

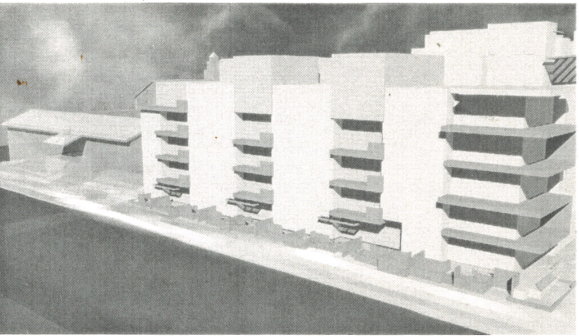
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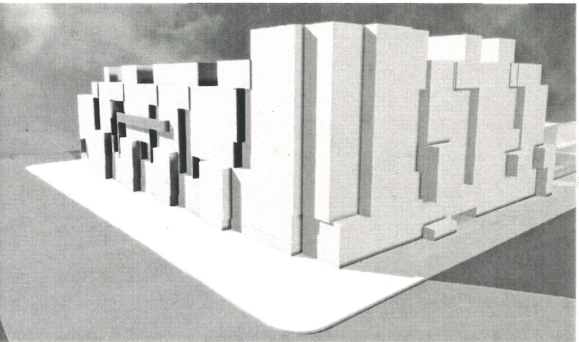
Howard and Mississippi Concept Rendering



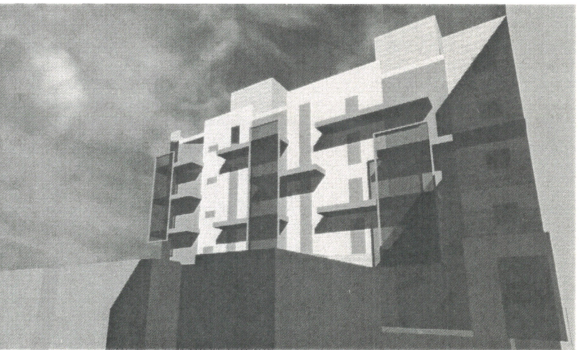
Howard Concept Rendering



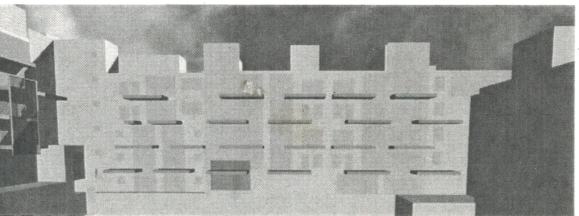
Mississippi Conceptual Massing



Howard and Louisiana Conceptual Massing



West Facing Court Elevation Conceptual Massing



North Facing Court Elevation Conceptual Massing

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DESIGN DEVELOPEMENT SET  
January 2, 2007

*Lafayette*  
RESIDENCES



OPEN SPACE REQUIREMENT

Private Exterior Usable Area per SDMC 103.151(f)

Required 1,712.5 SF (137 Units / 2 = 88.5 (25 SF)  
Provided 22,826 SF (See Building Plans For Location)

Note: All private exterior usable open space has a minimum 5'-0" dimension

Total Open Space

Required 6,860 SF (50 SF X 137 Units)  
Provided 28,378 SF (See Building Plans For Location)

SITE & PLANNING NOTES

1

Encroachment Maintenance and Removal Agreement required for a portion of the underground parking structure in the public right of way on Howard and Louisiana Streets, and stairwell on Howard Street.

2

New street lighting associated with this project shall comply with all current Street Lighting Standards according to the City of San Diego Street Design Manual to the satisfaction of the city engineer. (Document No. 2013/18, last Nov. 26, 2002 and the amendment to Council Policy 200-18 approved by City Council on Feb. 26, 2002)

3

Signage to comply with applicable City and Planned District Standards.

4

Each unit to be provided with an minimum 50 SF balcony per SDMC 103.151(f)

5

Building includes "Contemporary" features per SDMC 103.1505(f)(2)(A): multiple pitched roofs, entry porches, transom windows, recessed windows, and eaves with 18" overhangs.

6

No structures to be built within a site visibility triangle area.

FIRE NOTES

1

Building address number shall be provided as indicated on plans and elevations and be easily visible and legible from the street or road fronting the property. (CFC 901.4.4 and FHPs Policy P-00-6)

2

All buildings will be equipped with a fire alarm and fire sprinkler systems.

3

Provide an approved Fire Department and emergency key box in a location approved by the Fire Marshall.

4

Post indicator valves, fire department connectors and alarm bell are to be located on the address / access side of the structure per UFC 1001.4

DEVIATIONS FROM THE LAND DEVELOPMENT CODE

1

Maximum height of 76'-0" where 60 ft is the maximum height allowed over underground parking per SDMC 103.1505(c)(3).

2

Street Yard area at Howard Street of 4,757 SF where 5,900 SF is the minimum required per SDMC 103.1505(c)(5).

3

7'-0" front yard setback where 10 ft. is required along Howard Ave., 6'-3" side yard set back at the 3rd, 4th and 5th floor along Mississippi St. where 9 ft., 12 ft. and 15 ft. respectively is required, and 6'-0" at the 3rd, 4th and 5th floor along Louisiana St. where 9 ft., 12 ft. and 15 ft. respectively is required.

4

Overall Diagonal Plan Measure of 90% (270 ft.) where the maximum is 70% (210 ft.) per SDMC 103.1505(d).

5

FAR of 3.0 in the front 40% of the lot where 0.75 is the maximum allowed per SDMC 103.1505(c)(1)(D).

6

Windows are not of the same material and will not maintain a consistent design character throughout, and there are more than two well siding materials on any single building where SDMC 103.1505(f)(1) requires that "windows shall be of the same material and maintain a consistent design character throughout," and "there shall be no more than two(2) well siding materials on any single building."

STAMP WAIVER NOTICE

James Brown - License C21882 - Expires October 31, 2007

February 26, 2007

These construction documents and plans have been prepared by or under the direction of the undersigned and are intended to be submitted for plan review. The construction documents will be signed, stamped or sealed in accordance with the requirements of the business and professional code of the State of California prior to the issuance of the construction permit for this project.

PROJECT INFORMATION

CODE

2001 California Building Code

OCCUPANCY & CONSTRUCTION

Type III 1 R1 - Residential  
Type 1 S3 - Garage Parking  
Type 1 Fully Automatic Sprinklered per NFPA 13, all locations 3hr separation between occupancies per Table 3-8

WALLS AND OPENINGS

TABLE 5-A

RESIDENTIAL

Nonbearing 4hr NC <3"  
Type III 1hr 2hr NC elsewhere  
1hr NC <40"  
NR NC elsewhere

Bearing 4hr NC <3"  
2hr NC <20"  
1hr NC <40"  
NR NC elsewhere

Openings Not permitted < 3"  
Protected <20"

ALLOWABLE AREA

TABLE 5-B

S-3 GARAGE

Type I Basic = 18,000 sf  
Multistory increase x2 = 36,000 sf  
50% increase for 2 yards = 54,000 sf total allowable

R-1 RESIDENTIAL

Type III 1HR Basic = 13,500 sf  
Multistory increase x2 = 27,000 sf  
50% increase for 2 yards = 40,500 sf total allowable

Type V 1HR HOTEL

Basic = 10,500 sf  
Multistory increase x2 = 21,000 sf  
50% increase for 2 yards = 31,500 sf total allowable

CONSTRUCTION TYPES

TABLE 6-A

1 Bearing walls exterior 1  
2 Bearing walls interior 1  
3 Nonbearing walls exterior 1  
4 Structural frame 1  
5 Partitions 1  
6 Shaft Enclosures 1  
7 Floors and floor ceilings 1  
8 Roof and roof ceilings 1

Type II 1hr 2  
Type III 1hr MOD 2  
Type V 1hr 1

PROPOSED AREA

137,000 SFTotal

STORIES

5 Stories over 2 levels parking

BUILDING HEIGHT LIMIT

Per Section 403 - 75' maximum from the highest floor to the lowest point of fire department access

PREVIOUS APPROVAL

SDP Tentative Map  
PTS #40351  
Permit #114024  
Permit #174082

SCOPE OF WORK

Demolition of existing 2-story motel buildings, subgrade parking garages and surface parking lots on the south portion of the block. Construction of a five-story multifamily residential hotel-condominium building with below grade parking, spa and fitness center.

LEGAL DESCRIPTION

All of Block 127 of University Heights, in the City of San Diego, County of San Diego, State of California, according to the map made by G.A. Dhemecourt in book and page 30 et. seq. of its pendents, in the office of the county recorder of the San Diego County. Also all that portion of the closed alley as running east and west and north and south in said Block 127.

APN

445-402-01

SITE ADDRESS

2223 El Cajon Blvd  
San Diego, California 92104

ZONE

MR-800B Multi-Family Residential  
CL-1 Commercial Linear

ZONING HEIGHT LIMIT

60' above enclosed parking allowed  
76'-0" max. overall proposed  
76'-0" max. at any segment proposed

LOT AREA

MR-800B 55,360 SF  
CL-1 45,620 SF  
Total 101,010 SF  
2.32 acres

LOT COVERAGE

45% max permitted 0% proposed  
20% min permitted  
(Coverage over underground parking is exempt)

RESIDENTIAL DENSITY

1 unit per 600 SF 92 units allowed  
1 unit per 400 SF 114 units allowed  
205 total allowed units  
128 total proposed units

FLOOR AREA RATIO

1.25 FAR +1.0 bonus  
2.25 FAR Permitted (5 commercial use)  
154,720 SF gross + 54,428 SF gross =  
TOTAL 2,07 FAR proposed

SETBACKS

Front 10' required  
Street 7' proposed  
6' required/proposed

STREET YARD

El Cajon 299'-4" x 20'  
Howard 299'-4" x 20'  
TOTAL 11,873 SF

NOTE: Gross floor area, dwelling units and open space may be distributed without regard to zone boundaries (SDMC 143.0310). No deviations required.

SHEET INDEX

118 sheets

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P0.1 Legend, Schedules and Notes  
P2.00 Parking Level 2  
P2.01 Parking Level 1  
P2.1 Floor Plan Level 1  
P2.2 Floor Plan Level 2  
P2.3 Floor Plan Level 3  
P2.4 Floor Plan Level 4  
P2.5 Floor Plan Level 5  
P2.6 Floor Plan Level 6  
P2.7 Floor Plan Level 7  
P2.8 Floor Plan Level 8  
P3.1 Enlarged Unit Plans  
P4.1 Riser Diagrams  
P5.1 Details

ELECTRICAL

E2.01 Parking Level 2  
E2.02 Parking Level 1  
E2.1 Floor Plan Level 1  
E2.2 Floor Plan Level 2  
E2.3 Floor Plan Level 3  
E2.4 Floor Plan Level 4  
E2.5 Floor Plan Level 5  
E2.6 Floor Plan Level 6  
E2.7 Floor Plan Level 7  
E2.8 Floor Plan Level 8  
E2.9 Roof Plan

Under Separate Cover

Solar Report  
Acoustical Report

GENERAL

A0.1 Cover Sheet  
A0.2 Sheet Index  
A0.3 General Notes and Specifications  
A0.4E Site Plan  
A0.4W Site Walls  
A0.5 Egress Plans  
A0.6 Accessibility Notes And Details  
C1 Site Plan  
C2 Grading Plan and Existing Conditions  
C3 Site Sections  
C4 Project Lot Lines  
C5 Roll Out

CIVIL

A2.00 E Parking Level 2 East  
A2.00 W Parking Level 2 West  
A2.01 E Parking Level 1 East  
A2.01 W Parking Level 1 West  
A2.1 E Floor Plan Level 1 East  
A2.1 W Floor Plan Level 1 West  
A2.2 E Floor Plan Level 2 East  
A2.2 W Floor Plan Level 2 West  
A2.3 E Floor Plan Level 3 East  
A2.3 W Floor Plan Level 3 West  
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A2.6 W Floor Plan Level 6 West  
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A2.9 W Roof Plan West

LANDSCAPE

L1 Concept Plan

ARCHITECTURAL

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A2.00 W Parking Level 2 West  
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A2.8 Floor Plan Level 8  
A2.9 W Roof Plan West

MECHANICAL

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S2.00W Parking Level 2 Foundation Plan  
S2.01E Parking Level 1 Post - Tension Plan  
S2.01W Parking Level 1 Post - Tension Plan  
S2.1E Podium Post - Tension Plan  
S2.1W Podium Post - Tension Plan  
S2.01E.1 Parking Level 1 Mild Steel Plan  
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S2.1W.1 Level 1 Mild Steel Plan  
S2.1W.2 Level 2 Floor Framing Plan  
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S2.3E Level 3 Floor Framing Plan  
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S2.4 E Level 4 Floor Framing Plan  
S2.4 W Level 4 Floor Framing Plan  
S2.5 E Level 5 Floor Framing Plan  
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S3.3 Concrete Beam Schedule and Details  
S6.0 Partial Section  
S6.1 Partial Section  
S6.2 Partial Section  
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S8.0 Roof Framing Details

MECHANICAL

M2-1 Parking Level 2  
M2-2 Parking Level 1  
M2-3 Floor Plan Level 1  
M2-4 Floor Plan Level 2  
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M2-6 Floor Plan Level 4  
M2-7 Floor Plan Level 5  
M2-8 Floor Plan Level 6  
M2-9 Floor Plan Level 7  
M2-10 Floor Plan Level 8  
M3.1 Enlarged Unit Plans

PROJECT TEAM

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VICINITY MAP

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

Job Lafayette

Sheet

A0.1

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FIRE NOTES

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Lafayette Residences  
Project Address

DD Package 01.02.

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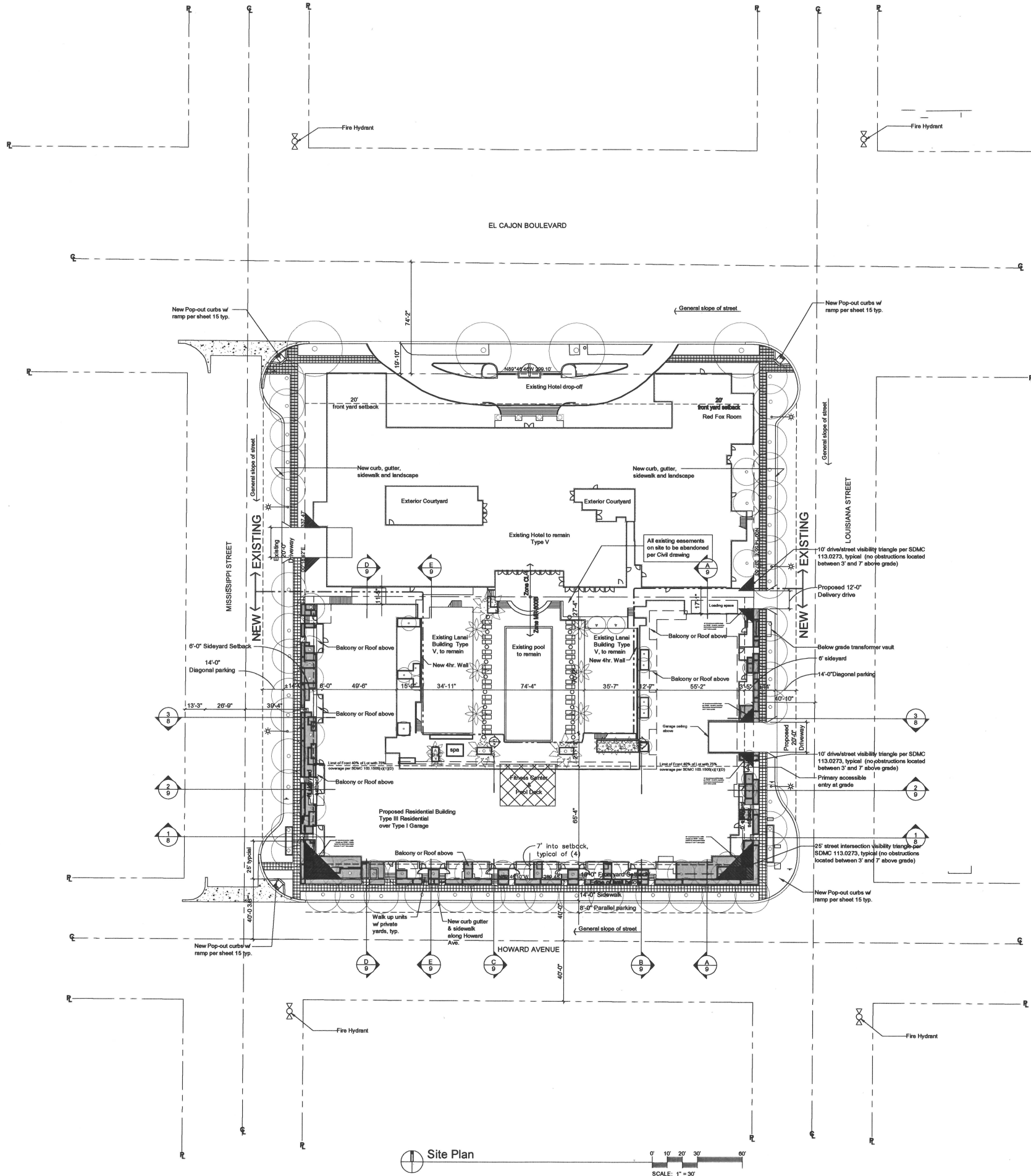


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SITE NOTES

- 1 Contractor to confirm existing field conditions and utility locations prior to commencing work. Remove existing walls, structures, fences, etc or concrete paving, etc, as required for new construction. Damaged improvements to remain shall be repaired at the contractor's cost, to the satisfaction of the architect and owner.
- 2 See Landscape Plans for location and details of landscape walls and paving, ramps, handrails, guardrails, free standing planters, retaining walls and irrigation plan & details.
- 3 Grading and Public Improvement plans under separate permit. See civil plans for all site dimensions not shown on this plan, drainage elevations, site utilities, curb and site wall details.
- 4 See architectural ground floor plan for spot elevations and roof plan for roof heights. Elevations shown on Site Plan are for Planning Department use only.
- 5 New site utilities shall be placed underground, typical.
- 6 Building address number shall be provided as indicated on plans and elevations and be easily visible and legible from the street or road fronting the property. (CFC 901.4.4)
- 7 Provide an approved Fire Department and emergency key box in a location approved by the Fire Marshal.
- 8 Refuse and Recycling provided in parking garage - per section 142.0810, See Floor Plan Sheets for areas and locations.

STORM WATER NOTES

This project shall comply with all requirements of the California Regional Water Quality Control Board, San Diego, Order No. 2001-01, NPDES No. CAS0100735, [http://www.swrcb.ca.gov/vwqcb/programs/sd\\_stormwater.html](http://www.swrcb.ca.gov/vwqcb/programs/sd_stormwater.html) Notes below are minimum requirements for construction BMP's.

- 1 The contractor shall be responsible for cleanup of all silt and mud on adjacent street, due to construction vehicles or any other construction activity, at the end of each work day, or after a storm event that causes a breach in installed construction BMP's which may compromise Storm Water Quality within any street(s). A stabilized construction exit may be required to prevent construction vehicles or equipment from tracking mud or silt onto the street.
- 2 All stockpiles of soil and/or building materials that are intended to be left for a period greater than seven calendar days are to be covered. All removable BMP devices shall be in place at the end of each working day when five day rain probability forecast exceeds 40%.
- 3 A concrete washout shall be provided on all projects which propose the construction of any concrete improvements which are to be poured in place on site.
- 4 The contractor shall restore all erosion/sediment control devices to working order after each run-off producing rainfall or after any material breach in effectiveness.
- 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 into the environment.

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Lafayette Residences  
Project Address  
San Diego, California  
**SITE PLAN**

Phase \_\_\_\_\_  
DD Package \_\_\_\_\_  
01.02.0'

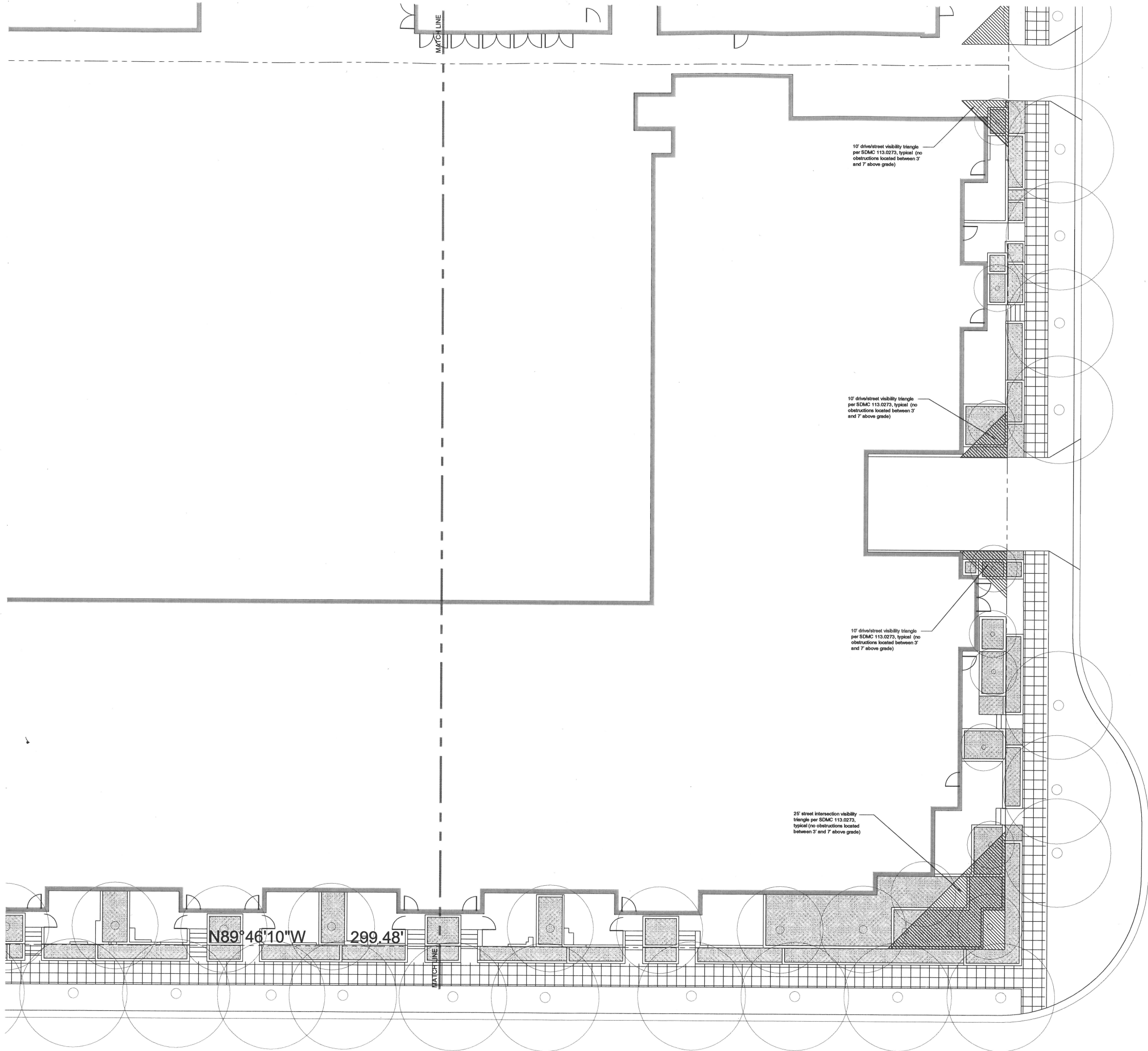


Job \_\_\_\_\_  
Sheet \_\_\_\_\_

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- SITE NOTES**
- 1 Contractor to confirm existing field conditions and utility locations prior to commencing work. Remove existing walls, structures, fences, etc. or concrete paving, etc. as required for new construction. Damaged improvements to remain shall be repaired at the contractor's cost, to the satisfaction of the architect and owner.
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- 7 Provide an approved Fire Department and emergency key box in a location approved by the Fire Marshal.
- 8 Refuse and Recycling provided in parking garage - per section 142.0810, See Floor Plan Sheets for areas and locations.
- ← = accessible route to building entrance

- STORM WATER NOTES**
- This project shall comply with all requirements of the California Regional Water Quality Control Board, San Diego, Order No. 2001-01, NPDES No. CAS0106756, [http://www.scrwb.ca.gov/wqcb01/programs/sd\\_stormwater.html](http://www.scrwb.ca.gov/wqcb01/programs/sd_stormwater.html) Notes below are minimum requirements for construction BMP's.
- 1 The contractor shall be responsible for cleanup of all silt and mud on adjacent street, due to construction vehicles or any other construction activity, at the end of each work day, or after a storm event that causes a breach in installed construction BMP's which may compromise Storm Water Quality within any street(s). A stabilized construction exit may be required to prevent construction vehicles or equipment from tracking mud or silt onto the street.
- 2 All stockpiles of soil and/or building materials that are intended to be left for a period greater than seven calendar days are to be covered. All removable BMP devices shall be in place at the end of each working day when five day rain probability forecast exceeds 40%.
- 3 A concrete washout shall be provided on all projects which propose the construction of any concrete improvements which are to be poured in place on site.
- 4 The contractor shall restore all erosion/sediment control devices to working order after each run-off producing rainfall or after any material breach in effectiveness.
- 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 into the environment.

