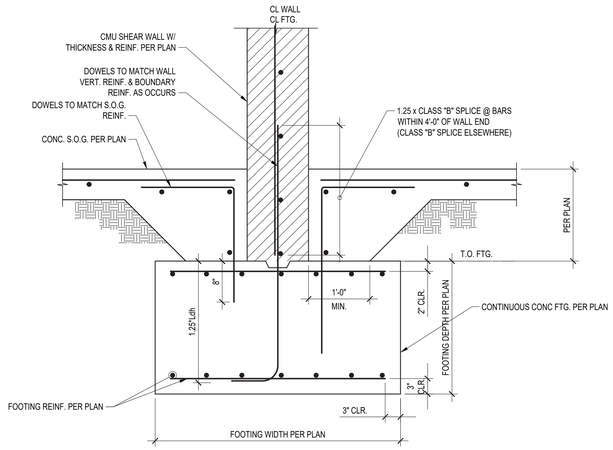


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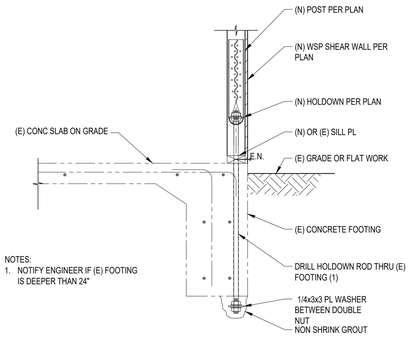
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TYPICAL CONCRETE SHEAR WALL FOOTING DETAIL

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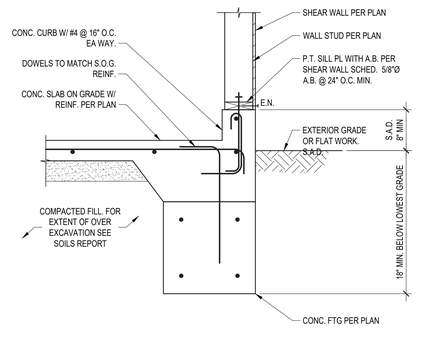
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DETAIL

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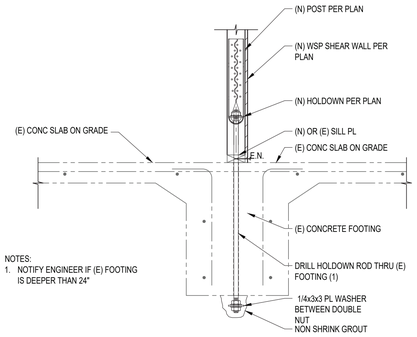


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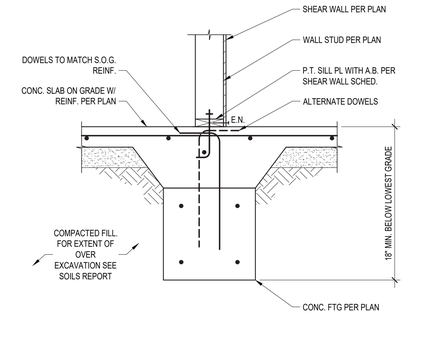
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DETAIL

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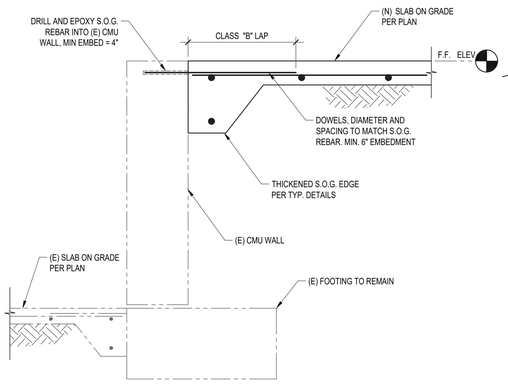
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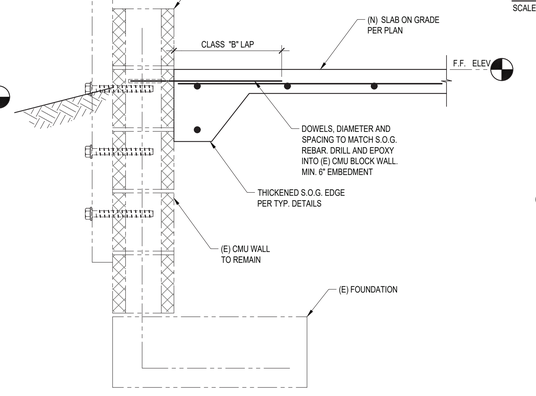
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DETAIL

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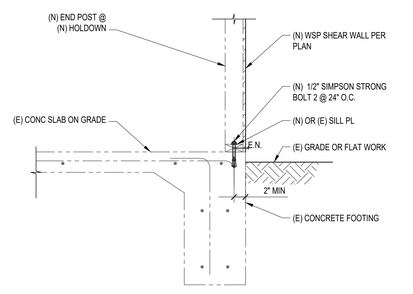
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DETAIL

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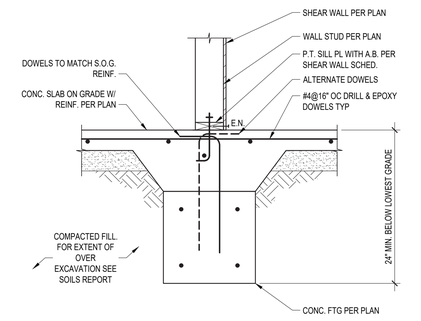
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DETAIL

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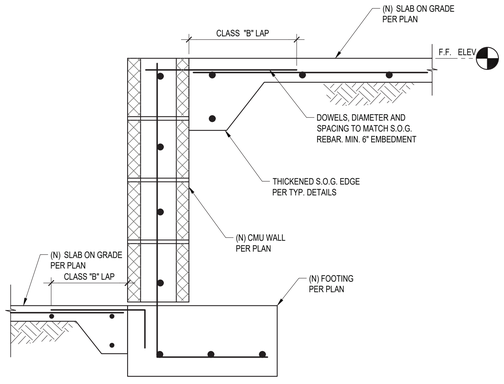
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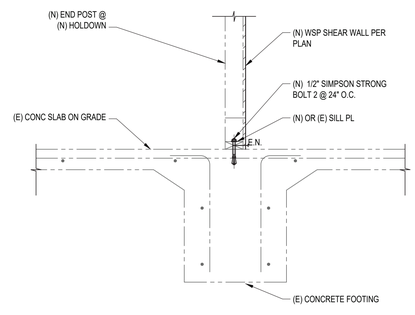
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DETAIL

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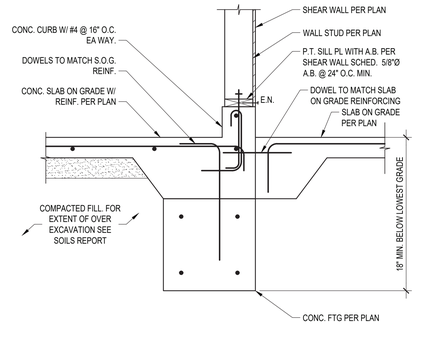
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DETAIL

SCALE: N.T.S.

8



EXT. FTG. FOUNDED IN COMP. FILL

SCALE: N.T.S.

4

APPROVED EXHIBIT "A"

PROJECT NO. PRJ-1123371

APPROVAL NO(S). Site Development Permit No. PMT-3318269

APPROVED BY: Hearing Officer

ON: February 25, 2026

DEVELOPMENT SERVICES DEPARTMENT

DATE: 2/25/26 By: Robin MacCartee

Development Project Manager

WOODS + DANGARAN
ARCHITECTURE + INTERIORS
WWW.WOODSDANGARAN.COM

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CALIFORNIA
90019

319 Main Street
El Segundo, California 90245
t: 213/ 239 9700
f: 213/ 239 9699
LFA Job no. 23078

LA JOLLA, CA 92037
7656 LA JOLLA VISTA DRIVE

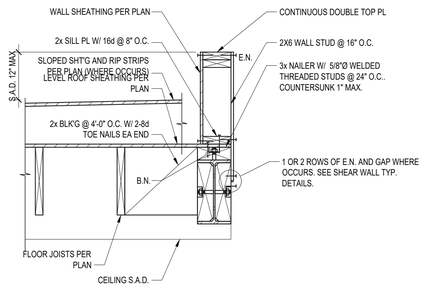
Date Signed
05/03/2024

PC RESUBMITTAL
08/30/2024

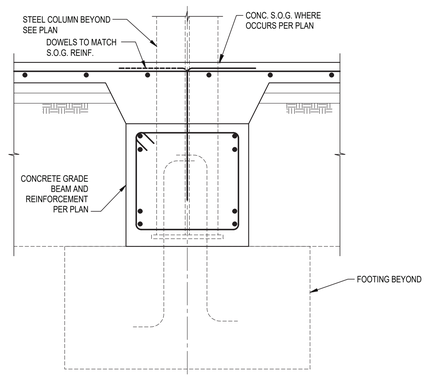
PC RESUBMITTAL
02/07/2025

SECTIONS & DETAILS CONCRETE

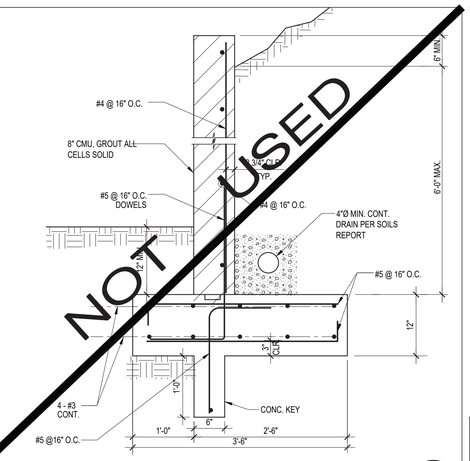
S3.01



DETAIL 9
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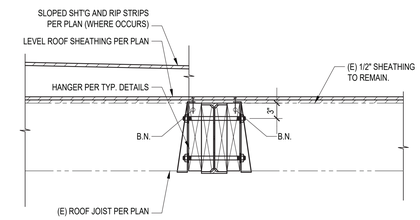


GRADE BEAM AT MF COLUMN 5
SCALE: N.T.S.

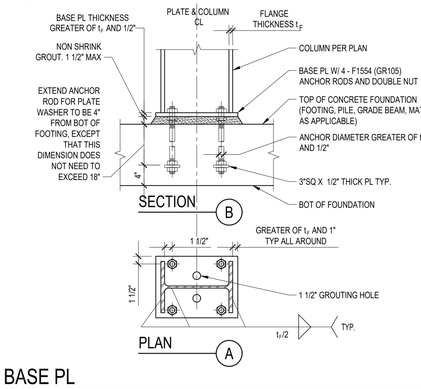


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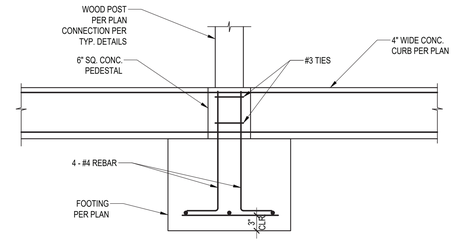
SITE RETAINING WALL DETAIL 1
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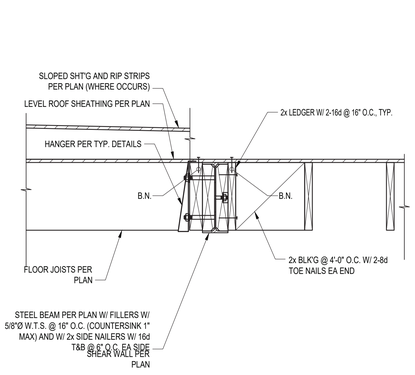
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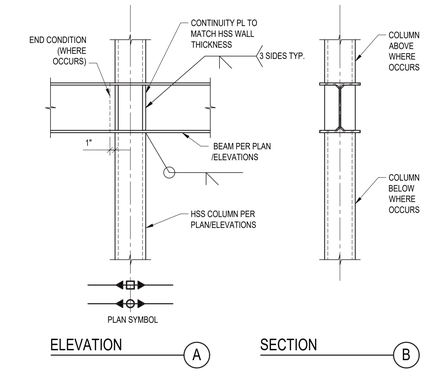
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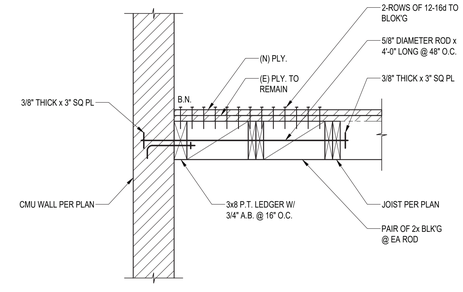
POST PAD FOOTING DETAIL 2
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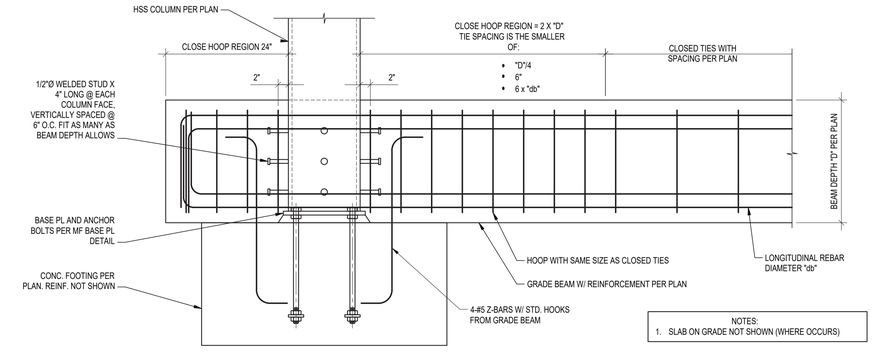
DETAIL 11
SCALE: N.T.S.



ORDINARY MF BEAM OVER COLUMN 7
SCALE: N.T.S.



POST PAD FOOTING DETAIL 3
SCALE: N.T.S.



MOMENT FRAME COLUMN TO GRADE BEAM CONNECTION 4
SCALE: N.T.S.

APPROVED EXHIBIT "A"

THE CITY OF SAN DIEGO Development Services Department

PROJECT NO. PRJ-1123371

APPROVAL NO(S). Site Development Permit No. PMT-3318269

APPROVED BY: Hearing Officer

ON: February 25, 2026

DEVELOPMENT SERVICES DEPARTMENT

DATE: 2/25/26 By: Robin MacCartee

Development Project Manager

WOODS + DANGARAN
ARCHITECTURE + INTERIORS
WWW.WOODSDANGARAN.COM

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319 Main Street
El Segundo, California 90245
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LFA Job no. 23078

REGISTERED PROFESSIONAL ENGINEER — STEPHANIA ARAM — No. 45... — STRUCTURAL — STATE OF CALIFORNIA

Date Signed
05/03/2024

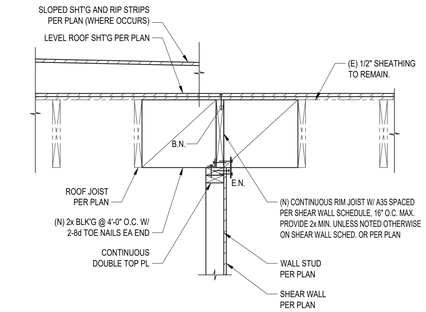
7656 LA JOLLA VISTA DRIVE
LA JOLLA, CA 92037

PC RESUBMITTAL
08/30/2024

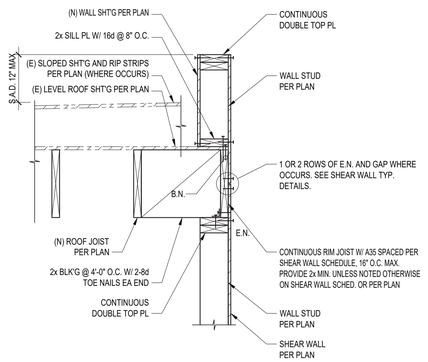
PC RESUBMITTAL
02/07/2025

SECTIONS & DETAILS
CONCRETE

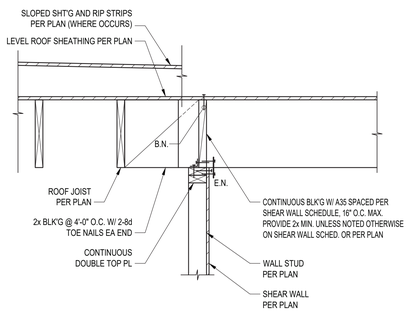
S3.02



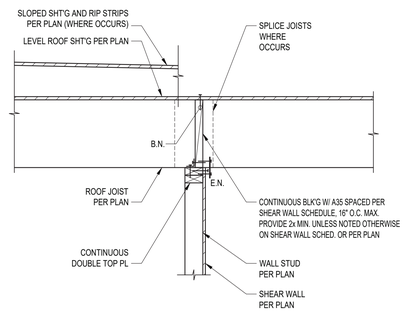
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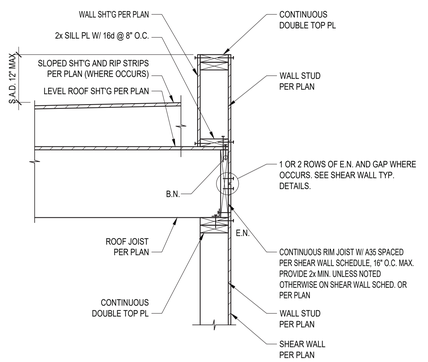
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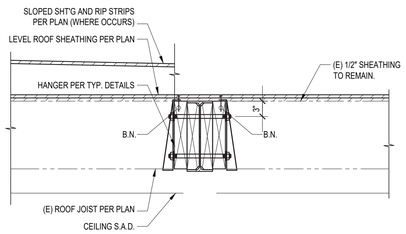
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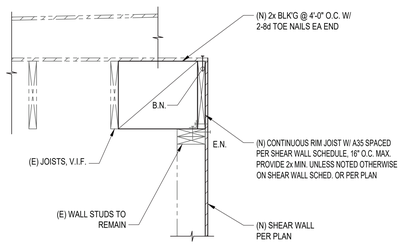
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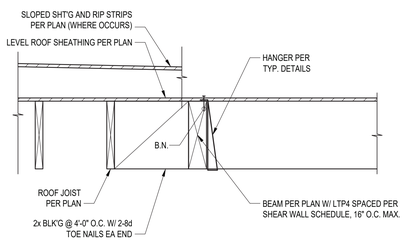
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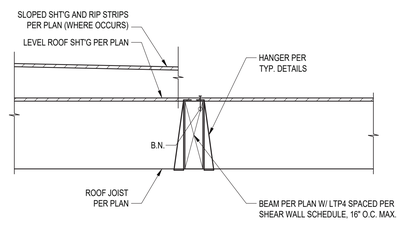
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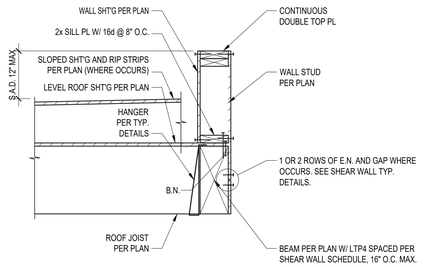
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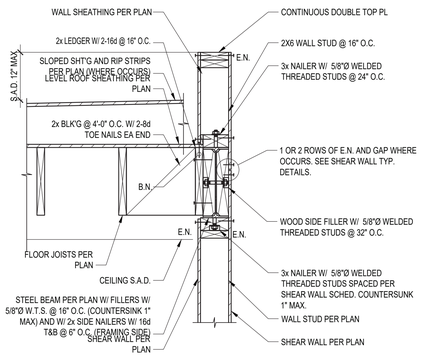
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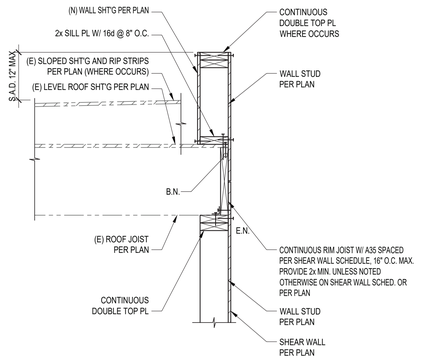
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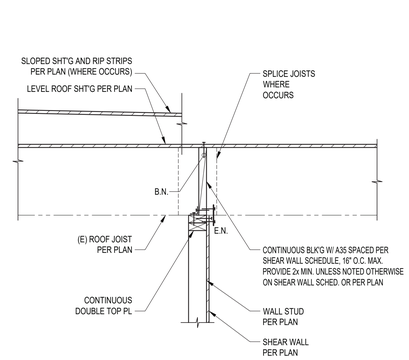
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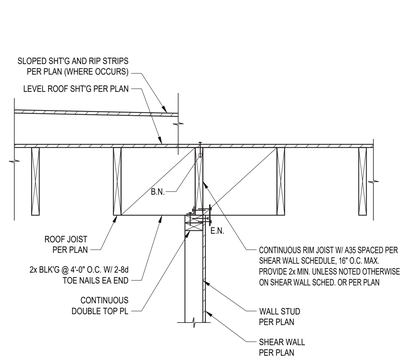
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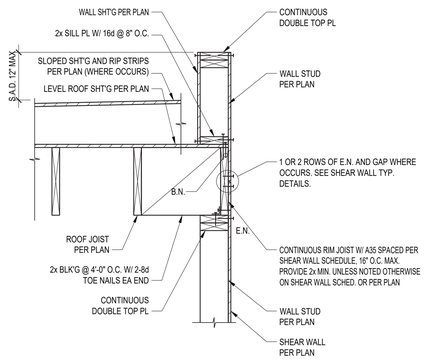
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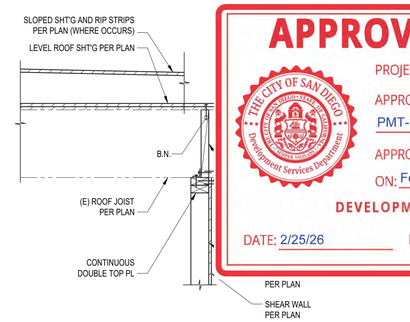
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DETAIL 7
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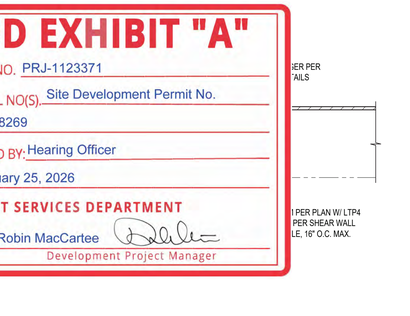


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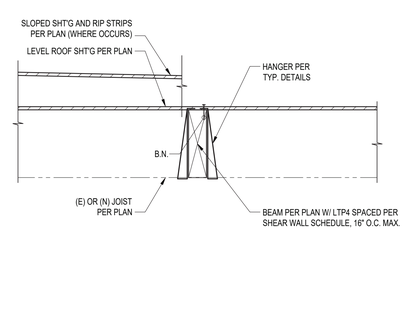


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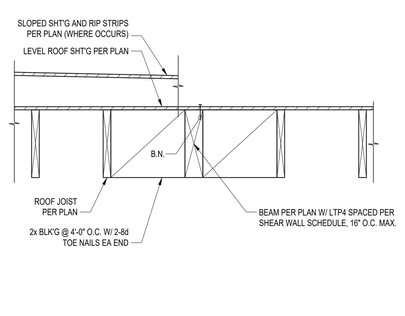
APPROVED EXHIBIT "A"
THE CITY OF SAN DIEGO
Development Services Department
PROJECT NO. PRJ-1123371
APPROVAL NO(S). Site Development Permit No. PMT-3318269
APPROVED BY: Hearing Officer
ON: February 25, 2026
DEVELOPMENT SERVICES DEPARTMENT
DATE: 2/25/26 By: Robin MacCartee
Development Project Manager



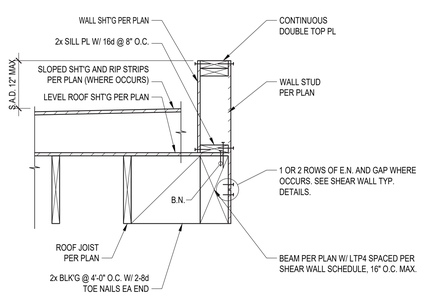
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SCALE: N.T.S.



DETAIL 12
SCALE: N.T.S.



DETAIL 8
SCALE: N.T.S.



DETAIL 4
SCALE: N.T.S.

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REGISTERED PROFESSIONAL ENGINEER
STEPHANIA ARAM
No. 45
STRUCTURAL
STATE OF CALIFORNIA

Date Signed
05/03/2024

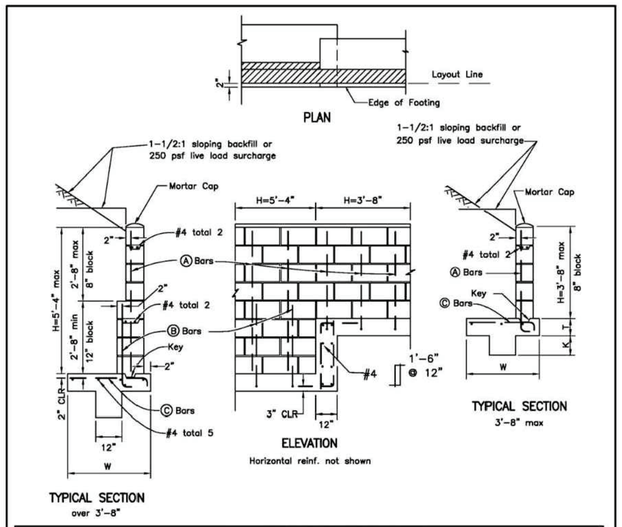
7856 LA JOLLA VISTA DRIVE
LA JOLLA CA 92037

PC RESUBMITTAL
08/30/2024

PC RESUBMITTAL
02/07/2025

SECTIONS & DETAILS
WOOD

S4.01



DIMENSIONS AND REINFORCING STEEL				
H (max)	5'–4"		3'–8"	
T (min)	0'–10"		0'–8"	
W (min)	4'–0"		3'–0"	
Ⓐ Bars	#4@16"		#4@16"	
Ⓑ Bars	#6@16"		——	
Surcharge	sloping	live load	sloping	live load
Ⓒ Bars	#6@8"	#6@16"	#6@16"	#6@16"
K (min)	1'–0"	0'–8"	1'–0"	0'–8"
Toe Press.	2700 psf	1900 psf	1700 psf	1430 psf

NOTES:
1. See C–7 and C–8 for additional notes and details.
2. Fill all block cells with grout.

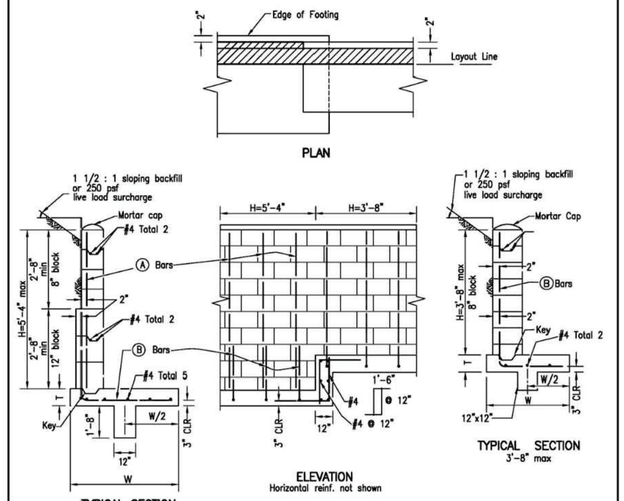
Revision	By	Approved	Date
ORIGINAL		Parkinson	02/95
Add Metric		T. Stanton	03/03
Reformatted		T. Stanton	04/06
Delete Metric	S.S.	T. Shell	03/11

SAN DIEGO REGIONAL STANDARD DRAWING

MASONRY RETAINING WALL TYPE 4
(LIVE LOAD SURCHARGE OR SLOPING BACKFILL)

RECOMMENDED BY THE SAN DIEGO REGIONAL STANDARDS COMMITTEE
Chairperson R.C.E. 19246 Date 7/26/2012

DRAWING NUMBER C-4



DIMENSIONS AND REINFORCING STEEL		
H (max)	5'–4"	3'–8"
T (min)	0'–10"	0'–10"
W (min)	5'–0"	3'–9"
Ⓐ Bars	#4@16"	——
Ⓑ Bars	#6@16"	#4@16"
max soil pressure	700psf	550psf

NOTES:
1. See C–7 and C–8 for additional notes and details.
2. Fill all block cells with grout.

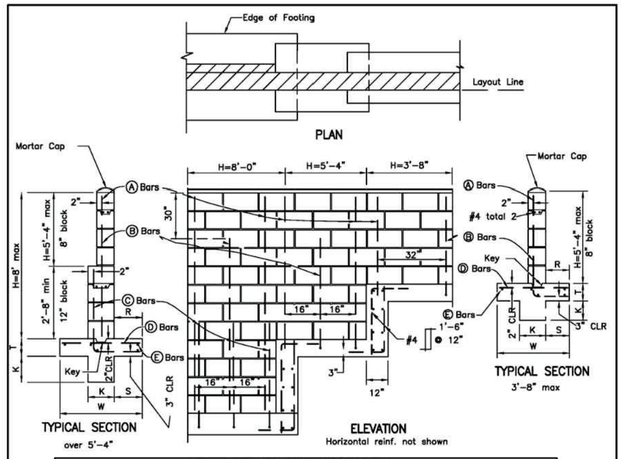
Revision	By	Approved	Date
ORIGINAL		Kercheval	12/75
Add Metric		T. Stanton	03/03
Delete Metric	S.S.	T. Shell	03/11

SAN DIEGO REGIONAL STANDARD DRAWING

MASONRY RETAINING WALL TYPE 2
(LIVE LOAD SURCHARGE OR SLOPING BACKFILL)

RECOMMENDED BY THE SAN DIEGO REGIONAL STANDARDS COMMITTEE
Chairperson R.C.E. 19246 Date 7/26/2012

DRAWING NUMBER C-2



DIMENSIONS AND REINFORCING STEEL			
H (max)	3'–8"	5'–4"	8'–0"
T (min)	0'–8"	0'–10"	1'–0"
W (min)	2'–1"	3'–1"	4'–3"
R	0'–9"	1'–2"	1'–5"
S	0'–8 1/2"	1'–1/2"	1'–7 1/2"
K	0'–8"	0'–8"	1'–0"
Ⓐ Bars	#4@32"	#4@32"	#4@32"
Ⓑ Bars	——	#4@32"	#4@32"
Ⓒ Bars	——	——	#7@16"
Ⓓ Bars	#4@32"	#4@16"	#4@16"
Ⓔ Bars	#4 total 5	#4 total 5	#4 total 6
Max Toe Pressure	774 psf	1,030 psf	1,660 psf

NOTES:
1. See C–7 and C–8 for additional notes and details.
2. Fill all block cells with grout.

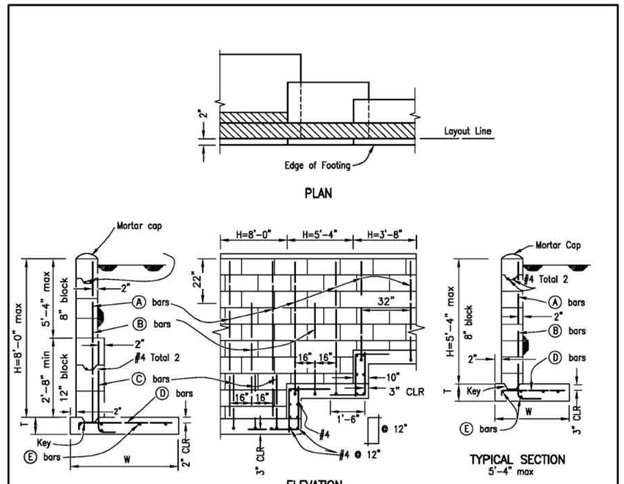
Revision	By	Approved	Date
ORIGINAL		Parkinson	2/95
Add Metric		T. Stanton	03/03
Delete Metric	S.S.	T. Shell	03/11

SAN DIEGO REGIONAL STANDARD DRAWING

MASONRY RETAINING WALL TYPE 5
(LEVEL BACKFILL)

RECOMMENDED BY THE SAN DIEGO REGIONAL STANDARDS COMMITTEE
Chairperson R.C.E. 19246 Date 7/26/2012

DRAWING NUMBER C-5



DIMENSIONS AND REINFORCING STEEL			
H (max)	3'–8"	5'–4"	8'–0"
T (min)	0'–8"	0'–10"	1'–0"
W (min)	2'–4"	3'–2"	4'–9"
Ⓐ Bars	#4@32"	#4@32"	#4@32"
Ⓑ Bars	——	#4@32"	#4@32"
Ⓒ Bars	——	——	#6@16"
Ⓓ Bars	#4@32"	#4@16"	#6@16"
Ⓔ Bars	#4 total 4	#4 total 5	#4 total 6
max soil pressure	1100psi	1600psi	2200psi

NOTES: 1. See C–7 and C–8 for additional notes and details.
2. Fill all block cells with grout.

Revision	By	Approved	Date
ORIGINAL		Kercheval	12/75
Add Metric		T. Stanton	03/03
Delete Metric	S.S.	T. Shell	03/11

SAN DIEGO REGIONAL STANDARD DRAWING

MASONRY RETAINING WALL TYPE 3
(LEVEL BACKFILL)

RECOMMENDED BY THE SAN DIEGO REGIONAL STANDARDS COMMITTEE
Chairperson R.C.E. 19246 Date 7/26/2012

DRAWING NUMBER C-3

APPROVED EXHIBIT "A"

THE CITY OF SAN DIEGO Development Services Department

PROJECT NO. PRJ-1123371

APPROVAL NO(S). Site Development Permit No. PMT-3318269

APPROVED BY: Hearing Officer

ON: February 25, 2026

DEVELOPMENT SERVICES DEPARTMENT

DATE: 2/25/26 By: Robin MacCartee

Development Project Manager

WOODS + DANGARAN
ARCHITECTURE + INTERIORS
WWW.WOODSDANGARAN.COM

5059 PICO BLVD
LOS ANGELES
CALIFORNIA
90019

319 Main Street
El Segundo, California 90245
t: 213/ 239 9700
f: 213/ 239 9699
LFA Job no. 23078

7656 LA JOLLA VISTA DRIVE
LA JOLLA, CA 92037

PC RESUBMITTAL
08/30/2024

PC RESUBMITTAL
02/07/2025

MASONRY RETAINING WALL DETAILS

S5.01

GENERAL NOTES

1. APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A PERMIT HAS BEEN ISSUED.

2. UPON ISSUANCE OF A PERMIT, NO WORK WILL BE PERMITTED ON WEEKENDS OF HOLIDAYS UNLESS APPROVED BY TRAFFIC CONTROL PERMIT FROM THE DEVELOPMENT SERVICES DEPARTMENT.

3. THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY THE CITY OF SAN DIEGO DOES NOT AUTHORIZE THE PERMIT HOLDER OR OWNER TO VIOLATE ANY FEDERAL, STATE OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICIES.

4. IMPORTANT NOTICE: SECTION 4216 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER, CALL UNDERGROUND SERVICE ALERT, TOLL FREE (800) 422-4133, TWO DAYS BEFORE YOU DIG.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR POTHOLING AND LOCATING ALL EXISTING UTILITIES THAT CROSS THE PROPOSED TRENCH LINE WHILE MAINTAINING A 1 FOOT VERTICAL CLEARANCE.

6. "PUBLIC IMPROVEMENT SUBJECT TO DESUETUDE OR DAMAGE." IF REPAIR OR REPLACEMENT OF SUCH PUBLIC IMPROVEMENTS IS REQUIRED, CONTRACTOR SHALL OBTAIN THE REQUIRED PERMITS FOR WORK IN THE PUBLIC RIGHT-OF-WAY, SATISFACTORY TO THE PERMIT ISSUING AUTHORITY.

7. DEVIATIONS FROM THESE SIGNED PLANS WILL NOT BE ALLOWED UNLESS A CONSTRUCTION CHANGE IS APPROVED BY THE CITY ENGINEER OR THE CHANGE IS REQUIRED BY THE RESIDENT ENGINEER.

8. CONTRACTOR SHALL REPLACE OR REPAIR ALL TRAFFIC SIGNAL LOOPS, CONDUITS, AND LANE STRIPPING DAMAGED DURING CONSTRUCTION.

9. PRIOR TO SITE DISTURBANCE, CONTRACTOR SHALL MAKE ARRANGEMENTS FOR A PRECONSTRUCTION MEETING WITH THE CITY OF SAN DIEGO, CONSTRUCTION MANAGEMENT AND FIELD ENGINEERING DIVISION (858) 627-3200.

10. CONTRACTOR SHALL ONLY PERFORM SITE SURVEY AND UTILITY MARK OUT SERVICES PRIOR TO THE PRECONSTRUCTION MEETING.

11. CONTRACTOR SHALL IMPLEMENT AN EROSION CONTROL PROGRAM DURING THE PROJECT CONSTRUCTION ACTIVITIES. THE PROGRAM SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE STATE WATER RESOURCE CONTROL BOARD.

12. CONTRACTOR SHALL HAVE EMERGENCY MATERIAL AND EQUIPMENT ON HAND FOR UNFORESEEN SITUATIONS, SUCH AS DAMAGE TO UNDERGROUND WATER, SEWER, AND STORM DRAIN FACILITIES WHERE FLOW MAY GENERATE EROSION AND SEDIMENT POLLUTION.

13. AN AS-GRADED GEOTECHNICAL REPORT AND SET OF THE REDLINE "AS-BUILT" GRADING PLANS SHALL BE SUBMITTED TO AREA 3 ON THE THIRD FLOOR OF DEVELOPMENT SERVICES WITHIN 30 CALENDAR DAYS OF THE COMPLETION OF GRADING. AN ADDITIONAL SET SHALL BE PROVIDED TO THE RESIDENT ENGINEER OF THE CONSTRUCTION MANAGEMENT & FIELD SERVICES DIVISION AT 9573 CHESAPEAKE DRIVE, SAN DIEGO, CA 92123.

14. "AS-BUILT" DRAWINGS MUST BE SUBMITTED TO THE RESIDENT ENGINEER PRIOR TO ACCEPTANCE OF THIS PROJECT BY THE CITY OF SAN DIEGO.

15. MANHOLES AND PULL BOX COVER SHALL BE LABELED WITH NAME OF COMPANY.

16. CONTRACTOR SHALL PROVIDE RED-LINES DRAWINGS IN ACCORDANCE WITH 2-5.4, "RED-LINES AND RECORD DOCUMENTS."

17. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 1 FOOT VERTICAL SEPARATION TO ALL UTILITIES UNLESS OTHERWISE SPECIFIED ON THE PLANS.

18. CONTRACTOR SHALL REMOVE AND REPLACE ALL UTILITY BOXES SERVING AS HANDHOLES THAT ARE NOT IN "AS-NEW" CONDITION IN PROPOSED SIDEWALK, DAMAGED BOXES, OR THOSE THAT ARE NOT IN COMPLIANCE WITH CURRENT CODE SHALL BE REMOVED AND REPLACED WITH NEW BOXES, INCLUDING WATER, SEWER, TRAFFIC SIGNALS, STREET LIGHTS, DRY UTILITIES-SDG&E, COX, ETC. ALL NEW METAL LIDS SHALL BE SLIP RESISTANT AND INSTALLED FLUSH WITH PROPOSED SIDEWALK GRADE. IF A SLIP RESISTANT METAL LID IS NOT COMMERCIALLY AVAILABLE FOR THAT USE, NEW BOXES AND LIDS SHALL BE INSTALLED.

19. THE AREA WHICH IS DEFINED AS A NON GRADING AREA AND WHICH IS NOT TO BE DISTURBED SHALL BE STAKED PRIOR TO START OF THE WORK. THE PERMIT APPLICANT AND ALL OF THEIR REPRESENTATIVES OR CONTRACTORS SHALL COMPLY WITH THE REQUIREMENTS FOR PROTECTION OF THIS AREA AS REQUIRED BY ANY APPLICABLE AGENCY. ISSUANCE OF THE CITY'S GRADING PERMIT SHALL NOT RELIEVE THE APPLICANT OR ANY OF THEIR REPRESENTATIVES OR CONTRACTORS FROM COMPLYING WITH ANY STATE OR FEDERAL REQUIREMENTS BY AGENCIES INCLUDING BUT NOT LIMITED TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, CALIFORNIA DEPARTMENT OF FISH AND GAME. COMPLIANCE MAY INCLUDE OBTAINING PERMITS, OTHER AUTHORIZATIONS, OR COMPLIANCE WITH MANDATES BY ANY APPLICABLE STATE OR FEDERAL AGENCY.

20. PRIOR TO CONSTRUCTION, SURVEY MONUMENTS (HORIZONTAL AND VERTICAL) THAT ARE LOCATED IN THE CONSTRUCTION AREA SHALL BE TIED-OUT AND REFERENCED BY A LAND SURVEYOR.

21. UPON COMPLETION OF CONSTRUCTION, ALL DESTROYED SURVEY MONUMENTS ARE REQUIRED TO BE REPLACED, AND A CORNER RECORD OR RECORD OF SURVEY SHALL BE PREPARED AND FILED WITH THE COUNTY SURVEYOR AS REQUIRED BY THE PROFESSIONAL LAND SURVEYOR ACT, SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA.

22. MONUMENT PRESERVATION CERTIFICATION
THE PERMITTEE SHALL BE RESPONSIBLE FOR THE COST OF REPLACING ALL SURVEY MONUMENTS DESTROYED BY CONSTRUCTION. IF A VERTICAL CONTROL MONUMENT IS TO BE DISTURBED OR DESTROYED, THE CITY OF SAN DIEGO FIELD SURVEY SECTION SHALL BE NOTIFIED IN WRITING AT LEAST 7 DAYS PRIOR TO CONSTRUCTION. PRIOR TO PERMIT ISSUANCE THE PROFESSIONAL LAND SURVEYOR OR CIVIL ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING WILL BE RESPONSIBLE FOR MONUMENT PRESERVATION AND SHALL PROVIDE A CORNER RECORD OR RECORD OF SURVEY TO THE COUNTY SURVEYOR AS REQUIRED BY THE PROFESSIONAL LAND SURVEYORS ACT, SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA, IF APPLICABLE.

- ☐ *NO SURVEY MONUMENTS EXIST NEAR THE AREA OF CONSTRUCTION*
- ☐ *SURVEY MONUMENTS EXISTING IN OR NEAR CONSTRUCTION WILL BE PROTECTED IN PLACE*
- ☐ *PRECONSTRUCTION CORNER RECORD FOR SURVEY MONUMENTS TO BE DESTROYED DURING CONSTRUCTION*
  CORNER RECORD #_____ OR RECORD OF SURVEY #_____
- ☐ *POST CONSTRUCTION CORNER RECORD FOR SURVEY MONUMENTS DESTROYED DURING CONSTRUCTION AND REPLACED AFTER CONSTRUCTION.*
  CORNER RECORD #_____ OR RECORD OF SURVEY #_____

LABIB FUNK + ASSOCIATES
319 MAIN STREET, EL SEGUNDO, CA, 90245
(213) 239-9700
FRANK.LAROCCA@LABIBFUNK.COM

FRANK LAROCCA	*C75121*	*12-31-25*	*10-23-24*
NAME	*R.C.E. NO.*	*EXP.*	*DATE*

GRADING NOTES

1. GRADING AS SHOWN ON THESE PLANS SHALL BE IN CONFORMANCE WITH CURRENT STANDARD SPECIFICATIONS AND CHAPTER 14, ARTICLE 2, DIVISION 1, OF THE SAN DIEGO MUNICIPAL CODE.

2. PLANT AND IRRIGATE ALL CUT AND FILL SLOPES AS REQUIRED BY ARTICLE 2, DIVISION 4, SECTION 142.0411 OF THE SAN DIEGO LAND DEVELOPMENT CODE AND ACCORDING TO SECTION IV OR THE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS.

3. GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED, COVERED BY STRUCTURE, OR PLANTED FOR A PERIOD OVER 90 DAYS SHALL BE TEMPORARILY RE-VEGETATED WITH A NON-IRRIGATED HYDROSEED MIX, GROUND COVER, OR EQUIVALENT MATERIAL. SEE SHEET C210 FOR MIX AND SPECIFICATIONS.

GROUND WATER DISCHARGE NOTES

1. ALL GROUND WATER EXTRACTION AND SIMILAR WASTE DISCHARGES TO SURFACE WATERS NOT TRIBUTARY TO THE SAN DIEGO BAY ARE PROHIBITED UNTIL IT CAN BE DEMONSTRATED THAT THE OWNER HAS APPLIED AND OBTAINED AUTHORIZATION FROM THE STATE OF CALIFORNIA VIA AN OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL WATER QUALITY CONTROL BOARD IN ACCORDANCE WITH THE TERMS, PROVISIONS AND CONDITIONS OF STATE ORDER NO R9-2015-0013 NPDES CAG919003.

2. THE ESTIMATED MAXIMUM DISCHARGE RATES MUST NOT EXCEED THE LIMITS SET IN THE OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL BOARD UNLESS PRIOR NOTIFICATION AND SUBSEQUENT AUTHORIZATION HAS BEEN OBTAINED, AND DISCHARGE OPERATIONS MODIFIED TO ACCOMMODATE THE INCREASED RATES.

3. ALL GROUND WATER EXTRACTIONS AND SIMILAR WASTE DISCHARGES TO SURFACE WATERS TRIBUTARY TO THE SAN DIEGO BAY ARE PROHIBITED UNTIL IT CAN BE DEMONSTRATED THAT THE OWNER HAS APPLIED AND OBTAINED AUTHORIZATION FROM THE STATE OF CALIFORNIA VIA AN OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL WATER QUALITY CONTROL BOARD IN ACCORDANCE WITH THE TERMS, PROVISIONS AND CONDITIONS OF STATE ORDER NO R9-2015-0013 NPDES NO. CAG919003.

SITE DESIGN, SOURCE CONTROL AND POLLUTANT CONTROL BMP OPERATION + MAINTENANCE PROCEDURE

STORM WATER MANAGEMENT AND DISCHARGE CONTROL MAINTENANCE AGREEMENT APPROVAL NO.:

O&M RESPONSIBLE PARTY DESIGNEE: PROPERTY OWNER

BMP DESCRIPTION	*INSPECTION FREQUENCY*	*MAINTENANCE FREQUENCY*	*MAINTENANCE*
SITE DESIGN ELEMENTS			
TREES, LANDSCAPING	*2 TIMES/MO*	*2 TIMES/MO*	*MAINTAIN LAN TREES*
SOURCE CONTROL ELEMENTS			
DESCRIPTION:			
POLLUTANT CONTROL BMP(S)			
CATCH BASIN FILTERS	*2 TIMES/YR*	*2 TIMES/YR*	*REMOVE SEDIM DEBRIS FROM INSERT*
2,000 GALLON CISTERN	*2 TIMES/YR*	*2 TIMES/YR*	*REMOVE SEDIM DEBRIS FROM OUTLET ORIFIC*
HMP FACILITY (IF SEPARATE)			
DESCRIPTION:			
HMP EXEMPT			

APPROVED EXHIBIT "A"

THE CITY OF SAN DIEGO — Development Services Department

PROJECT NO. PRJ-1123371

APPROVAL NO(S). Site Development Permit No. PMT-3318269

APPROVED BY: Hearing Officer

ON: February 25, 2026

DEVELOPMENT SERVICES DEPARTMENT

DATE: 2/25/26 By: Robin MacCartee

Development Project Manager

GRADING + GEOTECHNICAL SPECIFICATIONS

1. ALL GRADING SHALL BE CONDUCTED UNDER THE OBSERVATION AND TESTING BY A QUALIFIED PROFESSIONAL ENGINEER AND, IF REQUIRED, A QUALIFIED PROFESSIONAL GEOLOGIST. ALL GRADING MUST BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY ORDINANCE AND THE RECOMMENDATIONS AND SPECIFICATIONS SET FORTH IN THE PRELIMINARY GEOTECHNICAL INVESTIGATION REPORT(S) ENTITLED:

GEOTECHNICAL INVESTICATION – COPPEL-ESCALANTE RESIDENCE
7856 LA JOLLA VISTA DR., PREPARED BY TERRAPACIFIC CONSULTANTS, INC.

THESE DOCUMENTS WILL BE FILED IN THE RECORDS SECTION OF DEVELOPMENT SERVICES UNDER THE PROJECT NUMBER INDICATED IN THE TITLE BLOCK OF THESE PLANS.

2. ALL FILL SOIL SHALL BE COMPACTED TO A MINIMUM OF 90% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MOST RECENT VERSION OF A.S.T.M. D-1557 OR AN APPROVED ALTERNATIVE STANDARD.

3. AT THE COMPLETION OF THE GRADING OPERATIONS FOR THE EARTHWORK SHOWN ON THIS PLAN, AN AS-GRADED GEOTECHNICAL REPORT SHALL BE PREPARED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE CITY OF SAN DIEGO GUIDELINES FOR GEOTECHNICAL REPORTS. THE FINAL "AS-GRADED" GEOTECHNICAL REPORT SHALL BE SUBMITTED IN ACCORDANCE WITH THE GENERAL NOTES ON THESE PLANS WITHIN 30 DAYS OF THE COMPLETION OF GRADING. WHERE GEOLOGIC INSPECTION IS INDICATED IN THE PERMIT, PLANS, SPECIFICATIONS, OR GEOTECHNICAL REPORT(S), THE FINAL "AS-GRADED" GEOTECHNICAL REPORT MUST ALSO BE REVIEWED AND SIGNED BY A QUALIFIED PROFESSIONAL GEOLOGIST.

