

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING WERE CREATED SOLELY FOR USE ON AND IN CONNECTION WITH SPECIFIED PROJECT AND SHALL REMAIN THE PROPERTY OF THE STICKNEY DESIGN ASSOCIATES. NONE OF THESE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN APPROVAL OF STICKNEY DESIGN ASSOCIATES.

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH THE 2013 EDITION OF THE CALIFORNIA BUILDING CODE (CBC), (2013 IBC), THE LATEST ADOPTED EDITIONS OF THE CALIFORNIA FIRE CODE (2013 CFC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC) AND THE 213 EDITION OF THE CALIFORNIA ELECTRICAL CODE (CEC) AND ALL GOVERNING CODES, REGULATIONS, AND ORDINANCES.

2. ALL PLANS ARE NOT COMPLETE FOR CONSTRUCTION UNTIL APPROVAL OF THE APPROPRIATE GOVERNING AGENCIES AND ISSUANCE OF APPLICABLE PERMITS.

3. OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.

4. EACH TRADE SHALL BE RESPONSIBLE FOR KNOWLEDGE OF GENERAL NOTES LISTED HERE AND ELSEWHERE IN THIS SET OF PLANS AND OF THE LATEST BUILDING CODES. WORK OF EACH TRADE SHALL MEET OR EXCEED THE STANDARDS ESTABLISHED BY THE CONTRACT DCS.

5. T1. FOR REMODELED SPACES SHALL COMPLY WITH TITLE 24 AND THE AMERICANS WITH DISABILITIES ACT (ADA) IN REGARDS TO NEWLY CONSTRUCTED AREAS ONLY. ANY UPGRADES TO THE EXISTING FACILITY TO COMPLY WITH CURRENT CODES OR ADA REQUIREMENTS SHALL BE COVERED UNDER A SEPARATE DOCUMENT UNLESS SPECIFICALLY REQUESTED BY THE OWNER.

6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES AND PROCEDURES EMPLOYED IN THE PERFORMANCE OF WORK ON OR ABOUT THE JOB SITE. THE GENERAL CONTRACTOR SHALL COORDINATE AND VERIFY ALL WORK PERFORMED BY SUBCONTRACTORS.

7. ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK ON OR RELATED TO THIS PROJECT SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED, AND SHALL COMPLY WITH THE OCCUPATIONAL SAFETY AND HEALTH REGULATION OF THE U.S. DEPARTMENT OF LABOR AND WITH ANY AND ALL OTHER APPLICABLE STATE AND/OR LOCAL SAFETY REGULATIONS. THE CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUALLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND TO THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE OWNER, TENANT OR DESIGNER FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT.

8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF PROJECT AND SHALL BE RESPONSIBLE FOR THE DISCIPLINE OF ALL WORKERS ON THE PROJECT.

9. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO DISTRIBUTE ADEQUATE COPIES OF ALL DRAWINGS TO ALL TRADES FALLING UNDER THEIR RESPONSIBILITY AT ALL TIMES DURING THE PROGRESS OF THE JOB INCLUDING REVISIONS.

10. IF THE CONTRACTOR PERFORMS ANY WORK TO BE CONTRARY TO ANY FEDERAL, STATE OR LOCAL LAWS, ORDINANCES, RULES OR REGULATIONS, AND WITHOUT SUCH NOTICE TO THE DESIGNER AND/OR OWNER HE SHALL ASSUME ALL RESPONSIBILITY AND SHALL BEAR ALL COSTS ATTRIBUTABLE THERETO. CONTRACTOR TO NOTIFY DESIGNER AND/OR OWNER OF ANY VARIANCES IN THE CONSTRUCTION DOCUMENTS.

11. THE GENERAL CONTRACTOR SHALL INSPECT AND VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO THE START OF CONSTRUCTION. WHEN ADDITIONAL INFORMATION IS NEEDED TO PROVIDE COMPLETE AND ACCURATE COORDINATION, THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR CLARIFICATION.

12. THE STARTING OF ANY WORK BY ANY CONTRACTOR OR SUBCONTRACTOR SHALL BE CONSIDERED PRIMA FACIE EVIDENCE THAT HE HAS INSPECTED AND ACCEPTED ALL CONDITIONS INVOLVED IN HIS WORK AND FINDS THEM SATISFACTORY.

