



Planning Division  
Development Services Department  
300 North Coast Highway | Oceanside, CA 92054  
(760) 435-4373 | [PlanningStaff@OceansideCA.org](mailto:PlanningStaff@OceansideCA.org)

*Staff Reviewers: Please complete the Developer's Conference comment sheet template and attach to the TRAKiT record by the end of day on the day before the meeting.*

## OCEANSIDE DEVELOPER'S CONFERENCE\* AGENDA

Wednesday, September 11, 2024

**Meeting 1:** 9:30 a.m. – 10:30 a.m.

**Project Description:** Proposed 4-story affordable rate apartment project with 111 new construction residential dwelling units, leasing, residential services space & parking lot. Currently vacant site located at 2136 El Camino Real.

**Project Number:** ADM24-00047

**Assessor Parcel Number(s):** 165-012-05 & 06 & 07

**Contact Person:** Tsaki Demirdjian

**Email:** [westcoastpermits@gmail.com](mailto:westcoastpermits@gmail.com)

**Zoning:** CP

**Land Use:** PC

**Neighborhood Area:** Mira Costa

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**Meeting 2:** N/A

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*\* The Developer's Conference provides an informal forum for prospective applicants to receive preliminary input from City staff on conceptual plans that may or may not ultimately evolve into formal application submittals. These conferences do not constitute public meetings; consequently, conference attendance by the public is at the discretion of the prospective applicant. Interested parties may contact the prospective applicant, whose contact information is included on the conference agenda. Questions and comments can also be addressed to Planning Division staff.*

# ITEM 1





# Developer's Conference (Pre-Application) Request Form

Development Services Department, Planning Division  
300 N. Coast Hwy, Oceanside, CA 92054, (760) 435-4373

## General Information

Project/Property Address:

Assessor's Parcel Number:

Lot Area (acres or SF):

Existing Use:

Brief Description of Proposal:

## Property Owner & Applicant Information

Owner Name:

Phone Number & E-Mail Address:

Applicant Name:

Phone Number & E-Mail Address:

### **To be completed if the Applicant is not the Property Owner:**

I authorize the applicant indicated above to submit the application on my behalf:

*Tsaki Demirdjian*

Signature of Property Owner  
(or attach a Letter of Authorization)

## Requested Meeting Date/Time (please provide 2 options)

1<sup>st</sup> choice date:                      Time preference:      9:30 am      10:30 am      either

2<sup>nd</sup> choice date:                      Time preference:      9:30 am      10:30 am      either

## Requested Divisions to Attend (Planning attends all meetings)

Building    Fire    Water    Engineering    Transportation    Solid Waste    Other

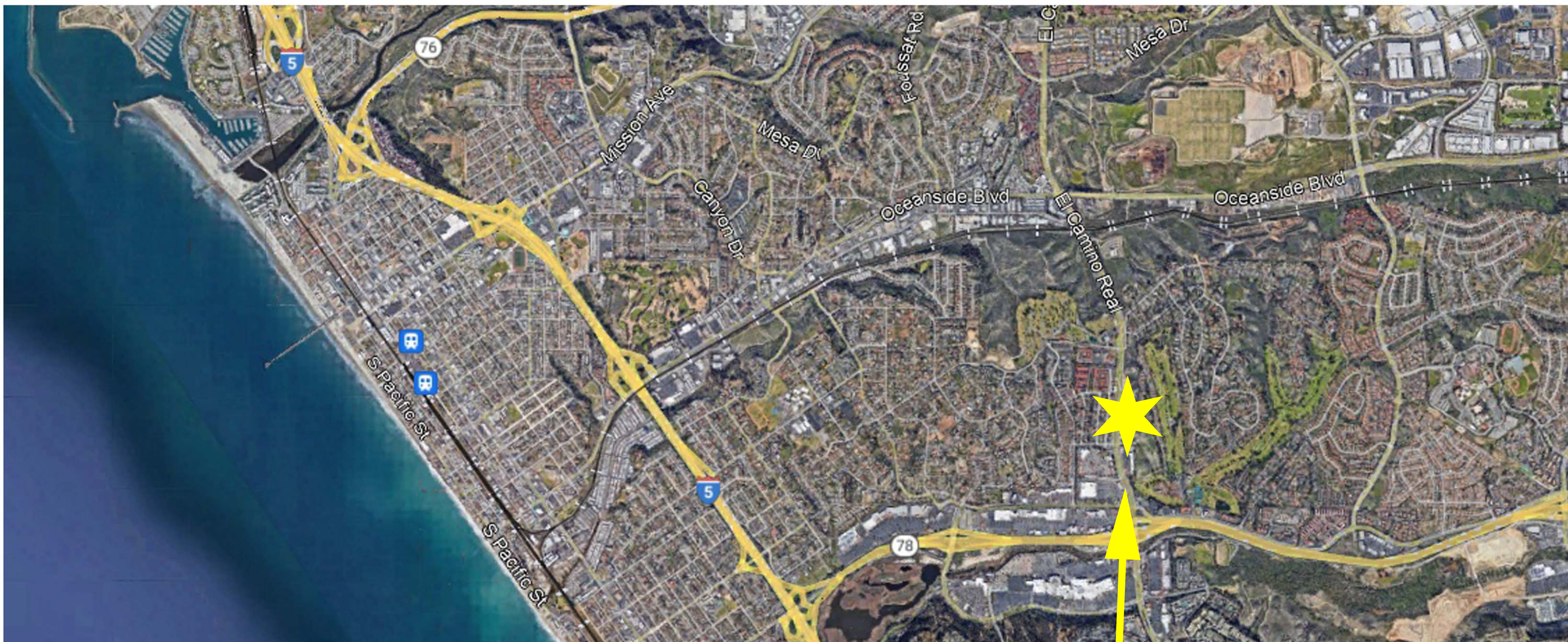
## Email the following PDF documents to [PlanningStaff@oceansideca.org](mailto:PlanningStaff@oceansideca.org):

- Project description letter
- Regional and vicinity maps (e.g. Google Maps aerial)
- Conceptual site plans and elevations

### **To be completed by City staff:**

Assigned meeting date: September 11, 2024      Time: 09:30am

Assigned Project Planner: Rob Dmohowski



**PROJECT SUMMARY**

**4-STORY STACKED FLATS**

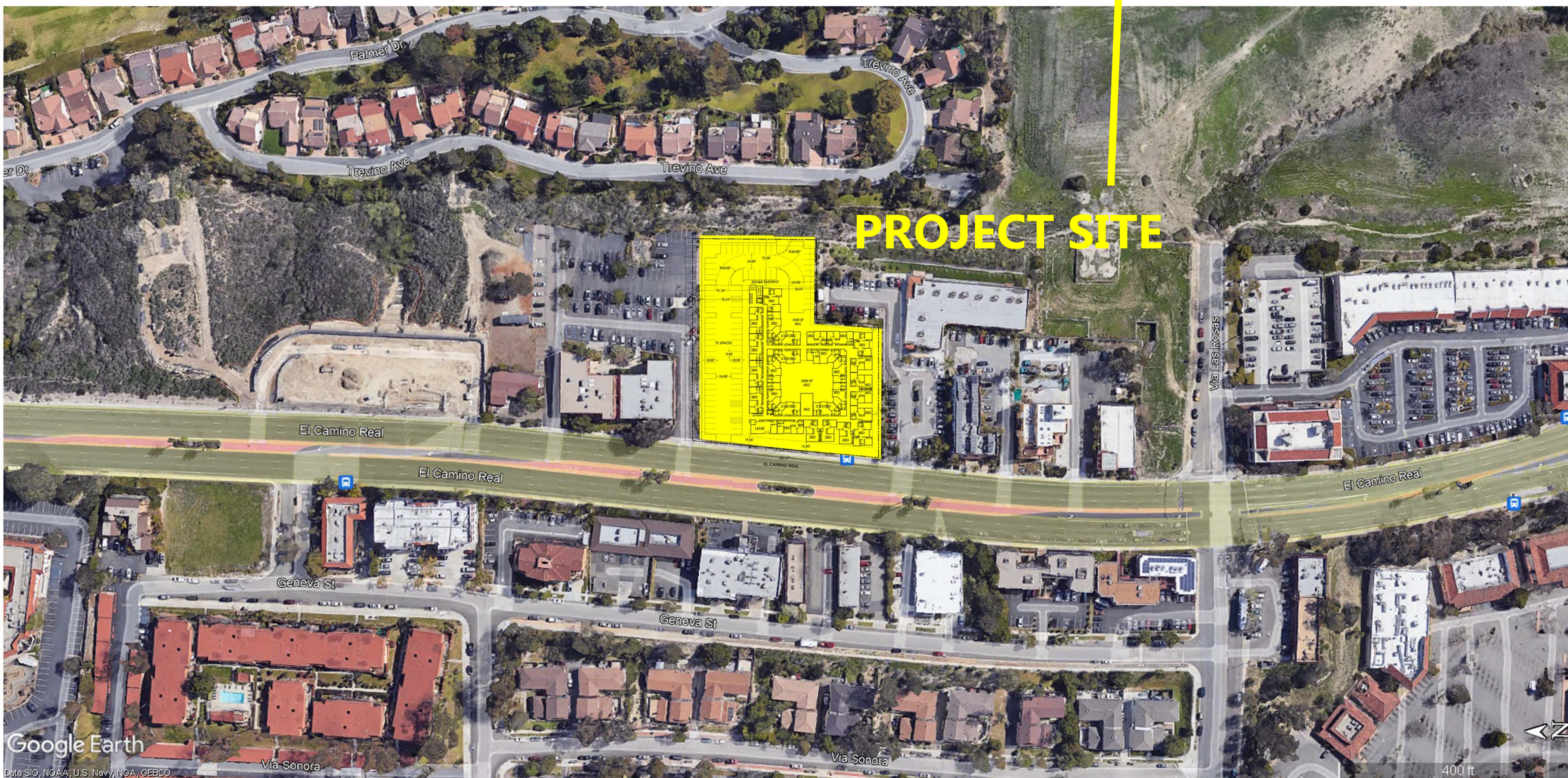
AREA 2.03 ACRES  
 HOMES 111 UNITS  
 DENSITY 54 DU/AC  
 PARKING 75 SPACES (0.67 SP / DU)  
 APN 156-012-05-05,06,07

**BUILDING SUMMARY**

CONST. TYPE VA  
 FIRE SPRINKLER NFPA 13  
 OCCUPANCY R-2

**UNIT SUMMARY**

UNIT MIX			
32	PLAN 1	2BD/1BA	740 SF
24	PLAN 2	2BD/2BA	860 SF
27	PLAN 3	3BD/2BA	900 SF
12	PLAN 4	3BD/1.5BA	945 SF
16	PLAN 5	3BD/2BA	1050 SF
<b>111 TOTAL UNITS</b>			



**DEVELOPMENT STANDARDS**

HIGH DENSITY RESIDENTIAL DISTRICT (RH-U)

DEVELOPMENT STANDARD	STANDARD	PROPOSED	NOTES
DENSITY	88 UNITS: 2.03 AC X 43 DU/AC = 88 UNITS	111 UNITS: VERY LOW INCOME UNITS: 100% MAX DENSITY BONUS: 80% 88 DU X 80% = 71 UNITS TOTAL UNITS ALLOWED 88 BASE+71 BONUS = 159 UNITS	4 INCENTIVES ALLOWED
BUILDING HEIGHT	36 FT	52 FT	INCENTIVE #1
SETBACK: FRONT	15 FT	15 FT	
SETBACK: SIDE	5 FT / 10 FT	10 FT	
SETBACK: REAR	15 FT	75 FT	
PARKING	167 SPACES GOV CODE SECTION 65915(p)(1) 111 X 1.5 = 167 SP	75 SPACES	INCENTIVE #2
OPEN SPACE	TOTAL: 33,300 SF 111 DU X 300 SF = 33,300 SF MIN. COMMON: 50% X 33,300 SF = 16,650 SF	TOTAL: 6,500 SF COMMON: 6,500 SF	INCENTIVE #3
STORAGE	160 CU FT PER UNIT	0 CU FT PER UNIT	INCENTIVE #4

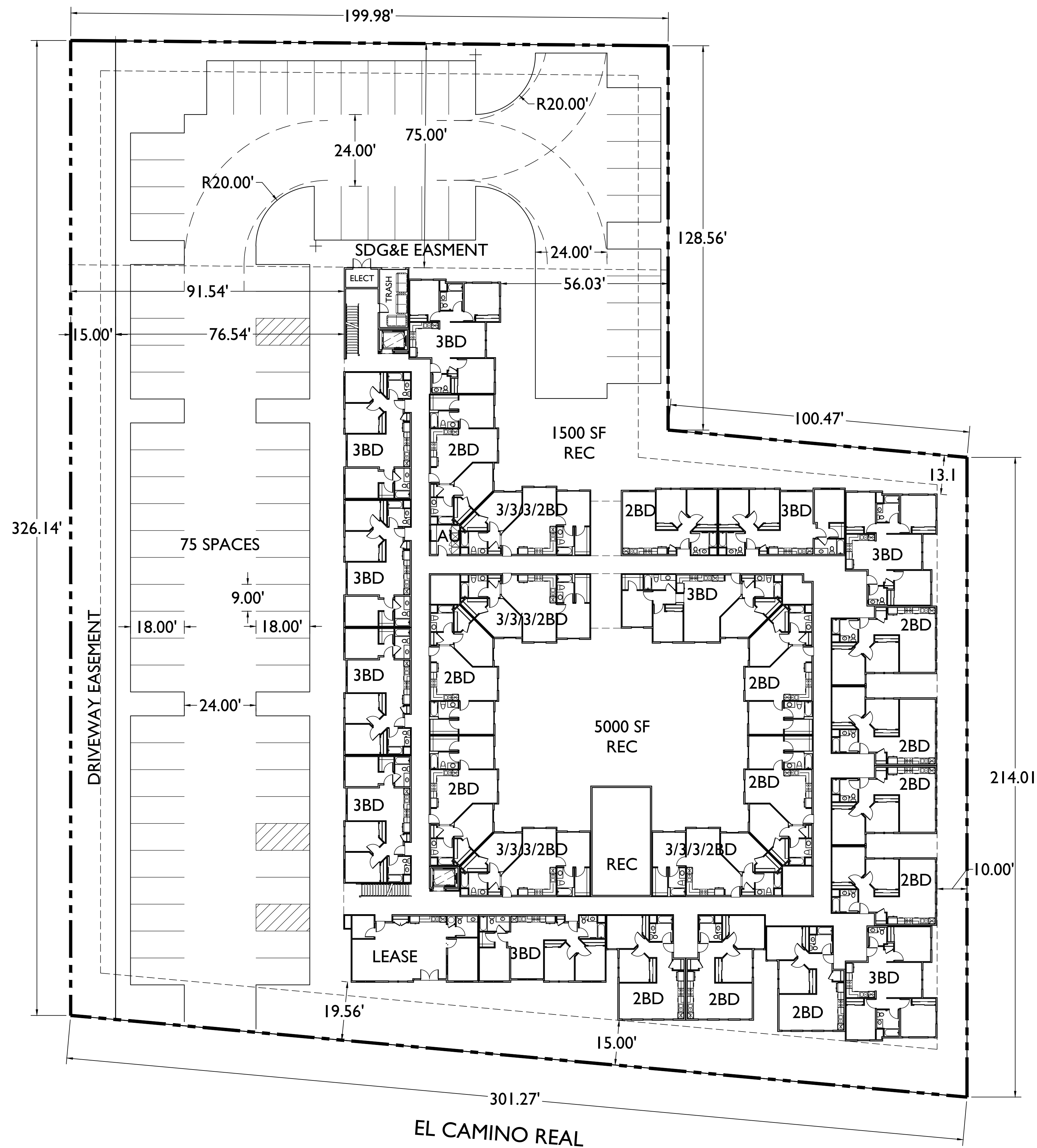
**OCEANSIDE, CA**

MIRKA INVESTMENTS, LLC  
 600 B Street, Suite 300  
 San Diego, CA 92101  
 619-323-1447

**PROJECT LOCATION**



5256 S. Mission Road, Ste 404  
 Bonsall, CA 92003  
 760.724.1198



**PROJECT SUMMARY**

4-STORY STACKED FLATS

AREA	2.03 ACRES
HOMES	111 UNITS
DENSITY	54 DU/AC
PARKING	75 SPACES (0.67 SP / DU)
APN	156-012-05-05,06,07

**BUILDING SUMMARY**

CONST. TYPE	VA
FIRE SPRINKLER	NFPA 13
OCCUPANCY	R-2

**UNIT SUMMARY**

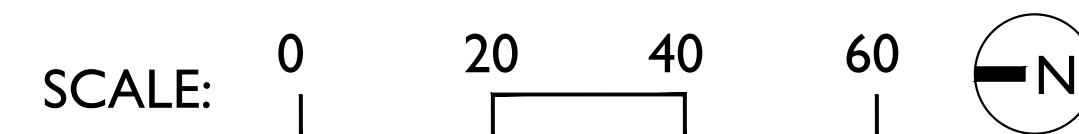
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OCEANSIDE, CA

MIRKA INVESTMENTS, LLC  
600 B Street, Suite 300  
San Diego, CA 92101  
619-323-1447

JUNE 13, 2024



CONCEPTUAL SITE PLAN



5256 S. Mission Road, Ste 404  
Bonsall, CA 92003  
760.724.1198

**PROJECT DESCRIPTION**

**BASE AREAS ALLOWED BY OCCUPANCY**

**BUILDING A & B**

RESIDENTIAL WITH NFPA 13 SPRINKLER  
R-2 TYPE IIIA SM WITH HEIGHT INCREASE = 24,000 S.F. (TABLE 506.2)  
STORIES ALLOWED = 5 (TABLE 504.4)  
HEIGHT ALLOWED / ACTUAL = 85 FT (TABLE 504.3)

B OCCUPANCY WITH NFPA 13 SPRINKLER  
B TYPE IIIA SM = 85,500 S.F.  
STORIES ALLOWED = 6

U OCCUPANCY WITH NFPA 13 SPRINKLER  
U TYPE IIIA SM = 27,000 S.F.  
STORIES ALLOWED = 4

**ALLOWABLE BUILDING AREA MODIFICATIONS**

**BUILDING A:**  
BUILDING PERIMETER: 696 FT  
BUILDING PERIMETER ON PUBLIC WAY: 542 FT  
% OF BUILDING PERIMETER: 542 FT/696 FT = 78%  
FRONTAGE INCREASE PER CBC TABLE 506.3.3: .75

BLDG A (TYPE VA - NFPA13):  
FRONTAGE INCREASE (LF): .45  
MIXED-OCCUPANCY AREA MODIFICATIONS:  
R-2 OCC. (AA): [24000 + (24000 X .75)] = 42,000 SF

B OCC. (AA): [85500 + (85500 X .45)] = 149,625 SF

U OCC. (AA): [27000 + (27000 X .45)] = 47,250 SF

**PROJECT DESCRIPTION**

**BUILDING A:**

**MIXED-USE AND OCCUPANCY ALLOWABLE FLOOR AREAS OF SEPARATED OCCUPANCIES(CBC SEC. 506.2.2)**

(ACTUAL):

FLOOR	AREA	ALLOWED	COMPLY
1 R-2 OCC.	7835 SF	/ 42,000 SF = .19	YES
U OCC.	450 SF	/ 47,250 SF = .02	YES
TOTAL		= .21 < 1	YES