4. THE COMPANY OR COMPANIES REPRESENTED BY THE INDIVIDUALS SIGNING ITEM NO. 5 OF THIS CERTIFICATE IS/ARE THE GEOTECHNICAL CONSULTANT(S) OF RECORD. IF THE GEOTECHNICAL CONSULTANT OF RECORD IS CHANGED FOR THE PROJECT, THE WORK SHALL BE STOPPED UNTIL THE REPLACEMENT HAS SUBMITTED AN ACCEPTABLE TRANSFER OF GEOTECHNICAL CONSULTANT OF RECORD DECLARATION PREPARED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE CITY OF SAN DIEGO GUIDELINES FOR GEOTECHNICAL REPORTS. IT SHALL BE THE DUTY OF THE PERMITTEE TO NOTIFY THE RESIDENT ENGINEER AND THE GEOLOGY SECTION OF DEVELOPMENT SERVICES IN WRITING OF SUCH CHANGE PRIOR TO THE RECOMMENCEMENT OF GRADING.

5. THESE GRADING PLANS HAVE BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN THE REFERENCED GEOTECHNICAL REPORT(S) PREPARED FOR THIS PROJECT.

MATTHEW MARQUEZ		P.E.	DATE
EVAN PEREZ		P.G.	DATE

TERRAPACIFIC CONSULTANTS, INC.
4010 MORENA BLVD., SUITE 108, SAN DIEGO, CA 92117
(858) 521-1190

LABIB FUNK + ASSOCIATES
319 MAIN STREET, EL SEGUNDO, CA, 90245
(213) 239-9700

*IF THE PROFESSIONAL ENGINEER (P.E. OR G.E.) AND PROFESSIONAL GEOLOGIST (P.G. OR C.E.G.) SIGNING THIS STATEMENT ARE NOT FROM THE SAME COMPANY, BOTH COMPANY NAMES AND PHONE NUMBERS MUST BE PROVIDED.

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

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FRANK.LAROCCA@LABIBFUNK.COM

FRANK LAROCCA	C75121	EXP. 12-31-25	08-22-24
NAME	R.C.E. NO.	EXP. XX-XX-XX	DATE

GRADING QUANTITIES

GRADED AREA	0.97 [ACRES]	MAX. CUT DEPTH 6 [FT]
CUT QUANTITIES	1,379 [CYD]	MAX CUT SLOPE RATIO (2:1MAX)
FILL QUANTITIES	38 [CYD]	MAX. FILL DEPTH 0 [FT]
EXPORT	1,341 [CYD]	MAX FILL SLOPE RATIO (2:1MAX)

NOTE: 5 FEET OR MORE OF CUT/FILL MEASURED VERTICALLY THAT IS NOT DIRECTLY UNDER THE FOOTPRINT/ENVELOPE OF THE PROPOSED STRUCTURE REQUIRES A SEPARATE GRADING PERMIT PER SDMC 129.0602. ADDITIONALLY, 5 FT OR MORE OF FILL MEASURED VERTICALLY UNDER THE FOOTPRINT/ENVELOPE OF THE PROPOSED STRUCTURE REQUIRES A SEPARATE GRADING PERMIT PER SDMC 129.0603.

THIS PROJECT PROPOSES TO EXPORT 1,341 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

TOTAL DISTURBANCE AREA	42,253 SF
EXISTING AMOUNT OF IMPERVIOUS AREA	21,592 SF
PROPOSED AMOUNT OF OF "CREATED" IMPERVIOUS AREA	5,447 SF
PROPOSED AMOUNT OF OF "REPLACED" IMPERVIOUS AREA	6,841 SF
TOTAL IMPERVIOUS AREA	23,449 SF
MPERVIOUS % INCREASE	8.6%

NOTE: IMPERVIOUS AREA MAY INCLUDE: ROOFTOP, CONCRETE PAVEMENT, DECK, BRICK, SOLAR PANELS, ETC.

LEGAL DESCRIPTION

A PORTION OF LOT 1290 OF THE PUEBLO LANDS OF SAN DIEGO, MISCELLANEOUS MAP NO.36 AS SHOWN ON CERTIFICATE OF SURVEY PS-1634.

BENCHMARK: THE ELEVATIONS SHWON HEREON ARE PER SDG&E PLAN AND PROFILE MAP TL673 DRAWING SHEET 31 OF 43 BASED ON NAVD88 DATUM ON 2.5" CALTRANS BRASS DISK CONCRETE WALK.

EL=799.51

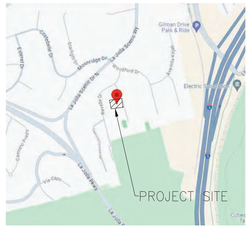
STORM WATER REQUIREMENTS

1. THIS PROJECT IS SUBJECT TO MUNICIPAL CODE SECTION 4303 AND ORDER NO. R9-2013-0001 AS AMENDED BY R9-2015-0001 AND R9-2015-0100

2. ALL WORK RELATED TO POST-CONSTRUCTION STORMWATER QUALITY SHALL BE IN ACCORDANCE WITH THE STORM WATER QUALITY MANAGEMENT PLAN ENTITLED. PROJECT NAME: LA JOLLA RESIDENCE; APPLICANT: LABIB FUNK + ASSOCIATES, PROJECT ADDRESS: 7854 & 7856 LA JOJJA VISTA DRIVE, LA JOLLA, CA 92037, PREPARED BY: LABIB FUNK + ASSOCIATES, DATED 12-17-2021.

3. POST-CONSTRUCTION *BMPS ARE REQUIRED, SEE SHEET(S) C300.*

4. THE PROPOSED PROJECT WILL COMPLY WITH ALL THE REQUIREMENTS OF THE CURRENT CITY OF SAN DIEGO WATER STANDARDS MANUAL BEFORE A GRADING OR BUILDING PERMIT IS ISSUED. IT IS THE RESPONSIBILITY OF THE OWNER/DESIGNER/APPLICANT TO ENSURE THAT THE CURRENT STORM WATER PERMANENT BMP DESIGN STANDARDS ARE INCORPORATED INTO THE PROJECT.



VICINITY MAP
NOT TO SCALE

ABBREVIATIONS

AC	ASPHALTIC CONCRETE
BCR	BEGIN CURVE RETURN
BW	BACK OF WALK
BLDG	BUILDING
BM	BENCH MARK
BS	BOTTOM OF STAIRS
BMP	BEST MANAGEMENT PRACTICES
CB	CATCH BASIN
CI	CAST IRON
CL	CENTER LINE
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
CONC	PORTLAND CEMENT CONCRETE
CF	CURB FACE
DW	DOMESTIC WATER
(E)	EAST
ECR	END CURVE RETURN
EG	EDGE OF GUTTER
EL. OR ELEV	ELEVATION
ELEC	ELECTRIC, ELECTRICAL
EX. OR EXIST.	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR
FG	FINISHED GRADE (LANDSCAPE)
FS	FINISHED SURFACE (HARDSCAPE)
FH	FIRE HYDRANT
FL	FLOW LINE
FT	FOOT OR FEET
FU	FIXTURE UNITS
FW	FIRE WATER
GPM	GALLONS PER MINUTE
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE
HP	HIGH POINT
INV.	INVERT
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
MH	MANHOLE
(N)	NORTH
NTS	NOT TO SCALE
PA	PLANTER AREA
POC	POINT OF CONNECTION
PIV	POST INDICATOR VALVE
PCC	POINT OF COMPOUND CURVE
PRC	POINT OF REVERSE CURVE
PRV	PRESSURE REDUCING VALVE
PVC	POLYVINYL CHLORIDE
R	RADIUS
RCIP	RECTANGULAR CAST IRON PIPE
RD	ROOF DRAIN
RW	RIGHT-OF-WAY
(S)	SOUTH
S=	SLOPE EQUALS
SD	STORM DRAIN
SSMH	SANITARY SEWER MANHOLE
SS	SANITARY SEWER
STD	STANDARD
SDMH	STORM DRAIN MANHOLE
TC	TOP OF CURB
TEL	TELEPHONE
TG	TOP OF GRATE
TOS	TOP OF STAIRS
TW	TOP OF WALL
TS	TOP OF STAIRS
TYP	TYPICAL
TV	TELEVISION
VIF	VERIFY IN FIELD
VLT	VAULT
VCP	VITRIFIED CLAY PIPE
(W)	WEST
W	WATER
WM	WATER METER
WV	WATER VALVE

LEGEND

SITE

- CURB/BACK OF CURB/GUTTER
- RETAINING WALL/SITE WALL
- PROPERTY LINE/RIGHT OF WAY
- CENTER LINE
- FENCE

EROSION CONTROL

- GRAVEL DBAGS
- FIBER ROLL
- PROPOSED BUILDING EXCAVATION OUTLINE
- EXISTING DRAINAGE DIRECTION OF FLOW

GRADING

- 100 — PROPOSED MAJOR CONTOUR
- 102 — PROPOSED MINOR CONTOUR
- FLOW LINE
- GB — GRADE BREAK LINE
- R — RIDGE LINE
- EARTHEN SWALE
- SAWCUT
- LIMITS OF GRADING
- GRADING BENCH
- TOP / TOE — GRADED SLOPE
- 4" SD — STORM DRAIN
- STORM DRAIN INLET

SHEET INDEX

SHEET DESCRIPTION	SHEET #/RANGE
TITLE SHEET	C0.00
GRADING PLAN	C2.00
GRADING SECTIONS	C2.10
DRAINAGE PLAN	C3.00
DRAINAGE DETAILS	C3.10

1-800-227-2600
CALL USA/SC FOR UNDERGROUND LOCATING 48 HOURS BEFORE YOU DIG!

IMPORTANT NOTICE
SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIGALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIGALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-800-227-2600 TWO WORKING DAYS BEFORE YOU DIG

WOODS+DANGARAN ARCHITECTS
www.woodsdangaran.com
1+323.272.3329
5059 PICO BLVD
LOS ANGELES
CALIFORNIA
90019

LFA Labib Funk + Associates Structural | Steering | Civil | MEP

REGISTERED PROFESSIONAL ENGINEER FRANK J. JOSEPH LAROCCA No. C75121 EXP. 12-31-2025 CIVIL STATE OF CALIFORNIA

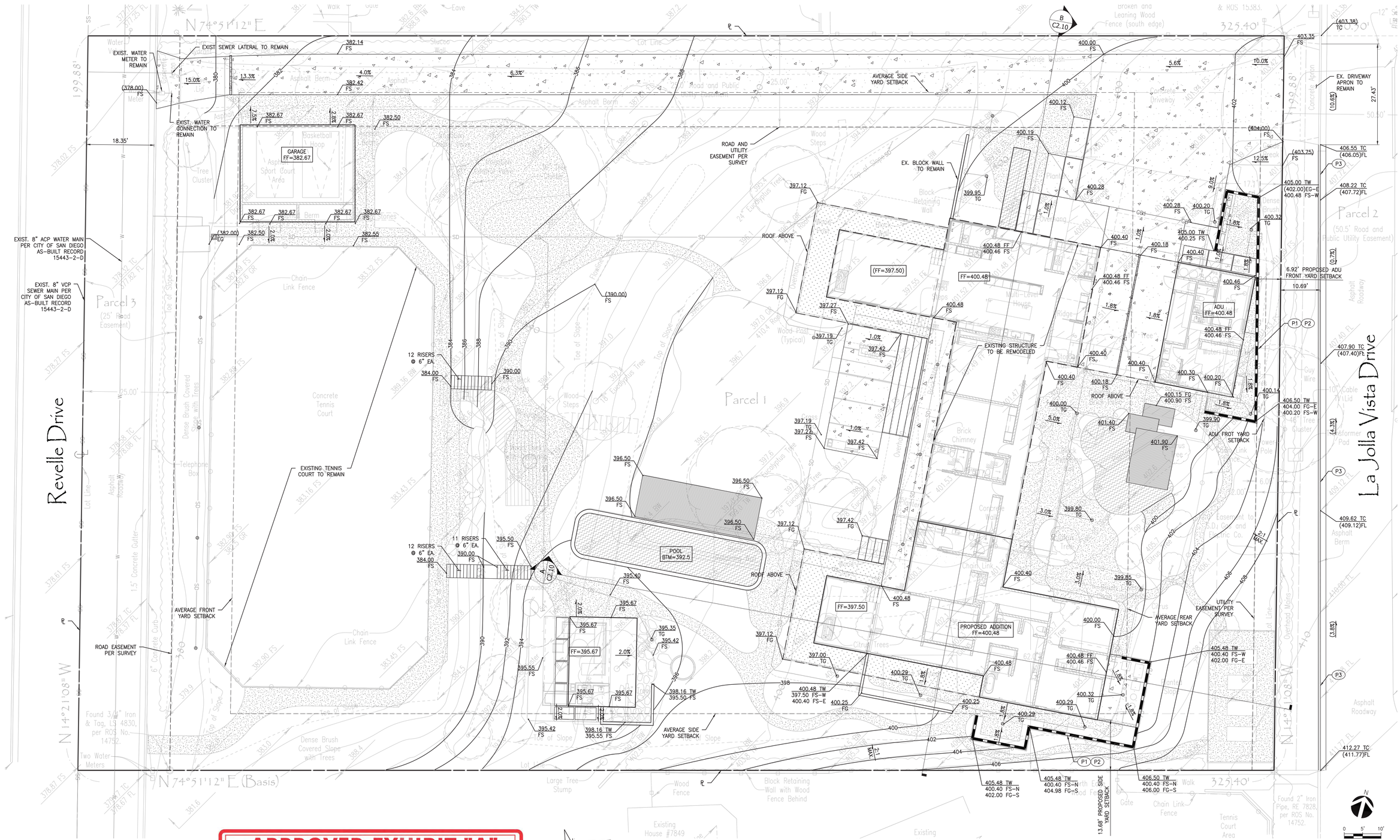
143.23

LA JOLLA RESIDENCE
7856 LA JOLLA VISTA DRIVE LA JOLLA, CA 92037

5 / 14 / 2025

TITLE SHEET

C0.00



LEGEND

- PROPERTY LINE
- RETAINING WALL
- CONCRETE PAVING
- LANDSCAPE AREA
- WATER FEATURE
- GRAVEL

CONSTRUCTIO

- (P1) CONSTRUCT SI
- (P2) INSTALL SITE W
- (P3) CONSTRUCT 6" STANDARD DRA

APPROVED EXHIBIT "A"

THE CITY OF SAN DIEGO — Development Services Department

PROJECT NO. PRJ-1123371

APPROVAL NO(S). Site Development Permit No. PMT-3318269

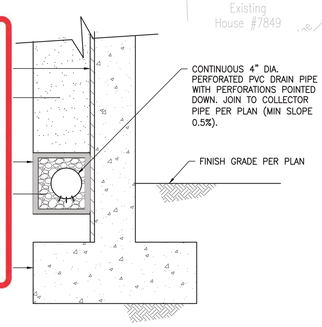
APPROVED BY: Hearing Officer

ON: February 25, 2026

DEVELOPMENT SERVICES DEPARTMENT

DATE: 2/25/26 By: Robin MacCartee

Development Project Manager



2 / C200 CONTINUOUS SITE WALL DRAINAGE
N.T.S.

GRADING QUANTITIES

GRADED AREA	0.97 [ACRES]	MAX. CUT DEPTH 6 [FT]	
CUT QUANTITIES	1,379 [CYD]	MAX CUT SLOPE RATIO (2:1MAX)	
FILL QUANTITIES	38 [CYD]	MAX. FILL DEPTH 0 [FT]	
EXPORT	1,341 [CYD]	MAX FILL SLOPE RATIO (2:1MAX)	

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REGISTERED PROFESSIONAL ENGINEER FRANK L. JOSEPH No. C 78828 Exp. 12-31-2025 CIVIL STATE OF CALIFORNIA

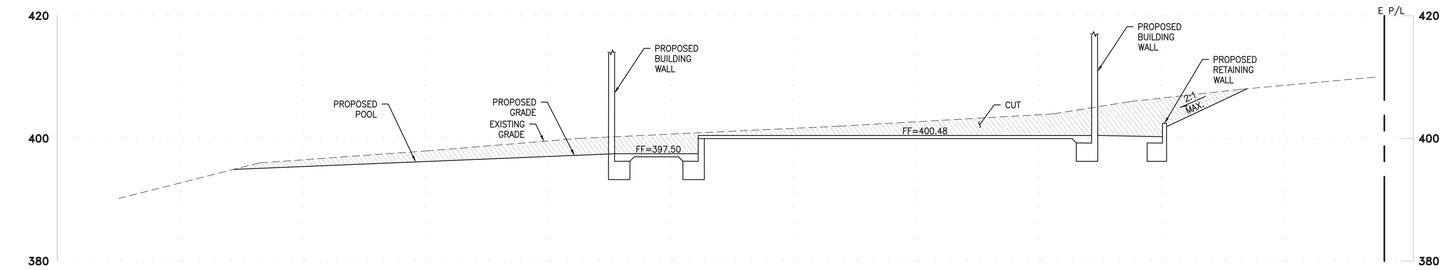
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LA JOLLA RESIDENCE
7856 LA JOLLA VISTA DRIVE LA JOLLA, CA 92037

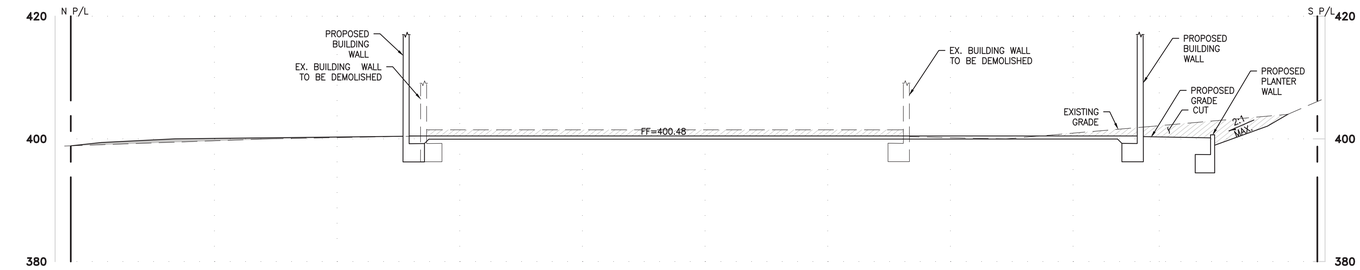
5 / 14 / 2025

GRADING PLAN

C2.00



A C2.00 SECTION A
1"=10'



B C2.00 SECTION B
1"=10'

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PROJECT NO. PRJ-1123371

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Development Project Manager

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CALIFORNIA
90019

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REGISTERED PROFESSIONAL ENGINEER
FRANK A. JOSEPH
No. C76561
Exp. 12/31/2025
CIVIL
STATE OF CALIFORNIA

143.23

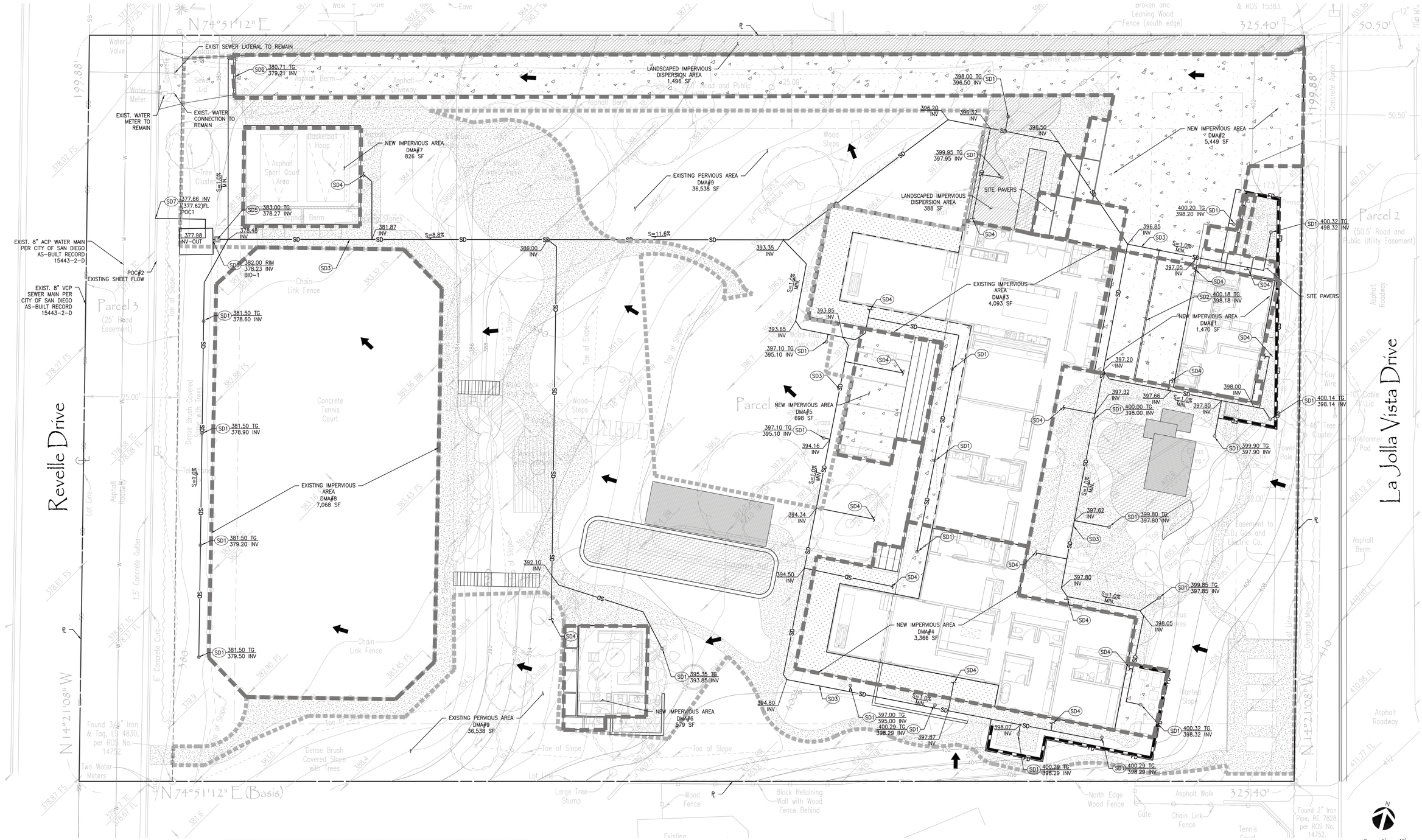
LA JOLLA RESIDENCE

7566 LA JOLLA VISTA DRIVE LA JOLLA, CA 92037

5 / 14 / 2025

GRADING SECTIONS

C2.10



LEGEND

- PROPERTY LINE
- RETAINING WALL
- CONCRETE PAVING
- LANDSCAPE AREA
- WATER FEATURE
- GRAVEL
- WOOD DECK
- LANDSCAPE AREA RECIEVING RUNON FROM IMPERVIOUS AREA
- SD — STORM DRAIN PIPE
- DMA BOUNDARY
- LIMIT OF DISTURBANCE
- AREA DRAIN
- TRENCH DRAIN
- DIRECTION OF FLOW

CONSTRUCTIO

STORM DRAI

- (SD1) INSTALL 6" /
- (SD2) INSTALL 6" "
- (SD3) INSTALL SCH MIN.
- (SD4) DOWNSPOUT FOR CONTIN
- (SD5) INSTALL 12" EQUIVALENT.
- (SD6) INSTALL CON PER DETAIL
- (SD7) INSTALL CUR STANDARD P

NOTES:

1. THE PROPOSED PROJECT WILL COMPLY WITH ALL THE REQUIREMENTS OF THE CURRENT SAN DIEGO STORM WATER STANDARDS MANUAL BEFORE A GRADING OR BUILDING PERMIT IS ISSUED. IT IS THE RESPONSIBILITY OF THE OWNER/DESIGNER/APPLICANT TO ENSURE THAT THE CURRENT STORM WATER PERMANENT BMP DESIGN STANDARDS ARE INCORPORATED INTO THE PROJECT.

APPROVED EXHIBIT "A"

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APPROVED BY: Hearing Officer

ON: February 25, 2026

DEVELOPMENT SERVICES DEPARTMENT

DATE: 2/25/26 By: Robin MacCartee

Development Project Manager

PROJECT SITE DMA SUMMARY	
HYDROLOGIC SOIL GROUP	C
APPROX. DEPTH TO GROUNDWATER	>15'

PROJECT SITE DMA SUMMARY			
	DMA AREA (SF)	TREATED AREA (SF)	DMA TYPE
DMA#1	1,470	1,470	DRAINS TO BMP
DMA#2	5,449	5,449	DRAINS TO BMP
DMA#3	4,043	4,043	DRAINS TO BMP
DMA#4	3,366	3,366	DRAINS TO BMP
DMA#5	698	698	DRAINS TO BMP
DMA#6	579	579	DRAINS TO BMP
DMA#7	826	826	DRAINS TO BMP
DMA#8	7,068	7,068	DRAINS TO BMP
DMA#9	36,538		SELF MITIGATING

SITE DESIGN, SOURCE CONTROL AND POLLUTANT CONTROL BMP OPERATION + MAINTENANCE PROCEDURE

STORM WATER MANAGEMENT AND DISCHARGE CONTROL MAINTENANCE AGREEMENT APPROVAL NO.: ARG-0004228

O&M RESPONSIBLE PARTY DESIGNEE: PROPERTY OWNER

BMP DESCRIPTION	INSPECTION FREQUENCY	MAINTENANCE FREQUENCY	MAINTENANCE METHOD	QUANTITY	INCLUDED IN O&M MANUAL		SHEET NUMBER(S)
SITE DESIGN ELEMENTS					YES	NO	
MODLAR WETLAND	BIANNUALLY	ANNUALLY	VISIBLE INPSECTION	1 EA	X		C3.00, C3.10
SOURCE CONTROL ELEMENTS					YES	NO	
MODULAR WETLAND	BIANNUALLY	ANNUALLY	VISIBLE INPSECTION	1 EA	X		
POLLUTANT CONTROL BMP(S)					YES	NO	
MODULAR WETLAND	BIANNUALLY	ANNUALLY	VISIBLE INPSECTION	1 EA	X		
HMP FACILITY (IF SEPARATE)					YES	NO	
DESCRIPTION:							
HMP EXEMPT X							

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REGISTERED PROFESSIONAL ENGINEER FRANK L. JOSEPH No. C71541 Exp. 12/31/2025 CIVIL STATE OF CALIFORNIA

143.23

LA JOLLA RESIDENCE

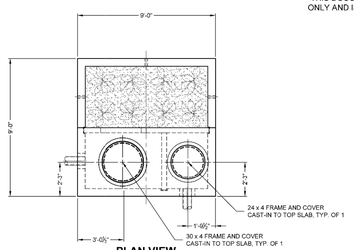
7856 LA JOLLA VISTA DRIVE LA JOLLA, CA 92037

5 / 14 / 2025

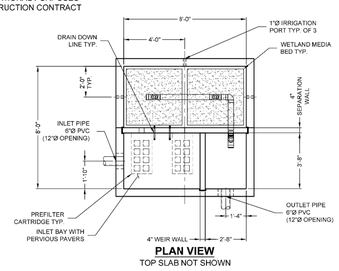
DRAINAGE PLAN

C3.00

THIS DOCUMENT IS FOR INFORMATIONAL PURPOSES
ONLY AND IS NOT A FINAL CONSTRUCTION CONTRACT



PLAN VIEW



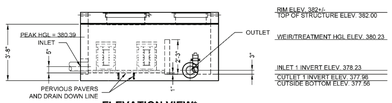
PLAN VIEW
TOP SLAB NOT SHOWN

SITE DESIGN DATA	
WATER QUALITY FLOW (CFS)	0.14
PEAK FLOW RATE (CFS)	0.81
RETURN PERIOD (YRS)	100
MAXIMUM POLLUTANT DENSITY (PREFILTER) (GPM/SF)	3.0
PREFILTER LOADING RATE (GPM/SF)	1.23
WETLAND MEDIA LOADING RATE (GPM/SF)	1.00
MEDIA OPERATING HEAD (FT)	2.06
SURFACE LOADING	PEDESTRIAN
GROUNDWATER ELEVATION*	377.95

*GROUNDWATER ELEVATION IS ASSUMED. EOR TO PROVIDE IF KNOWN

STRUCTURE DETAILS	
NUMBER OF DELIVERED PIECES (DOES NOT INCLUDE GRADE RINGS/RISERS)	2
MAXIMUM FOOTPRINT	9.00' x 9.00'
DELIVERED HEAVIEST PICK*	17825 LB.
TOP SLAB WITH CASTING FRAMES CAST-IN	4600 LB.
BASE SECTION	15375 LB.
SEPARATION WALL	1250 LB.
WEIR WALL	425 LB.
INTERNAL COMPONENTS	775 LB.

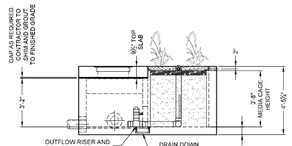
HEAVY PICK WEIGHT IS COMPRISED OF BASE SECTION WITH WALLS AND INTERIOR COMPONENTS INSTALLED



RIM ELEV. 382.41
TOP OF STRUCTURE ELEV. 382.00
WEIR/TREATMENT HGL ELEV. 380.23
INLET 1 INVERT ELEV. 378.23
OUTLET 1 INVERT ELEV. 377.95
OUTSIDE BOTTOM ELEV. 377.56

ELEVATION VIEW*

*MEDIA CASTINGS, IF REQUIRED, NOT SHOWN



RIGHT END VIEW

RVRSD
6505 / 000000
LAYOUT 6
MWS-L-8-8-L
9.36 TS
0.80 TIW

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800-548-4667 503-240-3393 800-561-1271 FAX

WETLANDS
CONTECH RECOMMENDS USE OF THESE DRAWINGS ONLY IF

CONTECH
PROPOSAL
DRAWING

MODULAR WETLANDS MWSL0808OP - 861064-010
LA JOLLA RESIDENCE - 7856 LA JOLLA VISTA DRIVE
LA JOLLA, CA
SITE DESIGNATION: MWSL0808

PROJECT No.	SEQ. No.	DATE
861064	010	7/8/25
DESIGNED	DRAWN	
RLH	RLH	
CHECKED	APPROVED	
RLH	RLH	
SHEET NO.		
1 OF 1		

1 C3.00 **MODULAR WETLAND**
N.T.S.

APPROVED EXHIBIT "A"

PROJECT NO. PRJ-1123371
APPROVAL NO(S). Site Development Permit No. PMT-3318269
APPROVED BY: Hearing Officer
ON: February 25, 2026

DEVELOPMENT SERVICES DEPARTMENT

DATE: 2/25/26 By: Robin MacCartee
Development Project Manager

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REGISTERED PROFESSIONAL ENGINEER
RANAL JOSEPH KOSTA
No. C90841
Exp. 12/31/2025
CIVIL
STATE OF CALIFORNIA

143.23
LA JOLLA RESIDENCE
7856 LA JOLLA VISTA DRIVE LA JOLLA, CA 92037

5 / 14 / 2025

DRAINAGE DETAILS

C3.10

LANDSCAPE SDP PERMIT SET DOCUMENTS

prepared for:

LA JOLLA RESIDENCE

7856 LA JOLLA VISTA DRIVE

LA JOLLA, CA 92037

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Development Project Manager

LANDSCAPE INDEX

L0.0	TITLE SHEET
L1.0	LANDSCAPE DEMOLITION PLAN
L3.0	LANDSCAPE DIAGRAM
L4.0	PLANTING PLAN
L4.0A	BRUSH MANAGEMENT PLAN
L4.1	BRUSH MANAGEMENT NOTES
L4.2	PLANTING SPECIFICATIONS
L5.0	IRRIGATION PLAN
L5.1	IRRIGATION LEGENDS & NOTES PLAN
L5.2	IRRIGATION GENERAL NOTES PLAN
L5.3	IRRIGATION M.W.E.L.O. & WATER CALCULATIONS
L5.4	IRRIGATION HYDROZONES PLAN

1 DRAWING INDEX — Scale: N/A

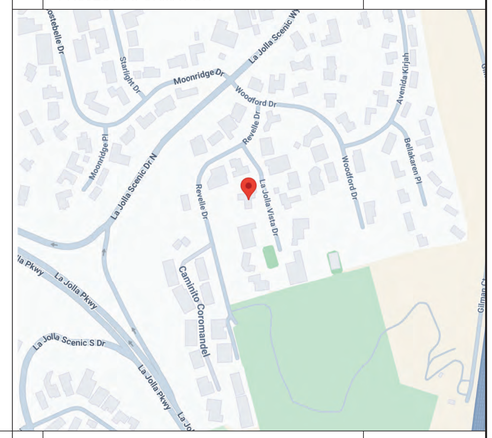
PROJECT ADDRESS:
7856 LA JOLLA VISTA DRIVE
LA JOLLA, CA 92037

ASSESSOR'S PARCEL NUMBER:
346-742-11-00

ZONE:
LA JOLLA SHORES PLANNED DISTRICT - SINGLE FAMILY ZONE (LJSPD-SF)

LANDSCAPE ARCHITECT:
SOSA LANDSCAPE ARCHITECTURE, INC.
8581 SANTA MONICA BLVD., #255
WEST HOLLYWOOD, CA 90069
WWW.CHRISSOSA.COM

2 PROJECT INFORMATION — Scale: N/A



3 LOCATION MAP — Scale: N/A

8581 Santa Monica Blvd., #255
West Hollywood, CA 90069
p: 4153153170
chris@chrissosa.com
california lic. #5442
www.chrissosa.com
chris sosa landscape architecture

LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER PAUL SOSA
EXPIRATION DATE
STATE OF CALIFORNIA

LA JOLLA RESIDENCE
7856 La Jolla Vista Drive
La Jolla, CA 92037

MAY 07, 2024
AUG 16, 2024
FEB 07, 2025
APR 23, 2025
SDP Plan Check

TITLE SHEET

L0.0



1 LANDSCAPE DEMOLITION PLAN — Scale: 3/32" = 1'-0"

1. EXISTING TREES TO REMAIN WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
   - A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES

IS

ICAL

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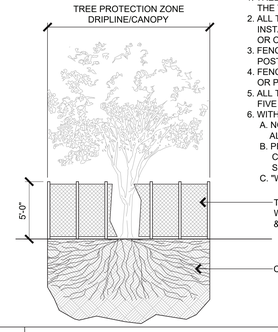
ON: February 25, 2026

DEVELOPMENT SERVICES DEPARTMENT

DATE: 2/25/26 By: Robin MacCartee

Development Project Manager

5 CITY NOTES — Scale: N/A



NOTES:

1. TREE PROTECTION FENCES SHALL ALIGN WITH THE TREE'S DRIPLINE/CANOPY.
2. ALL TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY GRADING, CONSTRUCTION, OR OTHER LAND-DISTURBING ACTIVITY.
3. FENCES SHALL BE CONSTRUCTED USING METAL POSTS PLACED AT 60" O.C.
4. FENCING MATERIAL SHALL BE CHAIN LINK FENCING OR PLASTIC MESH.
5. ALL TREE PROTECTION FENCES SHALL BE FIVE FEET TALL.
6. WITHIN THE TREE PROTECTION ZONE (TPZ):
   A. NO CONSTRUCTION MATERIALS OR ACTIVITIES ALLOWED IN THIS AREA.
   B. PRUNING OF CITY TREES TO PROVIDE CLEARANCE FOR CONSTRUCTION ACTIVITIES SHALL ONLY BE DONE BY CITY.
   C. "WARNING: TREE PROTECTION ZONE - KEEP OUT"

4 TREE PROTECTION FENCING — Scale: N/A

1. CONTRACTOR SHALL INSPECT THE SITE AND BE FAMILIAR WITH ALL EXISTING CONDITIONS PRIOR TO SUBMITTING THEIR BID.
2. THE CONTRACTOR SHALL VERIFY ALL PROPERTY AND LOT LINES, EXISTING CONDITIONS, UTILITIES, GRADES AND DIMENSIONS PRIOR TO THE START OF ANY WORK AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT BEFORE PROCEEDING. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
3. ALL WORK TO BE PERFORMED SHALL CONFORM TO ALL APPLICABLE LOCAL CODES AND ORDINANCES BY AN EXPERIENCED WORKMAN AND A LICENSED LANDSCAPE CONTRACTOR.
4. THE CONTRACTOR SHALL COORDINATE ALL WORK TO PREVENT CONFLICTS BETWEEN TRADES AND SHALL REPORT ALL CONFLICTS OR INCONGRUITIES BETWEEN NEW IMPROVEMENTS AND EXISTING FACILITIES TO LANDSCAPE ARCHITECT. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL UTILITIES AND STRUCTURES TO REMAIN, AND TO REPAIR OR REPLACE AT HIS/HER OWN EXPENSE ANY UTILITY LINES OR STRUCTURES DAMAGED DURING CONSTRUCTION WHETHER SHOWN OR NOT.
5. ALL PIPING, SLEEVE CONDUIT, ETC. SHALL BE INSTALLED PRIOR TO INSTALLATION OF CONSTRUCTION ITEMS.
6. THE SITE SHALL BE KEPT IN A NEAT, CLEAN AND ORDERLY MANNER DURING INSTALLATION AND ALL REFUSE SHALL BE REMOVED FROM THE SITE ON COMPLETION OF THE PROJECT.

3 LANDSCAPE DEMOLITION NOTES — Scale: N/A

EXISTING TREE TO REMAIN

EXISTING LANDSCAPE TO BE REMOVED:
REMOVE, AS ENCOUNTERED, EXISTING PLANTING, IRRIGATION, LIGHTING, AND EQUIPMENT. REMOVE AND GRIND ALL ROOTS AND STUMPS ENCOUNTERED DURING LANDSCAPE P DEMOLITION.

2 LANDSCAPE DEMOLITION LEGEND — Scale: N/A

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West Hollywood, CA 90069
p: 415.310.8770
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chris sosa landscape architecture

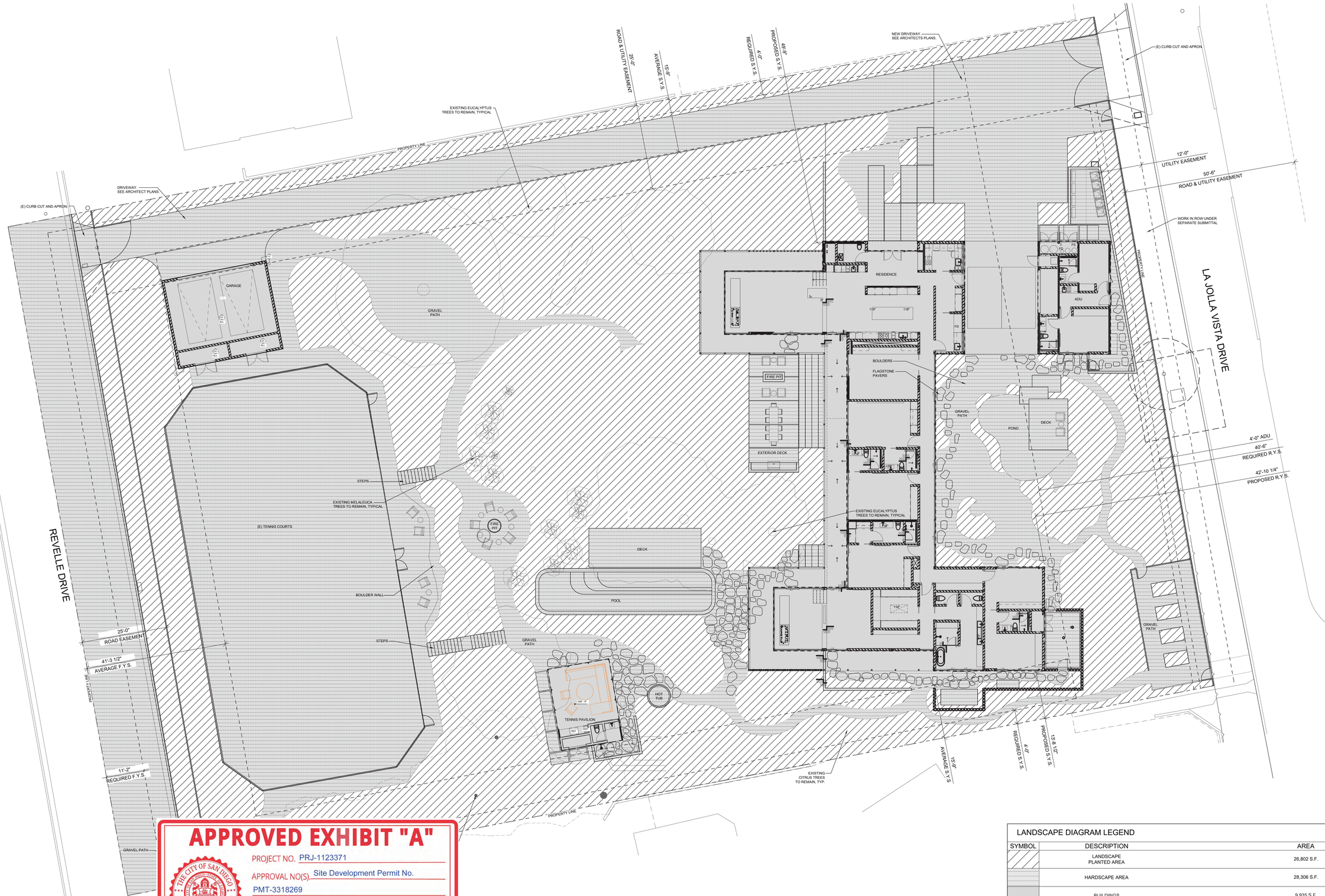
LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER PAUL SOSA
5
OPERATION DATE
STATE OF CALIFORNIA

LA JOLLA RESIDENCE
7856 La Jolla Vista Drive
La Jolla, CA 92037

MAY 07, 2024
AUG 16, 2024
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APR 23, 2025
SDP Plan Check

LANDSCAPE DEMOLITION PLAN

L1.0



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LANDSCAPE DIAGRAM LEGEND

SYMBOL	DESCRIPTION	AREA
	LANDSCAPE PLANTED AREA	26,802 S.F.
	HARDSCAPE AREA	28,306 S.F.
	BUILDINGS	9,935 S.F.

GROSS FLOOR AREA

MAIN HOUSE: 5,561 SF
ADU: 711 SF
COVERED EXTERIOR: 1,677 SF
TENNIS PAVILION: 444 SF
CARPORT: 715 SF
GARAGE: 827 SF
TOTAL: 9,935 SF

LOT COVERAGE CALCULATION

TOTAL LOT AREA: 65,043 SF
TOTAL HARDSCAPE AND FLOOR AREA COVERAGE: 28,306 SF + 9,935 SF = 38,241 SF
TOTAL LANDSCAPE PLANTED AREA: 26,802 SF

26,802 SF / 65,043 SF = 41% TOTAL LANDSCAPE AREA
LANDSCAPE PLANTED AREA COVERAGE COMPLIES >30%

SCALE: 3/32" = 1'-0"
0' 5' 10' 20' 30'
NORTH

2 LANDSCAPE AREA DIAGRAM — Scale: 3/32" = 1'-0"

1 LANDSCAPE AREA DIAGRAM LEGEND — Scale: N/A

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p: 415.310.5170
chris@chrissosa.com
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chris sosa landscape architecture

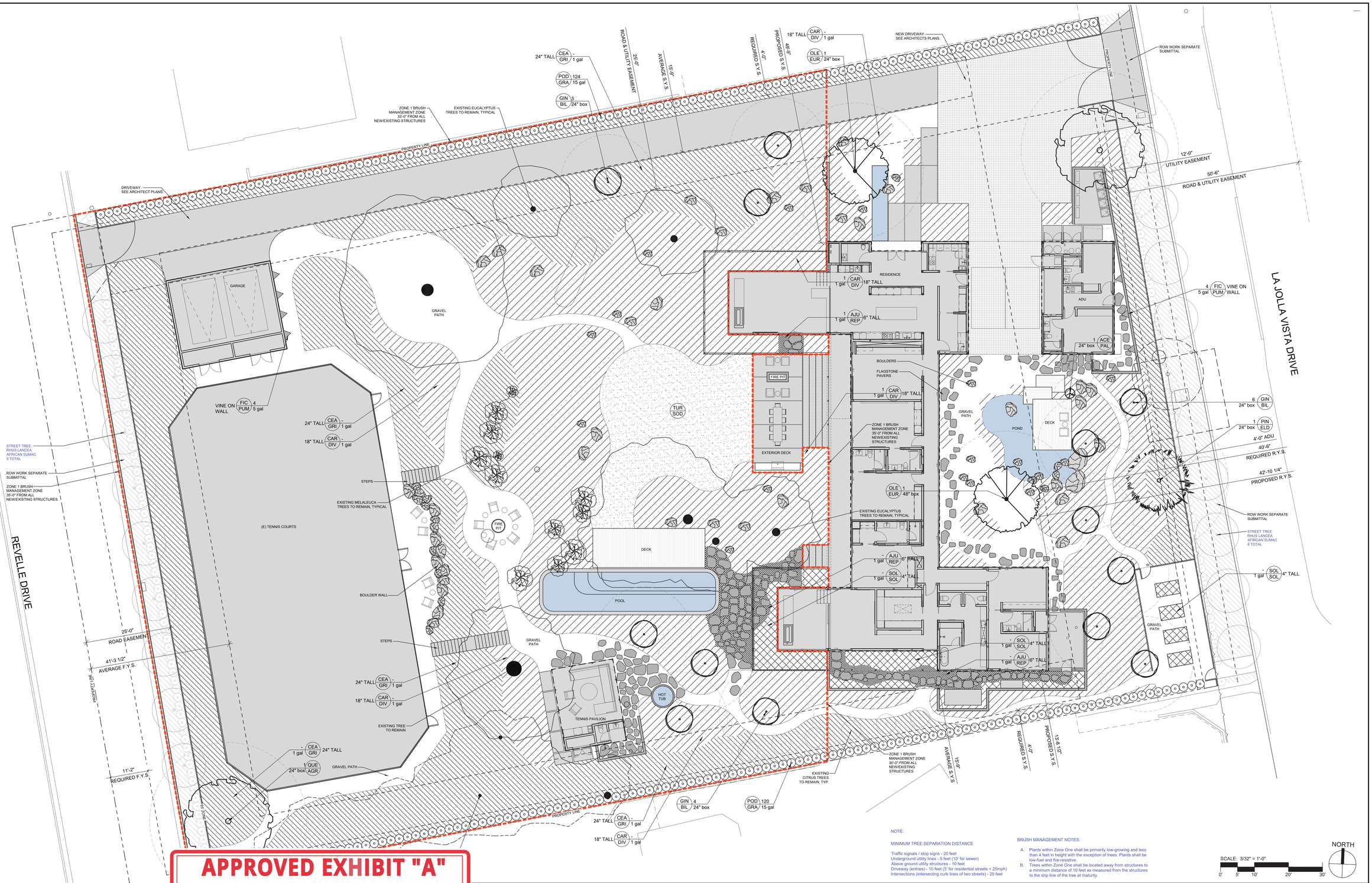
REGISTERED LANDSCAPE ARCHITECT
CHRISTOPHER PAUL SOSA
EXPIRATION DATE
STATE OF CALIFORNIA

LA JOLLA RESIDENCE
7856 La Jolla Vista Drive
La Jolla, CA 92037

MAY 07, 2024
AUG 16, 2024
FEB 07, 2025
APR 23, 2025
SDP Plan Check

LANDSCAPE DIAGRAM

L3.0



APPROVED EXHIBIT "A"

THE CITY OF SAN DIEGO — Development Services Department

PROJECT NO. PRJ-1123371

APPROVAL NO(S). Site Development Permit No. PMT-3318269

APPROVED BY: Hearing Officer

ON: February 25, 2026

DEVELOPMENT SERVICES DEPARTMENT

DATE: 2/25/26 By: Robin MacCartee

Development Project Manager

NOTES:

1. All landscape and irrigation shall conform to the standards of the City-Wide Landscape Regulatio Development Manual Landscape Standards and all other landscape related City and Regional St
2. Maintenance: All required landscape areas shall be maintained by owner. Landscape and irrigation be maintained by owner. The landscape areas shall be maintained free of debris and litter, and all p a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replac inspection.
3. All pruning shall comply with the standards of the American National Standards Institute (ANSI) for International Society of Arboriculture (ISA) for tree pruning. Topping of trees is not permitted.
4. Trees shall be maintained so that all branches over pedestrian walkways are 6 feet above the walk vehicular travel ways are 16 feet above the grade of the travel way per the San Diego Municipal Co
5. Mulch:All required planting areas and all exposed soil areas without vegetation shall be covered wit inches, excluding slopes requiring revegetation per SDMC 142.0411.
6. A minimum root zone of 40sf in area shall be provided for all trees. The minimum dimension for this 142.0403(b)(5).
7. Tree root barriers shall be installed where trees are placed within 5 feet of public improvements including walks, curbs, or street pavements or where new public improvements are placed adjacent to existing trees. The root barrier will not wrap around the root ball.
8. Any plant material required by this division that dies within 3 years of installation shall be replaced within 30 calendar days of plant death with the same size and species of plant material shown on the approved plan.
9. This project shall adhere to the CBC Chapter 7A and CRC R3327 requirements.
12. All Landscaping / Brush Management within the Brush Management Zone(s) as shown on these plans shall be the responsibility of the Owner. The Brush Management Zone areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition.