13. EXISTING CONDITIONS ARE SAID TO BE PREVIOUSLY PERMITTED AND/OR TO CURRENT BUILDING CODES AT THE TIME OF THEIR CONSTRUCTION. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR AREAS OF CONSTRUCTION NOT BUILT UNDER THESE CONDITIONS.

14. AREAS NOT SPECIFICALLY IDENTIFIED AS AREAS OF NEW CONSTRUCTION ARE NOT INCLUDED AS A PART OF THESE DOCUMENTS NOR ARE THEY TO BE CONSIDERED A RESPONSIBILITY OF THE DESIGNER.

15. AN ASSESSMENT OF THIS PROJECT'S CURRENT BUILDING CODE VIOLATIONS SHALL BE A SEPARATE PROJECT, NOT A PART OF THIS PROJECT.

16. THE GENERAL CONTRACTOR WARRANTS TO THE OWNER AND DESIGNER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW (UNLESS OTHERWISE SPECIFIED) AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS OR DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ALL CONTRACTORS SHALL INDIVIDUALLY WARRANT FOR ONE YEAR ALL MATERIALS AND WORKMANSHIP EXCEPT AS OTHERWISE SPEC'D.

17. ALL WORK ON DRAWINGS SHALL BE PERFORMED IN COMPLIANCE WITH REQUIREMENTS OF THE LEASE WORK LETTER AND/OR BUILDING STANDARD SPECIFICATIONS AND REGULATIONS WHETHER OR NOT LISTED ON DRAWINGS OR INCLUDED HEREIN.

18. THE STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL ENGINEERING PLANS ARE SUPPLEMENTAL TO THE TENANT IMPROVEMENT DRAWINGS. ANY DISCREPANCY SHALL BE BROUGHT TO THE DESIGNER FOR CLARIFICATION.

19. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REVIEWING AND VERIFYING DEMOLITION PLANS IN RELATION TO STRUCTURAL AND/OR CONSTRUCTION. DESIGNER IS TO BE NOTIFIED OF ANY AND ALL CONFLICTS, DISCREPANCIES OR PROBLEMS.

20. THE GENERAL CONTRACTOR AND HIS SUB-CONTRACTORS SHALL NOT MAKE CHANGES OR DO EXTRA WORK WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER AND THE OWNER'S REPRESENTATIVE.

21. OWNER RESERVES RIGHT TO INCREASE OR REDUCE THE WORK AT THEIR DISCRETION.

22. "TYPICAL" MEANS IDENTICAL FOR ALL SAME CONDITIONS UNLESS OTHERWISE NOTED. "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS/ORIENTATION ON PLAN.

23. THE GENERAL CONTRACTOR AND HIS SUB-CONTRACTORS SHALL NOT MAKE ANY SUBSTITUTIONS FOR ANY MATERIALS WHERE A SPECIFIC MANUFACTURER IS SPECIFIED. "EQUALS" ARE SUBJECT TO THE JUDGMENT AND APPROVAL OF THE DESIGNER PRIOR TO INSTALLATION. IF SUBSTITUTIONS MADE ARE NOT GENERATED BY THE DESIGNER, THE DESIGNER WILL NOT BE RESPONSIBLE FOR THE QUALITY AND PERFORMANCE OF THE ALTERNATE PRODUCT.

24. THE GENERAL CONTRACTOR SHALL SUBMIT CONFIRMATIONS W/ DELIVERY DATES FOR ORDERS OF MATERIALS AND EQUIPMENT OF ANY LONG LEAD TIME ORDER ITEMS TO THE DESIGNER.

25. COLLINS AND MILLIONS TAKE PRECEDENCE OVER DIMENSIONS UNLESS OTHERWISE NOTED. DIMENSIONS TAKE PRECEDENCE OVER SCALE. PRECEDENCES ARE NOT ADJUSTABLE WITHOUT APPROVAL OF DESIGNER UNLESS NOTED BY "N".

26. THE GENERAL CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY HIS OPERATIONS. AT THE COMPLETION OF THE WORK, HE SHALL REMOVE ALL HIS WASTE MATERIALS AND RUBBISH FROM AND ABOUT THE PROJECT AS WELL AS ALL HIS TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY AND SURPLUS MATERIALS.

