner, and FRENCH GROCERY STORE LLC, a limited liability company, Permittee filed an application with the City of San Diego for a Conditional Use Permit (CUP) to allow an alcoholic beverage outlet to sell beer and wine within an existing grocery store (as described in and by reference to the approved Exhibit "A" and corresponding conditions of approval for the associated Permit No. PMT-3299562), on portions of a 0.17 - acre site;

WHEREAS, the project site is located at 7340 Miramar Road in the Commercial-Community (CC-5-2) zone, the Airport Land Use Compatibility Overlay Zone (Marine Corps Air Station Miramar), Airport Influence Area (Marine Corps Air Station Miramar Review Area 1), and Federal Aviation Administration (FAA) Part 77 Noticing Area within the Mira Mesa Community Plan;

WHEREAS, the project site is legally described as Parcel A: Parcels 1 and 2 of Parcel Map No. 17011, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, December 3, 1992 as File No. 1992-0776151 of Official Records. Parcel B: A non-exclusive easement for pedestrian and vehicular ingress, egress, access, and parking over, under, along and across those portions of the common area, subject to the terms, provisions, and conditions set forth in that certain "Amended and Restated Reciprocal Easement and Maintenance Agreement" recorded February 25, 2005 as Instrument No. 2005-0157163 of Official Records;

WHEREAS, on December 2, 2024, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code



Section 21000 et seq.) under CEQA Guideline Section 15301(Existing Facilities); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on February 26, 2025 the Hearing Officer of the City of San Diego considered CUP No. PMT- 3299562 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to CUP No. PMT-3299562:

**A. CONDITIONAL USE PERMIT SDMC Section 126.0305**

**1. Findings for all Conditional Use Permits:**

**a. The proposed development will not adversely affect the applicable land use plan;**

The proposed project is a Conditional Use Permit for an alcoholic beverage outlet to allow the sale of beer and wine at an existing grocery store pursuant to the issuance of a Type 20 license from the state Department of Alcoholic Beverage Control.

The project site is located at 7340 Miramar Road in the Commercial-Community (CC-5-2) zone, the Airport Land Use Compatibility Overlay Zone (Marine Corps Air Station Miramar), Airport Influence Area (Marine Corps Air Station Miramar Review Area 1), and Federal Aviation Administration (FAA) Part 77 Noticing Area within the Mira Mesa Community Plan (Community Plan). The site is governed by Planned Commercial Development Permit 93-0551.

The Community Plan does not specifically address the sale of alcohol or alcoholic beverage outlets. However, the sale of alcohol products is defined as a commercial retail use in the San Diego Municipal Code (SDMC [§141.0502](#)) and is permitted under specified circumstances with the approval of a CUP.

The site is designated Community Commercial in the Community Plan. The Community Commercial land use designation provides for shopping areas with retail, office, and services for the community at large. The proposed Alcoholic Beverage Outlet is an accessory to an existing retail use, consistent with the Community Commercial designation and will not adversely affect the land use plan. The Community Commercial designation is implemented by the Commercial-Community 5-2 Zone. The purpose of the CC zones is to provide for a variety of uses that serve the needs of residents and visitors to the community. Therefore, based on

the above, the proposed development will not adversely affect the applicable land use plan.

**b. The proposed development will not be detrimental to the public health, safety, and welfare;**

San Diego Police Department (SDPD) research indicates that the site is in Census Tract 83.50 and the area has a 272.3 percent crime rate compared to the citywide average and an alcohol crime rate of 77.9 percent (2022) compared to the citywide average. A census tract is considered to have “high crime” if the crime rate exceeds 120 percent of the city-wide average, therefore, the project is located in such a census tract. In consideration of this statistic, the SDPD recommended approval of the CUP with permit conditions to limit the hours for alcoholic beverage sales between 6AM and 2AM. There is no online sales component. Issuance of the permit is based on requiring video surveillance, removal of litter and graffiti, and training for staff regarding sales to underage and/or intoxicated people as well as theft deterrence training. All SDPD conditions are included in the permit.

The proposed Alcoholic Beverage Outlet requires a CUP because the project site does not meet certain location criteria set forth in SDMC [Section 141.0502\(b\)](#). The site will be well-lit and maintained in a litter-free, graffiti-free condition. The site may contain alcohol signage with limitations on the hours for alcoholic beverage sales for site safety. The site shall not contain pool-style table games, video games, or public telephones on the premises and include signage to prohibit loitering. Onsite parking shall be maintained. The conditions stipulated in the CUP will not be detrimental to any potential harm to public health, safety, and welfare pursuant to SDMC [Section 141.0502\(c\)](#) and the SDPD recommended approval with conditions as stated above and included in the CUP.

Furthermore, the project is subject to all federal, state, and other local codes related to alcohol beverage sales, which would further ensure that the use would not have an adverse impact on public health, safety, and welfare.

**c. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code;**

The project site is within Commercial-Community (CC-5-2) base zone and allows for offsite sale of alcohol as a limited use. The project is located in a shopping center that includes both retail and service businesses. The site is across Miramar Rd from the Miramar Memorial Golf Course. Per Limited Use Regulations SDMC Section 141.0502(b)(1)(D), a CUP is required for approval in accordance with Process Three. The Mira Mesa Community Plan identifies the land use as Community Commercial. The Community Commercial designation provides for shopping areas with retail, office, and services for the community at large. The Community Commercial designation is implemented by the Commercial-Community 5-2 Zone. The purpose of the CC zones is to provide for a variety of uses that serve the needs of residents

and visitors to the community. The proposed Alcoholic Beverage Outlet will not conflict with the land use plan designation.

The project does not propose deviations, additional development, or increase in intensity of use. Therefore, the proposed development will comply with the regulations of the Land Development Code.

**d. The proposed use is appropriate at the proposed location.**

The proposed project is a Conditional Use Permit for a new Alcohol Beverage Control (ABC) License, type 20, to allow the sale of Wine and Beer for off-premise consumption. The Alcohol sales are located within an existing grocery store in the Miramar Metroplex Shopping Mall. The surrounding development consists of Community Commercial uses which include offices to the north, east, and west; the Miramar Memorial Golf Course to the south; and a healthcare facility (Urgent Care) within 300-feet to the east.

The site is within the Community Commercial land use designation and the Commercial-Community (CC-5-2) base zone, which allows a broad range of commercial services and uses. Alcohol sales are allowed as a limited use in the Commercial base zone and there are no sensitive land uses such as schools, public parks, playgrounds, recreational areas, religious assemblies, hospitals or residentially zoned property in the vicinity of the project site. The proposed use will be governed by the permit conditions, Separately Regulated Uses Regulations of the SDMC [Section 141.0502\(b\)](#), and all of the regulations of the State Department of Alcoholic Beverage Control Board. In addition, the SDPD supports the issuance of a CUP for limited use with provisions. Therefore, the proposed use is appropriate for the proposed location in the commercial corridor.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on these findings adopted by the Hearing Officer, Conditional Use Permit No. PMT-3299562 hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. PMT-3299562 a copy of which is attached hereto and made a part hereof.

---

May Rollin  
Development Project Manager  
Development Services

Adopted on: February 26 ,2025

IO#: 24009953

DRAFT

**RECORDING REQUESTED BY**  
CITY OF SAN DIEGO  
DEVELOPMENT SERVICES  
PERMIT INTAKE, MAIL STATION

501

**WHEN RECORDED MAIL TO**  
**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

INTERNAL ORDER NUMBER: 24009953

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**CONDITIONAL USE PERMIT NO. PMT-3299562**  
**7340 MIRAMAR ROAD - PROJECT NO. PRJ-1116881**  
HEARING OFFICER

This Conditional Use Permit No. PMT-3299562 is granted by the Hearing Officer of the City of San Diego to OMNINET MOUNTAIN, LP, a Delaware Limited partnership, Owner, and FRENCH GROCERY STORE LLC, a limited liability company, Permittee, pursuant to San Diego Municipal Code (SDMC) section §126.0305. The 0.17-acre site is located at 7340 Miramar Road in the Commercial-Community (CC-5-2) zone, the Airport Land Use Compatibility Overlay Zone (Marine Corps Air Station Miramar), Airport Influence Area (Marine Corps Air Station Miramar Review Area 1), and Federal Aviation Administration (FAA) Part 77 Noticing Area within the Mira Mesa Community Plan. The project site is legally described as: Parcel A: Parcels 1 and 2 of Parcel Map No. 17011, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, December 3, 1992 as File No. 1992-0776151 of Official Records. Parcel B: A non-exclusive easement for pedestrian and vehicular ingress, egress, access, and parking over, under, along and across those portions of the common area, subject to the terms, provisions, and conditions set forth in that certain "Amended and Restated Reciprocal Easement and Maintenance Agreement" recorded February 25, 2005 as Instrument No. 2005-0157163 of Official Records.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to operate an alcoholic beverage outlet located within an existing grocery store, conditioned upon the issuance of a license from the State Department of Alcoholic Beverage Control and subject to the City's land use regulations, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 26, 2025, on file in the Development Services Department.

The project shall include:

- a. An Alcoholic Beverage Outlet located within an existing commercial space, for beer and wine sales only;
- b. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act

[CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by March 12, 2028.
2. This Conditional Use Permit [CUP] and corresponding use of this site shall expire on March 12, 2035. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
3. The utilization of this CUP is contingent upon the approval of a license to sell alcohol at this location by the California Department of Alcoholic Beverage Control [ABC]. The issuance of this CUP does not guarantee that the ABC will grant an alcoholic beverage license for this location.
4. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
5. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
6. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
7. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
8. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

9. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

10. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

11. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

12. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

**PLANNING/DESIGN REQUIREMENTS:**

13. The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized

for any other purpose, unless otherwise authorized in writing authorized by the appropriate City decision maker in accordance with the SDMC.

14. Owner/Permittee shall post a copy of the Conditional Use Permit conditions in the licensed premises in a place where they may be readily viewed by any member of the general public or any member of a government agency.
15. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.
16. Pool or billiard tables, foosball or pinball games, arcade-style video and electronic games, or coin-operated amusement devices are not permitted on the premises.
17. Exterior public pay phones that permit incoming calls are not permitted on the premises, adjacent public sidewalks, or areas under the control of the owner or operator.
18. The owner or operator shall provide illumination, at a minimum level of 0.4-foot candles per square foot, on the exterior of the alcoholic beverage outlet, including adjacent public sidewalks and areas under the control of the owner or operator. The illumination shall be in operation during all hours of darkness while the outlet is open for business so that persons standing on or near the premises at night are identifiable by law enforcement personnel. The required illumination shall be shielded and directed so that it does not shine on adjacent properties.
19. Sign area pertaining to or referencing alcoholic sales or beverages shall not exceed 630 square inches.
20. A maximum of 33 percent of the square footage of the windows and doors of the premises may bear advertising or signs of any sort, and all advertising and signs shall be placed and maintained in a manner that ensures that law enforcement personnel have a clear and unobstructed view of the interior of the outlet.
21. The owner or operator of the alcoholic beverage outlet shall post a prominent, permanent sign or signs stating, "No loitering, consumption of alcoholic beverages, or open alcoholic beverage containers are allowed inside the premises, in the parking area, or on the public sidewalks adjacent to the premises."
22. The Owner/Permittee shall list a business address and telephone number in the Pacific Bell/San Diego telephone directory or other similarly distributed directory.
23. The owner or operator shall provide trash receptacles, conveniently located for use by patrons, inside and outside the alcoholic beverage outlet, including adjacent public sidewalks and areas under the control of the owner or operator. At least one 13-gallon trash receptacle shall be located inside the premises. At least one 32-gallon trash receptacle shall be located outside the alcoholic beverage outlet, and at least one additional 32-gallon trash receptacle shall be located in the parking areas under the control of the owner or operator.



24. The owner or operator shall maintain the premises, adjacent public sidewalks, and areas under the control of the owner or operator, free of litter and graffiti at all times. The owner or operator shall provide for daily removal of trash, litter, and debris. The owner or operator shall eliminate graffiti within 48 hours of application.

**POLICE DEPARTMENT REQUIREMENTS:**

1. The hours for in-store operations shall be from 6:00am to Midnight as it relates to sales or service of alcoholic beverages. The sale of alcoholic product via app/online platform for delivery only shall be from 6:00am to 2:00am.
2. Video surveillance shall be recording and available to law enforcement upon request covering the interior and public access points of the premises. Upon request of law enforcement video surveillance shall not be deleted, voided or destroyed. Recordings shall be maintained for a minimum of 30 days absent a request of law enforcement.
3. Litter and any unauthorized graffiti will be removed promptly.
4. All retail employees are trained in ABC regulations (LEAD), theft deterrence and policies against the sale of alcoholic beverages to those under 21 years of age, and/or intoxicated.

**INFORMATION ONLY:**

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on February 26, 2025, and Resolution No. HO-xxxx.

Conditional Use Permit No.: PMT-3299562  
Date of Approval: February 26, 2025

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
May Rollin  
Development Project Manager

**NOTE: Notary acknowledgment  
must be attached per Civil Code  
section 1189 et seq.**

\_\_\_\_\_  
**The undersigned Owner/Permittee**, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

**Omninet Mountain, LP, a Delaware Limited Partnership**

Owner

By \_\_\_\_\_

Michael Danielpour  
Manager of General Partner

**French Grocery Store, LLC, Limited Liability Company**

Permittee

By \_\_\_\_\_

Franck Thomas Just Vega  
Business owner and manager

**French Grocery Store, LLC, Limited Liability Company**

Permittee

By \_\_\_\_\_

Magalie Marie, Cecile Berthoin Vega  
Business owner and manager

**NOTE: Notary acknowledgments  
must be attached per Civil Code  
section 1189 et seq.**

NOTICE OF EXEMPTION

**TO:** Recorder/County Clerk  
P.O. Box 1750, MS A-33  
1600 Pacific Hwy, Room 260  
San Diego, CA 92101-2400

**From:** City of San Diego  
Development Services Department  
1222 First Avenue, MS 501  
San Diego, CA 92101

Office of Land Use and Climate Innovation  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

**Project Title / Number:** 7340 Miramar / PRJ-1116881

**State Clearinghouse No.:** N/A

**Project Location-Specific:** 7340 Miramar Rd, San Diego, CA 92126

**Project Location-City/County:** San Diego/San Diego

**Description of nature and purpose of the Project:** The project proposes a Conditional Use Permit (CUP) for a new Alcoholic Beverage Control (ABC) License type 20 to allow the sale of wine and beer. The project is, located within an existing grocery store at 7340 Miramar Road. No development is proposed. The site is in the IL-2-1 and CC-5-2 Base Zones, Proposition A Lands (PAL), Airport Land Use Compatibility Overlay Zone ( MCAS Miramar), ALUCP Airport Influence Area (MCAS Miramar - Review Area 1), and the FAA Part 77 Noticing Area and is designated Community Commercial within the Mira Mesa Community Plan. LEGAL DESCRIPTION: Parcels 1 and 2 of Parcel Map No. 17011.

**Name of Public Agency Approving Project:** City of San Diego

**Name of Person or Agency Carrying Out Project:** Magalie Vega, 7340 Miramar Road Ste 105, San Diego, CA, 92126, (858) 263-5595

**Exempt Status:** (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)( 4); 15269 (b)(c))
- Categorical Exemption: CEQA State Guidelines, Section 15301 (Existing Facilities)
- Statutory Exemptions:
- Other:

**Reasons why project is exempt:** The City of San Diego conducted an environmental review that determined the project would not have the potential to cause a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15301 which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The project is requesting for the permitting of alcohol sales within an existing commercial space and no construction is proposed. Therefore, this

exemption was deemed appropriate. The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.

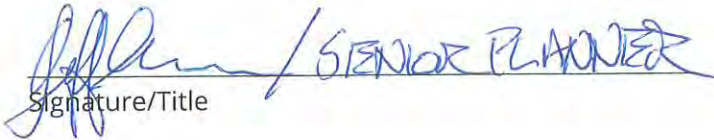
**Lead Agency Contact Person:** Marlene Watanabe

**Telephone:** 619-446-5129

**If filed by applicant:**

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project?  Yes  No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from the California Environmental Quality Act.

 / SENIOR PLANNER  
Signature/Title

12/10/24  
Date

**Check One:**

- Signed by Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or LCI:



City of San Diego  
Development Services  
1222 First Ave., MS-302  
San Diego, CA 92101

# Community Planning Committee Distribution Form

Project Name:  
Cuisinery Food Market Conditional Use Permit

Project Number:  
PRJ-1116881

Community: Mira Mesa

For project scope and contact information (project manager and applicant),  
log into OpenDSD at <https://aca.accela.com/SANDIEGO>.

Select "Search for Project Status" and input the Project Number to access project information.

- Vote to Approve
- Vote to Approve with Conditions Listed Below
- Vote to Approve with Non-Binding Recommendations Listed Below
- Vote to Deny

Date of Vote:  
September 15,

# of Members Yes  
12

# of Members No  
0

# of Members Abstain  
0

Conditions or Recommendations:

No Action  
(Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)

NAME: Chris Cate

TITLE: Chair

DATE: September 19, 2024

Visit our web site at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services).

Upon request, this information is available in alternative formats for persons with disabilities.

DS-5620 (08-18) ONLINE FORM



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

# Ownership Disclosure Statement

FORM  
DS-318

October 2017

**Approval Type:** Check appropriate box for type of approval(s) requested:  Neighborhood Use Permit  Coastal Development Permit  
 Neighborhood Development Permit  Site Development Permit  Planned Development Permit  Conditional Use Permit  Variance  
 Tentative Map  Vesting Tentative Map  Map Waiver  Land Use Plan Amendment  Other \_\_\_\_\_

**Project Title:** Eurofood Depot Cuisinery Food Market- PRJ-1116081- License Off Sale type 20 Wine & Beer **Project No. For City Use Only:** \_\_\_\_\_

**Project Address:** 7340 Miramar Road, Ste 105, San Diego CA 92126

**Specify Form of Ownership/Legal Status (please check):**

Corporation  Limited Liability -or-  General - What State? \_\_\_\_\_ Corporate Identification No. \_\_\_\_\_  
 Partnership  Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of ANY person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

**Property Owner**

Name of Individual: OMNINET METROPLEX MIRAMAR, LLC  Owner  Tenant/Lessee  Successor Agency

Street Address: 9420 WILSHIRE BLVD, 4TH FL.

City: BEVERLY HILLS State: CA Zip: 90212

Phone No.: 310-300-4100 Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: Michael A. ... Manager Date: 6/10/24

Additional pages Attached:  Yes  No

**Applicant**

Name of Individual: Franck and Magalie VEGA  Owner  Tenant/Lessee  Successor Agency

Street Address: 9166 Bedel Court

City: San Diego State: CA Zip: 92129

Phone No.: 8582635595 Fax No.: \_\_\_\_\_ Email: sandiego.ca@cuisineryfoodmarket.com

Signature: [Signature] Date: 06/04/2024

Additional pages Attached:  Yes  No

**Other Financially Interested Persons**

Name of Individual: \_\_\_\_\_  Owner  Tenant/Lessee  Successor Agency

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Additional pages Attached:  Yes  No

**SAN DIEGO POLICE DEPARTMENT  
CONDITIONAL USE PERMIT RECOMMENDATION**

PREMISE ADDRESS: 7340 Miramar Road, San Diego CA 92126

TYPE OF BUSINESS: Market (Type 20, Off Sale Beer/Wine)

FEDERAL CENSUS TRACT: 83.50

NUMBER OF ALCOHOL LICENSES ALLOWED: Off-Sale: 3

NUMBER OF ALCOHOL LICENSES EXISTING: Off-Sale: 14

CRIME RATE IN THIS CENSUS TRACT: 272.3%  
(Note: Considered High Crime If Exceeds 120% of City-wide Average)

THREE OR MORE REPORTED CRIMES AT THIS PREMISE WITHIN PAST YEAR  YES  NO

IS THE PREMISE WITHIN 600 FEET OF INCOMPATIBLE FACILITY  YES  NO

IS THE PREMISE WITHIN 100 FEET OF RESIDENTIALLY ZONED PROPERTY  YES  NO

ABC LICENSE REVOKED AT THIS PREMISE WITHIN PAST YEAR  YES  NO

HAS APPLICANT BEEN CONVICTED OF ANY FELONY  YES  NO

WILL THIS BUSINESS BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY,  
AND WELFARE OF THE COMMUNITY AND CITY  YES  NO

COMMENTS/OTHER FACTORS CONSIDERED:

The premises is located within census tract 83.50. The reported crime rate for 2022 within Census Tract 83.50 was 272.3% and the alcohol crime rate was 77.9%.

