Vesting Tentative Tract Map No. 714401

One Paseo

Fire Master Plan / Fire Access Carmel Heights

Project No. 451328 City of San Diego

8					,a	The purpose of this letter is to riodity you that one hased shall install all required paved life access roads
BUILDING DATA						that meet City of San Diego Fire-Rescue Department access requirements per the approved plans. All fire hydrants and water supply for firefighting purposes shall be installed per the approved plans and
RESIDENTIAL BUILDING	STORIES	CONSTRUCTION TYPE	AUTOMATIC FIRE SPRINKLERS	SQUARE FOOTAGE	FIRE FLOW (GPM) & DURATION	shall meet all fire flows requirements, prior to any combustible construction materials being delivered for construction.
RESIDENTIAL UNITS BUILDINGS 15,16,17	*3/4/5/6	I-A & III-A	NFPA 13	622,494	3,000 / 4 HOURS	PARKING ENFORCEMENT LETTER
GARAGE	2	I-A	NFPA 13	-	N/A	December 8, 2015
RETAIL BUILDINGS	STORIES	CONSTRUCTION TYPE	AUTOMATIC FIRE SPRINKLERS	SQUARE FOOTAGE	FIRE FLOW (GPM) & DURATION	CITY OF SAN DIEGO FIRE-Rescue Department
BUILDING 1	2	VB	NFPA 13	7,172	1,500 / 2 HOURS	1010 Second Avenue #400 San Diego, CA 92101
BUILDING 2	2	VB	NFPA 13	8,854	1,500 / 2 HOURS	Re: One Paseo, Carmel Valley, San Diego Parking Enforcement Letter
BUILDING 3	2	VВ	NFPA 13	8,647	1,500 / 2 HOURS	
BUILDING 4	2	°VB	NFPA 13	15,930	1,500 / 2 HOURS	The fire lane parking enforcement letter for the above referenced project is stated as follows:
BUILDING 5	2	VB	NFPA 13	3,479	1,500 / 2 HOURS	All fire lanes within One Paseo shall be maintained and in no event shall parking be permitted along any
BUILDING 6	2	VB	NFPA 13	10,792	1,500 / 2 HOURS	portion of a street or drive that required fire lanes or any area designated as a fire lane for turn-around or drive through purposes.
BUILDING 7	2	VB	NFPA 13	14,768	1,500 / 2 HOURS	
BUILDING 8	2	VB	NFPA 13	8,186	1,500 / 2 HOURS	One Paseo on-site management shall adopt reasonable rules and regulations regarding the parking of vehicles along the streets, roads and or drives within the project that are not in conflict with applicable law
BUILDING 9	2	VB	NFPA 13	4,588	1,500 / 2 HOURS	In furtherance thereof, One Paseo on-site management, through its officers, committees and agents will
BUILDING 10	2	VB	NFPA 13	1,209	1,500 / 2 HOURS	establish the "parking" and "no parking" areas within the property in accordance with Section 22658.2 of the California Vehicle Code and City of San Diego Fire-Rescue Department. The law shall be enforced through such rules and regulations by all lawful means, including, written warnings, citing, levying fines a
BUILDING 11	2	VB	NFPA 13	1,600	1,500 / 2 HOURS	
BUILDING 12	2	VB	NFPA 13	10,661	1,500 / 2 HOURS	towing vehicles in violation.
OFFICE BUILDINGS	STORIES	CONSTRUCTION TYPE	AUTOMATIC FIRE SPRINKLERS	SQUARE FOOTAGE	FIRE FLOW (GPM) & DURATION	One Paseo on-site management will contract with a certified patrol and towing company to remove vehicl that violate no parking restrictions. First time violators will receive a written warning and with subsequent
BUILDING 13	*4	IB	NFPA 13	80,000	1,500 / 3 HOURS	violations, the vehicle shall be subject to towing. The vehicle owner shall be responsible for all costs
BUILDING 14 (High Rise)	*6	IB	NFPA 13	200,000	2,375 / 4 HOURS	incurred in remedying such violation, including without limitation towing cost, citations and legal fees.
* ACCURIED STADIES OVER PORTIN						

