



3956 30th Street, San Diego, CA 92104
 techne-us.com sustainablearchitect.org
 ☎ 619-940-5814 | 📠 212-595-5814

6176 Federal Blvd., San Diego, CA 92114
 Conditional Use Permit
 Medical Marijuana Consumer Cooperative

STORM WATER QUALITY NOTES -
CONSTRUCTION BMPs

This project shall comply with all requirements of the permit. California regional water quality control board, San Diego region, order no. 2001 01 NPDES no. Cas010875
(http://www.waterboards.ca.gov/sandiegowater_issues/programs/stormwater/sd_stormwater.shtml)
and the City of San Diego Land Development Code
(<http://www.sandiego.gov/development-services/industry/landdevcode.shtml>)

Notes 1-6 below represent key minimum requirements for construction BMPs

1. Sufficient BMPs must be installed to prevent silt, mud, or other construction debris from being tracked into the adjacent street's (or) storm water conveyance system due to construction vehicles or any other construction activity. The contractor shall be responsible for cleaning any such debris that may be in the street at the end of each work day or after a storm event.
2. All stock piles of uncompacted soil and/or building materials that are intended to be left unprotected for a period greater than seven calendar days are to be protected with erosion control measures. Such soil must be protected each day when the probability of rain is 40% or greater.
3. A concrete washout shall be provided on all projects which propose the construction of any concrete improvements that are to be poured in place on the site.
4. All sedimentation basins shall be installed and in working order at all times.
5. All slopes that are created or disturbed by construction activity must be protected against erosion and sediment transport at all times.
6. The storage of all construction materials and equipment must be protected against any potential release of pollutants to storm water.

PROJECT INFORMATION

PROJECT ADDRESS:	6175 Federal Blvd San Diego, CA 92114
ASSESSORS PARCEL NUMBER:	543 020 02 00
LEGAL DESCRIPTION:	Tract No: 1 Map Ref: 001100. CITY: SAN DIEGO, SJBD: ENCANTO HEIGHTS TRH: 001100 BLK 25* LOT 20 PER MAP 2121 IN* City/Hum/Twp: SAN DIEGO

YEAR BUILT:	1951	
EXISTING OCCUPANCY CLASSIFICATION:	B Business	
PROPOSED OCCUPANCY CLASSIFICATION:	B Business (no change)	
EXISTING USE:	Office	
PROPOSED USE:	Medical Marijuana Consumer Cooperative	
CONSTRUCTION TYPE:	TYPE VB - Sprinklered	
NUMBER OF STORIES:	1	
BUILDING HEIGHT:	13'	
LOT AREA (existing):	6,049.0 sf	
	0.14 ACRES	
LOT AREA (existing):	5,686.8 sf	
	0.13 ACRES	
GROSS FLOOR AREA (Existing):	2,085.9 sf	<i>to be demolished</i>
GROSS FLOOR AREA (Proposed):	1,955.0 sf	
LANDSCAPE AREA (Proposed):	523.2 sf	
HARDSCAPE (Proposed):	3,394.7 sf	

ZONING INFORMATION

BASE ZONE:	CO-3-1
Overlay Zones:	Geological Hazard-32
NUMBER OF BUILDINGS:	1
SETBACKS:	
FRONT:	10'-0" (min) 25'-0" (max)
STREET:	10'-0" (min) 25'-0" (max)
SIDE:	10'-0" (min) 0'-0" (optional)
REAR:	10'-0" (min) 0'-0" (optional)
MAX. STRUCTURE HEIGHT:	45'
MAXIMUM FLOOR AREA RATIO:	0.8 4,537 sf
PROPOSED FLOOR AREA RATIO:	0.3 1,655.0 sf
	Parking Regulations for
	Nonresidential Uses, Table 102-05H
REQUIRED PARKING SPACES:	0 Without Drive Access
REQUIRED PARKING SPACES:	11 With Drive Access

SCOPE OF WORK

This project consists of the demolition of an existing single story commercial building, with a proposed 1,955sf Medical Marijuana Consumer Cooperative on an existing 6,049sf lot located at 6176 Federal Blvd.

The project consist of:

- Construction of new single-story commercial building;
- Site improvements:
 - Parking
 - Lighting
 - Landscaping
- Irrevocable Offer of Dedication

OWNER:
Darryl Cotton

TENANT / APPLICANT:
Rebecca Berry
5982 Gulstrand Street
San Diego, CA 92122

DESIGN FIRM:
TECHNE
Project Contact: Abby Schwelitzer - Assoc. AIA
3956 30th Street, San Diego, CA 92104
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ARCHITECT OF RECORD:
Michael Renee Morton AIA
CA License - C-19371

SURVEYOR:
Lundstrom Engineering

APPLICABLE CODES

- City of San Diego Municipal Code
- 2016 California Building Code
- 2016 California Green Code
- 2016 California Plumbing Code
- 2016 California Electrical Code
- 2016 California Mechanical Code