SUGGESTED CONDITIONS:

The San Diego Police Department agrees with the issuance of a Conditional Use Permit so long as the following conditions are incorporated:

1. The hours for in-store operations shall be from 6:00am to Midnight as it relates to sales or service of alcoholic beverages. The sale of alcoholic product via app/online platform for delivery only shall be from 6:00am to 2:00am.
2. Video surveillance shall be recording and available to law enforcement upon request covering the interior and public access points of the premises. Upon request of law enforcement video surveillance shall not be deleted, voided or destroyed. Recordings shall be maintained for a minimum of 30 days absent a request of law enforcement.
3. Litter and any unauthorized graffiti will be removed promptly.
4. All retail employees are trained in ABC regulations (LEAD), theft deterrence and policies against the sale of alcoholic beverages to those under 21 years of age, and/or intoxicated.

1825  
MTH

SAN DIEGO POLICE DEPARTMENT RECOMMENDATION:

APPROVE

DENY

Benjamin McCurry  
Name of SDPD Vice Sergeant (Print)

619-531-2973  
Telephone Number

Ben McCurry  
Signature of SDPD Vice Sergeant

7-23-24  
Date of Review



**CITY OF SAN DIEGO  
M E M O R A N D U M**

**DATE:** 04/24/2024  
**TO:** Sgt. McCurry, Vice Unit  
**FROM:** Bailey Fice, Crime Analysis  
**SUBJECT:** French Grocery Store LLC

---

**Search Criteria:**

7340 Miramar Rd. San Diego, CA 92126 \* Cannot search by Ste. 105  
Jan. 1, 2022 to Dec. 31, 2022

**Request Summary:**

The owners at French Grocery Store LLC are requesting a type 20 (Off-Sale Beer & Wine) ABC license. Supply ABC Board required statistics and any relevant supplemental information to assist in the evaluation of this application.

**Results Summary:**

**Calls for Service** - There were 14 service calls to the address for January 1, 2022 to December 31, 2022.

**Arrests** - There were 0 arrests at the location and 2 arrests within a 0.2-mile radius from the location from Jan. 1, 2022 to Dec. 31, 2022.

**Crime Cases** - There were 3 crime cases at the location and 31 crime cases within a 0.2-mile radius from the location from Jan. 1, 2022 to Dec. 31, 2022.

**ABC Report** - The requested address is located in federal census tract 83.50 based on 2010 geographical coding. I reviewed the static ABC report for 2022. The report shows that census tract 83.50 has a percent total crime rate of 272.3%. Please note that anything 120% or above is considered a high crime area. I also pulled the alcohol related arrests and citations for census tracts within the city and found that census tract 83.50 had 13 in 2022.

**Supplement Documents:**

1. Census Tract 008350 ABC Report
2. ABC Alcohol Violations Report
3. Calls for Service
4. .2 Mile Radius Map

If you have any questions regarding this report, call me at 619-531-2417.

Bailey Fice  
Crime Analyst



ABC Report

**Required Parameters**

Reporting Period: 01/2022 to 12/2022  
 Agency: SAN DIEGO

**Optional Parameters**

Geographical Area:  
 Group by: Census Tract 008350

Prior Report Number: B98S328R

<b>CRIME TYPES</b>	<b>CRIME TOTALS</b>
CRIMINAL HOMICIDE	0
FORCIBLE RAPE	1
ROBBERY	3
AGGRAVATED ASSAULT	14
BURGLARY	128
LARCENY	158
MOTOR VEHICLE THEFT	121
<b>Total Part I Crime:</b>	<b>425</b>

<b>ARREST TYPES</b>	<b>ARREST TOTALS</b>
SIMPLE ASSAULT	3
OTHER PART II CRIMES	51
CHILD AND FAMILY	1
DEADLY WEAPONS	0
EMBEZZLEMENT	0
FRAUD	0
GAMBLING	0
MALICIOUS MISCHIEF	0
NARCOTICS	3
SEX CRIMES	1
FORGERY	0
OTHER NON-CRIMINAL	7
<b>Total Part II Arrest:</b>	<b>66</b>

Census Tract Total = Part I Crime + Part II Arrest: 491  
 Census TractAve. ( Agency / Census Tract ): 180.3  
 Agency Wide Total = Part 1 Crime + Part II Arrest: 54,461  
 Census Tract Total as % of Census Tract Average: : 272.3%  
 (120% is considered high crime area)

**San Diego Police Department  
Alcohol Arrests & Cites - By Census Tract  
(Excluding Unknown Tracts)  
January to December 2022**

<b>2010 Census Tract</b>	<b>Alcohol Violations</b>	<b>Tract Total as % of Average Tract</b>
008348	0	0.0%
008349	8	47.9%
008350	13	77.9%
008351	2	12.0%
008352	0	0.0%
008353	0	0.0%
008354	7	41.9%
008355	6	35.9%
008356	0	0.0%
008357	6	35.9%
<b>008358</b>	<b>32</b>	<b>191.7%</b>
008359	15	89.9%
008360	14	83.9%
008361	4	24.0%
008362	1	6.0%
008363	1	6.0%
008364	4	24.0%
008365	0	0.0%
008366	1	6.0%
008501	8	47.9%
008502	11	65.9%
008503	7	41.9%
008504	13	77.9%
008505	15	89.9%
008506	3	18.0%
<b>008507</b>	<b>23</b>	<b>137.8%</b>
008509	15	89.9%
008510	8	47.9%
<b>008511</b>	<b>48</b>	<b>287.6%</b>
008512	8	47.9%
008513	3	18.0%
008600	11	65.9%
008701	2	12.0%
008702	16	95.9%
008800	4	24.0%
008901	5	30.0%
<b>008902</b>	<b>22</b>	<b>131.8%</b>
009000	2	12.0%
<b>009101</b>	<b>23</b>	<b>137.8%</b>
009102	5	30.0%
009103	6	35.9%

# CALLS FOR SERVICE

Address: 7340 -7340 MIRAMAR

Beat: NO BEAT INFORMATION SPECIFIED.

Date Range: 1/1/2022 - 12/31/2022 , 00:00 - 23:59 Hours, Day of Week Sunday - Saturday

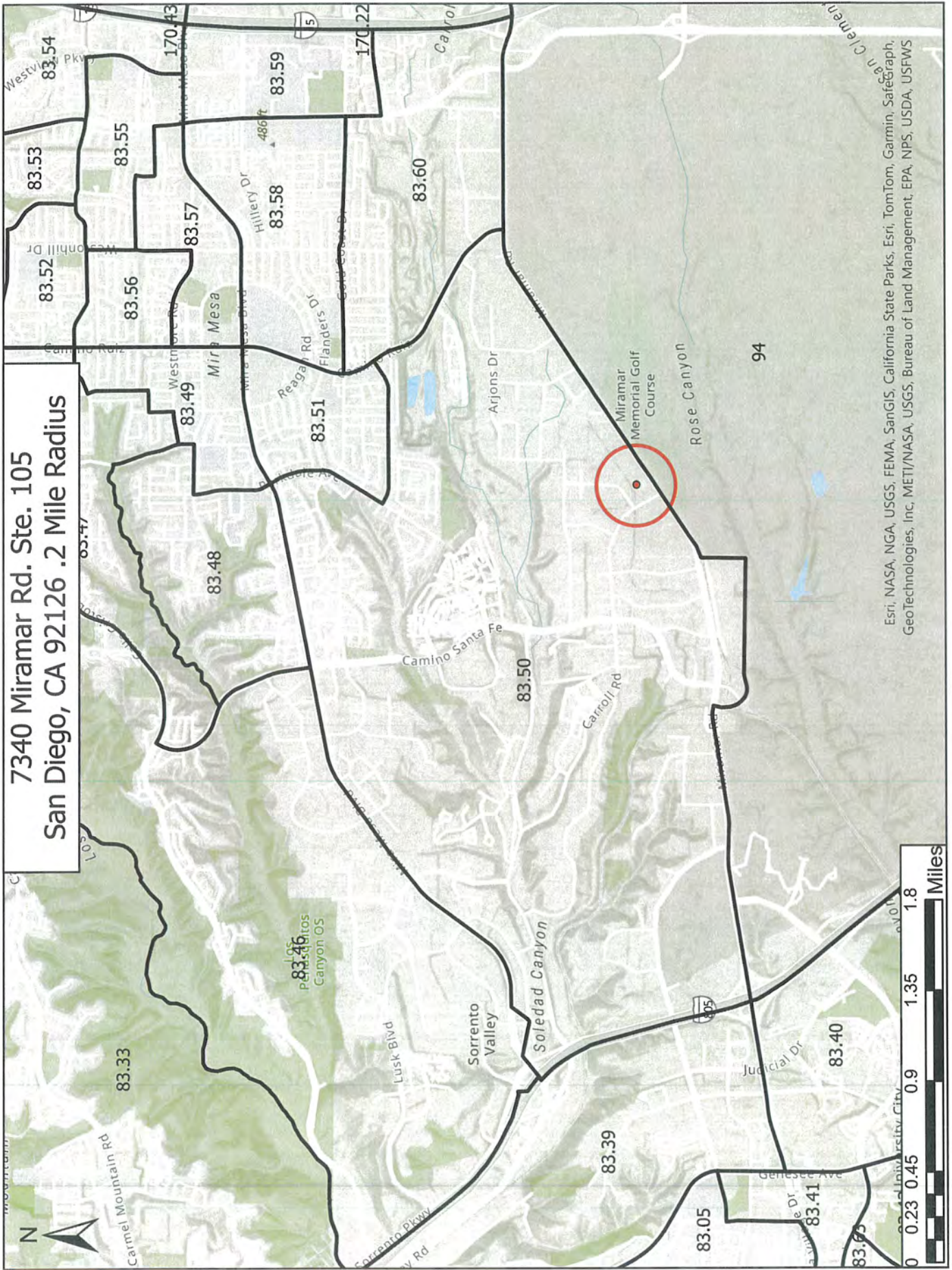
Crime Type/Disposition: NO CRIME TYPE, DISPOSITION OR PRIORITY SPECIFIED.

Sorted By: No Sort Order Selected

Incident #	Date Time	Location	Type	Disp	Beat	Reporting Party	Phone	OST
E22020016394	2/11/2022 07:13	7340 MIRAMAR RD	470R	O	243			0.48
E22020022871	2/15/2022 10:07	7340 MIRAMAR RD	PLATE	K	243			2.15
E22020036257	2/24/2022 07:46	7340 MIRAMAR RD	470R	K	243			0.80
E22020042350	2/28/2022 08:11	7340 MIRAMAR RD	470R	R	243			1.48
E22030020254	3/14/2022 07:01	7340 MIRAMAR RD, 100	459A	X	243			0.38
E22050001174	5/1/2022 21:36	7340 MIRAMAR RD	459A	K	243			0.95
E22050003095	5/3/2022 08:03	7340 MIRAMAR RD, 100	20002	K	243			2.02
E22050019783	5/14/2022 17:08	7340 MIRAMAR RD	JUMPER	A	243			11.58
E22050040407	5/28/2022 13:38	7340 MIRAMAR RD, 207	459A	U	243			0.03
E22060029315	6/21/2022 01:19	7340 MIRAMAR RD, 207	459A	U	243			0.60
E22070014211	7/10/2022 15:27	7340 MIRAMAR RD, 106B	459A	U	243			0.02
E22070043000	7/30/2022 15:25	7340 MIRAMAR RD	FOUND	R	243			2.27
E22080028740	8/20/2022 03:32	7340 MIRAMAR RD	1153	K	243			1.80
E22090012727	9/9/2022 04:27	7340 MIRAMAR RD	459A	K	243			0.00
Total # of Calls = 14					Total OST =			24.56

**Note:**

Legacy CAD incidents (incident numbers beginning with the letter P) display total *unit* out of service time in hours.  
Intergraph CAD events (incident numbers beginning with the letter E) show total *officer* out of service time in hours.



MIRAMAR  
DENTAL STUDIO



True Choice  
MEDICAL CLINICS



METRO  
FLOORING

Cuisine by FOOD MARKET

ELEVATOR





Cuisinery FOOD MARKET

Gourmet Market

euro food depot

Cuisinery

105

1 HOUR

GOURMET MARKET OPEN

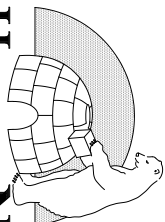
**Cuisinery**  
FOOD MARKET







**Cuisinéri**  
FOOD MARKET



# HANSEN Cold Storage Construction Lic #609752 -B1

## 7340 MIRAMAR RD., SUITE 105 SAN DIEGO, CA 92126

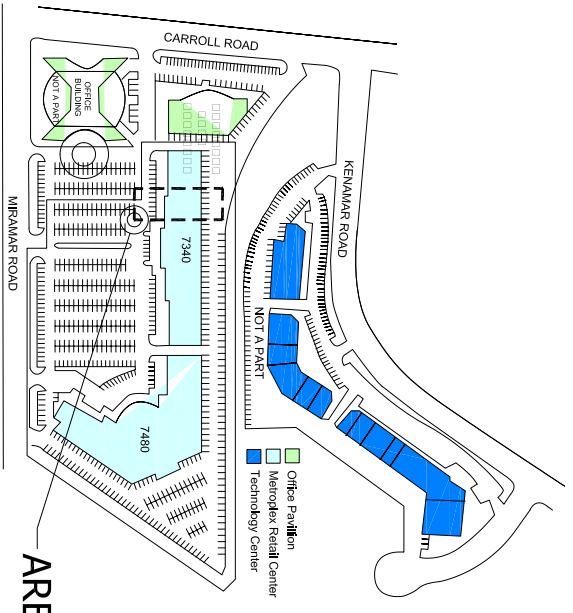
### PROJECT PARTICIPANTS

**TENANT:**  
EUROFOOD DEPOT  
7340 MIRAMAR RD.  
SAN DIEGO, CA 92126  
CONTACT: MAGALIE VEGA  
PHONE: 858.263.5595  
EMAIL: CONTACT@EUROFOODDEPOT.COM

**ENGINEER:**  
TRUE NORTH ENGINEERING INC.  
138 W. BORKHME AVE.  
PLACENTIA, CA 92870  
CONTACT: GREG PANEK  
PHONE: 562.587.3144  
EMAIL: TRUENORTHENGINEERINGINC@GMAIL.COM

**CONTRACTOR:**  
HANSEN COLD STORAGE CONSTRUCTION  
4410 DISTRICT BLVD  
VERNON, CA 90058  
CONTACT: SAM MATTIN  
PHONE: 323.846.5676  
EMAIL: SAM@HANSENCOLD.COM

**ELECTRICAL ENGINEER:**  
RB CONSULTING ENGINEERS INC.  
1044 PIONEER WAY, SUITE E  
EL CAJON, CA 92020  
CONTACT: CHRISTIAN RUBIO  
PHONE: 619.334.6020 EXT. 208  
EMAIL: CRUBIO@RCEENGINEERS.COM



**SITE PLAN**

**AREA OF WORK**

### SCOPE OF WORK

We are applying for a Conditional Use Permit to allow a new Alcoholic Beverage Control (ABC) License Type 20 (Wine and Beer Off-Sale) at the ground level Suite 105 grocery store of the existing 2-story commercial building located at 7340 Miramar Road, Suite 105. Currently, at this location, we operate a Gourmet Food Market. The addition of wine and beer will represent 5% of the variety of products we carry.

The San Diego Police Department and the ABC Agency of San Marcos have already conducted their inspections and granted us their approval.

### BUILDING DATA

CONSTRUCTION TYPE: V-B  
OCCUPANCY: B/M/S2  
SPRINKLER SYSTEM: YES  
STORIES: 2  
(E) OFFICE AREA: ±910 FT<sup>2</sup>  
(E) WAREHOUSE AREA: ±6,537 FT<sup>2</sup>  
TOTAL AREA: 7,447 FT<sup>2</sup>

### CODE COMPLIANCE

2022 CALIFORNIA BUILDING CODE (2022 CBC)  
2022 CALIFORNIA ELECTRICAL CODE (2022 CEC)  
2022 CALIFORNIA MECHANICAL CODE (2022 CMC)  
2022 CALIFORNIA PLUMBING CODE (2022 CPC)  
2022 CALIFORNIA FIRE CODE (2022 CFC)

### DEFERRED SUBMITTAL

THE FOLLOWING ITEMS TO BE UNDER A DEFERRED SUBMITTAL/ SEPARATE PERMIT:

- FIRE SPRINKLER SYSTEM MODIFICATION (CBC 107.3.4.1)
- STORAGE RACKS
  - Year Built 1992
  - Zoning CC-9-2
  - Overlay zones A1A
  - Airport Land Use Compatibility Overlay Zone: MCAS Miramar
  - FAA Part 77: MCAS Miramar/475 to 480 feet elevation above sea level // 5000 to 5500 feet horizontal distance from runway

### SHEET INDEX

- ARCHITECTURAL & STRUCTURAL
- CO.0 - COVER SHEET
  - A0.1 - SITE ACCESSIBILITY STANDARDS
  - A0.2 - ACCESSIBILITY STANDARDS AND DETAILS
  - A0.3 - FINISH SCHEDULE AND SPECIFICATIONS
  - A1.0 - ENLARGED FLOOR AND CEILING PLAN
  - A1.1 - EGRESS PLAN
  - A1.2 - SUITE ELEVATION
  - A2.0 - T-BAR CEILING DETAILS
  - A2.1 - T-BAR CEILING DETAILS
  - SO.1 - GENERAL NOTES
  - SO.2 - STATEMENT OF SPECIAL INSPECTIONS
  - SO.3 - SPECIFICATION SHEETS
  - S1.0 - ENLARGED FLOOR AND FLOOR INSULATION PLAN
  - S2.0 - ENLARGED CEILING AND (E) FLOOR FRAMING PLAN
  - S3.0 - STRUCTURAL DETAILS
  - S3.1 - STRUCTURAL DETAILS
  - S4.0 - STRUCTURAL DETAILS

### REFRIGERATION

- R1.0 - EQUIPMENT AND DRAIN PLAN
- R2.0 - EQUIPMENT SPECIFICATIONS (VEGETABLE)
- R2.1 - EQUIPMENT SPECIFICATIONS (FREEZER)

### PLUMBING

- P1.0 - PLUMBING PLAN
- P2.0 - PLUMBING EQUIPMENT SPECIFICATIONS

### MECHANICAL

- M1.0 - DUCT LAYOUT

### ELECTRICAL (TENANT)

- E001 - COVER SHEET
- E002 - LIGHTING FIXTURE SCHEDULE
- E003 - TITLE 24 FORMS
- E201 - LIGHTING PLAN
- E301 - POWER PLAN
- E701 - LIGHTING CONTROL DETAILS
- E801 - SINGLE LINE DIAGRAM
- E901 - PANEL SCHEDULES

### ELECTRICAL (LANDLORD)

- E4.1 - GEN. NOTES & SYMBOLS
- E4.2 - SINGLE LINE DIAGRAM & PANEL SCHEDULE
- E4.3 - ELECTRICAL PLAN
- E4.4 - PHOTOS



**VICINITY MAP**

- MCAS Miramar/470 to 475 feet elevation above sea level //
- 4500 to 5000 feet horizontal distance from runway
- Geologic Hazard zone 51
- Easements, Note

**CO.0**

**COVER PAGE**

EUROFOOD DEPOT  
7340 MIRAMAR RD., SUITE 105  
SAN DIEGO, CA 92126



HANSEN COLD STORAGE CONSTRUCTION  
4410 DISTRICT BLVD  
VERNON, CA 90058  
323.846.5676



TITLE

Eurofood Depot Gourmet Food Market  
 7340 Miramar Road, Ste 105  
 San Diego CA 92126  
 PRJ 1116881

- scope of work: We are applying for a Conditional Use Permit to allow a new Alcoholic Beverage Control (ABC) License Type 20 (Wine and Beer Off-Sale) at the ground level Suite 105 grocery store of the existing 2-story commercial building located at 7340 Miramar Road, Suite 105. Currently, at this location, we operate a Gourmet Food Market. The addition of wine and beer will represent 5% of the variety of products we carry. The San Diego Police Department and the ABC Agency of San Marcos have already conducted their inspections and granted us their approval.