BRUSH MANAGEMENT NOTES ON SHEET L4.1

3 LANDSCAPE NOTES — Scale: N/A

2 STATEMENT OF COMPLIANCE — Scale: N/A

LY WITH THE
F THE WATER EFFICIENT
ANCE AND SUBMIT A
CAPE DOCUMENTATION

SIGNED _____ DATE: 04-25-25

WUCOLS PLANT FACTORS

VL (VERY LOW)	<0.1
L (LOW)	0.1 - 0.3
M (MEDIUM)	0.4 - 0.6
H (HIGH)	0.7 - 0.9
POOL (HIGH)	1.0

1 PLANTING LEGEND — Scale: N/A

TREES

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	WUCOLS	DETAIL
	ACE PAL	ACER PALMATUM	JAPANESE MAPLE	2	24" BOX	M	
	MAG SOU	MAGNOLIA SOULANGEANA	SAUCER MAGNOLIA	1	24" BOX	M	
	QUE AGR	QUERCUS AGRIFOLIA	COAST LIVE OAK	5	24" BOX	L	
	GEI PAR	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	6	24" BOX	L	
	GIN BIL	GINKGO BILOBA	GINKGO	13	24" BOX	M	
	OLE EUR	OLEA EUROPAEA	OLIVE TREE	2	24" BOX	L	
	PIN ELD	PINUS ELDARICA	AFGHAN PINE	1	24" BOX	L	

GROUNDCOVERS

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	WUCOLS	DETAIL
	AJU REP	AJUGA REPTANS	CARPET BUGLE	410 SF @ 6" O.C.	1 GALLON	M	
	FIC PUM	FICUS PUMILA	CREEPING FIG	8	5 GALLON	M	
	CAR DIV	CAREX DIVULSA	BERKELEY SEDGE	12132 SF @12" O.C.	1 GALLON	M	
	CEA GRI	CEANOTHUS GRISEUS HORIZONTALIS	CA LILAC	10646 SF @18" O.C.	1 GALLON	L	
	TUR SOD	DWARF FESCUE	LAWN	2430 SF	SOD	H	
	SOL SOL	SOLEIROLIA SOLEIROLII	BABY'S TEARS	620 SF @6" O.C.	1 GALLON	H	
	POD GRA	PODOCARPUS GRACILIOR	FERN PINE	248	15 GALLON	M	

Scale: 3/32" = 1'-0"

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West Hollywood, CA 90069
p: 415.310.8770
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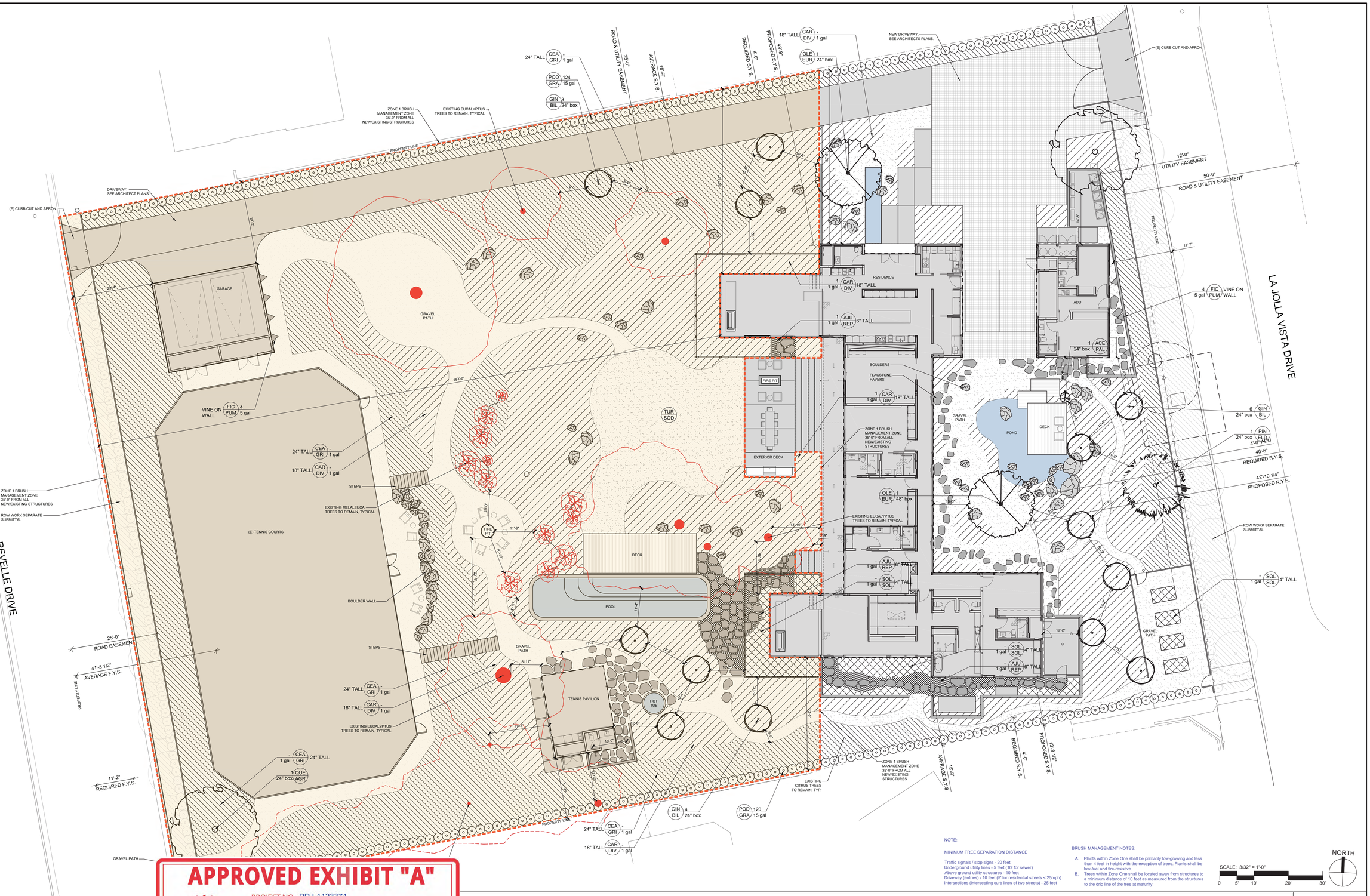
REGD. LANDSCAPE ARCHITECT CHRIS PAUL SOSA — 12/31/2026 — STATE OF CALIFORNIA

LA JOLLA RESIDENCE
7856 La Jolla Vista Drive
La Jolla, CA 92037

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PLANTING PLAN

L4.0



NOTE:

MINIMUM TREE SEPARATION DISTANCE

Traffic signals / stop signs - 20 feet
Underground utility lines - 5 feet (10' for sewer)
Above ground utility structures - 10 feet
Driveway (entries) - 10 feet (5' for residential streets < 25mph)
Intersections (intersecting curb lines of two streets) - 25 feet

BRUSH MANAGEMENT NOTES:

A. Plants within Zone One shall be primarily low-growing and less than 4 feet in height with the exception of trees. Plants shall be low-fuel and fire-resistive.
B. Trees within Zone One shall be located away from structures to a minimum distance of 10 feet as measured from the structures to the drip line of the tree at maturity.

SCALE: 3/32" = 1'-0"
0' 5' 10' 20' 30'

NORTH

APPROVED EXHIBIT "A"

THE CITY OF SAN DIEGO Development Services Department

PROJECT NO. PRJ-1123371
APPROVAL NO(S). Site Development Permit No. PMT-3318269
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SIGNED _____ DATE: 04-25-25

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2 STATEMENT OF COMPLIANCE — Scale: N/A
1 PLANTING LEGEND — Scale: N/A
Scale: 3/32" = 1'-0"

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california lic. #5442
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REGISTERED LANDSCAPE ARCHITECT CHRISTOPHER PAUL SOSA
OPERATING DATE
STATE OF CALIFORNIA

LA JOLLA RESIDENCE
7856 La Jolla Vista Drive
La Jolla, CA 92037

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BRUSH MANAGEMENT PLAN

L4.0A

San Diego Municipal Code
§142.0412 - Brush Management

Table 142-04H

	Standard Width	Provided Width
Zone One	35-feet	
Zone Two	65-feet	



(f) The Zone Two width may be decreased by 1 ½ feet for each 1 foot of increase in Zone One width, however, within the Coastal Overlay Zone, a maximum reduction of 30 feet of Zone Two width is permitted.

(g) Zone One Requirements

(1) The required Zone One width shall be provided between native or naturalized vegetation and any *structure* and shall be measured from the exterior of the *structure* to the vegetation.

(2) Zone One shall contain no habitable *structures*, *structures* that are directly attached to habitable *structures*, or other combustible construction that provides a means for transmitting fire to the habitable *structures*. *Structures* such as *fences*, walls, palapas, play structures, and non-habitable gazebos that are located within brush management Zone One shall be of noncombustible, one hour fire-rated Type IV or heavy timber construction as defined in the California Building Code.

(3) Plants within Zone One shall be primarily low-growing and less than 4 feet in height with the exception of trees. Plants shall be low-fuel and fire-resistive.

(4) Trees within Zone One shall be located away from *structures* to a minimum distance of 10 feet as measured from the *structures* to the drip line of the tree at maturity in accordance with the Landscape Standards of the Land Development Manual.

(5) Permanent irrigation is required for all planting areas within Zone One except as follows:

(A) When planting areas contain only species that do not grow taller than 24 inches in height, or

(B) When planting areas contain only native or naturalized species that are not summer-dormant and have a maximum height at plant maturity of less than 24 inches.

(6) Zone One irrigation overspray and runoff shall not be allowed into adjacent areas of native or naturalized vegetation.

(7) Zone One shall be maintained on a regular basis by pruning and thinning plants, controlling weeds, and maintaining irrigation systems.

(h) Zone Two Requirements

(1) The required Zone Two width shall be provided between Zone One and the undisturbed, native or naturalized vegetation, and shall be measured from the edge of Zone One that is farthest from the habitable *structure*, to the edge of undisturbed vegetation.

(2) No *structures* shall be constructed in Zone Two.

(3) Within Zone Two, 50 percent of the plants over 24 inches in height shall be cut and cleared to a height of 6 inches.

(4) Within Zone Two, all plants remaining after 50 percent are reduced in height, shall be pruned to reduce fuel loading in accordance with the Landscape Standards in the Land Development Manual. Non-native plants shall be pruned before native plants are pruned.

(5) The following standards shall be used where Zone Two is in an area previously *graded* as part of legal *development* a
proposed to be planted with new plant material i
existing native or naturalized vegetation:

(A) All new plant material for Zone Two sha
and fire-resistive. No non-native plant m
in Zone Two either inside the MHPA or
Zone, adjacent to areas containing *sensiti
resources*.

(B) New plants shall be low-growing with a
maturity of 24 inches. Single specimens
trees and tree form shrubs may exceed th
are located to reduce the chance of transf
native or naturalized vegetation to habita
the vertical distance between the lowest
and the top of adjacent plants are three ti
adjacent plants to reduce the spread of fi
fueling.

(C) All new Zone Two plantings shall irrigat
established to the satisfaction of the City
flow, low-gallonage spray heads may be
Overspray and runoff from the irrigation
into adjacent areas of native or naturalized vegetation.
Temporary irrigation systems shall be removed upon approved establishment of the plantings. Permanent irrigation is not allowed in Zone Two.

(D) Where Zone Two is being revegetated as a requirement of Section 142.0411(a), revegetation shall comply with the spacing standards in the Land Development Manual. Fifty percent of the planting area shall be planted with material that does not grow taller than 24 inches. The remaining planting area may be planted with taller material, but this material shall be maintained in accordance with the requirements for existing plant material in Zone Two.

(6) Zone Two shall be maintained on a regular basis by pruning and thinning plants, removing invasive species, and controlling weeds.

(7) Except as provided in Section 142.0412(i), where the required Zone One width shown in Table 142-04H cannot be provided on *premises* with existing *structures*, the required Zone Two width shall be increased by one foot for each foot of required Zone One width that cannot be provided.

(i) An *applicant* may request approval of alternative compliance for brush management in accordance with Process One if all of the following conditions exist:

(1) The proposed alternative compliance provides sufficient defensible space between all *structures* on the *premises* and contiguous areas of native or naturalized vegetation as demonstrated to the satisfaction of the Fire Chief based on documentation that addresses the topography of the site, existing and potential fuel load, and other characteristics related to fire protection and the context of the proposed *development*.

(2) The proposed alternative compliance minimizes impacts to undisturbed native or naturalized vegetation where possible while still meeting the purpose and intent of Section 142.0412 to reduce fire hazards around *structures* and provide an effective fire break.

(3) The proposed alternative compliance is not detrimental to the public health, safety, and welfare of persons residing or working in the area.

(j) If the Fire Chief approves alternative compliance in accordance with this section, the modifications shall be recorded with the approved permit conditions if approved as part of a *development permit*, or noted in the permit file if approved as part of a *construction permit*.

(k) For existing *structures*, the Fire Chief may require brush management in compliance with this section for any area, independent of size, location, or condition if it is determined that an imminent fire hazard exists.

(l) Brush management for existing *structures* shall be performed by the owner of the property that contains the native and naturalized vegetation. This requirement is independent of whether the *structure* being protected by brush management is owned by the property owner subject to these requirements or is on neighboring property.

San Diego Landscape Standards
Section III - Brush Management

3-1 BRUSH MANAGEMENT – DESCRIPTION

Fire safety in the landscape is achieved by reducing the readily flammable fuel adjacent to structures. This can be accomplished by pruning and thinning of native and naturalized vegetation, revegetation with low fuel volume plantings or a combination of the two. Implementing brush management in an environmentally appropriate manner requires a reduction in the amount and continuity of highly flammable fuel while maintaining plant coverage for soil protection. Such a transition will minimize the visual, biological and erosion impacts while reducing the risks of wildland fires.

3-2 BRUSH MANAGEMENT- REQUIREMENTS

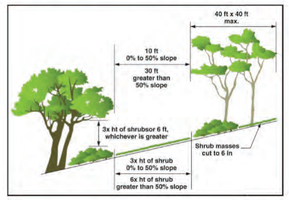
3.2-1 Basic requirements – All Zones

3.2-1.01 For zone two, plants shall not be cut below six inches.

3.2-1.02 Debris and trimmings produced by thinning and pruning shall be removed from the site or if left, shall be converted into mulch by a chipping machine and evenly dispersed, non-irrigated, to a maximum depth of 6 inches.

3.2-1.03 Trees and large tree form shrubs (e.g., Oaks, Sumac, Toyon) which are being retained shall be pruned to provide clearance of three times the height of the under story plant material or six feet whichever is higher (**Figure 3-1**). Dead and excessively twiggy growth shall also be removed.

Figure 3-1
Pruning Trees to Provide Clearance for Brush Management



3.2-1.04 All plants or plant groupings except cacti, succulents, trees and tree-form shrubs shall be separated by a distance three times the height of the tallest adjacent plants (**Figure 3-1**).

3.2-1.05 Maximum coverage and area limitations as stated herein shall not apply to indigenous native tree species (i.e., Pinus, Quercus, Platanus, Salix and Populus).

3.2-2 Zone 1 Requirements - All Structures

3.2-2.01 Do not use, and remove if necessary, highly flammable plant materials (see **Appendix "B"**).

3.2-2.02 Trees should not be located any closer to a structure than a distance equal to the tree's mature spread.

3.2-2.03 Maintain all plantings in a succulent condition.

3.2-2.04 Non-irrigated plant groupings over six inches in height may be retained provided they do not exceed 100 square feet in area and their combined coverage does not exceed 10 percent of the total Zone 1 area.

3.2-3 Zone 2 Requirements – All Structures

3.2-3.01 Individual non-irrigated plant groupings over 24 inches in height may be retained provided they do not exceed 400 square feet in area and their combined coverage does not exceed 30 percent of the total Zone 2 area.

Brush Management Maintenance Notes

1. General Maintenance – Regular inspections and landscape maintenance are necessary to minimize the potential damage or loss of property from brush fires and other natural hazards such as erosion and slope failures. Because each property is unique establishing a precise maintenance schedule is not feasible. For effective fire and watershed management, however, property owners should expect to provide maintenance according to each brush management zone: Zone 1: Year-round maintenance, Zone 2: Seasonal maintenance. Brush management activities are prohibited within coastal sage scrub, maritime succulent scrub, and coastal sage-chaparral habitats from March 1 through August 15, except where documented to the satisfaction of the City Manager that the thinning would be consistent with conditions of species coverage described in the City of San Diego's MSCP Subarea Plan.

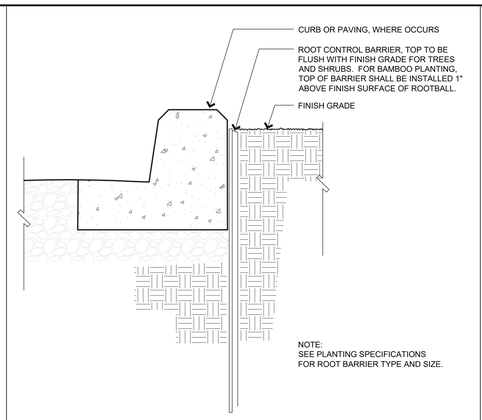
2. Brush Management Zone 1 ~ This is the most critical area for fire and watershed safety. All ornamental plantings should be kept well watered and any irrigation run-off should drain toward the street. Rain gutters and drainage pipes should be cleaned regularly and all leaves removed from the roof before the fire season begins. All planting, particularly non-irrigated natives and large trees should be regularly pruned to eliminate dead fuels, to reduce excessive fuel and to provide adequate space between plants and structures.

3. Brush Management Zone 2 ~ Seasonal maintenance in this zone should include removal of dead woody plants, eradication of weedy species and periodic pruning and thinning of trees and shrubs. Removal of weeds should not be done with hand tools such as hoes, as this disturbs valuable soil. The use of weed trimmers or other tools which retain short stubble that protects the soil is recommended. Native shrubs should be pruned in the summer after the major plant growth occurs. Well pruned healthy shrubs should typically require several years to build up excessive live and dead fuel. On slopes all drainage devices must be kept clear. Re-inspect after each major storm since minor soil slips can block drains. Various groundcovers should be periodically sheared and thatch removed. Diseased and dead wood should be pruned from trees. Fertilizing trees and shrubs is not typically recommended as this may stimulate excessive growth.

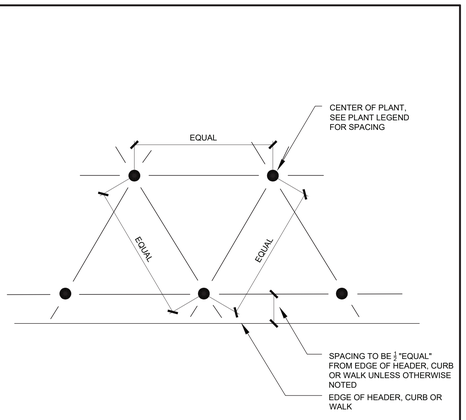
4. Long-term Maintenance Responsibility ~ All Landscaping / Brush Management within the Brush Management Zone(s) as shown on these plans shall be the responsibility of _____ [please Specify, e.g. Owner, H.O.A.]. The Brush Management Zone areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition.

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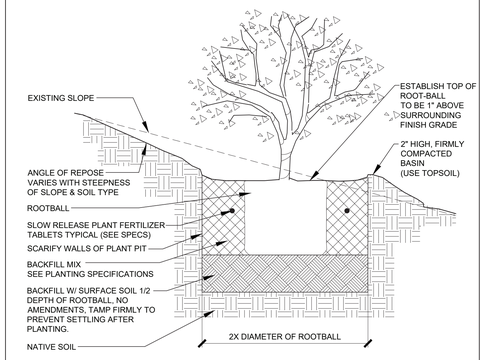
9 BRUSH MANAGEMENT NOTES — Scale: NTS



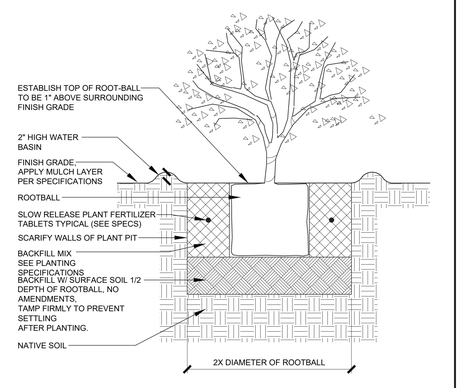
5 ROOT BARRIER — Scale: NTS



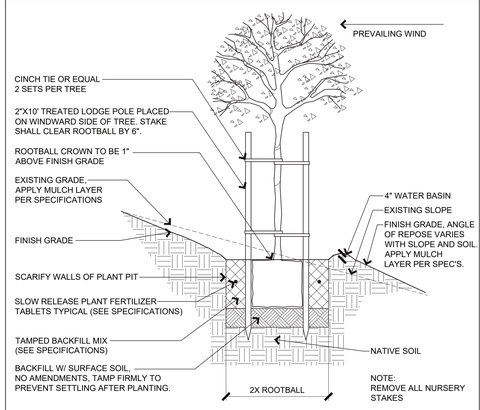
1 GROUNDCOVER PLANTING — Scale: NTS



6 SHRUB PLANTING ON SLOPE — Scale: 1-1/2" = 1'-0"

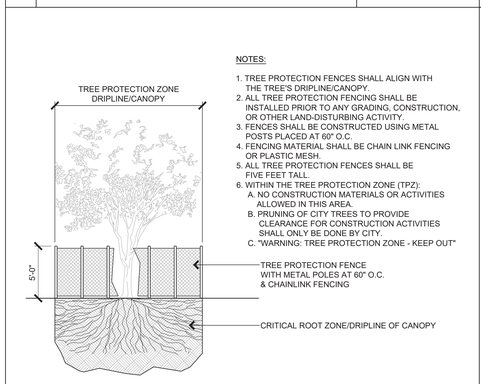


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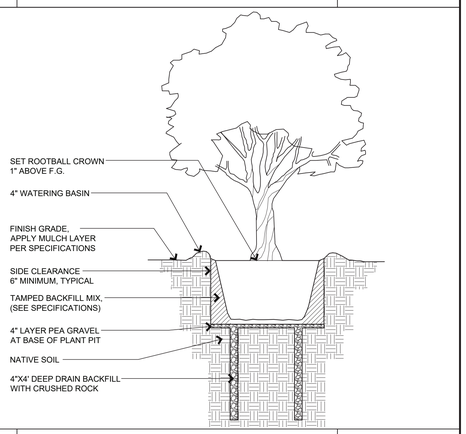


7 TREE PLANTING ON SLOPE — Scale: 1-1/2" = 1'-0"

3 TREE PLANTING — Scale: 1-1/2" = 1'-0"



8 TREE PROTECTION FENCING — Scale: NTS



4 SPECIMEN TREE PLANTING — Scale: 1/4" = 1'-0"

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california lic. #5442
chris sosa landscape architecture

NEED LANDSCAPE ARCHITECT SIGNATURE PAGE SOON

CHRISTOPHER PAUL SOSA — OPERATIVE DATE — LATE OF CALIFORNIA

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BRUSH MANAGEMENT NOTES

L4.1

PLANTING

PART 1 GENERAL

1.01 SUMMARY: Section includes providing planting, including complete maintenance through Final Acceptance and warranty replacement.

1.02 DEFINITIONS: Finish Grade is top of soil surface after settling.

1.03 SUBMITTALS - Submit 5 copies to Owner's Representative.

A. Product data: Submit complete materials list of items to be provided under this Section, including source, size and quantity. Include manufacturer's literature.

B. Samples: 1/2 cubic foot of wood bark mulch.

C. Test reports: If not already provided in drawings, submit results of the following tests. Test reports shall be test number specified, as provided by soil and plant Laboratory, or accepted equal.
1. Existing site soil: Provide Test "A05 -2 Complete" for agricultural suitability, fertility, particle size analysis; including recommendations for soil amendment and backfilling, and fertilization during Maintenance Period. Number of samples to be as recommended by testing laboratory, minimum 2 samples.
2. Import soil: Submit test reports of representative sample prior to delivery and for every 100 yards delivered to the site. Test A05, for agricultural suitability, fertility, particle size analysis; including recommendations for soil amendments and fertilization during Maintenance Period.
3. All other fertilizers and amendments: For standard products, submit manufacturer's analysis. For all other products, submit analysis by testing laboratory.
4. Submit test results for site soil , import soil and organic amendment together, as a package.

D. Herbicides: Submit Manufacturer's analysis. Schedule for application of herbicides shall be accepted by Owner's Representative.

E. Record Drawings: Prepare as-built record plans indicating plant type, quantity, size and location. Submit to Owner's Representative within 10 working days of start of Maintenance Period.

1.04 QUALITY ASSURANCE

A. Testing laboratory: Recognized laboratory for soil and plant disease analysis for ornamental horticulture, approved by Owner's Representative. Acceptable laboratory: Soil and Plant Laboratory, Inc., Anaheim, CA (714) 282-8777, www. soilandplantlaboratory.com.

B. Reference Standards: Comply with applicable provisions of the following:
1. Nomenclature: 'Sunset Western Garden Book', 2012 edition or later; Time Home Entertainment, Inc., New York, NY.
2. Plant material standards: 'American Standard for Nursery Stock', 1990 edition; American Association of Nurserymen.
3. Staking and guying procedures: 'Staking Landscape Trees', University of California Extension, Publication #2576.
4. Pruning procedures: 'Tree Pruning Guidelines', 1995 edition; International Society of Arboriculture, Savoy, IL.
5. California Department of Transportation (Cal Trans), Standard Specifications, 1992 Edition. Where referenced therein.

1.05 DELIVERY, STORAGE AND HANDLING

A. Fertilizers, amendments and other materials: Store protected from damage. Protect site surfaces.

B. Plants: Maintain plant material in healthy growing condition at all times. Protect plants from sun and drying winds. Plants that cannot be planted immediately upon delivery shall be kept in the shade, watered and protected. Owner's Representative reserves the right to reject plants which decline in quality after delivery to site.

1.06 WARRANTY

A. Provide 18 month guarantee for planting work, on Contractor's letterhead:
1. Plant material: Warrant that all plant material under this contract will be vigorous, healthy, free from dead or dying branches and branch tips, bearing foliage of normal density and color, and will otherwise comply with these Specifications for a period of 18 months from date of Substantial Completion.
2. Replacements: Without cost to Owner, in a timely manner and as directed by the Owner's Representative, will replace all plants not meeting the requirements above during and at the end of the Warranty Period. Replace plants which are identified, within 3 years, as not being true to name as specified, with the specified plant. Replacements shall closely match adjacent specimens of the same species in size at the time of replacement, and shall comply with all requirements of this specification.

PART 2 PRODUCTS

2.01 PLANTS

A. General: Plants shall be nursery grown in accordance with good horticultural practices under climatic conditions similar to those of project for at least one year unless otherwise accepted by Owner's Representative. Do not prune plants before delivery.

B. Plants shall be compact and symmetrical; sound, healthy and vigorous, well branched and densely foliated when in leaf; free of disease, insect pests, eggs or larvae, and free from physical damage or adverse conditions that would prevent thriving growth. Plants shall be labeled at the supplying nursery with genus, species and variety.

C. Root ball:
1. Do not supply bare root ball or burlap stock unless accepted by Owner's Representative.
2. Sizes: As shown on Drawings.
3. Root systems shall be healthy and free from twisting or girdling.
4. Containers: All plant material shall have been grown in the containers in which delivered for at least six months, but not over two years.

2.02 SOIL

A. General: Soil in all planting areas shall be free of rocks over one inch in diameter, sub-soil, refuse, plants or roots, clods, weed, viable weed seeds, sticks, solvents, petroleum products, concrete, base rock or other harmful substances.

B. Imported topsoil: All import soil shall be analyzed for nutrient and soil suitability for specific planting applications by Soil and Plant Laboratory, Inc.
1. Physical properties: USDA sandy loam.

Particle Size Range	Percent
Coarse sand .5-2.0mm	0-15%
Silt plus clay	25-50%
Silt 0.002-0.05mm	10-30%
Clay 0-0.002mm	10-25%
Gravel 2-13mm	0-15%
Rock 1/2-<1 inch	0-10% by volume
Organic matter	0-15%

2. Chemistry:

Salinity: less than 3.0 mmhos
Sodium absorption: less than 6.0
Boron: Less than 1.0 ppm
pH of saturated paste: 5.5 - 7.5

3. Qualitative lime level shall be low in op
4. Fertility characteristics shall be modifie
levels to sustain normal growth.

2.03 SOIL AMENDMENTS - Refer to project specific recommendations provided by Soil and Plant Laboratory where applicable.

A. Wood residual soil amendment: Nitrogen and Iron stabilized redwood, fir or cedar sawdust, 0 x 1/4 inch.
1. Particle Size (Dry Weight Basis):

Sieve Size	Percent Passing
9.51 mm (3/8 inch)	100
6.35 mm (1/4 inch)	95-100
4.76 mm (No.4)	80-100
2.38 mm (No.8,8 mesh)	50-80
1.00 mm (No.18)	20-70
500 micron (No.35, 32 mesh)	0-30

2. Nitrogen: Minimum 0.4% nitrogen based on dry weight.
3. Salinity: Maximum saturation extract conductivity 4.0 millimhos per cm at 25 degrees centigrade.
4. Iron: Minimum 0.08% dilute acid soluble Fe based on dry weight
5. Organic matter: 220 pounds per cubic yard.

2.04 FERTILIZER - Refer to project specific recommendations provided by Soil and Plant Laboratory where applicable.

A. Fertilizer tablets: 7 gram tablets in the nutrient formulation 12-8-8 Gro-Power, install per manufacturer's recommendations, Gro-Power, Inc., Chino, CA, (909) 393-3744, www.gropower.com, or accepted equal.

B. Commercial Grade Fertilizer:
1. Complete fertilizer: Gro-Power Commercial Fertilizer or Equal. NPK rating: 5-3-1. Gro-Power, Inc., Chino, CA, (909) 393-3744, www.gropower.com, or accepted equal.

C. Potassium sulfate: 0-0-52; manufactured for horticultural use.

D. Iron sulfate: Ferric sulfate, containing minimum 20% iron expressed as elemental.Caution: Iron sulfate will stain concrete, granite, stucco and tile surfaces. Avoid contact between site surfaces and soil surfaces and soil containing iron sulfate. After iron sulfate application, broom or air blow surfaces free of material before any water application, including impending rains.

E. Soil sulfur: manufactured for horticultural use.

F. Agricultural gypsum: manufactured for horticultural use.

2.05 OTHER MATERIALS

A. General: All materials supplied shall be free of harmful substances.

B. Mulch: Aguinaga Forest Floor Organic Mulch, (877) OC-MULCH, www.aguinagagreen.com, or equal. 'Gorilla hair' mulch is not acceptable.

C. Staking materials:
1. Wooden stakes: Lodge pole pine, 10-foot length, 2-inch diameter, with 10-inch tapered driving point and chamfered top.
2. Ties: Galvanized steel ties, 20 gauge, twisted steel.
3. Guy cables: Galvanized steel cables, 5-strand, $\frac{3}{16}$" diameter cable with zinc coated turnbuckles, 3" long minimum with (2) $\frac{3}{8}$" galvanized eye bolts or larger as necessary for large specimen trees.

D. Water: Potable.

E. Herbicide: California State licensed Pest Control Operator shall identify weeds and propose product, method and rate of application for review and approval by owner. Provide manufacturer's literature.

F. Anti-dessicant: Furnish evidence that material can be used safely on plant materials specified.

G. Tree Root Barriers: Polypropylene, 0.08 inch minimum thickness, ribbed interlocking panels. 24 inch Universal Barriers (UB24-2) as manufactured by Deep Root Green Infrastructure, LLC, San Francisco, CA, (800) 458-7668, www.deeproot.com, or accepted equal.

H. Erosion control fabric: EcoLife Photo-degradable Fiber Rolls by American Fiber Rolls, (866) 446-2594, www.americanfiberrolls.com, or accepted equal.
1. Staples: 6" x 1" x 6" 11 GA, install per manufacturer's recommendations.

PART 3

3.01 FIELD QUALITY CONTROL

A. Progress observations: In addition to installation observations specified below, periodic progress observations may be made by the Owner's Representative.

B. Installation Observations: Request at least 3 days in advance:
1. Observation of finish grading.
2. Observation of plant material upon delivery to site.
3. Observation of layout and plant material at time of planting.

C. Maintenance Observations: For the purpose of establishing the start of Maintenance period and observing completion of Work of this section through Final Acceptance. Request at least 7 days in advance:
1. Observation for Maintenance commencement.
2. Observation for Final Acceptance.

3.02 ORDERING, REVIEW AND ACCEPTANCE OF PLANT MATERIAL

A. Ordering: 90 days before the start of planting work, submit written certification to Owner's Representative of the quantity, species, and source of plant material ordered. Owner's Representative reserves the right to review plant material before shipment.

B. Owner's Representative will review plant material at project site upon delivery. Arrange material so that canopies or branch tips are not touching. Do not install material which has not been reviewed and accepted by the Owner's Representative.

C. Arrange and pay for permits and inspections required for delivery of plant material.

3.03 SITE PREPARATION

A. Herbicides (if accepted):
1. Apply site preparation herbicide in accordance with manufacturer's instructions to all areas with weed cover, both subsoil and import soil.
2. After 10 days, mow weeds and remove clippings from site.

B. Review planting areas for presence of rock, chemicals or other harmful substances. Obtain Owner's Representative's instructions before proceeding with work.

C. Owner's Representative may require removal of site soil and replacement with import topsoil if site soil is not acceptable for use.

D. Thoroughly Scarify all planting areas by cross-ripping or other approved means to a depth of 8 inches. Do not
s.

shown, where site topsoil is not accepted for use, or where additional soil is
wn.
place 3 inch layer of approved import soil and thoroughly roto-till into the top 3

required, in maximum 8 inch lifts.
soil by watering, rolling or other means as determined by Contractor.

3.05 SOIL AMENDMENTS - Refer to project specific recommendations provided by Soil and Plant Laboratory where applicable.

A. Roto-till planting areas to 6 inch depth before spreading amendments. Loosen soil and incorporate amendments by hand within drip-line of existing trees.

B. Spread evenly and thoroughly roto-till to 6 inch depth the following amendments per 1,000 square feet:

6 cubic yards	Wood residual soil amendment as specified.
25 pounds	6-20-20 commercial fertilizer
5 pounds	Potassium sulfate
10 pounds	Soil sulfur

C. A bulletin may be issued upon receipt of test results if change in amendment program is recommended by testing laboratory.

3.06 FINISH GRADING

A. Provide positive surface drainage of all planted areas. Notify Owner's Representative of obstructions, discrepancies or other conditions which prevent positive surface drainage before proceeding with work.

B. After amendment and settlement of soil, grade planting areas to required finish grades. Surfaces shall be smooth and free of depressions or abrupt transitions. Owner's Representative reserves the right to make minor adjustments in finish grades as work progresses.

C. Finish grades after settling shall be 1-1/2" below adjacent walls and walks, unless otherwise shown. Owner's Representative will review finish grades before planting begins.

3.07 HANDLING OF PLANTS

A. General: Prevent damage to plant material. Lift and handle plants only from bottom of root-ball.

B. Access: Inspect project site and become familiar with the accessing requirements and restrictions. At time of submitting bid, provide written notice of any conditions which would prevent installation of the specified plant material.

3.08 LAYOUT

A. General: Owner's Representative will review, for conformance to design intent, locations of all plants in field prior to planting. Notify Owner's Representative and schedule layout review sufficiently in advance of planting to allow for review and adjustment without disrupting construction schedule. Owner's Representative reserves the right to make minor adjustments in the layout of all plant material; adjust irrigation as necessary.

B. Trees: Stake layout of trees in field before installing irrigation. Adjust as directed by Owner's Representative.

3.09 EXCAVATION OF PLANT PITS

A. Excavate plant pits to 2 times root-ball width. Scarify sides and bottom of pit to eliminate glazed surfaces. Backfill bottom of pit with un-ammended site soil, if required, so that crown of plant will be at specified height at end of maintenance period. Soil under root-ball shall be very firmly compacted to prevent settlement.

B. Obstructions: If rocks, underground construction work, tree roots or other unknown obstructions are encountered in the excavation of plant holes, alternate locations may be selected by the Owner's Representative. Report all such conditions in writing to the Owner's Representative. Where locations cannot be changed, submit a written proposal and cost estimate for removing obstructions to a depth of not less than 6 inches below the required hole depth. Obtain Owner's Representative's instructions prior to proceeding with the work affected.

3.10 DETRIMENTAL SOILS AND DRAINAGE

A. Prior to planting, test drain all planting areas as follows:
1. Plants pits: Fill with 12 inches of water. Water shall drain completely in 48 hours.
2. Plant beds: Irrigate until soil is saturated. Saturated condition shall not remain after 24 hours.

B. Failure of drainage test: Report in writing to Owner's Representative all areas not passing these tests, and all soil conditions that Contractor considers detrimental to growth of plant material. State condition, and proposal and cost estimate for correcting the condition. Obtain Owner's Representative's instructions prior to proceeding with work affected. Repeat drainage testing and correction of conditions until tests are passed. Failure to perform drainage tests, or to notify Owner's Representative in writing of conditions specified above, renders Contractor responsible for all plant failure that occurs as a result of inadequate drainage or detrimental soil conditions, as determined by Owner's Representative.

3.11 PLANTING

A. General: Do not plant material that has not been reviewed by Owner's Representative upon delivery to the project site, or that has been rejected for any reason. Do not plant under unfavorable weather conditions.

B. Root-balls: Do not install plants with damaged root-balls.
Shrubs and ground-covers: If root-bound, score with sharp knife, making 4 cuts, and gently spread lower 1/3 of root-ball.
Trees: If root-bound, gently roughen sides of root-ball to a depth of 1 to 2 inches to loosen and spread encircling roots. Cut roots which are too stiff to untangle.

C. Backfilling:
1. In top 12 inches of plant pits, use backfill mix as follows, thoroughly blended.

1/3 cubic yard	nitrogen and iron fortified organic amendment
2/3 cubic yard	pulverized topsoil
8 pounds	14-14-14 wildlife repellant granular fertilizer
11/2 pounds	iron sulfate
1/2 pound	potassium sulfate (0-0-52)

a. Below 12 inch depth, omit organic soil amendment.
2. Owner's Representative may require substitution of import topsoil for site soil where site topsoil is not accepted for use, and changes in backfill mix as recommended by Testing Agency.

D. Fertilizer Tablets: Place wildlife repellant fertilizer tablets evenly distributed in plant pit when backfilled 2/3, according to the following schedule:

1 gallon	(2) 7 gram tablet
5 gallon	(6) 7 gram tablet
15 gallon	(10) 7 gram tablet
24" Box	(14) 7 gram tablet
36" Box	(20) 7 gram tablet

E. Settlement: Reset plants which shift or settle before end of maintenance period. Crowns of trees shall be at the following minimum 2" above the surrounding finish grade at end of maintenance period.

F. Mulch all planting areas with 3 inch deep layer of wood bark mulch. Do not pile mulch around crown of plants.

G. Form a watering basin for each plant. Thoroughly water all plants immediately after planting, eliminating air pockets and prevent erosion.

H. Root barriers: Install as shown and as recommended by manufacturer on all trees within 5 feet of paving, curb, or wall, and continuous at perimeter of street tree wells.

3.12 STAKING

A. General: Stake trees immediately after planting. Make modifications to staking procedures as required to accommodate field conditions, at no additional cost to Owner.
1. Allow 1 to 3 inches sway in trunk or branches; do not pull tight.

B. Staking: Stake trees with two stakes as shown in detail. Fasten with ties as specified in Section 2.05.C.

3.13 PRUNING

A. Prune only as directed; according to reference standards.

B. Prune trees which overhang paving to maintain minimum clearance of 80 inches between lower branches and pedestrian traffic way.

3.14 GROUNDCOVER PLANTING

A. Place and amend soil and do all work to provide finish grades as shown. Provide pre-emergent weed control per manufacturer's recommendations. Install 3" layer wood bark mulch.

B. Plant groundcover plants through erosion control fabric and wood bark mulch at the specified triangular spacing.

3.15 EROSION CONTROL FABRIC

A. General: Completely cover all areas with a slope of 2:1 or greater.

B. Avoid unnecessary traffic across mesh.

C. Installation:
1. According to manufacturer's recommendations.
2. Install fabric rolls without stretching, parallel to direction of flow.
3. Overlap side edges minimum 4 inches, ends minimum 8 inches.
4. Lap upper edges over lower edges.
5. Check slots: Place ends at top and bottom of slope in 6 inch deep check slot, firmly backfilled.
6. Staple ends 6 inches on center; side edges and center of each roll 2 feet on center.
7. Roll fabric covered area after stapling.
8. Cover edges of fabric covered area with 1 inch layer loose topsoil. Cover entire fabric area with 1 inch layer wood bark mulch.
9. Plant groundcover through fabric and mulch.

3.16 MAINTENANCE

A. General: Maintain all plants and planting areas from time of delivery, through installation and Maintenance period, until Final Acceptance.

B. Schedule: Submit proposed maintenance work to Owner's Representative in writing for review at least 30 days prior to commencement of maintenance work. Maintenance work shall be done at times accepted by the Owner.

C. Maintenance Procedures:
1. General: Maintenance of new planting includes, but is not limited to: Watering, cultivating, fertilizing, weeding, mulching, re-staking, resetting plants to proper grades or upright positions; restoring watering basins, removal of dead flowers and broken twigs; pest, disease and weed control; erosion control; restoring finish grades and accepted and tested imported topsoil; taking precautions as necessary to prevent sun-scald damage. Remove nursery tags and repair mulch 10 days before Final Observation.
2. Protection: Protect planting areas and plants against damage until Final Acceptance. Maintenance also includes temporary fences, barriers and signs as required for protection. Treat or replace damaged plants as directed by Owner's Representative at no additional cost to Owner.
3. Fertilization: Apply potassium sulfate and 16-6-8 fertilizer at the rate of 6 pounds each per 1000 square feet, 30 days after installation, and one (min.) application at end of maintenance period. Refer to project specific recommendations provided by Soil and Plant Laboratory where applicable.
4. Weed control:
a. Keep site free of weeds during maintenance period.
b. Identify weeds and apply accepted control methods.
c. Herbicides, if used, shall be applied by licensed Pest Control Operator according to manufacturer's recommendations.

D. Observation of maintenance period commencement: Request after irrigation and Planting is substantially complete. Maintenance Period shall begin upon written notice of acceptance by Owner's Representative and after final inspection on all areas and shall continue for a minimum of 90 days until Final Acceptance. A weekly maintenance schedule submittal is required prior to start of the 90 day period.

3.17 FINAL ACCEPTANCE

A. General: Work of this section will be accepted when all work has been completed, including maintenance period but not including replacement of plants under guarantee. Before requesting observation for Final Acceptance, submit the following:
1. Record as-built planting plan
2. Supplier invoices and delivery slips for all materials installed.
3. Maintenance schedule.
4. Notify Owner's Representative before Final Acceptance observation of conditions which impede plant establishment and growth.

B. Deficiencies noted during maintenance period observation which have not been corrected will terminate the Final Acceptance observation and extend the maintenance period by 30 days. Costs associated with additional observations required as a result of Contractor's failure to correct deficiencies shall be borne by Contractor.

END OF SECTION

APPROVED EXHIBIT "A"
PROJECT NO. PRJ-1123371
APPROVAL NO(S). Site Development Permit No. PMT-3318269
APPROVED BY: Hearing Officer
ON: February 25, 2026
DEVELOPMENT SERVICES DEPARTMENT
DATE: 2/25/26 By: Robin MacCartee
Development Project Manager

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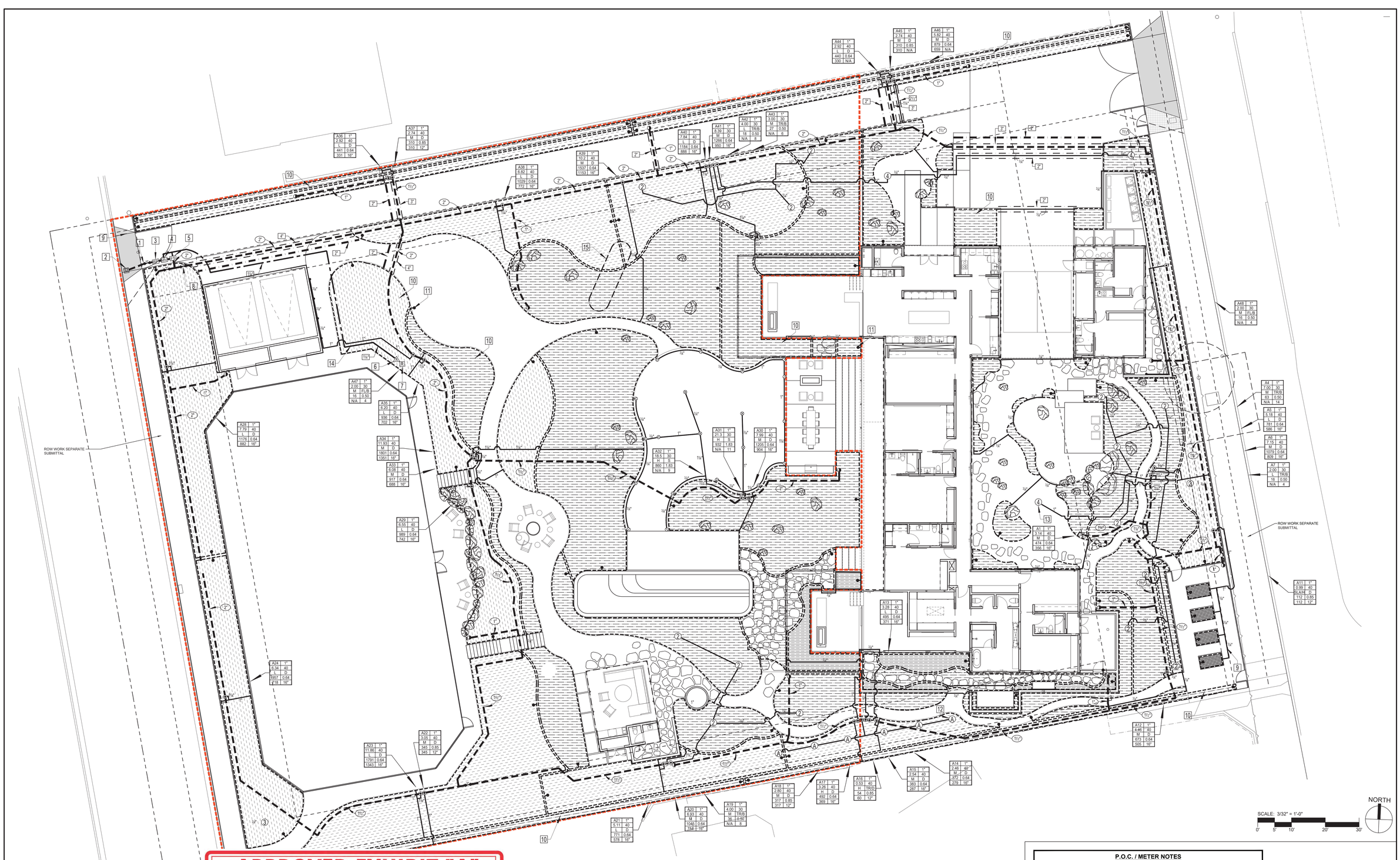
NEED LANDSCAPE ARCHITECT
CHRIS PAUL SOSA
OPERATION DATE
STATE OF CALIFORNIA

LA JOLLA RESIDENCE
7856 La Jolla Vista Drive
La Jolla, CA 92037

MAY 07, 2024
AUG 16, 2024
FEB 07, 2025
APR 23, 2025
SDP Plan Check

PLANTING SPECIFICATIONS

L4.2



N HYDROZONE AREAS | Scale: 3/32" = 1'-0"

VALVE SEQUENCE	A00	1-1/2"	VALVE SIZE
FLOW (GPM)	00	30	OPER. PRESS.
PLANT FACTOR	L	D	IRR. TYPE
HYDRO. S.F.	0000	0.00	PRECIP. RATE
DRIP TUBING (FT.)	0000	00	NO. OF HEADS/ DRIP SPACING

HYDRO.		
H	H	
M	M	
L	L	

APPROVED EXHIBIT "A"

THE CITY OF SAN DIEGO — Development Services Department

PROJECT NO. PRJ-1123371

APPROVAL NO(S). Site Development Permit No. PMT-3318269

APPROVED BY: Hearing Officer

ON: February 25, 2026

DEVELOPMENT SERVICES DEPARTMENT

DATE: 2/25/26 By: Robin MacCartee

Development Project Manager

GENERAL LANDSCAPE AND IRRIGATIO

ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

PERMIT HOLDER/SUB CONTRACTOR NOTES

1. IRRIGATION CONTRACTOR SHALL ENSURE THERE IS NO OVERSPRAY ONTO HARDSCAPE, STREETS, SIDEWALKS OR ANY OTHER HARDSCAPE/STRUCTURE.
2. BACKFLOW PREVENTION DEVICE MUST BE INSTALLED A MINIMUM DISTANCE OF TWELVE (12) INCHES ABOVE GROUND MEASURED FROM THE BOTTOM OF DEVICE, AND NO HIGHER THAN THIRTY-SIX (36) INCHES ABOVE GROUND AND WITH A MINIMUM OF TWELVE (12) INCHES SIDE CLEARANCE. THE DEVICE SHALL BE INSTALLED SO THAT IT IS READILY ACCESSIBLE FOR MAINTENANCE AND TESTING.
3. AFTER BACKFLOW PREVENTION DEVICE INSTALLATION AND PRIOR TO BEING PLACED IN OPERATION, PERMIT HOLDER/SUB CONTRACTOR SHALL SCHEDULE AN INSPECTION TO VERIFY DEVICE INSTALLATION. CONTACT THE CITY OF SAN DIEGO PUBLIC WORKS DEPARTMENT DURING REGULAR BUSINESS HOURS TO REQUEST A BACKFLOW DEVICE INSPECTION. INSPECTION REQUEST SHALL BE SUBMITTED 72 BUSINESS HOURS IN ADVANCE OF DESIRED INSPECTION DATES/TIMES AND ARE ONLY VALID AFTER CONFIRMATION BY ENVIRONMENTAL COMPLIANCE INSPECTOR.PROVIDE PROJECT ADDRESS AND ASSOCIATED PERMIT NUMBER WHEN CALLING TO REQUEST AND INSPECTION. ON-SITE PROJECT PERSONNEL TO PROVIDE ACCESS TO WORK AREA, INSPECTIONS SCHEDULED DURING INCLEMENT WEATHER ARE SUBJECT TO CANCELATION, PERMIT HOLDER/SUB CONTRACTOR ARE RESPONSIBLE FOR RESCHEDULING THE INSPECTION.

P.O.C. / METER NOTES

A **P.O.C. NOTE NO. 1:**
POINT OF CONNECTION SHALL BE DOWNSTREAM OF THE EXISTING IRRIGATION WATER METER. VERIFY THE ACTUAL LOCATION, SIZE AND WATER PRESSURE IN THE FIELD PRIOR TO STARTING WORK. IF ANY OF THE P.O.C. INFORMATION SHOWN ON THESE DRAWINGS IS FOUND TO BE DIFFERENT THAN ACTUAL P.O.C. INFORMATION GATHERED IN THE FIELD, ARE NOT REPORTED PRIOR TO START OF CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY AT NO ADDITIONAL COST TO THE OWNER.