27. THE GENERAL CONTRACTOR AND HIS SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR CORRECTING ANY DEFECTS FOUND IN EXISTING BASE BUILDING CONSTRUCTION UNLESS OTHERWISE SPECIFIED. THIS INCLUDES BUT IS NOT LIMITED TO UNEVEN SURFACES AND FINISHES. THE CONTRACTOR SHALL PATCH AND REPAIR SURFACES TO MATCH ADJACENT ADJOINING OR SIMILAR SURFACES.

28. UNLESS SPECIFICALLY SHOWN OR NOTED ON THE DRAWINGS, NO STRUCTURAL MEMBER SHALL BE CUT, NOTCHED, BORED OR OTHERWISE MODIFIED WITHOUT PRIOR APPROVAL.

29. WHETHER OR NOT DETAILED ON DRAWINGS, THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL STRENGTH, BRACING, BACKUP PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL CASEWORK AND OF ALL WALL MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL OR MISCELLANEOUS EQUIPMENT.

30. CONTRACTOR(S) SHALL PROVIDE PROTECTION FOR CARPET, EQUIPMENT, FURNISHINGS AND EXISTING FINISHES IN AREAS OF DEMOLITION AND CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE REPLACEMENT OR REPAIR TO LIKE-NEW MATERIALS AND TO THE OWNER'S SATISFACTION OF ANY DAMAGE CAUSED BY THE CONTRACTOR/SUBCONTRACTORS.

31. THE GENERAL CONTRACTOR SHALL INFORM THE DESIGNER OF ANY CONFLICTS PRIOR TO CONSTRUCTION THAT EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, TELEPHONE, ELECTRICAL, LIGHTING, PLUMBING AND SPRINKLER EQUIPMENT (TO INCLUDE PIPING, DUCT WORK AND CONDUIT) AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ABOVE EQUIPMENT ARE PROVIDED.

32. GENERAL CONTRACTOR SHALL PROVIDE AND LOCATE ACCESS PANELS AS REQUIRED AFTER INSTALLATION OF MECHANICAL, PLUMBING AND ELECTRICAL WORK. SUBMIT SPECIFICATIONS AND LOCATIONS OF PROPOSED ACCESS PANELS TO THE DESIGNER FOR REVIEW AND APPROVAL PRIOR TO WORK.

33. ALL INDICATED UTILITY AND SUB-IN LOCATIONS ARE FOR REFERENCE ONLY. EXACT LOCATIONS SHALL BE VERIFIED ON THE JOB SITE.

34. SPRINKLER HEADS TO BE DROPPED PER CURRENT CBC AND CPC CODES FOR WORK PERFORMED IN BUILDINGS WITH INSTALLED SPRINKLER SYSTEMS.

35. PROVIDE CONCEALED SPRINKLER HEADS IN ALL GYP, BD, LIDS AND SOFFITS, UON.

36. GLASS WORK TO COMPLY W/CBC SEC. 2406.4 OR LOCAL CODE. GLASS DOORS, ADJ. PANELS AND ALL GLAZED OPENINGS WHERE THE NEAREST EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.

37. EXTERIOR LEVEL LANDING MAY SLOPE UP TO 1/4" PER FOOT IN ANY DIRECTION FOR SURFACE DRAINAGE.

38. GENERAL CONTRACTOR SHALL PROVIDE TO OWNER AT COMPLETION OF CONSTRUCTION, ONE SET OF AS-BUILT DRAWINGS INC. ELECTRICAL, MECHANICAL, PLUMBING AND SPECIFICATIONS CONTRACTOR TO PROVIDE TO THE OWNER APPLICABLE MAINTENANCE, WARRANTY AND MSDS SHEETS.

39. AN APPROVED SET OF PLANS (BUILDING, FIRE SPRINKLER, FIRE ALARM, ETC.) SHALL BE ON THE JOB SITE DURING CONSTRUCTION. NO INSPECTIONS WILL BE MADE WITHOUT COMPLIANCE WITH ABOVE. CBC 108.

40. BUSINESS NAME AND STREET ADDRESS SHALL BE PLACED ON THE EXTERIOR OF DOOR (S) LOCATED AWAY FROM THE STREET ENTRANCE, SUCH AS BACK OF BUILDING, OR SIDES WITH 3" MIN. LETTERS. CFC SEC. 909.