2 R-2 OCC.	12182 SF	/ 42,000 SF = .29	YES
B OCC.	919 SF	/ 85,500 SF = .01	YES
TOTAL		= .30 < 1	YES

3 R-2 OCC.	13101 SF	/ 42,000 SF = .31	YES
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4 R-2 OCC.	13101 SF	/ 42,000 SF = .31	YES
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5 R-2 OCC.	10338 SF	/ 42,000 SF = .27	YES
TOTAL		= 1.40 < 2	YES

**ALLOWABLE BUILDING AREA MODIFICATIONS**

**BUILDING B:**  
BUILDING PERIMETER: 756 FT  
BUILDING PERIMETER ON PUBLIC WAY: 341 FT  
% OF BUILDING PERIMETER: 309 FT/685 FT = 45%  
FRONTAGE INCREASE PER CBC TABLE 506.3.3: .45\*  
\*INTERPOLATION IS PERMITTED PER TABLE 506.3.3

BLDG B (TYPE VA - NFPA13):  
FRONTAGE INCREASE (LF): .45  
MIXED-OCCUPANCY AREA MODIFICATIONS:  
R-2 OCC. (AA): [24000 + (24000 X .45)] = 34,800 SF

B OCC. (AA): [85500 + (85500 X .45)] = 123,975 SF

U OCC. (AA): [27000 + (27000 X .45)] = 39,150 SF

**PROJECT DESCRIPTION**

**BUILDING B:**

**MIXED-USE AND OCCUPANCY ALLOWABLE FLOOR AREAS OF SEPARATED OCCUPANCIES(CBC SEC. 506.2.2)**

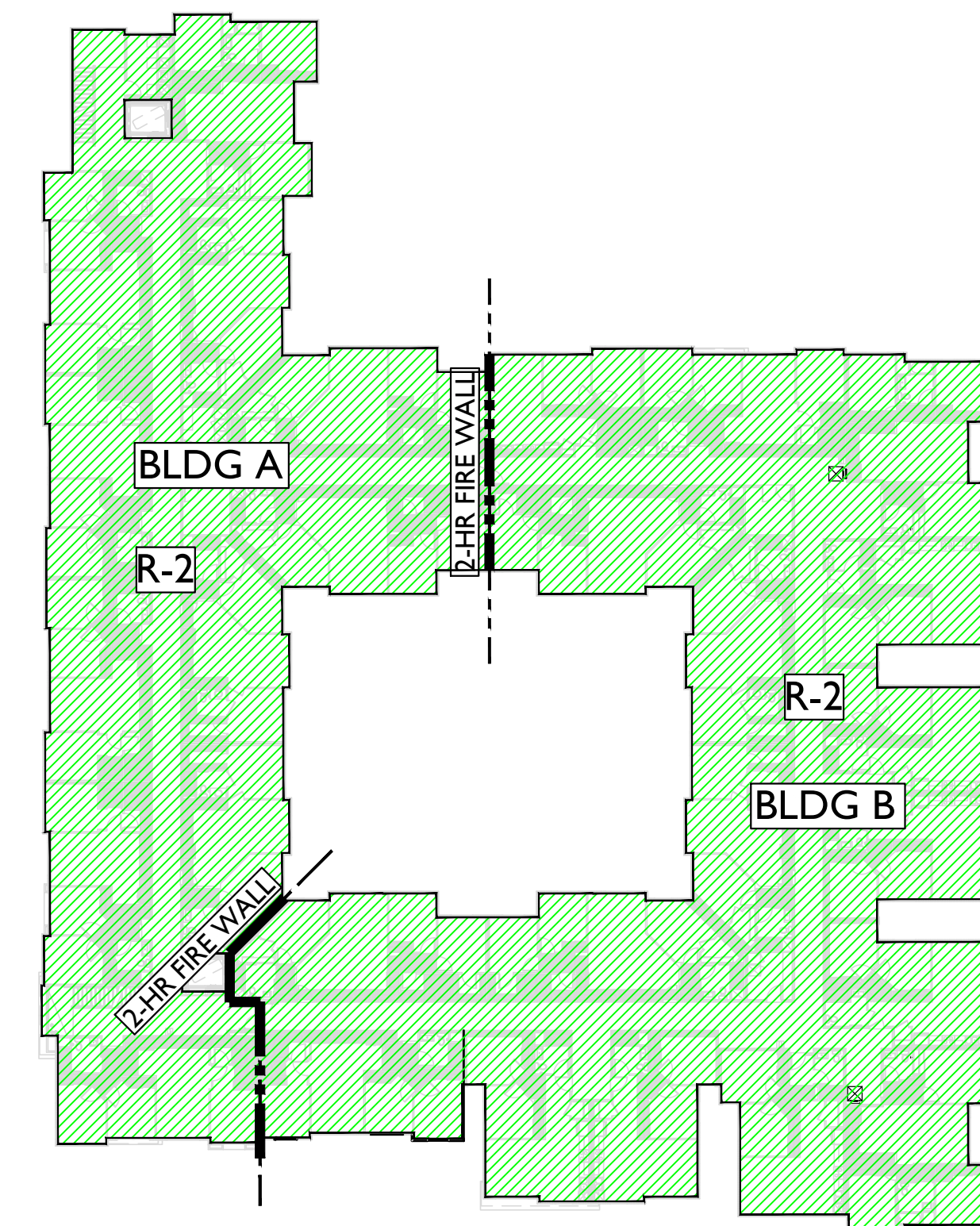
(ACTUAL):

FLOOR	AREA	ALLOWED	COMPLY
1 R-2 OCC.	13951 SF	/ 34,800 SF = .40	YES
B OCC.	881 SF	/ 123,975 SF = .01	YES
TOTAL		= .41 < 1	YES

2 R-2 OCC.	17488 SF	/ 34,800 SF = .50	YES
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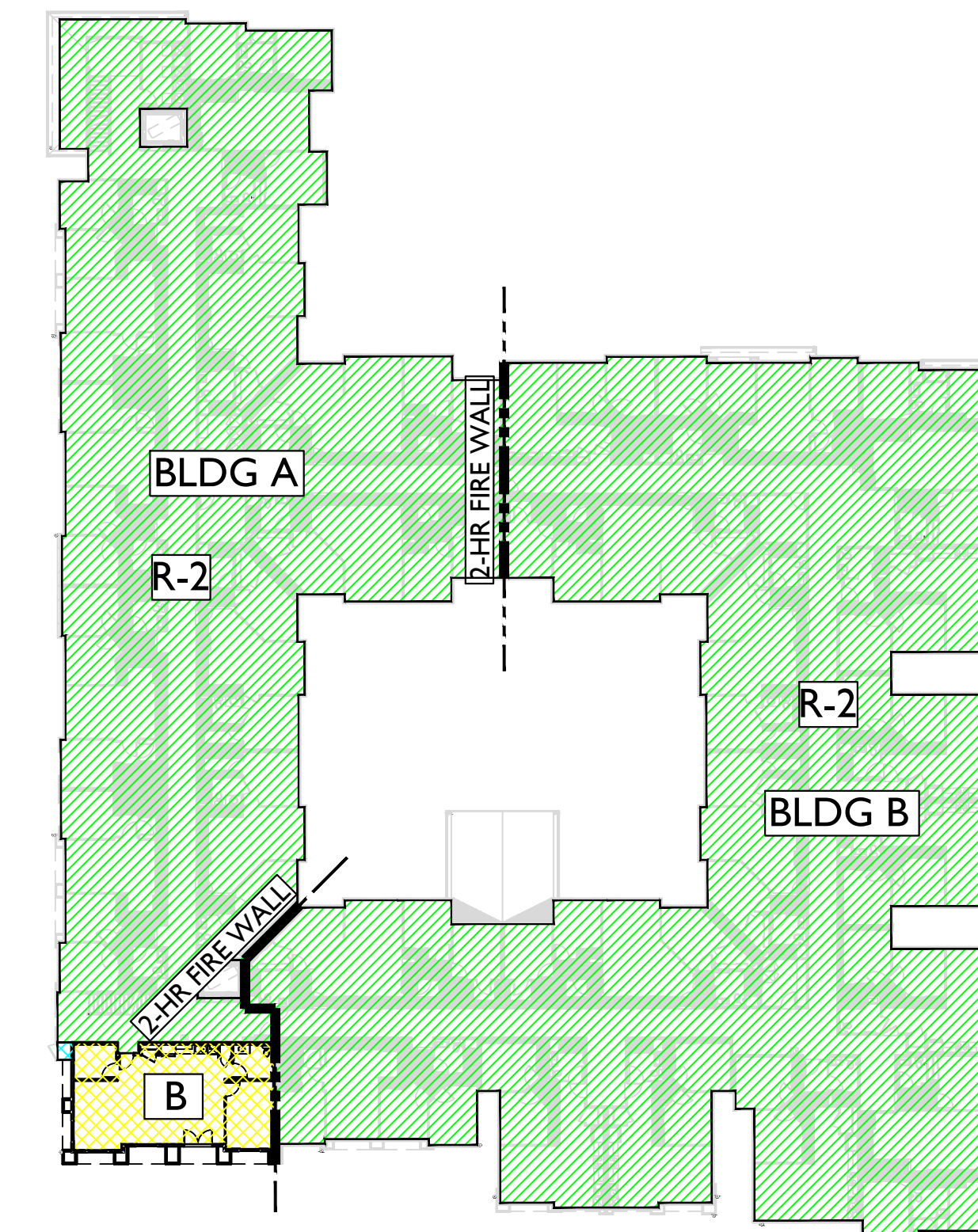
3 R-2 OCC.	17488 SF	/ 34,800 SF = .50	YES
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4 R-2 OCC.	17488 SF	/ 30,720 SF = .50	YES
TOTAL		= 1.91 < 2	YES