IRRIGATION WATER METER INFORMATION

PROJECT ADDRESS: 7856 LA JOLLA VISTA DRIVE LA JOLLA, CALIFORNIA 92037	WATER PURVEYOR: SAN DIEGO PUBLIC UTILITIES (619) 515-3500 OR (619) 936-3288 (KEITH)
METER SIZE	1-1/2" (SIZE TO BE VERIFIED)
STATIC PRESSURE	95 P.S.I.
SYSTEM DESIGN PRESSURE	78 P.S.I.
MAXIMUM SYSTEM DEMAND	21.3 G.P.M. (A31)
LANDSCAPE AREA SERVED	29,491.00 SQ. FT.

Roque Irrigation Consultants, LLC
5873 S. Orlando Avenue - L.A. - CA. 90056-1632
Ph: 310 . 923 . 1885
E-mail: iroque@roque-irrigation.com

2 | IRRIGATION NOTES | Scale: N/A

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chris sosa landscape architecture

REED LANDSCAPE ARCHITECT
SOPHIE PAU SOSA
EXPIRATION DATE
STATE OF CALIFORNIA

LA JOLLA RESIDENCE
7856 La Jolla Vista Drive
La Jolla, CA 92037

MAY 07, 2024
AUG 16, 2024
FEB 07, 2025
APR 23, 2025
SDP Plan Check

IRRIGATION PLAN

L5.0

IRRIGATION INSTALLATION NOTES

1. THE CONTRACTOR SHALL OBTAIN AND PAY ANY AND ALL PERMITS AND ALL INSPECTIONS REQUIRED, INCLUDING BUT NOT LIMITED TO:
   A. CITY OF SAN DIEGO PLUMBING PERMIT.
   B. BACKFLOW PREVENTION ASSEMBLY CERTIFICATION.
2. THE MANUFACTURER'S RECOMMENDATIONS AND DETAILED DRAWINGS SHALL BE FOLLOWED IN ALL CASES WHERE THE MANUFACTURER'S OF ARTICLE USED IN THIS INSTALLATION FURNISH'S DIRECTION CONCERNING POINTS NOT SHOWN IN THE DRAWINGS AND INSTALLATION.
3. A COMPLETE MATERIAL LIST SHALL BE SUBMITTED PRIOR TO PERFORMING ANY WORK FOR ANY ITEMS THAT ARE REQUESTED TO BE SUBSTITUTED . MATERIAL LIST SHALL INCLUDE THE MANUFACTURER, MODEL NUMBER AND DESCRIPTION OF ALL MATERIALS AND EQUIPMENT TO BE USED. EQUIPMENT OR MATERIALS INSTALLED OR FURNISHED WITHOUT PRIOR APPROVAL OF THE DESIGNER/LANDSCAPE ARCHITECT MAY BE REJECTED AND THE CONTRACTOR REQUIRED TO REMOVE SUCH MATERIALS FROM THE SITE AT HIS/HER EXPENSE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ANY AND ALL DAMAGES TO OPERATIONS OR WORK OF OTHER CONTRACTORS. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ACTIVITIES WITH ALL AGENCIES AND OTHER TRADES ON SITE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ANY ENCROACHMENT INTO ADJACENT PROPERTY, R.O.W.'S, EASEMENTS, SETBACKS OR ANY OTHER LEGAL PROPERTY RESTRICTIONS EITHER MARKED OR UNMARKED.
6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF/HERSELF WITH ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL REPAIR OR REPLACE, AT NO ADDITIONAL COST TO THE OWNER, ANY DAMAGES TO UNDERGROUND UTILITIES THAT MAY OCCUR.
7. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING PLANS BEFORE COMMENCEMENT OF WORK.
8. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS SHOWN ON PLANS AT THE SITE PRIOR TO COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES SHALL BE IMMEDIATELY REPORTED TO PROJECT DESIGNER/LANDSCAPE ARCHITECT FOR DIRECTIONS ON HOW TO PROCEED. ANY CONTINUATION OF WORK IS AT THE CONTRACTOR'S RISK AND EXPENSE.
9. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WITH WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE PROJECT DESIGNER/LANDSCAPE ARCHITECT FOR DIRECTION ON HOW TO PROCEED.
10. PRIOR TO START OF CONSTRUCTION, A CONFERENCE SHALL BE HELD WITH THE PROJECT REPRESENTATIVE AND CONTRACTOR , REGARDING GENERAL REQUIREMENTS OF THIS WORK.
11. INSTALL ALL IRRIGATION COMPONENTS ACCORDING TO LOCAL CODES AND ORDINANCES.
12. THE IRRIGATION WATER METER IS TO BE PROVIDED BY THE OWNER UNLESS SHOWN OTHERWISE ON THE PLANS. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ALL IRRIGATION EQUIPMENT DOWNSTREAM OF THE POINT OF CONNECTION (P.O.C.) AT THE IRRIGATION WATER METER.
13. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
14. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS (INCLUDING EXISTING AND/OR NEW PLANT MATERIAL), GRADE DIFFERENCES OR DIFFERENCES IN THE AREA'S DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE DESIGN. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER/LANDSCAPE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
15. THE WORK SHOWN ON THESE PLANS ARE DIAGRAMMATIC, ALL ITEMS, I.E. CONTROLLERS, VALVES, MAIN LINES, SLEEVES, WIRES, IRRIGATION HEADS, ETC. ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ONLY. DO NOT SCALE DIMENSIONS. DETAIL DRAWINGS MAY CLARIFY LOCATIONS OF SOME ITEMS. THE CONTRACTOR SHALL NOT LOCATE ANY ITEMS WHERE IT IS OBVIOUS THAT THEY ARE IN CONFLICT WITH UNDERGROUND UTILITIES, STRUCTURES, OTHER IMPROVEMENTS, OR VEHICULAR OR PEDESTRIAN SAFETY CONSIDERATIONS.
16. CONTROLLER LOCATIONS ARE APPROXIMATE. FINAL LOCATION OF THE AUTOMATIC CONTROLLER AND THE BACKFLOW DEVICE SHALL BE APPROVED BY THE DESIGNER/LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.
17. ALL PRESSURE SUPPLY LINES SHALL BE TESTED FOR A MINIMUM OF 3 HOURS UNDER A HYDROSTATIC PRESSURE OF 150 POUNDS PER SQUARE INCH AND PROVEN WATERTIGHT. CONTRACTOR SHALL PROVIDE ALL EQUIPMENT FOR HYDROSTATIC TESTS. HYDROSTATIC TESTS SHALL BE PERFORMED IN THE PRESENCE OF THE DESIGNER/LANDSCAPE ARCHITECT, OR IF APPROVED BY DESIGNER/LANDSCAPE ARCHITECT, CONTRACTOR MAY SUBMIT BY EMAIL DIGITAL PHOTOGRAPHS OF THE PRESSURE GAUGE TO THE DESIGNER/LANDSCAPE ARCHITECT AT BEGINNING AND END OF TEST PERIOD. CONTRACTOR TO SUBMIT WRITTEN PROOF TO SITE SUPERINTENDENT THAT TESTS HAVE BEEN CONDUCTED.
18. 120 VOLT INDEPENDENT ELECTRICAL POWER OUTLET AT THE AUTOMATIC CONTROLLER LOCATION SHALL BE PROVIDED PER THE ELECTRICAL ENGINEER'S PLANS AND SPECIFICATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ELECTRICAL SERVICE WITH THE GENERAL CONTRACTOR AND TO MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SERVICE TO THE AUTOMATIC CONTROLLER.
19. ALL LOCAL, MUNICIPAL AND STATE LAWS RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
20. BACKFLOW DEVICE SHALL BE INSTALLED IN GROUND COVER AREA WHEREVER POSSIBLE, UNLESS OTHERWISE NOTED ON PLANS.FINAL LOCATION SHALL BE DETERMINED BY THE CLIENT'S AUTHORIZED REPRESENTATIVE AND MAY VARY FROM THAT INDICATED ON THE DRAWING.
21. QUICK COUPLER VALVES, REMOTE CONTROL VALVES AND SHUT-OFF VALVES SHALL BE INSTALLED IN GROUND COVER/SHRUB AREAS WHEREVER POSSIBLE.
22. PIPING AND WIRE CONDUIT PENETRATIONS THROUGH WALLS AND INSTALLATION OF EQUIPMENT UNDER PAVING SHALL BE INSTALLED IN SCHEDULE 40 PVC SLEEVES, AS CALLED OUT ON PLANS, OR AS PER LOCAL CODES AND MUST BE COORDINATED WITH THE GENERAL CONTRACTOR AND CONTRACTORS OF ALL VARIOUS TRADES THAT MAY BE INVOLVED TO ELIMINATE PROBLEMS THAT MAY ARISE FROM INACCESSIBILITY OR DAMAGE TO ANOTHER TRADE'S FINISH WORK. PIPING AND WIRE CONDUIT PENETRATIONS THROUGH EXISTING WALLS SHALL BE CORE DRILLED AND SLEEVED PER ABOVE, UNLESS AN EXISTING SLEEVE IS AVAILABLE FOR RE-USE WHICH WILL NOT SIGNIFICANTLY AFFECT THE SYSTEM DESIGN. ALL PENETRATIONS SHALL BE WATERFPROOFED USING APPROVED METHODS.
23. USE CHECK VALVES AS REQUIRED TO PREVENT LOW HEAD DRAINAGE.
24. THE CONTRACTOR SHALL INSTALL K.B.I. SERIES ANTI-DRAIN VALVES ON ALL LATERAL LINES IN AREAS WHERE SLOPE OF GRADE EXCEEDS 4:1, WHERE POST VALVE SHUT-OFF DRAINING OF THE IRRIGATION OCCURS, OR AS DIRECTED BY THE CLIENTS AUTHORIZED REPRESENTATIVE.
25. THE CONTRACTOR SHALL ONLY APPLY SUFFICIENT WATER TO PROMOTE HEALTHY GROWTH OF PLANT MATERIAL. AT NO TIME SHALL THE CONTRACTOR APPLY WATER AT A RATE OF FREQUENCY WHICH CAUSES RUNOFF OR OVER SATURATION OF THE SOIL.
26. THE CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO ADJACENT PAVING, WALLS OR OTHER HARDSCAPE ELEMENTS TO THE EXTENT POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE CURRENT SITE CONDITIONS AND ADJUSTING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING FLOW FOR EACH SYSTEM.
27. WHEN RADIUS OF SPRINKLER HEADS REQUIRED FOR PROPER COVERAGE IS LESS THAN RADIUS SHOWN ON PLAN, THE CONTRACTOR SHALL EQUIP SPRINKLER HEAD WITH A PRESSURE COMPENSATING SCREEN (PCS) FOR LOW FLOW AND RADIUS CONTROL.
28. USE ADJUSTABLE ARC NOZZLES FOR ALL HEADS LOCATED IN AREAS WHERE A STANDARD ARC PATTERN SPRAYS OVER ONTO ADJACENT PAVING, WALLS OR OTHER HARDSCAPE ELEMENTS. ADJUSTABLE ARC NOZZLE SHOULD HAVE THE SAME RADIUS OF THROW AS THE NOZZLE BEING REPLACED.
29. NO OVERSPRAY OR LOW HEAD DRAINAGE SHALL BE ALLOWED.
30. WHEN VERTICAL OBSTRUCTIONS (LIGHT POLES, FIRE HYDRANTS, TREES, ETC.) INTERFERE WITH THE SPRAY PATTERN OF THE SPRINKLER HEADS SO AS TO PREVENT PROPER COVERAGE, THE CONTRACTOR SHALL FIELD ADJUST THE SPRINKLER SYSTEM BY INSTALLING A QUARTER CIRCLE OR HALF CIRCLE SPRINKLER HEAD ON EACH SIDE OF THE OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE . ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE CLIENT.
31. PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON PLANS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES ARE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE IMMEDIATELY UPON REJECTION.
32. ALL ELECTRICAL CONTROL WIRE SHALL BE DIRECT BURIAL #14 GAUGE APPROVED IN AN 18" DEEP TRENCH INSTALLED UNDER THE MAINLINE PIPE. WIRE CONNECTORS SHALL BE DRI-SPLICE OR APPROVED EQUAL ONLY. COLORS FOR CONTROL WIRES SHALL BE AS FOLLOWS:
   A. COMMON WIRE - WHITE (FOR MULTIPLE CONTROLLERS USE DIFFERENT STRIP COLOR PER CONTROLLER)
   B. HOT WIRE - BLACK EXTRA COMMON WIRES - WHITE WITH ORANGE STRIPE - MINIMUM (1) ONE TO EACH LEG OF MAINLINE FROM P.O.C. PER CONTROLLER (DIFFERENT STRIPE COLOR PER CONTROLLER)
   C. EXTRA HOT WIRES, MINIMUM (1) ONE EXTRA HOT WIRE FOR EVERY (5) FIVE WIRES PLUS (3) THREE EXTRA HOT WIRES RUN TO EACH END OF MAINLINE BACK TO THE CONTROLLER - LABEL ALL SPARE WIRES AT BOTH ENDS "SPARE".
   D. MASTER CONTROL VALVE - BLUE w/ WHITE STRIPE / WHITE w/ BLUE STRIPE
   E. FLOW SENSOR - RED w/ W
33. ALL AUTOMATIC CONTRC
34. THE ENTIRE SPRINKLER … DING THE SETTLING OF BACKFILLED AREAS AND TRENCHES FOR A PERIOD OF ONE Y… ULTIES IN CONNECTION WITH THE SPRINKLER SYSTEM DEVELOP WITHIN THE SP… ERIAL AND/OR WORKMANSHIP, SAID DIFFICULTIES SHALL BE IMMEDIATELY CORRECTE…
35. THE CONTRACTOR SHAL… …LEN PARTS AT HIS/HER EXPENSE UNTIL THE WORK IS ACCEPTED IN WRITING B…
36. THE IRRIGATION SYSTEM… …WN ON THE IRRIGATION DRAWINGS AT EACH POINT OF CONNECTION. THE CONT… …F IT IS SUFFICIENT TO OPERATE SYSTEMS AS DESIGNED. REPORT ANY DIFFEREN… …ADING AT THE IRRIGATION POINT OF CONNECTION TO THE PROJECT /DESIGNER/LAN… …OF CONSTRUCTION, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR AN…
37. AFTER INSTALLATION OF… …N THE PRESENCE OF THE DESIGNER/LANDSCAPE ARCHITECT TO DETERMINE IF THE IR… …AND PERFORM ALL WORK REQUIRED TO CORRECT ANY INADEQUACIES OF COVE… …D ACTUAL FIELD CONDITIONS WERE NOT BROUGHT TO THE ATTENTION OF THE DESI…

APPROVED EXHIBIT "A"

THE CITY OF SAN DIEGO — Development Services Department

PROJECT NO. PRJ-1123371
APPROVAL NO(S). Site Development Permit No. PMT-3318269
APPROVED BY: Hearing Officer
ON: February 25, 2026

DEVELOPMENT SERVICES DEPARTMENT

DATE: 2/25/26 By: Robin MacCartee
Development Project Manager

IRRIGATION EQUIPMENT LEGEND

SYMBOL	MANUF.	MODEL NO.	DESCRIPTION	DETAILS	SHEET
RP	FEBCO NIBCO	825YA / 650A T-585-70	1-1/2" BACKFLOW PREVENTER ASSEMBLY - INSTALL R.P. BACKFLOW W/ LINE SIZE WYE STRAINER AND BALL VALVE (2 PIECE BODY FULL PORT-THREADED ON ENDS). ENTIRE ASSEMBLY INSTALLED IN PLANTING AREA (EXACT LOCATION TO BE DETERMINED ON SITE. FINAL LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT).	7	
MV	SUPERIOR	3100 SERIES	MASTER CONTROL VALVE ASSEMBLY (NORMALLY OPEN) - MATCH LINE SIZE	9	
FS	IRRITROL	FS-B-150 SERIES (1-1/2" BRASS)	(1-1/2") FLOW SENSOR ASSEMBLY (BRASS) INSTALL PER MANUFACTURERS RECOMMENDATIONS	10	
	-	-	-	-	
	CHAMPION	965 SERIES	(3/4") HOSE BIB (INTERGRAL VACUUM BREAKER) w/ KEY. LOCATIONS OF HOSE BIBS TO BE APPROVED BY LAND. ARCH.	6	
	RAIN BIRD NIBCO	PEB - REMOTE CONTROL VALVE T-585-70	REMOTE CONTROL VALVE ASSEMBLY W/ BALL VALVE - INSTALLED ON SUPPLY SIDE OF VALVE(MATCH LINE SIZE)- SIZE PER PLAN	3	
M	-	TO BE DETERMINED	DENOTES EXISTING WATER METER DEDICATED FOR IRRIGATION USE ONLY. EXACT SIZE & LOCATION TO BE DETERMINED ON SITE. CONTRACTOR TO COORDINATE CONNECTION TO SERVICE LINE WITH THE GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION.	11	
	RAIN BIRD	XCZ-100-PRB-COM SERIES	MEDIUM FLOW (DRIP) REMOTE CONTROL VALVE ASSEMBLY W/ QUICK CHECK BASKET FILTER - SIZE PER PLAN (MEDIUM FLOW VALVE WITH PRESSURE REGULATOR (40 P.S.I.) - (200 MESH) FILTER ASSEMBLY - (0.3 TO 20.0) GPM FLOW RANGE)	4, 5	
	NIBCO	T-113 SERIES W/ KEY	BRONZE GATE VALVE - NON-RISING STEM - MATCH LINE SIZE	8	
	RAIN BIRD	1812 SERIES POP-UP (FLUSH-OUT)	DRIP OPERATION INDICATOR AND FLUSH-OUT (RAIN BIRD 1812 POP-UP HEAD ASSEMBLY WITH RISER CAPPED)	15	
A	RAIN BIRD	ARV050 SERIES	AIR/VACUUM RELIEF VALVE INSTALLED INSIDE RAIN BIRD SEB-7XB EMITTER BOX (INSTALLED AT HIGHEST POINT IN DRIP SYSTEM)	16	
A	HUNTER - -	HCC-800-M SERIES w/ (5X) ICM-800 MODULES -	(48) STATION WEATHER-BASED SMART CONTROLLER (WI-FI ENABLED WITH WI-FI CONNECTION) SHALL BE INSTALLED IN PEDESTAL MOUNTED ENCLOSURE (ICC-PED-SS) WITH ON/ OFF SWITCH. CONTROL WIRE SHALL BE PAIGE ELECTRIC P7072D 14 AWG-UF DIRECT BURIAL UL APPROVED. INSTALLED IN A STEEL ELECTRICAL CONDUIT. USE OF MODEL DBR/Y-6 WIRE SPLICES, AS MANUFACTURED BY THE 3M COMPANY. 120V. INDEPENDENT ELECTRICAL SERVICE TO BE PROVIDED BY GENERAL CONTRACTOR TO CONTROLLER LOCATION. INSTALL WIFI-EXT-KIT FOR WEAK WI-FI CONNECTION	1	
R	HUNTER IND. -	WR-CLIK SERIES -	WIRELESS RAIN SENSOR ASSEMBLY INSTALLED ON EXTERIOR OF (CONTROLLER ENCLOSURE) INSTALLED AT A LOCATION WITH NO OVERHEAD OBSTRUCTIONS. CONTRACTOR TO COORDINATE INSTALLATION WITH THE GENERAL CONTRACTOR TO ENSURE NO CONFLICTS OCCUR WITH OTHER TRADES FINISH WORK ON SITE. FINAL LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT.	2	
NO SYMBOL	-	-	GENERAL TRENCHING DETAIL	20	
NO SYMBOL	-	-	TYPICAL VALVE BOX LAYOUT DETAIL	18, 19	
	MAIN LINE (PRESSURE SUPPLY) PIPE SCHEDULE 40 PVC FOR PIPE 2" AND SMALLER - BURY 18" BELOW FINISH GRADE - SIZE PER PLAN - REFER TO IRRIGATION INSTALLATION NOTE FOR ADDITIONAL INFORMATION			SPEC	
	NON-PRESSURE (LATERAL LINE) PIPE SCHEDULE 40 PVC - BURY 12" BELOW FINISH GRADE - SIZE PER PLAN - REFER TO IRRIGATION INSTALLATION NOTE FOR ADDITIONAL INFORMATION			SPEC	
	SLEEVE FOR PRESSURE OR NON-PRESSURE PIPE SCHEDULE 40 PVC - 2X DIAMETER OF PIPE BEING SLEEVED - SIZE PER PLAN - BURY 24" BELOW FINISH GRADE (ALL PRESSURE SUPPLY LINE SLEEVE SHALL BE ACCOMPANIED BY A 2" MINIMUM SLEEVE FOR WIRES (SCHEDULE 40 PVC)			SPEC	
	SLEEVE FOR LOW VOLTAGE WIRES/CABLES SCHEDULE 40 PVC - BURY 24" BELOW FINISH GRADE - SIZE PER PLAN (OR SIZE ACCORDINGLY, WITHOUT RESISTANCE WHEN PULLING WIRE(S)THROUGH SLEEVE)			SPEC	
	SLEEVE CROSSING NOTE: ALL PIPING AND WIRES CROSSING HARDSCAPE, PAVING, ETC. AREA SHALL BE INSTALLED IN SLEEVE (REFER TO SLEEVE NOTE ABOVE). PIPE AND WIRES TO BE INSTALLED IN SEPARATE SLEEVES. SLEEVES INSTALLED A MINIMUM OF (6") INTO PLANTING AREA.				

HYDROZONE LEGEND	
H	HIGH WATER USE PLANTS
M	MEDIUM WATER USE PLANTS
L	LOW WATER USE PLANTS

VALVE SEQUENCE — A00 | 1-1/2" — VALVE SIZE
FLOW (GPM) — 00 | 30 — OPER. PRESS.
PLANT FACTOR — L | D — IRR. TYPE
HYDRO. S.F. — 0000 | 0.00 — PRECIP. RATE
DRIP TUBING (FT.) — 0000 | 00 — NO. OF HEADS/ DRIP SPACING

PIPE SIZING LEGEND		SCH 40
PIPE SIZE		GPM
A	3/4"	1 - 4
B	1"	5 - 10
C	1-1/4"	11 - 15
D	1 1/2"	16 - 25
E	2"	26 - 35
F	2 1/2"	36 - 45
G	3"	46 - 60
H	4"	61 - 100

SLEEVE SIZING LEGEND	SCH 40 PVC
SLEEVE SIZE	PIPE SIZE
2"	1/2" TO 1"
3"	1 1/4" TO 1 1/2"
4"	2"
6"	2 1/2" TO 3"

LOW WATER
MEDIUM WATER
HIGH WATER
SLA WATER

SPRINKLER HEAD LEGEND

SYMBOL	MANUFACTURER	MODEL: BODY / NOZZLE	RADIUS	PRESS.	NOZZLE FLOW RATE	PRECIP.	DETAILS	SHEET
BUBBLER					GPM	IN/HR		
A	NETAFIM	TLHCVXR5-CS-12 (MIN. 2 RINGS PER TREE)		30	0.53 (PER EMITTER)	0.85	17	
2 3 4	RAIN BIRD	RWS-B-C-1402 SERIES		30	0.50	0.50	12	
●	RAIN BIRD	1804-SAM-PRS-1402	-	30	0.50	0.50	22	
TURF POP UP								
F 2T H 1T Q ⊗ Ⓥ Ⓘ	RAIN BIRD	1806-SAM-PRS-15 MPR	13'-15'	30	Q-0.92, H-1.85, F-3.70	1.83	21	
TURF POP UP								
F 2T H 1T Q			-	-	-	-	-	-
DRIP								
	NETAFIM	TLHCVXR5-CS-12	0.53 GPH EMITTER FLOW RATE WITH EMITTER SPACING AT 12" O.C. ROW SPACING TO BE 12"-16" ON CENTER - INSTALL PER MANUFACTURER RECOMMENDATION BURY 4" BELOW FINISH GRADE OR MULCH - SECURE TUBING W/ EPOXY COATED WIRE STAPLES (9" LONG - 5' ON CENTER)			13, 14		

DRIP NOTES:

A. SUB-SURFACE IN-LINE DRIP TUBING SHALL BE INSTALLED AT 16" MAXIMUM ROW SPACING, 4"-6" BELOW GRADE FOR SHRUB AREAS. INSTALL TUBING WITH TRIANGULAR SPACED EMITTER LAYOUT, ANCHOR TUBING WITH 6" GALVANIZED WIRE STAKES, MODEL # RAIN BIRD TDS-050 BEND, INSTALLED AT 5 FT. ON CENTER.

B. INSTALL PERIMETER TUBING MAXIMUM 6" FROM PERIMETER EDGE FOR GROUNDCOVER AREAS OR AT FIRST LINE OF SHRUBS. CONTRACTOR SHALL DETERMINE MINIMUM ROW SPACING IN THE FIELD AFTER REVIEW OF PLANT SPACING FOR EACH PLANTER. EACH AND EVERY SHRUB SHALL RECEIVE WATER FROM A MINIMUM OF TWO IN-LINE DRIP EMITTERS. AREAS OF TIGHTLY SPACED GROUNDCOVER OR SANDY SOILS WILL REQUIRE CLOSER ROW SPACING. FOR ANY SINGLE OR DOUBLE ROW TYPE PLANTINGS,INSTALL DRIP TUBING ON BOTH SIDES OF THE SHRUB ROW TO IRRIGATE SHRUBS ON EITHER SIDE. DUE TO SOIL STRATA DIFFERENCES AND POSSIBLE COMPACTION, CONTRACTOR SHALL FIELD VERIFY PRIOR TO STARTING WORK AND BEFORE BACKFILLING, THAT THE FINAL LAYOUT AND ROW SPACING WILL PROVIDE ADEQUATE WATER TO ALL PLANTS.

C. FOR SLOPE AREAS CONTRACTOR SHALL ALWAYS FOLLOW AND ROUTE IN-LINE TUBING PARALLEL TO GRADE. DIRECTIONAL LAYOUT AS SHOWN IN THE PLANS MAY NOT BE EXACTLY ACROSS SLOPE. DRIP HATCH PATTERN ANGLE SHOWN ON PLAN ARE DIAGRAMMATICAL ONLY. ALWAYS INSTALL DRIP LINES ACROSS SLOPE. INSTALL IN-LINE DRIP CHECK VALVE FOR DRIPLINE TUBING WITH 8' OR GREATER ELEVATION CHANGE MINIMUM ONE CHECK VALVE FOR EACH DRIP LINE IN SYSTEM TO PREVENT ANY LOW EMITTER DRAINAGE.

D. FOR ALL IN-LINE DRIP TUBING AREAS ON SLOPE THE CONTRACTOR SHALL BE HELD ACCOUNTABLE FOR CREATING A TRIANGULAR WETTING PATTERN ACROSS ANY SLOPE. OFFSET THE EMITTERS BY HALF THE EMITTER SPACING WHEN INSTALLING TUBING TO CREATE A TRIANGULAR WETTING PATTERN ACROSS THE SLOPE. DO NOT INSTALL TUBING WHERE THE EMITTERS ARE DIRECTLY IN LINE (PERPENDICULAR) WITH EACH OTHER.

E. TYPICAL, GRID LINE/HATCHING SHOWN ON PLANS OF DRIP TUBING SYSTEMS DOES NOT REPRESENT ACTUAL NUMBER OF DRIP TUBING LAYOUT/ROWS. EXACT LAYOUT/ROWS TO BE DETERMINED ON SITE. INSTALL DRIP TUBING PER MANUFACTURER RECOMMENDATION.

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LICENSED LANDSCAPE ARCHITECT — CHRISTOPHER PAUL SOSA — 5442 — Chris Sosa — EXPIRATION DATE — STATE OF CALIFORNIA

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7856 La Jolla Vista Drive
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MAY 07, 2024
AUG 16, 2024
FEB 07, 2025
APR 23, 2025
SDP Plan Check

IRRIGATION LEGENDS & NOTES PLAN

L5.1

1 | IRRIGATION LEGENDS AND NOTES

CONSTRUCTION NOTES

[1] TYPICAL - P.O.C. TO 1-1/2" (MIN.-CONTRACTOR TO VERIFY SIZE IN FIELD PRIOR TO START OF CONSTRUCTION) PRESSURE SERVICE LINE FROM DEDICATED IRRIGATION WATER METER (PROVIDED BY OTHERS). INSTALL IRRIGATION EQUIPMENT IN THE LOCATION SHOWN. OBTAIN FINAL APPROVAL OF LOCATION WITH THE CLIENT REPRESENTATIVE/PROJECT MANAGER PRIOR TO INSTALLATION. CONNECTION TO SERVICE LINE TO BE COORDINATED WITH THE GENERAL CONTRACTOR TO ENSURE SERVICE LINE PROVISIONS AND REQUIREMENTS HAVE BEEN PROVIDED. CONTRACTOR TO NOTIFY ARCHITECT OF ANY MAJOR DISCREPANCIES BETWEEN MINIMUM DESIGN CRITERIA AND ACTUAL FIELD READINGS. EXACT LOCATION AND ROUTING TO BE DETERMINED ON SITE.

[2] TYPICAL - DENOTES 1-1/2" DEDICATED IRRIGATION METER. COORDINATE CONNECTION TO SERVICE LINE STUB OUT ON SITE, PRIOR TO START OF CONSTRUCTION. REFER TO CONSTRUCTION NOTE NO. 1 (ABOVE) FOR ADDITIONAL INFORMATION. EXACT LOCATION TO BE DETERMINED ON SITE.

[3] TYPICAL - DENOTES 1-1/2" REDUCE PRESSURE BACKFLOW PREVENTION ASSEMBLY. INSTALL IRRIGATION EQUIPMENT AT LOCATION SHOWN (EXACT LOCATION TO BE DETERMINED ON SITE. OBTAIN FINAL APPROVAL OF LOCATION WITH THE CLIENT REPRESENTATIVE/PROJECT MANAGER/LANDSCAPE ARCHITECT PRIOR TO FINALIZING INSTALLATION.

[4] TYPICAL - DENOTES (NORMALLY OPEN) MASTER CONTROL VALVE (LINE SIZE) ASSEMBLY. INSTALL IRRIGATION EQUIPMENT IN THE LOCATION SHOWN. OBTAIN FINAL APPROVAL OF LOCATION WITH THE CLIENT REPRESENTATIVE/PROJECT MANAGER/LANDSCAPE ARCHITECT PRIOR TO FINALIZING INSTALLATION. CONTRACTOR TO INSTALL PER MANUFACTURER RECOMMENDATIONS. SUBMIT AS PART OF OVERALL TURN KEY ITEMS, IN ORDER FOR THE 90 DAY MAINTENANCE CONTRACT TO BEGIN.

[5] TYPICAL - DENOTES 1-1/2" FLOW SENSOR ASSEMBLY. INSTALL IRRIGATION EQUIPMENT IN THE LOCATION SHOWN. OBTAIN FINAL APPROVAL OF LOCATION WITH THE CLIENT REPRESENTATIVE/PROJECT MANAGER/LANDSCAPE ARCHITECT PRIOR TO FINALIZING INSTALLATION. CONTRACTOR TO INSTALL PER MANUFACTURER RECOMMENDATIONS. ASSEMBLY TO BE CALIBRATED TO (5%) ABOVE HIGHEST GPM VALVE ON SYSTEM AND TEST FOR HIGH FLOW SHUT OFF. CONTRACTOR TO PROVIDE WRITTEN PROOF OF CALIBRATION AND TESTING BY A MANUFACTURER REPRESENTATIVE AND SUBMIT AS PART OF OVERALL TURN KEY ITEMS, IN ORDER FOR THE 90 DAY MAINTENANCE CONTRACT TO BEGIN.

[6] TYPICAL - NEW (48 STATION) (WEATHER-BASED) AUTOMATIC CONTROLLER ASSEMBLY (WI-FI CAPABLE), PEDESTAL MOUNTED IN ENCLOSURE. CONTRACTOR TO VERIFY AND CONFIRM LOCATION SHOWN, OBTAIN FINAL APPROVAL OF CONTROLLER LOCATION WITH THE CLIENT REPRESENTATIVE/PROJECT MANAGER/LANDSCAPE ARCHITECT PRIOR TO FINALIZING INSTALLATION AND ENSURE ALL REQUIRED CONDUITS HAVE BEEN PROVIDED FOR MASTER VALVE/FLOW SENSOR, WEATHER/RAIN SENSOR, VALVE CONTROL WIRES, ETC. REQUIRED (120V.) INDEPENDENT ELECTRICAL SERVICE TO CONTROLLER TO BE PROVIDED BY OTHERS. NOTIFY ARCHITECT OF ANY DISCREPANCIES FOUND ON SITE.

[7] TYPICAL - DENOTES WEATHER/RAIN SENSOR WALL MOUNTED TO SIDE OF CONTROLLER ENCLOSURE WITH NO OVERHEAD OBSTRUCTIONS. CONTRACTOR TO COORDINATE INSTALLATION WITH THE GENERAL CONTRACTOR, PRIOR TO START OF CONSTRUCTION TO ENSURE PROPER INSTALLATION AND TO MINIMIZE OR AVOID ANY DAMAGE TO FINISH WORK OF OTHER TRADES ON SITE. WIRELESS SENSOR ASSEMBLY AND RECEIVER SHALL BE INSTALLED PER MANUFACTURER RECOMMENDATION. CONTRACTOR TO CONDUCT COMMUNICATION TEST IN ORDER TO ENSURE PROPER OPERATION OF RELATED COMPONENTS. NOTIFY ARCHITECT OF ANY DISCREPANCIES FOUND ON SITE.

[8] TYPICAL - (BRASS) GATE/SECTIONAL VALVE (LINE SIZE). EXACT LOCATION TO BE DETERMINED ON SITE.

[9] TYPICAL - ALL LINES AND EQUIPMENT SHOWN OUTSIDE OF PLANTING AREAS OR PROPERTY LINE ARE FOR GRAPHIC CLARITY PURPOSES ONLY. ALL LINES AND EQUIPMENT SHALL BE INSTALLED WITHIN PLANTING AREAS WHENEVER POSSIBLE AND WITHIN PROPERTY LINES AT ALL TIMES. EXACT ROUTING OF LINES AND LOCATION OF EQUIPMENT TO BE DETERMINED ON SITE. CONTRACTOR TO ENSURE AS-BUILT DIMENSIONS AND NOTATIONS BE KEPT CURRENT FOR ENTIRE DURATION OF CONSTRUCTION. CURRENT AS-BUILT PLANS SHALL BE AVAILABLE FOR ALL SITE REVIEWS AND SHALL BE KEPT ON SITE AT ALL TIMES.

[10] TYPICAL - DENOTES PRESSURE COMPENSATING IN-LINE EMITTER TUBING SYSTEMS. CONTRACTOR TO FOLLOW LAYOUT OF IN-LINE TUBING AS SHOWN, AS CLOSELY AS POSSIBLE. DEVIATIONS FROM ORIGINAL LAYOUT IS ACCEPTABLE IN ORDER TO ACHIEVE A MORE UNIFORM & ADEQUATE COVERAGE. INSTALL IRRIGATION EQUIPMENT IN THE LOCATION SHOWN. OBTAIN FINAL APPROVAL OF LOCATION WITH THE CLIENT REPRESENTATIVE PRIOR TO INSTALLATION. FINAL LAYOUT SHALL BE APPROVED BY LANDSCAPE ARCHITECT/IRRIGATION DESIGNER PRIOR TO FINAL BACKFILL OF TUBING. TUBING SPACING SHALL BE BETWEEN 12" O.C. (MIN.) TO 16" O.C. (MAX.) REFER TO PLANS FOR SPACING REQUIRED.

[11] TYPICAL - DENOTES DRIP TUBING SYSTEM OPERATION INDICATOR/MANUAL FLUSH-OUT ASSEMBLY. INSTALL ASSEMBLY AS SHOWN ON PLANS AND AT END RUN OF DRIP SYSTEMS. EXACT LOCATION TO BE DETERMINED ON SITE.

[12] TYPICAL - DENOTES PRESSURE COMPENSATING DRIP TUBING RINGS FOR TREES. EXACT LOCATION AND CONFIGURATION TO BE DETERMINED ON SITE. REFER TO DETAIL NO. 00 FOR TYPICAL LAYOUT.

[13] TYPICAL - DENOTES TREE BUBBLER HEAD (IN VENTED PIPE). EXACT LOCATION TO BE DETERMINED ON SITE. INSTALL ASSEMBLY PLUMB TO FINISH GRADE. BUBBLER TO BE INSTALLED ADJACENT TO ROOTBALL.

[14] TYPICAL - DENOTES 1-1/4" (MIN.) CONDUIT FROM CONTROLLER TO MASTER VALVE & FLOW SENSOR ASSEMBLY. EXACT ROUTING TO BE DETERMINED ON SITE.

[15] TYPICAL - DENOTES GRAVITY FED CISTERN TANK (5,000 GALLONS) PROVIDED UNDER CIVIL SECTION. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.

TREE WATERING SCHEDULE RECOMMENDATION

TREE TRUNK WIDTH SIZE	RECOMMENDED WATER VOLUME	WATERING FREQUENCY BASED ON SPECIES	MONTHS April to October	MONTHS November to March
Newly Planted (Less than 5")*	10 to 20 Gallons	Newly Planted Trees	Weekly	Bi-Weekly
Average Street Tree (16")*	160 Gallons	Minimal	Once or Twice a Month	None
Small (5" to 12")*	80 Gallons	Minimal	Once or Twice a Month	None
		Moderate	Twice to Three Times a Month	Once a Month
		High	Weekly	Once to Twice a Month
Medium (13" to 21")*	160 Gallons	Minimal	Once or Twice a Month	None
		Moderate	Twice to Three Times a Month	Once a Month
		High	Weekly	Once to Twice a Month
Large (22" to 30")*	260 Gallons	Minimal	Once or Twice a Month	None
		Moderate	Twice to Three Times a Month	Once a Month
		High	Weekly	Once to Twice a Month
Very Large (31" and Over)*	310 Gallons	Minimal	Once or Twice a Month	None
		Moderate	Twice to Three Times a Month	Once a Month
		High	Weekly	Once to Twice a Month

IRRIGATION AUDIT SCHEDULE:

LANDSCAPE IRRIGATION AUDIT SCHEDULES. A SCHEDULE OF LANDSCAPE IRRIGATION AUDITS OF AT LEAST EVERY FIVE YEARS MUST BE ESTABLISHED, FOR ALL BUT SINGLE-FAMILY RESIDENCES AND OTHER PROJECTS WITH A LANDSCAPE AREA LESS THAN 1 ACRE (0.405 HA.), AS REQUIRED IN CHAPTER 20.09 OF TITLE 20 (UTILITIES CODES) AN AUDIT SATISFYING THE FOLLOWING CONDITIONS SHALL BE SUBMITTED TO THE CITY/COUNTY AS PART OF THE LANDSCAPE DOCUMENTATION PACKAGE.

AT A MINIMUM, AUDITS SHALL BE IN ACCORDANCE WITH THE LATEST STATE OF CALIFORNIA LANDSCAPE WATER MANAGEMENT PROGRAM AS DESCRIBED IN THE LANDSCAPE IRRIGATION AUDITOR HANDBOOK, PREPARED FOR THE CALIFORNIA DEPARTMENT OF WATER RESOURCES, WATER CONSERVATION OFFICE, THE ENTIRE DOCUMENT, WHICH IS HEREBY INCORPORATED BY REFERENCE.

THE SCHEDULE SHALL PROVIDE FOR LANDSCAPE IRRIGATION AUDITS TO BE CONDUCTED BY A QUALIFIED INDIVIDUAL AS DETERMINED BY THE DIRECTOR AT LEAST ONCE EVERY FIVE YEARS IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 20, DIVISION 1 OF THE LOS ANGELES COUNTY CODE.

MAINTENANCE SCHEDULE:

MAINTENANCE SCHEDULES. A REGULAR MAINTENANCE SCHEDULE SATISFYING THE FOLLOWING CONDITIONS SHALL BE SUBMITTED AS PART OF THE LANDSCAPE DOCUMENTATION PACKAGE.

LANDSCAPE SHALL BE MAINTAINED TO ENSURE WATER EFFICIENCY. A REGULAR MAINTENANCE SCHEDULE SHALL INCLUDE, BUT NOT BE LIMITED TO, CHECKING, ADJUSTING AND REPAIRING IRRIGATION EQUIPMENT, RESETTING THE AUTOMATIC CONTROLLER, AERATING AND DE-THATCHING TURF AREAS, REPLENISHING MULCH, FERTILIZING, PRUNING AND WEEDING IN ALL LANDSCAPE AREAS.

WHENEVER POSSIBLE, REPAIR OF IRRIGATION EQUIPMENT SHALL BE DONE WITH THE ORIGINALLY SPECIFIED MATERIALS OR THEIR EQUIVALENTS.

A LANDSCAPE IRRIGATION AUDIT SCHEDULE AS REQUIRED IN CHAPTER 20.09 OF TITLE 20 MAY BE RECOMMENDED. THE MAXIMUM PERIOD BETWEEN AUDITS SHALL BE FIVE YEARS.

WATER AUDIT NOTE:

THE CONTRACTOR WILL CONDUCT AN IRRIGATION AUDIT USING A CERTIFIED IRRIGATION AUDITOR, AFTER THE FINAL FIELD OBSERVATION HAS BEEN COMPLETED AND ALL IRRIGATION COMPONENTS ARE INSTALLED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND THE IRRIGATION SYSTEM IS ACCEPTED BY THE PROJECT ARCHITECT FOR MAINTENANCE.

THE IRRIGATION AUDIT WILL BE CONDUCTED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

1. PLACE FLAGS AT EACH HEAD IN ZONE.
2. MEASURE SPACING AND MARK MID-POINTS BETWEEN HEADS.
3. PLACE WATER MEASURING RECEPTACLES.
4. TAKE READINGS OF WATER LEVEL IN RECEPTACLES AND RECORD RESULTS.
5. MEASURE HEAD PRESSURE IN EACH ZONE AND RECORD RESULTS.
6. AFTER COMPLETING ZONE ADVANCE TO NEXT ZONE AND REPEAT PROCEDURE.
7. SUBMIT THE RESULTS OF THE AUDIT TO THE PROJECT ARCHITECT.

THE IRRIGATION MAINTENANCE SCHEDULE TASKS LISTED BELOW ARE INTENDED AS MINIMUM STANDARDS AND MORE FREQUENT ATTENTION MAY BE REQUIRED DEPENDING ON THE PARTICULAR SITE CONDITION.

MAINTENANCE TASK:	FREQUENCY:
1. CONTROLLER CABINET - OPEN CABINET AND CLEAN OUT DEBRIS AND REPLACE BATTERY AS NECESSARY. CHECK WIRING AND REPAIR AS NEEDED AND CHECK CLOCK AND RESET, IF NECESSARY.	QUARTERLY
2. IRRIGATION SCHEDULE - ADJUST SCHEDULE FOR SEASONAL VARIATIONS AND OTHER CONDITIONS WHICH MAY AFFECT THE AMOUNT OF WATER NEEDED TO MAINTAIN PLANT HEALTH. ADJUST AS NECESSARY	MONTHLY
3. P.O.C. - VISUALLY INSPECT COMPONENTS FOR LEAKS, PRESSURE SETTINGS, SETTLEMENT OR OTHER DAMAGES AFFECTING THE OPERATION OF A COMPONENT. REPAIR AS NEEDED.	QUARTERLY
4. REMOTE CONTROL VALVES - ISOLATION VALVES AND QUICK COUPLER VALVES SHALL BE VISUALLY INSPECTED FOR LEAKS, SETTLEMENT, WIRE CONNECTIONS AND PRESSURE SETTINGS. REPAIR OR ADJUST AS NEEDED.	QUARTERLY
5. MAINLINES AND LATERAL LINES - VISUALLY INSPECT FOR LEAKS OR SETTLEMENT OF TRENCH.	QUARTERLY
6. SPRINKLERS - VISUALLY CHECK FOR ANY BROKEN MISALIGNED OR CLOGGED HEADS. HEADS WITH INCORRECT ARC, INADEQUATE COVERAGE OR OVER SPRAY AND LOW HEAD DRAINAGE, SHALL BE REPAIRED AND ADJUSTED AS NEEDED.	WEEKLY
7. FILTERS AND STRAINERS - VISUALLY CHECK FOR LEAKS AND BROKEN FITTINGS. CLEAN, REPAIR AND FLUSH SCREENS AS NEEDED.	MONTHLY

AUDIT SHALL BE IN ACCORDANCE WITH THE LATEST STATE OF CALIFORNIA LANDSCAPE WATER MANAGEMENT PROGRAM AS DESCRIBED IN THE LATEST LANDSCAPE IRRIGATION AUDITOR HANDBOOK. THE LANDSCAPE IRRIGATION AUDITS TO BE CONDUCTED BY A QUALIFIED INDIVIDUAL AND THE AUDIT SCHEDULE SHALL BE CONDUCTED AT LEAST ONCE EVERY FIVE YEARS IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 20, DIVISION 1 OF THE LOS ANGELES COUNTY CODE.

EXISTING LANDSCAPE NOTE

1. PROTECT ALL EXISTING LANDSCAPING. ANY EXISTING LANDSCAPING REMOVED OR DAMAGED SHALL BE PROPERLY REPLACED, INCLUDING SOD, AS DIRECTED BY THE LANDSCAPE ARCHITECT.
2. VERIFY THAT FENCING HAS BEEN PROVIDED AROUND EXISTING TREES, LOCATED AT THE DRIPLINE (LINE OF FURTHEST BRANCH OF TREE PLUS 3 FT.) NOTIFY LANDSCAPE ARCHITECT TO REVIEW AND APPROVE FINAL FENCING LOCATION AND PROPOSED IRRIGATION SYSTEM LAYOUT AND TRENCHING IN THE VICINITY OF EXISTING TREES TO BE RETAINED.
3. DO NOT EXCAVATE OR INSTALL IRRIGATION MATERIALS OR EQUIPMENT WITHIN THE DRIPLNE OF EXISTING TREES. DO NOT PERMIT SPRINKLER HEADS TO SPRAY ONTO OR WITHIN 5 FT. OF THE TRUNKS OF THE EXISTING TREES. USE ALL POSSIBLE CARE TO AVOID INJURY TO EXISTING TREES AND TREE ROOTS. EXCAVATE BY HAND IN AREAS WHERE (1) INCH AND LARGER ROOTS OCCUR. TUNNEL UNDER ALL ROOTS (1) INCH AND LARGER IN DIAMETER AND HEAVILY WRAP WITH BURLAP TO PREVENT SCARRING OR EXCESSIVE DRYING OF EXISTING ROOTS. LANDSCAPE ARCHITECT TO APPROVE ALL TRENCHING AND EXCAVATIONS PRIOR TO ACTUAL COMMENCMENT OF IRRIGATION INSTALLATION.
4. DO NOT USE DITCHING MACHINE WITHIN THE DRIPLINE OF EXISTING TREES. IN NO CASE SHALL MORE THAN TWO SIDES OF AN EXISTING TREE BE TRENCHED FOR IRRIGATION LINES. CONFIRM TRENCHING LOCATIONS AT EXISTING TREES WITH LANDSCAPE ARCHITECT. TO OBTAIN APPROVAL PRIOR TO TRENCHING. WHERE ROOTS ARE ENCOUNTERED OUTSIDE THE DRIPLINE, CONTRACTOR TO HAND TRIM THE WALL OF THE TRENCH ADJACENT TO THE TREE, MAKING CLEAN CUTS THROUGH. PAINT ROOTS (1) INCH AND LARGER IN DIAMETER WITH TWO COATS OF TREE SEAL OR EQUIVALENT OR PER LANDSCAPE ARCHITECT'S DIRECTIONS. CLOSE TRENCHES ADJACENT TO TREE WITHIN 24 HOURS. WHERE THIS IS NOT POSSIBLE, SHADE THE SIDE OF THE TRENCH ADJACENT TO THE EXISTING TREE WITH BURLAP OR CANVAS.