All fire lanes within One Paseo shall be maintained and in no event shall parking be permitted along any portion of a street or drive that required fire lanes or any area designated as a fire lane for turn-around or drive through purposes. One Paseo on-site management shall adopt reasonable rules and regulations regarding the parking of vehicles along the streets, roads and or drives within the project that are not in conflict with applicable law In furtherance thereof, One Paseo on-site management, through its officers, committees and agents will establish the "parking" and "no parking" areas within the property in accordance with Section 22658.2 of the California Vehicle Code and City of San Diego Fire-Rescue Department. The law shall be enforced through such rules and regulations by all lawful means, including, written warnings, citing, levying fines an towing vehicles in violation. One Paseo on-site management will contract with a certified patrol and towing company to remove vehicles that violate no parking restrictions. First time violators will receive a written warning and with subsequent violations, the vehicle shall be subject to towing. The vehicle owner shall be responsible for all costs incurred in remedying such violation, including without limitation towing cost, citations and legal fees. * OCCUPIED STORIES OVER PODIUM FIRE ACCESS VERTICAL CLEARANCE HAMMERHEAD DETAIL TREE CANOPY UNDERSTORY CLEARANCE 15'-6" **ALTERNATIVE TO** STANDARD 120' **HAMMERHEAD**

GENERAL FIRE NOTES

FIELD INSPECTIONS IN ADVANCE.

AVAILABLE ON-SITE AT TIME OF INSPECTION.

BY THE CITY OF SAN DIEGO FIRE PRIOR TO USE.

LANES WITH MODIFIED CURB DESIGNS (E.G., ROLLED, RAMPED, ETC).

MAINTAINED IN GOOD CONDITION BY THE PROPERTY OWNER.

ADDRESS/ACCESS SIDE OF THE STRUCTURE. UFC 1001.4

OF COMPLIANCE WITH THIS CODE.

CITY OF SAN DIEGO FIRE-Rescue Department

December 8, 2015

1010 Second Avenue #400 San Diego, CA 921101

CITY OF SAN DIEGO FIRE DEPARTMENT POLICY.

IDENTIFIED IN CITY OF SAN DIEGO FIRE FIRE ACCESS ROADWAYS POLICY.

CLEARLY IDENTIFIED AT ALL TIMES.

CITY OF SAN DIEGO FIRE SITE INSPECTIONS ARE REQUIRED FOR THIS PROJECT. PLEASE SCHEDULE A

A LUMBER DROP INSPECTION SHALL BE PERFORMED PRIOR TO BRINGING COMBUSTIBLE MATERIALS ON-SITE (OR DRYWALL FOR STRUCTURES OF NON-COMBUSTIBLE CONSTRUCTION). ALL-WEATHER

PHASED INSTALLATION OF FIRE ACCESS ROADS REQUIRES ADDITIONAL INSPECTIONS NOT COVERED BY

AN ORIGINAL APPROVED, SIGNED, WET-STAMPED CITY OF SAN DIEGO FIRE FIRE MASTER PLAN SHALL

ACCESS ROADS AND HYDRANTS SHALL BE MAINTAINED AND REMAIN CLEAR OF OBSTRUCTIONS AT ALI ITEMS DURING AND AFTER CONSTRUCTION. AREAS WHERE PARKING IS NOT PERMITTED SHALL BE

THE PROJECT ADDRESS (OR TRACT NUMBER AND PROJECT NAME, WHERE STREET SIGNS ARE NOT YET INSTALLED) SHALL BE CLEARLY POSTED AND VISIBLE FROM THE PUBLIC ROAD DURING CONSTRUCTION

TEMPORARY FUEL TANKS OF 60 OR MORE GALLONS SHALL BE REVIEWED, INSPECTED, AND PERMI

ALL GATES IN CONSTRUCTION FENCING SHALL BE EQUIPPED WITH EITHER A KNOX OR BREAKAWAY

FIRE LANE WIDTHS SHALL BE MEASURED FROM TOP FACE OF THE CURB TO TOP FACE OF THE CURB FOR FIRE LANES WITH STANDARD CURBS AND GUTTERS AND 6" FROM THE BACK OF CURB FOR FIRE

DEPARTMENT STREET IMPROVEMENT PLANS OR PRECISE GRADING PLANS CONFORM TO THE MINIMUM STREET WIDTH MEASUREMENTS PER THE APPROVED CITY OF SAN DIEGO FIRE AND CITY STANDARDS

