

SUMMARY COMPLETED CONDITIONS

**TABLE 13
MUNICIPAL CODE PARKING ANALYSIS**

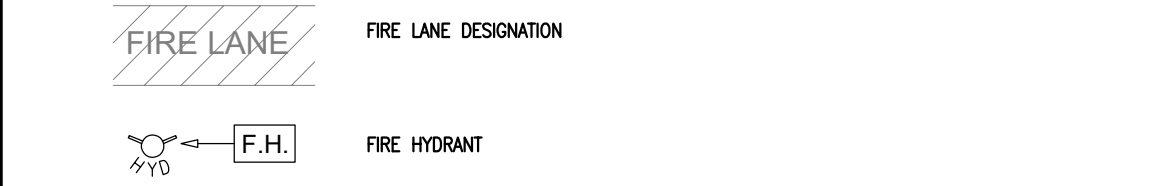
Land Use	Size (sf) / Employees	Required Spaces
Retail Shopping Center ¹	463,304 sf	1,853 employees
Retail Shopping Center ¹	495 sf	248
500 Hotel ¹	68,524 sf	132
Tenant 1 ² not part of CUP	6,322 sf	32
Tenant 2 ² not part of CUP	8,007 sf	40
600 Office Building ³	81,254 sf	271
Admin Office Building ³	19,807 sf	67
Double Hotel ⁴	201 sf	240
	Total Required Spaces	2,851
	Provided Spaces	3,813
	Surplus	962

Notes:
¹Based on retail rated of 1 space/250 sf
²Based on office rate of 1 space/300 sf
³Based on hotel rated of 1 space per guest room
⁴Based on agreement between Citadel and Hotel
⁵Based on assembly rate of 1 spaces/200 sf

FIRE DEPARTMENT NOTES

- ALL REQUIRED WATER MAINS, FIRE HYDRANTS AND APPURTENANCES SHALL BE OPERATIONAL BEFORE COMBUSTIBLE BUILDING MATERIALS ARE LOCATED ON THE CONSTRUCTION SITE.
- STORAGE IN CLOSELY PACKED PILES SHALL NOT EXCEED 15' IN HEIGHT, 12' ON PALLETS OR IN RACKS AND 6' FOR TIRES, PLASTICS AND SOME FLAMMABLE LIQUIDS. IF HIGH PILED STOCK PILING IS TO BE DONE, SUBMIT A COMPLETE STORAGE PLAN AND DESCRIPTION OF THE COMMODITIES TO BE STORED. SHOW COMPLIANCE WITH ARTICLE 81 OF THE CALIFORNIA FIRE CODE.
- THE CONSTRUCTION, REMODEL, OR DEMOLITION OF A BLDG. SHALL COMPLY WITH U.F.C. ARTICLE 87.
- FIRE HYDRANTS SHALL COMPLY WITH FIRE AND LIFE SAFETY FFB POLICY F-96-01 FOR ON-SITE HYDRANTS.
- THE INSPECTION, HYDROSTATIC TEST & FLUSHING OF THE HYDRANT AND/OR SPRINKLER SYSTEM SHALL BE WITNESSED BY THE PROPER FIRE DEPARTMENT REPRESENTATIVE AND NO UNDERGROUND PIPING SHALL BE COVERED WITH EARTH OR HIDDEN FROM VIEW UNTIL THE FIRE DEPARTMENT REPRESENTATIVE HAS BEEN NOTIFIED AND BEEN GIVEN NO LESS THAN 48 HOURS IN WHICH TO INSPECT SUCH INSTALLATION.
- FIRE RESISTIVE ASSEMBLIES FOR PROTECTION OF OPENINGS TO COMPLY WITH TITLE 24, 713, IN C.B.C. SECTIONS 709 & 710.
- FIRE ACCESS LANES - PRIOR TO START OF CONSTRUCTION W/ COMBUSTIBLE MATERIALS, INSTALL A FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION SUITABLE FOR USE BY A 20-TON FIRE DEPT. VEHICLE. COORDINATE ACCESS THROUGH GATES WITH FIRE DEPT. OFFICIALS. THE ACCESS ROADWAY SHALL EXTEND TO WITHIN A MAXIMUM OF 150 FEET OF ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF ALL BUILDINGS. IN ORDER TO PROVIDE FOR REASONABLE FIRE PROTECTION DURING THE CONSTRUCTION PERIOD, CONTRACTOR SHALL MAINTAIN PASSABLE VEHICULAR ACCESS TO ALL BLDGS. AT ALL TIMES. INSTALL ADEQUATE FIRE HYDRANTS WITH REQUIRED FLOW PRIOR TO COMMENCEMENT OF STRUCTURAL WOOD FRAMING, AS REQUIRED BY THE FIRE DEPT. & WATER DISTRICT. (C.F.C. 901.3, 8704.2, 8704.3)
- FIRE HYDRANT LOCATIONS SHALL BE IDENTIFIED BY THE INSTALLATION OF REFLECTIVE MARKERS. (C.F.C. 901.4.3)
- PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS "NO PARKING - FIRE LANE". SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS, TO CLEARLY INDICATE THE ENTRANCE TO SUCH ROAD, OR PROHIBIT THE OBSTRUCTION THEREOF, AS REQUIRED BY THE FIRE INSPECTOR. (FIRE CODE 503.3)
- FIRE DEPARTMENT VEHICULAR ACCESS ROADS SHALL BE HARDSCAPE ALL WEATHER ACCESS IN ACCORDANCE WITH THE DEPARTMENT'S ALL WEATHER ACCESS REQUIREMENTS. (FIRE CODE 503.2.2)
- FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION (FIRE CODE 501.4)
- APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE OF 0.5 INCH (FIRE CODE 505.1)
- FIRE APPARATUS ACCESS ROADS SHALL BE IDENTIFIED WITH APPROVED SIGNS. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS (FIRE CODE 505.2)