VICINITY MAP



SHEET INDEX

#	SHEET NAME
G001	Cover Sheet
G002	AMCNC Notes
	Topographic Survey
AJ01	Site Plan - Existing
AJ02	Site Plan - Proposed
AJ12	Stormwater Management Plan:
AJ03	Site Plan (Separation from Neighboring Tract)
AJ04	Final Floor Plan - Existing
AJ05	Final Floor Plan - Proposed
AJ06	Final Floor Plans - Proposed
AJ07	Security Plan Diagram - Proposed
AJ08	Roof Plan - Proposed
AJ09	Lighting Plan - Proposed
AJ10	Water Elevations - Proposed
AJ11	Water Use Schedule - Proposed
AMCNC	AMCNC
L001	Indicative Development Plan

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Federal Blvd. MMCC
6176 Federal Blvd.
San Diego, CA 92114

OWNER

Rebecca Berry

01	30.26.16	CUP Completeness Checklist
02	00.22.17	CUP Submittal 1
MARK	DATE	DESCRIPTION
PROJECT NO: 1626		
CAD DWG FILE: 161644.CAD/CUP SHEET.DWG		
DRAWN BY: A.S.B.P.C.G.		
CHECKED BY: A.S./M.M		
<p>CUP REGIST: This registration is for the 1626 CAD submittal sheets to be placed in the CUP registration system (which is not required). This is used for the site to maintain a record of the CUP submittal sheets and to provide a record of the CUP submittal sheets.</p>		
SHEET TITLE		
COVER SHEET		
G001		
SHEET	1	OF 16

MMCC CONDITIONAL USE PERMIT NOTES

- SIGNAGE LIMITATION
1. All signage shall be limited to two colors and typeface.
 2. Pole signs are prohibited.
- POSSIBLE FUTURE USES
3. Possible future uses include any use permitted in the IS-1-1 zone.
- CONSULTATION BY MEDICAL PROFESSIONALS
4. Consultations by medical professionals shall not be a permitted accessory use at this medical marijuana consumer cooperative.
- LIGHTING
5. Lighting shall be provided to illuminate the interior of the medical marijuana consumer cooperative, facade, and the immediate surrounding area, including any accessory uses, parking lots, and adjoining sidewalks.
 6. All exterior lighting shall be hooded or oriented so as to deflect light away from adjacent properties.
- SECURITY
7. Security shall be provided at the medical marijuana consumer cooperative which shall include operable cameras, alarms, and a security guard. The security guard shall be licensed by the State of California and be present on the premises during business hours. The security guard should only be engaged in activities related to providing security for the facility, except on an incidental basis.
- SIGNAGE
8. Signs shall be posted on the outside of the medical marijuana consumer cooperative and shall only contain the name of the business, limited to two colors.
- EMERGENCY CONTACT
9. The name and emergency contact phone number of an operator or manager shall be posted in a location visible from outside of the medical marijuana consumer cooperative in character size at least two inches in height.
- OPERATING HOURS
10. The medical marijuana consumer cooperative shall operate only between the hours of 7:00 a.m. and 9:00 p.m. seven days a week.
- VENDING MACHINES
11. The use of vending machines which allow access to medical marijuana except by a responsible person, as defined in San Diego Municipal Code Section 42.15C2 is prohibited.
 12. For the purpose of this section, a vending machine is any device that allows access to medical marijuana without a human intermediary.
- CONDITIONS FOR MMCC CUP
13. All signs associated with this development shall be consistent with sign criteria established by City-wide sign regulations and shall further be restricted by this permit. Sign colors and typefaces are limited to two. Any ground signs shall not be pole signs. A sign is required to be posted on the outside of the medical marijuana consumer cooperative and shall only contain the name of the business.
 14. The uses on the premises shall be limited to the Medical Marijuana Consumer Cooperative and any use permitted in the IS-1-1 Zone.
 15. Consultations by medical professionals shall not be a permitted accessory use at the medical marijuana consumer cooperative.
 16. Lighting shall be provided to illuminate the interior of the medical marijuana consumer cooperative, facade, and the immediate surrounding area, including any accessory uses, parking lots, and adjoining sidewalks. Lighting shall be hooded or oriented so as to deflect light away from adjacent properties.
 17. The name and emergency contact phone number of an operator or manager shall be posted in a location visible from outside of the medical marijuana consumer cooperative in character size at least two inches in height.
 18. The utilization of this CUP is contingent upon the approval of a permit obtained as required and pursuant to Chapter 4, Article 2, Division 15. The issuance of this Permit does not guarantee that a permit will be granted in accordance with Chapter 4, Article 2, Division 15.
 19. The use of vending machines which allow access to medical marijuana except by a responsible person, as defined in San Diego Municipal Code Section 42.15C2 is prohibited. For the purpose of this section, a vending machine is any device that allows access to medical marijuana without a human intermediary.
 20. This Conditional Use Permit (CUP) and corresponding use of this site shall expire on ____/____/____ which is five years from the date of issuance of this Permit. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.