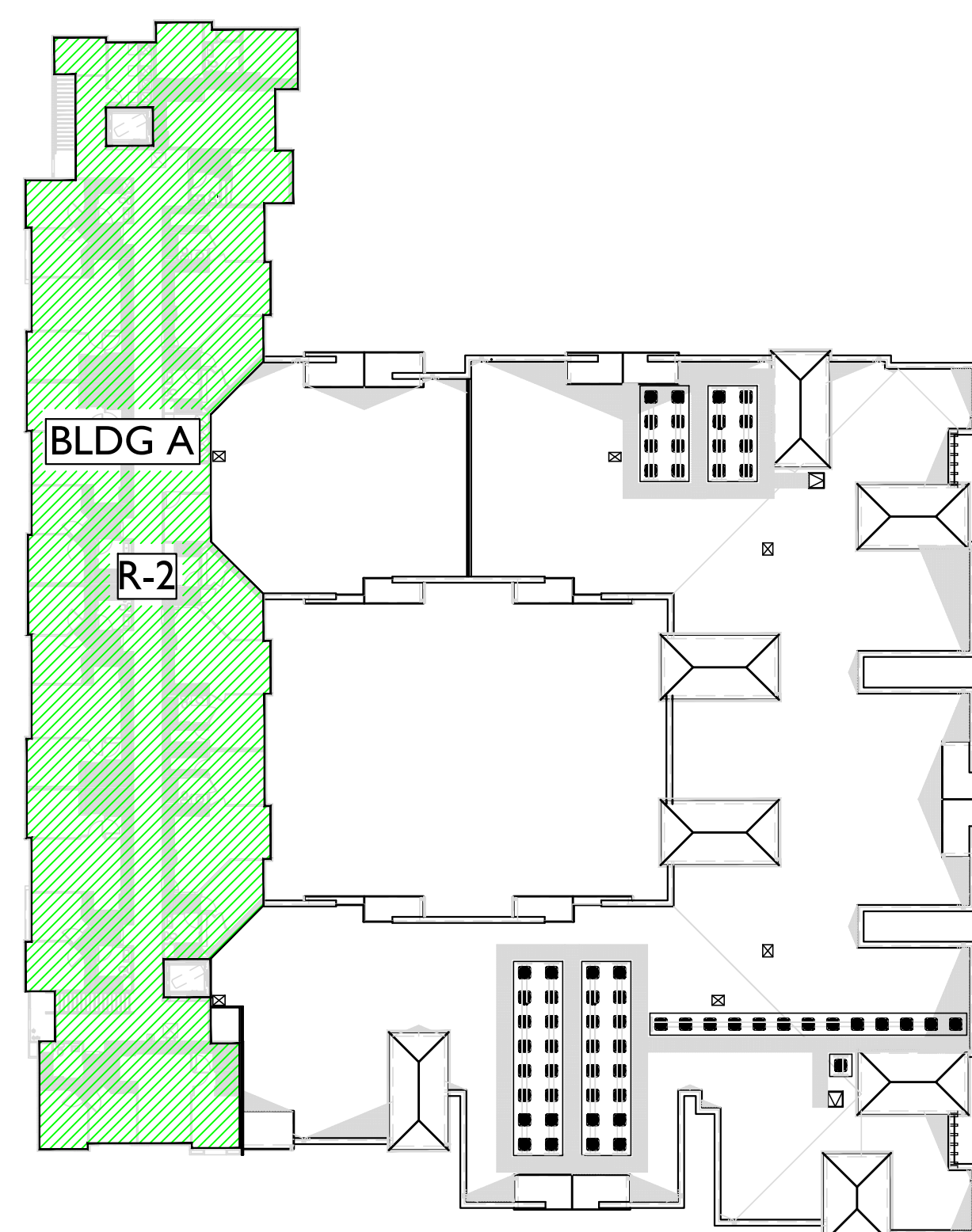
FOURTH LEVEL

BLDG A (GSF)		BLDG B (GSF)	
R-2	13101	R-2	17488
TOTAL	13101	TOTAL	17488

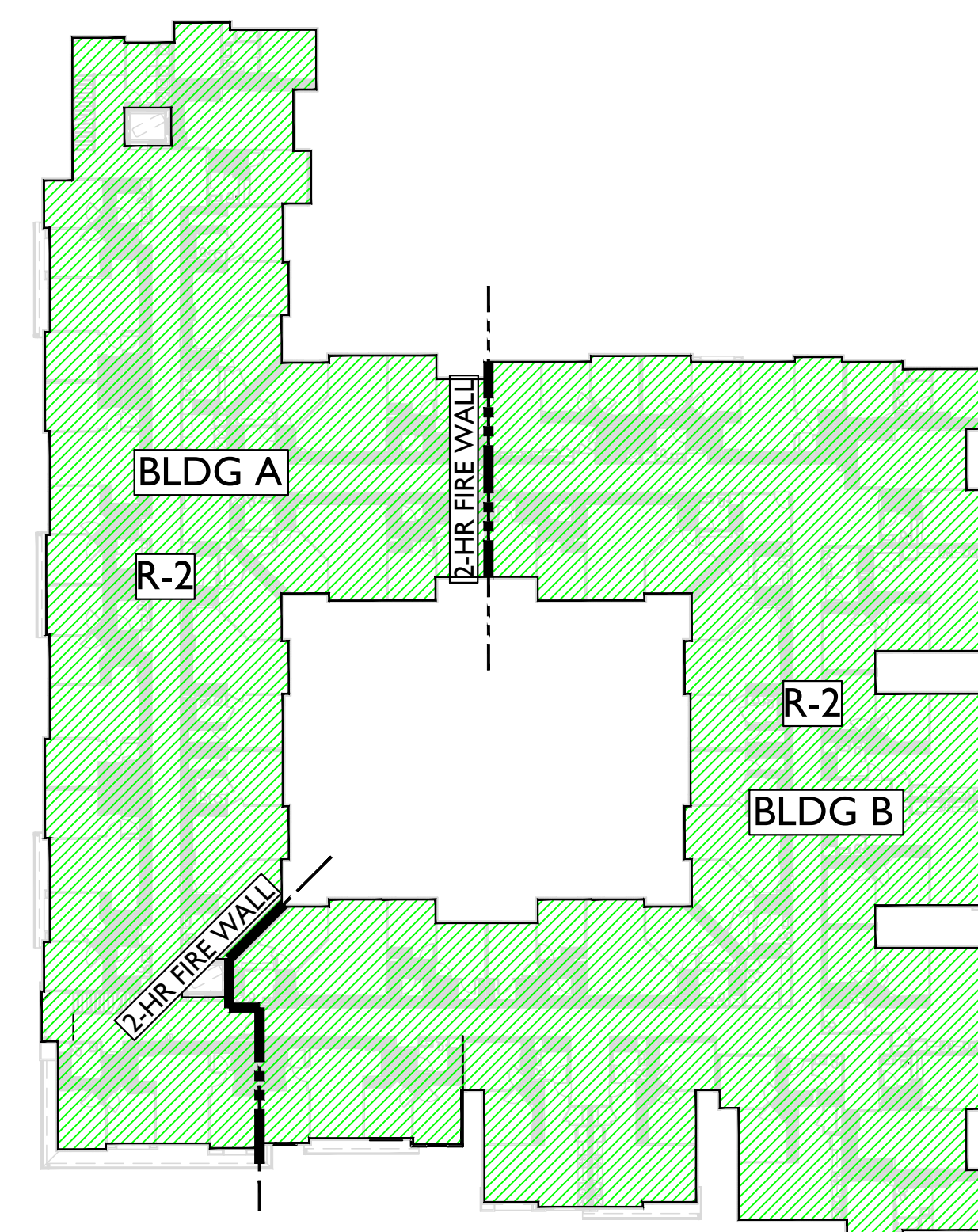


SECOND LEVEL

BLDG A (GSF)		BLDG B (GSF)	
R-2	12182	R-2	17488
B	919	TOTAL	17488
TOTAL	13101		

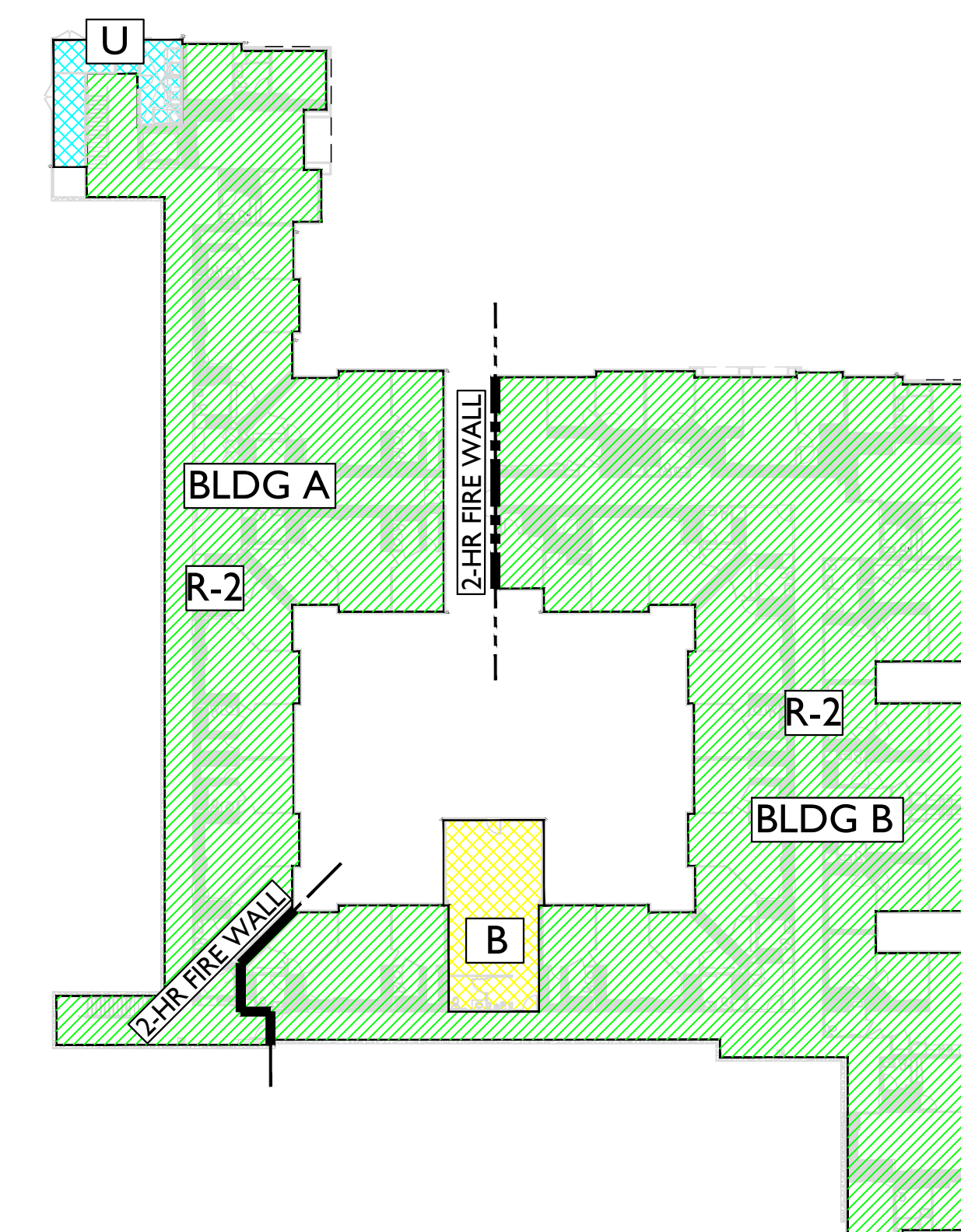


BLDG A (GSF)	
R-2	7536
TOTAL	7536



THIRD LEVEL

BLDG A (GSF)		BLDG B (GSF)	
R-2	13101	R-2	17488
TOTAL	13101	TOTAL	17488



FIRST LEVEL

BLDG A (GSF)		BLDG B (GSF)	
R-2	7835	R-2	13951
U	450	B	881
TOTAL	8285	TOTAL	14832

**KEYNOTES**

- 1 LINE OF SOFFIT OR SHELF ABOVE REFER TO ENLARGED UNIT PLANS
- 2 ELECTRICAL ROOM LOCATION: REFER TO ELECTRICAL PLANS. VERIFY LOCATIONS, DIMENSIONS AND CLEARANCES FOR ROOM REQUIREMENTS W/ ELECTRICAL PLANS AND UTILITY PROVIDER
- 3 MPOE ROOM LOCATION: REFER TO ELECTRICAL PLANS. VERIFY LOCATION, DIMENSIONS AND CLEARANCES FOR ROOM REQUIREMENTS W/ CABLE COMMUNICATION PROVIDER
- 4 FIRE SPRINKLER RISER AND FIRE ALARM PANEL LOCATION: REFER TO FIRE SPRINKLER PLANS. VERIFY LOCATIONS W/ PLUMBING AND FIRE SPRINKLER PLANS. PROVIDE ACOUSTIC ISOLATORS AT CLAMP RINGS AT FLOOR LINES
- 5 BOILER ROOM LOCATION: REFER TO PLUMBING PLANS. VERIFY LOCATIONS W/ PLUMBING PLANS. PROVIDE ACOUSTIC ISOLATORS AT CLAMP RINGS AT FLOOR LINES
- 6 EXTERIOR GUARDRAIL: 3'-8" MINIMUM ABOVE FINISH FLOOR. REFER TO EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION
- 7 EXTERIOR SHELF: PLASTER FINISH. REFER TO EXTERIOR ELEVATIONS FOR HEIGHT
- 8 ROOF ACCESS HATCH: 28"X36" ROOF HATCH INSTALLED PER MANUFACTURE SPECIFICATIONS
- 9 ACCESS LADDER: METAL ROOF ACCESS LADDER
- 10 90 MIN. ELEVATOR SMOKE CURTAIN: DEPLOY W/ SMOKE DETECTOR AND AUTOMATIC RETURN. MANUF. DOOR SYSTEMS. ICC ESR-4761 OR EQUAL
- 11 LOW ROOF: MIN. CLASS A. REFER TO ROOF PLAN FOR ADDITIONAL INFORMATION
- 12 MATERIAL TRANSITION: EXTERIOR PLASTER TO GYPSUM BOARD TRANSITION
- 13 2 HR MECHANICAL SHAFT:
- 14
- 15
- 16

**FLOOR SYSTEMS**

1. AT UNIT FLOOR/CEILING: 1" THICK GYP-CRETE OVER 1/4" ACOUSTIMAT AT HARD SURFACES ONLY W/ 1/4" GYP-CRETE AT CARPETED AREAS OVER FLR. SHT-G PER STRUCT. 1-HOUR FLOOR/CEILING ASSEMBLY REQUIRED. SEE DETAIL 4/AD2.0
2. CORRIDORS: FLOOR: 1/2" HARDROCK O/1 LAYER OF CDX PLYWOOD. PRESSURE TREATED PLYWOOD PER PRODUCT TEST AND INSTALLATION REPORT. SEE FIRE RATED DETAILS FOR ADDITIONAL INFORMATION AND 1-HR FLOOR/CEILING ASSEMBLY.

**WALL LEGEND**

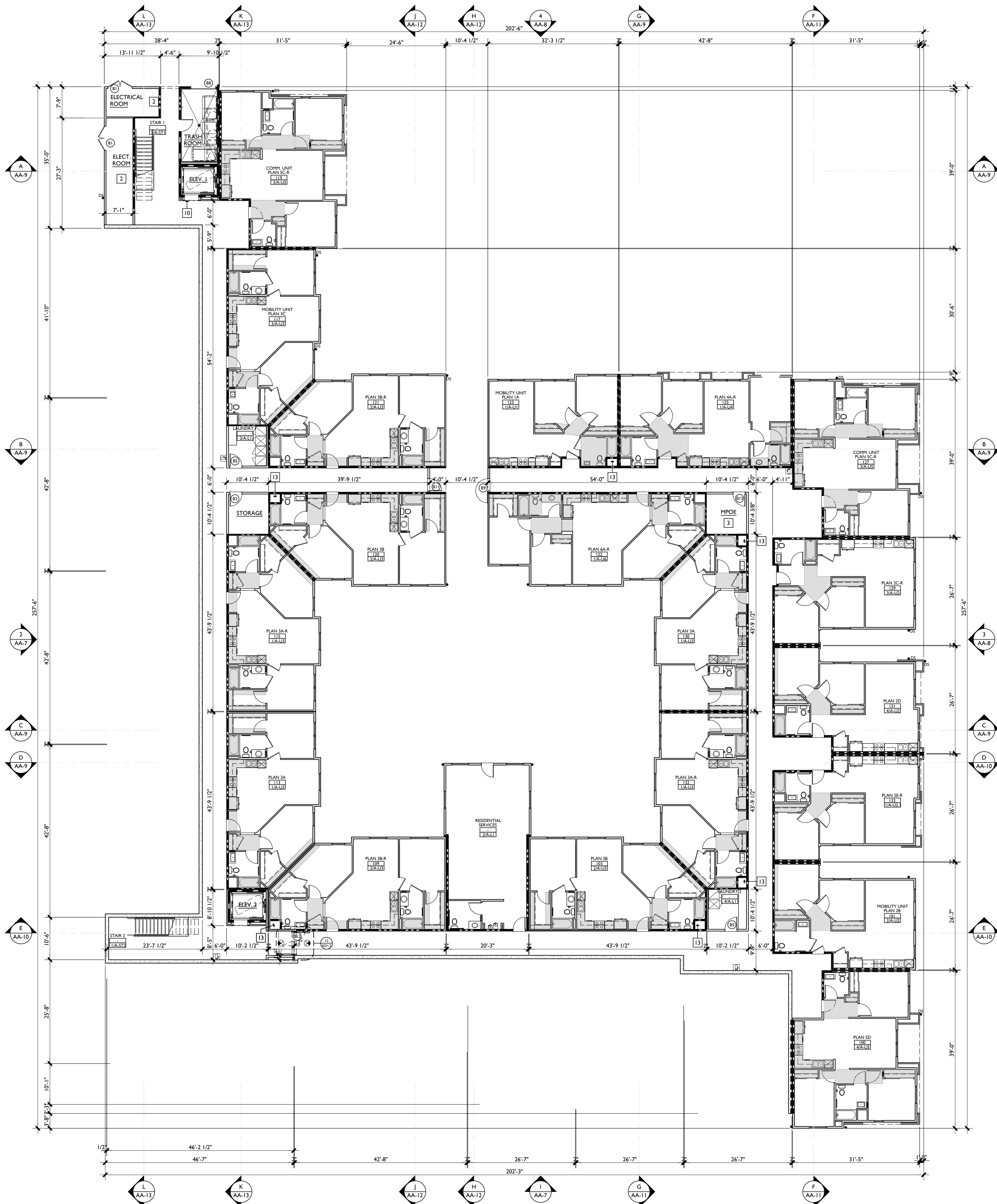
- 1-HR FIRE RATED BARRIER. REFER TO DETAIL 4/AD1.0 FOR UNIT TO CORRIDOR AND DETAIL 8/AD1.0 FOR DIFFERENT OCCUPANCIES
- 1-HR FIRE RATED PARTITION @ PARTY WALL REFER TO DETAIL 1/AD1.0
- 2-HR FIRE RATED SHAFT WALLS REFER TO DETAIL 1/AD1.0
- 2-HR FIRE WALL REFER TO DETAILS 13/AD1.0 & 14/AD1.0

**LEGEND**

- UNIT XR - UNIT TYPE (R = REVERSE)
- DETAIL NUMBER
- SHEET NUMBER
- PROVIDE RECESSED FIRE EXTINGUISHER (MINIMUM RATING OF 2A:10BC) CABINETS INSTALLED IN COMPLIANCE WITH C.B.C. SEC. 904 AND CITY OF OCEANSIDE FIRE DEPARTMENT GUIDELINES. PROVIDE SIGNAGE SYMBOL AND NOTES PER CITY STANDARDS. SEE BUILDING COMPOSITE PLANS FOR LOCATIONS. MAXIMUM TRAVEL DISTANCE FROM UNIT ENTRY DOOR TO EXTINGUISHER PER NFPA STANDARD 75-0' REFER TO DETAIL 9/AD4.0 FOR RATED ACCESS.
- PRE-FINISHED ALUMINUM DOWNSPOUT. SIZE AS INDICATED ON PLUMBING PLANS. WHERE DOWNSPOUT MEETS TRIMS ROUTE OVER TRIM. DISCHARGE PER CIVIL PLANS
- CEILING SURFACE MOUNTED EXIT SIGN. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED - REFER TO ELECTRICAL PLANS. PROVIDE MINIMUM 90 MINUTE BACK-UP POWER AT EXIT SIGNS IN COMMON CORRIDORS

**BUILDING NOTES**

1. REFER TO SHEET A-C1 FOR BUILDING DATA AND BUILDING AREA SUMMARIES.
2. THE COMPOSITE BUILDING PLAN IS PROVIDED FOR PLAN TO PLAN RELATIONSHIPS, OVERALL BUILDING DIMENSIONS, FIRE PARTITIONS AND GENERAL BUILDING DETAILING. BUILDING EXITING, DECK SLOPES, AND GUARDRAIL INFORMATION NOT SPECIFIC TO THE UNIT PLANS. REFER TO 1/4" = 1'-0" PLANS FOR UNIT PLAN INFORMATION. 1/4" SCALE PLANS TAKE PRECEDENCE OVER UNIT PLAN IMAGE SHOW HEREWITH.
3. DRAFT STOPS WILL NOT BE REQUIRED PER CBC SECTION 718.3.2. EXCEPTION 1 AND 718.4.2 EXCEPTION 2. DRAFTSTOPPING IS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH C.B.C. SECTION 903.1.1.
4. FOR FIRE PARTITION CONSTRUCTION DETAILS - REFER TO DETAIL ON SHEETS AD1.0 AND AD1.1
5. DUCT TERMINATIONS (WHETHER THROUGH WALL OR CEILING) TO OCCUR MINIMUM 3'-0" FROM WINDOW OR DOOR OPENINGS INTO A DWELLING UNIT PER U.M.C. SECTION 510.8.1
6. FIREBLOCKING WILL BE PROVIDED AT PLUMBING, ELECTRICAL, SPRINKLER AND FLUE PENETRATIONS THROUGH FLOOR/CEILING ASSEMBLIES PER C.B.C. SECTION 718.2.3
7. ALL VERTICAL DIMENSIONS NOTED (I.E. SOFFITS, CEILING HEIGHTS ETC.) ARE FROM THE TOP OF SHEATHING OR FINISH FLOOR SLAB AT THE INTERIOR OF THE UNITS.
8. FINISH FLOORING MATERIAL AT DWELLING UNITS THAT STACK ABOVE UNITS OF DIFFERENT TENANCY WILL BE CUSHIONED VINYL CARPET, OR A PRODUCT THAT MEETS C.B.C. 11C AND S.T.C. REQUIREMENTS OF 50 AND APPROVAL OF BUILDING DEPARTMENT.
9. WALL STUD DIMENSIONS INDICATED IN KEYNOTES & ON PLAN ARE PROVIDED TO SET WALL WIDTH. SEE STRUCT. PLANS FOR MINIMUM STRUCTURAL REQUIREMENTS.
10. ISOLATE PLUMBING @ FIRE PARTITION. REFER TO SHEET AD1.3
11. DECK ELEVATIONS SHOWN ARE FROM TOP OF SHEATHING IN THE UNITS TO TOP OF SHEATHING AT THE WALKWAY OR PRIVATE DECKS. THE SHEATHING HEIGHTS ARE DESIGNED FOR 1-1/2" THICK (MIN.) HARDROCK TOPPING AT EXTERIOR SURFACES. U.O.N.
12. ALL GUTTERS AND DOWNSPOUTS TO BE PRE-FINISHED. DISCHARGE PER CIVIL DRAWINGS.
13. WALLS AND FLOORS SEPARATING DWELLING UNITS IN THE SAME BUILDING SHALL NOT BE LESS THAN ONE - HOUR FIRE RESISTIVE CONSTRUCTION. REFER TO DETAIL SHEETS AD1.0 AND AD1.1
14. PENETRATIONS OF ONE-HOUR CEILING BY DUCTS FROM THE FAJL ATTIC UNITS INCLUDING HEAT PUMPS REQUIRE DAMPERS AT ALL CEILING PENETRATIONS
15. INTERIOR WALL AND CEILING FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH SEC. 803
16. AT FIRE PARTITIONS PLASTIC ELECTRICAL BOXES ARE TO BE CLEARLY IDENTIFIED AS APPROVED FOR ONE-HOUR CONSTRUCTION. OUTLET BOXES SHALL NOT EXCEED SIXTEEN SQUARE INCHES. SHALL NOT EXCEED 100 SQUARE INCHES PER ONE HUNDRED SQUARE FEET OF WALL. AND SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF TWENTY-FOUR INCHES WHEN ON THE OPPOSITE SIDES OF A WALL
17. AT FIRE PARTITIONS, CONTINUOUS NON-PAPER BACKED BOARD BEHIND ALL TUBS IS REQUIRED.
18. WALL, FLOOR, AND CEILING SHALL NOT EXCEED THE FLAME SPREAD SPECIFICATIONS IN CBC TABLE 803.9
19. FIRE-RESISTIVE EXTERIOR WALL CONSTRUCTION WHERE OCCURS SHALL BE MAINTAINED THROUGH ATTIC AREAS OR OTHER AREAS CONTAINING CONCEALED SPACES AT ONE-HOUR RATED EXTERIOR WALLS
20. FIRE PARTITIONS DO NOT NEED TO CONTINUE TO UNDERSIDE OF ROOF SHEATHING PER CBC SECTION 709.4
21. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS. BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABETICAL LETTERS. NUMBERS SHALL HAVE A MINIMUM STROKE WIDTH OF 0.3" AND BE A MINIMUM 12" HIGH.
22. IN CALIFORNIA, IF A FIRE ALARM SYSTEM IS REQUIRED, IT SHALL ACTIVATE A MEANS OF WARNING THE HEARING IMPAIRED (CBC 1007.12)
23. EMERGENCY RESPONDER RADIO COVERAGE WILL BE PROVIDED PER CBC SECTION 510. MINIMUM SIGNAL STRENGTH OF -95 dbm SHALL BE RECEIVABLE WITHIN THE BUILDING.
24. PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR/CEILING AND ROOF/CEILING SHALL BE PROTECTED AS REQUIRED IN IBC SECTION 714
25. IN THE EVENT OF POWER SUPPLY FAILURE IN BUILDINGS THAT REQUIRE TWO OR MORE MEANS OF EGRESS, AN EMERGENCY ELECTRICAL SYSTEM SHALL ILLUMINATE AREAS PER 1008.3. MEANS OF EGRESS PATH WILL BE LIT WITH MIN. 1-FW CANDLE AT FLOOR LEVEL.