LEGEND



BUILDING AREA

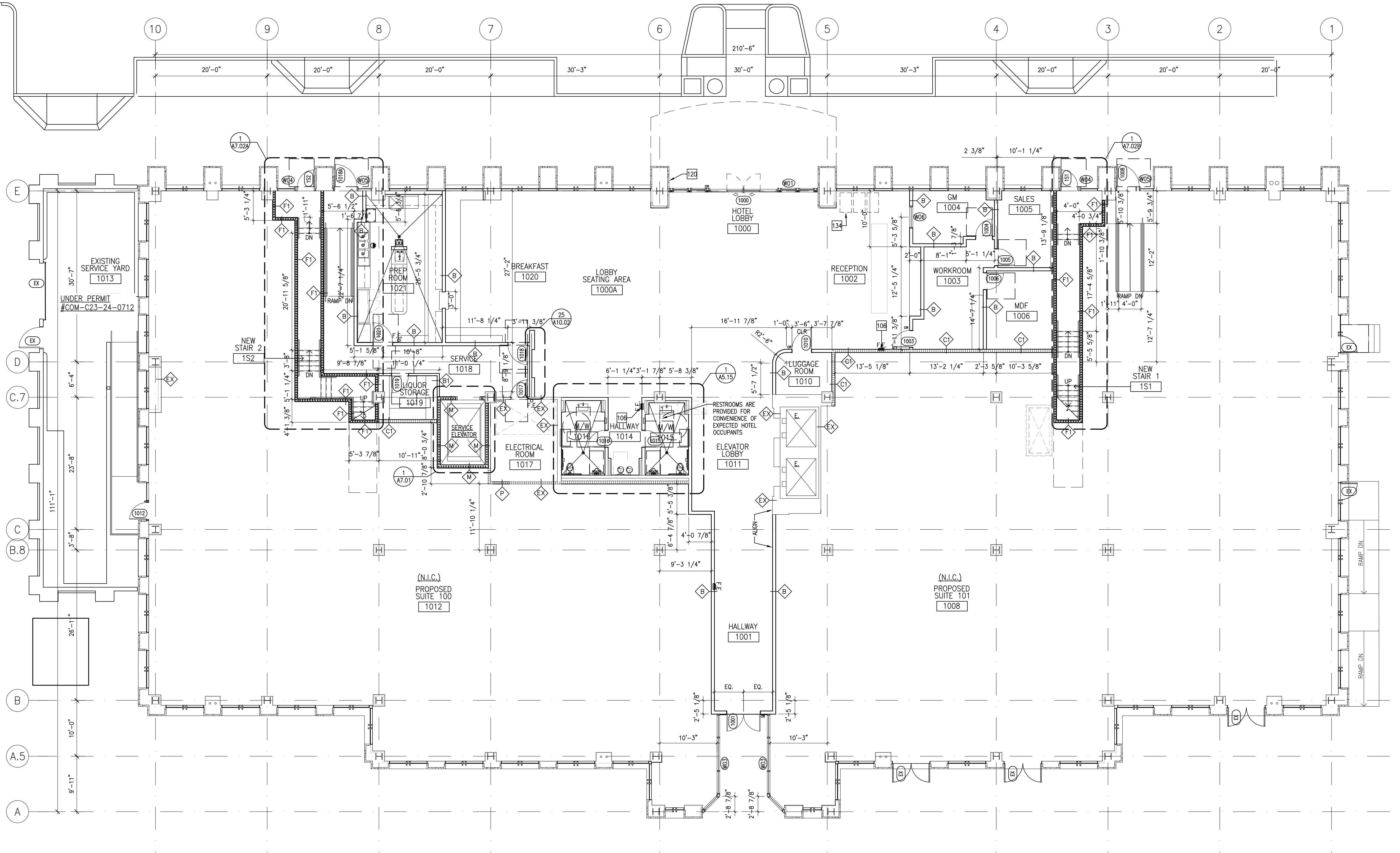
RETAIL	
PHASE I (EXISTING) AREA:	145,070 S.F.
PHASE II (EXISTING) AREA:	133,944 S.F.
PHASE III (EXISTING) AREA:	152,058 S.F.
PHASE IV (EXISTING) AREA:	32,232 S.F.
TOTAL AREA:	463,304 S.F.
OFFICE (EXISTING)	
ADMIN. OFFICE AREA:	19,807 S.F.
BUILDING 600 AREA:	81,254 S.F.
TOTAL AREA:	101,061 S.F.
BLDG 500 HOTEL (EXISTING)	
BUILDING 500 AREA:	81,050 S.F.
HOTEL ADDITION	1,803 S.F.
TOTAL AREA:	82,853 S.F.
FUTURE T.I. IN BLDG 500 (EXISTING)	
FUTURE T.I. 1:	6,322 S.F.
FUTURE T.I. 2:	8,007 S.F.

Project: 24-0108
 Date: 22 NOV 2024
 Sheet no: **A-1**

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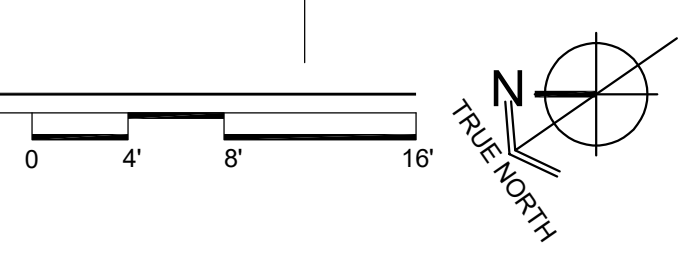
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SITE PLAN

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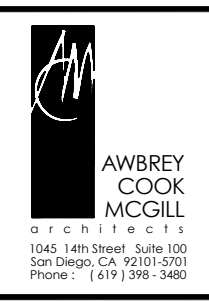
GROUND FLOOR PLAN