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o 619-940-5834 m 313-550-5834

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21. 08.28.16 CUR Completion Review
22. 08.22.17 CUP Submitted

MARK DATE DESCRIPTION

PROJECT NO: 1626

CAD DWG FILE: mmcc-cup-001.dwg

DRAWN BY: AS,BP,CS

CHECKED BY: AS,MM

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SHEET TITLE

MMCC NOTES

G002

SHEET 2 OF 14



SITE PLAN LEGEND

- PROPERTY LINE
- OUTLINE OF EXISTING STRUCTURES
- AREA OF EXISTING LANDSCAPE
- AREA OF EASEMENT
- AREA OF EXISTING HARDSCAPE
- SITE DRAINAGE PATTERN

SITE PLAN NOTES

- The site plan is for informational and general site reference only. Refer to other construction documents for complete scope of work.
- Before commencing any site foundation or slab cutting or excavation, the contractor shall verify and mark locations of all site utilities, dimensions and conditions. These include but are not limited to property lines, setback location to all new or existing walls, easements (if any), existing site utilities, including water, sewer, gas and electrical lines and any other new or existing site items which could affect in any way the construction of the building. Flag or otherwise mark all locations of site property lines, easements (if any), underground utilities, and indicate utility type.
- The Contractor or subcontractor shall notify TECHNE if any conflicts or discrepancy occurs between the information on this plan and actual field conditions. Do not proceed with work in conflict with these drawing until written or verbal instructions are issued by the Architect's office.
- Protect and mark all existing building structure including walls, beams, columns, area separation walls, and other items that are part of the existing structure and not part of the scope of the tenant improvement, and mark perimeter of construction zone.
- Coordinate with other tenants the temporary shutoff of any site utilities.
- Refer to Topographic Survey for additional information.

TECHNE
DESIGN | DEVELOPMENT

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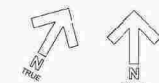
31	30.28.16	Final Completion Review
32	06.22.17	CUP Submitted
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SHEET TITLE
SITE PLAN -
EXISTING

A101

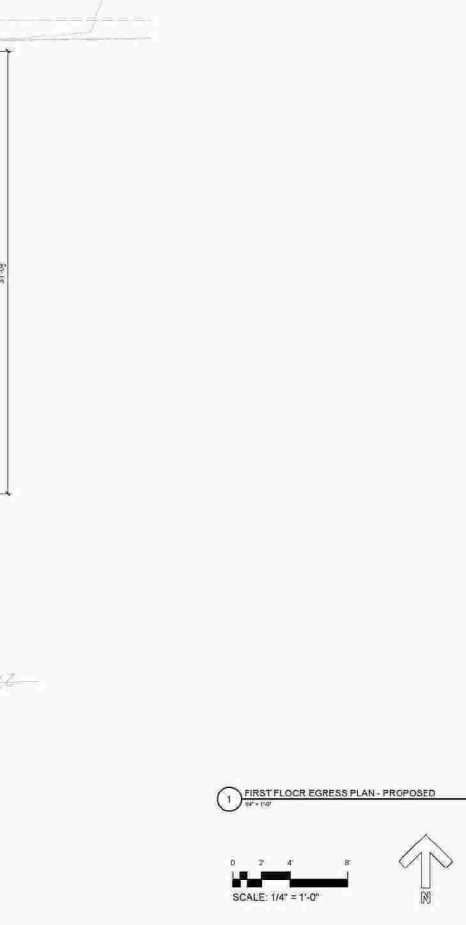
SHEET 4 OF 14

1 SITE PLAN - EXISTING
SCALE: 1/8" = 1'-0"



SHEET 5 OF 1





EGRESS & ACCESSIBILITY NOTES

- [illegible]

EXPOSURE/ILLUMINATION – The means of ergs, including the exit discharge, shall be illuminated at all times the building is served by the means of ergs as follows: Ergs illumination shall be provided by the emergency power system.

ILLUMINATION EMERGENCY POWER – The power supply for means of ergs illumination shall normally be energized by the premises electrical system.

In the event of power supply failure, an emergency electrical system that automatically illuminates all of the following are:

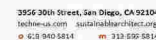
1. Aisles and unenclosed egress stairways in rooms and spaces that require two or more means of egress.
2. Corridors, exit enclosures and exit enclosures to buildings required to have two or more means of egress.
3. Exterior egress components other than their levels of exit discharge until exit discharge is energized by the emergency power system.
4. Interior exit discharge terminals, as permitted in Section 107.17, in buildings required to have two or more exits.

Emergency power shall be required to Section 100.10 for exit discharge emergency illumination required to have two or more exits.