**BUILDING A - FIRST FLOOR PLAN**

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

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**WALL LEGEND**

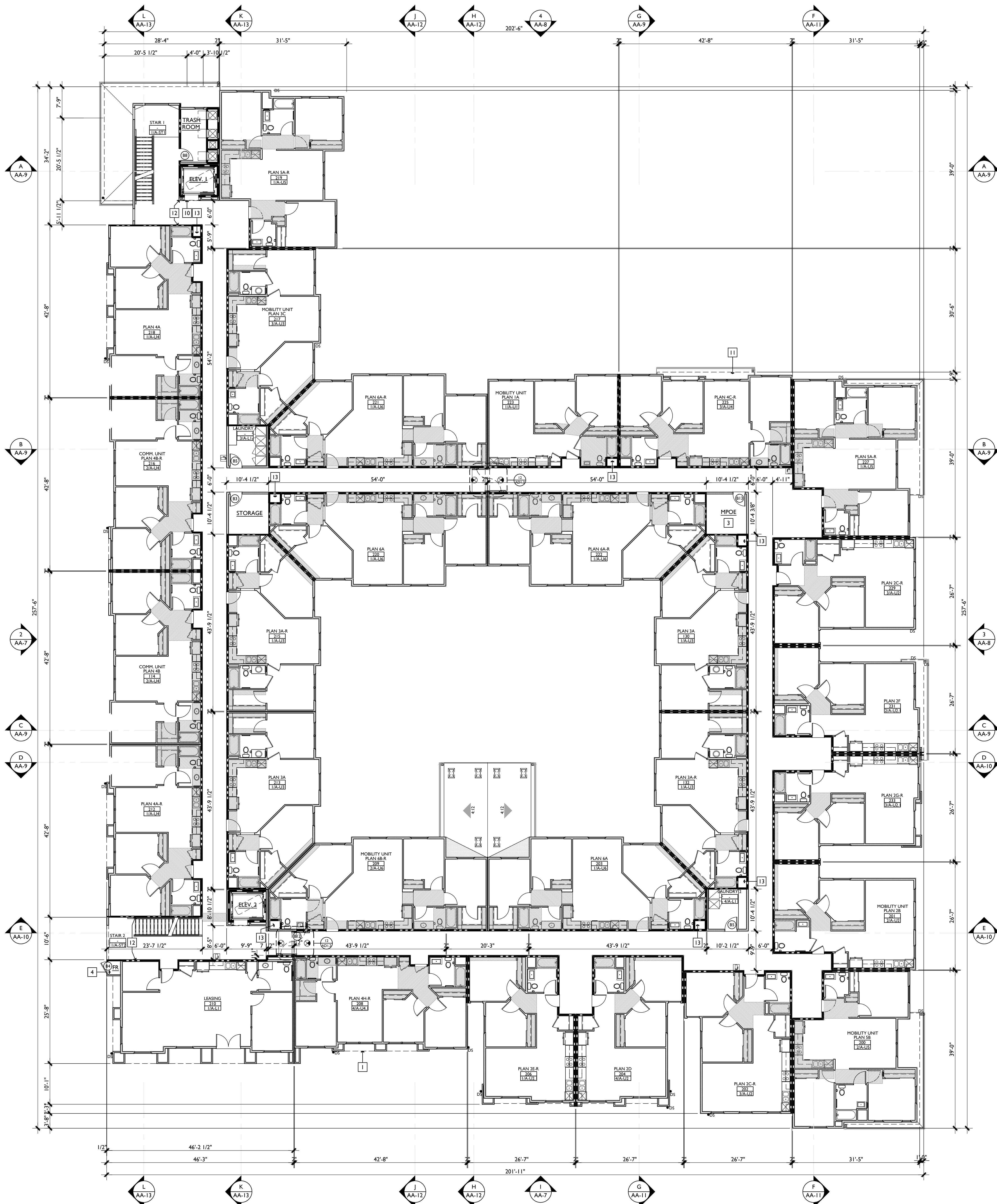
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- 2-HR FIRE WALL REFER TO DETAILS 13/AD1.0 & 14/AD1.0

**LEGEND**

- UNIT XR - UNIT TYPE (R = REVERSE)
- DETAIL NUMBER
- SHEET NUMBER
- PROVIDE RECESSED FIRE EXTINGUISHER (MINIMUM RATING OF 2A:10BC) CABINETS INSTALLED IN COMPLIANCE WITH C.B.C. SEC. 708 AND CITY OF OCEANSIDE FIRE DEPARTMENT GUIDELINES. PROVIDE SIGNAGE SYMBOL AND NOTES PER CITY STANDARDS. SEE BUILDING COMPOSITE PLANS FOR LOCATIONS. MAXIMUM TRAVEL DISTANCE FROM UNIT ENTRY DOOR TO EXTINGUISHER PER NFPA STANDARD 75-0' REFER TO DETAIL 9/AD1.0 FOR RATED ACCESS.
- PRE-FINISHED ALUMINUM DOWNSPOUT. SIZE AS INDICATED ON PLUMBING PLANS. WHERE DOWNSPOUT MEETS TRIMS ROUTE OVER TRIM. DISCHARGE PER CIVIL PLANS
- CEILING SURFACE MOUNTED EXIT SIGN. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED - REFER TO ELECTRICAL PLANS. PROVIDE MINIMUM 90 MINUTE BACK-UP POWER AT EXIT SIGNS IN COMMON CORRIDORS

**BUILDING NOTES**

1. REFER TO SHEET A-C1 FOR BUILDING DATA AND BUILDING AREA SUMMARIES.
2. THE COMPOSITE BUILDING PLAN IS PROVIDED FOR PLAN TO PLAN RELATIONSHIPS, OVERALL BUILDING DIMENSIONS, FIRE PARTITIONS AND GENERAL BUILDING DETAILING. BUILDING EXISTING, DECK SLOPES, AND GUARDRAIL INFORMATION NOT SPECIFIC TO THE UNIT PLANS. REFER TO 1/4" = 1'-0" PLANS FOR UNIT PLAN INFORMATION. 1/4" SCALE PLANS TAKE PRECEDENCE OVER UNIT PLAN IMAGE SHOW HEREWITH.
3. DRAFT STOPS WILL NOT BE REQUIRED PER CBC SECTION 718.3.2, EXCEPTION 1 AND 718.2 EXCEPTION 2. DRAFTSTOPPING IS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH C.B.C. SECTION 903.1.1.
4. FOR FIRE PARTITION CONSTRUCTION DETAILS - REFER TO DETAIL ON SHEETS AD1.0 AND AD1.1
5. DUCT TERMINATIONS (WHETHER THROUGH WALL OR CEILING) TO OCCUR MINIMUM 3'-0" FROM WINDOW OR DOOR OPENINGS INTO A DWELLING UNIT PER U.M.C. SECTION 510.8.3.1
6. FIREBLOCKING WILL BE PROVIDED AT PLUMBING, ELECTRICAL, SPRINKLER AND FLUE PENETRATIONS THROUGH FLOOR/CEILING ASSEMBLY PER C.B.C. SECTION 718.2.3
7. ALL VERTICAL DIMENSIONS NOTED (I.E. SOFFITS, CEILING HEIGHTS ETC.) ARE FROM THE TOP OF SHEATHING OR FINISH FLOOR SLAB AT THE INTERIOR OF THE UNITS.
8. FINISH FLOORING MATERIAL AT DWELLING UNITS THAT STACK ABOVE UNITS OF DIFFERENT TENANCY WILL BE CUSHIONED VINYL CARPET, OR A PRODUCT THAT MEETS C.B.C. 11C AND S.T.C. REQUIREMENTS OF 50 AND APPROVAL OF BUILDING DEPARTMENT.
9. WALL STUD DIMENSIONS INDICATED IN KEYNOTES & ON PLAN ARE PROVIDED TO SET WALL WIDTH. SEE STRUCT. PLANS FOR MINIMUM STRUCTURAL REQUIREMENTS.
10. ISOLATE PLUMBING @ FIRE PARTITION. REFER TO SHEET AD1.3
11. DECK ELEVATIONS SHOWN ARE FROM TOP OF SHEATHING IN THE UNITS TO TOP OF SHEATHING AT THE WALKWAY OR PRIVATE DECKS. THE SHEATHING HEIGHTS ARE DESIGNED FOR 1-1/2" THICK (MIN.) HARDROCK TOPPING AT EXTERIOR SURFACES. U.O.N.
12. ALL GUTTERS AND DOWNSPOUTS TO BE PRE-FINISHED. DISCHARGE PER CIVIL PLANS.
13. WALLS AND FLOORS SEPARATING DWELLING UNITS IN THE SAME BUILDING SHALL NOT BE LESS THAN ONE - HOUR FIRE RESISTIVE CONSTRUCTION. REFER TO DETAIL SHEETS AD1.0 AND AD1.1
14. PENETRATIONS OF ONE-HOUR CEILING BY DUCTS FROM THE FAULT ATTIC UNITS INCLUDING HEAT PUMPS REQUIRE DAMPERS AT ALL CEILING PENETRATIONS
15. INTERIOR WALL AND CEILING FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH C.B.C. 803
16. AT FIRE PARTITIONS PLASTIC ELECTRICAL BOXES ARE TO BE CLEARLY IDENTIFIED AS APPROVED FOR ONE-HOUR CONSTRUCTION. OUTLET BOXES SHALL NOT EXCEED SIXTEEN SQUARE INCHES. SHALL NOT EXCEED 100 SQUARE INCHES PER ONE HUNDRED SQUARE FEET OF WALL. AND SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF TWENTY-FOUR INCHES WHEN ON THE OPPOSITE SIDES OF A WALL
17. AT FIRE PARTITIONS, CONTINUOUS NON-PAPER BACKED BOARD BEHIND ALL TUBS IS REQUIRED.
18. WALL, FLOOR, AND CEILING SHALL NOT EXCEED THE FLAME SPREAD SPECIFICATIONS IN CBC TABLE 803.9
19. FIRE-RESISTIVE EXTERIOR WALL CONSTRUCTION WHERE OCCURS SHALL BE MAINTAINED THROUGH ATTIC AREAS OR OTHER AREAS CONTAINING CONCEALED SPACES AT ONE-HOUR RATED EXTERIOR WALLS
20. FIRE PARTITIONS DO NOT NEED TO CONTINUE TO UNDERSIDE OF ROOF SHEATHING PER CBC SECTION 709.4
21. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS. BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABETICAL LETTERS. NUMBERS SHALL HAVE A MINIMUM STROKE WIDTH OF 0.3" AND BE A MINIMUM 12" HIGH.
22. IN CALIFORNIA, IF A FIRE ALARM SYSTEM IS REQUIRED, IT SHALL ACTIVATE A MEANS OF WARNING THE HEARING IMPAIRED (CBC 1007.12)
23. EMERGENCY RESPONDER RADIO COVERAGE WILL BE PROVIDED PER CBC SECTION 510. MINIMUM SIGNAL STRENGTH OF -95 dbm SHALL BE RECEIVABLE WITHIN THE BUILDING.
24. PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR/CEILING AND ROOF/CEILING SHALL BE PROTECTED AS REQUIRED IN IBC SECTION 714
25. IN THE EVENT OF POWER SUPPLY FAILURE IN BUILDINGS THAT REQUIRE TWO OR MORE MEANS OF EGRESS, AN EMERGENCY ELECTRICAL SYSTEM SHALL ILLUMINATE AREAS PER 1008.3. MEANS OF EGRESS PATH WILL BE LIT WITH MIN. 1-FT CANDLE AT FLOOR LEVEL.



**BUILDING A - FIRST FLOOR PLAN**

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

**KEYNOTES**

- 1 LINE OF SOFFIT OR SHELF ABOVE REFER TO ENLARGED UNIT PLANS
- 2 ELECTRICAL ROOM LOCATION: REFER TO ELECTRICAL PLANS. VERIFY LOCATIONS, DIMENSIONS AND CLEARANCES FOR ROOM REQUIREMENTS W/ ELECTRICAL PLANS AND UTILITY PROVIDER
- 3 MPOE ROOM LOCATION: REFER TO ELECTRICAL PLANS. VERIFY LOCATION, DIMENSIONS AND CLEARANCES FOR ROOM REQUIREMENTS W/ CABLE COMMUNICATION PROVIDER
- 4 FIRE SPRINKLER RISER AND FIRE ALARM PANEL LOCATION: REFER TO FIRE SPRINKLER PLANS. VERIFY LOCATIONS W/ PLUMBING AND FIRE SPRINKLER PLANS. PROVIDE ACOUSTIC ISOLATORS AT CLAMP RINGS AT FLOOR LINES
- 5 BOILER ROOM LOCATION: REFER TO PLUMBING PLANS. VERIFY LOCATIONS W/ PLUMBING PLANS. PROVIDE ACOUSTIC ISOLATORS AT CLAMP RINGS AT FLOOR LINES
- 6 EXTERIOR GUARDAIL: 3'-8" MINIMUM ABOVE FINISH FLOOR. REFER TO EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION
- 7 EXTERIOR SHELF: PLASTER FINISH. REFER TO EXTERIOR ELEVATIONS FOR HEIGHT SPECIFICATIONS
- 8 ROOF ACCESS HATCH: 28"x36" ROOF HATCH INSTALLED PER MANUFACTURE SPECIFICATIONS
- 9 ACCESS LADDER: METAL ROOF ACCESS LADDER
- 10 90 MIN. ELEVATOR SMOKE CURTAIN: DEPLOY W/ SMOKE DETECTOR AND AUTOMATIC RETURN. MANUF. DOOR SYSTEMS. ICC ESR-4761 OR EQUAL
- 11 LOW ROOF: MIN. CLASS A. REFER TO ROOF PLAN FOR ADDITIONAL INFORMATION
- 12 MATERIAL TRANSITION: EXTERIOR PLASTER TO GYPSUM BOARD TRANSITION
- 13 2 HR MECHANICAL SHAFT:
- 14
- 15
- 16

**FLOOR SYSTEMS**

1. AT UNIT FLOOR/CEILING: 1" THICK GY-CRETE OVER 1/4" ACOUSTIMAT AT HARD SURFACES ONLY W/ 1 1/4" GYP-CRETE AT CARPETED AREAS OVER FLR. SHT-G PER STRUCT. 1-HOUR FLOOR/CEILING ASSEMBLY REQUIRED. SEE DETAIL A4.02.0
2. CORRIDORS: FLOOR: 0.75" HARDROCK O/ 1 LAYER OF CDX PLYWOOD. PRESSURE TREATED PLYWOOD PER PRODUCT TEST AND INSTALLATION REPORT. SEE FIRE RATED DETAILS FOR ADDITIONAL INFORMATION AND 1 HR FLOOR/CEILING ASSEMBLY.

**WALL LEGEND**

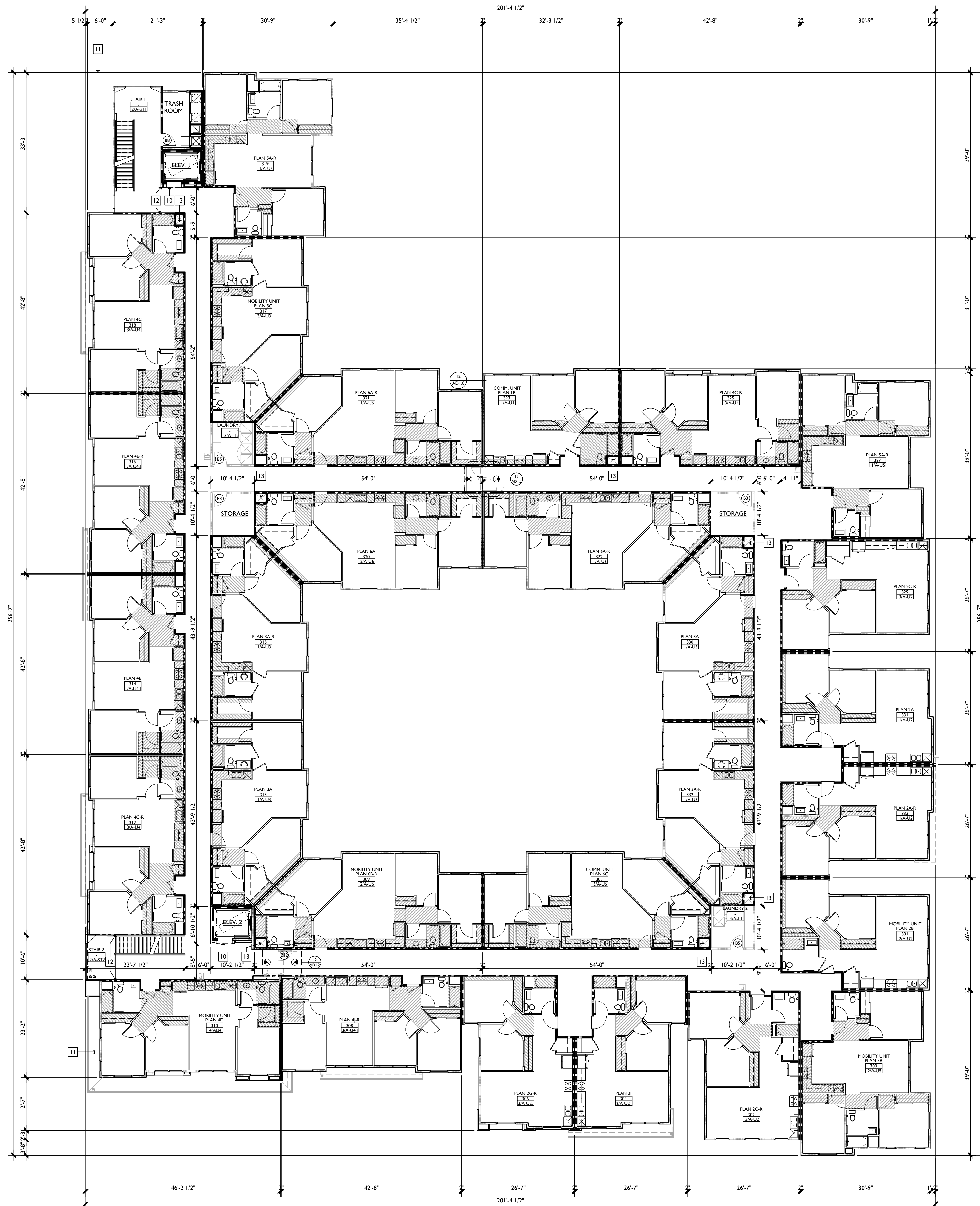
- 1-HR FIRE RATED BARRIER. REFER TO DETAIL A4.01.0 FOR UNIT TO CORRIDOR AND DETAIL A4.01.0 FOR DIFFERENT OCCUPANCIES
- 1-HR FIRE RATED PARTITION @ PARTY WALL REFER TO DETAIL I/AD1.0
- 2-HR FIRE RATED SHAFT WALLS REFER TO DETAIL I/AD1.0
- 2-HR FIRE WALL REFER TO DETAILS I/AD1.0 & I/AD1.0

**LEGEND**

- UNIT XR - UNIT TYPE (R = REVERSE)
- DETAIL NUMBER
- SHEET NUMBER
- PROVIDE RECESSED FIRE EXTINGUISHER (MINIMUM RATING OF 2A:10BC) CABINETS INSTALLED IN COMPLIANCE WITH C.B.C. SEC. 904 AND CITY OF OCEANSIDE FIRE DEPARTMENT GUIDELINES. PROVIDE SIGNAGE SYMBOL AND NOTES PER CITY STANDARDS. SEE BUILDING COMPOSITE PLANS FOR LOCATIONS. MAXIMUM TRAVEL DISTANCE FROM UNIT ENTRY DOOR TO EXTINGUISHER PER NFPA STANDARD 75-00. REFER TO DETAIL 9/AD1.0 FOR RATED ACCESS.
- PRE-FINISHED ALUMINUM DOWNSPOUT. SIZE AS INDICATED ON PLUMBING PLANS. WHERE DOWNSPOUT MEETS TRIMS ROUTE OVER TRIM. DISCHARGE PER CIVIL PLANS
- CEILING SURFACE MOUNTED EXIT SIGN. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED - REFER TO ELECTRICAL PLANS. PROVIDE MINIMUM 90 MINUTE BACK-UP POWER AT EXIT SIGNS IN COMMON CORRIDORS