41. HOUSEKEEPING - GOOD HOUSEKEEPING SHALL BE MAINTAINED AT ALL TIMES. ACCUMULATION OF COMBUSTIBLE WASTE MATERIALS IN THE BUILDING SHALL NOT BE ALLOWED. CFC SEC. 3041.

ELECTRICAL NOTES

1. ALL ELECTRICAL WORK SHALL COMPLY WITH CURRENT CALIFORNIA ELECTRICAL CODE.

2. OUTDOOR LIGHTING TO COMPLY W/CITY OF SAN DIEGO LIGHTING POLLUTION ORDINANCE.

3. INTERIOR LIGHTING SYSTEMS SHALL COMPLY W/CALIFORNIA ENERGY COMMISSION STDs.

MECHANICAL / PLUMBING NOTES

1. LAVATORY FAUCETS IN RESTROOMS SHALL BE THE SELF-CLOSING TYPE. EACH FAUCET SHALL NOT EXCEED A WATER FLOW OF 2.2 GPM.

2. SHOWERS SHALL BE PROVIDED WITH MIXING VALVES PER CFC, SEC. 412.0. SHOWER HEADS SHALL NOT EXCEED A WATER FLOW RATE OF 2.5 GPM.

3. EACH TOILET SHALL BE THE ULTRA LOW FLUSH TYPE. EACH URINAL SHALL HAVE A WATER CONSUMPTION OF NOT MORE THAN 1 G.P.M. PER FLUSH.

4. VACUUM BREAKERS SHALL BE PROVIDED AT ALL HOSE BIBS.

5. 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.

6. INSULATION MATERIAL SHALL MEET THE CALIFORNIA QUALITY STANDARDS PER ENERGY EFFICIENCY STANDARDS SEC. 118.

7. DOORS AND WINDOWS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER ENERGY EFFICIENCY STANDARDS SEC. 116.

8. ALL PIPING AND DUCTWORK SHALL BE INSULATED CONSISTENT WITH THE REQUIREMENTS OF ENERGY EFFICIENCY STANDARDS SEC. 118, 123, 124 AND CMC TABLE 6-D AS APPLICABLE.

9. 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, 119, 120-125 AS APPLICABLE. HVAC EQUIP. AND WATER HEATERS SHALL COMPLY WITH CFC CHAP. 3.

10. SERVICE WATER HEATING SYSTEMS AND EQUIPMENT SHALL COMPLY WITH ENERGY EFFICIENCY STANDARDS SEC. 113.

11. SMOKE DETECTORS SHALL BE PROVIDED AT SUPPLY AIR DUCTS OF AIR MOVING SYSTEMS EXCEEDING 2000 CFM PER CFC SEC. 608.

12. PERMANENT ACCESS TO ROOF MT. EQUIPMENT SHALL COMPLY WITH CFC SEC. 307.

13. DRAIN & VENT PIPING MATERIALS SHALL COMPLY WITH CFC SEC. 101.0.

14. ALL SANITARY SYSTEM MATERIALS SHALL BE LISTED BY AN APPROVED LISTING AGENCY.

15. CHEMICAL WASTE PIPING SHALL COMPLY WITH CFC SEC. 811.0.

16. WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO SEISMIC MOTION PER CFC SEC. 510.9.

17. MATERIALS EXPOSED WITHIN A DUCT OR FLENUM SHALL COMPLY WITH CFC SEC. 601.1.3.

18. MEDIUM PRESSURE GAS PIPING SHALL BE LABELED EVERY 5'-0".

PLAN CHECK NOTES

1. PROVIDE FINISHES AT FLOORS AND WALLS OF TOILET ROOMS AS FOLLOWS: AN APPROVED, SMOOTH, HARD, NONABSORBENT FLOORING MATERIAL SHALL EXTEND UPWARD A MIN. OF 5'. WALLS WITHIN WATER CLOSET COMPARTMENTS AND WALLS WITHIN 24" OF THE FRONT AND SIDES OF URINALS SHALL BE SIMILARLY FINISHED TO A 1/4" OF 48" AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE A TYPE WHICH IS NOT ADVERSELY AFFECTED BY MOISTURE. (CBC 11B3.3.1.6)