The emergency power system shall provide power for a duration of not less than 90 minutes, and shall be capable of being tested, and self-test at any one occasion. The installation of the emergency power system shall be in accordance with NFPA 70 Section 70.17.

Handrail/lane under emergency power – Emergency lighting fixtures shall be arranged to provide initial illumination that is at least an average of footcandle (1.5 lux) and a minimum at the end of the egress path of 0.06 footcandle (0.6 lux) or greater at the exit. Illuminance shall be permitted to decline to less than footcandle (1 lux) average at a maximum at the exit. The minimum illuminance at the exit shall be 0.06 footcandle (0.6 lux) and the minimum at the exit shall be 0.06 footcandle (0.6 lux) and the minimum at the exit shall be 0.06 footcandle (0.6 lux).

Every room or space that is an assembly occupancy shall have the occupation load of the room or space determined by the authority having jurisdiction. The occupancy load of the room or space and shall be maintained by the owner or authorized staff. Section 100.13



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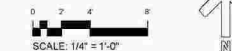


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San Diego, CA 92114

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1 FIRST FLOOR EGRESS PLAN - PROPOSED



01	03.04.14	PL007-CimplexSystems_Rev01
02	01.23.17	CUP Submit-1
MARK DATE DESCRIPTION		
PROJECT NO: 1626		
CAD DWG FILE: CUP - FIRST PLUG EXHAUST PLAN (P020000001)		
DRAWN BY: A.S.R.P., CA.		
CHECK BY: A.S.M.		
COPYRIGHT: 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638		

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San Diego, CA 92114

OWNER

Rebecca Berry



1 LIGHTING PLAN - PROPOSED

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

LIGHTING PLAN NOTES

- The locations of switches, outlets and light fixtures shown on electrical plans are approximate. Do not run wire until all boxes are in place and the owner or TDCM has been called to make final control of locations.
- Verify all electrical requirements for new work and provide service as necessary. All new electrical wiring and installation shall comply with the latest adopted edition of the N.E.C., state and local requirements.
- Author switches, dimmers, and other lighting controls shall be located "Direct", fluorescent, wall plates and other related receptacles such as telephone jacks, 4013 receptacles and cable outlets shall be located "Indirect". Cable of all lines shall be "Wired" unless otherwise noted.
- Living Rooms, Family Rooms, Bedrooms, Dining, Home Offices, and Hallways, shall have manual on occupancy sensors or dimmer switches to all lighting fixtures or fluorescent lighting fixtures. 2010 "Energy Manager" On Occupancy Sensor - 0110-11 or 0110-12.
- Bedrooms, Utility Rooms, Laundry Rooms and Garages shall have occupancy sensors or fluorescent lighting fixtures. (Indirect "Direct" Manual - On Occupancy Sensor - 0110-11 or 0110-12).
- Dimmers shall have 50% for more of the wattage used for lighting be from high efficacy light fixtures. Incandescent lighting shall be switched separately and/or have dimmer switches.
- Exterior light fixtures attached to building shall be fluorescent light fixtures or incandescent lighting equipped with photo motion sensor.
- All electrical switches unless noted on the plans are to be located 42 inches above the Finish Floor. All outlet receptacles shall be 15 inches above Finish Floor, unless noted otherwise. Verify locations for horizontally mounted outlets (marked "horizontal" on plans). Multiple switches shall be grouped together, unless noted otherwise.
- Mounting heights for light fixtures shown on plans and from Finish Floor or Garage to the centerline of junction box, unless noted otherwise. Also, refer to exterior and interior elevations for additional information regarding fixture mounting heights.
- Convenience outlets in bedrooms, hallways, and bar area, laundry rooms, basements and garages shall be Ground Fault Circuit Interrupter (GFCI) type outlets. (NEC 210.8)
- Convenience outlets in bedrooms shall be protected with Arc Fault Circuit Interrupters (AFCI) type outlets. (NEC 210.12)
- Electrical outlet plug outlets shall be installed on all receptacles, switches or other electrical loads in exterior walls and any walls on perimeter of conditioned space.
- Verify electrical requirements for new appliances and mechanical equipment prior to running wire. See Appliance Schedule and floor plans for equipment.
- All electrical switch shall have permanent legible labels indicating circuit, voltage, etc.
- Owner supplied fixtures shall be installed by contractor.
- Verify with owner number of receptacle lines to be provided to residence. Provide for cable TV and telephone per plans, verify size and shielding requirements for TV cable. Verify locations of telephone, cable and computer outlets with owner prior to installation.
- Verify with owner number of receptacle lines to be provided to residence.
- Verify with owner and coordinate installation requirements of sound system and speaker wire for sound system. (System and wiring are not in contract unless specified in bid.)
- Switches as in cable shall be installed in each bedroom, in access points to each sleeping area and in each room and bathroom. Switches shall have an alarm audible in all sleeping areas of the unit. See NEC 2013 Sec. 814.
- INTERCOMMITMENT NOTICE: Where more than one smoke alarm is required to be installed, the smoke alarm shall be interconnected in such a manner that the activation of one alarm will activate all the alarms in the individual dwelling unit. The alarm shall be clearly audible in all bedrooms and sleeping areas with all intervening doors closed.
- POWER SOURCES: In new construction, required smoke alarms shall receive their primary power from the building wiring where such wiring is derived from a controlled source and shall be equipped with a battery back-up. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for owner event protection.
- DETACHED BUILDINGS: Smoke detectors shall be installed for all dwelling units intended for human occupancy, for a permit for alterations, repairs, or additions, exceeding one thousand dollars (\$1000).
- General contractor to verify with the owner and coordinate any electrical requirements for the installation of security system and/or intruder system. System and wiring not in contract unless specified in bid.
- Junction boxes for ceiling fans shall be securely fastened to framing per fan manufacturer's instructions.
- Provide Carbon Monoxide Alarm per NEC 2013 Sec. 510.5.