## BUILDING DATA

### ASSESSOR'S PARCEL

NUMBER: 343-321-26-00

CONSTRUCTION TYPE: V-B

(E) OCCUPANCY: M

\* OCCUPANCY WILL NOT CHANGE

SPRINKLER SYSTEM: YES

STORIES: 2 <sup>△</sup>

(N) OFFICE AREA: 1,215 FT<sup>2</sup>

(N) BACK OF HOUSE

AREA: 2,403 FT<sup>2</sup>

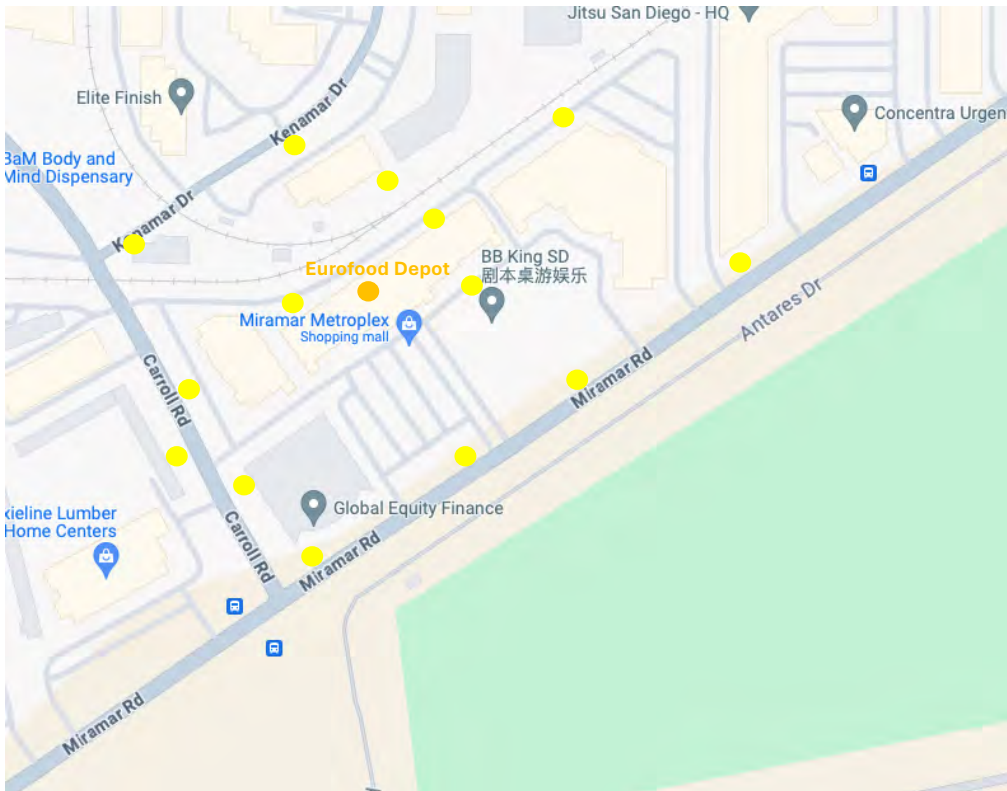
TOTAL GROSS AREA: 3,618 FT<sup>2</sup>

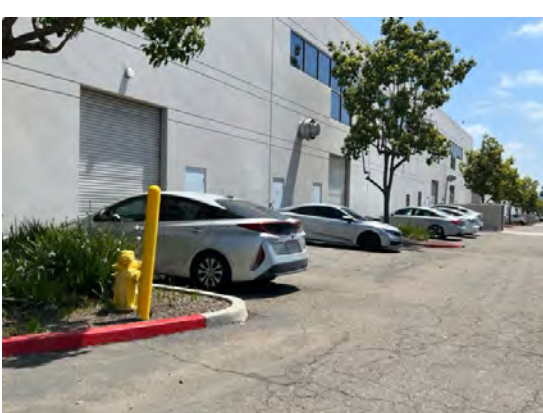
CONSTRUCTION

VALUATION: \$500,000

- Year Built 1992
- Zoning CC-5-2
- Overlay zones : City of San Diego
- Geologic Hazard none
- Easements. None

● Fire Hydrants







# Eurofood depot

Public transportation

## PUBLIC ENTRANCE

- Site Walks
- Bus stops
- Pedestrian crossing



# Eurofood depot

Truck delivery highway  
Loading Zone

**ENTRANCE / EXIT** →


← Customers entrance/exit

▭ Customers parking









**A101000**  
ACCESSIBILITY STANDARDS  
AND DETAILS

**HANSEN CONSTRUCTION**  
4410 DISTRICT BLVD  
SAN DIEGO, CA 92108  
760.446.6766

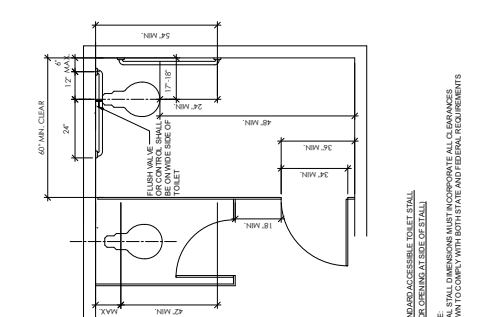
**HANSEN**  
Cold Storage Construction  
4410 DISTRICT BLVD  
SAN DIEGO, CA 92108  
760.446.6766

7340 MIRAMAR RD, SUITE 105  
SAN DIEGO, CA 92126

DATE: \_\_\_\_\_  
REVISION: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
SCALE: \_\_\_\_\_

PROJECT: \_\_\_\_\_  
SHEET: \_\_\_\_\_

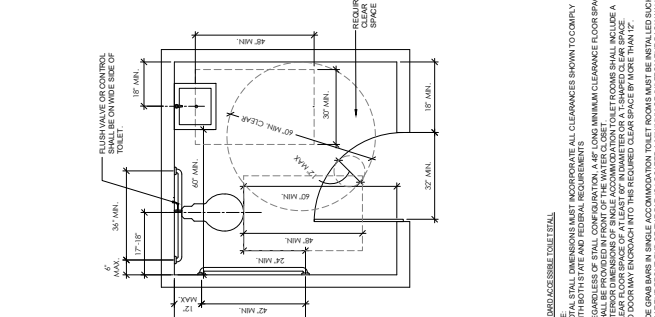
REVISIONS:



**4 MULTIPLE ACCOMMODATE TOILET**  
Scale: 1/4" = 1'-0"

**STANDARD/ACCESSIBLE TOILET STALL**  
DOOR OPERABLE AT SIDE OF STALL

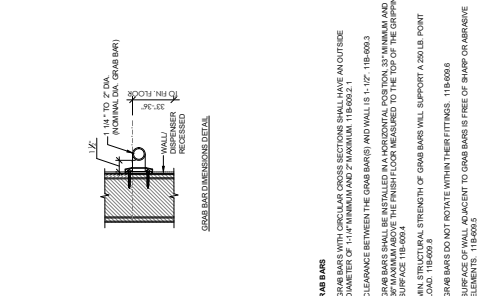
NOTE: ALL DIMENSIONS ARE MINIMUMS UNLESS OTHERWISE SHOWN TO COMPLY WITH BOTH STATE AND FEDERAL REQUIREMENTS



**1 SINGLE ACCOMMODATE TOILET**  
Scale: 1/4" = 1'-0"

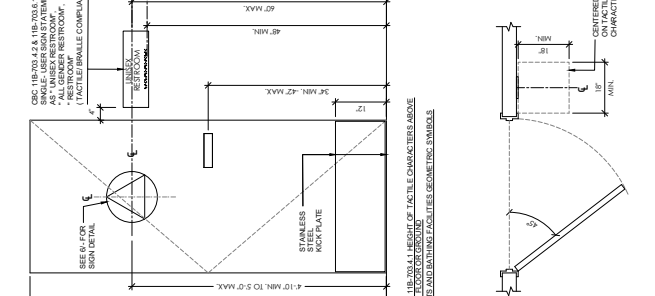
**STANDARD/ACCESSIBLE TOILET STALL**

- TOTAL STALL DIMENSIONS MUST INCORPORATE ALL CLEARANCES SHOWN TO COMPLY WITH BOTH STATE AND FEDERAL REQUIREMENTS
- WITH BOTH STATE AND FEDERAL REQUIREMENTS, THERE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET, THE CLEARANCE FLOOR SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET. THE CLEARANCE SHALL BE A CLEAR SPACE OF AT LEAST 60" IN WIDTH FOR A 36" WIDE CLEAR SPACE. NO DOOR WAY THROUGH INTO THIS REQUIRED CLEAR SPACE BY MORE THAN 12".
- SEE GRAB BARS IN SINGLE ACCOMMODATE TOILET ROOMS MUST BE INSTALLED SUCH THAT THE FRONT END OF THE GRAB BAR IS LOCATED A MINIMUM OF 6" FROM THE SPAN WALL.



**4 GRAB BAR REQUIREMENTS**  
Scale: NTS

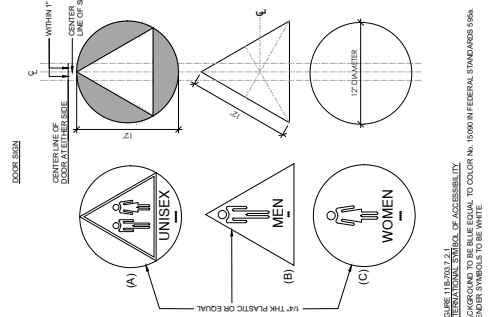
- GRAB BARS WITH CIRCULAR CROSS SECTIONS SHALL HAVE AN OUTSIDE DIAMETER OF 1 1/4" (MIN.) TO 2" (MAX.).
- CLEARANCE BETWEEN THE GRAB BARS AND WALL IS 1" TO 1 1/2" (MIN. TO MAX.).
- GRAB BARS SHALL BE FINISHED TO MATCH THE FINISH FLOOR MATERIAL TO THE TOP OF THE GRIPPING SURFACE 1 1/2" ABOVE.
- MIN. STRUCTURAL STRENGTH OF GRAB BARS WILL SUPPORT A 250 LB. POINT LOAD. STUBS SHALL BE INSTALLED TO SUPPORT A MINIMUM OF 100 LB. POINT LOAD.
- GRAB BARS DO NOT ROTATE WITHIN THEIR FITTINGS. 115 8896 E.
- GRAB BARS TO BE INSTALLED TO BE FREE OF SHARP OR ABRASIVE ELEMENTS. 115 8896 F.



**3 LOCATION OF TACTILE SIGNS**  
Scale: 1/4" = 1'-0"

NOTE: ALL SIGNS SHALL BE 14" HIGH AND 14" WIDE. SIGN HEIGHT SHALL BE 48" TO 54" FROM FINISHED FLOOR TO CENTERLINE OF SIGN.

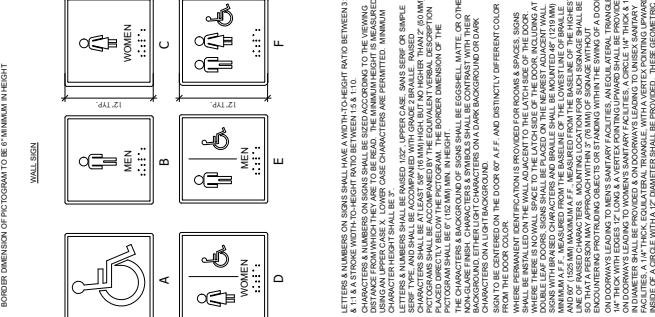
NOTE: ALL SIGNS SHALL BE 14" HIGH AND 14" WIDE. SIGN HEIGHT SHALL BE 48" TO 54" FROM FINISHED FLOOR TO CENTERLINE OF SIGN.



**5 RESTROOM SIGNAGE**  
Scale: NTS

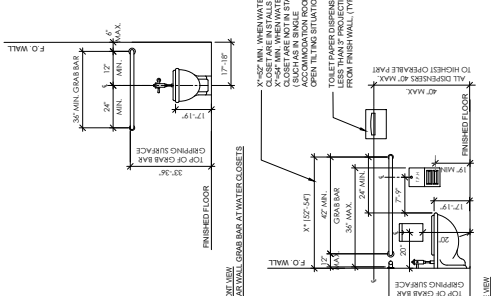
NOTE: ALL SIGNS SHALL BE 14" HIGH AND 14" WIDE. SIGN HEIGHT SHALL BE 48" TO 54" FROM FINISHED FLOOR TO CENTERLINE OF SIGN.

- CHARACTERS SHALL CONTRAST WITH THE BACKGROUND.
- LETTERS AND NUMBERS ON SIGNS SHALL BE 1/8" HIGH.
- LETTERS AND NUMBERS ON SIGNS SHALL BE 1/8" HIGH.
- LETTERS AND NUMBERS ON SIGNS SHALL BE 1/8" HIGH.



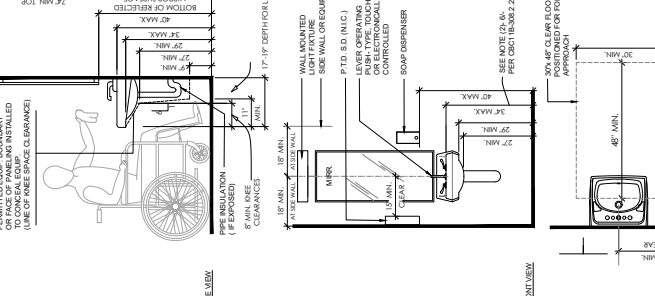
**6 ADA LAV. REQUIREMENTS**  
Scale: NTS

NOTE: ALL ACCESSORIES MAY BE USED, BEHIND OR BEYOND THE RECESS FRONT OR ACCESSIBLE LOCATION.



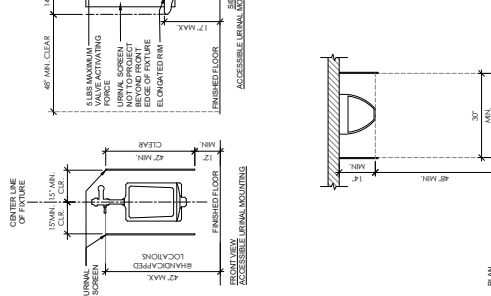
**9 URINAL REQUIREMENTS**  
Scale: NTS

NOTE: ALL ACCESSORIES MAY BE USED, BEHIND OR BEYOND THE RECESS FRONT OR ACCESSIBLE LOCATION.



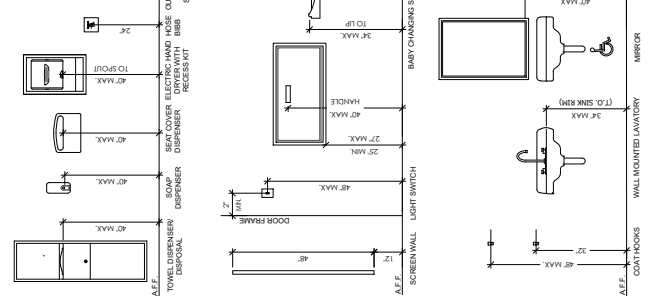
**7 WATER CLOSET REQUIREMENTS**  
Scale: 1/4" = 1'-0"

NOTE: ALL SIGNS SHALL BE 14" HIGH AND 14" WIDE. SIGN HEIGHT SHALL BE 48" TO 54" FROM FINISHED FLOOR TO CENTERLINE OF SIGN.




**8 RESTROOM MOUNTING HEIGHT**  
Scale: NTS

NOTE: ALL ACCESSORIES MAY BE USED, BEHIND OR BEYOND THE RECESS FRONT OR ACCESSIBLE LOCATION.



**2 DOOR SWING**  
Scale: NTS

NOTE: ALL SIGNS SHALL BE 14" HIGH AND 14" WIDE. SIGN HEIGHT SHALL BE 48" TO 54" FROM FINISHED FLOOR TO CENTERLINE OF SIGN.



# AQUASEAL W20

Cuts, Seals, Seals & Dripproof Concrete

TECHNICAL BULLETIN MADE IN U.S.A.

### PRODUCT DESCRIPTION:

MONOCHEM AQUASEAL W20 is a clear, water based penetrating silicate sealer and water repellent. It is a penetrating sealer that penetrates into the pores of concrete and forms a protective barrier that is chemically bonded to the concrete. AQUASEAL W20 is available in two sizes: 1 gallon and 5 gallons. It is used for the protection of concrete surfaces from water, salt, and other contaminants. It is also used to seal and protect concrete surfaces from staining and discoloration.

### BASIC USES:

- AQUASEAL W20 is recommended for use on all types of concrete surfaces.
- AQUASEAL W20 is recommended for use on all types of concrete surfaces exposed to weathering.
- AQUASEAL W20 is recommended for use on all types of concrete surfaces exposed to salt and de-icing chemicals.
- AQUASEAL W20 is recommended for use on all types of concrete surfaces exposed to oil and other contaminants.
- AQUASEAL W20 is recommended for use on all types of concrete surfaces exposed to staining and discoloration.
- AQUASEAL W20 is recommended for use on all types of concrete surfaces exposed to water and moisture.
- AQUASEAL W20 is recommended for use on all types of concrete surfaces exposed to freeze/thaw cycles.
- AQUASEAL W20 is recommended for use on all types of concrete surfaces exposed to acid rain and other pollutants.

### APPLICATION PRECAUTIONS:

- Apply AQUASEAL W20 to clean, dry, and unadorned concrete surfaces.
- Do not apply AQUASEAL W20 to painted, oiled, or treated concrete surfaces.
- Do not apply AQUASEAL W20 to surfaces that are wet or damp.
- Do not apply AQUASEAL W20 to surfaces that are exposed to high traffic.
- Do not apply AQUASEAL W20 to surfaces that are exposed to high heat.
- Do not apply AQUASEAL W20 to surfaces that are exposed to high humidity.
- Do not apply AQUASEAL W20 to surfaces that are exposed to high wind.
- Do not apply AQUASEAL W20 to surfaces that are exposed to high air pollution.
- Do not apply AQUASEAL W20 to surfaces that are exposed to high noise.
- Do not apply AQUASEAL W20 to surfaces that are exposed to high vibration.
- Do not apply AQUASEAL W20 to surfaces that are exposed to high pressure.
- Do not apply AQUASEAL W20 to surfaces that are exposed to high tension.
- Do not apply AQUASEAL W20 to surfaces that are exposed to high stress.
- Do not apply AQUASEAL W20 to surfaces that are exposed to high strain.
- Do not apply AQUASEAL W20 to surfaces that are exposed to high deformation.
- Do not apply AQUASEAL W20 to surfaces that are exposed to high fracture.
- Do not apply AQUASEAL W20 to surfaces that are exposed to high damage.
- Do not apply AQUASEAL W20 to surfaces that are exposed to high destruction.
- Do not apply AQUASEAL W20 to surfaces that are exposed to high annihilation.
- Do not apply AQUASEAL W20 to surfaces that are exposed to high extinction.
- Do not apply AQUASEAL W20 to surfaces that are exposed to high obliteration.
- Do not apply AQUASEAL W20 to surfaces that are exposed to high annihilation.
- Do not apply AQUASEAL W20 to surfaces that are exposed to high extinction.
- Do not apply AQUASEAL W20 to surfaces that are exposed to high obliteration.

### 3 CONCRETE CURING 03390 SPECIALTY CHEMICALS

MONOPOLY INC. UPDATED NOVEMBER 2014

TECHNICAL BULLETIN (03390) 17190

#### PRODUCT DESCRIPTION:

MONOPOLY AQUASEAL W20 is a clear, water based penetrating silicate sealer and water repellent. It is a penetrating sealer that penetrates into the pores of concrete and forms a protective barrier that is chemically bonded to the concrete. AQUASEAL W20 is available in two sizes: 1 gallon and 5 gallons. It is used for the protection of concrete surfaces from water, salt, and other contaminants. It is also used to seal and protect concrete surfaces from staining and discoloration.

#### BASIC USES:

- AQUASEAL W20 is recommended for use on all types of concrete surfaces.
- AQUASEAL W20 is recommended for use on all types of concrete surfaces exposed to weathering.
- AQUASEAL W20 is recommended for use on all types of concrete surfaces exposed to salt and de-icing chemicals.
- AQUASEAL W20 is recommended for use on all types of concrete surfaces exposed to oil and other contaminants.
- AQUASEAL W20 is recommended for use on all types of concrete surfaces exposed to staining and discoloration.
- AQUASEAL W20 is recommended for use on all types of concrete surfaces exposed to water and moisture.
- AQUASEAL W20 is recommended for use on all types of concrete surfaces exposed to freeze/thaw cycles.
- AQUASEAL W20 is recommended for use on all types of concrete surfaces exposed to acid rain and other pollutants.

#### APPLICATION PRECAUTIONS:

- Apply AQUASEAL W20 to clean, dry, and unadorned concrete surfaces.
- Do not apply AQUASEAL W20 to painted, oiled, or treated concrete surfaces.
- Do not apply AQUASEAL W20 to surfaces that are wet or damp.
- Do not apply AQUASEAL W20 to surfaces that are exposed to high traffic.
- Do not apply AQUASEAL W20 to surfaces that are exposed to high heat.
- Do not apply AQUASEAL W20 to surfaces that are exposed to high humidity.
- Do not apply AQUASEAL W20 to surfaces that are exposed to high wind.
- Do not apply AQUASEAL W20 to surfaces that are exposed to high air pollution.
- Do not apply AQUASEAL W20 to surfaces that are exposed to high noise.
- Do not apply AQUASEAL W20 to surfaces that are exposed to high vibration.
- Do not apply AQUASEAL W20 to surfaces that are exposed to high pressure.
- Do not apply AQUASEAL W20 to surfaces that are exposed to high tension.
- Do not apply AQUASEAL W20 to surfaces that are exposed to high stress.
- Do not apply AQUASEAL W20 to surfaces that are exposed to high strain.
- Do not apply AQUASEAL W20 to surfaces that are exposed to high deformation.
- Do not apply AQUASEAL W20 to surfaces that are exposed to high fracture.
- Do not apply AQUASEAL W20 to surfaces that are exposed to high damage.
- Do not apply AQUASEAL W20 to surfaces that are exposed to high destruction.
- Do not apply AQUASEAL W20 to surfaces that are exposed to high annihilation.
- Do not apply AQUASEAL W20 to surfaces that are exposed to high extinction.
- Do not apply AQUASEAL W20 to surfaces that are exposed to high obliteration.

