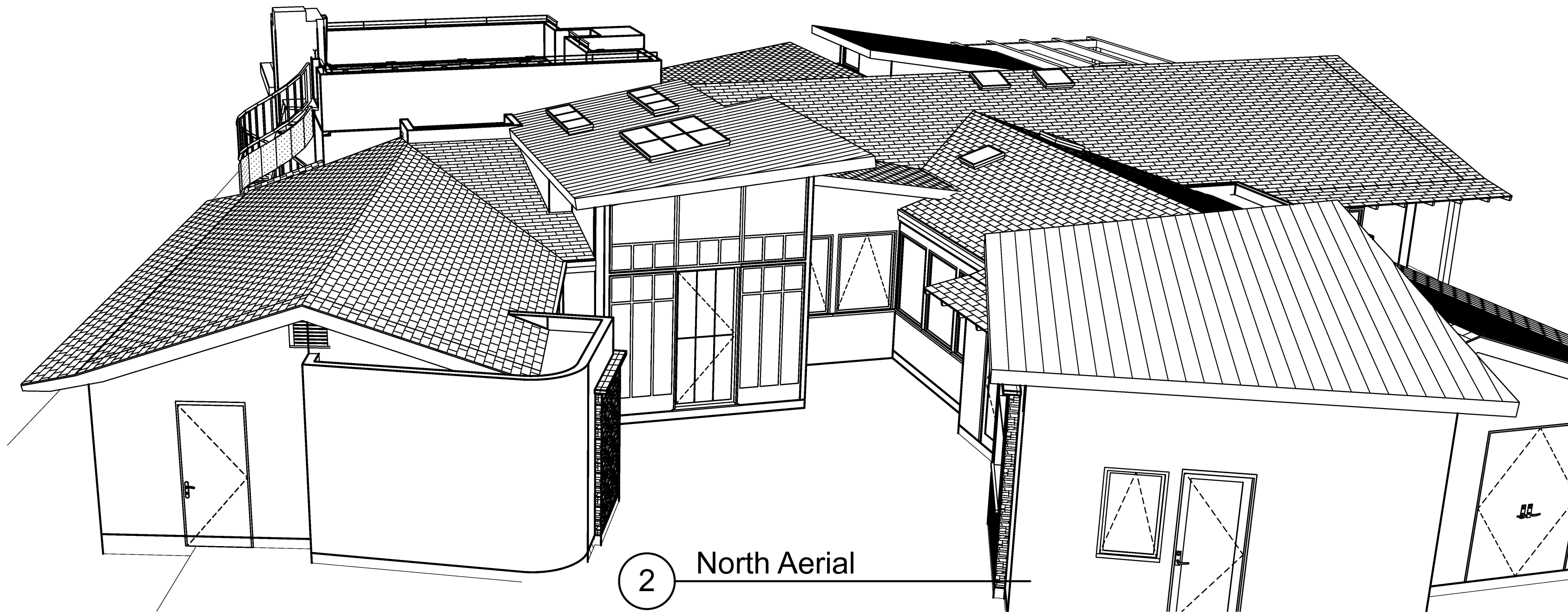