2. FOR COMBUSTIBLE CONSTRUCTION PROVIDE DRAFTSTOPS AS INDICATED: DRAFTSTOPS IN FLOORS SHALL BE INSTALLED SO THAT HORIZONTAL FLOOR AREAS DO NOT EXCEED 1000 SF. IF AN AUTOMATIC SPRINKLERS ARE INSTALLED, THE AREA BETWEEN DRAFTSTOPS IS 3,000 SQ. FT. W/ THE MAX. HORIZONTAL DIMENSION OF 120'. IF NO AUTOMATIC SPRINKLERS ARE INSTALLED, THE HORIZONTAL AREA DOES NOT EXCEED 3,000 SQ. FT. IF AUTOMATIC SPRINKLERS ARE INSTALLED, THE AREA BETWEEN DRAFTSTOPS IS 3,000 SQ. FT. W/ THE MAX. HORIZONTAL DIMENSION OF 100'. (C.B.C. SECS. 1113.3, 1114.3)

3. EXIT DOOR SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING AN OCCUPANT LOAD OF 50 OR MORE PERSONS OR A GROUP H OCCUPANCY. (C.B.C. SEC 1008.12)

4. DOOR OPERATIONS: ALL EXITS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. (C.B.C. SEC 1008.13) EXCEPTION: IN GROUPS A (300 LESS CLUBS, F, M, 1) IS OCCUPANCIES AND IN ALL CHURCHES, KEY-LOCKING HARDWARE MAY BE USED ON THE MAIN EXIT WHERE THE MAIN EXIT CONSISTS OF A SINGLE DOOR. IF AUTOMATIC SPRINKLERS ARE INSTALLED, THE AREA BETWEEN DRAFTSTOPS IS 3,000 SQ. FT. W/ THE MAX. HORIZONTAL DIMENSION OF 100'. (C.B.C. SECS. 1113.3, 1114.3)

5. MEANS OF EGRESS DOOR SIZE: MINIMUM WIDTH OF EACH DOOR OPENING SHALL BE NOT LESS THAN 32" (36" WIDE DOOR). CLEAR OPENINGS FOR SWINGING DOORS SHALL BE MEASURED FROM FACE OF DOOR AND THE STOP. W/ DOOR OPENING 90 DEGREES. MAXIMUM WIDTH OF A SWINGING DOOR TO BE 48". THE HEIGHT OF DOORS SHALL NOT BE LESS THAN 80". (C.B.C. SEC 1008.11)

6. EXIT CORRIDORS TO BE A MIN. OF 44" IN WIDTH OR AS REQ'D BY OCCUPANT LOAD. DEAD-END CORRIDORS TO BE LIMITED TO 20' IN LENGTH. (C.B.C. SECS. 1008.1, 1012)

7. 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 WALKING SURFACE LEVEL. (CBC 1006.1, 1006.2)

FIRE DEPARTMENT NOTES

1. EXIT SIGNS: WHERE REQUIRED, EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. ACCESS TO EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS. THE PLACEMENT OF THE SIGN SHALL BE SUCH THAT NO POINT IN A CORRIDOR IS MORE THAN 100 FT. OR THE LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN. (CBC 1011)

2. EXIT SIGN ILLUMINATION: EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY LIT AND AT ALL TIMES. (CBC 1011.2 & 4)

4. LETTERS AND SYMBOLS SHALL BE IN HIGH CONTRAST TO THEIR BACKGROUND. WORDS SHALL BE IN BLOCK LETTERS A MINIMUM OF 6" HIGH AND A STROKE OF NOT LESS THAN 3/4". (CBC 1011.3)

3. EXIT SIGN POWER SOURCE: EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. TO INSURE CONTINUED ILLUMINATION FOR A DURATION OF 90 MIN. IN CASE OF A POWER LOSS, THE SIGN IS TO BE CONNECTED TO AN EMERGENCY POWER SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR IN ACCORDANCE W/ CBC 2102. (CBC 1011.3)

4. COMPLETE PLANS AND SPECS FOR FIRE ALARM SYSTEMS, FIRE-EXTINGUISHING SYSTEMS INCLUDING AUTOMATIC SPRINKLER SYSTEMS AND WET AND DRY STANDPIPES, HALON SYSTEMS AND OTHER SPECIAL TYPES OF AUTOMATIC FIRE-EXTINGUISHING SYSTEMS, BASEMENT PIPE INLETS, AND OTHER FIRE-PROTECTION SYSTEMS AND APPURTENANCES THERETO SHALL BE SUBMITTED TO FIRE AND LIFE SAFETY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION (CFC SEC 10013)