Product Qualification	Yes	No
Acid Resistance	Yes	No
Alkali Resistance	Yes	No
Chloride Resistance	Yes	No
Freeze/Thaw Resistance	Yes	No
Oil Resistance	Yes	No
Salt Crystallization Resistance	Yes	No
Water Penetration Resistance	Yes	No
Stain Resistance	Yes	No
Discoloration Resistance	Yes	No

**MANUFACTURER'S INFORMATION:**

AQUASEAL W20 is a registered trademark of MONOCHEM INDUSTRIES, INC. All other trademarks are the property of their respective owners.

© 2014 MONOCHEM INDUSTRIES, INC. All rights reserved.

MONOCHEM INDUSTRIES, INC. 3 Chantanooga, Irvine, CA 92602 • Phone: 714-832-6441 • Fax: 714-832-8108

### MANUFACTURER'S INFORMATION:

AQUASEAL W20 is a registered trademark of MONOCHEM INDUSTRIES, INC. All other trademarks are the property of their respective owners.

© 2014 MONOCHEM INDUSTRIES, INC. All rights reserved.

MONOCHEM INDUSTRIES, INC. 3 Chantanooga, Irvine, CA 92602 • Phone: 714-832-6441 • Fax: 714-832-8108

Product Qualification	Yes	No
Acid Resistance	Yes	No
Alkali Resistance	Yes	No
Chloride Resistance	Yes	No
Freeze/Thaw Resistance	Yes	No
Oil Resistance	Yes	No
Salt Crystallization Resistance	Yes	No
Water Penetration Resistance	Yes	No
Stain Resistance	Yes	No
Discoloration Resistance	Yes	No

**MANUFACTURER'S INFORMATION:**

AQUASEAL W20 is a registered trademark of MONOCHEM INDUSTRIES, INC. All other trademarks are the property of their respective owners.

© 2014 MONOCHEM INDUSTRIES, INC. All rights reserved.

MONOCHEM INDUSTRIES, INC. 3 Chantanooga, Irvine, CA 92602 • Phone: 714-832-6441 • Fax: 714-832-8108

FLOOR SEALANT SPECIFICATIONS

### FINISH SCHEDULE AND SPECIFICATIONS

7340 MIRAMAR RD, SUITE 105  
SAN DIEGO, CA 92126

LIC #60972-B-1  
HANSBEN CONSTRUCTION  
4410 DISTRICT BLVD  
VERNON, CA 90008  
225-646-676

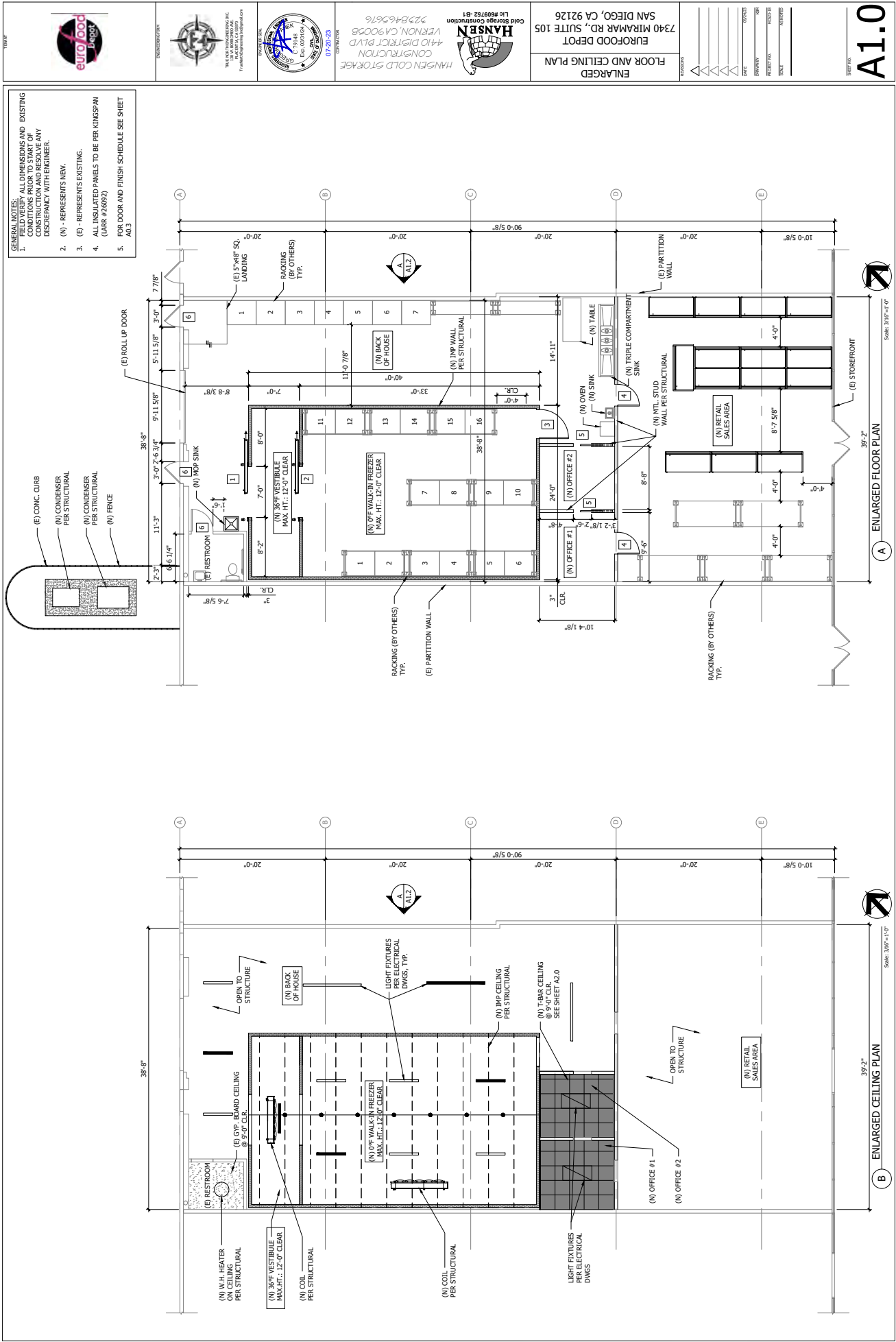
07-20-23

CONTRACTOR

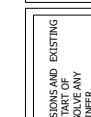
ROOM	LABEL	ROOM FINISH SCHEDULE
(N) FREEZER	FLOOR	AQUASEAL W20 USA CLEAR SEALANT OR EQ.
(N) VESTIBULE	WALLS	266A WHITE GLOSS STUCCO EMBOSSED FINISH
	CEILING	266A WHITE GLOSS STUCCO EMBOSSED FINISH
(N) RETAIL SALES AREA	FLOOR	AQUASEAL W20 USA CLEAR SEALANT OR EQ.
	CEILING	266A WHITE GLOSS STUCCO EMBOSSED FINISH
(N) OFFICE #1 & #2	FLOOR	AQUASEAL W20 USA CLEAR SEALANT OR EQ.
	CEILING	SMOOTH DRYWALL W/ WHITE GLOSS PAINTED FINISH
(N) BACK-OFF HOUSE	FLOOR	AQUASEAL W20 USA CLEAR SEALANT OR EQ.
	CEILING	SMOOTH DRYWALL W/ WHITE GLOSS PAINTED FINISH

DOOR SCHEDULE

LABEL	DOOR SCHEDULE
1	(N) 7'-0"X7'-0" LOTEMP SLIDING VESTIBULE DOOR
2	(N) 7'-0"X7'-0" LOTEMP SLIDING FREEZER DOOR
3	(N) 3'-0"X7'-0" FREEZER MAN DOOR
4	(N) 3'-0"X7'-0" MAN DOOR
5	(N) 2'-6"X6'-8" POCKET DOOR
6	(S) 3'-0"X7'-0" MAN DOOR




  
 EUCO DOORS


  
 HANSEN CONSTRUCTION

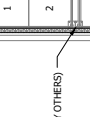

  
 HANSEN COLD STORAGE


  
 HANSEN CONSTRUCTION


  
 HANSEN CONSTRUCTION



  
 HANSEN CONSTRUCTION



  
 HANSEN CONSTRUCTION



  
 HANSEN CONSTRUCTION


  
 HANSEN CONSTRUCTION


  
 HANSEN CONSTRUCTION


  
 HANSEN CONSTRUCTION


  
 HANSEN CONSTRUCTION


  
 HANSEN CONSTRUCTION


  
 HANSEN CONSTRUCTION


  
 HANSEN CONSTRUCTION


  
 HANSEN CONSTRUCTION


  
 HANSEN CONSTRUCTION


  
 HANSEN CONSTRUCTION

7340 MIRAMAR RD, SUITE 105  
 SAN DIEGO, CA 92126

ENLARGED FLOOR AND CEILING PLAN

EUROFOD DEPT

A1.0

7340 MIRAMAR RD, SUITE 105  
SAN DIEGO, CA 92126

EGRESS PLAN

REVISIONS

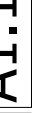
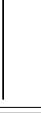
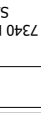
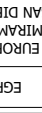
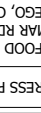
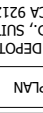
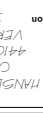
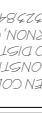
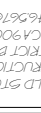
NO.	DATE	BY	REVISION

SCALE: 3/16"=1'-0"

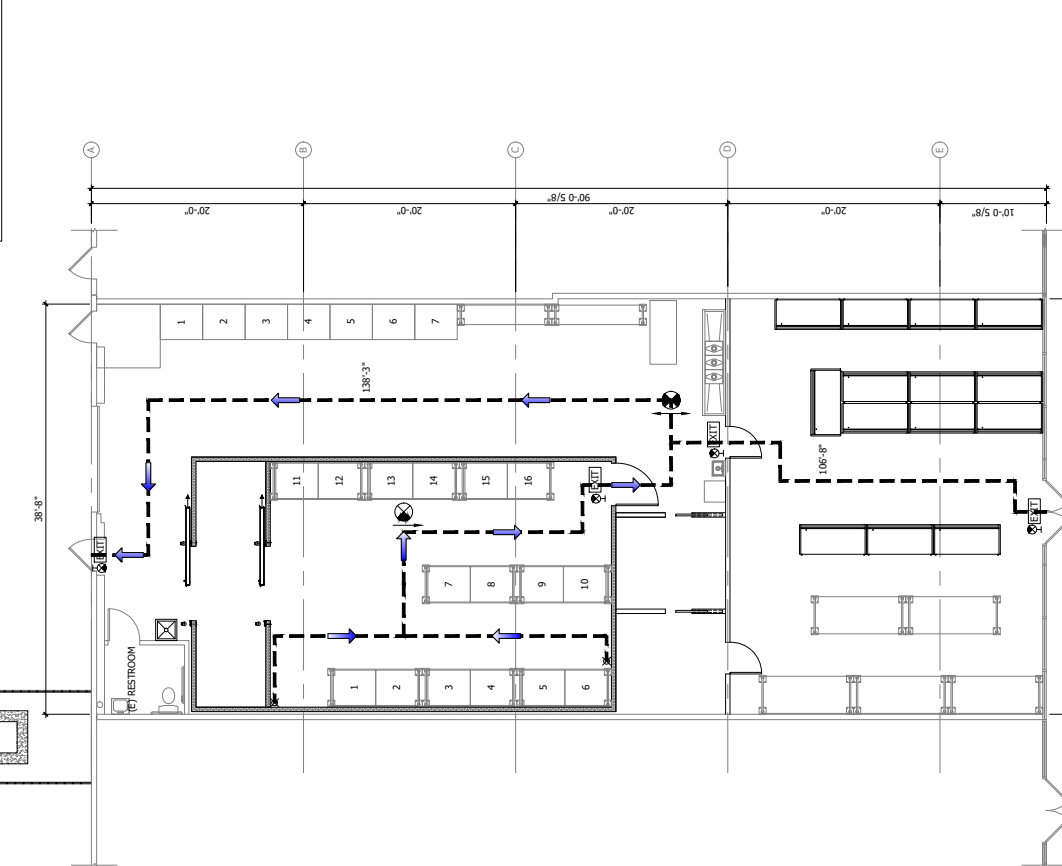
DATE: 07-20-23

PROJECT: 22B46626

CONTRACTOR: HANSEN COLD STORAGE



**GENERAL NOTES:**  
 1. FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION. VERIFY ANY DISCREPANCY WITH ENGINEER.  
 2. (N) - REPRESENTS NORTH.  
 3. (E) - REPRESENTS EXISTING.  
 4. EXIT SIGNS SHALL BE LIT AT ALL TIMES AND SHALL BE CONNECTED TO A SECONDARY SOURCE OF POWER.



- EXIT SIGN NOTES:**
- EXIT SIGN SHALL BE READILY VISIBLE FROM ANY DIRECTION OF APPROACH. EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL. NO SIGN SHALL BE MORE THAN 1'- FEET FROM THE NEAREST VISIBLE SIGN.
  - ALL EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. TO ENSURE CONTINUED ILLUMINATION FOR THE DURATION OF NOT LESS THAN 1 1/2 HOUR IN CASE OF PRIMARY POWER FAILURE, EACH SIGN SHALL BE PROVIDED WITH AN INTERNAL ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, AND THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE.
  - EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. WHEN THE FACE OF AN EXIT SIGN IS ILLUMINATED FROM AN EXTERNAL SOURCE, IT SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT-CANDELES FROM EITHER OF TWO ELECTRICAL LAMPS. INTERNALLY ILLUMINATED SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION PURPOSE. INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
  - THE COLOR AND DESIGN OF LETTERING, ARROWS AND OTHER SYMBOLS ON EXIT SIGNS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. THE HEIGHT OF THE LETTERS SHALL BE NOT LESS THAN 3/4 INCHES WITH A STROKE OF NOT LESS THAN 1/8 INCH. THE WORD "EXIT" SHALL HAVE LETTERS HAVING A WIDTH OF NOT LESS THAN 2 INCHES EXCEPT LETTERS OF NOT LESS THAN 1/2 INCH. SIGNS WITH LETTERING LARGER THAN THE MINIMUM DIMENSIONS LISTED HEREIN SHALL HAVE THE LETTER WIDTH, STROKE AND SPACING IN PROPORTION TO THEIR HEIGHT.
  - THE MEANS OF EGRESS INCLUDING THE EXIT DISCHARGE SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
  - THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE.
  - THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY IN THE EVENT OF POWER FAILURE AND EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
    - TOWNSHIP OR EGRESS STAIRWAYS IN THE ROOMS AND SPACES THAT REQUIRE TOWNSHIP OR MEANS OF EGRESS.
    - CORRIDORS, EXIT ENCLOSURES, AND EXIT PASSAGeways IN BUILDINGS ARE REQUIRED TO HAVE TWO OR MORE EXITS.
    - EXIT ENCLOSURES SHALL BE ILLUMINATED AT OTHER THAN LEVELS OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPANIED FOR THE BUILDING.
  - ALL SIGNAGE SHALL CONFORM WITH ADA ACCESSIBILITY GUIDELINES, INCLUDING BUT NOT LIMITED TO PORTION, COLOR CONTRAST AND RELIEF AND GRADE 2 BRAILLE REQUIREMENTS.

**TACTILE EXIT SIGNAGE:**  
 A TACTILE EXIT SIGN WITH THE WORD "EXIT" SHALL IDENTIFY EACH GRADE LEVEL EXTERIOR EXIT DOOR. A TACTILE EXIT SIGN WITH THE WORDS "EXIT ROUTE" SHALL IDENTIFY THE PATH OF EGRESS FROM THE BUILDING TO THE EXTERIOR. GENERAL CONTRACTORS TO VERIFY EXISTING SIGNAGE INSTALLATIONS AND PROVIDE NEW AS REQUIRED. CHARACTERS, SYMBOLS AND BACKGROUND SHALL HAVE A MINIMUM HEIGHT OF 1/4 INCH. THE BACKGROUND SHALL BE A CONTRASTING COLOR TO THE BACKGROUND, EITHER LIGHT OR DARK BACKGROUND OR DARK ON LIGHT BACKGROUND. SIGNS TO INCLUDE BRAILLE AND CHARACTERS AS DEFINED BY CODE. MOUNT SIGNAGE AT 60" A.F.F. TO THE CENTER OF THE SIGN. MOUNTING LOCATION SHALL BE AT LEAST 48" FROM THE SIGN TO THE NEAREST VERTICAL SURFACE OR ENCOUNTER PROTRUDING OBJECTS OR WITHIN THE SWING OF THE DOOR.

- EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT-CANDELES (54 LUX).
- INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 7.02.
- EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS (101.2.6.3)

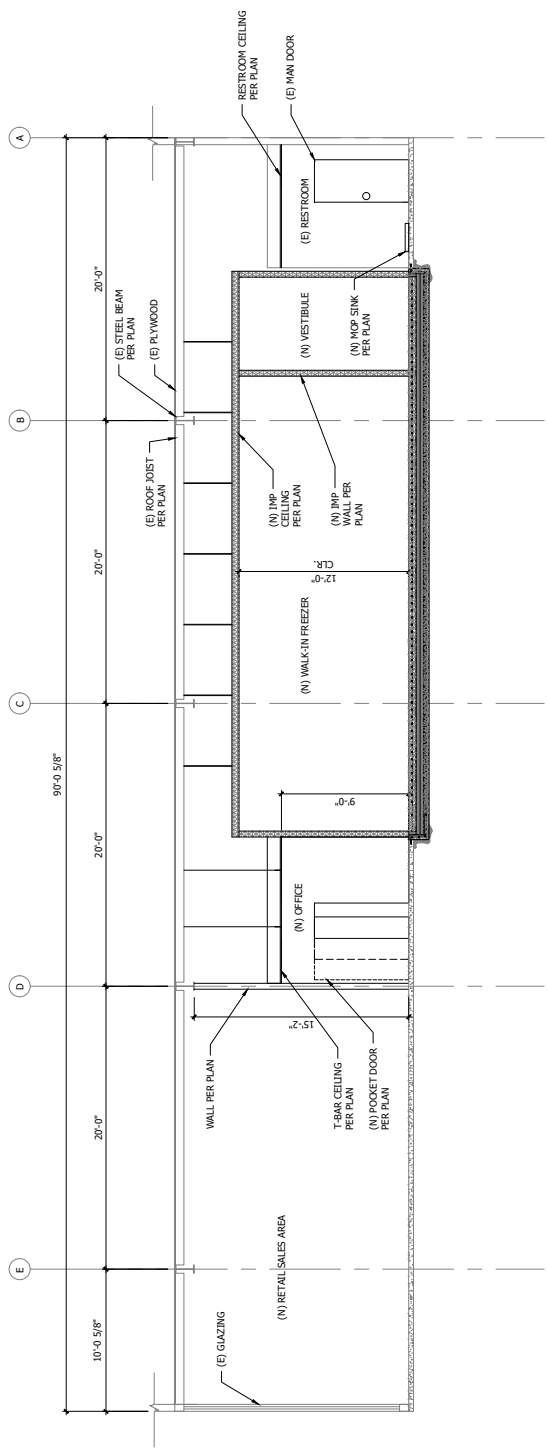


**RAISED CHARACTER AND BRAILLE SHALL COMPLY WITH CBC SECTIONS 11B-703. REFER TO FIGURE 11B-703.3.1 FOR BRAILLE DIMENSIONS & MEASUREMENTS.**

**TACTILE EXIT SIGN**  
 SCALE: NTS

**A1.1**

- GENERAL NOTES:  
 1. FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION. VERIFY ALL CONDITIONS AND REQUIRE ANY DISCREPANCY WITH ENGINEER.  
 2. (N) - REPRESENTS NEW.  
 3. (E) - REPRESENTS EXISTING.  
 4. ALL INSULATED PANELS TO BE PER KINGSPIAN (JARR Z2692)



A SUITE ELEVATION

Scale: 3/16"=1'-0"

			CONTRACTOR HANSEN CONSTRUCTION 4410 DISTRICT BLVD VERNON, CA 90058 725B466676 Lic #60972 - B-1 Cold Storage Construction	SUITE ELEVATION
				EURO FOOD DEPOT 7340 MIRAMAR RD., SUITE 105 SAN DIEGO, CA 92126
DATE: _____ DRAWN BY: _____ REVIEWED BY: _____ SCALE: _____ PROJECT NO.: _____	SHEET NO.			

DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 REVIEWED BY: \_\_\_\_\_  
 SCALE: \_\_\_\_\_  
 PROJECT NO.: \_\_\_\_\_

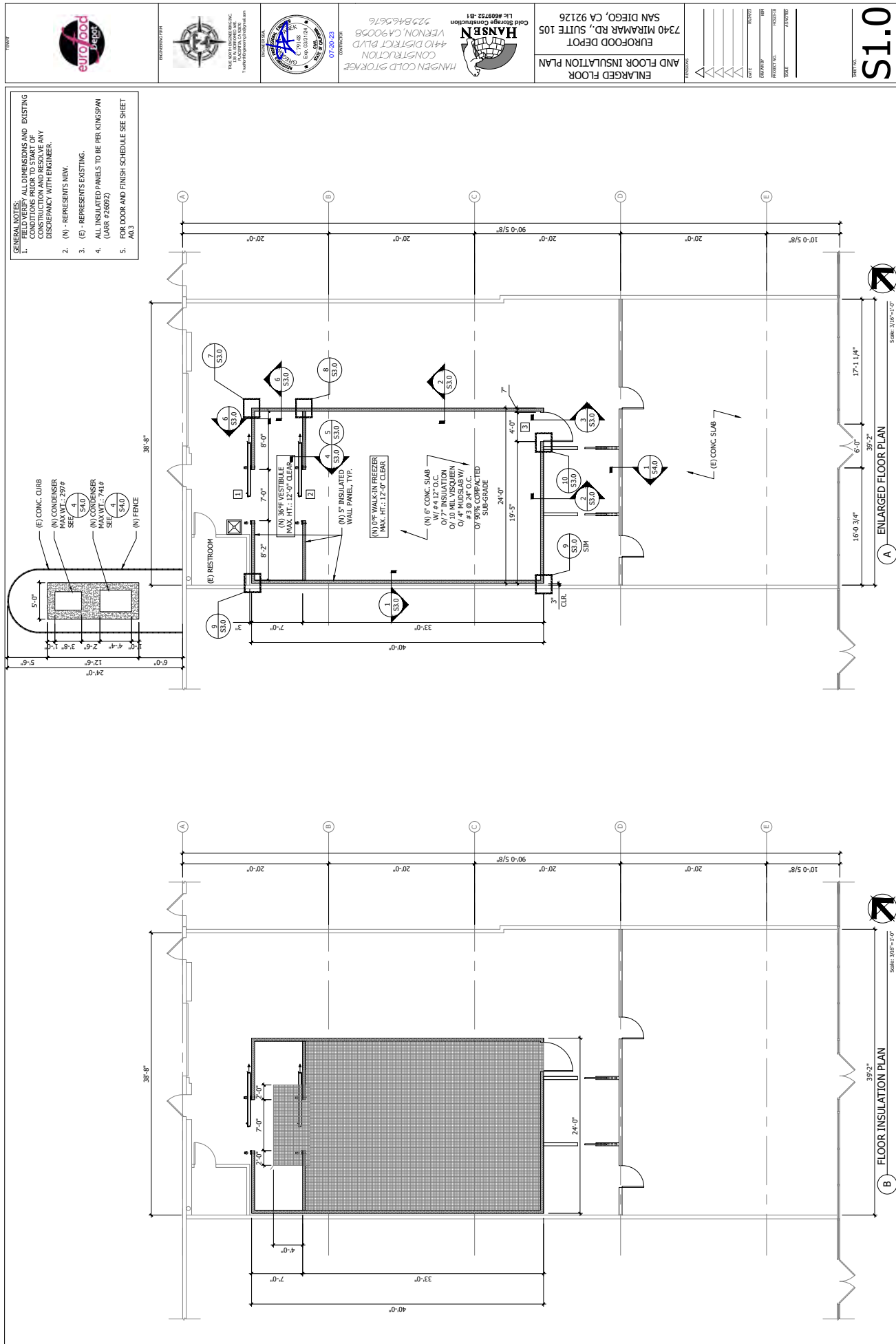








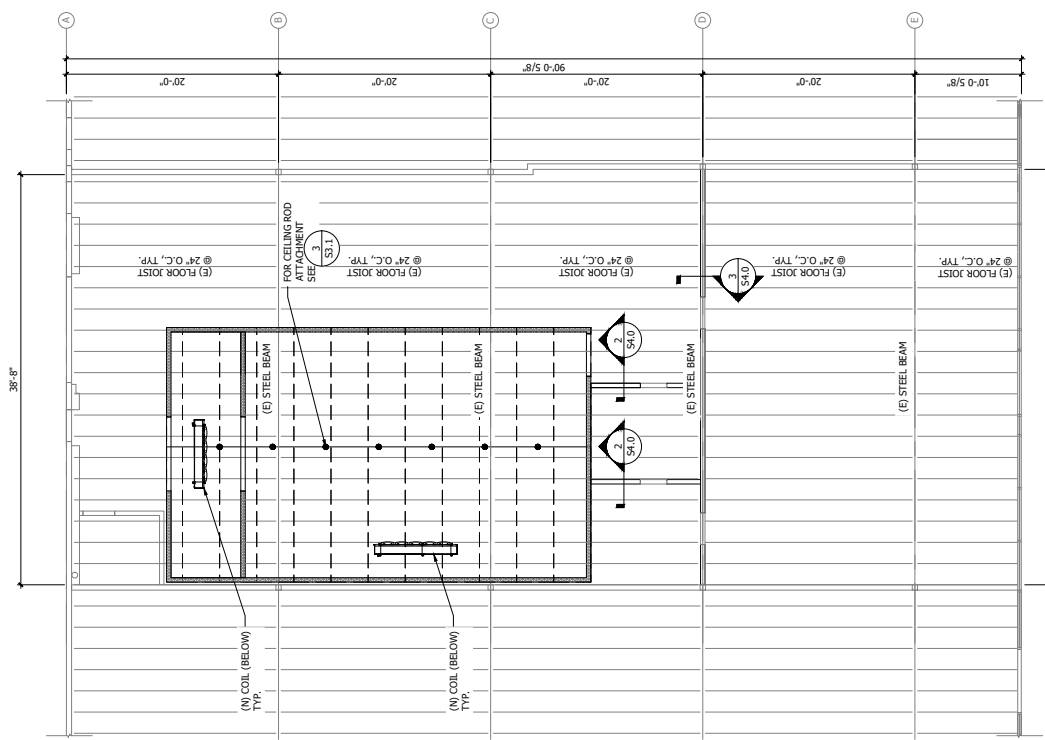
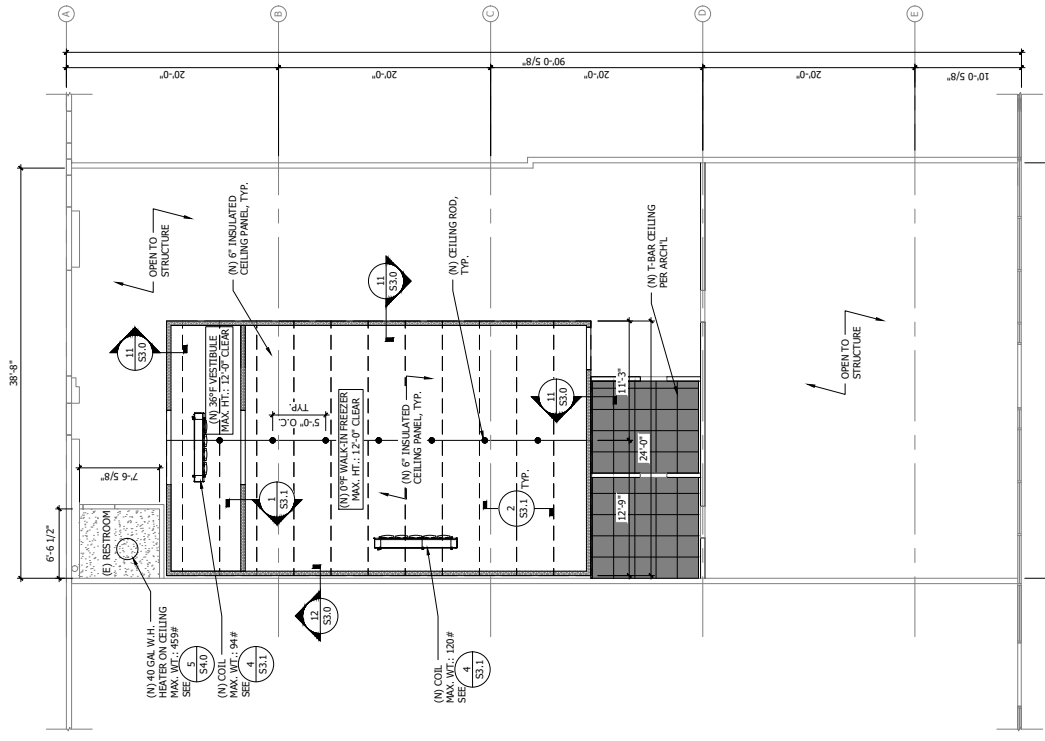




	<p>HANSEN CONSTRUCTION          4410 DISTRICT BLVD          VERNON, CA 90008          225466676          Lic #69972-81          Cold Storage Construction</p>	<p>7340 MIRAMAR RD., SUITE 105          SAN DIEGO, CA 92126</p>	<p>ENLARGED FLOOR AND FLOOR INSULATION PLAN</p>
<p>DATE: _____</p> <p>DESIGNED BY: _____</p> <p>PROJECT NO.: _____</p> <p>SCALE: _____</p>	<p>DATE: _____</p> <p>DESIGNED BY: _____</p> <p>PROJECT NO.: _____</p> <p>SCALE: _____</p>	<p>DATE: _____</p> <p>DESIGNED BY: _____</p> <p>PROJECT NO.: _____</p> <p>SCALE: _____</p>	<p>DATE: _____</p> <p>DESIGNED BY: _____</p> <p>PROJECT NO.: _____</p> <p>SCALE: _____</p>

REVISED: **S1.0**

- GENERAL NOTES:**  
 FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION. VERIFY ANY DISCREPANCY WITH ENGINEER.
- (N) - REPRESENTS NEW.
  - (E) - REPRESENTS EXISTING.
  - ALL INSULATED PANELS TO BE PER KINGSPAN (JARR Z2692).





(C) ENLARGED CEILING PLAN  
 Scale: 3/16" = 1'-0"


(D) ENLARGED FLOOR FRAMING PLAN  
 Scale: 3/16" = 1'-0"

				7340 MIRAMAR RD, SUITE 105 SAN DIEGO, CA 92126	ENLARGED CEILING & FLOOR FRAMING PLAN (E)

REVISED: **S2.0**





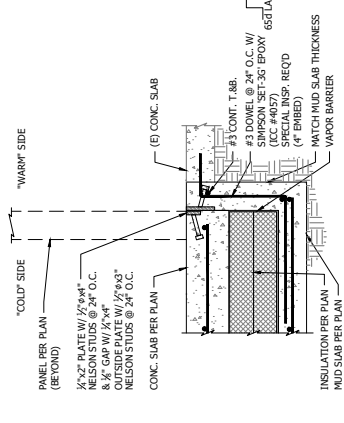


DATE: 07-20-23  
 CONTROLLER: HANSEN CONSTRUCTION  
 4410 DISTRICT BLVD  
 VERNON, CA 90008  
 LP# 069972-81  
 Cold Storage Construction

STURCTURAL DETAILS  
 7340 MIRAMAR RD, SUITE 105  
 SAN DIEGO, CA 92126

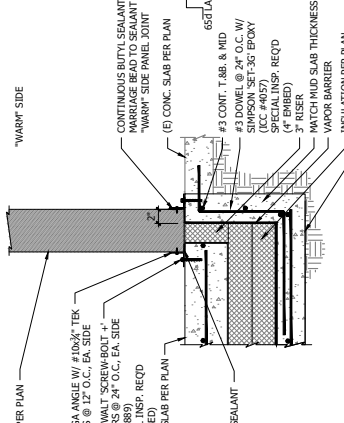
REVISIONS

NO.	DATE	BY	REVISION



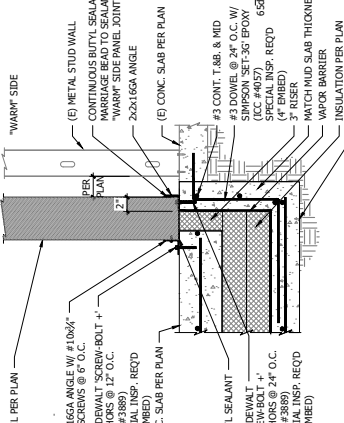
**6 VESTIBULE PANEL TO (E) CONC. SLAB**

SCALE: N.T.S.



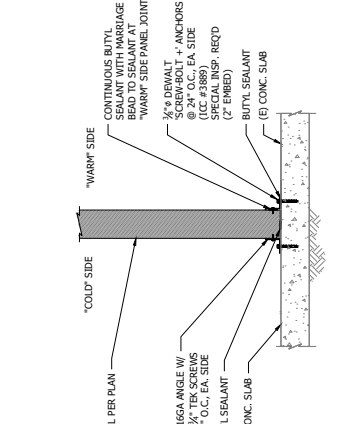
**2 FREEZER FLOOR INSULATION**

SCALE: N.T.S.



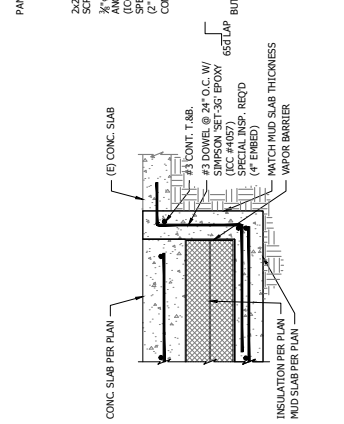
**1 FREEZER MUD SLAB**

SCALE: N.T.S.



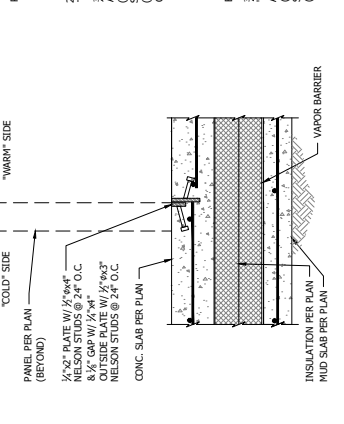
**6 VESTIBULE PANEL TO (E) CONC. SLAB**

SCALE: N.T.S.



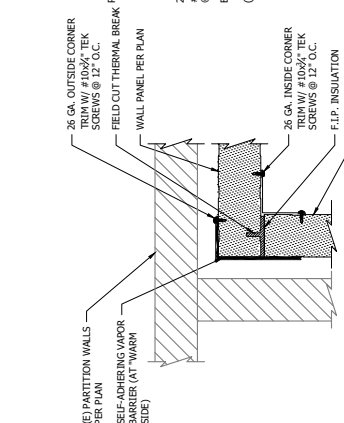
**5 FREEZER FLOOR TO (E) CONC. SLAB**

SCALE: N.T.S.



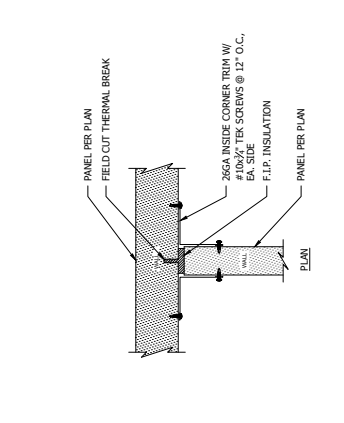
**1 FREEZER MUD SLAB**

SCALE: N.T.S.



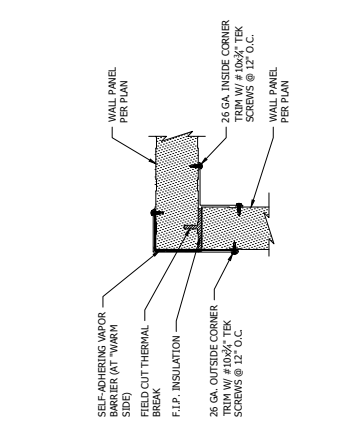
**9 OUTSIDE CORNER**

SCALE: N.T.S.



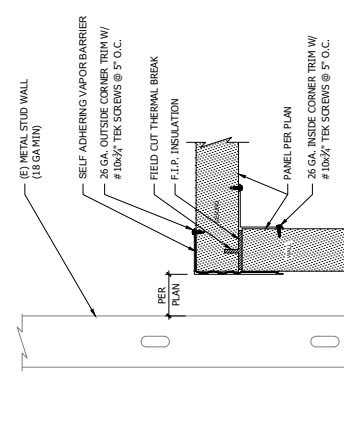
**8 WALL PANEL TO WALL PANEL**

SCALE: N.T.S.



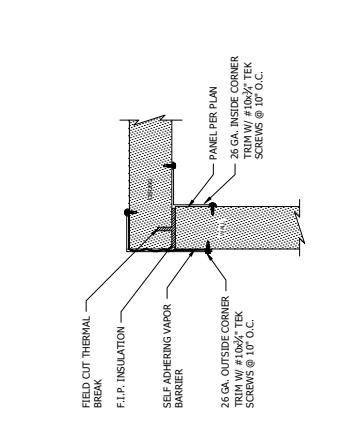
**7 WALL PANEL TO WALL PANEL**

SCALE: N.T.S.



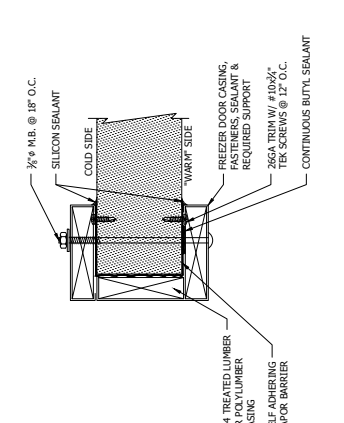
**12 CEILING PANEL TO WALL PANEL**

SCALE: N.T.S.



**11 CEILING PANEL TO WALL PANEL**

SCALE: N.T.S.

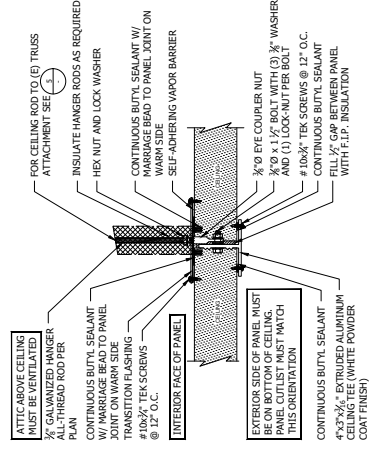


**10 DOOR JAMB**

SCALE: N.T.S.

**HANSEN CONSTRUCTION**  
 4410 DISTRICT BLVD  
 VERNON, CA 91308  
 725-846-6276  
 Lic #689752-B-1  
 Cold Storage Construction

**STURCTURAL DETAILS**  
 EUROFOOD DEPOT  
 7340 MIRAMAR RD, SUITE 105  
 SAN DIEGO, CA 92126

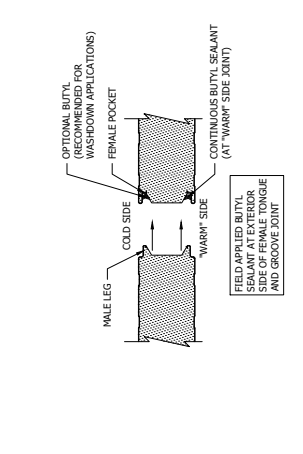


3 CEILING PANEL SUPPORT Scale: N.T.S.

6 NOT USED Scale: N.T.S.

9 NOT USED Scale: N.T.S.

12 NOT USED Scale: N.T.S.

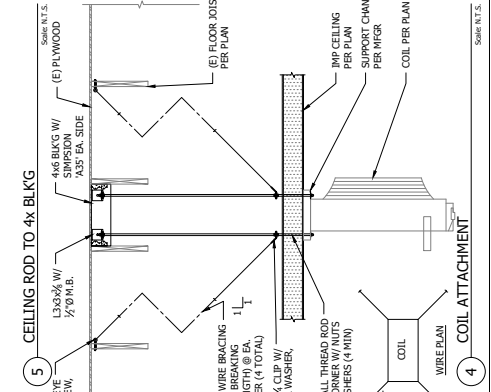
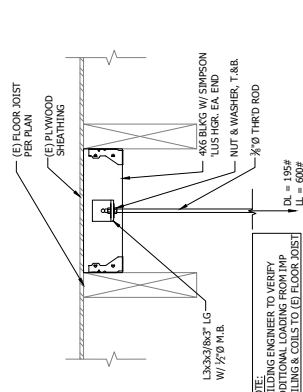


2 PANEL TO PANEL Scale: N.T.S.

5 CEILING ROD TO 4x BLKG Scale: N.T.S.

8 NOT USED Scale: N.T.S.

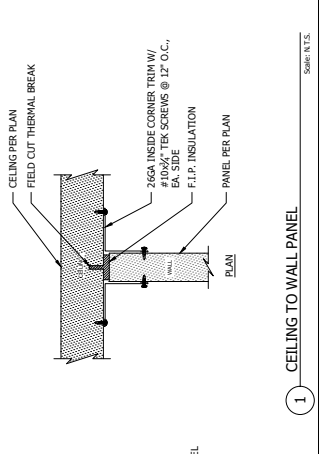
11 NOT USED Scale: N.T.S.