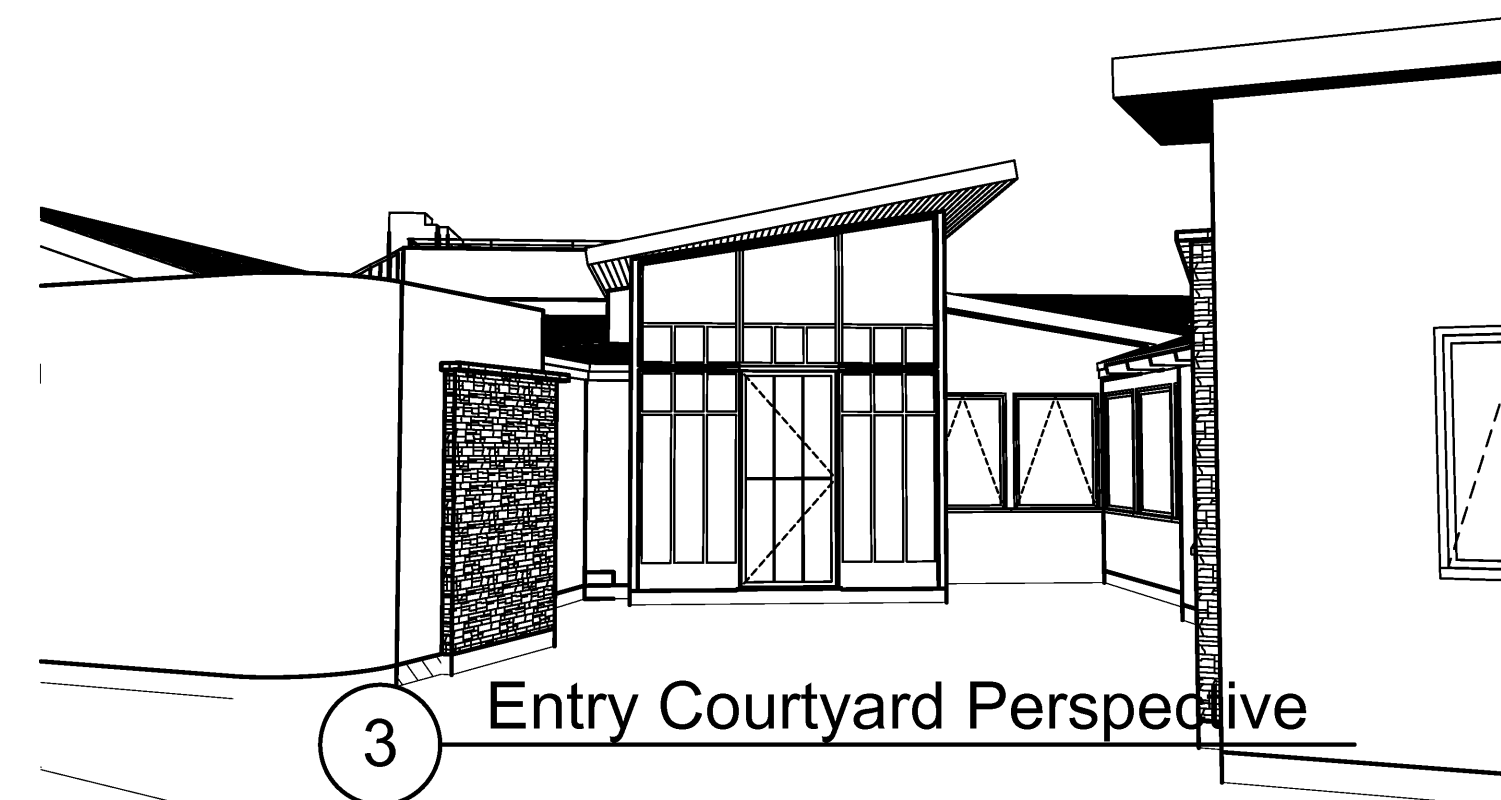