LIGHTING PLAN LEGEND

- WP — DUPLEX OUTLET @ 18" A.F.F. U.N.O.
- WP — WATER PROOF DUPLEX OUTLET
- 42 — DUPLEX OUTLET @ 42" A.F.F. U.N.O.
- FCI — OUTLET W/ ARC FAULT CIRCUIT INTERRUPTER
- FCI — OUTLET W/ GROUND FAULT CIRCUIT INTERRUPTER
- FO — FOURPLEX OUTLET
- CM — CEILING MOUNTED LIGHT
- WM — WALL MOUNTED LIGHT
- PL — PENDANT LIGHT
- LC — LED RECESSED CAN LIGHT
- 1X4 — 1X4 LED PANEL LIGHT FIXTURE
- WS — WALL MOUNTED STEP LIGHT
- SP — SINGLE POLE SWITCH
- 3W — 3 WAY SWITCH
- 4W — 4 WAY SWITCH
- DS — DIMMER SWITCH
- OS — OCCUPANCY SENSOR SWITCH
- DC — DEDICATED OUTLET CIRCUIT
- 42 — HEIGHT TO CENTERLINE A.F.F.
- T — DIGITAL THERMOSTAT
- TO — TELEPHONE OUTLET
- TC — T.V. CABLE OUTLET
- SD — SMOKE DETECTOR
- CM — CARBON MONOXIDE DETECTOR
- BC — DOOR BELL CHIME
- DB — DOOR BELL BUTTON
- GD — GARBAGE DISPOSER AIR GAF SWITCH
- EC — ELECTRICAL CIRCUIT
- JB — JUNCTION BOX (VOLTAGE AS NOTED)
- MS — OUTDOOR MOTION SENSOR
- CO — CAT6 OUTLET
- EF — EXHAUST FAN (5 air changes per hour)
- CC — CLOSED CIRCUIT SECURITY CAMERA
- ES — WALL MOUNTED EXIT SIGN
- FL — WALL MOUNTED FLOOR LIGHT