**PUBLIC**  
Architecture + Planning

4441 Park Blvd.  
San Diego, CA 92116  
619.582.4083  
619.582.4084 fax  
[www.publicdigital.com](http://www.publicdigital.com)

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Lafayette Residences  
Project Address  
San Diego, California

**SITE WALL PLAN**

Phase: DD Package 01.02.07

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

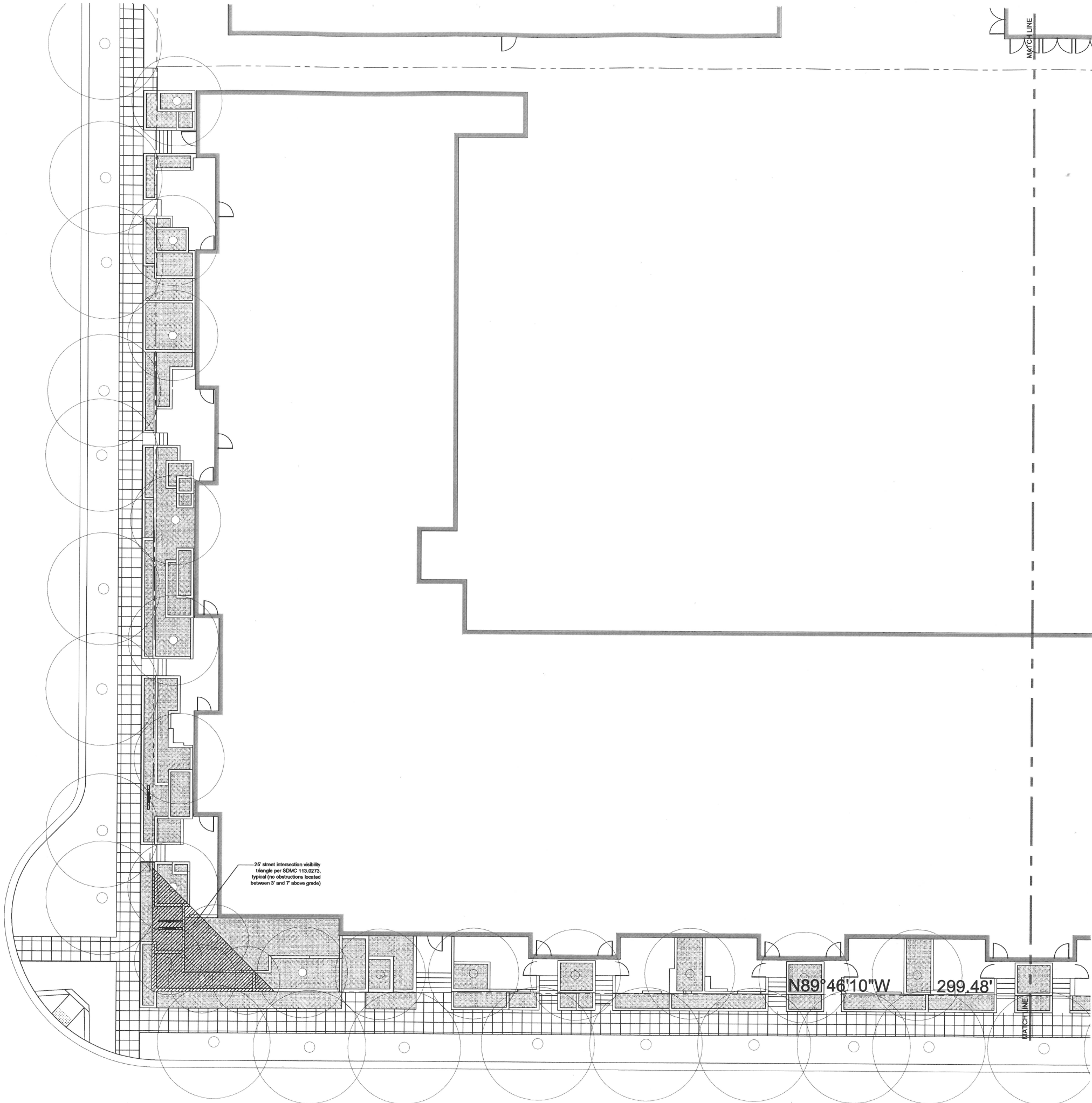
Job: Lafayette

Sheet: A0.4E

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MISSISSIP



- SITE NOTES**
- 1 Contractor to confirm existing field conditions and utility locations prior to commencing work. Remove existing walls, structures, fences, etc. as required for new construction. Damaged improvements to remain shall be repaired at the contractor's cost, to the satisfaction of the architect and owner.
- 2 See Landscape Plans for location and details of hardscape walls and paving, ramps, handrails, guardrails, free standing planters, retaining walls and irrigation plan & details.
- 3 Grading and Public Improvement plans under separate permit. See civil plans for all site dimensions not shown on this plan, drainage elevations, site utilities, curb and site wall details.
- 4 See architectural ground floor plan for spot elevations and roof plan for roof heights. Elevations shown on Site Plan are for Planning Department use only.
- 5 New site utilities shall be placed underground, typical.
- 6 Building address number shall be provided as indicated on plans and elevations and be easily visible and legible from the street or road fronting the property. (CFC 901.4.4)
- 7 Provide an approved Fire Department and emergency key box in a location approved by the Fire Marshal.
- 8 Refuse and Recycling provided in parking garage - per section 142.0610. See Floor Plan Sheets for areas and locations.
- ← accessible route to building entrance

- STORM WATER NOTES**
- This project shall comply with all requirements of the California Regional Water Quality Control Board, San Diego, Order No. 2001-01, NPDES No. CAS0108756.  
[http://www.scrwb.ca.gov/wqcb99/programs/sd\\_stormwater.html](http://www.scrwb.ca.gov/wqcb99/programs/sd_stormwater.html) Notes below are minimum requirements for construction BMP's.
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- 2 All stockpiles of soil and/or building materials that are intended to be left for a period greater than seven calendar days are to be covered. All removable BMP devices shall be in place at the end of each working day when five day rain probability forecast exceeds 40%.
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Lafayette Residences  
Project Address  
San Diego, California

**SITE WALL PLAN**

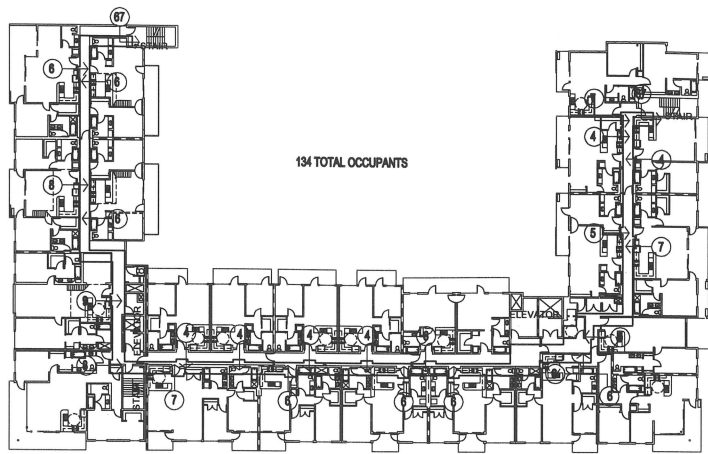
Phase: DD Package  
Date: 01.02.07

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

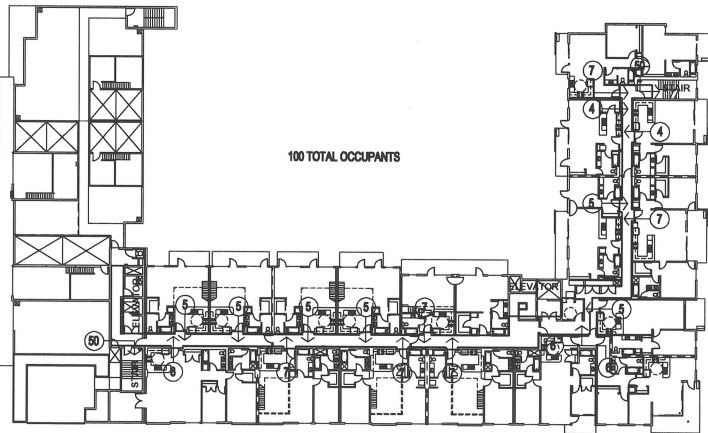
Job: Lafayette  
Sheet: A0.4W

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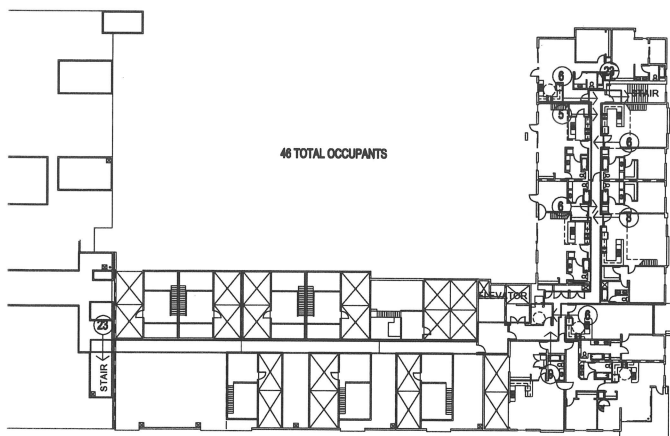




L5 RESIDENTIAL FLOOR PLAN LEVEL 5  
scale 1" = 30'-0"



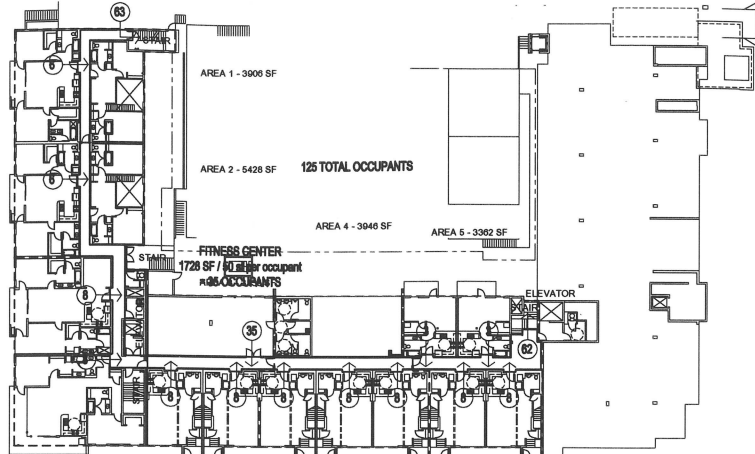
L6 RESIDENTIAL FLOOR PLAN LEVEL 6  
scale 1" = 30'-0"



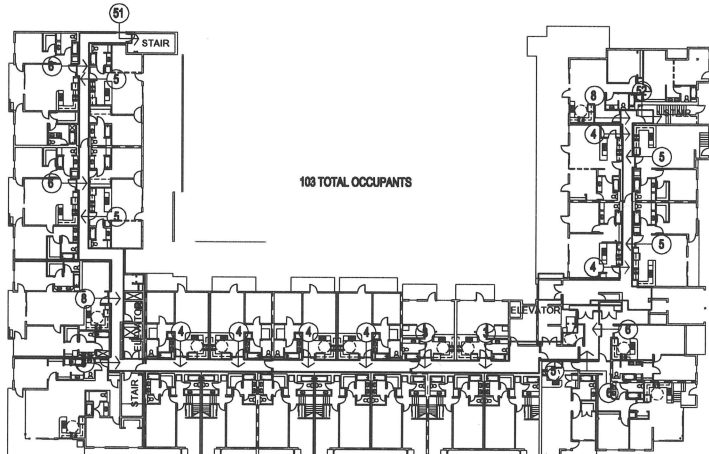
L7 RESIDENTIAL FLOOR PLAN LEVEL 7  
scale 1" = 30'-0"



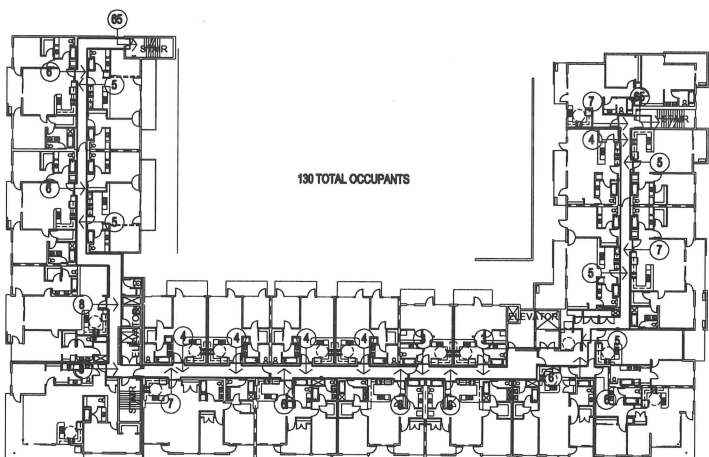
L8 RESIDENTIAL FLOOR PLAN LEVEL 8  
scale 1" = 30'-0"



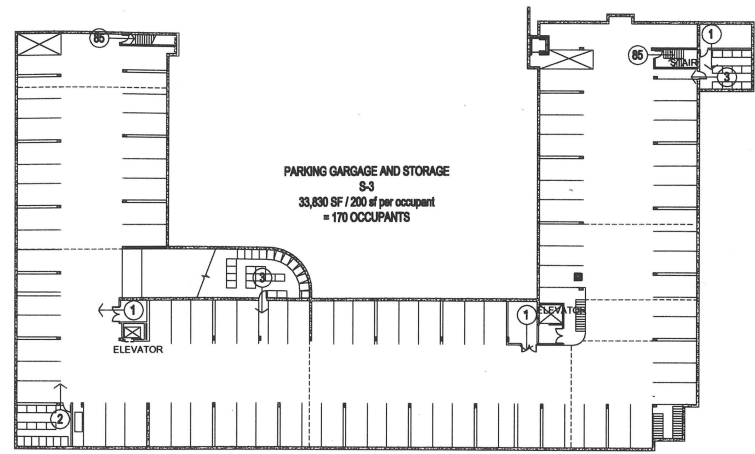
L2 RESIDENTIAL FLOOR PLAN LEVEL 2  
scale 1" = 30'-0"



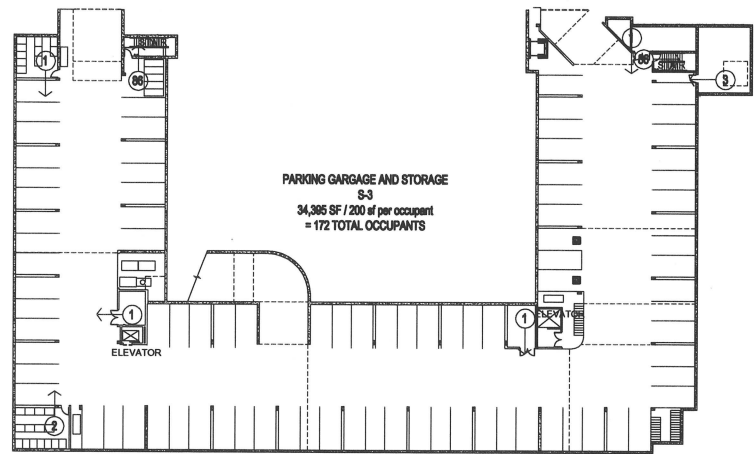
L3 RESIDENTIAL FLOOR PLAN LEVEL 3  
scale 1" = 30'-0"



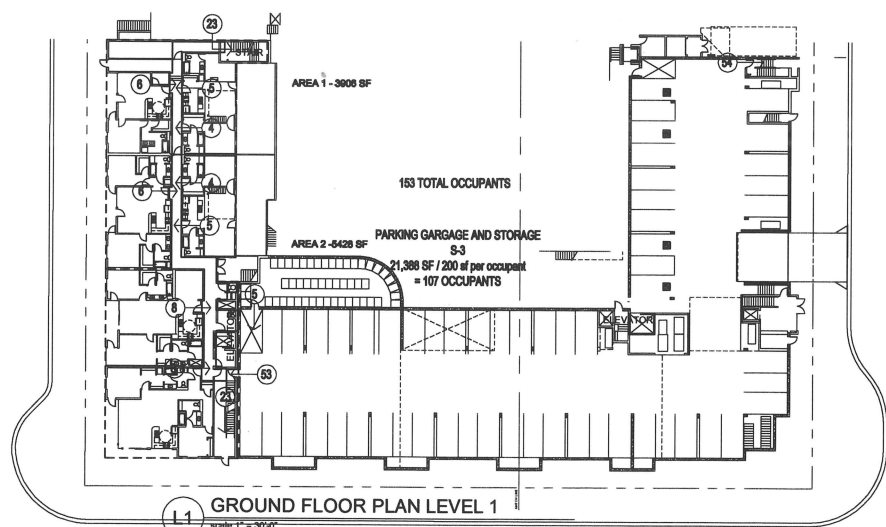
L4 RESIDENTIAL FLOOR PLAN LEVEL 4  
scale 1" = 30'-0"



P1 PARKING LEVEL 1  
scale 1" = 30'-0"



P2 PARKING LEVEL 2  
scale 1" = 30'-0"



L1 GROUND FLOOR PLAN LEVEL 1  
scale 1" = 30'-0"

AREA SEPARATION TABULATION

| Level | Area 1 | Area 2 | Area 3 | Area 4 | Area 5 | Area 6 | Area 7 |
|-------|--------|--------|--------|--------|--------|--------|--------|
| 1     | 3,906  | 5,428  |        |        |        |        |        |
| 2     | 3,906  | 5,428  | 3,135  | 3,946  | 3,362  |        |        |
| 3     | 3,906  | 5,428  | 3,267  | 4,109  | 5,315  | 4,340  | 3,459  |
| 4     | 3,906  | 5,428  | 3,238  | 3,993  | 5,200  | 4,200  | 3,459  |
| 5     | 4,449  | 6,608  | 3,236  | 3,993  | 5,200  | 4,127  | 3,246  |
| 6     |        |        | 3,581  | 4,727  | 5,200  | 4,127  | 3,246  |
| 7     |        |        |        |        | 2,890  | 4,208  | 3,548  |
| Total | 20,073 | 28,320 | 16,475 | 20,788 | 27,167 | 21,000 | 16,952 |

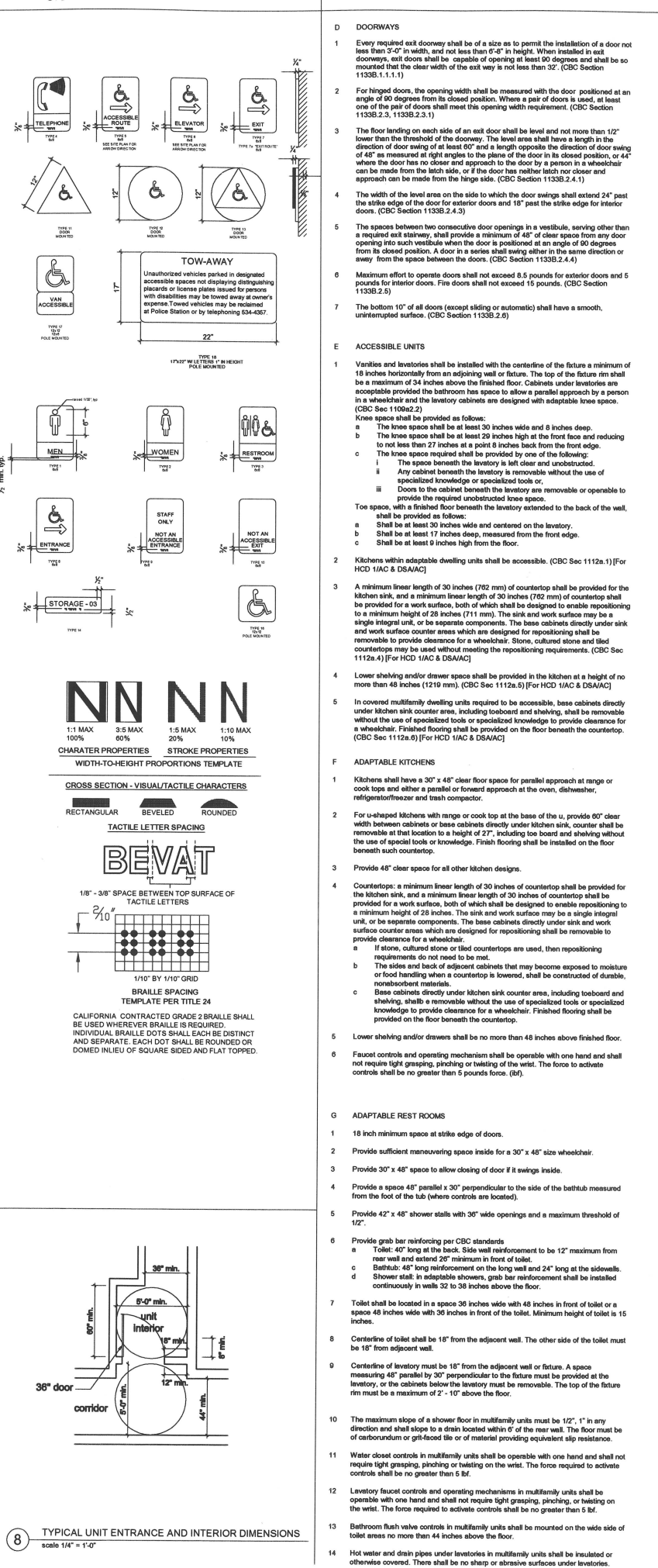
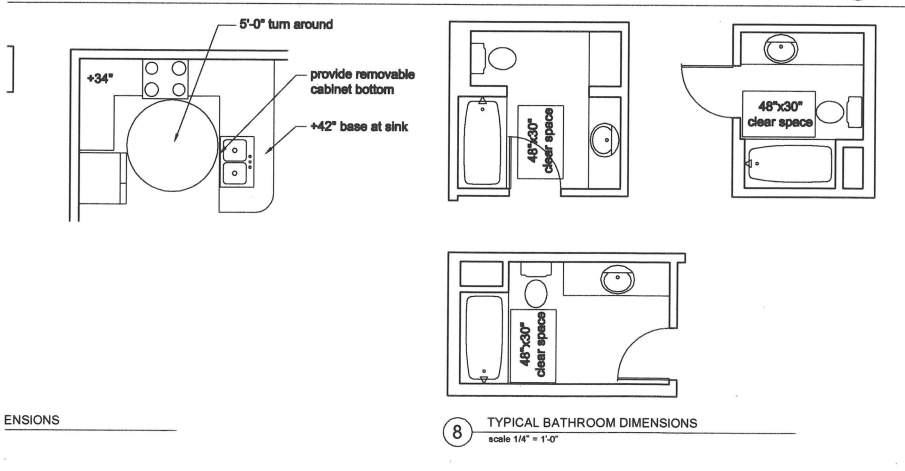
EGRESS REQUIREMENTS AND NOTES

| MINIMUM EGRESS Table 10-A | Use               | 2 exits required | occupant load factor |
|---------------------------|-------------------|------------------|----------------------|
|                           | Exercise rooms    | 50               | 50                   |
|                           | Parking Garages   | 30               | 200                  |
|                           | Apartments        | 10               | 200                  |
|                           | Mechanical equip. | 30               | 300                  |
|                           | Storage           | 30               | 300                  |

EGRESS WIDTH Table 10-B

Stairways 3' 42" min. stairway width / 3' per occupant = 140 total allowable occupants < any load within project, OK

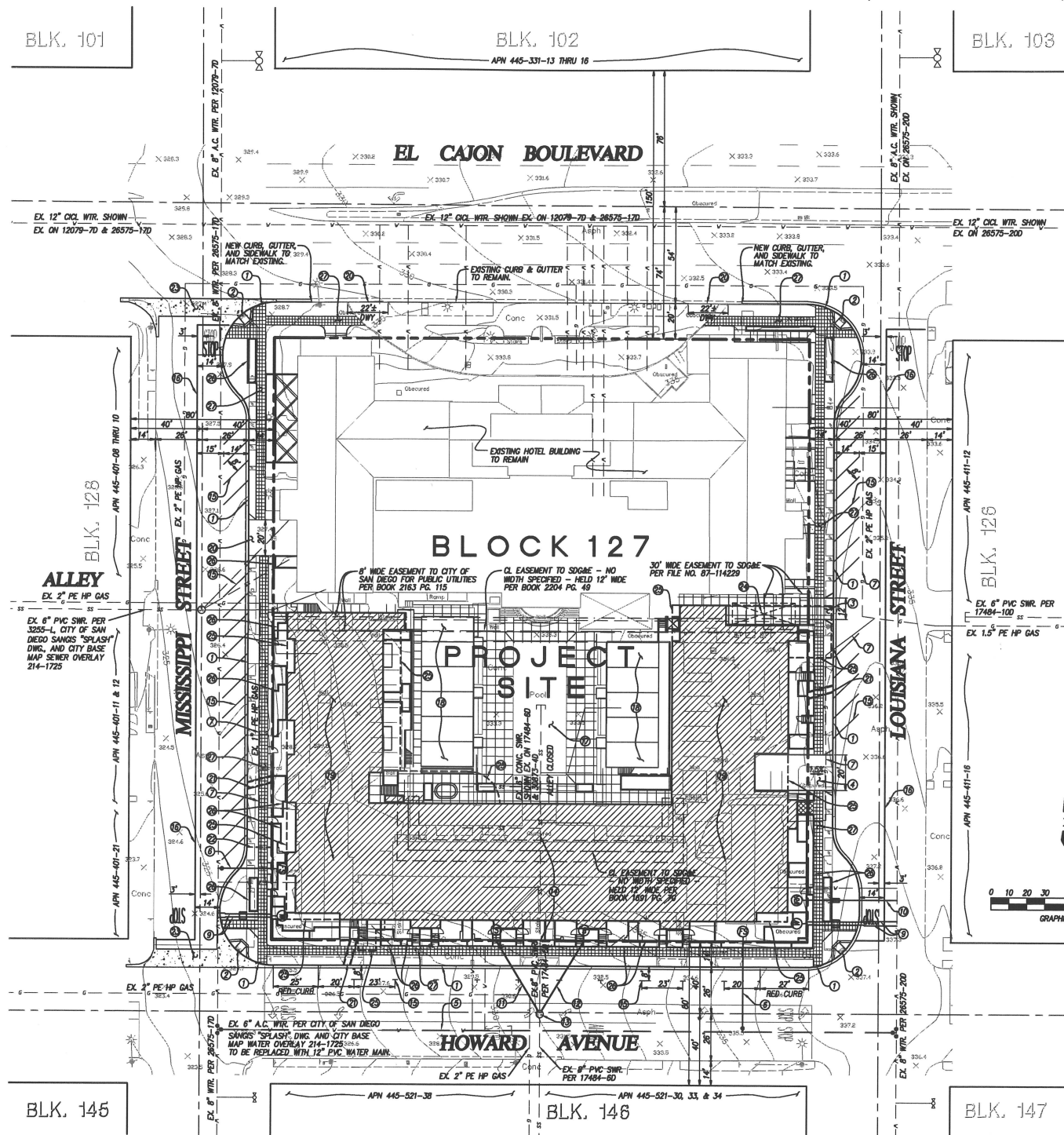
Other components 2' 34" door min. opening / 2' per occupant = 170 total allowable occupants < any load within project, OK



A-12 Document Control Number: 2000-01-01-000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000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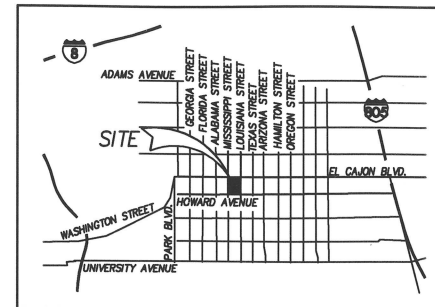
VESTING TENTATIVE MAP NO. 366155  
AND SITE DEVELOPMENT PERMIT NO. 354499  
LAFAYETTE, SAN DIEGO, CALIFORNIA



SITE PLAN

STREET CROSS SECTION NOTE:  
FOR STREET CROSS SECTIONS, SEE SHEET 13 OF 15.