AERIAL PERSPECTIVE



2 North Aerial



3 Entry Courtyard Perspective

GENERAL NOTES

STRUCTURAL NOTES

- ALL REQUIRED APPROVALS MUST BE OBTAINED FROM THE FIRE AND HAZARD PREVENTION SERVICES BEFORE THE BUILDING IS OCCUPIED.
- EXIT DOORS TO BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
- FIRE AND/OR SMOKE DAMPER ASSEMBLIES, INCLUDING SLEEVES, AND INSTALLATION PROCEDURES SHALL BE APPROVED BY THE INSPECTION SERVICES DIVISION PRIOR TO INSTALLATION.
- ELEVATOR DOORS MUST BE INSTALLED IN ACCORDANCE WITH THE APPROVAL ON THE AFFIXED FIRE RESISTANCE APPROVAL LABEL. WHERE ELEVATOR DOORS ARE NOT IDENTIFIED WITH APPROVED LABELS, THEY MUST BE INSTALLED IN THE SAME MANNER AS A _____ HOUR FIRE ASSEMBLY.
- ELEVATOR LOBBIES SHALL HAVE ACCESS TO NOT LESS THAN ONE EXIT/EXIT ACCESS DOOR. SUCH DOOR(S) IN THE EXIT PATH FROM THE ELEVATOR LOBBY SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT PER CBC SEC. 1004.2.3.3
- PROP "D" HEIGHT LIMIT AREA YES NO

THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE GRADE. REFER TO SHEETS _____ FOR BUILDING HEIGHT DOCUMENTATION.

ELECTRICAL NOTES

- ALL ELECTRICAL WORK SHALL COMPLY WITH THE 1998 CALIFORNIA ELECTRICAL CODE.
- ALL OUTDOOR LIGHTING SHALL COMPLY WITH THE CITY OF SAN DIEGO LIGHTING POLLUTION ORDINANCE.
- ALL INTERIOR LIGHTING SYSTEMS SHALL COMPLY WITH CALIFORNIA ENERGY COMMISSION STANDARDS.

MECHANICAL NOTES

- LAVATORY FAUCETS IN RESTROOMS OF COMMERCIAL PROJECTS SHALL BE THE SELF-CLOSING TYPE.
- SHOWERS AND TUB/SOWER COMBINATIONS SHALL BE PROVIDED WITH MIXING VALVES PER CPC SEC. 420.0.
- EACH FAUCET SHALL NOT EXCEED A WATER FLOW RATE OF 2.2 GPM.
- EACH SHOWERHEAD SHALL NOT EXCEED A WATER FLOW RATE OF 2.5 GPM.
- EACH TOILET SHALL BE THE ULTRA LOW FLUSH TYPE.
- EACH URINAL SHALL HAVE A WATER CONSUMPTION OF NOT MORE THAN 1 GALLON PER FLUSH.
- VACUUM BREAKERS SHALL BE PROVIDED AT ALL HOSE BIBBS.
- FLOOR DRAINS OR SIMILAR TRAPS DIRECTLY CONNECTED TO THE DRAINAGE SYSTEM AND SUBJECT TO INFREQUENT USE SHALL BE PROVIDED WITH AN APPROVED AUTOMATIC MEANS OF MAINTAINING THEIR WATER SEALS.
- INSULATION MATERIAL SHALL MEET THE CALIFORNIA QUALITY STANDARDS PER ENERGY EFFICIENCY STANDARDS SEC. 118.