SCALE 1/8" = 1'-0"



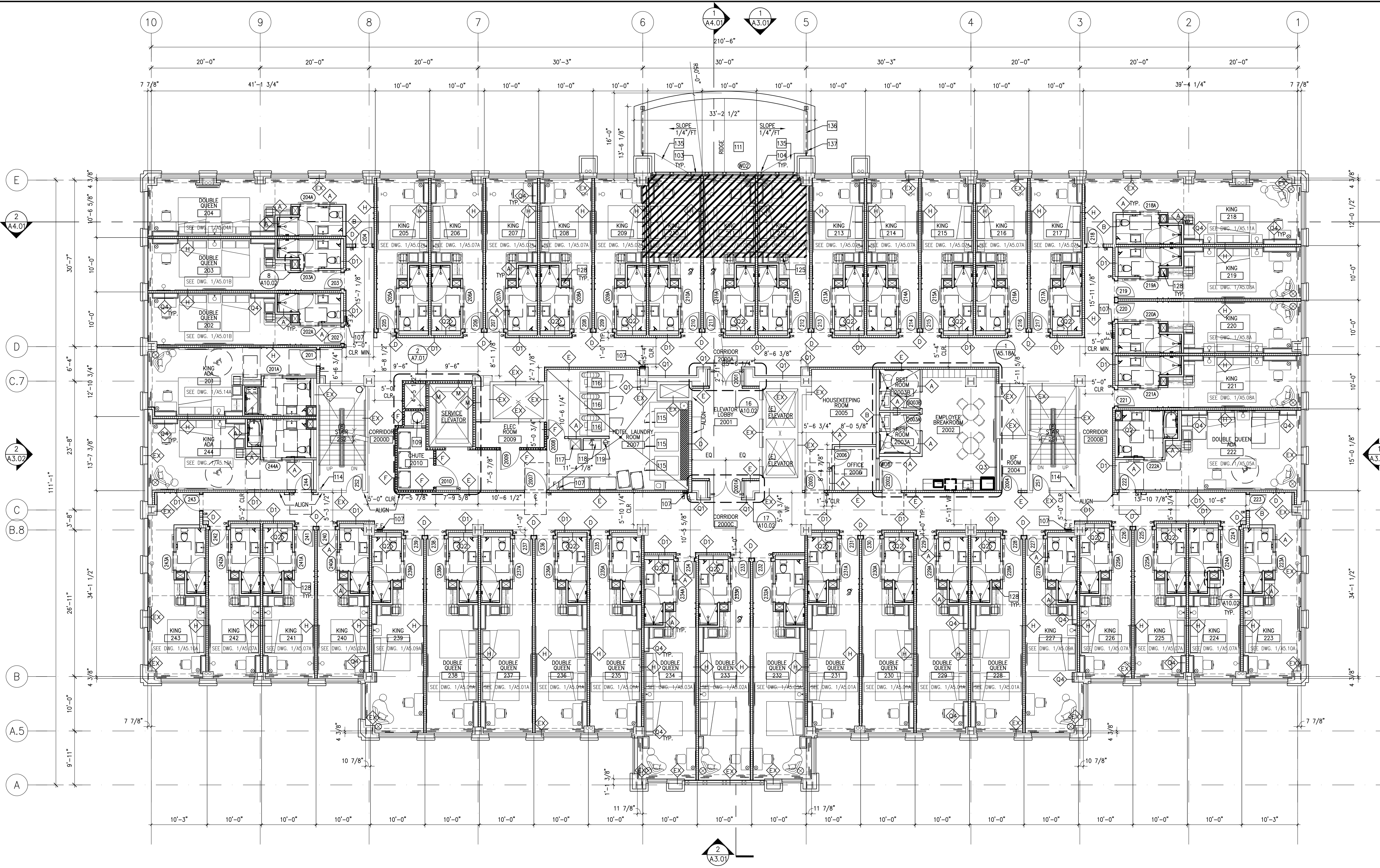
Project: 24-108
 Date: 22 NOV 2024
 Sheet no.: **A-2**

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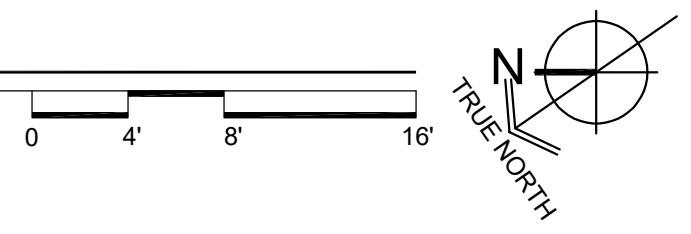
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FLOOR PLAN - FIRST FLOOR

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SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"