**BUILDING NOTES**

1. REFER TO SHEET A-C1 FOR BUILDING DATA AND BUILDING AREA SUMMARIES.
2. THE COMPOSITE BUILDING PLAN IS PROVIDED FOR PLAN TO PLAN RELATIONSHIPS, OVERALL BUILDING DIMENSIONS, FIRE PARTITIONS AND GENERAL BUILDING DETAILING. BUILDING EXISTING, DECK SLOPES, AND GUARDAIL INFORMATION NOT SPECIFIC TO THE UNIT PLANS. REFER TO 1/4" = 1'-0" PLANS FOR UNIT PLAN INFORMATION. 1/4" SCALE PLANS TAKE PRECEDENCE OVER UNIT PLAN IMAGES SHOWN HEREWITH.
3. DRAFT STOPS WILL NOT BE REQUIRED PER C.B.C. SECTION 718.3.2. EXCEPTION 1 AND 718.2 EXCEPTION 2. DRAFTSTOPPING IS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH C.B.C. SECTION 903.1.1.
4. FOR FIRE PARTITION CONSTRUCTION DETAILS - REFER TO DETAIL ON SHEETS AD1.0 AND AD1.1
5. DUCT TERMINATIONS (WHETHER THROUGH WALL OR CEILING) TO OCCUR MINIMUM 3'-0" FROM WINDOW OR DOOR OPENINGS INTO A DWELLING UNIT PER U.M.C. SECTION 510.8.1
6. FIREBLOCKING WILL BE PROVIDED AT PLUMBING, ELECTRICAL, SPRINKLER AND FLUE PENETRATIONS THROUGH FLOOR/CEILING ASSEMBLY PER C.B.C. SECTION 718.2.3
7. ALL VERTICAL DIMENSIONS NOTED (I.E. SOFFITS, CEILING HEIGHTS ETC.) ARE FROM THE TOP OF SHEATHING OR FINISH FLOOR SLAB AT THE INTERIOR OF THE UNITS.
8. FINISH FLOORING MATERIAL AT DWELLING UNITS THAT STACK ABOVE UNITS OF DIFFERENT TENANCY WILL BE CUSHIONED VINYL CARPET, OR A PRODUCT THAT MEETS C.B.C. 11C AND S.T.C. REQUIREMENTS OF 50 AND APPROVAL OF BUILDING DEPARTMENT.
9. WALL STUD DIMENSIONS INDICATED IN KEYNOTES & ON PLAN ARE PROVIDED TO SET WALL WIDTH. SEE STRUCT. PLANS FOR MINIMUM STRUCTURAL REQUIREMENTS.
10. ISOLATE PLUMBING @ FIRE PARTITION. REFER TO SHEET AD1.3
11. DECK ELEVATIONS SHOWN ARE FROM TOP OF SHEATHING IN THE UNITS TO TOP OF SHEATHING AT THE WALKWAY OR PRIVATE DECKS. THE SHEATHING HEIGHTS ARE DESIGNED FOR 1-1/2" THICK (MIN.) HARDROCK TOPPING AT EXTERIOR SURFACES. U.O.N.
12. ALL GUTTERS AND DOWNSPOUTS TO BE PRE-FINISHED. DISCHARGE PER CIVIL DRAWINGS.
13. WALLS AND FLOORS SEPARATING DWELLING UNITS IN THE SAME BUILDING SHALL NOT BE LESS THAN ONE - HOUR FIRE RESISTIVE CONSTRUCTION. REFER TO DETAIL SHEETS AD1.0 AND AD1.1
14. PENETRATIONS OF ONE-HOUR CEILING BY DUCTS FROM THE FAULT ATTIC UNITS INCLUDING HEAT PUMPS REQUIRE DAMPERS AT ALL CEILING PENETRATIONS
15. INTERIOR WALL AND CEILING FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH SEC. 803
16. AT FIRE PARTITIONS PLASTIC ELECTRICAL BOXES ARE TO BE CLEARLY IDENTIFIED AS APPROVED FOR ONE-HOUR CONSTRUCTION. OUTLET BOXES SHALL NOT EXCEED SIXTEEN SQUARE INCHES. SHALL NOT EXCEED 100 SQUARE INCHES PER ONE HUNDRED SQUARE FEET OF WALL. AND SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF TWENTY-FOUR INCHES WHEN ON THE OPPOSITE SIDES OF A WALL.
17. AT FIRE PARTITIONS, CONTINUOUS NON-PAPER BACKED BOARD BEHIND ALL TUBS IS REQUIRED.
18. WALL, FLOOR, AND CEILING SHALL NOT EXCEED THE FLAME SPREAD SPECIFICATIONS IN C.B.C. TABLE 803.9
19. FIRE-RESISTIVE EXTERIOR WALL CONSTRUCTION WHERE OCCURS SHALL BE MAINTAINED THROUGH ATTIC AREAS OR OTHER AREAS CONTAINING CONCEALED SPACES AT ONE-HOUR RATED EXTERIOR WALLS
20. FIRE PARTITIONS DO NOT NEED TO CONTINUE TO UNDERSIDE OF ROOF SHEATHING PER C.B.C. SECTION 709.4
21. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS. BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABETICAL LETTERS. NUMBERS SHALL HAVE A MINIMUM STROKE WIDTH OF 0.3" AND BE A MINIMUM 12" HIGH.
22. IN CALIFORNIA, IF A FIRE ALARM SYSTEM IS REQUIRED, IT SHALL ACTIVATE A MEANS OF WARNING THE HEARING IMPAIRED (CBC 1007.12)
23. EMERGENCY RESPONDER RADIO COVERAGE WILL BE PROVIDED PER C.B.C. SECTION 510. MINIMUM SIGNAL STRENGTH OF -95 dBm SHALL BE RECEIVABLE WITHIN THE BUILDING.
24. PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR/CEILING AND ROOF/CEILING SHALL BE PROTECTED AS REQUIRED IN IBC SECTION 714.
25. IN THE EVENT OF POWER SUPPLY FAILURE IN BUILDINGS THAT REQUIRE TWO OR MORE MEANS OF EGRESS, AN EMERGENCY ELECTRICAL SYSTEM SHALL ILLUMINATE AREAS PER 1008.3. MEANS OF EGRESS PATH WILL BE LIT WITH MIN. 1-FT CANDLE AT FLOOR LEVEL.



**BUILDING A - SECOND FLOOR PLAN**

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

I

**KEYNOTES**

- 1 LINE OF SOFFIT OR SHELF ABOVE REFER TO ENLARGED UNIT PLANS
- 2 ELECTRICAL ROOM LOCATION: REFER TO ELECTRICAL PLANS. VERIFY LOCATIONS, DIMENSIONS AND CLEARANCES FOR ROOM REQUIREMENTS W/ ELECTRICAL PLANS AND UTILITY PROVIDER
- 3 MPOE ROOM LOCATION: REFER TO ELECTRICAL PLANS. VERIFY LOCATION, DIMENSIONS AND CLEARANCES FOR ROOM REQUIREMENTS W/ CABLE COMMUNICATION PROVIDER
- 4 FIRE SPRINKLER RISER AND FIRE ALARM PANEL LOCATION: REFER TO FIRE SPRINKLER PLANS. VERIFY LOCATIONS W/ PLUMBING AND FIRE SPRINKLER PLANS. PROVIDE ACOUSTIC ISOLATORS AT CLAMP RINGS AT FLOOR LINES
- 5 BOILER ROOM LOCATION: REFER TO PLUMBING PLANS. VERIFY LOCATIONS W/ PLUMBING PLANS. PROVIDE ACOUSTIC ISOLATORS AT CLAMP RINGS AT FLOOR LINES
- 6 EXTERIOR GUARDAIL: 3'-0" MINIMUM ABOVE FINISH FLOOR. REFER TO EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION
- 7 EXTERIOR SHELF: PLASTER FINISH. REFER TO EXTERIOR ELEVATIONS FOR HEIGHT
- 8 ROOF ACCESS HATCH: 28"x36" ROOF HATCH INSTALLED PER MANUFACTURE SPECIFICATIONS
- 9 ACCESS LADDER: METAL ROOF ACCESS LADDER
- 10 90 MIN. ELEVATOR SMOKE CURTAIN: DEPLOY W/ SMOKE DETECTOR AND AUTOMATIC RETURN. MANUF. DOOR SYSTEMS. ICC ESR-4761 OR EQUAL
- 11 LOW ROOF: MIN. CLASS A. REFER TO ROOF PLAN FOR ADDITIONAL INFORMATION
- 12 MATERIAL TRANSITION: EXTERIOR PLASTER TO GYPSUM BOARD TRANSITION
- 13 2 HR MECHANICAL SHAFT:
- 14
- 15
- 16

**FLOOR SYSTEMS**

1. AT UNIT FLOOR/CEILING: 1" THICK GY-CRETE OVER 1/4" ACOUSTIMAT AT HARD SURFACES ONLY W/ 1 1/4" GY-CRETE AT CARPETED AREAS OVER FLR. SHT-G PER STRUCT. 1-HOUR FLOOR/CEILING ASSEMBLY REQUIRED. SEE DETAIL 4/AD2.0
2. CORRIDORS: FLOOR: 1/2" HARDROCK O/ 1 LAYER OF CDX PLYWOOD. PRESSURE TREATED PLYWOOD PER PRODUCT TEST AND INSTALLATION REPORT. SEE FIRE RATED DETAILS FOR ADDITIONAL INFORMATION AND 1-HR FLOOR/CEILING ASSEMBLY.

**WALL LEGEND**

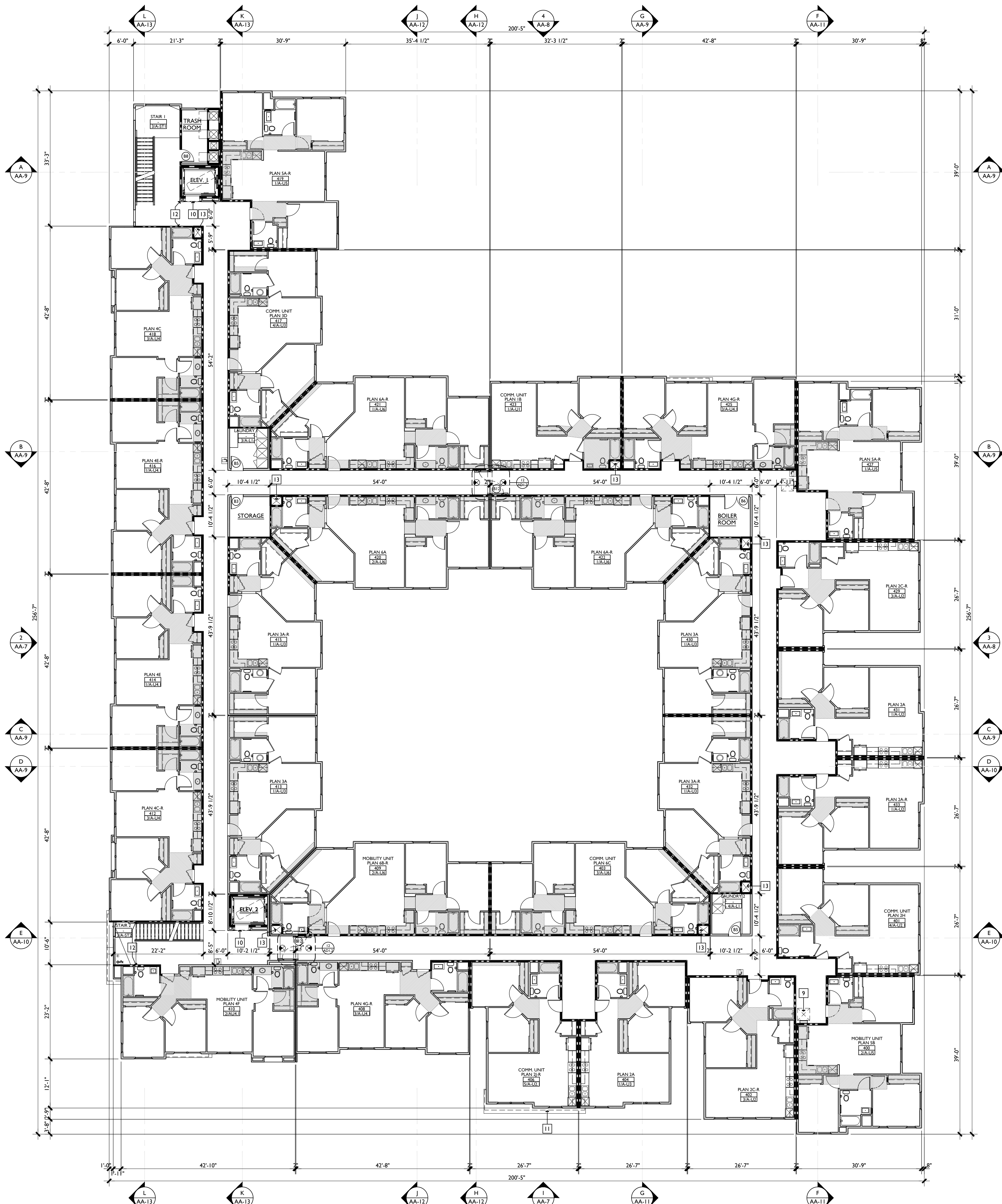
- 1-HR FIRE RATED BARRIER. REFER TO DETAIL 4/AD1.0 FOR UNIT TO CORRIDOR AND DETAIL 8/AD1.0 FOR DIFFERENT OCCUPANCIES
- 1-HR FIRE RATED PARTITION @ PARTY WALL REFER TO DETAIL 1/AD1.0
- 2-HR FIRE RATED SHAFT WALLS REFER TO DETAIL 1/AD1.0
- 2-HR FIRE WALL REFER TO DETAILS 13/AD1.0 & 14/AD1.0

**LEGEND**

- UNIT XR - UNIT TYPE (R = REVERSE)
- XX - DETAIL NUMBER
- AXXX - SHEET NUMBER
- PROVIDE RECESSED FIRE EXTINGUISHER (MINIMUM RATING OF 2A:10BC) CABINETS INSTALLED IN COMPLIANCE WITH C.B.C. SEC. 904 AND CITY OF OCEANSIDE FIRE DEPARTMENT GUIDELINES. PROVIDE SIGNAGE SYMBOL AND NOTES PER CITY STANDARDS. SEE BUILDING COMPOSITE PLANS FOR LOCATIONS. MAXIMUM TRAVEL DISTANCE FROM UNIT ENTRY DOOR TO EXTINGUISHER PER NFPA STANDARD 75-0" REFER TO DETAIL 9/AD1.0 FOR RATED RECESS.
- PRE-FINISHED ALUMINUM DOWNSPOUT. SIZE AS INDICATED ON PLUMBING PLANS. WHERE DOWNSPOUT MEETS TRIMS ROUTE OVER TRIM. DISCHARGE PER CIVIL PLANS
- CEILING SURFACE MOUNTED EXIT SIGN. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED - REFER TO ELECTRICAL PLANS. PROVIDE MINIMUM 90 MINUTE BACK-UP POWER AT EXIT SIGNS IN COMMON CORRIDORS

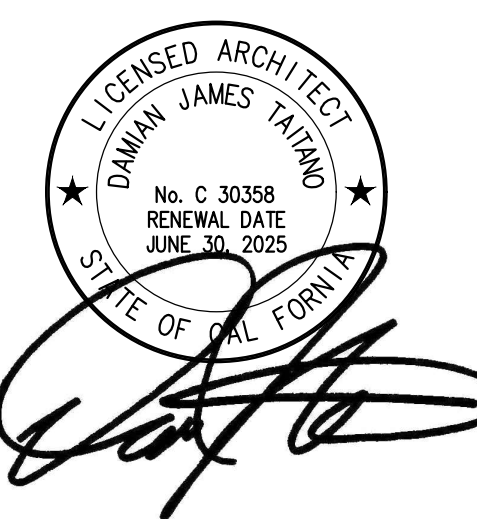
**BUILDING NOTES**

1. REFER TO SHEET A-C1 FOR BUILDING DATA AND BUILDING AREA SUMMARIES.
2. THE COMPOSITE BUILDING PLAN IS PROVIDED FOR PLAN TO PLAN RELATIONSHIPS, OVERALL BUILDING DIMENSIONS, FIRE PARTITIONS AND GENERAL BUILDING DETAILING. BUILDING EXISTING, DECK SLOPES, AND GUARDAIL INFORMATION NOT SPECIFIC TO THE UNIT PLANS. REFER TO 1/4" = 1'-0" PLANS FOR UNIT PLAN INFORMATION. 1/4" SCALE PLANS TAKE PRECEDENCE OVER UNIT PLAN IMAGE SHOW HEREWITH.
3. DRAFT STOPS WILL NOT BE REQUIRED PER C.B.C. SECTION 718.2. EXCEPTION 1 AND 718.2 EXCEPT 2. DRAFTSTOPPING IS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH C.B.C. SECTION 903.1.1.
4. FOR FIRE PARTITION CONSTRUCTION DETAILS - REFER TO DETAIL ON SHEETS AD1.0 AND AD1.1
5. DUCT TERMINATIONS (WHETHER THROUGH WALL OR CEILING) TO OCCUR MINIMUM 3'-0" FROM WINDOW OR DOOR OPENINGS INTO A DWELLING UNIT PER U.M.C. SECTION 510.8.1
6. FIREBLOCKING WILL BE PROVIDED AT PLUMBING, ELECTRICAL, SPRINKLER AND FLUE PENETRATIONS THROUGH FLOOR/CEILING ASSEMBLY PER C.B.C. SECTION 718.2
7. ALL VERTICAL DIMENSIONS NOTED (I.E. SOFFITS, CEILING HEIGHTS ETC.) ARE FROM THE TOP OF SHEATHING OR FINISH FLOOR SLAB AT THE INTERIOR OF THE UNITS.
8. FINISH FLOORING MATERIAL AT DWELLING UNITS THAT STACK ABOVE UNITS OF DIFFERENT TENANCY WILL BE CUSHIONED VINYL CARPET, OR A PRODUCT THAT MEETS C.B.C. 11C AND S.T.C. REQUIREMENTS OF 50 AND APPROVAL OF BUILDING DEPARTMENT.
9. WALL STUD DIMENSIONS INDICATED IN KEYNOTES & ON PLAN ARE PROVIDED TO SET WALL WIDTH. SEE STRUCT. PLANS FOR MINIMUM STRUCTURAL REQUIREMENTS.
10. ISOLATE PLUMBING @ FIRE PARTITION. REFER TO SHEET AD1.3
11. DECK ELEVATIONS SHOWN ARE FROM TOP OF SHEATHING IN THE UNITS TO TOP OF SHEATHING AT THE WALKWAY OR PRIVATE DECKS. THE SHEATHING HEIGHTS ARE DESIGNED FOR 1-1/2" THICK (MIN.) HARDROCK TOPPING AT EXTERIOR SURFACES. U.O.N.
12. ALL GUTTERS AND DOWNSPOUTS TO BE PRE-FINISHED. DISCHARGE PER CIVIL DRAWINGS.
13. WALLS AND FLOORS SEPARATING DWELLING UNITS IN THE SAME BUILDING SHALL NOT BE LESS THAN ONE - HOUR FIRE RESISTIVE CONSTRUCTION. REFER TO DETAIL SHEETS AD1.0 AND AD1.1
14. PENETRATIONS OF ONE-HOUR CEILING BY DUCTS FROM THE FAJL ATTIC UNITS INCLUDING HEAT PUMPS REQUIRE DAMPERS AT ALL CEILING PENETRATIONS
15. INTERIOR WALL AND CEILING FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH C.B.C. 803
16. AT FIRE PARTITIONS PLASTIC ELECTRICAL BOXES ARE TO BE CLEARLY IDENTIFIED AS APPROVED FOR ONE-HOUR CONSTRUCTION. OUTLET BOXES SHALL NOT EXCEED SIXTEEN SQUARE INCHES. SHALL NOT EXCEED 100 SQUARE INCHES PER ONE HUNDRED SQUARE FEET OF WALL. AND SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF TWENTY-FOUR INCHES WHEN ON THE OPPOSITE SIDES OF A WALL
17. AT FIRE PARTITIONS, CONTINUOUS NON-PAPER BACKED BOARD BEHIND ALL TUBS IS REQUIRED.
18. WALL, FLOOR, AND CEILING SHALL NOT EXCEED THE FLAME SPREAD SPECIFICATIONS IN C.B.C. TABLE 803.9
19. FIRE-RESISTIVE EXTERIOR WALL CONSTRUCTION WHERE OCCURS SHALL BE MAINTAINED THROUGH ATTIC AREAS OR OTHER AREAS CONTAINING CONCEALED SPACES AT ONE-HOUR RATED EXTERIOR WALLS
20. FIRE PARTITIONS DO NOT NEED TO CONTINUE TO UNDERSIDE OF ROOF SHEATHING PER C.B.C. SECTION 709.4
21. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS. BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABETICAL LETTERS. NUMBERS SHALL HAVE A MINIMUM STROKE WIDTH OF 0.3" AND BE A MINIMUM 12" HIGH. IN CALIFORNIA, IF A FIRE ALARM SYSTEM IS REQUIRED, IT SHALL ACTIVATE A MEANS OF WARNING THE HEARING IMPAIRED (CBC 1007.12)
22. EMERGENCY RESPONDER RADIO COVERAGE WILL BE PROVIDED PER C.B.C. SECTION 510. MINIMUM SIGNAL STRENGTH OF -95 dbm SHALL BE RECEIVABLE WITHIN THE BUILDING.
23. PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR/CEILING AND ROOF/CEILING SHALL BE PROTECTED AS REQUIRED IN IBC SECTION 714
24. IN THE EVENT OF POWER SUPPLY FAILURE IN BUILDINGS THAT REQUIRE TWO OR MORE MEANS OF EGRESS, AN EMERGENCY ELECTRICAL SYSTEM SHALL ILLUMINATE AREAS PER 1008.3. MEANS OF EGRESS PATH WILL BE LIT WITH MIN. 1-FT CANDLE AT FLOOR LEVEL.