- DOORS AND WINDOWS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER ENERGY EFFICIENCY STANDARDS SEC. 116.
- ALL PIPING AND DUCTWORK SHALL BE INSULATED CONSISTENT WITH THE REQUIREMENTS OF ENERGY EFFICIENCY STANDARDS SEC. 118, 123, 124 AND CMC TABLE 6-0 AS APPLICABLE.
- ALL HVAC SYSTEMS SHALL MEET THE CONTROL REQUIREMENTS OF ENERGY EFFICIENCY STANDARDS SEC. 112, 122 AS APPLICABLE.
- ALL HVAC EQUIPMENT AND APPLIANCES SHALL MEET THE REQUIREMENTS OF ENERGY EFFICIENCY STANDARDS SEC. 111, 115, 120-129 AS APPLICABLE.
- SERVICE WATER HEATING SYSTEMS AND EQUIPMENT SHALL COMPLY WITH ENERGY EFFICIENCY STANDARDS SEC. 113.
- SWIMMING POOL AND SPA HEATING SYSTEMS AND EQUIPMENT SHALL COMPLY WITH ENERGY EFFICIENCY STANDARDS SEC. 114.
- SMOKE DETECTORS SHALL BE PROVIDED AT SUPPLY AIR DUCTS OF AIR MOVING SYSTEMS EXCEEDING 2000 CFM PER CMC SEC. 608.
- PERMANENT LADDER/ACCESS TO ROOF MOUNTED EQUIPMENT SHALL COMPLY WITH CMC SEC. 307.
- BUILDING DRAIN AND VENT PIPING MATERIALS SHALL COMPLY WITH CPC SEC. 701.0.
- ALL SANITARY SYSTEM MATERIALS SHALL BE LISTED BY AN APPROVED LISTING AGENCY.
- CHEMICAL WASTE PIPING SHALL COMPLY WITH CPC SEC. 811.0.
- ALL STORAGE WATER HEATING EQUIPMENT SHALL BE PROVIDED WITH AN APPROVED, LISTED EXPANSION TANK OR OTHER DEVICE DESIGNED FOR INTERMITTENT OPERATION FOR THERMAL EXPANSION CONTROL PER CPC SEC. 608.3.
- CROSS CONNECTION PROTECTION SHALL BE PROVIDED AT ALL POTABLE WATER SUPPLIED APPLIANCES AND EQUIPMENT EXCEPT THOSE SPECIFIC ITEMS LISTED IN INFORMATION BULLETIN 103.
- WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENTS DUE TO SEISMIC MOTION PER CPC SEC. 510.5.
- MATERIALS EXPOSED WITHIN A DUCT OR PLENUM SHALL COMPLY WITH CMC SEC. 601.1.3.
- CHLORINATED POLYVINYL CHLORIDE (CPVC) SHALL NOT BE USED FOR INTERIOR WATER SUPPLY PIPING PER STATE HEALTH & SAFETY CODE SEC. 17921.9.
- HVAC EQUIPMENT AND WATER HEATERS SHALL COMPLY WITH CMC CHAP. 3.
- MEDIUM PRESSURE GAS PIPING SHALL BE LABELED EVERY FIVE FEET.
- MECHANICAL VENTILATION, WHEN REQUIRED IN RESIDENTIAL BATHROOMS AND LAUNDRY ROOMS AS APPLICABLE PER CBC SEC. 1203.3, SHALL PROVIDE A MINIMUM OF FIVE AIR CHANGES PER HOUR AND BE ROUTED TO THE EXTERIOR.