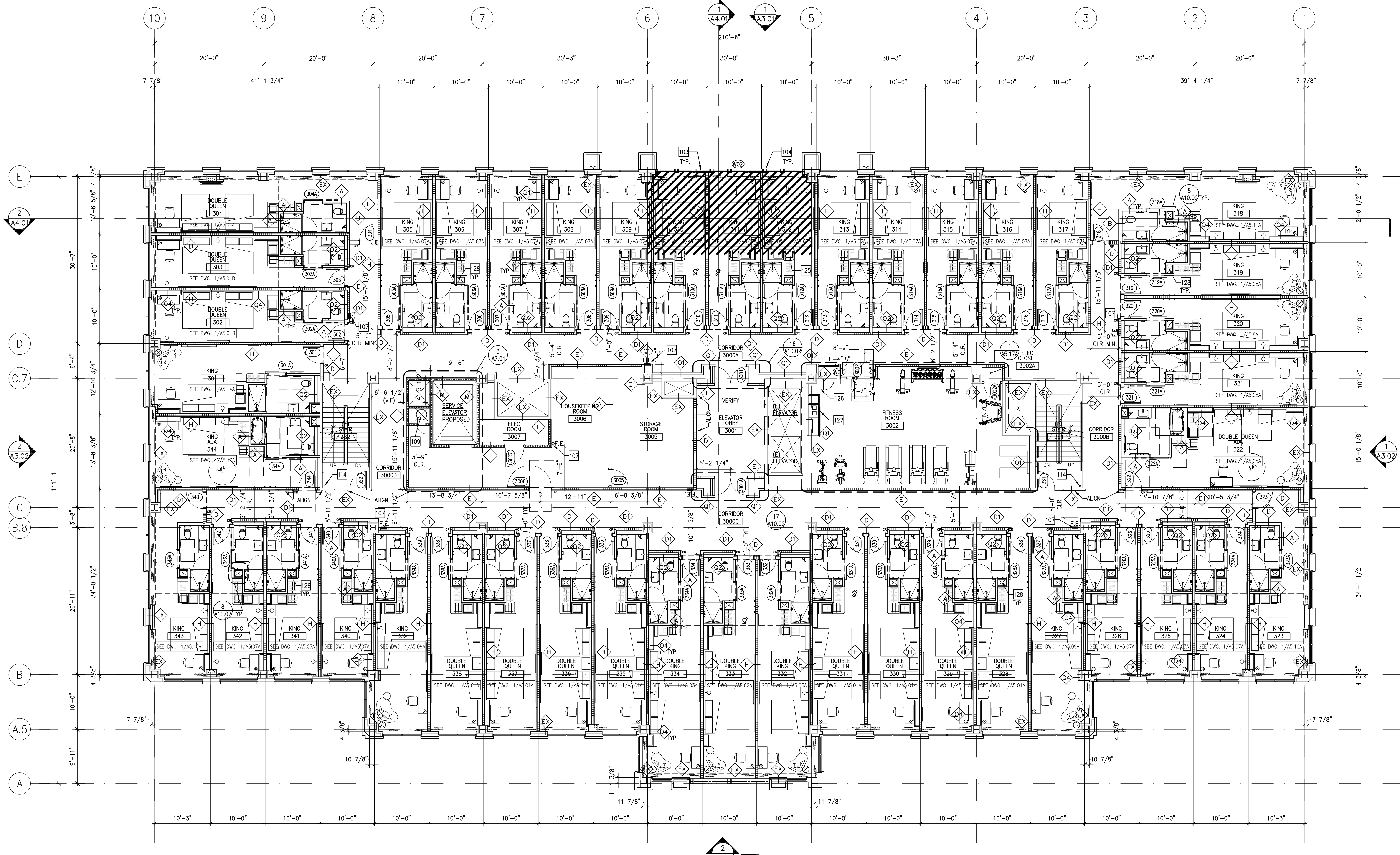


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 Sheet no.: **A-3**

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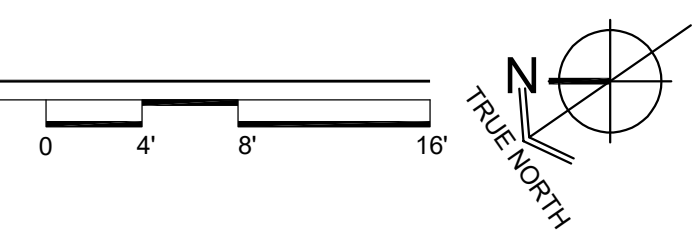
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SECOND FLOOR PLAN

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THIRD FLOOR PLAN

SCALE 1/8" = 1'-0"



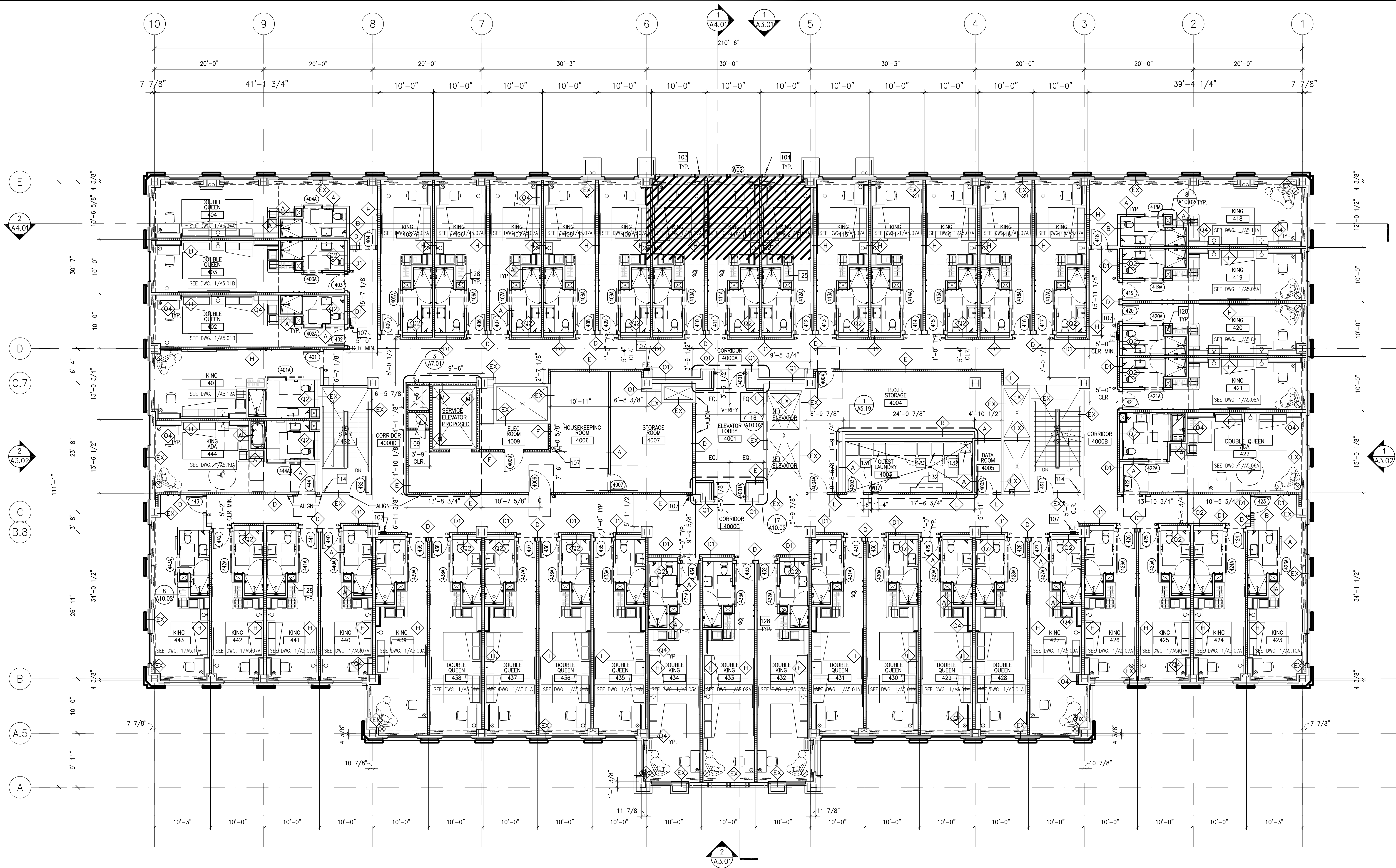
Project: 24-108
 Date: 22 NOV 2024
 Sheet no. **A-4**