SHEET TITLE

LIGHTING PLAN - PROPOSED

A109

SHEET 12 OF 14



3956 30th Street, San Diego, CA 92104
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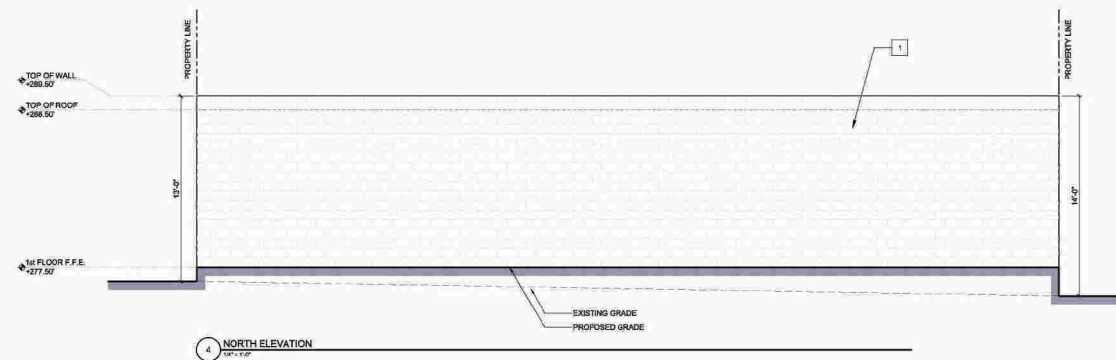
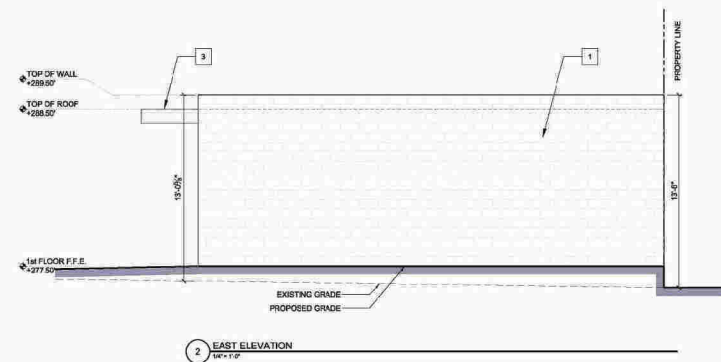
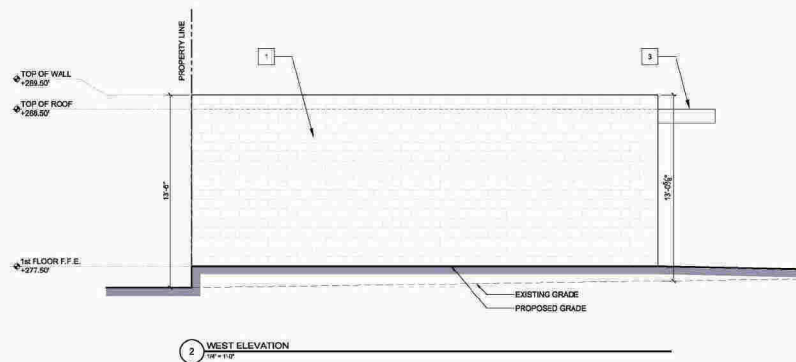
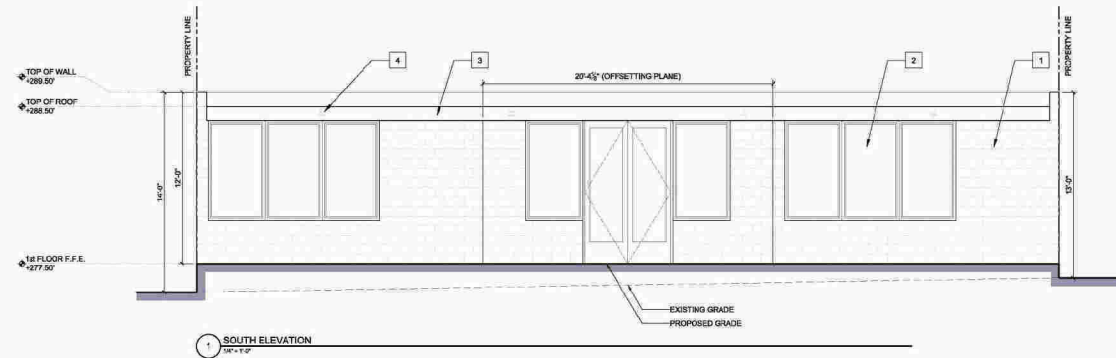
CONSULTANTS



Federal Blvd. MMCC
6176 Federal Blvd.
San Diego, CA 92114

OWNER

Rebecca Berry



ELEVATION KEYNOTES

1. CONCRETE MASONRY UNIT WALL
2. DARK BRONZE WINDOW/DOOR
3. DARK BRONZE ROOF FASCIA
4. WALL-MOUNTED LIGHTS

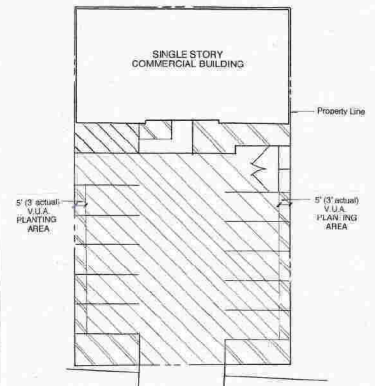
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DESIGN STATEMENT

THE PROPOSED LANDSCAPE DESIGN CHARACTERIZES PLANT MATERIAL BENEFITTING FROM COASTAL SAN DIEGO'S MEDITERRANEAN CLIMATE ZONE THAT DEMONSTRATES RELATIVELY STABLE TEMPERATURES AND INFREQUENT FROST IMPACTS. THE CHARACTER OF THE PLANTS ARE TO BE PROMINANT EVENING DISPLAYING COLORFUL BLOSSOMS AT VARYING TIMES OF YEAR. ALL PLANTS HAVE LOW IRRIGATION REQUIREMENTS ONCE ESTABLISHED.

