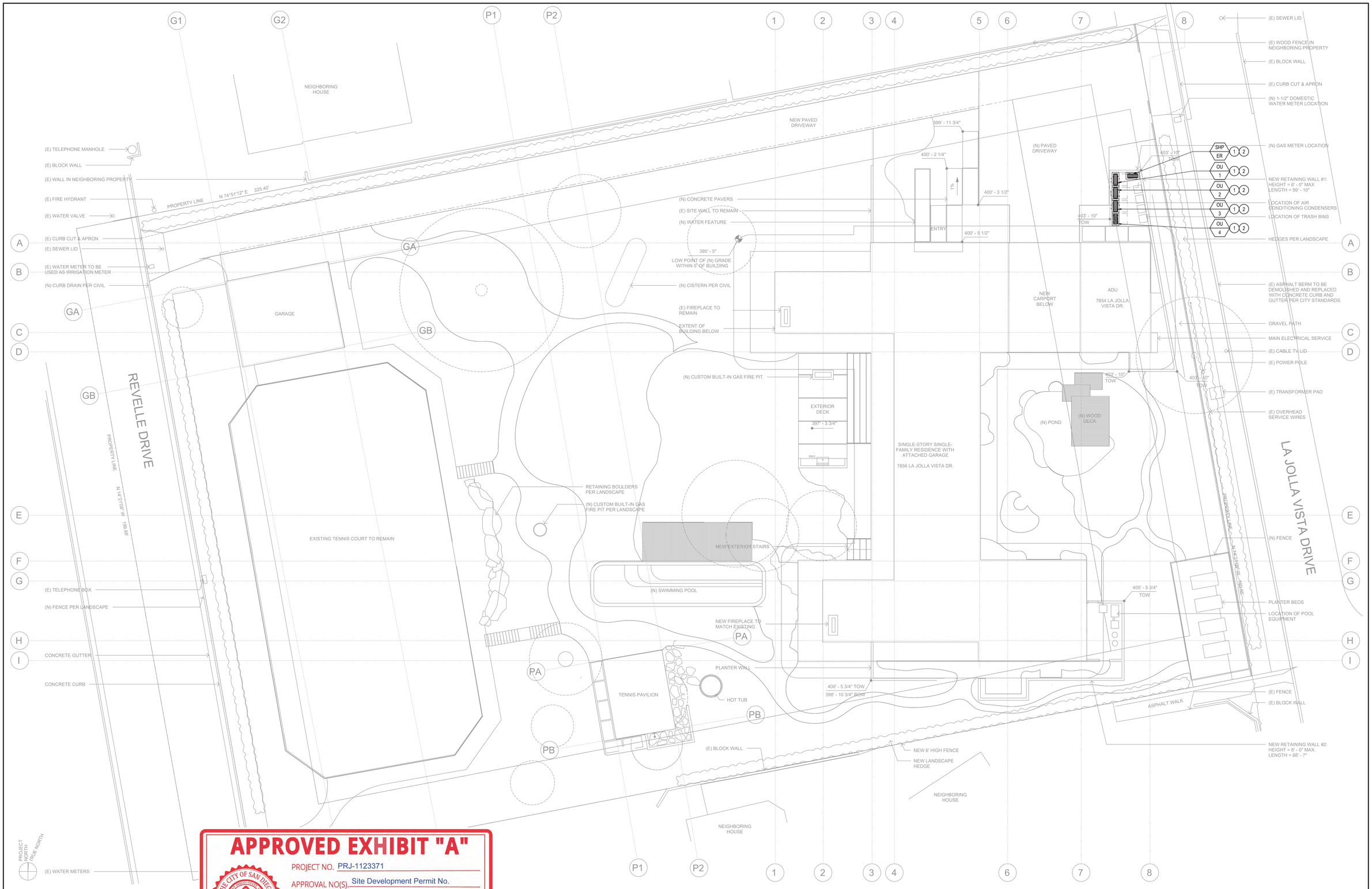


APPROVED EXHIBIT "A"

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

KEYNOTES:

1. PROVIDE 6" RAISED EQUIPMENT PLATFORM. PROVIDE VIBRATION ISC WITH SEISMIC RESTRAINTS. EQUIPMENT PLATFORM SHALL BE 8" LAR THAN THE EDGE OF THE OUTDOOR UNITS.
2. INDIVIDUALLY INSULATED REFRIGERANT PIPES TO INDOOR FAN COIL BRANCH CONTROLLER). FOLLOW MANUFACTURER'S RECOMMENDATI REFRIGERANT PIPE SIZES SHALL BE BASED ON MANUFACTURER'S TA THE DEVELOPED LENGTH. THE ROUTING TO BE ESTABLISHED IN THE FIELD AND APPROVED BY THE ARCHITECT.

ERAL NOTES:

EBRIS SHALL BE DISPOSED OF IN AN APPROVED MANNER.
Y THERMOSTAT LOCATION WITH ARCHITECT.
Y EXACT LOCATION OF ALL SUPPLY, RETURN AND EXHAUST GRILLES, TERS AND DIFFUSERS WITH INTERIOR DESIGNER AND ARCHITECT.
UCTS ARE NOT ALLOWED. USE RIGID DUCT ONLY.
GERANT PIPES AND CONTROL WIRING SHALL BE ROUTED IN THE SUBMIT SHOP DRAWINGS. THE ROUTING SHALL BE APPROVED BY TECT AND ENGINEER.
6. ALL HVAC EQUIPMENT SHALL BE APPROVED PRIOR TO INSTALLATION BY NATIONALLY RECOGNIZED STANDARDS AND EVIDENCED BY THE LISTING AND LABEL OF AN APPROVED AGENCY (CMC 302.1).
7. APPLIANCES DESIGNED TO BE FIXED IN POSITION SHALL BE SECURELY FASTENED IN PLACE CMC 304.4
8. ENVIRONMENTAL AIR DUCTS EXHAUST SHALL TERMINATE OUTSIDE THE BUILDING, A MIN. OF 3FT. FROM PROPERTY LINE AND 3 FEET FROM OPENINGS INTO THE BUILDING AND 10 FEET FROM MECHANICAL AIR INTAKE.
9. CLOTHES DRYER MOISTURE EXHAUST DUCT, NOT LESS THEN 4" IN DIAMETER, SHALL BE OF METAL AND HAVE A SMOOTH INTERIOR SURFACE, A BACKDRAFT DAMPER, AND SHALL TERMINATE OUTSIDE OF THE BUILDING. (CMC 5.401, 504.3.1, 504.3.2, 504.3.2.1)
10. MINIMUM DUCT INSULATION TO BE R-6, HOWEVER CONTRACTOR TO COMPLY WITH SPECIFICATIONS.
11. DUCTWORK IN ALL LOCATIONS TO BE INSTALLED ABOVE FINISHED CEILING HEIGHTS. VERIFY EXACT LOCATION IN THE FIELD AND WITH ARCHITECT.
12. PROVIDE YOUNG REGULATORS REMOTE OPERATOR DAMPER WHERE CEILING IS NON-ACCESSIBLE.
13. DUCT SIZES GIVEN ON THE PLAN ARE NET CLEAR INSIDE DIMENSIONS. ADD THICKNESS OF LINING TO OBTAIN THE ACTUAL SHEET METAL SIZES.
14. VERIFY EXACT LOCATION OF EXHAUST DUCT PENETRATION THRU ROOF WITH THE ARCHITECT.
15. DUCT SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 6 OF THE UNIFORM MECHANICAL CODE.
16. SMOKE DETECTORS IN THE SUPPLY AIR DUCTS OF AIR CONDITIONING UNITS SERVING COMMON AREA SHALL BE INTERLOCKED.
17. DUCTS PENETRATING WALL OR CEILING PENETRATIONS BETWEEN GARAGE AND DWELLING UNIT SHALL BE CONSTRUCTED OF 26 GAUGE MINIMUM SHEET METAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE PER SECTION R302.5.2.
18. PROVIDE BACKDRAFT DAMPERS TO ALL DUCTS RECEIVING OUTSIDE AIR (OSA).
19. ALL UNDER SLAB DUCT SHALL BE LA CITY APPROVED LINED DOUBLE WALL SPUN STRAND UNDER SLAB DUCTWORK.
20. PLENUM SIZES FOR LINEAR BAR & LINEAR SLOT REGISTER ARE INDICATED ON THE MECHANICAL. THE ACTUAL GRILL SIZES (ACTIVE AND INACTIVE SECTION) SHALL BE SIZE BASED ON ARCHITECTURAL FLOOR PLAN & INTERIOR ELEVATIONS. COORDINATE THE EXACT SIZE AND LOCATION WITH ARCHITECT AND INTERIOR DESIGNER.
21. KITCHEN EXHAUST TO OUTDOOR REQUIRED DELIVERING 100 CFM MINIMUM WITH SOUND RATING OF 3 SONES OR LESS.
22. THE GARAGE VENTILATION DUCTS MUST BE LOCATED 7' ABOVE FINISHED FLOOR.
23. GARAGE VENTILATION EXHAUST AIR INLETS SHALL BE INSTALLED SO THAT THE HIGHEST ELEVATION OF THE EXHAUST AIR INLET IS NO GREATER THAN 12 INCHES BELOW THE LOWEST CEILING LEVEL.
24. MOUNT IN-LINE CEILING MOUNTED EXHAUST FANS AND FAN COIL WITH SPRING HANGER ISOLATOR TYPE-I PER ACOUSTICAL SPECIFICATIONS.

MECHANICAL SITE PLAN | SCALE: 3/32" = 1'-0" | 1

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CARSON, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
KEVIN A. KRAUSE
No. M-20324
MECHANICAL
STATE OF CALIFORNIA
23256

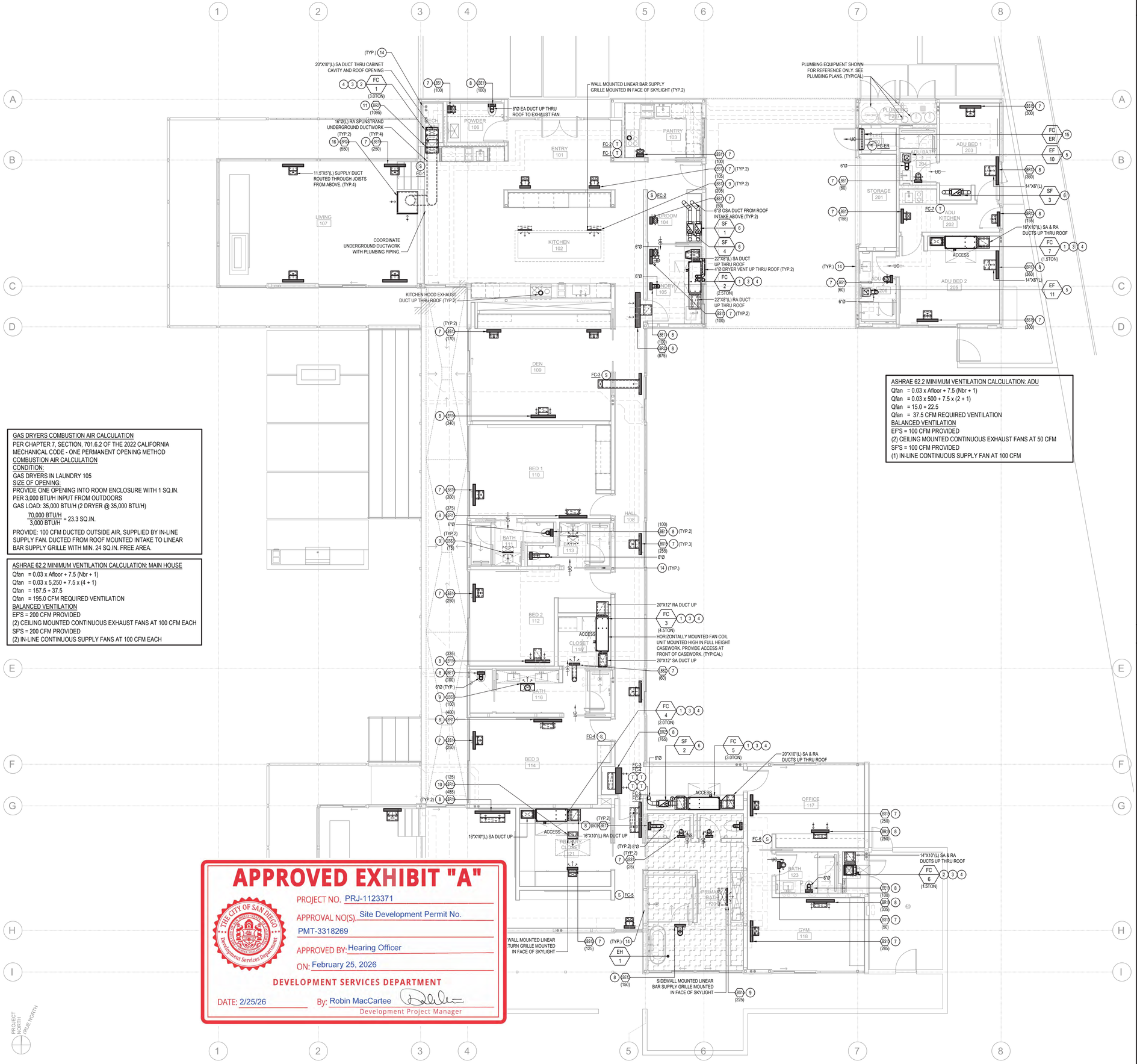
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LA JOLLA RESIDENCE
LA JOLLA, CA 92037
7856 LA JOLLA VISTA DRIVE

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

MECHANICAL SITE PLAN

M1.00



GAS DRYERS COMBUSTION AIR CALCULATION

PER CHAPTER 7, SECTION, 701.6.2 OF THE 2022 CALIFORNIA MECHANICAL CODE - ONE PERMANENT OPENING METHOD

COMBUSTION AIR CALCULATION

CONDITION:

GAS DRYERS IN LAUNDRY 105

SIZE OF OPENING:

PROVIDE ONE OPENING INTO ROOM ENCLOSURE WITH 1 SQ.IN. PER 3,000 BTU/H INPUT FROM OUTDOORS

GAS LOAD: 35,000 BTU/H (2 DRYER @ 35,000 BTU/H)

$$\frac{70{,}000\ \text{BTU/H}}{3{,}000\ \text{BTU/H}} = 23.3\ \text{SQ.IN.}$$

PROVIDE: 100 CFM DUCTED OUTSIDE AIR, SUPPLIED BY IN-LINE SUPPLY FAN. DUCTED FROM ROOF MOUNTED INTAKE TO LINEAR BAR SUPPLY GRILLE WITH MIN. 24 SQ.IN. FREE AREA.

ASHRAE 62.2 MINIMUM VENTILATION CALCULATION: MAIN HOUSE

Qfan = 0.03 x Afloor + 7.5 (Nbr + 1)
Qfan = 0.03 x 5,250 + 7.5 x (4 + 1)
Qfan = 157.5 + 37.5
Qfan = 195.0 CFM REQUIRED VENTILATION

BALANCED VENTILATION

EF'S = 200 CFM PROVIDED
(2) CEILING MOUNTED CONTINUOUS EXHAUST FANS AT 100 CFM EACH
SF'S = 200 CFM PROVIDED
(2) IN-LINE CONTINUOUS SUPPLY FANS AT 100 CFM EACH

ASHRAE 62.2 MINIMUM VENTILATION CALCULATION: ADU

Qfan = 0.03 x Afloor + 7.5 (Nbr + 1)
Qfan = 0.03 x 500 + 7.5 x (2 + 1)
Qfan = 15.0 + 22.5
Qfan = 37.5 CFM REQUIRED VENTILATION

BALANCED VENTILATION

EF'S = 100 CFM PROVIDED
(2) CEILING MOUNTED CONTINUOUS EXHAUST FANS AT 50 CFM
SF'S = 100 CFM PROVIDED
(1) IN-LINE CONTINUOUS SUPPLY FAN AT 100 CFM

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

KEYNOTES:

1. MULTI-POSITION UNIT MOUNTED HORIZONTALLY IN CASEWORK. UNIT TO BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. VERIFY EXACT LOCATION WITH ARCHITECT. EXTEND POWER, CONTROL WIRING, REFRIGERANT PIPING, ETC. TO OUTDOOR UNIT. PROVIDE VIBRATION ISOLATORS, 2" LINED SHEET METAL PLENUM, ACCESS PANELS, SECONDARY DRAIN PAN AND DRAIN TO APPROVED LOCATION. SEE PLUMBING FOR TERMINATION LOCATIONS.
2. FLOOR MOUNTED VERTICAL UNIT TO BE INSTALLED ON HOUSEKEEPING PAD. INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. VERIFY EXACT LOCATION WITH ARCHITECT. EXTEND POWER, CONTROL WIRING, REFRIGERANT PIPING, ETC. TO OUTDOOR UNIT. PROVIDE 24" HIGH, 2" LINED SHEET METAL PLENUM BELOW FAN COIL UNIT, REFER TO DETAIL. PROVIDE DRAIN TO APPROVED LOCATION, SEE PLUMBING PLANS FOR TERMINATION LOCATIONS.
3. PROVIDE CONDENSATE PUMP AS REQUIRED. PROVIDE 3/4" COPPER TYPE "M" CONDENSATE PIPE AND TERMINATE TO NEAREST FLOOR DRAIN OR TAILPIECE OF A SINK OR LAVATORY. REFER TO PLUMBING PLAN.
4. PROVIDE SHEET METAL SA/RA, 2" LINED PLENUMS.
5. CEILING MOUNTED EXHAUST FAN WITH RIGID METAL DUCT.TERMINATE UP THROUGH ROOF TO ROOF CAP OR TO SIDEWALL LOUVER WITH BACKDRAFT DAMPER AND INSECT SCREEN.
6. IN-LINE SUPPLY FAN ABOVE CEILING WITH VIBRATION SPRING ISOLATORS AND ACCESS PANEL. TERMINATE UP THROUGH ROOF TO ROOF CAP OR TO SIDEWALL LOUVER WITH BACKDRAFT DAMPER AND INSECT SCREEN.
7. CEILING MOUNTED LINEAR BAR SUPPLY REGISTERS. PROVIDE FACTORY SUPPLIED LINED PLENUM BEHIND.
8. CEILING MOUNTED LINEAR BAR RETURN/EXHAUST REGISTERS. PROVIDE FACTORY SUPPLIED LINED PLENUM BEHIND.
9. HIGH WALL MOUNTED LINEAR BAR SUPPLY REGISTERS. PROVIDE FACTORY SUPPLIED LINED PLENUM BEHIND.
10. HIGH WALL MOUNTED LINEAR BAR RETURN/EXHAUST REGISTERS. PROVIDE FACTORY SUPPLIED LINED PLENUM BEHIND.
11. LOW WALL MOUNTED LINEAR BAR RETURN/EXHAUST REGISTERS. PROVIDE FACTORY SUPPLIED LINED PLENUM BEHIND.
12. CONTINUOUS CEILING MOUNTED LINEAR BAR SUPPLY REGISTERS. PROVIDE FACTORY SUPPLIED LINED PLENUM BEHIND.
13. CONTINUOUS CEILING MOUNTED LINEAR BAR RETURN/EXHAUST REGISTERS. PROVIDE FACTORY SUPPLIED LINED PLENUM BEHIND.
14. PLUMBING PIPING AND RISERS SHOWN FOR REFERENCE ONLY. SEE PLUMBING DRAWINGS FOR EXACT LOCATION OF PIPES.
15. WALL MOUNTED FAN COIL UNIT TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATION.
16. LOW WALL MOUNTED LINEAR BAR RETURN REGISTERS. PROVIDE FIELD FABRICATED LINED PLENUM BEHIND.

GENERAL NOTES:

1. ALL DEBRIS SHALL BE DISPOSED OF IN AN APPROVED MANNER.
2. VERIFY THERMOSTAT LOCATION WITH ARCHITECT.
3. VERIFY EXACT LOCATION OF ALL SUPPLY, RETURN AND EXHAUST GRILLES, REGISTERS AND DIFFUSERS WITH INTERIOR DESIGNER AND ARCHITECT.
4. FLEX DUCTS ARE NOT ALLOWED. USE RIGID DUCT ONLY.
5. REFRIGERANT PIPES AND CONTROL WIRING SHALL BE ROUTED IN THE FIELD. SUBMIT SHOP DRAWINGS. THE ROUTING SHALL BE APPROVED BY ARCHITECT AND ENGINEER.
6. ALL HVAC EQUIPMENT SHALL BE APPROVED PRIOR TO INSTALLATION BY NATIONALLY RECOGNIZED STANDARDS AND EVIDENCED BY THE LISTING AND LABEL OF AN APPROVED AGENCY (CMC 302.1).
7. APPLIANCES DESIGNED TO BE FIXED IN POSITION SHALL BE SECURELY FASTENED IN PLACE CMC 304.4.
8. ENVIRONMENTAL AIR DUCTS EXHAUST SHALL TERMINATE OUTSIDE THE BUILDING, A MIN. OF 3FT. FROM PROPERTY LINE AND 3 FEET FROM OPENINGS INTO THE BUILDING AND 10 FEET FROM MECHANICAL AIR INTAKE.
9. CLOTHES DRYER MOISTURE EXHAUST DUCT, NOT LESS THEN 4" IN DIAMETER, SHALL BE OF METAL AND HAVE A SMOOTH INTERIOR SURFACE, A BACKDRAFT DAMPER, AND SHALL TERMINATE OUTSIDE OF THE BUILDING. (CMC 5.401, 504.3.1, 504.3.2, 504.3.2.1)
10. MINIMUM DUCT INSULATION TO BE R-6, HOWEVER CONTRACTOR TO COMPLY WITH SPECIFICATIONS.
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18. PROVIDE BACKDRAFT DAMPERS TO ALL DUCTS RECEIVING OUTSIDE AIR (OSA).
19. ALL UNDER SLAB DUCT SHALL BE LA CITY APPROVED LINED DOUBLE WALL SPUN STRAND UNDER SLAB DUCTWORK.
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REGISTERED PROFESSIONAL ENGINEER — No. M-20234 — KEVIN A. KRAUTZ — MECHANICAL — STATE OF CALIFORNIA

23256

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LA JOLLA RESIDENCE

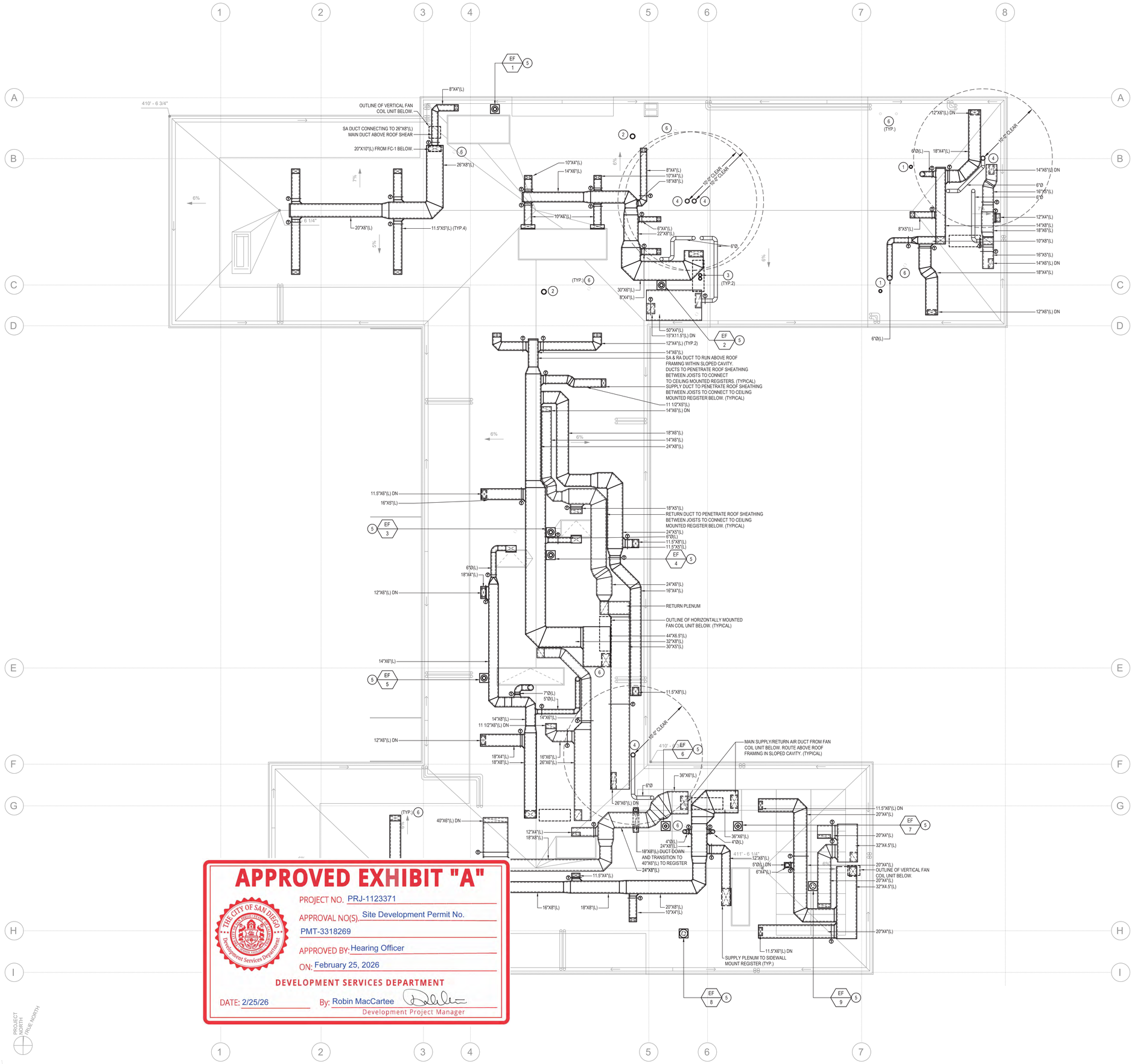
7898 LA JOLLA VISTA DRIVE LA JOLLA, CA 92037

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

MECHANICAL - LEVEL 1 PLAN

M2.20

MECHANICAL - LEVEL 1 PLAN — SCALE: 3/16" = 1'-0" — 1



KEYNOTES:

1. EXHAUST DUCT UP THRU ROOF WITH ROOF CAP. PROVIDE ROOF JACK ON 6" HIGH ROOF CURB. VERIFY EXACT LOCATION WITH ARCHITECT.
2. RIGID METAL KITCHEN EXHAUST DUCT UP THRU ROOF AND TERMINATE WITH ROOFTOP EXHAUST FAN ON 6" CURB. VERIFY EXACT LOCATION IN FIELD WITH ARCHITECT.
3. 4"Ø DRYER EXHAUST DUCT UP THRU ROOF. PROVIDE DRYER VENT CAP WITH BACKDRAFT DAMPER. VERIFY EXACT LOCATION OF PENETRATION THRU ROOF WITH ARCHITECT.
4. ROOF MOUNTED OUTSIDE AIR INTAKE CAP WITH MIN. 0.5SF FREE AREA. MAINTAIN MIN. 10'-0" BETWEEN POINTS OF EXHAUST AND INTAKE AIR.
5. PROVIDE ROOF MOUNTED EXHAUST FAN ON ROOF CURB. PROVIDE WITH SEISMIC RESTRAINTS, AND VIBRATION ISOLATORS WITH 2" STATIC DEFLECTION.
6. PLUMBING VENT UP THROUGH ROOF. SEE PLUMBING PLANS FOR ACTUAL LOCATION.

GENERAL NOTES:

1. ALL DEBRIS SHALL BE DISPOSED OF IN AN APPROVED MANNER.
2. VERIFY THERMOSTAT LOCATION WITH ARCHITECT.
3. VERIFY EXACT LOCATION OF ALL SUPPLY, RETURN AND EXHAUST GRILLES, REGISTERS AND DIFFUSERS WITH INTERIOR DESIGNER AND ARCHITECT.
4. FLEX DUCTS ARE NOT ALLOWED. USE RIGID DUCT ONLY.
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8. ENVIRONMENTAL AIR DUCTS EXHAUST SHALL TERMINATE OUTSIDE THE BUILDING, A MIN. OF 3FT. FROM PROPERTY LINE AND 3 FEET FROM OPENINGS INTO THE BUILDING AND 10 FEET FROM MECHANICAL AIR INTAKE.
9. CLOTHES DRYER MOISTURE EXHAUST DUCT, NOT LESS THEN 4" IN DIAMETER, SHALL BE OF METAL AND HAVE A SMOOTH INTERIOR SURFACE, A BACKDRAFT DAMPER, AND SHALL TERMINATE OUTSIDE OF THE BUILDING. (CMC 5.401, 504.3.1, 504.3.2, 504.3.2.1)
10. MINIMUM DUCT INSULATION TO BE R-6, HOWEVER CONTRACTOR TO COMPLY WITH SPECIFICATIONS.
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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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PASADENA

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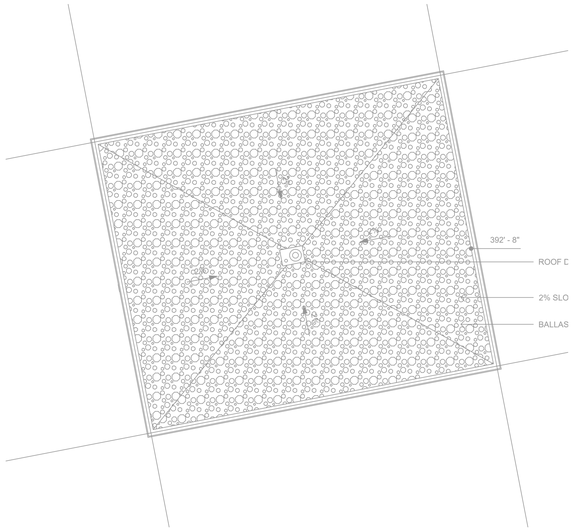
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01/12/2024	100%SD
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10/23/2024	
02/05/2025	PLAN CHECK RESUBMITTAL

MECHANICAL - ROOF PLAN

M2.21

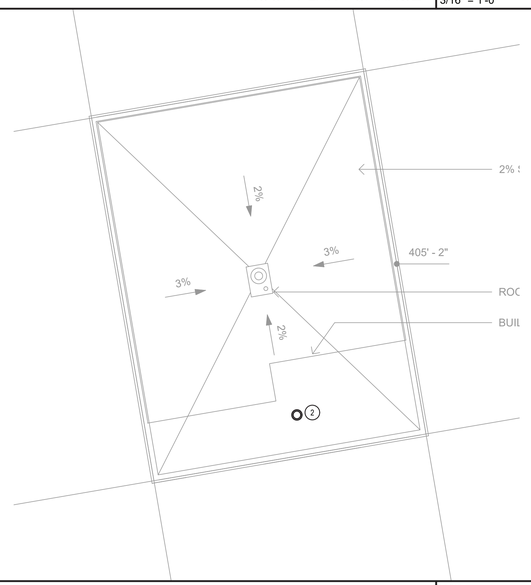
MECHANICAL - ROOF PLAN | SCALE: 3/16" = 1'-0" | 1



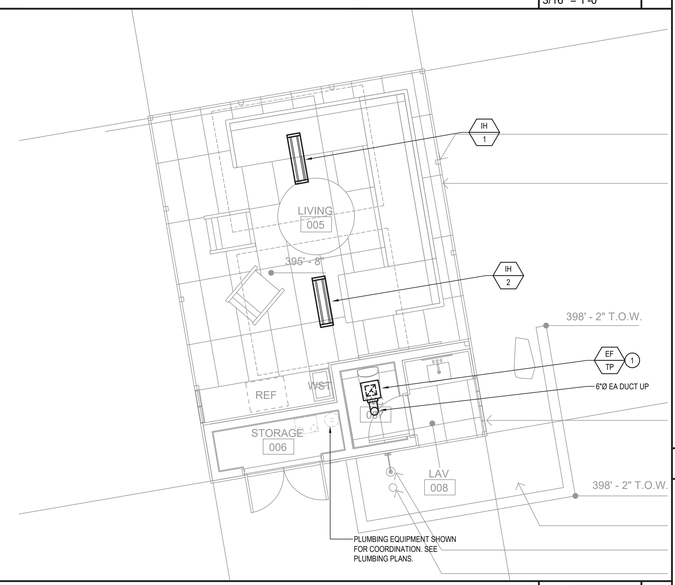
ROOF PLAN - GARAGE | SCALE: 3/16" = 1'-0" | 4



FLOOR PLAN - GARAGE | SCALE: 3/16" = 1'-0" | 3



ROOF PLAN - TENNIS PAVILION | SCALE: 1/4" = 1'-0" | 2



FLOOR PLAN - TENNIS PAVILION | SCALE: 1/4" = 1'-0" | 1

KEYNOTES:

1. CEILING MOUNTED EXHAUST FAN WITH RIGID METAL DUCT. TERMINATE UP THROUGH ROOF TO ROOF CAP WITH BACKDRAFT DAMPER AND INSECT SCREEN.
2. EXHAUST DUCT UP THRU ROOF WITH ROOF CAP. PROVIDE ROOF JACK ON 6" HIGH ROOF CURB. VERIFY EXACT LOCATION WITH ARCHITECT.

GENERAL NOTES:

1. ALL DEBRIS SHALL BE DISPOSED OF IN AN APPROVED MANNER.
2. VERIFY THERMOSTAT LOCATION WITH ARCHITECT.
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13. DUCT SIZES GIVEN ON THE PLAN ARE NET CLEAR INSIDE DIMENSIONS. ADD THICKNESS OF LINING TO OBTAIN THE ACTUAL SHEET METAL SIZES.
14. VERIFY EXACT LOCATION OF EXHAUST DUCT PENETRATION THRU ROOF WITH THE ARCHITECT.
15. DUCT SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 6 OF THE UNIFORM MECHANICAL CODE.
16. SMOKE DETECTORS IN THE SUPPLY AIR DUCTS OF AIR CONDITIONING UNITS SERVING COMMON AREA SHALL BE INTERLOCKED.
17. DUCTS PENETRATING WALL OR CEILING PENETRATIONS BETWEEN GARAGE AND DWELLING UNIT SHALL BE CONSTRUCTED OF 26 GAUGE MINIMUM SHEET METAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE PER SECTION R302.5.2.
18. PROVIDE BACKDRAFT DAMPERS TO ALL DUCTS RECEIVING OUTSIDE AIR (OSA).
19. ALL UNDER SLAB DUCT SHALL BE LA CITY APPROVED LINED DOUBLE WALL SPUN STRAND UNDER SLAB DUCTWORK.
20. PLENUM SIZES FOR LINEAR BAR & LINEAR SLOT REGISTER ARE INDICATED ON THE MECHANICAL. THE ACTUAL GRILLE SIZES (ACTIVE AND INACTIVE SECTION) SHALL BE SIZE BASED ON ARCHITECTURAL FLOOR PLAN & INTERIOR ELEVATIONS. COORDINATE THE EXACT SIZE AND LOCATION WITH ARCHITECT AND INTERIOR DESIGNER.
21. KITCHEN EXHAUST TO OUTDOOR REQUIRED DELIVERING 100 CFM MINIMUM WITH SOUND RATING OF 3 SONES OR LESS.
22. THE GARAGE VENTILATION DUCTS MUST BE LOCATED 7' ABOVE FINISHED FLOOR.
23. GARAGE VENTILATION EXHAUST AIR INLETS SHALL BE INSTALLED SO THAT THE HIGHEST ELEVATION OF THE EXHAUST AIR INLET IS NO GREATER THAN 12 INCHES BELOW THE LOWEST CEILING LEVEL.
24. MOUNT IN-LINE CEILING MOUNTED EXHAUST FANS AND FAN COIL WITH SPRING HANGER ISOLATOR TYPE-I PER ACOUSTICAL SPECIFICATIONS.

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

PROJECT NORTH
TRUE NORTH

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ARCHITECTURE + INTERIORS
WWW.WOODSDANGARAN.COM

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K2D CONSULTING ENGINEERS
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PASADENA, CA

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

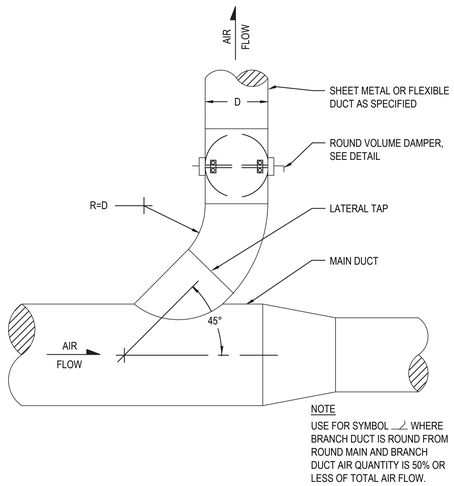
143.23

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

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

MECHANICAL - FLOOR & ROOF PLAN - GARAGE & TENNIS PAVILION

M2.22

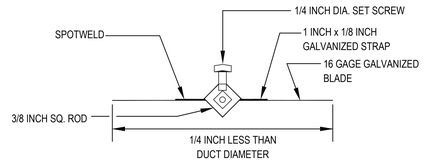


NOTE

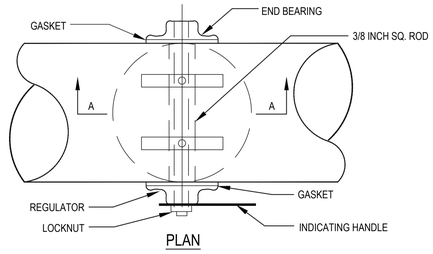
USE FOR SYMBOL ⌿ WHERE BRANCH DUCT IS ROUND FROM ROUND MAIN AND BRANCH DUCT AIR QUANTITY IS 50% OR LESS OF TOTAL AIR FLOW.

CIRCULAR DUCT LATERAL TAP WITH VOLUME DAMPER

SCALE	
NTS	9



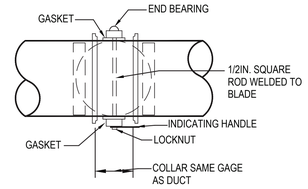
SECTION A-A



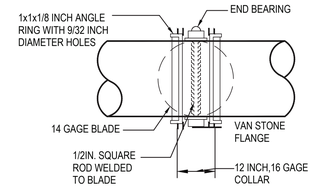
PLAN

TYPICAL ROUND VOLUME DAMPER DETAIL (UP TO 14"Ø)

SCALE	
NTS	6



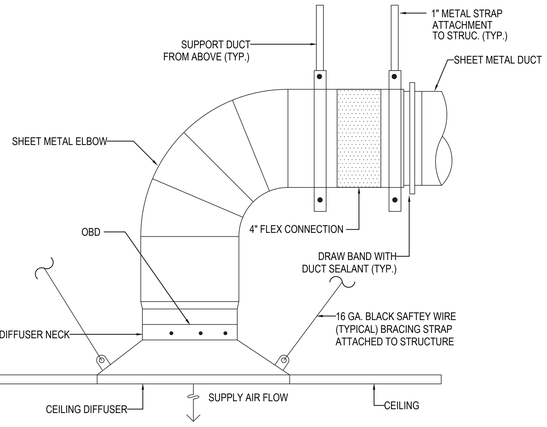
SIZE 15 INCH TO 20 INCH DIAMETER



SIZE 21 INCH TO 28 INCH DIAMETER

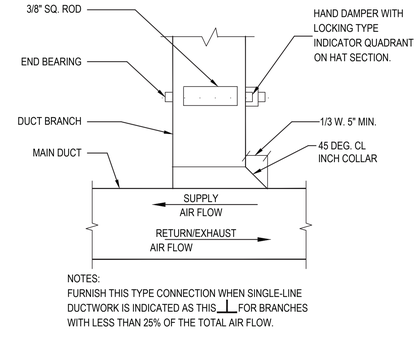
TYP ROUND VOLUME DAMPER DETAIL (ABOVE 14"Ø)

SCALE	
NTS	3



TYPICAL SUPPLY AIR DIFFUSER DETAIL

SCALE	
NTS	8

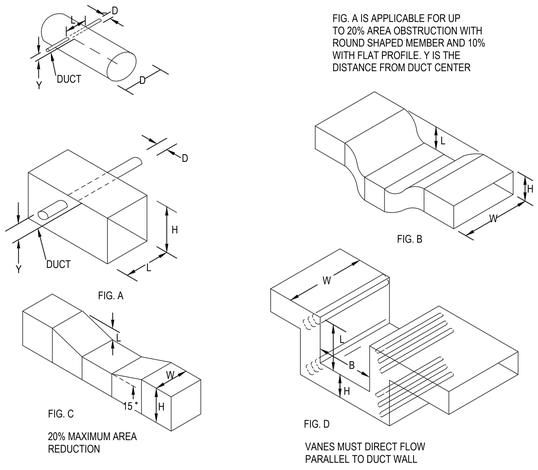


NOTES:

FURNISH THIS TYPE CONNECTION WHEN SINGLE-LINE DUCTWORK IS INDICATED AS THIS ⊥ FOR BRANCHES WITH LESS THAN 25% OF THE TOTAL AIR FLOW.

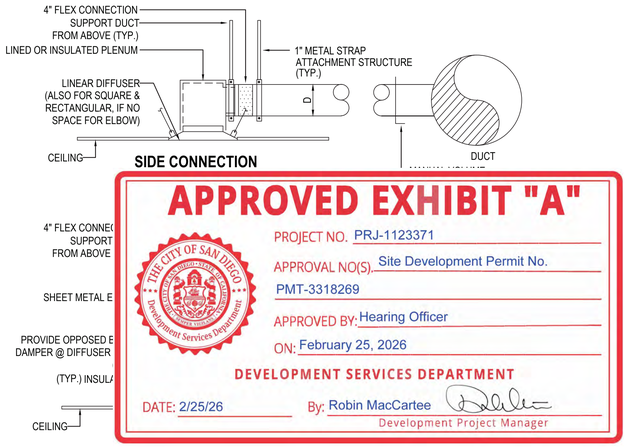
TYPICAL RECTANGULAR DUCT CONNECTION DETAIL

SCALE	
NTS	5



TYPICAL DUCT OBSTRUCTION DETAIL

SCALE	
NTS	2



APPROVED EXHIBIT "A"

PROJECT NO. PRJ-1123371

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

APPROVED BY: Hearing Officer

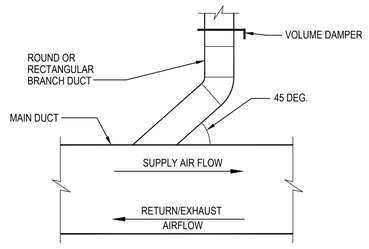
ON: February 25, 2026

DEVELOPMENT SERVICES DEPARTMENT

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

TYPICAL CEILING DIFFUSER CONNECTION DETAIL

SCALE	
NTS	7

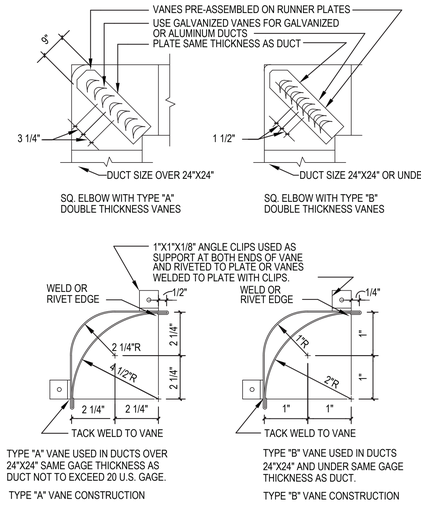


NOTES:

FURNISH THIS TYPE CONNECTION WHEN SINGLE LINE DUCTWORK IS INDICATED AS THIS ⌿ FOR BRANCHES WITH LESS THAN 25% OF THE TOTAL AIR FLOW

TYP. ROUND OR RECTANGULAR DUCT BRANCH CONNECTION DETAIL

SCALE	
NTS	4



TYPICAL TURNING VANE DETAIL

SCALE	
NTS	1

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CIVIL STRUCTURAL MECHANICAL ELECTRICAL PLUMBING
REGISTERED PROFESSIONAL ENGINEER
No. 19/2024
CIVIL
STATE OF CALIFORNIA
22056

143.23

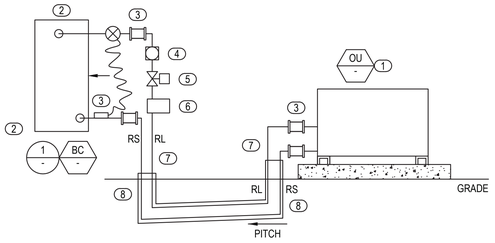
LA JOLLA RESIDENCE

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

MECHANICAL DETAILS

M5.01

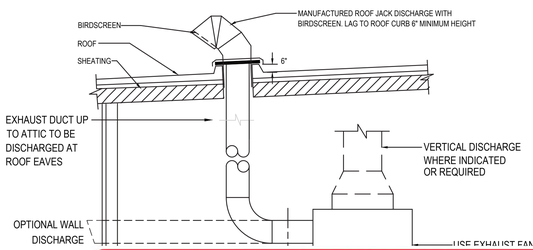


NOTE:

1. PROVIDE CONDENSING UNIT ON CONCRETE PAD, UNIT MANUFACTURER SHALL PROVIDE CHARGING VALVE. COMPRESSOR CRANKCASE HEATER AND ACCUMULATOR ON REFRIGERANT SUCTION LINE.
2. PROVIDE FAN COIL UNIT ON WALL, MANUFACTURER SHALL PROVIDE THERMAL EXPANSION VALVE (TXV) INSIDE UNIT WIT SUCTION LINE REMOTE BULB CLAMP WHERE LIQUID CANNOT BE TRAPPED. PROVIDE HARD START CAPACITOR AND POTENTIAL RELAY.
3. PROVIDE FLEX CONNECTION ON BOTH RS AND RL LINE PRIOR TO UNIT CONNECTION.
4. SIGHT GLASS PROVIDED BY MECHANICAL CONTRACTOR AND INSTALLED IN THE FIELD.
5. UNIT MANUFACTURER SHALL PROVIDE LIQUID LINE SOLENOID VALVE AND FIELD INSTALLED BY CONTRACTOR.
6. IN-LINE FILTER DRYER PROVIDED BY MECHANICAL CONTRACTOR AND INSTALLED IN THE FIELD.
7. 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. INSULATION SHALL MEET FLAME SPREAD RATING OF 25 OR LESS AND SMOKE DEVELOPED RATING OF 50 OR LESS.
8. REFRIGERANT PIPING BELOW GRADE:
   A. REFER TO UNIT MANUFACTURER'S UNDERGROUND INSTALLATION OF CITY MULTI REQUIREMENTS
   B. RS AND RL LINE SET MUST BE BURIED IN A GRAVEL FILLED TRENCH. TOP OF PIPE SHALL BE MINIMUM 12" BELOW GRADE.
   C. RS AND RL LINE SETS SHALL BE INSTALLED IN A 6" ABS PIPE PROPERLY SPACED. 6" ABS CONDUIT AND INSULATED PER NOTE #7 SHALL BE SEALED MOISTURE TIGHT WITH JOINT CEMENT SLOPE (1/8" PER FOOT) TOWARDS FANCOIL, MINIMIZE PIPE JOINTS INSIDE THE CONDUIT.
   D. TEST AND LEAK CHECK REFRIGERANT PIPES IN ABS PIPE BEFORE SEALING EXPOSED ENDS ABOVE GRADE.

MITSUBISHI UNDERGROUND REFRIGERANT PIPE INSTALLATION DETAIL

SCALE NTS | 8



APPROVED EXHIBIT "A"

THE CITY OF SAN DIEGO Development Services Department

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

APPROVED BY: Hearing Officer

ON: February 25, 2026

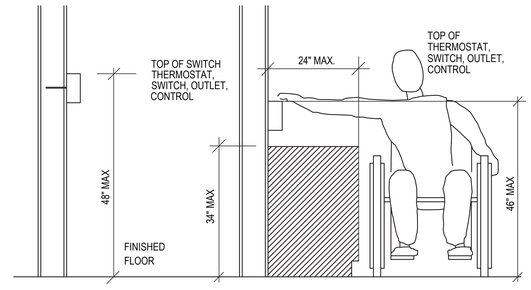
DEVELOPMENT SERVICES DEPARTMENT

DATE: 2/25/26 By: Robin MacCartee

Development Project Manager

CEILING MOUNTED EXHAUST FAN DETAIL

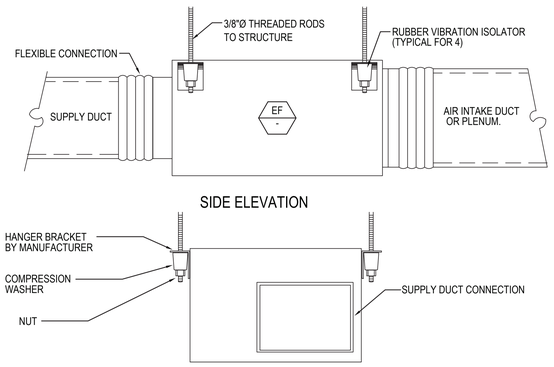
SCALE NTS | 7



MOUNTING HEIGHT OVER OBSTRUCTION

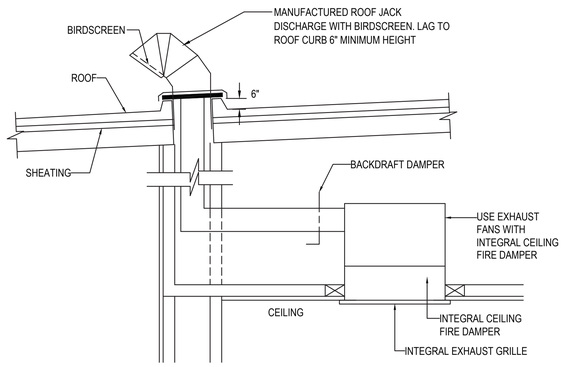
TYPICAL THERMOSTAT MOUNTING HEIGHT DETAIL

SCALE NTS | 6



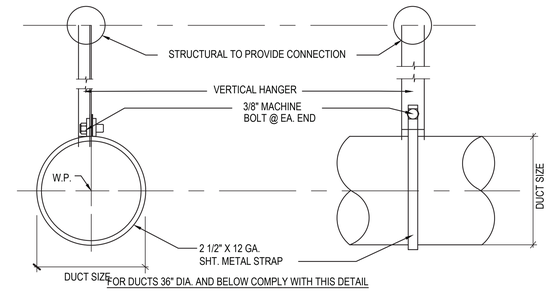
IN-LINE FAN INSTALLATION DETAIL

SCALE NTS | 5



BASEMENT AND FIRST FLOOR CEILING MOUNTED EXHAUST FAN DETAIL

SCALE NTS | 4



FOR DUCTS 36" DIA. AND BELOW COMPLY WITH THIS DETAIL

TABLE 4.2
MINIMUM HANGER SIZES FOR ROUND DUCT

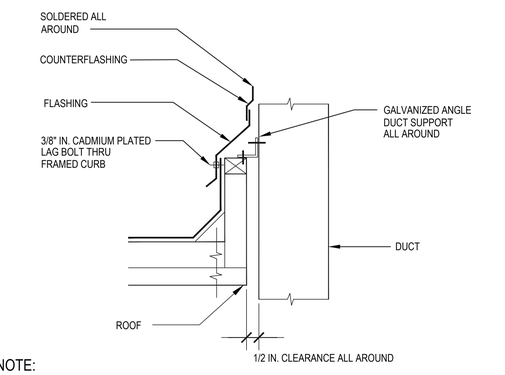
DIA.	MAXIMUM SPACING	ROD	STRAP
10" DN	12'	1/4"	1" x 22 GA.
11-18"	12'	1/4"	1' x 22 GA.
19-24"	12'	1/4"	1" x 20 GA.
25-36"	12'	3/8"	1" x 20 GA.

NOTES:

1. STRAPS ARE GALVANIZED STEEL; RODS ARE UNCOATED OR GALVANIZED STEEL; WIRE IS BLACK ANNEALED, BRIGHT BASIC, OR GALVANIZED STEEL. ALL ARE ALTERNATIVES.
2. TABLE ALLOWS FOR CONVENTIONAL WALL THICKNESS, AND JOINT SYSTEMS PLUS ONE LB/SF (4.89 KG/SQ.M) INSULATION WEIGHT. IF HEAVIER DUCTS ARE TO BE INSTALLED, ADJUST HANGER SIZES TO BE WITHIN THEIR LOAD LIMITS; SEE ALLOWABLE LOADS WITH TABLE 4-1. HANGER SPACING MAY BE ADJUSTED BY SPECIAL ANALYSIS.
3. DESIGNERS: FOR INDUSTRIAL GRADE SUPPORTS, INCLUDING SADDLES, SINGLE LOAD TRAPEZE LOADS, LONGER SPANS AND FLANGE JOINT LOADS, SEE SMACNA'S ROUND INDUSTRIAL DUCT CONSTRUCTION STANDARDS.