AWBREY COOK MCGILL
 ARCHITECTS
 1541 14th Street, Suite 100
 San Diego, CA 92101-3300
 Phone: (619) 594-9800

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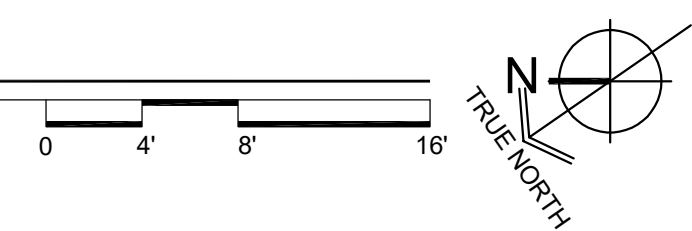
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THIRD FLOOR PLAN

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FOURTH FLOOR PLAN

SCALE 1/8" = 1'-0"



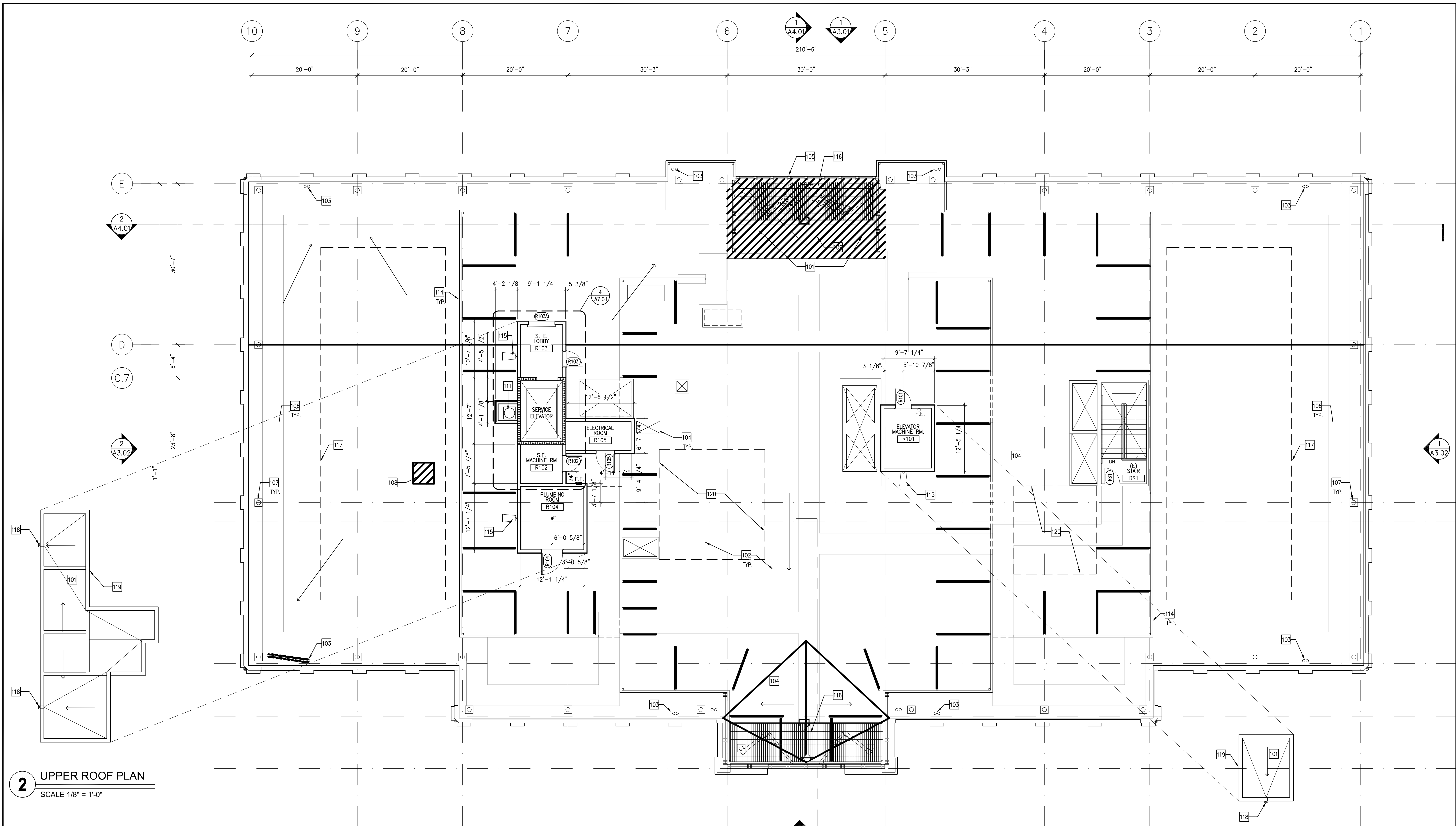
Project: 24-0108
 Date: 22 NOV 2024
 Sheet no. **A-5**