MONUMENT NOTE:

CONTRACTOR TO PROTECT AND PRESERVE IN PLACE ALL EXISTING SURVEY MONUMENTS, ANY MONUMENTS DISTURBED SHALL BE RESET BY A LICENSED LAND SURVEYOR AND THE APPROPRIATE CORNER RECORD MUST BE FILED WITH THE COUNTY OF LOS ANGELES

STATEMENTS AND CERTIFICATION REQUIREMENTS (TITLE 23)

1. I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.
2. THE FINAL SET OF LANDSCAPE AND IRRIGATION PLANS SHALL BEAR THE SIGNATURE OF A LICENSED LANDSCAPE ARCHITECT, LICENSED LANDSCAPE CONTRACTOR, CERTIFIED IRRIGATION DESIGNER, LICENSED ARCHITECT, LICENSED ENGINEER, LICENSED LAND SURVEYOR, OR PROPERTY OWNER.
3. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
4. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE SIGNER OF THE LANDSCAPE PLANS, THE SIGNER OF THE IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
5. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.
6. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
7. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.
8. UNLESS CONTRADICTED BY A SOILS TEST, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.
9. AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

IRRIGATION DECLARATIONS

1. PRIOR TO BACKFILLING OR COVERING UP THE UNDERGROUND IRRIGATION PIPE LATERALS, CONTACT LANDSCAPE ARCHITECT AND SCHEDULE A SITE REVIEW OF SYSTEM INSTALLATION.
2. AFTER IRRIGATION SYSTEM INSTALLATION IS COMPLETED INSTALLER SHALL TEST THE IRRIGATION SYSTEM TO VERIFY THAT IT MEETS THE APPROVED DESIGN AND SPECIFICATIONS.
3. AFTER IRRIGATION SYSTEM INSTALLATION IS COMPLETED INSTALLER MUST PROGRAM THE IRRIGATION CONTROLLER.
4. POST-INSTALLATION SOIL TEST RESULTS MUST BE SUBMITTED AT TIME OF FINAL SITE INSPECTION AND MUST CONTAIN THE FOLLOWING: PERCENTAGE (%) OF ORGANIC MATTER; SOIL TEXTURE; INFILTRATION RATE OR SOIL TEXTURE INFILTRATION RATE TABLE; pH; TOTAL SOLUBLE SALTS; SODIUM; AND RECOMMENDATIONS DETERMINED BY LABORATORY TEST." LANDSCAPES CONTAINED ENTIRELY IN PLANTERS OR CONTAINERS ARE EXEMPT FROM THIS REQUIREMENT.
5. A DETAILED IRRIGATION CONTROLLER MAP MUST BE INSTALLED INSIDE OR NEAR THE IRRIGATION CONTROLLER WITH A DESCRIPTION FOR EACH ZONE INCLUDING THE FOLLOWING AT A MINIMUM: PLANT MATERIAL, WATERING DEVICE, VALVE OR STATION NUMBER, RUN TIME FOR PEAK DEMAND MONTH AND PRECIPITATION RATE.
6. THE IRRIGATION SCHEDULE MUST BE POSTED INSIDE THE IRRIGATION CONTROLLER HOUSING UNIT BY THE INSTALLER.
7. THE IRRIGATION SYSTEM MUST COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS.
8. THE IRRIGATION DESIGNER OR LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER SHALL PERFORM ONE OR MORE SITE OBSERVATIONS DURING SYSTEM INSTALLATION TO CHECK FOR ADHERENCE TO THE DESIGN, INCLUDING THAT THE PROPER INSTALLATION OF THE BACKFLOW PREVENTION ASSEMBLY, MAIN LINE, LATERALS, VALVES, SPRINKLER HEADS, DRIP IRRIGATION EQUIPMENT, CONTROL WIRE, CONTROLLERS, AND SENSORS MEETS THE INTENT OF THE IRRIGATION DESIGN PLAN AS DESIGNED AND APPROVED.
9. AREAS LESS THAN TEN FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUB-SURFACE IRRIGATION OR OTHER MEANS THAT PRODUCE NO RUNOFF OR OVERSPRAY. OVERHEAD IRRIGATION SHALL NOT BE PERMITTED WITHIN 24 INCHES OF ANY NON-PERMEABLE SURFACE.
10. A SEPARATE LANDSCAPE WATER METER IS REQUIRED. THE METER SHALL BE INSTALLED IN COORDINATION WITH THE CITY OF SAN DIEGO LANDSCAPE AND IRRIGATION STANDARDS.

APPROVED EXHIBIT "A"

THE CITY OF SAN DIEGO — Development Services Department

PROJECT NO. PRJ-1123371

APPROVAL NO(S). Site Development Permit No. PMT-3318269

APPROVED BY: Hearing Officer

ON: February 25, 2026

DEVELOPMENT SERVICES DEPARTMENT

DATE: 2/25/26 By: Robin MacCartee

Development Project Manager

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REGD. LANDSCAPE ARCHITECT
CHRISTINE PAUL SOSA
OPERATION DATE
STATE OF CALIFORNIA

LA JOLLA RESIDENCE
7856 La Jolla Vista Drive
La Jolla, CA 92037

MAY 07, 2024
AUG 16, 2024
FEB 07, 2025
APR 23, 2025
SDP Plan Check

IRRIGATION GENERAL NOTES PLAN

L5.2

1 | IRRIGATION GENERAL NOTES

7856 LA JOLLA RESIDENCE: HYDROZONE MATRIX "A" CONTROLLER

AREA	SQ. FT.	% OF TOTAL LANDSCAPE AREA	PLANT TYPE	PLANTING FORM	HYDROZONE BASIS	IRRIGATION METHOD	DRIP LINE LENGTH	NO. OF EMITTERS	NO. OF HEADS	SUN EXPOSURE	IRRIGATION DEVICE MFGR / MODEL / NUMBER	ROW SPACING	ZONE PRESSURE	PREC/PITATION RATE	ZONE GPM	CONTROL STATION
1	474	1.54%	M	1G, 5G, 15G	PL, IR, SU	DRIP (IN-LINE)	356	356	N/A	2	NETAFIM TLHCVXR5-CS-12	16"	40	0.64	3.14	A1
2	189	0.62%	M	15G	PL, IR, SU	DRIP (IN-LINE)	189	189	N/A	2	NETAFIM TLHCVXR5-CS-12	12"	40	0.09	1.67	A2
3	619	2.02%	L	1G, 5G, 15G	PL, IR, SU	DRIP (IN-LINE)	464	464	N/A	2	NETAFIM TLHCVXR5-CS-12	16"	40	0.64	4.1	A3
4	63	0.21%	L	24"	PL, IR, SU	TREE BUBBLER	N/A	N/A	14	2	RAIN BIRD 1WS-B-C-1402		30	0.50	7	A4
5	781	2.54%	L	1G, 5G, 15G	PL, IR, SU	DRIP (IN-LINE)	586	586	N/A	2	NETAFIM TLHCVXR5-CS-12	16"	40	0.64	5.18	A5
6	1079	3.51%	M	1G, 5G, 15G	PL, IR, SU	DRIP (IN-LINE)	809	809	N/A	2	NETAFIM TLHCVXR5-CS-12	16"	40	0.64	7.15	A6
7	16	0.05%	L	48"	PL, IR, SU	TREE BUBBLER	N/A	N/A	4	2	RAIN BIRD 1WS-B-C-1402		30	0.50	2	A7
8	90	0.29%	L	24"	PL, IR, SU	TREE BUBBLER	N/A	N/A	20	2	RAIN BIRD 1WS-B-C-1402		30	0.50	10	A8
9	206	0.67%	M	15G	PL, IR, SU	DRIP (IN-LINE)	206	206	N/A	2	NETAFIM TLHCVXR5-CS-12	12"	40	0.95	1.82	A9
10	673	2.19%	L	1G, 5G, 15G	PL, IR, SU	DRIP (IN-LINE)	505	505	N/A	2	NETAFIM TLHCVXR5-CS-12	16"	40	0.64	4.46	A10
11	112	0.36%	H/SLA	1G	PL, IR, SU	DRIP (IN-LINE)	112	112	N/A	2	NETAFIM TLHCVXR5-CS-12	12"	40	0.85	0.99	A11
12	673	2.19%	M	1G, 5G, 15G	PL, IR, SU	DRIP (IN-LINE)	505	505	N/A	2	NETAFIM TLHCVXR5-CS-12	16"	40	0.64	4.46	A12
13	495	1.61%	L	1G, 5G, 15G	PL, IR, SU	DRIP (IN-LINE)	371	371	N/A	2	NETAFIM TLHCVXR5-CS-12	16"	40	0.64	3.28	A13
14	372	1.21%	M	1G, 5G, 15G	PL, IR, SU	DRIP (IN-LINE)	279	279	N/A	2	NETAFIM TLHCVXR5-CS-12	16"	40	0.64	2.46	A14
15	383	1.25%	M	1G, 5G, 15G	PL, IR, SU	DRIP (IN-LINE)	287	287	N/A	2	NETAFIM TLHCVXR5-CS-12	16"	40	0.64	2.54	A15
16	54	0.18%	H	EX.	PL, IR, SU	DRIP (IN-LINE)	60	60	N/A	2	NETAFIM TLHCVXR5-CS-12	12"	40	0.85	0.53	A16
17	492	1.60%	H	1G, 5G, 15G	PL, IR, SU	DRIP (IN-LINE)	369	369	N/A	2	NETAFIM TLHCVXR5-CS-12	16"	40	0.64	3.26	A17
18	317	1.03%	M	15G	PL, IR, SU	DRIP (IN-LINE)	317	317	N/A	2	NETAFIM TLHCVXR5-CS-12	12"	40	0.85	2.8	A18
19	36	0.12%	M	24"	PL, IR, SU	TREE BUBBLER	N/A	N/A	8	2	RAIN BIRD 1WS-B-C-1402		30	0.50	4	A19
20	1045	3.40%	M	1G, 5G, 15G	PL, IR, SU	DRIP (IN-LINE)	784	784	N/A	2	NETAFIM TLHCVXR5-CS-12	16"	40	0.64	6.93	A20
21	771	2.51%	L	1G, 5G, 15G	PL, IR, SU	DRIP (IN-LINE)	578	578	N/A	2	NETAFIM TLHCVXR5-CS-12	16"	40	0.64	5.11	A21
22	345	1.12%	M	15G	PL, IR, SU	DRIP (IN-LINE)	345	345	N/A	2	NETAFIM TLHCVXR5-CS-12	12"	40	0.85	3.05	A22
23	1791	5.83%	L	1G, 5G, 15G	PL, IR, SU	DRIP (IN-LINE)	1343	1343	N/A	2	NETAFIM TLHCVXR5-CS-12	16"	40	0.64	11.86	A23
24	957	3.12%	L	1G, 5G, 15G	PL, IR, SU	DRIP (IN-LINE)	718	718	N/A	2	NETAFIM TLHCVXR5-CS-12	16"	40	0.64	6.34	A24
25	90	0.29%	L	24"	PL, IR, SU	TREE BUBBLER	N/A	N/A	20	2	RAIN BIRD 1WS-B-C-1402		30	0.50	10	A25
26	706	2.30%	L	1G, 5G, 15G	PL, IR, SU	DRIP (IN-LINE)	530	530	N/A	2	NETAFIM TLHCVXR5-CS-12	16"	40	0.64	4.68	A26
27	373	1.21%	M	15G	PL, IR, SU	DRIP (IN-LINE)	373	373	N/A	2	NETAFIM TLHCVXR5-CS-12	12"	40	0.85	3.29	A27
28	1176	3.83%	L	1G, 5G, 15G	PL, IR, SU	DRIP (IN-LINE)	882	882	N/A	2	NETAFIM TLHCVXR5-CS-12	16"	40	0.64	7.79	A28
29	989	3.22%	L	1G, 5G, 15G	PL, IR, SU	DRIP (IN-LINE)	742	742	N/A	2	NETAFIM TLHCVXR5-CS-12	16"	40	0.64	6.55	A29
30	1205	3.92%	M	1G, 5G, 15G	PL, IR, SU	DRIP (IN-LINE)	904	904	N/A	2	NETAFIM TLHCVXR5-CS-12	16"	40	0.64	7.99	A30
31	932	3.04%	H	SOD	PL, IR, SU	SPRAY	N/A	N/A	11	2	RAIN BIRD 1806-SAM-PRS-MPR		30	1.83	21.3	A31
32	860	2.80%	H	SOD	PL, IR, SU	SPRAY	N/A	N/A	9	2	RAIN BIRD 1806-SAM-PRS-MPR		30	1.83	18.5	A32
33	917	2.99%	M	1G, 5G, 15G	PL, IR, SU	DRIP (IN-LINE)	688	688	N/A	2	NETAFIM TLHCVXR5-CS-12	16"	40	0.64	6.08	A33
34	1801	5.87%	M	1G, 5G, 15G	PL, IR, SU	DRIP (IN-LINE)	1351	1351	N/A	2	NETAFIM TLHCVXR5-CS-12	16"	40	0.64	11.93	A34
35	936	3.05%	L	1G, 5G, 15G	PL, IR, SU	DRIP (IN-LINE)	702	702	N/A	2	NETAFIM TLHCVXR5-CS-12	16"	40	0.64	6.2	A35
36	441	1.44%	L	1G, 5G, 15G	PL, IR, SU	DRIP (IN-LINE)	331	331	N/A	2	NETAFIM TLHCVXR5-CS-12	16"	40	0.64	2.92	A36
37	310	1.01%	M	15G	PL, IR, SU	DRIP (IN-LINE)	310	310	N/A	2	NETAFIM TLHCVXR5-CS-12	12"	40	0.85	2.74	A37
38	1029	3.35%	L	1G, 5G, 15G	PL, IR, SU	DRIP (IN-LINE)	772	772	N/A	2	NETAFIM TLHCVXR5-CS-12	16"	40	0.64	6.82	A38
39	1537	5.01%	M	1G, 5G, 15G	PL, IR, SU	DRIP (IN-LINE)	1153	1153	N/A	2	NETAFIM TLHCVXR5-CS-12	16"	40	0.64	10.2	A39
40	1184	3.86%	L	1G, 5G, 15G	PL, IR, SU	DRIP (IN-LINE)	888	888	N/A	2	NETAFIM TLHCVXR5-CS-12	16"	40	0.64	7.84	A40
41	1266	4.12%	M	1G, 5G, 15G	PL, IR, SU	DRIP (IN-LINE)	950	950	N/A	2	NETAFIM TLHCVXR5-CS-12	16"	40	0.64	8.39	A41
42	18	0.06%	L	48"	PL, IR, SU	TREE BUBBLER	N/A	N/A	8	2	RAIN BIRD 1WS-B-C-1402		30	0.50	4	A42
43	27	0.09%	M	24"	PL, IR, SU	TREE BUBBLER	N/A	N/A	6	2	RAIN BIRD 1WS-B-C-1402		30	0.50	3	A43
44	440	1.43%	L	1G, 5G, 15G	PL, IR, SU	DRIP (IN-LINE)	330	330	N/A	2	NETAFIM TLHCVXR5-CS-12	16"	40	0.64	2.92	A44
45	310	1.01%	M	15G	PL, IR, SU	DRIP (IN-LINE)	310	310	N/A	2	NETAFIM TLHCVXR5-CS-12	12"	40	0.85	2.74	A45
46	879	2.86%	M	1G, 5G, 15G	PL, IR, SU	DRIP (IN-LINE)	659	659	N/A	2	NETAFIM TLHCVXR5-CS-12	16"	40	0.64	5.82	A46
47	16	0.05%	M	5G	PL, IR, SU	SHRUB BUBBLER	N/A	N/A	4	2	RAIN BIRD 1884-SAM-PRS-1402		30	0.50	2	A47
48	16	0.05%	M	5G	PL, IR, SU	SHRUB BUBBLER	N/A	N/A	4	2	RAIN BIRD 1884-SAM-PRS-1402		30	0.50	2	A48
POOL	1212	3.95%	H													POOL
		0.00%														
		0.00%														
TOTALS	30703	100.00%					21058	21058	108						269.83	

PLANT TYPE:		PLANTING FORM:		HYDROZONE BASIS:		IRRIGATION METHOD:		HYDROZONE EXPOSURE
CODE	WUCOLS CATEGORY OF WATER NEEDS							
T	TURF	SE	SEED	PL	PLANT TYPE	D	DRIP	1 SUN ALL DAY
H	HIGH	SO	SOD	IR	IRRIGATION METHOD	S	SPRAY	2 SUN MOST OF THE DAY
M	MEDIUM	F	FLAT	SU	SUN EXPOSURE	L	LARGE ROTOR	3 SHADE MOST OF THE DAY
LVL	LOW, VERY LOW	P	PLUG	SO	SOIL TYPE	FL/B	FLOOD BUBBLER	4 SHADE ALL DAY
O	OTHER	Q	QUART (4" POT)	SL	SLOPE	TR/B	TREE BUBBLER	
		1G	1 GALLON	O	OTHER	M	MICROSPRAY	
		5G	5 GALLON			O	OTHER-MP ROTATOR	
		15G	15 GALLON					
		24	24" BOX					
		36	36" BOX					
		48	48" BOX					
		ET	EXISTING TREE					

INLINE DRIP EMITTER CHART FOR GRID PATTERN AND PRECIPITATION RATES				
EMITTER GPH	EMITTER SPACING	ROW SPACING		
		12" O.C.	16" O.C.	18" O.C.
0.53 GPH (PER EMITTER)	12" O.C.	.85 PR	.64 PR	.57 PR
INLINE TUBING (GRID PATTERN) PRECIPITATION RATE FORMULA: PR=(231.1 x EMITTER FLOW RATE / (EMITTER SPACING x ROW SPACING)				

APPROVED EXHIBIT "A"

THE CITY OF SAN DIEGO · Development Services Department

PROJECT NO. PRJ-1123371

APPROVAL NO(S). Site Development Permit No. PMT-3318269

APPROVED BY: Hearing Officer

ON: February 25, 2026

DEVELOPMENT SERVICES DEPARTMENT

DATE: 2/25/26 By: Robin MacCartee

Development Project Manager

WATER EFFICIENT LANDSCAPE WORKSHEET

PROJECT NAME: La Jolla Residence

PROJECT ADDRESS: 7856 La Jolla Vista Drive, La Jolla, California 92037

REFERENCE EVAPOTRANSPIRATION (ETo)			46.5	IN./YR.	RESIDENTIAL PROJECT?		Yes
HYDROZONE # /PLANTING DISCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (SQ. FT.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREAS							
1. LOW WATER USE PLANTS	0.30	DRIP	81%	0.40	13,265.00	4,913.00	141,641.00
2. MODERATE WATER USE PLANTS	0.40	DRIP	81%	0.50	13,776.00	6,803.00	196,129.00
3. HIGH WATER USE	0.80	DRIP	81%	1.00	546.00	539.00	15,547.00
4. HIGH WATER USE	0.80	SPRAY	75%	1.10	1,792.00	1,911.00	55,108.00
5. WATER FEATURE/ POOL	0.90			1.00	1,212.00	1,212.00	34,942
				TOTALS	(A) 30,591.00	(B) 15,379.00	443,367.00
SPECIAL LANDSCAPE AREAS							
VEGETABLE				1	112	112	3,229.00
				1			
				1			
				TOTALS	(C) 112.00	(D) 112.00	3,229.00
						ESTIMATED TOTAL WATER USE (ETWU) TOTAL:	446,595.00
						MAXIMUM ALLOWED WATER ALLOWANCE (MAWA):	488,295.00

a) HYDROZONE # / PLANTING DESCRIPTION	b) IRRIGATION METHOD	c) IRRIGATION EFFICIENCY
e.g.	*Overhead spray of*	*0.75 for Spray*
1.) Front Lawn	*Drip*	*0.81 for Drip*
2.) Low Water Use Planting		
3.) Medium Water Use Plantings		

d) MAWA (Annual Gallons Allowed) = *ETo x 0.62 x [ETAF x LA) + ((1 - ETAF x SLA)] Where 0.62 is a conversion factor that convert acre-inches/acre/year to gallons/square foot/year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is 0.55 for residential projects and 0.45 for non-residential projects*

e) ETWU (ANNUAL GALLONS REQUIRED) = *ETo x 0.62 x ETAF x Area*
Where 0.62 is a conversion factor that converts acre-inches/acre/year to gallons/square foot/year.

Evapotranspiration Adjustment Factor (ETAF) Calculations

Average ETAF for Regular Landscape Areas must be (0.55) or below for residential areas, and (0.45) or below for non-residential areas

This residential project complies with the WELO and its average ETAF is Less than 0.55

Regular Landscape Areas		*All Landscape Areas*	
Total ETAF x Area	(B) 15,379.00	*Total ETAF x Area*	(B + D) 15,491.00
Total Area	(A) 30,591.00	*Total Area*	(A + C) 30,703.00
Average ETAF	(B / A) 0.50	***Average ETAF***	(B + D) / (A + C) 0.50

Roque' Irrigation Consultants, LLC
5873 S. Orlando Avenue
Los Angeles, California 90056-1632

POINT OF CONNECTION DESIGNATION: A		
NAME OF WATER PURVEYOR: SAN DIEGO PUBLIC UTILITIES		
CONTACT NAME: KEITH		
PHONE: (619) 936-3288		
SIZE OF WATER METER: 1-1/2" (TO BE VERIFIED)		
SIZE OF SERVICE LINE: 1-1/2" (TO BE VERIFIED)		
STATIC WATER PRESSURE: 95 P.S.I.		
DESIGN WATER PRESSURE: 78 P.S.I.		
DESIGNED HIGHEST GPM/GPH FLOW: 21.3 G.P.M. (A31)		
WORST CASE PRESSURE LOSS CHART		
CONTROLLER/STATION: A20		
POC ELEV:		
GPM: 6.93		
PSI AT POC: 95 P.S.I.		
1-1/2" WATER METER (SUB-METER)	*1.50*	PSI
1-1/2" BACKFLOW PREVENTER	*13.00*	PSI
2" MASTER VALVE	*1.50*	PSI
1-1/2" FLOW SENSOR	*1.50*	PSI
155 LF OF 2" PVC SCH-40 MAINLINE (0.06)	*0.50*	PSI
185 LF OF 1-1/2" PVC SCH-40 MAINLINE (0.21)	*0.50*	PSI
0 LF OF 1-1/4" PVC SCH-40 MAINLINE	*0.00*	PSI
0 LF OF 1" PVC SCH-40 MAINLINE	*0.00*	PSI
FITTINGS (20% MAINLINE LOSS)	*1.00*	PSI
1" REMOTE CONTROL VALVE	*3.80*	PSI
LATERAL LINE LOSSES (FIXED)	*8.00*	PSI
ELEVATION CHANGE FROM POC TO HIGHEST OUTLET (+/- FT.)	*4.00*	PSI
SPRINKLER DESIGN OPERATING PRESSURE	*40.00*	PSI
#1 TOTAL SYSTEM LOSSES:	*75.30*	PSI
SUMMARY:		
#2 AVAILABLE STATIC PRESSURE AT POC:	*95.00*	PSI
#3 REQUIRED SYSTEM MINIMUM PRESSURE: #1	*75.30*	PSI
#4 RESIDUAL PRESSURE: #2 - #3	*19.70*	PSI
IF PRESSURE AT POC IS TOO HIGH, ADD THE FOLLOWING:	*0.00*	
#5 ADJUST PRESSURE REGULATOR AT POC TO: #1 + 25%	*0.00*	PSI
RESIDUAL FROM ADJUSTED PRESSURE: #5 - #3	*-75.30*	PSI
IF PRESSURE AT POC IS TOO LOW, ADD THE FOLLOWING:		
#5 TOTAL BOOSTED PSI REQ'D AT PUMP: #3 + 25%	*0.00*	PSI
RESIDUAL PRESSURE: #5 - #3	*-75.30*	PSI
PUMP BOOST REQUIRED: #5 - #2	*-95.00*	PSI

Roque Irrigation Consultants, LLC
5873 S. Orlando Avenue - L.A. - CA. 90056-1632
Ph: 310 . 923 . 1885
E-mail: iroque@roque-irrigation.com

8581 Santa Monica Blvd. #205
West Hollywood, CA 90069
p: 415.310.5770
chris@chrissosa.com
california lic. #5442
www.chrissosa.com
chris sosa landscape architecture

LICENSED LANDSCAPE ARCHITECT CHRISTOPHER PAUL SOSA 5442 10.31.25 renewal date STATE OF CALIFORNIA

LA JOLLA RESIDENCE
7856 La Jolla Vista Drive
La Jolla, CA 92037

MAY 07, 2024
AUG 16, 2024
FEB 07, 2025
APR 23, 2025
SDP Plan Check

MWELO CALCS PLAN

L5.3



LOW WATER	13,265 S.F.
MEDIUM WATER	13,776 S.F.
HIGH WATER	2,338 S.F.
SLA/ HIGH	112 S.F.
WATER FEATURE	1,212 S.F.

NORTH

SCALE: 3/32" = 1'-0"

0' 5' 10' 20' 30'

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Development Project Manager

Roque Irrigation Consultants, LLC
3873 S. Orlando Avenue - L.A. - CA. 90056-1632
Ph: 310 . 923 . 1883
E-mail: iroque@roque-irrigation.com

1 IRRIGATION HYDROZONE AREAS

Scale: 3/32" = 1'-0"

8581 Santa Monica Blvd., #255
West Hollywood, CA 90069
p: 415.313.5170
chris@chrissosa.com
www.chrissosa.com
california lic. #5442

chris sosa
landscape architecture

REED LANDSCAPE ARCHITECT
SOPHIE PAU SOSA
Chris Sosa
EXPIRATION DATE
STATE OF CALIFORNIA

LA JOLLA RESIDENCE
7856 La Jolla Vista Drive
La Jolla, CA 92037

MAY 07, 2024
AUG 16, 2024
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SDP Plan Check

IRRIGATION HYDROZONE AREAS PLAN

L5.4

GENERAL NOTES

1. SCOPE. THE WORK OF THIS SECTION INCLUDES ALL MECHANICAL WORK AND EQUIPMENT NEEDED FOR A COMPLETE AND PROPER INSTALLATION AND OPERATION. WORK INDICATED ON DRAWINGS BUT NOT MENTIONED IN THE SPECIFICATIONS, OR VICE VERSA, SHALL BE PERFORMED THE SAME AS IF SPECIFICALLY MENTIONED OR INDICATED IN BOTH. ANY SUPPLEMENTARY LABOR OR MATERIALS REQUIRED FOR A COMPLETE, APPROVED, AND PROPERLY OPERATING INSTALLATION SHALL BE FURNISHED WHETHER OR NOT INDICATED AND SPECIFIED WITHOUT COST TO THE OWNER.
2. THE HVAC CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACQUISITION AND PAYMENT FOR ALL PERMITS, INSPECTIONS AND RELATED FEES FOR THIS INSTALLATION. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CITY, COUNTY, STATE AND FEDERAL CODES. ALL MATERIAL DEVICES AND EQUIPMENT SHALL BE LOCAL CITY APPROVED FOR SUCH INSTALLATION. THE USE OF THOSE MANUFACTURED DEVICES LISTED IN SECTION 2-5301(G) CEC TITLE 24 ENERGY CODE SHALL BE LIMITED TO ONLY THOSE THAT HAVE BEEN CERTIFIED TO THE CALIFORNIA ENERGY COMMISSION, CITY, AND STATE. ALL WORKS TO COMPLY WITH 2022 CMC, 2022 CALIFORNIA EFFICIENCY STANDARDS, 2022 CALIF. GREEN BUILDING STANDARDS AND ANY CITY AMENDMENTS TO THE CODES.
3. THE INSTALLATION SHALL COMPLY WITH ALL OF THE LATEST APPLICABLE ORDINANCES, REGULATIONS AND CODES OF ALL AGENCIES HAVING JURISDICTION, INCLUDING THE 2022 CALIFORNIA MECHANICAL CODE, AND LOCAL BUILDING AND SAFETY DEPARTMENT AND ALL OTHER AUTHORITIES HAVING JURISDICTION.
   A. NOTHING IN THESE DRAWINGS AND SPECIFICATIONS IS TO BE CONSTRUED TO PERMIT WORK IN VIOLATION THEREOF.
   B. NO EXTRAS WILL BE PAID FOR FURNISHING ITEMS REQUIRED BY THE CODES, BUT NOT SPECIFIED OR SHOWN ON THE DRAWINGS.
   C. RULINGS AND INTERPRETATIONS OF THE ENFORCING AGENCIES SHALL BE CONSIDERED AS PART OF THE CODE.
4. CONTRACTOR SHALL BECOME FAMILIAR WITH ALL CONDITIONS PRIOR TO SUBMITTING BID PROPOSAL AND VERIFY SCOPE OF WORK REQUIRED.
5. COORDINATE ALL WORK WITH OTHER TRADES. MAINTAIN PROPER CLEARANCES AND HEADROOM AT EQUIPMENT AND ETC. FOR INSPECTION AND SERVICE.
6. ALL MATERIALS AND EQUIPMENT PROVIDED SHALL BE NEW.
7. GUARANTEE:
   A. ALL MATERIALS, DEVICES AND EQUIPMENT PROVIDED AND/OR INSTALLED UNDER THIS DIVISION OF SPECIFICATIONS SHALL BE NEW AND GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL COMPLETION OF THE WORK, OR LONGER, WHERE SPECIFIED HEREIN. SHOULD ANY TROUBLE DEVELOP DURING THIS PERIOD DUE TO DEFECTIVE MATERIALS OR FAULTY WORKMANSHIP, THE CONTRACTOR SHALL FURNISH ALL NECESSARY LABOR AND MATERIALS TO CORRECT THE TROUBLE WITHOUT ANY COST TO THE OWNER. ANY DEFECTIVE MATERIALS OR INFERIOR WORKMANSHIP NOTICED AT THE TIME OF INSTALLATION AND/OR DURING THE GUARANTEE PERIOD SHALL BE CORRECTED IMMEDIATELY TO THE ENTIRE SATISFACTION OF THE OWNER AND THE ARCHITECT.
   B. HVAC CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND THE SUCCESSFUL AND SATISFACTORY OPERATION OF ALL SYSTEM AND APPARATUS INSTALLED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE, WITHOUT COST TO THE OWNER.
8. CONTRACTOR SHALL FORWARD THE NUMBER OF SUBMITTAL COPIES REQUIRED BY SPECIFICATION TO THE OWNER'S REPRESENTATIVE FOR APPROVALS AS FOLLOWS:
   A. MANUFACTURER'S DATA: FOR EACH MANUFACTURED ITEM, DESCRIPTIVE LITERATURE CATALOG MODEL NO., AND ALL OTHER INFORMATION NECESSARY TO ESTABLISH CONTRACT COMPLIANCE.
   B. SHOP DRAWINGS FOR INSTALLATION OF EQUIPMENT, DUCTWORK AND PIPING.
9. THE CONTRACTOR SHALL MAINTAIN "RECORD" REPRODUCIBLE DRAWINGS OF ALL WORK, AS THE JOB PROGRESSES. A SEPARATE SET OF DRAWINGS FOR THIS PURPOSE ONLY SHALL BE KEPT AT THE JOB SITE AT ALL TIMES AND IT SHALL BE REQUIRED THAT THESE TO BE KEPT UP TO DATE.
10. THE HVAC CONTRACTOR SHALL TEST, ADJUST AND PLACE IN PROPER OPERATION ALL SYSTEMS INTALLED UNDER THE WORK OF THIS SECTION.
11. PROVIDE A WRITTEN REPORT ON SYSTEM OPERATION, SETTING AND CONDITION OF ALL EQUIPMENT.
12. WHEN ALL REQUIRED PORTIONS OF THE WORK HAVE BEEN COMPLETED, AND AT A TIME DESIGNATED BY THE OWNER, THOROUGHLY DEMONSTRATE TO THE OWNER'S MAINTENANCE PERSONNEL THE OPERATION AND MAINTENANCE OF ALL ITEMS INSTALLED UNDER THE WORK OF THIS SECTION.
13. THE CONTRACTOR SHALL PROVIDE THE NUMBER OF SUBMITTAL COPIES REQUIRED BY SPECIFICATION TO BUILDING OWNER. PROVIDE COPIES OF SYSTEM EQUIPMENT CONTROL DIAGRAMS, REPORTS, MAINTENANCE AND OPERATING BROCHURES KEYED TO UNIT LABELING, WITH SERVICE INSTRUCTION AND PARTS LIST.
14. THE GENERAL CONTRACTOR SHALL PROCURE THE SERVICES OF AN INDEPENDENT AIR BALANCE AND TESTING AGENCY (THE HVAC CONTRACTOR RESPONSIBLE FOR THE INSTALLATION MAY NOT PERFORM THE AIR BALANCE) TO PERFORM TOTAL BALANCING. THE AIR BALANCE CONTRACTOR SHALL BE CERTIFIED BY THE ASSOCIATED AIR BALANCE COUNCIL (AABC). THIS WORK SHALL CONFORM TO AABC SPECIFICATIONS REFERRED TO IN CHAPTERS 17 THROUGH 26 OF AABC NATIONAL STANDARD.
15. PERMANENT ACCESS TO ALL ROOF MOUNTED EQUIPMENT SHALL BE PROVIDED.
16. DUCTWORK:
   A. ALL DUCTWORK, EXCEPT AS NOTED SHALL BE GALVANIZED STEEL AND SHALL BE CONSTRUCTED, INSTALLED, SEALED AND INSULATED AS PROVIDED IN CHAPTER 6 OF THE UNIFORM MECHANICAL CODE/2019 CALIFORNIA MECHANICAL CODE AND C.E.C.
   B. SEAL ALL JOINTS DURING INSTALLATION WITH DURO DYNE S-2 SEALER/FIBERGLASS SYSTEM OR HARDCAST (DUCT TAPE IS NOT ACCEPTABLE).
   C. DUCT RUNS ARE SCHEMATIC IN THAT THEY DO NOT SHOW ALL OFFSETS AND SPECIAL FITTINGS REQUIRED FOR A COMPLETE INSTALLATION. EXACT LOCATIONS, OFFSETS AND AVAILABLE SPACE ARE TO BE CHECKED AND DETERMINED IN THE FIELD. CHANGES IN SIZE, REQUIRED TO MEET FIELD CONDITIONS, SHALL BE MADE USING THE EQUAL FRICTION METHOD.
   D. ALL DUCTWORK SHALL BE CONSTRUCTED, ERECTED, BRACED, SUPPORTED AND TESTED IN ACCORDANCE WITH LATEST STANDARDS ADOPTED BY "SMACNA" AND SHALL COMPLY WITH THE STATE OF CALIFORNIA ENERGY CONSERVATION STANDARDS, AND CMC CHAPTER 6.
   E. PROVIDE SHEET METAL FLASHING FOR DUCTS AND PIPES PASSING THROUGH ROOFS AND/OR OUTSIDES WALLS AND HOT MOP AND/OR SEAL AS REQUIRED FOR A WATER AND WEATHER TIGHT INSTALLATION.
   F. ALL BRANCH DUCT RUNS ARE TO HAVE VOLUME CONTROL DAMPERS WITH LOCKING QUADRANTS AND SHAFT BEARINGS, FOR BALANCING.
   G. ALL DUCT CONNECTIONS BETWEEN SUPPLY DIFFUSERS AND SUPPLY BRANCH DUCTS AND BETWEEN RETURN GRILLES AND RETURN BRANCH DUCTS SHALL BE MADE WITH LOW PRESSURE ACOUSTICAL FACTORY PRE-INSULATED FLEXIBLE DUCT UNLESS SHOWN OTHERWISE. FLEXIBLE DUCT CAN BE UTILIZE WHERE ROUND DUCT ARE SPECIFIED. FLEXIBLE DUCTS SHALL BE CASCO "L-181M (R-6.0). FLEXIBLE DUCTS SHALL BE SUPPORTED AT OR NEAR MID LENGTH WITH 2" WIDE 28 GA. STEEL HANGER COLLAR ATTACHED TO THE STRUCTURE WITH AN APPROVED DUCT HANGER. INSTALLATION SHALL MINIMIZE SHARP RADIUS TURNS OR OFFSETS. THE MAXIMUM LENGTH WILL BE FIVE FEET AND CAN BE USED AT THE TERMINAL ENDS ONLY UNLESS APPROVED OTHERWISE BY ENGINEER
   H. DUCT INSULATION:
      a. ALL SUPPLY AND RETURN DUCTS SHALL BE INSULATED.
      b. ALL SUPPLY AND RETURN DUCTS EXPOSED TO WEATHER (LOCATED ON ROOF OR EXTERIOR OF THE BUILDING) SHALL BE LINED WITH 2" 1.5 lb. DENSITY FIBER GLASS WITH VINYL FACE TO AIR SIDE WITH MINIMUM INSULATION VALUE OF R-8. ALL WEATHER EXPOSED DUCTS, EQUIPMENT, AND DEVICES SHALL BE COMPLETELY WEATHERPROOFED.
      c. IN UNCONDITIONED SPACES SUCH AS ATTICS, WHERE ATTIC INSULATION IS AT THE CEILING, ETC. SHALL BE INSULATED WITH 2" MIN. R-8 VALUE.
      d. ALL CONCEALED (SUCH AS ABOVE THE CEILING, INSIDE THE SOFFIT AND IN ATTICS WHERE ROOF INSULATION IS INSTALLED AT THE ROOF), SUPPLY AND RETURN AIR DUCTS EXCEPT WHERE LINED DUCT ARE SPECIFIED SHALL BE INSULATED WITH 1 lb. FIBERGLASS BATT INSULATION 1.5 INCH. ON RETURN, 2" ON SUPPLY WITH ALUMINUM FOIL FACING WIRED IN PLACE AT 18" ON CENTER MAXIMUM. THE INSULATION VALUE SHALL BE MINIMUM OF R-8.
      e. EXPOSED SUPPLY AND RETURN DUCTS INSIDE CONDITIONED SPACE, EXCEPT WHERE NOTED DOES NOT REQUIRED TO BE INSULATED.
      f. DUCT LININGS, FLEXIBLE VIBRATION-ISOLATION CONNECTORS, DUCT CONNECTORS AND DUCT TAPE TO BE APPROVED MATERIAL. INSULATION AND DUCTWORK TO BE APPROVED BEFORE COVERING WITH INSULATION.
      g. THE SUPPLY AND RETURN DUCTWORK LOCATED WITHIN 10 FEET FROM EQUIPMENT SHALL BE ACOUSTICALLY LINED WITH 1-1/2" OF ACOUSTICAL LINING, R-6.0 MINIMUM.
17. ALL NEW DUCT WORK DIMENSIC
18. ALL DUCT INSULATION SHALL M
    FHC 25/50, "R" VALUE OF INSULA
    HAVE BEEN CERTIFIED TO THE
    SECTION 1103.
19. FIRE DAMPERS AND COMBINATI
    CODE, STATE AND LOCAL FIRE
    LISTED AND APPROVED BY STA
    FOR INSPECTION AND SERVICE.
20. ALL CONCEALED SPACES USEC
    CONTAIN NO COMBUSTIBLE (INC
21. ALL CONNECTION BETWEEN
    FLEX-CONNECTIONS (LA COUN
    FANS AND EQUIPMENT FROM
    RESTRAINTS FOR ALL UNITS AS
22. ALL TRANSVERSE JOINTS ON A
    OCCUPIED AREAS SHALL BE SE/
23. INSPECTION TO BE MADE AND D
24. ALL APPLIANCES DESIGNED TO
25. PROVIDE A 3/4" MINIMUM TRAF
    EXTEND FULL SIZE TO AN APPROVED RECEPTOR. CONDENSATE DRAIN PIPE TO BE COPPER TYPE "M" WITH COPPER FITTING AND SOLDERED JOINTS.
26. ROOF MOUNTED EQUIPMENT, INCLUDING AIR INTAKES, SHALL BE LABELED AS TO THE SPACE IT SERVES.

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ON: February 25, 2026

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Development Project Manager

GENERAL NOTES (CONT.)

27. REFRIGERATION SYSTEM TO BE LABELED TO COMPLY WITH LOCAL CODES.
28. ALL UNITS SHALL BE PROVIDED WITH FILTERS IN ACCORDANCE WITH MFGR'S RECOMMENDATION, WITH ACCESS AS REQUIRED.
29. THE AIR FLOW CFM'S (CUBIC FEET PER MINUTE) INDICATED IN THE EQUIPMENT SCHEDULE ARE NOMINAL, REFER TO THE FLOOR PLANS FOR REQUIRED AIR FLOW CFM'S FOR EACH UNIT.
30. PROVIDE VIBRATION ISOLATIONS ON ALL MECHANICAL EQUIPMENT WITH MOVING PARTS. ALL VIBRATION ISOLATOR SHALL BE SPRING TYPE UNLESS INDICATED OTHERWISE.
31. REFER TO DIFFUSER AND GRILLE SCHEDULE FOR SIZES OF ALL NEW AIR DISTRIBUTION DEVICES AND RESPECTIVE BRANCH DUCT SIZES.
32. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATION OF AIR DEVICES. ALL AIR DEVICES, FRAME STYLES SHALL BE COMPATIBLE WITH CEILING IN WHICH IT IS LOCATED.
33. AIR DISTRIBUTION:
   A. SIDEWALL SUPPLY OUTLETS SHALL BE DOUBLE DEFLECTION TYPE WITH KEY OPERATED OPPOSED BLADE DAMPERS (KRUEGER S880).
   B. EXHAUST REGISTERS SHALL BE SINGLE DEFLECTION WITH OBD (KRUEGER 1190).
   C. CEILING RETURN GRILLE SHALL BE SINGLE DEFLECTION (KRUEGER 1190).
   D. SIDEWALL RETURN GRILLE SHALL BE SINGLE DEFLECTION (KRUEGER S580).
   E. EACH AND EVERY DIFFUSER SHALL BE PROVIDED WITH ITS OWN DEDICATED BALANCING DAMPERS INSTALLED AT THE FARTHEST POSSIBLE BRANCH FOR EACH DIFFUSER. VOLUME DAMPERS MUST BE EQUIPPED WITH LOCKING QUADRANTS AND SHAFT BEARINGS.
   F. PROVIDE YOUNG REGULATORS IN LIEU OF VOLUME DAMPERS OVER ALL NON-ACCESSIBLE CEILINGS.
   G. FINISH TO BE OFF-WHITE BAKED ENAMEL TO MATCH METAL CEILING GRID.
   H. DUCTS AND PLENUMS BEHIND AND VISIBLE THROUGH AIR INLETS AND OUTLETS MUST BE PAINTED FLAT BLACK. AIR OUTLETS BEHIND PERORATED FACE PANEL MUST BE PAINTED FLAT BLACK.
   I. CEILING SUPPLY DIFFUSERS FOR T-BAR CEILING SHALL BE KRUEGER 1240P. WITH OBD.
   J. CEILING SUPPLY DIFFUSERS FOR GYPSUM SHALL BE KRUEGER 1240. WITH OBD.
34. TESTING AND ADJUSTING:
   K. EACH PIECE OF EQUIPMENT FOR THE SYSTEMS SHALL BE ADJUSTED AND READJUSTED TO INSURE PROPER FUNCTION OF ALL CONTROLS, PROPER DISTRIBUTION OF AIR, ELIMINATION OF DRAFTS, NOISE AND VIBRATION, AND LEFT IN FIRST-CLASS OPERATION CONDITION, SUBJECT TO ARCHITECT'S APPROVAL BY AABC CERTIFIED AIR BALANCE CONTRACTOR.
   L. SUBMIT TO THE ARCHITECT SIX COPIES OF THE REPORT ON THE OPERATION, INCLUDING AIR QUANTITIES, FAN SPEEDS, PULLEY SIZES AND MOTOR LOADS, "RECORD" DRAWINGS, EQUIPMENT PAMPHLETS, AND ALL PERTINENT DATA, INCLUDING CONTROL DIAGRAMS AND MAINTENANCE BROCHURES BY AABC CERTIFIED AIR BALANCE CONTRACTOR.
35. THE REFRIGERANT PIPING OUTSIDE THE BUILDING AND BELOW GRADE SHALL BE INSTALLED INSIDE 4"ABS PIPE SLEEVE WITH BOTH ENDS SEALED. THE PIPE SLEEVE SHALL BE BURIED 24" BELOW GRADE.
36. ALL EQUIPMENT SHALL BE SEISMICALLY BRACED.
37. ALL MECHANICAL EQUIPMENT SHALL BE BRACED OR ANCHORED TO RESIST A HORIZONTAL FORCE ACTING IN ANY DIRECTION USING THE FOLLOWING CRITERIA:
   a. FIXED EQUIPMENT ON GRADE - 33% OF OPERATING WEIGHT.
   b. FIXED EQUIPMENT ON STRUCTURE - 50% OF OPERATING WEIGHT.

   FOR FLEXIBLY MOUNTED EQUIPMENT USE (2) TIMES THE ABOVE VALUES. FOR SIMULTANEOUS VERTICAL FORCE USE 1/3 TIMES THE HORIZONTAL FORCE. WHERE ANCHORAGE DETAILS ARE NOT SHOWN ON THE DRAWINGS, THE FIELD INSTALLATION SHALL BE SUBJECT TO THE APPROVAL OF THE STRUCTURAL ENGINEER AN DLA COUNTY FIELD ENGINEER.
38. ALL SEISMIC RESTRAINT SHALL BE AS REQUIRED BY THE CALIFORNIA ADMINISTRATIVE CODE, TITLE 24, DIVISION T22.
39. DRAWINGS ARE SCHEMATIC IN NATURE AND NOT DRAWN TO SCALE. CONTRACTOR IS RESPONSIBLE FOR COORDINATING EXACT ROUTING OF ALL SERVICES WITH CONDITIONS IN THE FIELD AND OTHER TRADES.
40. ALL APPLIANCE AND PLUMBING VENTS AND DISCHARGE OUTLET OF EXHAUST FANS SHALL BE AT LEAST 10 FT. IN HORIZONTAL DIRECTION, OR 3 FT. ABOVE THE OUTSIDE-AIR INTAKES FOR HVAC UNITS.
41. MECHANICAL EQUIPMENT MUST BE CONNECTED TO MIN. ONE (1) VERTICAL 12" GA. WIRE ATTACHED TO OPPOSING CORNERS ALONG THE EQUIPMENT DIAGONAL. THESE WIRES MAY BE SLACK. IN ADDITION PROVIDE SPRING VIBRATION ISOLATORS ON ALL CORNERS OF EQUIPMENT.
42. BACKDRAFT DAMPERS TO BE INSTALLED ON ALL OUTSIDE AIR INTAKES, EXHAUST OUTLETS, AND EXHAUST/SUPPLY FANS AND MEET CAL GREEN INSULATION AND LEAKAGE REQUIREMENTS. AS WELL AS FREE AREA'S NOTED ON PLANS.
43. ALL HYDRONIC HEATING SUPPLY AND RETURN PIPING SHALL BE INSULATED.
   a. 1-1/2" OF R-6 INSULATION FOR UP TO 1-1/2" PIPE.
   b. 2" OF R-8 INSULATION FOR 1-1/2" PIPE AND LARGER.
44. PROVIDE EXPANSION JOINTS IN ALL DUCTS AND PIPES CROSSING EXPANSION AND SEISMIC JOINTS.
45. VERIFY FINAL LOCATION OF THERMOSTATS AND TEMPERATURE SENSORS WITH FURNITURE PLANS AND OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. INSTALL THERMOSTATS 48" A.F.F.
46. ALL MECHANICAL EQUIPMENT SHALL BE LABELED WITH BRASS NAMEPLATES AND DUCTWORK AND PIPING PROVIDED WITH LABELS AND PIPE MARKERS. CONTRACTOR TO SUBMIT FOR APPROVAL.
47. FIRE DEPARTMENT APPROVAL SHALL BE REQUIRED ON FIRE PROTECTION SYSTEM FOR GREASE HOOD AND DUCTS.
48. ALL EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE EQUIPMENT MANUFACTURER'S RECOMMENDATIONS. PROVIDE ALL FITTINGS, TRANSITIONS, DAMPERS, VALVES, AND OTHER DEVICES REQUIRED FOR A COMPLETE WORKABLE INSTALLATION PER CMC AND CEC CODES.
49. COORDINATE ALL WORK WITH OTHER TRADES. MAINTAIN PROPER ADA & EQUIPMENT CLEARANCES AND HEADROOM AT EQUIPMENT, VALVES, DUCTWORK, PIPING, METERS FOR INSPECTION AND SERVICE.
50. ALL EQUIPMENT, DUCTS, PIPING, AND OTHER DEVICES AND MATERIALS INSTALLED OUTSIDE OF THE BUILDING OR OTHERWISE EXPOSED TO THE WEATHER SHALL BE COMPLETELY WEATHERPROOFED.
51. MATERIALS EXPOSED WITHIN DUCTS OR PLENUMS SHALL BE NONCOMBUSTIBLE OR SHALL HAVE A FLAME-SPREAD INDEX NOT GREATER THAN TWENTY-FIVE 25) AND A SMOKE DEVELOPED INDEX NOT GREATER THAN FIFTY (50) WHEN TESTED AS COMPOSITE PER APPLICABLE TESTING STANDARD.
52. MECHANICAL CONTRACTOR SHALL SUBMIT COORDINATION SHOP DRAWINGS SHOWING COORDINATION WITH ARCHITECTURAL, STRUCTURAL, ELECTRICAL, PLUMBING, AND FIRE SPRINKLER TRADES FOR APPROVAL.

HERS RATER / HVAC CONTRACTOR TESTING

A. GENERAL CONTRACTOR SHALL ENGAGE THE SERVICES OF AN INDEPENDENT HERS RATER, THAT SPECIALIZES IN AND WHOSE BUSINESS IS LIMITED TO HERS RATING OF AIR CONDITIONING SYSTEMS, TO TEST, ADJUST AND BALANCE THE AIR DISTRIBUTION SYSTEMS, COMPONENTS AND EQUIPMENT. FURNISH TO THE ARCHITECT, IN WRITING, A STATEMENT EVIDENCING THAT THE TESTING COMPANY IS QUALIFIED BY PAST EXPERIENCE IN THIS TYPE OF WORK AND HAS SATISFACTORILY TESTED A LEAST THREE (3) SYSTEMS OF COMPARABLE TYPES AND SIZES.
   1. DUCTWORK LEAKAGE MUST BE LESS THAN 6 CFM TO OUTDOORS PER 100 SQUARE FEET OF CONDITIONED SPACE, THOUGH DUCT LEAKAGE TESTS CAN BE WAIVED IF DUCTS AND EQUIPMENT ARE LOCATED IN CONDITIONED SPACE AND THE HOME'S ENVELOPE LEAKAGE IS LESS THAN 0.25 CFM PER 50 SQUARE FOOT OF BUILDING ENVELOPE. (MEETING CALIFORNIA'S TITLE 24 TIGHT DUCT STANDARD OF 6% OR LESS DUCT LEAKAGE OF TOTAL AIR FLOW SATISFIES THIS REQUIREMENT.)
   2. THE INSTALLING HVAC CONTRACTOR IS TO TEST 100% OF ALL HEATING/COOLING SYSTEMS INSTALLED. THE INSTALLING HVAC CONTRACTOR IS TO PROVIDE THE HERS RATER FOR THE PROJECT SIGNED CF2R FORMS FOR EVERY SYSTEM INSTALLED.
   3. TWO (2) DUCT LEAKAGE TESTING OF ALL SYSTEM SHALL BE PERFORMED THE FIRST DUCT LEAKAGE TESTING SHALL BE FOR THE NEW RETURN PLENUM AND DUCT SYSTEM. THE SECOND DUCT LEAKAGE TEST SHALL BE PERFORMED FOR THE ENTIRE SYSTEM. SYSTEMS WHERE FANCOILS ARE INSTALLED AFTER DRYWALL SHOULD BE TESTED EVEN IF ORIGINAL DUCTWORK AND RETURN AIR HAS BEEN TESTED.
   4. REFRIGERANT CHARGED TESTING SHALL BE PROVIDED FOR EACH AND EVERY INSTALLED SYSTEM BY HVAC NTRACTOR IN BOTH SUPERHEAT AND SUB-COOLING MODES FOLLOWING MANUFACTURER'S SUGGESTED FRIGERANT CHARGE DURING BOTH TESTING MODES GIVEN REFRIGERANT SIZES, ELBOWS, AND INSTALLED NGTHS. REFRIGERANT SHALL BE ADDED OR REMOVED FROM THE SYSTEM TO MEET REQUIRED CHARGES RING BOTH TESTING MODES.
   NTILATION AIRFLOW TESTING SHALL BE PROVIDED IN ACCORDANCE WITH RESNET STANDARD FOR BOTH HAUST AND OUTSIDE AIR DUCT SYSTEMS.
   RFLOW FAN WATT DRAW TESTING SHALL OCCUR TO CONFIRM SYSTEM DOES NOT EXCEED 0.58W/CFM AND CEEDS MINIMUM AIRFLOW OF 350CFM/TON.
   CTRONICALLY SIGNED AND REGISTERED INSTALLATION CERTIFICATE(S) (CF2R) POSTED BY THE INSTALLING CTOR SHALL BE SUBMITTED TO THE FIELD INSPECTOR DURING CONSTRUCTION AT THE BUILDING SITE. A RED CF2R WILL HAVE A UNIQUE 21-DIGIT REGISTRATION NUMBER FOLLOWED BY FOUR ZEROS LOCATED AT TTOM OF EACH PAGE. THE FIRST 12 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER OF THE ATED CF1R. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNIT FORM CF2R IS REVIEWED AND ED.
   CTRONICALLY SIGNED AND REGISTERED CERTIFICATE(S) OF FIELD VERIFICATION AND DIAGNOSTIC TESTING SHALL BE POSTED AT THE BUILDING SITE BY A CERTIFIED HERS RATER. A REGISTERED CF3R WILL HAVE A 25-DIGIT REGISTRATION NUMBER LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 20 DIGITS OF THE R WILL MATCH THE REGISTRATION NUMBER OF THE ASSOCIATED CF2E. CERTIFICATE OF OCCUPANCY WILL ISSUED UNTIL CF3R IS REVIEWED AND APPROVED.