MINIMUM HANGER SIZES FOR ROUND DUCT

SCALE NTS | 3

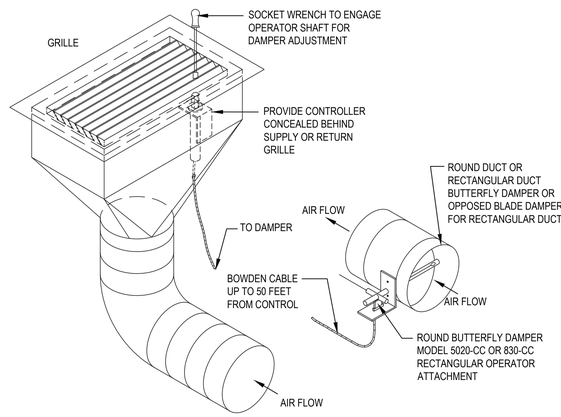


NOTE:

REFER TO ARCHITECTURAL DRAWINGS FOR ROOF CURB DETAILS

TYPICAL DUCT PENETRATION DETAIL

SCALE NTS | 2



TYPICAL VOLUME DAMPER INSTALLATION OVER NON-ACCESSIBLE CEILING BOWDE TYPE CABLE CONTROL (YOUNGS REGULATOR)

SCALE NTS | 1

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22056

143.23

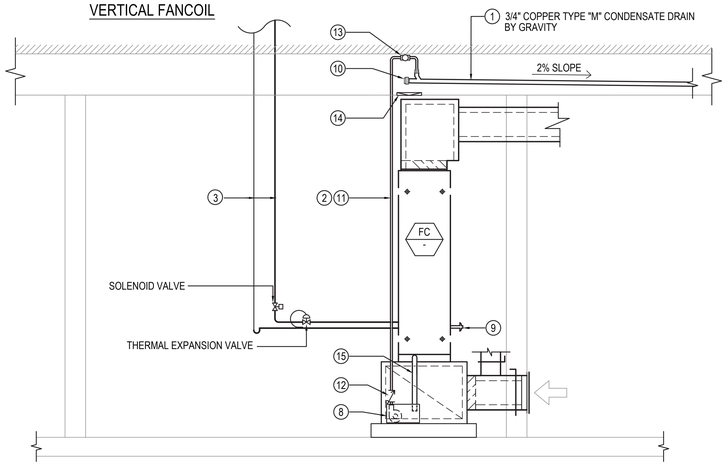
LA JOLLA RESIDENCE
7656 LA JOLLA VISTA DRIVE
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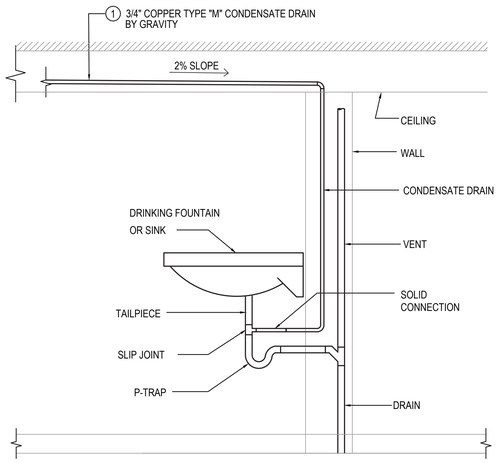
01/12/2024	100%SD
05/06/2024	75%CD
10/23/2024	
02/05/2025	PLAN CHECK RESUBMITTAL

MECHANICAL DETAILS

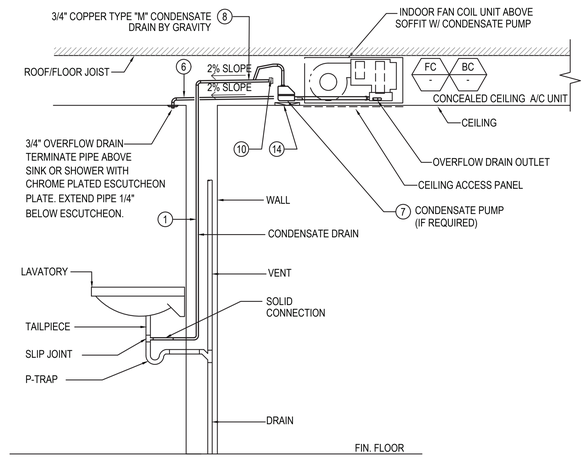
M5.02

VERTICAL FANCOIL





HORIZONTAL FANCOIL/ BC CONTROLLER



KEYNOTES:

1. 3/4" COPPER TYPE "M" CONDENSATE DRAIN
2. CONDENSATE PIPING AND PUMP TO BE INSTALLED IN CONCEALED MANNER WITHIN STUD WALL IN NEAT AND ORDERLY FASHION
3. FIBERGLASS INSULATED REFRIGERANT PIPING TO BE INSTALLED IN CONCEALED MANNER WITHIN STUD WALL IN NEAT AND ORDERLY FASHION
4. PROVIDE EXTERNAL PUMP ONLY WHEN INTERNAL PUMP IS NOT AVAILABLE CONDENSATE PUMP TO BE INSTALLED WITHIN STUD WALL. PROVIDE ACCESS PANEL PAINTED TO MATCH SURROUNDING
5. ELECTRICAL J BOX AND WIRING/CONTROLS TO BE INSTALLED CONCEALED PROVIDE ACCESS PANELS AS NEEDED
6. 3/4" COPPER TYPE "M" OVERFLOW DRAIN
7. PROVIDE EXTERNAL PUMP ONLY WHEN INTERNAL PUMP IS NOT AVAILABLE CONDENSATE PUMP TO BE INSTALLED WITHIN CEILING SPACE.
8. HARTELL UL2043 PLENUM RATED CONDENSATE PUMP MODEL KL-1DG-230 (230V 1 60HZ) WITH INTEGRAL CHECK VALVE DISCHARGE AND ANTI-SWEAT SLEEVE, DESIGNED TO PUMP CONDENSATE UP TO THE HIGHEST POINT OF CONDENSATE LINE AND DRAIN BY GRAVITY TO TAILPIECE OF LAVATORY/SINK.
9. PROVIDE EZ-TRAP MODEL EZT-226 CONDENSATE OVERFLOW CUTOFF SWITCH WIRED TO DISCONNECT FANCOIL POWER UPON ACTIVATION IN LIEU OF CONDENSATE OVER FLOW DRAIN PIPE.
10. CLEAN OUT.
11. 3/8" CLEAR PLASTIC TUBING.
12. PROVIDE INTEGRAL CHECK VALVE.
13. PROVIDE ANTI-SIPHON DEVICE.
14. PROVIDE ACCESS PANEL.
15. RUN 3/4" COPPER TYPE "M" CONDENSATE DRAIN LINE FROM THE EVAPORATOR DRAIN INTO CONDENSATE PUMP DRAIN HOLE.
16. PRESSURIZED CONDENSATE DRAIN SHALL NOT DISCHARGE TO SANITARY SYSTEM WITHOUT AN AIR GAP.

CONDENSATE PUMP SELECTION TABLE	
0.75 TON-2.0 TON	ASPEN MINI LIME PUMP MODEL ASP-MLOEM-UNI 230V, 0.10A, 15w, 60Hz (WITH SLIM DUCT)
2.5 TON-5.0 TON	ASPEN MAXI LIME PUMP MODEL ASP-MLOEM-UNI 230V, 0.10A, 15w, 60Hz (WITH SLIM DUCT)

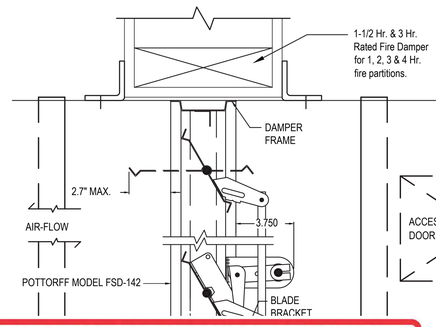
EQUIPMENT CONDENSATE DETAIL | SCALE NTS | 2

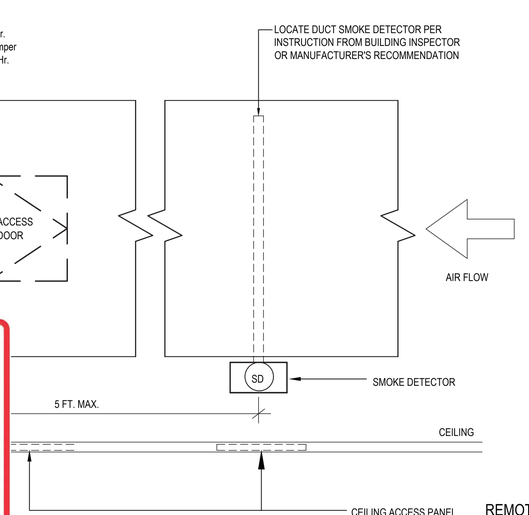
FIRE/SMOKE DAMPER SPECIFICATIONS:

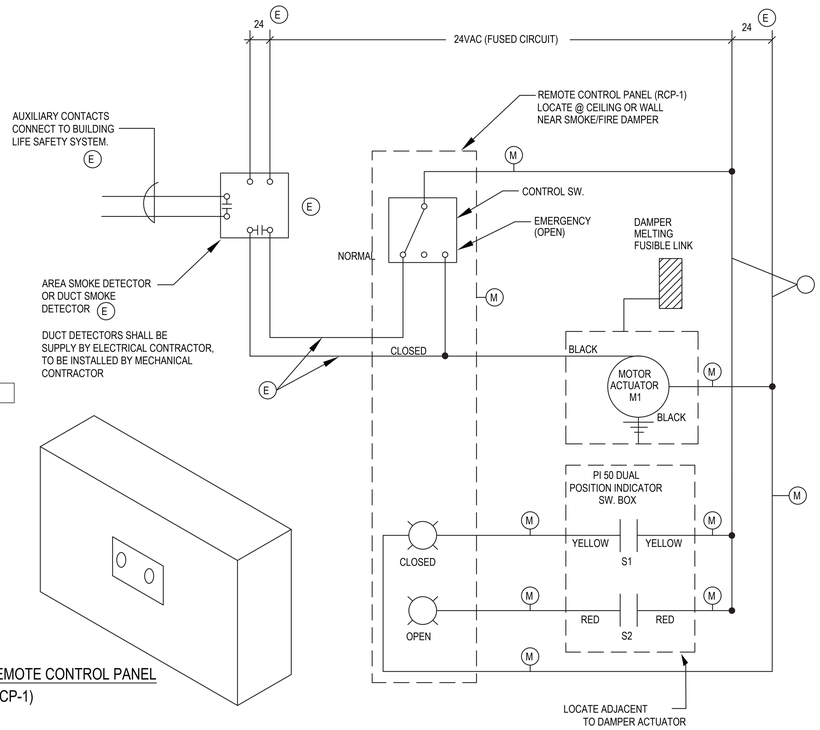
ALL FIRE DAMPERS SHALL BE LABELED AND APPROVED BY CALIFORNIA STATE FIRE MARSHAL AND/OR UNDERWRITERS LABORATORIES. ALL DAMPERS MUST ALSO BE LEAKAGE RATED AND LABLED UNDER UNDERWRITER LABORATORIES STD. 555S. WITH METAL SEALS ALLOWING NO MORE THAN 10 CFM/SQ.FT. AT 1" W.G. TO 250°F FOR A FULL 30 MIN. CAN BE MOTOR OPERATED. TORQUE REQ'D. TO MAINTAIN LEAKAGE RATE NOT TO EXCEED 0 LBS. TORQUE. DAMPERS SHALL BE INSTALLED PER MANUFACTURERS INSTALLATION INSTRUCTIONS AND/OR STATE FIRE MARSHAL LISTING NO. 03225. POTTORFF COMPANY, INC. (NO RUBBER SEALS ALLOWED) (LISTING NO.03225:0368:110 AND 03230:0368:111) PROVIDE NON STALL SHUNT MOTOR , 23 VA. MAXIMUM. OR APPROVED EQUAL.

COMBINATION FIRE/SMOKE DAMPER

OPENING TO BE SINGLE HEADER FRAMING FOR WOOD. WOOD FRAMED OPENINGS MUST BE LINED WITH MINIMUM 5/8" TYPE X GYP. BOARD. SUGGESTED CLEARANCE BETWEEN SLEEVE AND OPENING 1/8" FOR EACH 12" DAMPER WIDTH AND HEIGHT FOR EXPANSION. DAMPER TO BE HELD IN PLACE BY RETAINING ANGLES ATTACHED TO SLEEVE ON BOTH SIDES OF PARTITION, AND AROUND ENTIRE PERIMETER OF THE SLEEVE. ANGLES TO BE MIN. 16 GA. 1-1/2" X 1-1/2" OR LARGER AS REQUIRED TO PROVIDE A MIN. 1" OVERLAP OF THE OPENING. ANGLES MAY BE MITERED, BUTTED OR OVERLAPPED AT THE CORNERS. ATTACH ANGLES TO THE SLEEVE (NOT THE PARTITION) WITH SHEET METAL SCREWS, BOLTS OR WELDS AS PER MANUFACTURERS INSTRUCTIONS. CONNECT DUCT TO SLEEVE WITH "S" TYPE SLIP CONNECTIONS. DO NOT USE MECHANICAL FASTENERS.







REMOTE CONTROL PANEL (RCP-1)

NOTE:

(1) USE RATED CORRIDOR DAMPER AND AREA SMOKE DETECTOR WHERE ALLOWED BY STATE FIRE MARSHALL.

(2) DUCT DETECTOR

COMBINATION SMOKE/FIRE DAMPER DETAIL(IF REQUIRED) | SCALE NTS | 1

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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ARCHITECTURE + INTERIORS
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LOS ANGELES
CALIFORNIA
90019
K2D CONSULTING ENGINEERS

REGISTERED PROFESSIONAL ENGINEER
No. M 29324
MECHANICAL
STATE OF CALIFORNIA
232056

143.23
LA JOLLA RESIDENCE
7656 LA JOLLA VISTA DRIVE
LA JOLLA, CA 92037

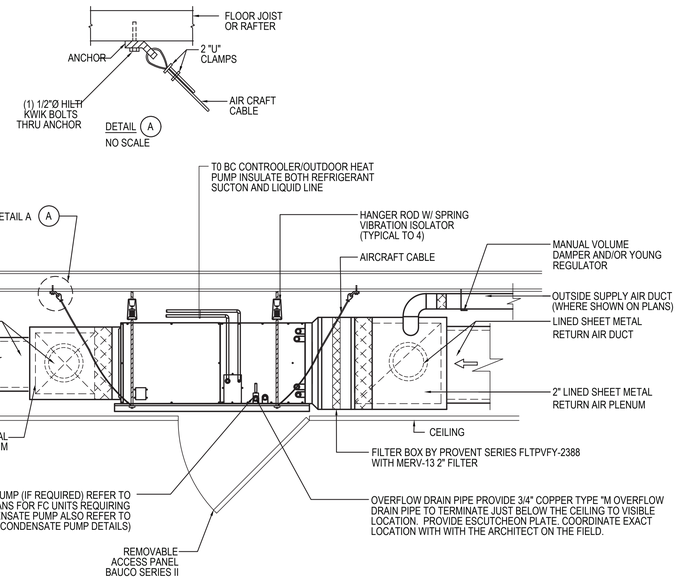
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10/23/2024	
02/05/2025	PLAN CHECK RESUBMITTAL

MECHANICAL DETAILS

M5.03

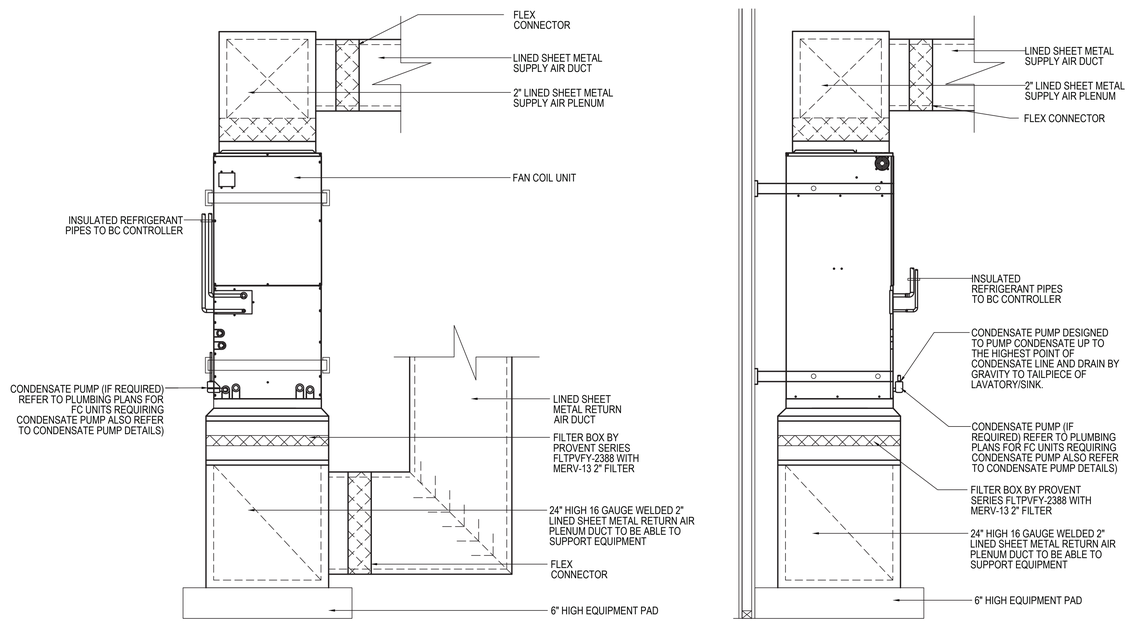
DETAIL NOT USED | SCALE NTS | 4

MITSUBISHI HORIZONTAL FAN COIL UNIT INSTALLATION DETAIL (TPVFY SERIES) | SCALE NTS | 2



DETAIL NOT USED | SCALE NTS | 3

MITSUBISHI VERTICAL FAN COIL UNIT DETAIL | SCALE NTS | 1



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THE CITY OF SAN DIEGO Development Services Department

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ALEXIS A. KRAUCUNAS
No. M 29324
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22056

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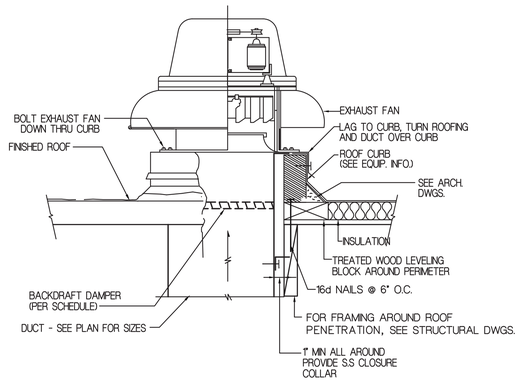
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MECHANICAL DETAILS

M5.04

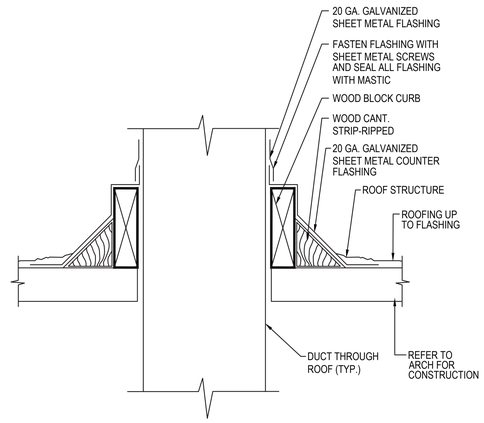
DETAIL NOT USED

SCALE	
NTS	9



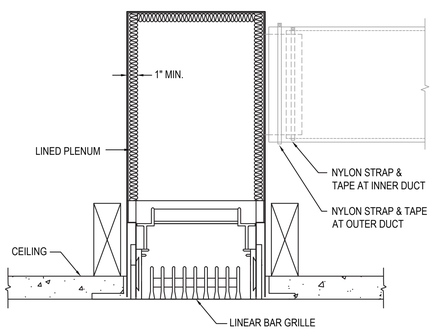
ROOF MOUNTED EXHAUST FAN DETAIL

SCALE	
NTS	6



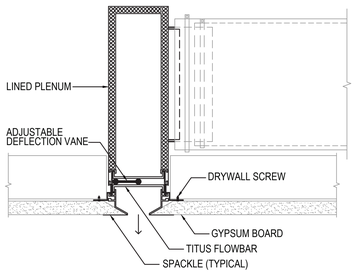
DUCT THROUGH ROOF DETAIL

SCALE	
NTS	3



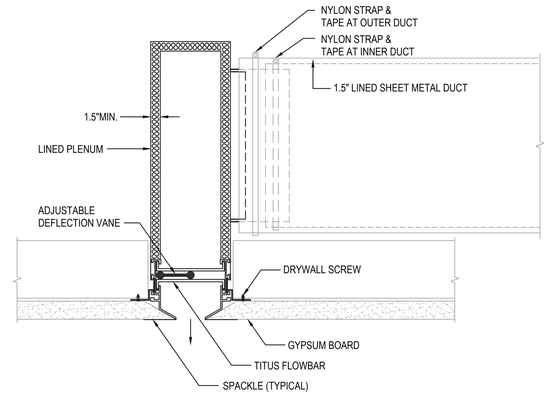
LINEAR BAR GRILLE (WITH LINED PLENUM) DETAIL

SCALE	
NTS	8



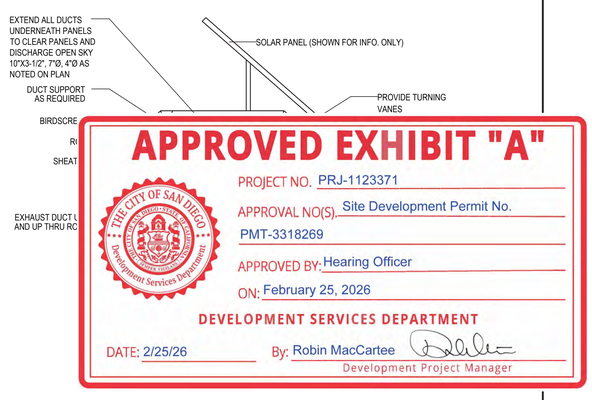
CEILING SLOT DIFFUSER (WITH LINED PLENUM) DETAIL

SCALE	
NTS	5



CEILING LINEAR DIFFUSER (WITH LINED PLENUM) DETAIL

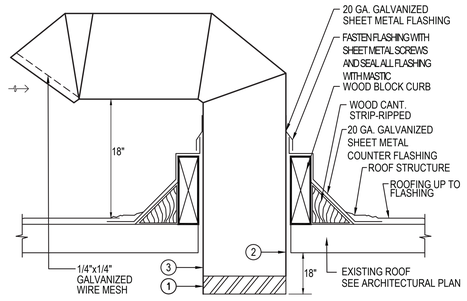
SCALE	
NTS	2



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Development Project Manager

EXHAUST DUCT ON ROOF DUCT EXTENSION DETAIL

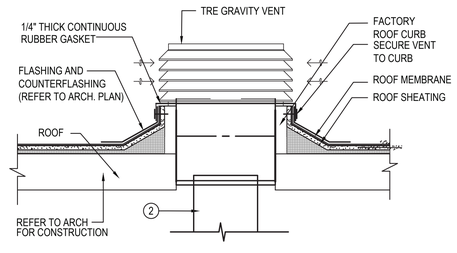
SCALE	
NTS	7



GOOSENECK MAKE-UP DUCT

GOOSENECK OUTSIDE SUPPLY AIR DUCT DETAIL

SCALE	
NTS	4



GRAVITY VENT/OUTSIDE SUPPLY AIR DUCT DETAIL USING TRE GRAVITY VENT

SCALE	
NTS	1

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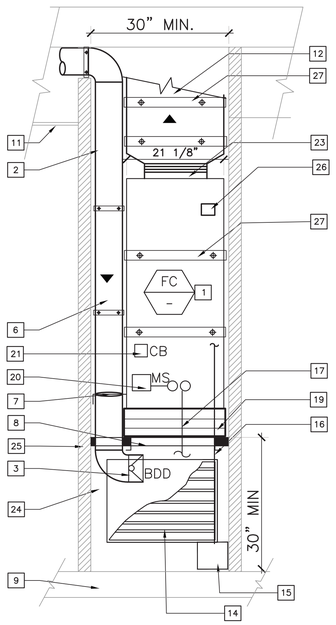
REGISTERED PROFESSIONAL ENGINEER
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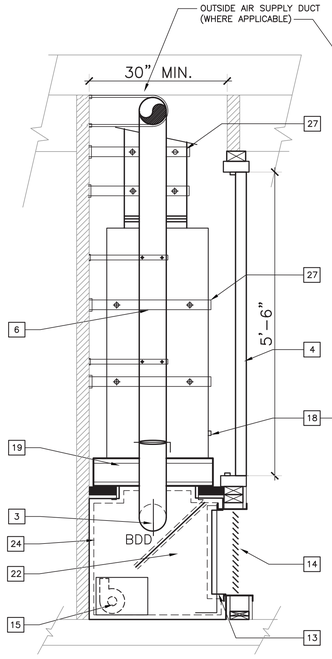
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02/05/2025
PLAN CHECK RESUBMITTAL

MECHANICAL DETAILS

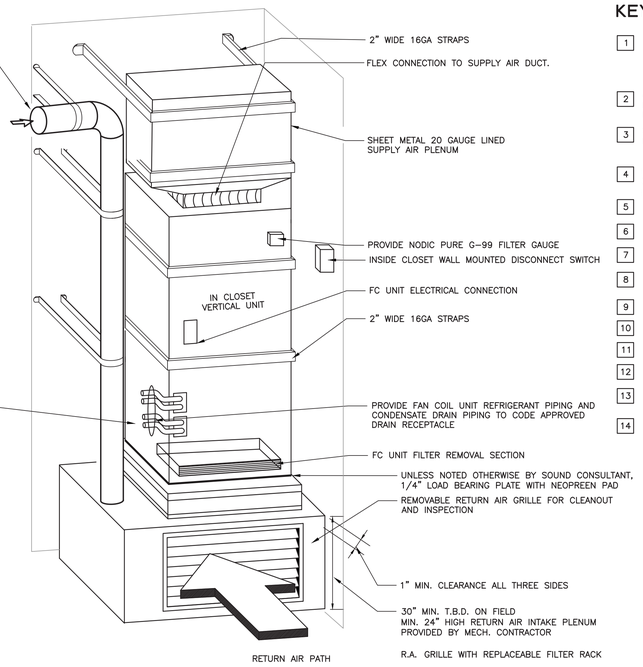
M5.05



FRONT VIEW



SIDE VIEW

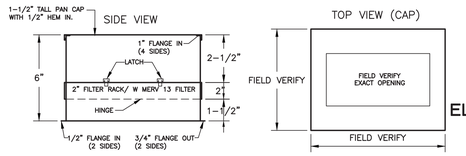


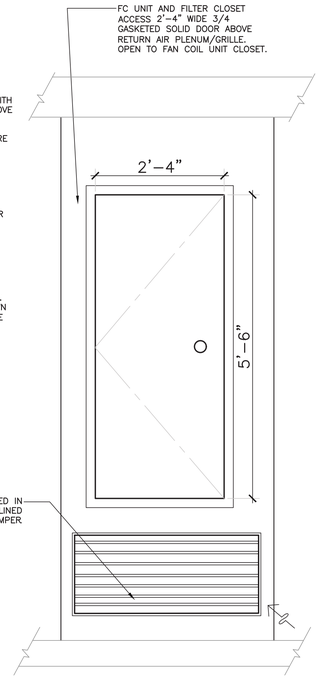
PERSPECTIVE VIEW

KEYNOTE:

1. CLOSET MOUNTED VERTICAL HEAT PUMP/FAN COIL UNIT WITH BOTTOM RETURN AIR & FILTER GRILLE INTO PLENUM. FOR FILTER GRILLE SIZE & TYPE REFER TO MECHANICAL FLOOR PLAN AND EQUIPMENT SPECIFICATION.
2. 6"Ø OUTSIDE AIR DUCT (WHERE APPLICABLE). EXTEND INTO RETURN AIR PLENUM AND SET WITH YOUNG REGULATOR AND BDD SEE PLAN FOR ROUTING
3. SPRING LOADED BACK-DRAFT DAMPER IN HORIZONTAL POSITION BELOW PLATFORM (FIELD VERIFY EXACT LOCATION).
4. FC UNIT AND FILTER CLOSET ACCESS 2'-4" WIDE 3/4 GASKETED SOLID DOOR ABOVE RETURN AIR PLENUM/GRILLE. OPEN TO FAN COIL UNIT CLOSET.
5. NOTE NOT USED
6. OUTSIDE AIR SUPPLY DUCT TO RETURN AIR PLENUM (WHERE APPLICABLE).
7. BALANCING DAMPER FOR TESTING O.S.A. SYSTEM. (IF REQUIRED).
8. BOTTOM RETURN FC UNIT PLATFORM WITH GYP BOARD AS PER ARCHITECTURAL DRAWINGS NO WOOD CONSTRUCTION INSIDE THE PLENUM.
9. FLOOR
10. NOTE NOT USED
11. CEILING AND OR SOFFIT FOR TYPE REFER TO ARCHITECTURAL DRAWINGS.
12. LINED SHEET METAL SUPPLY AIR DUCTWORK TO CEILING OF THE CLOSET.
13. VOLUME DAMPER INSTALLED OVER LINED SHEET METAL DUCT.
14. RETURN GRILLE (SIZE REFERENCED ON PLANS) FRAMED IN WALL BELOW DOOR WITH LINED DUCT & VOLUME DAMPER
15. PROVIDE CONDENSATE DRAIN PUMP (IF REQUIRED)-PLENUM RATED OR IN A RATED ENCLOSURE W/RATED ACCESS DOOR. OTHERWISE PROVIDE CONDENSATE RISER AND COORDINATE WITH PLUMBING FOR POINT OF TERMINATION TO APPROVE RECEPTOR.
HARTELL UL2043 CONDENSATE PUMP SEE CONDENSATE DETAILS ON PLUMBING PLANS WHERE NEEDED
16. 16 GAUGE GALV. SHEET METAL SLEEVE FOR FC OPENING TO THE RETURN AIR PLENUM.
17. 3/4" CONDENSATE DRAIN W/TRAP AND AIR GAP FROM FAN COIL UNIT.
18. REFRIGERANT LINES. SIZE AS PER MANUFACTURER RECOMMENDATIONS.
19. PROVIDE 24"X18"X2" SLIDING FILTER RACK W/ FLANDERS PREPLEAT MERV 13 FILTER. CHECK FILTER RACK DETAILS AND SIZE PER MANUFACTURER RECOMMENDATIONS.
MINIMUM FILTER SIZE SHOULD BE 24"X18"X2".
20. MOISTURE SENSOR (MS) @ AT OVERFLOW DRAIN CONNECTION WIRE TO CONTROL BOX AT FC UNIT. MOISTURE SENSOR SHALL BE SET TO SHUT-DOWN THE UNIT-(EZTRAP MODEL EZT-226 CONDENSATE OUTFLOW CUT-OFF SWITCH).
21. FAN COIL UNIT CONTROL BOX (CB). FOR WIRING REFER TO SCHEMATIC WIRING DIAGRAM.
22. LINED SHEET METAL BAFFLE
23. FLEX CONNECTION TO SUPPLY AIR DUCT.
24. PROVIDE DUCT R6 LINED SHEET METAL PLENUM PER MECH. DETAILS AND SPECIFICATIONS. NO COMBUSTIBLES TO BE INSIDE PLENUM.
25. PROVIDE 2x4 FRAMING SUPPORTING PLYWOOD PLATFORM, SEE ARCHITECT FOR EXACT CONSTRUCTION
26. PROVIDE NODIC PURE G-99 FILTER GAUGE
27. 2" WIDE 16GA STRAPS

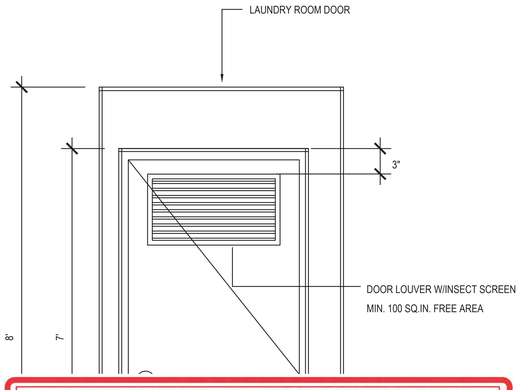
SLIDING FILTER RACK





ELEVATION AT DOOR AND GRILLE

VERTICAL SPLIT SYSTEM HEAT PUMP INSTALLATION DETAIL | SCALE NTS | 4



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Development Services Department

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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

LAUNDRY DOOR LOUVER DETAIL (IF NECESSARY) | SCALE NTS | 3

20 INSTALLATION

Ductwork

Wall Cap Type	No. of 90° Elbows	Maximum length of 4-inch diameter rigid metal duct
Recommended	0	65 ft. (19.8 m)
	1	55 ft. (16.8 m)
	2	47 ft. (14.3 m)
	3	36 ft. (11.0 m)
	4	28 ft. (8.5 m)
Use for only short run installations	0	55 ft. (16.8 m)
	1	47 ft. (14.3 m)
	2	41 ft. (12.5 m)
	3	30 ft. (9.1 m)
	4	22 ft. (6.7 m)

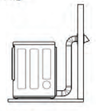
NOTE
- Deduct 6 ft. (1.8 m) for each additional elbow. Do not use more than four 90° elbows.
- In Canada, only those foil-type flexible ducts, if any, specifically identified for use with the appliance by the manufacturer should be used. In the United States, only those foil-type flexible ducts, if any, specifically identified for use with the appliance by the manufacturer and that comply with the Outline for Clothes Dryer Transition Duct, Subject 2158A, should be used.

Routing and Connecting Ductwork

Follow the guidelines below to maximize drying performance and reduce lint buildup and condensation in the ductwork. Ductwork and fittings are NOT included and must be purchased separately.

- Use 4-inch (10.2 cm) diameter rigid, semi-rigid or flexible metal ductwork.
- The exhaust duct run should be as short as possible.
- Use as few elbow joints as possible.
- The male end of each section of exhaust duct must point away from the dryer.
- Use duct tape on all duct joints.
- Insulate ductwork that runs through unheated areas in order to reduce condensation and lint buildup on duct surfaces.
- Incorrect or inadequate exhaust systems are not covered by the dryer warranty. Dryer failures or service required because of such exhaust systems will not be covered by the dryer warranty.

Correct Venting



Incorrect Venting



Connecting Gas Dryers

WARNING
- To reduce the risk of fire or explosion, electric shock, property damage, injury to persons, or death when using this appliance, follow requirements including the following.

Electrical Requirements for Gas Models

WARNING
- This dryer is equipped with a three-prong grounding plug for protection against shock hazard which should be plugged directly into a properly grounded three-prong receptacle. Do not cut or remove the grounding prong from this plug.
- Do not, under any circumstances, cut or remove the third (ground) prong from the power cord.
- For personal safety, this dryer must be properly grounded.

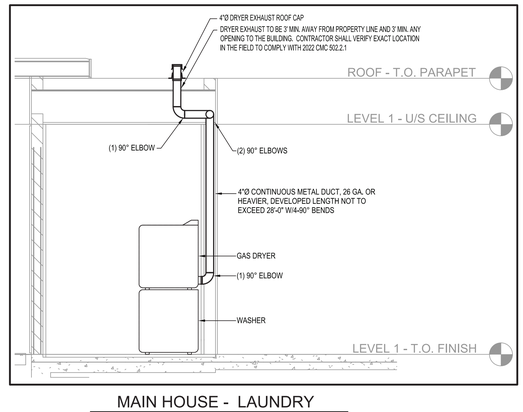
MANUFACTURER'S DRYER DUCT VENT SYSTEM CHART | SCALE NTS | 2

1. DRYER EXHAUST DUCT SHALL HAVE A SMOOTH INTERIOR SURFACE, A BACKDRAFT DAMPER, AND SHALL TERMINATE OUTSIDE OF THE BUILDING (CMC 502.2.1, 504.4, 504.4.1, 504.4.2).
2. THE TOTAL DEVELOPED LENGTH OF THE 4 INCH DIAMETER DUCT SHALL NOT EXCEED MANUFACTURER'S VENT SYSTEM CHART.
3. DRYER VENTS SHALL BE RIGID METAL DUCTS. FLEXIBLE DUCTING IS NOT ALLOWED.
4. THE TERMINATION OF THE DUCT SHALL NOT BE RESTRICTED BY ANY LOUVERS OR SCREENS AND THE FREE AREA OF THE DUCT SHALL NOT BE REDUCED.
5. ALL DRYER VENT JOINTS SHALL BE JOINED WITH METAL FOIL TAPE. SHEET METAL SCREWS ARE NOT ALLOWED.
6. THE LAP JOINTS ARE TO BE IN THE DIRECTION OF THE AIR FLOW.
7. DUCTS INSTALLED WITHIN A WALL SHALL NOT BE INSTALLED WHERE THE FREE AREA OF THE DUCT WILL BE REDUCED.
8. THE MOISTURE EXHAUST DUCT SHALL NOT EXTEND INTO OR THROUGH DUCTS OR PLENUMS.
9. PROVIDE LOUVERED DOOR WITH MINIMUM 100 SQ.IN. OPENING FOR MAKE-UP AIR.
10. DRYER EXHAUST DUCTS SHALL TERMINATE THROUGH EXTERIOR WALL. COORDINATE SOFFIT AND LOCATION WITH OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

DRYER DUCT DEVELOPMENT LENGTH

LINEAR DUCT LENGTH	= 3'-6"
DUCT RISER	= 9'-0"
TOTAL DUCT LENGTH	= 12'-6"

(4) 90° ELBOW



MAIN HOUSE - LAUNDRY

TYPICAL DRYER VENT INSTALLATION | SCALE NTS | 1

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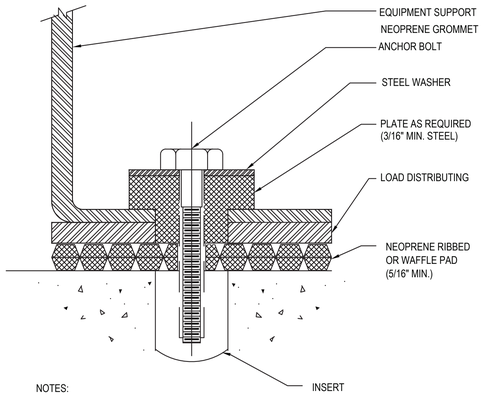
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MECHANICAL DETAILS

M5.06

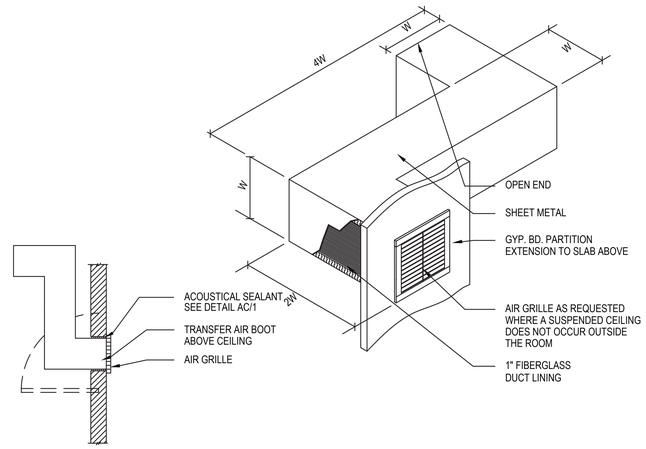


NOTES:

1. ALL STRUCTURALLY RELATED ASPECTS, INCLUDING SEISMIC RESTRAINT AND EQUIPMENT SUPPORT REQUIREMENTS TO BE ADVISED BY STRUCTURAL ENGINEER.

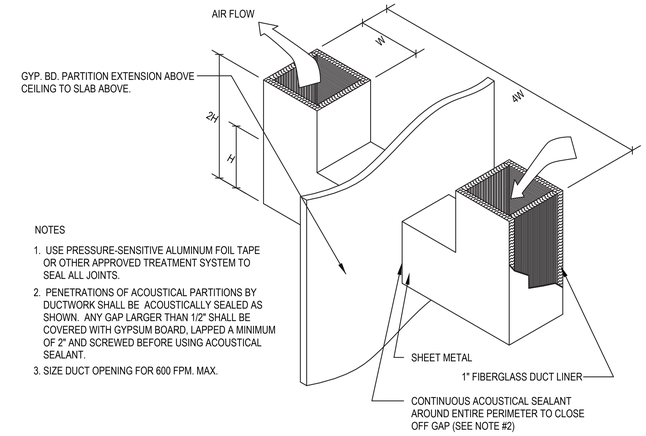
ISOLATOR-TYPE A, NEOPRENE PAD

SCALE: NTS | 9



AIR TRANSFER Z-BOOT W/ GRILLE

SCALE: NTS | 6

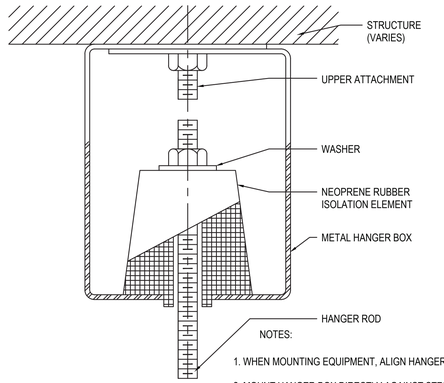


NOTES

1. USE PRESSURE-SENSITIVE ALUMINUM FOIL TAPE OR OTHER APPROVED TREATMENT SYSTEM TO SEAL ALL JOINTS.
2. PENETRATIONS OF ACOUSTICAL PARTITIONS BY DUCTWORK SHALL BE ACOUSTICALLY SEALED AS SHOWN. ANY GAP LARGER THAN 1/2" SHALL BE COVERED WITH GYPSUM BOARD, LAPPED A MINIMUM OF 2" AND SCREWED BEFORE USING ACOUSTICAL SEALANT.
3. SIZE DUCT OPENING FOR 600 FPM. MAX.

SHEET METAL/FIBERGLASS LINED RETURN AIR DUCT

SCALE: NTS | 3

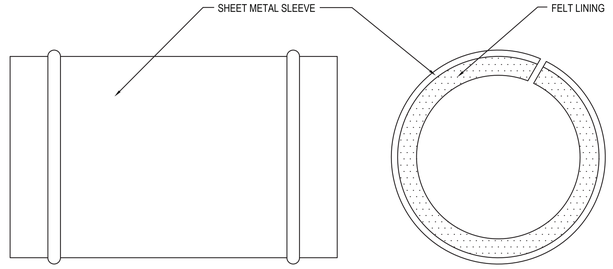


NOTES:

1. WHEN MOUNTING EQUIPMENT, ALIGN HANGER ROD TO CLEAR HANGER BOX.
2. MOUNT HANGER BOX DIRECTLY AGAINST STRUCTURAL ELEMENT.
3. DO NOT SUPPORT HANGER FROM SLAB DIAPHRAGMS.

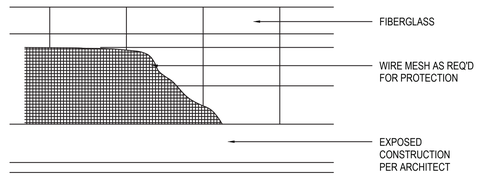
ISOLATOR-TYPE F, NEOPRENE HANGER

SCALE: NTS | 8



TYPE P, ISOLATOR

SCALE: NTS | 5



ACOUSTICAL TREATMENT

2" THICK BLACK FACED DUCT LINER BOARD AS SHOWN ON DRAWINGS

SOUND ABSORPTION COEFFICIENTS AT OCTAVE BAND CENTER FREQUENCIES (Hz)

Product	Thickness	125	250	500	1000	2000	4000	NRC
Type II (rigid)	2.0"	.12	.67	.99	.97	.91	.87	.90

NOTE:

ATTACH FIBERGLASS BY MECHANICAL FASTENERS. THE FASTENERS SHALL BE CONSTRUCTED SO THAT NO SHARP POINTS OR EDGES SHALL PROTRUDE THROUGH THE ACOUSTICAL MATERIAL. PROTECTIVE ENDCAPS SHALL BE UTILIZED OVER SPINDLE FASTENERS. FASTENERS SHALL BE LAID OUT IN A REGULAR GRID PATTERN APPROVED BY THE ARCHITECT. THE FASTENERS SHALL BE GEMCO INSULATION HANGERS OR APPROVED EQUAL.

PREPARE SURFACE AND ATTACH FASTENERS WITH AN ADHESIVE ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS. USE OF SELF ADHESIVE TAPE TO ATTACH FASTENERS IS NOT PERMITTED.

ACOUSTICAL TREATMENT DETAIL

SCALE: NTS | 2



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

APPROVED BY: Hearing Officer

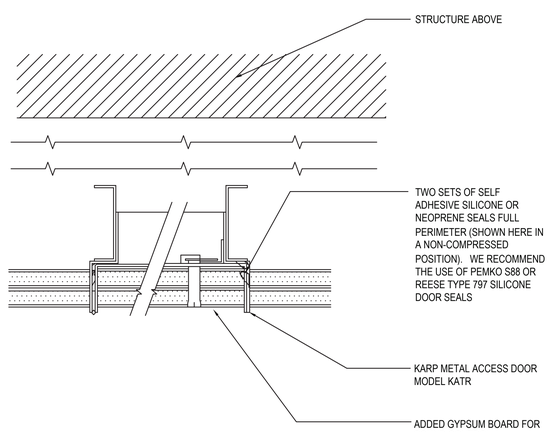
ON: February 25, 2026

DEVELOPMENT SERVICES DEPARTMENT

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

EQUIPMENT ENCLOSURE W/ ACCESS PANEL

SCALE: NTS | 7



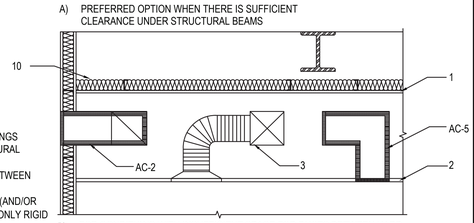
GYPSUM BOARD LID ACCESS PANEL

SCALE: NTS | 4

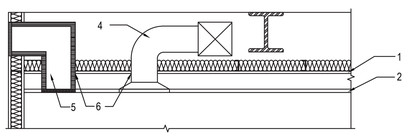
ACOUSTICAL NOTES

1) ACOUSTICAL HARDLID PER ARCHITECTURAL DRAWINGS
2) SUSPENDED ACOUSTICAL CEILING PER ARCHITECTURAL DRAWINGS
3) 'CONVENTIONAL' SUPPLY DUCT CONFIGURATION BETWEEN ACOUSTICAL HARDLID & ACT
4) WHERE ACOUSTICAL DUCT RUNS DIRECTLY ABOVE (AND/OR PENETRATE THROUGH) ACOUSTICAL HARDLID USE ONLY RIGID CIRCULAR SECTION DUCTWORK
5) LINED RETURN AIR BOOT, SIMILAR TO AC-2, BUT USE 16 GA. DUCTWORK
6) AT PENETRATIONS THROUGH ACOUSTICAL HARD LID, LEAVE NOMINAL 1/4" GAP BETWEEN DRYWALL & DUCT/PIPE AND SEAL WITH AN ACOUSTICAL SEALANT
7) ENCLOSE ANY CEILING PENETRATIONS (E.G. DIFFUSERS) IN 1 LAYER OF 5/8"-THICK DRYWALL
8) USE OF RECESSED LIGHTS, LOUDSPEAKERS, ETC SHOULD BE AVOIDED ACOUSTICAL HARDLID WITH SURFACE APPLIED
9) ACOUSTICAL TREATMENT (E.G. 2"-THICK NOVAWALL)
10) SERVICE PENETRATIONS TO BE APPROVED BY ACOUSTICAL CONSULTANT

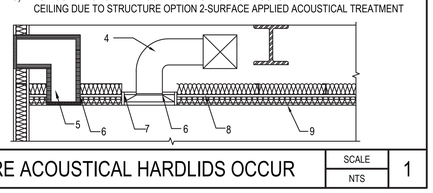
A) PREFERRED OPTION WHEN THERE IS SUFFICIENT CLEARANCE UNDER STRUCTURAL BEAMS



B) FOR CONDITIONS WITH INSUFFICIENT SPACE FOR DUCTS BETWEEN HARD LID & CEILING DUE TO STRUCTURE OPTION 1-ACT CEILING



C) FOR CONDITIONS WITH INSUFFICIENT SPACE FOR DUCTS BETWEEN HARD LID & CEILING DUE TO STRUCTURE OPTION 2-SURFACE APPLIED ACOUSTICAL TREATMENT



AIR DISTRIBUTION OPTIONS WHERE ACOUSTICAL HARDLIDS OCCUR

SCALE: NTS | 1

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ARCHITECTURE + INTERIORS
WWW.WOODSDANGARAN.COM
5059 PICO BLVD
LOS ANGELES
CALIFORNIA
90019
K2D CONSULTING ENGINEERS
MECHANICAL • ELECTRICAL • PLUMBING
TEL: (310) 559-0077 FAX: (310) 559-0071
REGISTERED PROFESSIONAL ENGINEER
No. M 29324
MECHANICAL
STATE OF CALIFORNIA
22056

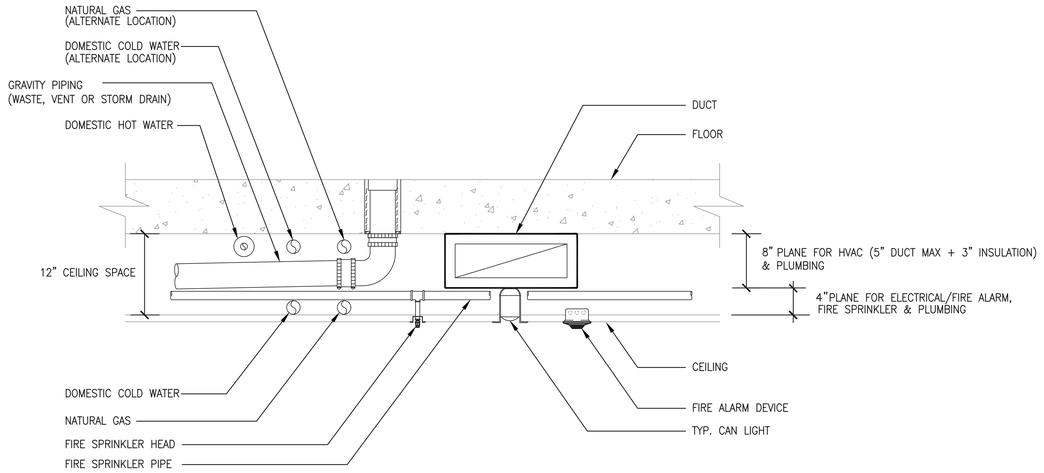
143.23

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

MECHANICAL DETAILS

M5.07

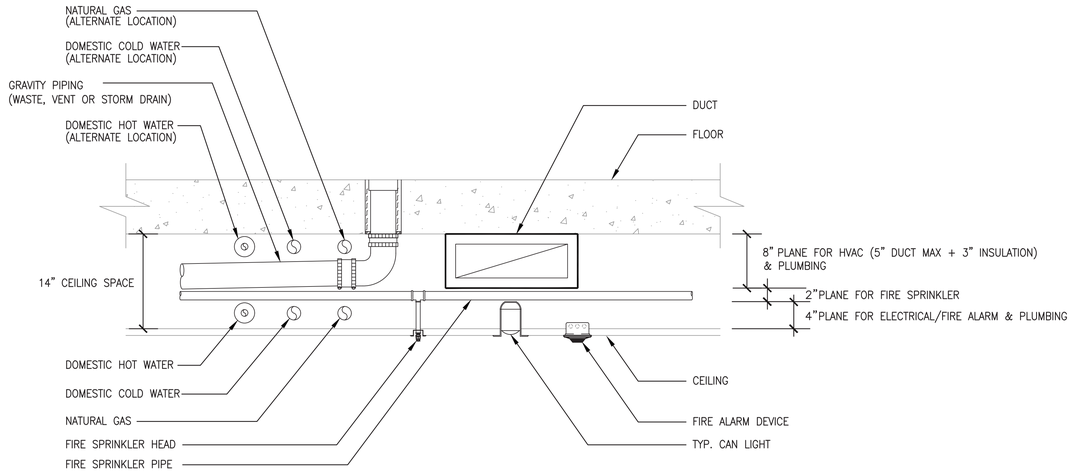


NOTE:
1) ALL TRADES SHALL ROUTE ON DESIGNATED PLANE TO AVOID CLASHES. WHERE CLASHES OCCUR, THE PRESSURE PIPING (WATER, GAS & FIRE) SHALL OFFSET AROUND DUCTS AND GRAVITY PIPING (WASTE, STORM DRAIN).

2) DUCT ROUTING SHALL AVOID AREAS UNDERNEATH BATHROOMS, WHERE A CLASH BETWEEN DUCTWORK AND GRAVITY PLUMBING PIPING OCCURS, THE PLUMBING PIPE SHALL ROUTE TIGHT UNDER THE DUCTWORK WHENEVER POSSIBLE.

MEPF COORDINATION WITHIN 12" CEILING SPACE

SCALE NTS | 3

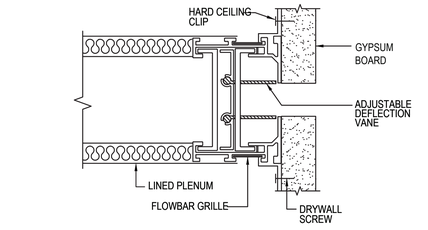


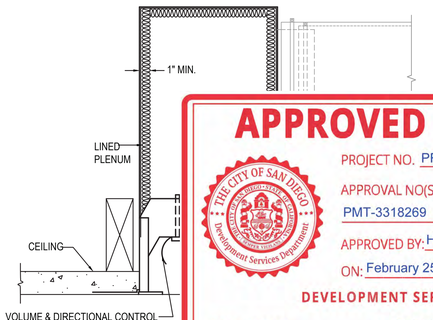
NOTE:
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MEPF COORDINATION WITHIN 14" CEILING SPACE

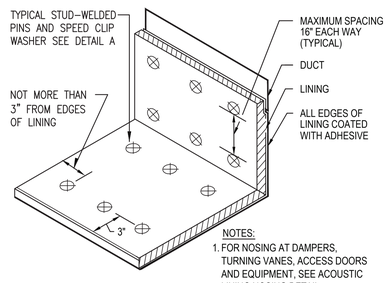
SCALE NTS | 2



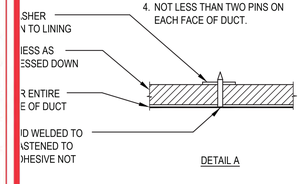


SIDEWALL AND CEILING LINEAR DIFFUSER DETAIL

SCALE NTS | 5



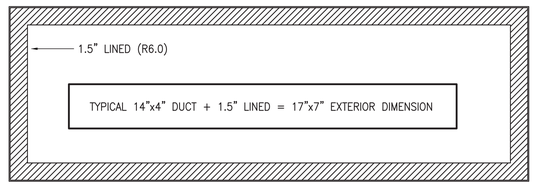
NOTES:
1. FOR NOSING AT DAMPERS, TURNING VANES, ACCESS DOORS AND EQUIPMENT, SEE ACOUSTIC LINING NOSING DETAIL.
2. LINING EDGES AT TRANSVERSE AND LONGITUDINAL JOINTS SHALL BE COATED AS SPECIFIED.
3. EXPOSED ENTERING AND TRAILING EDGES SIMILAR TO ACCESS DOOR DETAIL. SEE ACOUSTIC LINING NOSING DETAIL.
4. NOT LESS THAN TWO PINS ON EACH FACE OF DUCT.