FIRE NOTES

- BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE IN ACCORDANCE WITH CFC ARTICLE 87 (UFC/CFC SEC. 8701).
- ADDRESS SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS IN A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY (UFC/CFC SEC. 901.4.4, FHPS POLICY F-00-6).
- DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME RETARDANT CONDITION. (CAL CODE REGS., TIT. 19, SEC. 3.08, 3.21, UFC/CFC SEC. 2501.5).
- AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2A10BC SHALL BE PROVIDED WITHIN 75' MAXIMUM TRAVEL DISTANCE FOR EACH 6000 SQ. FT. OR PORTION THEREOF ON EACH FLOOR. (UFC/CFC SEC. 1002, UFC STANDARD 10-1, CAL. CODE REGS., TIT. 19, 3.29).
- COMPLETE PLANS AND SPECIFICATIONS FOR FIRE ALARM SYSTEMS; FIRE-EXTINGUISHING SYSTEMS, INCLUDING AUTOMATIC SPRINKLERS AND WET & DRY STANDPIPES; HALON SYSTEMS AND OTHER SPECIAL TYPES OF AUTOMATIC FIRE-EXTINGUISHING SYSTEMS; BASEMENT PIPE INLETS; AND OTHER FIRE-PROTECTION SYSTEMS AND APPURTENANCES THERE TO SHALL BE SUBMITTED TO FIRE AND HAZARD PREVENTION SERVICES FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. (UFC/CFC SEC. 1001.3)
- FIRE-EXTINGUISHING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH UBC/CBC SEC. 904 AND COMPLY WITH UBC STANDARDS 9-1 AND 9-2.
- ALL VALVES CONTROLLING THE WATER SUPPLY FOR AUTOMATIC SPRINKLER SYSTEMS AND WATER FLOW SWITCHES ON ALL SPRINKLER SYSTEMS SHALL BE ELECTRONICALLY MONITORED WHERE THE NUMBER OF SPRINKLERS IS 100 OR MORE. (UBC/CBC SEC. 1003.3.1)
- FIRE ALARM SYSTEMS SHALL BE IN ACCORDANCE WITH UFC/CFC SEC. 1007.
- AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 4-A-20BC SHALL BE PROVIDED OUTSIDE EACH MECHANICAL, ELECTRICAL, OR BOILER ROOM. (UFC/CFC SEC. 1002, UFC STANDARD 10-1, CAL. CODE REGS., TIT. 19, SEC. 3.29)
- FIRE PROTECTION, INCLUDING FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION, SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING TIME OF CONSTRUCTION. (UFC/CFC SEC. 901.3, 8704.2, 8704.3)
- FIRE HYDRANTS SHALL COMPLY WITH FHPS POLICY F-96-01 FOR ON-SITE FIRE HYDRANTS.
- FIRE HYDRANT LOCATIONS SHALL BE IDENTIFIED BY THE INSTALLATION OF REFLECTIVE MARKERS. (UFC/CFC SEC. 901.4.3)
- PROVIDE AN APPROVED ILLUMINATED DIRECTORY CONSTRUCTED IN ACCORDANCE WITH FHPS POLICY H00-6. COMPLETE, FULLY DIMENSIONED PLANS SHOWING MATERIALS, METHOD OF CONSTRUCTION AND LOCATION OF INSTALLATION SHALL BE SUBMITTED TO FIRE AND HAZARD PREVENTION SERVICES FOR REVIEW AND APPROVAL. (UFC/CFC SEC. 901.4.4)

ABBREVIATIONS

AC.	acoustic	MAR.	marble
ACT.	actual	MATL.	material
AL.	aluminum	MAX.	maximum
ARCH.	architectural	MET.	metal
AVG.	average	MIN.	minimum
BLK.	block	ML & P.	metal lath and plaster
BPL.	bearing plate	M.O.	masonry opening
BR.	brick, bedroom	MULL.	mullion
CAR.	carpet	N.	new
CMU.	concrete masonry unit	N.A.	not applicable
C.I.	cast iron	NAT.	natural
CL.	centerline	NIC.	not in contract
CLG.	ceiling	NO. #	number
CLO.	closet	NOM.	nominal
CONST.	construction	NTS.	not to scale
CONC.	concrete	O.C.	on center
CONT.	continuous	O.D.	outside dimension
CT.	ceramic tile	P.	paint
C. TO C.	center to center	PL.	plaster, plate
CW.	cold water	PLYWD.	plywood
DB.	double	POL.	polished
DET.	detail	PSI.	pounds per square inch
DIA.	diameter	PSF.	pounds per square foot
DIM.	dimension	R.	riser, range, radius
DN.	down	DIM.	dimension
DO.	ditto	RCP.	reflected ceiling plan
DR.	door	REBAR.	reinforcing bar
DS.	down spout	REFR.	refrigerator
DWG.	drawing	REF.	reference
E.	existing	REV.	revision
EA.	each	RM., RMS.	rooms, rooms
EL.	elevation	R.O.	rough opening
ELEV.	elevation	S.A.	supply air
EST.	estimated	S. & V.	stain & varnish
EW.	each way	SC.	solid core
EXIST.	existing	SCR.	screen
EXT.	exterior	SCHED.	schedule
FIN.	finish	SEC.	section
FF.	finish floor	FIN.	finish
FL.	floor	SHT.	sheet
FLASH.	flashing	SPECS.	specification
F.O.	finish opening	SQ. FT.	square feet
GA.	gauge	STL.	steel
GALV.	galvanized	STO.	storage
G.I.	galvanized iron	STRUCT.	structural
GL.	glass	SUSP.	suspended
GYPD. BD.	gypsum board	T.	thread, thickness
HB.	hose bibb	TEMP.	tempered
HC.	hollow core	TH.	threshold
HDW.	hardware	THK.	thickness
HM.	hollow metal	TYP.	typical
HORT.	horizontal	UNO.	unless noted otherwise
HT.	height	UR.	urinal
HW.	hot water	VCT.	vinyl composition tile
ID.	inside dimension	VIF.	verify in field
ID.	interior designer	VERT.	vertical
INSUL.	insulation	VEST.	vestibule
INT.	interior	V.T.	vinyl tile
KIT.	kitchen	W.	width
LAM.	laminated	WC.	water closet
LAV.	lavatory	WD.	wood
LR.	living room	WDW.	window
LT.	light	W.I.	wrought iron
		WP.	waterproof