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FORTH FLOOR PLAN

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2 UPPER ROOF PLAN
SCALE 1/8" = 1'-0"

1 ROOF PLAN
SCALE 1/8" = 1'-0"

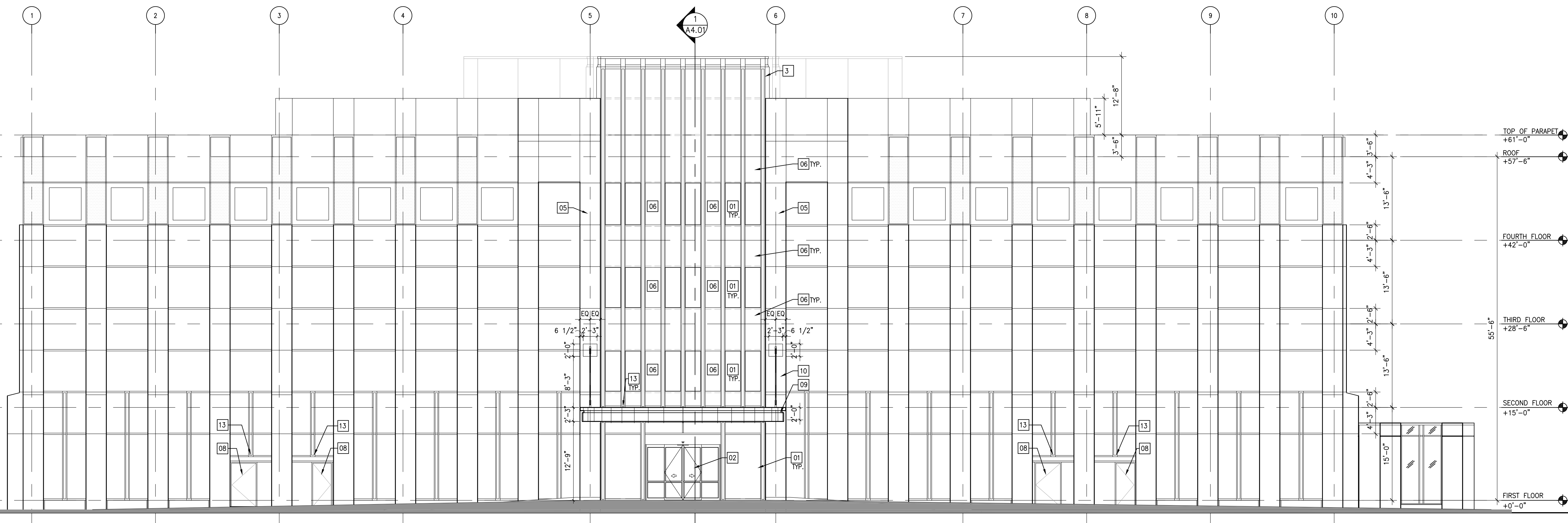
3 UPPER ROOF PLAN
SCALE 1/8" = 1'-0"



Project: 24-0108	<p>AWBREY COOK MCGILL ARCHITECTS 1041 VAN DYKE DRIVE, SUITE 100 SAN ANTONIO, TX 78203 PHONE: (214) 349-3400</p>	<p>This plan is diagrammatic and intended only for the purpose of depicting the leased premises. The square footage areas of Tenant lease spaces as shown on the plans have been calculated to the exterior face of exterior walls and to the centerline of demising walls between Tenant spaces.</p>
Date: 22 NOV 2024		
Sheet no. A-6		

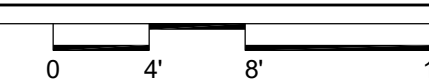
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ROOF PLAN

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EAST ELEVATION

SCALE 1/8" = 1'-0"