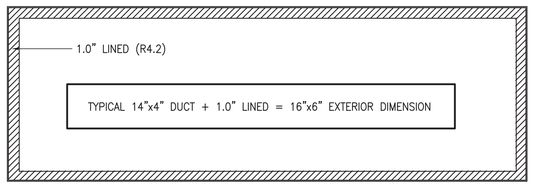
DETAIL A

ACOUSTIC LINING INSTALLATION DETAIL

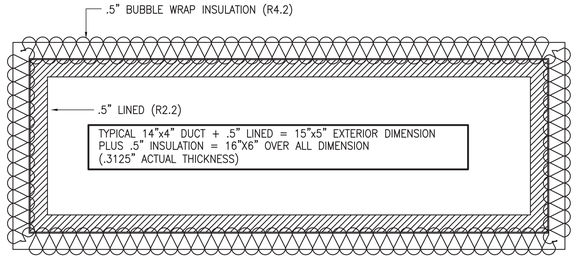
SCALE NTS | 4



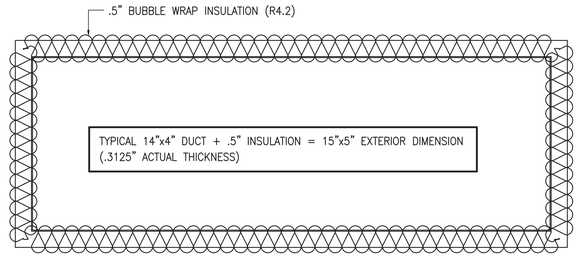
R6.0 – DUCT LINEAR INSTALLATION DETAIL



R4.2 – DUCT LINEAR INSTALLATION DETAIL



R6.0 – DUCT INSULATION AND LINER SPACE SAVING DETAIL



R4.2 – DUCT INSULATION SAVING DETAIL

DUCT INSULATION AND ACOUSTICAL LINER DETAIL

SCALE NTS | 1

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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TEL: (310) 560-0472 FAX: (323) 284-6251

REGISTERED PROFESSIONAL ENGINEER
No. M 20324
MECHANICAL
STATE OF CALIFORNIA
22056

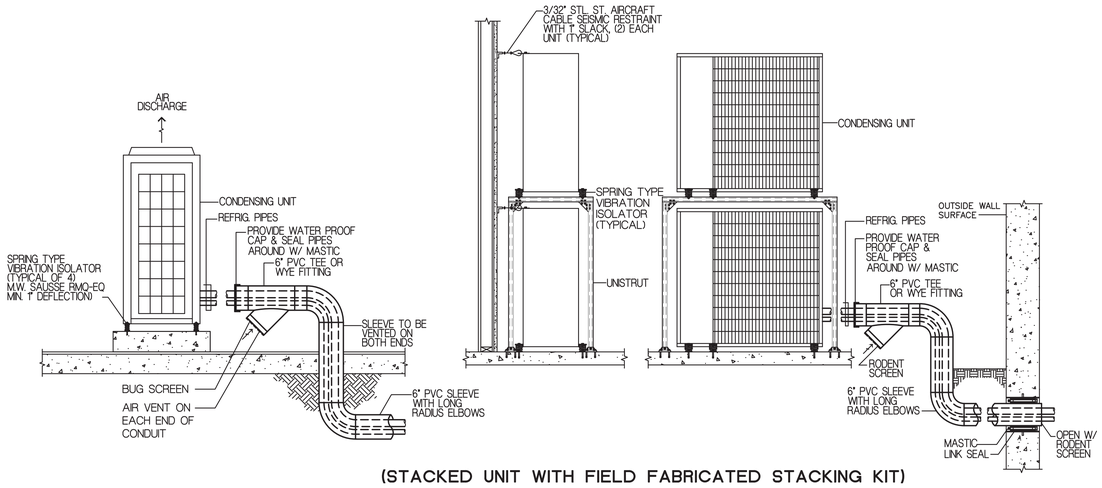
143.23

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 DETAILS

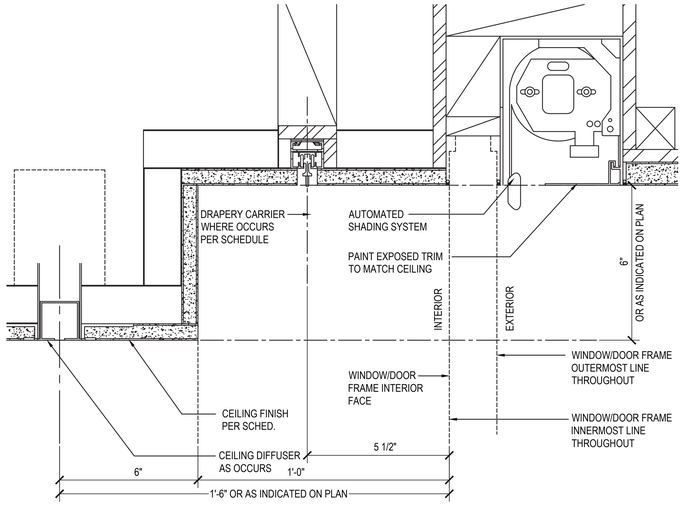
M5.08



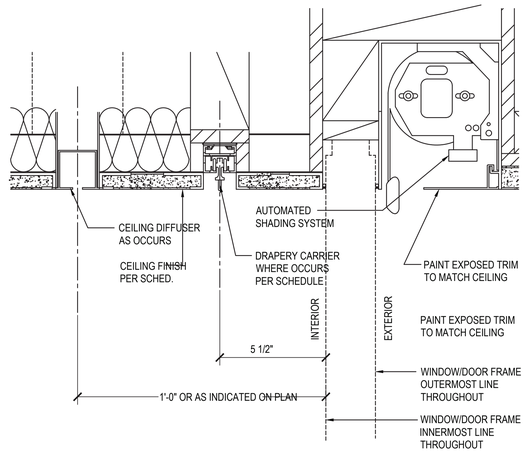
(STACKED UNIT WITH FIELD FABRICATED STACKING KIT)

OUTDOOR UNIT INSTALLATION DETAIL

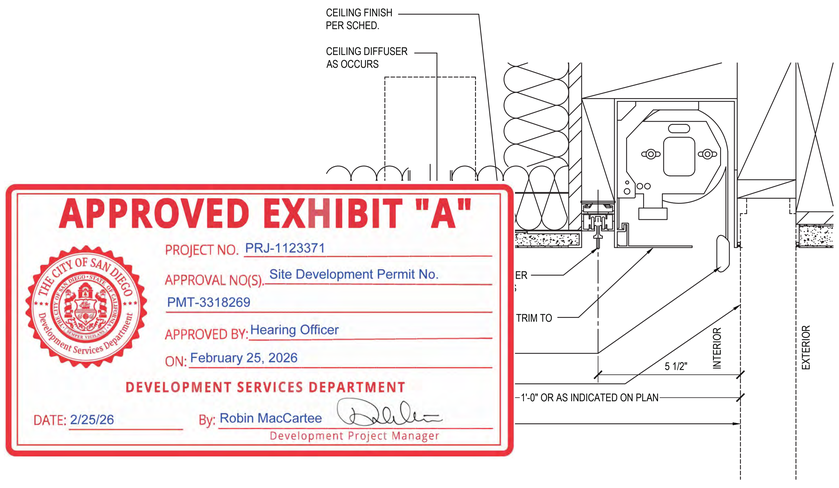
SCALE: NTS | 2



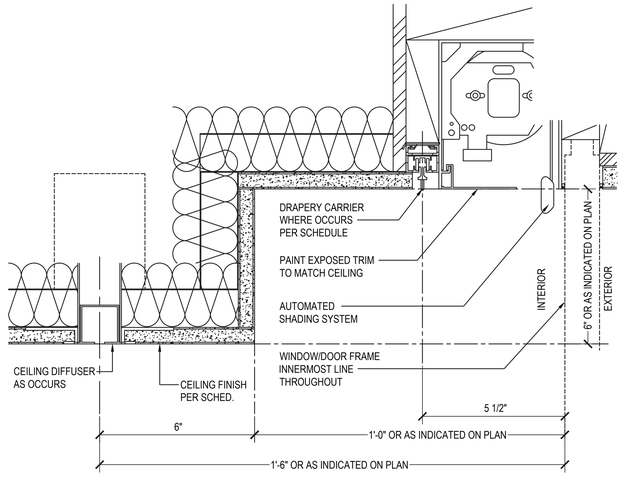
OPTION "B" CEILING DROP



OPTION "A" FLAT CEILING



OPTION "C" FLAT CEILING



OPTION "D" CEILING DROP

APPROVED EXHIBIT "A"

THE CITY OF SAN DIEGO — Development Services Department

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Development Project Manager

POCKET SHADE WITH CURTAIN TRACK AND AIR SLOT TYP. DETAIL

SCALE: NTS | 1

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MECHANICAL
STATE OF CALIFORNIA
23256

143.23

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

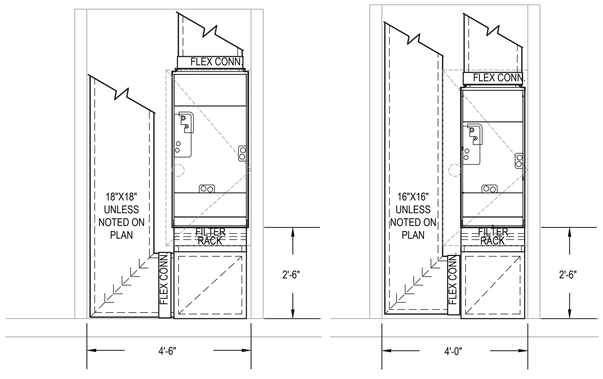
01/12/2024	100%SD
05/06/2024	75%CD
10/23/2024	
02/05/2025	PLAN CHECK RESUBMITTAL

MECHANICAL DETAILS

M5.09

DETAIL NOT USED

SCALE NTS 3



FRONT ELEVATION VIEW FRONT ELEVATION VIEW

APPROVED EXHIBIT "A"

THE CITY OF SAN DIEGO Development Services Department

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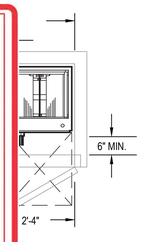
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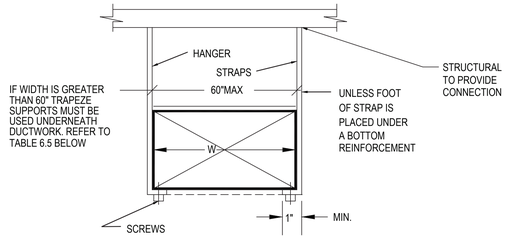
Development Project Manager



PLAN VIEW PLAN VIEW ...ON TO 3.0 TON

MITSUBISHI VERTICAL FAN COIL UNIT INSTALLATION DETAIL

SCALE NTS 2



FOR DUCT SIZES 60" AND SMALLER

TABLE 4-1
RECTANGULAR DUCT HANGERS
MINIMUM SIZE

MAXIMUM HALF OF DUCT PERIMETER (*)	PAIR AT 10 FT. SPACING			PAIR AT 8 FT. SPACING			PAIR AT 5 FT. SPACING			PAIR AT 4 FT. SPACING		
	STRAP	WIRE/ROD	FASTENER	STRAP	WIRE/ROD	FASTENER	STRAP	WIRE/ROD	FASTENER	STRAP	WIRE/ROD	FASTENER
P/2 = 30"	1"x22 GA.	10 GA. (0.135")	(2) NO. 10 OR (1) 1/4" BOLT	1"x22 GA.	10 GA. (0.135")	(2) NO. 10 OR (1) 1/4" BOLT	1" x 22 GA.	12 GA. (0.106")	(2) NO. 10 OR (1) 1/4" BOLT	1" x 22 GA.	12 GA. (0.135")	(2) NO. 10 OR (1) 1/4" BOLT
P/2 = 72"	1"x18 GA.	3/8"	(2) NO. 10 OR (1) 1/4" BOLT	1"x20 GA.	1/4"	(2) NO. 10 OR (1) 1/4" BOLT	1" x 22 GA.	1/4"	(2) NO. 10 OR (1) 1/4" BOLT	1" x 22 GA.	1/4"	(2) NO. 10 OR (1) 1/4" BOLT
P/2 = 96"	1"x16 GA.	3/8"	(2) 1/4" BOLT	1"x18 GA.	3/8"	(2) NO. 10 OR (1) 1/4" BOLT	1" x 20 GA.	3/8"	(2) NO. 10 OR (1) 1/4" BOLT	1" x 22 GA.	1/4"	(2) NO. 10 OR (1) 1/4" BOLT

NOTES:
1. STRAPS ARE GALVANIZED STEEL; RODS ARE UNCOATED OR GALVANIZED STEEL; WIRE IS BLACK ANNEALED, BRIGHT BASIC, OR GALVANIZED STEEL. ALL ARE ALTERNATIVES.

(*) MAXIMUM DUCT WIDTH OF 60"

SINGLE HANGER MAXIMUM ALLOWABLE LOAD

STRAP	WIRE OR ROD (Dia.)
1" x 22 ga. -260 lbs. 1" x 20 ga. -320 lbs. 1" x 18 ga. -420 lbs. 1" x 16 ga. -700 lbs. 1" 1/2" x 16 ga. -1100 lbs.	0.106"-80 lbs. 0.135"-120 lbs. 0.162"-160 lbs. 1/4"-270 lbs. 3/8"-680 lbs. 1/2"-1250 lbs. 5/8"-2000 lbs. 3/4"-3000 lbs.

MINIMUM HANGER SIZES FOR RECTANGULAR DUCT

SCALE NTS 1

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CALIFORNIA
90019

K2D CONSULTING ENGINEERS

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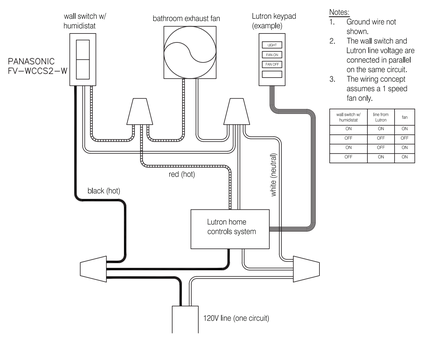
143.23

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10/23/2024	
02/05/2025	PLAN CHECK RESUBMITTAL

MECHANICAL DETAILS

M5.10

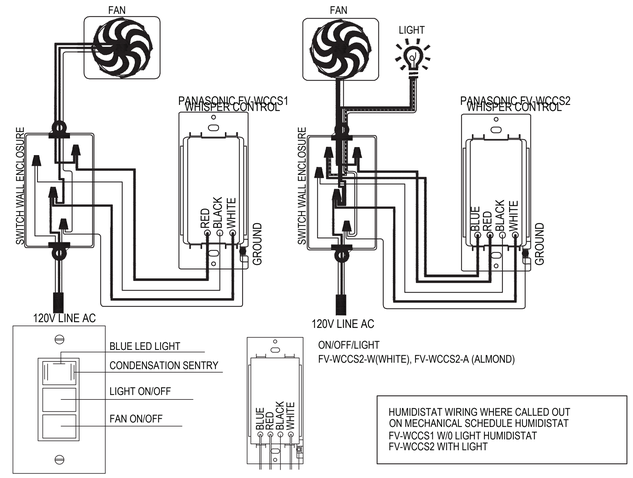


Notes:
1. Ground wire not shown.
2. The wall switch and Lutron line voltage are connected in parallel on the same circuit.
3. The wiring concept assumes a 1 speed fan only.

wall switch w/ humidistat	line from Lutron	fan
ON	ON	ON
OFF	OFF	OFF
ON	OFF	ON
OFF	ON	ON

LUTRON BATHROOM FAN SWITCHING

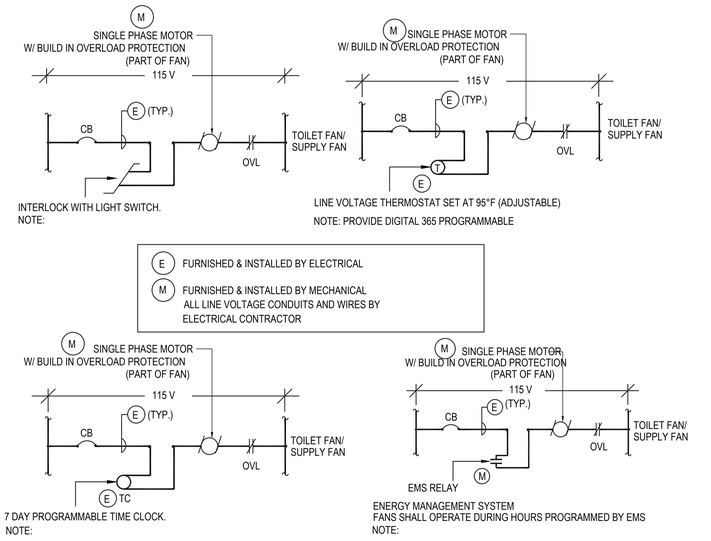
SCALE	
NTS	8



HUMIDISTAT WIRING WHERE CALLED OUT ON MECHANICAL SCHEDULE HUMIDISTAT
FV-WCCS1 W/0 LIGHT HUMIDISTAT
FV-WCCS2 WITH LIGHT

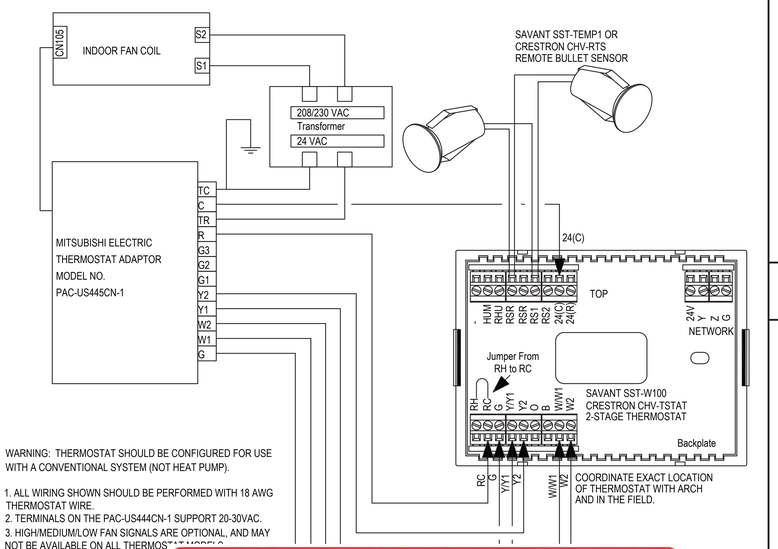
EXHAUST FAN WITH HUMIDISTAT WALL SWITCH POWER WIRING SWITCH DIAGRAM

SCALE	
NTS	6



EXHAUST FAN INTERLOCK POWER WIRING SWITCH DIAGRAM

SCALE	
NTS	3



WARNING: THERMOSTAT SHOULD BE CONFIGURED FOR USE WITH A CONVENTIONAL SYSTEM (NOT HEAT PUMP).

1. ALL WIRING SHOWN SHOULD BE PERFORMED WITH 18 AWG THERMOSTAT WIRE.
2. TERMINALS ON THE PAC-US444CN-1 SUPPORT 20-30VAC.
3. HIGH/MEDIUM/LOW FAN SIGNALS ARE OPTIONAL, AND MAY NOT BE AVAILABLE ON ALL THERMOS

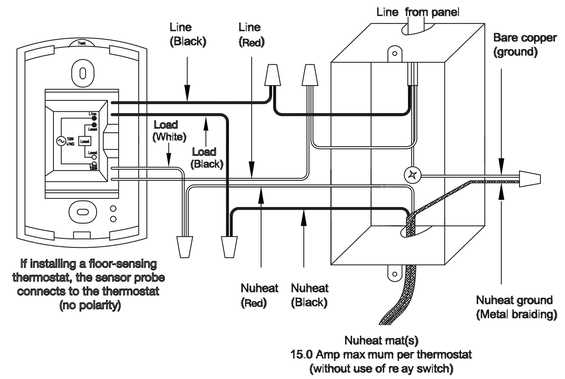
NOTE: WHEN BOTH Y2 AND W2 ARE C
RECOMMENDED TO SET SW2-6 TO TH

NOTE: WHEN EITHER Y2 OR W2 IS LEF
RECOMMENDED
TO SET SW2-6 TO THE OFF POSITION.

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ON: February 25, 2026
DEVELOPMENT SERVICES DEPARTMENT
DATE: 2/25/26 By: Robin MacCartee
Development Project Manager

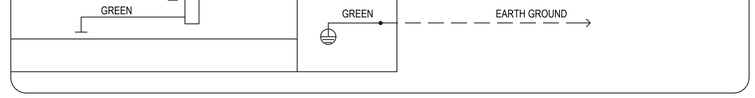
MITSUBISHI FANCOIL TO SAVANT OR CRESTRON THERMOSTAT WITH REMOTE BULLET SENSOR DETAIL

SCALE	
NTS	7



NUHEAT FLOOR HEATING DETAIL

SCALE	
NTS	5



PANASONIC CEILING MOUNTED EXHAUST FAN POWER WIRING DIAGRAM

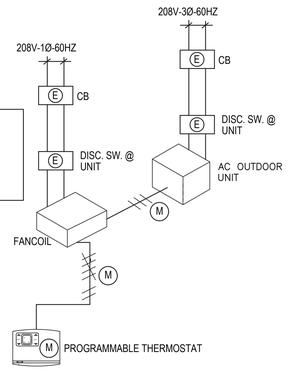
SCALE	
NTS	2

ACCESS NOTE: (TYPICAL FOR ALL BUILDINGS)

THERMOSTATS ARE TO BE LOCATED NO MORE THAN 48" ABOVE FINISHED FLOOR. (46" MAXIMUM HEIGHT IF LOCATED OVER A COUNTER) (24" MAXIMUM REACH DEPTH @ COUNTER)

E FURNISHED & INSTALLED BY ELECTRICAL
M FURNISHED & INSTALLED BY MECHANICAL

THE CONDUITS FOR CONTROL WIRING (LOW VOLTAGE) AND THE CONTROL WIRING TO BE INSTALLED BY MECHANICAL CONTRACTOR.



SYSTEM SYSTEM POWER WIRING

SCALE	
NTS	4

WIRING SYSTEM NOTES:

1. ALL CONTROL THERMOSTATS AND LOW VOLTAGE WIRING INCLUDING CONDUITS LESS THAN 50 VOLTS SHALL BE FURNISHED, WIRED AND INSTALLED BY MECHANICAL CONTRACTOR (U.N.O.).
2. ALL CONTROL WIRING SHALL BE INSTALLED IN RIGID CONDUITS. THE CONDUITS FOR CONTROL WIRING SHALL BE INSTALLED BY MECHANICAL CONTRACTOR.
3. ALL POWER WIRING, DISCONNECT SWITCHES, CIRCUIT BREAKERS, FUSES, RELAYS, CONTROL TRANSFORMER, ETC. SHALL BE FURNISHED & INSTALLED BY ELECTRICAL CONTRACTOR. (U.N.O.)
4. ALL POWER AND CONTROL WIRING FOR 50 VOLTS AND ABOVE SHALL BE ROUTED THRU SUITABLE RIGID CONDUIT PROVIDED AND INSTALLED BY ELECTRICAL CONTRACTOR.
5. UNLESS INDICATED OTHERWISE, INSTALL ALL ACCESSORY CONTROL DEVICES SUCH AS TIMELOCKS, CONTROL TRANSFORMERS AND RELAYS IN LOCATIION AS NOTED ON PLANS OR AS DIRECTED BY OWNER. LOCATIONS SHALL BE IN ACCORDANCE WITH CODE AND LOCAL AUTHORITIES REQUIREMENTS.
6. ALL EQUIPMENT AND COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND LOCAL CODE REQUIREMENTS.
7. REFER TO ELECTRICAL DRAWINGS FOR POWER WIRING OF FANCOILS UNITS, OUTDOORS HEATPUMP UNITS, AND EXHAUST FANS.

CONTROL LEGEND

SYMBOL	ABBREVIATION	DESCRIPTION
E		ITEM TO BE FURNISHED AND INSTALLED UNDER ELECTRICAL DIVISION
		SLASHES INDICATE NO. OF WIRES
	MS	MAGNETIC STARTER (E)
	NO	NORMALLY OPEN ELECTRICAL CONTACT (E)
	NC	NORMALLY CLOSED ELECTRICAL CONTACT (E)
	CR	ELECTRICAL COIL RELAY (E)
	OVL	OVERLOAD (E)
	PL	PILOT LIGHT (E)
	S	ON-OFF SWITCH (E)
H-O-A		HAND-OFF-AUTOMATIC SWITCH (E)
	TS	TEMPERATURE SWITCH
	FS	FLOW SWITCH
		FLOAT SWITCH
	TD	TIME DELAY SWITCH (E)
	DISC. S	DISCONNECT SWITCH (E)
	CB	CIRCUIT BREAKER (E)
		SENSOR(TEMPERATURE,HUMIDITY ETC.)
	P	PRESSURE SENSOR
	SD	SMOKE DETECTOR (E)
PHASE		SINGLE PHASE MOTOR W/BUILT-IN OVERLOAD
EM	EM	ON EMERGENCY POWER
MCC	MCC	MOTOR CONTROL CENTER (E)
CP	CP	CONTROL PANEL
T H		THERMOSTAT. HUMIDISTAT
		LINE VOLTAGE (E)
		LOW VOLTAGE
M	M	ACTUATOR FOR VALVE OR DAMPER.
ME	ME	FURNISHED AND INSTALLED BY MECH. CONTRACTOR WIRED AND TESTED BY ELECTRICAL CONTRACTOR

ALL LINE VOLTAGE RIGID CONDUITS & WIRES BY ELECTRICAL CONTRACTOR.
ALL LOW VOLTAGE WIRED BY MECHANICAL CONTRACTOR.
ALL LOW VOLTAGE RIGID CONDUITS BY MECHANICAL CONTRACTOR.

WIRING SYSTEM NOTES

SCALE	
NTS	1

WOODS + DANGARAN
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WWW.WOODSDANGARAN.COM
5059 PICO BLVD
LOS ANGELES
CALIFORNIA
90019
K2D CONSULTING ENGINEERS
REGISTERED PROFESSIONAL ENGINEER
No. M-20324
MECHANICAL
STATE OF CALIFORNIA
23256

LA JOLLA RESIDENCE
7656 LA JOLLA VISTA DRIVE LA JOLLA, CA 92037
143.23

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

MECHANICAL WIRING CONTROL DIAGRAMS

M6.01

CITY MULTI

SYSTEM SCHEMATIC DWG.

This drawing is schematic in nature. Final routing of piping & wiring shall be determined by the installing contractor and/or designer of record

Additional refrigerant charge is needed depending on the size and length of extended piping. Please refer the amount of pre-charge and the formula of calculation which is mentioned on the data book.

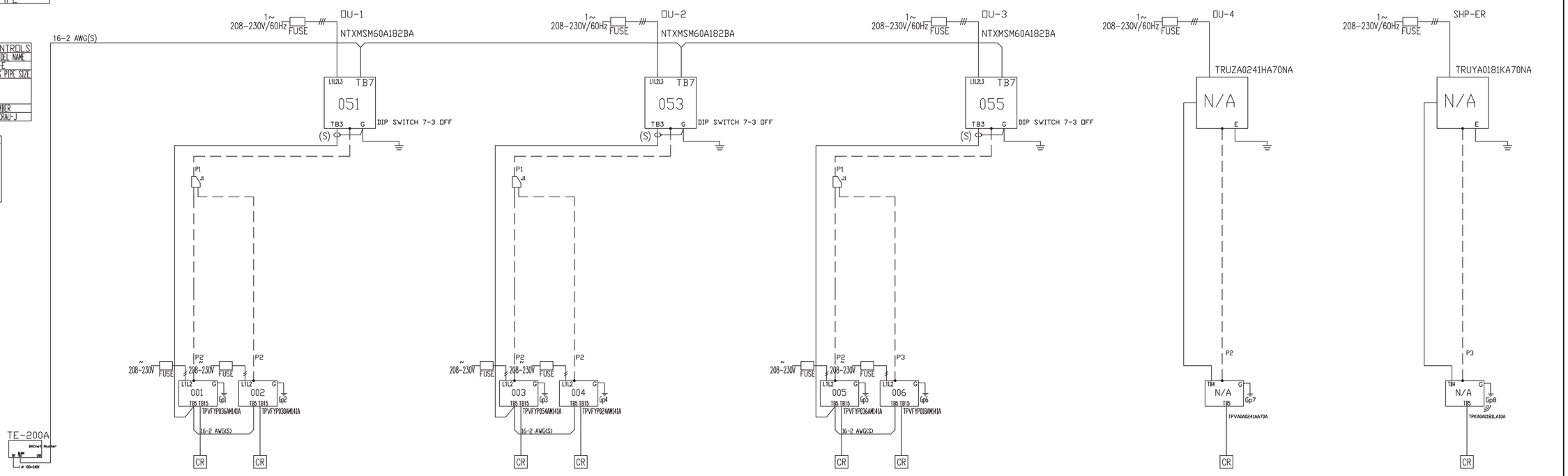
1.25mm^2(16 AWG) : 1.25mm^2(16 AWG) or more. 0.75mm^2(20 AWG) : between 0.5mm^2(24 AWG) and 0.75mm^2(20 AWG).

DIAGRAM SYMBOL LEGEND	
DISPLAY	DESCRIPTION
—///—	POWER WIRE
———	CONTROL WIRE
———	REF. PIPE

CONT.No		PAGE	

PIPING AND CONTROLS	
SYMBOL	BRANCH PIPE MODEL NAME
J1	CMY-Y62-G-E
SYMBOL	LIQUID PIPE/GAS PIPE SIZE
P1	3/8 / 3/4
P2	3/8 / 5/8
P3	1/4 / 1/2
SYMBOL	MODEL NUMBER
CR	TAC-YTS3CRAU-J

Diamond System Builder
sw: 5.8.0.36
dlo: 5.8.0.28
4/30/2025
9:27 AM



LIVING/POWDER FC-1 | KITCHEN/PANTRY FC-2

BED1/DEN FC-3 | BED2/BED3 FC-4

PRIMARY BEDROOM FC-5 | OFFICE/GYM FC-6

ADU FC-7

ELEC/AV ROOM FC-ER

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

MITSUBISHI VARIABLE REFRIGERANT FLOW ZONING SYSTEM PIPING AND CONTROL DIAGRAM

SCALE NTS | 1

WOODS + DANGARAN
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5059 PICO BLVD
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CALIFORNIA
90019

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REGISTERED PROFESSIONAL ENGINEER
No. M-29324
MECHANICAL
STATE OF CALIFORNIA
23256

143.23

LA JOLLA RESIDENCE
7898 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 WIRING CONTROL DIAGRAMS

M6.02

SYMBOLS LIST

CAMERA SYSTEM.

VIDEO OUTLET WITH "F" TYPE CONNECTOR MOUNTED AT +18" AFF. PROVIDE 1" CO STUBBED TO ACCESSIBLE CEILING SPACE ABOVE OR AS OTHERWISE INDICATED.

TELEPHONE OUTLET WITH RJ45 PORTS MOUNTED AT +18" AFF.- UON. PROVIDE 1" CO TO POINT ABOVE ACCESSIBLE CEILING SPACE OR AS OTHERWISE INDICATED.
W - DENOTES WALL MOUNTED AT +45" AFF TO TOP OF DEVICE - UON.
- DENOTES QUANTITIY OF OUTLETS ON FACEPLATE, MAX (6)

DATA OUTLET WITH RJ45 PORTS MOUNTED AT +18" AFF - UON. PROVIDE 1" CO TO POINT ABOVE ACCESSIBLE CEILING SPACE OR AS OTHERWISE INDICATED.
W - DENOTES WALL MOUNTED AT +45" AFF TO TOP OF DEVICE - UON.
- DENOTES QUANTITY OF OUTLETS ON FACEPLATE, MAX (6)

COMBINATION TELEPHONE/DATA OUTLET MOUNTED AT +18" AFF - UON. PROVIDE 1" CO TO POINT ABOVE ACCESSIBLE CEILING SPACE OR AS OTHERWISE INDICATED.
W - DENOTES WALL MOUNTED AT +45" AFF TO TOP OF DEVICE - UON.
- DENOTES QUANTITY OF OUTLETS ON FACELATE, D-DATA, V-VOICE
MAXIMUM OF (6) OUTLETS TOTAL PER FACEPLATE

DATA OUTLET MOUNTED FLUSH IN CEILING - UON. PROVIDE 1" CO TO POINT ABOVE ACCESSIBLE CEILING SPACE OR AS OTHERWISE INDICATED.

VIDEO OUTLET MOUNTED FLUSH IN CEILING- UON. PROVIDE 1" CO TO POINT ABOVE ACCESSIBLE CEILING SPACE OR AS OTHERWISE INDICATED.

TELEPHONE OUTLET MOUNTED FLUSH IN FLOOR. PROVIDE 1" CO TO NEAREST WALL AND STUB INTO ACCESSIBLE CEILING SPACE OR AS OTHERWISE INDICATED.

DATA OUTLET MOUNTED FLUSH IN FLOOR. PROVIDE 1" CO TO NEAREST WALL AND STUB INTO ACCESSIBLE CEILING SPACE OR AS OTHERWISE INDICATED.

TELEPHONE/DATA OUTLET MOUNTED FLUSH IN FLOOR. PROVIDE 1-1/4" CO TO NEAREST WALL AND STUB INTO ACCESSIBLE CEILING SPACE OR AS OTHERWISE INDICATED.

VIDEO OUTLET WITH "F" TYPE CONNECTOR. PROVIDE 1-1/4" CO TO NEAREST WALL AND STUB INTO ACCESSIBLE CEILING SPACE OR AS OTHERWISE INDICATED.

INDICATES PHONE/DATA CONNECTION POINT TO ELECTRIFIED PARTITION. MULTI- PAIR CABLE CONNECTION TO BE EXPOSED BETWEEN FACE OF J-BOX AND GROMMET AT FURNITURE SYSTEM. THE CONTRACTOR SHALL VERIFY EXACT LOCATION AND CONNECTION REQUIREMENTS WITH INSTALLED EQUIPMENT MANUFACTURER PRIOR TO ROUGH-IN. PROVIDE (2) 1-1/4"C.O. FROM 4SDP BACKBOX TO POINT ABOVE ACCESSIBLE CEILING SPACE - VERIFY WITH PRE-WIRE INSTALLER PRIOR TO ANY ROUGH-IN WORK. MAINTAIN ANY WALL SYSTEM FIRE RATINGS AS PART OF INSTALLATION.

TELEPHONE / CATV TERMINAL BACKBOARD. PROVIDE 4' X 8' X 3/4" THICK FIRE TREATED PLYWOOD, PAINTED WHITE WITH FIRE RETARDANT PAINT AND LABEL VISIBLE. PROVIDE GROUNDING PER SPECIFICATIONS.

INTRUSION DETECTION SYSTEM DOOR CONTACT - (COORDINATE DOOR CONTACT TYPE PER DOOR)

SECURITY ARMING/DISARMING KEYPAD. PROVIDE SECURITY KEYPAD AND CABLING PER SPECIFICATIONS.

SECURITY INTRUSION DETECTION SENSOR, CEILING MOUNTED. PROVIDE SECURITY SENSOR AND CABLING PER SPECIFICATIONS.

DOOR BELL CHIME UNIT WITH INTEGRAL TRANSFORMER. NUTONE OR EQUAL.

CHIME - PUSH BUTTON. NUTONE OR EQUAL - MOUNTED 48" MAX TO TOP A.F.F. PROVIDE WITH WIRED STROBE KIT FOR ACCESSIBLE UNITS.

CEILING MOUNTED NON-SYSTEM TYPE 120 VOLT COMBO SMOKE/CO DETECTOR WITH 9 VOLT BATTERY BACK UP - KIDDE/FIREX #21007624 MODEL KN-COPE-I

CEILING MOUNTED NON-SYSTEM TYPE 120 VOLT SMOKE DETECTOR WITH 9 VOLT BATTERY BACK UP.

WALL MOUNTED NON-SYSTEM TYPE 120 VOLT SMOKE DETECTOR WITH BATTERY BACK UP.

20A, 120V-1Ø BLANK FACE FEED-THROUGH "GROUND FAULT CIRCUIT INTERRUPTER" (GFCI) RECEPTACLE MOUNTED AT +46" TO TOP AFF AT A READILY ACCESSIBLE LOCATION - UON. COORDINATE FINAL HEIGHT WITH ARCHITECT.

STANDARD 20A, 120V-1Ø GROUNDING TYPE "GROUND FAULT CIRCUIT INTERRUPTER" (G.F.C.I.) DUPLEX RECEPTACLE CEILING MOUNTED - WITHIN UNIT GARAGES FOR GARAGE DOOR OPENER (1/3 HP/7.2A-120V-1Ø EA.)

PROVISIONS FOR FUTURE ELECTRIC VEHICLE CHARGING STATION. 1"C.O., U.O.N., STUBBED-UP AND CAPPED FLUSH WITH SLAB. CONDUIT STUBBED 9" FROM FACE OF WALL TO CENTER OF CONDUIT, COORDINATE EXACT PLACEMENT PRIOR TO ROUGH-IN.

CHARGEPOINT CT4000 SERIES, LEVEL 2, ELECTRIC VEHICLE CHARGING STATION. VERIFY CONNECTION REQUIREMENTS WITH MANUFACTURER PRIOR TO ROUGH-IN.
EV1 - DENOTES SINGLE CHARGER
EV2 - DENOTES DUAL CHARGER

"C" NOTE RECEPTACLES ON PLANS INDICATED WITH "C" ADJACENT TO DEVICE ARE INDICATED TO BE CONTROLED PER CALIFORNIA TITLE 24 130.5(d) IN ALL PRIVATE OFFICE, OPEN OFFICE AREA, RECEPTION LOBBY, CONFERENCE ROOM, KITCHENETTE IN OFFICE SPACES AND COPY ROOMS. SEE LIGHTING CONTROL DETAILS FOR ADDTL INFO.

STANDARD 20A, 120V-1Ø GROUNDING TYPE DUPLEX RECEPTACLE MOUNTED AT +18" AFF - UON.

STANDARD 20A, 120V-1Ø GROUNDING TYPE QUAD (OR FOUR-PLEX) RECEPTACLE MOUNTED AT +18" AFF - UON.

STANDARD 20A, 120V-1Ø GROUNDING TYPE DUPLEX RECEPTACLE FLUSH MOUNTED IN CEILING.

STANDARD 20A, 120V-1Ø GROUNDING TYPE QUAD RECEPTACLE FLUSH MOUNTED IN CEILING.

STANDARD 20A, 120V-1Ø GROUNDING TYPE SIMPLEX RECEPTACLE, SWITCHED OR DIMMED (AS NOTED), MOUNTED AT +18" AFF - UON.

STANDARD 20A, 120V-1Ø GROUNDING TYPE DUPLEX RECEPTACLE HALF SWITCHED MOUNTED AT +18" AFF - UON.

STANDARD 20A, 120V-1Ø GROUNDING TYPE "GROUND FAULT INTERRUPTER" (G.F.I.) RECEPTACLE MOUNTED AT +18" AFF - UON.

STANDARD 20A, 120V-1Ø ISOLATED GROUND TYPE DUPLEX RECEPTACLE, ORANGE IN COLOR, MOUNTED AT +18" AFF - UON.

STANDARD 20A, 120V-1Ø ISOLATED GROUND TYPE QUAD RECEPTACLE, ORANGE IN COLOR, MOUNTED AT +18" AFF - UON.

SPECIAL RECEPTACLE MOUNTED AT +18" AFF - UON. AMPS, VOLTS & PHASE AS INDICATED ON PLANS. VERIFY NEMA CONFIGURATION WITH INSTALLED EQUIPMENT SUPPLIER PRIOR TO PLACING ORDER.

STANDARD 15A, 120V-1Ø GROUNDING TYPE SIMPLEX CLOCK RECEPTACLE.

STANDARD 20A, 120V-1Ø GROUNDING TYPE DUPLEX RECEPTACLE MOUNTED WITHIN FLUSH FLOOR BOX.

STANDARD 20A, 120V-1Ø GROUNDING TYPE DUPLEX RECEPTACLE MOUNTED WITHIN FLUSH FLOOR BOX.

STANDARD 20A, 120V-1Ø GROUNDING TYPE DUPLEX RECEPTACLE MOUNTED 4" ABOVE COUNTER BACK SPLASH, UON. COORDINATE FINAL HEIGHT WITH ARCHITECT / INTERIOR DESIGNER.

STANDARD 20A, 120V-1Ø GROUNDING TYPE "GROUND FAULT INTERRUPTER" DUPLEX RECEPTACLE MOUNTED ABOVE 4" ABOVE COUNTER BACK SPLASH, UON. COORDINATE FINAL HEIGHT WITH ARCHITECT / INTERIOR DESIGNER.

STANDARD 20A, 120V-1Ø ISOLATED GROUND TYPE DUPLEX RECEPTACLE, ORANGE IN COLOR, MOUNTED 4" ABOVE COUNTER BACK SPLASH, UON. COORDINATE FINAL HEIGHT WITH ARCHITECT / INTERIOR DESIGNER.

JUNCTION BOX, CEILING OR ABOVE CEILING MOUNTED, SIZED BY THE CONTRACTOR PER ACTUAL NUMBER OF CONDUITS AND/OR CONDUCTORS PASSING THRU.

JUNCTION BOX, FLUSH WALL MOUNTED, SIZED BY THE CONTRACTOR PER ACTUAL NUMBER OF CONDUITS AND/OR CONDUCTORS PASSING THRU.

SERVICE ENTRANCE OR DISTRIBUTION EQUIPMENT AS SPECIFIED.

BRANCH CIRCUIT PANELBOARD, SURFACE MOUNTED. VOLTAGE AND NUMBER OF CIRCUITS PER PANEL SCHEDULE.

BRANCH CIRCUIT PANELBOARD, FLUSH MOUNTED. VOLTAGE AND NUMBER OF CIRCUITS PER PANEL SCHEDULE.

CONTROL ENCLOSURE FOR LIGHTING, BUILDING AUTOMATION SYSTEM , EQUIPMENT CONTROL, LOW VOLTAGE SYSTEM, ETC.. AS INDICATED ON PLANS.

TRANSFORMER AS SPECIFIED.

CONDUIT CONCEALED WITHIN BUILDING WALLS OR CEILING SPACE. TICK MARKS INDICATE QUANTITY OF #12 THHN / THWN CONDUCTORS - UON. CONDUIT SHOWN WITH NO TICK MARKS INDICATE 2 #12 THHN / THWN CONDUCTORS - UON. CONDUIT SHALL BE 3/4" MINIMUM - UON. INCLUDE CODE SIZED COPPER BOND CONDUCTOR (NOT SHOWN ON PLAN) IN ALL CONDUIT RUNS.

CONDUIT ROUTED BELOW FINISHED GRADE AND / OR CONCRETE SLAB. TICK MARKS INDICATE QUANTITY OF #12 THHN / THWN CONDUCTORS - UON. CONDUITS SHOWN WITH NO TICK MARKS INDICATE 2 #12 THHN / THWN CONDUCTORS - UON. CONDUIT SHALL BE 3/4" MINIMUM - UON. INCLUDE CODE SIZED COPPER BOND CONDUCTOR (NOT SHOWN ON PLAN) IN ALL CONDUIT RUNS.

INDICATES GREEN CODE SIZE EQUIPMENT GROUNDING CONDUCTOR.

HOMERUN TO DESTINATION AS INDICATED. REFER TO CONDUIT SYMBOL ABOVE.

INDICATES CONDUIT DROP WITHIN BUILDING WALL. REFER TO CONDUIT SYMBOL ABOVE.

INDICATES CONDUIT RISER WITHIN BUILDING WALL. REFER TO CONDUIT SYMBOL ABOVE.

INDICATES CONDUIT STUB. CAP AND MARK IN PLACE AS PART OF RECORD DOCUMENTS.

INDICATES CONDUIT CONTINUATION

FLEXIBLE CONDUIT CONNECTION. CONFIM WITH MANUFACTURER CONNECTION REQUIREMENTS AND NUMBER OF CONDUCTORS PRIOR TO ROUGH IN.

GROUND CONNECTION SIZED AS INDICATED OR PER NEC ARTICLE 250

SURFACE MOUNTED FLUORESCENT STRIP LIGHTING FIXTURE. "EM" AND/OR SHADED CONNECTION POINT INDICATES FIXTURE WITH EMERGENCY BATTERY PACK (MINIMUM 1100 LUMEN OUTPUT). "NL" INDICATES FIXTURE ON NIGHT LIGHT CIRCUIT.

CHAIN HUNG FLUORESCENT STRIP LIGHTING FIXTURE. MOUNTING HEIGHT TO BE AS INDICATED ON FIXTURE SCHEDULE. "EM" AND/OR SHADED CONNECTION POINT INDICATES FIXTURE WITH EMERGENCY BATTERY PACK (MINIMUM 1100 LUMEN OUTPUT). "NL" INDICATES FIXTURE ON NIGHT LIGHT CIRCUIT.

SURFACE MOUNTED FLUORESCENT WRAPAROUND TYPE LIGHTING FIXTURE. "EM" AND/OR SHADED CONNECTION POINT INDICATES FIXTURE WITH EMERGENCY BATTERY PACK (MINIMUM 1100 LUMEN OUTPUT). "NL" INDICATES FIXTURE ON NIGHT LIGHT CIRCUIT.

RECESSED FLUORESCENT LIGHTING FIXTURE. "EM" AND/OR SHADED CONNECTION POINT INDICATES FIXTURE WITH EMERGENCY BATTERY PACK (MINIMUM 1100 LUMEN OUTPUT). "NL" INDICATES FIXTURE ON NIGHT LIGHT CIRCUIT.

RECESSED OR SURFACED MOUNTED DOWN LIGHTING FIXTURE. "NL" INDICATES FIXTURE ON NIGHT LIGHT CIRCUIT.

RECESSED WALLWASHER LIGHTING FIXTURE.

WALL MOUNTED LIGHTING FIXTURE.

RECESSED STEP LIGHTING FIXTURE.

BOLLARD TYPE LIGHTING FIXTURE. PROVIDE CONCRETE FOOTING PER MFGRS. REQUIREMENTS.

SINGLE OR TWO CIRCUIT LIGHTING TRACK AS SPEC'D IN LTG. FIXTURE SCHEDULE.

LANDSCAPE FLOOD LIGHTING FIXTURE.

POLE MOUNTED H.I.D. LIGHTING FIXTURE.

ILLUMINATED EXIT SIGN WITH NUMBER OF FACES AND DIRECTION OF EGRESS ARROWS AS INDICATED.

LOW LEVEL EXIT SIGN AS SPECIFIED ON LIGHTING FIXTURE SCHEDULE.

EGRESS EMERGENCY BATTERY PACK LIGHT FIXTURE (BUGEYE).

STANDARD 20A, 120/277V-1Ø SPST TOGGLE SWITCH MOUNTED AT +48" AFF-UON.

a,b – DENOTES TWO SWITCHES AND THEIR RESPECTIVE CONTROL IDENTIFICATION.
3 – DENOTES 3-WAY SWITCH
D – DENOTES - 120V. - 1Ø (AS NOTED) SLIDING TYPE DIMMER SWITCH. - LUTRON "NOVA-T" SERIES OR APPROVED EQUAL, PROVIDE SEPARATE NEUTRAL FOR EACH DIMMER AND DIMMER RACK CIRCUIT.

WALL MOUNTED DUAL-TECHNOLOGY OCCUPANCY SENSOR. USE WATTSTOPPER "DW 100" FOR SINGLE SWITCH AND "DW 200" FOR "ab" SWITCHING OR EQUAL.

CEILING MOUNTED DUAL – TECHNOLOGY OCCUPANCY SENSOR. USE WATTSTOPPER "DT 300" WITH POWER PACK OR EQUAL.

CEILING MOUNTED DUAL– TECHNOLOGY OCCUPANCY SENSOR. USE WATTSTOPPER "DT 200" WITH POWER PACK OR EQUAL.