FIRE LANE SIGNS AND RED CURBS SHALL MEET THE SPECIFICATIONS SHOWN IN CITY OF SAN DIEGO FIRE FIRE ACCESS ROADWAYS POLICY AND SHALL BE INSTALLED AS DESCRIBED THEREIN, ADDITIONAL

LOCATION PER THE CITY OF SAN DIEGO FIRE POLICY. ON PRIVATE PROPERTY, MARKERS ARE TO BE

ADDRESS NUMBERS SHALL BE LOCATED AND BE OF A COLOR AND SIZE SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE ROADWAY FROM WHICH THE BUILDING IS ADDRESSED. ADDRESS LETTERING

SHALL BE 12" IN HEIGHT WITH A STROKE OF 1 1/2". ADDRESS NUMBERS SHALL BE ILLUMINATED AT

ACCESS GATES SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE IN COMPLIANCE WITH

5. APPROVED ACCESS WALKWAYS SHALL BE PROVIDED TO ALL REQUIRED OPENINGS AND ALL RESCUE

VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS,

EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL

NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS, OR

CONDITIONS OTHER THAN THOSE ITEMS AND REQUIREMENTS IDENTIFIED IN CITY OF SAN DIEGO FIRE POLICY AND RELATED PORTIONS OF THE CALIFORNIA FIRE CODE AND CALIFORNIA BUILDING CODE. THIS PROJECT MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS NOT STATED HEREIN UPON **EXAMINATION OF ACTUAL SITE AND PROJECT CONDITIONS OR DISCLOSURE OF ADDITIONAL**

AUTOMATIC FIRE SPRINKLER SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES

20. POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS AND ALARM BELL ARE TO LOCATED ON THE

CONSTRUCTION DOCUMENTS APPROVED BY THE FIRE CODE OFFICIAL ARE APPROVED WITH THE INTENT THAT SUCH CONSTRUCTION DOCUMENTS COMPLY IN ALL RESPECTS WITH THIS CODE. REVIEW AND

SPRINKLER SYSTEM OR FOR A PRIVATE FIRE HYDRANT SYSTEM. A SEPARATE PLAN SUBMITTAL IS

AN ARCHITECTURAL PLAN IS REQUIRED TO BE SUBMITTED TO THE CITY OF SAN DIEGO FIRE-RESCUE DEPARTMENT FOR REVIEW AND APPROVAL FOR PROJECTS CONTAINING A. C. E. F. H. I. L. AND R-4 OCCUPANCIES. A PLAN MAY ALSO BE REQUIRED FOR R-1 AND R-2 OCCUPANCIES OVER TWO STORIES OR THOSE UTILIZING SPRINKLERS OR FIRE WALLS TO INCREASE THE MAXIMUM BUILDING SIZE

4. A CHEMICAL CLASSIFICATION AND HAZARDOUS MATERIALS COMPLIANCE PLAN SHALL BE APPROVED BY THE CITY OF SAN DIEGO FIRE-RESCUE DEPARTMENT PRIOR TO ANY HAZARDOUS MATERIALS BEING

The purpose of this letter is to notify you that One Paseo shall install all required paved fire access roads

COMBUSTIBLE CONSTRUCTION LETTER

VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE

AND LOCAL ORDINANCES AND AMENDMENTS. A SEPARATE PLAN SUBMITTAL IS REQUIRED.

ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS. SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS. HORNS OR

22. AN UNDERGROUND PIPING PLAN IS REQUIRED FOR THE INSTALLATION OF AN AUTOMATIC FIRE

STORED OR USED ON SITE. A SEPARATE PLAN SUBMITTAL IS REQUIRED.

Subject: Combustible Construction Letter for One Paseo, Carmel Valley, San Diego, CA.

