

THIS SHOULD BE
X' REFER TO ALL SHEETS.

(SEE JEPPTOS.
TITLE BLOCK
SENT EARLIER!)

ON ELEVATION
SHEET ADD
PROPER TITLE BLOCK
ALSO.

LOGO SHOULD BE
ON THIS SHEET

DRW DESIGN ARCHITECTURE & INTERIORS 1800 S. LA BREA BLVD. LOS ANGELES, CA 90047 PH: 310.441.1000	DATE: 07.22.13 SCALE: 1/4" = 1'-0" DRAWN: JOB: UPH SHEET:	URBAN BEACH HOUSE SPACE #48 THE HEADQUARTERS 789 WEST HARBOR DRIVE SAN DIEGO, CA 92101 www.kreverveeng-product
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UPDATE PFD EXPANDED SHEET

GENERAL NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES, REGULATIONS AND ORDINANCES RELATING THEREON.
- DO NOT SCALE DRAWINGS. FIELD VERIFY ALL DIMENSIONS AND LOCATIONS.
- VERIFY ALL CONDITIONS SHOWN ON THE PLANS AND THE EXISTING CONDITIONS ON SITE BEFORE COMMENCING WORK. ANY DISCREPANCIES SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY IN WRITING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN DIEGO AND THE FIRE DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN DIEGO AND THE FIRE DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN DIEGO AND THE FIRE DEPARTMENT.
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FIRE DEPARTMENT NOTES

- LOCATION AND CLASSIFICATION OF EXTINGUISHER SHALL BE IN ACCORDANCE WITH CITY AND CALIFORNIA CODES OR REGULATIONS (CFC 1501.19).
- EXTINGUISHERS SHALL BE AT LEAST ONE EXTINGUISHER SHALL BE PROVIDED ON EACH FLOOR LEVEL AT EACH STAIRWAY AND ELEVATOR AND CONNECTION THEREIN. EXTINGUISHERS SHOULD BE PLACED AT CONNECTIONS TO STAIRWAYS OR ELEVATORS AND THESE CODES BEGINS THROUGH AND THROUGH FROM THE STAIR.
- IN BUILDING FOUR OR MORE STORIES IN HEIGHT, EXTINGUISHERS SHALL BE PROVIDED ON EACH CONNECTION WITH THE LIGHT RAYS AT AND FEET ABOVE THE LOWEST LEVEL OF THE DEPARTMENT ALARM. A FIRE DEPARTMENT CONNECTION SHALL BE IN PLACE FROM 100 FEET FROM AVAILABLE FIRE DEPARTMENT VEHICLE ACCESS ROUTEWAYS (CFC 1501.19).
- ALL FLOOR AND CEILING EXITS AND CONNECTIONS SHALL BE KEPT CLEAR OF OBSTACLES. EXTINGUISHERS SHALL BE KEPT CLEAR OF OBSTACLES. EXTINGUISHERS SHALL BE KEPT CLEAR OF OBSTACLES. EXTINGUISHERS SHALL BE KEPT CLEAR OF OBSTACLES.
- EXITS, EXIT SIGNS, FIRE ALARM PULLS, HOSE CABINETS, FIRE EXTINGUISHER LOCATIONS AND SIGNAGE SHALL NOT BE CONCEALED BY COULDING, WARDROBE, OR OTHER DECORATIVE MATERIAL.
- THE CORRIDOR PATH SHALL REMAIN FREE AND CLEAR OF ALL OBSTRUCTIONS. ALL FIRE EXITS SHALL BE KEPT CLEAR OF ALL OBSTRUCTIONS.
- COMPLETE PLANS AND SPECIFICATIONS FOR ALL FIRE EXTINGUISHERS, INCLUDING AUTOMATIC EXTINGUISHER AND SIGNAGE SYSTEMS AND OTHER SPECIAL FIRE EXTINGUISHER SYSTEMS AND RELATED APPLICATIONS SHALL BE SUBMITTED TO THE CITY OF SAN DIEGO FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. CFC 301.2.
- THE SPRINKLER SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH CITY AND CALIFORNIA CODES. EXTINGUISHERS SHALL BE KEPT CLEAR OF OBSTACLES.
- ALL WATER CONTROLLING THE WATER SUPPLY FOR AUTOMATIC SPRINKLER SYSTEMS AND WATER CONTROL VALVES IN ALL COMMON AREAS SHALL BE ELECTRICALLY MONITORED WHERE THE NUMBER OF SPRINKLER HEADS IN EXISTING CODE 401.6.