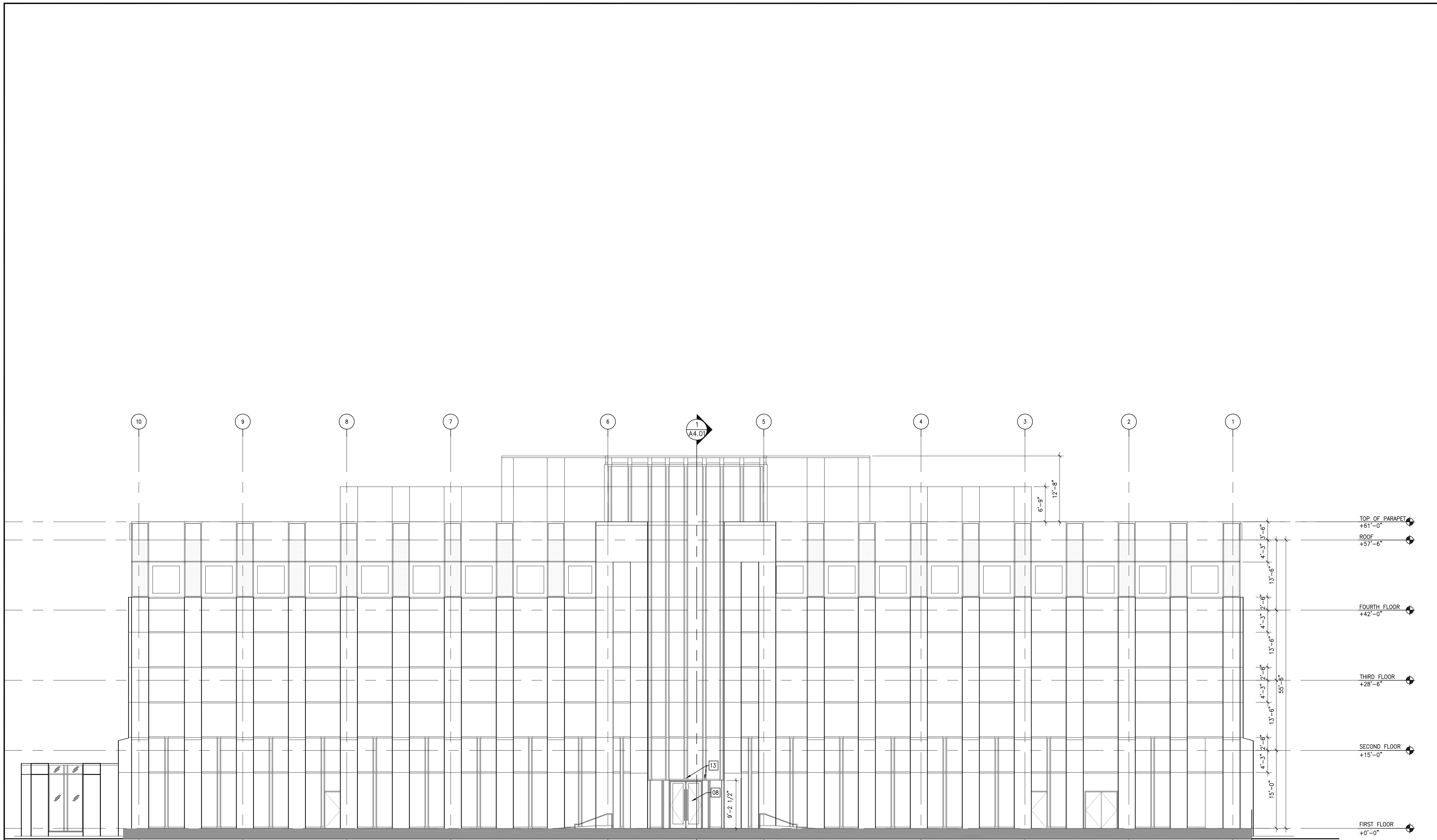
Project: 24-0108
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 Sheet no.: **A-7**



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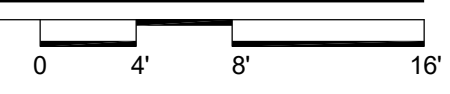
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EAST ELEVATION

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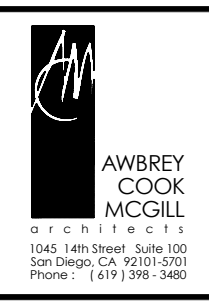
WEST ELEVATION

SCALE 1/8" = 1'-0"



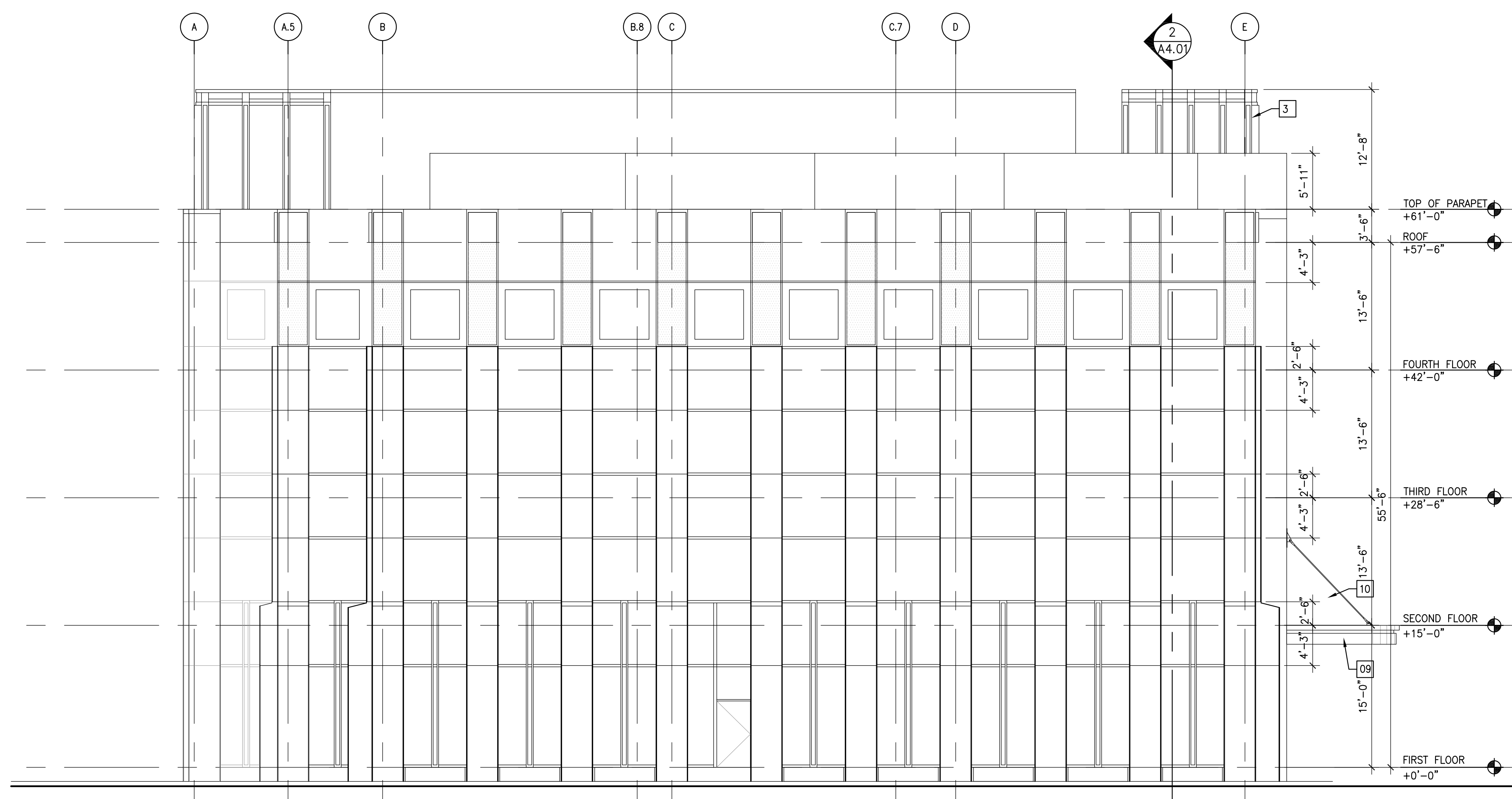
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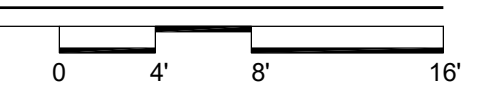
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WEST ELEVATION