SEISMIC RESTRAINTS

ALL PLUMBING AND HVAC EQUIPMENT SHALL BE SECURED TO STRUCTURE PER "GUIDELINES FOR SEISMIC RESTRAINTS" OF MECHANICAL SYSTEMS AND PLUMBING PIPING SYSTEMS. FOLLOW LATEST SMACNA AND PPIC GUIDELINES. TEL: (213)487-3790 ISOLATE ALL PLUMBING EQUIPMENT FROM STRUCTURE WITH APPROVED TYPE VIBRATION ISOLATOR MOUNTS.

PLAN CHECK NOTES

1. EACH HVAC SYSTEM SHALL BE EQUIPPED WITH AT LEAST ONE AUTOMATIC DEVICE TO SETBACK OR SHUTOFF THE SYSTEM DURING PERIODS OS NON-USE OR ALTERNATE USE OF BUILDING SPACES OR ZONES SERVED BY THE SYSTEM. THERMOSTAT AND TIMER SHALL BE READILY ACCESSIBLE AND MANUALLY ADJUSTABLE.

   EXCEPTION: SMALL ANCILLARY HVAC SYSTEM WHOSE INPUT POWER IS LESS THAN 500 WATTS MAY HAVE READILY ACCESSIBLE MANUAL ON/OFF SWITCHING INSTEAD.
2. AUTOMATIC TEMPERATURE CONTROLS FOR HVAC SYSTEMS SHALL COMPLY WITH THE FOLLOWING:
   A. EACH ZONE SHALL BE PROVIDED WITH AT LEAST ONE AUTOMATIC TEMPERATURE CONTROL FOR THAT ZONE. EACH FLOOR OF A BUILDING WITH CONDITIONED SPACE SHALL CONTAIN AT LEAST ONE ZONE.
   B. MAINTAIN SPACE TEMPERATURE SET POINTS FROM 55°F TO 85°F.
   C. OPERATE ZONE HEATING AND COOLING IN SEQUENCE IF BOTH ARE PROVIDED.
   D. PROVIDE A TEMPERATURE RANGE ADJUSTABLE UP TO 5°F BETWEEN FULL HEATING AND FULL COOLING TO THE ZONE.
3. A MAINTENANCE LABEL SHALL BE AFFIXED TO MECHANICAL EQUIPMENT AND A MAINTENANCE MANUAL SHALL BE PROVIDED FOR THE OWNERS USE. THE LABEL SHALL CLEARLY INDICATE THE ROUTINE MAINTENANCE ACTIONS WHICH MUST BE PERFORMED TO MAINTAIN THE EQUIPMENT IN EFFICIENT OPERATING CONDITION, OR INDICATE BY NUMBER WHICH MAINTENANCE OR OPERATIONS MANUALS EXPLAIN THE MAINTENANCE REQUIREMENTS IN GREATER DETAIL.
4. ALL EQUIPMENT SHALL COMPLY WITH THE STATE OF CALIFORNIA ENERGY CONSERVATION STANDARDS. EQUIPMENT MANUFACTURER AND SUPPLIER SHALL PROVIDE ALL NECESSARY DATA FOR COMPLIANCE. PROVIDE COMPLIANCE CERTIFICATE WITH EQUIPMENT SUBMITTALS.
5. ALL DUCTWORK, INCLUDING INSULATION SHALL CONFORM TO LATEST CALIFORNIA ADMINISTRATIVE CODE T-24 AND UNIFORM MECHANICAL CODES LATEST ADDITION.
6. DUCTS SUPPORTS AND ANCHORAGE SHALL COMPLY WITH CHAPTER 6 OF UMC. SHOW GAGE, SIZE, AND SPACING OF WIRE HANGERS, STRAPS, ANGLES, CHANNELS, ETC.
7. ALL UNITS SHALL MEET OR EXCEED CEC'S (CALIFORNIA ENERGY COMMISSION) LATEST EER AND COP REQUIREMENTS.
8. BACKDRAFT DAMPERS TO BE INSTALLED ON ALL OUTSIDE AIR INTAKES, EXHAUST OUTLETS AND EXHAUST FANS.
9. CONTRACTOR AT THE TIME OF FINAL INSPECTION SHALL PLACE IN THE BUILDING A MANUAL, COMPACT DISC, WEB BASED REFERENCE OR OTHER MEDIA WHICH INCLUDES ALL OF THE FOLLOWING:
   A. DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGH-OUT THE LIFE CYCLE OF THE STRUCTURE.
   B. OPERATION AND MAINTENANCE INSTRUCTIONS FOR EQUIPMENT AND APPLIANCES, INCLUDING WATER SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT.
   C. INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.
   D. PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS IN THE AREA.
   E. EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY LEVEL IN THAT RANGE.
   F. INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.
   G. INSTRUCTION FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION.
   H. INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.
   I. INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE (4.410.1)
10. ALL AIR DISTRIBUTION SYSTEM DUCTS AND PLENUMS, INCLUDING, BUT NOT LIMITED TO, BUILDING CAVITIES, MECHANICAL CLOSETS, AIR-HANDLER BOXES AND SUPPORT PLATFORMS USED AS DUCTS OR PLENUMS, SHALL BE INSTALLED, SEALED AND INSULATED TO MEET THE REQUIREMENTS OF CHAPTER 6 OF THE 2022 CMC. SUPPLY-AIR AND RETURN-AIR DUCTS CONVEYING HEATED OR COOLED AIR SHALL BE R-6 MINIMUM INSULATION THROUGHOUT. REDUCED R-VALUES MAY BE USED DUE TO SPACE LIMITATIONS UPON APPROVAL
11. HEATING, VENTILATING, AND AIR CONDITIONING SYSTEMS (INCLUDING HYDRONIC SYSTEMS) SHALL BE BALANCED IN ACCORDANCE WITH AN APPROVED METHODS PER SECTION 317.1 PF THE CALIFORNIA MECHANICAL CODE.
12. DUCT SYSTEMS USED WITH BLOWER TYPE EQUIPMENT WHICH ARE PORTIONS OF A HEATING, COOLING ABSORPTION, EVAPORATIVE COOLING OR OUTDOOR AIR VENTILATION SYSTEM SHALL BE SIZED IN ACCORDANCE WITH STANDARDS LISTED IN CHAPTER 17 OF THE 2022 CALIFORNIA MECHANICAL CODE.
13. SUPPLY AIR, RETURN AIR, AND OUTSIDE AIR FOR HEATING, COOLING, OR EVAPORATIVE COOLING SYSTEMS SHALL BE CONDUCTED THROUGH DUCT SYSTEMS CONSTRUCTED OF METAL AS SET FORTH IN THE SMACNA HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE, OR ANOTHER APPROVED DUCT CONSTRUCTION STANDARD.
14. THE CURRENT GOVERNING CODE IS 2022 CMC.
15. AIR HANDLING DUCT SYSTEMS, EXCEPT GREASE EXHAUST DUCT SYSTEM, SHALL BE CONSTRUCTED, INSTALLED AND INSULATED AS PROVIDED IN CHAPTER 6 OF 2022 CMC.
16. PRESSURIZED CONDENSATE DRAIN PIPE SHALL DISCHARGE INDIRECT TO AN APPROVED RECEPTOR WITH AIR GAP.
17. CERTIFICATES OF INSTALLATION (CF2R-ENV, CF2R-LTG AND CF2R-MECH) SHALL BE COMPLETED BY THE APPLICABLE CONTRACTORS INSTALLING ENERGY FEATURES. WHEN COMPLIANCE REQUIRES HERS FIELD VERIFICATION AND/OR TESTING, ALL CF2R FORMS SHALL BE SUBMITTED ELECTRONICALLY TO AN APPROVED HERS PROVIDED DATA REGISTRY. THE CF2R FORMS SHALL BE POSTED A THE JOB SITE IN A CONSPICUOUS LOCATION.
18.

DIVISION 23 00 00 - HVAC REQUIREMENT OF DIVISION 1 APPLY TO WORK OF THIS SECTION.
PART 1 - GENERAL

1.1 WORK COVERED: PRINCIPAL ITEMS OF WORK INCLUDED IN THIS SECTION ARE:

A. THE INSTALLATION OF THE COMPLETE HEATING, VENTILATING AND AIR-CONDITIONING SYSTEMS, TESTED AND READY FOR USE, AS INDICATED IN THE DRAWINGS AND DESCRIBED HEREIN. THE WORK INCLUDES, BUT IS NOT NECESSARILY LIMITED TO, THE FOLLOWING:
1. COMPLETE FORCED AIR SUPPLY, RETURN, AND EXHAUST SYSTEMS, INCLUDING ALL DUCTWORK, REGISTERS, DIFFUSERS, INSULATION, FANS, FILTERS, AND APPURTENANCES THERETO, AS REQUIRED, SPECIFIED HEREIN, AND/OR INDICATED.
2. FIRE DAMPER, FRAMES, AND FUSIBLE LINKS.
3. AUTOMATIC TEMPERATURE AND SAFETY CONTROL SYSTEMS, INCLUDING CONTROLS, WIRING, AND CONDUIT.
4. FLASHING AND COUNTER FLASHING FOR AIR CONDITIONING EQUIPMENT.
5. VIBRATION ISOLATION AND SEISMIC RESTRAINTS OF ALL MECHANICAL EQUIPMENT FROM STRUCTURES, DUCTWORK, AND PIPING.
6. ALL DRILLING, CUTTING, AND PATCHING REQUIRED FOR THE WORK. PATCHING MATERIALS AND FINISHES SHALL MATCH THE EXISTING SURROUNDING WORK.
7. ALL EQUIPMENT PLATFORMS AND BASES, UNLESS INDICATED IN THE STRUCTURAL DRAWINGS.
8. VALVES, PIPING AND APPURTENANCES.
9. FURNACE WITH REMOTE CONDENSING UNITS
10. INFRARED RECESSED AND SURFACE MOUNTED ELECTRIC HEATERS.
11. CPVC FLUE AND COMBUSTION AIR PIPING FOR DOMESTIC AND RADIANT FLOOR HEATING BOILER.
12. THERMAL INSULATION AND DUCT LINERS.
13. TESTING AND BALANCING.
14. HVAC CONTROLS.
15. ALL LABOR, MATERIALS, AND EQUIPMENT NOT INDICATED BY DRAWINGS OR SPECIFICATIONS, WHICH ARE REQUIRED FOR THE PROPER OPERATION OF THE SYSTEMS IN ACCORDANCE WITH THE TRUE INTENT AND MEANING WORK BY AND AT THE EXPENSE OF THE CONTRACTOR.
16. OBTAIN A COPY OF ACOUSTICAL ENGINEER'S REPORT AND COMPLY WITH ALL RECOMMENDATIONS MADE IN THE REPORT.

1.2 RELATED WORK INCLUDED IN THIS SECTION

A. FURNISHING ELECTRICAL DEVICES NECESSARY FOR MECHANICAL WORK, EXCEPT DISCONNECTS UNLESS INDICATED OTHERWISE.
B. HVAC CONTROLS. HVAC CONTRACTOR SHALL HIRE SERVICES OF A CERTIFIED CONTROL CONTRACTOR. THE CONTROL CONTRACTOR BE A SUBCONTRACTED OF THE MECHANICAL CONTRACTOR.
C. INSTALLATION OF AUTOMATIC CONTROL VALVES, SEPARABLE WELLS FOR IMMERSION ELEMENTS, AND COUPLINGS FOR FLOW AND PRESSURE SWITCHES FURNISHED BY HVAC CONTROL CONTRACTOR.
D. INSTALLATION OF AUTOMATIC DAMPERS FURNISHED BY HVAC CONTROL CONTRACTOR.
E. RESPONSIBILITY FOR OBTAINING CLARIFICATION OF DISCREPANCIES BETWEEN MECHANICAL AND ELECTRICAL WORK FROM ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
F. RESPONSIBILITY FOR PROPER OPERATION OF AUTOMATIC ELECTRONIC/ELECTRIC CONTROLS AND EQUIPMENT AND OF ELECTRIC POWER DRIVEN EQUIPMENT FURNISHED UNDER THIS SECTION.
G. LINE AND LOW VOLTAGE WIRING FOR MECHANICAL CONTROLS INCLUDING FINAL CONNECTIONS AS INDICATED ON WIRING DIAGRAMS.
H. CONDUIT FOR LINE AND LOW VOLTAGE WIRING FOR MECHANICAL CONTROLS AS INDICATED ON WIRING DIAGRAMS.
I. CONDENSATE DRAIN PLUMBING FROM FAN COIL, COOLING COILS AND WARM AIR FURNACES ETC..

1.3 RELATED WORK SPECIFIED IN OTHER SECTIONS

A. ELECTRICAL WORK, EXCEPT AS SPECIFIED IN THIS SECTION OR INDICATED.
B. CONCRETE WORK, EXCEPT AS SPECIFIED IN THIS SECTION OR INDICATED.
C. PAINTING WORK, EXCEPT AS SPECIFIED IN THIS SECTION OR INDICATED.
D. AIR LOUVERS AS SPECIFIED IN THIS SECTION.
E. PLUMBING DOMESTIC WATER AND GAS PIPING BEYOND 5 FEET FROM HEATING AND AIR CONDITIONING EQUIPMENT.
F. PLUMBING WASTE SERVICES.
G. THIS WORK IS GOVERNED BY THE GENERAL CONDITIONS, SPECIAL CONDITIONS, ALTERNATES, AND ADDENDA. ALL CONTRACTORS ARE RESPONSIBLE FOR ASCERTAINING, REQUIREMENTS AFFECTING THEIR WORK.

1.4 EXAMINATION OF THE SITE

A. EXAMINE THE SITE AND ALL CONDITIONS THEREON OR THEREIN. TAKE INTO CONSIDERATION ALL CONDITIONS THAT MAY AFFECT THE WORK UNDER THIS CONTRACT. LACK OF THIS INFORMATION WILL NOT BE CONSIDERED AS JUSTIFICATION FOR EXTRA COST OR ALLOWANCES TO CONTRACT SUM.

1.5 PERMITS AND FEES:

A. THE CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS, FEES, CHARGES, AND INSPECTIONS REQUIRED BY ANY PUBLIC AUTHORITY HAVING JURISDICTION. ANY EXPENSE INCURRED IS A PART OF THIS CONTRACT.

1.6 REGULATIONS AND CODES:

A. ALL WORK AND MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND REGULATIONS OF GOVERNING AUTHORITIES, UNLESS OTHERWISE HEREIN SPECIFIED. NOTHING IN THE PLANS OR SPECIFICATIONS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. CONTRACTOR SHALL FURNISH ALL NECESSARY DRAWINGS REQUIRED BY GOVERNING AUTHORITIES. ARRANGE FOR INSPECTIONS AND EXAMINATIONS AS REQUIRED, AND DELIVER CERTIFICATE OF INSPECTION TO THE OWNER.
B. NO EXTRA WILL BE PAID FOR FURNISHING ITEMS REQUIRED BY THE CODES, BUT NOT SPECIFIED OR SHOWN ON THE DRAWINGS.
C. RULING AND INTERPRETATIONS OF ENFORCING AGENCIES SHALL BE CONSIDERED AS PART OF THE CODES.

1.7 MATERIAL AND EQUIPMENT NOT SPECIFIED:

A. SHOULD THE REQUIRED MATERIAL AND EQUIPMENT NOT BE SPECIFIED BY NAME, MODEL NUMBER, AND DESCRIPTION, THE CONTRACTOR SHALL REQUEST SUCH NAME, CATALOG NUMBER, AND DESCRIPTION FROM THE ARCHITECT PRIOR TO SUBMITTING HIS BID. SHOULD THE CONTRACTOR NEGLECT TO REQUEST SUCH INFORMATION, THE MATERIAL AND EQUIPMENT SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE ARCHITECT'S SELECTION WITHOUT ANY ADDITIONAL COST.

1.8 SAFETY:

A. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITION OF THE PREMISES ON WHICH THE WORK IS PERFORMED AND FOR THE SAFETY OF ALL PERSONS AND PROPERTY ON THE SITE DURING THE CONSTRUCTION. THIS REQUIREMENT SHALL NOT BE LIMITED TO NORMAL WORKING HOURS, BUT SHALL APPLY CONTINUOUSLY.
B. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING SAFETY REGULATIONS.

1.9 RECORD DRAWINGS:

A. PROVIDE AND KEEP AT JOB SITE A COMPLETE RECORD SET OF BLUE LINE PRINTS, CORRECTED DAILY TO SHOW EVERY CHANGE FROM THE ORIGINAL DRAWINGS AND SPECIFICATIONS.
B. AS A PRECEDENCE TO FORMAL COMPLETION OF THE WORK, THE CONTRACTOR SHALL DELIVER TO THE ARCHITECT, UNFOLD, NEAT, LEGIBLE, AND REPRODUCIBLE DRAWINGS OF ALL WORK FURNISHED AND INSTALLED UNDER THIS DIVISION OF THE SPECIFICATIONS.

1.10 GUARANTEE:

A. BE RESPONSIBLE FOR ALL WORK UNDER THIS SECTION, ADJUST ALL VALVES, CONTROLS, VACUUM BREAKERS AND INCIDENTAL ITEMS AND LEAVE THE SYSTEM IN PERFECT OPERATING CONDITION. ALL MATERIALS AND EQUIPMENT PROVIDED AND/OR INSTALLED UNDER THIS DIVISION OF SPECIFICATIONS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL COMPLETION OF THE WORK, OR LONGER, WHERE SPECIFIED HEREIN. SHOULD ANY TROUBLE DEVELOP DURING THIS PERIOD DUE TO DEFECTIVE MATERIALS OR FAULTY WORKMANSHIP, THE CONTRACTOR SHALL FURNISH ALL NECESSARY LABOR AND MATERIALS TO CORRECT THE TROUBLE WITHOUT ANY COST TO THE OWNER. ANY DEFECTIVE MATERIALS OR INFERIOR WORKMANSHIP NOTICED AT THE TIME OF INSTALLATION AND/OR DURING THE GUARANTEE PERIOD SHALL BE CORRECTED IMMEDIATELY TO THE ENTIRE SATISFACTION OF THE OWNER AND THE ARCHITECT. FURNISH WARRANTIES OF MATERIALS AND EQUIPMENT.

1.11 DRAWING AND SPECIFICATIONS

A. THE DRAWING ARE IN PART DIAGRAMMATIC AND ARE INTENDED INDICATE THE GENERAL ARRANGEMENT AND APPROXIMATE SI ETC. FOLLOW THE DRAWINGS AS CLOSELY AS PRACTICAL IN L CONDITIONS AT THE JOB AND CONSULT THE CONSTRUCTION D FAMILIAR WITH ALL CONDITIONS AFFECTING THE WORK.
B. VERIFY ALL CLEARANCES IN AREAS WHERE WORK WILL BE INS THE OTHER TRADES AND OTHER SECTIONS OF SPECIFICATION
C. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INS AS TO CONFORM TO STRUCTURE, AVOID OBSTRUCTIONS, AVOI CONDITIONS (INCLUDING EXISTING PIPING, CONDUITS, ETC.) PR PASSAGEWAYS CLEAR WITHOUT FURTHER INSTRUCTIONS OR EQUIPMENT, DUCTWORK AND PIPING WHICH MAY BE NECESSA ADDITIONAL COST.
D. WHERE JOB CONDITIONS OR THE ARCHITECT REQUIRE REASO ARRANGEMENT, MAKE SUCH CHANGES WITHOUT ADDITIONAL C
E. IT IS THE INTENT OF THE DRAWINGS AND SPECIFICATIONS TO P SPECIFICALLY NOTED TO THE CONTRARY. THE OMISSION FRO MINOR DETAILS OF CONSTRUCTION, INSTALLATION, MATERIALS, OR SPECIALTIES NECESSARY FOR A SAFELY OPERABLE SYSTEM SHALL NOT RELIEVE THE CONTRACTOR FROM FURNISHING THE SUCH ITEMS IN PLACE, COMPLETE.
F. THE CONTRACTOR AT NO ADDITIONAL COST, SHALL PREPARE HIS OWN SHOP, AND INSTALLATION DRAWINGS, AND SHALL SUBMIT THEM FOR APPROVAL.
G. ALL ARCHITECTURAL AND STRUCTURAL DRAWINGS OF THE BUILDINGS AND THOSE FOR THE PLUMBING WORK AND ELECTRICAL WORK ARE HEREBY MADE A PART OF THESE SPECIFICATIONS, AND SHALL BE CONSULTED BY THE CONTRACTOR AND HIS WORK ADJUSTED TO MEET THE CONDITIONS SHOWN THEREON.
H. THE CONTRACTOR SHALL CHECK WITH ALL OTHER CONTRACTORS SO THAT NO INTERFERENCE WILL OCCUR, AND IN ORDER THAT GRADE LINES MAY BE ESTABLISHED FOR THE WORK EACH CONTRACTOR, AS NO EXTRA WILL BE ALLOWED ANY CONTRACTOR FOR CHANGES MADE NECESSARY BY INTERFERENCE WITH THE WORK OF OTHER TRADES.

1.12 INTERPRETATION OF DRAWINGS AND SPECIFICATIONS

A. SHOULD THERE APPEAR TO BE ANY ERROR OR DISCREPANCY IN OR BETWEEN THE DRAWINGS AND/OR SPECIFICATIONS, REFER THE MATTER TO THE ARCHITECT FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. SHOULD THE CONTRACTOR PROCEED WITH THE WORK WITHOUT SO REFERRING THE MATTER, HE DOES SO AT HIS OWN RESPONSIBILITY.
B. THE ARCHITECT WILL INTERPRET THE MEANING OF ANY PART OF THE DRAWINGS AND SPECIFICATIONS ABOUT WHICH ANY MISUNDERSTANDING MAY ARISE AND HIS DECISION WILL BE FINAL.
C. IN THE EVENT OF CONFLICT BETWEEN OR AMONG SPECIFIED REQUIREMENTS AND PERTINENT REGULATIONS, THE MORE STRINGENT REQUIREMENT WILL GOVERN WHEN SO DIRECTED BY THE ARCHITECT.

1.13 SUBSTITUTIONS

A. PREPARE A BASE BID IN ACCORDANCE WITH THE INFORMATION PROVIDED ON THESE DRAWINGS AND SPECIFICATIONS.
B. SHOULD CONTRACTOR WISH TO SUBMIT ALTERNATIVE EQUIPMENT HE SHALL LIST SUCH ALTERNATE AND SHOW FOR EACH ALTERNATE THE AMOUNT OF MONEY TO BE DEDUCTED FROM, OR ADDED TO, HIS BID PRICE.
C. WHENEVER A PRODUCT IS SPECIFIED BY TRADE NAME OR MANUFACTURER'S NAME, EITHER IN THE SPECIFICATION OR ON THE DRAWINGS, SUCH DESIGNATION IS INTENDED TO ESTABLISH A STANDARD OF MERIT AND DESIGN. PRODUCTS OR OTHER MANUFACTURERS THAT ARE NOT LISTED MAY BE USED, PROVIDED THAT ALL OF THE FOLLOWING CONDITIONS ARE MET:
1. QUALITY AND CAPACITY ARE EQUAL TO OR BETTER THAN THE SPECIFIED PRODUCT.
2. PRODUCT HAS A SIMILAR PHYSICAL APPEARANCE AND FITS IN SPACE ALLOTTED.
3. PAY FOR THE WORK AND MATERIAL OF OTHER TRADES THAT MAY BE AFFECTED BY THE SUBSTITUTION, AT NO ADDITIONAL COST TO THE OWNER.
D. SUBMIT WRITTEN REQUESTS FOR SUBSTITUTION IN TRIPLICATE. INCLUDE CATALOG NUMBERS, CAPACITIES, RATINGS, AND THE CUTS OF PRODUCTS SPECIFIED AS WELL AS PRODUCTS TO BE SUBSTITUTED. ALSO INCLUDE ACCURATE COST DATA ON THE PROPOSED SUBSTITUTION IN COMPARISON WITH THE PRODUCT SPECIFIED AND WHETHER OR NOT MODIFICATION OF THE CONTRACT AMOUNT IS TO BE CONSIDERED.
E. SUBSTITUTION OF UNLISTED MANUFACTURERS WILL NOT BE ALLOWED AFTER THE CONTRACT IS SIGNED.
F. IN ALL CASES WHERE SUBSTITUTIONS ARE PROPOSED, THE CONTRACTOR SHALL BEAR THE COST OF EVALUATION ON THE BASIS OF ENGINEERS STANDARD HOURLY FEE SCHEDULE FOR ENGINEERING PERSONNEL INVOLVED.

1.14 SUBMITTALS AND SHOP DRAWINGS

A. PROVIDE SUBMITTALS AND SHOP DRAWINGS IN ACCORDANCE WITH THE GENERAL CONDITIONS OF THE SPECIFICATIONS.
B. THE CONTRACTOR SHALL SUBMIT SIX COPIES OF COMPLETE SHOP DRAWINGS, MATERIAL LIST, AND EQUIPMENT SPECIFICATIONS ITEMS PROPOSED FOR INSTALLATION. NO WORK SHALL BE INSTALLED PRIOR TO RECEIPT OF WRITTEN APPROVAL FROM THE ARCHITECT. APPROVAL OF SUBSTITUTION SHALL BE AT THE SOLE JUDGEMENT OR DISCRETION OF THE ARCHITECT OR HIS ENGINEER. ALL MATERIALS SHALL BE NEW AND OF THE BEST QUALITY.
1. PRODUCT DATA: SUBMIT MATERIAL LIST OF ITEMS PROPOSED TO BE PROVIDED UNDER THIS SECTION. INCLUDE MANUFACTURERS SPECIFICATIONS, CATALOG CUTS, AND OTHER DATA NEEDED TO COMPLY WITH THE SPECIFIED REQUIREMENTS. SUBMIT ALL PRODUCT DATA AT ONE TIME, BOUND BETWEEN COVERS. PARTIAL SUBMITTAL WILL NOT BE ACCEPTED.
2. SHOP DRAWINGS OR OTHER DATA AS REQUIRED TO INDICATE METHOD OF INSTALLATION AND ATTACHMENT OF PIPING, DUCT WORK AND EQUIPMENT, EXCEPT WHERE SUCH DETAILS ARE FULLY SHOWN ON THE DRAWINGS.
C. ALL GAS-FIRED HEAT PRODUCING EQUIPMENT WITH CAPACITIES UP TO AGA APPROVED, AND SHALL BE SO LABELED MY MANUFACTURER.
D. ALL EQUIPMENT THAT IS SUBSTITUTED SHALL FIT IN THE SPACE PROVIDED, WITH ADEQUATE ROOM FOR SERVICING INCLUDING SUBSTITUTE EQUIPMENT NAMED IN THIS SECTION OF THE SPECIFICATIONS
E. ALL ELECTRICAL EQUIPMENT OR COMPONENTS SHALL BE APPROVED BY UNDERWRITERS' LABORATORIES FOR THE INTENDED USE, AND SHALL BE LABELED.
F. SLEEVE AND DUCT WORK PENETRATIONS DRAWINGS.
G. DUCT WORK CONSTRUCTION AND SUPPORT PER SMACNA AND C.M.C. WHERE THERE IS A DISCREPANCY, C.M.C. SHALL APPLY.
H. PIPING LAYOUT.
I. SHOP FABRICATED ITEMS.
J. TESTING AND BALANCING REPORT.
K. OPERATING AND MAINTENANCE MANUAL.
L. RECORD DRAWINGS.

1.15 SELECTIVE TERMS

A. WHENEVER THE WORDS "OR EQUAL" OR OTHER WORDS OF SIMILAR INTENT OR MEANING ARE USED, IMPLYING THAT JUDGEMENT, DISCRETION, OR DECISION IS TO BE EXERCISED, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE JUDGMENT, DISCRETION, OR DECISION OF THE ARCHITECT

1.16 OPENINGS

A. THE CONTRACTOR SHALL FURNISH TO THE ARCHITECT THE SIZE AND LOCATION OF THE OPENINGS WHICH ARE REQUIRED FOR THE DUCTWORK AND THE PIPING THROUGH THE ROOFS, FLOORS, WALLS, ETC. FOR STRUCTURAL'S ENGINEER REVIEW AND APPROVAL.
B. THE CONTRACTOR SHALL FURNISH INFORMATION TO THE OTHER TRADES ON SIZE AND LOCATION OF THE OPENINGS WHICH ARE REQUIRED IN WALLS, FLOORS, CEILINGS, ETC., FOR CONDUIT PIPING, DUCTS, AND EQUIPMENT, AT THE PROPER TIME.
C. MAKE ABSOLUTELY WATER TIGHT ANY OPENINGS THROUGH WATERPROOFED CONSTRUCTION CAUSED BY THE PENETRATION OF DUCT WORK OR PIPING IN A MANNER APPROVED BY THE ARCHITECT.
D. OPENINGS OR HOLES FOR DUCTWORK, PIPING OR EQUIPMENT WILL NOT BE ALLOWED IN ANY STRUCTURAL MEMBERS WITHOUT THE CONSENT OF THE ARCHITECT.
E. OPENINGS HAVE BEEN INDICATED ON THE ARCHITECTURAL AND STRUCTURAL DRAWINGS. AT A TIME IN ADVANCE OF THE WORK, VERIFY THE LOCATION AND SIZE OF THE OPENINGS OR FURNISH NEW INSTRUCTION AS TO THE REQUIREMENTS FOR THESE OPENINGS. SHOULD THE FURNISHING OF THIS INFORMATION BE NEGLECTED, DELAYED, OR INCORRECT, AND ADDITIONAL CUTTING, NOTCHING OR BORING IS FOUND TO BE REQUIRED THE WORK SHALL BE DONE AS DIRECTED BY THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.

1.17 NOISE AND VIBRATION

A. IT IS THE SPECIFIC INTENT OF THESE SPECIFICATIONS AND DESIGN CONDITIONS THAT THE ENTIRE SYSTEM INCLUDING EQUIPMENT, DUCTWORK, PIPING, AND ALL OTHER PARTS TO BE NOISELESS AND FREE OF VIBRATION TRANSMISSION. PROVIDE AND INSTALL VIBRATION DAMPERS, ISOLATORS AS SPECIFIED ON THE DRAWINGS SOUND INSULATION PADS, FLEXIBLE CONNECTORS AND SIMILAR MATERIAL AS REQUIRED TO PREVENT TRANSMISSION TO THE BUILDING STRUCTURE SOUND AND VIBRATION CAUSED BY THE FLOW OF FLUIDS, MOTORS, AND MOTORS OPERATED EQUIPMENT. IF AS A RESULT OF THE INSTALLATION, NOISE OR VIBRATIONS OCCURS IN THE BUILDING, MAKE THE NECESSARY CORRECTIONS AT NO COST TO THE OWNER. DO NOT REDUCE THE CAPACITY OF ANY EQUIPMENT.
B. THE VIBRATION ISOLATION MANUFACTURER SHALL MAKE AN INSPECTION OF THE INSTALLATION AND INFORM THE MECHANICAL ENGINEER IN WRITING OF ANY NECESSARY CORRECTIONS AND/OR ADJUSTMENTS.
C. THE NOISE CRITERION IN ALL AREAS OF OCCUPANCY SHOULD NOT EXCEED THE NC-25 CRITERION.

1.18 CUTTING AND PATCHING

A. THE CONTRACTOR SHALL DO ALL DRILLING, CUTTING, AND PATCHING OF THE GENERAL CONSTRUCTION WORK WHICH MAY BE REQUIRED FOR THE INSTALLATION OF THE WORK, INCLUDING ANY ROUGH, FINISH, AND TRIM WORK. ALL PATCHING SHALL BE OF THE SAME MATERIALS, WORKMANSHIP, AND FINISH AS THE ORIGINAL WORK, AND SHALL ACCURATELY MATCH THE SURROUNDING WORK. ALL CUTTING AND PATCHING SHALL BE DONE UNDER THE ARCHITECT'S SUPERVISION.

STEEL EQUIPMENT SURFACES WHICH ARE NOT FACTORY FINISHED
POSED TO THE WEATHER WITH ONE COAT OF METAL PRIMER, ONE
R MARINE ENVIRONMENT

WORK THAT PROGRESS WILL HARMONIZE WITH THE WORK OF ALL
CEED AS EXPEDITIOUSLY AS POSSIBLE.
FOR THE CORRECT PLACING OF THE WORK AND THE CONNECTION
ADES.

F REGARDING PECULIARITIES AND LIMITATIONS OF SPACES
DER THE SECTION. ZONE DAMPERS, MOTORS, CONTROLS, AND OTHER
E AND ADJUSTMENT SHALL BE PLACED IN FULLY ACCESSIBLE
SS DOORS WHERE REQUIRED IN DUCTWORK OR CONSTRUCTION
D RENDER ALL SUCH DEVICES ACCESSIBLE.
CTWORK, AND CONDUITS SO NO INTERFERENCE WITH EXISTING
CCUR (NO EXTRAS WILL BE ALLOWED).

A. CONTRACTOR SHALL NOT ALLOW OR CAUSE ANY OF THE WORK TO BE COVERED UP OR ENCLOSED UNTIL IT HAS BEEN INSPECTED, TESTED, AND APPROVED BY THE ARCHITECT. SHOULD ANY OF HIS WORK BE COVERED UP OR ENCLOSED BEFORE SUCH INSPECTION AND TEST, HE SHALL, AT HIS OWN EXPENSE, UNCOVER THE WORK, AND, AFTER IT HAS BEEN INSPECTED, TESTED, AND APPROVED, MAKE ALL REPAIRS WITH SUCH MATERIALS AS MAY BE NECESSARY TO RESTORE ALL HIS WORK AND THAT OF THE TRADES TO ITS ORIGINAL AND PROPER CONDITIONS.

1.23 EQUIPMENT LABELS

A. ALL EQUIPMENT FURNISHED AND INSTALLED UNDER THIS SECTION SHALL BE PROVIDED WITH THE MANUFACTURER'S METAL IDENTIFICATION LABELS SECURELY ATTACHED TO EACH INDIVIDUAL PIECE OF EQUIPMENT AND SHOWING COMPLETE AND COMPREHENSIVE PERFORMANCE CHARACTERISTICS, SIZE, AND SERIAL NUMBER.

1.24 EQUIPMENT SUPPORTS

A. ALL EQUIPMENT PLATFORM AND BASES REQUIRED FOR WORK COVERED IN THIS SECTION OF THE SPECIFICATIONS SHALL BE CONSIDERED PART OF THIS CONTRACT, PROVIDED THEY ARE NOT COVERED IN THE STRUCTURAL DRAWINGS OR IN ANOTHER SECTION OF THESE SPECIFICATIONS. UNLESS DETAILED ON DRAWINGS, DATA ON CONSTRUCTION OF EQUIPMENT SUPPORTS, INCLUDING MATERIALS TO BE USED AND DIMENSIONS, SHALL BE SUBMITTED TO THE ARCHITECTS FOR APPROVAL. METHOD OF ATTACHMENT AND REQUIRED STRUCTURAL SUPPORTS TO THESE PLATFORMS, BASES, AND CURBS SHALL BE SUBMITTED TO STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL. STRUCTURAL ENGINEER SHALL BE REIMBURSED BY THE CONTRACTOR FOR REVIEW AND ANY ADJUSTMENT REQUIRED DUE TO SUBSTITUTIONS.

1.25 DAMAGE BY LEAKS

A. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO ANY PART OF THE PREMISES CAUSED BY LEAKS OR BREAKS IN PIPING OR EQUIPMENT FURNISHED AND/OR INSTALLED BY HIM., FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE OF THE WORK BY THE OWNER.

1.26 PROTECTION OF FINISH

A. THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS FOR PROTECTING THE FINISHED PARTS OF THE MATERIALS AND EQUIPMENTS AGAINST DAMAGE FROM WHATEVER CAUSE DURING THE PROGRESS OF THE WORK AND UNTIL FINAL COMPLETION.

1.27 CLEANING

A. THOROUGHLY CLEAN ALL PARTS OF THE MATERIALS AND EQUIPMENT. EXPOSED PARTS SHALL BE THOROUGHLY CLEANED OF CEMENT, PLASTER, AND OTHER MATERIALS AND ALL OIL AND GREASE SPOTS SHALL BE REMOVED. SUCH SURFACES SHALL BE CAREFULLY WIPED AND ALL CRACKS AND CORNERS SCRAPED OUT.
B. EXPOSED METAL WORK SHALL BE CAREFULLY BRUSHED DOWN WITH STEEL BRUSHES TO REMOVE RUST AND OTHER SPOTS, AND SHALL BE WEATHERPROOFED FOR MARINE ENVIRONMENT.
C. DURING THE PROGRESS OF THE WORK, THE CONTRACTOR SHALL CAREFULLY CLEAN UP AFTER HIS MEN, AND SHALL LEAVE THE PREMISES AND ALL PORTIONS OF THE BUILDING IN WHICH HE IS WORKING FREE FROM HIS DEBRIS.

1.28 QUALITY ASSURANCE AND PRODUCT HANDLING

A. COMPLY WITH PERTINENT PROVISIONS OF SECTION 01640.
B. USE ALL MEANS NECESSARY TO PROTECT HEATING VENTILATING, AND AIR CONDITIONING MATERIALS BEFORE, DURING AND AFTER INSTALLATION AND TO PROTECT THE INSTALLED WORK AND MATERIALS OF ALL OTHER TRADES.
C. IN THE EVENT OF DAMAGE, IMMEDIATELY MAKE ALL REPAIRS AND REPLACEMENTS NECESSARY TO THE SATISFACTION OF THE ARCHITECT, AT NO EXTRA COST TO THE OWNER.

1.29 TESTING AND ADJUSTING

A. EACH PIECE OF EQUIPMENT FOR THE SYSTEMS SHALL BE ADJUSTED AND READJUSTED TO INSURE PROPER FUNCTIONING OF ALL CONTROLS, PROPER DISTRIBUTION OF AIR, ELIMINATION OF DRAFTS, NOISE, AND VIBRATION, AND LEFT IN FIRST-CLASS OPERATING CONDITION, SUBJECT TO ARCHITECT'S APPROVAL.
B. SUBMIT TO THE ARCHITECT SIX COPIES OF THE REPORT ON THE OPERATION, INCLUDING AIR QUANTITIES, FAN SPEEDS, PULLEY SIZES, AND MOTOR LOADS, "AS-BUILT" DRAWINGS, EQUIPMENT PAMPHLETS, AND ALL PERTINENT DATA, INCLUDING CONTROL DIAGRAMS AND MAINTENANCE BROCHURES.

1.30 HERS RATERS

A. GENERAL CONTRACTOR SHALL ENGAGE THE SERVICES OF AN INDEPENDENT HERS RATER, THAT SPECIALIZES IN AND WHOSE BUSINESS IS LIMITED TO HERS RATING OF AIR CONDITIONING SYSTEMS, TO TEST, ADJUST AND BALANCE THE AIR DISTRIBUTION SYSTEMS, COMPONENTS AND EQUIPMENT. FURNISH TO THE ARCHITECT, IN WRITING, A STATEMENT EVIDENCING THAT THE TESTING COMPANY IS QUALIFIED BY PAST EXPERIENCE IN THIS TYPE OF WORK AND HAS SATISFACTORILY TESTED AT LEAST THREE (3) SYSTEMS OF COMPARABLE TYPES AND SIZES.
1. DUCTWORK LEAKAGE MUST BE LESS THAN 6 CFM TO OUTDOORS PER 100 SQUARE FEET OF CONDITIONED SPACE, THOUGH DUCT LEAKAGE TESTS CAN BE WAIVED IF DUCTS AND EQUIPMENT ARE LOCATED IN CONDITIONED SPACE AND THE HOME'S ENVELOPE LEAKAGE IS LESS THAN 0.25 CFM 50 PER SQUARE FOOT OF BUILDING ENVELOPE. (MEETING CALIFORNIA'S TITLE 24 TIGHT DUCT STANDARD OF 6% OR LESS DUCT LEAKAGE OF TOTAL AIR FLOW SATISFIES THIS REQUIREMENT.)
2. THE INSTALLING H.V.A.C. CONTRACTOR IS TO TEST 100% OF ALL HEATING/COOLING SYSTEMS INSTALLED. THE INSTALLING H.V.A.C. CONTRACTOR IS TO PROVIDE THE HERS RATER FOR THE PROJECT SIGNED CF-6R FORMS FOR EVERY SYSTEM INSTALLED
3. A HERS RATER IS TO TEST THE INSTALLED SYSTEMS BASED ON A ONE OUT OF SEVEN TITLE 24 SAMPLING METHODOLOGY

1.31 ELECTRICAL WORK

A. NEW MOTORS AND POWER DERIVED EQUIPMENT CONNECTED WITH THE WORK UNDER THIS SECTION SHALL BE PROVIDED UNDER THIS SECTION. MOTOR STARTERS, MOTOR CONTROL CENTERS, PUSH-BUTTON SWITCHES, AND DISCONNECTS ARE SPECIFIED IN THE ELECTRICAL SECTION, UNLESS INDICATED OTHERWISE HEREIN. MOTOR STARTERS FOR HERMETICALLY SEALED MOTORS IN AIR CONDITIONING EQUIPMENT SHALL BE FURNISHED UNDER THIS SECTION. BEFORE PLACING ORDERS FOR ELECTRICAL MOTORS AND FOR EQUIPMENT, CONTRACTOR SHALL VERIFY WITH ELECTRICAL CONTRACTOR THE VOLTAGE AND PHASE AVAILABLE AND ORDER ACCORDINGLY.

1.32 GUARDS

A. ALL V-BELT DRIVE SHALL BE PROVIDED WITH SHEET METAL HOUSING OR GUARDS SECURELY ATTACHED TO THE FRAMEWORK OF THE EQUIPMENT. OPENINGS SHALL BE PROVIDED FOR TACHOMETER READINGS OF FAN SPEED.
B. ALL DIRECT CONNECTED COUPLINGS SHALL BE PROVIDED WITH GUARDS OR HOUSINGS AS APPROVED BY THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY. THESE GUARDS OR HOUSING SHALL BE INCLUDED WITH THE EQUIPMENT INTERCONNECTED BY THE COUPLINGS.

1.33 WEATHERPROOFING

A. ALL EQUIPMENT, MOTORS, BEARINGS, V-BELT DRIVES, CONTROLS, OR OTHER MATERIALS, REQUIRING PROTECTION FROM WEATHER WHEN LOCATED OUTSIDE OF BUILDINGS, OR ON TOP OF BUILDINGS SHALL BE PROVIDED WITH ADEQUATE WEATHERPROOF PROTECTION. PROTECTION PROVIDED SHALL HAVE THE APPROVAL OF THE ARCHITECT PRIOR TO INSTALLATION. WEATHERPROOF PROTECTION SHALL BE CONSTRUCTED TO PROHIBIT WATER FROM STANDING OR PUDDING ON EQUIPMENT.

1.34 EXCAVATION AND TRENCHING

A. DO ALL NECESSARY TRENCH EXCAVATION AND SHORING REQUIRED FOR INSTALLING UNDERGROUND DUCTWORK AND PIPING. PIPING SHALL BE INSTALLED PROMPTLY AFTER EXCAVATION IN ORDER TO KEEP THE TRENCHES OPEN AS SHORT A TIME A POSSIBLE.
B. ANY EXISTING UNDERGROUND PIPING OR CONDUIT THAT IS ENCOUNTERED SHALL BE PROPERLY SHORED AND PROTECTED FROM DAMAGE. ACTIVE PIPING SHALL BE LEFT INTACT AND UNDAMAGED, OR RELOCATED AND RECONNECTED TO THE EXISTING SYSTEM, AS DIRECTED BY THE ARCHITECT. ANY DAMAGE RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED BY HIM AT NO ADDITIONAL COST TO THE OWNER.

1.35 BACKFILLING

A. ALL EXCAVATIONS AND BACKFILLINGS, IN CONNECTION WITH UNDERGROUND H.V.A.C. WORK, SHALL BE PERFORMED AS PART OF WORK OF THIS SECTION.
B. BACKFILLS SHALL COMPLY WITH APPLICABLE PORTIONS OF EXCAVATION AND BACKFILL FOR UTILITIES SECTION.

1.36 BUILDING FOOTING CLEARANCES

A. UNDER NO CIRCUMSTANCES SHALL PIPES AND CONDUITS BE RUN THROUGH FOOTINGS. THEY SHALL CLOSE BELOW FOOTINGS OR THROUGH SLEEVES ABOVE FOOTINGS. THOSE RUNNING PARALLEL TO FOOTINGS SHALL HAVE THE MINIMUM CLEARANCE INDICATED ON THE STRUCTURAL AND/OR MECHANICAL DRAWINGS, AS REQUIRED.

1.37 CONCRETE WORK

A. CONCRETE WORK FOR EQUIPMENT BASES, FORMED CONCRETE AND OTHER REINFORCED

2.8 GRILLES, REGISTERS AND CEILING DIFFUSERS

A. GRILLES, REGISTERS, AND DIFFUSERS, ON THE DRAWINGS, HAVE BEEN SIZED ON THE BASIS OF THE TYPES AND MANUFACTURE INDICATED HEREINAFTER, OR AS CALLED FOR ON THE DRAWINGS. ALL GRILLES, REGISTERS, AND DIFFUSERS OF AN APPROVED EQUAL MANUFACTURER SHALL BE SELECTED BY THE MANUFACTURER TO OPERATE WITHOUT EXCEEDING NC-25 NOISE LEVELS IN ALL INTERIOR AREAS OF OCCUPANCY. ALL WALL GRILLES AND REGISTERS SHALL HAVE FACTORY PRIME COATED. ALL CEILING DIFFUSERS, GRILLES, AND REGISTERS SHALL HAVE FACTORY ENAMEL FINISH TO MATCH CEILING, AS APPROVED BY THE ARCHITECT, INSTALLED WITH RUBBER GASKET AGAINST WALLS AND CEILINGS. FURNISH AND INSTALL BUCKS. REFER TO ARCHITECT'S REFLECTED CEILING PLANS FOR CEILING TYPES.

B. PROVIDE ALL AIR DISTRIBUTION ACCESSORIES NECESSARY TO MAINTAIN A UNIFORM TEMPERATURE AT THE CONTROL SETTING THROUGHOUT THE ROOM WITH NO APPARENT DRAFTS OR EXCESSIVE AIR MOVEMENT WITHIN THE VENTILATED OR AIR CONDITIONED AREA.

C. EQUIVALENT AIR DISTRIBUTION DEVICES AS MANUFACTURED BY ANEMOSTAT OR KRUEGER ARE ACCEPTABLE.

D. SQUARE DIFFUSERS (ALL OTHER CEILINGS): KRUEGER SERIES SH WITH TYPE 21 FRAME, OPPOSED BLADE DAMPERS. VERIFY FINISH AND FRAME STYLE FOR EACH AREA WITH ARCHITECT.

E. SIDEWALL SUPPLY REGISTER: KRUEGER 588OH DOUBLE DEFLECTION WITH KEY OPERATED OPPOSED BLADE DAMPER. VERIFY FINISH FOR EACH AREA WITH ARCHITECT.

F. LINEAR BAR REGISTER (SIDE WALL): ANEMOSTAT AL-20 WITH OPPOSED BLADE DAMPERS, FACTORY LINED PLENUM WHERE POSSIBLE. VERIFY FINISH AND FRAME STYLE FOR EACH AREA WITH ARCHITECT.

G. SIDEWALL RETURN REGISTER (RR): KRUGER S585H WITH KEY OPERATED OPPOSED BLADE DAMPERS. VERIFY FINISH AND FRAME STYLE FOR EACH AREA WITH ARCHITECT.

H. CEILING RETURN REGISTERS: KRUEGER SERIES S585H WITH KEY OPERATED OPPOSED BLADE DAMPERS FACTORY SUPPLIED LINED PLENUM WHERE POSSIBLE. VERIFY FINISH AND FRAME STYLE FOR EACH AREA WITH ARCHITECT.

I. LINEAR FLOOR REGISTER: ANEMOSTAT AL-20 WITH OPPOSED BLADE DAMPERS, FACTORY SUPPLIED LINED PLENUM WHERE POSSIBLE. VERIFY FINISH AND FRAME STYLE FOR EACH AREA WITH ARCHITECT.