WALL MOUNTED INFRA-RED VACANCY SENSOR. USE WATTSTOPPER "CW-100" FOR SINGLE SWITCH "MANUAL ON/AUTOMATIC OFF OPERATION" (WITH NO "ON" OVERRIDE)

WALL MOUNTED INFRA-RED VACANCY SENSOR. USE WATTSTOPPER "RS-350" FOR DUAL RELAY SWITCH "MANUAL ON/AUTOMATIC OFF OPERATION" (WITH NO "ON" OVERRIDE)

REFERENCES AND ABBREVIATIONS

LIGHTING FIXTURE DESIGNATION		K	DEGREES KELVIN
		KCMIL	THOUSAND CIRCULAR MILS
DETAIL REFERENCE		KVA	KILOVOLT AMPERES
		KW	KILOWATT
KEYNOTE REFERENCE		KWH	KILOWATT HOUR
KITCHEN EQUIPMENT DESIGNATION		LCL	LONG CONTINUOUS LOAD
A	AMPS		
AC	ABOVE COUNTER	M	METER
ADA	AMERICANS WITH DISABILITIES ACT	MAX	MAXIMUM
AFC	ABOVE FINISHED COUNTER	MCA	MINIMUM CIRCUIT AMPS
AFCI	ARC FAULT CIRCUIT INTERRUPTER	MCB	MAIN CIRCUIT BREAKER
AFF	ABOVE FINISH FLOOR	MCC	MOTOR CONTROL CENTER
AFG	ABOVE FINISH GRADE	MCM	THOUSAND CIRCUILAR MILS
AIC	AMPS INTERRUPTING CAPACITY	MDF	MAIN DISTRIBUTION FRAME
ASC	AMPS SHORT CIRCUIT	MFGR/MFR	MANUFACTURER
ASCC	AVAILABLE SHORT CIRCUIT CURRENT	MH	MOUNTING HEIGHT
AWG	AMERICAN WIRE GAUGE	MIN	MINIMUM
BDF	BUILDING DISTRIBUTION FRAME	MLO	MAIN LUGS ONLY
BLDG	BUILDING	M/M	METER/MAIN
C	CONDUIT	MOCP	MAXIMUM OVERCURRENT PROTECTION
CB	CIRCUIT BREAKER	MTD	MOUNTED
CBC	CALIFORNIA BUILDING CODE	(N)	NEW
CCTV	CLOSED CIRCUIT TELEVISION	NEC	NATIONAL ELECTRICAL CODE
CDF	CLASSROOM DISTRIBUTION FRAME	NIC	NOT IN CONTRACT
CEC	CALIFORNIA ELECTRICAL CODE	NL	NIGHT LIGHT
CFC	CALIFORNIA FIRE CODE	NTS	NOT TO SCALE
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED	OC	ON CENTER
CHH	COMMUNICATIONS HANDHOLE	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
CKT	CIRCUIT		
CLCB	CURRENT LIMITING CIRCUIT BREAKER	OH	OVER HEAD
CMH	COMMUNICATIONS MANHOLE		
CHH	COMMUNICATIONS HAND HOLE	PA	PUBLIC ADDRESS
CO			
CSFD			
CT			
CU			
(D)			
DIA			
DISC			
DIST			
(E)			
EC			
EF			
EG			
EM			
EMH			
EMT			
EOL			
(ER)			
FA			
FLA			
G			
GEC			
GFI			
GFCI			
GRC/RGC			
HID			
HOA			
HP			
IDF	INTERMEDIAE DISTRIBUTION FRAME	UPS	UNINTERRUPTABLE POWER SUPPLY
IG	ISOLATED GROUND		
IMC	INTERMEDIATE METALLIC TUBING	V	VOLTS
		VA	VOLT AMPS
		VD	VOLTAGE DROP
		VL	VERIFY LOCATION
		WP	WEATHERPROOF

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

GENERAL ELECTRICAL NOTES

23. ELECTRICAL CONTRACTOR SHALL INCLUDE IN BID - COSTS FOR ALL HVAC CONTROL COMPONENTS, CONDUITS, DEVICES, ETC.. AS DEEMED NECESSARY FOR A COMPLETE AND OPERATIONAL HVAC SYSTEM. REFER TO MECHANICAL DRAWINGS, DIAGRAMS AND SPECS FOR THOSE ITEMS REQUIRED UNDER THE ELECTRICAL SECTION OF THIS CONTRACT.
24. COMPLETE ELECTRICAL SYSTEM SHALL BE GROUNDED IN ACCORDANCE WITH THE PRESENTLY ADOPTED EDITION OF THE C.E.C. ART. 250. ALL FEEDER AND BRANCH CIRCUIT CONDUITS SHALL BE INSTALLED WITH A GREEN EQUIPMENT GROUNDING CONDUCTOR SIZED PER NEC 250-122.
25. ALL ELECTRICAL EQUIPMENT CHARACTERISTICS, LOCATIONS, AND CONNECTION REQUIREMENTS SHALL BE VERIFIED PRIOR TO ANY ROUGH-IN WORK. CONTRACTOR SHALL INCLUDE AS PART OF THE ELECTRICAL EQUIPMENT SUBITTALS 1/4" SCALED ROOM/PLAN DRAWINGS WITH EQUIPMENT SIZES MATCHING EQUIMENT SUBMITTALS FOR DEDICATED POWER AND LOW VOLTAGE ROOM SPACES.
26. PROVIDE ENGRAVED NAMEPLATES FOR ALL MAJOR ELECTRICAL EQUIPMENT OR WHERE 4 OR MORE SWITCHES OCCUR. SEE SINGLE LINE DIAGRAM NOTES AND SPECIFICATIONS FOR ADDTIONAL INFORMATION.
27. PROVIDE THE OWNER AND THIS ENGINEER WITH ONE SET OF ELECTRICAL "AS-BUILTS" AT THE COMPLETION OF JOB.
28. ALL WORK THAT REQUIRES SERVICE INTERRUPTION TO ANY BUILDING ON THE CAMPUS SHALL BE COORDINATED WITH THE OWNER AND CONSTRUCTION MANAGER, A MINIMUM OF 48 HOURS IN ADVANCE, AND SHALL NOT OCCUR DURING BUSINESS HOURS. ALL AREAS OUTSIDE THE SCOPE OF WORK REQUIRING TEMPORARY POWER AND CONNECTIONS TO REMAIN OPERATIONAL DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR.
29. ALL DISCONNECT SWITCHES TO BE PROVIDED WITH REJECTION TYPE FUSE HOLDERS.
30. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL COMMUNICATIONS/SIGNALING SYSTEM DEVICES ARE COMPATIBLE TO PROVIDE COMPLETE AND OPERABLE SYSTEMS.
31. EVERY CONDUCTOR OF EACH SYSTEM SHALL BE PERMANENTLY TAGGED AS INDICATED IN THE SPECIFICATIONS.
32. CONDUIT SHOWN AS EXPOSED ON THE INTERIOR SHALL BE WIREMOLD 2000 SERIES RUN IN RIGHT ANGLES OR PARALLEL TO FINISHED FLOOR SECURED AND INSTALLED WITH NECESSARY ACCESSORIES FOR COMPLETE INSTALLATION.
33. ALL UNDERGROUND UTILITIES AND/OR STRUCTURES THAT ARE SHOWN ON THE PLANS HAVE BEEN REPORTED BY THE OWNER AND/OR OTHERS AND THOSE THAT WERE SHOWN ON THE RECORD DRAWINGS EXAMINED ARE INDICATED WITH THEIR APPROXIMATE LOCATION AND EXTENT. THE CONTRACTOR, BY ACCEPTING THESE PLANS OR PROCEEDING WITH IMPROVEMENTS PURSUANT THERETO AGREES TO ASSUME LIABILITY AND TO HOLD THE ENGINEER HARMLESS FOR ANY DAMAGES RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES NOT REPORTED TO THE ENGINEER, NOT INDICATED ON THE RECORDS DRAWINGS EXAMINED AND LOCATED AT VARIANCE WITH THAT REPORTED AND/OR SHOWN ON THE RECORDS DRAWINGS EXAMINED. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES AND/OR STRUCTURES FOUND AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER, ARCHITECT AND ENGINEER OF THE UTILITIES AND/OR STRUCTURES CONCERNED BEFORE STARTING WORK.
34. ALL CONDUIT ONLY (C.O.) SHALL BE PROVIDED WITH A 3/16" PULL ROPE, TAGGED AND IDENTIFIED AT BOTH ENDS WITH THE LOCATION OF TERMINATION.
35. WHERE A CONFLICT OCCURS BETWEEN THE PLANS AND THE ELECTRICAL SPECIFICATIONS ISSUED AS A PART OF THESE DOCUMENTS, THE MORE STRINGENT REQUIREMENT SHALL PREVAIL.
36. ALL DEVICE COVERPLATES ON ALL OUTLETS (RECEPTACLES, VOICE, DATA, VIDEO OUTLETS, ETC.) AND JUNCTION/PULL BOXES SHALL BE IDENTIFIED WITH RELEVANT SOURCE INFORMATION. I.E. PANEL/CIRCUIT NUMBERS FOR RECEPTACLES, IDF OR CABINET FOR VOICE/DATA, SECURITY, VIDEO, ETC.
37. THE CONTRACTOR SHALL NOTE THAT THE DRAWING IS DIAGRAMMATIC. EXACT ROUTING OF NEW CONDUITS AND LOCATION OF JUNCTION BOXES AND PULL BOXES SHALL BE COORDINATED AND DETERMINED IN THE FIELD. NEW CONDUIT, JUNCTION BOXES AND PULL BOXES SHALL BE ROUTED CONCEALED IN THE CEILING SPACE AND IN SUCH A MANNER AS TO AVOID INTERFERENCE WITH BUILDING STRUCTURES, UTILITIES AND THE WORK BEING PERFORMED BY OTHER TRADES.
38. CONDUIT AND WIRE INDICATED ON THE SINGLE LINE DIAGRAM, WHETHER SHOWN ON THIS DRAWING OR NOT, SHALL BE A PART OF THIS CONTRACT AND THE RESPONSIBILITY OF THIS CONTRACTOR TO PROVIDE REQUIRED ROUTING TO MEET THE INTENT OF THESE PLANS AND SPECIFICATIONS.
39. BUILDING SURFACES AND STRUCTURES DAMAGED BY DEMOLITION WORK, OR DAMAGED DURING INSTALLATION ACTIVITIES, SHALL BE REPAIRED, PATCHED, AND RE-FINISHED TO THE SATISFACTION OF THE OWNER. SURFACE-MOUNTED BOXES, CONDUIT, FITTINGS, AND ASSOCIATED SUPPORT STRUCTURES INDICATED FOR REMOVAL SHALL BE REMOVED IN THEIR ENTIRETY, WITH ATTACHMENT-HARDWARE-STAINED WALLS/CEILINGS PAINTED TO MATCH ADJACENT SURFACES. RECESSED BOXES REMAINING AFTER INDICATED DEMOLITION SHALL BE REMOVED IN THEIR ENTIRETY, OR BLANKED OVER WITH A PERMANENTLY-SECURED COVER PLATE AND PAINTED TO MATCH ADJACENT SURFACES.
40. FOR CLARITY, ONLY RECONSTRUCTION/NEW WORK-RELATED ELEMENTS AND SELECTED EXISTING FACILITIES SPECIFICALLY REQUIRING COORDINATION WITH THE NEW WORK ARE SHOWN.
41. COMMUNICATION CABLING SHALL BE ROUTED VIA OVERHEAD DISTRIBUTION SYSTEM U.O.N. THE OVERHEAD DISTRIBUTION SHALL INCLUDE SLEEVES AND CONDUIT FOR CABLE ENTRANCE TO DESIGNATED COMMUNICATION AND/OR ELECTRICAL ROOMS AND SPACES; AND OWNER-APPROVED OPEN-TOP SUPPORT DEVICES SUCH AS J-HOOKS, HANGERS, STRAPS [AND CABLE TRAY OR CONDUIT WHERE SHOWN] LISTED FOR THAT PURPOSE. PROVIDE CONDUIT SLEEVES TO ROUTE CABLING THROUGH ALL WALLS, FLOORS, AND CEILINGS, INCLUDING ADDITION OF LISTED FIRESTOPPING SYSTEM FOR PENETRATION OF RATED FIRE-RESISTANT BARRIERS.
42. ELECTRICAL CONTRACTOR SHALL INCLUDE IN HIS BASE BID AND CONTRACT THE INSTALLTION AND COMMISSIONING OF ALL LIGHTING CONTROLS, INCLUDING BUT NOT LIMITED TO, OCCUPANCY SENSORS, TIMERS, DIMMING CONTROLS AND DAY-LIT ZONE CONTROLS AND IS REQUIRE TO VERIFY THAT THE LIGHTING CONTROLS ARE ADJUSTED, PROGRAMMED AND FUNCTIONING IN ACCORDANCE WITH THE DESIGN AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR SUBMITTING DOCUMENTATION (INSTALLATION FORMS [NRCI]) CERTIFYING THAT THE LIGHTING SYSTEMS ARE IN COMPLIANCE WITH, OR EXCEED THE PERFORMANCE REQUIREMENTS FOR, PROJECTS 10,000 SQFT OR OVER. CONTRACTOR SHALL ALSO FURNISH CEC T24 REQUIRED FUNCTIONAL PERFORMANCE TESTING BY A CERTIFIED LIGHTING CONTROLS TEST TECHNICIAN (CALCATT) AND SUBMIT DOCUMENTATION (ACCEPTANCE FORMS [NRCA]) AS REQUIRED.

1. PROVIDE ALL MATERIALS AND LABOR AS REQUIRED TO ACHIEVE A COMPLETE AND OPERATIONAL SYSTEM.
2. COORDINATE AND OBTAIN APPROVALS FROM ALL RESPECTIVE GOVERNMENTAL AGENCIES AND UTILITY COMPANIES AS REQUIRED FOR A COMPLETE AND FUNCTIONAL INSTALLATION.
3. ALL ELECTRICAL CONTRACTOR'S WORK SHALL PERFORMED IN STRICT ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL GOVERNING CODES.
4. INSTALL RACEWAY SYSTEMS AS FOLLOWS:
   a. USE RIGID GALVANIZED STEEL (RGS) IN ALL AREAS EXPOSED TO WEATHER OR SUSCEPTIBLE TO PHYSICAL DAMAGE.
   b. USE FLEXIBLE METALLIC CONDUIT FOR SHORT CONNECTIONS TO LIGHTING FIXTURES (6' MAX. WHIP LENGTH), CONNECTION TO EQUIPMENT REQUIRING VIBRATION ISOLATION AND HORIZONTAL RUNS IN WOOD STUD WALLS (WITH WRITTEN APPROVAL PRIOR TO INSTALLATION). USE SEAL-TITE IN AREAS EXPOSED TO WEATHER.
   c. USE ELECTRICAL METALLIC TUBING (EMT) WITH COMPRESSION TYPE FITTINGS FOR BUILDING INTERIOR WORK.
   d. USE P.V.C. CONDUIT FOR UNDERGROUND INSTALLATION PROVIDED WITH CODE SIZED GROUND CONDUCTOR. CONDUIT RISERS AND STUBS ABOVE GRADE SHALL BE I.M.C. WITH HALF-LAPPED TAPE COVERING OR P.V.C. COATING.
   e. THE USE OF METAL CLAD (MC) CABLE IS NOT PERMITTED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ENGINEER OF RECORD. DISCOVERY OF INSTALLED MC CABLE WITHOUT WRITTEN APPROVAL SHALL BE REMOVED AND REPLACED WITH CONDUIT AND WIRE AT CONTRACTOR'S EXPENSE, AND NO COST TO THE OWNER.
5. ALL NEW WIRING SHALL BE 600 VOLT RATED COPPER TYPE "THHN/THWN" - U.O.N..
6. UNLESS OTHERWISE NOTED, MOUNTING HEIGHTS INDICATED ON ELECTRICAL OUTLETS ARE FROM FINISHED FLOOR TO CENTER OF OUTLETS.
7. ALL FIXTURE, DEVICE, ETC... LOCATIONS SHALL BE VERIFIED WITH ARCH. DRAWINGS AS WELL AS EQUIPMENT SUPPLIER REQUIREMENTS PRIOR TO ANY ROUGH-IN WORK.
8. ALL LIGHTING FIXTURES SHALL BE MOUNTED AND SUPPORTED IN ACCORDANCE WITH OSHA STANDARDS AND ALL LOCAL, STATE, AND NATIONAL ELECTRICAL CODES. CONTRACTOR SHALL INCLUDE ALL NECESSARY MOUNTING KITS AND HARDWARE REQUIRED TO SUIT THE EXACT TYPE OF CEILING TO WHICH THEY ARE BEING INSTALLED.
9. THESE DRAWINGS ARE DIAGRAMMATIC AND REPRESENT THE INTENT OF EQUIPMENT, DEVICES, ETC. TO BE CONNECTED AND THE CIRCUITS TO WHICH THEY ARE TO BE CONNECTED TO. THE CONTRACTOR SHALL INSTALL ALL CONDUIT, J-BOXES, ETC. AS REQUIRED FOR A COMPLETE AND FULLY OPERATIONAL SYSTEM.
10. ALL EXTERIOR EQUIPMENT SHALL BE WEATHERPROOF.
12. CONDUIT FOR ROOF MOUNTED EQUIPMENT SHALL BE ROUTED BELOW THE ROOF WITHIN THE BUILDING, AND NOT RUN SURFACE MOUNTED ON ROOF STRUCTURES. CONDUITS SERVING ROOF MOUNTED EQUIPMENT SHALL STUB UP WITHIN THE UNITS CURB ASSEMBLY. ADDITIONAL ROOF PENETRATIONS SHALL NOT BE PERMITTED FOR SUCH UNLESS PREVIOUSLY APPROVED IN WRITING.
13. ALL EQUIPMENT SHALL BE NEW AND BEAR A "UL" LABEL - U.O.N..
14. ELECTRICAL CONTRACTOR SHALL SECURE AND PAY FOR ALL NECESSARY BUILDING PERMITS.
15. COMPLETE ELECTRICAL INSTALLATION SHALL BE GUARANTEED IN WRITING FOR A PERIOD OF (1) YEAR - U.O.N..
16. SEE SINGLE LINE DIAGRAM FOR CONDUIT AND CONDUCTOR SIZES, PANELS, TRANSFORMERS, MOTOR CONTROL CENTERS, MECHANICAL EQUIPMENT, ETC. HOMERUNS TO PANELS MAY NOT BE SHOWN ON PLANS BUT ARE PART OF THIS CONTRACT.
17. ELECTRICAL CONTRACTOR SHALL VISIT SITE PRIOR TO BID DATE, TO VERIFY ALL EXISTING CONDITIONS TO BE ENCOUNTERED IN THE INSTALLATION OF ALL NEW EQUIPMENT, FIXTURES, DEVICES, FEEDERS, ETC.. EXACT INSTALLATION METHOD AND REQUIREMENTS SHALL BE VERIFIED AND DETERMINED PRIOR TO BID DATE. CONTRACTORS SHALL IMMEDIATELY NOTIFY THIS ENGINEER OF ANY REQUIRED MODIFICATIONS WHICH ARE NOT SHOWN ON THESE DRAWINGS. SUBMITTAL OF BID INDICATES CONTRACTOR IS AWARE OF ALL JOB SITE CONDITIONS AND WORK TO BE PERFORMED.
18. IT SHALL BE THIS CONTRACTOR'S RESPONSIBILITY TO DO ALL CORING, CUTTING, PATCHING AND REFINISHING OF WALLS AND SURFACES WHEREVER IT IS NECESSARY FOR H

PROJECT SPECIFICATIONS: ELECTRICAL

GENERAL REQUIREMENTS

1. WORK INCLUDED:

PROVIDE ALL LABOR, MATERIALS, APPLIANCES, TOOLS, EQUIPMENT, FACILITIES, TRANSPORTATION, AND SERVICES NECESSARY FOR AND INCIDENTAL TO PERFORMING ALL OPERATIONS IN CONNECTION WITH FURNISHING, INSTALLATION, AND MAKING FULLY OPERATIONAL THE WORK OF THIS DIVISION, COMPLETE, AND AS SHOWN AND/OR SPECIFIED HEREIN.

A. EXCEPT SUCH MATERIAL OR EQUIPMENT SPECIFICALLY INDICATED AS PROVIDED BY THE OWNER, OR BY OTHERS.

B. PRIOR TO COMMENCING THE WORK, CONTRACTOR SHALL INSPECT THE SITE AND BY SUBMITTING A BID FOR THE WORK, SHALL BE DEEMED TO HAVE VERIFIED ALL EXISTING CONDITIONS AND ACCEPTS SAME AS TRUE AND COMPLETE.

C. RELATED SECTIONS AND ASSOCIATED WORK:

1) DIVISION 1 AND THE GENERAL CONDITIONS OF THE CONTRACT APPLY TO ALL WORK HEREIN SPECIFIED ADDITIONALLY, THIS SUB-SPECIFICATION SUPPLEMENTS THE APPLICABLE REQUIREMENTS OF OTHER DIVISIONS.

2) EQUIPMENT, DEVICES AND WIRING FURNISHED UNDER DIVISION 15 AND INDICATED FOR INSTALLATION UNDER THIS DIVISION SHALL BE INSTALLED IN ACCORDANCE WITH DIVISION 15 AND ASSOCIATED DRAWINGS.

3) CUTTING, DRILLING, AND PATCHING SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE SPECIFICATIONS.

4) ROUGH- AND FINISHED-CONCRETE WORK REQUIRED SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE SPECIFICATIONS.

2. SUBMITTALS:

SUBMIT WRITTEN INFORMATION TO THE OWNER FOR APPROVAL, AS FOLLOWS:

A. PRODUCT DATA AND SHOP DRAWINGS: THREE COPIES WITHIN FIVE (5) DAYS OF THE AWARD OF CONTRACT. EQUIPMENT AND MATERIALS FOR WHICH SUBMITTALS ARE REQUIRED SHALL INCLUDE: WIRING DEVICES; SWITCHBOARDS; DISCONNECT SWITCHES; TRANSFORMERS; PANELBOARDS; MOTOR CONTROLLERS; LIGHT FIXTURES AND LIGHTING SYSTEM-ASSOCIATED CONTROL SYSTEM COMPONENTS, POLES AND MOUNTING BASES. (SUBMITTALS FOR REINFORCED CONCRETE BASES FOR LIGHTING POLES SHALL INCLUDE FOUNDATION DESIGN/INSTALLATION DRAWINGS SIGNED BY A STRUCTURAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF CALIFORNIA.)

1) SUBSTITUTIONS: MANUFACTURER AND CATALOG NUMBERS INDICATED ARE FOR THE PURPOSE OF ESTABLISHING STANDARDS OF QUALITY, ALLOWABLE SIZE OF COMPONENTS, AND TYPE OF MATERIALS TO BE USED. PRODUCTS BY OTHER MANUFACTURERS WILL BE CONSIDERED IF THE SUBMITTAL ASSOCIATED WITH THEM IS CLEARLY MARKED "THIS ITEM IS A SUBSTITUTION", AND IT COMPLIES WITH THE FOLLOWING: (1) QUALITY AND CAPACITY ARE EQUAL TO OR BETTER THAN THE SPECIFIED ITEM, AND (2) COMPONENTS FIT IN THE ALLOWED SPACES AND ARE SIMILAR IN APPEARANCE. NO SUBSTITUTION ITEMS MAY BE FURNISHED OR INSTALLED WITHOUT WRITTEN APPROVAL OF THE OWNER.

B. OPERATIONS AND MAINTENANCE MANUALS: THREE COPIES OF OPERATING AND MAINTENANCE DATA FOR ALL ELECTRICAL EQUIPMENT, BOUND IN A HARDCOVER THREE-RING PLASTIC BINDER WITH A TABLE OF CONTENTS.

C. RECORD DRAWINGS: DURING THE WORK, MAINTAIN A SET OF AS-BUILT DRAWINGS AT THE SITE BY NOTING ON THEM IN WRITING (IN A CLEAR, NEAT AND THOROUGH MANNER) ALL CHANGES TO THE CONTRACT. ANNOTATIONS SHALL BE CURRENT WITH ALL WORK PERFORMED. SUBMIT THESE RECORD DRAWINGS UPON COMPLETION OF THE WORK.

3. COORDINATION:

PROVIDE NECESSARY COORDINATION WITH SERVING UTILITY COMPANIES TO ESTABLISH SERVICE ENTRANCE FACILITIES, AND TO MEET OTHER REQUIREMENTS FOR A COMPLETE AND OPERABLE INSTALLATION. VERIFY SIZE AND ORIENTATION OF EQUIPMENT TO BE INSTALLED IN INTERIOR SPACES WITH THE MANUFACTURER OF THAT EQUIPMENT TO ENSURE ADEQUATE WORKING CLEARANCE AND VENTILATION. COORDINATE THE WORK OF OTHER TRADES, VERIFYING REQUIRED WORKING CLEARANCES, SLEEVES, SUPPORTS, DOOR SWINGS, AND OTHER ITEMS AFFECTING THE WORK OF THIS SECTION. VERIFY METHODS OF INSTALLING AND CONNECTING EQUIPMENT, OUTLETS, AND OTHER ITEMS.

4. QUALITY ASSURANCE:

ALL MATERIALS AND THE MANNER IN WHICH THEY ARE APPLIED AND INSTALLED SHALL BE IN COMPLIANCE WITH THE LATEST RULES AND REGULATIONS OF THE CALIFORNIA CODE OF REGULATIONS TITLE 24, PART 3 "CALIFORNIA ELECTRICAL CODE"; THE NATIONAL ELECTRICAL CODE; AND OTHER APPLICABLE STATE- AND LOCAL-LAWS AND REGULATIONS.

5. PERMITS, FEES, AND INSPECTIONS:

OBTAIN AND PAY FOR PERMITS AND LICENSES REQUIRED FOR THE WORK. OBTAIN PERMITS PRIOR TO COMMENCING ANY WORK. ARRANGE FOR AND SCHEDULE REQUIRED INSPECTIONS. PAY UTILITY FEES AND CHARGES REQUIRED TO ESTABLISH PERMANENT SERVICE, AND ANY OTHER UTILITY FEES.

6. PROTECTION AND CLEANING:

ALL PARTS OF EQUIPMENT AND MATERIALS SHALL BE THOROUGHLY CLEANED. PROTECT ALL WORK, MATERIALS AND EQUIPMENT FROM DAMAGE FROM ANY CAUSE AND PROVIDE ADEQUATE MEANS FOR DRAINAGE AND PROTECTION OF THE PROGRESS OF THE WORK. PROVIDE FOR THE SAFETY AND GOOD CONDITION OF ALL THE WORK UNTIL FINAL ACCEPTANCE BY THE OWNER; REPLACE ALL DAMAGED OR DEFECTIVE WORK, MATERIALS AND EQUIPMENT PRIOR TO REQUESTING FINAL ACCEPTANCE. PROVIDE AND MAINTAIN SUITABLE BARRIERS, WARNING SIGNS, LIGHTS, ETC., WHERE REQUIRED FOR PROTECTION OF THE PUBLIC AND OCCUPANTS ABOUT THE SITE. AT THE CONCLUSION OF EACH WORKDAY, THE PREMISES SHALL BE LEFT FREE FROM DEBRIS INCIDENTAL TO THE WORK, AND IN A CONDITION ACCEPTABLE TO THE OWNER OR TENANT.

7. GUARANTEES:

PROVIDE A ONE YEAR MINUMUM WRITTEN GUARANTEE (IN A MANNER ACCEPTABLE TO THE OWNER) AGAINST DEFECTS IN WORKMANSHIP OR MATERIALS.

BASIC MATERIALS AND METHODS

1. GENERAL:

A. GROUNDING AND BONDING: GROUNDING AND BONDING SHALL BE PROVIDED IN COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS, BOTH OF THE STATE OF CALIFORNIA AND THE AUTHORITIES HAVING JURISDICTION.

B. ELECTRICAL IDENTIFICATION: PROVIDE NAMEPLATES FOR SWITCHBOARDS, PANELBOARDS, DISCONNECT SWITCHES, CONTACTORS/RELAYS, TERMINAL CABINETS/BACKBOARDS, MOTOR CONTROLLERS, INDIVIDUALLY-MOUNTED CIRCUIT BREAKERS, PULL BOXES, CONTROL PANELS, TIME CLOCKS, AND FOR ANY OTHER CONTROL DEVICE OR MAJOR ITEM OF ELECTRICAL EQUIPMENT.

NAMEPLATES SHALL BE BLACK-ON-WHITE LAMINATED PLASTIC, ATTACHED WITH MACHINE SCREWS. LETTERING SHALL BE 1/4" HIGH MINIMUM, CORRESPONDING TO THE DESIGNATION (OR ADDITIONAL INFORMATION) SHOWN.

C. PRELIMINARY OPERATION AND TESTING:

1) ALL WIRING AND CONNECTIONS SHALL BE TESTED FOR CONTINUITY (OPENS AND SHORTS) AND PROPER GROUNDING IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEC.

2) ALL MOTOR-DRIVEN EQUIPMENT SHALL BE EXAMINED FOR COMPLETION OF ALL CONNECTIONS, AND TESTED FOR CORRECT ROTATION.

2. RACEWAY AND BOXES:

THE APPLICATION AND INSTALLATION OF RACEWAY AND BOXES SHALL BE IN COMPLIANCE WITH NEC REQUIREMENTS. WHERE THE SIZE OF RACEWAY OR BOXES ARE NOT INDICATED, THE CONTRACTOR SHALL SIZE THESE ITEMS AS REQUIRED FOR THE INSTALLATION. MINIMUM CONDUIT SIZE SHALL BE 3/4". PROVIDE GALVANIZED PRESSED STEEL OUTLET BOXES OF PROPER SIZE AND TYPE AS REQUIRED BY THE BUILDING CONDITIONS FOR ALL INTERIOR OUTLETS FOR RECEPTACLES, SWITCHES, LIGHTING, VOICE/DATA COMMUNICATIONS SYSTEM JACKS, AND OTHER EQUIPMENT/DEVICES WHICH REQUIRE POWER SUPPLY OR CONTROL/SIGNAL CABLING CONNECTIONS. OUTLETS FOR WALL-MOUNTED SWITCHES SHALL BE INSTALLED ADJACENT TO THE TRIM ON THE STRIKING SIDE OF THE DOOR, REGARDLESS OF THE LOCATION SHOWN - THEREFORE, CONFIRM ALL DOOR SWINGS PRIOR TO ROUGH-IN OF OUTLETS AND RACEWAY. ALL RACEWAY INSTALLED AT THIS TIME BUT LEFT EMPTY FOR FUTURE WORK (THAT IS, SHOWN AS CONDUIT ONLY, OR CO) SHALL BE PROVIDED WITH A 1/8" DIAMETER POLYPROPYLENE PULL ROPE FROM END-TO-END.

A. WIRING METHOD SHALL BE AS FOLLOWS, EXCEPT AS OTHERWISE INDICATED

1) EXTERIOR, EXPOSED: RIGID GALVANIZED STEEL. FOR CONNECTION TO VIBRATING EQUIPMENT, USE LIQUIDTIGHT FLEXIBLE METAL CONDUIT.

2) EXTERIOR, CONCEALED: RIGID GALVANIZED STEEL. FOR CONDUIT IN SLAB OR UNDERGRADE, USE PVC SCHEDULE 40 (PROVIDE CONCRETE ENCASEMENT AS INDICATED).

3) INTERIOR, EXPOSED: RIGID GALVANIZED STEEL; OR EMT AS ALLOWED BY THE NEC. FOR CONNECTION TO VIBRATING EQUIPMENT (INCLUDING MOTOR-DRIVEN EQUIPMENT (INCLUDING MOTOR-DRIVEN EQUIPMENT AND TRANSFORMERS), USE LIQUIDTIGHT FLEXIBLE METAL CONDUIT, 18 INCHES MAXIMUM LENGTH. FOR CONNECTION TO LIGHTING FIXTURES ABOVE SUSPENDED ACOUSTICAL OR METAL CEILINGS, USE FLEXIBLE METAL CONDUIT, 72 INCHES MAXIMUM LENGTH.

4) INTERIOR, CONCEALED: ELECTRICAL METALLIC TUBING. FOR CONDUIT IN SLAB OR UNDER SLAB ON GRADE, USE PVC SCHEDULE 40 (PROVIDE CONCRETE ENCASEMENT AS INDICATED).

B. RACEWAY TYPES:

1) METALLIC CONDUIT:

RIGID GALVANIZED STEEL (RGS): ANSI C80.1; ANSI/NEMA FB 1, UL 6/514B. THREADED STEEL TYPE, INSIDE AND OUTSIDE SURFACES ZINC-COATED BY HOT-DIP PROCESS.

ELECTRICAL METALLIC TUBING (EMT): ANSI C80.3; UL 514B/797. WELDED ELECTRO-GALVANIZED STEEL TUBING. COUPLINGS AND CONNECTORS SHALL BE COMPRESSION TYPE.

2) NONMETALLIC CONDUIT: NEMA TC-2/TC 3; UL 514B/651. PVC SCHEDULE 40, HEAVY-WALL, HIGH-IMPACT RIGID, RATED AND LABELED FOR USE WITH 90 DEGREE C-RATED CONDUCTORS.

3) FLEXIBLE CONDUIT: UL 1. HOT DIP GALVANIZED STEEL INTERLOCKING, SINGLE-STRIP TYPE, MINIMUM INTERMEDIATE GRADE.

4) LIQUIDTIGHT FLEXIBLE METAL CONDUIT: ANSI/NEMA FB 1; UL 360. HOT-DIP GALVANIZED STEEL STRIP CORE WITH EXTRUDED LIQUIDTIGHT POLYVINYL JACKET.

C. RACEWAY INSTALLATION:

1) ALL EXPOSED CONDUIT SHALL BE RUN PARALLEL TO, OR AT RIGHT ANGLES TO, BUILDING WALLS OR STRUCTURAL MEMBERS.

2) SECURELY AND RIGIDLY SUPPORT ALL RACEWAY FROM THE BUILDING STRUCTURE. SECURE BY MEANS OF APPROVED PIPE CLAMPS OR STRAPS. PROVIDE SUPPORTS AT INTERVALS NOT EXCEEDING 10 FEET, AND WITHIN 3 FEET OF TERMINATIONS AND CHANGES IN DIRECTION.

A) INDIVIDUAL SUSPENDED RACEWAYS ABOVE CEILINGS SHALL BE SUPPORTED BY MEANS OF HANGER RODS AND PIPE CLAMPS. MULTIPLE SUSPENDED RACEWAYS SHALL BE SUPPORTED BY MEANS OF TRAPEZE TYPE HANGERS ("C" CHANNELS OR "UNISTRUT") AND PIPE CLAMPS.

B) INDIVIDUAL RACEWAY PLACED AGAINST CONCRETE, MASONRY OR BRICK WALLS OR SLABS SHALL BE SECURED WITH PIPE CLAMPS AND EXPANSION SHIELDS. ATTACHMENT TO DRYWALL OR PLASTER CONSTRUCTION SHALL BE BY MEANS OF PIPE CLAMPS AND SCREWS FASTENED TO STUDS OR OTHER STRUCTURAL MEMBERS. PROVIDE "C" CHANNEL SUPPORTS FOR ALL MULTIPLE RACEWAY RUNS SECURED TO WALLS OR SLABS.

3) CONDUIT RISERS LEAVING A CONCRETE SLAB SHALL BE RIGID GALVANIZED STEEL CONDUIT.

D. OUTLET BOXES: NEMA OS 1; UL 50/514A/514B. ONE PIECE GALVANIZED STEEL KNOCKOUT TYPE, WITH CONDUIT ENTRANCES SIZED TO MATCH. PROVIDE BOXES OF THE PROPER CODE SIZE FOR THE NUMBER OF WIRES OR CONDUITS PASSING THROUGH OR TERMINATING THEREIN, WITH MINIMUM SIZE 4 INCHES SQUARE BY 2-1/8 INCHES DEEP. FOR EXTERIOR LOCATIONS, AND WHERE INDICATED (WEATHERPROOF) USE CAST FERROUS FS TYPE WITH THREADED HUBS.

E. PULL BOXES AND JUNCTION BOXES FOR INTERIOR OR EXTERIOR ABOVE-GRADE. LOCATIONS: ASTM 123/167; NEMA 250/ICS 6/OS 1; UL 50/514A/514B. SHEET STEEL, WITH BOLT-ON COVERS, AS FOLLOWS:

1) EXTERIOR OR WET LOCATIONS, AND WHERE INDICATED (WEATHERPROOF): HOT-DIP GALVANIZED AFTER CONSTRUCTION, WITH TWO COATS OF RUST-RESISTANT PAINT (GRAY COLOR). COVERS SHALL BE EQUIPPED WITH NEOPRENE GASKETS, AND SHALL BE INSTALLED WITH STAINLESS STEEL SCREWS. TO ENSURE WEATHERTIGHTNESS, SEAL CONDUIT ENTRANCES WITH SILICONE SEALANT.

2) INTERIOR DRY LOCATIONS: FINISH BOX SURFACES WITH PRIMER, AND PRIMER SEALER.

F. PULL BOXES AND JUNCTION BOXES FOR EXTERIOR AT-GRADE OR BELOW-GRADE LOCATIONS: NEMA 250/ICS 6; UL 50/514A/514B. PRECAST CONCRETE, WITH CAST IRON COVER LABELED "ELECTRIC" OR "COMMUNICATIONS" AS APPLICABLE, EXCEPT AS OTHERWISE SHOWN, BY QUICKSET OR BROOKS PRODUCTS. INSTALL ON 6 INCH BED OF PEA GRAVEL.

1) NONMETALLIC BOXES, AT LOCATIONS SHOWN: NEMA OS 2; UL 514C. CAST PVC, WITH GASKETED BOLT-ON COVER USING STAINLESS STEEL SCREWS.

G. CABINETS: CABINETS FOR PANELBOARDS, WIRING TERMINATIONS/MANAGEMENT, AND CONTROL EQUIPMENT SHALL BE FLUSH- OR SURFACE-MOUNTED AS SHOWN. CONSTRUCTION SHALL BE OF CODE-GAUGE ZINC-COATED SHEET STEEL, BEARING THE UL LABEL. CABINET DOORS SHALL HAVE FLUSH CATCHES AND PIN TUMBLER LOCKS. WIRING GUTTERS OR SPACES SHALL BE PROVIDED AT TOP AND BOTTOM (MINIMUM DIMENSION 6 INCHES), AND ALONG THE SIDES (MINIMUM DIMENSION 4 INCHES). PROVIDE TERMINAL AND CONTROL CABINETS MADE BY

3. WIRE AND CABLE:

NEMA/ICEA WC-5; UL 83. CONDUCTOR SIZE AS SHOWN. CONDUCTOR SHALL BE SOFT-DRAWN COPPER, MINIMUM 98% CONDUCTIVITY. MINIMUM INSULATION RATING SHALL BE 600 V, TYPE THHN/THWN 75 DEGREE C RATING, OR TYPE XHHW 90 DEGREES C RATING. MINIMUM SIZE SHALL BE NO. 12 AWG. ALL WIRE NO. 8 AWG AND LARGER SHALL BE STRANDED.

A. PROVIDE WIRE AND CABLE MANUFACTURED WITHIN ONE YEAR OF DATE OF DELIVERY TO THE JOBSITE. DELIVER WIRE AND CABLE TO SITE IN THEIR ORIGINAL UNBROKEN PACKAGES, OR ON THEIR ORIGINAL CABLE REELS. PACKAGES AND CABLE REELS SHALL BE MARKED AND TAGGED PLAINLY WITH UL LABEL, AWG OR CIRCULAR MIL SIZE, VOLTAGE RATING, INSULATION TYPE, CONDUCTOR TYPE AND TYPE OF STRANDING, MANUFACTURER'S NAME, TRADE NAME, AND MONTH AND DATE OF MANUFACTURE.

B. USE ONLY PLATED COPPER ALLOY CONNECTORS OR LUGS, ALUMINUM CONNECTORS OR LUGS ARE NOT ACCEPTABLE. THE FOLLOWING CONNECTORS ARE APPROVED FOR COPPER CONDUCTORS:

1) WIRE NO. 10 AND SMALLER: 3M "SCOTCHLOK" OR IDEAL "SUPERNUT".

2) WIRE NO. 8 AND LARGER: SOLDERLESS CONNECTORS BY OZ GEDNEY, OR THE EQUIVALENT BY BUCHANAN, KEARNEY, OR THOMAS & BETTS.

C. TAPE CONNECTIONS MADE WITH NON-INSULATED TYPE CONNECTORS WITH RUBBER TAPE, MINIMUM 150 PERCENT THE THICKNESS OF THE CONDUCTOR INSULATION, THEN COVERED WITH SCOTCH NO. 33 TAPE, OR EQUAL.

D. COLOR CODE ALL WIRE WITH INSULATION/JACKET (FACTORY-APPLIED) COLOR FOR PHASE IDENTIFICATION (CONTINUOUS FOR CIRCUIT FROM OUTLET-TO-OUTLET, PULL BOX, OR CABINET) AS FOLLOWS;

	–SYSTEM VOLTAGE–		
PHASE	208Y/120	480Y/277	
A	BLACK	BROWN	
B	RED	ORANGE	
C	BLUE	YELLOW	
NEUTRAL	WHITE	GRAY	
GROUND	GREEN	GREEN	

4. WIRING DEVICES:

NEMA WD 1, WD 6; UL 20, UL 486A. ALL WIRING DEVICES SHALL BE SPECIFICATION GRADE. COLORS SHALL BE AS SELECTED BY OWNER. TYPES SHALL BE AS FOLLOWS, EXCEPT AS OTHERWISE INDICATED:

A. RECEPTACLES: DUPLEX, THREE-WIRE GROUNDING TYPE, RATED 20A AT 125V, NEMA CONFIGURATION 5-20R. PROVIDE GFI (SELF-CONTAINED) TYPE AT LOCATIONS SHOWN. FOR EXTERIOR LOCATIONS, PROVIDE WITH WEATHERPROOF BOX, AND ALUMINUM GASKETED SPRING-SHUT COVER. HUBBELL 53XX-SERIES, OR EQUAL FROM PASS & SEYMOUR OR LEVITON.

B. SWITCHES: TOGGLE TYPE, NUMBER OF POLES AS SHOWN, QUIET TYPE, RATED 20A AT 120/277V. HUBBELL HBL 12XX-SERIES, OR EQUAL FROM PASS & SEYMOUR OR LEVITON.

1) INCANDESCENT DIMMER TYPE, AT LOCATIONS SHOWN: MODULAR SOLID-STATE TYPE, RATING AND NUMBER OF SWITCH POLES AS SHOWN, WITH CONTINUOUSLY-ADJUSTABLE ROTARY KNOB OR TOGGLE, ANODIZED ALUMINUM FACE, WITH SOFT-TAP OR OTHER QUIET ON-OFF SWITCH. HUBBELL AR-SERIES, OR EQUAL.

C. PLATES: WALL PLATES SHALL BE PROVIDED FOR EVERY SWITCH, RECEPTACLE, OUTLET AND JUNCTION BOX, TELEPHONE JACK, ETC. PROVIDE PLATES WHICH MATE AND MATCH WITH THE WIRING DEVICE(S) TO WHICH THEY ARE ATTACHED, EXCEPT AS OTHERWISE SHOWN. WALL PLATES FOR INTERIOR AREAS (EXCEPT FOR FOOD-PREPARATION AREAS) SHALL BE SMOOTH HIGH-IMPACT RESISTANT PLASTIC; WALL PLATES FOR EXTERIOR AREAS SHALL BE GALVANIZED STEEL, PAINTED TO MATCH ADJACENT SURFACES. WALL PLATES FOR FOOD PREPARATION AREAS SHALL BE STAINLESS STEEL.

5. SWITCHBOARDS (SEE SINGLE LINE DIAGRAM):

NEMA PB 2; UL 891. RATED AS SHOWN. COPPER BUS. SQUARE-D, OR EQUAL BY GE OR CUTLER-HAMMER.

6. DISCONNECT SWITCHES:

NEMA KS 1, UL 98, UL 198C AND 198E. RATED AS SHOWN, HEAVY DUTY TYPE, EXTERNALLY-OPERATED, QUICK-MAKE QUICK-BREAK TYPE, THREE-POLE EXCEPT AS OTHERWISE SHOWN. FOR FUSIBLE TYPE, PROVIDE DUAL-ELEMENT TIME-DELAY CLASS RK-1 CURRENT-LIMITING FUSES. FOR EXTERIOR LOCATIONS, AND WHERE INDICATED, PROVIDE NEMA 3R ENCLOSURES. SQUARE-D, OR EQUAL BY GE OR CUTLER-HAMMER.

7. TRANSFORMERS:

NEMA ST 20, UL 1561. DRY TYPE GENERAL PURPOSE, 150 DEGREE C RISE AT FULL LOAD WITH 220 DEGREE C INSULATION SYSTEM. PROVIDE NEMA 3R ENCLOSURE WITH RAIN SHIELD FOR EXTERIOR APPLICATION. SQUARE-D, OR EQUAL BY GE OR CUTLER-HAMMER.

8. PANELBOARDS (SEE SINGLE LINE DIAGRAM AND PANEL SCHEDULES):

NEMA PB 1, PB 1.1, AND AB 1; UL 67. PROVIDE AS FOLLOWS, EXCEPT AS OTHERWISE INDICATED: COPPER BUS, WITH FULLY-RATED NEUTRAL; BOLT-ON MOLDED CASE CIRCUIT BREAKERS; NEMA 3R ENCLOSURE FOR OUTDOOR APPLICATION; WITH TYPEWRITTEN BRANCH CIRCUIT DIRECTORY. ALL MULTIPLE POLE CIRCUIT BREAKERS SHALL BE EQUIPPED WITH A COMMON TRIP HANDLE. SQUARE-D, OR EQUAL BY GE OR WESTINGHOUSE.

9. MOTOR CONTROLLERS:

NEMA ICS 2/CS 6/250/AB 1/FU 1/KS 1; UL 98/198C/198E/489/508. PROVIDE MANUAL MOTOR CONTROLLERS FOR SINGLE-PHASE MOTORS RATED BELOW 2 HP, AND COMBINATION MOTOR CONTROLLERS AS SHOWN.

A. MANUAL MOTOR CONTROLLERS: MANUAL MOTOR STARTING SWITCH WITH INTEGRAL THERMAL TYPE OVERLOAD PROTECTION, TOGGLE LEVER TYPE, ALLEN-BRADLEY BULLETIN 609, OR EQUAL BY SQUARE-D, GE OR CUTLER-HAMMER.

B. COMBINATION MOTOR CONTROLLERS: ENCLOSED COMBINATION STARTER, FUSIBLE DISCONNECT SWITCH TYPE, ALLEN-BRADLEY BULLETIN 512, OR EQUAL BY SQUARE-D, GE OR CUTLER-HAMMER.

10. LIGHTING (SEE LIGHTING FIXTURE SCHEDULE):

PROVIDE ALL LIGHTING EQUIPMENT AND SYSTEMS SHOWN. ALL LIGHTING FIXTURES SHALL BE PROVIDED WITH LAMPS.

A. TIME SWITCHES: PROVIDE WITH THE FOLLOWING RATINGS AND FEATURES, AS A MINIMUM: (1) NUMBER OF POLES: AS SHOWN, PLUS AT LEAST ONE SPARE; (2) 24 HOUR DIAL, WITH 3 HOUR MINIMUM SETTING; (3) MOTOR AND CONTACT VOLTAGES AS REQUIRED; (4) CONTACTS: SINGLE THROW. CONTACT RATING: 1HP AT 120VAC AND 40A AT 277VAC, EXCEPT CONTACTS MAY BE RATED A MINIMUM OF 10A IF RELAYS OR CONTACTORS ARE CONTROLLED; (5) POWER RESERVE FEATURE: 8 HOUR SPRING-DRIVEN AUTO REWIND RESERVE POWER. PARAGON, TORK, SANGAMO, OR INTERMATIC.

B. PHOTOELECTRIC CONTROLLERS: RATED FOR CONNECTED LOAD, 20A MINIMUM. PARAGON, TORK, SANGAMO, OR EQUAL.

C. LIGHTING CONTACTORS AND RELAYS: PROVIDE MINIMUM RATING AND NUMBER OF POLES AS SHOWN (IN ADDITION, WHERE INDIVIDUAL BRANCH CIRCUITS ARE CONTROLLED, PROVIDE ONE SPARE POLE). SQUARE-D, OR EQUAL BY GE OR CUTLER-HAMMER.

11. TELEPHONE SYSTEM:

PROVIDE TELEPHONE SYSTEM AS FOLLOWS, EXCEPT AS OTHERWISE SHOWN::

A. SERVICE ENTRANCE FACILITY: PROVIDE WALL-MOUNTED 3/4" X 4' X 8' TREATED PLYWOOD "MAIN TELEPHONE BACKBOARD" AT THE LOCATION SHOWN, WITH (1) A DEDICATED 20A/120V BRANCH CIRCUIT/QUADRAPLEX POWER RECEPTACLE AND (2) A GROUNDING ELECTRODE PIGTAIL (#2 AWG BARE STRANDED COPPER CABLE ROUTED IN 1" CONDUIT DIRECTLY TO FACILITY GROUNDING ELECTRODE AND CONNECTED THEREON), AT THE TELEPHONE BACKBOARD LOCATION.

B. VOICE DROPS AND CABLING PATHWAYS: PROVIDE FLUSH MOUNTED 4" SQUARE BOX/WALLPLATE WITH TELEPHONE JACK AT EACH OF THE LOCATIONS SHOWN, INCLUDING 3/4" CONDUIT (WITH PULLROPE) CONTINUOUS TO THE TELEPHONE BACKBOARD LOCATION AT THE SERVICE ENTRANCE FACILITY.

C. TELEPHONE JACKS SHALL BE PROVIDED AS SPECIFIED BY OWNER. CABLING AND ENTRANCE FACILITY TELEPHONE EQUIPMENT/CROSS-CONNECT FRAMES/NETWORK INTERFACE DEVICES WILL BE PROVIDED BY OWNER.

MC CABLE NOT ALLOWED WITHOUT PRIOR APPROVAL DURING THE BID PROCESS.

SECTION 260519 - LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES

PART 1 - GENERAL

1.1 SUMMARY

A. THIS SECTION INCLUDES THE FOLLOWING:
1. BUILDING WIRES AND CABLES RATED 600 V AND LESS.
2. CONNECTORS, SPLICES, AND TERMINATIONS RATED 600 V AND LESS.
3. SLEEVES AND SLEEVE SEALS FOR CABLES.

1.2 SUBMITTALS

A. PRODUCT DATA: FOR EACH TYPE OF PRODUCT INDICATED.
B. FIELD QUALITY-CONTROL TEST REPORTS.

1.3 QUALITY ASSURANCE

A. ELECTRICAL COMPONENTS, DEVICES, AND ACCESSORIES: LISTED AND LABELED AS DEFINED IN NFPA 70, ARTICLE 100, BY A TESTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, AND MARKED FOR INTENDED USE.

B. COMPLY WITH NFPA 70.

PART 2 - PRODUCTS

2.1 CONDUCTORS AND CABLES

A. COPPER CONDUCTORS: COMPLY WITH NEMA WC 70. [ALUMINUM CONDUCTORS ALLOWED FOR FEEDERS ONLY]

B. CONDUCTOR INSULATION: COMPLY WITH NEMA WC 70 FOR TYPES [THHN-THWN].

C. MULTICONDUCTOR CABLE: COMPLY WITH NEMA WC 70 FOR NONMETALLIC-SHEATHED CABLE, TYPE NM WITH GROUND WIRE.

D. ALL "APARTMENT UNIT" LOAD CENTER FEEDERS SHALL BE ALUMINUM "SER" CABLE AS PERMITTED BY CODE.

E. ALL INTERIOR "APARTMENT UNIT" WIRING SHALL BE NON-METALLIC CABLE (NMC) AS PERMITTED BY CODE.

2.2 CONNECTORS AND SPLICES

A. AVAILABLE MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

B. MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY ONE OF THE FOLLOWING:

1. AFC CABLE SYSTEMS, INC.
2. HUBBELL POWER SYSTEMS, INC.
3. O-Z/GEDNEY; EGS ELECTRICAL GROUP LLC.
4. 3M, ELECTRICAL PRODUCTS DIVISION.
5. TYCO ELECTRONICS CORP.

C. DESCRIPTION: FACTORY-FABRICATED CONNECTORS AND SPLICES OF SIZE, AMPACITY RATING, MATERIAL, TYPE, AND CLASS FOR APPLICATION AND SERVICE INDICATED.

2.3 SLEEVES FOR CABLES

A. STEEL PIPE SLEEVES: ASTM A 53/A 53M, TYPE E, GRADE B, SCHEDULE 40, GALVANIZED STEEL, PLAIN ENDS.

B. CAST-IRON PIPE SLEEVES: CAST OR FABRICATED "WALL PIPE," EQUIVALENT TO DUCTILE-IRON PRESSURE PIPE, WITH PLAIN ENDS AND INTEGRAL WATERSTOP, UNLESS OTHERWISE INDICATED.

C. COORDINATE SLEEVE SELECTION AND APPLICATION WITH SELECTION AND APPLICATION OF FIRESTOPPING SPECIFIED IN DIVISION 07 SECTION "PENETRATION FIRESTOPPING."

2.4 SLEEVE SEALS

A. AVAILABLE MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

B. MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY ONE OF THE FOLLOWING:

C. BASIS-OF-DESIGN PRODUCT: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE THE PRODUCT INDICATED ON DRAWINGS OR A COMPARABLE PRODUCT BY ONE OF THE FOLLOWING:

1. ADVANCE PRODUCTS & SYSTEMS, INC.
2. CALPICO, INC.
3. METRAFLEX CO.
4. PIPELINE SEAL AND INSULATOR, INC.

D. DESCRIPTION: MODULAR SEALING DEVICE, DESIGNED FOR FIELD ASSEMBLY, TO FILL ANNULAR SPACE BETWEEN SLEEVE AND CABLE.

1. SEALING ELEMENTS: EPDM INTERLOCKING LINKS SHAPED TO FIT SURFACE OF CABLE OR CONDUIT INCLUDE TYPE AND NUMBER REQUIRED FOR MATERIAL AND SIZE OF RACEWAY OR CABLE.
2. PRESSURE PLATES: CARBON STEEL. INCLUDE TWO FOR EACH SEALING ELEMENT.
3. CONNECTING BOLTS AND NUTS: CARBON STEEL WITH CORROSION-RESISTANT COATING OF LENGTH REQUIRED TO SECURE PRESSURE PLATES TO SEALING ELEMENTS. INCLUDE ONE FOR EACH SEALING ELEMENT.

PART 3 - EXECUTION

3.1 CONDUCTOR MATERIAL APPLICATIONS

SECTION 260548 - VIBRATION AND SEISMIC CONTROLS FOR ELECTRICAL SYSTEMS

PART 1 - GENERAL

1.1 SUMMARY

A. SECTION INCLUDES:

1. ISOLATION PADS.
2. CHANNEL SUPPORT SYSTEMS.
3. RESTRAINT CABLES.
4. HANGER ROD STIFFENERS.
5. ANCHORAGE BUSHINGS AND WASHERS.

1.2 PERFORMANCE REQUIREMENTS

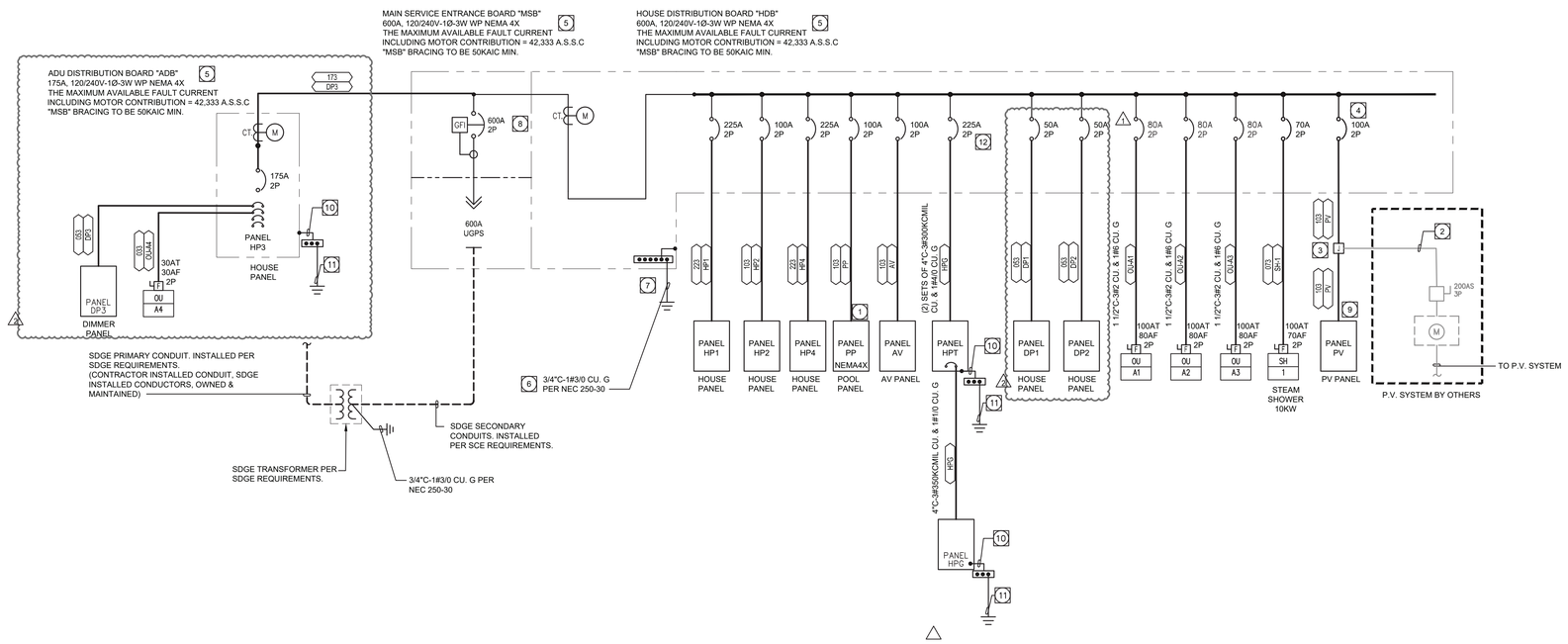
A. SEISMIC-RESTRAINT LOADING:

1. SITE CLASS AS DEFINED IN THE IBC: A B C D E F.
2. ASSIGNED SEISMIC USE GROUP OR BUILDING CATEGORY AS DEFINED IN THE IBC: I II III.
   a. COMPONENT IMPORTANCE FACTOR: 1.0 1.5
   b. COMPONENT RESPONSE MODIFICATION FACTOR: 1.5 2.5 3.5 5.0.
   c. COMPONENT AMPLIFICATION FACTOR: 1.0 2.5.
3. DESIGN SPECTRAL RESPONSE ACCELERATION AT SHORT PERIODS (0.2 SECOND): INSERT PERCENT.
4. DESIGN SPECTRAL RESPONSE ACCELERATION AT 1.0-SECOND PERIOD: INSERT PERCENT.