NOTE:  
SIZES FOR PROPOSED SEWER, WATER, AND FIRE  
SERVICES ARE PRELIMINARY.



VICINITY MAP

KEY NOTES

- PROPOSED 6" TYPE G CURB & GUTTER PER G-2.
- PROPOSED CURB RAMP PER SDG-132.
- PROPOSED DRIVEWAY FOR EMERGENCY ACCESS AND OFF-STREET LOADING SPACES.
- PROPOSED 20' WIDE DRIVEWAY FOR GARAGE ENTRANCE.
- PROPOSED 12" PUBLIC WATER MAIN.
- PROPOSED 6" FIRE SERVICE WITH BACKFLOW PREVENTOR ABOVE GROUND.
- EXISTING GAS LATERAL TO BE REMOVED PER SDG# STANDARDS.
- EXISTING 2" PE HP GAS TO REMAIN.
- PROPOSED MANHOLE 2" WATER SERVICE.
- PROPOSED 2" IRRIGATION SERVICE.
- PROPOSED 6" SEWER LATERAL.
- PROPOSED 8" SEWER LATERAL.
- EXISTING SEWER MANHOLE TO REMAIN.
- EXISTING 6" CONC. SEWER TO BE ABANDONED.
- NEW PARKING STRIPS (TYPICAL).
- PROPOSED CENTER LANE STRIPS, 3' OFFSET FROM EXISTING CENTERLINE.
- EXISTING POOL TO REMAIN.
- EXISTING STRUCTURE TO REMAIN.
- PROPOSED BUILDING.
- EXISTING DRIVEWAY TO REMAIN.
- PROPOSED CURB OUTLET PER D-25.
- PROPOSED SIDEWALK UNDERDRAIN PER D-27.
- PROPOSED CROSS-GUTTER PER G-12.
- PROPOSED LOADING AREA PER BUILDING PLANS.
- PROPOSED SUBTERRANEAN PARKING GARAGE PER BUILDING PLANS.
- PROPOSED PLANTER PER LANDSCAPE ARCHITECT (TYPICAL).
- PROPOSED ENHANCED SIDEWALK PER LANDSCAPE ARCHITECT (TYPICAL).

LEGEND

- PROJECT BOUNDARY
- EXISTING SURVEY CENTERLINE
- EXISTING CONTOUR
- EXISTING SEWER
- EXISTING WATER
- EXISTING GAS
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- PROPOSED CURB & GUTTER
- PROPOSED PEDESTRIAN RAMP PER SDG-132
- PROPOSED DRIVEWAY PER G-14A, G-16, SDG-100
- BUILDING LIMITS AT STREET LEVEL
- ENHANCED SIDEWALK PER LANDSCAPE ARCHITECT

EARTHWORK QUANTITIES

SEE SHEET 12.

SOURCE OF TOPOGRAPHY

PROJECT DESIGN CONSULTANTS SURVEYS  
701 'B' STREET, SUITE 800  
SAN DIEGO, CA 92101  
PHONE: (619) 235-6471  
AERIAL TOPO. DATE: FLOWING MAY 19, 2004  
FIELD SURVEYS: APRIL 4 & 27, 2005

BENCHMARK

LOCATION: NEEP EL CAJON BOULEVARD AT LOUISIANA STREET  
DESC.: NE BRASS PLUG  
ELEV.: 332.147 M.S.L. DATUM

OWNER/DEVELOPER'S STATEMENT

HAMPSTEAD LAFAYETTE HOTEL, LLC  
WE THE OWNERS OF OR ARE INTERESTED IN THE PROPERTY COVERED BY  
THIS MAP, HEREBY APPROVE SAID MAP AND THE FILING THEREOF.  
HAMPSTEAD PARTNERS INC.

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

ENGINEER OF WORK

PROJECT DESIGN CONSULTANTS  
701 'B' STREET, SUITE 800  
SAN DIEGO, CA 92101  
TELEPHONE: (619) 235-6471



PROJECT DESIGN CONSULTANTS  
Planning | Landscape Architecture | Environmental | Engineering | Survey  
701 'B' Street, Suite 800 San Diego, CA 92101  
619.235.6471 Tel 619.234.0349 Fax

BULLET POINT NARRATIVE

- THE EXISTING PROJECT SITE IS CURRENTLY OCCUPIED BY A HOTEL (INN SUITES RESORT) COMPRISED OF 5 ONE-STORY TO FOUR-STORY BUILDINGS, A LARGE CENTRAL POOL, PATIO AREAS, SINGLE-LEVEL UNDERGROUND PARKING, AND TWO SURFACE PARKING LOTS. THE PROPOSED PROJECT INVOLVES CONSTRUCTION OF A 5-STORY RESIDENTIAL CONDOMINIUM BUILDING OVER 2 TO 3 LEVELS OF UNDERGROUND PARKING.
- THE PROJECT PROCESS WILL REQUIRE THE ABANDONMENT OF AN EXISTING 8-FOOT WIDE CITY OF SAN DIEGO, PUBLIC UTILITY EASEMENT PER BOOK 2163 PG. 115, AN EXISTING SDG# EASEMENT (OF UNSPECIFIED WIDTH) PER BOOK 2204 PG. 048, AN EXISTING 30-FOOT WIDE SDG# EASEMENT PER FILE NO. 87-114228, AND AN EXISTING SDG# EASEMENT (OF UNSPECIFIED WIDTH) PER BOOK 1891, PG. 70.
- THIS WILL REQUIRE THE FOLLOWING PERMITS/APPROVALS: SITE DEVELOPMENT PERMIT, TENTATIVE MAP, GRADING PERMIT, PUBLIC IMPROVEMENT PERMIT, AND BUILDING DEPARTMENT PERMIT.
- THIS PROJECT WILL PREPARE A 3-DIMENSIONAL FINAL MAP FOR APPROVAL.
- THIS PROJECT PROPOSES A YIELD OF APPROXIMATELY 56 RESIDENTIAL DWELLING UNITS PER ACRE & APPROXIMATELY 32 HOTEL UNITS PER ACRE.

GENERAL NOTES

- EXISTING/PROPOSED ZONING IS CL-1 AND MR-8008.
- LAMBERT COORDINATES: 214-1725  
NAD83 COORDINATES: 1854-8285
- TOTAL SITE AREA IS 2.322 ACRES.  
TOTAL AREA FOR NEW CONSTRUCTION IS 1.284 ACRES.  
GROSS FLOOR AREA: 145,728 SF. (RESIDENTIAL)  
88,613 SF. (GARAGE)
- TOTAL NUMBER OF EXISTING LOTS = 26  
TOTAL NUMBER OF PROPOSED LOTS = 4
- THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF RESIDENTIAL CONDOMINIUM DWELLING UNITS IS 128.

| LOT NO. | USE                                          | UNITS | PARKING GARAGE               |
|---------|----------------------------------------------|-------|------------------------------|
| 1       | EXISTING HOTEL                               | 0     | 31 EXISTING PARKING SPACES   |
| 2       | REC. AREA (POOL)                             | 0     | 0                            |
| 3       | EXISTING LANE AND PROPOSED RESIDENTIAL UNITS | 128   | 0                            |
| 4       | PARKING GARAGE                               | 0     | 234 VEHICLES (2 TO 3 LEVELS) |

- UTILITIES  
WATER: CITY OF SAN DIEGO  
SEWER: CITY OF SAN DIEGO  
GAS & ELECTRIC: S.D.G.A.E.  
FIRE AND POLICE PROTECTION: CITY OF SAN DIEGO  
CABLE T.V.: COX COMMUNICATIONS  
NOTE: UNDERGROUND UTILITIES SHOWN HEREON ARE FROM AVAILABLE RECORDS.
- GRADING  
A. CUT AND FILL SLOPES ARE 2:1 OR FLATTER EXCEPT AS SHOWN.  
B. GRADING SHOWN HEREON IS PRELIMINARY AND MAY BE ALTERED DURING FINAL DESIGN.  
C. UNDERGROUND EXCAVATION IS SUPPORTED BY SHORING WALLS WITH TE-BACKS AND SOLDIER BEAMS.
- DRAINAGE  
A. DRAINAGE FACILITIES TO BE CONSTRUCTED PER CITY OF SAN DIEGO STANDARDS.  
B. DRAINAGE EASEMENTS SHALL BE PROVIDED AS REQUIRED.  
C. ALL DRAINAGE FROM LOT TO BE DIRECTED TO STREET.
- SCHOOLS: SAN DIEGO UNIFIED SCHOOL DISTRICT
- ALL LENGTHS, DISTANCES, LOT DIMENSIONS, AND CURVE RADII ARE APPROXIMATE.
- BUILDING ADDRESS NUMBERS FOR ALL STRUCTURES ON THIS SUBDIVISION SITE SHALL BE VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE SUBJECT PROPERTY.
- CALIFORNIA BUILDING CODE:  
TYPE OF CONSTRUCTION: EXISTING UNITS - TYPE V-NR  
PROPOSED CONDOMINIUMS - TYPE III-1 HOUR  
PARKING GARAGE - TYPE I (FIRE RATED)  
OCCUPANCY: R-1, S-3  
ACCESSORY USES: A2.1, S-1, S-2, R-3, AND U-2  
BUILDING CODE YEAR: CBC 2001
- STREET PARKING SUMMARY:

| STREET     | MISSISSIPPI ST. | EL CAJON BLVD. | LOUISIANA ST. | HOWARD AVE. |
|------------|-----------------|----------------|---------------|-------------|
|            | EXIST.          | PROP.          | EXIST.        | PROP.       |
| METERED    | 15              | 14             | 0             | 16          |
| NON-MTR.   | 0               | 1              | 4             | 4           |
| COMMERCIAL | 0               | 1              | 2             | 2           |
| TAXI ZONE  | 0               | 0              | 0             | 0           |
| TOTAL      | 15              | 16             | 7             | 22          |

- NOTE:
- THERE ARE NO EXISTING STRIPPED OR METERED PARKING ON HOWARD AVENUE OR EL CAJON BOULEVARD.
  - TOTAL EXISTING STREET PARKING: 42  
TOTAL PROPOSED STREET PARKING: 46
  - NO PROPOSED STREET PARKING CHANGES ON EL CAJON BOULEVARD.

SITE/PROJECT DATA:

PROJECT TEAM  
CIVIL ENGINEERS: PROJECT DESIGN CONSULTANTS,  
(619) 235-6471  
ARCHITECT: HP ARCHITECTURE, INC.  
(619) 543-4200

LEGAL DESCRIPTION

ALL OF BLOCK 127 OF UNIVERSITY HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP MADE BY G.A. D'HEMECOURT IN BOOK 8 PAGE 38 ET SEQ. OF LIS PENDENS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

ALSO ALL THAT PORTION OF THE CLOSED ALLEY AS RUNNING EAST AND WEST AND NORTH AND SOUTH IN SAID BLOCK 127.

ASSESSOR'S PARCEL NUMBERS

445-402-01

PREPARED BY:

Name: PROJECT DESIGN CONSULTANTS

Address: 701 'B' STREET, SUITE 800

SAN DIEGO, CA 92101

Phone no. (619) 235-6471

PROJECT ADDRESS:

2223 EL CAJON BOULEVARD

SAN DIEGO, CA 92104

PROJECT NAME:

LAFAYETTE

SHEET TITLE:

SITE PLAN

DEP#

SITE AND PROPOSED BUILDING DATA:

EXISTING CONDITIONS

HOTEL (INN SUITES RESORT)

PROPOSED USE

A 5-STORY RESIDENTIAL BUILDING OVER TWO TO THREE LEVELS OF UNDERGROUND PARKING.

OWNER/DEVELOPER

HAMPSTEAD LAFAYETTE HOTEL, LLC

4250 LOUISIANA STREET

SAN DIEGO, CA 92104

(619) 543-4200

ZONING DESIGNATION

EXISTING/PROPOSED: CL-1 & MR-8008

REVISIONS

Revision 1: 2008-08-23

Revision 2: 2008-09-22

Revision 3: 2008-11-09

Revision 4: 2008-12-19

Original Date:

2008-08-22

Sheet

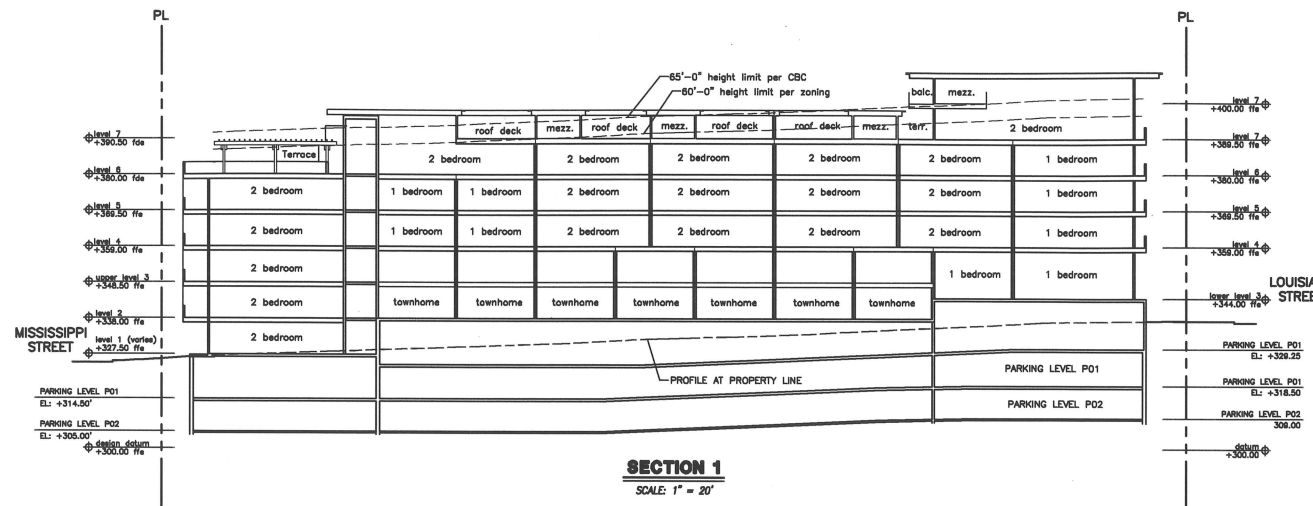
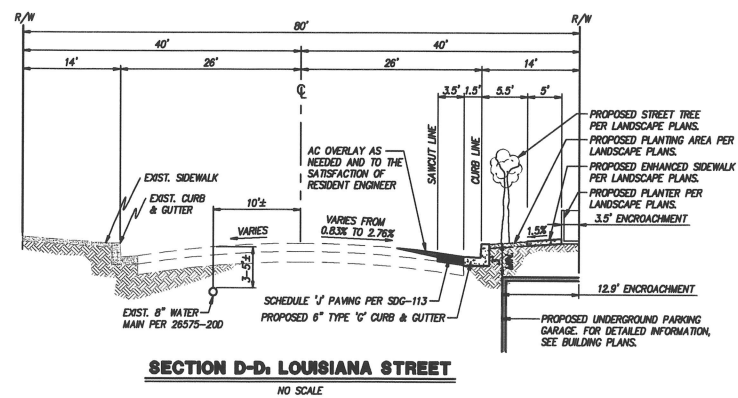
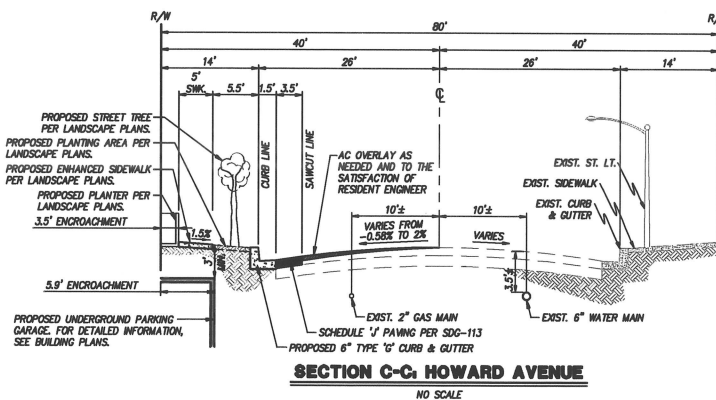
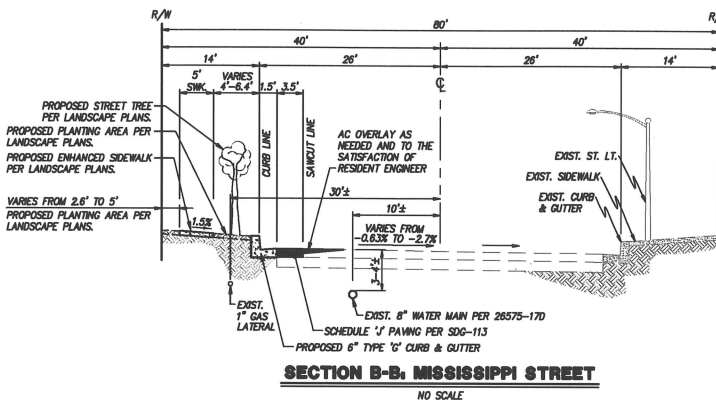
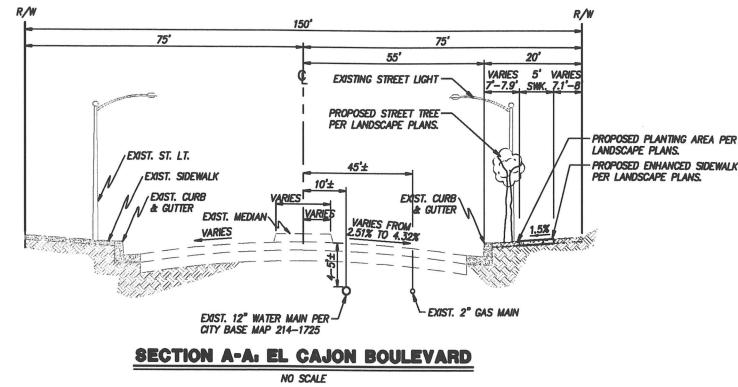
11 of 15

DEP#

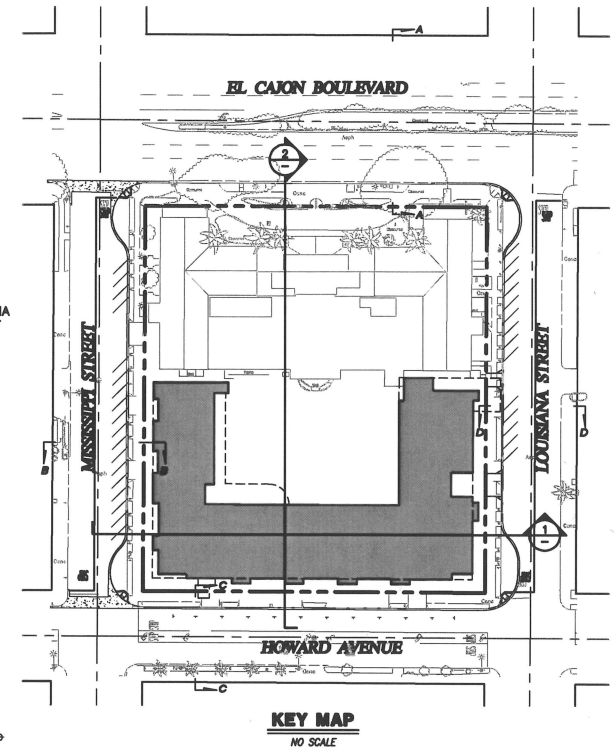
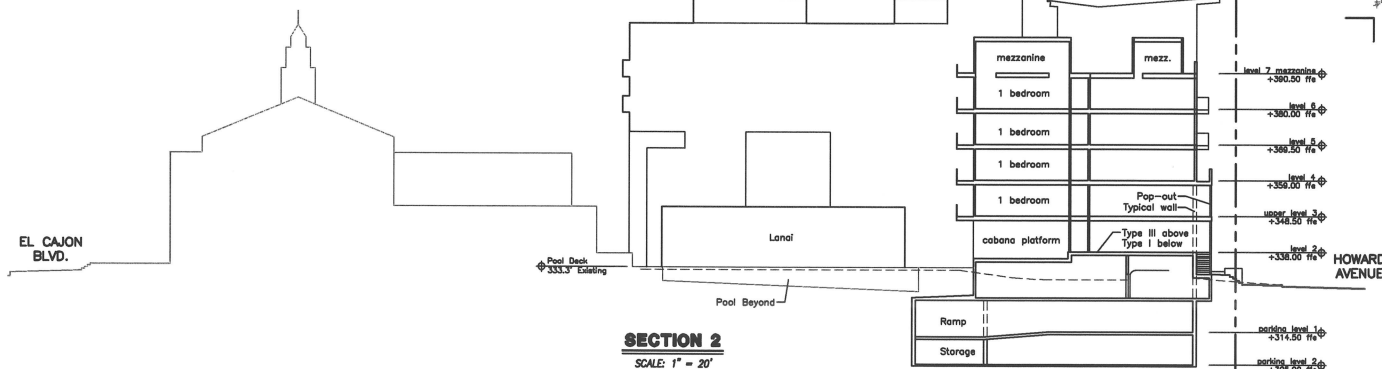




# VESTING TENTATIVE MAP NO. 366155 AND SITE DEVELOPMENT PERMIT NO. 354499 LAFAYETTE, SAN DIEGO, CALIFORNIA



NOTE:  
BUILDING SECTIONS SHOWN ARE PER  
ARCHITECT'S PLANS DATED 11-08-2006.