6. INSTALLATION OF AUTOMATIC FIRE SPRINKLER SYSTEMS TO COMPLY W/ CBC STANDARDS 901.

6. SPRINKLER SYSTEM MONITORING & ALARMS: ALL VALVES CONTROLLING THE WATER SUPPLY FOR AUTOMATIC SPRINKLER SYSTEMS AND WATER-FLOW SWITCHES ON ALL SPRINKLER SYSTEMS SHALL BE ELECTRICALLY MONITORED. (CBC 903.4, CFC SEC. 1009.3.1)

1. PROVIDE A MINIMUM OF ONE 2A10BC CLASSIFICATION FIRE EXTINGUISHER WITHIN 15 FEET TRAVEL DISTANCE FOR EACH 3,000 SQUARE FEET OR PORTION THEREOF ON EACH FLOOR. (CFC SEC. 1005, AND CAL. CODE REGS. TIT. 19, SEC. 323)

8. AT LEAST ONE FIRE EXTINGUISHER W/ A MIN. RATINGS OF 4-A-20BC TO BE PROVIDED OUTSIDE OF EACH MECHANICAL, ELECTRICAL OR BOILER RM. (CFC SEC. 1002, CAL. CODE REGS TITLE 19 SEC 323)

9. ALL FIRE ALARM SYSTEMS SHALL BE INSTALLED IN COMPLIANCE WITH CFC SEC 1001.

10. INTERIOR FINISHES SHALL COMPLY WITH CBC CHAPTER 8. FLAME SPREAD CLASSIFICATIONS FOR INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH 2010 CBC 803, TABLE 803.3.

11. ALL DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION. (CAL. CODE REGS. TIT. 19, SECS. 3208, 321 AND CFC SEC. 78015)

12. BUILDING OCCUPANT SHALL SECURE PERMITS REQUIRED BY THE FIRE DEPARTMENT FROM THE FIRE PREVENTION BUREAU PRIOR TO OCCUPANCY THIS BUILDING.

13. ADDRESS SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS IN A POSITION TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (CFC SEC. 9014.4, PHPS POLICY P-00-6)

14. CONSTRUCTION, REMODEL, OR DEMO OF A BUILDING SHALL COMPLY W/ CFC ARTICLE 81.

15. IF A SPRINKLED BUILDING, PROVIDE SPRINKLER DENSITY INFORMATION. COMPLETE AND RETURN THE HIGH-FILED COMBUSTIBLE STOCK INFORMATION FORM.

16. FIRE EXTINGUISHING SYSTEMS MUST BE INSTALLED IN ACCORDANCE WITH CBC SEC. 904 AND COMPLY WITH CFC STANDARDS 9-1 AND 9-2.

17. PLANS FOR ALL FIXED FIRE PROTECTION EQUIPMENT SUCH AS STANDPIPES, SPRINKLER AND FIRE ALARM SYSTEMS, MUST BE SUBMITTED TO AND APPROVED BY THE FIRE PREVENTION BUREAU BEFORE EQUIPMENT IS INSTALLED.

18. FIRE DAMPER ASSEMBLIES, INCLUDING SLEEVES AND INSTALLATION PROCEDURES SHALL BE APPROVED BY THE BUILDING/FIRE INSPECTOR PRIOR TO INSTALLATION.

19. FIRE PROTECTION, INCLUDING FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION. (CFC SEC. 9013, 91242, 91243.)

20. FIRE HYDRANTS SHALL COMPLY WITH PHPS POLICY P-36-01 FOR ON-SITE FIRE HYDRANTS.

21. KNOX KEY BOX SHALL BE INSTALLED AT/OR NEAR FRONT DOOR. ALL APPLICABLE KEYS FOR FACILITY SHALL BE PROVIDED TO THE FIRE DEPT FOR EMERGENCY ACCESS, AND SHALL BE PLACED IN KNOX-BOX (RAPID ENTRY SYSTEM) (CFC SEC. 9061) ATTENDMENT).