1.3 SUBMITTALS

A. PRODUCT DATA: FOR THE FOLLOWING:

1. INCLUDE RATED LOAD, RATED DEFLECTION, AND OVERLOAD CAPACITY FOR EACH VIBRATION ISOLATION DEVICE.
2. ILLUSTRATE AND INDICATE STYLE, MATERIAL, STRENGTH, FASTENING PROVISION, AND FINISH FOR EACH TYPE AND SIZE OF SEISMIC-RESTR



SHORT CIRCUIT CALCULATION (BASED ON BUSSMANN METHOD)										OMB Electrical Engineers, Inc.		VOLTAGE DROP CALCULATION Ref: 2017 NEC Handbook, Table 9, Pages 1116 - 1118			OMB Electrical Engineers, Inc.	
Source Point	Source AFC Amps	Calculating Point	Phase Type	Line Voltage Volts	Ckt or OCP Amps	Conductor / Bus Type	Size		Length L (ft)	AFC incl. Motor Contrib	AIC rating minimum	Loads Calculate @	Calculated Loads KVA	Calculated Loads Amps	circuit VD%	total VD%
	42,000	MSB	1Ø3W	240						42,333	50K					
MSB	42,000	HP1	1Ø3W	240	225	sgl cond 600V Cu	1 Set of 3 #4/0 AWG	& #4 AWG Gnd	60	17,889	22K	80%	43.2	180.0	0.72%	0.72%
MSB	42,000	HP2	1Ø3W	240	100	sgl cond 600V Cu	1 Set of 3 #1 AWG	& #8 AWG Gnd	120	6,547	10K	80%	19.2	80.0	1.33%	1.33%
MSB	42,000	HP3	1Ø3W	240	225	sgl cond 600V Cu	1 Set of 3 #4/0 AWG	& #4 AWG Gnd	5	37,967	50K	80%	43.2	180.0	0.06%	0.06%
HP3	37,633	DP1	1Ø3W	240	50	sgl cond 600V Cu	1 Set of 3 #6 AWG	& #10 AWG Gnd	50	5,374	10K	80%	9.6	40.0	0.75%	0.81%
HP3	37,633	DP2	1Ø3W	240	50	sgl cond 600V Cu	1 Set of 3 #6 AWG	& #10 AWG Gnd	50	5,374	10K	80%	9.6	40.0	0.75%	0.81%
HP3	37,633	DP3	1Ø3W	240	50	sgl cond 600V Cu	1 Set of 3 #6 AWG	& #10 AWG Gnd	50	5,374	10K	80%	9.6	40.0	0.75%	0.81%
MSB	42,000	HP4	1Ø3W	240	225	sgl cond 600V Cu	1 Set of 3 #4/0 AWG	& #4 AWG Gnd	60	17,889	22K	80%	43.2	180.0	0.72%	0.72%
MSB	42,000	PP	1Ø3W	240	100	sgl cond 600V Cu	1 Set of 3 #1 AWG	& #8 AWG Gnd	130	6,135	10K	80%	19.2	80.0	1.44%	1.44%
MSB	42,000	AV	1Ø3W	240	100	sgl cond 600V Cu	1 Set of 3 #1 AWG	& #8 AWG Gnd	20	21,764	25K	80%	19.2	80.0	0.22%	0.22%
MSB	42,000	OU-1	1Ø3W	240	80	sgl cond 600V Cu	1 Set of 3 #2 AWG	& #6 AWG Gnd	55	10,195	14K	80%	15.4	64.0	0.59%	0.59%
MSB	42,000	OU-2	1Ø3W	240	80	sgl cond 600V Cu	1 Set of 3 #2 AWG	& #6 AWG Gnd	55	10,195	14K	80%	15.4	64.0	0.59%	0.59%
MSB	42,000	OU-3	1Ø3W	240	80	sgl cond 600V Cu	1 Set of 3 #2 AWG	& #6 AWG Gnd	55	10,195	14K	80%	15.4	64.0	0.59%	0.59%
MSB	42,000	OU-4	1Ø3W	240	30	sgl cond 600V Cu	1 Set of 3 #10 AWG	& #10 AWG Gnd	55	2,370	10K	80%	5.8	24.0	1.16%	1.16%
MSB	42,000	SH-1	1Ø3W	240	70	sgl cond 600V Cu	1 Set of 3 #4 AWG	& #8 AWG Gnd	55	7,267	10K	80%	13.4	56.0	0.76%	0.76%
MSB	42,000	PV	1Ø3W	240	100	sgl cond 600V Cu	1 Set of 3 #1 AWG	& #8 AWG Gnd	20	21,764	25K	80%	19.2	80.0	0.22%	0.22%
MSB	42,000	HPT	1Ø3W	240	225	sgl cond 600V Cu	2 Sets of 3 - 300 kCMil	& #4/0 AWG Gnd	310	10,874	14K	80%	43.2	180.0	1.51%	1.51%
HPT	10,541	HPG	1Ø3W	240	100	sgl cond 600V Cu	1 Set of 3 - 350 kCMil	& #1/0 AWG Gnd	210	5,777	10K	80%	19.2	80.0	0.83%	2.35%

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SINGLE-LINE NOTES

1. ALL SWITCHGEAR, PANELBOARDS, ETC. ARE TO BE UL LISTED FOR THEIR LOCATION AND INTENDED USE. ALL EQUIPMENT SHALL BE BRACED FOR FAULT CURRENT RATINGS ASSOCIATED WITH THEIR VOLTAGE AND LOCATION WITHIN THE SYSTEM.
2. ALL EQUIPMENT, FEEDERS, CIRCUITS, SERVICES, ETC. SHALL BE GROUNDED PER CEC ARTICLE 250.
3. ALL FEEDERS ARE BASED ON COPPER OR ALUMINUM CONDUCTORS AS INDICATED AND SHALL CARRY A SEPARATE GROUNDING CONDUCTOR.
4. ALL SWITCHES OR CIRCUIT BREAKERS ARE THREE POLE UNLESS OTHERWISE NOTED.
5. ALL SWITCHBOARDS SHALL BE OF SWITCHBOARD CONSTRUCTION WITH TIN PLATED COPPER OR ALUMINUM BUSSING AND ALL SECTIONS SHALL ALIGN IN FRONT. MAIN SWITCHBOARDS SHALL CONTAIN CUSTOMER METERING FOR VOLTAGE, AMPACITY, DEMAND AND PEAK DEMAND PER PHASE.
6. ALL MAIN SWITCHBOARDS SHALL HAVE FACTORY INSTALLED TRANSIENT VOLTAGE SURGE PROTECTION. COORDINATE WITH LOCAL UTILITY COMPANY. ANY AND ALL DISTRIBUTION EQUIPMENT PROVIDED WITH SPD(S) SHALL INCLUDE CIRCUIT BREAKER(S) (SHOWN OR NOT SHOWN) AND PHYSICAL SPACE PROVISIONS TO SERVE THE PROVIDED SPD(S).
7. ALL DISTRIBUTION BOARDS SHALL BE OF SWITCHBOARD CONSTRUCTION WITH TIN PLATED COPPER OR ALUMINUM BUSSING AND ALL SECTIONS SHALL ALIGN IN FRONT.
8. ALL DISTRIBUTION PANELBOARDS SHALL BE OF QMR/CCB CONSTRUCTION WITH TIN PLATED COPPER OR ALUMINUM BUSSING WITH A DEPTH OF LESS THAN 14" AND ALL SECTIONS SHALL ALIGN IN FRONT.
9. ALL PANELBOARDS SHALL BE OF PANELBOARD CONSTRUCTION WITH TIN PLATED COPPER OR ALUMINUM BUSSING, BOLT-IN BREAKERS, FACTORY INSTALLED MAINS, DEAD FRONT COVERS WITH LOCKABLE DOOR, AND PANEL DIRECTORY PER PANEL SCHEDULE WHICH IS PART OF THESE CONSTRUCTION DOCUMENTS.
10. ALL PANELBOARDS INSTALLED IN GARAGES OR AREAS COMPLYING WITH ARTICLE 500, 511, AND/OR 514 SHALL BE INSTALLED 18" ABOVE FLOOR LINE TO BOTTOM OF PANEL. PROVIDE MULTIPLE PANELBOARD SECTIONS AS REQUIRED.
11. THE TOP MOST CIRCUIT BREAKER HANDLE SHALL BE NO HIGHER THAN 6'-7" A.F.F. PER ARTICLE 380.
12. ALL ELECTRICAL EQUIPMENT (i.e. SWITCHBOARDS, PANELBOARDS, DISCONNECTS, STARTERS, ETC.) SHALL HAVE A NAMEPLATE. THE NAMEPLATE SHALL BE PHENOLIC WITH ENGRAVED WHITE LETTERS AND SHALL PROVIDE THE FOLLOWING INFORMATION:

    LINE 1 - "EQUIPMENT NAME"
    LINE 2 - "FED FROM ..."
    LINE 3 - "VOLTAGE, AMPACITY, PHASE"
    LINE 4 - "DATE INSTALLED"

    NAMEPLATES SHALL BE SIZED BASED ON THE FOLLOWING:

    SWITCHBOARDS, DISTRIBUTION BOARDS, TRANSFORMERS:
    * LINE 1 = 1/2" LETTERS, LINES 2, 3, & 4 = 1/4" LETTERS

    PANELBOARDS, MOTOR CONTROL CENTERS, DISCONNECTS, STARTERS, ETC:
    * LINE 1 = 3/8" LETTERS, LINES 2, 3, & 4 = 1/4" LETTERS

    NAMEPLATE COLORS SHALL BE AS FOLLOWS:

    BLACK = NORMAL POWER
    RED = LIFE SAFETY/EMERGENCY POWER
    BLUE = STANDBY POWER
    GREEN = INVERTER POWER

    ALL NAMEPLATES SHALL BE FASTENED WITH A MINIMUM OF TWO (2) SCREWS. NO SELF ADHESIVE NAMEPLATES ARE ALLOWED.
13. ALL CONDUCTORS HAVE BEEN REVIEWED FOR VOLTAGE DROP. CONTRACTOR IS TO NOTIFY ENGINEER IF FIELD CONDITIONS SUBSTANTIALLY INCREASE OR DECREASE CONDUCTOR LENGTH.
14. ALL FLOOR-STANDING EQUIPMENT LOCATED AT GRADE OR BELOW SHALL HAVE A MINIMUM 4" HIGH HOUSEKEEPING PAD INSTALLED UNDER THEM. PAD SHALL EXTEND 4" BEYOND EQUIPMENT FOOTPRINT IN ALL DIRECTIONS. THE INSTALLATION OF A PAD SHALL ALSO APPLY TO EQUIPMENT THAT MIGHT BE SUSCEPTIBLE TO WATER DAMAGE THAT IS LOCATED IN AREAS OTHER THAN AT GRADE.
15. PROVIDE PROTECTIVE RELAYS FOR PHASE FAILURE AND UNDERVOLTAGE FOR ALL MOTOR-RELATED CIRCUITS.
16. PROVIDE ALL ASSOCIATED COSTS FOR THIRD PARTY TESTING FOR ALL EQUIPMENT, CONDUCTORS, GROUND FAULT, ETC. PROVIDE RESULTS FOR ALL TESTS AS PART OF THE SUBMITTAL REVIEW PROCESS. TESTS REQUIRED SHALL BE PERFORMED ON ALL EQUIPMENT AND CONDUCTORS SHOWN IN THESE CONSTRUCTION DOCUMENTS INCLUDING 480V, AND 208Y DISTRIBUTION SYSTEMS IN THEIR ENTIRETY AND SHALL CONSISTS OF:
    - POWER CONDUCTORS: INSPECTION FOR PHYSICAL DAMAGE, PROPER CONNECTION, CONTINUITY, SHORT-CIRCUITS, AND INSULATION RESISTANCE TESTING - CONDITION AND VALUES TO BE PER MANUFACTURE'S RECOMMENDATIONS AND INDUSTRY STANDARDS.
    - GROUND-FAULT: WHERE APPLICABLE, PROVIDE GROUND-FAULT TESTING FOR FEEDER BREAKER(S).
    - EQUIPMENT: PROVIDE ARC-FLASH, SHORT CIRCUIT, PROTECTIVE DEVICE EVALUATION, AND PROTECTIVE DEVICE COORDINATION STUDIES OBTAINED FROM THE SWITCHGEAR MANUFACTURER. THIS STUDY AND SUBMITTAL SHALL BE PROVIDED FOR REVIEW AND APPROVAL AS PART OF THE SWITCHGEAR SUBMITTALS AND SHALL REFLECT THE POWER COMPANY'S SHORT CIRCUIT CONTRIBUTION AND INCLUDE RESISTANCE AND REACTANCE COMPONENTS OF THE BRANCH IMPEDANCES, THE X/R RATIONS, BASE QUANTITIES SELECTED, AND OTHER SOURCE IMPEDANCES. THE RESULT OF THIS STUDY SHALL BE USED BY THE ELECTRICIAN TO (1) GENERATE AND INSTALL THE PROPER ARC-FLASH LABELS AND (2) PROPERLY SELECT (OR TO CHECK THE SELECTION) OF POWER FUSE RATINGS, PROTECTIVE RELAY CHARACTERISTICS AND SETTINGS, RATIOS AND CHARACTERISTICS OF ASSOCIATED CURRENT TRANSFORMERS AND LOW-VOLTAGE TRIP CHARACTERISTICS AND SETTINGS. FURNISH COMPLETE REPORT WITH LOG-LOG PAPER PLOTS MIMICKING ONE LINE DIAGRAMS AND REFLECTING PROPOSED AS-BUILT FEEDER LENGTHS.
17. ALL NEW TRANSFORMERS SHALL BE OF COPPER OR ALUMINUM CORE WINDINGS WITH MINIMUM 105° TEMPERATURE RISE, U.O.N.
18. ALL SERVICE EQUIPMENT IN OTHER THAN DWELLING UNITS SHALL BE LABELED WITH THE MAXIMUM AVAILABLE FAULT CURRENT IN COMPLIANCE WITH CEC 110.24.
19. ALL ELECTRICAL EQUIPMENT, THAT ARE IN OTHER THAN DWELLING UNITS, AND ARE LIKELY TO REQUIRE EXAMINATION, ADJUSTMENT, SERVICING OR MAINTENANCE WHILE ENERGIZED, SHALL BE LABELED OF POTENTIAL ELECTRIC ARC FLASH HAZARDS IN COMPLIANCE WITH CEC 110.16.
20. EMERGENCY SYSTEMS AND LEGALLY REQUIRED STANDBY SYSTEMS OVERCURRENT DEVICES SHALL BE SELECTIVELY COORDINATED WITH ALL SUPPLY-SIDE OVERCURRENT PROTECTIVE DEVICES IN COMPLIANCE WITH CEC 700.28 AND 701.27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PROVIDING THE SELECTIVE COORDINATION STUDY FROM THE APPROVED ELECTRICAL EQUIPMENT MANUFACTURER AND SUBMIT TO THE ELECTRICAL ENGINEER FOR REVIEW.
21. PROVIDE FACTORY INSTALLED TRANSIENT VOLTAGE SURGE PROTECTION DEVICE(S) (SPD) IN ALL EMERGENCY SYSTEMS SWITCHBOARDS AND PANELBOARDS PER CEC 700.8. TYPE SHALL BE PER MANUFACTURER RECOMMENDATIONS AND INDUSTRY STANDARDS. ANY AND ALL EQUIPMENT PROVIDED WITH SPD(S) SHALL INCLUDE REQUIRED CIRCUIT BREAKER(S) (SHOWN OR NOT SHOWN) AND PHYSICAL SPACE PROVISIONS TO SERVE THE PROVIDED SPD(S).
22. FOR ALL FEEDER BREAKERS RATED 1200A AND ABOVE, PROVIDE CIRCUIT BREAKER WITH ARC-ENERGY-REDUCING MAINTENANCE SWITCH IN COMPLIANCE WITH NEC 240.87 (A) AND (B). PROVIDE DOCUMENTATION AND LABELING FOR THIS DEVICE IN ACCORDANCE WITH THIS CODE SECTION.
23. SYSTEM TO BE FULLY RATED.
24. WHERE EQUIPMENT RATED 800A OR MORE THAT CONTAINS OVERCURRENT DEVICES, SWITCHING DEVICES, OR CONTROL DEVICES IS INSTALLED AND THERE IS A PERSONNEL DOOR(S) INTENDED FOR ENTRANCE AND EGRESS FROM THE WORKING SPACE LESS THAN 25FT FROM THE NEAREST EDGE OF THE WORKING SPACE, THE DOOR(S) SHALL OPEN IN THE DIRECTION OF EGRESS AND BE EQUIPPED WITH LISTED PANIC HARDWARE.
25. PV SYSTEM TO BE SUBMITTED UNDER A SEPARATE PLAN CHECK.
26. LENGTHS INDICATED ON PLANS ARE FOR CALCULATIONS PURPOSES ONLY. CONTRACTOR SHALL PERFORM OWN OWN TAKEOFF OF CONDUCTOR LENGTHS. CONTRACTOR SHALL CONTACT EEOR IF FIELD CONDITION LENGTH IS SUBSTANTIALLY LARGER/SMALLER THAN THOSE INDICATED ON PLANS.
27. ALL SWITCHGEAR, PANELBOARDS, ETC. SHALL BE FULLY RATED AND BRACED FOR FAULT CURRENT / A.I.C RATING SHOWN ON PLANS.
28. FAULT CURRENT SHALL BE CALCULATED AND POSTED PRIOR TO FINAL INSPECTION PER CEC 110.24.

KEYNOTES:

1. "PP" - POOL EQUIPMENT PANEL PROVIDED FOR CONNECTION OF POOL AND SPA EQUIPMENT. CONTRACTOR SHALL VERIFY WITH POOL CONSULTANT EXACT ELECTRICAL LOAD REQUIREMENTS FOR POOL EQUIPMENT PRIOR TO CONNECTION.
2. FOR REFERENCE ONLY - INSTALLED UNDER SEPARATE PHOTOVOLTAIC (PV) SYSTEM PACKAGE.
3. CONTRACTOR TO PROVIDE A 12" X 12" X6" SERVICE PULL CAN. PROVIDE AN 18" SERVICE LOOP WITHIN PULL CAN FOR SPLACING INTO FUTURE PV SYSTEM.
4. PROVIDE A 100A BACKFEED RATED CIRCUIT BREAKER.
5. PROVIDE SIGNAGE INDICATING MULTIPLE DISCONNECTS WITHIN BUILDING PER CEC 230.3(E).
6. 1 # 3/0 CU MAIN BONDING JUMPER PER CEC 250.28(C) & 250.102(B)
7. 3/4"C- 1# 3/0 CU GROUNDING ELECTRODE SYSTEM PER NEC 250.50 & CEC 250.104(A)&(B):
    1. METAL UNDERGROUND WATER PIPE. CONNECTION TO THE INTERIOR METAL WATER PIPING SHALL BE MADE WITHIN 5FT FROM THE POINT OF ENTRANCE PER SECTION 250.68(C)(1)
    2. METAL IN-GROUND SUPPORT STRUCTURE(S)
    3. CONCRETE-ENCASED ELECTRODE
    4. ROD AND PIPE ELECTRODES. INDICATE THAT THERE SHALL BE TWO GROUND RODS SEPARATED BY SIX OR MORE FEET, OR PROVIDE A CERTIFIED TEST SHOWING THAT THE RESISTANCE TO GROUND IS 25 OHMS(Ω) OR LESS PER 250.53(A)(2) & (3).
8. A TYPE 1 OR TYPE 2 SURGE PROTECTION DEVICE SHALL BE PROVIDED AT OR ADJACENT TO MAIN SERVICE PANEL (CEC 230.67).
9. PROVIDE PANEL FOR ESS READY REQUIREMENTS. (CEnC 150.0(s))
10. PER NEC 250.32(A), A BUILDING(S) OR STRUCTURE(S) SUPPLIED BY A FEEDER(S) OR BRANCH CIRCUIT(S) SHALL HAVE A GROUNDING ELECTRODE SYSTEM AND GROUNDING ELECTRODE CONDUCTOR INSTALLED IN ACCORDANCE WITH PART III OF ARTICLE 250. 3/4"C- 1# 3 CU GROUNDING ELECTRODE SYSTEM PER NEC 250.50.
11. PER NEC 250.32(B)(1), AN EQUIPMENT GROUNDING CONDUCTOR IS TO BE RUN WITH THE SUPPLY CONDUCTORS TO THE SEPARATE BUILDING OR STRUCTURE OR CONTINUOUS METALLIC PATHS BOND THE GROUNDING SYSTEM IN BOTH BUILDING OR STRUCTURES. THE NEUTRAL BUS AT SEPARATE BUILDING/STRUCTURE SHALL BE ISOLATED.
12. △ PROVIDE A 100% RATED BREAKER

FEEDER SCHEDULE

AMPS NOM.	3 - PHASE, 3 WIRE		3 - PHASE, 4 WIRE		3 - PHASE, 5 WIRE		EQUIPMENT GROUND	ISOLATED GROUND
	SYMBOL	CONDUCTOR	SYMBOL	CONDUCTOR	SYMBOL	CONDUCTOR		
20	023	3/4"C-3#12 AWG	024	3/4"C-4#12 AWG	025	3/4"C-3#12 AWG + ISOLATED GROUND	#12	#12
30	033	3/4"C(3)#10 AWG	034	3/4"C(4)#10 AWG	035	3/4"C(3)#10 AWG + ISOLATED GROUND	#10	#10
40	043	3/4"C(3)#8 AWG	044	1"C(4)#8 AWG	045	1"C(3)#8 AWG + ISOLATED GROUND	#10	#10
50	053	1-1/4"C(3)#6 AWG	054	1-1/4"C(4)#6 AWG	055	1-1/4"C(4)#6 AWG + ISOLATED GROUND	#10	#10
60	063	1-1/4"C(3)#4 AWG	064	1-1/4"C(4)#4 AWG	065	1-1/4"C(4)#4 AWG + ISOLATED GROUND	#10	#10
70	073	1-1/4"C(3)#4 AWG	074	1-1/4"C(4)#4 AWG	075	1-1/4"C(4)#4 AWG + ISOLATED GROUND	#8	#8
90	093	1-1/4"C(3)#2 AWG	094	1-1/2"C(4)#2 AWG	095	1-1/2"C(4)#2 AWG + ISOLATED GROUND	#8	#8
100	103	1-1/2"C(3)#1 AWG	104	1-1/2"C(4)#1 AWG	105	1-1/2"C(4)#1 AWG + ISOLATED GROUND	#8	#8
125	123	1-1/2"C(3)#1/0 AWG	124	2"C(4)#1/0 AWG	125	2"C(4)#1/0 AWG + ISOLATED GROUND	#6	#6
150	153	1-1/2"C(3)#1/0 AWG	154	2"C(4)#1/0 AWG	155	2"C(4)#1/0 AWG + ISOLATED GROUND	#6	#6
175	173	2"C(3)#2/0 AWG	174	2"C(4)#2/0 AWG	175	2"C(4)#2/0 AWG + ISOLATED GROUND	#6	#6
200	203	2"C(3)#3/0 AWG	204	2"C(4)#3/0 AWG	205	2-1/2"C(4)#3/0 AWG + ISOLATED GROUND	#6	#6
225	223	2"C(3)#4/0 AWG	224	2-1/2"C(4)#4/0 AWG	225	2-1/2"C(4)#4/0 AWG + ISOLATED GROUND	#4	#4
250	253	3"C(3)#250KCMIL	254	3"C(4)#250KCMIL	255	3"C(4)#250KCMIL + ISOLATED GROUND	#4	#4
300	303	4"C(3)#350KCMIL	304	4"C(4)#350KCMIL	305	4"C(4)#350KCMIL + ISOLATED GROUND	#4	#4
350	353	4"C(3)#500 KCMIL	354	4"C(4)#500 KCMIL	355	4"C(4)#500 KCMIL + ISOLATED GROUND	#2	#2
400	403	4"C(3)#600 KCMIL	404	4"C(4)#600 KCMIL	405	4"C(4)#600 KCMIL + ISOLATED GROUND	#2	#2
450	453	(2)2"C(3)#4/0 AWG	454	(2)2-1/2"C(4)#4/0 AWG	455	(2)2-1/2"C(4)#4/0 AWG + ISOLATED GROUND	#2	#2
500	503	(2)3"C(3)#250 KCMIL	504	(2)3"C(4)#250 KCMIL	505	(2)3"C(4)#250 KCMIL + ISOLATED GROUND	#2	#2
600	603	(2)4"C(3)#350KCMIL	604	(2)4"C(4)#350KCMIL	605	(2)4"C(4)#350KCMIL + ISOLATED GROUND	#1	#1
700	703	(2)4"C(3)#500 KCMIL	704	(2)4"C(4)#500 KCMIL	705	(2)4"C(4)#500 KCMIL + ISOLATED GROUND	#1/0	#1/0
800	803	(2)4"C(3)#600 KCMIL	804	(2)4"C(4)#600 KCMIL	805	(2)4"C(4)#600 KCMIL + ISOLATED GROUND	#1/0	#1/0
1000	1003	(3)4"C(3)#400 KCMIL	1004	(3)4"C(4)#400 KCMIL	1005	(3)4"C(4)#400 KCMIL + ISOLATED GROUND	#2/0	#2/0
1200	1203	(3)4"C(3)#600 KCMIL	1204	(3)4"C(4)#600 KCMIL	1205	(3)4"C(4)#600 KCMIL + ISOLATED GROUND	#3/0	#3/0
1600	1603	(4)4"C(3)#600 KCMIL	1604	(4)4"C(4)#600 KCMIL	1605	(4)4"C(4)#600 KCMIL + ISOLATED GROUND	#4/0	#4/0
2000	2003	(5)4"C(3)#600 KCML	2004	(5)4"C(4)#600 KCML	2005	(5)4"C(4)#600 KCML + ISOLATED GROUND	250	250
2500	2503	(6)4"C(3)#600 KCML	2504	(6)4"C(4)#600 KCML	2505	(6)4"C(4)#600 KCML + ISOLATED GROUND	350	350
3000	3003	(8)4"C(3)#600 KCML	3004	(8)4"C(4)#600 KCML	3005	(8)4"C(4)#600 KCML + ISOLATED GROUND	400	400
4000	4003	(10)4"C(3)#600 KCML	4004	(10)4"C(4)#600 KCML	4005	(10)4"C(4)#600 KCML + ISOLATED GROUND	500	500

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

REGISTERED PROFESSIONAL ENGINEER — ROY T. LOPEZ — No. 19346 — EXP. 09/30/2026 — ELECTRICAL — STATE OF CALIFORNIA

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LOS ANGELES
CALIFORNIA
90019

Salas O'Brien
salasobrien.com 949.793.1555
Corona
4160 Temescal Canyon Rd.,
Suite 201
Corona, CA 92883
Project No. 2023-04833-00

LA JOLLA RESIDENCE
7365 LA JOLLA VISTA DRIVE LA JOLLA, CA 90265

05/05/2025 - OWNER REVISIONS
-

SINGLE LINE DIAGRAM AND NOTES

E0.10

SINGLE LINE DIAGRAM

SCALE NO SCALE 1

Last saved by derek.demoulpied 30x42 P:\2023-04833-00\...\LaJollaRes\03-BIM-CAD\Electrical\EO-10 SINGLE LINE DIAGRAM.dwg 10/04/2023 12:35
Last plotted by antonio.segura 30x42 P:\2022-04833-00\...\LaJollaRes\03-BIM-CAD\Electrical\2023-04833 - E0-10 SINGLE LINE DIAGRAM.dwg 05/02/2025 08:58

7856 LA JOLLA VISTA DRIVE, LA JOLLA, CA 92037
ADU SERVICE BOARD "ADB"
PRELIMINARY ELECTRICAL LOAD CALCULATION
SALAS O'BRIEN PROJECT NUMBER 2023-04833

1.0 General Lighting and Power 732 Sq.Ft.

.1	General Lighting and Power Estimated at 3.0VA/ sq. ft. per NEC 220.3:				=	2.2 KVA
.2	Small Appliance Circuits(2) at 1500 Watts each:				=	3.0 KVA
				Total (1)	=	5.2 KVA

2.0 Small Appliance Loads

	Appliance	*Quantity*	*Estimated Load*			
.1	Garbage Disposal:	1	1.2	KVA	=	1.2 KVA
.2	Refrigerated Drawers	1	0.7	KVA	=	0.7 KVA
.3	Warming Drawer:	1	1.5	KVA	=	1.5 KVA
				Total (2)	=	4.2 KVA

3.0 Special Equipment Loads

.5	Low Voltage Equipment – (1) Circuits at 750W each	1	0.75	KVA	=	0.8 KVA
.7	Electric Water heater : @ 240V (TITLE 24 PROVISIONS)	2	5	KVA	=	10.0 KVA
.9	Circulation Pumps: @ 120V	1	0.26	KVA	=	0.3 KVA
				Total (3)	=	11.0 KVA

4.0 Miscellaneous Site Lighting

.1	Estimated Lump Sum:				=	0.5 KVA
				Total (4)	=	0.5 KVA

5.0 Electric Vehicle Charging Stations

.1	EV Station	1 @	40 Amps Each - 230V. 1 Phase		=	7.7 KVA
				Total (5)	=	7.7 KVA
				Sub-Total (1.0 – 5.0):	=	28.6 KVA

Application of Demand (Per NEC 220.31):

1st 10 kVA at 100% :	=	10.0 KVA	
Remainder of Load at 40% :	=	7.4 KVA	
Total (1.0 – 5.0):	=	17.4 KVA	

6.0 Electric Oven/Cooktop/Range

.1	Electric Oven/Cooktop/Range (1) demanded per CEC Table 220.55				=	8.0 KVA
				Total (6)	=	8.0 KVA

7.0 HVAC System Equipment (Per Mechanical Equipment Schedule)

.1	Condensing Unit (AV Units):	1 @19A 240V-1PH			=	4.6 KVA
.2	Split Heat Pump	1 @11A 230V-1PH			=	2.5 KVA
.3	Fan Coil Units:				=	0.5 KVA
.4	Exhaust/Supply Fans:				=	0.2 KVA
.5	Plus 25% Of Largest Rated Motor				=	1.2 KVA
				Total (7)	=	8.9 KVA
				Grand-Total (1.0 – 7.0):	=	34.4 KVA
				@120/240V 1-Ph 3-W	=	143.2 AMPS

Estimated 175A – 240V – 1Ø – 3W Service Minimum

7856 LA JOLLA VISTA DRIVE, LA JOLLA, CA 92037
HOUSE SERVICE BOARD "HDB"
PRELIMINARY ELECTRICAL LOAD CALCULATION
SALAS O'BRIEN PROJECT NUMBER 2023-04833

1.0 General Lighting and Power 6,306 Sq.Ft.

.1	General Lighting and Power Estimated at 3.0VA/ sq. ft. per NEC 220.3:				=	18.9 KVA
.2	Small Appliance Circuits(9) at 1500 Watts each:				=	10.5 KVA
.3	Laundry Circuits(2) at 1500 Watts each:				=	3.0 KVA
				Total (1)	=	32.4 KVA

2.0 Small Appliance Loads

	Appliance	*Quantity*	*Estimated Load*			
.1	Dishwasher:	2	1.2	KVA	=	2.4 KVA
.2	Garbage Disposal:	3	1.2	KVA	=	3.6 KVA
.3	Refrigerated Drawers	4	0.7	KVA	=	2.8 KVA
.4	Ice Maker:	1	0.6	KVA	=	0.6 KVA
.5	Wine Fridge:	1	1	KVA	=	1.0 KVA
.6	Refrigerator / Freezer:	2	0.7	KVA	=	1.4 KVA
.7	Range hood:	2	0.8	KVA	=	1.6 KVA
.8	Warming Drawer:	1	1.5	KVA	=	1.5 KVA
				Total (2)	=	14.9 KVA

3.0 Special Equipment Loads

.1	Pool and Water Feature Equipment (Estimated):				=	25.0 KVA
.2	Electric floor heater @240V	2	2.40	KVA	=	4.8 KVA
.3	IR Heaters (2) @ 4kW each	2	4	KVA	=	8.0 KVA
.4	Steam Shower (1) @ 10kW each	1	10	KVA	=	10.0 KVA
.5	Low Voltage Equipment – (4) Circuits at 750W each	3	0.75	KVA	=	2.3 KVA
.6	Vehicular Gate @ 240V:	2	1	HP	=	2.0 KVA
.7	Electric Water heater : @ 240V (TITLE 24 PROVISIONS)	1	5	KVA	=	5.0 KVA
.8	Electric Dryer @ 240V (TITLE 24 PROVISIONS)	2	5	KVA	=	10.0 KVA
.9	Circulation Pumps: @ 120V	2	0.26	KVA	=	0.5 KVA
.10	Garage Door Opener (1) : 5A @ 120V	2	0.6	KVA	=	1.2 KVA
.11	Towel Warmer @120V:	2	0.5	KVA	=	1.0 KVA
				Total (3)	=	75.7 KVA

4.0 Miscellaneous Site Lighting

.1	Estimated Lump Sum:				=	1.5 KVA
.2	Estimated Future Tennis Court Lighting				=	1.5 KVA
				Total (4)	=	3.0 KVA

5.0 Electric Vehicle Charging Stations

.1	EV Station	2 @	40 Amps Each - 230V. 1 Phase		=	15.4 KVA
				Total (5)	=	15.4 KVA
				Sub-Total (1.0 – 5.0):	=	141.4 KVA

Application of Demand (Per NEC 220.31):

1st 10 kVA at 100% :	=	10.0 KVA
Remainder of Load at 40% :	=	52.6 KVA
Total (1.0 – 5.0):	=	62.6 KVA

6.0 Electric Oven/Cooktop/Range

.1	Electric Oven/Cooktop/Range (4) demanded per CEC Table 220.55				=	17.0 KVA
				Total (6)	=	17.0 KVA

7.0 HVAC System Equipment (Per Mechanical Equipment Schedule)

.1	Outdoor Unit (Heat Pumps):	3 @45A 230V-1PH			=	32.4 KVA
.4	Fan Coil Units:				=	3.5 KVA
.6	Exhaust/Supply Fans:				=	0.5 KVA
.7	Plus 25% Of Largest Rated Motor				=	2.6 KVA
				Total (7)	=	39.0 KVA
				Grand-Total (1.0 – 7.0):	=	118.6 KVA
				@120/240V 1-Ph 3-W	=	494.0 AMPS

Estimated 600A – 240V – 1Ø – 3W Service Minimum

7856 LA JOLLA VISTA DRIVE, LA JOLLA, CA 92037
MAIN SERVICE BOARD "MSB"
PRELIMINARY ELECTRICAL LOAD CALCULATION
SALAS O'BRIEN PROJECT NUMBER 2023-04833

1.0 General Lighting and Power 7,038 Sq.Ft.

.1	General Lighting and Power Estimated at 3.0VA/ sq. ft. per NEC 220.3:				=	21.1 KVA
.2	Small Appliance Circuits(9) at 1500 Watts each:				=	13.5 KVA
.3	Laundry Circuits(2) at 1500 Watts each:				=	3.0 KVA
				Total (1)	=	37.6 KVA

2.0 Small Appliance Loads

	Appliance	*Quantity*	*Estimated Load*			
.1	Dishwasher:	2	1.2	KVA	=	2.4 KVA
.2	Garbage Disposal:	4	1.2	KVA	=	4.8 KVA
.3	Refrigerated Drawers	5	0.7	KVA	=	3.5 KVA
.4	Ice Maker:	1	0.6	KVA	=	0.6 KVA
.5	Wine Fridge:	1	1	KVA	=	1.0 KVA
.6	Refrigerator / Freezer:	2	0.7	KVA	=	1.4 KVA
.7	Range hood:	3	0.8	KVA	=	2.4 KVA
.8	Warming Drawer:	2	1.5	KVA	=	3.0 KVA
				Total (2)	=	19.1 KVA

3.0 Special Equipment Loads

.1	Pool and Water Feature Equipment (Estimated):				=	25.0 KVA
.2	Electric floor heater @240V	2	2.40	KVA	=	4.8 KVA
.3	IR Heaters (2) @ 4kW each	2	4	KVA	=	8.0 KVA
.4	Steam Shower (1) @ 10kW each	1	10	KVA	=	10.0 KVA
.5	Low Voltage Equipment – (4) Circuits at 750W each	4	0.75	KVA	=	3.0 KVA
.6	Vehicular Gate @ 240V:	2	1	HP	=	2.0 KVA
.7	Electric Water heater : @ 240V (TITLE 24 PROVISIONS)	3	5	KVA	=	15.0 KVA
.8	Electric Dryer @ 240V (TITLE 24 PROVISIONS)	2	5	KVA	=	10.0 KVA
.9	Circulation Pumps: @ 120V	2	0.26	KVA	=	1.0 KVA
.10	Garage Door Opener (1) : 5A @ 120V	2	0.6	KVA	=	1.2 KVA
.11	Towel Warmer @120V:	2	0.5	KVA	=	1.0 KVA
				Total (3)	=	87.0 KVA

4.0 Miscellaneous Site Lighting

.1	Estimated Lump Sum:				=	2.0 KVA
.2	Estimated Future Tennis Court Lighting				=	1.5 KVA
				Total (4)	=	3.5 KVA

5.0 Electric Vehicle Charging Stations

.1	EV Station	3 @	40 Amps Each - 230V. 1 Phase		=	23.0 KVA
				Total (5)	=	23.0 KVA
				Sub-Total (1.0 – 5.0):	=	170.2 KVA

Application of Demand (Per NEC 220.31):

1st 10 kVA at 100% :	=	10.0 KVA
Remainder of Load at 40% :	=	64.1 KVA
Total (1.0 – 5.0):	=	74.1 KVA

6.0 Electric Oven/Cooktop/Range

.1	Electric Oven/Cooktop/Range (5) demanded per CEC Table 220.55				=	20.0 KVA
				Total (6)	=	20.0 KVA

7.0 HVAC System Equipment (Per Mechanical Equipment Schedule)

.1	Outdoor Unit (Heat Pumps):	3 @45A 230V-1PH			=	32.4 KVA
.2	Condensing Unit (AV Units):	1 @19A 240V-1PH			=	4.6 KVA
.3	Split Heat Pump	1 @11A 230V-1PH			=	2.5 KVA
.4	Fan Coil Units:				=	4.0 KVA
.6	Exhaust/Supply Fans:				=	0.5 KVA
.7	Plus 25% Of Largest Rated Motor				=	2.6 KVA
				Total (7)	=	46.5 KVA
				Grand-Total (1.0 – 7.0):	=	140.6 KVA
				@120/240V 1-Ph 3-W	=	586.0 AMPS

Estimated 600A – 240V – 1Ø – 3W Service Minimum

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

REGISTERED PROFESSIONAL ENGINEER — ROY T. LEE — No. 31442 — Exp. 09/30/25 — ELECTRICAL — STATE OF CALIFORNIA

5059 W PICO BLVD
LOS ANGELES
CALIFORNIA
90019

Salas O'Brien

salasobrien.com 949.793.1555
Corona
4160 Temescal Canyon Rd.,
Suite 201
Corona, CA 92883
Project No.: 2023-04833-00

LA JOLLA RESIDENCE
7856 LA JOLLA VISTA DRIVE LA JOLLA, CA 09265

05/05/2025 - OWNER REVISIONS
-

LOAD CALCULATIONS

E0.11

LOAD CALCULATIONS

SCALE NO SCALE

1

Last saved by derek.demouchet 30x42 P:\2023-04833-00 - LaJollaRes\03-BIM-CAD\Electrical\E0.10 SINGLE LINE DIAGRAM.dwg 10/04/2023 12:35
Last plotted by antonio.segura 30x42 P:\2023-04833-00 - LaJollaRes\03-BIM-CAD\Electrical\2023-04833 - E0-11 LOAD CALCULATIONS.dwg 05/02/2025 08:58

PANEL HP2

MOUNTING: FLUSH | A.I.C. RATING: 10,000 AMPS (minimum) | LOCATION: MECH 124

240 / 120 VOLTS, 1 PHASE, 3 WIRE

BUS: 100A | MAIN: 100A | Feeder OCPD: 100A | Fed From: MSB

NOTE	DESCRIPTION	Volt-Amps L1	Volt-Amps L2	Ltg	Rec	Misc	Wire Size	Len (ft)	VD %	Ckt Brkr	Ckt No	L1	L2	Ckt No	Ckt Brkr	VD %	Len (ft)	Wire Size	Misc	Rec	Ltg	Volt-Amps L1	Volt-Amps L2	DESCRIPTION	NOTE
6	MECH 124 & EXTERIOR - CONV RECEPT	900	6		5		#10 Cu	95	1.4	20/1	1			2	20/1	0.4	20	#12 Cu				750		GYM 118 - EQUIP RECEPT	6
	BATH 123 - RECEPT		197		1	1	#12 Cu	25	0.1	20/1	3			4	20/1	0.3	15	#12 Cu					750	GYM 118 - EQUIP RECEPT	6
	PRIMARY BATH 120 - CONV RECEPT	951			5	3	#12 Cu	75	2.0	20/1	5			6	20/1	0.9	45	#12 Cu		4		720		GYM 118 - CONV RECEPT	6
6	HALL 108 - CONV RECEPT		720		4		#12 Cu	85	1.7	20/1	7			8	20/1	1.4	55	#12 Cu		5			900	OFFICE 117 - CONV RECEPT	6
6	SPARE									20/1	9			10	20/1	0.3	50	#12 Cu		1		180		OFFICE 117 - CONV RECEPT	6
6	PRIMARY BEDROOM 119 - CONV RECEPT		1280		7		#10 Cu	80	1.7	20/1	11			12	20/1	0.8	30	#12 Cu	2				1000	OFFICE 117 - OFFICE RECEPT	6
6	PRIMARY LOUNGE 122 - CONV RECEPT	1080			6		#10 Cu	120	2.2	20/1	13			14	20/1	1.9	105	#10 Cu		6		1080		BED 3 114 - CONV RECEPT	6
4	PRIMARY BATH 120 - FLOOR HEATER		1200				#12 Cu	50	0.8	20 / 2	15			16	20/1	0.9	90	#12 Cu	1	2			377	BATH 116 - CONV RECEPT AND EXHAUST FAN	6
		1200									17			18	20/1	1.4	50	#12 Cu				1000		PRIMARY BATH 120 - TOWEL WARMER	4
6	EXTERIOR RECEPT		540		3		#12 Cu	120	1.8	20/1	19			20	20/1	1.0	50	#12 Cu		4			720	PRIMARY BATH 120 - CONV RECEPT	7
	FAN COIL UNITS (FC-5 & FC-6)	504					#12 Cu	100	0.7	20 / 2	21			22	20	0.8	50	#12 Cu				1200		PRIMARY BATH FLOOR HEATER	4
			504								23			24	2								1200	---	
7	EXTERIOR RECEPT	180			1		#12 Cu	60	0.3	20/1	25			26	20/1									SPARE	6
7	PRIMARY CLOSET 121 - CONV RECEPT.		540		3			65		20/1	27			28	20/1									SPARE	6
4	ROOF EXHAUST FANS (EF-3,4,5,6,7,8,9)	140				7	#12 Cu	180	0.7	20/1	29			30	20/1									SPARE	6
6	SPARE									20/1	31			32	20/1									SPARE	6
6	SPARE									20/1	33			34	20/1									SPARE	6
6	SPARE									20/1	35			36	20/1									SPARE	6
6	SPARE									20/1	37			38										SPARE	6
											39			40											
											41			42											

PANEL CALCULATION		L1	L2	L1 + L2
CONNECTED LOAD	CONNECTED LOAD:	9,885 VA	9,908 VA	**19,793 VA**
	CONNECTED BALANCED LINE CURRENT = 82.5 A			HIGH LINE CURRENT (L2) = 82.6 A
DEMAND LOAD	LIGHTING LOAD @ 125%:	- VA	- VA	- VA
	OTHER LONG CONTINUOUS LOAD @ 125%:	- VA	- VA	- VA
	CONNECTED RECEPTACLE LOAD:	5,040 VA	5,220 VA	10,260 VA
	FIRST 10,000 VA @ 100%:	4,912 VA	5,088 VA	10,000 VA
	REMAINDER @ 50%:	64 VA	66 VA	130 VA
	CONNECTED KITCHEN LOAD @ QTY:	- VA	- VA	- VA
	KITCHEN LOAD @ DEMAND FACTOR:	- VA	- VA	- VA
	OTHER NON LCL LOAD @ 100%:	4,845 VA	4,688 VA	9,533 VA
	LARGEST MOTOR @ 25%:	- VA	- VA	- VA
	DEMAND LOAD:	9,821 VA	9,842 VA	**19,663 VA**
	DEMAND BALANCED LINE CURRENT = 81.9 A			HIGH LINE CURRENT (L2) = 82 A

PANEL HP1

MOUNTING: FLUSH | A.I.C. RATING: 22,000 AMPS (minimum) | LOCATION: LAUNDRY - 105

240 / 120 VOLTS, 1 PHASE, 3 WIRE

BUS: 225A | MAIN: 225A | Feeder OCPD: 225A | Fed From: MSB

NOTE	DESCRIPTION	Volt-Amps L1	Volt-Amps L2	Ltg	Rec	Misc	Wire Size	Len (ft)	VD %	Ckt Brkr	Ckt No	L1	L2	Ckt No	Ckt Brkr	VD %	Len (ft)	Wire Size	Misc	Rec	Ltg	Volt-Amps L1	Volt-Amps L2	DESCRIPTION	NOTE
7	LAUNDRY 105 - CONV RECEPT	900			5		#12 Cu	35	0.9	20/1	1			2	50	0.5	35	#6 Cu	KTC			4000		KITCHEN 102 - ELECTRIC OVEN	4
6	LAUNDRY 105 - WASHER RECEPT		500			1	#12 Cu	20	0.3	20/1	3			4	2								4000	---	
6	LAUNDRY 105 - DRYER RECEPT	500				1	#12 Cu	20	0.3	20/1	5			6	50	0.5	35	#6 Cu	KTC			4000		KITCHEN 102 - FUTURE ELECTRIC READY RANGE	4
6	LAUNDRY 105 - WASHER RECEPT		500			1	#12 Cu	20	0.3	20/1	7			8	2								4000	---	
6	LAUNDRY 105 - DRYER RECEPT	500				1	#12 Cu	20	0.3	20/1	9			10	20/1	1.2	35	#12 Cu	KTC			1200		KITCHEN 102 - GARBAGE DISPOSAL RECEPT	7
7	KITCHEN 102 - CONV RECEPT		1080		6		#12 Cu	65	1.7	20/1	11			12	20/1	1.2	35	#12 Cu	KTC				1200	KITCHEN 102 - DISHWASHER RECEPT	7
7	ENTRY 101 - CONV RECEPT	1080			6		#12 Cu	75	2.3	20/1	13			14	20/1	0.5	35	#12 Cu	KTC			500		KITCHEN 102 - RANGE AND HOOD RECEPT	7
7	KITCHEN 102 - DINNING RECEPT		1500			KTC	#10 Cu	75	1.9	20/1	15			16	20/1	1.6	65	#10 Cu	KTC				1500	KITCHEN 102 - SMALL APPLIANCE	7
7	KITCHEN 102 - SMALL APPLIANCE	1500				KTC	#12 Cu	50	2.1	20/1	17			18	20/1	1.6	65	#10 Cu	KTC			1500		KITCHEN 102 - SMALL APPLIANCE	7
7	KITCHEN 102 - SMALL APPLIANCE		1500			KTC	#12 Cu	45	1.9	20/1	19			20	20/1	1.7	60	#12 Cu	KTC				1000	KITCHEN 102 - WINE REF RECEPT	7
7	KITCHEN 102 - SMALL APPLIANCE	1500				KTC	#12 Cu	45	1.9	20/1	21			22	20/1	1.5	60	#10 Cu	KTC			1500		PANTRY 103 - SMALL APPLIANCE RECEPT	7
7	KITCHEN 102 - REF/FRZ DRAWER RECEPT		1000			KTC	#12 Cu	45	1.3	20/1	23			24	20/1	1.5	60	#10 Cu	KTC				1500	PANTRY 103 - SMALL APPLIANCE RECEPT	7
7	KITCHEN 102 - WARMING DRAWER RECEPT	1500				KTC	#12 Cu	40	1.7	20/1	25			26	20/1	1.5	60	#10 Cu	KTC			1500		PANTRY 103 - SMALL APPLIANCE RECEPT	7
7	KITCHEN 102 - REFIGERATOR RECEPT		1000			KTC	#12 Cu	40	1.1	20/1	27			28	20/1	1.5	45	#12 Cu	KTC				1200	PANTRY 103 - GARBAGE DISPOSAL RECEPT	7
7	KITCHEN 102 - REFIGERATOR RECEPT	1000				KTC	#12 Cu	40	1.1	20/1	29			30	20/1	1.5	45	#12 Cu	KTC			1200		PANTRY 103 - DISHWASHER RECEPT	7
6	KITCHEN 102 - GARBAGE DISPOSAL RECEPT		1200			KTC	#12 Cu	60	2.0	20/1	31			32	50	0.7	50	#6 Cu	KTC				4000	PANTRY 103 - FUTURE ELECTRIC READY RANGE	4
6	KITCHEN 102 - COFFE DISPENSER RECEPT	500				KTC	#12 Cu	60	0.8	20/1	33			34	2							4000		---	
6	SPARE									20/1	35			36	50	0.7	50	#6 Cu	KTC			4000		PANTRY 103 - ELECTRIC OVEN	4
6	SPARE									20/1	37			38	2							4000		---	
6	SPARE									20/1	39			40	20/1									SPARE	6
6	SPARE									20/1	41			42	20/1									SPARE	6
6	SPARE									20/1	43			44	20/1									SPARE	6
6	SPARE									20/1	45			46	20/1									SPARE	6
6	SPARE									20/1	47			48	20/1									SPARE	6
6	SPARE									20/1	49			50	20/1									SPARE	6
											51			52											
											53			54											

PANEL CALCULATION		L1	L2	L1 + L2
CONNECTED LOAD	CONNECTED LOAD:	32,380 VA	30,680 VA	**63,060 VA**
	CONNECTED BALANCED LINE CURRENT = 262.8 A			HIGH LINE CURRENT (L1) = 269.8 A
DEMAND LOAD	LIGHTING LOAD @ 125%:	- VA	- VA	- VA
	OTHER LONG CONTINUOUS LOAD @ 125%:	- VA	- VA	- VA
	CONNECTED RECEPTACLE LOAD:	1,980 VA	1,080 VA	3,060 VA
	FIRST 10,000 VA @ 100%:	- VA	- VA	- VA
	REMAINDER @ 50%:	- VA	- VA	- VA
	CONNECTED KITCHEN LOAD @ QTY:	29,400 VA	28,600 VA	58,000 VA @ 25
	KITCHEN LOAD @ DEMAND FACTOR:	19,110 VA @ 65%	18,590 VA @ 65%	37,700 VA @ 65%
	OTHER NON LCL LOAD @ 100%:	1,000 VA	1,000 VA	2,000 VA
	LARGEST MOTOR @ 25%:	- VA	- VA	- VA
	DEMAND LOAD:	22,090 VA	20,670 VA	**42,760 VA**
	DEMAND BALANCED LINE CURRENT = 178.2 A			HIGH LINE CURRENT (L1) = 184.1 A

PANEL HP4

MOUNTING: FLUSH | A.I.C. RATING: 22,000 AMPS (minimum) | LOCATION: LAUNDRY 105

240 / 120 VOLTS, 1 PHASE, 3 WIRE

BUS: 225A | MAIN: 225A | Feeder OCPD: 225A | Fed From: MSB

NOTE	DESCRIPTION	Volt-Amps L1	Volt-Amps L2	Ltg	Rec	Misc	Wire Size	Len (ft)	VD %	Ckt Brkr	Ckt No	L1	L2	Ckt No	Ckt Brkr	VD %	Len (ft)	Wire Size	Misc	Rec	Ltg	Volt-Amps L1	Volt-Amps L2	DESCRIPTION	NOTE
4	LAUNDRY 105 - FUTURE ELECTRIC DRYER READY	2500					#10 Cu	20	0.4	30	1			2	20/1	0.3	60	#12 Cu	1	1		197		ENTRY BATH RECEPT & EXHAUST FAN (EF-1)	
	---		2500							2	3			4	20/1	2.1	85	#12 Cu		5			900	LIVING 007 - CONV RECEPT	6
4	LAUNDRY 105 - FUTURE ELECTRIC DRYER READY	2500					#10 Cu	20	0.4	30 / 2	5			6	20/1	1.7	85	#12 Cu		4		720		LIVING 007 - CONV RECEPT	6
	---		2500								7			8	20/1	1.0	50	#12 Cu		4			720	DEN 109 - CONV RECEPT	6
	LAUNDY & MUD ROOM EXHAUST & SUPPLY FAN (EF-2 & SF-1)	57					#12 Cu	20	0.0	20/1	9			10	20/1	0.7	45	#12 Cu		3		540		DEN 109 - CONV RECEPT	6
	LIVING 007 - FANCOIL UNIT (FC-1)		492				#12 Cu	60	0.4	15 / 2	11			12	20/1	0.8	50	#12 Cu		3			540	HALL 108 - CONV RECEPT	6
		492									13			14	20/1	1.2	60	#12 Cu		4		720		BED 1 110 - CONV RECEPT	6
	LAUNDRY 105 - FANCOIL UNIT (FC-2)		492				#12 Cu	15	0.1	15 / 2	15			16	20/1	1.0	65	#12 Cu		3			540	BED 1 110 - CONV RECEPT	6
		492									17			18	20/1	0.4	65	#12 Cu	1	1		197		BATH 111 - RECEPT & EXHAUST FAN (EF-4)	
	MINI SPLIT (SH_ER & FC-ER)						#8 Cu			40 / 2	19			20	20/1	0.8	80	#12 Cu		2			360	EXTERIOR - CONV RECEPT	6
											21			22	20/1	1.7	95	#10 Cu		6		1080		BED 2 112 - CONV RECEPT	6
	FAN COIL UNITS (FC-3, FC-4)		520				#12 Cu	120	0.9	20 / 2	23			24	20/1	0.4	80	#12 Cu	1	1			197	BATH 113- CONV RECEPT & EXHAUST FAN (EF-3)	
		520									25			26	20/1	0.5	50	#12 Cu		2		360		EXTERIOR CARPORT RECEPT	6
4	EXTERIOR MOTORIZED GATE WEST		1250				#6 Cu	270	2.3	25/1	27			28	20/1	1.7	130	#12 Cu	1	2			460	EXTERIOR BBQ IGNITOR & RE4CEPT	6
4	EXTERIOR CALL BOX POWER WEST	500					#10 Cu	270	2.3	20/1	29			30	20/1	1.6	80	#12 Cu		4		720		LIVING 107 - FLOOR BOXES	6
7	SPARE									20/1	31			32	20/1	1.8	130	#8 Cu					1250	EXTERIOR MOTORIZED GATE EAST	4
7	SPARE									20/1	33			34	20/1	1.8	130	#12 Cu				500		EXTERIOR CALL BOX POWER EAST	6
7	SPARE									20/1	35			36	20/1									SPARE	6
7	SPARE									20/1	37			38	20/1									SPARE	6
6	SPARE									20/1	39			40	20/1									SPARE	6
6	SPARE									20/1	41			42	20/1									SPARE	6
6	SPARE									20/1	43			44	20/1									SPARE	6
6	SPARE									20/1	45			46	20/1									SPARE	6
6	SPARE									20/1	47			48	20/1									SPARE	6
											49			50											
											51			52											
											53			54											