GENERAL NOTES

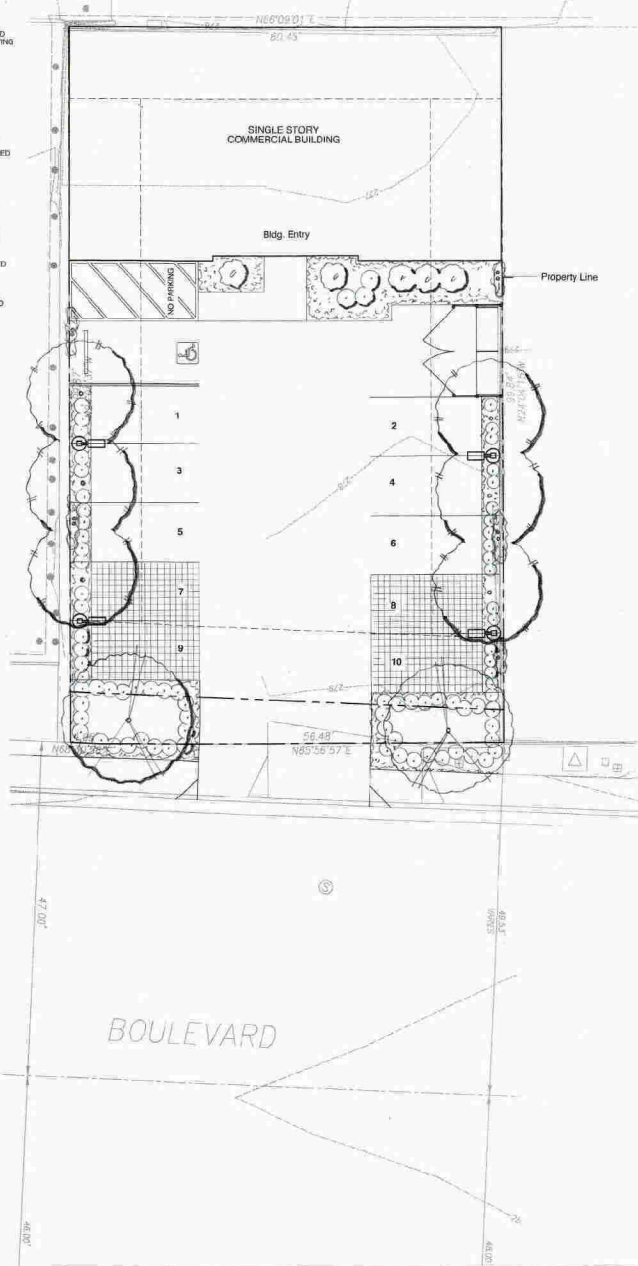
1. AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED PER THE CITY OF SAN DIEGO LDC 142.040(a)(2) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED (NOTE: BOTH SPRAY (TIERS) AND DRIP TYPE (TIERS) SHALL BE IRRIGATION ARE PROHIBITED).
2. ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED IN FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. OVERLAP OF GRASS PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
3. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
4. A MINIMUM ROOT ZONE OF 40 SQUARE FEET (8' x 5') IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 3 FEET, PER THE SDMG 145.040(b)(6).
5. TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE TRAVEL WAY PER THE SDMG 145.040(b)(6).
6. MULCH: ALL REQUIRED PLANTING AREAS AND EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 2 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION PER THE SDMG 145.041.
7. IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.



LANDSCAPE AREA CALCULATION DIAGRAM
SCALE: 1/16" = 1'-0"

KEY

- STREET YARD AREA (LANDSCAPE)
 - VEHICULAR USE AREA
 - REMAINING YARD AREA (LANDSCAPE)
- NOTE: REFER TO NOTE REGARDING SETBACKS LOCATED ON SUBMITTAL TITLE SHEET NO. 0001