22. IN EVERY GROUP A, 1, 1-R, 1-R-2 & 1-R-6 OCCUPANCIES, ALL DRAPERIES, HANGING CURTAINS, DROPS AND ALL OTHER DECORATIVE MATERIAL, INCLUDING CHRISTMAS TREES, THAT WOULD TEND TO INCREASE THE FIRE AND PANIC HAZARD SHALL BE MADE FROM A NON-FLAMMABLE MATERIAL, OR SHALL BE TREATED AND MAINTAINED IN A FLAME-RETARDANT CONDITION BY MEANS OF A FLAME-RETARDANT SOLUTION OR PROCESS APPROVED BY THE STATE FIRE MARSHALL. TITLE 19, ART. 308.

23. LEGAL OWNER OF PROPERTY SHALL MAINTAIN SERVICE CONTRACT FOR ALL FIRE PROTECTION AND LIFE AND SAFETY SYSTEMS. LEGAL OWNER SHALL SUPPLY THE ENCINITAS FIRE PREVENTION BUREAU W/ A COPY OF BID CONTRACT PRIOR TO BUILDING FINAL. CFC SEC. 9014.

PROJECT DATA

BUILDING ADDRESS: 7818 WILKERSON CT. SAN DIEGO, CA 92111

OCCUPANCY TYPE: B (BUSINESS) & F-1 (FACTORY INDUSTRIAL-MODERATE HAZARDOUS OCCUP.)

CONSTRUCTION TYPE: VB-NR (NON RATED, NON-SPRINKLED)

ZONE: IL-2-1 INDUSTRIAL-LIGHT (MIXED USE: LT. INDUSTRIAL/OFFICE/SOME COMMERCIAL)

BUILDING SQUARE FT: 10,321 BUILDING SQ. FT.

LOT SIZE: 28,874 SQ. FT.

DESCRIPTION OF USE: LIGHT INDUSTRIAL/ OFFICE (NO CHANGE IN USE)

EXISTING PARKING: (22) TOTAL PROVIDED. (2) DISABLED ACCESSIBLE, (20) STANDARD

NEW PARKING: (29) TOTAL PROPOSED. (2) DISABLED ACCESSIBLE, (27) STANDARD

ASSESSED PARCEL NO.: 356-390-14-020

LEGAL DESCRIPTION: LOT 15, MAP 8734

VICINITY MAP

PROJECT LOCATION

ABBREVIATIONS

ADA	AMERICAN DISABILITY ACT	FD	FLOOR DRAIN	OC	ON CENTER OPENING
A.F.F.	ABOVE FINISHED FLOOR	F.E.	FIRE EXTINGUISHER	P.L.M.	PLASTIC LAMINATE
ALUM	ALUMINUM	F.F.	FINISH FLOOR	P.W.	PLYWOOD
AP	ACCESS PANEL	FLR	FLOOR	PT	PAIR PRESURE TREATED
BD	BOARD	FLUOR	FLUORESCENT	QTY	QUANTITY
BLDG	BUILDING	F.H.	FACE OF WALL	R.D.	ROOF DRAIN
BLKG	BLOCKING	F.R.F.	FIBERGLASS REINFORCED	REF	REFERENCE
CAB	CABINETRY	FT	FLOORING	R.M.	ROOM
CL	CENTERLINE	FUR	FLOOR	S.C.	SOLID CORE
CLS	CLEAR	FV	FLOOR VERIFY	SCHED	SCHEDULE
CLR	CLEAR	GA	GALVE	SH	SHEET
CONC	CONCRETE	G.C.	GENERAL CONTRACTOR	SIM	SIMILAR
CTR	CENTER	GEN	GENERAL	SP	SPECIFICATION
COL	COLUMN	GL	GLASS	SQ	SQUARE
CONST	CONSTRUCTION	GYP	GYPSPUM	S.S.	STAINLESS STEEL
CONT	CONTINUOUS	H.C.	HOLLOW CORE	STD	STANDARD
CORR	CORRIDOR	HDR	HEADER	STOR	STORAGE
DBL	DOUBLE	HDR	HEADER	SUSP	SUSPENDED
DEPT	DEPARTMENT	HT	HEIGHT	SV	SHEET VINYL
DI	DRAIN	HORIZ	HORIZONTAL	T.B.D.	TO BE DETERMINED
DIA	DIAMETER	INSUL	INSULATION	T.B.S.	TO BE SPECIFIED
DIM	DIMENSION	INT	INTERIOR	TEL	TELEPHONE
DNG	DRAWING	JAN	JANITOR	TEMP	TEMPORARY
DN	DOWN	LAM	LAMINATE	THK	THICK
DNV	DRAWER	MAX	MAXIMUM	TYP	TYPICAL
EA	EACH	MISC	MISCELLANEOUS	U.O.N.	UNLESS OTHERWISE NOTED
ELEC	ELECTRICAL	MTD	MOUNTED	VCT	VINYL COMPOSITE TILE
ELEV	ELEVATOR	NC	NOT IN CONTRACT	VEBT	VESTIBULE
ENCL	ENCLOSED	NTS	NOT TO SCALE	W	WITH
E.P.	ELECTRICAL PANEL			WC	WALL COVERING
EXTG	EXISTING			W/O	WITHOUT
EXT	EXTERIOR			HT	HEIGHT