## OWNER/DEVELOPER'S STATEMENT HAMPSTEAD LAFAYETTE HOTEL, LLC

WE, THE OWNERS OF OR ARE INTERESTED IN THE PROPERTY COVERED BY THIS MAP, HEREBY APPROVE SAID MAP AND THE FILING THEREOF.  
HAMPSTEAD PARTNERS INC.

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

## ENGINEER OF WORK

PROJECT DESIGN CONSULTANTS  
701 B STREET, SUITE 800  
SAN DIEGO, CA 92101  
TELEPHONE: (619) 235-6471

BY: \_\_\_\_\_ DATED: \_\_\_\_\_



PROJECT DESIGN CONSULTANTS  
Planning | Landscape Architecture | Environmental | Engineering | Survey  
701 B Street, Suite 800 San Diego, CA 92101  
619.235.6471 Tel 619.234.0348 Fax

## SITE/PROJECT DATA:

PROJECT TEAM  
CIVIL ENGINEERS: PROJECT DESIGN CONSULTANTS,  
(619) 235-6471  
ARCHITECT: HP ARCHITECTURE, INC.  
(619) 543-4200

## LEGAL DESCRIPTION:

ALL OF BLOCK 127 OF UNIVERSITY HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP MADE BY G.A. DYMECOURT IN BOOK 8 PAGE 38 ET SEQ. OF LIS PENDING, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

ALSO ALL THAT PORTION OF THE CLOSED ALLEY AS RUNNING EAST AND WEST AND NORTH AND SOUTH IN SAID BLOCK 127.

## ASSESSOR'S PARCEL NUMBERS:

445-402-01

## PREPARED BY:

Name: PROJECT DESIGN CONSULTANTS

Address: 701 B STREET, SUITE 800

SAN DIEGO, CA 92101

Phone no. (619) 235-6471

## PROJECT ADDRESS:

2223 EL CAJON BOULEVARD

SAN DIEGO, CA 92104

## PROJECT NAME:

LAFAYETTE

## SHEET TITLE:

SITE SECTIONS

## DEP#

## SITE AND PROPOSED BUILDING DATA:

### EXISTING CONDITIONS:

HOTEL (W/IN STATES RESORT)

### PROPOSED USE:

A 5-STORY RESIDENTIAL BUILDING OVER TWO TO THREE LEVELS OF UNDERGROUND PARKING.

### OWNER/DEVELOPER:

HAMPSTEAD LAFAYETTE HOTEL, LLC

4250 LOUISIANA STREET

SAN DIEGO, CA 92104

(619) 543-4200

### ZONING DESIGNATION:

EXISTING/PROPOSED: CL-1 & MR-800B

### Revision 1:

2006-08-23

### Revision 2:

2006-08-22

### Revision 3:

2006-11-09

### Revision 4:

2006-12-19

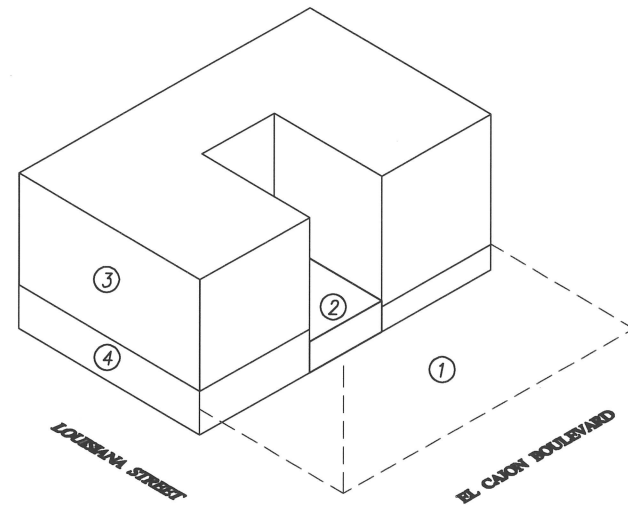
### Original Date:

2006-06-22

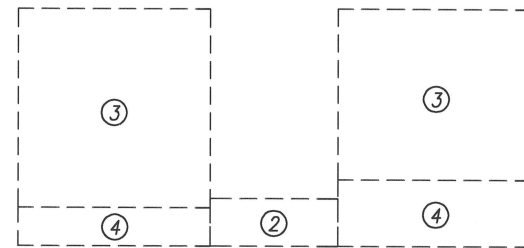
### Sheet

13 of 15

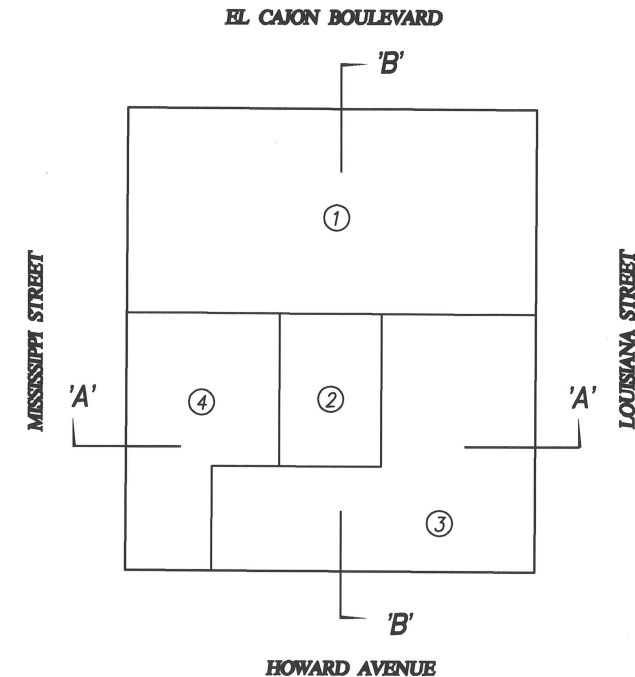
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AND SITE DEVELOPMENT PERMIT NO. 354499  
LAFAYETTE, SAN DIEGO, CALIFORNIA



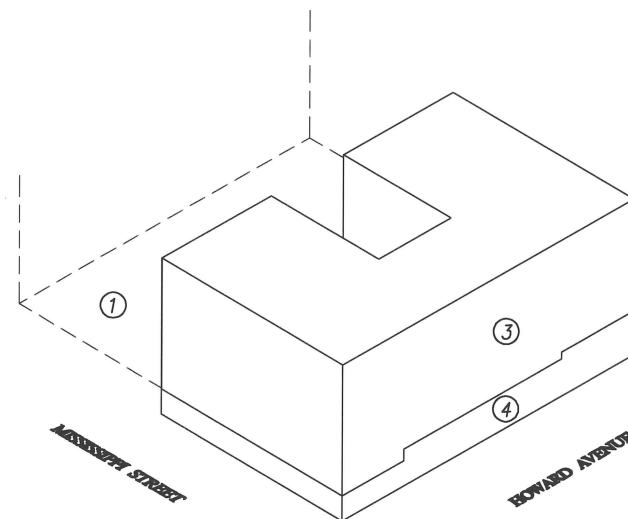
NE 3D VIEW OF LOT LINES



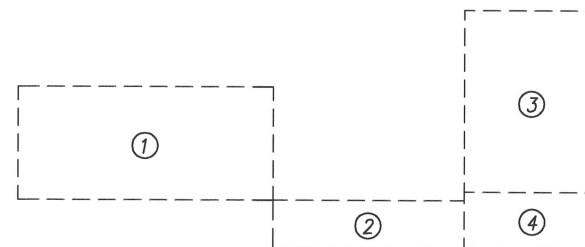
FRONT CROSS SECTION VIEW- SECTION 'A'



PLAN VIEW- BOUNDARY AND LOT LINES



SW 3D VIEW OF LOT LINES



LEFT CROSS SECTION VIEW- SECTION 'B'

PROJECT LOT LINES

OWNER/DEVELOPER'S STATEMENT

HAMPSTEAD LAFAYETTE HOTEL, LLC  
WE, THE OWNERS OF OR ARE INTERESTED IN THE PROPERTY COVERED BY  
THIS MAP, HEREBY APPROVE SAID MAP AND THE FILING THEREOF.  
HAMPSTEAD PARTNERS INC.

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

ENGINEER OF WORK

PROJECT DESIGN CONSULTANTS  
701 B STREET, SUITE 800  
SAN DIEGO, CA 92101  
TELEPHONE: (619) 235-6471

BY: \_\_\_\_\_ DATED: \_\_\_\_\_



PROJECT DESIGN CONSULTANTS  
Planning | Landscape Architecture | Environmental | Engineering | Survey  
701 B Street, Suite 800 San Diego, CA 92101  
619.235.6471 Tel 619.234.0349 Fax

SITE/PROJECT DATA

PROJECT TEAM  
CIVIL ENGINEERS: PROJECT DESIGN CONSULTANTS,  
(619) 235-6471  
ARCHITECT: HP ARCHITECTURE, INC.  
(619) 543-4200

LEGAL DESCRIPTION

ALL OF BLOCK 127 OF UNIVERSITY HEIGHTS, IN THE CITY OF  
SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA,  
ACCORDING TO THE MAP MADE BY G.A. D'HEMOCOURT IN BOOK  
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445-402-01

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Address: 701 B STREET, SUITE 800  
SAN DIEGO, CA 92101  
Phone no. (619) 235-6471

PROJECT ADDRESS:

2223 EL CAJON BOULEVARD  
SAN DIEGO, CA 92104

PROJECT NAME:

LAFAYETTE

SHEET TITLE:

PROJECT LOT LINES

SITE AND PROPOSED BUILDING DATA

EXISTING CONDITIONS  
HOTEL (MIN SUITES RESORT)

PROPOSED USE

A 5-STORY RESIDENTIAL BUILDING OVER  
TWO TO THREE LEVELS OF UNDERGROUND  
PARKING.

OWNER/DEVELOPER

HAMPSTEAD LAFAYETTE HOTEL, LLC  
4250 LOUISIANA STREET  
SAN DIEGO, CA 92104  
(619) 543-4200

ZONING DESIGNATION

EXISTING/PROPOSED: CL-1 & MR-800B

Revision 1: 2006-08-23  
Revision 2: 2006-08-22  
Revision 3: 2006-11-09  
Revision 4: 2006-12-19

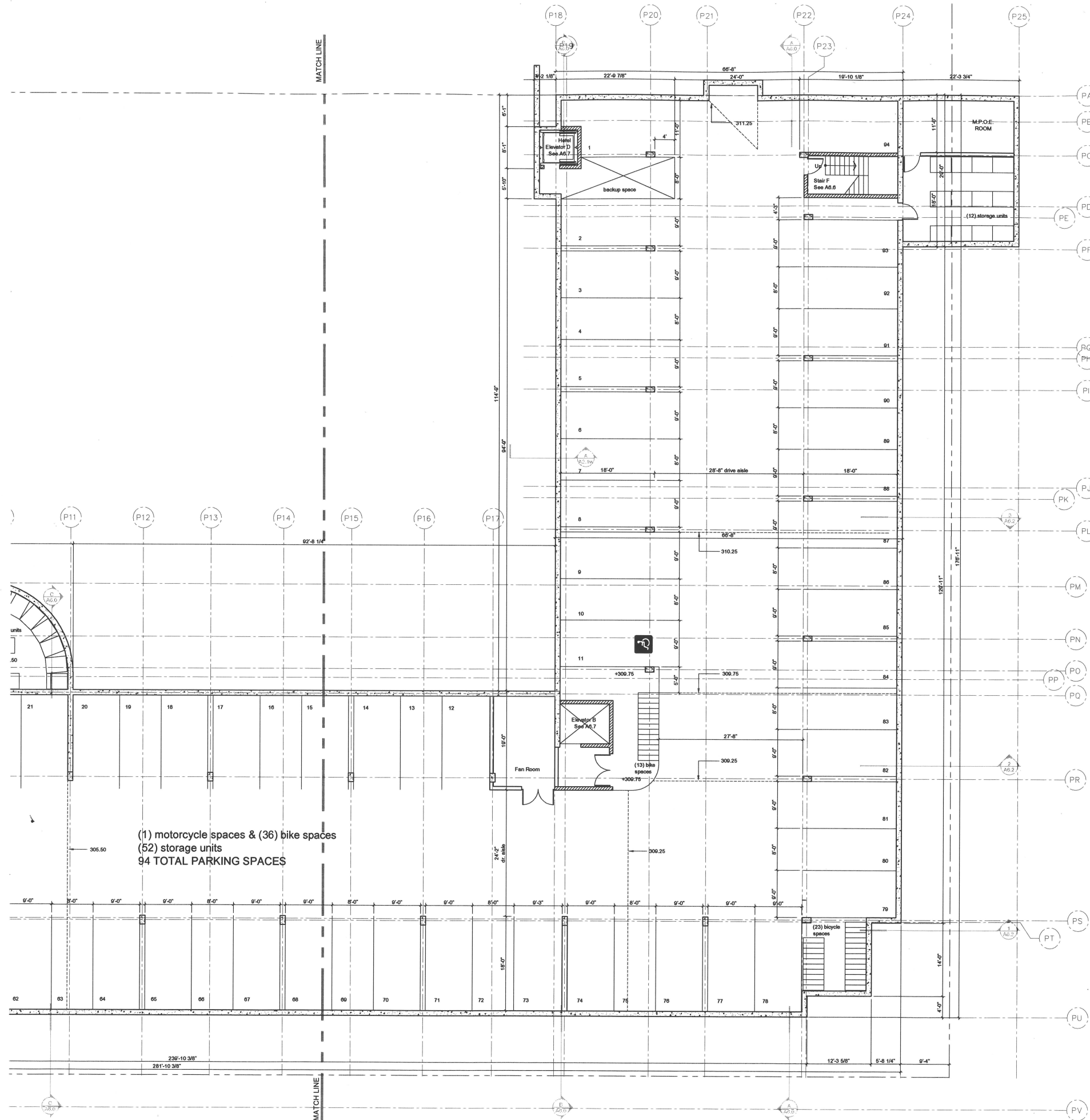
Original Date: 2006-08-22

Sheet 14 of 15

DEP#







(1) motorcycle spaces & (36) bike spaces  
(52) storage units  
94 TOTAL PARKING SPACES

PLAN LEGEND AND NOTES

12" Cast-in-place or shotcrete concrete well cast against shoring

2 Hr Exterior stud wall - Exterior plaster, cementitious siding, or metal siding finish

1 Hr Interior Corridor - Painted gypsum with 6" Stud and resilient channel - STC rating 50

1 Hr Partition Walls- Painted gypsum, 6" studs behind toilets, showers, tubs, kitchen sinks, pocket doors, or as noted. 2x4 at elevators acceptable for plumbing, and non bearing locations.

Interior 1 hour party sound wall - STC rating 50

Interior 2 hour area separation wall - STC rating 50

RD Roof drain / deck drain with cast iron leaders connected to storm drain system

DW Dishwasher

EP Electric panel

FC Fan Coil

WD Washer & dryer combination

FEC Fire Extinguisher

ES Exit Signage

Wall, Floor and roof assembly details per sheet A8.1

Doors & Windows per A9.0 sheets

("T" Indicates safety glazing, see elevations for location. "E" indicates egress for fire.)

NOTES

1 Typical dimensions are from face of structure (plywood, stud, or concrete). Clear, max, and min. dimensions from face of finish. Projection dimensions are from face of eave, as occurs. See Assembly details sheet A8.1 for typical material thickness and assembly.

2 Walls are full height, extending to underside of structure above, unless noted otherwise. Provide fire blocking at all wall cavities greater than 10" in height. Provide 3 1/2" sound insulation at bedroom and bathroom walls and floors within units. See insulation notes for additional sound and energy requirements.

3 Painted "wet" wall and ceiling locations at bathrooms, kitchens, and bar locations to receive waterproof gypsum board. Provide 15# felt under cementitious backer board at tile locations. Caulk all penetrations.

4 Stair dimensions are for contractors reference, and do not relieve the contractor in coordinating floor finishes to meet code requirements for rise and run variations. Contractor to verify floor finishes with owner prior to construction of all stairs.

5 Typical interior stairs to have, clear of finish, 10" treads, 36" minimum width, & 36" minimum landing, unless noted otherwise. 8" maximum rise and 9" minimum run permitted by code. Exterior stairs to have 11" min. treads and 7" max. rise. Minimum headroom to be 6'-8" at all locations. Handrails to be 36" above the finish floor or nose of tread, with extensions at exterior locations. (CBC section 1003.3.3) Contractor to adjust plan dimensions for all finishes chosen in field, and verify with Architect. See details for interior wood stairs. See details for exterior stairs.

6 For sound ratings, all separating walls and floor-ceiling assemblies shall provide a minimum STC of 50. Floor-ceiling assemblies shall provide a minimum IIC of 50 (per section 1208 CBC). Floor coverings included in the assembly must be permanently retained and may be replaced only by other floor covering providing the same sound insulation.

7 Insulation materials shall meet minimum Title 24 requirements for insulation, flame spread, and smoke density requirements.

a Roofs to have R-30 batt insulation

b Exterior stud walls to have R-19 batt insulation

c Interior demising walls between units and garages to have R-11 min. insulation.

d Full height interior walls at bathrooms and bedrooms to have R-13 insulation.

8 For fire rated penetrations, see typical details sheet A8.1

9 Electric panels may not occur within the fire resistive envelope of stair enclosures, typical all levels

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KEY PLAN

scale 1" = 100'

Phase

DD Package

01.02.0

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

Job

Lafayette

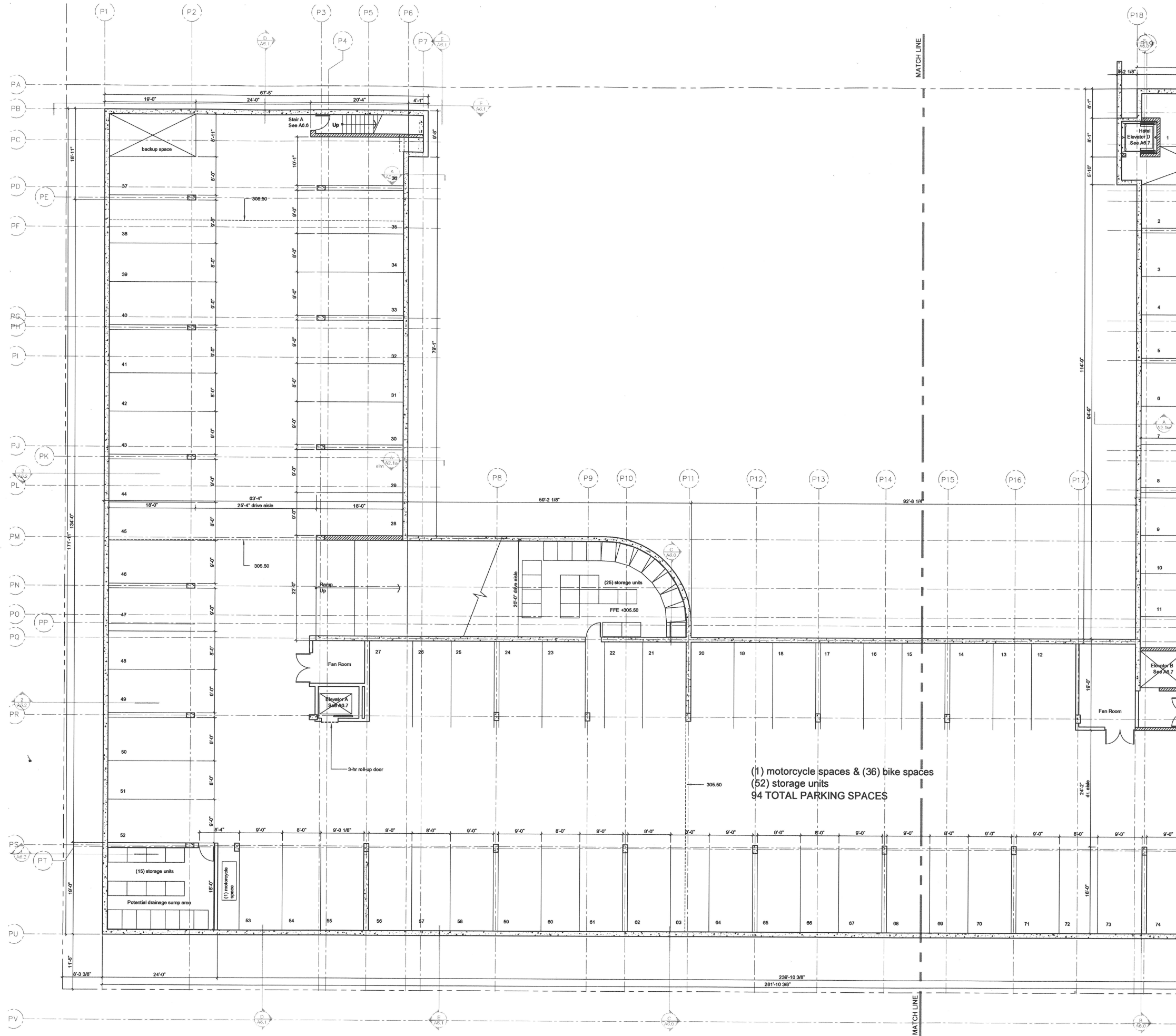
Sheet

A2.00e

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PARKING LEVEL 2 EAST



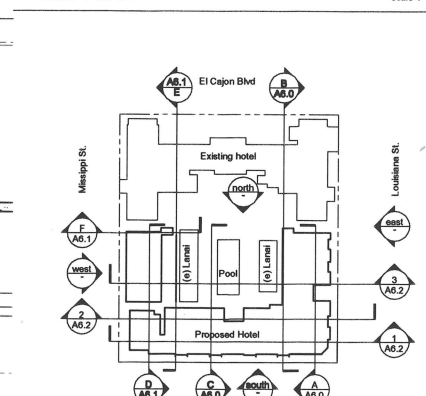


# PLAN LEGEND AND NOTES

- 12" Cast-in-place or shotcrete concrete wall cast against shoring
- 2 Hr Exterior stud wall - Exterior plaster, cementitious siding, or metal siding finish
- 1 Hr Interior Corridor - Painted gypsum with 6" Stud and resilient channel - STC rating 50
- 1 Hr Partition Walls - Painted gypsum, 6" studs behind toilets, showers, tubs, kitchen sinks, pocket doors, or as noted, 2x4 at elevators acceptable for plumbing, and non bearing locations.
- Interior 1 hour party sound wall - STC rating 50
- Interior 2 hour area separation wall - STC rating 50
- RD Roof drain / deck drain with cast iron leaders connected to storm drain system
- DW Dishwasher
- EP Electric panel
- FC Fan Coil
- WD Washer & dryer combination
- FEC Fire Extinguisher
- ES Exit Signage
- Wall, Floor and roof assembly details per sheet A8.1
- Doors & Windows per A8.0 sheets
- ("T" Indicates safety glazing, see elevations for location. "E" indicates egress for fire.)