ANY FUTURE MODIFICATION TO THE APPROVED FIRE MASTER PLAN OR APPROVED SITE PLAN INCLUDING BUT NOT LIMITED TO ROAD WIDTH, GRADE, SPEED HUMPS, TURNING RADII, GATES OR OTHER OBSTRUCTIONS, SHALL REQUIRE REVIEW, INSPECTION, AND APPROVAL BY THE CITY OF SAM

FIRE LANE MARKINGS MAY BE REQUIRED AT THE TIME OF INSPECTION DEPENDING ON FIELD

2. ALL FIRE HYDRANTS SHALL HAVE A "BLUE REFLECTIVE PAVEMENT MARKER" INDICATING THEIR

THE DEVELOPER IS RESPONSIBLE TO VERIFY THAT ALL APPROVED PUBLIC WORKS OR GRADING

ACCESS ROADS CAPABLE OF SUPPORTING 95,000 LBS., TOPPED WITH ASPHALT, CONCRETE, OR EQUIVALENT SHALL BE IN PLACE AND HYDRANTS OPERATIONAL AT TIME OF LUMBER DROP INSPECTION.

USE THE FIRE MASTER PLAN SERVICE REQUEST NUMBER TO SCHEDULE THIS INSPECTION.

ADDITIONAL INSPECTIONS THAT MAY BE NEEDED AND ANY FEES THAT MAY BE DUE.

THE FEES PAID AT PLAN SUBMITTAL. CONTACT INSPECTION SCHEDULING TO ARRANGE FOR

Firesafe Planning Solutions 302 N El Camino Real, Suite 202 San Clemente, CA 92672 (949) 240-5911

Project Address:

Southwest Corner Of Intersection At Del Mar Heights Road & El Camino Real

DEP# A1-101-RT

CITY COUNCIL APPROVAL

AMENDMENT FIRST SUBMITTAL 10/19/2015 AMENDMENT SECOND SUBMITTAL 12/08/2015

2-HOUR ASSEMBLY FIRE FIGHTER ACCESS CORRIDOR (RESIDENCE) AS SHOWN ON PLAN (AT GRADE) NOTES: FIRE PASSAGEWAY SATISFIES OCFA GUIDELINE B-09, SECTION 9.B (ACCESS WALKWAYS OF 5' MINIMUM AND SUITABLE SURFACE FOR BUILDING EVACUATION, FIREFIGHTING AND RESCUE EFFORTS), AND AS EGRESS, EXCEEDS MINIMUM 44" WIDTH REQUIRED BY CBC 1023.2 1-HR CORRIDOR ■ 1-HR CORRIDOR > (60" ALLOWS FOR OCCUPANT LOAD OF 300 PER CBC 1005.1). PROVISION OF 2-HR CONSTRUCTION OF WALLS, FLOORS AND CEILING EXCEEDS MINIMUM OF 1-HR FIRE RESISTANCE RATING DWELLING PER CBC 1023.3 WITH MATERIALS AS PERMITTED BY THE BUILDING TYPE OF CONSTRUCTION. AS SUCH, CBC TABLE 720.1 AND/OR U.L. FIRE RATING CLASSIFICATIONS OFFER VARIOUS ASSEMBLIES SATISFYING 2-HR FIRE RESISTANCE RATED FLOORS BUILDING EXTERIOR (AT GRADE) THE FOLLOWING WALL ASSEMBLIES (CBC TABLE 720.1 SAMPLING ONLY FOR TYPICAL R-OCCUPANCY CONSTRUCTION) ARE BASED PLAN: FIRE PASSAGEWAY 1. TYPE OF CONSTRUCTION (SIMILAR, SINCE DISSIMILAR (ACCESS WALKWAY FROM FIRE ACCESS ROADWAY TO EXTERIOR OPENING CONSTRUCTION WOULD REACT DIFFERENTLY IN SEISMIC EVENTS AND STRUCTURAL SETTLEMENT) 2. DURABILITY (EXTERIOR INSTEAD OF INTERIOR ASSEMBLY) A. TABLE 720.1(2) ITEM 15-1.6: 2x6 FIRE-RETARDANT-TREATED WOOD STUDS INTERIOR SIDE: 2-LAYERS 5/8" TYPE X GYP. BD. EXTERIOR SIDE: CEMENT PLASTER OVER 1-LAYER 5/8" RATED ASSEMBLY TYPE X GYP. BD. PER CBC 720.1 (

SECTION: FIRE PASSAGEWAY

(ACCESS WALKWAY FROM FIRE ACCESS ROADWAY TO EXTERIOR OPENINGS

U.L. FIRE RATING

CLASSIFICATION

. TABLE 720.1(2) ITEM 15-2.2: 2×4 STEEL OR WOOD STUDS INTERIOR SIDE: 2-LAYERS 5/8" TYPE X GYP. BD.