5 CEILING ROD TO 4x BLKG Scale: N.T.S.

8 NOT USED Scale: N.T.S.

11 NOT USED Scale: N.T.S.



1 CEILING TO WALL PANEL Scale: N.T.S.

4 COIL ATTACHMENT Scale: N.T.S.

7 NOT USED Scale: N.T.S.

10 NOT USED Scale: N.T.S.

<p>9 NOT USED</p> <p>Scale: N.T.S.</p>	<p>6 NOT USED</p> <p>Scale: N.T.S.</p>	<p>Scale: N.T.S.</p>	<p>Scale: N.T.S.</p>
<p>12 NOT USED</p> <p>Scale: N.T.S.</p>	<p>Scale: N.T.S.</p>	<p>3 METAL STUD TO (E) STEEL BEAM</p> <p>Scale: N.T.S.</p>	<p>2 METAL STUD TO ROOF BRACE</p> <p>Scale: N.T.S.</p>
<p>11 NOT USED</p> <p>Scale: N.T.S.</p>	<p>5 WATER HEATER ANCHORAGE</p> <p>Scale: N.T.S.</p>	<p>Scale: N.T.S.</p>	<p>Scale: N.T.S.</p>
<p>10 NOT USED</p> <p>Scale: N.T.S.</p>	<p>4 CONDENSER ANCHORAGE</p> <p>Scale: N.T.S.</p>	<p>1 METAL STUD TO FLOOR DECK</p> <p>Scale: N.T.S.</p>	<p>STURCTURAL DETAILS</p> <p>EUROFOOD DEPOT 7340 MIRAMAR RD, SUITE 105 SAN DIEGO, CA 92126</p> <p>DATE: _____ DRAWN BY: _____ CHECKED BY: _____ REVIEWED BY: _____ SCALE: _____</p> <p>REVISED</p>

HANSEN COLD STORAGE CONSTRUCTION  
4410 DISTRICT BLVD  
VERNON, CA 90008  
225466676  
LIC #66972-81

ERIC J. OOSTERVELD  
P.E. 00823140  
CITY OF SAN DIEGO  
07-20-23

ERIC J. OOSTERVELD  
P.E. 00823140  
CITY OF SAN DIEGO  
07-20-23

ERIC J. OOSTERVELD  
P.E. 00823140  
CITY OF SAN DIEGO  
07-20-23

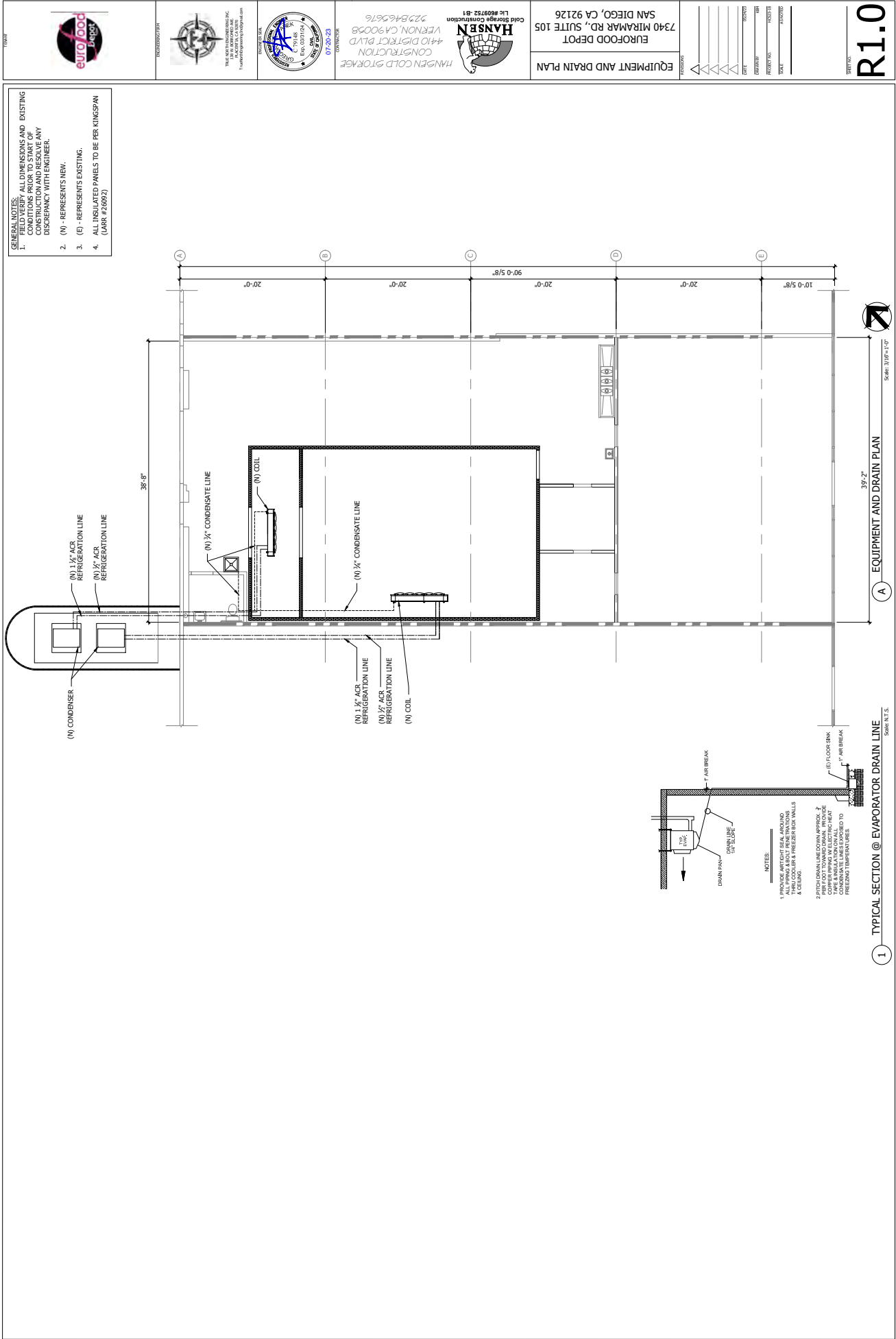
ERIC J. OOSTERVELD  
P.E. 00823140  
CITY OF SAN DIEGO  
07-20-23

ERIC J. OOSTERVELD  
P.E. 00823140  
CITY OF SAN DIEGO  
07-20-23

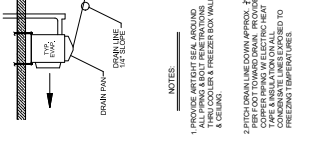
ERIC J. OOSTERVELD  
P.E. 00823140  
CITY OF SAN DIEGO  
07-20-23

ERIC J. OOSTERVELD  
P.E. 00823140  
CITY OF SAN DIEGO  
07-20-23

REVISED



**GENERAL NOTES:**  
 1. FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO START OF WORK. CONTACT ENGINEER IMMEDIATELY IN WRITING IF YOU DISCOVER ANY DISCREPANCY WITH ENGINEER.  
 2. (N) - REPRESENTS NEW.  
 3. (E) - REPRESENTS EXISTING.  
 4. ALL INSULATED PANELS TO BE PER KINGSPAN (KARR 126922)



**NOTES:**  
 1. PROVIDE AIR TIGHT SEAL AROUND ALL PIPING & ROOF PENETRATIONS. PROVIDE INSULATION FOR WALLS & CEILING.  
 2. PROVIDE INSULATION UNDER DOOR MATS. PROVIDE AIR STOP TO TRANSOM DOOR. PROVIDE INSULATION UNDER ALL CONDENSATE LINES EXPOSED TO PREVENT TEMPERATURE LOSS.

1 TYPICAL SECTION @ EVAPORATOR DRAIN LINE  
 Scale: N.T.S.

A EQUIPMENT AND DRAIN PLAN  
 Scale: 3/16"=1'-0"

								EQUIPMENT AND DRAIN PLAN EUROFOOD DEPOT 7340 MIRAMAR RD, SUITE 105 SAN DIEGO, CA 92126	
DATE	REVISION	DATE	REVISION	DATE	REVISION	DATE	REVISION	DATE	REVISION

**R1.0**



**LEL0250BS6AMA - SUBMITTAL**

**Summary of Features**

**General Product Information**

Model	Capacity	Efficiency	Voltage	Phase	Frequency
LEL0250BS6AMA	250,000 BTUH	10.00 EER	208V	3-Phase	60 Hz

**Performance Data**

Capacity	EER	SEER	SHSEER	hpf
250,000 BTUH	10.00	13.00	13.50	1.32

**Technical Specifications**

**Capacity**

- Capacity: 250,000 BTUH
- Capacity Range: 250,000 BTUH
- Capacity Control: None
- Capacity Modulation: None
- Capacity Modulation Range: None

**Minimum Line Voltages**

Capacity	Minimum Line Voltage
250,000 BTUH	208V

**Horizontal Air Flow**

**Multiple Units with Horizontal Air Flow**

Page 12 of 16

**LCH0030MDACZA0000 - SUBMITTAL**

**Summary of Features**

**General Product Information**

Model	Capacity	Efficiency	Voltage	Phase	Frequency
LCH0030MDACZA0000	30,000 BTUH	10.00 EER	208V	3-Phase	60 Hz

**Performance Data**

Capacity	EER	SEER	SHSEER	hpf
30,000 BTUH	10.00	13.00	13.50	1.32

**Technical Specifications**

**Capacity**

- Capacity: 30,000 BTUH
- Capacity Range: 30,000 BTUH
- Capacity Control: None
- Capacity Modulation: None
- Capacity Modulation Range: None

**Minimum Line Voltages**

Capacity	Minimum Line Voltage
30,000 BTUH	208V

**Horizontal Air Flow**

**Multiple Units with Horizontal Air Flow**

Page 13 of 16

**LEL0250BS6AMA - SUBMITTAL**

**Summary of Features**

**General Product Information**

Model	Capacity	Efficiency	Voltage	Phase	Frequency
LEL0250BS6AMA	250,000 BTUH	10.00 EER	208V	3-Phase	60 Hz

**Performance Data**

Capacity	EER	SEER	SHSEER	hpf
250,000 BTUH	10.00	13.00	13.50	1.32

**Technical Specifications**

**Capacity**

- Capacity: 250,000 BTUH
- Capacity Range: 250,000 BTUH
- Capacity Control: None
- Capacity Modulation: None
- Capacity Modulation Range: None

**Minimum Line Voltages**

Capacity	Minimum Line Voltage
250,000 BTUH	208V

**Horizontal Air Flow**

**Multiple Units with Horizontal Air Flow**

Page 14 of 16

**LEL0250BS6AMA - SUBMITTAL**

**Summary of Features**

**General Product Information**

Model	Capacity	Efficiency	Voltage	Phase	Frequency
LEL0250BS6AMA	250,000 BTUH	10.00 EER	208V	3-Phase	60 Hz

**Performance Data**

Capacity	EER	SEER	SHSEER	hpf
250,000 BTUH	10.00	13.00	13.50	1.32

**Technical Specifications**

**Capacity**

- Capacity: 250,000 BTUH
- Capacity Range: 250,000 BTUH
- Capacity Control: None
- Capacity Modulation: None
- Capacity Modulation Range: None

**Minimum Line Voltages**

Capacity	Minimum Line Voltage
250,000 BTUH	208V

**Horizontal Air Flow**

**Multiple Units with Horizontal Air Flow**

Page 15 of 16

**Equipment Specifications (VESTIBULE)**

**7340 MIRAMAR RD, SUITE 105  
SAN DIEGO, CA 92126**

**HANSEN COLD STORAGE  
CONSTRUCTION  
4410 DISTRICT BLVD  
VERNON, CA 90008  
9228462676  
LIC #669782-B1**

**CONTRACTOR**

**07-20-23**

**REVISED**

**HAERL**

**REVISIONS**

**SCALE**

**DATE**

**BY**

**APPROVED**

**DATE**

**BY**

**APPROVED**

**DATE**

**BY**

**APPROVED**

**DATE**

**BY**

**APPROVED**

**R2.0**

LCH0040LDACDA0000 - SUBMITTAL

FOR THE ARCHT. BY: 

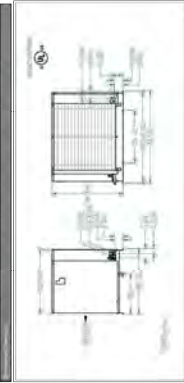
Contract No.	Project Name	Sheet No.	Date
LE10240BS6E6MA	7340 MIRAMAR RD, SUITE 105	105	07/20/23

**General Product Information**

Contract No.	LE10240BS6E6MA	Sheet No.	105
Project Name	7340 MIRAMAR RD, SUITE 105	Date	07/20/23
Contractor	HANSEN CONSTRUCTION	Manufacturer	EUROFOOD DEPOT (FREEZER)

**Technical Specifications**

Item	Description	Material	Notes
1	Freezer Unit	EUROFOOD DEPOT	See manufacturer's literature for details.
2	Access Panel	304 Stainless Steel	1/2" thick, 24" x 24"
3	Condenser Coils	Aluminum	Factory installed
4	Refrigerant	R-404A	Factory filled, 100% pure



LCH0040LDACDA0000 - SUBMITTAL

FOR THE ARCHT. BY: 

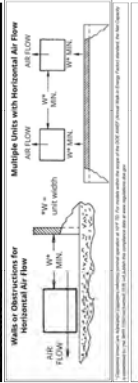
Contract No.	Project Name	Sheet No.	Date
LE10240BS6E6MA	7340 MIRAMAR RD, SUITE 105	105	07/20/23

**General Product Information**

Contract No.	LE10240BS6E6MA	Sheet No.	105
Project Name	7340 MIRAMAR RD, SUITE 105	Date	07/20/23
Contractor	HANSEN CONSTRUCTION	Manufacturer	EUROFOOD DEPOT (FREEZER)

**Technical Specifications**

Item	Description	Material	Notes
1	Freezer Unit	EUROFOOD DEPOT	See manufacturer's literature for details.
2	Access Panel	304 Stainless Steel	1/2" thick, 24" x 24"
3	Condenser Coils	Aluminum	Factory installed
4	Refrigerant	R-404A	Factory filled, 100% pure



LE10240BS6E6MA - SUBMITTAL

FOR THE ARCHT. BY: 

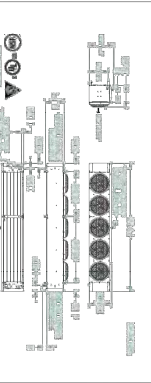
Contract No.	Project Name	Sheet No.	Date
LE10240BS6E6MA	7340 MIRAMAR RD, SUITE 105	105	07/20/23

**General Product Information**

Contract No.	LE10240BS6E6MA	Sheet No.	105
Project Name	7340 MIRAMAR RD, SUITE 105	Date	07/20/23
Contractor	HANSEN CONSTRUCTION	Manufacturer	EUROFOOD DEPOT (FREEZER)

**Technical Specifications**

Item	Description	Material	Notes
1	Freezer Unit	EUROFOOD DEPOT	See manufacturer's literature for details.
2	Access Panel	304 Stainless Steel	1/2" thick, 24" x 24"
3	Condenser Coils	Aluminum	Factory installed
4	Refrigerant	R-404A	Factory filled, 100% pure



**EQUIPMENT SPECIFICATIONS**

7340 MIRAMAR RD, SUITE 105  
SAN DIEGO, CA 92126

EUROFOOD DEPOT  
(FREEZER)

REVISIONS

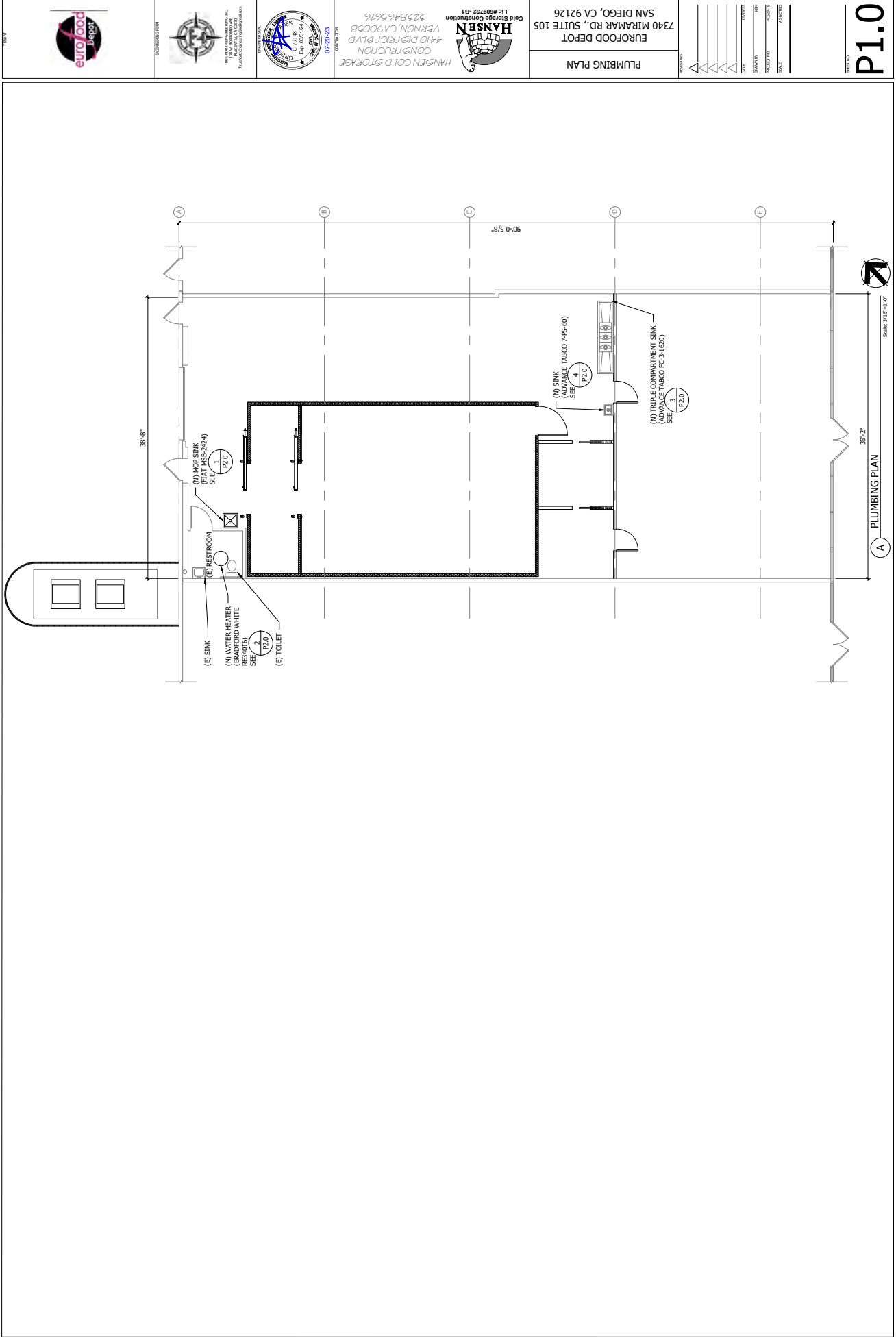
NO.	DATE	REVISION

DESIGNED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**R2.1**



HANSEN COLD STORAGE  
CONSTRUCTION  
4410 DISTRICT BLVD  
VERNON, CA 90008  
228466676  
LIC #60952 - B-1  
HANSSEN  
Cold Storage Construction  
LIC #60952 - B-1



PROJECT NO. \_\_\_\_\_  
 DATE \_\_\_\_\_  
 DRAWN BY \_\_\_\_\_  
 CHECKED BY \_\_\_\_\_  
 SCALE \_\_\_\_\_  
 SHEET NO. \_\_\_\_\_

PLUMBING PLAN  
 EUROFOOD DEPOT  
 7340 MIRAMAR RD., SUITE 105  
 SAN DIEGO, CA 92126

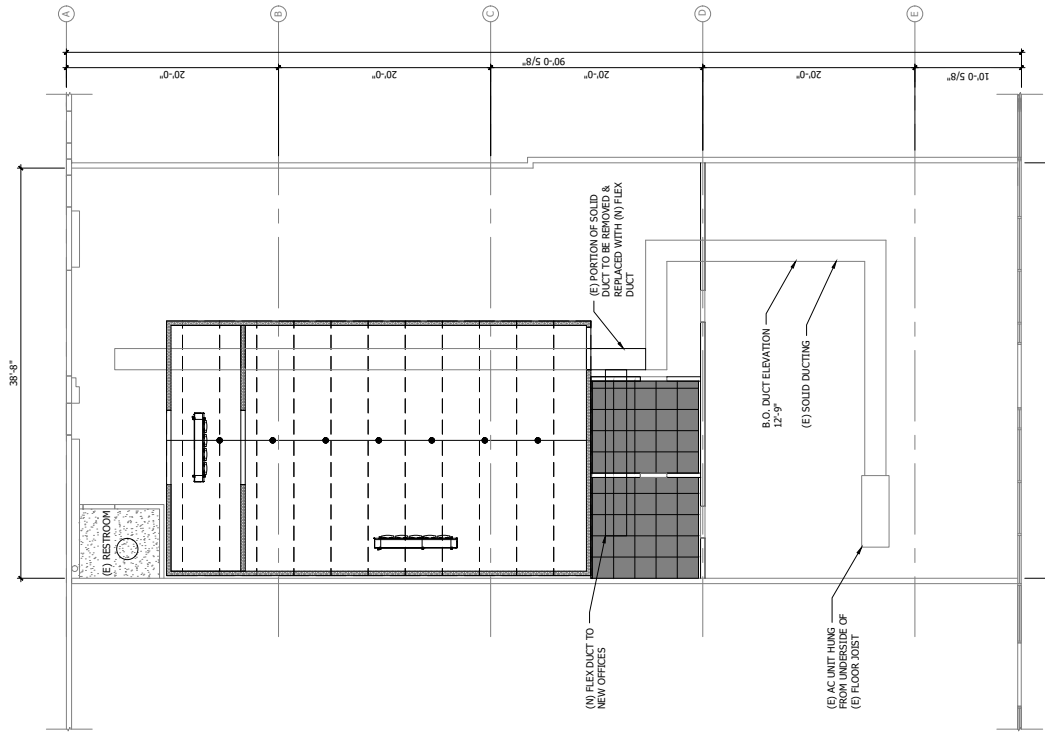
**HANSEN**  
 Cold Storage Construction  
 LIC #60972 - B1  
 4410 DISTRICT BLVD  
 VERNON, CA 90008  
 225466676

CONTRACTOR  
 07-20-23





- GENERAL NOTES:**  
 FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION. VERIFY ALL CONDITIONS AND REQUIRE ANY CORRECTIONS WITH ENGINEER.
1. (N) - REPRESENTS NEW.
  2. (E) - REPRESENTS EXISTING.