PANEL CALCULATION		L1	L2	L1 + L2
CONNECTED LOAD	CONNECTED LOAD:	12,095 VA	12,721 VA	**24,816 VA**
	CONNECTED BALANCED LINE CURRENT = 103.4 A			HIGH LINE CURRENT (L2) = 106 A
DEMAND LOAD	LIGHTING LOAD @ 125%:	- VA	- VA	- VA
	OTHER LONG CONTINUOUS LOAD @ 125%:	- VA	- VA	- VA
	CONNECTED RECEPTACLE LOAD:	4,500 VA	3,600 VA	8,100 VA
	FIRST 10,000 VA @ 100%:	- VA	- VA	- VA
	REMAINDER @ 50%:	- VA	- VA	- VA
	CONNECTED KITCHEN LOAD @ QTY:	- VA	- VA	- VA
	KITCHEN LOAD @ DEMAND FACTOR:	- VA	- VA	- VA
	OTHER NON LCL LOAD @ 100%:	7,595 VA	9,121 VA	16,716 VA
	LARGEST MOTOR @ 25%:	- VA	- VA	- VA
	DEMAND LOAD:	12,095 VA	12,721 VA	**24,816 VA**
	DEMAND BALANCED LINE CURRENT = 103.4 A			HIGH LINE CURRENT (L2) = 106 A

PANEL HP3

MOUNTING: SURFACE NEMA 4X | A.I.C. RATING: 50,000 AMPS (minimum) | LOCATION: SERVICE EQUIPMENT COURTYARD

240 / 120 VOLTS, 1 PHASE, 3 WIRE

BUS: 225A | MAIN: 175A | Feeder OCPD: 175A | Fed From: MSB

NOTE	DESCRIPTION	Volt-Amps L1	Volt-Amps L2	Ltg	Rec	Misc	Wire Size	Len (ft)	VD %	Ckt Brkr	Ckt No	L1	L2	Ckt No	Ckt Brkr	VD %	Len (ft)	Wire Size	Misc	Rec	Ltg	Volt-Amps L1	Volt-Amps L2	DESCRIPTION	NOTE
	OUTDOOR UNIT (OU-4)	2280				LM	#10 Cu	80	1.5	30	1			2	20/1	1.0	60	#12 Cu				600		WATER HEATER RECEPT (WH-1)	4
	---		2280							2	3			4	20/1	1.0	60	#12 Cu					600	WATER HEATER RECEPT (WH-2)	4
	OUTDOOR UNIT (SHP-ER)	1144					#10 Cu	80	0.8	30 / 2	5			6	40	1.2	65	#8 Cu				3480		EVCS	4
	---		1144								7			8	2								3480	---	
	DIMMER PANEL (DP-3)	750					#6 Cu	80	0.2	50 / 2	9			10	30			#10 Cu						SPARE - FUTURE ELECTRIC WATER HEATER READY	4
	---		750								11			12	2									---	
4	CIRCULATION PUMP (CP-1 & CP-2)	600					#12 Cu	60	1.0	20/1	13			14	30			#10 Cu						SPARE - FUTURE ELECTRIC WATER HEATER READY	4
	CONV RECEPT & WATER FILTRATION (WFS-1)		600				#12 Cu	60	1.0	20/1	15			16	2									---	
6	ADU STORAGE CONV RECEPT	360			2		#12 Cu	60	0.6	20/1	17			18	25	0.1	40	#10 Cu				396		FANCOIL UNIT (FC-7)	
	ADU BATHROOM CONV RECEPT & EXHAUST FAN		197		1	1	#12 Cu	60	0.3	20/1	19			20	2								396	---	
6	ADU BADROOM NORTH - CONV RECEPT	900			5		#12 Cu	70	1.8	20/1	21			22	20/1									SPARE	6
6	ADU HALL RECEPT		360		2		#12 Cu	50	0.5	20/1	23			24	20/1	0.6	40	#12 Cu					500	STORAGE MOTORIZED DOOR	6
6	ADU BEDROOM SOUTH - CONV RECEPT	720			4		#12 Cu	50	1.0	20/1	25			26	20/1	1.3	30	#12 Cu	KTC			1500		ADU SMALL APPLIANCE	7
	ADU BATHROOM SOUTH - RECEPT & EXHAUST FAN		197		1	1	#12 Cu	30	0.2	20/1	27			28	20/1	1.0	30	#12 Cu	KTC				1200	ADU GARBAGE DISPOSSAL	7
6	SPARE									20/1	29			30	20/1	0.6	30	#12 Cu	KTC			1500		INDUCTION COOKTOP RECEPT	4
6	SPARE									20/1	31			32	2								1500	---	
6	SPARE									20/1	33			34	20/1									SPARE	6
6	SPARE									20/1	35			36	20/1	0.3	30	#12 Cu		2			360	EXTERIOR RECEPT	6
											37			38											
											39			40											
											41			42											

PANEL CALCULATION		L1	L2	L1 + L2
CONNECTED LOAD	CONNECTED LOAD:	14,230 VA	13,564 VA	**27,794 VA**
	CONNECTED BALANCED LINE CURRENT = 115.8 A			HIGH LINE CURRENT (L1) = 118.6 A
DEMAND LOAD	LIGHTING LOAD @ 125%:	- VA	- VA	- VA
	OTHER LONG CONTINUOUS LOAD @ 125%:	- VA	- VA	- VA
	CONNECTED RECEPTACLE LOAD:	1,980 VA	1,080 VA	3,060 VA
	FIRST 10,000 VA @ 100%:	- VA	- VA	- VA
	REMAINDER @ 50%:	- VA	- VA	- VA
	CONNECTED KITCHEN LOAD @ QTY:	3,000 VA	2,700 VA	5,700 VA @ 3
	KITCHEN LOAD @ DEMAND FACTOR:	2,700 VA @ 90%	2,430 VA @ 90%	5,130 VA @ 90%
	OTHER NON LCL LOAD @ 100%:	9,250 VA	9,784 VA	19,034 VA
	LARGEST MOTOR @ 25%:	570 VA	570 VA	1,140 VA
	DEMAND LOAD:	14,500 VA	13,864 VA	**28,364 VA**
	DEMAND BALANCED LINE CURRENT = 118.2 A			HIGH LINE CURRENT (L1) = 120.8 A

PANEL AV

MOUNTING: FLUSH | A.I.C. RATING: 25,000 AMPS (minimum) | LOCATION: ADU STORAGE

240 / 120 VOLTS, 1 PHASE, 3 WIRE ISOLATED GND

BUS: 100A | MAIN: 100A | Feeder OCPD: 100A | Fed From: MSB

NOTE	DESCRIPTION	Volt-Amps L1	Volt-Amps L2	Ltg	Rec	Misc	Wire Size	Len (ft)	VD %	Ckt Brkr	Ckt No	L1	L2	Ckt No	Ckt Brkr	VD %	Len (ft)	Wire Size	Misc	Rec	Ltg	Volt-Amps L1	Volt-Amps L2	DESCRIPTION	NOTE
6	ADU TV RECEPTS	1000					#12 Cu	55	1.5	20/1	1			2	20/1	0.6	30	#12 Cu				750		AV RACK POWER	
6	DEN 109 & BED 110 - TV RECEPTS		1000				#10 Cu	105	1.8	20/1	3			4	20/1	0.6	30	#12 Cu					750	AV RACK POWER	
6	BED 112 - TV RECEPT	500					#12 Cu	110	1.5	20/1	5			6	20/1	0.6	30	#12 Cu				750		AV RACK POWER	
6	BED 114 - TV RECEPT		500				#12 Cu	130	1.8	20/1	7			8	20/1	1.4	170	#10 Cu					500	PRIMARY BED 119 - TV RECEPT	6
6	AV RACK RECEPT	700					#12 Cu	15	0.3	20/1	9			10	20/1									SPARE	6
6	AV RACK RECEPT		700				#12 Cu	15	0.3	20/1	11			12	20/1	2.1	150	#12 Cu					500	GYM 118 - TV RECEPT	6
6	SPARE									20/1	13			14	20/1									SPARE	6
6	SPARE									20/1	15			16	20/1									SPARE	6
6	SPARE										17			18	20/1									SPARE	6
6	SPARE										19			20											
											21			22											
											23			24											
											25			26											
											27			28											
											29			30											
											31			32											
											33			34											

PANEL		L1	L2	L1 + L2
CONN		3,700 VA	3,950 VA	**7,650 VA**
				HIGH LINE CURRENT (L2) = 32.9 A
DEM		- VA	- VA	- VA
		- VA	- VA	- VA
		- VA	- VA	- VA
		- VA	- VA	- VA
		- VA	- VA	- VA
		- VA	- VA	- VA
		- VA	- VA	- VA
		- VA	- VA	- VA
		3,700 VA	3,950 VA	**7,650 VA**
				HIGH LINE CURRENT (L2) = 32.9 A

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

SPECIFIC PANEL SCHED. NOTES

"1" PROVIDE LOCK-ON DEVICE.

"2" PROVIDE LOCK-OFF DEVICE.

"3" PROVIDE SHUNT TRIP DEVICE.

"4" PROVIDE GFCI TYPE DEVICE.

"5" PROVIDE A RED CIRCUIT BREAKER.

"6" PROVIDE AFCI TYPE DEVICE COMPLYING WITH NEC, OR CEC WHERE ADOPTED, 210.12(A) & (B).

"7" PROVIDE DUAL AFCI/GFCI TYPE DEVICE.

GENERAL NOTES

1. PROVIDE HANDLE TIES FOR ALL BREAKERS WHERE NEUTRALS ARE SHARED AMONGST CIRCUITS.
2. ALL LENGTHS INDICATED ON THE PANEL SCHEDULES ARE FOR VOLTAGE DROP PURPOSES ONLY TO COMPLY WITH THE 2019 TITLE 24, PART 6 CODE REQUIREMENTS AND MAY NOT REPRESENT ACTUAL LENGTHS AS THE CENTROID MAY HAVE BEEN USED IN COMPLIANCE WITH THE 2019 NONRESIDENTIAL COMPLIANCE MANUAL AND SHALL NOT BE USED FOR BID PURPOSES. THE CONTRACTOR SHALL REVIEW THE CONSTRUCTION DOCUMENTS TO DETERMINE THE ACTUAL LENGTHS BASED ON THE IDEAL CONDUIT AND CONDUCTOR ROUTING THROUGHOUT THE STRUCTURE. IF ACTUAL OR CENTROID LENGTHS EXCEED THE LENGTHS INDICATED THE VOLTAGE DROP CALCULATIONS SHALL BE REVISED ACCORDINGLY.

PANEL INDEX	
HP2	HP1
HP4	HP3
AV	-

PANEL SCHEDULE NOTES

1. WHERE PANEL IS INDICATED TO INCLUDE FEED THRU LUGS, PROVIDE FEED THROUGH LUGS AT THE OPPOSITE END OF THE PANELBOARD FROM THE PANELBOARD MAIN LUGS.
2. WHERE PANEL IS INDICATED TO INCLUDE DOUBLE LUGS, PROVIDE A DOUBLE LUG KIT AT THE SAME END OF THE PANELBOARD AS THE PANELBOARD MAIN LUGS.
3. WHERE PANEL CIRCUIT BREAKER RATING IS SHOWN AS SERIES RATED, PROVIDE CIRCUIT BREAKERS IN PANELBOARD WHICH ARE SERIES RATED WITH THE UPSTREAM SYSTEM FOR THE AVAILABLE FAULT CURRENT. THE PANELBOARD SHALL BE MARKED WITH THE SERIES CONNECTED RATINGS, AS WELL AS ALL MARKING AS REQUIRED BY THE NEC, OR CEC WHERE ADOPTED, 240-83(C).
4. WHERE PANEL IS INDICATED AS RECESSED OR FLUSH MOUNTED, PROVIDE SPARE CONDUITS STUBBED UP INTO THE ACCESSIBLE CEILING SPACE. PROVIDE ONE (1) 3/4" CONDUIT ONLY FOR EACH THREE (3) SPARES OR SPACES, M

MOUNTING: SURFACE NEMA 4X
A.I.C. RATING: 10,000 AMPS (minimum)
LOCATION: POOL EQUIPMENT YARD

PANEL PP

240 / 120 VOLTS, 1 PHASE, 3 WIRE

BUS: 125A
MAIN: 100A
Feeder OCPD: 100A Fed From: MSB

NOTE	DESCRIPTION	Volt-Amps L1	Volt-Amps L2	Ltg	Rec	Misc	Wire Size	Len (ft)	VD %	Ckt Brkr	Ckt No	L1	L2	Ckt No	Ckt Brkr	VD %	Len (ft)	Wire Size	Misc	Rec	Ltg	Volt-Amps L1	Volt-Amps L2	DESCRIPTION	NOTE
4	POOL EQUIPMENT	1000								20/1	1			2	20/1	2.0	180	#8 Cu				1000		POOL EQUIPMENT	4
4	POOL EQUIPMENT		1000							20/1	3			4	20/1								1000	POOL EQUIPMENT	4
4	POOL EQUIPMENT	1000								20/1	5			6	20/1							1000		POOL EQUIPMENT	4
4	POOL EQUIPMENT		1000							20/1	7			8	20/1								1000	POOL EQUIPMENT	4
4	POOL EQUIPMENT	1000								20/1	9			10	20/1							1000		POOL EQUIPMENT	4
4	POOL EQUIPMENT		1000							20/1	11			12	20/1								1000	POOL EQUIPMENT	4
4	POOL EQUIPMENT	1000								20/1	13			14	20/1							1000		POOL EQUIPMENT	4
4	POOL EQUIPMENT		1000							20/1	15			16	20/1								1000	POOL EQUIPMENT	4
4	POOL EQUIPMENT	1000								20/1	17			18	20/1							1000		POOL EQUIPMENT	4
4	POOL EQUIPMENT		1000							20/1	19			20	20/1								1000	POOL EQUIPMENT	4
											21			22											4
											23			24											
											25			26											
											27			28											
											29			30											
											31			32											
											33			34											
											35			36											
											37			38											
											39			40											
											41			42											

PANEL CALCULATION		L1	L2	L1 + L2
CONNECTED LOAD	CONNECTED LOAD:	10,000 VA	10,000 VA	20,000 VA
	CONNECTED BALANCED LINE CURRENT = 83.3 A		HIGH LINE CURRENT (L1 = L2) = 83.3 A	
DEMAND LOAD	LIGHTING LOAD @ 125%:	- VA	- VA	- VA
	OTHER LONG CONTINUOUS LOAD @ 125%:	- VA	- VA	- VA
	CONNECTED RECEPTACLE LOAD:	- VA	- VA	- VA
	FIRST 10,000 VA @ 100%:	- VA	- VA	- VA
	REMAINDER @ 50%:	- VA	- VA	- VA
	CONNECTED KITCHEN LOAD @ QTY:	- VA	- VA	- VA
	KITCHEN LOAD @ DEMAND FACTOR:	- VA	- VA	- VA
	OTHER NON LCL LOAD @ 100%:	- VA	- VA	- VA
	LARGEST MOTOR @ 25%:	- VA	- VA	- VA
	DEMAND LOAD:	10,000 VA	10,000 VA	20,000 VA
	DEMAND BALANCED LINE CURRENT = 83.3 A		HIGH LINE CURRENT (L1 = L2) = 83.3 A	

POOL PANEL NOTES:
1. POOL PANEL SCHEDULE SHOWN. FOR ADDITIONAL FUTURE LOADS POOL EQUIPMENT IS A DEFERRED SUBMITTAL ITEM. COORDINATE WITH POOL CONTRACTOR FOR ACTUAL POOL PANEL EQUIPMENT LOADS, LOCATIONS, AND REQUIREMENTS PRIOR TO ROUGH-IN

2. POOL PANEL SHALL BE STAINLESS STEEL AND SUITABLE FOR USE IN CORROSIVE CONDITIONS.

MOUNTING: FLUSH
A.I.C. RATING: 22,000 AMPS (minimum)
LOCATION: ADU STORAGE

PANEL PV

240 / 120 VOLTS, 1 PHASE, 3 WIRE

BUS: 100A
MAIN: 100A
Feeder OCPD: 100A Fed From: MSB

NOTE	DESCRIPTION	Volt-Amps L1	Volt-Amps L2	Ltg	Rec	Misc	Wire Size	Len (ft)	VD %	Ckt Brkr	Ckt No	L1	L2	Ckt No	Ckt Brkr	VD %	Len (ft)	Wire Size	Misc	Rec	Ltg	Volt-Amps L1	Volt-Amps L2	DESCRIPTION	NOTE
6	PRIMARY BEDROOM 119 - CONV RECEPT	540		3			#10 Cu	190	1.7	20/1	1			2	20/1	2.0	120	#10 Cu						OFFICE 117 - RECEPT	6
6	PRIMARY BEDROOM 119 - CONV RECEPT		540	3			#10 Cu	190	1.7	20/1	3			4	20/1	2.0	80	#10 Cu					1500	KITCHEN 102 - SMALL APPLIANCE	7
6	SPARE										5			6	20/1			#12 Cu					500	DIMMER PANEL CONTROLS (DP-1)	
6	SPARE										7			8	20/1			#12 Cu					500	EM LTG	6
6	SPARE										9			10	20/1			#12 Cu				500		EM LTG	6
6	SPARE										11			12										SPARE	6
6	SPARE										13			14										SPARE	6
6	SPARE										15			16										SPARE	6
6	SPARE										17			18										SPARE	6
6	SPARE										19			20										SPARE	6
6	SPARE										21			22										SPARE	6
6	SPARE										23			24										SPARE	6
											25			26										SPARE	6
											27			28										SPARE	6
											29			30											
											31			32											
											33			34											
											35			36											
											37			38											
											39			40											
											41			42											

PANEL CALCULATION		L1	L2	L1 + L2
CONNECTED LOAD	CONNECTED LOAD:	2,540 VA	2,540 VA	5,080 VA
	CONNECTED BALANCED LINE CURRENT = 21.2 A		HIGH LINE CURRENT (L1 = L2) = 21.2 A	
DEMAND LOAD	LIGHTING LOAD @ 125%:	- VA	- VA	- VA
	OTHER LONG CONTINUOUS LOAD @ 125%:	- VA	- VA	- VA
	CONNECTED RECEPTACLE LOAD:	540 VA	540 VA	1,080 VA
	FIRST 10,000 VA @ 100%:	- VA	- VA	- VA
	REMAINDER @ 50%:	- VA	- VA	- VA
	CONNECTED KITCHEN LOAD @ QTY:	- VA	- VA	- VA
	KITCHEN LOAD @ DEMAND FACTOR:	- VA	- VA	- VA
	OTHER NON LCL LOAD @ 100%:	2,000 VA	2,000 VA	4,000 VA
	LARGEST MOTOR @ 25%:	- VA	- VA	- VA
	DEMAND LOAD:	2,540 VA	2,540 VA	5,080 VA
	DEMAND BALANCED LINE CURRENT = 21.2 A		HIGH LINE CURRENT (L1 = L2) = 21.2 A	

MOUNTING: SURFACE
A.I.C. RATING: 18,000 AMPS (minimum)
LOCATION: TENNIS PAVILLION STORAGE

PANEL HPT

240 / 120 VOLTS, 1 PHASE, 3 WIRE

BUS: 225A
MAIN: 225A
Feeder OCPD: 225A Fed From: MSB

NOTE	DESCRIPTION	Volt-Amps L1	Volt-Amps L2	Ltg	Rec	Misc	Ckt Brkr	Ckt No	L1	L2	Ckt No	Ckt Brkr	Misc	Rec	Ltg	Volt-Amps L1	Volt-Amps L2	DESCRIPTION	NOTE
7	SMALL APPLIANCE RECEPT	1500					20/1	1			2	20/1		2		360		PAVILLION RECEPT	7
7	SMALL APPLIANCE RECEPT		1500				20/1	3			4	20/1	1				500	PAVILLION TV RECEPT	7
6	TENNIS PEDESTAL MOUNTED RECEPT	180			1		20/1	5			6	20/1	1			1000		PAVILLION BATHROOM RECEPT	6
7	UNDERCABINET FRIDGE RECEPT		1000				20/1	7			8	20/1		1			180	PAVILLION EXTERIOR RECEPT	6
4	WATER HEATER (WH-3)	500				1	20/1	9			10	30				2000		IR HEATER (IH-1)	4
4	SPARE PROVOSION FOR FUTURE WATER HEATER						30	11			12	2					2000		
								13			14	30				2000		IR HEATER (IH-2)	4
7	SPARE						20/1	15			16	2					2000	----	
7	SPARE						20/1	17			18	30						SPARE	4
7	SPARE						20/1	19			20	2						----	
	SPARE						20/1	21			22	30						SPARE	4
	SPARE						20/1	23			24	2						----	
	SPARE						20/1	25			26								
	SPARE						20/1	27			28								
	SPARE						20/1	29			30								
								31			32								
								33			34								
								35			36								
								37			38								
								39			40	100				8940		PANEL HPG	
								41			42	2				8360			

PANEL CALCULATION		L1	L2	L1 + L2
CONNECTED LOAD	CONNECTED LOAD:	15,900 VA	16,120 VA	32,020 VA
	CONNECTED BALANCED LINE CURRENT = 133.4 A		HIGH LINE CURRENT (L2) = 134.3 A	
DEMAND LOAD	LIGHTING LOAD @ 125%:	- VA	- VA	- VA
	OTHER LONG CONTINUOUS LOAD @ 125%:	- VA	- VA	- VA
	CONNECTED RECEPTACLE LOAD:	540 VA	180 VA	720 VA
	FIRST 10,000 VA @ 100%:	- VA	- VA	- VA
	REMAINDER @ 50%:	- VA	- VA	- VA
	CONNECTED KITCHEN LOAD @ QTY:	- VA	- VA	- VA
	KITCHEN LOAD @ DEMAND FACTOR:	- VA	- VA	- VA
	OTHER NON LCL LOAD @ 100%:	15,360 VA	15,940 VA	31,300 VA
	LARGEST MOTOR @ 25%:	- VA	- VA	- VA
	DEMAND LOAD:	15,900 VA	16,120 VA	32,020 VA
	DEMAND BALANCED LINE CURRENT = 133.4 A		HIGH LINE CURRENT (L2) = 134.3 A	

MOUNTING: SURFACE
A.I.C. RATING: 10,000 AMPS (minimum)
LOCATION: GARAGE STORAGE

PANEL HPG

MAX VD% 2.5

240 / 120 VOLTS, 1 PHASE, 3 WIRE

BUS: 100A
MAIN: 100A
Feeder OCPD: 100A Fed From: HPT

NOTE	DESCRIPTION	Volt-Amps L1	Volt-Amps L2	Ltg	Rec	Misc	Wire Size	Len (ft)	VD %	Ckt Brkr	Ckt No	L1	L2	Ckt No	Ckt Brkr	VD %	Len (ft)	Wire Size	Misc	Rec	Ltg	Volt-Amps L1	Volt-Amps L2	DESCRIPTION	NOTE
4	EVSE	3840					#8 Cu	30	0.6	40	1			2	20/1	1.2	60	#12 Cu	4			720		GARAGE RECEPT	4
	----		3840							2	3			4	20/1	0.4	30	#12 Cu	1				500	GARAGE ROLL UP DOOR RECEPT	4
4	EVSE	3840					#8 Cu	30	0.6	40	5			6	20/1	0.9	60	#12 Cu		3		540		GARAGE EXTERIOR RECEPT	
	----		3840							2	7			8	20/1	0.1	15	#12 Cu		1			180	GARAGE STORAGE RECEPT	
4	SPARE									20/1	9			10											
4	SPARE									20/1	11			12											
4	SPARE									20/1	13			14											
4	SPARE									20/1	15			16											
4	SPARE									20/1	17			18											
4	SPARE									20/1	19			20											
4	SPARE									20/1	21			22											
4	SPARE									20/1	23			24											
											25			26											
											27			28											
											29			30											

PANEL CALCULATION		L1	L2	L1 + L2
CONNECTED LOAD	CONNECTED LOAD:	8,940 VA	8,360 VA	17,300 VA
	CONNECTED BALANCED LINE CURRENT = 72.1 A		HIGH LINE CURRENT (L1) = 74.5 A	
DEMAND LOAD	LIGHTING LOAD @ 125%:	- VA	- VA	- VA
	OTHER LONG CONTINUOUS LOAD @ 125%:	- VA	- VA	- VA
	CONNECTED RECEPTACLE LOAD:	1,260 VA	180 VA	1,440 VA
	FIRST 10,000 VA @ 100%:	- VA	- VA	- VA
	REMAINDER @ 50%:	- VA	- VA	- VA
	CONNECTED KITCHEN LOAD @ QTY:	- VA	- VA	- VA
	KITCHEN LOAD @ DEMAND FACTOR:	- VA	- VA	- VA
	OTHER NON LCL LOAD @ 100%:	7,680 VA	8,180 VA	15,860 VA
	LARGEST MOTOR @ 25%:	- VA	- VA	- VA
	DEMAND LOAD:	8,940 VA	8,360 VA	17,300 VA
	DEMAND BALANCED LINE CURRENT = 72.1 A		HIGH LINE CURRENT (L1) = 74.5 A	

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

SPECIFIC PANEL SCHED. NOTES

"1" PROVIDE LOCK-ON DEVICE.
"2" PROVIDE LOCK-OFF DEVICE.
"3" PROVIDE SHUNT TRIP DEVICE.
"4" PROVIDE GFCI TYPE DEVICE.
"5" PROVIDE A RED CIRCUIT BREAKER.
"6" PROVIDE AFCI TYPE DEVICE COMPLYING WITH NEC, OR CEC WHERE ADOPTED, 210.12(A) & (B).
"7" PROVIDE DUAL AFCI/GFCI TYPE DEVICE.

GENERAL NOTES

1. PROVIDE HANDLE TIES FOR ALL BREAKERS WHERE NEUTRALS ARE SHARED AMONGST CIRCUITS.
2. ALL LENGTHS INDICATED ON THE PANEL SCHEDULES ARE FOR VOLTAGE DROP PURPOSES ONLY TO COMPLY WITH THE 2019 TITLE 24, PART 6 CODE REQUIREMENTS AND MAY NOT REPRESENT ACTUAL LENGTHS AS THE CENTROID MAY HAVE BEEN USED IN COMPLIANCE WITH THE 2019 NONRESIDENTIAL COMPLIANCE MANUAL AND SHALL NOT BE USED FOR BID PURPOSES. THE CONTRACTOR SHALL REVIEW THE CONSTRUCTION DOCUMENTS TO DETERMINE THE ACTUAL LENGTHS BASED ON THE IDEAL CONDUIT AND CONDUCTOR ROUTING THROUGHOUT THE STRUCTURE. IF ACTUAL OR CENTROID LENGTHS EXCEED THE LENGTHS INDICATED THE VOLTAGE DROP CALCULATIONS SHALL BE REVISED ACCORDINGLY.

PANEL INDEX

PP	PV
HPT	HPG
-	-

PANEL SCHEDULE NOTES

1. WHERE PANEL IS INDICATED TO INCLUDE FEED THRU LUGS, PROVIDE FEED THROUGH LUGS AT THE OPPOSITE END OF THE PANELBOARD FROM THE PANELBOARD MAIN LUGS.
2. WHERE PANEL IS INDICATED TO INCLUDE DOUBLE LUGS, PROVIDE A DOUBLE LUG KIT AT THE SAME END OF THE PANELBOARD AS THE PANELBOARD MAIN LUGS.
3. WHERE PANEL CIRCUIT BREAKER RATING IS SHOWN AS SERIES RATED, PROVIDE CIRCUIT BREAKERS IN PANELBOARD WHICH ARE SERIES RATED WITH THE UPSTREAM SYSTEM FOR THE AVAILABLE FAULT CURRENT. THE PANELBOARD SHALL BE MARKED WITH THE SERIES CONNECTED RATINGS, AS WELL AS ALL MARKING AS REQUIRED BY THE NEC, OR CEC WHERE ADOPTED, 240-83(C).
4. WHERE PANEL IS INDICATED AS RECESSED OR FLUSH MOUNTED, PROVIDE SPARE CONDUITS STUBBED UP INTO THE ACCESSIBLE CEILING SPACE. PROVIDE ONE (1) 3/4" CONDUIT ONLY FOR EACH THREE (3) SPARES OR SPACES, MINIMUM OF TWO (2). EACH CONDUIT SHALL BE TAGGED, CAPPED AND MARKED FOR FUTURE USE.
5. PROVIDE BREAKER INTERLOCK WITH ADJACENT BREAKER(S) FOR ANY MULTI-WIRE BRANCH CIRCUIT. BREAKER INTERLOCK GROUPING SHALL BE BY BRANCH CIRCUIT GROUP (i.e. MULTIPLE CIRCUITS SHARING A COMMON NEUTRAL (NEC, OR CEC WHERE ADOPTED, 210.4(B).) COMMON YOKE (NEC, OR CEC WHERE ADOPTED, 210.7(B),)
6. PROVIDE BREAKER LOCK OFF DEVICE ON ANY CIRCUIT BREAKER FEEDING A TRANSFORMER AS REQUIRED, PER NEC, OR CEC WHERE ADOPTED, 450.14. WHERE AN EXISTING PANEL IS BEING ALTERED OR MODIFIED IN ANY WAY, CONTRACTOR SHALL INCLUDE ALL COSTS IN BASE BID TO ADD BREAKER LOCK-OFF DEVICES TO EXISTING TRANSFORMER CIRCUIT BREAKERS BASED ON CONTRACTOR'S INVESTIGATION OF EXISTING CONDITIONS.
7. ALL CIRCUIT BREAKERS SHALL BE BOLT-ON TYPE AND SHALL BE SUITABLE FOR 75 DEGREE AMPACITY CONDUCTORS.
8. ELECTRICAL PANELS SHALL BE DEAD FRONT SAFETY TYPE. PANELS SHALL BE MINIMUM 20" WIDE AND 5-3/4" DEEP UNLESS OTHERWISE NOTED.
9. ALL ELECTRICAL PANEL BUSSING SHALL BE TIN PLATED ALUMINUM.

REGISTERED PROFESSIONAL ENGINEER ROYLE T. CYPHERS No. 13442 Exp. 09/30/25 ELECTRICAL STATE OF CALIFORNIA

5059 W PICO BLVD
LOS ANGELES
CALIFORNIA
90019

Salas O'Brien
salasobrien.com 949.793.1555
Corona
4160 Temescal Canyon Rd., Suite 201
Corona, CA 92883
Project No.: 2023-04833-00

LA JOLLA RESIDENCE
7856 LA JOLLA VISTA DRIVE LA JOLLA, CA 92265

05/05/2025 - OWNER REVISIONS
-

PANEL SCHEDULES

E0.21

Last saved by derek.demoulded 30x42 P:\2023-04833-00_LaJollaReal\03-BIM-CAD\Electrical\E0.00 BLANK.dwg 10/04/2023 12:37
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MECHANICAL/PLUMBING EQUIPMENT CONNECTION SCHEDULE

MECHANICAL / PLUMBING SCHEDULE

TAG	DESCRIPTION	EQUIPMENT RATING							CONNECTION DATA		NOTES
		VOLTS	PHASE	FLA	MCA	MOCP	HP/(W)	STARTER SIZE	WIRE SIZE	DISCONNECT SWITCH	
OU 1	OUTDOOR UNIT	230	1		45	80	-	-	1 1/4"C (3)#2 & 1#6G	100AS/80AF	1 4 8
OU 2	OUTDOOR UNIT	230	1		45	80	-	-	1 1/4"C (3)#2 & 1#6G	100AS/80AF	1 4 8
OU 3	OUTDOOR UNIT	230	1		45	80	-	-	1 1/4"C (3)#2 & 1#6G	100AS/80AF	1 4 8
FC 1	FAN COIL UNIT	208	1	3.0	4.1	15	-	-	3/4"C (2)#12 & 1#12G	30AS/15AF	1 4 9 10
FC 2	FAN COIL UNIT	208	1	2.0	4.1	15	-	-	3/4"C (2)#12 & 1#12G	30AS/15AF	1 4 9 10
FC 3	FAN COIL UNIT	208	1	3.9	4.1	15	-	-	3/4"C (2)#12 & 1#12G	30AS/15AF	1 4 9 10
FC 4	FAN COIL UNIT	208	1	1.2	4.1	15	-	-	3/4"C (2)#12 & 1#12G	30AS/15AF	1 4 9 10
FC 5	FAN COIL UNIT	208	1	3.0	4.1	15	-	-	3/4"C (2)#12 & 1#12G	30AS/15AF	1 4 9 10
FC 6	FAN COIL UNIT	208	1	1.2	3.0	15	-	-	3/4"C (2)#12 & 1#12G	30AS/15AF	1 4 9 10
OU 4	OUTDOOR UNIT	230	1	-	19	30	-	-	1"C (2)#8 & 1#10G	30AS/30AF	1 4 8
FC 7	FAN COIL UNIT	208	1	3.3	4.13	25	-	-	3/4"C (2)#10 & 1#10G	30AS/25AF	1 4 9 10 11
SHP ER	OUTDOOR UNIT	230	1	-	11	30	-	-	1"C (2)#8 & 1#10G	30AS/30AF	1 4 8
FC ER	FAN COIL UNIT	208	1	-	-	-	(30W)	-	3/4"C (2)#12 & 1#12G	-	1 4 9 10 11
EF 1	EXHAUST FAN	120	1	-	-	15	(17)	-	3/4"C (2)#12 & 1#12G	1/2 M	1 7
EF 2	EXHAUST FAN	120	1	-	-	15	(17)	-	3/4"C (2)#12 & 1#12G	1/2 M	1 7
EF 3	EXHAUST FAN	120	1	-	-	15	(17)	-	3/4"C (2)#12 & 1#12G	1/2 M	1 7
EF 4	EXHAUST FAN	120	1	-	-	15	(17)	-	3/4"C (2)#12 & 1#12G	1/2 M	1 7
EF 5	EXHAUST FAN	120	1	-	-	15	(17)	-	3/4"C (2)#12 & 1#12G	1/2 M	1 7
EF 6	EXHAUST FAN	120	1	-	-	15	(17)	-	3/4"C (2)#12 & 1#12G	1/2 M	1 7
EF 7	EXHAUST FAN	120	1	-	-	15	(17)	-	3/4"C (2)#12 & 1#12G	1/2 M	1 7
EF 8	EXHAUST FAN	120	1	-	-	15	(17)	-	3/4"C (2)#12 & 1#12G	1/2 M	1 7
EF 9	EXHAUST FAN	120	1	-	-	15	(17)	-	3/4"C (2)#12 & 1#12G	1/2 M	1 7
EF 10	EXHAUST FAN	120	1	-	-	15	(17)	-	3/4"C (2)#12 & 1#12G	1/2 M	1 7
EF 11	EXHAUST FAN	120	1	-	-	15	(17)	-	3/4"C (2)#12 & 1#12G	1/2 M	1 7
EF TP	EXHAUST FAN	120	1	-	-	15	(17)	-	3/4"C (2)#12 & 1#12G	1/2 M	1 7
SF 1	SUPPLY FAN	120	1	-	-	15	(40)	-	3/4"C (2)#12 & 1#12G	1/2 M	1
SF 2	SUPPLY FAN	120	1	-	-	15	(40)	-	3/4"C (2)#12 & 1#12G	1/2 M	1
SF 3	SUPPLY FAN	120	1	-	-	15	(40)	-	3/4"C (2)#12 & 1#12G	1/2 M	1
SF 4	SUPPLY FAN	120	1	-	-	15	(40)	-	3/4"C (2)#12 & 1#12G	1/2 M	1
EH 1	ELECTRIC FLOOR HEATING	240	1	(2)10	-	(2)20	-	-	(2)3/4"C (2)#12 & 1#12G	(2)30AS/20AF	1
IH 1	ELECTRIC INFRARED HEATING	240	1	-	-	30	(4000)	-	(2)1"C (2)#10 & 1#10G	30AS/30AF	1
IH 2	ELECTRIC INFRARED HEATING	240	1	-	-	30	(4000)	-	(2)1"C (2)#10 & 1#10G	30AS/30AF	1
IH 3	ELECTRIC INFRARED HEATING	240	1	-	-	30	(4000)	-	(2)1"C (2)#10 & 1#10G	30AS/30AF	1
IH 4	ELECTRIC INFRARED HEATING	240	1	-	-	30	(4000)	-	(2)1"C (2)#10 & 1#10G	30AS/30AF	1
WH 1	WATER HEATER	120	1	-	-	20	-	-	3/4"C (2)#12 & 1#12G	1/2 M	2 3
WH 2	WATER HEATER	120	1	-	-	20	-	-	3/4"C (2)#12 & 1#12G	1/2 M	2 3
WH 3	WATER HEATER	120	1	-	-	20	-	-	3/4"C (2)#12 & 1#12G	1/2 M	2 3
CP 1	CIRCULATING PUMP	120	1	-	-	15	(270)	-	3/4"C (2)#12 & 1#12G	1/2 M	2 3
CP 2	CIRCULATING PUMP	120	1	-	-	15	(270)	-	3/4"C (2)#12 & 1#12G	1/2 M	2 3
WSF 1	WATER FILTRATION SYSTEM	120	1	1	-	15	-	-	3/4"C (2)#12 & 1#12G	1/2 M	2 3
SH 1	STEAM SHOWER	120	1	49	-	70	(10KW)	-	1 1/4"C (3)#4 & 1#8G	100AS/70AF	2 3

GENERAL NOTES

1. REFER TO MECHANICAL/PLUMBING CONNECTION NOTES FOR ADDITIONAL INFORMATION. ALSO REFER TO, AND INSTALL PER MECHANICAL AND PLUMBING DETAILS / DIAGRAMS INCLUDING CONTROL CONDUIT, WIRING, AND INTER LOCKING.
2. WIRE SIZES SHOWN ON THE EQUIPMENT SCHEDULES ARE CODE MINIMUM CONDUCTOR SIZES. WIRE SIZE SHOWN ON THE PANEL SCHEDULES ARE TO ACCOMMODATE VOLTAGE DROP AND SHALL SUPERSEDE THE CONDUCTOR SIZES SHOWN ON THE EQUIPMENT SCHEDULE. CONDUITS SHALL BE SIZED ACCORDINGLY.
3. LOCATIONS OF DISCONNECT SWITCHES AND CONNECTIONS FOR MECHANICAL AND PLUMBING EQUIPMENT ARE SHOWN DIAGRAMMATICALLY. VERIFY ACTUAL CONNECTION LOCATIONS WITH EQUIPMENT SHOP DRAWINGS AND LOCATE DISCONNECT SWITCHES TO PROVIDE CODE REQUIRED CLEARANCES AND ACCESS. DISCONNECT SWITCHES ON ROOF SHALL BE 30" MINIMUM ABOVE ROOF. MOUNTING OF DISCONNECTS DIRECTLY ON MECHANICAL EQUIPMENT IS NOT ACCEPTABLE. PROVIDE ANGLE IRON SUPPORT BRACKETS BOLTED TO ROOF FRAMING. FIELD GALVANIZE ALL FIELD CUT ENDS OF SUPPORTS. PROVIDE ROOF FLASHING AS REQUIRED.
4. ALL SHEET NOTES MAY NOT APPLY TO THIS SHEET AND MAY NOT BE REFERENCED ON PLAN(S).

MECHANICAL/PLUMBING EQUIPMENT CONNECTION NOTES:

1. ALL ELECTRICAL EQUIPMENT ON ROOF OR EXPOSED TO DAMP/WET CONDITIONS SHALL BE PROVIDED WITH WEATHERPROOF HARDWARE/ACCESSORIES AND/OR NEMA 3R RATED ENCLOSURES.
2. FINAL CONNECTION TO MECHANICAL/PLUMBING EQUIPMENT SHALL BE MADE WITH FLEXIBLE METAL CONDUIT.
3. ALL OVER CURRENT AND OVERLOAD PROTECTIVE DEVICES SHALL BE SIZED PER MECHANICAL EQUIPMENT MANUFACTURER'S NAMEPLATE INCLUDING FUSES AND CIRCUIT BREAKERS.
4. ALL OVER CURRENT PROTECTIVE DEVICES SHALL BE RATED 300V OR 600V, AS REQUIRED, HEAVY-DUTY TYPE.
5. PROVIDE ALL REQUIRED 120V (AND ABOVE VOLTAGES) WIRING AND RACEWAY FOR MECHANICAL EQUIPMENT INTERLOCK, CONTROLS, FIRE ALARM, ENERGY MANAGEMENT AND TEMPERATURE CONTROL SYSTEMS. COORDINATE CONTROL REQUIREMENTS WITH MECHANICAL SYSTEM DOCUMENTS AND DIVISION 15 SPECIFICATIONS.
6. REFER TO MECHANICAL CONSTRUCTION DRAWINGS FOR LOCATION OF ALL MECHANICAL EQUIPMENT. COORDINATE LOCATION IN FIELD PRIOR TO ROUGH-IN.
7. ALL BRANCH CIRCUIT PENETRATIONS THROUGH RATED WALLS, FLOORS OR CEILINGS SHALL BE SEALED WITH UL LISTED AND APPROVED RATED SEALANTS/ASSEMBLIES. PERFORM PENETRATIONS SUCH THAT FIRE RATING OF ROOF AND/OR WALLS IS MAINTAINED.
8. ELECTRICAL CONTRACTOR SHALL VERIFY MECHANICAL EQUIPMENT VOLTAGES AND PHASE, AND COORDINATE WITH MECHANICAL CONSTRUCTION DRAWINGS AND EQUIPMENT SHOP DRAWINGS.
9. MOUNT DISCONNECT SWITCHES SUCH THAT NEC REQUIRED WORKING CLEARANCE IS MAINTAINED.
10. PROVIDE 120V CONNECTIONS TO ALL DUCT/SMOKE DETECTORS UNLESS OTHERWISE NOTED OR INDICATED BY EQUIPMENT MANUFACTURER IF DEVICE IS MANUFACTURER INSTALLED AND WIRED INTERNALLY.

NOTE: ALL MECHANICAL AND PLUMBING INFORMATION SHOWN IS FOR REFERENCE ONLY AND MUST BE VERIFIED WITH THE LATEST MECHANICAL OR PLUMBING DRAWINGS ACTUAL PURCHASED EQUIPMENT PRIOR TO ANY ROUGH-IN, MATERIALS ORDERING, AND FINAL CONNECTIONS.

SHEET NOTES

1. REFER TO CONTROL DETAILS ON MECHANICAL PLANS AND PROVIDE CONTROL WIRING AS INDICATED.
2. REFER TO CONTROL DETAILS ON PLUMBING PLANS AND PROVIDE CONTROL WIRING AS INDICATED.
3. PROVIDE 3/4" CONDUIT WITH CONTROL WIRING FOR BACKNET / INTERLOCKING WITH CORRESPONDING CIRCULATING PUMP / WATER HEATER(S) / WATER STORAGE UNIT(S). INSTALL PER PLUMBING DRAWINGS.
4. PROVIDE FUSE PER MANUFACTURER'S REQUIREMENTS.
5. ROUTED TO PROGRAMMABLE TIME-CLOCK.
6. TIE INTO LIGHT SWITCH.
7. RESIDENTIAL UNIT EXHAUST FAN SHALL BE CONTROLLED BY ELECTRICAL CONTRACTOR PROVIDED AND INSTALLED "VENTILATION CONTROL" SWITCH. REFER TO MECHANICAL PLANS FOR SPECIFICATIONS AND ADDITIONAL INFORMATION. LOCATE CONTROL NEXT TO BATHROOM LIGHT SWITCH - CONFIRM WITH MECHANICAL CONTRACTOR. EXHAUST FAN CONTROL SWITCH REQUIRES NEUTRAL WIRE AND DEEP JUNCTION BOXES (USE DOUBLE GANG DEEP JUNCTION BOX TO ACCOMMODATE LIGHT SWITCH AND EXHAUST FAN CONTROL SWITCH).
8. INTERLOCK WITH (SPLIT SYSTEM) FAN COIL BLOWER. PROVIDE RELAYS, CONTRACTOR'S, AND WIRING. REFER TO MECHANICAL PLANS FOR ADDITIONAL INFORMATION.
9. WHERE INDICATED TO PROVIDE CONDENSATE PUMP ON MECHANICAL PLANS: PROVIDE MOTORIZED SWITCH AND CONNECT CONDENSATE PUMP TO THE SAME CIRCUIT AS THE FAN COIL. REFER TO MECHANICAL PLANS FOR MORE INFORMATION. VERIFY LOCATION PRIOR TO ROUGH-IN.
10. PROVIDE 3/4" CONDUIT WITH CONTROL WIRING FOR INTERLOCKING WITH CORRESPONDING (SPLIT SYSTEM) OUTDOOR UNIT. INSTALL PER MECHANICAL DRAWINGS.
11. FAN COIL UNIT POWERED VIA OUTDOOR UNIT. PROVIDE 3/4"C.-2#12&1#12G. CU FROM OUTDOOR UNIT TO CORRESPONDING INDOOR FANCOIL UNIT.

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

REGISTERED PROFESSIONAL ENGINEER ROY L. LPEZ No. 13442 Exp. 09/30/25 ELECTRICAL STATE OF CALIFORNIA

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Project No.: 2023-04833-00

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05/05/2025 - OWNER REVISIONS

MECHANICAL & PLUMBING SCHEDULE

E0.40

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LIGHTING FIXTURE GENERAL NOTES:

1. FIXTURES SHALL HAVE APPROPRIATE UL LABEL, DAMP, OR WET AS REQUIRED BY CODES AND ORDINANCES.
2. LIGHTING FIXTURE CATALOG NUMBERS ARE SERIES TYPE ONLY. PROVIDE ALL NECESSARY HARDWARE AS REQUIRED BY THE SPECIFICATIONS, DRAWINGS, AND PROJECT CONDITIONS FOR A COMPLETE AND OPERABLE INSTALLATION.
3. PRIOR TO ORDERING ANY LIGHTING EQUIPMENT, THE CONTRACTOR SHALL COORDINATE ALL FIXTURE LOCATIONS WITH ARCHITECTURAL REFLECTED CEILING PLANS AND CEILING CAVITY DEPTHS.
4. CONTRACTOR SHALL VERIFY FIXTURE VOLTAGES AND CEILING TRIM COMPATIBILITY PRIOR TO ORDERING FIXTURE.
5. PROVIDE APPROVED FIRE-RATED ENCLOSURES FOR ALL LIGHTING FIXTURES LOCATED IN FIRE-RATED CEILINGS.
6. UPON INITIAL ENERGIZING OF ALL NEW FLUORESCENT LAMPS, A CONTINUOUS PERIOD OF 30 HOURS SHALL OCCUR PRIOR TO DE-ENERGIZING OF LAMPS, FOR MANUFACTURER REQUIRED LAMP BURN-IN AND MAXIMUM LAMP LIFE.
7. ENSURE COMPATIBILITY OF ALL LIGHTING SYSTEM COMPONENTS SUCH AS DIMMING SYSTEMS. FIXTURES, LAMPS, BALLAST(S), AND DIMMING SYSTEMS/INDIVIDUAL CONTROLS MUST BE FACTORY CERTIFIED COMPATIBLE FOR FULL RANGE OF DIMMING COMPATIBILITY.
8. PROVIDE CLEARANCES FROM COMBUSTIBLES A MINIMUM OF 1/2" (OTHER THAN AT POINTS OF SUPPORT) AND 3" FROM INSULATION FOR RECESSED LIGHTING FIXTURES WHICH MUST BE NON-IC RATED.
9. PROVIDE A MINIMUM OF TWO (2) #12 SUPPORT WIRES ATTACHED TO BUILDING FRAME IN ADDITION TO T-BAR CLIPS FOR FLUORESCENT FIXTURES RECESSED IN SUSPENDED T-BAR CEILING.
10. PROVIDE (4) SHEET METAL SCREWS, ONE INSTALLED IN EACH CORNER OF THE FIXTURE ATTACHING THE FIXTURE TO THE GRID. SCREWS SHALL NOT BE VISIBLE NOR IMPEDE INSTALLATION OF GRID PANELS.
11. PROVIDE DOOR-TO-FRAME AND LENS-TO-DOOR GASKETING, INVERTED LENS, AND FOOD SERVICE RATING FOR ALL FIXTURES LOCATED IN FOOD SERVICE AREAS.
12. LAMPS SHALL BE PROVIDED AND INSTALLED ACCORDING TO THIS FIXTURE SCHEDULE AND PROJECT SPECIFICATIONS. ENSURE COMPATIBILITY BETWEEN FIXTURE, LAMP AND BALLAST(S).
13. APPROVED LAMP MANUFACTURERS ARE OSRAM SYLVANIA, GE, VENTURE (METAL HALIDE ONLY), AND PHILLIPS - NO EXCEPTIONS.
14. FIXTURES SHALL BE ORDERED WITH APPROPRIATE BALLAST(S) THAT HAVE UL AND CBM LABELS. ALL BALLASTS MUST CONFORM TO TITLE 24 REQUIREMENTS FOR PERFORMANCE AND EFFICIENCY.
15. FLUORESCENT FIXTURES TO BE SUPPLIED WITH "QUICK DISCONNECT" SAFETY BALLAST HARDWARE WHICH ARE UL AND CSA CERTIFIED IN ACCORDANCE WITH NEC 410.73(G) AND CEC 30-308(4).
16. FLUORESCENT AND HIGH INTENSITY DISCHARGE BALLASTS SHALL BE ELECTRONIC TYPE. PROVIDE END OF LIFE (EOL) SHUT-DOWN PROTECTION FOR COMPACT FLUORESCENT LAMPS.
17. FIXTURES, TRIMS, REFLECTORS, AND LAMPS SHALL BE CLEANED FREE FROM DIRT, DUST, LABEL ADHESIVE, AND FINGER PRINTS.
18. ALL LIGHT FIXTURES SHALL BE MOUNTED AND SUPPORTED IN ACCORDANCE WITH OSHA STANDARDS AND ALL LOCAL, STATE, AND NATIONAL ELECTRICAL CODES. PROVIDE ALL REQUIRED SEISMIC BRACING FOR SUSPENDED LIGHT FIXTURES.
19. PROVIDE LIGHT FIXTURE MOUNTING KITS AS REQUIRED TO SUIT THE EXACT TYPE OF CEILING TO WHICH THEY ARE MOUNTED.
20. COORDINATE FIXTURE AND TRIM FINISHES WITH ARCHITECT PRIOR TO ORDERING.
21. EACH DIMMED CIRCUIT SHALL CARRY A SEPARATE NEUTRAL CONDUCTOR WITH TRACER COLOR TO MATCH PHASE CONDUCTOR.

MINIMUM BALLAST AND LAMP COLOR SPECIFICATIONS(U.O.N.)

LAMP	COLOR TEMPERATURE	LAMP LIFE	CRI	BALLAST TYPE	BALLAST FACTOR
LED (ALL OTHER)	3000°K *	VARIES	80 +	DIMMING DRIVER **	0.90
LED (IN UNIT)	2700°K	VARIES	90 +	DIMMING DRIVER **	0.90

*NOTE:COLOR TEMPERATURE IN CORRIDORS, LOBBIES, AND FRONT-OF-HOUSE AREAS TO BE 3000°K, UON.

**NOTE:VERIFY DIMMING DRIVER IS COMPATIBLE WITH CONTROLS. CONTRACTOR SHALL PROVIDE FULLY OPERABLE SYSTEM.

EMERGENCY LIGHTING NOTES:

1. ALL FIXTURES INDICATED AS EMERGENCY (EM OR SHADED) SHALL BE PROVIDED WITH EMERGENCY BATTERY PACKS. BATTERY PACKS SHALL BE AS FOLLOWS:
   - LED PER MANUFACTURE UL LISTED BATTERY BACK-UP.
2. ALTERNATE OR EQUALS TO BE PRE-APPROVED BY ARCHITECT AND ELECTRICAL ENGINEER.
3. PROVIDE EMERGENCY REFLECTORS OR HOUSINGS WHEN OPTION IS AVAILABLE FROM MANUFACTURER TO ALLOW FOR INSTALLATION OF BATTERY PACKS, TEST SWITCHES, PILOT LIGHTS, ETC. WITHIN FIXTURE.
4. WHEN OPTIONAL EMERGENCY REFLECTORS OR HOUSINGS ARE NOT AVAILABLE, REMOTE BATTERY PACKS, TEST SWITCHES, PILOT LIGHTS, ETC. ARE TO BE INSTALLED IN THE MOST CONSPICUOUS LOCATION AS ALLOWED BY CODE AND LOCAL AHJ REQUIREMENTS. COORDINATE LOCATION WITH ARCHITECT AND/OR ELECTRICAL ENGINEER PRIOR TO ANY ROUGH-IN.
5. ALL NIGHT LIGHTS, BATTERY PACKS AND EXIT SIGNS SHALL CONTAIN AN UNSWITCHED, UNDIMMED, "HOT" CONDUCTOR AND BE IN COMPLIANCE WITH NEC ARTICLE 700.

SUBSTITUTION NOTES:

1. ALL SUBSTITUTIONS MUST BE APPROVED BY THE ARCHITECT AND ELECTRICAL ENGINEER. PRIOR TO CONSIDERING SUBSTITIONS, THE FOLLOWING MUST BE PROVIDED (15) DAYS PRIOR TO BID TIME:
   - COMPLETE AND OPERABLE SAMPLES OF SUBSTITUTIONS CONTAINING 120V CORD AND PLUG CONNECTIONS, ALONG WITH CURRENT MANUFACTURER'S DATA SHEETS.
   - PHOTOMETRIC STUDIES UTILIZING IES STANDARD PHOTOMETRIC DATA AND SOFTWARE FOR THIS PROJECT USING PROPOSED SUBSTITUTION FIXTURES TO ENSURE DESIGN INTENT IS MET. LUMEN OUTPUT AND LIGHT LOSS FACTOR VALUES TO BE DICTATED BY OMB ELECTRICAL ENGINEERS FOR THIS STUDY.
   - WHEN APPLICABLE, PHOTOMETRIC STUDIES OF EMERGENCY LIGHTING APPLICATIONS FOR ALL REQUIRED AREAS IN THIS PROJECT UTILIZING PROPOSED SUBSTITUTIONS. BATTERY PACK LUMEN OUTPUT VALUES TO BE BASED ON EMERGENCY LIGHTING NOTES CONTAINED HEREWITH.