ACCESSIBILITY STATEMENT

I, AS DESIGNER FOR THIS PROJECT HAVE PERFORMED A FIELD SURVEY OF THE FACILITY FOR COMPLIANCE TO THE CAC TITLE 24 DISABLED ACCESS REQUIREMENTS AS THEY AFFECT THIS PROJECT, AND THE FACILITY IS IN COMPLIANCE WITH THE REGULATIONS, EXCEPT FOR ANY REQUIRED UPGRADES DETAILED OR NOTED ON THESE PLANS.

I, I AM THE OWNER OR DESIGNER RESPONSIBLE FOR THIS ADDITION / ALTERATION PROJECT. I HAVE INSPECTED THE SITE/PREMISES AND DETERMINED THAT EXISTING CONDITIONS:

☒ ARE

☐ AS IMPROVED BY THESE PLANS WILL BE

IN FULL COMPLIANCE W/CURRENT SITE ACCESSIBILITY REQUIREMENTS TO THE EXTENT OF CURRENT REQUIREMENTS OF THE LAW.

PAULA STICKNEY, CID Paula Stickney, CID 2-17-14
NAME (PRINT) SIGNATURE DATE

2. I AM THE OWNER OR DESIGNER RESPONSIBLE FOR THIS ADDITION / ALTERATION PROJECT. I HAVE INSPECTED THE PREMISES AND DETERMINED THAT THE EXISTING RESTROOM(S) SERVING THE AREA OF ALTERATION:

☒ ARE

☐ AS IMPROVED BY THESE PLANS WILL BE

FULLY ACCESSIBLE ACCORDING TO CURRENT REQUIREMENTS.

PAULA STICKNEY, CID Paula Stickney, CID 2-17-14
NAME (PRINT) SIGNATURE DATE

3. IF THE BUILDING INSPECTOR DETERMINES NONCOMPLIANCE WITH ANY CURRENT ACCESSIBILITY PROVISIONS OF THE LAW, HE/SHE SHALL REQUIRE SUBMITTAL OF COMPLETE AND DETAILED PLANS TO THE BUILDING DEVELOPMENT REVIEW DIVISION OF THE DEVELOPMENT SERVICES DEPARTMENT FOR FURTHER REVIEW. PLANS MUST CLEARLY SHOW ALL EXIST. NONCOMPLYING CONDITIONS AFFECTED BY THE REMODEL (INCLUDING SITE PLAN, FLOOR PLANS, DETAILS, ETC.) & PROPOSED MODIFICATIONS OF DEFICIENCIES TO MEET CURRENT ACCESSIBILITY PROVISIONS. PLANS MUST BE STAMPED BY A FIELD INSPECTOR PRIOR TO SUBMITTAL FOR REVIEW.

CCIDC

PAULA G. STICKNEY
CERTIFIED INTERIOR DESIGNER
EXPIRES 1-20-16 CID00617
804 1150005 1150001119

REVISION

DATE

BLDG DEPT SUBMIT

2-20-14

REVISION

5-21-14

REVISION

8-09-14

REVISION

8-05-14

STICKNEY DESIGN ASSOCIATES

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CCID CERTIFICATION NO. # 007

KEARNY MESA BUILDING EXTERIOR IMPROVEMENTS

7818 WILKERSON CT.
SAN DIEGO, CALIFORNIA 92111

DATE:

02/18/2014

DRAWN BY:

FGS

SCALE:

AS-NOTED

JOB NO:

7818WC

DRAWING NAME:

WC-A1.0-TS

SHEET NO:

A1.0