THIS IS ONLY A PARTIAL LIST OF THE MOST COMMONLY USED ABBREVIATIONS IN THE CONSTRUCTION INDUSTRY. OTHER ABBREVIATIONS MAY BE CONTAINED IN THIS SET OF DRAWINGS THAT ARE NOT DEFINED ON THIS LIST. DO NOT DRAW ANY CONCLUSIONS BASED UPON ASSUMPTION. CONSULT WITH THE GENERAL CONTRACTOR AND THE DESIGNER IF YOU HAVE ANY QUESTIONS OR IF ANY DISCREPANCIES HAVE ARISEN.

BASIS OF STRUCTURAL DESIGN

VERTICAL DESIGN
 - ROOF DEAD LOAD = 13.0 PSF
 - ROOF LIVE LOAD = 20.0 PSF
 - FLOOR DEAD LOAD = 15.0 PSF
 - FLOOR LIVE LOAD = 40.0 PSF.

LATERAL DESIGN
 - SEISMIC ZONE 4, Z = 0.4
 - BUILDING IS LOCATED AT 2.0 KM FROM THE NEAREST FAULTLINE (ROSE CANYON FAULT - TYPE B FAULT)
 - NEAR-SOURCE FACTOR, Na = 1.3
 - SEISMIC COEFFICIENT, Ca = 0.44*1.3 = 0.572
 - SEISMIC IMPORTANCE FACTOR, I = 1.0
 - LATERAL RESISTING SYSTEM FACTOR, R = 4.5
 - V = 0.23 W (ASD)

WIND DESIGN
 - WIND SPEED = 70 MPH
 - EXPOSURE B, METHOD 2
 - PRESSURE COEFFICIENT, Cq = 1.3
 - COMBINED WIND COEFFICIENT, Ce = 0.67

FOUNDATION DESIGN
 - SOIL - TYPE 5 (TYPE S USED FOR LATERAL DESIGN)
 - ALLOWABLE SOIL BEARING PRESSURE - 1,500 PSF.
 - RETAINING WALLS:
 RESTRAINED LOAD (EFF) = NA PCF
 CANTILEVERED LOAD (EFF) = NA PCF (LEVEL)
 PASSIVE SOIL PRESSURE = NA PCF / 2000 PCF MAX.
 COEFFICIENT OF FRICTION = NA
 - SOILS REPORT BY: GEOTECHNICAL EXPLORATION, INC.

IF THE BUILDING INSPECTOR SUSPECTS FILL, EXPANSIVE SOILS OR ANY GEOLOGIC INSTABILITY BASED UPON OBSERVATION OF THE FOUNDATION EXCAVATION, A SOILS OR GEOLOGICAL REPORT, AND RESUBMITTAL OF PLANS TO PLAN CHECK TO VERIFY THAT THE REPORT RECOMMENDATIONS HAVE BEEN INCORPORATED MAY BE REQUIRED.

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Cover Sheet

JOB NO.

#Pln

DATE:

5/3/07

SHEET

CS