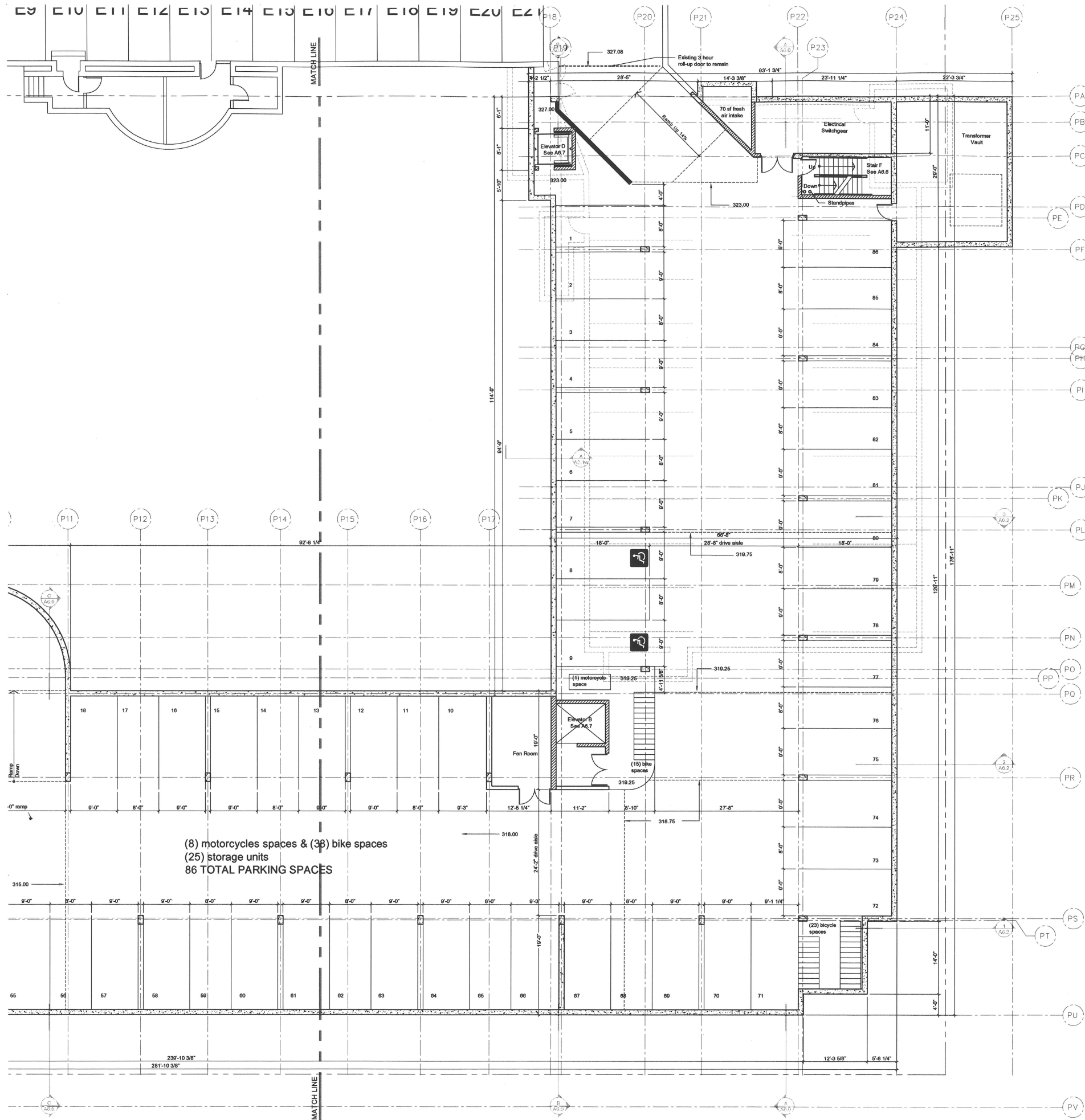
- ### NOTES
- Typical dimensions are from face of structure (plywood, stud, or concrete). Clear, max, and min. dimensions from face of finish. Projection dimensions are from face of eave, as occur. See Assembly details sheet A8.1 for typical material thickness and assembly.
  - Walls are full height, extending to underside of structure above, unless noted otherwise. Provide fire blocking at all wall cavities greater than 10" in height. Provide 3 1/2" sound insulation at bedroom and bathroom walls and floors within units. See insulation notes for additional sound and energy requirements.
  - Painted "wet" wall and ceiling locations at bathrooms, kitchens, and bar locations to receive waterproof gypsum board. Provide 158 felt under cementitious backer board at tile locations. Caulk all penetrations.
  - Stair dimensions are for contractors reference, and do not relieve the contractor in coordinating floor finishes to meet code requirements for rise and run variations. Contractor to verify floor finishes with owner prior to construction of all stairs.
  - Typical interior stairs to have, clear of finish, 10" treads, 30" minimum width, & 30" minimum landing, unless noted otherwise. 8" maximum rise and 9" minimum run permitted by code. Exterior stairs to have 11" min. treads and 7" max. rise. Minimum headroom to be 6'-8" at all locations. Handrails to be 30" above the finish floor or nose of tread, with extensions at exterior locations. (CBC section 1003.3.3) Contractor to adjust plan dimensions for all finishes chosen in field, and verify with Architect. See details for interior wood stairs. See details for exterior stairs.
  - For sound ratings, all separating walls and floor-ceiling assemblies shall provide a minimum STC of 50. Floor-ceiling assemblies shall provide a minimum IIC of 50 (per section 1208 CBC). Floor coverings included in the assembly must be permanently retained and may be replaced only by other floor covering providing the same sound insulation.
  - Insulation materials shall meet minimum Title 24 requirements for insulation, flame spread, and smoke density requirements.
    - a. Roofs to have R-30 batt insulation
    - b. Exterior stud walls to have R-10 batt insulation
    - c. Interior demising walls between units and garages to have R-11 min. insulation.
    - d. Full height interior walls at bedrooms and bedrooms to have R-13 insulation.
  - For fire rated penetrations, see typical details sheet A8.1
  - Electric panels may not occur within the fire resistive envelope of stair enclosures, typical all levels

## KEY PLAN



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**PARKING LEVEL 2 WEST**  
Lafayette Residences  
Project Address  
San Diego, California  
Phase  
DD Package  
01.02.0  
Scale: 1" = 1'-0"  
Job  
Lafayette  
Sheet  
**A2.00w**  
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### PLAN LEGEND AND NOTES

12"

Cast-in-place or shotcrete concrete wall cast against shoring

2 Hr

Exterior stud wall - Exterior plaster, cementitious siding, or metal siding finish

1 Hr

Interior Corridor - Painted gypsum with 5" Stud and resilient channel - STC rating 50

1 Hr

Partition Walls - Painted gypsum. 5" studs behind toilets, showers, tubs, kitchen sinks, pocket doors, or as noted. 2x4 at lavatories acceptable for plumbing, and non bearing locations.

Interior 1 hour

party sound wall - STC rating 50

Interior 2 hour

area separation wall - STC rating 50

RD

Rail drain / deck drain with cast iron leaders connected to storm drain system

DW

Dishwasher

EP

Electric panel

FC

Fan Coil

WD

Washer & dryer combination

FEC

Fire Extinguisher

Exit

Exit Signage

Wall, Floor and roof

assembly details per sheet A8.1

Doors & Windows

per A8.0 sheets

"T"

Indicates safety glazing, see elevations for location. "E" indicates egress for fire.

#### NOTES

1

Typical dimensions are from face of structure (plywood, stud, or concrete). Clear, max, and min. dimensions from face of finish. Projection dimensions are from face of eave, as occurs. See Assembly details sheet A8.1 for typical material thickness and assembly.

2

Walls are full height, extending to underside of structure above, unless noted otherwise. Provide fire blocking at all wall cavities greater than 10" in height. Provide 3 1/2" sound insulation at bedroom and bathroom walls and floors within units. See insulation notes for additional sound and energy requirements.

3

Painted "wet" wall and ceiling locations at bathrooms, kitchens, and bar locations to receive waterproof gypsum board. Provide 156 felt under cementitious becker board at tile locations. Caulk all penetrations.

4

Stair dimensions are for contractors reference, and do not relieve the contractor in coordinating floor finishes to meet code requirements for riser and run variations. Contractor to verify floor finishes with owner prior to construction of all stairs.

5

Typical interior stairs to have, clear of finish, 10" treads, 30" minimum width, & 30" minimum landing, unless noted otherwise. 8" maximum rise and 9" minimum run permitted by code. Exterior stairs to have 11" min. treads and 7" max. rise. Minimum headroom to be 6'-6" at all locations. Handrails to be 36" above the finish floor or nose of tread, with extensions at exterior locations. (CBC section 1003.3.3) Contractor to adjust plan dimensions for all finishes chosen in field, and verify with Architect. See details for interior wood stairs. See details for exterior stairs.

6

For sound ratings, all separating walls and floor-ceiling assemblies shall provide a minimum STC of 50. Floor-ceiling assemblies shall provide a minimum IIC of 50 (per section 1208 CBC). Floor coverings included in the assembly must be permanently retained and may be replaced only by other floor covering providing the same sound insulation.

7

Insulation materials shall meet minimum Title 24 requirements for insulation, flame spread, and smoke density requirements.

a

Roofs to have R-30 batt insulation

b

Exterior stud walls to have R-10 batt insulation

c

Interior demising walls between units and garages to have R-11 min. insulation.

d

Full height interior walls at bathrooms and bedrooms to have R-13 insulation.

8

For fire rated penetrations, see typical details sheet A8.1

9

Electric panels may not occur within the fire resistive envelope of stair enclosures, typical all levels

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Lafayette Residences  
Project Address  
San Diego, California

**PARKING LEVEL 2 EAST**

Phase  
DD Package

Date  
01.02.07

El Cajon Blvd

North

South

West

East

Existing hotel

Pool

Proposed Hotel

Howard Ave.

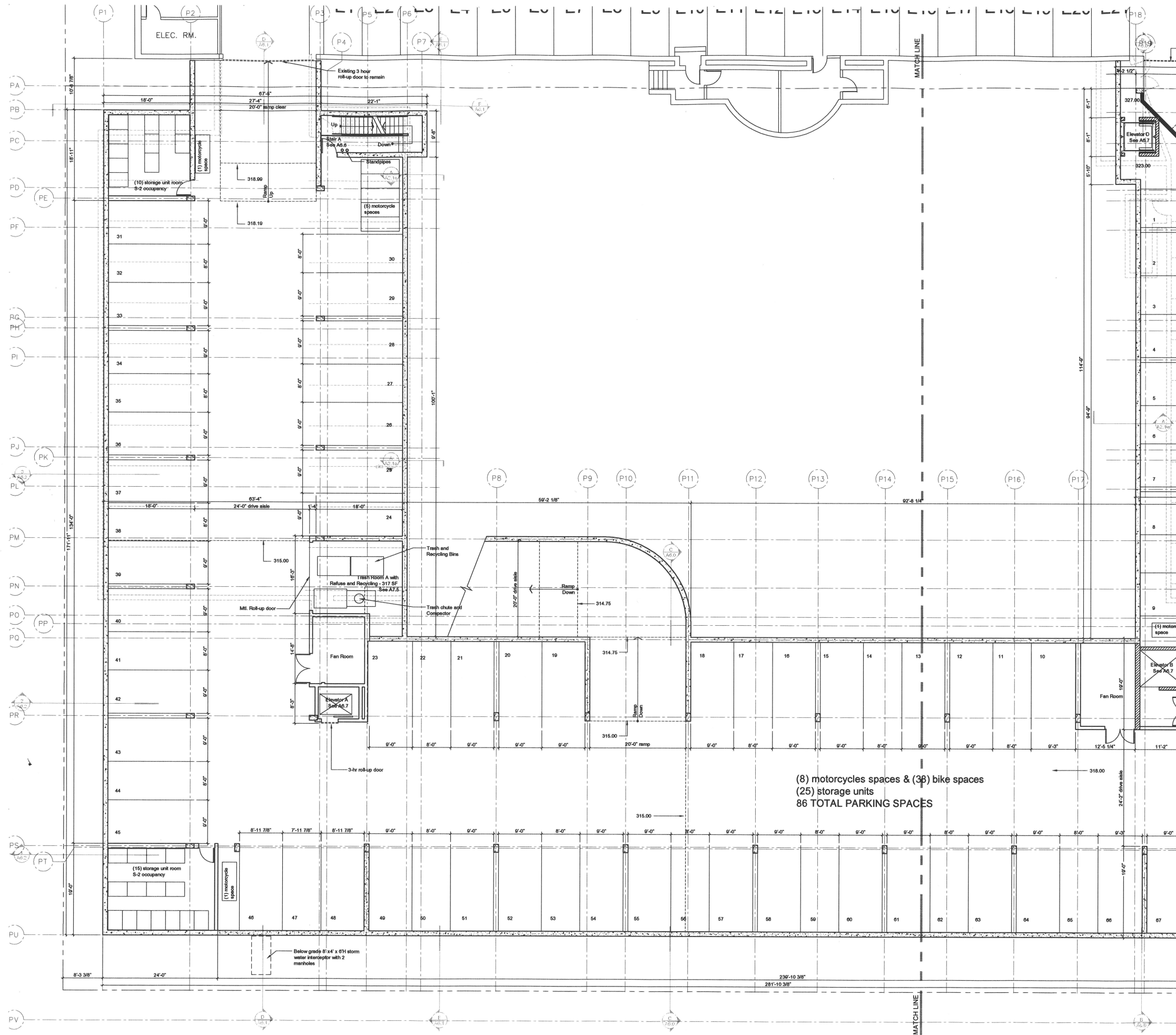
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Job  
Lafayette

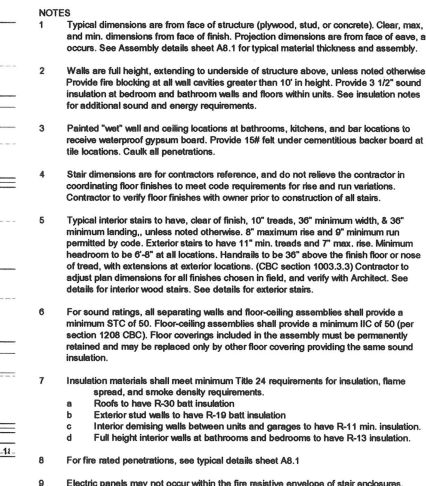
Sheet  
**A2.01e**

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- 12" Cast-in-place or shotcrete concrete wall cast against shoring
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  - 1 Hr Partition Walls - Painted gypsum 5" studs behind toilets, showers, tubs, kitchen sinks, pocket doors, or as noted. 2x4 at lavatories acceptable for plumbing, and non bearing locations.
  - Interior 1 hour party sound wall - STC rating 50
  - Interior 2 hour area separation wall - STC rating 50
  - RD Roof drain / deck drain with cast iron leaders connected to storm drain system
  - DW Dishwasher
  - EP Electric panel
  - FC Fan Coil
  - WD Washer & dryer combination
  - FE Fire Extinguisher
  - ES Exit Signage
  - Wall, Floor and roof assembly details per sheet A8.1
  - Doors & Windows per A8.0 sheets
  - ("T" Indicates safety glazing, see elevations for location. "E" indicates egress for fire.)
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  - Typical interior stairs to have, clear of finish, 10" treads, 36" minimum width, 8 3/8" minimum landing, unless noted otherwise. 6" maximum rise and 9" minimum run permitted by code. Exterior stairs to have 11" min. treads and 7" max. rise. Minimum headroom to be 6'-8" at all locations. Handrails to be 36" above the finish floor or nose of tread, with extensions at exterior locations. (CBC section 1003.3.3) Contractor to adjust plan dimensions for all finishes chosen in field, and verify with Architect. See details for interior wood stairs. See details for exterior stairs.
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  - For fire rated penetrations, see typical details sheet A8.1
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Lafayette Residences  
Project Address  
San Diego, California

## PARKING LEVEL 2 WEST

Phase \_\_\_\_\_  
DD Package 01.02.0

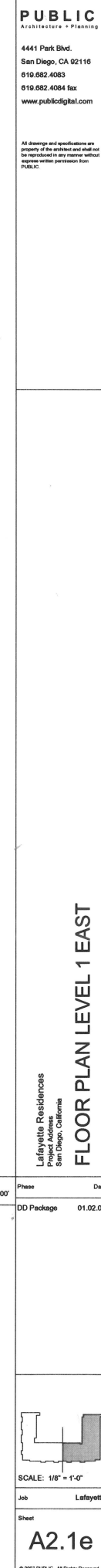
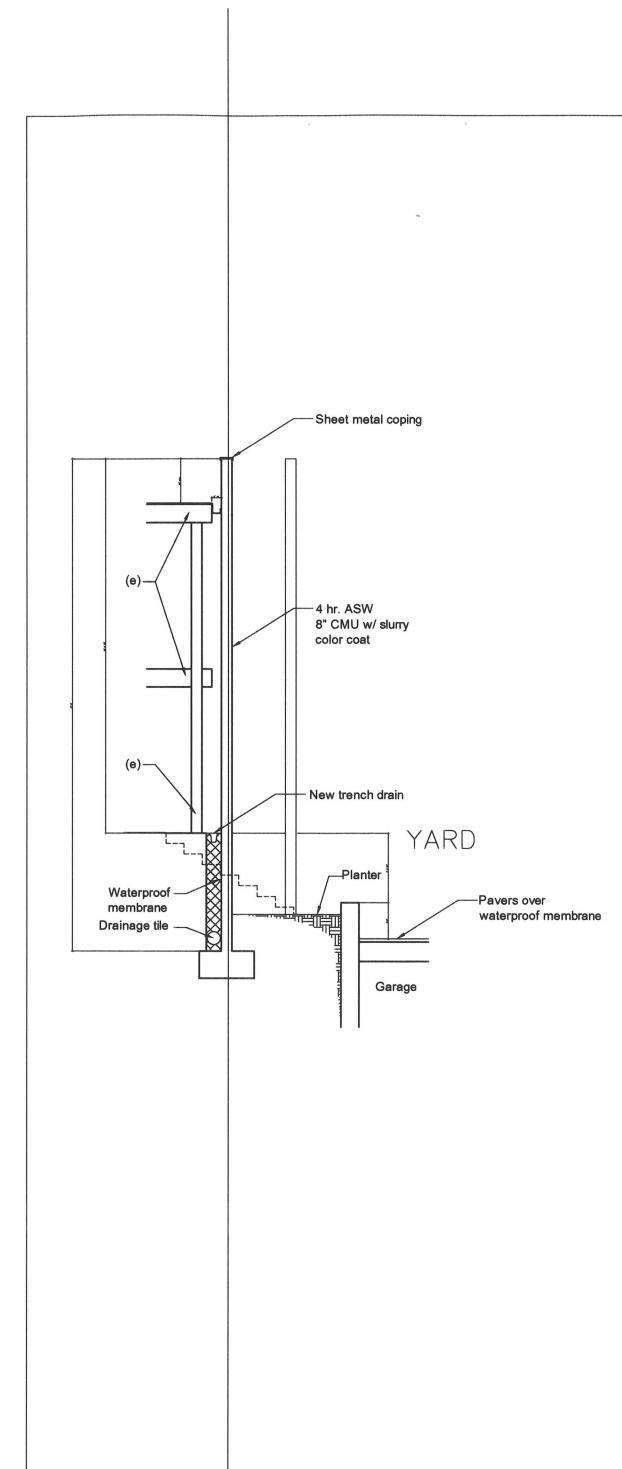
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Job Lafayette

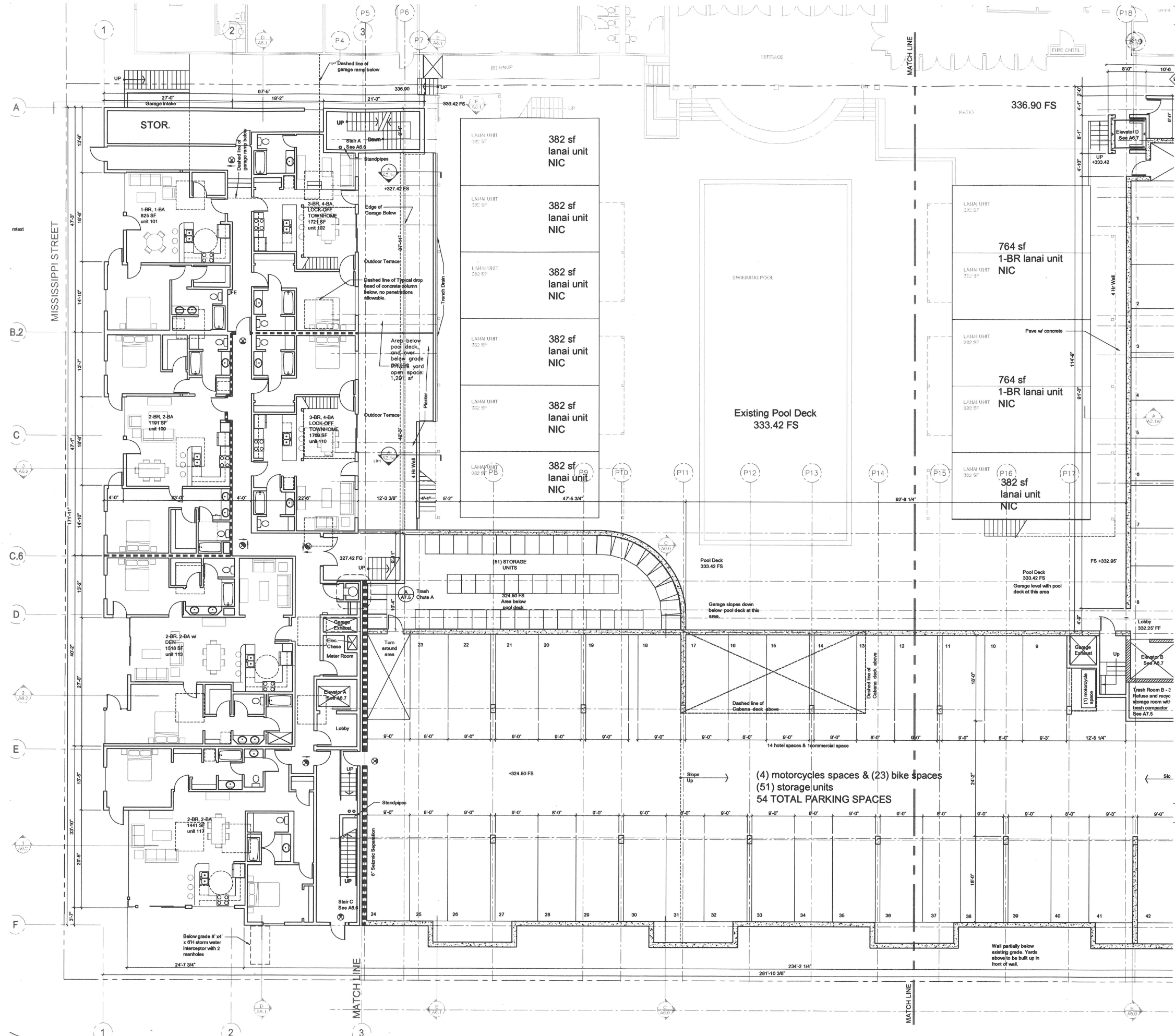
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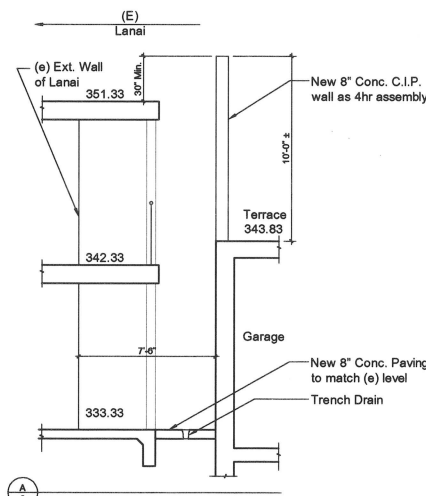




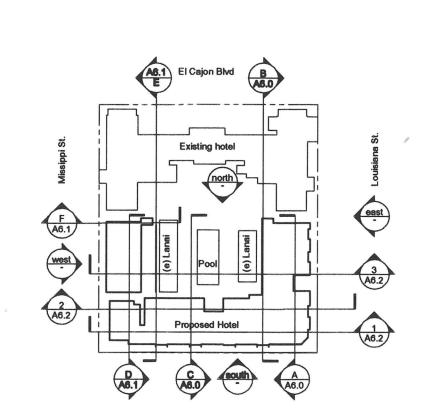
PLAN LEGEND AND NOTES

- 12" Cast-in-place or shotcrete concrete wall cast against shoring
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- Interior 1 hour party sound wall - STC rating 50
- Interior 2 hour area separation wall - STC rating 50
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- FE Fire Extinguisher
- ES Exit Signage
- Wall, Floor and roof assembly details per sheet A8.1
- Doors & Windows per A8.0 sheets
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  - Painted "wet" wall and ceiling locations at bathrooms, kitchens, and bar locations to receive waterproof gypsum board. Provide 15# felt under cementitious backer board at the locations. Caulk all penetrations.
  - Stair dimensions are for contractors reference, and do not relieve the contractor in coordinating floor finishes to meet code requirements for rise and run variations. Contractor to verify floor finishes with owner prior to construction of all stairs.
  - Typical interior stairs to have, clear of finish, 10" treads, 36" minimum width, & 36" minimum landing, unless noted otherwise. 6" maximum rise and 9" minimum run permitted by code. Exterior stairs to have 11" min. treads and 7" max. rise. Minimum headroom to be 8'0" at all locations. Handrails to be 36" above the finish floor or nose of tread, with extensions at exterior locations. (CBC section 1003.3.3) Contractor to adjust plan dimensions for all finishes chosen in field, and verify with Architect. See details for interior wood stairs. See details for exterior stairs.
  - For sound ratings, all separating walls and floor-ceiling assemblies shall provide a minimum STC of 50. Floor-ceiling assemblies shall provide a minimum IIC of 50 (per section 1208 CBC). Floor coverings included in the assembly must be permanently retained and may be replaced only by other floor covering providing the same sound insulation.
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    - d. Full height interior walls at bathrooms and bedrooms to have R-13 insulation.
  - For fire rated penetrations, see typical details sheet A8.1
  - Electric panels may not occur within the fire resistive envelope of stair enclosures, typical all levels