**A** DUCT LAYOUT  
 Scale: 3/16"=1'-0"

			<p>HANSBEN Construction                  4410 DISTRICT BLVD                  VERNON, CA 90008                  2258465676                  Lic #609752-B-1</p>	DUCT LAYOUT EUROFOOD DEPOT 7340 MIRAMAR RD., SUITE 105 SAN DIEGO, CA 92126	REVISIONS NO. DATE BY
					DATE DRAWN BY CHECKED BY SCALE CLASSIFIED



LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	DESCRIPTION	UAMP	FRONTING	CROSS	COLOR	CRF	MANUFACTURER	MODEL	MOUNTING	NOTES	HOURLY	VOLTS	DIMMING	QTY
			(1) 3W/LED	(4) 4W/LED	(6) 6W/LED	(8) 8W/LED						(1) 1H	(120V 9W)	(0.1V)	
R1		3W LED FIXTURE	(1) 3W/LED	400	0			UTRONA	3112 SERIES	RECESSED		32	120V 9W	0.1V	2
R2		4W LED STRIP LIGHT	(1) 4W/LED	1300	0			UTRONA	A.I. QI SERIES	SPRINCLE		60	120V 9W	0.1V	2
R3		6 LED STRIP LIGHT PROVIDE 30 MINUTE BATTERY BACKUP	(1) 6W/LED	1300	600			UTRONA	A.I. QI SERIES	SPRINCLE		60	120V 9W	0.1V	1
R4		8 LED STRIP LIGHT	(1) 8W/LED	1300	0			UTRONA	A.I. QI SERIES	SPRINCLE		30	120V 9W	0.1V	2
R5		4 LED STRIP LIGHT PROVIDE 30 MINUTE BATTERY BACKUP	(1) 4W/LED	1300	300			UTRONA	A.I. QI SERIES	SPRINCLE		30	120V 9W	0.1V	1
R6		4 WATT TUBE LED STRIP LIGHT PROVIDE 30 MINUTE BATTERY BACKUP	(1) 3W/LED	1300	300			UTRONA	CSF7 SERIES	SPRINCLE		24	120V 9W	0.1V	4
R7		8W LED SINGLE END LED STRIP LIGHT PROVIDE 30 MINUTE BATTERY BACKUP	(1) 8W/LED	1300	300			UTRONA	CSF7 SERIES	SPRINCLE		24	120V 9W	0.1V	3
R8		8W LED SINGLE END LED STRIP LIGHT PROVIDE 30 MINUTE BATTERY BACKUP	(1) 8W/LED	0	0			UTRONA	PROBE SERIES	CEILING		11	120V 9W	LED DIMMERS	3
R9		8W LED SINGLE END LED STRIP LIGHT PROVIDE 30 MINUTE BATTERY BACKUP	(1) 8W/LED	0	0			UTRONA	PROBE SERIES	CEILING		11	120V 9W	LED DIMMERS	1
R10		8W LED SINGLE END LED STRIP LIGHT PROVIDE 30 MINUTE BATTERY BACKUP	(1) 8W/LED	0	0			UTRONA	PROBE SERIES	CEILING		11	120V 9W	LED DIMMERS	1

1. QUANTITY COLUMN SHOWS IS FOR REFERENCING ONLY. CONTRACTOR TO VERIFY ALL QUANTITIES PRIOR TO ORDER.  
 2. ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE NOTED.  
 3. CONTRACTOR TO PROVIDE ALL REQUIRED WIRING, CONDUIT, AND ELECTRICAL ACCESSORIES REQUIRED TO INSTALL COMPLETE AND OPERATIONAL SYSTEM.  
 4. REFER TO ALL NOTES, SPECIFICATIONS AND DRAWINGS FOR ADDITIONAL INFORMATION.  
 5. ALL MATERIALS AND EQUIPMENT TO BE INSTALLED SHALL BE NEW AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF SAN DIEGO.  
 6. BATTERY PHOTOS IN RESPECT TO LIGHT FIXTURES TO BE FILED IN COMPLIANCE.

1 LIGHTING FIXTURE SCHEDULE  
 SCALE NONE



CITY OF SAN DIEGO  
 OFFICE OF THE CITY CLERK  
 1201 K STREET, SAN DIEGO, CA 92101  
 TEL: 619.495.3939



REPRESENTATIVE  
**RB**  
 RICHARD B. BROWN  
 10000 LA JOLLA VILLAGE CENTER DRIVE, SUITE 100  
 LA JOLLA, CA 92037  
 TEL: 619.451.0000



**HANSEN**  
 Cold Storage Construction  
 Lic #609762-B1



REGISTERED PROFESSIONAL ENGINEER  
 STATE OF CALIFORNIA  
 CIVIL ENGINEERING  
 NO. 45823  
 EXPIRES 12/31/2025

**LIGHTING FIXTURE SCHEDULE**

EUROFOOD  
 7340 MIRAMAR RD.  
 SAN DIEGO, CA 92126

DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 PROJECT NO: \_\_\_\_\_  
 SHEET NO: \_\_\_\_\_  
 TOTAL SHEETS: \_\_\_\_\_

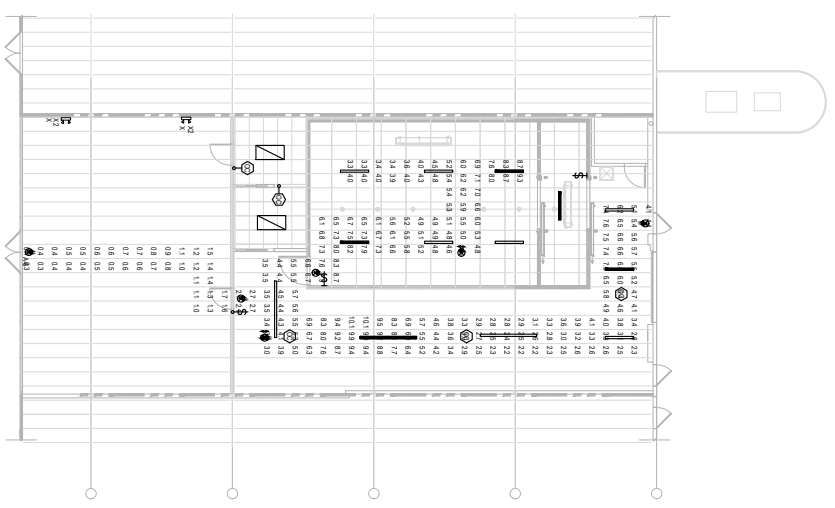
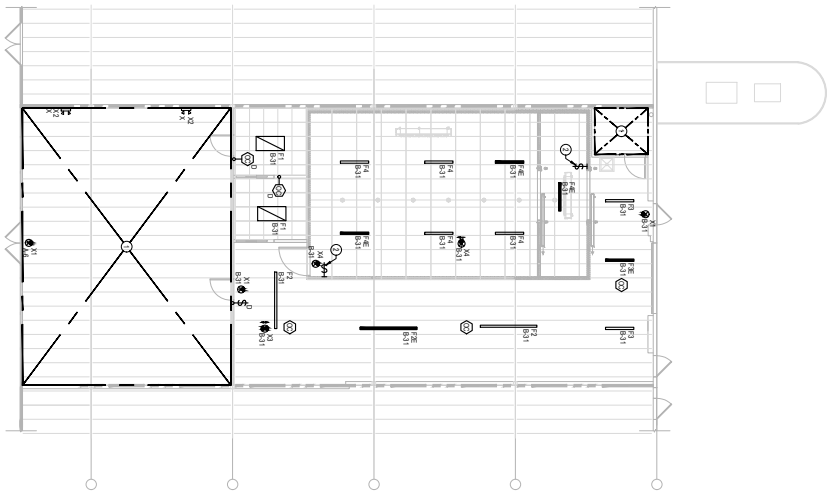
SCALE: NONE

PROJECT NO: \_\_\_\_\_

**E002**







**GENERAL NOTES**

1. CONNECTION TO MAIN ELECTRICAL PANEL TO BE DETERMINED QUOTE THIS SHEET FOR WORK.
2. SEE SHEET FOR DIMENSIONS AND CALCULATIONS.
3. SEE SHEET FOR LIGHTING CONTROL DETAILS.
4. SEE ARCHITECTURAL DRAWINGS FOR MOUNTING OF LIGHT FIXTURES.
5. SEE ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHT OF LIGHT FIXTURES.
6. PROVIDE EQUAL TEMPERATURE INDICATED COMPACT FLUORESCENT LIGHTING AREAS.
7. DO NOT SWITCH LIGHTS UNITS ON LIGHT FIXTURES LABELED "N" FOR NON-RECESSED UNITS.
8. CHECK WITH ARCHITECT FOR ANY CHANGES TO THE ROOM LAYOUT OR BOTTOM OF FINISH AT SAME ELEVATION OF ADJACENT LIGHT FIXTURES.
9. SEE MAIN SCHEDULE AND REVISIONS FOR ADDITIONAL REQUIREMENTS.
10. PROVIDE INVOICE YEAR, OF FROM Q301/79 UNIT COOLING AND REFRIGERATION.

**KEYNOTES**

- ① EGRESS POINT TO BE MAIN
- ② SYMBOLS INDICATED ON SHEET FOR LIGHTING FIXTURES

**GENERAL EGRESS NOTES**

1. VALUE SHOWN ON EGRESS POINT SYMBOL ARE IN FOOT/INCHES REVISIONS.
2. DO NOT SWITCH LIGHTS UNITS ON COMPACT FLUORESCENT.
3. THE NUMBER OF EGRESS POINTS IS LIMITED BY ALL THE BUILDING CODES SERVED IN ACCORDANCE WITH CALIFORNIA BUILDING CODE SECTION 0108.
4. HEIGHT OF EGRESS LIGHT FIXTURES SHALL BE NOT LESS THAN 1500 CM AND 1500 CM FOR EGRESS LIGHTS AND COMPACT FLUORESCENT LIGHTS (SEE DRAWING WHERE APPLICABLE).
5. ADDITIONAL ILLUMINATION POINTS MAY BE REQUIRED BY REVISIONS TO ARCHITECTURE INDICATE POINTS OF EGRESS.

**EGRESS PHOTOMETRIC SCHEDULE**

EGRESS POINT SYMBOL	HEIGHT
①	4.00
②	5.00
③	10.00
④	10.00
⑤	10.00
⑥	10.00
⑦	10.00
⑧	10.00
⑨	10.00
⑩	10.00

**1 LIGHTING PLAN**

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



**2 EMERGENCY EGRESS PLAN**

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



<p><b>E201</b></p>	<p>LIGHTING PLAN</p> <p>EUROFOOD 7340 MIRAMAR RD. SAN DIEGO, CA 92126</p>	 <p>HANSEN COLD STORAGE CONSTRUCTION 4410 DISTRICT BLVD VERNON, CA 90008 323.846.6676</p>	 <p>ROBERT B. BERMAN REGISTERED ELECTRICAL ENGINEER NO. 10000 STATE OF CALIFORNIA</p>	 <p>ROBERT B. BERMAN REGISTERED ELECTRICAL ENGINEER NO. 10000 STATE OF CALIFORNIA</p>	<p>CARTER ELECTRIC 8833 COMPLEX DRIVE SAN DIEGO, CA 92123 619.594.2328</p> <p>THE ELECTRICAL CONTRACTOR FOR THIS PROJECT HAS BEEN APPROVED BY THE BOARD OF ELECTRICAL EXAMINERS ON BEHALF OF THE STATE OF CALIFORNIA FOR THE PROJECT IDENTIFIED BY THE PROJECT NUMBER AND PROJECT IDENTIFICATION NUMBER ON THE APPROVAL CERTIFICATE. THIS APPROVAL IS LIMITED TO THE OVERSIGHT OF THE ELECTRICAL CONTRACT IDENTIFIED ON THIS APPROVAL.</p>
--------------------	---	--	---	--	--

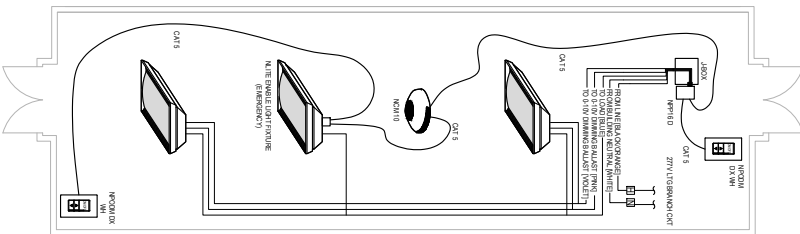


GENERAL NOTES

1. ALL LIGHTING CONTROL POINTS ARE SHOWN AND NOTED WITH THE MANUFACTURER'S CONTROL POINT IN THE FIELD. CONTROL POINTS ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND THE OPERATIONAL MANUAL.
2. SEE LIGHTING CONTROL PLAN FOR THE TYPES, CONTROL, LEVELS, CONTROL, AND ADDITIONAL REQUIREMENTS.

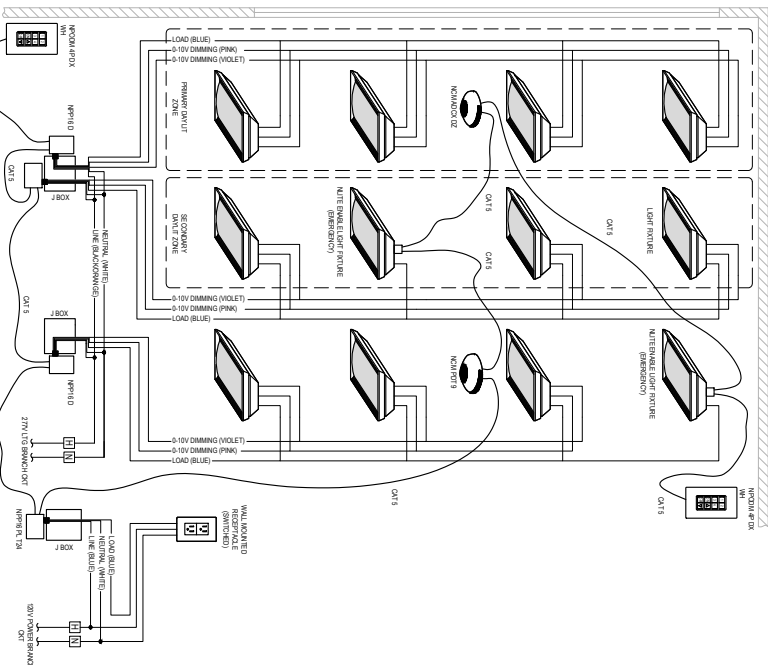
PRODUCT LEGEND

PRODUCT NUMBER	DESCRIPTION
INSTR01 (L) (R) (M)	1 CHANNEL DIMMER, DIMMABLE, WITH INTEGRAL DALI TECHNOLOGY
INSTR02 (L) (R) (M)	2 CHANNEL DIMMER, DIMMABLE, WITH INTEGRAL DALI TECHNOLOGY
INSTR03 (L) (R) (M)	3 CHANNEL DIMMER, DIMMABLE, WITH INTEGRAL DALI TECHNOLOGY
INSTR04 (L) (R) (M)	4 CHANNEL DIMMER, DIMMABLE, WITH INTEGRAL DALI TECHNOLOGY
INSTR05 (L) (R) (M)	5 CHANNEL DIMMER, DIMMABLE, WITH INTEGRAL DALI TECHNOLOGY
INSTR06 (L) (R) (M)	6 CHANNEL DIMMER, DIMMABLE, WITH INTEGRAL DALI TECHNOLOGY
INSTR07 (L) (R) (M)	7 CHANNEL DIMMER, DIMMABLE, WITH INTEGRAL DALI TECHNOLOGY
INSTR08 (L) (R) (M)	8 CHANNEL DIMMER, DIMMABLE, WITH INTEGRAL DALI TECHNOLOGY
INSTR09 (L) (R) (M)	9 CHANNEL DIMMER, DIMMABLE, WITH INTEGRAL DALI TECHNOLOGY
INSTR10 (L) (R) (M)	10 CHANNEL DIMMER, DIMMABLE, WITH INTEGRAL DALI TECHNOLOGY
INSTR11 (L) (R) (M)	11 CHANNEL DIMMER, DIMMABLE, WITH INTEGRAL DALI TECHNOLOGY
INSTR12 (L) (R) (M)	12 CHANNEL DIMMER, DIMMABLE, WITH INTEGRAL DALI TECHNOLOGY
INSTR13 (L) (R) (M)	13 CHANNEL DIMMER, DIMMABLE, WITH INTEGRAL DALI TECHNOLOGY
INSTR14 (L) (R) (M)	14 CHANNEL DIMMER, DIMMABLE, WITH INTEGRAL DALI TECHNOLOGY
INSTR15 (L) (R) (M)	15 CHANNEL DIMMER, DIMMABLE, WITH INTEGRAL DALI TECHNOLOGY
INSTR16 (L) (R) (M)	16 CHANNEL DIMMER, DIMMABLE, WITH INTEGRAL DALI TECHNOLOGY
INSTR17 (L) (R) (M)	17 CHANNEL DIMMER, DIMMABLE, WITH INTEGRAL DALI TECHNOLOGY
INSTR18 (L) (R) (M)	18 CHANNEL DIMMER, DIMMABLE, WITH INTEGRAL DALI TECHNOLOGY
INSTR19 (L) (R) (M)	19 CHANNEL DIMMER, DIMMABLE, WITH INTEGRAL DALI TECHNOLOGY
INSTR20 (L) (R) (M)	20 CHANNEL DIMMER, DIMMABLE, WITH INTEGRAL DALI TECHNOLOGY
INSTR21 (L) (R) (M)	21 CHANNEL DIMMER, DIMMABLE, WITH INTEGRAL DALI TECHNOLOGY
INSTR22 (L) (R) (M)	22 CHANNEL DIMMER, DIMMABLE, WITH INTEGRAL DALI TECHNOLOGY
INSTR23 (L) (R) (M)	23 CHANNEL DIMMER, DIMMABLE, WITH INTEGRAL DALI TECHNOLOGY
INSTR24 (L) (R) (M)	24 CHANNEL DIMMER, DIMMABLE, WITH INTEGRAL DALI TECHNOLOGY
INSTR25 (L) (R) (M)	25 CHANNEL DIMMER, DIMMABLE, WITH INTEGRAL DALI TECHNOLOGY
INSTR26 (L) (R) (M)	26 CHANNEL DIMMER, DIMMABLE, WITH INTEGRAL DALI TECHNOLOGY
INSTR27 (L) (R) (M)	27 CHANNEL DIMMER, DIMMABLE, WITH INTEGRAL DALI TECHNOLOGY
INSTR28 (L) (R) (M)	28 CHANNEL DIMMER, DIMMABLE, WITH INTEGRAL DALI TECHNOLOGY
INSTR29 (L) (R) (M)	29 CHANNEL DIMMER, DIMMABLE, WITH INTEGRAL DALI TECHNOLOGY
INSTR30 (L) (R) (M)	30 CHANNEL DIMMER, DIMMABLE, WITH INTEGRAL DALI TECHNOLOGY
INSTR31 (L) (R) (M)	31 CHANNEL DIMMER, DIMMABLE, WITH INTEGRAL DALI TECHNOLOGY
INSTR32 (L) (R) (M)	32 CHANNEL DIMMER, DIMMABLE, WITH INTEGRAL DALI TECHNOLOGY
INSTR33 (L) (R) (M)	33 CHANNEL DIMMER, DIMMABLE, WITH INTEGRAL DALI TECHNOLOGY
INSTR34 (L) (R) (M)	34 CHANNEL DIMMER, DIMMABLE, WITH INTEGRAL DALI TECHNOLOGY
INSTR35 (L) (R) (M)	35 CHANNEL DIMMER, DIMMABLE, WITH INTEGRAL DALI TECHNOLOGY
INSTR36 (L) (R) (M)	36 CHANNEL DIMMER, DIMMABLE, WITH INTEGRAL DALI TECHNOLOGY
INSTR37 (L) (R) (M)	37 CHANNEL DIMMER, DIMMABLE, WITH INTEGRAL DALI TECHNOLOGY
INSTR38 (L) (R) (M)	38 CHANNEL DIMMER, DIMMABLE, WITH INTEGRAL DALI TECHNOLOGY
INSTR39 (L) (R) (M)	39 CHANNEL DIMMER, DIMMABLE, WITH INTEGRAL DALI TECHNOLOGY
INSTR40 (L) (R) (M)	40 CHANNEL DIMMER, DIMMABLE, WITH INTEGRAL DALI TECHNOLOGY
INSTR41 (L) (R) (M)	41 CHANNEL DIMMER, DIMMABLE, WITH INTEGRAL DALI TECHNOLOGY
INSTR42 (L) (R) (M)	42 CHANNEL DIMMER, DIMMABLE, WITH INTEGRAL DALI TECHNOLOGY
INSTR43 (L) (R) (M)	43 CHANNEL DIMMER, DIMMABLE, WITH INTEGRAL DALI TECHNOLOGY
INSTR44 (L) (R) (M)	44 CHANNEL DIMMER, DIMMABLE, WITH INTEGRAL DALI TECHNOLOGY
INSTR45 (L) (R) (M)	45 CHANNEL DIMMER, DIMMABLE, WITH INTEGRAL DALI TECHNOLOGY
INSTR46 (L) (R) (M)	46 CHANNEL DIMMER, DIMMABLE, WITH INTEGRAL DALI TECHNOLOGY
INSTR47 (L) (R) (M)	47 CHANNEL DIMMER, DIMMABLE, WITH INTEGRAL DALI TECHNOLOGY
INSTR48 (L) (R) (M)	48 CHANNEL DIMMER, DIMMABLE, WITH INTEGRAL DALI TECHNOLOGY
INSTR49 (L) (R) (M)	49 CHANNEL DIMMER, DIMMABLE, WITH INTEGRAL DALI TECHNOLOGY
INSTR50 (L) (R) (M)	50 CHANNEL DIMMER, DIMMABLE, WITH INTEGRAL DALI TECHNOLOGY