J. LINEAR CEILING DIFFUSER: ANEMOSTAT SLAD WITH ADJUSTABLE VANES, EQUALIZING DEFLECTORS, FACTORY SUPPLIED LINED PLENUM WHERE POSSIBLE. VERIFY FINISH AND FRAME STYLE FOR EACH AREA WITH ARCHITECT.

K. LINEAR WINDOWSILL REGISTER: ANEMOSTAT AL-20 DOUBLES DEFLECTION WITH OPPOSED BLADE DAMPERS, FACTORY SUPPLIED PLENUM WHERE POSSIBLE. VERIFY FINISH FOR EACH AREA WITH ARCHITECT.

L. EXHAUST RELIEF REGISTERS: SAME AS RETURN REGISTERS.

2.9 BELT DRIVES

A. PROVIDE "V" BELTS FOR ALL BELT DRIVEN MOTORS SIZED FOR 150% OF MOTOR RATED HORSEPOWER. WHERE MOTORS ARE RATED ONE HORSEPOWER AND LARGER, PROVIDE FOR EACH DRIVE, A MINIMUM OF TWO MATCHING BELTS, EACH BELT SIZED FOR 150% OF MOTOR RATED HORSEPOWER.

2.10 BELT GUARDS

A. PROVIDE ON ALL BELT DRIVEN EQUIPMENT, TOTALLY ENCLOSED TYPE BELT GUARDS, WITH REMOVABLE SCREEN OR PERFORATED METAL ON ANGLE IRON FRAME, WITH ADEQUATE ALLOWANCE FOR MOTOR ADJUSTMENT, RPM TEST HOLE AND HOT DIP GALVANIZED FINISH.

2.11 MOTORS AND ELECTRICAL APPARATUS

A. PROVIDE MOTORS OF PROPER POWER AND SPEED TO SUIT SPECIFIED MAKES OF EQUIPMENT, HORSEPOWER AND ELECTRICAL CHARACTERISTICS AS INDICATED ON THE DRAWINGS. PROVIDE CONTINUOUS DUTY MOTORS, 40 DEGREES C. RISE TYPE, DRIP-PROOF UNLESS OTHERWISE SPECIFIED, BUILT TO NEMA STANDARDS AND APPROVED BY UNDERWRITERS LABORATORIES. PROVIDE FRACTIONAL HORSEPOWER MOTORS WITH BUILT-IN CURRENT OVERLOAD PROTECTION. VERIFY WITH ELECTRICAL ENGINEER MOTORS' CHARACTERISTICS BEFORE ORDERING. PROVIDE ADJUSTABLE BASES WITH SET SCREWS FOR ALL BELTS CONNECTED MOTORS TO MAINTAIN PROPER BELT TENSION.

2.12 EQUIPMENT

A. SIZE AND CAPACITY AS INDICATED ON THE DRAWINGS.

2.13 CABINET FANS

A. PROVIDE CABINET FANS OF SIZE, TYPE AND CAPACITY AS INDICATED ON DRAWINGS.

B. CONSTRUCT CASING OF HEAVY GAUGE GALVANIZED STEEL AND PROVIDE ACCESS PANELS FOR SERVICE OF INTERIOR COMPONENTS.

C. PROVIDE CENTRIFUGAL BLOWER-TYPE FAN. BALANCE WHEELS STATICALLY AND DYNAMICALLY.

D. PROVIDE HEAVY-DUTY PERMANENTLY SEALED, LUBRICATED PILLOW BLOCK BALL BEARINGS AND HEAVY-DUTY BALL BEARING-TYPE MOTORS.

E. PROVIDE DRIVES SIZED FOR A MINIMUM OF 165% DRIVEN HORSEPOWER. ALSO PROVIDE MACHINED CAST IRON PULLEYS, KEYED TO SHAFT WITH ADJUSTABLE SHEAVES FOR BALANCING.

F. FANS SHALL BE ACMA CERTIFIED FOR BOTH SOUND AND AIR PERFORMANCE.

2.14 TEMPERATURE CONTROL SYSTEM

A. ALL LOW VOLTAGE AND LINE VOLTAGE TEMPERATURE CONTROL WIRING SHALL BE INSTALLED IN CONDUIT, UNDER THIS SECTION, IN CONFORMITY WITH THE ELECTRICAL SECTION OF THIS SPECIFICATIONS. THE LOW VOLTAGE CONDUITS SHALL BE PROVIDED AND INSTALLED BY MECHANICAL CONTRACTOR.

B. CONTROL SYSTEMS SHALL INCLUDE ALL THERMOSTATS, RELAYS, VALVES, REGULATORS, TRANSFORMERS, THERMOMETERS, GAUGES AND ACCESSORIES.

C. RELAYS SHALL BE SQUARE D, CLASS 8501, TYPE DG, OR CLARK, BULLETIN 7305-PM, TYPE 5A OR 5AK, MAGNETIC TYPE RELAYS, WITH NEMA I ENCLOSURES.

D. CONTROL TRANSFORMER SHALL BE SQUARE D, CLASS 9070, TYPE EG, OR APPROVED EQUAL, WITH FUSE BLOCK, TOW SPARE FUSES, AND NEMA I ENCLOSURE.

E. THERMOSTATS SHALL MEET LATEST APPLICABLE TITLE 24 REQUIREMENTS FOR THEIR INTENDED USE.

2.15 HVAC CONTRACTOR SHALL PROVIDE AND INSTALL CPVC FLUE AND COMBUSTION AIR PIPING FOR THE WATER HEATER AND FURNACES 2.16 OTHER MATERIALS

A. PROVIDE OTHER MATERIALS, NOT SPECIFICALLY DESCRIBED BUT REQUIRED FOR A COMPLETE AND PROPER INSTALLATION, AS SELECTED BY THE CONTRACTOR, SUBJECT TO THE APPROVAL OF THE ARCHITECT.

PART 3 - EXECUTION

3.1 MANUFACTURER'S RECOMMENDATIONS

A. ALL WORKMANSHIP SHALL BE PERFORMED BY SKILLS MECHANICS USING THE BEST STANDARD PRACTICES OF THE TRADE.

B. INSTALL ALL EQUIPMENT, MATERIALS AND DEVICES IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER AND THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS. IN THE EVENT OF CONFLICT, CONSULT THE ARCHITECT FOR A DECISION AND PERFORM THE WORK IN ACCORDANCE WITH HIS DECISION.

C. CONDENSATE PIPE: LAP AND SEAL ALL PIPE INSULATION JOINTS. INSULATE FITTINGS AND VALVES. DO NOT COVER UNIONS.

3.2 SLEEVES AND ESCUTCHEONS

A. PROVIDE SLEEVES FOR EACH PIPE PASSING THROUGH WALLS, PARTITIONS, FLOORS, ROOFS, AND CEILINGS. EXTEND SLEEVES 1" ABOVE FLOOR AND FLASH WITH WALLS, PARTITIONS AND CEILINGS. FOR CONCRETE CONSTRUCTION SET PIPE SLEEVES IN PLACE BEFORE CONCRETE IS POURED.

B. FOR INSULATED PIPE, PROVIDE SLEEVES OF ADEQUATE SIZE TO ACCOMMODATE THE FULL THICKNESS OF PIPE COVERING, WITH CLEARANCE FOR PACKING AND CAULKING.

C. CAULK THE SPACE BETWEEN SLEEVE AND PIPE OR PIPE COVERING, USING A NONCOMBUSTIBLE, PERMANENTLY PLASTIC, WATER PROOF NON-STAINING COMPOUND WHICH LEAVES A SMOOTH FINISHED APPEARANCE, OR PACK WITH NONCOMBUSTIBLE ASBESTOS COTTON ROPE TO WITHIN ½" OF BOTH FACE WALLS, AND PROVIDE THE WATERPROOF COMPOUND DESCRIBED ABOVE.

D. INSTALL 1" WIDE CHROME OR NICKEL PLATED ESCUTCHEONS HELD IN PLACE WITH SET SCREWS, ON ALL PIPES EXPOSED TO VIEW WHERE PASSING THROUGH WALLS, FLOORS, PARTITIONS, CEILINGS, AND SIMILAR LOCATIONS. SIZE THE ESCUTCHEONS TO FIT PIPE AND COVERING. 3.3 DUCT CONSTRUCTION

A. CONSTRUCT IN ACCORDANCE WITH LATEST EDITION OF THE ASHRAE GUIDE AND SMACNA STANDARDS, IN ADDITION TO C.M.C. WHERE THERE IS A DISCREPANCY. C.M.C. SHALL APPL

B. ALL DUCTWORK SHALL BE ERECTED TO THE DIMENSIONS INDIC

C. DUCT DIMENSIONS SHOWN ARE NET INSIDE DIMENSIONS.

D. SHEET METAL:

1. LONGITUDINAL JOINTS: PITTSBURGH CORNER SEAMS.

2. TRANSVERSE JOINTS: GOVERNMENT LOCKS RIVETED AT CO HEAVIER THAN THE JOINING DUCT SECTIONS. DUCTS UNDE STRIPS.

E. FLEXIBLE DUCT: INSTALL FLEXIBLE DUCT IN FULLY EXTENDED C TURNS OR OFFSETS, SUPPORTED AT OR NEAR MID-LENGTH WIT COLLAR ATTACHED TO THE STRUCTURE WITH AN APPROVED DU REQUIRED TO MAKE THE CONNECTION. MAKE JOINTS AND CONN STRAPS. ALL CONNECTIONS, JOINTS, COLLARS AND SPLICES SH MANUFACTURER'S INSTALLATION INSTRUCTIONS. FLEXIBLE DUC LAST 5' CONNECTION TO THE TERMINAL WHERE ROUND DUCT SI SUPPORTS

A. SUPPORT DUCTS AS SHOWN ON DRAWINGS OR AS DETAILED IN CONSTRUCTION.

B. SPACE HORIZONTAL SHEET METAL DUCT SUPPORTS NOT TO EX EXCEED 6" IN LENGTH PROVIDE ADEQUATE SWAY BRACING. SUI BRACKETS.

C. FOR FLEXIBLE DUCTS, PROVIDE AT LEAST ¾" WIDE BANDING MATERIAL HANGERS AT NOT MORE THAN 36" CENTERS.

D. SECURE ALL DUCT HANGERS AND SUPPORTS TO BUILDING STRUCTURE.

E. THE DUCTS SHALL BE SECURELY ANCHORED TO THE BUILDING, AND SHALL BE INSTALLED AS TO BE COMPLETELY FREE FROM VIBRATION UNDER ALL CONDITIONS OF OPERATION.

3.5 INSTALLATION OF DUCTWORK

A. STRUCTURAL CONFLICT AND CONFLICTS WITH EXISTING PIPING AND CONDUITS, ETC. WHICH REQUIRES DEVIATION FROM THE DRAWINGS AND SPECIFIED METHODS FOR MAKING AND HANGING DUCTS SHALL BE DESCRIBED IN THE SHOP DRAWINGS OF PROPOSED CHANGE, SUBMITTED FOR APPROVAL. ALL CHANGES IN SIZE SHALL BE MADE ON THE BASIS OF THE NEW SIZE HAVING THE SAME UNIT FRICTION LOSS AS THE INDICATED SIZE. ANY REVISIONS SHALL BE MADE WITHOUT COST TO THE OWNER.

B. MAKE TURNS WITH A THROAT RADIUS OF NOT LESS THAN THE DUCT WIDTH. PROVIDE ELBOWS WITH TURNING VANES WHERE INDICATED ON DRAWINGS OR WHERE SPACE DOES NOT PERMIT REQUIRED RADIUS.

C. INSTALL THE NECESSARY VOLUME DAMPERS WITH ACCESSIBLE OPERATORS TO READILY BALANCE THE SYSTEM AFTER COMPLETION OF WORK. AFTER THE SYSTEM IS FINALLY ADJUSTED, LOCK AND CLEARLY MARK QUADRANTS SHOWING DAMPER POSITION.

D. INSTALL INSPECTION PLATES IN DUCTWORK ON UPSTREAM SIDE OF HEATING COILS, COOLING COILS, AND ON DOWNSTREAM SIDE OF EACH MOTORIZED DAMPER. MAKE INSPECTION PLATES AIRTIGHT AND LOCATE IN VISIBLE AND ACCESSIBLE LOCATIONS. TRIM INSULATION AND SEAL AROUND PLATE.

E. INSTALL FUSIBLE LINK FIRE DAMPERS IN ALL DUCT PENETRATIONS THROUGH A RATED FIRE WALL WHETHER OR NOT THEY ARE SHOWN ON THE DRAWINGS. PROVIDE ADEQUATE ACCESS TO EACH FIRE DAMPER.

F. INSTALL ACCESS DOORS, SUITABLE FOR THE SERVICE INTENDED, OVER ALL EQUIPMENT INSTALLED IN DUCTWORK OR PLENUMS SUCH AS COILS, FIRE DAMPERS, ETC. VERIFY BEFORE START OF INSTALLATION THAT EQUIPMENT WILL NOT GET IN THE WAY OF THE ACCESS DOORS.

3.6 DUCT INSULATION

A. APPLY INSULATING MATERIALS ACCORDING TO THE LATEST PUBLISHING INSTRUCTIONS OF THE MANUFACTURER. INSTALL SMOOTHLY AND EVENLY. USE FULL LENGTHS WHEREVER POSSIBLE.

B. SUPPLY AND RETURN DUCTS (CONCEALED): COVER ALL SIDES, APPLY WITH 2" LAPPED JOINTS. SECURE WITH WIRE AND FASTEN TO DUCT. COVER ALL JOINTS WITH VAPOR BARRIER TAPE. DUCT WRAP INSULATION IS NOT REQUIRED ON LINED DUCTS.

C. SUPPLY AND RETURN DUCTS (EXPOSED): PROVIDE AND INSTALLED DUCT LINER IN EXPOSED SUPPLY AND RETURN AIR DUCTS.

D. DUCT LINER: WHERE INDICATED ON THE DRAWINGS LINE DUCTWORK IN THE INTERIOR. INCREASE DUCT SIZE TO ACCOMMODATE LINING WITHOUT LOSS OF AREA.

E. PLENUMS: COVER INSIDE OF PLENUM. APPLY TO METAL WITH SUITABLE MASTIC COMPOUND AND METAL SCREWS.

3.7 GRILLES, REGISTERS AND CEILING DIFFUSERS

A. PROVIDE THE REQUIRED AIR THROW AND SPREAD WITH NO APPARENT DRAFTS OR EXCESSIVE AIR MOVEMENT WITHIN SPACE SERVED. PROVIDE AIR DISTRIBUTION ACCESSORIES REQUIRED TO EFFECT THESE CONDITIONS.

B. ANCHOR ALL DEVICES AGAINST SEVERE EARTHQUAKE FORCES. THOSE SUPPORTED BY CEILING STRUCTURES SHALL BE FURTHER SECURED TO THE OVERHEAD STRUCTURE WITH 10-GAUGE, GALVANIZED STEEL SAFETY WIRES.

C. ALL GRILLES, REGISTERS, AND DIFFUSERS SHALL BE INSTALLED WITH RUBBER GASKETS AGAINST WALLS AND CEILINGS.

3.8 TEMPERATURE CONTROL SYSTEM

A. REFER TO MANUFACTURER INSTALLATION INSTRUCTION.

3.9 TESTING, ADJUSTING AND BALANCING

A. ENGAGE THE SERVICES OF AN INDEPENDENT TESTING AND BALANCING AGENCY, THAT SPECIALIZES IN AND WHOLE BUSINESS IS LIMITED TO TESTING AND BALANCING OF AIR CONDITIONING SYSTEMS, TO TEST, ADJUST BALANCE THE AIR DISTRIBUTION SYSTEMS, COMPONENTS AND EQUIPMENT. FURNISH TO THE ARCHITECT, IN WRITING, A STATEMENT EVIDENCING THAT THE TESTING COMPANY IS QUALIFIED BY PAST EXPERIENCE IN THIS TYPE OF WORK AND HAS SATISFACTORILY TESTED AND ADJUSTED AT LEAST THREE (3) SYSTEMS OF COMPARABLE TYPES AND SIZES.

B. TEST, ADJUST AND BALANCE UNDER THE SUPERVISION OF THE REPRESENTATIVE OF THE ARCHITECT AND/OR OWNER. TURN OVER ALL TEST CHARTS TO THE ARCHITECT. PERFORM WORK IN COMPLETE ACCORDANCE WITH AABC STANDARDS FOR FIELD MEASUREMENTS AND INSTRUMENTATION FORM NO. 81266, VOLUME I, AS PUBLISHED BY THE ASSOCIATED AIR BALANCE COUNCIL. INCLUDE, PERFORM AND RECORD, AS THOUGH REPEATED HEREIN, ALL METHODS AND PROCEDURES LISTED IN AND APPLICABLE TO SECTIONS ON AIR AND HYDRONIC BALANCING.

C. VISIT THE JOB SITE IN THE EARLY STAGES OF THE INSTALLATION AND THEN AGAIN WHEN THE INSTALLATION IS WELL ALONG BUT BEFORE ANY CLOSING-INS, TO VERIFY TO YOUR SATISFACTION THAT ALL FITTINGS, AIR VOLUME CONTROL DEVICES ARE OF THE PROPER TYPE OR PROPERLY FABRICATED AND ARE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND THAT YOU WILL BE ABLE TO BALANCE THE SYSTEMS AS REQUIRED HEREIN.

D. PROVIDE, IF NECESSARY, DAMPERS AND PULLEY AND BELT CHANGES. PROVIDE IMMEDIATE LABOR AND TOOLS TO MAKE CORRECTIONS WHEN REQUIRED WITHIN THE SYSTEMS.

E. FILE FOUR (4) SETS OF THE REPORTS AND THE SCHEMATIC LINE DIAGRAMS WITH THE ARCHITECT. TAKE ADDITIONAL READINGS WHEN REQUESTED BY THE ARCHITECT FOR THE PURPOSE OF VERIFYING RESULTS OF THE TEST AND BALANCE REPORT.

F. BEFORE THE CEILINGS ARE CLOSED PERFORM A PRELIMINARY AIR BALANCE TO WITHIN 10% OF THE SPECIFIED VALVES. ACOUSTICAL "A" SCALE READING IN EACH ROOM WITH 100% AIR FLOW.

G. AIR BALANCE TESTING.

1. ADJUST AND BALANCE AIR TO WITHIN (+) OR (-) 5% OF THE SPECIFIED VALUE.
2. PROVIDE THE REQUIRED AIR THROW AND SPREAD WITH NO APPARENT DRAFTS OR EXCESSIVE AIR MOVEMENT WITHIN SPACE SERVED. PROVIDE AIR DISTRIBUTION ACCESSORIES REQUIRED TO EFFECT THESE CONDITIONS.
3. INCLUDE ALL DATA RELEVANT TO THE TEST AND BALANCE ON STANDARDIZED REPORT FORMS. PREPARE SCHEMATIC LINE DIAGRAMS FOR EACH AIR WITH ALL AIR TERMINAL DEVICES, AIR CONTROL DEVICES AND COMPONENTS SHOWN AND APPROPRIATELY CODED.
4. IN COOPERATION WITH THE CONTROL MANUFACTURER'S REPRESENTATIVE, CHECK, CALIBRATE AND SET ALL CONTROLS AND CONTROL COMPONENTS.
5. TEST, ADJUST AND BALANCE ALL AIR HANDLING AND AIR CONDITIONING UNITS. MAKE FINAL READING AFTER ALL TERMINAL AND AIR CONTROL COMPONENTS HAVE BEEN SET AND ADJUSTED. RECORD THE FOLLOWING DATA:
   a. TOTAL SUPPLY AIR, OUTSIDE AIR AND RETURN AIR QUANTITIES.
   b. STATIC PRESSURES AT THE RETURN AIR AND SUPPLY AIR UNIT CONNECTIONS.
   c. FAN AND MOTOR RPM.
   d. MOTOR AMPS AT DESIGN AND NO-LOAD.
   e. MANUFACTURER'S DATA:

1) FAN SIZE AND MODEL NUMBER.
2) SHEAVE AND BELT SIZES.
3) MOTOR MANUFACTURER AND RATED HP, VOLTAGE PHASE, AMPS AND RPM.

6. TEST, ADJUST AND BALANCE ALL FANS. MAKE FINAL READINGS AFTER ALL TERMINAL COMPONENTS HAVE BEEN SET AND ADJUSTED. RECORD THE FOLLOWING DATA:
   a. TOTAL AIR QUANTITIES.
   b. TOTAL SUCTION AND DISCHARGE STATIC PRESSURES ON DUCTED FANS.
   c. FAN AND MOTOR RPM.
   d. MOTOR AMPS AT DESIGN AND NO-LOAD.
   e. MANUFACTURER'S DATA:

1) FAN SIZE AND MODEL NUMBER.
2) SHEAVE AND BELT SIZES.
3) MOTOR MANUFACTURER AND RATED HP, VOLTAGE, PHASE, AMPS AND RPM.

H. EQUIPMENT TESTING

1. IT IS RECOGNIZED THAT SUCH TESTING CANNOT ALWAYS BE PERFORMED UNDER PEAK DESIGN LOAD CONDITIONS, IN WHICH EVENT LOADING MAY BE SIMULATED OR THE TESTING PERFORMED AT NO LESS THAN 50% OF DESIGN LOAD. ALL SPECIFIED READINGS SHOULD BE MADE SIMULTANEOUSLY, OR NEAR SO AS POSSIBLE. READINGS SHOULD COVER A PERIOD OF NOT LESS THAN 5 MINUTES WITH BOTH INITIAL AND FINAL READINGS RECORDED.
2. RECORD THE FOLLOWING DATA FOR EACH EQUIPMENT TESTED:
   a. DATE AND TIME OF DAY.
   b. OUTSIDE DRY AND WET BULB TEMPERATURES.
   c. SOLAR CONDITIONS.
   d. DURATION OF TEST.

AND UNDER THE SUPERVISION OF THE ARCHITECT AND/OR OWNER
; SHALL BE FOR EIGHT HOURS. FURNISH ALL LABOR AND INSTRUMENTS
A-SCALE READING IN ALL AREAS OF OCCUPANCY NOT TO EXCEED 35
ET FROM THE NEAREST SUPPLY REGISTER.

VICES COMPLY WITH SPECIFICATIONS AND THAT THERE IS FREE AND
IE PIPING AND DUCT SYSTEMS, AS WELL AS SATISFACTORY OPERATION
C.
READING IN ALL AREAS OF OCCUPANCY TO NOT EXCEED 35 DBA AT A
NEAREST SUPPLY REGISTER. 3.11 ANCHORING OF MECHANICAL

NCRETE SLABS OR BUILT UP ON CONCRETE BASES SHALL BE SECURED
UIVALENT TO 50% OF THE OPERATING WEIGHT OF THE EQUIPMENT.
ITH CINCH ANCHORS, ALL BOLT SHANKS SHALL BE GROUTED TIGHT TO
'S HOLES ON EQUIPMENT BASE PLATES SHALL BE NOT MORE THAN 1/8"

ULATIONS TO THE ARCHITECT ON THE ANCHORING OF ALL EQUIPMENT.

TE ANY SYSTEMS OF EQUIPMENT PRIOR TO FINAL COMPLETION AND
ACCEPTANCE OF THE WORK. SUCH PRELIMINARY OPERATION SHALL NOT BE CONSTRUED AS AN ACCEPTANCE OF
ANY WORK. 3.13 OPERATION AND MAINTENANCE INSTRUCTION

A. UPON COMPLETION OF THE INSTALLATION AND ALL OF THE TESTS, PROVIDE, FOR A PERIOD OF ONE DAY, A COMPETENT OPERATOR WHO SHALL OPERATE THE EQUIPMENT AND INSTRUCT THE OWNER'S MAINTENANCE PERSONNEL ON THE PROPER OPERATING AND MAINTENANCE PROCEDURES.

B. ALL TOOLS FOR EQUIPMENT MAINTENANCE AND OPERATION SHALL BE PRESENTED TO OWNER.

C. PREPARE REPORT COVERING OPERATION AND MAINTENANCE OF ALL EQUIPMENT. FURNISH THE ARCHITECT WITH FOUR (4) SETS OF THE OPERATION AND MAINTENANCE REPORTS.

3.14 CLEANING

A. THOROUGHLY CLEAN ALL EQUIPMENT DUCTWORK AND PIPING. REMOVE DUST, SCALE, PLASTER, OR ANY INTERNAL OBSTRUCTIONS BEFORE ANY COVERING IS INSTALLED OR ANY PIPING, DUCTWORK OR EQUIPMENT IS PAINTED AND/OR PLACED IN OPERATION. CLEAN EXPOSED PARTS OF EQUIPMENT, REMOVE OIL AND GREASE, AND LEAVE THE BRIGHT METAL PARTS CLEAN AND POLISHED. RESTORE FINISHED SURFACES IF DAMAGED, AND DELIVER ENTIRE INSTALLATION IN APPROVED CONDITION.

B. DURING THE PROGRESS OF THE WORK, CAREFULLY CLEAN UP AFTER YOUR WORKMEN, AND LEAVE THE PREMISES AND ALL PORTIONS OF THE BUILDING IN WHICH YOU ARE WORKING, FREE FROM DEBRIS. UPON COMPLETION OF THE WORK, REMOVE ALL RUBBISH, DEBRIS AND SURPLUS MATERIALS RESULTING THERE FROM THE PREMISES, AND LEAVE THE SITE IN A NEAT, CLEAN AND ACCEPTABLE CONDITION AS APPROVED BY THE ARCHITECT.

C. FLUSH CLEAN INSIDE OF PIPES, DUCTWORK, ETC., BEFORE BEING PLACED IN OPERATION, AND CLEAN ALL STRAINERS AFTER OPERATIONAL TESTS.

3.15 OPERATING AND SERVICE MANUAL

A. THIS CONTRACTOR SHALL PROVIDE THE ARCHITECT, FOR DELIVERY TO THE OWNER, WITH THREE SETS OF OPERATING PROCEDURES AND SERVICE MANUAL FOR THE H.V.A.C. EQUIPMENT INCLUDING "AS-BUILT" CONTROL DIAGRAM AND PARTS MANUAL. THESE MANUALS SHALL BE SUBMITTED FOR APPROVAL IMMEDIATELY UPON COMPLETION OF THE WORK. FAILURE TO SUBMIT FOR APPROVAL WILL DELAY FINAL INSPECTION AND ACCEPTANCE OF THE WORK BY THE OWNER.

B. AFTER APPROVAL BY THE ARCHITECT, ONE COPY OF THE CONTROL DIAGRAM SHALL BE INSTALLED IN A PLASTIC ENVELOPE IN THE MECHANICAL EQUIPMENT ROOM.

C. THE FOLLOWING ITEMS, TOGETHER WITH ANY OTHER NECESSARY PERTINENT DATA, SHALL BE INCLUDED. THIS LIST IS NOT COMPLETE, AND IS TO BE USED AS A GUIDE:

1. PART NUMBERS OF ALL REPLACEABLE ITEMS.
2. MANUFACTURER'S CUTS AND RATING TABLES, INCLUDING BROCHURES ON ALL EQUIPMENT LISTED UNDER APPROVALS REQUIRED.
3. OILING, LUBRICATION, AND GREASING DATA.
4. COMPLETE ELECTRICAL LOAD DATA FROM OPERATING TEST.
5. AIR FLOW DATA ON ALL FANS.
6. BELT SIZES, TYPES, AND LENGTHS.
7. SERIAL NUMBERS OF ALL PRINCIPAL PIECES OF EQUIPMENT.
8. COMPANIES' NAMES, ADDRESSES, AND TELEPHONE NUMBERS OF ALL SUPPLIERS AND/OR MANUFACTURERS.
9. CONTROL DIAGRAM AND OPERATION SEQUENCE, TOGETHER WITH LABELING OF CONTROLS AND INSTRUMENTS TO MATCH DIAGRAM.
10. AIR SYSTEMS BALANCE REPORT.
11. WRITTEN GUARANTEE.

3.16 COMPLETION OF WORK

A. ALL H.V.A.C. WORK SHALL BE COMPLETED AND IN OPERATION 30 CALENDAR DAYS PRIOR TO FINAL ACCEPTANCE. DURING THIS PERIOD, THE EQUIPMENT SHALL BE IN OPERATION, TESTED, AND GIVEN FINAL ADJUSTMENTS. FINAL ACCEPTANCE WILL DEPEND UPON COMPLIANCE WITH THIS PROVISION. END OF DIVISION 23 00 00

APPROVED EXHIBIT "A"
PROJECT NO. PRJ-1123371
APPROVAL NO(S). Site Development Permit No. PMT-3318269
APPROVED BY: Hearing Officer
ON: February 25, 2026
DEVELOPMENT SERVICES DEPARTMENT
DATE: 2/25/26 By: Robin MacCartee
Development Project Manager

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STATE OF CALIFORNIA
22056

145.23
LA JOLLA RESIDENCE
7656 LA JOLLA VISTA DRIVE LA JOLLA, CA 92037

01/12/2024 100%SD
05/06/2024 75%CD
10/23/2024
02/05/2025 PLAN CHECK RESUBMITTAL

MECHANICAL SPECIFICATIONS

M0.03

MITSUBISHI VRF OUTDOOR UNIT SCHEDULES (HEATPUMP UNITS)

SYMBOL	LOCATION	MANUFACTURER AND MODEL CAPACITY (TONS)	MODULES	COOLING			HEATING	AHRI 210/240 - 2023			ELECTRICAL			INDOOR UNIT	OPER. WEIGHT (LBS)	VIBRATION ISOLATORS		SOUND PRESSURE (dBA)
				CAPACITY (BTUH)		AMBIENT	47 (°F) AMBIENT (BTUH)	DUCTED/NON-DUCTED								VIBREX TYPE	DEFLECTION (IN.)	
				SENSIBLE	TOTAL	TEMP. (°F)		EER2 (SEER2)	COP	HSPF2	V-Ø-HZ	MCA	MOCP					
OU 1	OUTDOOR MECHANICAL YARD	TRANE-MITSUBISHI NTXMSM60A182BA (5 TONS)	-	-	60,000	95	66,000	11.1/13.3 (17.8/20.0)	3.4/4.1	10.7/10.5	208/230-1Ø-60	45	80	FC-1 FC-2	305	"RMUAB-EQ-SH" W/BASERAIL	2"	59
OU 2	OUTDOOR MECHANICAL YARD	TRANE-MITSUBISHI NTXMSM60A182BA (5 TONS)	-	-	60,000	95	66,000	11.1/13.3 (17.8/20.0)	3.4/4.1	10.7/10.5	208/230-1Ø-60	45	80	FC-3 FC-4	305	"RMUAB-EQ-SH" W/BASERAIL	2"	59
OU 3	OUTDOOR MECHANICAL YARD	TRANE-MITSUBISHI NTXMSM60A182BA (5 TONS)	-	-	60,000	95	66,000	11.1/13.3 (17.8/20.0)	3.4/4.1	10.7/10.5	208/230-1Ø-60	45	80	FC-5 FC-6	305	"RMUAB-EQ-SH" W/BASERAIL	2"	59

REMARKS

NOTE: ALL UNITS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS;

1. ALL UNITS SHALL BE SUPPLIED WITH THE FOLLOWING INTEGRAL ACCESSORIES, HIGH PRESSURE SWITCH, SUCTION ACCUMULATOR, LOW PRESSURE SWITCH, SOLID VALVES, TIME DELAY, COMPRESSOR SHORT CYCLE PROTECTOR, VARIABLE SPEED INVENTER, 410A REFRIGERANT.
2. CONTRACTOR SHALL BE MITSUBISHI ELECTRIC CITY MULTI CERTIFIED.
3. REFRIGERANT PIPING BETWEEN THE OUTDOOR UNIT AND INDOOR UNIT SHALL BE ROUTED IN THE FIELD. THE EXACT ROUTING SHALL BE APPROVED BY THE ARCHITECT AND STRUCTURAL ENGINEER. UNDERGROUND REFRIGERANT PIPE SHALL RUN INSIDE 6" ABS PIPES FOLLOW MANUFACTURER'S RECOMMENDATIONS.
4. PROVIDE SEPARATE ELECTRICAL CONNECTION FOR EACH MODULE.
5. SUCTION AND LIQUID PIPE SIZES SHALL BE PER MANUFACTURER'S RECOMMENDATIONS BASED ON TOTAL DEVELOPED LENGTH AND CHANGE IN ELEVATION BETWEEN INDOOR UNIT AND OUTDOOR UNIT. MAXIMUM OF 1312FT TOTAL REFRIGERANT LINE LENGTH ONE WAY. PROVIDE ELASTOMERIC INSULATION AROUND EACH REFRIGERANT PIPE SEPARATELY. REFRIGERANT PIPES EXPOSED TO WEATHER SHALL BE PROVIDED WITH ALUMINUM CLADDING JACKET AROUND INSULATION. THE INSULATION SHALL BE ARMACELL: AP ARMAFLEX, THICKNESS SHALL BE PER TITLE-24 REQUIREMENTS.
6. PROVIDE 2, 16 GAUGE SHIELDED COMMUNICATION WIRES. (REFER TO WIRING DRAWINGS). INSTALL CONTROL WIRING IN SEPARATE CONDUITS.
7. OUTDOOR UNIT TO BE PROVIDED WITH M.W. SAUSSE OSHPD PRE-APPROVED BASERAIL WITH VIBRATION ISOLATORS W/ 2" DEFLECTION
8. PROVIDE TE - 200 CONTROLLER WITH BACNET LICENSE
9. THE COILS SHALL BE COATED FOR SEACOST BY THE FACTORY.

MITSUBISHI FAN COIL UNIT SCHEDULE (OU-1)

SYMBOL	LOCATION	AREA SERVED	MANUFACTURER & MODEL NO.	TYPE	FAN		MOTORS							FILTERS		COIL CAPACITY		HEATING CAPACITY @41°F	WEIGHT (LBS.)	OUTSIDE AIR CFM	SOUND PRESSURE (dBA)
																COOLING @95°F OSA					
					CFM	E.S.P. (" W.G.)	BHP	FLA	MCA	MOCP	V	Ø	HZ	NO.	SIZE	SENS. CAPACITY (BTUH)	TOTAL CAPACITY (BTUH)	TOTAL CAPACITY (BTUH)			
FC 1	MAIN HOUSE MECH. CLOSET	LIVING ROOM & POWDER	TRANE-MITSUBISHI TPVFYP036AM141A	VERTICAL TYPE	1095	0.5	0.32696	3.0	4.1	15	208	1	60	1	2"	26,056	36,000	40,000	175	-	43
FC 2	MAIN HOUSE LAUNDRY	ENTRY, PANTRY, MUD ROOM, LAUNDRY ROOM, & KITCHEN	TRANE-MITSUBISHI TPVFYP030AM141A	VERTICAL TYPE (HORIZONTALLY MOUNTED)	875	0.5	0.32696	2.0	4.1	15	208	1	60	1	2"	21,880	30,000	34,000	175	100 (SF-1)	40

MITSUBISHI FAN COIL UNIT SCHEDULE (OU-2)

SYMBOL	LOCATION	AREA SERVED	MANUFACTURER & MODEL NO.	TYPE	FAN		MOTORS							FILTERS		COIL CAPACITY		HEATING CAPACITY @41°F	WEIGHT (LBS.)	OUTSIDE AIR CFM	SOUND PRESSURE (dBA)
																COOLING @95°F OSA					
					CFM	E.S.P. (" W.G.)	BHP	FLA	MCA	MOCP	V	Ø	HZ	NO.	SIZE	SENS. CAPACITY (BTUH)	TOTAL CAPACITY (BTUH)	TOTAL CAPACITY (BTUH)			
FC 3	MAIN HOUSE BED 2	DEN, BED 1, BATH 1, & HALL	TRANE-MITSUBISHI TPVFYP054AM141A	VERTICAL TYPE (HORIZONTALLY MOUNTED)	1485	0.5	0.32696	3.9	5.6	15	208	1	60	1	2"	36,933	54,000	60,000	200	-	43
FC 4	MAIN HOUSE BED 3	BED 2, BATH 2, BED 3, BATH 3, & CLOSET 3	TRANE-MITSUBISHI TPVFYP024AM141A	VERTICAL TYPE (HORIZONTALLY MOUNTED)	735	0.5	0.16214	1.6	3.0	15	208	1	60	1	2"	17,330	24,000	27,000	150	-	38

MITSUBISHI FAN COIL UNIT SCHEDULE (OU-3)

SYMBOL	LOCATION	AREA SERVED	MANUFACTURER & MODEL NO.	TYPE	FAN		MOTORS							FILTERS		COIL CAPACITY		HEATING CAPACITY @41°F	WEIGHT (LBS.)	OUTSIDE AIR CFM	SOUND PRESSURE (dBA)
																COOLING @95°F OSA					
					CFM	E.S.P. (" W.G.)	BHP	FLA	MCA	MOCP	V	Ø	HZ	NO.	SIZE	SENS. CAPACITY (BTUH)	TOTAL CAPACITY (BTUH)	TOTAL CAPACITY (BTUH)			
FC 5	MAIN HOUSE HALL	PRIMARY LOUNGE, BEDROOM, CLOSET, & BATH	TRANE-MITSUBISHI TPVFYP036AM141A	VERTICAL TYPE (HORIZONTALLY MOUNTED)	1095	0.5	0.32696	3.0	4.1	15	208	1	60	1	2"	26,056	36,000	40,000	175	100 (SF-2)	43
FC 6	MAIN HOUSE MECH. CLOSET	OFFICE & GYM	TRANE-MITSUBISHI TPVFYP018AM141A	VERTICAL TYPE	585	0.5	0.16214	1.2	3.0	15	208	1	60	1	2"	13,728	18,000	20,000	150	-	36

DUCTED SPLIT SYSTEM HEAT PUMP SCHEDULE

SYMBOL	LOCATION	MANUFACTURER & MODEL CAPACITY (TONS)	COOLING			HEATING		MAX COOLING DB	SEER	EER	HSPF	ELECTRICAL						INDOOR UNIT	OPER. WEIGHT (LBS)	VIBRATION ISOLATORS		MAX LINE LENGTH (FT.)
			CAPACITY (BTUH)		AMBIENT TEMP. (°F)	TOTAL BTUH	AMBIENT TEMP. (°F)					V	Ø	HZ	FLA	MCA	MOCP			VIBREX TYPE	DEFLECTION (IN.)	
			SENSIBLE	TOTAL																		
OU 4	OUTDOOR MECHANICAL YARD	TRANE-MITSUBISHI TRUZA0241HA70BA (2.0 TON)	19,920	24,000	95	28,000	47	47	20.5	12.2	9.3	208	1	60	0.4	19	26	FC-7	153	"RMUAB-EQ-SH" W/ BASE RAIL	2"	165

NOTE: ALL UNIT SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS;

1. ALL UNITS SHALL BE SUPPLIED WITH THE FOLLOWING ACCESSORIES, 4 WAY VALVE, LINEAR EXPANSION VALVES, STRAINERS, COMPRESSOR SHORT CYCLE PROTECTOR, HIGH AND LOW PRESSURE SW., VARIABLE SPEED INVENTER, 410A REFRIGERANT.
2. EACH UNIT TO BE SUPPLIED WITH WIRED REMOTE CONTROL MODEL#PAR-31MAA CONTROL WIRING AND CONDUITS.
3. PROVIDE MITSUBISHI 3 POLE DISCONNECT SWITCH
4. REFRIGERANT PIPING BETWEEN THE HEAT PUMP OUTDOOR UNIT AND FAN COIL SHALL BE ROUTED IN THE FIELD. THE EXACT ROUTING SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE, ARCHITECT, & STRUCTURAL ENGINEER, AS WELL AS FOLLOW MANUFACTURER'S RECOMMENDATIONS.
5. SUCTION AND LIQUID PIPE SIZES SHALL BE PER MANUFACTURER'S RECOMMENDATIONS BASED ON TOTAL DEVELOPED LENGTH AND CHANGE IN ELEVATION BETWEEN FAN COIL AND HEAT PUMP OUTDOOR UNIT. REFER TO INSTALLATION MANUAL FOR REFRIGERATION PIPE SIZES AND ALLOWABLE LENGTHS. PROVIDE ELASTOMERIC INSULATION AROUND EACH REFRIGERANT PIPE SEPARATELY. REFRIGERANT PIPES EXPOSED TO WEATHER SHALL BE PROVIDED WITH ALUMINUM CLADDING JACKET AROUND INSULATION. THE INSULATION SHALL BE ARMACELL: AP ARMAFLEX, THICKNESS SHALL BE PER TITLE-24 REQUIREMENTS.
6. ALL HEATPUMP OUTDOOR UNITS COILS SHALL BE ALUMINUM FINS WITH COPPER TUBES.
7. PROVIDE 14 GAUGE WIRE PER EVAPORATOR/FANCOIL EACH SET OF 3 WIRES SHALL BE INSTALLED IN SEPARATE CONDUIT. USE COLOR CODED 14 GAUGE WIRES. REFER TO WIRING SCHEMATIC.
8. UNIT TO BE PROVIDED WITH M.W. SAUSSE OSHPD PRE-APPROVED BASERAIL WITH VIBRATION ISOLATORS W/2" DEFLECTION.
9. THE COILS SHALL BE COATED FOR SEACOST BY THE FACTORY.

DUCTED SPLIT SYSTEM FAN COIL SCHEDULE

SYMBOL	LOCATION	AREA SERVED	MANUFACTURER & MODEL NO.	TYPE	FAN				MOTORS						FILTERS		COOLING CAPACITY		HEATING CAPACITY @47°	OUTSIDE AIR CFM	OPER. WEIGHT (LBS)	OUTDOOR UNIT
					CFM	BHP	E.S.P. (" W.G.)	SOUND PRESSURE (dBA)	WATTS	FLA/MCA	MOCP	V	Ø	HZ	NO.	SIZE	SENS. CAPACITY (BTUH)	TOTAL CAPACITY (BTUH)	TOTAL CAPACITY (BTUH)			
FC 7	ADU BEDROOM 2	ADU	TRANE-MITSUBISHI TPVA0A0241AA70A (2.0 TON)	VERTICAL UNIT (HORIZONTALLY MOUNTED)	875	-	0.8	38	-	3.3/4.13	25	208	1	60	1	2"	19,920	24,000	28,000	100 (SF-3)	141	OU-4

NOTE: ALL UNIT SHALL COMPLY WITH THE FOLLOWING REQUIREMEN

1. ALL FANCOILS SHALL BE SUPPLIED WITH THE FOLLOWING ACCESS
CONTROL, HEAT PUMP ASSEMBLY DX COIL, MERV-13 FILTER.
2. ALL UNITS SHALL BE SUPPLIED WITH ALUMINUM FINS AND COPPE
3. REFRIGERANT PIPING BETWEEN THE HEAT PUMP OUTDOOR UNIT
ROUTING SHALL BE APPROVED BY THE ARCHITECT AND STRUCTURA
INSULATED.
4. SUCTION AND LIQUID PIPE SIZES SHALL BE PER MANUFACTURER,
CHANGE IN ELEVATION BETWEEN FAN COIL AND HEATPUMP OUTDO
SEPARATELY.
5. PROVIDE 3/4" COPPER M CONDENSATE LINES. REFER TO PLUMBIN
6. PROVIDE MOUNTING BRACKET FOR EACH FANCOIL.
7. FAN COIL POWER AND CONTROL WIRING BETWEEN EACH FAN COI
OUTDOOR UNIT. THE WIRING SHALL BE 14 GAUGE COLOR CODED WI
CONDUIT BETWEEN THE INDOOR AND OUTDOOR UNITS.

H SEPARATE THERMOSTAT VIA THREE OPTIONS BELOW. EACH OPTION TO BE
L CHARGE.
-CT01
MOUNTED REMOTE BULLET SENSOR
O CRESTON CHV-STAT WITH CHV-RTS REMOTE BULLET SENSOR
WITCH
ND EACH REFRIGERANT PIPE SEPARATELY. REFRIGERANT PIPES EXPOSED TO
M CLADDING JACKET AROUND INSULATION. THE INSULATION SHALL BE ARMACELL: AP
4 REQUIREMENTS.
D.

APPROVED EXHIBIT "A"
PROJECT NO. PRJ-1123371
APPROVAL NO(S). Site Development Permit No. PMT-3318269
APPROVED BY: Hearing Officer
ON: February 25, 2026
DEVELOPMENT SERVICES DEPARTMENT
DATE: 2/25/26 By: Robin MacCartee
Development Project Manager

NOTE: ALL UNITS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS;

1. ALL UNITS SHALL BE SUPPLIED WITH THE FOLLOWING ACCESSORIES, LEV REFRIGERANT CONTROL DEVICE, 4 SPEED FAN CONTROL, HEAT PUMP ASSEMBLY DX COIL, MERV-13 FILTER.
2. EACH INDOOR UNIT SHALL BE SUPPLIED WITH SEPARATE THERMOSTAT VIA THE THREE OPTIONS BELOW EACH OF THE OPTIONS TO BE PRESENTED TO THE CLIENT AT NO ADDITIONAL CHARGE
   1) MITSUBISHI THERMOSTAT MODEL# PAR-CT01
   2) MITSUBISHI PAC-USSEN001-FM-1 FLUSH MOUNTED REMOTE BULLET SENSOR
   3) MITSUBISHI PAC-US445CN-1 ADAPTER TO CRESTON CHV-STAT WITH CHV-RTS REMOTE BULLET SENSOR
3. UNIT SHALL BE SUPPLIED WITH ALUMINUM FINS AND COPPER TUBES.
4. REFRIGERANT PIPING BETWEEN THE HEAT PUMP OUTDOOR UNIT AND FAN COIL SHALL BE ROUTED IN THE FIELD. THE EXACT ROUTING SHALL BE APPROVED BY THE ARCHITECT AND STRUCTURAL ENGINEER.
5. SUCTION AND LIQUID PIPE SIZES SHALL BE PER MANUFACTURER'S RECOMMENDATIONS BASED ON TOTAL DEVELOPED LENGTH AND CHANGE IN ELEVATION BETWEEN FAN COIL AND HEATPUMP OUTDOOR UNIT. SUCTION AND LIQUID PIPES MUST BE INSULATED SEPARATELY.
6. CONTRACTOR SHALL BE MITSUBISHI ELECTRIC CITY MULTI CERTIFIED.
7. FANCOIL TO BE PROVIDED WITH FACTORY SUPPLIED CONDENSATE PUMPS. MODEL # SI1730-230.
8. ALL FANCOILS DIP SWITCHES SHALL BE SET TO 208V AND THE W.G. SHOWN ON THE SCHEDULE BELOW THE CFM VALUES.
9. ALL VERTICAL FAN COIL TO BE PROVIDED WITH CONDENSATE OVERFLOW SWITCH. ALL CEILING RECESSED FAN COIL TO BE PROVIDED WITH OVERFLOW DRAIN TO TERMINATE JUST BELOW THE CEILING TO VISIBLE LOCATION. PROVIDE ESCUTCHEON PLATE.
10. SUCTION AND LIQUID PIPE SIZES SHALL BE PER MANUFACTURER'S RECOMMENDATIONS BASED ON TOTAL DEVELOPED LENGTH AND CHANGE IN ELEVATION BETWEEN INDOOR UNIT AND BC CONTROLLER. PROVIDE ELASTOMERIC INSULATION AROUND EACH SUCTION AND LIQUID PIPE SEPARATELY. REFRIGERANT PIPES EXPOSED TO WEATHER SHALL BE PROVIDED WITH ALUMINUM CLADDING JACKET AROUND INSULATION. THE INSULATION SHALL BE ARMACELL: AP ARMAFLEX, THICKNESS SHALL BE PER TITLE-24 REQUIREMENTS.

FC 1 — FAN COIL UNIT (INDOOR SECTION) / FC NUMBER

ASHRAE 15 & 34 MINIMUM ROOM VOLUME CALCULATIONS: OU-1

RCL (R410A)	=	26lbs./Mcf
RC OF MITSUBISHI NTXMSM60A182AA	=	25.96 lbs.
MAV	=	MINIMUM APPLIED VOLUME (cu.ft)
MAV	=	RC/RCL
MAV	=	(25.96)/(26lbs./1,000 cu.ft.)
MAV	=	998.5 cu.ft.

ASHRAE 15 & 34 MINIMUM ROOM VOLUME CALCULATIONS: OU-2

RCL (R410A)	=	26lbs./Mcf
RC OF MITSUBISHI NTXMSM60A182AA	=	28.77 lbs.
MAV	=	MINIMUM APPLIED VOLUME (cu.ft)
MAV	=	RC/RCL
MAV	=	(28.77)/(26lbs./1,000 cu.ft.)
MAV	=	1106.5 cu.ft.

ASHRAE 15 & 34 MINIMUM ROOM VOLUME CALCULATIONS: OU-3

RCL (R410A)	=	26lbs./Mcf
RC OF MITSUBISHI NTXMSM60A182AA	=	27.98 lbs.
MAV	=	MINIMUM APPLIED VOLUME (cu.ft)
MAV	=	RC/RCL
MAV	=	(27.98)/(26lbs./1,000 cu.ft.)
MAV	=	1076.2 cu.ft.

ASHRAE 15 & 34 MINIMUM ROOM VOLUME CALCULATIONS: OU-4 (ADU)

RCL (R410A)	=	26lbs./Mcf
RC OF MITSUBISHI TRUZA0241HA70BA	=	7.69 lbs.
MAV	=	MINIMUM APPLIED VOLUME (cu.ft)
MAV	=	RC/RCL
MAV	=	(7.69)/(26lbs./1,000 cu.ft.)
MAV	=	295.8 cu.ft.