KEY PLAN



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**FLOOR PLAN LEVEL 1 WEST**

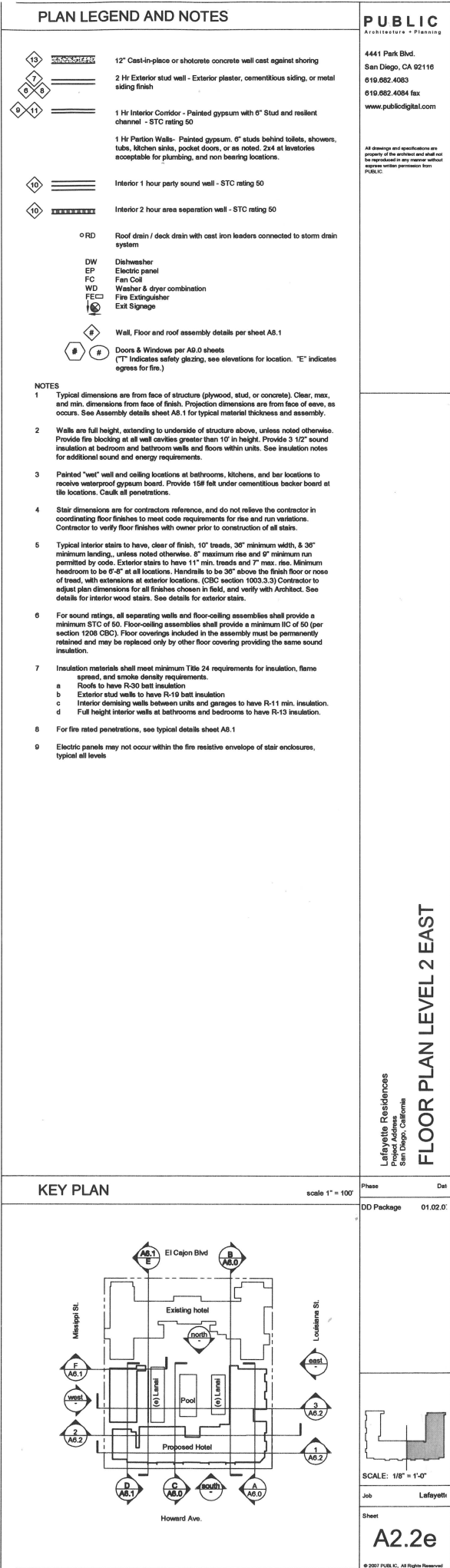
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Project Address  
San Diego, California

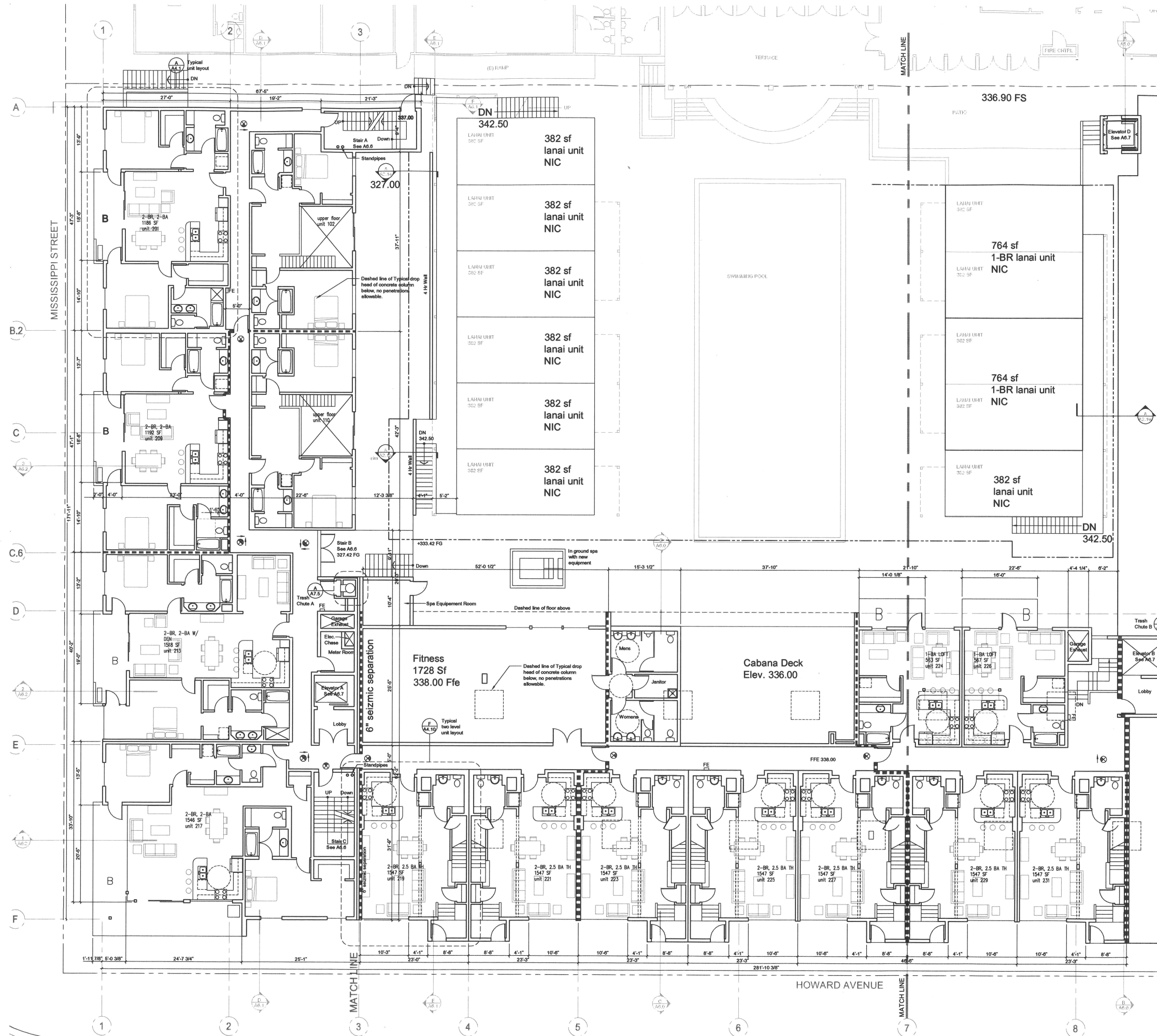
Phase: DD Package  
Date: 01.02.07

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

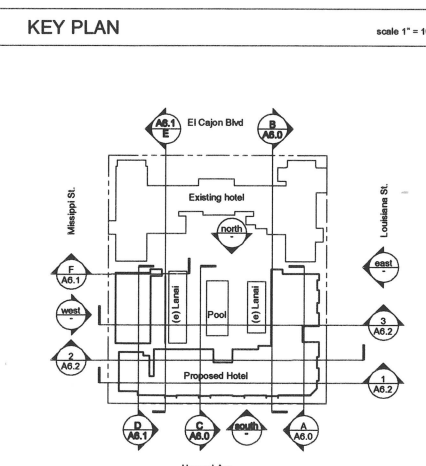
Job: Lafayette  
Sheet: A2.1w

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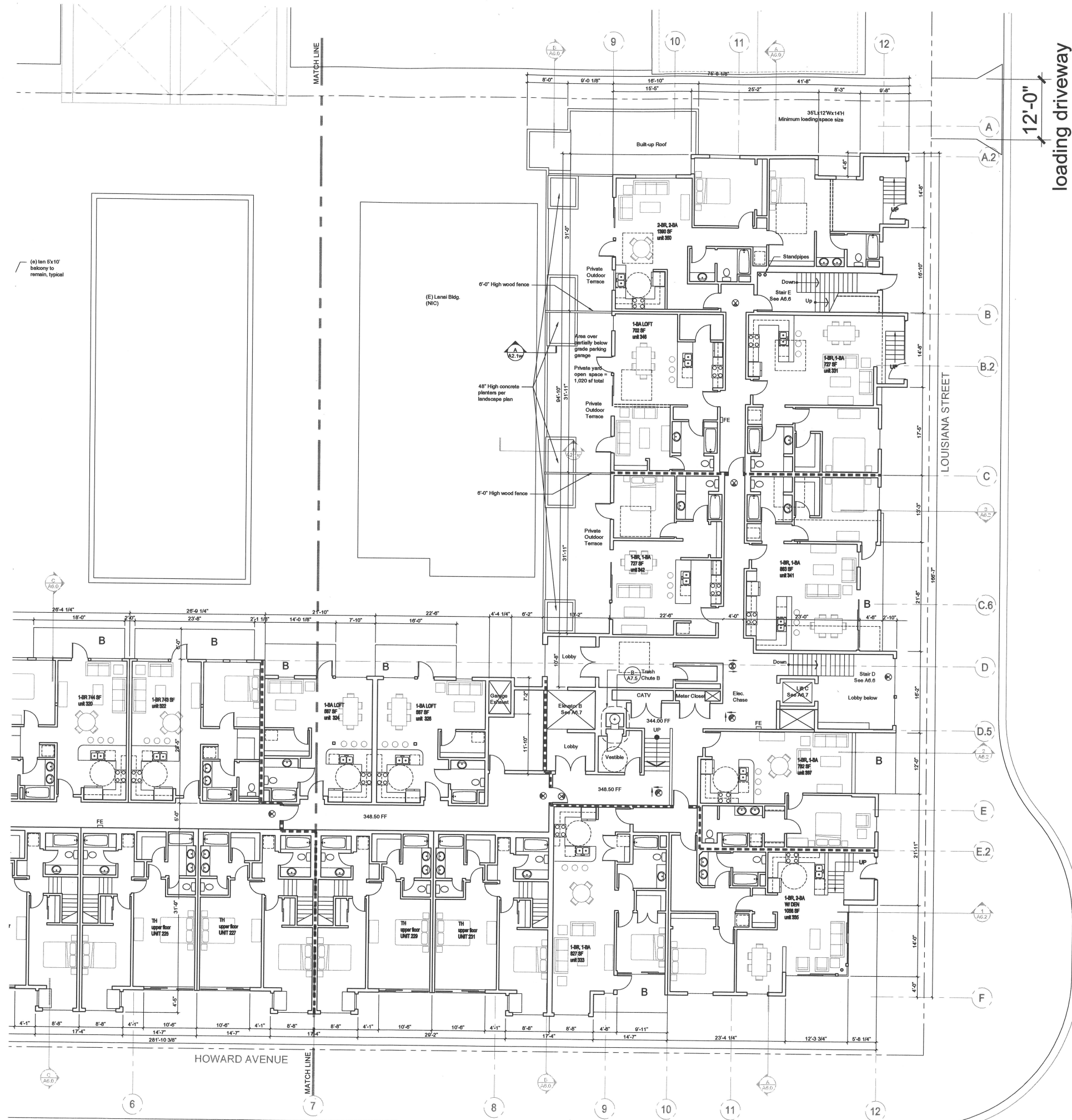




- ### PLAN LEGEND AND NOTES
- 12" Cast-in-place or shotcrete concrete wall cast against shoring
- 2 Hr Exterior stud wall - Exterior plaster, cementitious siding, or metal siding finish
- 1 Hr Interior Corridor - Painted gypsum with 6" Stud and resilient channel - STC rating 50
- 1 Hr Partition Walls - Painted gypsum 6" studs behind toilets, showers, tubs, kitchen sinks, pocket doors, or as noted. 2x4 at lavatories acceptable for plumbing, and non bearing locations.
- Interior 1 hour party sound wall - STC rating 50
- Interior 2 hour area separation wall - STC rating 50
- Roof drain / deck drain with cast iron leaders connected to storm drain system
- DW Dishwasher  
EP Electric panel  
FC Fan Coil  
WD Washer & dryer combination  
FEC Fire Extinguisher  
ES Exit Signage
- Wall, Floor and roof assembly details per sheet A8.1
- Doors & Windows per A8.0 sheets  
(\*T) Indicates safety glazing, see elevations for location. "E" indicates egress for fire.
- ### NOTES
- Typical dimensions are from face of structure (plywood, stud, or concrete). Clear, max. and min. dimensions from face of finish. Projection dimensions are from face of eave, as occurs. See Assembly details sheet A8.1 for typical material thickness and assembly.
  - Walls are full height, extending to underside of structure above, unless noted otherwise. Provide fire blocking at all wall cavities greater than 10' in height. Provide 3 1/2" sound insulation at bedroom and bathroom walls and floors within units. See insulation notes for additional sound and energy requirements.
  - Painted "wet" wall and ceiling locations at bathrooms, kitchens, and bar locations to receive waterproof gypsum board. Provide 15# felt under cementitious backer board at the locations. Caulk all penetrations.
  - Stair dimensions are for contractors reference, and do not relieve the contractor in coordinating floor finishes to meet code requirements for rise and run variations. Contractor to verify floor finishes with owner prior to construction of all stairs.
  - Typical interior stairs to have, clear of finish, 10" treads, 36" minimum width, & 36" minimum landing, unless noted otherwise. 8" maximum rise and 9" minimum run permitted by code. Exterior stairs to have 11" min. treads and 7" max. rise. Minimum headroom to be 6'-8" at all locations. Handrails to be 36" above the finish floor or nose of tread, with extensions at exterior locations. (CBC section 1003.3.3) Contractor to adjust plan dimensions for all finishes chosen in field, and verify with Architect. See details for interior wood stairs. See details for exterior stairs.
  - For sound ratings, all separating walls and floor-ceiling assemblies shall provide a minimum STC of 50. Floor-ceiling assemblies shall provide a minimum IIC of 50 (per section 1208 CBC). Floor coverings included in the assembly must be permanently retained and may be replaced only by other floor covering providing the same sound insulation.
  - Insulation materials shall meet minimum Title 24 requirements for insulation, flame spread, and smoke density requirements.
    - Roofs to have R-30 batt insulation
    - Exterior stud walls to have R-19 batt insulation
    - Interior demising walls between units and garages to have R-11 min. insulation
    - Full height interior walls at bathrooms and bedrooms to have R-13 insulation.
  - For fire rated penetrations, see typical details sheet A8.1
  - Electric panels may not occur within the fire resistive envelope of stair enclosures, typical all levels







PLAN LEGEND AND NOTES

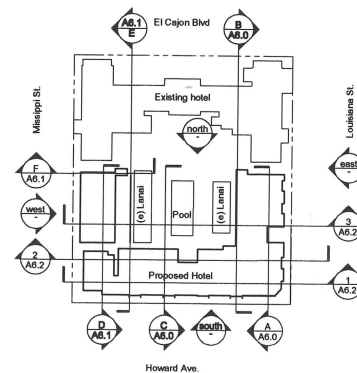
- 12" Cast-in-place or shotcrete concrete wall cast against shoring
- 2 Hr Exterior stud wall - Exterior plaster, cementitious siding, or metal siding finish
- 1 Hr Interior Corridor - Painted gypsum with 6" Stud and resilient channel - STC rating 50
- 1 Hr Partition Walls - Painted gypsum, 6" studs behind toilets, showers, tubs, kitchen sinks, pocket doors, or as noted. 2x4 at lavatories acceptable for plumbing, and non bearing locations.
- Interior 1 hour party sound wall - STC rating 50
- Interior 2 hour area separation wall - STC rating 50
- RD Roof drain / deck drain with cast iron leaders connected to storm drain system
- DW Dishwasher
- EP Electric panel
- FC Fan Coil
- WD Washer & dryer combination
- FEC Fire Extinguisher
- ES Exit Signage
- Wall, Floor and roof assembly details per sheet A8.1
- Doors & Windows per A8.0 sheets
- ("T" Indicates safety glazing, see elevations for location. "E" indicates egress for fire.)

NOTES

- 1 Typical dimensions are from face of structure (plywood, stud, or concrete). Clear, max, and min. dimensions from face of finish. Projection dimensions are from face of eave, as occurs. See Assembly details sheet A8.1 for typical material thickness and assembly.
- 2 Walls are full height, extending to underside of structure above, unless noted otherwise. Provide fire blocking at all wall cavities greater than 10' in height. Provide 3 1/2" sound insulation at bedroom and bathroom walls and floors within units. See insulation notes for additional sound and energy requirements.
- 3 Painted "wet" wall and ceiling locations at bathrooms, kitchens, and bar locations to receive waterproof gypsum board. Provide 15# felt under cementitious backer board at tile locations. Caulk all penetrations.
- 4 Stair dimensions are for construction reference, and do not relieve the contractor in coordinating floor finishes to meet code requirements for rise and run variations. Contractor to verify floor finishes with owner prior to construction of all stairs.
- 5 Typical interior stairs to have, clear of finish, 10" treads, 36" minimum width, & 36" minimum landing, unless noted otherwise. 8" maximum rise and 9" minimum run permitted by code. Exterior stairs to have 11" min. treads and 7" max. rise. Minimum headroom to be 6'6" at all locations. Handrails to be 36" above the finish floor or nose of tread, with extensions at exterior locations. (CBC section 1003.3.3) Contractor to adjust plan dimensions for all finishes chosen in field, and verify with Architect. See details for interior wood stairs. See details for exterior stairs.
- 6 For sound ratings, all separating walls and floor-ceiling assemblies shall provide a minimum STC of 50. Floor-ceiling assemblies shall provide a minimum IIC of 50 per section 1208 CBC. Floor coverings included in the assembly must be permanently retained and may be replaced only by other floor covering providing the same sound insulation.
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- a Roofs to have R-30 batt insulation
- b Exterior stud walls to have R-19 batt insulation
- c Interior demising walls between units and garages to have R-11 min. insulation.
- d Full height interior walls at bathrooms and bedrooms to have R-13 insulation.
- 8 For fire rated penetrations, see typical details sheet A8.1
- 9 Electric panels may not occur within the fire resistive envelope of stair enclosures, typical all levels

KEY PLAN

scale 1" = 100'



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FLOOR PLAN LEVEL 3 EAST

Phase 00 Package 01.02.0'

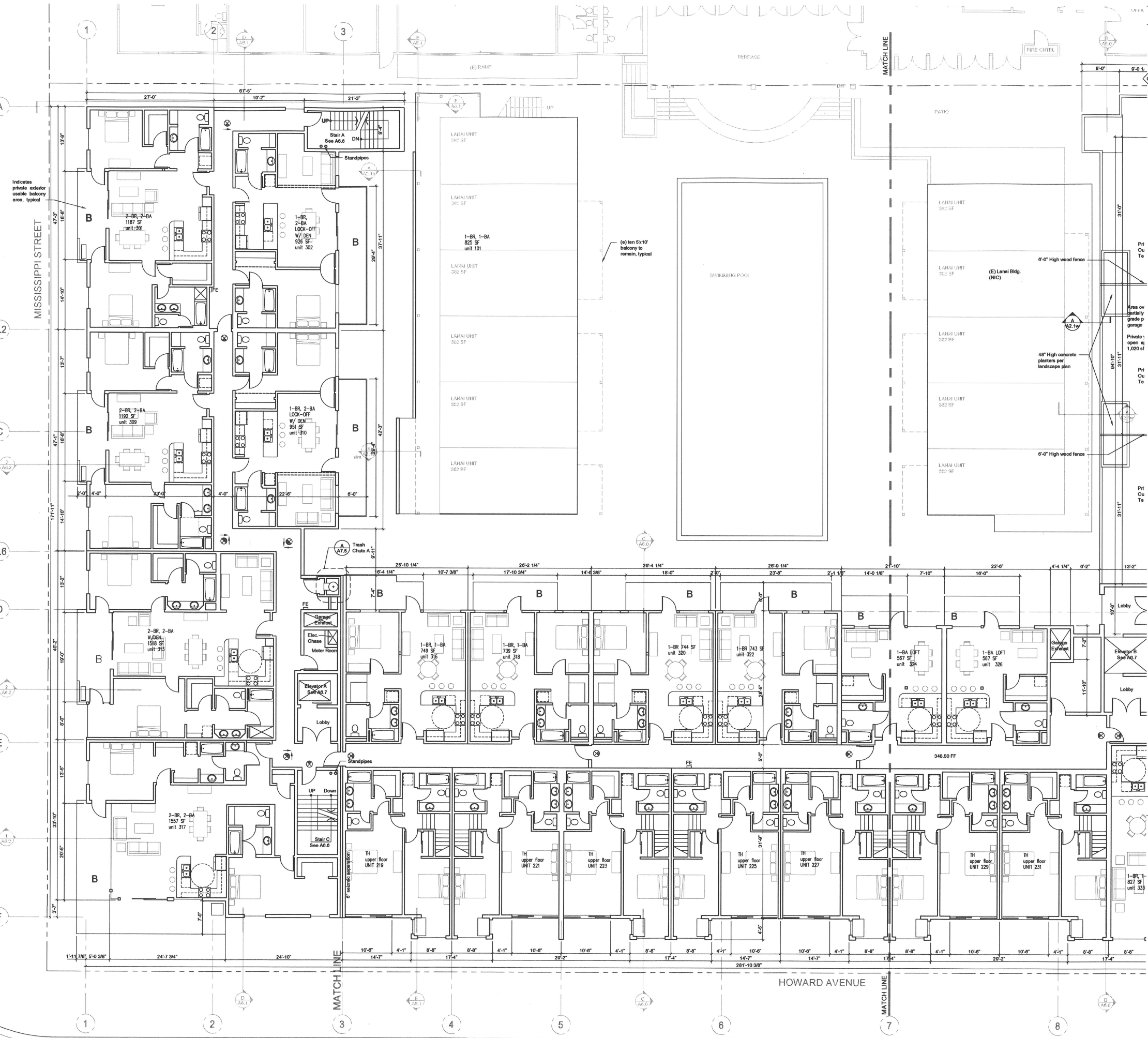
SCALE: 1/8" = 1'-0"

Job Lafayette

Sheet

A2.3e

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### PLAN LEGEND AND NOTES

|                                                                                                                                                                                               |                                                                                                                                                                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 12" Cast-in-place or shotcrete concrete wall cast against shoring                                                                                                                             | 1 Hr Interior Corridor - Painted gypsum with 8" Stud and resilient channel - STC rating 50                                                                                                    |
| 2 Hr Exterior stud wall - Exterior plaster, cementitious siding, or metal siding finish                                                                                                       | 1 Hr Partition Walls - Painted gypsum, 8" studs behind toilets, showers, tubs, kitchen sinks, pocket doors, or as noted. 2x4 at locations acceptable for plumbing, and non bearing locations. |
| 1 Hr Interior Corridor - Painted gypsum with 8" Stud and resilient channel - STC rating 50                                                                                                    | Interior 1 hour party sound wall - STC rating 50                                                                                                                                              |
| 1 Hr Partition Walls - Painted gypsum, 8" studs behind toilets, showers, tubs, kitchen sinks, pocket doors, or as noted. 2x4 at locations acceptable for plumbing, and non bearing locations. | Interior 2 hour area separation wall - STC rating 50                                                                                                                                          |
| Interior 1 hour party sound wall - STC rating 50                                                                                                                                              | Roof drain / deck drain with cast iron leaders connected to storm drain system                                                                                                                |
| Interior 2 hour area separation wall - STC rating 50                                                                                                                                          | Dishwasher                                                                                                                                                                                    |
| Roof drain / deck drain with cast iron leaders connected to storm drain system                                                                                                                | Electric panel                                                                                                                                                                                |
| Dishwasher                                                                                                                                                                                    | Fan Coil                                                                                                                                                                                      |
| Electric panel                                                                                                                                                                                | Washer & dryer combination                                                                                                                                                                    |
| Fan Coil                                                                                                                                                                                      | Fire Extinguisher                                                                                                                                                                             |
| Washer & dryer combination                                                                                                                                                                    | Exit Signage                                                                                                                                                                                  |
| Fire Extinguisher                                                                                                                                                                             | Wall, Floor and roof assembly details per sheet A8.1                                                                                                                                          |
| Exit Signage                                                                                                                                                                                  | Doors & Windows per A8.0 sheets                                                                                                                                                               |
| Wall, Floor and roof assembly details per sheet A8.1                                                                                                                                          | "T" Indicates safety glazing, see elevations for location. "E" indicates egress for fire.                                                                                                     |

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  - Full height interior walls at bedrooms and bedrooms to have R-13 insulation.
- For fire rated penetrations, see typical details sheet A8.1
- Electric panels may not occur within the fire resistive envelope of stair enclosures, typical all levels

### KEY PLAN

scale 1" = 10'

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San Diego, California

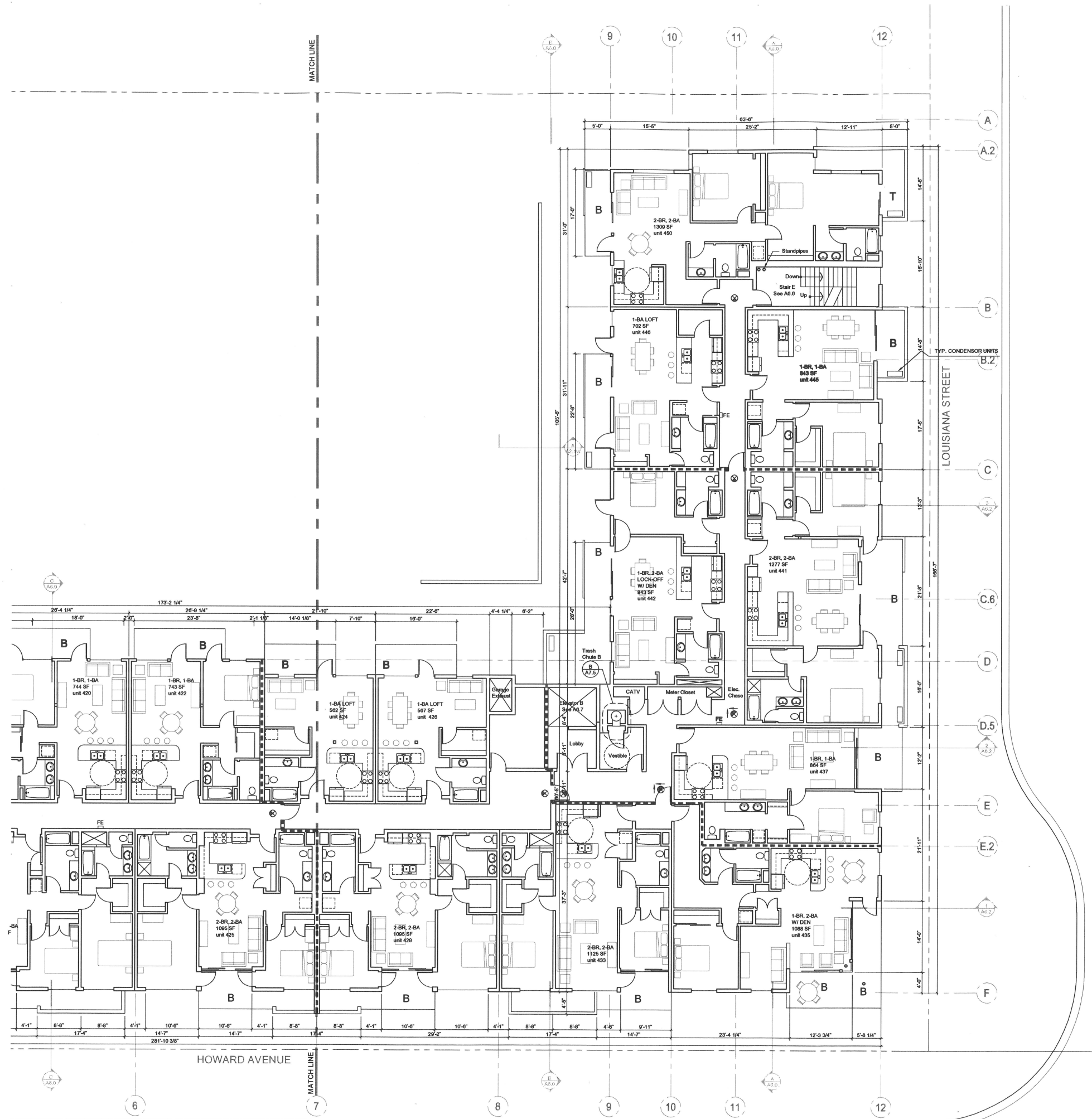
**FLOOR PLAN LEVEL 3 WEST**

Phase: DD Package  
Date: 01.02.07

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

Job: Lafayette  
Sheet: A2.3w

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PLAN LEGEND AND NOTES

12" Cast-in-place or shotcrete concrete wall cast against shoring

2 Hr Exterior stud wall - Exterior plaster, cementitious siding, or metal siding finish

1 Hr Interior Corridor - Painted gypsum with 5" Stud and resilient channel - STC rating 50

1 Hr Partition Walls - Painted gypsum, 5" studs behind toilets, showers, tubs, kitchen sinks, pocket doors, or as noted. 2x4 at lavatories acceptable for plumbing, and non bearing locations.