9. High efficacy luminaires shall meet Table 150-B below:

Lamp Power Rating or LED System Power Rating	Minimum Lamp Efficacy or LED System Efficacy
5 Watts or less	30 lumens per watt
over 5 watts to 15 watts	45 lumens per watt
over 15 watts to 40 watts	60 lumens per watt
over 40 watts	90 lumens per watt

RESIDENTIAL REQUIREMENTS (150.0(k)):

AREA	REQUIREMENT
Kitchen	• > 50% of installed wattage must be high efficacy
Bathroom	• On high efficacy fixture AND • Manual-on vacancy sensor OR high efficacy for all other fixture
Garage, laundry room, utility room, closets ≥70sqft	• High efficacy AND • Manual-on vacancy sensor
All other interior rooms	• High efficacy OR • Manual-on vacancy sensor • Dimmer

Outdoor Lighting	• High efficacy OR
	• Low efficacy controlled by manual ON OFF switch AND both:
	  • Motion sensor without bypass switch AND
	  • One of the following: integral photocontrol, astronomical timeclock, or energy management control system

Common Areas	• High efficacy or vacancy sensor in areas where common space ≤ 20% of floor area • In common areas that >20% of floor area, occupancy responsive adaptive corridor and stairwell lighting is required. • Multi-family complex ≥ 4 stories shall comply with non-residential code
Residential Parking	• Lots for < 7 cars must comply with Outdoor Lighting requirements • Garages for < 7 cars must comply with Garage requirements • Lots and garages for 8 vehicles or more must comply with Nonresidential Lighting 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

LIGHTING CONTROL SYSTEM SPECIFICATIONS

1. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL REQUIRED LOW-VOLTAGE CABLING, HARDWARE, ACCESSORIES, MODULES, DEVICES, CONTROLLERS, ETC. (SHOWN OR NOT SHOWN) FOR A COMPLETE AND OPERABLE SYSTEM TO ACCOMMODATE THE TOTAL NUMBER OF CONTROL POINTS AND MEET THE DESIGN INTENT IDENTIFIED IN THESE CONSTRUCTION DOCUMENTS, INCLUDING THE SEQUENCE OF OPERATIONS.
2. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL PLANS ASSOCIATED WITH THE LIGHTING AND CONTROLS SYSTEMS (FIXTURE SCHEDULE, PLANS, DETAILS, ETC.) TO THE REQUIRED PARTIES (DISTRIBUTORS, VENDORS, ETC.) FOR AN ACCURATE ALL-INCLUSIVE BID.
3. CONTROLS SYSTEM LAYOUT: THE FLOOR/CEILING PLANS IDENTIFIED IN THIS DETAILS SHEET ARE TYPICALS ONLY. ELECTRICAL CONTRACTOR AND SELECTED MANUFACTURER ARE RESPONSIBLE FOR ADAPTING THE ACTUAL LIGHTING AND CONTROLS SYSTEM TO THE ACTUAL CONDITIONS OF THIS PROJECT.
4. WIRELESS: WIRELESS DEVICES OR COMPONENTS ARE NOT ALLOWED UNLESS OTHERWISE NOTED EXCEPT FOR PROGRAMMING DEVICES.
5. SYSTEM CONTROLLING MULTIPLE SPACES: A SYSTEM CONTROLLING MULTIPLE SPACES (I.E., ONE CONTROLLER FOR TWO OFFICES, CLASSROOMS, ETC.) IS ACCEPTABLE HOWEVER A MAXIMUM OF TWO SPACES PER CONTROLLER SHALL NOT BE EXCEEDED. IN ALL CASES, PROPER SIGNAGE SHALL BE PROVIDED WITHIN THE SPACE TO IDENTIFY LOCATION OF IT'S CONTROLLER.
6. ACCEPTABLE MANUFACTURER'S AND SYSTEMS:
   a. WATTSTOPPER DLM PER DISTRICT STANDARD
7. SUBMITTALS: SUBMITTALS FOR THE LIGHTING CONTROL PACKAGE MUST BE PROVIDED TO INCLUDE THE FOLLOWING INFORMATION:
   a. PROPOSED MANUFACTURER AND SYSTEM IN ACCORDANCE WITH ITEM #6 ABOVE
   b. PROPOSED CONTROLS SYSTEM LAYOUT SHOWING TYPES AND LOCATIONS FOR ALL DEVICES, LOW-VOLTAGE CABLING, ETC. ASSOCIATED WITH AND SPECIFIC TO THIS PROJECT.
   c. RISER/SINGLE LINE DIAGRAMS SHOWING COMPLETE SYSTEM LAYOUT AND CONNECTIVITY.
8. WARRANTY, SUPPORT, AND COMMISSIONING: IN ADDITION TO MINIMUM 1-YEAR MANUFACTURER'S WARRANTY, INCLUDE IN BID ALL REQUIRED TECHNICAL SUPPORT AND COMMISSIONING BY THE MANUFACTURER TO SUCCESSFULLY EXECUTE AND MEET THE DESIGN INTENT OF THIS COMPLETE CONSTRUCTION DOCUMENT PACKAGE.
9. ALTERNATES: APPROVAL FOR ALTERNATE SYSTEMS IS REQUIRED PRIOR TO BID. SUBMIT PRIOR (15) DAYS PRIOR TO BID DEADLINE FOR PROPOSED ALTERNATE SYSTEM ALL INFORMATION IDENTIFIED IN ITEM #7 ABOVE.

LIGHTING CONTROL SYSTEM LEGEND

- DRC — DIGITAL ROOM CONTROLLER. MINIMUM 2-RELAY POWER PACK TYPE ROOM CONTROLLER (1 RELAY FOR LIGHTING, 1 RELAY FOR POWER MINIMUM). TO BE MOUNTED ABOVE DOOR SERVING AS ENTRANCE TO SPACE IN WHICH LIGHTING IS CONTROLLED BY THIS DRC. LOCATE IN ACCESSIBLE T-BAR SPACE ABOVE DOOR. WHERE CEILING IS HARD-LID, INSTALL IN CEILING AND PROVIDE ACCESS PANEL.
- PC — CEILING MOUNTED INDOOR PHOTOCELL.
- PC — OUTDOOR PHOTOCELL.
- OPA — CEILING MOUNTED INDOOR DUAL-TECHNOLOGY OCCUPANCY SENSOR. REFER TO ELECTRICAL SYMBOLS LIST FOR SPECIFICATIONS.
- WALL-MOUNTED DIMMER STATION. REFER TO SYMBOLS LIST FOR SPECIFICATIONS.
- TYPICAL PUSHBUTTON STATION. SEE PUSHBUTTON STATION DETAIL FOR SPECIFICATIONS AND PUSHBUTTON SCHEDULE FOR PROGRAMMING INFORMATION. ELECTRICAL CONTRACTOR TO INCLUDE PUSHBUTTON CONTROL WIRE ROUTING IN AS-BUILT DOCUMENTATION.
- PLENUM RATED LOW-VOLTAGE WIRE PER SELECTED MANUFACTURER SPECIFICATIONS AND REQUIREMENTS. CABLING TO BE FURNISHED AND INSTALLED BY THIS CONTRACTOR.
- LINE-VOLTAGE WIRING - REFER TO ELECTRICAL SYMBOLS LIST FOR SPECIFICATIONS.

NOTES:

PURCHASED / INSTALLED DEVICES MUST BE COMPATIBLE WITH SELECTED LIGHTING CONTROL SYSTEM MANUFACTURER.

LIGHTING CONTROL SYSTEM SEQUENCE OF OPERATIONS

1. INTERIOR DAYLIGHT HARVESTING: LIGHTING WITHIN DAYLIGHT ZONES [SKYLIT, PRIMARY, AND SECONDARY] SHALL BE PROGRAMMED SUCH THAT ARTIFICIAL DAYLIGHT AUTOMATICALLY DIMS AS NEEDED WHEN AVAILABLE NATURAL DAYLIGHT CONTRIBUTION RESULTS IN LIGHT LEVELS WITHIN SPACE EXCEEDING 50-FOOTCANDLES AT 30-INCHES AFF. ARTIFICIAL LIGHTING POWER SHALL AUTOMATICALLY INCREASE AS NATURAL DAYLIGHT DECREASES AND LIGHT LEVELS FALL BELOW 50-FOOTCANDLES.
2. TIME SCHEDULES: PRIOR TO PROJECT COMPLETION, PROGRAM AND COMMISSION THIS SYSTEM IN ACCORDANCE WITH THE OWNER'S FURNISHED SCHEDULE FOR ALL INTERIOR AND EXTERIOR LIGHTING ZONES.
3. EXTERIOR LIGHTING: LIGHTS CONTROLLED BY MOTION SENSORS SHALL DIM DOWN TO 50% WHEN NO MOTION IS DETECTED. LIGHTS SHALL RETURN TO FULL BRIGHTNESS WHEN MOTION IS DETECTED.

ALL INSTALLED RESIDENTIAL LUMINARES NEED TO COMPLY WITH JA8 COMPLIANCE. ANY LED SCREW IN TYPE BULBS MUST HAVE A CRI OF 90, MUST BE DIMMABLE, HAVE A LAMP LIFE > 15,000HRS, AND SHALL BE HIGH EFFICACY > 45 IN ACCORDANCE WITH TABLE 150.0A ALL FIXTURES ARE SPECIFIED BY SEAN O'CONNOR LIGHTING UON. PLEASE REFER TO SEAN O'CONNOR LIGHTING PLANS FOR ADDITIONAL INFORMATION.

REGISTERED PROFESSIONAL ENGINEER — ROY T. LEE — No. 13442 — Exp. 09/30/25 — ELECTRICAL — STATE OF CALIFORNIA

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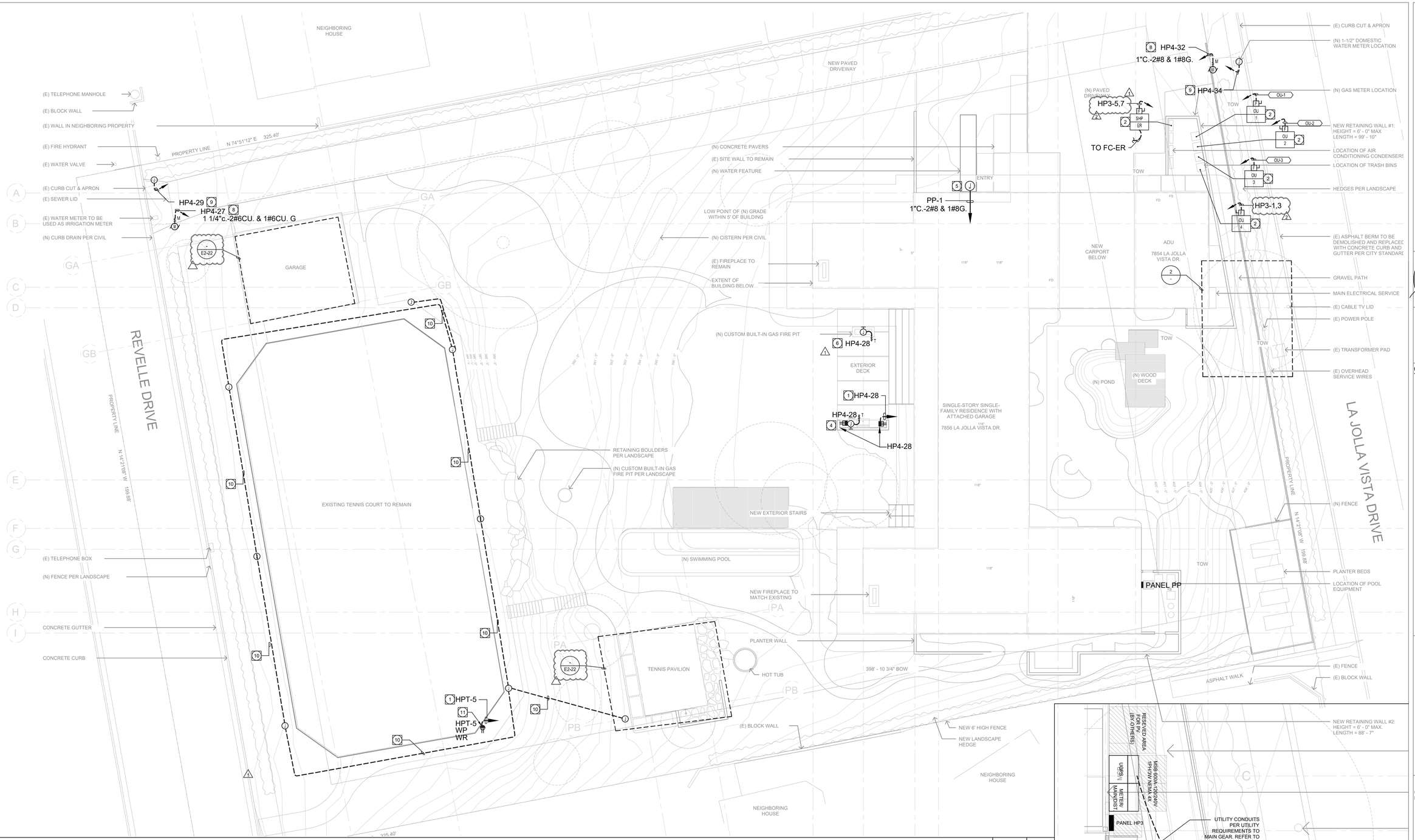
LA JOLLA RESIDENCE
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05/05/2025 - OWNER REVISIONS
-

FIXTURE SCHEDULE

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ELECTRICAL OVERALL SITE PLAN

SCALE 1/16" = 1'-0" | 1

ELECTRICAL EQUIPMENT YARD

SCALE 1/4" = 1'-0" | 2

SHEET NOTES

1. EXTEND AND CONNECT CIRCUITING FROM JUNCTION BOX(ES) TO R… NUMBERS, REFER TO PANEL SCHEDULE(S) FOR MINIMUM CONDUCT… OTHERWISE NOTED. CONTRACTOR SHALL BE RESPONSIBLE FOR D… THROUGHOUT THE STRUCTURE TO AVOID CONFLICTS WITH OTHER…
2. REFER TO SHEET E0.40 FOR ADDITIONAL INFORMATION AND FEEDE… WISE NOTED. CONTRACTOR TO VERIFY EXACT LOCATION AND ADD… BEFORE ROUGH IN.
3. PROVIDE (1)3" CONDUIT ONLY WITH PULL STRING FROM LOCATION … FUTURE BUILDOUT. VERIFY LOCATION PRIOR TO ROUGH-IN.
4. PROVIDE AND INSTALL A J-BOX AND SWITCH / TIMER FOR FIRE BBC…
5. PROVIDE AND INSTALL A J-BOX ENTRY WATER FEATURE. VERIFY E… CONSULTANTS PLANS FOR EQUIPMENT SPECIFICATIONS AND ANY …
6. PROVIDE AND INSTALL A J-BOX AND SWITCH / TIMER FOR FIRE PIT…
7. PROVIDE (1)2" CONDUIT ONLY WITH PULL STRING FROM LOCATION … BUILDOUT. VERIFY LOCATION PRIOR TO ROUGH-IN.
8. PROVIDE WEATHERPROOF JUNCTION BOX WITH (1) 1 1/4" C.O. TO SI… MANUFACTURERS REQUIREMENTS FOR A FULLY OPERATIONAL SYS… DOOR CONTROL. COORDINATE FINAL LOCATION AND ROUTING WIT… PRIOR TO ROUGH-IN.
9. PROVIDE FLUSH WEATHERPROOF JUNCTION BOX FOR 20A, 120V. P… PROVIDE (1) ¾" CO. FROM GATE ENTRY CALL BOX TO AV CLOSET. CONTRACTOR TO VERIFY WITH ARCHITECT EXACT LOCATIONS, QUANTITIES, AND MANUFACTURE REQUIREMENTS (INCLUDING CONDUIT, WIRE, SENSOR, ETC.) NEEDED TO COMPLETE A OPERABLE WORKING SYSTEM PRIOR TO ROUGH-IN.
10. PROVIDE (1)3/4" CONDUIT ONLY WITH PULL STRING TO LOCATIONS INDICATED ON PLANS FOR FUTURE BUILDOUT. PROVIDE WEATPROOF JUNCTION BOXES. VERIFY STUB OUT LOCATIONS PRIOR TO ROUGH-IN.
11. PROVIDE A WEATHERPROOF PEDESTAL MOUNTED RECEPTACLE. FOR FUTURE TENNIS MACHINE. VERIFY LOCATION PRIOR TO ROUGH-IN.

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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

SITE PLAN GENERAL NOTES

…STING UNDERGROUND … OF WORK BY … 1(800) 422-4133, OR …ERT AGENCIES.

…XCAVATING AND …PING OR CONDUITS, …R DAMAGE TO …HETHER OR NOT …IE ENGINEER IS NOT …TILITIES OR …ND INSTALLED BY ANY …TELY NOTIFY THE … DISCOVERED. THESE …NECESSARY

…TURES AND …D VAULTS, INCLUDING …PATHWAYS. …CATIONS AND …PATHWAYS WITH …L LOCATIONS ARE …EAS AND NOT IN …THER TRADES..

5. MINIMUM CONDUIT SIZE SHALL BE 3/4" - U.O.N.
6. MINIMUM CONDUCTOR SIZE SHALL BE #10 AWG. - U.O.N.
7. ALL SITE BRANCH CIRCUITS SHALL INCLUDE AN EQUIPMENT GROUND CONDUCTOR THAT, AT MINIMUM, MATCHES THE SIZE OF THE ASSOCIATED BRANCH CIRCUIT CONDUCTOR. WHERE MULTIPLE BRANCH CIRCUITS ARE ROUTED/GROUPED TOGETHER, THE EQUIPMENT GROUNDING CONDUCTOR SHALL MATCH THE SIZE OF THE LARGEST BRANCH CIRCUIT CONDUCTOR IN THE GROUP.
8. ALL CONDUIT ONLY SHALL BE PROVIDED WITH A NYLON PULL STRING.
9. SEE ARCHITECTURAL/LANDSCAPE ARCHITECT PLANS FOR EXACT LOCATION OF FIXTURES, PULLBOXES, MANHOLES, OTHER ELECTRICAL DEVICES, ETC. COORDINATE ALL UNDERGROUND STRUCTURES AND CONDUIT ROUTING WITH LANDSCAPE ARCHITECT PRIOR TO ROUGH-IN TO ENSURE SUCH ITEMS ARE NOT PLACED IN CRITICAL PLANTING/HARDSCAPE AREAS.
10. FOR ADDITIONAL REQUIREMENTS, SEE POWER SINGLE LINE DIAGRAM.

DIG ALERT

Underground Service Alert

Call: TOLL FREE 227-2600

CAUTION: REMEMBER THAT THE USA CENTER NOTIFIES ONLY THOSE UTILITIES BELONGING TO THE CENTER. THERE COULD BE OTHER UTILITIES PRESENT AT THE JOB SITE. THE CENTER WILL INFORM YOU OF WHOM THEY WILL NOTIFY.

SITE UTILITY PLAN NOTES

1. UTILITY POINTS OF SERVICE AND WORK/MATERIAL SHOWN ARE BASED UPON PRELIMINARY INFORMATION ONLY BY THE UTILITY COMPANIES AND ARE FOR BID PURPOSES ONLY, NOT FOR CONSTRUCTION.
2. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY FOR FINAL AND EXACT WORK/MATERIAL REQUIREMENTS AND CONSTRUCT TO UTILITY COMPANY ENGINEERING PLANS AND SPECIFICATIONS ONLY. CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUIT, PULL WIRES, CABLES, PULLBOXES, CONCRETE ENCASEMENT OF CONDUITS, TRANSFORMER PAD, BARRIERS, POLE RISERS, TRENCHING AND BACKFILL, AND PAY ALL UTILITY CO. FEES AND INCLUDE ALL REQUIREMENTS IN SCOPE OF WORK.
3. LOCATIONS OF UTILITIES SHOWN ARE APPROXIMATE AND CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN EXCAVATING AND TRENCHING ON SITE TO AVOID EXISTING DUCTS, PIPING, OR CONDUITS, ETC., AND TO PREVENT HAZARD TO PERSONNEL AND/OR DAMAGE TO EXISTING UNDERGROUND UTILITIES OR STRUCTURES WHETHER OR NOT SHOWN AND INSTALLED BY ANY OTHER CONTRACTS. THE ENGINEER IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES WHETHER OR NOT SHOWN OR DETAILED AND INSTALLED BY ANY OTHER CONTRACTS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER SHOULD SUCH UNIDENTIFIED CONDITIONS BE DISCOVERED. THESE DRAWINGS AND SPECIFICATIONS DO NOT INCLUDE THE NECESSARY ELEMENTS FOR CONSTRUCTION SAFETY.
4. UNLESS SPECIFICALLY SHOWN AS (E), (R), (ER), (D), EXISTING OR NON-BOLD, ALL ELECTRICAL DEVICES SHOWN ARE NEW.

REFER TO UTILITY DRAWINGS FOR ELECTRIC UTILITY (POWER, TELEPHONE, AND CATV) INFRASTRUCTURE. INCLUDE IN BID COST TO FURNISH AND INSTALL ALL UNDERGROUND INFRASTRUCTURE INCLUDING PULL BOXES, MANHOLES, SLAB BOXES, ETC. SHOWN IN UTILITY DRAWINGS

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REGISTERED PROFESSIONAL ENGINEER — ROY T. LOPEZ — No. 13442 — Exp. 09/30/25 — ELECTRICAL — STATE OF CALIFORNIA

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Corona, CA 92883
Project No.: 2023-04833-00

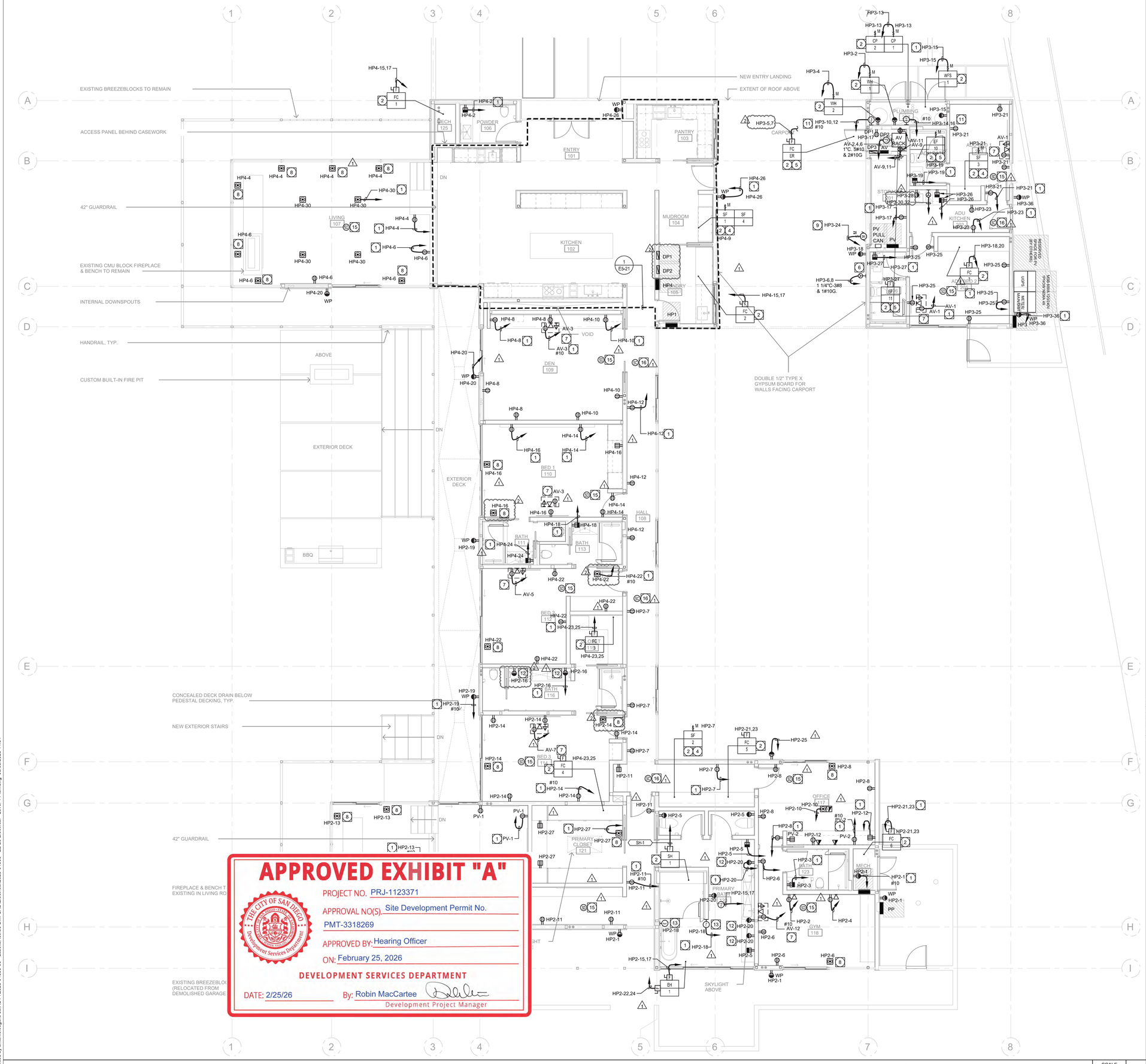
LA JOLLA RESIDENCE
7856 LA JOLLA VISTA DRIVE
LA JOLLA, CA 92037

05/05/2025 - OWNER REVISIONS
-

ELECTRICAL SITE PLAN

E1.00

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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

POWER GENERAL NOTES

1. ALL SHEET NOTES MAY NOT APPLY TO THIS SHEET AND MAY NOT BE REFERENCE ON PLAN(S).
2. ALL WALL MOUNTED DEVICE HEIGHTS SHALL BE VERIFIED WITH ARCHITECTURAL ROOM ELEVATIONS PRIOR TO ROUGH-IN.
3. PENETRATIONS THRU FIRE RATED WALLS SHALL BE PROTECTED WITH AN APPROVED FIRE STOP SYSTEM EQUAL TO OR GREATER THAN THE RATING OF THE WALL BEING PENETRATED.
4. ALL DEVICES MOUNTED BACK TO BACK ON COMMON WALLS SHALL BE INSTALLED IN SEPARATE BOXES AND OFFSET 24" MINIMUM OR PROVIDED WITH PUTTY OR ANOTHER APPROVED SOUND PROOF BACKING.
5. WHEN EXPOSED CEILING OR OPEN GRID CONDITIONS EXIST, CONTRACTOR SHALL PROVIDE:

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   ALL BRANCH CIRCUITS SHALL BE ROUTED PARALLEL TO BUILDING STRUCTURES AND RACKED NEATLY IN GROUPS OF MULTIPLE PATHWAYS.

   ALL LOW VOLTAGE CABLES SHALL BE:
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2. REFER TO SHEET E0.40 FOR ADDITIONAL INFORMATION AND FEEDER SIZES TO BE ROUTED THROUGHOUT UNLESS OTHER WISE NOTED. CONTRACTOR TO VERIFY EXACT LOCATION AND ADDITIONAL REQUIREMENTS WITH MECHANICAL/PLUMBING BEFORE ROUGH IN.
3. SMOKE DETECTOR ALARM AND SMOKE/CO ALARM AS INDICATED, SELF CONTAINED. VERIFY MOUNTING WITH ARCHITECT. LOCATE MINIMUM 3 FEET FROM A/C AIR REGISTER. SMOKE ALARM TO HAVE BATTERY BACK-UP. SMOKE ALARM LOCATIONS IN ACCESSIBLE UNITS WILL REQUIRE A COMBINATION SMOKE AND STROBE DEVICE TO BE INSTALLED. INTER-CONNECT ALL SMOKE ALARMS IN UNIT FOR COMMON ANNUNCIATION UPON ACTIVATION OF ANY SMOKE ALARM.
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5. EXHAUST FAN INSTALLED SHALL BE CONNECT TO LOAD SIDE OF THE BATHROOM GFCI RECEPTACLE FOR REQUIRED GFCI PROTECTION. REFER TO MECHANICAL DOCUMENTS FOR SPECIFICATIONS, WIRING DIAGRAM AND ANY ADDITIONAL INFORMATION.
6. PROVIDE 1"C.-(3)#8 & #10G. & NEMA 14-50R RECEPTACLE, FOR EV CHARGING STATION, VERIFY EXACT LOCATION PRIOR TO ROUGH IN.
7. RECEPTACLE FOR TV EQUIPMENT. VERIFY MOUNTING HEIGHT PRIOR TO ROUGH IN.
8. FLOOR RECEPTACLES SHALL BE A MAXIMUM 18" OF WALL FROM THE WALL PER NEC 210.52(A)(3) AND A MINIMUM OF 6" FROM THE WALL. REFER TO STRUCTURAL PLANS FOR MINIMAL DISTANCE FROM WALL.
9. JUNCTION BOX FOR MOTORIZED ROLLER GATE. PROVIDE ALL CONNECTIONS NECESSARY FOR A FULLY OPERATIONAL SYSTEM. VERIFY LOCATION PRIOR TO ROUGH-IN.
10. PROVIDE PROVISION FOR FUTURE 30 AMP., 240V., GFCI RECEPTACLE AT +42"A.F.F. FOR FUTURE WATER HEATER. PROVIDE 3/4"C -2#10 & #10G. U.O.N. VERIFY LOCATION PRIOR TO ROUGH IN.
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REGISTERED PROFESSIONAL ENGINEER
ROY L. CUTLER
No. 13442
Exp. 09/30/25
ELECTRICAL
STATE OF CALIFORNIA

5059 W PICO BLVD
LOS ANGELES
CALIFORNIA
90019

Salas O'Brien
salasobrien.com 949.793.1555
Corona
4160 Temescal Canyon Rd., Suite 201
Corona, CA 92883
Project No.: 2023-04833-00

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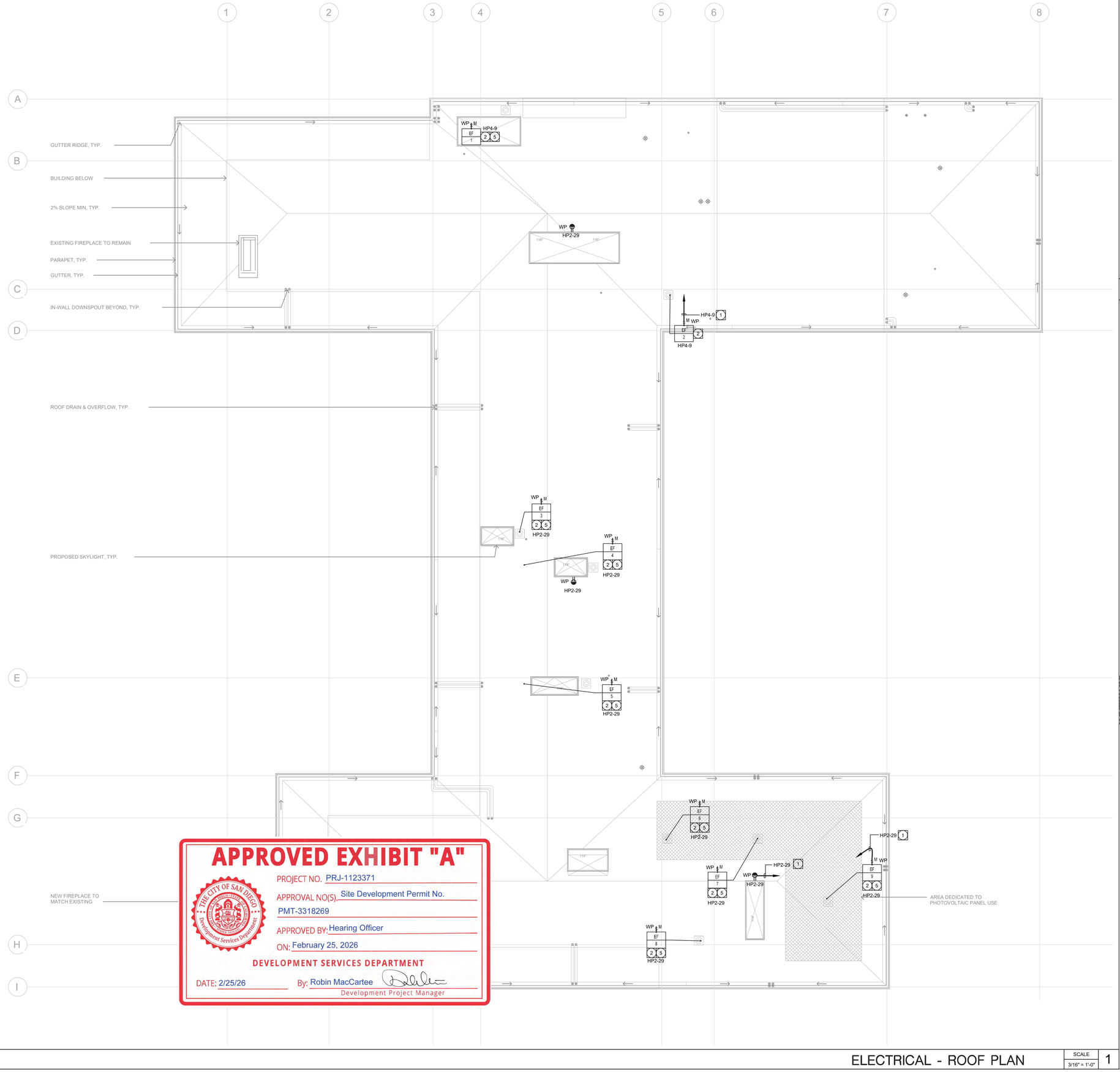
05/05/2025 - OWNER REVISIONS
-

ELECTRICAL - LEVEL 1 PLAN

E2.20

ELECTRICAL - LEVEL 1 PLAN
SCALE 3/16" = 1'-0"
1

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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 — ROYCE L. CUPP — No. 13442 — Exp. 09/30/25 — ELECTRICAL — STATE OF CALIFORNIA

5059 W PICO BLVD
LOS ANGELES
CALIFORNIA
90019

Salas O'Brien
salasobrien.com 949.793.1555
Corona
4160 Temescal Canyon Rd.,
Suite 201
Corona, CA 92883
Project No.: 2023-04833-00

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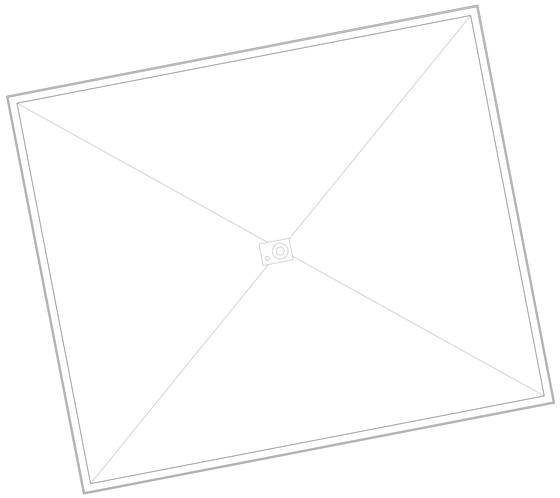
ELECTRICAL - ROOF PLAN

E2.21

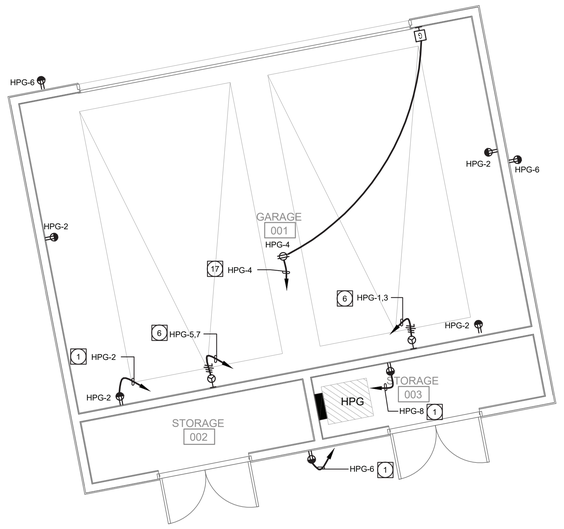
ELECTRICAL - ROOF PLAN

SCALE 3/16" = 1'-0" 1

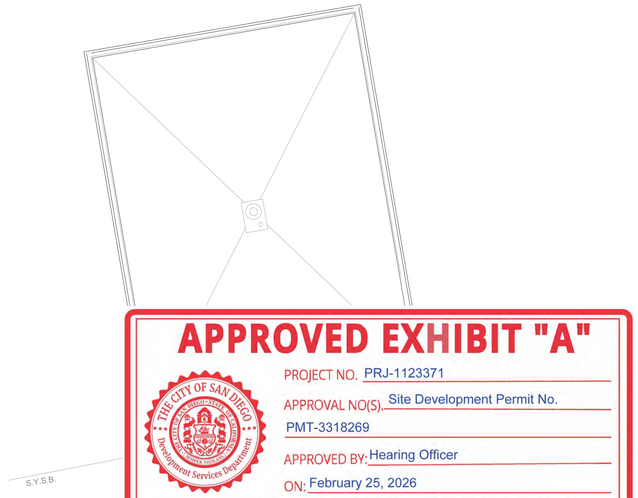
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ELECTRICAL - ROOF PLAN GARAGE | SCALE 1/4" = 1'-0" | 2



ELECTRICAL - FLOOR PLAN - GARAGE | SCALE 1/4" = 1'-0" | 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

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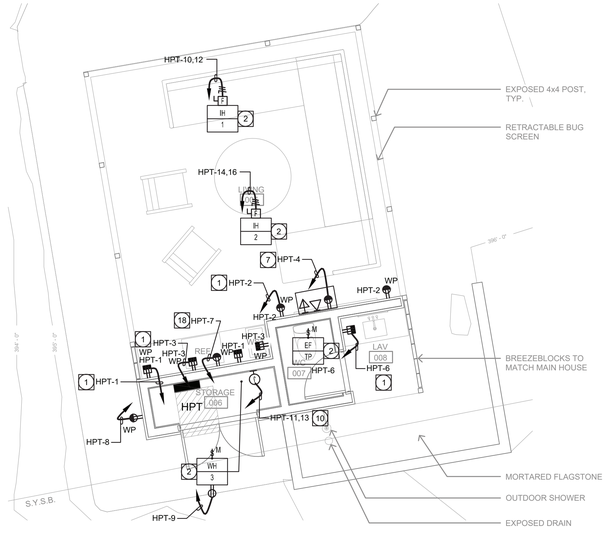
ON: February 25, 2026

DEVELOPMENT SERVICES DEPARTMENT

DATE: 2/25/26 By: Robin MacCartee

Development Project Manager

ELECTRICAL - ROOF PLAN PAVILLION | SCALE 1/4" = 1'-0" | 4



ELECTRICAL - FLOOR PLAN - TENNIS PAVILLION | SCALE 1/4" = 1'-0" | 3

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18. CONTRACTOR TO INSTALL REFRIGERATOR CIRCUIT AS FOLLOWS: CONNECT ON LINE SIDE OF KITCHEN SMALL APPLIANCE GFCI PROTECTED COUNTER MOUNTED RECEPTACLE TO COMPLY WITH NEC SECTIONS 201.8(A)(6) AND 210.52(B)(1).

REGISTERED PROFESSIONAL ENGINEER — ROYCE LEE CHEN — No. 13442 — Exp. 09/30/25 — ELECTRICAL — STATE OF CALIFORNIA

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4160 Temescal Canyon Rd.,
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Project No.: 2023-04833-00

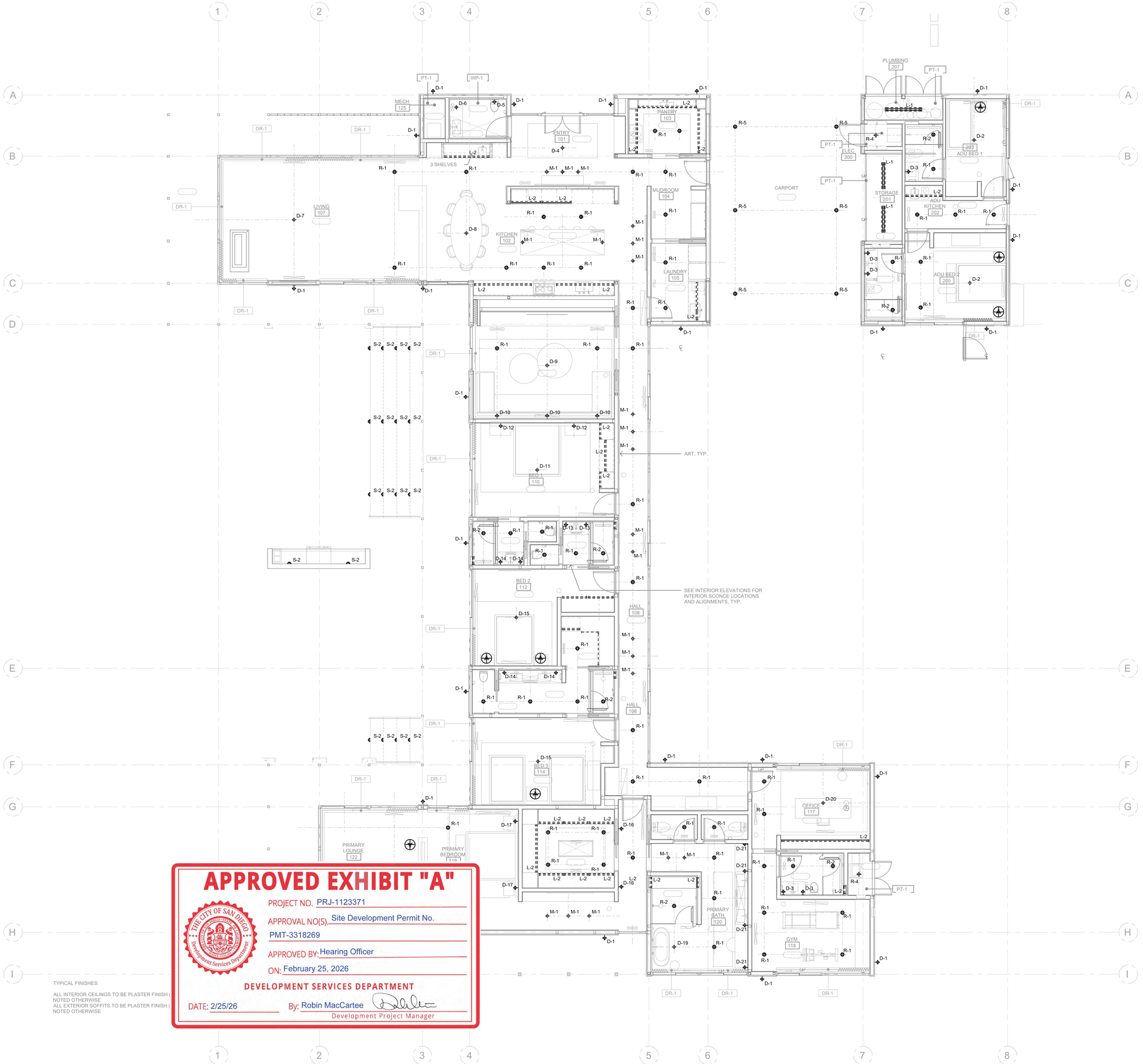
LA JOLLA RESIDENCE
7856 LA JOLLA VISTA DRIVE LA JOLLA, CA 92037

05/05/2025 - OWNER REVISIONS
-

ELECTRICAL - FLOOR & ROOF PLAN-GARAGE & TENNIS PAVILLION

E2.22

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TYPICAL FINISHES:

ALL INTERIOR CEILINGS TO BE PLASTER FINISH (
NOTED OTHERWISE
ALL EXTERIOR SOFFITS TO BE PLASTER FINISH (
NOTED OTHERWISE

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

SHEET NOTES

LIGHTING GENERAL NOTES

1. ALL LIGHTING FIXTURES SHALL BE PROVIDED WITH ALL NECESSARY MOUNTING HARDWARE TO BE MOUNTED IN CEILING TYPES SPECIFIED AND COORDINATED WITH ARCHITECTURAL DRAWINGS.
2. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND MOUNTING HEIGHTS FOR ALL LIGHTING FIXTURES AND DEVICES. WALL MOUNTED FIXTURE HEIGHTS SHALL BE VERIFIED WITH ARCHITECT AND CONFIRMED PRIOR TO ROUGH IN.
3. RECESSED LIGHTING FIXTURES:
   A. SHALL BE PROVIDED WITH ALL REQUIRED STRUCTURAL SUPPORTS AS REQUIRED BY THE AHJ AND CBC.
   B. LOCATED IN FIRE RATED CEILINGS SHALL BE PROVIDED WITH RATED ENCLOSURES SIZED TO CONFORM WITH MANUFACTURER REQUIRED CLEARANCES BETWEEN FIXTURE AND ENCLOSURE.
4. COVE MOUNTED FIXTURES SHAL BE PROVIDED IN QUANTITIES TO COVER THE ENTIRE LENGTH OF THE COVE. VERIFY COVE DIMENSIONS ON PLAN PRIOR TO FIXTURE ORDER.
5. ALL FLUORESCENT AND LED DIMMING ZONES SHALL BE PROVIDED WITH A DEDICATED NEUTRAL CONDUCTOR, AND VOLTAGE AND CONTROL CONDUCTORS TO MATCH THE CONTROL TYPE (2-WIRE OR 3-WIRE LINE OR LOW VOLTAGE.) CONFIRM WITH BALLST/DRIVER TYPE AND CONTROLS.
6. THE CONTRACTOR SHALL NOTE THAT THE DRAWING IS DIAGRAMMATIC. EXACT ROUTING OF NEW CONDUITS AND LOCATION OF JUNCTION BOXES AND PULL BOXES SHALL BE COORDINATED AND DETERMINED IN THE FIELD. NEW CONDUIT, JUNCTION BOXES AND PULL BOXES SHALL BE ROUTED CONCEALED IN THE CEILING SPACE AND IN SUCH A MANNER AS TO AVOID INTERFERENCE WITH EXISTING BUILDING STRUCTURES, UTILITIES AND THE WORK BEING PERFORMED BY OTHER TRADES.
7. REFER TO GENERAL NOTES ON ELECTRICAL COVER SHEET FOR ADDITIONAL INFORMATION.
8. ALL SHEET NOTES MAY NOT APPLY TO THIS SHEET AND MAY NOT BE REFERENCED ON PLAN(S).

ALL LIGHTING SHALL BE ROUTED THROUGH LUTRON CONTROL PANEL. EACH LIGHT FIXTURE TYPE IN EVERY ROOM SHALL BE ON A SEPARATE SWITCH LEG. FINAL CONTROLS, ZONING, AND PRESET SCENES SHALL BE COORDINATED WITH ARCHITECT/OWNER'S REP.

FIXTURE LOADS HAVE BEEN TAKEN INTO ACCOUNT UNDER THE DIMMING PANELS. CONTROL OF FIXTURES FROM THE DIMMER PANEL RELAYS AND RELAY SHALL BE PER THE ARCHITECT PLANS.

REGISTERED PROFESSIONAL ENGINEER — ROY T. LEE — No. 31442 — Exp. 09/30/25 — ELECTRICAL — STATE OF CALIFORNIA

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LA JOLLA RESIDENCE
7856 LA JOLLA VISTA DRIVE LA JOLLA, CA 90265

05/05/2025 - OWNER REVISIONS

LIGHTING - LEVEL 1 PLAN

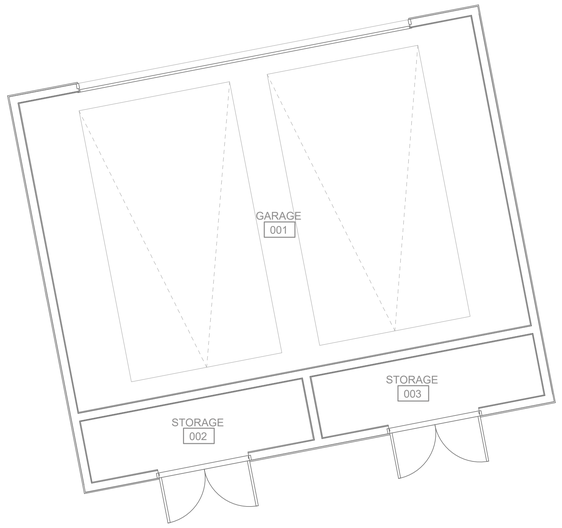
E3.20

LIGHTING - LEVEL 1 PLAN

SCALE 3/16" = 1'-0"

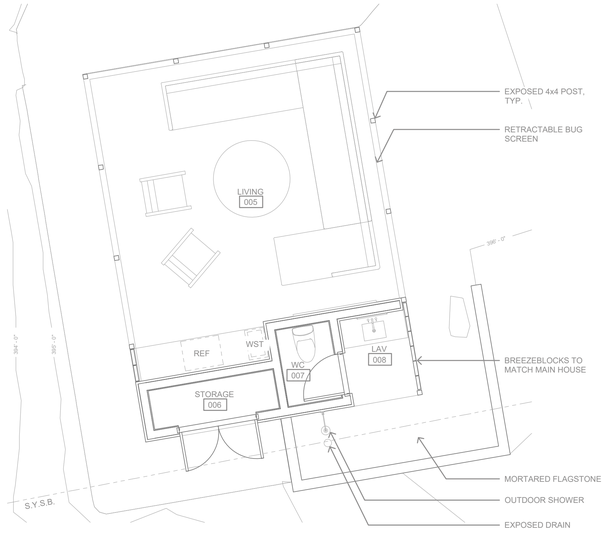
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LIGHTING - LEVEL 1 PLAN

SCALE 1/4" = 1'-0" | 1



LIGHTING - FLOOR PLAN - TENNIS PAVILLION

SCALE 1/4" = 1'-0" | 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

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7. REFER TO GENERAL NOTES ON ELECTRICAL COVER SHEET FOR ADDITIONAL INFORMATION.
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REGISTERED PROFESSIONAL ENGINEER ROY T. LOPEZ No. 13442 Exp. 09/30/25 ELECTRICAL STATE OF CALIFORNIA

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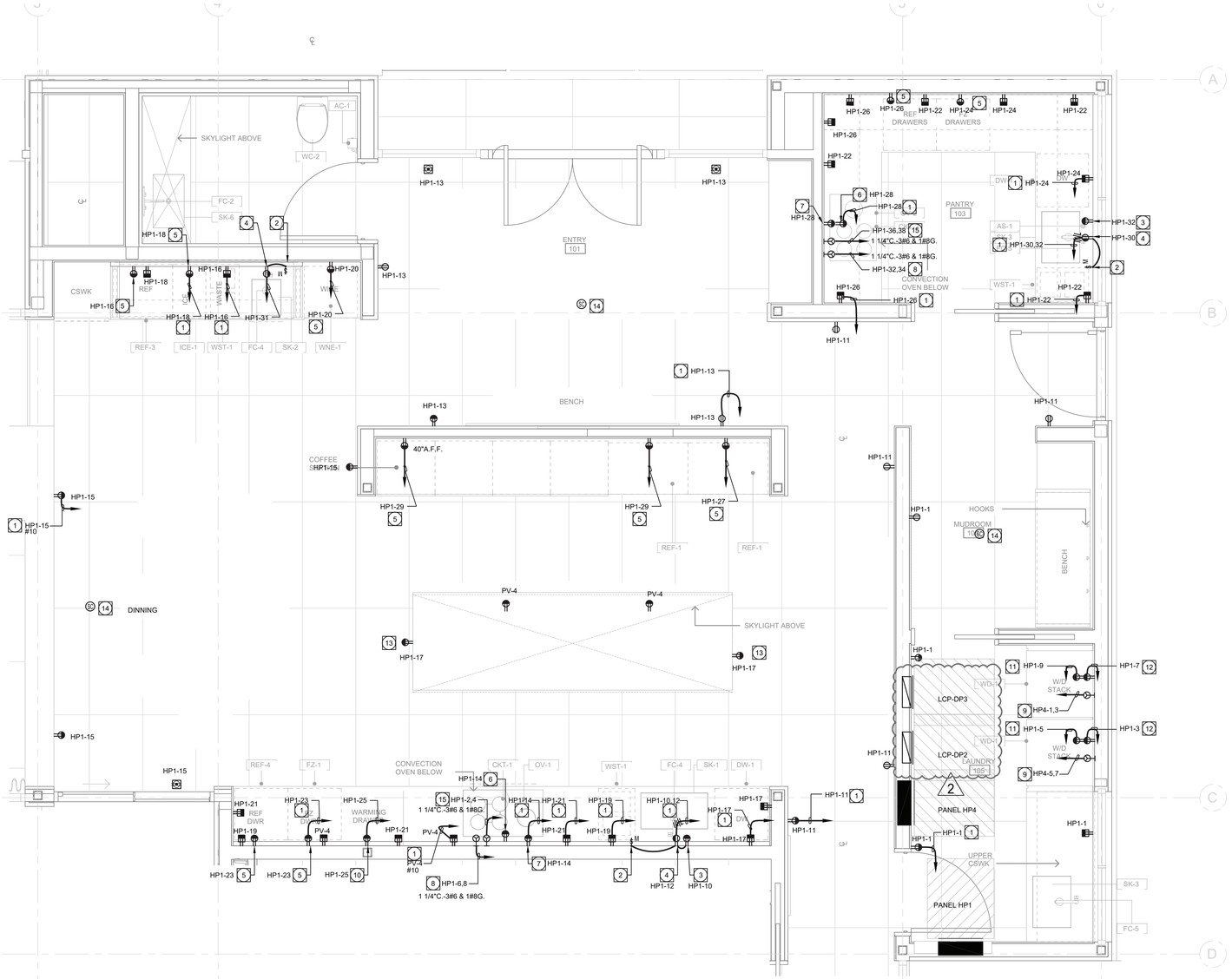
LA JOLLA RESIDENCE
7856 LA JOLLA VISTA DRIVE LA JOLLA, CA 92037

05/05/2025 - OWNER REVISIONS
-

LIGHTING - FLOOR PLAN - GARAGE & TENNIS PAVILLION

E3.22

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ELECTRICAL - ENLARGED KITCHEN PLANS

SCALE 1/2" = 1'-0" | 1

SHEET NOTES

ING FROM JUNCTION BOX(ES) TO RECEPTACLES/DEVICES IN AREA
EFER TO PANEL SCHEDULE(S) FOR MINIMUM CONDUCTOR SIZES
LESS OTHERWISE NOTED. CONTRACTOR SHALL BE
IDEAL CONDUIT AND CONDUCTOR ROUTING THROUGHOUT THE
3 WITH OTHER UTILITIES AND PROVIDE JUNCTION BOXES AS

NSTALL "GARBAGE DISPOSAL CONTROL" SWITCH MOUNTED AND
CHEN SINK. FIELD VERIFY FOR BEST ROUTING AND MOUNTING OF

CLE FOR DISHWASHER TO BE MOUNTED AT +18" A.F.F. (I.D.