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SOUTH ELEVATION

SCALE 1/8" = 1'-0"



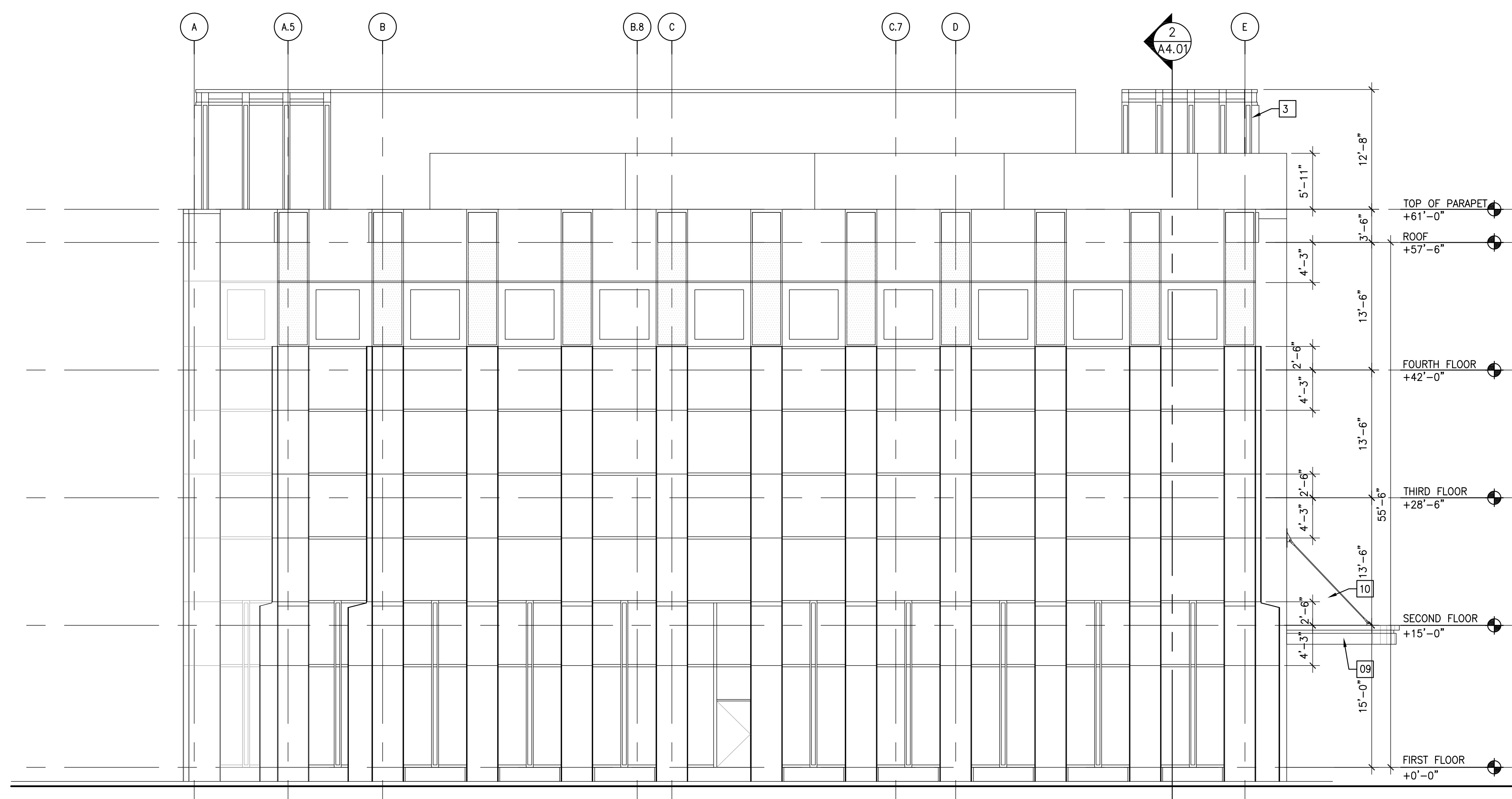
Project: 24-0108
 Date: 22 NOV 2024
 Sheet no.: **A-9**

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 PHONE: (214) 298-2400

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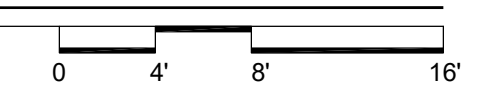
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SOUTH ELEVATION

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SOUTH ELEVATION

SCALE 1/8" = 1'-0"



Project: 24-0108
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Sheet no. A-9

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