EXTERIOR SIDE: THIN VENEER BRICK OVER CEMENT PLASTER TABLE 720.1(2) ITEM 15-2.4: 2x4 STEEL OR WOOD STUDS INTERIOR SIDE: 2-LAYERS 5/8" TYPE X GYP. BD. EXTERIOR SIDE: STANDARD BRICK UNITS

THIRD FLOOR SECOND FLOOR FIRST FLOOR

GROUND LADDER DETAIL

1) FIRE LANE ENTRANCE NO PARKING SIGN ALL 2 AND 3 STORY BEDROOMS SHALL HAVE AN EMERGENCY ACCESS WINDOW. THE WINDOW SHALL BE 5' CLEAR OF TALL SHRUBS OR TREES, SUBJECT TO FIELD VERIFICATION BY SDFD PRIOR TO OCCUPANCY. THE AREAS DIRECTLY BENEATH RESCUE WINDOWS ARE REQUIRED FOR ACCESS TO SECOND AND THIRD STORY RESCUE WINDOWS. CC&R'S FOR HE PROJECT SHALL SPECIFY THAT THESE AREAS SHALL REMAIN CLEAR. F VEGETATION THAT WOULD IMPEDE ACCESS TO LADDERING OF RESCUE WINDOWS AND THAT THE REQUIRED WALKWAY TO THESE AREAS SHALL REMAIN CLEAR OF OF ITEMS SUCH AS CONDENSERS AND OTHER MECHANICAL EQUIPMENT, STORAGE UNITS, FURNITURE, FENCES, LOCKED

GATES AND OTHER OBSTRUCTIONS.

PREPARED FOR: KILROY REALTY 3611 VALLEY CENTRE DRIVE, SUITE 550 SAN DIEGO, CA 92130 TEL (858) 523-2208

LANE

MUNI, CODE SEC. 86.09.04

NO PARKING

IN AREAS

MARKED AS

VIOLATING VEHICLES

OR TOWED AT

OWNER'S EXPENSE

SAN DIEGO POLICE

CVC 22500.1 CVC22658A

AS SHOWN ON PLAN

PREPARED BY: **FIRESAFE PLANNING** 302 N. EL CAMINO REAL, SUITE 202 SAN CLEMENTE, CA 92672 (949) 240-5911

PLANNING / ARCHITECTURE: 5 + DESIGN 1024 NORTH ORANGE DRIVE SUITE 215 HOLLYWOOD, CA 90038 (323) 308-3558

FIRE LANE SIGN DETAILS

FIRE

END OF

FIRE ACCESS SIGN Fire Lane Sign Mounting

TCA 19782 MAC ARTHUR BLVD IRVINE, CA (949) 752-1242

ARCHITECT:

(1) LETTERING SHALL BE RED ON WHITE

PEDESTRIAN AREA SHALL BE 7"-0",

AND 5"-0" IN ALL OTHER AREAS.

3 DEPTH OF SIGN SHALL BE 18 INCHES FROM STANDARD CURB AND 24 INCHES

WITH ROLLED CURB TO CENTER OF

(4) BURY DEPTH SHALL BE A MINIMUM OF

2 HEIGHT OF SIGN IN SIDEWALK OR

REFLECTIVE BACKGROUND

24 INCHES.

GENSLER **ARCHITECTS** 225 BROADWAY, SUITE 1600 SAN DIEGO, CA 92101 (619) 557-2500

ARCHITECT:

GROUNDLEVEI ARCHITECTURI 2605 STATE STREET, SUITE

SAN DIEGO, CA 92103

(619) 325-1990

LANDSCAPE ARCHITECT: **CIVIL ENGINEER:**

LEPPERT ENGINEERING CORPORATIO

5190 GOVERNOR DRIVE, SUITE 205 SAN DIEGO, CA 92122

(858) 597-2001 (858) 597-2009 FAX

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Sheet Title: FIRE MASTER PLAN

Project Name:

One Paseo