PLANTING LEGEND

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY	SIZE	HT.	SPREAD	FORM / FUNCTION	POINTS
Street / Right of Way							
Parade Strip Trees (Sidelwalk to Curb Area)							
Quercus agrifolia	Coast Live Oak	2	24" box	15' x 15'	Upright, spreading / Street tree, w/ Root Barriers	-	-
Street Yard							
Trees (including use of Street Trees)							
Callistemon viminalis	Weeping Bottle Brush	1	36" box	10' x 15'	Upright, Weeping / Screening	50	50
Vines, Espaliers on Fences, Walls (6" height): 5- Total Units	Bougainvillea San Diego Red	15 gal.	6" x 6"	Upright, Spreading / Foliage, flower	50	50	50
Small to Medium Shrubs (2' - 4' height): 20- Total Units							
Lantana m. 'Surround'	Surround Lantana	15 gal.	5" x 5"	Mounding / Foliage, flower	50	50	50
Small to Medium Shrubs (2' - 4' height): 20- Total Units							
Lantana m. 'Surround'	Surround Lantana	5 gal.	2' x 3'	Low, spreading / Flowers, texture	40	40	40
Westringia l. 'Morning Light'	Coast Sage	5 gal.	2' x 3'	Mounding / Foliage, flower	40	40	40
Bio-swale, Parking Edges (6" height)							
Festuca o. 'Glauca'	Blue Fescue	1 gal. / 12" o.c.	6" x 6"	Low, spreading / Texture, color	LID	0	0
Grasscrete							
Festuca o. 'Glauca'	Blue Fescue	Flashed, 6" o.c.	6" x 6"	Low, spreading / Texture, color	LID	0	0
Remaining Yard Area							
Trees (utilized using excess tree points from Street Yard, Vehicle Use Area)							
Callistemon viminalis	Weeping Bottle Brush	2	36" box	10' x 15'	Upright, Weeping / Screening	100	100
Small to Medium Shrubs (2' - 4' height): 20- Total Units							
Lantana m. 'Surround'	Surround Lantana	5 gal.	2' x 3'	Low, spreading / Flowers, texture	40	40	40
Westringia l. 'Morning Light'	Coast Sage	5 gal.	2' x 3'	Mounding / Foliage, flower	40	40	40
Grasscrete							
Festuca o. 'Glauca'	Blue Fescue	Flashed, 6" o.c.	6" x 6"	Low, spreading / Texture, color	LID	0	0
Vehicle Use Area							
Trees							
Callistemon viminalis	Weeping Bottle Brush	2	36" box	10' x 15'	Upright, Weeping / Screening	100	100
Small to Medium Shrubs (2' - 4' height): 15- Total Units							
Lantana m. 'Surround'	Surround Lantana	5 gal.	2' x 3'	Low, spreading / Flowers, texture	30	30	30
Westringia l. 'Morning Light'	Coast Sage	5 gal.	2' x 3'	Mounding / Foliage, flower	30	30	30
Low to Small Shrubs (1' height)							
Festuca o. 'Glauca'	Blue Fescue	Flashed, 6" o.c.	6" x 6"	Low, spreading / Texture, color	LID	0	0
Bark Mulch							
For all site planting areas (bowl) use "Walk On Bark", applied in a continuous 2" layer. <u>do not apply in tree, shrub or groundcover</u> <u>substituted basins (refer to planting detail for specific mulch application in wetting basins).</u> Available from: Sequoia Horticultural Products, Ph. 760-922-9442							

SUMMARY OF LANDSCAPE CALCULATIONS

Commercial Development / 6176 Federal Boulevard

STREET YARD

Total Area	3,090 s.f.	Provided	791 s.f.	Excess Area Provided	0 s.f.
Planting Area Required	923 s.f.	Provided	791 s.f.	Excess Points Provided	12
Planting Points Required	178	Provided	190	Excess Points Provided	12
Planting Area As % landscape	0 s.f.	Points Achieved Through Trees	140	(including Street Trees)	

*Area provided as Grasscrete parking, space No 7 & 8, in Vehicle Use Area of in Street Yard to meet Street Yard Area requirement per SDMG 142.040(a)(7)
Points provided in excess to reduce Street Yard Area requirement by maximum 25% per SDMG 145.040(a)(3)

REMAINING YARD

Total Area	1,027 s.f.	(Based on conforming to typical setback requirements)			
Planting Area Required	317 s.f.	Provided	340 s.f.	Excess Area Provided	0 s.f.
Planting Points Required	130	Provided	140	Points Achieved Through Trees	100

*Area provided as Grasscrete parking, space No 9 & 10, in Vehicle Use Area of in Street Yard to meet Remaining Yard Area requirement per SDMG 142.040(a)(7)
Points provided in excess to reduce Remaining Yard Area requirement by maximum 25% per SDMG 145.040(a)(3)

VEHICULAR USE AREA

Total Area	2,450 s.f.				
Planting Area Required	Allow 40 s.f. Per Tree				
Planting Points Required	120	Provided	130	Excess Points Provided	7

MINIMUM TREE SEPARATION DISTANCE

- Improvement / Minimum Distance to Street Tree
- Traffic signals (stop sign) - 20 feet
- Underground utility lines - 5 feet (10 feet for sewer)
- Above ground utility structures - 10 feet
- Diversity (barriers) - 10 feet
- Intersections (interlocking curb lines of two streets) - 25 feet

ROOT BARRIERS

NEWLY-PLANTED ROOT BARRIERS SHALL BE INSTALLED AROUND ALL NEW STREET TREES. ROOT BARRIERS MAY BE ELIMINATED WHERE THE COMBINATION OF TREE SPECIES, SOIL TYPE, SOIL AREA AND DRAINAGE CONDITIONS CAN BE SHOWN TO AFFORD EQUIVALENT PROTECTION AGAINST TREE ROOT DAMAGE TO PUBLIC IMPROVEMENTS. (LDC 145.040)

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

TECHNE

DESIGN | DEVELOPMENT

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Rebecca Berry

OWNER

3/28/16 CUP Completion Review

MARK DATE | DESCRIPTION

PROJECT NO: 1625

CAD DWG FILE

DRAWN BY:

CHECKED BY:

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SHEET TITLE

LANDSCAPE DEVELOPMENT PLAN

LDP-1

SHEET 07 14