**BUILDING A - THIRD FLOOR PLAN** SCALE: 3/32" = 1'-0" I

It is the client's responsibility prior to or during construction to verify the accuracy in writing of any permitted errors or omissions on the plans and specifications of which a contractor, throughly knowledgeable with the building codes and methods of construction should be responsible for aware. Written requests addressing such permitted errors or omissions shall be received from the architect prior to the start or during construction proceeding with the work. The client will be responsible for any delays or construction if these procedures are not followed.



**KEYNOTES**

- 1 LINE OF SOFFIT OR SHELF ABOVE REFER TO ENLARGED UNIT PLANS
- 2 ELECTRICAL ROOM LOCATION: REFER TO ELECTRICAL PLANS. VERIFY LOCATIONS, DIMENSIONS AND CLEARANCES FOR ROOM REQUIREMENTS W/ ELECTRICAL PLANS AND UTILITY PROVIDER
- 3 MPOE ROOM LOCATION: REFER TO ELECTRICAL PLANS. VERIFY LOCATION, DIMENSIONS AND CLEARANCES FOR ROOM REQUIREMENTS W/ CABLE COMMUNICATION PROVIDER
- 4 FIRE SPRINKLER RISER AND FIRE ALARM PANEL LOCATION: REFER TO FIRE SPRINKLER PLANS. VERIFY LOCATIONS W/ PLUMBING AND FIRE SPRINKLER PLANS. PROVIDE ACOUSTIC ISOLATORS AT CLAMP RINGS AT FLOOR LINES
- 5 BOILER ROOM LOCATION: REFER TO PLUMBING PLANS. VERIFY LOCATIONS W/ PLUMBING PLANS. PROVIDE ACOUSTIC ISOLATORS AT CLAMP RINGS AT FLOOR LINES
- 6 EXTERIOR GUARDRAIL: 3'-8" MINIMUM ABOVE FINISH FLOOR. REFER TO EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION
- 7 EXTERIOR SHELF: PLASTER FINISH. REFER TO EXTERIOR ELEVATIONS FOR HEIGHT
- 8 ROOF ACCESS HATCH: 28"x36" ROOF HATCH INSTALLED PER MANUFACTURE SPECIFICATIONS
- 9 ACCESS LADDER: METAL ROOF ACCESS LADDER
- 10 90 MIN. ELEVATOR SMOKE CURTAIN: DEPLOY W/ SMOKE DETECTOR AND AUTOMATIC RETURN. MANUF. DOOR SYSTEMS. ICC ESR-4761 OR EQUAL
- 11 LOW ROOF: MIN. CLASS A. REFER TO ROOF PLAN FOR ADDITIONAL INFORMATION
- 12 MATERIAL TRANSITION: EXTERIOR PLASTER TO GYPSUM BOARD TRANSITION
- 13 2 HR MECHANICAL SHAFT:
- 14
- 15
- 16

**FLOOR SYSTEMS**

1. AT UNIT FLOOR/CEILING: 1" THICK GY-CRETE OVER 1/4" ACOUSTIMAT AT HARD SURFACES ONLY W/ 1 1/4" GY-CRETE AT CARPETED AREAS OVER FLR. SHT-G PER STRUCT. 1-HOUR FLOOR/CEILING ASSEMBLY REQUIRED. SEE DETAIL #422.0
2. CORRIDORS: FLOOR: 1/2" HARDROCK O/ 1 LAYER OF CDX PLYWOOD. PRESSURE TREATED PLYWOOD PER PRODUCT TEST AND INSTALLATION REPORT. SEE FIRE RATED DETAILS FOR ADDITIONAL INFORMATION AND 1-HR FLOOR/CEILING ASSEMBLY

**WALL LEGEND**

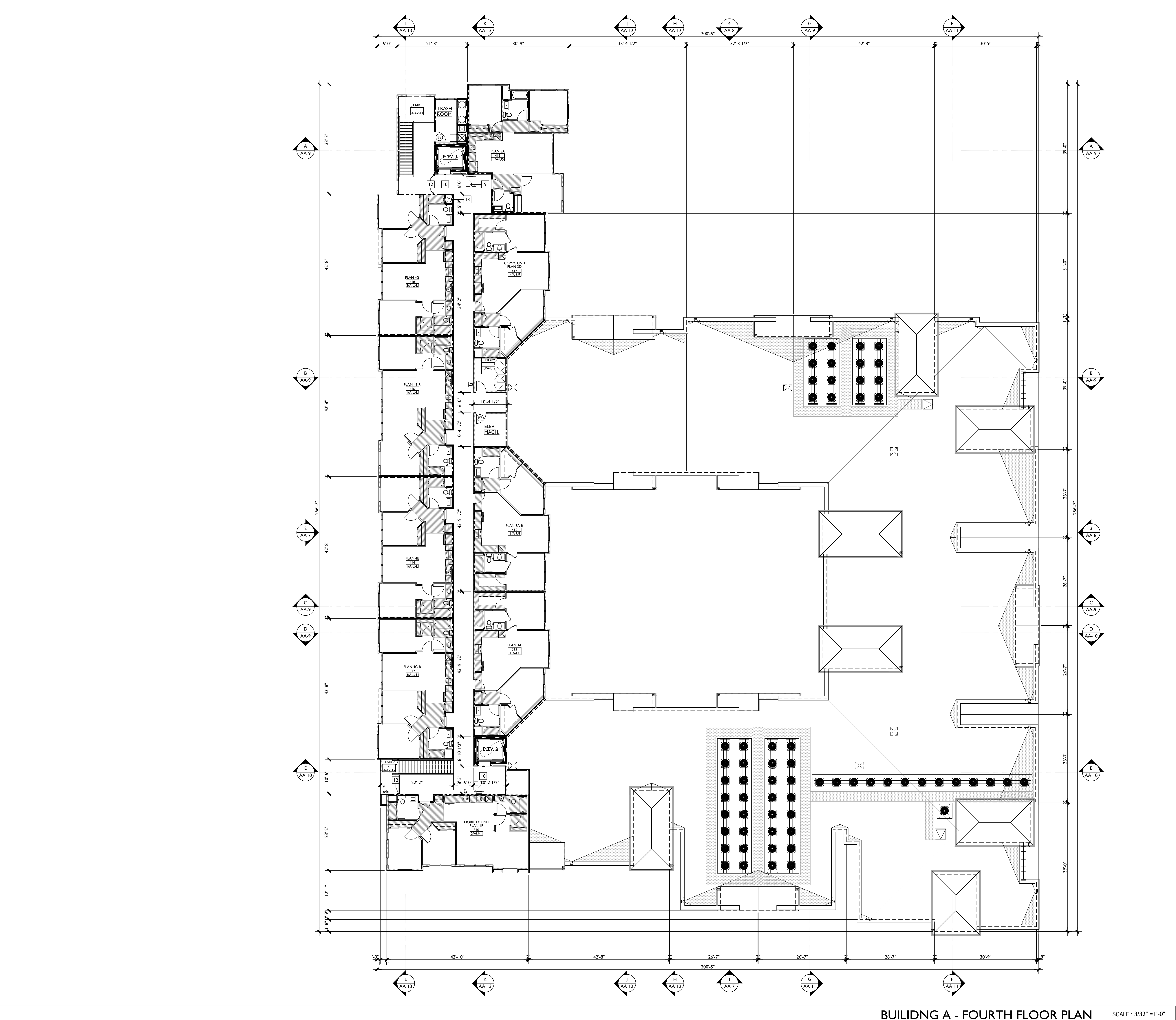
- 1-HR FIRE RATED BARRIER. REFER TO DETAIL #4/AD1.0 FOR UNIT TO CORRIDOR AND DETAIL #AD1.0 FOR DIFFERENT OCCUPANCIES
- 1-HR FIRE RATED PARTITION @ PARTY WALL REFER TO DETAIL 1/AD1.0
- 2-HR FIRE RATED SHAFT WALLS REFER TO DETAIL 1/AD1.0
- 2-HR FIRE WALL REFER TO DETAILS 13/AD1.0 & 14/AD1.0

**LEGEND**

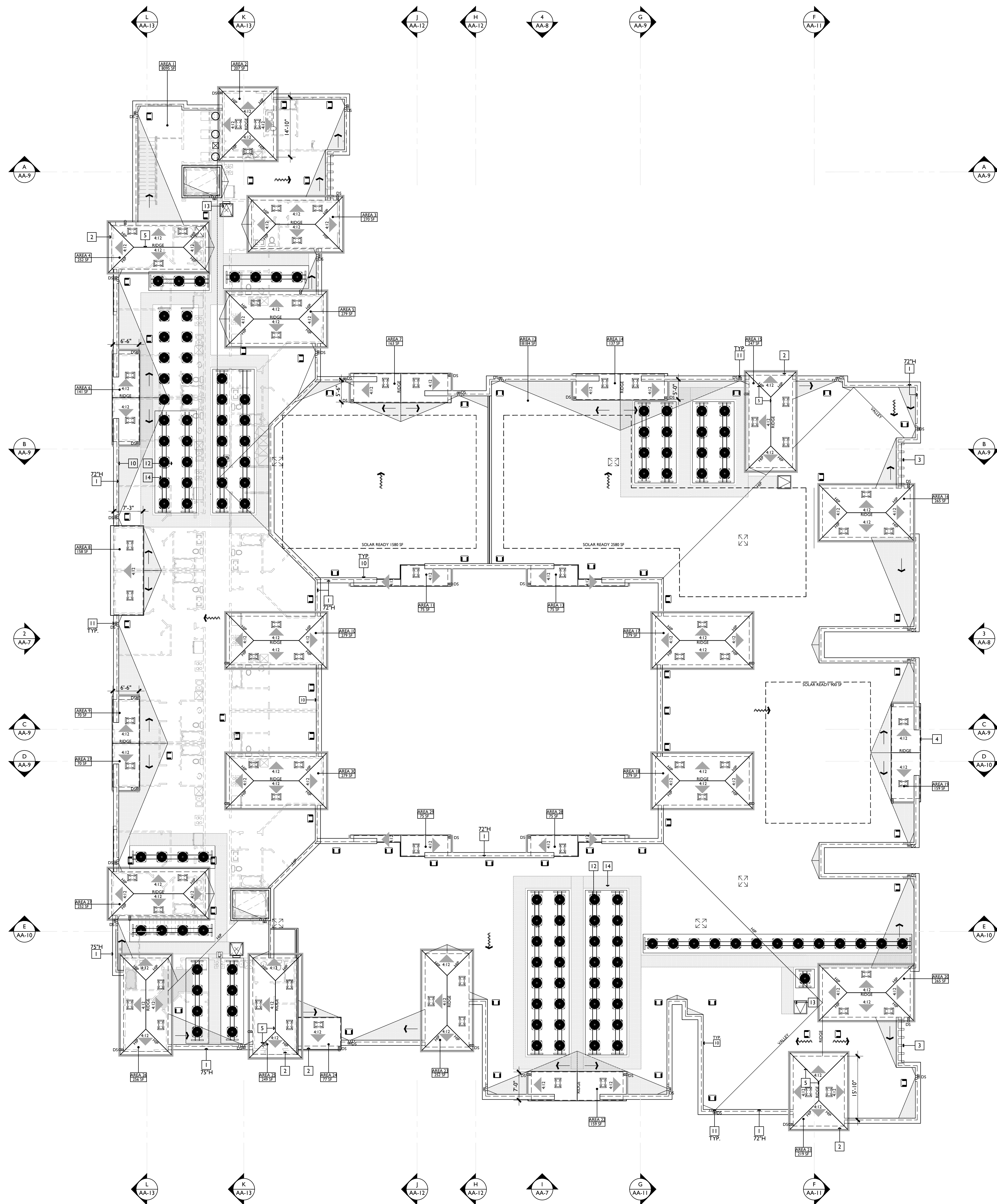
- UNIT XR - UNIT TYPE (R = REVERSE)
- DETAIL NUMBER
- SHEET NUMBER
- PROVIDE RECESSED FIRE EXTINGUISHER (MINIMUM RATING OF 2A:10BC) CABINETS INSTALLED IN COMPLIANCE WITH CBC SEC. 904 AND CITY OF OCEANSIDE FIRE DEPARTMENT GUIDELINES. PROVIDE SIGNAGE SYMBOL AND NOTES PER CITY STANDARDS - SEE BUILDING COMPOSITE PLANS FOR LOCATIONS. MAXIMUM TRAVEL DISTANCE FROM UNIT ENTRY DOOR TO EXTINGUISHER PER NFPA STANDARD 75-0' REFER TO DETAIL 9/AD1.0 FOR RATED RECESS.
- PRE-FINISHED ALUMINUM DOWNSPOUT. SIZE AS INDICATED ON PLUMBING PLANS. WHERE DOWNSPOUT MEETS TRIMS ROUTE OVER TRIM. DISCHARGE PER CIVIL PLANS
- CEILING SURFACE MOUNTED EXIT SIGN. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED - REFER TO ELECTRICAL PLANS. PROVIDE MINIMUM 90 MINUTE BACK-UP POWER AT EXIT SIGNS IN COMMON CORRIDORS

**BUILDING NOTES**

1. REFER TO SHEET A-C1 FOR BUILDING DATA AND BUILDING AREA SUMMARIES.
2. THE COMPOSITE BUILDING PLAN IS PROVIDED FOR PLAN TO PLAN RELATIONSHIPS, OVERALL BUILDING DIMENSIONS, FIRE PARTITIONS AND GENERAL BUILDING DETAILING. BUILDING EXITING, DECK SLOPES, AND GUARDRAIL INFORMATION NOT SPECIFIC TO THE UNIT PLANS. REFER TO 1/4" = 1'-0" PLANS FOR UNIT PLAN INFORMATION. 1/4" SCALE PLANS TAKE PRECEDENCE OVER UNIT PLAN IMAGES SHOWN HEREWITH.
3. DRAFT STOPS WILL NOT BE REQUIRED PER CBC SECTION 718.3.2. EXCEPTION 1 AND 718.4.2 EXCEPTION 2. DRAFTSTOPPING IS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH CBC SECTION 903.1.1.
4. FOR FIRE PARTITION CONSTRUCTION DETAILS - REFER TO DETAIL ON SHEETS AD1.0 AND AD1.1
5. DUCT TERMINATIONS (WHETHER THROUGH WALL OR CEILING) TO OCCUR MINIMUM 3'-0" FROM WINDOW OR DOOR OPENINGS INTO A DWELLING UNIT PER U.M.C. SECTION 510.8.1
6. FIREBLOCKING WILL BE PROVIDED AT PLUMBING, ELECTRICAL, SPRINKLER AND FLUE PENETRATIONS THROUGH FLOOR/CEILING ASSEMBLY PER C.B.C. SECTION 718.2.3
7. ALL VERTICAL DIMENSIONS NOTED (I.E. SOFFITS, CEILING HEIGHTS ETC.) ARE FROM THE TOP OF SHEATHING OR FINISH FLOOR SLAB AT THE INTERIOR OF THE UNITS.
8. FINISH FLOORING MATERIAL AT DWELLING UNITS THAT STACK ABOVE UNITS OF DIFFERENT TENANCY WILL BE CUSHIONED VINYL CARPET, OR A PRODUCT THAT MEETS C.B.C. 11.C. AND S.T.C. REQUIREMENTS OF 50 AND APPROVAL OF BUILDING DEPARTMENT.
9. WALL STUD DIMENSIONS INDICATED IN KEYNOTES & ON PLAN ARE PROVIDED TO SET WALL WIDTH. SEE STRUCT. PLANS FOR MINIMUM STRUCTURAL REQUIREMENTS.
10. ISOLATE PLUMBING @ FIRE PARTITION. REFER TO SHEET AD1.3
11. DECK ELEVATIONS SHOWN ARE FROM TOP OF SHEATHING IN THE UNITS TO TOP OF SHEATHING AT THE WALKWAY OR PRIVATE DECKS. THE SHEATHING HEIGHTS ARE DESIGNED FOR 1-1/2" THICK (MIN.) HARDROCK TOPPING AT EXTERIOR SURFACES. U.O.N.
12. ALL GUTTERS AND DOWNSPOUTS TO BE PRE-FINISHED. DISCHARGE PER CIVIL DRAWINGS.
13. WALLS AND FLOORS SEPARATING DWELLING UNITS IN THE SAME BUILDING SHALL NOT BE LESS THAN ONE - HOUR FIRE RESISTIVE CONSTRUCTION. REFER TO DETAIL SHEETS AD1.0 AND AD1.1
14. PENETRATIONS OF ONE-HOUR CEILING BY DUCTS FROM THE FAJL ATTIC UNITS INCLUDING HEAT PUMPS REQUIRE DAMPERS AT ALL CEILING PENETRATIONS
15. INTERIOR WALL AND CEILING FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH SEC. 803
16. AT FIRE PARTITIONS PLASTIC ELECTRICAL BOXES ARE TO BE CLEARLY IDENTIFIED AS APPROVED FOR ONE-HOUR CONSTRUCTION. OUTLET BOXES SHALL NOT EXCEED SIXTEEN SQUARE INCHES. SHALL NOT EXCEED 100 SQUARE INCHES PER ONE HUNDRED SQUARE FEET OF WALL. AND SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF TWENTY-FOUR INCHES WHEN ON THE OPPOSITE SIDES OF A WALL
17. AT FIRE PARTITIONS, CONTINUOUS NON-PAPER BACKED BOARD BEHIND ALL TUBS IS REQUIRED.
18. WALL, FLOOR, AND CEILING SHALL NOT EXCEED THE FLAME SPREAD SPECIFICATIONS IN CBC TABLE 803.9
19. FIRE-RESISTIVE EXTERIOR WALL CONSTRUCTION WHERE OCCURS SHALL BE MAINTAINED THROUGH ATTIC AREAS OR OTHER AREAS CONTAINING CONCEALED SPACES AT ONE-HOUR RATED EXTERIOR WALLS
20. FIRE PARTITIONS DO NOT NEED TO CONTINUE TO UNDERSIDE OF ROOF SHEATHING PER CBC SECTION 709.4
21. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS. BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABETICAL LETTERS. NUMBERS SHALL HAVE A MINIMUM STROKE WIDTH OF 0.3" AND BE A MINIMUM 12" HIGH. IN CALIFORNIA, IF A FIRE ALARM SYSTEM IS REQUIRED, IT SHALL ACTIVATE A MEANS OF WARNING THE HEARING IMPAIRED (CBC 1007.12)
22. EMERGENCY RESPONDER RADIO COVERAGE WILL BE PROVIDED PER CBC SECTION 510. MINIMUM SIGNAL STRENGTH OF -95 dbm SHALL BE RECEIVABLE WITHIN THE BUILDING.
23. PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR/CEILING AND ROOF/CEILING SHALL BE PROTECTED AS REQUIRED IN IBC SECTION 714
24. IN THE EVENT OF POWER SUPPLY FAILURE IN BUILDINGS THAT REQUIRE TWO OR MORE MEANS OF EGRESS, AN EMERGENCY ELECTRICAL SYSTEM SHALL ILLUMINATE AREAS PER 1008.3. MEANS OF EGRESS PATH WILL BE LIT WITH MIN. 1-FIT CANDLE AT FLOOR LEVEL.