SHEET INDEX

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01/17S-F1	FIRST FLOOR EXISTING PLAN
01/17S-F2	FIRST FLOOR EXISTING PLAN
01/17S-F3	REFERENCE SOIL PLAN
01/17S-F4	UNIMBELL ADDED SECURITY PLAN
01/17S-F5	FIRE TRUCK ACCESS SYSTEM PLAN
01/17S	GENERAL NOTES, KEY PLAN, VICINITY MAP, PROJECT DATA
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A-2	ELECTRICAL SYMBOL PLAN, NOTES
A-3	INTERIOR FINISHES, NOISE, COLOR & MATERIAL SCHEDULE, STOREFRONT ELEVATION
A-4	DETAILS & SPECIFICATIONS
E-1.0	ELECTRICAL NOTES, FIXTURE SCHEDULE, SYMBOL LIST, SINGLE LINE DIAGRAM
E-2.0	ELECTRICAL LIGHTING PLAN, ELECTRICAL POWER PLAN, PANEL SCHEDULE, WATER HOUR LIGHTING CONTROL DIAGRAM
E-3.0	ELECTRICAL COMPLIANCE FORMS
M-1.0	MECHANICAL NOTES AND SPECIFICATIONS
M-2.0	HVAC DUCTING PLAN, DETAILS, SCHEDULE
T-2.1	COMPLIANCE FORMS
T-2.2	COMPLIANCE FORMS



URBAN BEACH HOUSE
SPACE #A8
THE HEADQUARTERS
789 WEST HARBOR DRIVE,
SAN DIEGO, CA 92101

ADD NOTES

MOVE HERE

PROJECT DATA	
PROJECT: URBAN BEACH HOUSE	CONSTRUCTION TYPE: TYPE I-IV (FULLY SURRENDERED)
DESCRIPTION: RETAIL TENANT IMPROVEMENT	OCCUPANCY: RETAIL
LOCATION: 789 WEST HARBOR DRIVE	ORDER LEASE PERIOD: 10/28/14 TO 10/28/17
	FIRE SUPPRESSION SYSTEM: RETAIL
	OCCUPANCY LOAD: 150 PER 100 SQ FT
	BACK ROOM: 1000 SQ FT 1000
	BACK ROOM: 1000 SQ FT 1000
	BACK ROOM: 1000 SQ FT 1000

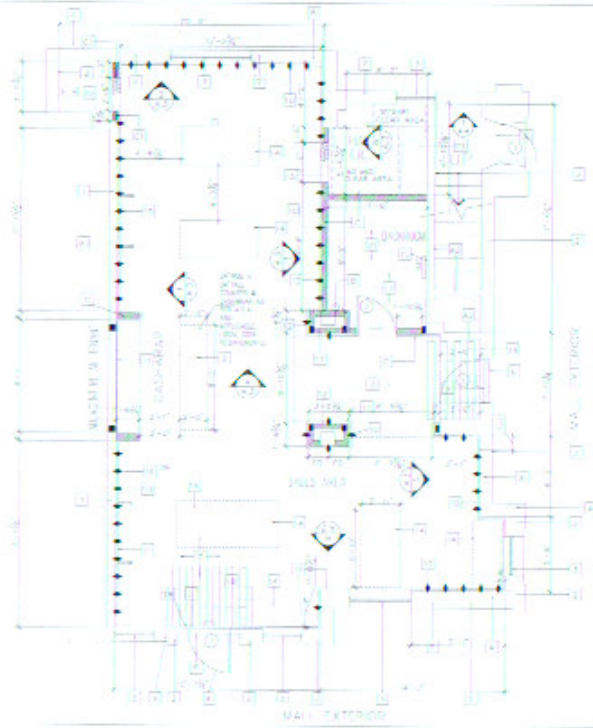
OWNER: URBAN BEACH HOUSE	LANDS DEPT: URBAN BEACH HOUSE 1725 AVENUE 163, 300 CARLSBAD, CA 92008 PH: (760) 434-3000	ARCHITECT: DRY DESIGN 1801 W. BROADWAY, SUITE 100 SAN DIEGO, CA 92101 PH: (619) 594-9000
BUILDING DEPARTMENT: CITY OF SAN DIEGO 945 WEST AVENUE, SUITE 300 SAN DIEGO, CA 92101 PH: (619) 594-3000	TRAFFIC CONSULTANT: TRAFFIC CONSULTANT 1801 W. BROADWAY, SUITE 100 SAN DIEGO, CA 92101 PH: (619) 594-9000	ENGINEER: DRY DESIGN 1801 W. BROADWAY, SUITE 100 SAN DIEGO, CA 92101 PH: (619) 594-9000
	GAS & ELECTRIC COMPANY: SAN DIEGO GAS & ELECTRIC 8632 CENTURY PARK COURT SAN DIEGO, CA 92123 PH: (619) 594-1100	MECHANICAL: DRY DESIGN 1801 W. BROADWAY, SUITE 100 SAN DIEGO, CA 92101 PH: (619) 594-9000