Interior 1 hour party sound wall - STC rating 50

Interior 2 hour area separation wall - STC rating 50

RD Roof drain / deck drain with cast iron leaders connected to storm drain system

DW Dishwasher

EP Electric panel

FC Fan Coil

WD Washer & dryer combination

FEC Fire Extinguisher

ES Exit Signage

Wall, Floor and roof assembly details per sheet A8.1

Doors & Windows per A9.0 sheets

"T" Indicates safety glazing, see elevations for location. "E" indicates egress for fire.

NOTES

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a Roofs to have R-30 batt insulation

b Exterior stud walls to have R-19 batt insulation

c Interior demising walls between units and garages to have R-11 min. insulation.

d Full height interior walls at bedrooms and bedrooms to have R-13 insulation.

8 For fire rated penetrations, see typical details sheet A8.1

9 Electric panels may not occur within the fire resistive envelope of stair enclosures, typical all levels

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FLOOR PLAN LEVEL 4 EAST

KEY PLAN

scale 1" = 100'

Phase

DD Package

01.02.0'

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

Job Lafayette

Sheet

A2.4e

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# PLAN LEGEND AND NOTES

- 12" Cast-in-place or shotcrete concrete wall cast against shoring
- 2 Hr Exterior stud wall - Exterior plaster, cementitious siding, or metal siding finish
- 1 Hr Interior Corridor - Painted gypsum with 5" Stud and resilient channel - STC rating 50
- 1 Hr Partition Walls - Painted gypsum, 5" studs behind toilets, showers, tubs, kitchen sinks, pocket doors, or as noted. 2x4 at lavatories acceptable for plumbing, and non bearing locations.
- Interior 1 hour party sound wall - STC rating 50
- Interior 2 hour area separation wall - STC rating 50
- Roof drain / deck drain with cast iron leaders connected to storm drain system
- DW Dishwasher
- EP Electric panel
- FC Fan Coil
- WD Washer & dryer combination
- FE Fire Extinguisher
- ES Exit Signage
- Wall, Floor and roof assembly details per sheet A8.1
- Doors & Windows per A8.0 sheets
- ("T" Indicates safety glazing, see elevations for location. "E" indicates egress for fire.)

## NOTES

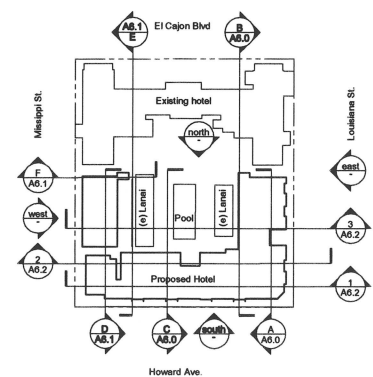
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- Painted "wet" wall and ceiling locations at bedrooms, kitchens, and bar locations to receive waterproof gypsum board. Provide 15# felt under cementitious backer board at tile locations. Caulk all penetrations.
- Stair dimensions are for contractors reference, and do not relieve the contractor in coordinating floor finishes to meet code requirements for rise and run variations. Contractor to verify floor finishes with owner prior to construction of all stairs.
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  - Exterior stud walls to have R-19 batt insulation
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  - Full height interior walls at bedrooms and bedrooms to have R-13 insulation.
- For fire rated penetrations, see typical details sheet A8.1
- Electric panels may not occur within the fire resistive envelope of stair enclosures, typical all levels

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## KEY PLAN



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

Job Lafayette

Sheet

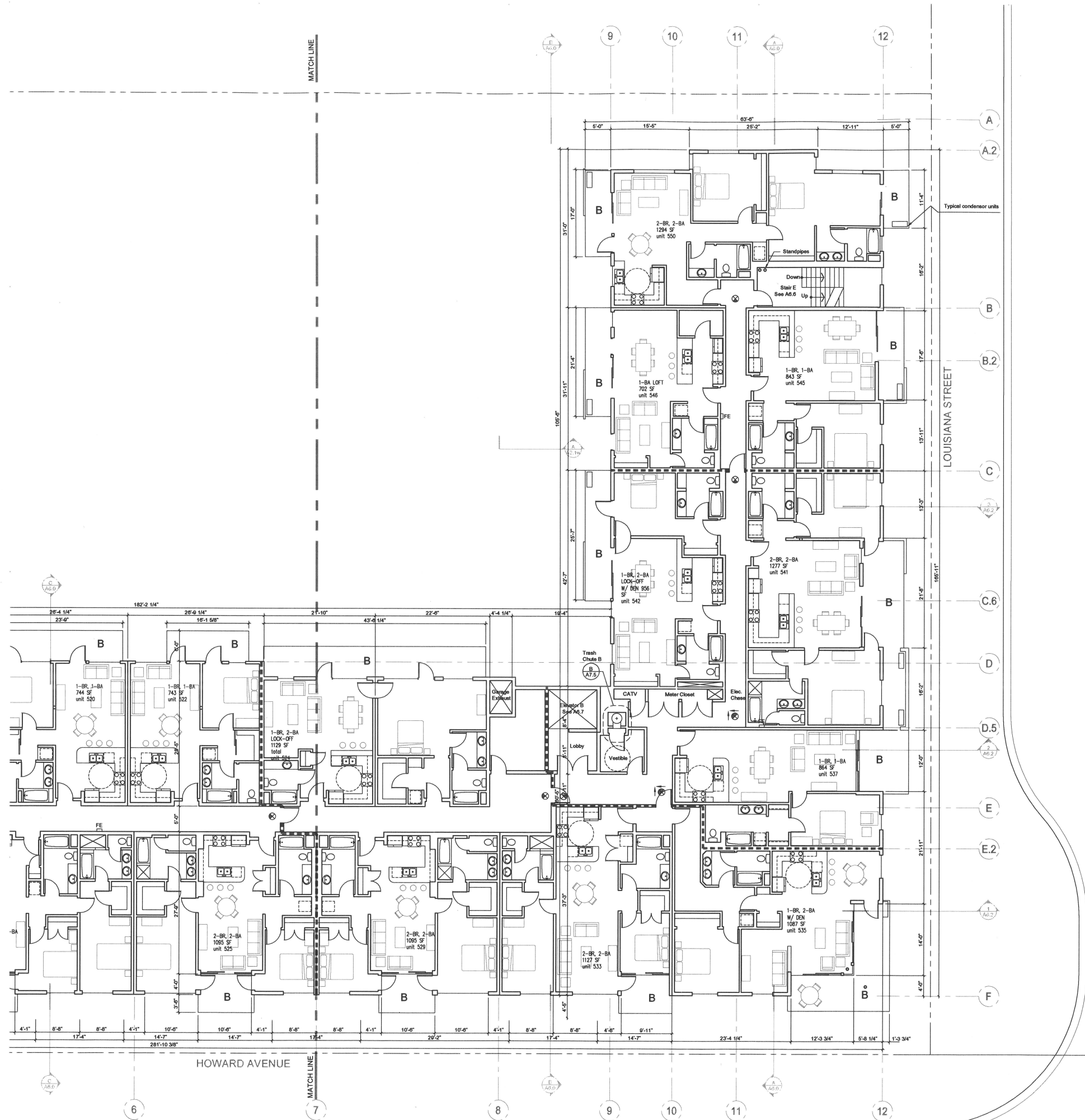
A2.4w

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## FLOOR PLAN LEVEL 4 WEST

Lafayette Residences  
Project Address  
San Diego, California

Phase DD Package  
Date 01.02.07



PLAN LEGEND AND NOTES

12" Cast-in-place or shotcrete concrete wall cast against shoring

2 Hr Exterior stud wall - Exterior plaster, cementitious siding, or metal siding finish

1 Hr Interior Corridor - Painted gypsum with 6" Stud and resilient channel - STC rating 50

1 Hr Partition Walls - Painted gypsum, 6" studs behind toilets, showers, tubs, kitchen sinks, pocket doors, or as noted. 2x4 at lobbies acceptable for plumbing, and non bearing locations.

Interior 1 hour party sound wall - STC rating 50

Interior 2 hour area separation wall - STC rating 50

Roof drain / deck drain with cast iron leaders connected to storm drain system

Dishwasher

Electric panel

Fan Coil

Washer & dryer combination

Fire Extinguisher

Exit Signage

Wall, Floor and roof assembly details per sheet A8.1

Doors & Windows per A8.0 sheets

"T" Indicates safety glazing, see elevations for location. "E" Indicates egress for fire.

NOTES

1 Typical dimensions are from face of structure (plywood, stud, or concrete). Clear, max. and min. dimensions from face of finish. Projection dimensions are from face of eave, as occurs. See Assembly details sheet A8.1 for typical material thickness and assembly.

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3 Painted "wet" wall and ceiling locations at bedrooms, kitchens, and bar locations to receive waterproof gypsum board. Provide 15# felt under cementitious backer board at tile locations. Caulk all penetrations.

4 Stair dimensions are for contractors reference, and do not relieve the contractor in coordinating floor finishes to meet code requirements for rise and run variations. Contractor to verify floor finishes with owner prior to construction of all stairs.

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b Exterior stud walls to have R-19 batt insulation

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d Full height interior walls at bedrooms and bedrooms to have R-13 insulation.

8 For fire rated penetrations, see typical details sheet A8.1

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KEY PLAN

scale 1" = 100'

Phase

DD Package

01.02.0

Lafayette Residences  
Project Address  
San Diego, California

FLOOR PLAN LEVEL 5 EAST

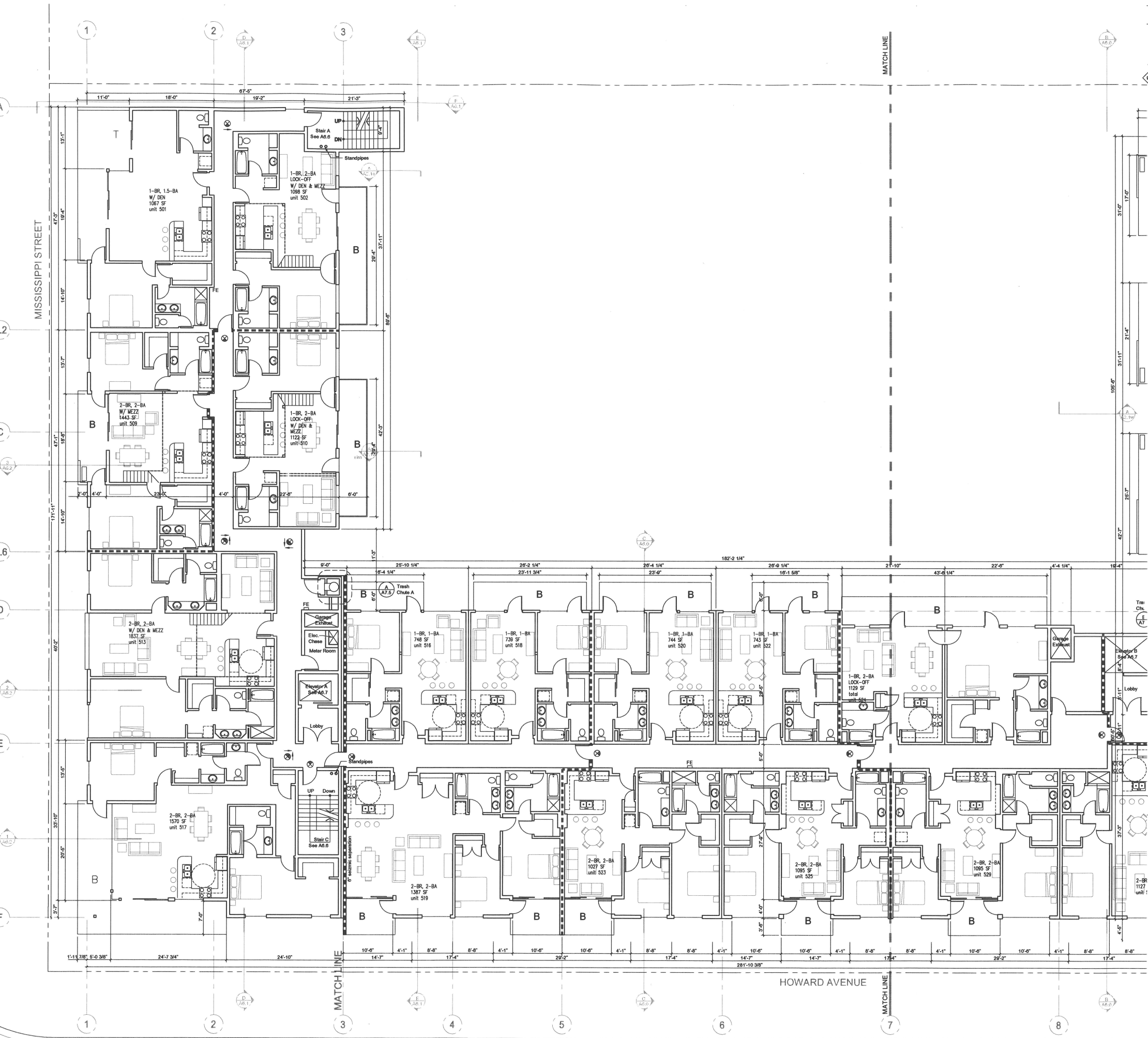
SCALE: 1/8" = 1'-0"

Job Lafayette

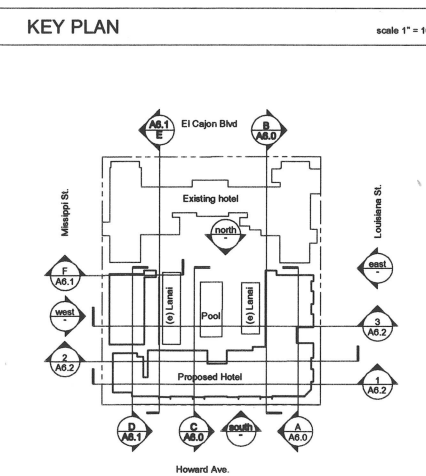
Sheet

A2.5e

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- ### PLAN LEGEND AND NOTES
- 12" Cast-in-place or shotcrete concrete wall cast against shoring
  - 2 Hr Exterior stud wall - Exterior plaster, cementitious siding, or metal siding finish
  - 1 Hr Interior Corridor - Painted gypsum with 0" Stud and resilient channel - STC rating 50
  - 1 Hr Partition Walls - Painted gypsum, 0" studs behind toilets, showers, tubs, kitchen sinks, pocket doors, or as noted. 2x4 at lavatories acceptable for plumbing, and non bearing locations.
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**FLOOR PLAN LEVEL 5 WEST**  
Lafayette Residences  
Project Address  
San Diego, California

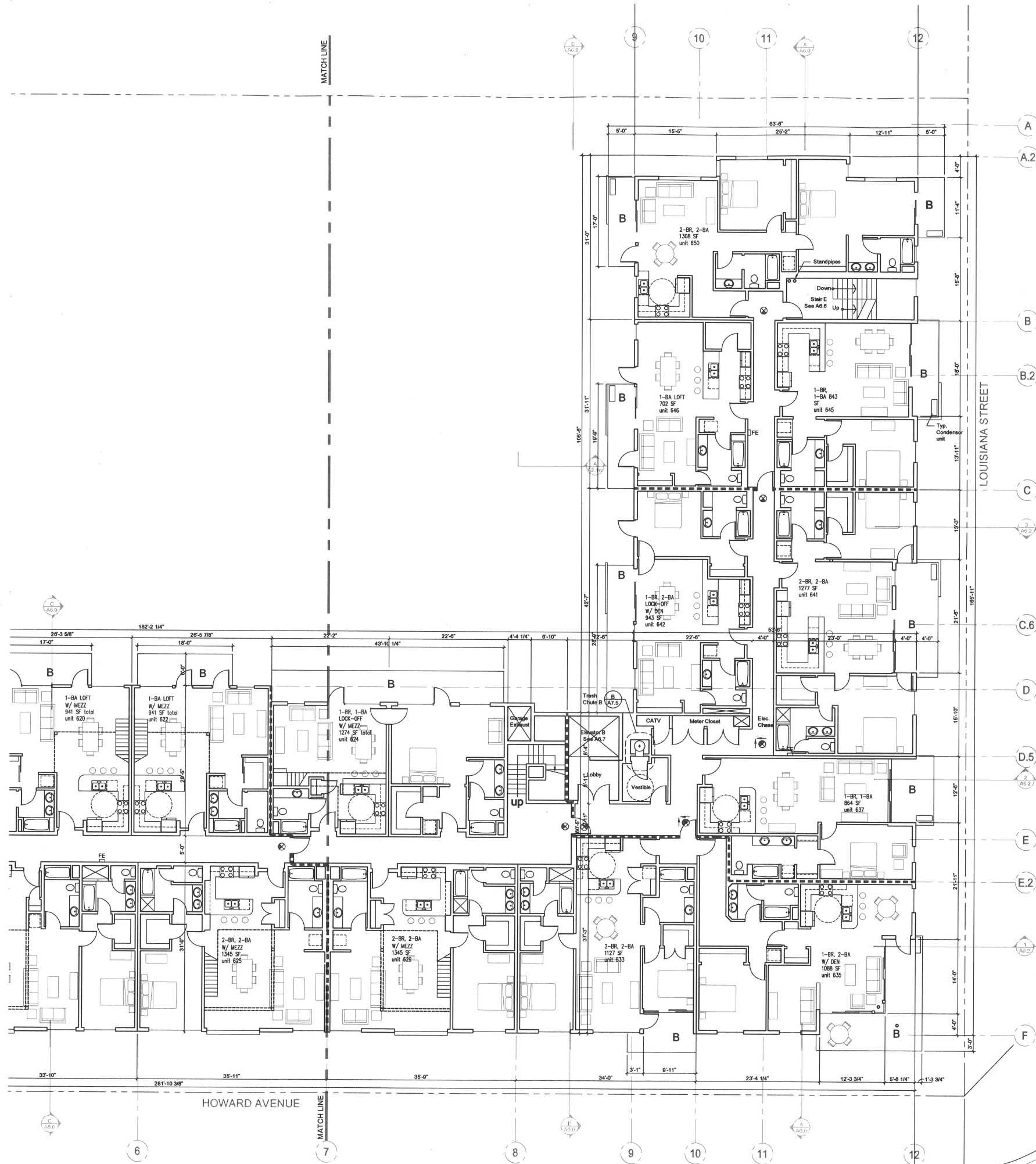
Phase \_\_\_\_\_  
DD Package 01.02.0

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

Job \_\_\_\_\_  
Sheet \_\_\_\_\_  
**A2.5W**

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PLAN LEGEND AND NOTES

12" Cast-in-place or shotcrete concrete wall cast against shoring

2 Hr Exterior stud wall - Exterior plaster, cementitious siding, or metal siding finish

1 Hr Interior Corridor - Painted gypsum with 6" Stud and resilient channel - STC rating 50

1 Hr Partition Walls - Painted gypsum, 6" studs behind toilets, showers, tubs, kitchen sinks, pocket doors, or as noted. Not at lavatories acceptable for plumbing, and non bearing locations.

Interior 1 hour party sound wall - STC rating 50

Interior 2 hour area separation wall - STC rating 50

Roof drain / deck drain with cast iron leaders connected to storm drain system

Dishwasher

Electric panel

Fan Coil

Washer & dryer combination

Fire Extinguisher

Exit Signage

Wall, Floor and roof assembly details per sheet A8.1

Doors & Windows per A9.0 sheets

("T" Indicates safety glazing, see elevations for location. "E" indicates egress for fire.)

NOTES

1 Typical dimensions are from face of structure (plywood, stud, or concrete). Clear, max, and min. dimensions from face of finish. Projection dimensions are from face of eave, as occurs. See Assembly details sheet A8.1 for typical material thickness and assembly.

2 Walls are full height, extending to underside of structure above, unless noted otherwise. Provide fire blocking at all wall cavities greater than 10' in height. Provide 3 1/2" sound insulation at bedroom and bathroom walls and floors within units. See insulation notes for additional sound and energy requirements.

3 Painted "wet" wall and ceiling locations at bathrooms, kitchens, and bar locations to receive waterproof gypsum board. Provide 15# felt under cementitious backer board at tile locations. Caulk all penetrations.

4 Stair dimensions are for construction reference, and do not relieve the contractor in coordinating floor finishes to meet code requirements for rise and run variations. Contractor to verify floor finishes with owner prior to construction of all stairs.

5 Typical interior stairs to have, clear of finish, 10" treads, 36" minimum width, & 36" minimum landing, unless noted otherwise. 8" maximum rise and 6" minimum run permitted by code. Exterior stairs to have 11" min. treads and 7" max. rise. Minimum headroom to be 6'6" at all locations. Handrails to be 36" above the finish floor or nose of tread, with extensions at exterior locations. (CBC section 1003.3.3) Contractor to adjust plan dimensions for all finishes chosen in field, and verify with Architect. See details for interior wood stairs. See details for exterior stairs.

6 For sound ratings, all separating walls and floor-ceiling assemblies shall provide a minimum STC of 50. Floor-ceiling assemblies shall provide a minimum IC of 50 (per section 1208 CBC). Floor coverings included in the assembly must be permanently retained and may be replaced only by other floor covering providing the same sound insulation.

7 Insulation materials shall meet minimum Title 24 requirements for insulation, flame spread, and smoke density requirements.

a R-10 batt insulation

b R-10 batt insulation

c Exterior stud walls to have R-10 batt insulation

d Interior denning walls between units and garages to have R-11 min. insulation.

e Full height interior walls at bedrooms and bedrooms to have R-13 insulation.