**BUILDING A - FOURTH FLOOR PLAN** SCALE: 3/32" = 1'-0" I



**ROOF KEYNOTES**

- 1 PARAPET WALL:  
REFER TO PLAN FOR HEIGHT
- 2 EAVE WITH CORBEL:  
E.P.S. FOAM CORBEL W/ SEAMLESS ALUMINUM  
PRE-FINISHED GUTTER
- 3 TRELLIS:  
REFER TO EXTERIOR ELEVATIONS
- 4 TIGHT RAKE:
- 5 ROOF RIDGE OR HIP:
- 6 ROOF VALLEY:
- 7 ROOF CRICKET AT FLAT ROOF:
- 8 RAKE TO WALL FLASHING:  
GALVANIZED METAL ROOF FLASHING, PRIME AND  
PAINT TO MATCH ROOFING
- 9 ROOF TO WALL FLASHING:  
GALVANIZED METAL ROOF FLASHING, PRIME AND  
PAINT TO MATCH ROOFING
- 10 ROOF BASE FLASHING:
- 11 ROOF SCUPPER AND OVERFLOW:
- 12 CONDENSER UNITS (REFER TO MECHANICAL PLANS);  
ON COMPRESSOR ISOLATION PLATFORM, VERIFY UNIT  
LOCATION AND CLEARANCES
- 13 ROOF ACCESS HATCH:  
36"x36" ROOF HATCH INSTALLED PER MANUFACTURE  
SPECIFICATIONS
- 14 TRAFFIC PADS:  
ULTRA FLY TPO
- 15 2 HOUR FIRE WALL:  
EXTEND TO MINIMUM 30" ABOVE ADJACENT ROOFS PER CBC  
706.6
- 16

**ROOF LEGEND**

- ▲ SLOPE ROOF 4:12 U.N.O.  
ROOFING MATERIAL: CLASS A, CONCRETE TILE OR  
EQUAL. INSTALL PER MFR. TEST REPORT
- ▭ FLAT ROOF SLOPE 1/2" / FT MIN. U.N.O.  
ROOFING MATERIAL: TPO ROOFING, 60 MIL. OVER  
APPROVED COVERBOARD, 20 YEAR WARRANTY  
REQUIRED
- ▲ CRICKET SLOPE 1/4" / FT MIN. U.N.O.  
ROOFING MATERIAL: TPO
- ⊠ ATTIC ROOF VENT FOR CONCRETE TILE 'S' STYLE  
TILE: 97.5 S.I. NET FREE VENTILATION AREA  
MINIMUM BY O'HAGIN INC. OR APPD EQUAL
- ⊠ GRAVITY ROOF VENT MODEL NO. VN3030,  
MANUFACTURE C&J METAL PRODUCTS OR EQUAL
- PRE-FINISHED ALUMINUM DOWNSPOUT TO MATCH  
EXTERIOR COLOR
- ⊠ ATTIC AREA TO BE VENTILATED. SEE ATTIC  
VENTILATION CHART

**ATTIC VENTILATION**

CBC 1203.2 ATTIC SPACES, ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILING ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF FRAMING MEMBERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATION OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW. BLOCKING AND BRIDGING SHALL BE ARRANGED SO AS NOT TO INTERFERE WITH THE MOVEMENT OF AIR. AN AIRSPACE OF NOT LESS THAN 1 INCH (25 MM) SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING. THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150TH OF THE AREA OF THE SPACE VENTILATED.

ATTIC SQ. FT.	VENT RATIO 1/300
0 - 185	(1) LOW INTAKE / (1) HIGH EXHAUST
186 - 370	(2) LOW INTAKE / (2) HIGH EXHAUST
371 - 555	(3) LOW INTAKE / (3) HIGH EXHAUST

NOTE: ALL VENTILATION CALCULATIONS ABOVE ARE BASED ON VENTS WITH 72 S.I. NET FREE VENT AREA AS PROVIDED BY MANUFACTURE O'HAGINS, MODEL LOW PROFILE (TAPERED), ICC ESR# SBCC1-19650A.

ATTIC SQ. FT.	VENT RATIO 1/300
0 - 875	(1) GRAVITY ROOF VENT
878 - 1750	(2) GRAVITY ROOF VENTS
1751 - 2825	(3) GRAVITY ROOF VENTS
2826 - 3500	(4) GRAVITY ROOF VENTS

NOTE: ALL VENTILATION CALCULATIONS ABOVE ARE BASED ON VENTS WITH 420 S.I. NET FREE VENT AREA AS PROVIDED BY MANUFACTURE C&J METAL PRODUCTS, MODEL #VN3030

**ROOF NOTES**

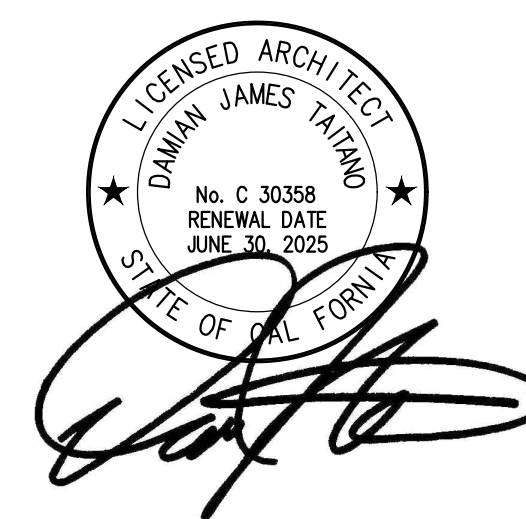
1. ALL ROOFING TO BE INSTALLED PER ROOFING MANUFACTURERS SPECIFICATIONS.
2. ALL ROOFING TO BE INSTALLED OVER MINIMUM (2) LAYERS 30 LB ROOF FELT WEATHER BOARD LAPPED.
3. REFER TO EXTERIOR ELEVATIONS FOR ROOF TO WALL FLASHING DETAILS.
4. NO ROOF PENETRATIONS (I.E. ATTIC VENTS, PLUMBING OR DRYER VENTS, ETC.) TO OCCUR WITHIN 1'-6" OF VALLEYS, HIPS OR RIDGES.
5. PLUMBING VENTS THROUGH ROOF INSTALLED PER FLASHING DETAILS AND PLUMBING PLANS. IN ADDITION REFER TO DETAIL 910.3.1.
6. PAINT ALL EXPOSED ITEMS AND SURFACES NOT PROVIDED W/ A FACTORY FINISH TO PROTECT AGAINST THE ELEMENTS.
7. ROOF UNDERLAYMENT AND FASTENING SHALL BE IN CONFORMANCE WITH CBC CHAPTER 1609.5
8. OPENINGS IN ATTIC VENTS SHALL BE A MINIMUM OF 1/16 INCH AND SHALL NOT EXCEED 1/8 INCH.
9. PROVIDE DRAFT STOPPING PER CBC 718.4 IN ATTIC SPACE ABOVE EVERY TWO DWELLING UNITS AND NOT EXCEED 3000 SF. EXCEPTION, BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1
10. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW, ROOF JACKS, MECHANICAL EQUIPMENT, SCREENS AND VENTS SHALL BE PAINTED WITH NON-REFLECTIVE PAINT TO MATCH ROOF.

**SOLAR READY**

PROVIDE 15% OF TOTAL ROOF AREA CLEAR OF PENETRATIONS FOR SOLAR READY ZONE - 31,772 SFX 15% = 4,766 SF (80 SF MIN. PER AREA 5' MIN. DIMENSION). NO ROOF PENETRATIONS OR OBSTRUCTIONS ALLOWED WITHIN SOLAR READY AREA. AREA TO BE ORIENTED BETWEEN 90 DEGREES AND 300 DEGREES OF NORTH FOR SOLAR ACCESS OR MEET EXEMPTION REQUIREMENTS AS FOLLOWS:

- LOW-RISE MULTIFAMILY BUILDINGS ALL THERMOSTATS IN EACH DWELLING UNIT ARE DEMAND RESPONSE CONTROLS THAT COMPLY WITH SECTION 110.12(A) AND ARE CAPABLE OF RECEIVING AND RESPONDING TO DEMAND RESPONSE SIGNALS PRIOR TO GRANTING OF AN OCCUPANCY PERMIT BY THE ENFORCING AGENCY. IN ADDITION, EITHER A OR B BELOW:
- A. IN EACH DWELLING UNIT, COMPLY WITH ONE OF THE FOLLOWING MEASURES:
    1. INSTALL A DISHWASHER THAT MEETS OR EXCEEDS THE ENERGY STAR PROGRAM REQUIREMENTS WITH EITHER A REFRIGERATOR THAT MEETS OR EXCEEDS THE ENERGY STAR PROGRAM REQUIREMENTS OR A WHOLE HOUSE FAN DRIVEN BY AN ELECTRONICALLY COMMUTATED MOTOR, OR
    2. INSTALL A HOME AUTOMATION SYSTEM THAT COMPLIES WITH SECTION 110.12(A) AND IS CAPABLE OF, AT A MINIMUM, CONTROLLING THE APPLIANCES AND LIGHTING OF THE DWELLING AND RESPONDING TO DEMAND RESPONSE SIGNALS; OR
    3. INSTALL ALTERNATIVE PLUMBING PIPING TO PERMIT THE DISCHARGE FROM THE CLOTHES WASHER AND ALL SHOWERS AND BATH TUBS TO BE USED FOR AN IRRIGATION SYSTEM IN COMPLIANCE WITH THE CPC AND ANY APPLICABLE LOCAL ORDINANCES; OR
    4. INSTALL A RAINWATER CATCHMENT SYSTEM DESIGNED TO COMPLY WITH THE CPC AND ANY APPLICABLE LOCAL ORDINANCES, AND THAT USES RAINWATER FLOWING FROM AT LEAST 65 PERCENT OF THE AVAILABLE ROOF AREA.
  - B. MEET THE TITLE 24 PART 11, SECTION 44.106.2 REQUIREMENTS FOR ELECTRIC VEHICLE CHARGING SPACES

It is the client's responsibility prior to or during construction to verify the accuracy in writing of any personnel errors or omissions on the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should be responsible for aware. Written representations addressing such personnel errors or omissions shall be received from the architect prior to the client or client's subcontractors proceeding with the work. The client will be responsible for any delays in construction if these procedures are not followed.



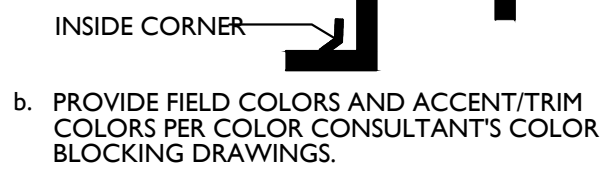


NORTH EXTERIOR ELEVATION SCALE: 3/32" = 1'-0" 2

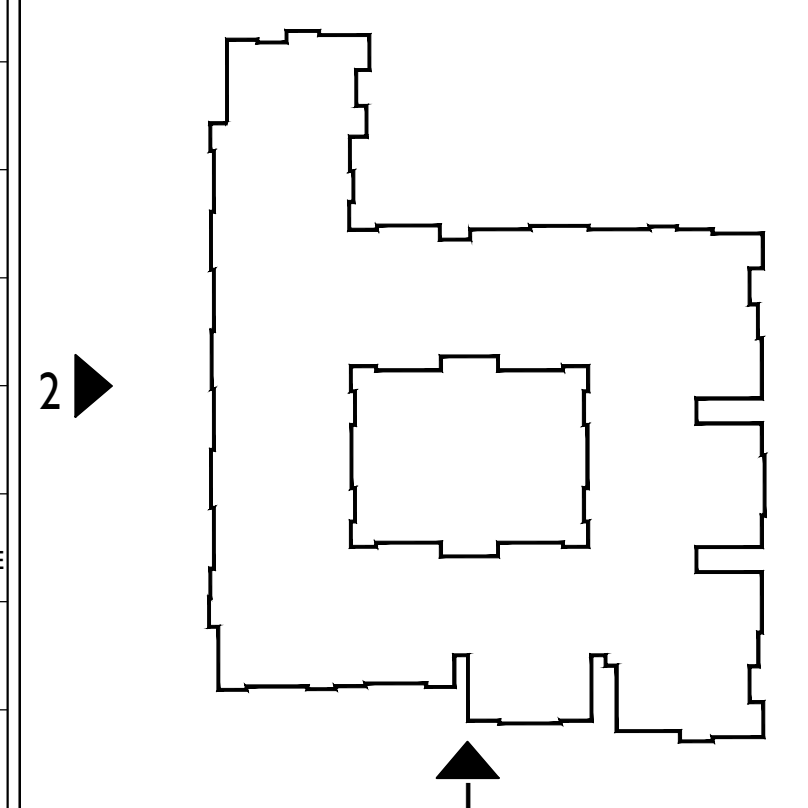


WEST (EL CAMINO REAL) EXTERIOR ELEVATION SCALE: 3/32" = 1'-0" 1

- ALL STUD WALLS & CEILINGS EXTENDING INTO A SOFFIT WILL BE PREBOARDED W/ RATED GYP-BD PLY PRIOR TO SOFFIT INSTALLATION.
- REFER TO DETAIL SHEETS FOR FIRE PARTITION CONSTRUCTION DETAILS AND NOTES.
- DUCT TERMINATION TO OCCUR MINIMUM 3'-0" FROM WINDOW OR DOOR OPENINGS INTO DWELLING UNIT PER C.F.C.
- ALL DIMENSIONS SHOWN ARE FROM TOP OF FINISH FLOOR SLAB AT FIRST FLOOR OR TOP OF WOOD FLOOR SHEATHING AT OTHER FLOORS AT INTERIOR OF THE UNITS.
- PAINT METAL REVEALS TO MATCH COLOR OF ADJACENT PLASTER WALLS.
- REFER TO DETAIL FOR MIN. WINDOW AND DOOR MOISTURE BARRIER INSTALLATION REQUIREMENTS.
- ALL HORIZONTAL PLASTER SURFACES 3" OR MORE IN DEPTH WILL RECEIVE SELF-ADHESIVE FLASHING WEATHERBOARD LAPPED MINIMUM 3" W/ BUILDING PAPER ON ALL SIDES PRIOR TO THE APPLICATION OF WIRE LATH AND PLASTER.
- FOAM PROJECTIONS MAY BE USED UP TO 4" THICK. 2X WOOD FRAMING IS REQUIRED AT ALL OTHER CONDITIONS.
- PROVIDE (2) LAYERS OF GRADE "D" BUILDING PAPER AT WOOD SHEATHED WALLS RECEIVING EXTERIOR PLASTER.
- ALL BUILDING RAIN GUTTER DOWNSPOUTS TO DISCHARGE PER CIVIL DRAWINGS.
- STRUCTURAL MEMBERS SHOWN IN ARCHITECTURAL SECTIONS ARE DIAGRAMMATIC AND SHOULD NOT BE RELIED UPON AS AN ACTUAL REPRESENTATION OF STRUCTURAL MEMBERS. REFER TO STRUCTURAL DRAWINGS FOR SPECIFIC LOCATIONS AND SIZES.
- COLORS AND FINISH MATERIALS INDICATE APPROXIMATE COLOR AND MATERIAL RANGE. THE CONTRACTOR WILL PROVIDE FIELD MOCK-UPS IN THE QUANTITIES INDICATED OF THE ACTUAL FINISH MATERIALS IN THE TEXTURE, COLOR AND /OR SERIES SPECIFIED. CLIENT AND ARCHITECT WILL REVIEW, COMMENT AND/OR APPROVE MOCK-UPS PRIOR TO INSTALLATION OF MATERIAL ON BUILDINGS.
- ALL COLOR CHANGES WILL OCCUR AT INSIDE CORNERS UNLESS OTHERWISE NOTED.
- HORIZONTAL & VERTICAL CONTROL JOINTS IN EXTERIOR CEMENT PLASTER LOCATE WHERE INDICATED ON ELEVATIONS. IN AREAS NOT ELEVATED, INSTALL TO SEGREGATE AREAS NOT EXCEEDING MORE THAN 144 SQ. FT. ON WALLS & NOT MORE THAN 100 SQ. FT. ON HORIZONTAL APPLICATIONS. DISTANCE BETWEEN JOINTS SHALL NOT EXCEED 18 FEET IN EITHER DIRECTION OR A LENGTH-TO-WIDTH RATIO OF 3:1 TO 1.
- ALL ROOFTOP EQUIPMENT MUST BE FULLY SCREENED FROM VIEW FROM ADJACENT PROPERTIES AND RIGHTS-OF-WAY.
- ANY PROPOSED CHANGES TO COLORS OR MATERIALS, AS APPROVED BY THE CITY COUNCIL, SHALL REQUIRE WRITTEN APPROVAL OF THE DIRECTOR OF COMMUNITY DEVELOPMENT.



- |            |             |    |    |    |
|------------|-------------|----|----|----|
| 1<br>AD3.0 | 14<br>AD2.0 | 17 | 26 | 35 |
| 2<br>AD1.0 | 18<br>AD1.0 | 18 | 27 | 36 |
| 3<br>AD3.2 | 16<br>AD1.0 | 19 | 28 | 37 |
| 4<br>AD3.2 | 2<br>AD4.0  | 20 | 29 | 38 |
| 5<br>AD3.2 | 12<br>AD4.0 | 21 | 30 | 39 |
| 6<br>AD3.2 | 13<br>AD1.1 | 22 | 31 | 40 |
| 7<br>AD1.1 | 15<br>AD4.0 | 23 | 32 | 41 |
| 8<br>AD1.1 | 16<br>AD4.0 | 24 | 33 | 42 |
|            | 17<br>AD4.0 | 25 | 34 |    |

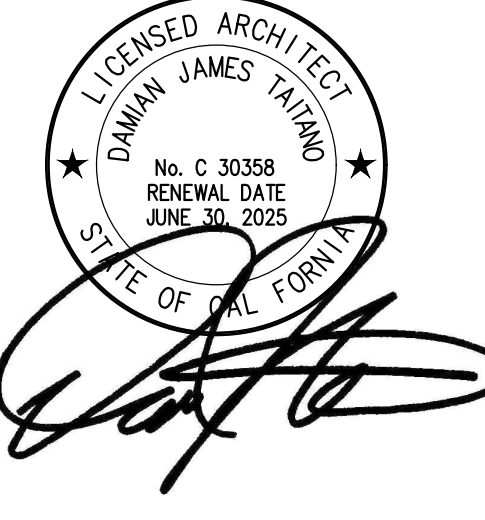


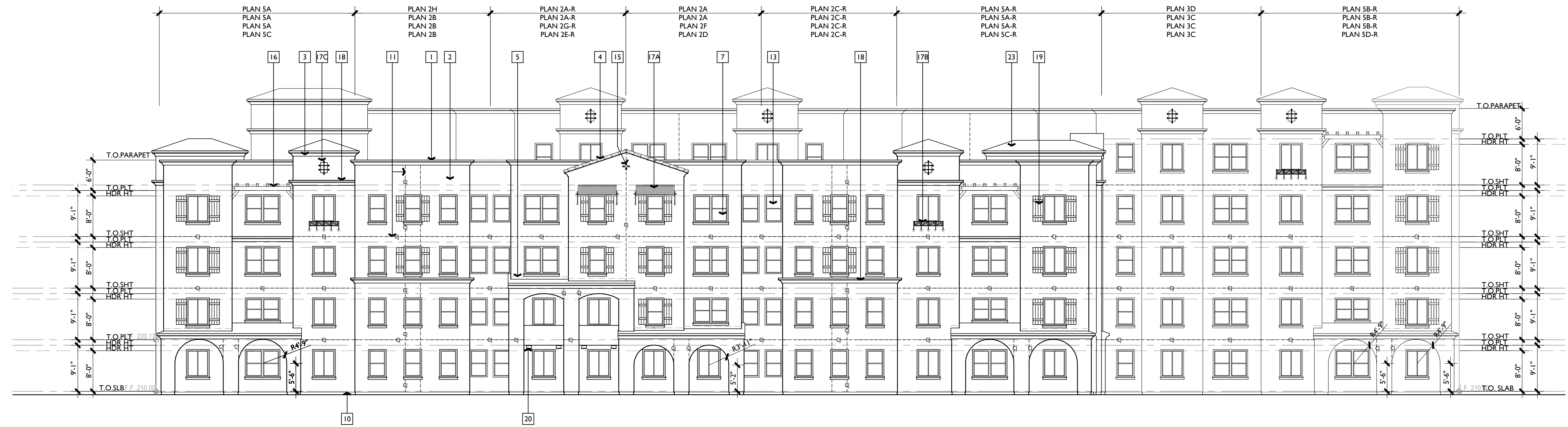
ELEVATION AND SECTION NOTES

ELEVATION AND SECTION KEYNOTES

BUILDING PLAN KEY

It is the client's responsibility prior to or during construction to verify the accuracy in writing of any permitted errors or omissions on the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should be responsible for aware. Written requests addressing such permitted errors or omissions shall be received from the architect prior to the start or commencement of construction. The client will be responsible for any delays in construction if these procedures are not followed.