UPDATE

URBAN BEACH HOUSE
SPACE #A8
789 WEST HARBOR DRIVE
SAN DIEGO, CA 92101

URBAN BEACH HOUSE

DRY DESIGN
1801 W. BROADWAY, SUITE 100
SAN DIEGO, CA 92101
PH: (619) 594-9000



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

- 1. GENERAL NOTES:**
- 1.1. GENERAL CONTRACTOR TO VERIFY CONTRACTOR TO INSTALL ALL WORK IN ACCORDANCE WITH ALL CITY AND STATE CODES.
 - 1.2. VERIFY ALL WORK.
 - 1.3. VERIFY ALL WORK.
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 - 1.7. VERIFY ALL WORK.
 - 1.8. VERIFY ALL WORK.
 - 1.9. VERIFY ALL WORK.
 - 1.10. VERIFY ALL WORK.
- 2. PARTITION TYPES:**
- 1. PARTITION EXTERIOR WALL
 - 2. PARTITION INTERIOR WALL
 - 3. PARTITION GLASS CURTAIN WALL
 - 4. PARTITION GLASS DOOR
 - 5. PARTITION GLASS WINDOW
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 - 100. PARTITION GLASS DOOR

DOOR SCHEDULE

NO.	SIZE	DOOR	FRAME	HARDWARE	REMARKS
1	3'-0" x 7'-0"	GLASS	GLASS	GLASS	GLASS
2	3'-0" x 7'-0"	GLASS	GLASS	GLASS	GLASS

GENERAL NOTES:

1. ALL DOORS TO BE INSTALLED IN ACCORDANCE WITH ALL CITY AND STATE CODES.
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REVISIONS:

NO.	DATE	DESCRIPTION
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10		

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

DATE: 10/10/2023

BY: [Signature]

CHECKED BY: [Signature]

PROJECT: [Project Name]

SHEET NO.: A1

TOTAL SHEETS: 10

DRW DESIGN: [Company Name]

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

DATE: 10/10/2023

BY: [Signature]

CHECKED BY: [Signature]

PROJECT: [Project Name]

SHEET NO.: A1

TOTAL SHEETS: 10

ADD DETAILS

X REF

X PROPER TITLE SHEET

10/10/2023 10:00 AM

RE COMPOSE
VIEW PART

REFLECTED
CITY NOTES

RECEIVING

USE SMALLER
TONGS
SAME AS
FLOOR PLAN NOTES

CROP AS
NEEDED

THIS AREA
WILL BE USED
TO INSERT DETAILS

PROJECTED CEILING PLAN

STORE FRONT ELEVATION

PROJECTED CEILING PLAN NOTES

STORE FRONT
ELEVATION
NOTES

STOREFRONT
ELEVATION

- 1) ALL WORK SHALL BE IN ACCORDANCE WITH THE STOREFRONT DESIGN CONTRACTOR'S SUBMITTALS AND APPROVED DETAILS.
- 2) ALL WORK SHALL BE IN ACCORDANCE WITH THE STOREFRONT DESIGN CONTRACTOR'S SUBMITTALS AND APPROVED DETAILS.
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STORE FRONT ELEVATION NOTES:

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NO.	REVISION

SCALE: 1/4" = 1'-0"
DATE: 11/15/2023
PROJECT: URBAN BEACH HOUSE

DRW DESIGN
ARCHITECTURE
11111 11111
11111 11111

DATE: 11/15/2023
SCALE: 1/4" = 1'-0"

A.2

SPECIFICATIONS

DIVISION 1 - GENERAL CONDITIONS

1.01 GENERAL CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR THE OBTAINING AND MAINTENANCE OF ALL PERMITS AND INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBTAINING AND MAINTENANCE OF ALL PERMITS AND INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBTAINING AND MAINTENANCE OF ALL PERMITS AND INSURANCE.

DIVISION 2 - WOOD AND PLASTIC

2.01 FINISHED FLOORING SHALL BE LAMINATE WHICH IS COMPOSED OF A 1/4" THICK HARDWOOD VENEER OVER A 1/4" THICK HARDWOOD CORE. THE LAMINATE SHALL BE INSTALLED OVER A 1/2" THICK CONCRETE SLAB. THE LAMINATE SHALL BE INSTALLED OVER A 1/2" THICK CONCRETE SLAB. THE LAMINATE SHALL BE INSTALLED OVER A 1/2" THICK CONCRETE SLAB.