8 For fire rated penetrations, see typical details sheet A8.1

9 Electric panels may not occur within the fire resistive envelope of stair enclosures, typical all levels

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KEY PLAN

scale 1" = 10'

Phase

DD Package

01.02.0'

Job

Lafayette

Sheet

A2.6e

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Lafayette Residences

Project Address

San Diego, California

FLOOR PLAN LEVEL 5 EAST

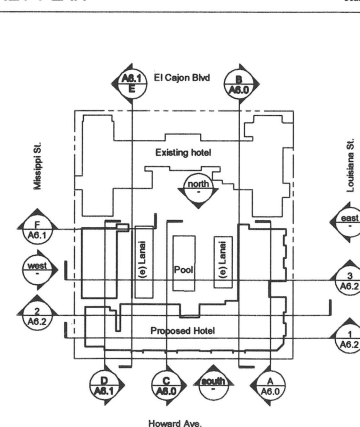
# PLAN LEGEND AND NOTES

- 12" Cast-in-place or shotcrete concrete wall cast against shoring
- 2 Hr Exterior stud wall - Exterior plaster, cementitious siding, or metal siding finish
- 1 Hr Interior Corridor - Painted gypsum with 6" Stud and resilient channel - STC rating 50
- 1 Hr Partition Walls - Painted gypsum, 6" studs behind toilets, showers, tubs, kitchen sinks, pocket doors, or as noted. 2x4 all lavatories acceptable for plumbing, and non bearing locations.
- Interior 1 hour party sound wall - STC rating 50
- Interior 2 hour area separation wall - STC rating 50
- RD Roof drain / deck drain with cast iron leaders connected to storm drain system
- DW Dishwasher
- EP Electric panel
- FC Fan Coil
- WD Washer & dryer combination
- FEC Fire Extinguisher
- ES Exit Signage
- Wall, Floor and roof assembly details per sheet A8.1
- Doors & Windows per A8.0 sheets
- ("T" Indicates safety glazing, see elevations for location. "E" indicates egress for fire.)

## NOTES

- Typical dimensions are from face of structure (plywood, stud, or concrete). Clear, max. and min. dimensions from face of finish. Projection dimensions are from face of eave, as occurs. See Assembly details sheet A8.1 for typical material thickness and assembly.
- Walls are full height, extending to underside of structure above, unless noted otherwise. Provide fire blocking at all wall cavities greater than 10' in height. Provide 3 1/2" sound insulation at bedroom and bathroom walls and floors within units. See insulation notes for additional sound and energy requirements.
- Painted "wet" wall and ceiling locations at bathrooms, kitchens, and bar locations to receive waterproof gypsum board. Provide 15# felt under cementitious backer board at tile locations. Caulk all penetrations.
- Stair dimensions are for contractors reference, and do not relieve the contractor in coordinating floor finishes to meet code requirements for rise and run variations. Contractor to verify floor finishes with owner prior to construction of all stairs.
- Typical interior stairs to have, clear of finish, 10" treads, 36" minimum width, & 36" minimum landing, unless noted otherwise. 6" maximum rise and 9" minimum run permitted by code. Exterior stairs to have 11" min. treads and 7" max. rise. Minimum headroom to be 6'8" at all locations. Handrails to be 36" above the finish floor or nose of tread, with extensions at exterior locations. (CBC section 1003.3.3) Contractor to adjust plan dimensions for all finishes chosen in field, and verify with Architect. See details for interior wood stairs. See details for exterior stairs.
- For sound ratings, all separating walls and floor-ceiling assemblies shall provide a minimum STC of 50. Floor-ceiling assemblies shall provide a minimum IIC of 50 (per section 1208 CBC). Floor coverings included in the assembly must be permanently retained and may be replaced only by other floor covering providing the same sound insulation.
- Insulation materials shall meet minimum Title 24 requirements for insulation, flame spread, and smoke density requirements.
  - Roofs to have R-30 batt insulation
  - Exterior stud walls to have R-19 batt insulation
  - Interior demising walls between units and garages to have R-11 min. insulation
  - Full height interior walls at bedrooms and bedrooms to have R-13 insulation.
- For fire rated penetrations, see typical details sheet A8.1
- Electric panels may not occur within the fire resistive envelope of stair enclosures, typical all levels

## KEY PLAN



## PUBLIC

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Project Address  
San Diego, California

## FLOOR PLAN LEVEL 6 WEST

Scale 1" = 10'-0"  
Phase DD Package  
Date 01.02.07



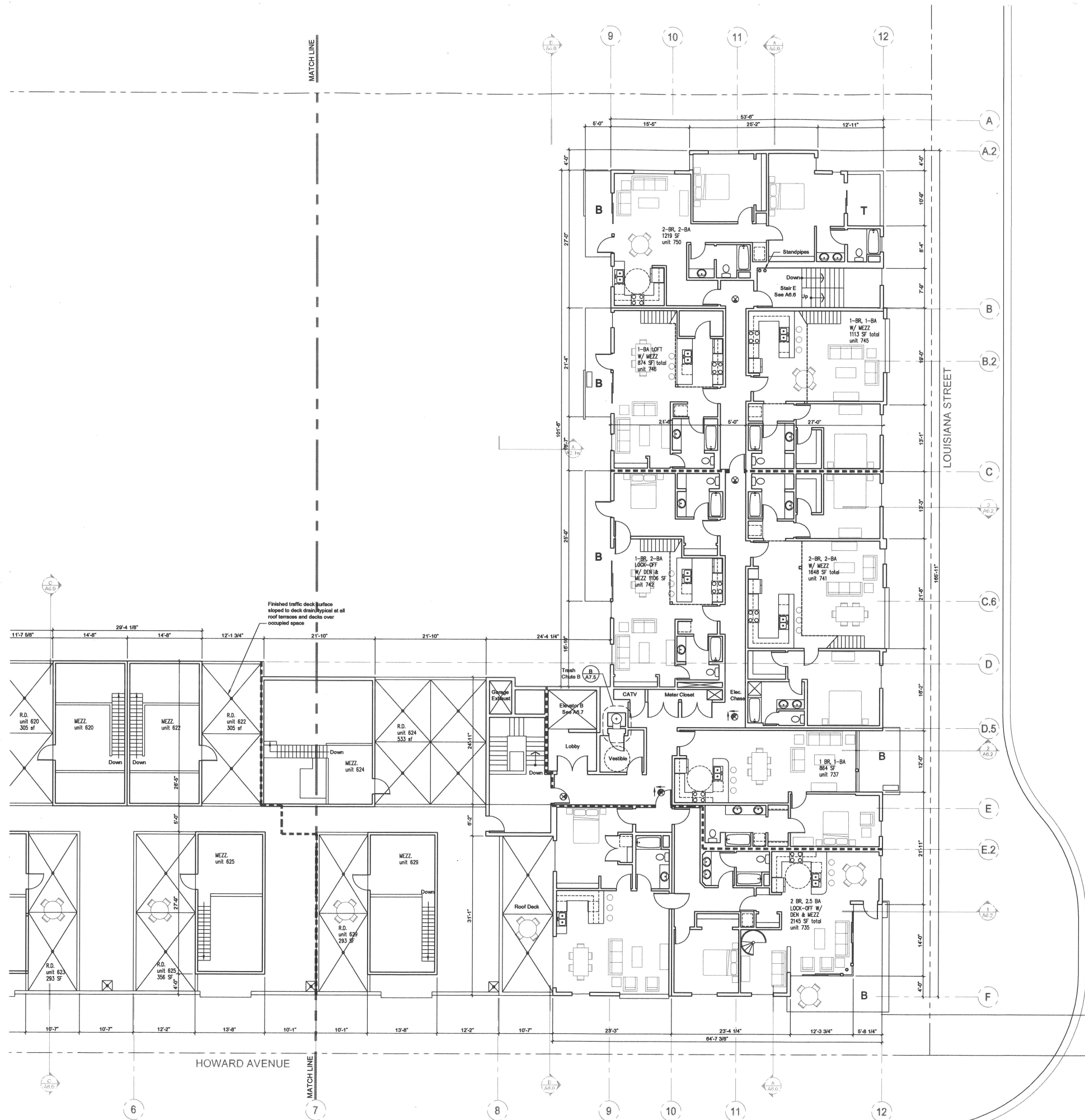
SCALE: 1/8" = 1'-0"

Job Lafayette

Sheet

A2.6w

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PLAN LEGEND AND NOTES

12" Cast-in-place or shotcrete concrete wall cast against shoring

2 Hr Exterior stud wall - Exterior plaster, cementitious siding, or metal siding finish

1 Hr Interior Corridor - Painted gypsum with 8" Stud and resilient channel - STC rating 50

1 Hr Partition Walls - Painted gypsum, 8" studs behind toilets, showers, tubs, kitchen sinks, pocket doors, or as noted. 2x4 at levels/locations acceptable for plumbing, and non bearing locations.

Interior 1 hour party sound wall - STC rating 50

Interior 2 hour area separation wall - STC rating 50

Roof drain / deck drain with cast iron leaders connected to storm drain system

DW Dishwasher

EP Electric panel

FC Fan Coil

WD Washer & dryer combination

FE Fire Extinguisher

ES Exit Signage

Wall, Floor and roof assembly details per sheet A8.1

Doors & Windows per A8.0 sheets

("T" Indicates safety glazing, see elevations for location. "E" indicates egress for fire.)

NOTES

1 Typical dimensions are from face of structure (plywood, stud, or concrete). Clear, max, and min. dimensions from face of finish. Projection dimensions are from face of eave, as occurs. See Assembly details sheet A8.1 for typical material thickness and assembly.

2 Walls are full height, extending to underside of structure above, unless noted otherwise. Provide fire blocking at all wall cavities greater than 10' in height. Provide 3 1/2" sound insulation at bedroom and bathroom walls and floors within units. See insulation notes for additional sound and energy requirements.

3 Painted "wet" wall and ceiling locations at bathrooms, kitchens, and bar locations to receive waterproof gypsum board. Provide 15# felt under cementitious backer board at tile locations. Caulk all penetrations.

4 Stair dimensions are for contractors reference, and do not relieve the contractor in coordinating floor finishes to meet code requirements for rise and run variations. Contractor to verify floor finishes with owner prior to construction of all stairs.

5 Typical interior stairs to have, clear of finish, 10" treads, 36" minimum width, & 36" minimum landing, unless noted otherwise. 8" maximum rise and 9" minimum run permitted by code. Exterior stairs to have 11" min. treads and 7" max. rise. Minimum headroom to be 6'8" at all locations. Handrails to be 36" above the finish floor or nose of tread, with extensions at exterior locations. (CBC section 1003.3.3) Contractor to adjust plan dimensions for all finishes chosen in field, and verify with Architect. See details for interior wood stairs. See details for exterior stairs.

6 For sound ratings, all separating walls and floor-ceiling assemblies shall provide a minimum STC of 50. Floor-ceiling assemblies shall provide a minimum IC of 50 (per section 1208 CBC). Floor coverings included in the assembly must be permanently retained and may be replaced only by other floor covering providing the same sound insulation.

7 Insulation materials shall meet minimum Title 24 requirements for insulation, flame spread, and smoke density requirements.

a Roofs to have R-30 batt insulation

b Exterior stud walls to have R-19 batt insulation

c Interior demising walls between units and garages to have R-11 min. insulation.

d Full height interior walls at bathrooms and bedrooms to have R-13 insulation.

8 For fire rated penetrations, see typical details sheet A8.1

9 Electric panels may not occur within the fire resistive envelope of stair enclosures, typical all levels

KEY PLAN

scale 1" = 100'

Phase

DD Package

01.02.0

Lafayette Residences

Project Address

San Diego, California

FLOOR PLAN LEVEL 7 EAST

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

Job

Lafayette

Sheet

A2.7

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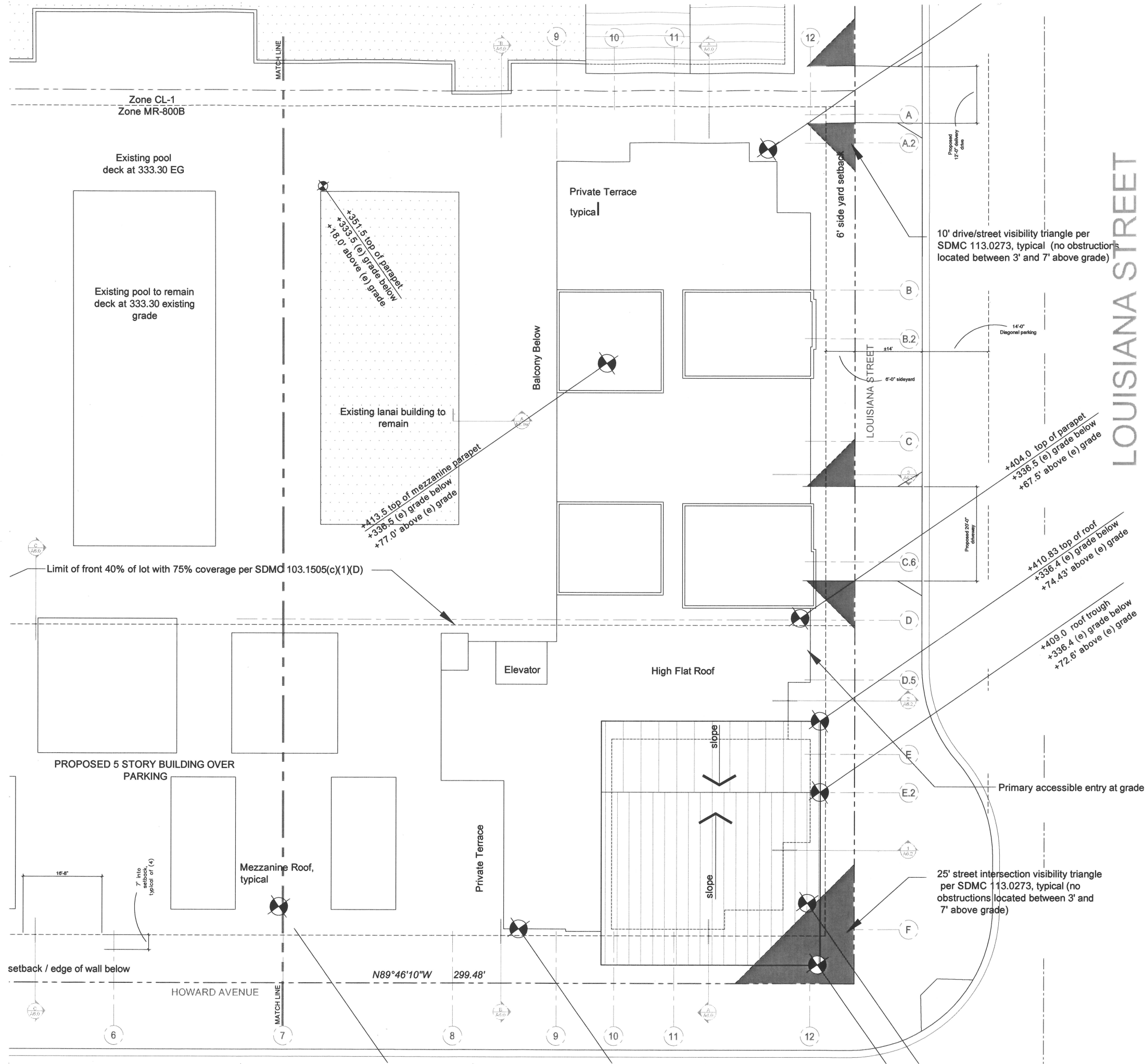
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FLOOR PLAN LEVEL 8 EAST



PLAN LEGEND AND NOTES

12"

Cast-in-place or shotcrete concrete wall cast against shoring

2 Hr

Exterior stud wall - Exterior plaster, cementitious siding, or metal siding finish

1 Hr

Interior Corridor - Painted gypsum with 6" Stud and resilient channel - STC rating 50

1 Hr

Partition Walls - Painted gypsum, 5" studs behind toilets, showers, tubs, kitchen sinks, pocket doors, or as noted. 2x4 at lavatories acceptable for plumbing, and non bearing locations.

Interior 1 hour

party sound wall - STC rating 50

Interior 2 hour

area separation wall - STC rating 50

RD

Road drain / deck drain with cast iron leaders connected to storm drain system

DW

Dishwasher

EP

Electric panel

FC

Fan Coil

WD

Washer & dryer combination

FEC

Fire Extinguisher

ES

Exit Signage

Wall, Floor and roof

assembly details per sheet A8.1

Doors & Windows

per A9.0 sheets

"T"

Indicates safety glazing, see elevations for location. "E" indicates egress for fire.

NOTES

1

Typical dimensions are from face of structure (plywood, stud, or concrete). Clear, max. and min. dimensions from face of finish. Projection dimensions are from face of eave, as occurs. See Assembly details sheet A8.1 for typical material thickness and assembly.

2

Walls are full height, extending to underside of structure above, unless noted otherwise. Provide fire blocking at all wall cavities greater than 10" in height. Provide 3 1/2" sound insulation at bedroom and bathroom walls and floors within units. See insulation notes for additional sound and energy requirements.

3

Painted "wet" wall and ceiling locations at bathrooms, kitchens, and bar locations to receive waterproof gypsum board. Provide 15# felt under cementitious backer board at tile locations. Caulk all penetrations.

4

Stair dimensions are for contractors reference, and do not relieve the contractor in coordinating floor finishes to meet code requirements for rise and run variations. Contractor to verify floor finishes with owner prior to construction of all stairs.

5

Typical interior stairs to have, clear of finish, 10" treads, 36" minimum width, & 36" minimum landing, unless noted otherwise. 6" maximum rise and 6" minimum run permitted by code. Exterior stairs to have 11" min. treads and 7" max. rise. Minimum headroom to be 6'-6" at all locations. Handrails to be 36" above the finish floor or nose of tread, with extensions at exterior locations. (CBC section 1003.3.3) Contractor to adjust plan dimensions for all finishes chosen in field, and verify with Architect. See details for interior wood stairs. See details for exterior stairs.

6

For sound ratings, all separating walls and floor-ceiling assemblies shall provide a minimum STC of 50. Floor-ceiling assemblies shall provide a minimum IIC of 50 (per section 1208 CBC). Floor coverings included in the assembly must be permanently retained and may be replaced only by other floor covering providing the same sound insulation.

7

Insulation materials shall meet minimum Title 24 requirements for insulation, flame spread, and smoke density requirements.  
a Roofs to have R-30 batt insulation  
b Exterior stud walls to have R-19 batt insulation  
c Interior demising walls between units and garages to have R-11 min. insulation.  
d Full height interior walls at bathrooms and bedrooms to have R-13 insulation.

8

For fire rated penetrations, see typical details sheet A8.1

9

Electric panels may not occur within the fire resistive envelope of stair enclosures, typical all levels

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KEY PLAN

scale 1" = 100'

Phase

00 Package

01.02.0'

01.02.0'

Lafayette Residences  
Project Address  
San Diego, California

ROOF PLAN EAST

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

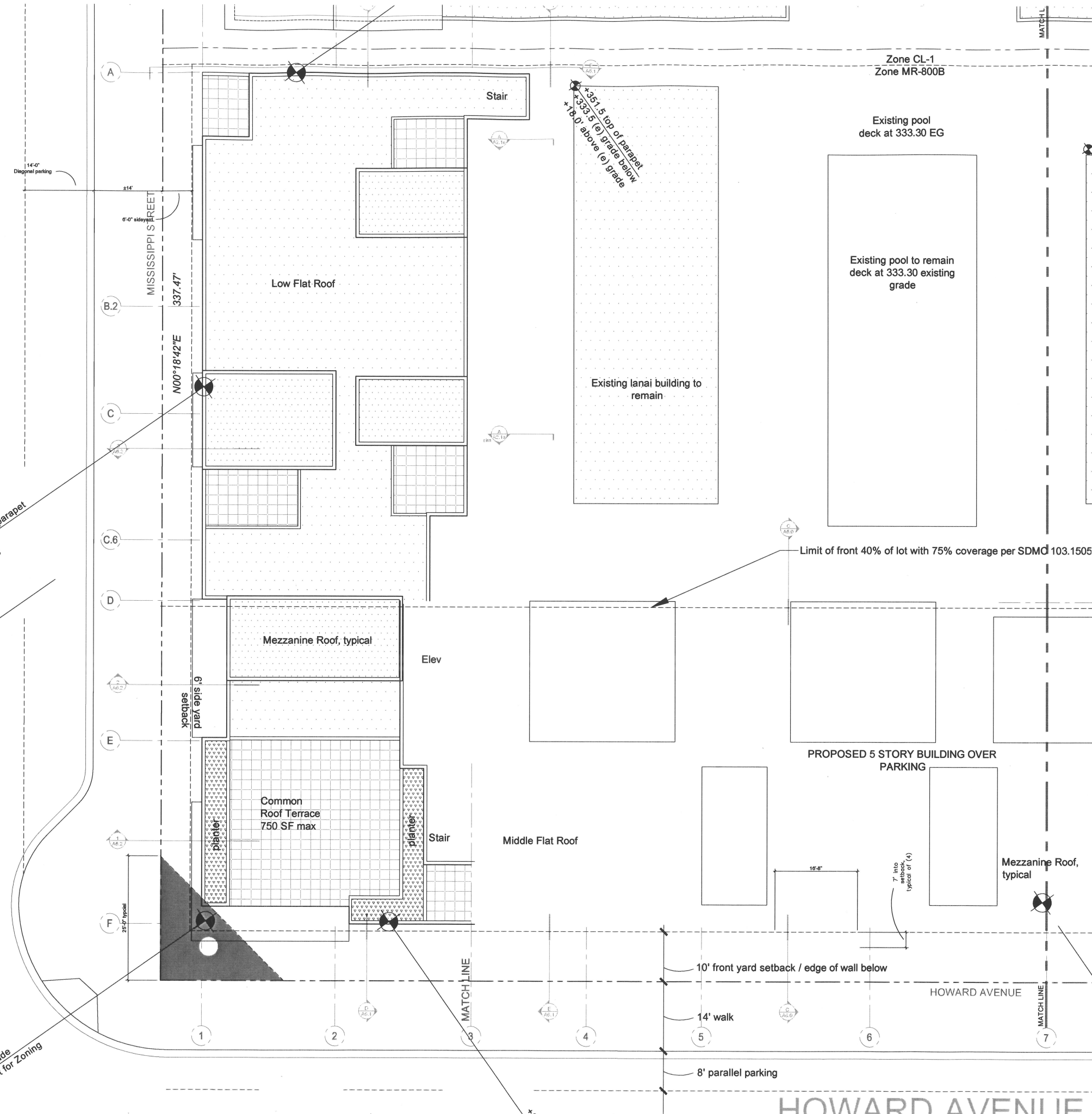
Job

Lafayette

Sheet

A2.9e

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| PLAN LEGEND AND NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | PUBLIC<br>Architecture + Planning                                                                                                                                                            |                             |
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| <p><b>NOTES</b></p> <p>1 Typical dimensions are from face of structure (plywood, stud, or concrete). Clear, max, and min. dimensions from face of finish. Projection dimensions are from face of saw, as occurs. See Assembly details sheet A8.1 for typical material thickness and assembly.</p> <p>2 Walls are full height, extending to underside of structure above, unless noted otherwise. Provide fire blocking at all wall cavities greater than 10' in height. Provide 3 1/2" sound insulation at bedroom and bathroom walls and floors within units. See insulation notes for additional sound and energy requirements.</p> <p>3 Painted "wet" wall and ceiling locations at bathrooms, kitchens, and bar locations to receive waterproof gypsum board. Provide 15# felt under cementitious backer board at tile locations. Caulk all penetrations.</p> <p>4 Stair dimensions are for contractors reference, and do not relieve the contractor in coordinating floor finishes to meet code requirements for rise and run variations. Contractor to verify floor finishes with owner prior to construction of all stairs.</p> <p>5 Typical interior stairs to have, clear of finish, 10" treads, 36" minimum width, &amp; 36" minimum landing., unless noted otherwise. 8" maximum rise and 9" minimum run permitted by code. Exterior stairs to have 11" min. treads and 7" max. rise. Minimum headroom to be 6'-8" at all locations. Handrails to be 36" above the finish floor or nose of tread, with extensions at exterior locations. (CBC section 1003.3.3) Contractor to adjust plan dimensions for all finishes chosen in field, and verify with Architect. See details for interior wood stairs. See details for exterior stairs.</p> <p>6 For sound ratings, all separating walls and floor-ceiling assemblies shall provide a minimum STC of 50. Floor-ceiling assemblies shall provide a minimum IIC of 50 (per section 1208 CBC). Floor coverings included in the assembly must be permanently retained and may be replaced only by other floor covering providing the same sound insulation.</p> <p>7 Insulation materials shall meet minimum Title 24 requirements for insulation, flame spread, and smoke density requirements.</p> <p style="margin-left: 20px;">a Roofs to have R-30 batt insulation<br/>b Exterior stud walls to have R-19 batt insulation<br/>c Interior demising walls between units and garages to have R-11 min. insulation.<br/>d Full height interior walls at bathrooms and bedrooms to have R-13 insulation.</p> <p>8 For fire rated penetrations, see typical details sheet A8.1</p> <p>9 Electric panels may not occur within the fire resistive envelope of stair enclosures, typical all levels</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p style="text-align: center;">Lafayette Residences<br/>1000 Park Blvd.<br/>San Diego, California</p> <p style="text-align: center; font-weight: bold; font-size: 1.2em;">ROOF PLAN WEST</p> |                             |
| <p><b>KEY PLAN</b></p> <p style="text-align: right;">scale 1" = 100'</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>Phase</p> <p>DD Package</p>                                                                                                                                                               | <p>Date</p> <p>01.02.07</p> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                              |                             |
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