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CALIFORNIA
90019
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REGISTERED PROFESSIONAL ENGINEER — No. M 29234 — MECHANICAL — STATE OF CALIFORNIA

23256

143.23

LA JOLLA RESIDENCE
7656 LA JOLLA VISTA DRIVE
LA JOLLA, CA 92037

01/12/2024	100%SD
05/06/2024	75%CD
10/23/2024	
02/05/2025	PLAN CHECK RESUBMITTAL

MECHANICAL EQUIPMENT SCHEDULES

M0.04

OUTDOOR UNIT - AIR COOLED CONDENSING UNIT SCHEDULE

SYMBOL	LOCATION	SERVING	MANUFACTURER & MODEL CAPACITY (TONS)	COOLING *			HEATING		SEER	ELECTRICAL				INDOOR UNIT	OPER. WEIGHT (LBS)	MAX DISTANCE (FEET)	VIBRATION ISOLATORS	REMARKS
				CAPACITY (BTUH @ 67 WB)		AMBIENT TEMP. (°F)	TOTAL CAPACITY (BTUH)	AMBIENT TEMP. (°F)		V-Φ-HZ	FLA	MCA	MOCP					
				SENSIBLE	TOTAL													
SHP ER	OUTDOOR MECHANICAL YARD	ELECTRICAL/AV ROOM	MITSUBISHI TRUYA0181KA70NA	13,140	18,000	95	-	47	20.2	208/230-1-60	0.5	11.0	28	FC-ER	99	165'	2" DEFLECTION RMUAB-EQ-SH W/ BASE RAIL	NOTE: UNIT SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS; 1. UNIT SHALL BE SUPPLIED WITH THE FOLLOWING INTEGRAL ACCESSORIES, HIGH PRESSURE SWITCH, SUCTION ACCUMULATOR, LOW PRESSURE SWITCH, SOLID VALVES, TIME DELAY, COMPRESSOR SHORT CYCLE PROTECTOR, VARIABLE SPEED INVENTER, 410A REFRIGERANT. 2. CONDENSING UNIT SHALL BE LISTED AS ENERGY STAR APPROVED EQUIPMENT. 3. REFRIGERANT PIPING BETWEEN THE OUTDOOR UNIT AND INDOOR FAN COIL UNIT SHALL BE ROUTED IN THE FIELD. THE EXACT ROUTING SHALL BE APPROVED BY THE ARCHITECT , STRUCTURAL ENGINEER AND OWNER'S REPRESENTATIVE. UNDERGROUND REFRIGERANT PIPE SHALL RUN INSIDE 4" ABS PIPES FOLLOW MANUFACTURER'S RECOMMENDATIONS. 4. SUCTION AND LIQUID PIPE SIZES SHALL BE PER MANUFACTURER'S RECOMMENDATIONS BASED ON TOTAL DEVELOPED LENGTH AND CHANGE IN ELEVATION BETWEEN INDOOR FAN COIL UNIT AND OUTDOOR CONDENSING UNIT SUCTION AND LIQUID PIPES MUST BE INSULATED SEPARATELY. MAXIMUM OF 165FT TOTAL REFRIGERANT LINE LENGTH ONE WAY. USE AP ARMAFLEX INSULATION BY ARMACELL FOR LIQUID AND SUCTION LINES. THICKNESS SHALL BE PER TITLE-24 REQUIREMENTS. PROVIDE ALUMINUM CLADDING AROUND EXPOSED PIPING. REFRIGERANT PIPING SHALL NOT RUN THRU CORRIDOR PER CODE. 5. CONTRACTOR SHALL BE MITSUBISHI ELECTRIC CITY MULTI CERTIFIED. 6. PROVIDE (2) 16 GAUGE SHIELDED COMMUNICATION WIRES. (REFER TO WIRING DRAWINGS). INSTALL CONTROL WIRING IN SEPARATE CONDUIT. 7. PROVIDE FACTORY WALL MOUNTING BRACKET AND NEOPRENE PADS AT EACH LEG. 8. PROVIDE 5 YEAR WARRANTY ON ALL EQUIPMENT. 9. PROVIDE MITSUBISHI 3 POLE DISCONNECT SWITCH. 10. DISABLE HEATING DIP SWITCH.

ASHRAE 15 & 34 MINIMUM ROOM VOLUME CALCULATIONS: SHP-ER

RCL (R410A)	=	26lbs./Mcf
RC OF MITSUBISHI TRUYA0181KA70NA	=	4.87 lbs.
MAV	=	MINIMUM APPLIED VOLUME (cu.ft)
MAV	=	RC/RCL
MAV	=	(4.87)/(26lbs./1,000 cu.ft.)
MAV	=	187.3 cu.ft.

INDOOR UNIT- DUCTLESS FANCOIL UNIT SCHEDULE

SYMBOL	LOCATION	MANUFACTURER AND MODEL CAPACITY (TONS)	TYPE	COOLING		HEATING		FAN			OUTDOOR UNIT	OPER. WEIGHT (LBS)	REMARKS
				CAPACITY (BTUH) @ A.R.I.		TOTAL CAPACITY (BTUH)	AMBIENT TEMP (°F)	CFM	E.S.P. (" W.G.)	HP			
				SENSIBLE	TOTAL								
FC ER	ELECTRICAL/AV ROOM	MITSUBISHI TPKA0A0181LA10A (1.5T)	DUCTLESS HIGH WALL MOUNTED	13,140	18,000	-	47	450	N/A	30W	SHP-ER	28	NOTE: UNIT SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS; 1. UNIT SHALL BE SUPPLIED WITH THE FOLLOWING ACCESSORIES, LEV REFRIGERANT CONTROL DEVICE, 3 SPEED FAN CONTROL, HEAT PUMP ASSEMBLY DX COIL, REMOVABLE AND WASHABLE FILTER. UNIT SHALL HAVE ADJUSTABLE AIR FLOW ANGLE. 2. INDOOR FAN COIL UNIT SHALL BE SUPPLIED WITH SEPARATE THERMOSTAT MODEL# TAR-40MAAU 3. UNIT SHALL BE SUPPLIED WITH ALUMINUM FINS AND COPPER TUBES. 4. REFRIGERANT PIPING BETWEEN THE HEAT PUMP OUTDOOR UNIT AND FAN COIL SHALL BE ROUTED IN THE FIELD. THE EXACT ROUTING SHALL BE APPROVED BY THE ARCHITECT AND STRUCTURAL ENGINEER. 5. SUCTION AND LIQUID PIPE SIZES SHALL BE PER MANUFACTURER'S RECOMMENDATIONS BASED ON TOTAL DEVELOPED LENGTH AND CHANGE IN ELEVATION BETWEEN FAN COIL AND HEATPUMP OUTDOOR UNIT. SUCTION AND LIQUID PIPES MUST BE INSULATED SEPARATELY WITH AP ARMAFLEX INSULATION BY ARMACELL PROVIDE ALUMINUM CLADING AROUND EXPOSED PIPING. THICKNESS SHALL BE PER TITLE-24 REQUIREMENTS. PROVIDE ALUMINUM CLADDING AROUND EXPOSED PIPING. 6. CONTRACTOR SHALL BE MITSUBISHI ELECTRIC CITY MULTI CERTIFIED. 7. ALL FANCOILS TO BE PROVIDED WITH ASPEN MINI LIME CONDENSATE PUMPS. PROVIDE POWER OFF OF FANCOIL UNIT (208V, 0.10A, 15W, 60Hz) (IF FACTORY PUMP NOT AVAILABLE) 8. FANCOIL DIP SWITCHES SHALL BE SET TO 208V AND THE W.G. SHOWN ON THE SCHEDULE BELOW THE CFM VALUES. 9. PROVIDE 5 YEAR EXTENDED WARRANTY ON ALL EQUIPMENT. 10. FANCOIL TO BE POWERED OFF OF OUTDOOR CONDENSING UNITS. 11. PROVIDE PROCON PAC-UKPRC001-CN-1 TO CONNECT TO EMS.

LINEAR BAR (SUPPLY) REGISTERS

(LBS) (100) ← "ANEMOSTAT" MODEL AL-2 AIR FLOW SETTING (CFM)

TAG	SIZE/RANGE	SUPPLY AIR OPENING FREE AREA REQ. FT²
LBS1	12" x 3" 50 CFM	0.20 FT²
LBS2	18" x 3" 75 CFM	0.25 FT²
LBS3	24" x 3" 100 CFM	0.35 FT²
LBS4	30" x 3" 125 CFM	0.45 FT²
LBS5	36" x 3" 150 CFM	0.50 FT²
LBS6	42" x 3" 175 CFM	0.60 FT²
LBS7	48" x 3" 200 CFM	0.70 FT²
LBS8	54" x 3" 225 CFM	0.75 FT²
LBS9	60" x 3" 250 CFM	0.85 FT²
LBS1'	66" x 3" 275 CFM	1.00 FT²
LBS1	12" x 4" 100 CFM	0.35 FT²
LBS1'	18" x 4" 150 CFM	0.50 FT²
LBS1'	24" x 4" 200 CFM	0.70 FT²
LBS1'	30" x 4" 250 CFM	0.85 FT²
LBS1'	36" x 4" 300 CFM	1.00 FT²
LBS1'	42" x 4" 350 CFM	1.20 FT²
LBS1'	48" x 4" 400 CFM	1.35 FT²
LBS1'	54" x 4" 450 CFM	1.50 FT²
LBS1'	60" x 4" 500 CFM	1.70 FT²
LBS2'	66" x 4" 550 CFM	1.85 FT²

AL-2 WITH DOUBLE DEFLECTION BLADES AND OBD DAMPER FOR SUPPLY AIR SIDEWALL REGISTERS W/ BORDER NO. 7 AND 0° DEFLECTION AND W/ REMOVABLE CORE

TL-2N WITH DOUBLE DEFLECTION BLADES AND OBD DAMPER FOR SUPPLY AIR FLOOR REGISTERS W/ FG FLOOR REINFORCED BORDER AND W/ REMOVABLE CORE AND 0° DEFLECTION

LINEAR BAR (RETURN/EXHAUST) REGISTERS

(LBR) (100) ← "ANEMOSTAT" MODEL AL-1 AIR FLOW SETTING (CFM)

TAG	SIZE/RANGE	RETURN AIR OPENING FREE AREA REQ. FT²
LBR1 LBE1	12" x 3" 50 CFM	0.20 FT²
LBR2 LBE2	18" x 3" 75 CFM	0.25 FT²
LBR3 LBE3	24" x 3" 100 CFM	0.35 FT²
LBR4 LBE4	30" x 3" 125 CFM	0.45 FT²
LBR5 LBE5	36" x 3" 150 CFM	0.50 FT²
LBR6 LBE6	42" x 3" 175 CFM	0.60 FT²
LBR7 LBE7	48" x 3" 200 CFM	0.70 FT²
LBR8 LBE8	54" x 3" 225 CFM	0.75 FT²
LBR9 LBE9	60" x 3" 250 CFM	0.85 FT²
LBR1' LBE1'	66" x 3" 275 CFM	1.00 FT²
LBR1' LBE1'	12" x 4" 100 CFM	0.35 FT²
LBR1' LBE1'	18" x 4" 150 CFM	0.50 FT²
LBR1' LBE1'	24" x 4" 200 CFM	0.70 FT²
LBR1' LBE1'	30" x 4" 250 CFM	0.85 FT²
LBR1' LBE1'	36" x 4" 300 CFM	1.00 FT²

AL-1 WITH SINGLE DEFLECTION BLADES AND FOR RETURN AIR SIDEWALL REGISTERS W/ BORDER NO. 7 AND 0° DEFLECTION AND W/ REMOVABLE CORE

TL-1N WITH SINGLE DEFLECTION BLADES AND FOR RETURN AIR FLOOR REGISTERS W/ FG FLOOR REINFORCED BORDER AND W/ REMOVABLE CORE AND 0° DEFLECTION

LOUVER SIZING TABLE

DESIGNATION	SEIHO DUCT (IN.) ROUND DUCT (IN.)	INTAKE LOUVER - POTTORFF MODEL EBI-445 4" DEEP EXHAUST LOUVER - POTTORFF MODEL EBE-445 4" DEEP RECTANGULAR DUCT (IN.) W x H	CFM RANGE	FREE AREA	VELOCITY FPM
LV-01	SFZC-6	DRYER EXHAUST DUCT ONLY		0.13	1000
LV-02	SFX-N7 OR KX-N6	12x12	0-80	0.0-0.1	750
LV-03	SFX-N8 OR KX-N6	18x12, 24x12	81-100	0.11-0.2	500
LV-04	SFX-N10	30x12, 12x18	101-150	0.21-0.3	500
LV-05	SFX-N12	36x12, 12x18	151-200	0.31-0.4	500
LV-06	SFX-N14	42x12, 12x20	201-250	0.41-0.5	500
LV-07	SFX-N16	60x12, 18x18 12x24	251-350	0.51-0.7	500
LV-08	-	90x12, 24x18 18x24, 12x30	351-500	0.71-1.0	500
LV-09	-	36x18, 24x24 18x30, 12x4	501-750	1.1-1.5	500
LV-10	-	48x18, 30x24 24x30, 18x36	751-1000	1.6-2.0	500
LV-11	-	72x18, 48x24 36x30, 30x36	1001-1500	2.1-3.0	500
LV-12	-	60x24, 42X30 36x36, 30x42	1501-2000	3.1-4.0	500
LV-13	-	72x24, 54x30 42x36, 36x42	2001-2500	4.1-5.0	500
LV-14	-	90x24, 66x30 54x36, 42x42	2501-3000	5.1-6.0	500

NOTE:

1. LOUVER SIZES SHALL BE BASED ON THIS TABLE UNLESS NOTED OTHERWISE IN THE PLAN. CONFIRM FINAL SIZES, MANUFACTURER, MODEL, ITECT.
   SIATE LOUVER SIZE THAT WILL NG CONDITIONS.
   ER SIZES.
   TEGRAL BACKDRAFT DAMPERS OR D FOR ALL SEIHOS.
   SECT SCREEN WITH MINIMUM 1/4" AND

NOTES:

1. ALL SUPPLY / RETURN / EXHAUST DIFFUSERS, REGISTERS AND GRILLES LOCATED ABOVE NON-ACCESSIBLE CEILING SHALL BE PROVIDED WITH YOUNG REGULATORS WITH REMOTE OPERATOR VOLUME DAMPER. THE REGULATOR SHALL BE OPERATED THRU THE FACE OF THE DIFFUSERS, REGISTERS OR GRILLES. OTHERWISE PROVIDE MANUAL VOLUME DAMPERS FOR EACH AND EVERY SUPPLY / RETURN / EXHAUST REGISTER LOCATED AT THE FURTHER POSSIBLE BRANCH.
2. FLOOR MOUNTED LINEAR BAR WILL BE 3 1/2" OR 2 1/2" WIDE LINEAR GRILL AS SHOWN ON THE PLAN, REMOVABLE METAL GRILLS, US 10B FINISH, 1/8" METAL BORDER WITH 1/8" METAL BARS. THE LINEAR BAR TO BE INSTALLED TIGHT AGAINST THE METAL DOOR FRAMES IN THOSE LOCATION (SEE PLANS FOR LOCATION).
3. SIDE WALL LINEAR BAR WILL BE WIDTH INDICATED ON THE PLAN, PROVIDE REMOVABLE METAL GRILLES, US 10B FINISH, NO. 7 BORDER WITH 1/4" METAL BARS. CONFIRM FINAL BORDER/FINISH WITH ARCH
4. ALL DIFFUSERS, REGISTERS AND GRILLES REGISTER LOCATIONS SHALL BE VERIFIED IN THE FIELD WITH ARCH.
5. ALL DIFFUSERS, REGISTERS AND GRILLES SHALL BE PROVIDED WITH OBD'S FOR FINAL USER ADJUSTMENT.

PIPE INSULATION THICKNESS (TABLE 120.3-A, CEC 2019)

FLUID TEMP RANGE (°F)	INSULATION MEAN RATING TEMP (°F)	NOMINAL PIPE DIAMETER (IN INCHES)				
		LESS THAN 1	1 TO 1.25	1.5 TO 4	4 TO 8	8 AND LARGER
		INSULATION THICKNESS REQUIRED (IN INCHES)				
141 - 200	125	1.5	1.5	2.0	2.0	2.0
105 - 140	100	1.0	1.5	1.5	1.5	1.5

APPROVED EXHIBIT "A"

THE CITY OF SAN DIEGO Development Services Department

PROJECT NO. PRJ-1123371

APPROVAL NO(S). Site Development Permit No. PMT-3318269

APPROVED BY: Hearing Officer

ON: February 25, 2026

DEVELOPMENT SERVICES DEPARTMENT

DATE: 2/25/26 By: Robin MacCartee

Development Project Manager

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ARCHITECTURE + INTERIORS
WWW.WOODSDANGARAN.COM

5059 PICO BLVD
LOS ANGELES
CALIFORNIA
90019

K2D CONSULTING ENGINEERS

REGISTERED PROFESSIONAL ENGINEER
KEVIN A. KRAUSE
No. M 29324
MECHANICAL
STATE OF CALIFORNIA
23256

143.23

LA JOLLA RESIDENCE
7856 LA JOLLA VISTA DRIVE
LA JOLLA, CA 92037

01/12/2024	100%SD
05/06/2024	75%CD
10/23/2024	
02/05/2025	PLAN CHECK RESUBMITTAL

MECHANICAL EQUIPMENT SCHEDULES

M0.05

EXHAUST FANS SCHEDULE

SYMBOL	MAKE	MODEL	AREA SERVED	CFM		S.P (IN.WG)	ELECTRICAL				SONES	WT. (LBS)	ACCESSORIES	REMARKS
				MAX	MIN		HP(W)	V	PH	HZ				
EF 1	FANTECH	REC 54 (ROOF MOUNTED)	MAIN HOUSE POWDER	100	100	0.25	19 W	120	1	60	3.5	20	2 8	1 2 8 10 12
EF 2	FANTECH	REC 54 (ROOF MOUNTED)	MAIN HOUSE LAUNDRY 105	100		0.25	19 W	120	1	60	3.5	20	2 8	1 2 8
EF 3	FANTECH	REC 54 (ROOF MOUNTED)	MAIN HOUSE BATH 113	100		0.25	19 W	120	1	60	3.5	20	2 8	1 2 8
EF 4	FANTECH	REC 54 (ROOF MOUNTED)	MAIN HOUSE BATH 111	100		0.25	19 W	120	1	60	3.5	20	2 8	1 2 8
EF 5	FANTECH	REC 54 (ROOF MOUNTED)	MAIN HOUSE BATH 116	100		0.25	19 W	120	1	60	3.5	20	2 8	1 2 8
EF 6	FANTECH	REC 54 (ROOF MOUNTED)	MAIN HOUSE PRIMARY BATH (TOILET ROOM)	50		0.5	19 W	120	1	60	3.5	20	2 8	1 2 8
EF 7	FANTECH	REC 54 (ROOF MOUNTED)	MAIN HOUSE PRIMARY BATH (TOILET ROOM)	50		0.5	19 W	120	1	60	3.5	20	2 8	1 2 8
EF 8	FANTECH	REC 6 (ROOF MOUNTED)	MAIN HOUSE PRIMARY BATH	150		0.5	87 W	120	1	60	7.5	20	2 8	1 2 8
EF 9	FANTECH	REC 54 (ROOF MOUNTED)	MAIN HOUSE BATH 123	100	100	0.25	19 W	120	1	60	3.5	20	2 8	1 2 8 10 12
EF 10	PANASONIC	FV-05-11VKS2 (CEILING MOUNTED)	ADU ADU BATH 1	80	50	0.25	17 W	120	1	60	0.5	20	1 5 6 7	1 2 5 7 10 12 13
EF 11	PANASONIC	FV-05-11VKS2 (CEILING MOUNTED)	ADU ADU BATH 2	80	50	0.25	17 W	120	1	60	0.5	20	1 5 6 7	1 2 5 7 10 12 13
EF TP	PANASONIC	FV-05-11VKS2 (CEILING MOUNTED)	TENNIS PAVILION W.C. 007	80	50	0.25	17 W	120	1	60	0.5	20	1 5 6 7	1 2 5 7 10 13

ACCESSORIES:

1 WALL LOUVER/ROOF CAP 2 FAN SPEED CONTROL 3 TIME DELAY SWITCH 4 FACTORY SUPPLIED RADIATION DAMPER 5 MULTI SPEED WITH TIME DELAY(FV-VS15VK1) 6 MOTION SENSOR (FV-MSVK1)

7 CONDENSATION SENSOR (FV-CSK1) 8 WALL MOUNTED HUMIDISTAT FV-WCCS1 / FV-WCCS2 9 INSULATED HOUSING 10 WALL MOUNTED LINE VOLTAGE THERMOSTAT

REMARKS:

1 BACKDRAFT DAMPER 2 PROVIDE GFCI BRANCH CIRCUIT WIRING 3 ALUMINUM FACE GRILLE 4 METAL FACE GRILLE 5 MINIMUM CFM TO BE SET @ 50CFM 6 SPRING VIBRATION ISOLATORS

7 FAN WITH INTEGRAL MOTION SENSOR 8 PROVIDE SEPARATE WALL SWITCH 9 INTERLOCK W/LIGHT SWITCH 10 FAN TO RUN CONTINUOUSLY 11 7 DAY PROGRAMMABLE TIMECLOCK 12 FAN USE FOR WHOLE HOUSE VENTILATION

13 13"X13" SLOTTED GRILLE BY TRUFIG IN PLACE OF PLASTIC GRILL BY PANASONIC, PROVIDE HVAC VENT ASSEMBLY MOUTING PLATFORM AND COORDINATE W/ ARCH FOR FINISH.

ELECTRIC RESISTANCE FLOOR HEATING SCHEDULE

SYMBOL	LOCATION	MANUFACTURER AND MODEL	WATTS/HR 12W/FT	ELECTRICAL			
				V-Ø-HZ	FLA	AMPS	FT2 AREA
EH 1	MAIN HOUSE PRIMARY BATH	NUHEAT CUSTOM MAT (2) REQUIRED	3840	(2) 240-1Ø-60	(2) 10.0	(2) 20	320

1. INSTALL IN COMPLIANCE WITH MANUFACTURER REQUIRED CLEARANCES AND REQUIREMENTS ABOVE SLAB/FLOOR
2. PROVIDE NUHEAT SIGNATURE WIFI THERMOSTAT FOR EACH ZONE IN LOCATION APPROVED BY ARCH
3. PROVIDE FACTORY SUPPLIED FLOOR TEMPERATURE SENSOR
4. ALL WIRING TO BE CONCEALED INSIDE CONDUIT. ALSO REFER TO CONTROL & POWERING WIRING
5. VERIFY EXACT FINISH WITH ARCHITECT.

ELECTRIC INFRARED HEATERS

SYMBOL	LOCATION	MANUFACTURER AND MODEL	WATTS	ELECTRICAL	WEIGHT
				V-Ø-HZ	
IH 1	TENNIS PAVILION	INFRATECH RECESSED ELECTRIC INFRARED MODEL WD-40	4,000	240-1Ø-60	40LBS
IH 2	TENNIS PAVILION	INFRATECH RECESSED ELECTRIC INFRARED MODEL WD-40	4,000	240-1Ø-60	40LBS

1. INSTALL IN COMPLIANCE WITH MANUFACTURER'S REQUIRED CLEARANCES AND REQUIREMENTS.
2. COORDINATE WITH MANUFACTURER TO PROVIDE CUSTOM ELECTRICAL PANEL AND DIMMING CONTROLS TO INTEGRATE INTO CRESTRON HOME MANAGEMENT SYSTEM. VERIFY EXACT CONTROL LOCATION IN THE FIELD AND WITH ARCHITECT.
3. VERIFY EXACT FINISH WITH ARCHITECT.

SUPPLY FAN SCHEDULE

SYMBOL	LOCATION	MAKE	MODEL	CFM SETTINGS		S.P. (IN.)	ELECTRICAL		WT. (LBS)	MAX. NOISE LEVEL (SONES)	AREA SERVED	REMARKS
				MAX.	MIN.		WATTS	V/PH/HZ				
SF 1	MAIN HOUSE LAUNDRY	PANASONIC	FV-15NLFS1H (IN-LINE FAN)	100	-	0.3	40	120/1/60	40	1.0	WHOLE HOUSE BALANCED VENTILATION (FC-2)	IN-LINE MOUNTED WITH ADJUSTABLE MOUNTING BRACKET/VIBRATION ISOLATOR KIT, BACKDRAFT DAMPER, ROOF INTAKE CAP, MERV-13 FILTER, AND UL LISTED. INTERLOCK FAN WITH DRYER. PROVIDE WALL MOUNTED EMERGENCY SHUT-OFF SWITCH. COORDINATE LOCATION WITH OWNER. PROVIDE BAUCO PLUS II INVISIBLE ACCESS PANEL.
SF 2	MAIN HOUSE PRIMARY CLOSET	PANASONIC	FV-15NLFS1H (IN-LINE FAN)	100	-	0.3	40	120/1/60	40	1.0	WHOLE HOUSE BALANCED VENTILATION (FC-5)	IN-LINE MOUNTED WITH ADJUSTABLE MOUNTING BRACKET/VIBRATION ISOLATOR KIT, BACKDRAFT DAMPER, ROOF INTAKE CAP, MERV-13 FILTER, AND UL LISTED. INTERLOCK FAN WITH DRYER. PROVIDE WALL MOUNTED EMERGENCY SHUT-OFF SWITCH. COORDINATE LOCATION WITH OWNER. PROVIDE BAUCO PLUS II INVISIBLE ACCESS PANEL.
SF 3	ADU BEDROOM	PANASONIC	FV-15NLFS1H (IN-LINE FAN)	100	-	0.3	40	120/1/60	40	1.0	WHOLE HOUSE BALANCED VENTILATION (FC-7)	IN-LINE MOUNTED WITH ADJUSTABLE MOUNTING BRACKET/VIBRATION ISOLATOR KIT, BACKDRAFT DAMPER, ROOF INTAKE CAP, MERV-13 FILTER, AND UL LISTED. INTERLOCK FAN WITH DRYER. PROVIDE WALL MOUNTED EMERGENCY SHUT-OFF SWITCH. COORDINATE LOCATION WITH OWNER. PROVIDE BAUCO PLUS II INVISIBLE ACCESS PANEL.
SF 4	MAIN HOUSE LAUNDRY	PANASONIC	FV-15NLFS1H (IN-LINE FAN)	100	-	0.3	40	120/1/60	40	1.0	LAUNDRY ROOM MAKE-UP AIR	IN-LINE MOUNTED WITH ADJUSTABLE MOUNTING BRACKET/VIBRATION ISOLATOR KIT, BACKDRAFT DAMPER, ROOF INTAKE CAP, MERV-13 FILTER, AND UL LISTED. INTERLOCK FAN WITH DRYER. PROVIDE WALL MOUNTED EMERGENCY SHUT-OFF SWITCH. COORDINATE LOCATION WITH OWNER. PROVIDE BAUCO PLUS II INVISIBLE ACCESS PANEL.

ASHRAE 15 & 34 REFRIGERANT ALLOWABLE LIMITS/CONCENTRATION CALCULATIONS

SYSTEM				REFRIGERANT CONCENTRATION LIMIT (LBS/1000 CU. FT.)	MIN. ROOM VOLUME TO CONVERT REFRIGERANT LIMITS	ALLOWABLE REFRIGERANT CHARGE LIMIT (LBS/1000 CU. FT.)	ASHRAE 15 COMPLIANCE			
OUTDOOR CU	INDOOR UNIT	LEVEL SERVED					BELOW RCL?	MIN. ROOM VOLUME MET?	SOLUTION	CONNECTED ROOM VOLUME (CU. FT.)
OU-1	FC-1	LEVEL 1		26	998.46	5.02	YES	YES	N/A	N/A
OU-1	FC-2	LEVEL 1	ENTRY	26	998.46	2.95	YES	YES	N/A	N/A
OU-2	FC-3	LEVEL 1		26	1,106.54	2.98	YES	YES	N/A	N/A
OU-2	FC-4	LEVEL 1		26	1,106.54	4.41	YES	YES	N/A	N/A
OU-3	FC-5	LEVEL 1		26	1,076.15	2.77	YES	YES	N/A	N/A
OU-3	FC-6	LEVEL 1		26	1,076.15	6.62	YES	YES	N/A	N/A
OU-4	FC-7	LEVEL 1		26	295.77	1.70	YES	YES	N/A	N/A
SHP-ER	FC-ER	LEVEL 1		26	187.31	27.83	NO	NO	DOOR UNDERCUT	N/A

NOTE:
TO BRING INTO COMPLIANCE BY INCREASING CONNECTED SP

APPROVED EXHIBIT "A"

THE CITY OF SAN DIEGO Development Services Department

PROJECT NO. PRJ-1123371

APPROVAL NO(S). Site Development Permit No. PMT-3318269

APPROVED BY: Hearing Officer

ON: February 25, 2026

DEVELOPMENT SERVICES DEPARTMENT

DATE: 2/25/26 By: Robin MacCartee

Development Project Manager

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ARCHITECTURE + INTERIORS
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REGISTERED PROFESSIONAL ENGINEER
KEVIN A KRAUSE
No. M-29234
MECHANICAL
STATE OF CALIFORNIA
23266

143.23

LA JOLLA RESIDENCE
7656 LA JOLLA VISTA DRIVE LA JOLLA, CA 92037

01/12/2024	100%SD
05/06/2024	75%CD
10/23/2024	
02/05/2025	PLAN CHECK RESUBMITTAL

MECHANICAL EQUIPMENT SCHEDULES

M0.06

GENERAL INFORMATION

01	Project Name	7856 LA JOLLA VISTA DR/ADD+ALTER			
02	Run Title	Title 24 Analysis			
03	Project Location	7856 LA JOLLA VISTA DRIVE, LA JOLLA			
04	City	SAN DIEGO	05	Standards Version	2022
06	Zip code	92037	07	Software Version	EnergyPro 9.3
08	Climate Zone	7	09	Front Orientation (deg/ Cardinal)	0
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Addition and/or Alteration	13	Number of Bedrooms	6
14	Addition Cond. Floor Area (ft^2)	3016.4	15	Number of Stories	1
16	Existing Cond. Floor Area (ft^2)	3008.9	17	Fenestration Average U-factor	0.3
18	Total Cond. Floor Area (ft^2)	6025.3	19	Glazing Percentage (%)	52.51%
20	ADU Bedroom Count	2	21	ADU Conditioned Floor Area	542.5
22	Fuel Type	Natural gas	23	No Dwelling Unit:	No

COMPLIANCE RESULTS

01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft^2 -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft^2 -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft^2 -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft^2 -yr)	Margin (EDR1)	Margin (EDR2)
Space Heating	0	7.37	0	10.08	0	-2.71
Space Cooling	0	1.55	0	2.67	0	-1.12
IAQ Ventilation	0	3.19	0	3.19	0	0
Water Heating	0	23.59	0	12.82	0	10.77
Self Utilization/Flexibility Credit				0		0
Efficiency Compliance Total	**0**	**35.7**	**0**	**28.76**	**0**	**6.94**
Photovoltaics		0		0		
Battery				0		
Flexibility						
Indoor Lighting	0	4.67	0	4.67		
Appl. & Cooking	0	11.29	0	11.29		
Plug Loads	0	14.43	0	14.43		
Outdoor Lighting	0	1.18	0	1.18		
TOTAL COMPLIANCE	**0**	**67.27**	**0**	**60.33**		

ENERGY USE INTENSITY

	Standard Design (kBtu/ft^2 - yr)	Proposed Design (kBtu/ft^2 - yr)	Margin (kBtu/ft^2 - yr)	Margin Percentage
Gross EUI[1]	12.51	9.85	2.66	21.26
Net EUI[2]	12.51	9.85	2.66	21.26

Notes
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- Cool roof
- Window overhangs and/or fins
- Non-standard duct location (any location other than attic)
- Slab Edge Insulation
- Heated slab

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

- Indoor air quality ventilation
- Kitchen range hood
- Minimum Airflow
- Verified SEER/SEER2
- Verified Refrigerant Charge
- Fan Efficacy Watts/CFM
- Verified HSPF
- Verified heat pump rated heating capacity
- Duct leakage testing
- Pipe Insulation, All Lines

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft^2)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
7856 LA JOLLA VISTA DR/ADD+ALTER	6025.3	1	6	4	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft^2)	Avg. Ceiling Height	Water Heating System 1	Status
MAIN HOUSE ALTERED	Conditioned	MAIN HOUSE ALTERED1	3008.9	10.75	DHW Sys 1	Existing Unchanged
MAIN HOUSE ADDITION	Conditioned	MAIN HOUSE ADDITION2	2446.8	10.75	DHW Sys 1	New
ADU/ADDITION	Conditioned	ADU/ADDITION3	542.5	8.75	DHW Sys 1	New
ADU/ELECTRIC ROOM	Conditioned	ADU/ELECTRIC ROOM4	27.1	8.75	DHW Sys 1	New

OPAQUE SURFACES

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft^2)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
NORTH ALTERED Wall	MAIN HOUSE ALTERED	R-21 Wall	0	Front	668.9	449.033	90	none	Altered	No
EAST ALTERED Wall	MAIN HOUSE ALTERED	R-21 Wall	90	Left	456.4	258.903	90	none	Altered	No
SOUTH ALTERED Wall 2x4	MAIN HOUSE ALTERED	R-15 Wall	180	Back	403	300.327	90	none	Altered	No
WEST ALTERED Wall 2x6	MAIN HOUSE ALTERED	R-15 Wall	270	Right	776.5	496.159	90	none	Altered	No
NORTH Wall	MAIN HOUSE ADDITION	R-21 Wall	0	Front	554.3	330.187	90	none	New	n/a

OPAQUE SURFACES

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft^2)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
EAST Wall	MAIN HOUSE ADDITION	R-21 Wall	90	Left	648.2	380.597	90	none	New	n/a
SOUTH Wall	MAIN HOUSE ADDITION	R-21 Wall	180	Back	820.6	486.142	90	none	New	n/a
WEST Wall 2X6	MAIN HOUSE ADDITION	R-21 Wall	270	Right	266.7	202.208	90	none	New	n/a
WEST Wall 2X4	MAIN HOUSE ADDITION	R-15 Wall	270	Right	172.8	107.666	90	none	New	n/a
NORTH Wall 2	ADU/ADDITION	R-21 Wall	0	Front	79.6	0	90	none	New	n/a
EAST Wall 2	ADU/ADDITION	R-21 Wall	90	Left	288.8	57.3	90	none	New	n/a
SOUTH Wall 2	ADU/ADDITION	R-21 Wall	180	Back	184.5	74.4	90	none	New	n/a
WEST Wall	ADU/ADDITION	R-21 Wall	270	Right	101.3	0	90	none	New	n/a
WEST Wall 2	ADU/ELECTRIC ROOM	R-21 Wall	270	Right	37.9	27.5	90	none	New	n/a
DEMISING WALL	ADU/ADDITION>>__Garage__	R-15 Wall1	n/a	n/a	255.1	0	n/a		New	n/a
DEMISING WALL 2	ADU/ELECTRIC ROOM>>__Garage__	R-15 Wall1	n/a	n/a	60.8	0	n/a		New	n/a
DEMISING WALL 3	ADU/ELECTRIC ROOM>>__Garage__	R-15 Wall1	n/a	n/a	25	0	n/a		New	n/a
DEMISING WALL 4	ADU/ELECTRIC ROOM>>__Garage__	R-15 Wall1	n/a	n/a	25	0	n/a		New	n/a
NORTH Wall 3	__Garage__	R-0 Wall	0	Front	105	96.2	90	none	New	n/a
WEST Wall 3	__Garage__	R-0 Wall	270	Right	148.7	112.5	90	none	New	n/a
WEST Wall 4	__Garage__	R-0 Wall	270	Right	20	0	90	none	New	n/a

OPAQUE SURFACES - CATHEDRAL CEILINGS

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Zone	Construction	Azimuth	Orientation	Area (ft^2)	Skylight Area (ft^2)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof	Status	Verified Existing Condition	Existing Construction
Roof Altered	MAIN HOUSE ALTERED	R-38 Roof NO ATTIC	0	Front	3008.9	121.7	2.3	0.75	0.85	Yes	Altered	No	
Roof	MAIN HOUSE ADDITION	R-38 Roof NO ATTIC	0	Front	2446.8	59.4	2.3	0.75	0.85	Yes	New	n/a	
Roof 2	ADU/ADDITION	R-38 Roof NO ATTIC	0	Front	542.5	0	2.3	0.75	0.85	Yes	New	n/a	
Roof 3	ADU/ELECTRIC ROOM	R-38 Roof NO ATTIC	0	Front	27.1	0	2.3	0.75	0.85	Yes	New	n/a	
Roof 4	__Garage__	R-0 Roof No Attic	0	Front	128	0	0	0.1	0.85	No	New	n/a	

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
Window	Window	NORTH ALTERED Wall	Front	0	35.4	11.1	1	393.33	0.3	NFRC	0.28	NFRC	Bug Screen	New	NA
Window 2	Window	EAST ALTERED Wall	Left	90	7.9	2.4	8	168.4	0.3	NFRC	0.28	NFRC	Bug Screen	New	NA
DOOR	Window	EAST ALTERED Wall	Left	90			1	59.7	0.3	NFRC	0.28	NFRC	Bug Screen	New	NA

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
Window 3	Window	SOUTH ALTERED Wall 2x4	Back	180	13.9	11.7	1	163.28	0.3	NFRC	0.28	NFRC	Bug Screen	New	NA
DOOR 2	Window	SOUTH ALTERED Wall 2x4	Back	180	13	10.5	1	137.05	0.3	NFRC	0.28	NFRC	Bug Screen	New	NA
Window 4	Window	WEST ALTERED Wall 2x4	Right	270	30.8	1									
DOOR 3	Window	WEST ALTERED Wall 2x4	Right	270	19.6	8									
Window 5	Window	NORTH Wall	Front	0	6.9	1									
DOOR 4	Window	NORTH Wall	Front	0	12.8	1									
Window 6	Window	EAST Wall	Left	90	5.8	2									
DOOR5	Window	EAST Wall	Left	90											
Window 7	Window	SOUTH Wall	Back	180	17.8										
DOOR 5	Window	SOUTH Wall	Back	180	5.9	8									
Window 8	Window	WEST Wall 2X6	Right	270	17.3	1									

APPROVED EXHIBIT "A"
THE CITY OF SAN DIEGO Development Services Department
PROJECT NO. PRJ-1123371
APPROVAL NO(S). Site Development Permit No. PMT-3318269
APPROVED BY: Hearing Officer
ON: February 25, 2026
DEVELOPMENT SERVICES DEPARTMENT
DATE: 2/25/26 By: Robin MacCartee
Development Project Manager

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
Window 9	Window	WEST Wall 2X4	Right	270	5.6	8.8	0	48.98	0.3	NFRC	0.28	NFRC	Bug Screen	New	NA
DOOR 6	Window	WEST Wall 2X4	Right	270	6.6	8.9	0	58.68	0.3	NFRC	0.28	NFRC	Bug Screen	New	NA
Window 10	Window	EAST Wall 2	Left	90			1	28.7	0.3	NFRC	0.28	NFRC	Bug Screen	New	NA
OR 7	Window	SOUTH Wall 2	Back	180			1	74.4	0.3	NFRC	0.28	NFRC	Bug Screen	New	NA
ight	Skylight	Roof Altered	Front	0			1	121.7	0.3	NFRC	0.41	NFRC		New	NA
ight 2	Skylight	Roof	Front	0			1	59.4	0.3	NFRC	0.41	NFRC		New	NA

JE DOORS

01	02	03	04	05	06
Name	Side of Building	Area (ft^2)	U-factor	Status	Verified Existing Condition
WOOD Door	NORTH ALTERED Wall	55.7	0.7	New	n/a
WOOD Door 2	EAST ALTERED Wall	30.8	0.5	New	n/a
WOOD Door 3	EAST Wall	45.2	0.5	New	n/a
WOOD Door 4	EAST Wall 2	28.6	0.5	New	n/a
WOOD Door 5	WEST Wall 2	27.5	0.5	New	n/a
Door 8	NORTH Wall 3	96.2	0.5	New	n/a
Door 9	WEST Wall 3	112.5	1	New	n/a

OVERHANGS AND FINS

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17
Window	Overhang					Left Fin				Right Fin						
	Depth	Dist Up	Left Extent	Right Extent	Flap Ht.	Depth	Top Up	Dist L	Bot Up	Depth	Top Up	Dist R	Bot Up	Status	Verified Existing Condition	Existing Construction
Window	4.5	1	0	0	0	0	0	0	0	0	0	0	0	New	NA	
Window 2	22.7	1	0	0	0	0	0	0	0	0	0	0	0	New	NA	
Window 3	6	1	0	0	0	0	0	0	0	0	0	0	0	New	NA	
DOOR 2	40.4	1	0	0	0	0	0	0	0	0	0	0	0	New	NA	
Window 4	7.2	1	0	0	0	0	0	0	0	0	0	0	0	New	NA	
DOOR 3	7.1	1	0	0	0	0	0	0	0	0	0	0	0	New	NA	
Window 5	6.2	1	0	0	0	0	0	0	0	0	0	0	0	New	NA	
DOOR 4	40.4	1	0	0	0	0	0	0	0	0	0	0	0	New	NA	
Window 6	22.7	1	0	0	0	0	0	0	0	0	0	0	0	New	NA	
Window 7	6.2	1	0	0	0	0	0	0	0	0	0	0	0	New	NA	
DOOR 5	6.2	1	0	0	0	0	0	0	0	0	0	0	0	New	NA	
Window 8	7.4	1	0	0	0	0	0	0	0	0	0	0	0	New	NA	
Window 9	29.2	1	0	0	0	0	0	0	0	0	0	0	0	New	NA	
DOOR 6	7.1	1	0	0	0	0	0	0	0	0	0	0	0	New	NA	

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22056

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01/12/2024 100%SD
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TITLE-24 COMPLIANCE FORMS

M0.07

SLAB FLOORS

01	02	03	04	05	06	07	08	09	10
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated	Status	Verified Existing Condition
Slab-on-Grade EXISTING	MAIN HOUSE ALTERED	3008.9	240	none	0	80%	No	Existing	No
Slab-on-Grade	MAIN HOUSE ADDITION	2094.6	243	none	0	80%	No	New	n/a
HEATED Slab-on-Grade R5,	MAIN HOUSE ADDITION	352.2	20.9	R-5	16	80%	Yes	New	n/a
Slab-on-Grade 2	ADU/ADDITION	542.5	74.7	none	0	80%	No	New	n/a
Slab-on-Grade 3	ADU/ELECTRIC ROOM	27.1	4.3	none	0	80%	No	New	n/a
Slab-on-Grade 4	__Garage__	128	29	none	0	0%	No	New	n/a

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-0 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.361	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Exterior Finish: 3 Coat Stucco
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.069	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: 3 Coat Stucco

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-15 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.095	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Exterior Finish: 3 Coat Stucco
R-0 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x4 @ 16 in. O. C.	R-0	None / None	0.484	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4 Inside Finish: Gypsum Board
R-38 Roof NO ATTIC	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 16 in. O. C.	R-38	None / None	0.029	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Radiant Barrier Cavity / Frame: R-38 / 2x12 Inside Finish: Gypsum Board
R-15 Wall1	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.086	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Other Side Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Not Required	Not Required	N/A	n/a	n/a

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (#)	Status	Verified Existing Condition	Existing Water Heating System
DHW Sys 1	Domestic Hot Water (DHW)	HERS Verified Pipe Insulation credit	DHW Heater 1	1	n/a	None	DHW Sys 1-hers-dhw	DHW Heater 1 (1)	Altered	No	

WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Heating Efficiency Type	Efficiency	Rated Input Type	Input Rating or Pilot	Tank Insulation R-value (Int/Ext)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	Tank Location	Status	Verified Existing Condition
DHW Heater 1	Gas	Residential-Duty Commercial Storage	1	90	UEF	0.96	Btu/Hr	76000	12	96	80		Altered	No

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Required	Not Required	Not Required	None	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Existing HVAC System
MAIN HOUSE ALTERED1	Heat pump heating cooling	Heat Pump System 1	2	Heat Pump System 1	2	HVAC Fan 1	Air Distribution System 1	Non-setback thermostat	Altered	No	
MAIN HOUSE ADDITION2	Heat pump heating cooling	Heat Pump System 2	1	Heat Pump System 2	1	HVAC Fan 2	Air Distribution System 2	Non-setback thermostat	New	No	
ADU/ADDITION3	Heat pump heating cooling	Heat Pump System 3	1	Heat Pump System 3	1	HVAC Fan 3	Air Distribution System 3	Setback	New	No	
ADU/ELECTRIC ROOM4	Heating and cooling system other	Heating Component 4	1	Cooling Component 4	1	n/a	n/a	Setback	New	No	

HVAC - HEATING UNIT TYPES

01	02	03	04	05
Name	System Type	Number of Units	Heating Efficiency	Heating Unit Brand
Heating Component 4	Electric	1	HSPF -	n/a

HVAC - COOLING UNIT TYPES

01	02	03	04	05	06	07	08	09
Name	System Type	Number of Units	Efficiency Metric	Efficiency EER/EER2/CEER	Efficiency SEER/SEER2	Zonally Controlled	Mulit-speed Compressor	HERS Verification
Cooling Component 4	Ductless mini-split AC	1	EER/SEER	11.7	20.2	Not Zonal	Single Speed	Cooling Component 4-hers-cool

HVAC COOLING - HERS VERIFICATION

01	02	03	04	05	06
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEERSEER2	Verified Refrigerant Charge
Cooling Component 4-hers-cool	Not Required	0	Not Required	Not Required	Required

HVAC - HEAT PUMPS

01	02	03	04	05	06	07	08	09	10	11	12	13
Name	System Type	Number of Units	Heating				Cooling					
			Heating Efficiency Type	HSPF/IVS PF2/COP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SEER2	EER/EER2/CEER	Zonally Controlled	Compressor Type	HERS Verification
Heat Pump System 1	Multi-split HP-ducted	2	HSPF2	10.7	66000	55000	EER2SEER2	17.8	11.1	Not Zonal	Single Speed	Heat Pump System 1-hers-htpump
Heat Pump System 2	Multi-split HP-ducted	1	HSPF2	10.7	66000	55000	EER2SEER2	17.8	11.1	Not Zonal	Single Speed	Heat Pump System 2-hers-htpump
Heat Pump System 3	Central split HP	1	HSPF	9.3	28000	20000	EERSEER	20.5	12.2	Not Zonal	Single Speed	Heat Pump System 3-hers-htpump

HVAC HEAT PUMPS - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Hea: Pump System 1-hers-htpump	Required	0	Not Required	Not Required	Yes	No	Yes	Yes
Hea: Pump System 2-hers-htpump	Required	0	Not Required	Not Required	Yes	No	Yes	Yes
Hea: Pump System 3-hers-htpump	Required	350	Not Required	Required	Yes	Yes	Yes	Yes

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Design Type	Duct Ins. R-value		Duct Location		Surface Area		Bypass Duct	Duct Leakage	HERS Verification	Status	Verified Existing Condition	Existing Distribution system	New Ducts >= 25 ft
			Supply	Return	Supply	Return	Supply	Return							
Air Distribution System 1	Outdoor locations	Non-Verified	R-6	R-6	Outside	Outside	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 1-hers-dist	New	n/a		n/a
Air Distribution System 2	Outdoor locations	Non-Verified	R-6	R-6	Outside	Outside	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 2-hers-dist	New	n/a		n/a
Air Distribution System 3	Outdoor locations	Non-Verified	R-6	R-6	Outside	Outside	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 3-hers-dist	New	n/a		n/a

HVAC DISTRIBUTION - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space
Air Distribution System 1-hers-dist	Yes	5.0	Not Required	Not Required	Not Required	Credit not taken	Not Required	No
Air Distribution System 2-hers-dist	Yes	5.0	Not Required	Not Required	Not Required	Credit not taken	Not Required	No
Air Distribution System 3-hers-dist	Yes	5.0	Not Required	Not Required	Not Required	Credit not taken	Not Required	No

HVAC - FAN SYSTEMS

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.58	HVAC Fan 1-hers-fan
HVAC Fan 2	HVAC Fan	0.58	HVAC Fan 2-hers-fan
HVAC Fan 3	HVAC Fan	0.58	HVAC Fan 3-hers-fan

HVAC FAN SYSTEMS - HERS VERIFICATION

01	
Name	
HVAC Fan 1-hers-fan	
HVAC Fan 2-hers-fan	
HVAC Fan 3-hers-fan	

INDOOR AIR QUALITY (IAQ) FANS

01	02	03	04
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan T
SFam IAQVentRpt	193	0.35	Exhaus
SFam ADU IAQVentRpt	39	0.35	Exhaus

HERS RATER VERIFICATION OF EXISTING CONDITIONS

OVERHANGS AND FINS - VERIFIED AND ALTERED

This section does not apply to this project.

APPROVED EXHIBIT "A"
THE CITY OF SAN DIEGO — Development Services Department
PROJECT NO. PRJ-1123371
APPROVAL NO(S). Site Development Permit No. PMT-3318269
APPROVED BY: Hearing Officer
ON: February 25, 2026
DEVELOPMENT SERVICES DEPARTMENT
DATE: 2/25/26 By: Robin MacCartee
Development Project Manager

INDOOR AIR QUALITY (IAQ) FANS - VERIFIED AND ALTERED

01	02	03	04	05	06	07
Name	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SREIAQ Recovery Effectiveness - SRE	IAQ Recovery Effectiveness - ASREIAQ Recovery Effectiveness - ASRE

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I, I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Mike Batarseh	Documentation Author Signature: Mike Batarseh
Company: K2D Consulting Engineers	Signature Date: 02/03/2025
Address: 13465 Beach Ave	CEA/ HERS Certification Identification (if applicable): R22-22-40063
City/State/Zip: Marina Del Rey, CA 90292	Phone: 2132603785

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:
1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: Monica Savitz	Responsible Designer Signature: Monica Savitz
Company: Woods Dangaran	Date Signed: 02/04/2025
Address: 5835 W Adams Blvd	License:
City/State/Zip: Culver City, CA 90232	Phone: (323) 272-3329

Digitally signed by California Home Energy Efficiency Rating Services (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

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REGISTERED PROFESSIONAL ENGINEER No. M-20224 Exp. 12/31/2025 MECHANICAL STATE OF CALIFORNIA
22056

143.23
LA JOLLA RESIDENCE
7856 LA JOLLA VISTA DRIVE LA JOLLA, CA 92037

01/12/2024	100%SD
05/06/2024	75%CD
10/23/2024	
02/05/2025	PLAN CHECK RESUBMITTAL

TITLE-24 COMPLIANCE FORMS

M0.08