DIVISION 7 - THERMAL PROTECTION

7.01 INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST NATIONAL MECHANICAL INSULATION INSTITUTE (NMI) REQUIREMENTS.

DIVISION 8 - DOORS AND WINDOWS

8.01 ALL DOORS AND WINDOWS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST NATIONAL MECHANICAL INSULATION INSTITUTE (NMI) REQUIREMENTS. ALL DOORS SHALL BE INSTALLED WITH A MINIMUM 1" MINIMUM CLEARANCE UNDER THE DOOR.

DIVISION 9 - FINISHES

9.01 ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST NATIONAL MECHANICAL INSULATION INSTITUTE (NMI) REQUIREMENTS. ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST NATIONAL MECHANICAL INSULATION INSTITUTE (NMI) REQUIREMENTS.

DIVISION 10 - SPECIALTIES

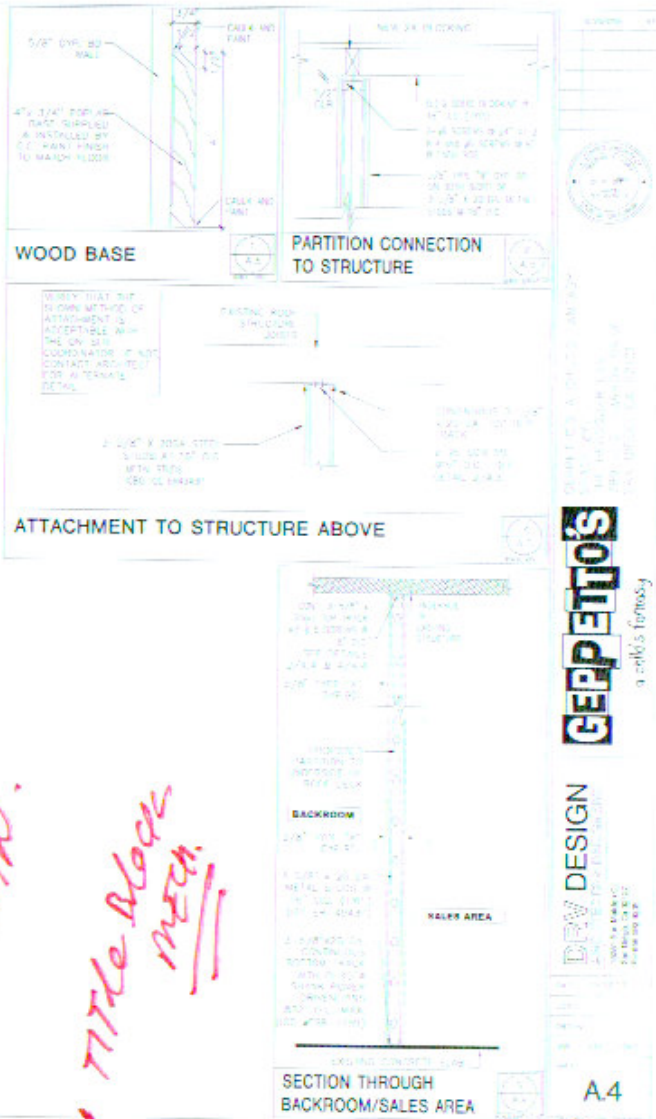
10.01 ALL SPECIALTIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST NATIONAL MECHANICAL INSULATION INSTITUTE (NMI) REQUIREMENTS. ALL SPECIALTIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST NATIONAL MECHANICAL INSULATION INSTITUTE (NMI) REQUIREMENTS.

DIVISION 11 - EQUIPMENT

11.01 ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST NATIONAL MECHANICAL INSULATION INSTITUTE (NMI) REQUIREMENTS. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST NATIONAL MECHANICAL INSULATION INSTITUTE (NMI) REQUIREMENTS.

DIVISION 5 - METALS

5.01 ALL METALS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST NATIONAL MECHANICAL INSULATION INSTITUTE (NMI) REQUIREMENTS. ALL METALS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST NATIONAL MECHANICAL INSULATION INSTITUTE (NMI) REQUIREMENTS.



CREATE THIS SHEET FOR URBAN
URBAN TITLE Block MECH.

GERPETTO'S
 a cellis' firm
DRW DESIGN
 ARCHITECTURE & INTERIORS
 1000 N. 10TH ST. SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1111
 FAX: 303.733.1112
 WWW.GERPETTO.COM

A4