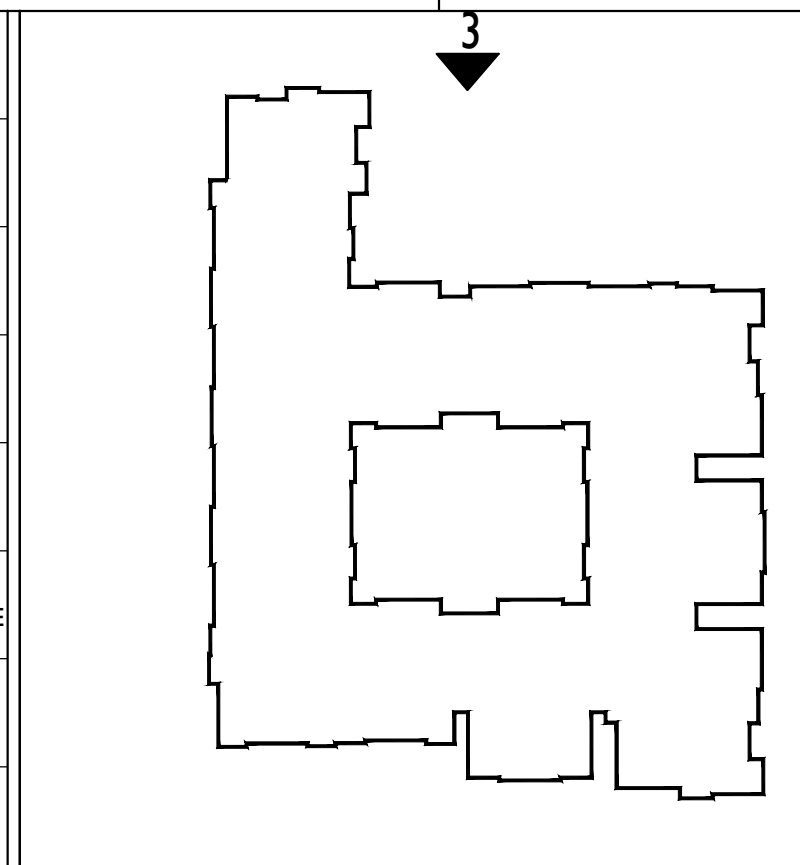
**SOUTH EXTERIOR ELEVATION** SCALE: 3/32" = 1'-0" 4



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

- ELEVATION AND SECTION NOTES**
- ALL STUD WALLS & CEILING EXTENDING INTO A SOFFIT WILL BE PREBOARDED W/ RATED GYP-BD PRIOR TO SOFFIT INSTALLATION.
  - REFER TO DETAIL SHEETS FOR FIRE PARTITION CONSTRUCTION DETAILS AND NOTES.
  - DUCT TERMINATION TO OCCUR MINIMUM 3'-0" FROM WINDOW OR DOOR OPENINGS INTO DWELLING UNIT PER C.F.C.
  - ALL DIMENSIONS SHOWN ARE FROM TOP OF FINISH FLOOR SLAB AT FIRST FLOOR OR TOP OF WOOD FLOOR SHEATHING AT OTHER FLOORS AT INTERIOR OF THE UNITS.
  - PAINT METAL REVEALS TO MATCH COLOR OF ADJACENT PLASTER WALLS.
  - REFER TO DETAIL FOR MIN. WINDOW AND DOOR MOISTURE BARRIER INSTALLATION REQUIREMENTS.
  - ALL HORIZONTAL PLASTER SURFACES 3" OR MORE IN DEPTH WILL RECEIVE SELF-ADHESIVE FLASHING WEATHERBOARD LAPPED MINIMUM 3" W/ BUILDING PAPER ON ALL SIDES PRIOR TO THE APPLICATION OF WIRE LATH AND PLASTER.
  - FOAM PROJECTIONS MAY BE USED UP TO 4" THICK. 2X WOOD FRAMING IS REQUIRED AT ALL OTHER CONDITIONS.
  - PROVIDE (2) LAYERS OF GRADE "D" BUILDING PAPER AT WOOD SHEATHED WALLS RECEIVING EXTERIOR PLASTER.
  - ALL BUILDING RAIN GUTTER DOWNSPOUTS TO DISCHARGE PER CIVIL DRAWINGS.
  - STRUCTURAL MEMBERS SHOWN IN ARCHITECTURAL SECTIONS ARE DIAGRAMMATIC AND SHOULD NOT BE RELIED UPON AS AN ACTUAL REPRESENTATION OF STRUCTURAL MEMBERS. REFER TO STRUCTURAL DRAWINGS FOR SPECIFIC LOCATIONS AND SIZES.
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  - ALL COLOR CHANGES WILL OCCUR AT INSIDE CORNERS UNLESS OTHERWISE NOTED.
  - HORIZONTAL & VERTICAL CONTROL JOINTS IN EXTERIOR CEMENT PLASTER LOCATE WHERE INDICATED ON ELEVATIONS. IN AREAS NOT ELEVATED, INSTALL TO SEGREGATE AREAS NOT EXCEEDING MORE THAN 144 SQ. FT. ON WALLS & NOT MORE THAN 100 SQ. FT. ON HORIZONTAL APPLICATIONS. DISTANCE BETWEEN JOINTS SHALL NOT EXCEED 18 FEET IN EITHER DIRECTION OR A LENGTH-TO-WIDTH RATIO OF 1.5 TO 1. HORIZONTAL JOINTS SHALL WRAP OUTSIDE CORNERS AND RETURN TO THE NEAREST INSIDE CORNER ALONG WALLS THAT RETURN TO A SURFACE BEYOND. REFER TO DETAIL B/AD6.0c.
  - ALL ROOFTOP EQUIPMENT MUST BE FULLY SCREENED FROM VIEW FROM ADJACENT PROPERTIES AND RIGHTS-OF-WAY.
  - ANY PROPOSED CHANGES TO COLORS OR MATERIALS, AS APPROVED BY THE CITY COUNCIL, SHALL REQUIRE WRITTEN APPROVAL OF THE DIRECTOR OF COMMUNITY DEVELOPMENT.

- ELEVATION AND SECTION KEYNOTES**
- |  |  |                            |  |                            |   |                             |   |                               |  |
|--|--|----------------------------|--|----------------------------|---|-----------------------------|---|-------------------------------|--|
| 1<br>AD3.0<br>1<br>AD3.0                             | PARAPET WALL: EXTERIOR PLASTER. HEIGHT REFERS FROM TOP OF PLATE  | 9<br>AD2.0<br>14<br>AD2.0  | EXTERIOR SOFFIT: PLASTER OF 1/2" LATH O/ BLDG PAPER  | 17<br>AD4.0<br>4<br>AD4.0  | DECORATIVE METAL ACCENT:<br>A. METAL AWNING: 8/AD4.0<br>B. METAL POT-SHELF: 20/AD1.1<br>C. METAL INSERT: 12/AD4.0<br>FOAM TRIM: | 26<br>AD3.0<br>27<br>AD3.0  | ROOF TRUSSES:<br>BY OTHER REFER TO STRUCTURAL DRAWINGS<br>BUILDING INSULATION:<br>SEE ENERGY COMPLIANCE FORMS FOR INSULATION AND ENERGY COMPLIANCE REQUIREMENTS | 35<br>AD1.0<br>14<br>AD1.0    | 2-HR SHAFT WALL:   |
| 2<br>AD3.2<br>3<br>AD3.2                             | 3-COAT EXTERIOR PLASTER SYSTEM:<br>MIN. 7/8" THICK, O/ GRADE "D" MIN. BLDG PAPER, 20/30 SAND FLOAT FINISH W/ 100% ACRYLIC PAINT. PROVIDE SAMPLE FOR REVIEW & APPROVAL BY ARCHITECT | 10<br>AD1.0<br>18<br>AD1.0 | FOUNDATION SCREEN:   | 18<br>AD4.0<br>4<br>AD4.0  | SHUTTER:<br>PRIME AND PAINT   | 29<br>AD3.0<br>8<br>AD3.0   | INTERIOR WALL:<br>REFER TO BUILDING PLANS   | 36<br>AD1.0<br>2<br>AD1.0     | EXTERIOR WALL FRAMING:<br>REFER TO STRUCTURAL DRAWINGS   |
| 3<br>AD3.2<br>4<br>AD3.2                             | TYPICAL EAVE:<br>STUCCO FASCIA WITH ALUMINUM REFINISHED GUTTER & E.P.S. FOAM CORBEL O/ BROWN COAT.   | 11<br>AD1.0<br>16<br>AD1.0 | 1/2" STUCCO CONTROL JOINTS:<br>VERTICAL AND HORIZONTAL JOINTS INDICATED ON EXTERIOR ELEVATIONS | 19<br>AD4.0<br>2<br>AD4.0  | DECORATIVE CORBEL:  | 30<br>AD2.1<br>1-4<br>AD2.1 | CONDENSERS ON UNISUBSTR:<br>REFER TO MECHANICAL DRAWINGS  | 37<br>AD2.0<br>4<br>AD2.0     | INTERIOR SOFFIT (GYPSUM BOARD FINISH):<br>NON RATED  |
| 4<br>AD3.2<br>5<br>AD3.2                             | TYPICAL RAKE:<br>3" STYLE TIGHT RAKE   | 12<br>AD4.0<br>2<br>AD4.0  | EXTERIOR PLASTER SHELF:  | 20<br>AD4.0<br>3<br>AD4.0  | DOWNSPOUT:<br>REFER TO PLUMBING AND CIVIL DRAWINGS  | 31<br>AD3.1<br>5<br>AD3.1   | METAL HANDRAIL:<br>3/4" MIN. 38" MAX HEIGHT MEASURED ABOVE STAIR TREAD NOSING. CBC 1014.2   | 38<br>AD1.0<br>4<br>AD1.0     | RATED WALL AT CORRIDOR:<br>1-HR RATED  |
| 5<br>AD3.2<br>6<br>AD3.2                             | ROOF TO WALL FLASHING:<br>GALVANIZED METAL ROOF FLASHING. PRIME AND PAINT TO MATCH ROOFING   | 13<br>AD1.1<br>16<br>AD1.1 | VINYL WINDOW (SEE WINDOW SCHEDULE A-SCH 1):<br>REFER TO ELEVATION WHERE TRIM OCCURS            | 21<br>AD3.2<br>20<br>AD3.2 | SCUPPER AND OVERFLOW:<br>REFER TO PLUMBING DRAWINGS   | 32<br>AD2.0<br>4<br>AD2.0   | FLOOR / CEILING FRAMING:<br>1-HOUR FIRE RATED. REFER TO STRUCTURAL DRAWINGS FOR MEMBER SIZES  | 39<br>AD1.1<br>2<br>AD1.1     | 2-HR FIRE WALL:  |
| 6<br>AD3.2<br>7<br>AD1.1                             | RAKE TO WALL FLASHING:<br>GALVANIZED METAL ROOF FLASHING. PRIME AND PAINT TO MATCH ROOFING   | 14<br>AD4.0<br>1<br>AD4.0  | OPENING SURROUND:<br>EXTERIOR PLASTER FINISH   | 22<br>AD3.0<br>5<br>AD3.0  | ROOF TILE:<br>SLOPE 4/12 U.N.O. MATERIAL 1" CONC. TILE ROOF, CLASS A ASSEMBLY INSTALL PER MFR. REPORT. ICC ESR#1900             | 33<br>AD2.0<br>8<br>AD2.0   | FLOOR / CEILING AT COMMON ASSEMBLY:<br>1-HOUR RATED CORRIDOR  | 40<br>AD1.0<br>13-14<br>AD1.0 | BUILDING ADDRESS NUMBER:<br>SEE BUILDING NOTE 21. 12" HIGH, 5" STROKE W/ CONTRASTING BACKGROUND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY |
| 7<br>AD1.1<br>8<br>AD1.1                             | RECESSED VINYL WINDOW (SEE WINDOW SCHEDULE A-SCH 1):<br>REFER TO ELEVATION WHERE TRIM OCCURS   | 15<br>AD4.0<br>1<br>AD4.0  | GABLE ACCENT:  | 23<br>AD3.0<br>5<br>AD3.0  | BUILT UP ROOFING:<br>SLOPE 1/2" PER FOOT MINIMUM  | 34<br>AD1.0<br>1<br>AD1.0   | 1-HR RATED PARTY WALL:  | 41<br>AD1.0<br>1<br>AD1.0     |  |
| 8<br>AD1.1<br>A<br>AD1.1<br>B<br>AD1.1<br>C<br>AD1.1 | EXTERIOR GUARD RAIL +42" HIGH A.F.F.<br>A. PLASTER: 8/AD1.1<br>B. METAL: 12/AD1.1<br>C. METAL RAILING AT STUCCO GUARDRAIL: 9/AD1.1   | 16<br>AD4.0<br>1<br>AD4.0  | TRELLIS:   | 24<br>AD3.0<br>5<br>AD3.0  |   | 42<br>AD1.0<br>1<br>AD1.0   |   |                               |  |



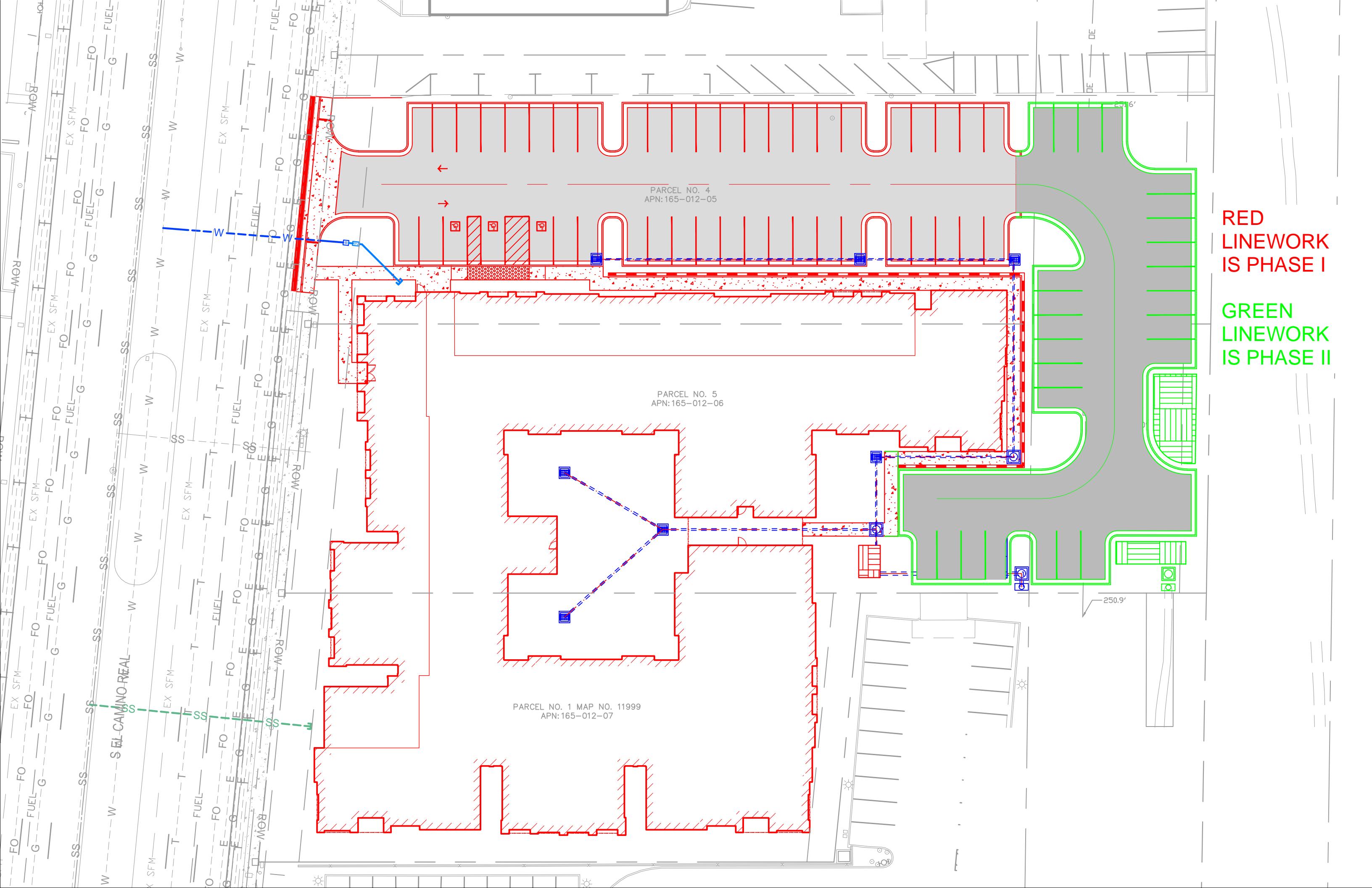
JULY 31, 2024  
Revisions

It is the client's responsibility prior to or during construction to verify the accuracy in writing of any permitted errors or omissions on the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should be responsible for aware. Written objections addressing such permitted errors or omissions shall be received from the architect prior to the client or client's subcontractors proceeding with the work. The client will be responsible for any delays in construction if these procedures are not followed.



**BUILDING A  
EXTERIOR  
ELEVATIONS**

**AA-8**



PARCEL NO. 4  
APN: 165-012-05

PARCEL NO. 5  
APN: 165-012-06

PARCEL NO. 1 MAP NO. 11999  
APN: 165-012-07

RED  
LINEWORK  
IS PHASE I

GREEN  
LINEWORK  
IS PHASE II