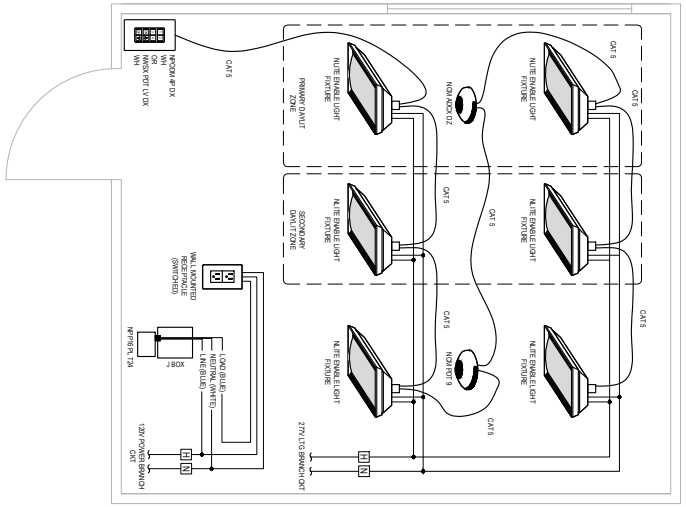
HALLWAY DIAGRAM

1 SCALE NONE



LARGE OPEN OFFICE AREA DIAGRAM

PRIVATE OFFICES / CONFERENCE ROOMS / SUPPORT SPACES



E701

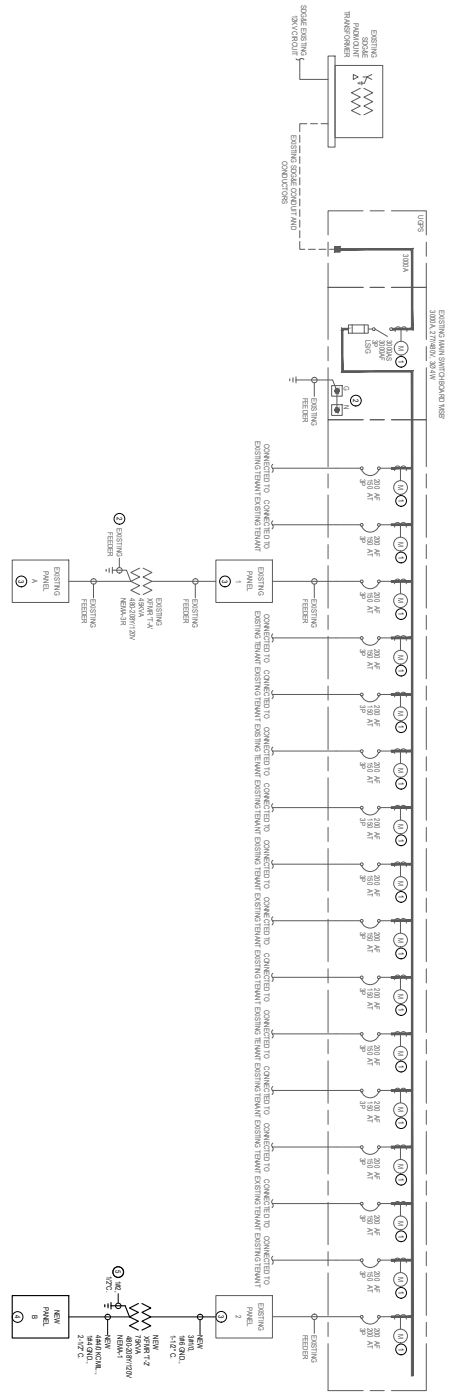
LIGHTING CONTROL DETAILS  
 EUROFOOD  
 7340 MIRAMAR RD.  
 SAN DIEGO, CA 92126

HANSEN COLD STORAGE CONSTRUCTION  
 4410 DISTRICT BLVD  
 VERNON, CA 90008  
 323.846.0676  
 Lic #609762-81



R.B. BERMAN  
 ROBERT B. BERMAN  
 8888 CORNER EXPLORER  
 SAN DIEGO, CA 92126  
 619.594.0222





- GENERAL NOTES**
- ALL ELECTRICAL DEVICES SHALL BE INSTALLED TO REMAIN UNLESS NOTED OTHERWISE.
  - ELECTRICAL FEEDER SHALL BE INSTALLED TO REMAIN UNLESS NOTED OTHERWISE.
  - ELECTRICAL WIRING SHALL BE INSTALLED TO REMAIN UNLESS NOTED OTHERWISE.
  - REVISIONS SHALL BE MADE TO THE DRAWING TO REFLECT ANY CHANGES TO THE DESIGN.
  - REVISIONS SHALL BE MADE TO THE DRAWING TO REFLECT ANY CHANGES TO THE DESIGN.
  - REVISIONS SHALL BE MADE TO THE DRAWING TO REFLECT ANY CHANGES TO THE DESIGN.
  - REVISIONS SHALL BE MADE TO THE DRAWING TO REFLECT ANY CHANGES TO THE DESIGN.
  - REVISIONS SHALL BE MADE TO THE DRAWING TO REFLECT ANY CHANGES TO THE DESIGN.
  - REVISIONS SHALL BE MADE TO THE DRAWING TO REFLECT ANY CHANGES TO THE DESIGN.
  - REVISIONS SHALL BE MADE TO THE DRAWING TO REFLECT ANY CHANGES TO THE DESIGN.

**MSB**

ROOM	WALL/CEILING	VOLTS	480/277V 3-W	AC	80/300	
MECHANICAL ROOM	FLOOR	80/300	200	1500	300	
NOTE	EXISTING	200	200			
OUT	BRANCHES	LOAD DESCRIPTION	A	B	C	FEDERATION AND CONDUCTORS
1	500	(X) EXISTING SWANNT LOAD	22.2	22.2	22.2	1512C/4H/465
2	500	(X) EXISTING SWANNT LOAD	22.2	22.2	22.2	1512C/4H/465
3	500	(X) EXISTING SWANNT LOAD	22.2	22.2	22.2	1512C/4H/465
4	500	(X) EXISTING SWANNT LOAD	22.2	22.2	22.2	1512C/4H/465
5	500	(X) EXISTING SWANNT LOAD	22.2	22.2	22.2	1512C/4H/465
6	500	(X) EXISTING SWANNT LOAD	22.2	22.2	22.2	1512C/4H/465
7	500	(X) EXISTING SWANNT LOAD	22.2	22.2	22.2	1512C/4H/465
8	500	(X) EXISTING SWANNT LOAD	22.2	22.2	22.2	1512C/4H/465
9	500	(X) EXISTING SWANNT LOAD	22.2	22.2	22.2	1512C/4H/465
10	500	(X) EXISTING SWANNT LOAD	22.2	22.2	22.2	1512C/4H/465
11	500	(X) EXISTING SWANNT LOAD	22.2	22.2	22.2	1512C/4H/465
12	500	(X) EXISTING SWANNT LOAD	22.2	22.2	22.2	1512C/4H/465
13	500	(X) EXISTING SWANNT LOAD	22.2	22.2	22.2	1512C/4H/465
14	500	(X) EXISTING SWANNT LOAD	22.2	22.2	22.2	1512C/4H/465
15	500	(X) EXISTING SWANNT LOAD	22.2	22.2	22.2	1512C/4H/465
16	500	(X) EXISTING SWANNT LOAD	22.2	22.2	22.2	1512C/4H/465
TOTAL CONNECTIONS			361	361	361	
CONDUIT			361	361	361	
WIRING			181	181	181	
LOADS			181	181	181	

**FAULT CURRENT SCHEDULE**

DEVICE	FAULT	AC RATING	L-N VOLTS	UTILITY	FEED FROM	FEEDER	TRANSFORMER	TOTAL	DIRECTLY CONNECTED
1	500	5000	277V	5000	80/300	0.004	24F	4.02	1
2	450	5000	277V	4500	80/300	0.004	24F	3.76	1
3	400	5000	277V	4000	80/300	0.004	24F	3.50	1
4	350	5000	277V	3500	80/300	0.004	24F	3.24	1
5	300	5000	277V	3000	80/300	0.004	24F	2.98	1
6	250	5000	277V	2500	80/300	0.004	24F	2.72	1
7	200	5000	277V	2000	80/300	0.004	24F	2.46	1
8	150	5000	277V	1500	80/300	0.004	24F	2.20	1
9	100	5000	277V	1000	80/300	0.004	24F	1.94	1
10	50	5000	277V	500	80/300	0.004	24F	1.68	1

**VOLTAGE DROP SCHEDULE**

DEVICE	VOLTAGE DROP	WIRE SIZE	MAX VOLTAGE DROP	BRANCH CIRCUIT	WIRE SIZE	LENGTH	TOTAL VOLTAGE DROP
1	1.5%	4/0	1.5%	80/300	4/0	150'	1.5%
2	1.5%	4/0	1.5%	80/300	4/0	150'	1.5%
3	1.5%	4/0	1.5%	80/300	4/0	150'	1.5%
4	1.5%	4/0	1.5%	80/300	4/0	150'	1.5%
5	1.5%	4/0	1.5%	80/300	4/0	150'	1.5%
6	1.5%	4/0	1.5%	80/300	4/0	150'	1.5%
7	1.5%	4/0	1.5%	80/300	4/0	150'	1.5%
8	1.5%	4/0	1.5%	80/300	4/0	150'	1.5%
9	1.5%	4/0	1.5%	80/300	4/0	150'	1.5%
10	1.5%	4/0	1.5%	80/300	4/0	150'	1.5%

**1 SINGLE LINE DIAGRAM**

SCALE NONE

801



**RB ELECTRICAL**  
 8888 COMPLEX DRIVE  
 SAN DIEGO, CA 92123  
 (619) 444-8888  
 www.rb-electrical.com



**HANSEN**  
 Cold Storage Construction  
 Lic #69762-81  
 4410 DISTRICT BLVD  
 VERNON, CA 90088  
 323.846.0676

**SINGLE LINE DIAGRAM**  
 EUROFOOD  
 7340 MIRAMAR RD.  
 SAN DIEGO, CA 92126

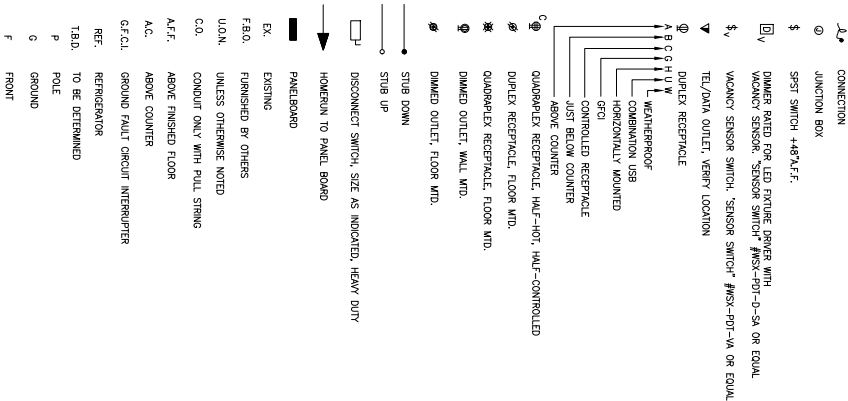
DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_  
 TOTAL: \_\_\_\_\_



**GENERAL NOTES**

1. ALL WORK SHALL CONFORM TO THE LATEST ENFORCED CCC ELECTRICAL CODE AND THE CITY OF SAN DIEGO ELECTRICAL CODE. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SAN DIEGO ELECTRICAL TESTING LABORATORY APPROVED BY SAN DIEGO DEPARTMENT OF BUILDING AND SAFETY.
2. ALL JUNCTION BOXES SHALL BE LABELED WITH RESPECTIVE CIRCUIT NUMBERS.
3. ELECTRICAL EQUIPMENT SHALL BE LISTED BY A CITY OF SAN DIEGO RECOGNIZED ELECTRICAL TESTING LABORATORY OR APPROVED BY THE DEPARTMENT.
4. PROVIDE CABLE SUPPORTS ON ALL VERTICAL RUNS.
5. ALL WIRING SHALL BE COPPER TYPE THHN/THWN (TYPE 2) UNLESS OTHERWISE NOTED AND SHALL BE INSTALLED IN CONDUIT UNLESS OTHERWISE NOTED.
6. ALL FUSES SHALL BE CURRENT LIMITING TYPE RATED FOR A MINIMUM OF 200,000 A.I.C. AND SHALL BE CLASS RK1 UP TO 600 AMPERES.
7. ALL ELECTRICAL DEVICES OUTSIDE SHALL BE WEATHERPROOF.
8. ALL EMPTY CONDUITS SHALL HAVE PULL STRINGS INSTALLED.
9. ALL PANELS SHALL HAVE A HINGED DOOR AND BOLT-ON THE CIRCUIT BREAKERS, AND SHALL HAVE TYPED INDEX CARDS WITH DESIGNATIONS AS DETERMINED BY THE OWNER. PANELBOARDS AND CIRCUIT BREAKERS SHALL BE RATED FOR MAXIMUM AVAILABLE FAULT CURRENT AT THE PANELS.
10. ELECTRICAL CONTRACTOR SHALL VISIT SITE AND FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS PRIOR TO BIDDING.
11. ALL WORK SHALL BE NEW UNLESS OTHERWISE INDICATED.
12. SITE SHALL BE LEFT CLEAN, FREE FROM DEBRIS AND ACCEPTABLE TO THE OWNER.
13. ALL WORK SHALL BE GUARANTEED FOR ONE YEAR.
14. E.C. SHALL OBTAIN AND PAY FOR ALL PERMITS NECESSARY TO COMPLETE THE WORK.
15. COLOR OF DEVICES AND PLATES SHALL BE VERIFIED WITH ARCHITECT.
16. CONDUIT RUNS ARE SHOWN DIAGRAMMATICALLY. EXACT LOCATIONS AND ROUTING TO BE DETERMINED IN THE FIELD TO SUIT FIELD CONDITIONS.
17. ALL VERIFICATIONS SHALL BE PRIOR TO SUBMITTING BID.
18. INSTALL GROUND CONDUCTOR IN ALL CONDUITS.
19. THE ELECTRICAL CONTRACTOR SHALL INSTALL ALL CONTROLS AND MAKE REQUIRED CONNECTIONS TO EQUIPMENT FINISHED BY OTHERS.
20. THE ELECTRICAL CONTRACTOR SHALL COORDINATE ALL ROUGH-IN AND FINISH WORK WITH THE OTHER TRADES. REFER TO HVAC, STRUCTURAL, PLUMBING AND ARCHITECTURAL PLANS TO DETERMINE THE EXACT LOCATION OF EQUIPMENT AND CONTROLS.
21. A SET OF MARKED-UP PRINTS SHALL BE PREPARED SHOWING ALL CHANGES MADE DURING CONSTRUCTION AND TURN IT OVER TO THE ARCHITECT AT THE END OF THE JOB. ALL CHANGES MUST HAVE ARCHITECT'S APPROVAL.
22. ANY DISCREPANCY BETWEEN MATERIAL, DESCRIPTION AND/OR CATALOG NUMBERS SHALL BE BROUGHT TO THE ARCHITECT'S, ENGINEER'S OR OWNER'S ATTENTION IMMEDIATELY.
23. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AS INDICATED ON SPECIFICATION.
24. IT IS THE INTENT OF THESE DRAWINGS THAT THIS BE A COMPLETE ELECTRICAL JOB. ANY ERRORS OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO BIDDING THE JOB.
25. PROVIDE TEMPORARY POWER AND LIGHTING AS REQUIRED TO PERFORM WORK.
26. ALL CONDUCTORS USED IN EXTERIOR WIRING SHALL BE RATED FOR WET LOCATIONS.
27. ALL ELECTRICAL TERMINATIONS SHALL BE 75 DEGREES C. RATED.
28. NO SPLICING ALLOWED INSIDE PANELS. PROVIDE LABELED JUNCTION BOXES ADJACENT TO PANELS FOR SPLICING.
29. MINIMUM COVER FOR ALL EXTERIOR SITE CONDUIT SHALL BE 24".

**SYMBOLS**



REVISIONS	DATE



**Mitsubishi Electric, Inc.**  
 Electrical Engineering - Utility Division  
 2700 Hillside Drive, San Diego, CA 92108  
 Phone: (619) 486-8000 Fax: (619) 486-8003  
 www.mitsubishielectric.com

DESIGNED BY	VP
CHECKED BY	MM
FILE NAME	

EUROFOOD  
 7340 Miramar Rd.  
 San Diego, CA. 92126

GEN. NOTES & SYMBOLS

PROJECT	
SCALE IN FEET	NONE
DATE	07/20/23
SHEET	E-1









CONDUIT ROUTE



EX. METER



EX. PNL. 1




EX. TEN PNL.



NEW METER



TEN ELEC SPC.

 <p>Michael Pappalardo, Inc.          Electrical Engineering - Utility Services          2701 Hillside Drive, Suite 200          San Diego, CA 92106          www.michaelpappalardo.com</p>	REVISIONS NO. DATE _____ _____ _____ _____
	STAMP _____ _____
PROJECT EUROFOOD 7340 Miramar Rd. San Diego, CA. 92126 PHOTOS	DATE 07/20/23
SCALE IN FEET NONE	SHEET E-4
DRAWN BY VP	
CHECKED BY MN	
FILE NAME _____	