CLE, HALF SWITCHED, WITH "TABS" BROKEN FOR DISPOSAL
ER PLATE FOR USE.)

ERATOR CIRCUIT AS FOLLOWS: CONNECT ON LINE SIDE OF
PROTECTED COUNTER MOUNTED RECEPTACLE TO COMPLY
ND 210.52(B)(1).

. CONNECTION EXHAUST HOOD TO BE MOUNTED AT +6'-0" A.F.F.
OD LOCATIONS PRIOR TO ROUGH-IN.

LE FOR COOKTOP. VERIFY EXACT LOCATION PRIOR TO

PROVIDE NEMA 14-50R RECEPTACLE FOR FUTURE ELECTRIC COOKTOP CONNECTION, WITHIN 3' FROM THE COOKTOP AND ACCESIBLE FROM THE COOKTOP WITH NO OBSTRUCTIONS. PROVIDE LABLE WITH AT RECPTACLE FACEPLATE FOR "FUTURE 240V ELECTRIC COOKTOP."

9 PROVIDE NEMA 14-30R RECEPTACLE FOR FUTURE ELECTRIC DRYER CONNECTION, WITHIN 3' FROM THE DRYER AND ACCESIBLE FROM THE DRYER WITH NO OBSTRUCTIONS. PROVIDE LABLE WITH AT RECPTACLE FACEPLATE FOR "FUTURE 240V ELECTRIC DRYER."

10 20 AMP., 125V., DUPLEX RECEPTACLE FOR WARMING DRAWER TO BE MOUNTED AT +18" A.F.F. (I.D. COVER PLATE FOR USE.)

11 20 AMP., 120V., GFCI RECEPTACLE AT +40"A.F.F. FOR GAS DRYER.

12 20 AMP., 125V., GFCI RECEPTACLE FOR WASHING MACHINE. VERIFY EXACT HEIGHT AND LOCATION PRIOR TO ROUGH-IN.

13 CONTRACTOR TO MOUNT RECEPTACLE WITHIN KITCHEN ISLAND/ PENINSULA HORIZONTALLY. TOP OF RECEPTACLE AT +33" A.F.F.

14 SMOKE DETECTOR ALARM AND SMOKE/CO ALARM AS INDICATED, SELF CONTAINED. VERIFY MOUNTING WITH ARCHITECT. LOCATE MINIMUM 3 FEET FROM A/C AIR REGISTER. SMOKE ALARM TO HAVE BATTERY BACK-UP. INTER-CONNECT ALL SMOKE ALARMS FOR COMMON ANNUNCIATION UPON ACTIVATION OF ANY SMOKE ALARM.

15 PROVIDE MANUFACTURER RECOMENDED NEMA RECEPTACLE FOR 50A, 240V ELECTRIC OVEN, VERIFY LOCATION PRIOR TO ROUGH-IN.

FOOD SERVICE SYSTEM NOTES

1. ALL 125-VOLT , SINGLE-PHASE, 15A AND 20A RECEPTACLES IN KITCHEN AREAS TO BE GFI PROTECTED BY MEANS OF EITHER BUILT-IN PROTECTION AT THE DEVICE OR VIA AN UPSTREAM CIRCUIT BREAKER WITH GFI PROTECTION - NOT BOTH.
2. ALL DEVICE COVERPLATES IN FOOD SERVICE AREAS SHALL BE STAINLESS STEEL.
3. FINAL CONNECTION TO ALL KITCHEN EQUIPMENT SHALL BE MADE WITH 'SEAL-TITE' FLEXIBLE CONDUIT.
4. IT IS ANTICIPATED THAT CERTAIN FOOD SERVICE EQUIPMENT WILL BE DELIVERED TO THE PROJECT WITH DIFFERENT LOADS AND VOLTAGE/PHASE REQUIREMENTS THAN ORIGINALLY DESIGNED. THE ELECTRICAL CONTRACTOR SHALL INCLUDE IN HIS BASE BID AN ALLOWANCE SUFFICIENT TO COVER RECIRCUITING AND RECONNECTION OF INSTALLED WORK FOR THE FOLLOWING ITEMS:
5. CHANGE (2) EQUIPMENT ITEMS FROM SINGLE-PHASE TO THREE-PHASE OR FROM THREE-PHASE TO SINGLE-PHASE, SAME OR SIMILAR LOAD.
6. CHANGE (2) EQUIPMENT ITEMS FROM (+/-) 2 KW TO (+/-) 4 KW, SAME VOLTAGE, PHASE CHANGE.

POWER GENERAL NOTES

1. ALL WALL MOUNTED DEVICE HEIGHTS SHALL BE VERIFIED WITH ARCHITECTURAL ROOM ELEVATIONS PRIOR TO ROUGH-IN.
2. PENETRATIONS THRU FIRE RATED WALLS SHALL BE PROTECTED WITH AN APPROVED FIRE STOP SYSTEM EQUAL TO OR GREATER THAN THE RATING OF THE WALL BEING PENETRATED.
3. ALL DEVICES MOUNTED BACK TO BACK ON COMMON WALLS SHALL BE INSTALLED IN SEPARATE BOXES AND OFFSET 24" MINIMUM OR PROVIDED WITH PUTTY OR ANOTHER APPROVED SOUND PROOF BACKING.
4. WHEN EXPOSED CEILING OR OPEN GRID CONDITIONS EXIST, CONTRACTOR SHALL PROVIDE:

   ALL BRANCH CIRCUITS TO BE INSTALLED IN EMT.
   ALL BRANCH CIRCUITS SHALL BE ROUTED PARALLEL TO BUILDING STRUCTURES AND RACKED NEATLY IN GROUPS OF MULTIPLE PATHWAYS.

   ALL LOW VOLTAGE CABLES SHALL BE:
   a. INSTALLED IN EMT CONDUIT PATHWAYS OR
   b. INSTALLED NEATLY IN CABLE MANAGEMENT OPEN BASKET OR LADDER TYPE WIREWAY SUPPORTED INDEPENDENTLY FROM STRUCTURE ABOVE.

   EXPOSED LOW VOLTAGE CABLING IN OPEN TYPE CEILING APPLICATIONS INSTALLED ON D-RINGS, J-HOOKS OR SIMILAR APPARATUS WILL NOT BE ACCEPTED UNLESS APPROVED IN WRITING BY ARCHITECT/ENGINEER PRIOR TO ANY ROUGH IN OR INSTALLATION. CONTRACTOR SHALL INCLUDE AN ALLOWANCE IN HIS BASE BID FOR THE INSTALLATION OF LOW VOLTAGE CABLES IN OPEN CEILINGS AS DESCRIBED.
5. EXPOSED CABLE/CONDUCTORS INSTALLED IN A PLENUM SPACE SHALL BE LISTED FOR SUCH ENVIRONMENT AND INSTALLATION SHALL CONFORM TO NEC, OR CEC WHERE ADOPTED, ARTICLE 300.22(C).
6. ALL FACEPLATES SHALL BE STAINLESS STEEL WITH P-TOUCH LABELS INDICATING CIRCUIT NUMBER.
7. ALL CONDUIT HOMERUNS SHALL BE 3/4"C MINIMUM.

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
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REGISTERED PROFESSIONAL ENGINEER
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05/05/2025 - OWNER REVISIONS
-

ELECTRICAL - ENLARGED KITCHEN PLANS

E5.21

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GENERAL NOTES

1. THE WORK OF THIS SECTION INCLUDES ALL PLUMBING WORK AND EQUIPMENT NEEDED FOR A COMPLETE & PROPER INSTALLATION & 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 CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACQUISITION & PAYMENT FOR ALL PERMITS, INSPECTIONS & 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 APPROVED FOR SUCH INSTALLATION.
3. CONTRACTOR SHALL VERIFY EXACT LOCATIONS AND DEPTH OF EXISTING LINES, LATERALS AND WYES BEFORE STARTING TRENCHING. SHOULD IT BE NECESSARY TO REROUTE LINES DUE TO CONDITIONS FOUND ON THE SITE, OR IF INDICATED POINTS OF CONNECTIONS CANNOT BE MADE TO THE LINES AS FOUND, THE CONTRACTOR SHALL BEFORE CONTINUING, NOTIFY THE ARCHITECT IN WRITING, PRIOR TO INSTALLING ANY WORK WHICH MAY BE AFFECTED.
4. THE INSTALLATION SHALL COMPLY WITH ALL OF THE LATEST APPLICABLE ORDINANCES, REGULATIONS & CODES OF ALL AGENCIES HAVING JURISDICTION, INCLUDING THE 2022 LOS ANGELES PLUMBING CODE, 2022 LOS ANGELES BUILDING CODE, ACCESSIBILITY COMPLIANCE, LOCAL CITY BUILDING AND SAFETY DEPARTMENT AND ALL OTHER AUTHORITIES HAVING JURISDICTION. THIS APPROVAL IS SUBJECT TO FIELD INSPECTIONS.
   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.
5. ALL MATERIALS, EQUIPMENT, INSTALLATION, ETC. SHALL BE IN FULL ACCORDANCE WITH ALL APPLICABLE CITY, COUNTY, STATE AND FEDERAL CODES, ORDINANCES AND REGULATIONS. IN CASE OF CONFLICT WITH CODES DRAWINGS OR SPECIFICATIONS, THE MORE STRINGENT SHALL PREVAIL.
6. VERIFY SIZE, LOCATION, DEPTH, ETC. OF ALL EXISTING UTILITIES INFIELD PRIOR TO START OF WORK.
7. MAKE ALL ARRANGEMENTS WITH UTILITY COMPANIES FOR SERVICE AND CONNECTIONS AND PAY FOR ALL PERMITS, CHARGES, METERS AND CITY SEWAGE FACILITIES CHARGE.
8. ALL SEWER LINES SHALL RUN AT 2% SLOPE UNLESS NOTED OTHERWISE.
9. ALL SEWER LINES RUN @ SLOPES LESS THAN 2% ARE SUBJECT TO FIELD APPROVAL OF PLUMBING INSPECTOR.
10. RISERS TO BE LOCATED IN WALLS OR COLUMN-FURRING.
11. ALL FLOOR CLEANOUT COVERING DECKS SHALL HAVE FINE FINISH.
12. ALL WASTE, VENT, COLD WATER AND GAS STUB-OUTS SHALL BE CAPPED, SIZE ON RISER DIAGRAM.
13. WATER, SEWER, VENT, FIRE & GAS PIPES THRU CONCRETE WALLS ALL FLOORS SHALL HAVE PIPE-SLEEVES WITH NON-COMBUSTIBLE SEALING.
14. INSTALL SHUT-OFF VALVES AT BASE OF EACH COLD AND HOT WATER SUPPLY RISER.
15. ALL SERVICE OUTLETS FOR FIXTURES AND EQUIPMENT SHALL BE PROVIDED WITH A LINE SIZE SHUT OFF VALVE.
16. ALL HOSE BIBBS SHALL BE EQUIPPED WITH AN APPROVED NONREMOVABLE VACUUM BREAKER.
17. WHERE LOCAL WATER PRESSURE IS IN EXCESS 80 PSI THE PLUMBING CONTRACTOR SHALL PROVIDE AN APPROVED TYPE PRESSURE REGULATOR WITH INTEGRAL STRAINER, AT NO EXTRA COST TO THE OWNER.
18. ALL FLOOR SINKS AND FLOOR DRAINS SHALL BE PROVIDED WITH A HALF INCH TRAP PRIMER.
19. CONTRACTOR SHALL FURNISH AND INSTALL, AT NO EXTRA COST TO THE OWNER, TRAP PRIMERS WHERE REQUIRED BY CODE. WHERE A COLD WATER SERVICE LINE TO A FREQUENTLY USED FIXTURE IS AVAILABLE, THE TRAP PRIMER SHALL BE PPP P1-500 WITH INTEGRAL VACUUM BREAKER. PROVIDE ADAPTER FITTINGS WITH PRIMER TAPS AS REQUIRED.
20. PROVIDE BACKFLOW PROTECTION FOR DOMESTIC WATER SUPPLY WHERE REQUIRED BY CODES OR AUTHORITY HAVING JURISDICTION.
21. IRRIGATION CONTRACTOR TO PROVIDE BACKFLOW PROTECTION.
22. ALL IRRIGATION IS TO BE DONE AT NIGHT BETWEEN THE HOURS OF 12 MIDNIGHT AND 4 A.M. VERIFY LOCATION OF STUB IN FIELD (TIME CLOCK CONTROL).
23. RUN A FULL SIZE DRAIN LINE FROM WATER HEATERS TEMPERATURE AND PRESSURE RELIEF VALVE TO NEAREST FLOOR SINK OR TO AN APPROVED LOCATION.
24. PROVIDE ACCESS DOORS TO ALL CONCEALED VALVES, STRAINERS, TRAP PRIMERS, ETC.
25. ALL PIPING IN FINISHED AREAS SHALL BE RUN CONCEALED. EXPOSED PIPING, WHERE NECESSARY, SHALL RUN AS HIGH AS POSSIBLE AND TIGHT TO THE WALLS.
26. NO VENT OUTLET SHALL TERMINATE CLOSER THAN TEN (10) FEET TO OR THREE (3) FOOT ABOVE ANY DOOR, WINDOW OR GRAVITY AIR INTAKE, NOR CLOSER THAN TEN FEET TO OR THREE FEET ABOVE ANY FORCED OR MECHANICAL AIR INTAKE.
27. ALL VENTS AND FLUE OUTLETS SHALL BE A MINIMUM OF 10 FEET FROM ANY FRESH AIR INTAKES.
28. PROVIDE HIGH AND LOW COMBUSTION FOR THE WATER HEATERS AND ALL OTHER GAS BURNING APPLIANCES REQUIRING COMBUSTION AIR AS PER CODE. EXACT LOCATION & ROUTING TO BE APPROVED BY THE ARCHITECT AND AUTHORITIES HAVING JURISDICTION.
29. EXACT LOCATIONS, DIMENSION & MOUNTING HEIGHTS OF PLUMBING FIXTURES SHALL BE OBTAINED FROM ARCHITECTURAL, STRUCTURAL AND KITCHEN DRAWINGS.
30. VERIFY AND COORDINATE ROUGH-IN LOCATIONS AND DIMENSIONS FOR EQUIPMENT. PROVIDE ALL INTERCONNECTING PIPING AND APPURTENANCES REQUIRED AND MAKE ALL FINAL CONNECTIONS.
31. INSTALL ALL PLUMBING IN COORDINATION WITH ELECTRICAL, MECHANICAL, ARCHITECTURAL & STRUCTURAL DRAWINGS & TRADES.
32. MECHANICAL EQUIPMENT SHALL BE ANCHORED OR BRACED AGAINST LATERAL FORCE OF 50% OF THE OPERATING WEIGHT.
33. CONSTRUCTION NOTES:
   A. VERIFICATION OF DIMENSIONS: SCALED & FIGURED DIMENSIONS ARE APPROXIMATE, BEFORE PROCEEDING WITH ANY WORK, CHECK & VERIFY DIMENSIONS AND SIZES, AND ASSUME FULL RESPONSIBILITY FOR FITTING IN OF EQUIPMENT & MATERIALS TO OTHER PARTS OF EQUIPMENT AND TO THE STRUCTURE. WHERE APPARATUS AND EQUIPMENT HAVE BEEN INDICATED ON THE DRAWINGS, DIMENSIONS HAVE BEEN TAKEN FROM TYPICAL EQUIPMENT OF THE CLASS INDICATED, CHECK DRAWINGS TO SEE THAT EQUIPMENT CONTEMPLATED FOR USE WILL FIT INTO SPACES PROVIDED, WITH AMPLE SPACE FOR MAINTENANCE REQUIREMENTS.
   B. LOCATIONS OF THE PIPING AND FIXTURES INDICATED ON THE DRAWINGS ARE APPROXIMATE ONLY AND SHALL BE CHANGED TO MEET THE ARCHITECTURAL AND STRUCTURAL CONDITIONS AS REQUIRED, AT NO EXTRA COST TO THE OWNER.
   C. DRAWINGS: DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC TO THE EXTENT THAT ALL OFFSETS, BENDS, SPECIAL FITTINGS & EXACT LOCATIONS ARE NOT INDICATED. EXAMINE DRAWINGS & PREMISES IN ORDER TO DETERMINE BEST METHODS, EXACT LOCATIONS, ROUTES AND BUILDING OBSTRUCTIONS. INSTALL APPARATUS AND EQUIPMENT IN AVAILABLE LOCATIONS.
34. THE CONTRACTOR SHALL RECORD ON "AS BUILT" DRAWINGS LOCATIONS AND DEPTHS OF BURIED PIPING, PLUGGED TEES, FL ALL CHANGES IN PIPING FROM THAT SHOWN ON DRAWINGS, A COMPLETION OF WORK.
35. GUARANTEE ALL LABOR AND MATERIALS FOR ONE YEAR O SPECIFICATIONS.
36. WATER CLOSETS, URINALS, LAVATORIES, SHALL BE APPROVE JURISDICTION AND WHERE REQUIRED SHALL COMPLY TO HANDI
37. TYPE B VENTS SHALL TERMINATE 2 FT. ABOVE OR 8 FT. AW SURFACE.
38. WATER HEATERS SHALL BE SEISMICALLY BRACED.
39. INSTALL WATER HAMMER ARRESTERS ON EACH COLD & HOT WA RECOMMENDED BY PLUMBING AND DRAINAGE INSTITUTE WH SHALL BE FACTORY MADE WITH PERMANENT CUSHION OF GAS PANEL.
40. PLUMBING CONTRACTOR TO PREPARE SHOP DRAWINGS SHOWI OR FOOTING STEM PENETRATIONS, OPENINGS OR PIPE SLEEVE INSTALLATIONS. SUBMIT SHOP DRAWINGS TO GENERAL CONTRA 60 DAYS PRIOR TO POURING OF FOOTINGS & GRADE B

INFORMATION SHALL INCLUDE ELEVATION, SIZES, LOCATIONS AND NUMBER OF PIPE SLEEVES, PENETRATIONS AND OPENINGS.

41. ALL CONDENSATE PIPES SHALL BE CONNECTED INDIRECTLY TO NEAREST SEWER LINE WITH AIR GAP FITTING OR SPILL THRU FLOOR SINK OR WHERE APPROVED CONNECT TO TAIL PIECE OF LAVATORY.
42. PLUMBING CONTRACTOR SHALL SUBMIT COORDINATION SHOP DRAWINGS SHOWING COORDINATION WITH ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL, AND FIRE SPRINKLER TRADES FOR APPROVAL
43. NEW OR REPAIRED POTABLE WATER SYSTEMS SHALL BE DISINFECTED PRIOR TO USE ACCORDING TO THE METHOD SET IN SECTION 609.9 OF THE PLUMBING CODE.
44. ROOF DRAINS, OVERFLOW DRAINS AND RAINWATER PIPING WITHIN THE INTERIOR OF THE BUILDING SHALL BE TESTED IN ACCORDANCE WITH THE PROVISIONS OF THE PLUMBING CODE FOR TESTING DRAIN, WASTE AND VENT SYSTEMS.
45. ROOF DRAIN AND OVERFLOW PIPING WITHIN THE BUILDING SHALL UTILIZE APPROVED DRAINAGE FITTINGS.
46. ALL WATER PIPING RUNNING IN UNHEATED AREAS OR OUTSIDE THE BUILDING INSULATION ENVELOPE SHALL BE INSULATED.
47. MANUFACTURER OF PLUMBING PRODUCTS MUST HAVE ANSI/NSF STANDARD 61, SECTION 9 CERTIFICATION TO DEMONSTRATE COMPLIANCE WITH THE FEDERAL REQUIREMENTS FOR LEAD CONTRIBUTION TO DRINKING WATER (SAFE DRINKING WATER ACT SDWA AND AB 1953).
48. PLUMBING AND FIRE SPRINKLER CONTRACTOR SHALL OBTAIN AND/OR CONDUCT FIRE FLOW TEST TO DETERMINE WATER PRESSURE FOR DOMESTIC WATER AND SPRINKLER DESIGN PRIOR TO STARTING WORK.
49. FIRE SPRINKLER SYSTEM TO BE HYDRAULICALLY DESIGNED BY FIRE SPRINKLER CONTRACTOR. ALL EQUIPMENT, COMPONENTS AND PIPE RUNS SHOWN FOR REFERENCE ONLY. (WHERE APPLICABLE)
50. WATER CLOSETS FOR PUBLIC USE ARE TO BE ELONGATED BOWLS WITH OPEN FRONT TOILET SEAT. CPC 408. (APPLICABLE ONLY TO LOCATIONS NOTED ON PLAN)
51. FOUNDATION DRAIN PIPING IS INDICATED FOR REFERENCE ONLY. PLUMBING CONTRACTOR SHALL VERIFY EXACT LOCATION, DEPTH, SIZE WITH ARCHITECT BEFORE STARTING TRENCHING, SHOULD IT BE NECESSARY TO REROUTE LINES OR IF INDICATED POINT OF CONNECTION CAN'T BE MADE TO THE EXISTING LINES AS FOUND, THE CONTRACTOR SHALL, BEFORE CONTINUING, NOTIFY THE ARCHITECT, IN WRITING, PRIOR TO INSTALLING ANY WORK WHICH MAY BE EFFECTED. (APPLICABLE ONLY TO LOCATIONS NOTED ON FLOOR PLANS)
52. LOCAL CITY APPROVED WATER HEATER TEMPERATURE AND PRESSURE RELIEF VALVES WITH AUTOMATIC GAS SHUT-OFF SHALL BE UTILIZED. WATTS NO. 210-5 OR APPROVED EQUAL. (WHERE APPLICABLE)
53. THERE WILL BE NO HOSE BIBBS OR WASHING AREAS IN ANY SUBTERRANEAN PARKING AREAS. (WHERE APPLICABLE)
54. ALL BATHTUB TRAPS SHALL BE SOLID JOINT CONNECTION. SLIP JOINT CONNECTIONS ARE NOT ACCEPTABLE. (ONLY WHERE APPLICABLE)
55. PROVIDE WATER HAMMER ARRESTORS PER PDI STANDARD. (APPLICABLE ONLY TO LOCATIONS NOTED ON PLAN)
56. SHOWERS AND TUB-SHOWER COMBINATION SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDED SCALD AND THERMAL SHOCK PROTECTION FOR THE RATED FLOWE RATE OF THE INSTALLED SHOWER HEAD. THESE VALVES SHALL BE INSTALLED AT THE POINT OF USE AND IN ACCORDANCE WITH ASSE 1016 OR ASME A112.18.1/ CSA B125.1.
57. BATHTUBS AND WHIRLPOOL BATHTUBS WITH TWO HANDLE (COLD WATER AND HOT WATER HANDLE) SHALL BE PROVIDED WITH POINT OF USE THERMOSTATIC MIXING VALVE THAT IS IN ACCORDANCE WITH ASSE 1070 OR CSA B125.3 TO LIMIT THE HOT WATER TEMPERATURE TO NOT EXCEED 120 DEG. F.

DEMOLITION/ALTERATION NOTES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE EXISTING PROJECT SITE, ACQUAINT HIMSELF WITH ALL EXISTING CONDITIONS, AND ASCERTAIN THE EXTENT OF WORK INVOLVED IN REMOVING EXISTING EQUIPMENT AND INSTALLING NEW EQUIPMENT, DUCTWORK, AIR DISTRIBUTION DEVICES, PIPING CONTROLS, AND ALL OTHER APPURTENANCES PERTAINING TO THE ABOVE. HE SHALL PROVIDE ALL LABOR, MATERIALS, ETC. REQUIRED FOR THE COMPLETE NEW INSTALLATION, ALTERATIONS, ETC. FOR THE COMPLETION OF THE PROJECT. BY THE ACT OF SUBMITTING A BID, THE CONTRACTOR SHALL BE DEEMED TO HAVE MADE SUCH AN EXAMINATION, TO HAVE ACCEPTED SUCH CONDITIONS, AND TO HAVE MADE ALLOWANCES THEREFORE IN PREPARING HIS FIGURE.
2. THE CONTRACTOR SHALL DISCONNECT THE EXISTING EQUIPMENT NOT TO BE USED FOR THE REHABILITATION OF THIS PROJECT, INCLUDING HEATING/COOLING UNITS, VENTS, CONTROLS, PIPING, CONDUITS, SUPPORTS, ETC., PREPARING THE EXISTING ABOVE EQUIPMENT FOR REMOVAL.
3. ALL MATERIALS, EQUIPMENT, PIPING, DUCTWORK, ETC., WHICH ARE TO BE REMOVED, SHALL BECOME THE PROPERTY OF THE CONTRACTOR, UNLESS INDICATED OTHERWISE, AND SHALL BE REMOVED FROM THE SITE. WHERE SUCH MATERIALS, EQUIPMENT, ETC., ARE TO BE REMOVED, IT SHALL BE REMOVED, IT ITS ENTIRETY, FROM THE PREMISES, AND CARE TAKEN TO ENSURE THAT NO OPEN ENDS EXIST IN PIPING, DUCTWORK, ETC., WHICH REMAIN IN PLACE OR IN SERVICE. BLANKED OR OTHER APPROVED MEANS OF CLOSURE METHOD.
4. THE DRAWINGS ARE DIAGRAMMATIC ONLY, DO NOT SCALE THE DRAWINGS TO DETERMINE THE LOCATIONS OF EQUIPMENT, DUCTS, OR PIPING. LOCATIONS OF EXISTING EQUIPMENT, DUCTS, PIPES, ETC., ARE APPROXIMATE AND ARE INDICATED FOR REFERENCE ONLY. EXACT LOCATIONS AND SIZES SHALL BE VERIFIED IN THE FIELD.
5. THE EXISTING CONDITIONS SHOWN ARE FROM AVAILABLE RECORD DRAWINGS AND SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ACTUAL EXISTING CONDITIONS AT SITE PRIOR TO SUBMITTING THE BID. ALL DEMOLITION, ALTERNATION, EXTENSION, RELOCATION, REHABILITATION WORK SHALL BE INCLUDED IN BASE CONTRACT. NO ADDITIONAL ALLOWANCE OR CHANGE ORDERS WILL BE ACCEPTED.
6. CONTRACTOR IS RESPONSIBLE TO RELOCATE OR REMOVE FROM WALLS, CEILINGS, FLOOR SPACE, ETC. ANY EXISTING DUCTS, GRILLS, EQUIPMENT, PIPING, OR OTHER EQUIPMENT WHICH INTERFERES WITH PLANNED REMODEL WORK.
7. NOTIFY THE ENGINEER IMMEDIATELY WHEREVER EXISTING EQUIPMENT IS ENCOUNTERED WHICH MUST BE RELOCATED DUE TO THE NEW CONSTRUCTION, OR NOT INDICATED ON "AS-BUILT" DRAWINGS OR WAS BURIED UNDERGROUND OR EMBEDDED IN STRUCTURAL WALLS.
8. CAREFULLY PROTECT ALL WALLS, TRIM, FLOORS, EQUIPMENT, UTILITY LINES, AND MATERIALS. WHEN WORKING ON FINISHED SURFACES, LIMIT DAMAGE TO THE SMALLER AREA IF POSSIBLE AND RESTORE TO THE ORIGINAL CONDITION ALL SURFACES WHICH ARE DAMAGED BECAUSE OF THE INSTALLATION OF THIS WORK.
9. EQUIPMENT, MATERIALS AND SUPPLIES TEMPORARILY REMOVED FOR PROTECTION SHALL BE REPLACED IN ORIGINAL LOCATIONS. ANY MATERIALS DAMAGED SHALL BE REPLACED

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

PLAN CHECK NOTES

1. ENERGY CONSERVATION (PLUMBING)
   A. UNFIRED HOT WATER STORAGE TANKS SHALL BE INSULATED TO A THERMAL RESISTANCE OF R-16.
   B. PROVIDE INSULATION BLANKET ON ALL WATER HEATERS TO MEET LATEST TITLE-24 REQUIREMENTS.
   C. ALL HOT WATER SUPPLY & RETURN PIPING SHALL BE INSULATED.
      a. 1" OF R-4 INSULATION FOR UP TO 1" PIPE.
      b. 1-1/2" OF R-6 INSULATION FOR 1" PIPE AND LARGER.
      c. PROVIDE FIBERGLASS BATT INSULATION WITH ALUMINUM VAPOR BARRIER FOR ALL WATER LINES INCLUDING THAT ARE EXPOSED, INSTALLED INSIDE EXTERIOR WALLS AND INSTALLED INSIDE YARD BOXES.
      d. COMPLY WITH LATEST T-24 PIPE INSULATION REQUIREMENTS.
   D. A MAINTENANCE LABEL SHALL BE AFFIXED TO ALL EQUIPMENT AND A MAINTENANCE MANUAL SHALL BE PROVIDED FOR THE OWNERS USE. THE LABEL SHALL INDICATE ROUTINE MAINTENANCE REQUIRED OR SHALL REFERENCE BY NUMBER WHICH OPERATING & MAINTENANCE MANUALS EXPLAIN MAINTENANCE REQUIREMENTS IN GREATER DETAIL.
   E. ALL EQUIPMENT MUST COMPLY WITH THE STATE OF CALIFORNIA ENERGY CONSERVATION STANDARDS. COMPLIANCE CERTIFICATE SHALL BE PROVIDED WITH EQUIPMENT SUBMITTALS.
   F. SHOWER HEADS, LAVATORY FAUCETS AND SINKS (NOT INCLUDING SERVICE SINK FAUCETS), SHALL MEET THE FLOW REQUIREMENTS OUTLINED IN THE APPLIANCE EFFICIENCY STANDARDS.
2. AREA SEPARATION WALLS
   A. WHERE NONMETALLIC PIPING PENETRATES AREA SEPARATION WALLS, THE PIPE SECTION PASSING THROUGH THE WALLS AND THE FIXTURE CONNECTIONS THERETO SHALL BE OF METAL ONLY.
   B. NO RANGE HOOD VENT, DRYER VENT, COMBUSTION OR HEATING DUCTS ARE PERMITTED IN AREA SEPARATION WALLS.
3. TYPE "L" HARD DRAWN COPPER SHALL BE INSTALLED FOR ALL POTABLE WATER ABOVE GRADE.
4. TYPE "K" SOFT DRAWN COPPER SHALL BE INSTALLED FOR ALL POTABLE WATER BELOW GRADE.
5. PLUMBING FIXTURES: ALL PLUMBING FIXTURES SHALL BE APPROVED BY AUTHORITIES HAVING JURISDICTION.
   A. BATHTUB AND SHOWER MIXING VALVES SHALL BE OF BALANCE PRESSURE TYPE, ANTI SCALD WITH INTEGRAL STOPS - DELTA 1345WSHDF
   B. WATER CLOSET SHALL BE FLOOR MOUNTED MAXIMUM OF 1.28 GALLON OF WATER PER FLUSH.
   C. THE PLUMBING FIXTURES AND FITTING SHALL MEET THE STANDARDS NOTED BELOW: CPC 402.0. REF. TABLE 5.303.2.2 (CGBC)
      WATER CLOSET = 1.28 GALLON PER FLUSH MAX.
      URINAL = 0.125 GALLON PER FLUSH MAX.
      SHOWERHEAD = 1.8 GPM MAX.
      LAVATORY FAUCETS (NON-RES)= 0.4 GPM MAX.
      LAVATORY FAUCETS (RES)= 1.2 GPM MAX.
      KITCHEN SINK FAUCETS = 1.5 GPM MAX.
6. FOR ACCESSIBILITY REQUIREMENTS, SEE ARCHITECTURAL DRAWINGS.
7. SELECTED FIXTURE INFORMATION, ALSO REFER TO SPECIFICATION FOR ADDITIONAL INFORMATION.
   A. EXPANSION TANK: AMTROL THERM-X-TROL
   B. SEISMIC SHUT OFF VALVES: KOSO PACIFIC VALVE
   C. PRESSURE REGULATOR: WILKINS MODEL 500XLYSBR.
8. ALL FIXTURES, EQUIPMENT, PIPING AND MATERIALS SHALL BE LISTED BY A RECOGNIZED LISTING AGENCY.
9. ALL PLUMBING FIXTURES SHALL MEET THE FLOW REQUIREMENTS SPECIFIED IN THE CALIFORNIA PLUMBING CODE.
10. ALL FAUCETS IN PUBLIC RESTROOMS SHALL BE SELF-CLOSING OR SELF-CLOSING METERING FAUCETS.
11. PUBLIC LAVATORIES SHALL HAVE CONTROLS TO LIMIT THE WATER TEMPERATURE TO 110°F.
12. WATER PIPE AND FITTINGS WITH A LEAD CONTENT WHICH EXCEEDS 0.25% SHALL BE PROHIBITED IN SYSTEMS CONVEYING POTABLE WATER.
13. PRESSURE ABSORBING DEVICES OR APPROVED MECHANICAL DEVICES ARE REQUIRED ON WATER LINES, LOCATED AS CLOSE AS POSSIBLE TO QUICK-ACTING VALVES, THAT WILL ABSORB HIGH PRESSURES RESULTING FROM THE QUICK CLOSING OF QUICK-ACTING VALVES. (I.E. CLOTHES AND DISHWASHERS.)
14. ALL CLEANOUTS SHALL BE INSTALLED AS PER SEC. 707.0 & 719.0 OF THE CALIFORNIA PLUMBING CODE.
15. NO MORE THAN ONE-THIRD (1/3) OF THE TOTAL PERMITTED LENGTH, PER TABLE 7-5, OF ANY MINIMUM SIZED VENT SHALL BE INSTALLED IN A HORIZONTAL POSITION.
16. INDIRECT WASTE RECEPTOR SHALL NOT BE INSTALLED IN A CUPBOARD, NOR IN ANY OTHER PORTION OF A BUILDING NOT IN GENERAL USE BY THE OCCUPANTS.
17. FLOOR DRAIN/SINK SHALL BE PROVIDED WITH TRAP PRIMERS TO MAINTAINING THEIR WATER SEALS.
18. PROTECT FLOOR DRAIN/SINK OUTSIDE OF THE BUILDING FROM RAIN WATER BY ELEVATING THE RIM TWO (2) INCHES ABOVE ADJACENT SURFACE.
19. ALL EXPOSED GAS PIPING SHALL BE KEPT AT LEAST SIX (6) INCHES ABOVE GRADE.
20. NO GAS PIPING SHALL BE INSTALLED IN OR ON THE GROUND UNDER ANY BUILDING OR STRUCTURE UNLESS INSTALLED IN GAS TIGHT CONDUIT.
21. ALL FITTINGS AND FIXTURES IN CONTACT WITH POTABLE WATER SHALL BE LOW LEAD.
22. ALL FIXTURES, EQUIPMENT, PIPING, AND MATERIAL SHALL BE APPROVED.
23. EACH VENT SHALL RISE VERTICALLY TO A POINT NOT LESS THAN SIX (6) INCHES IN HEIGHT ABOVE THE FLOOD LEVEL RIM OF THE FIXTURE BEFORE BEING CONNECTED TO ANY OTHER VENT.
24. ONLY SANITARY WASTE PIPING 4 INCHES AND LARGER MAY BE SLOPED AT 1%, WASTE PIPING 3 INCHES AND SMALLER TO BE SLOPED AT 2%.
25. NO GAS PIPING SHALL BE INSTALLED IN OR ON THE GROUND UNDER ANY BUILDING OR STRUCTURE UNLESS INSTALLED IN GAS TIGHT CONDUIT.
26. ALL WORK TO COMPLY WITH 2022 LOS ANGELES PLUMBING CODE WITH LOCAL AMENDMENTS.
27. WHERE STATIC WATER PRESSURE (HIGH OR LOW) IS IN EXCESS OF EIGHTY (80) POUNDS PER SQUARE INCH; AN APPROVED PRESSURE REGULATOR PRECEDED BY AN ADEQUATE STRAINER SHALL BE INSTALLED TO REDUCE THE STATIC PRESSURE TO EIGHTY (80) POUNDS PER SQUARE INCH OR LESS.
28. ROOF DRAINS, OVERFLOW DRAINS AND RAINWATER PIPING WITHIN THE INTERIOR OF THE BUILDING SHALL BE TESTED IN ACCORDANCE WITH THE PROVISIONS OF THE PLUMBING CODE FOR TESTING DRAIN, WASTE AND VENT SYSTEM.
29. PRIMARY CONDENSATE PIPING TO TERMINATE AT TAILPIECE OF LAVATORY/ SINK, MOP SINK/FLOOR SINK OR OTHER BUILDING DEPARTMENT APPROVED DEDICATED RECEPTOR.
30. SECONDARY CONDENSATE PIPING TO TERMINATE AT EXTERIOR OBSERVABLE LOCATION, INTERIOR OVER LAVATORY/SINK OR USE LISTED WET/FLOAT SWITCH THAT IS APPROVED BY CITY OF CALIFORNIA.

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.

COORDINATION WITH OTHER TRADES

1. PLUMBING EQUIPMENT, LINES AND RISERS SHALL BE PLACED AT LOCATIONS SHOWN IN THESE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING PLUMBING INSTALLATIONS WITH OTHER TRADES.
2. NO EXTRAS WILL BE PAID FOR RELOCATION OF WORK OUT OF PLACE THAT IMPACTS OTHER TRADES. CONTRACTOR SHALL BEAR ALL COSTS FOR CORRECTIVE WORK ON ANY TRADE RESULTING FROM MISPLACED PLUMBING EQUIPMENT OR PIPING.

PLUMBING LEGEND

SYMBOL	ABBREV.	DESCRIPTION
	S, W	SEWER OR WASTE ABOVE FLOOR
	S, W	SEWER OR WASTE BELOW FLOOR
	V.	VENT
	C.W.	COLD WATER
	H.W.	HOT WATER
	H.W.R.	HOT WATER RETURN
	H.B.	HOSE BIBB
	S.O.V.	SHUT-OFF VALVE
	G.L.V.	GLOBE VALVE
	B.C.	BALANCING COCK
	CH.V.	CHECK VALVE
	P.R.V.	PRESSURE REDUCING VALVE
	P.REL.V.	PRESSURE RELIEF VALVE
	P.T.R.V.	PRESSURE TEMP. RELIEF VALVE
	G.C.	GAS COCK
ICW	I.C.W.	INDUSTRIAL COLD WATER
IHW	I.H.W.	INDUSTRIAL HOT WATER
IW	I.W.	INDIRECT WASTE
AW	A.W.	ACID WASTE
AV	A.V.	ACID VENT
GWTR	G.W.T.R.	GRAY WATER LINE
G	G.	LOW PRESSURE GAS LINE
MPG	MPG.	MEDIUM PRESSURE GAS LINE
F	F.	FIRE LINE
CD	CD	CONDENSATE DRAIN
OD	OD	CONDENSATE OVERFLOW DRAIN
SD	SD	STORM DRAIN
OD	OD	STORM OVERFLOW DRAIN
IRR	IRR	IRRIGATION LINE
SSD	SSD	SUB SURFACE DRAIN
	DN	DOWN
		RISE
	A.B.	ACCESS BOX
	A.P.	ACCESS PANEL
	BEL.	BELOW
	B.F.P.	BACKFLOW PREVENTER
	C.F.H.	CUBIC FEET PER HOUR
	C.I.	CAST IRON
	CLG.	CEILING
	C.O.	CLEANOUT
	C.O.T.G.	CLEANOUT TO GRADE
	CONT.	CONTINUATION
	D.S.	DOWNSPOUT
	E.	PREFIX "E" DENOTES EXIST.
	EXIST.	EXISTING
	F.E.	FIRE EXTINGUISHER
	F.E. & C.	FIRE EXTINGUISHER AND CABINET
	FIN.FLR.	FINISHED FLOOR
	FIN.GR.	FINISHED GRADE
	F.D.C.	FIRE DEPT. CONNECTION
	F.H.	FIRE HYDRANT
	F.H.C.	FIRE HOSE CABINET
	FLR.	FLOOR
	F.U.	FIXTURE UNIT
	F.C.O.	FLOOR CLEANOUT
FM	FM	FORCE MAIN
	G.H.V.	GARDEN HOSE VALVE
	G.P.M.	GALLONS PER MINUTE
	G.P.H.	GALLONS PER HOUR
	H.A.	HANDICAPPED ACCESSIBLE
	H.D.R.	HEADER
	(HATCHED)	EXISTING TO BE DEMOLISHED
	I.E.	INVERT ELEVATION
	M.H.	MANHOLE
	N.I.C.	NOT IN CONTRACT
	N.	PREFIX "N" DENOTES NEW
	P.O.C.	POINT OF CONNECTION
	P.O.D.	POINT OF DEMOLITION
	P.I.V.	POST INDICATOR VALVE
	R.I. & C.	ROUGH-IN & CONNECT
	RPBFP	REDUCE PRESSURE BACKFLOW PREVENTER
	U.O.S.	UNDER OTHER SEC. OF SPECS.
	V.T.R.	VENT THRU ROOF
	V.C.P.	VITRIFIED CLAY PIPE
	W.H.	WALL HYDRANT
	W.H.A.	WATER HAMMER ARRESTER
	W.C.O.	WALL CLEANOUT
	Y.B.	YARD BOX
	Y.C.O.	YARD CLEANOUT

PLUMBING SHEET INDEX

SHEET NO.	DESCRIPTION
P0.01	PLUMBING GENERAL NOTES, LEGENDS & SHEET INDEX
P0.02	PLUMBING WATER CALCULATIONS & FIXTURE SCHEDULES
P0.03	PLUMBING EQUIPMENT SCHEDULES
P1.00	PLUMBING SITE PLAN
P2.20	PLUMBING - LEVEL 1 PLAN
P2.21	PLUMBING - ROOF PLAN
P2.22	PLUMBING - FLOOR & ROOF PLAN GARAGE & TENNIS PAVILION
P3.01	PLUMBING WATER RISER DIAGRAMS
P3.02	PLUMBING WASTE AND VENT RISER DIAGRAMS
P3.03	PLUMBING STORM DRAIN RISER DIAGRAMS
P3-04	PLUMBING GAS RISER DIAGRAMS
P5.01	PLUMBING DETAILS
P5.02	PLUMBING DETAILS
P5.03	PLUMBING DETAILS
P5.04	PLUMBING DETAILS
P5.05	PLUMBING DETAILS
P5.06	PLUMBING DETAILS
P5.07	PLUMBING

Project# 232696

WATER CALCULATION

TYPE OF SYSTEM: FLUSH TANK
PIPE LOSSES ARE BASED ON: COPPER TYPE L — PIPE AND FITTINGS (SMOOTH)

MAXIMUM C.W. DEMAND: 113 FU — 47 GPM — SAR DATE: -
MAXIMUM H.W. DEMAND: - FU — - GPM — SOURCE: -
CONTACT INFO: -

AVAILABLE PRESSURE (CITY STREET MAIN):
HIGH 70.0 PSI — LOW 70.0 PSI — ELEVATION= 0 FT

AVAILABLE PRESSURE AT THE PROPERTY (WATER METER LOCATION):
HIGH 70.0 PSI — LOW 70.0 PSI — ELEVATION= 0 FT
NOTE: ALL LOSSES SHOWN IN P.S.I.

LOSS THROUGH WATER METER:	1.5"	SIZE @ 47	GPM	2.8 PSI
LOSS THROUGH BACKFLOW PREVENTER:	1.5"	SIZE @ 47	GPM	13.5 PSI
(1.5" ZURN 375XL2)				
- AVAILABLE PRESSURE:	70.0	- 16.3	=	53.7 PSI
LOSS THRU SUBMETER:	**NA**			0.0 PSI
LOSS THRU WATER FILTRATION SYSTEM	**LIFESOURCE**			15.0 PSI
PRESSURE REQUIRED @ FIXTURE				20.0 PSI
STATIC LOSS: BUILDING HEIGHT	8 FT. X	0.434		3.5 PSI
LOSS THRU THERMOSTATIC MIXING VALVE	**LEONARD TM-2020B-LF-DT**			5.0 PSI
TOTAL LOSSES (0.0 + 15.0 + 20 + 3.5 + 5)				43.5 PSI
AVAILABLE PRESSURE FOR FRICTION LOSS =	53.7	- 43.5		10.2 PSI

10.2 X 100 = PSI/100 FT. 4.0
TOTAL LENGTH OF RUN 200.0 FT. — **SAY 2.4**
FEET X 1.25 = 250 TDL — (LOCATE ON PIPE SIZING CHART)

COPPER "TYPE L" PIPE SIZING TABLE

COLD WATER SIZING TABLE @ 8 FPS MAX. VELOCITY

PIPE SIZE	1/2"	3/4"	1"	1 1/4"	1 1/2"	2"	2 1/2"	3"	4"	6"	8"
GPM	-	4	8	15	24	50	88	140	290	-	-
FT FU	-	4	10	21	39	127	315	585	1668	-	-
FV FU	-	0	0	0	7	48	186	490	1668	-	-
VEL	-	2.65	3.11	3.83	4.33	5.18	5.92	6.59	7.77	-	-

HOT WATER SIZING TABLE @ 5 FPS MAX. VELOCITY

PIPE SIZE	1/2"	3/4"	1"	1 1/4"	1 1/2"	2	2 1/2"	3"	4"	6"	8"
GPM	-	4	8	15	24	48	74	105	185	-	-
FT FU	-	4	10	21	39	119	245	406	840	-	-
FV FU	-	-	-	-	-	-	-	-	-	-	-
GPM	-	2.65	3.11	3.83	4.33	4.98	4.97	4.95	4.96	-	-

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WATER DEMAND

FIXTURE	FIXTURE UNITS PRIVATE	FIXTURE UNITS PUBLIC	QUANTITY PRIVATE	QUANTITY PUBLIC	TOTAL (FU)
BATHTUB/SHOWER	4	4	1	-	4
SHOWER	4	4	7	-	28
CLOTHES WASHER	4	4	2	-	8
KITCHEN SINK	1.5	1.5	2	-	3
DISHWASHER	1.5	1.5	2	-	3
LAVATORY	1	1	10	-	10
W.C. (GRAVITY TANK)	2.5	2.5	8	-	20
W.C. (FLUSH VALVE)	5	5	-	-	-
LAUNDRY SINK	1.5	1.5	1	-	1.5
BIDET	1	1	-	-	-
URINAL	3	4	-	-	-
SAUNA/STEAM SHOWER	2	2	1	-	2
OTHER SINK	2	2	2	-	4
BAR SINK	2	2	-	-	-
REF	0.5	0.5	2	-	1
ICE MAKER	0.5	0.5	2	-	1
SERVICE SINK	3	3	-	-	-
HOSE BIBB	2.5	2.5	11	-	27.5
HOSE BIBB (EACH ADDITIONAL)	1	1	-	-	-
				TOTAL	113

FIXTURE UNIT TOTAL	FU =	113	GPM =	47
OTHER WATER REQUIRED (FUTURE PAVILION)	FU =		GPM =	
EXIST. WATER REQUIRED	FU =		GPM =	
TOTAL WATER REQUIRED	**FU =**	**113**	**GPM =**	**47**

PLUMBING FIXTURE SCHEDULE

SYMB.	DESCRIPTION	W.	TRAP	V.	C.W.	H.W.	REMARKS
WC	WATER CLOSET	4"	INT.	2"	3/4"	-	FLOOR OR WALL MOUNTED (SEE ARCH PLAN), NOT TO EXCEED 1.28 GAL PER FLUSH
L	LAVATORY	2"	1 1/4" X 1 1/2"	2"	3/4"	3/4"	FAUCET SHALL SHALL NOT EXCEED 1.2 GPM FLOW RATE
BT (NOTE 4 BELOW)	BATHTUB	2"	2"	2"	3/4"	3/4"	PROVIDE SHOWER HEAD NOT TO EXCEED 1.8 GPM FLOW RATE
SH (NOTE 4 BELOW)	SHOWER	2"	2"	2"	3/4"	3/4"	PROVIDE SHOWER HEAD NOT TO EXCEED 1.8 GPM FLOW RATE
IKS AND SK	ISLAND KITCHEN SINK AND OTHER SINK	2"	1 1/2"	2"	3/4"	3/4"	FAUCET SHALL BE NOT EXCEED 1.5 GPM FLOW RATE. PROVIDE ELECTRICAL POWER 1/2 HP, 120V, 1 PHASE, 60 Hz. FOR DISPOSAL
DW	DISHWASHER	-	-	-	-	3/4"	TO BE PROVIDED BY THE OWNER AND INSTALLED BY THE CONTRACTOR
BS	BAR SINK	2"	2"	2"	3/4"	3/4"	FAUCET SHALL SHALL NOT EXCEED 1.5 GPM FLOW RATE
SS	SERVICE SINK	3"	3"	2"	3/4"	3/4"	FAUCET SHALL SHALL NOT EXCEED 1.5 GPM FLOW RATE
WM	CLOTHESWASHER	3"	3"	2"	3/4"	3/4"	TO BE PROVIDED BY THE OWNER AND INSTALLED BY THE CONTRACTOR
LS	LAUNDRY SINK	2"	2"	2"	3/4"	3/4"	FAUCET SHALL SHALL NOT EXCEED 1.5 GPM FLOW RATE
HB-1	HOSE BIBB	-	-	-	3/4"	-	STAINLESS STEEL BOX RECESSED TYPE WITH INTEGRAL VACUUM BREAKER
HB-2	HOSE BIBB	-	-	-	3/4"	-	HOSE CONNECTION WITH INTEGRAL VACUUM BREAKER
FD	FLOOR DRAIN	2"	2"	2"	-	-	JR SMITH. PROVIDE TRAP PRIMER
FS	FLOOR SINK	3"	3"	2"	-	-	JR SMITH. PROVIDE TRAP PRIMER
RD	ROOF DRAIN	-	-	-	-	-	JR SMITH OR THUNDERBIRD.
OD	OVERFLOW ROOF DRAIN	-	-	-	-	-	JR SMITH OR THUNDERBIRD.
AD	AREA DRAIN	-	-	-	-	-	JR SMITH.
PD	PLANTER DRAIN	-	-	-	-	-	JR SMITH.

NOTES

1. WASHER AND DRYER WILL BE SUPPLIED BY OWNER. CONTRACTOR SHALL CONTACT THE OWNER AND OBTAIN CUT-SHEETS IN ORDER TO PROVIDE THE ROUGH IN REQUIREMENTS FOR THE SPECIFIC WASHERS AND DRYERS THAT WILL BE SUPPLIED.
2. PROVIDE WATER HAMMER ARRESTORS PER PDI STANDARD.
3. NO GALVANIZED PIPE IS ALLOWED FOR WASTE, VENT, HOT AND COLD WATER PIPING INCLUDING TRAPS AND TRAP ARMS ETC.
4. SHOWERS AND TUB SHOWERS SHAL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION FOR THE RATED FLOW RATE OF THE INSTALLED SHOWER HEAD. THESE VALVES SHALL BE INSTALLED AT THE POINT OF USE AND IN ACCORDANCE WITH ASSE 1016 OR ASME A112.18.1/CSA B125.1.

   BATHTUBS AND WHIRLPOOL BATHTUBS WITH TWO HANDLE (COLD WATER AND HOT WATER HANDLE) SHALL BE PROVIDED WITH POINT OF USE THERMOSTATIC MIXING VALVE THAT IS IN ACCORDANCE WITH ASSE 1070 OR CSA B125.3 TO LIMIT THE HOT WATER TEMPERATURE TO NOT EXCEED 120 DEG. F.

PLUMBING MATERIAL SCHEDULE

SERVICE	MATERIAL	COPPER TYPE "M"	COPPER TYPE "L"	COPPER TYPE "K"	COPPER TYPE "DWV"	BLACK STEEL	GALVANIZED STEEL	CAST IRON SOIL PIPE & FITTINGS		
WATER	ABOVE GROUND		●							
	UNDERGROUND			●						
SANITARY DRAINAGE	ABOVE GROUND							●		
	UNDERGROUND							●		
SAN. VENT								●		
GAS	ABOVE GROUND					●	●(2) (5)			
	UNDERGROUND					●(1) (4)				
STORM DRAIN	ABOVE GROUND						●	●		
	UNDERGROUND							●		
CONDENSATE		●								
SOLAR	ABOVE GROUND		●							
	UNDERGROUND			●						

* ALL MATERIAL SHALL MEET 25/50 SMOKE/FLAME SPREAD SAFETY RATING.

(1) BELOW GRADE & INSIDE THE BUILDING.

(2) ABOVE GRADE. EXPOSED TO WEATHER.

(3) NO GALVANIZED PIPE IS ALLOWED FOR WASTE, VENT, HOT AND COLD WATER PIPING INCLUDING TRAP ARMS, NIPPLES ETC.

(4) COATED WITH HIGH-QUALITY FLETCHER COATING AND WRAPPED WITH TAPE COATING SYSTEM.

(5) ALL EXPOSED PIPING ABOVE GROUND TO BE WRAPPED WITH TAPE COATING SYSTEM.

PIPE INSULATION THICKNESS TABLE (PER CPC 609.11.1 AND CEC TABLE 120.3-A)				
FLUID TEMP RANGE (°F)	INSULATION MEAN RATING RATING TEMP (°F)	NOMINAL PIPE DIAMETER (IN INCHES) LESS THAN 1	1 TO 1.5	2.0 & UP
		INSULATION THICKNESS REQUIRED (IN INCHES)		
105 - 140	100	1.0	1.5	2.0

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

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REGISTERED PROFESSIONAL ENGINEER — No. M 20534 — ALEXIS A. KOMATSU — STATE OF CALIFORNIA — 232696

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

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

PLUMBING WATER CALCULATIONS & FIXTURE SCHEDULES

P0.02

HOT WATER HEATER SCHEDULE

SYMBOL	SERVICE	LOCATION	FUEL TYPE	MANUFACTURER & MODEL	VENT FLUE	BTU INPUT (MBTUH)	CAPACITY GALLONS	RECOVERY GPH @100°F RISE	THERMAL EFFICIENCY	1ST HOUR RATING	ELECTRICAL DATA			OPER. WEIGHT (LBS)	HEIGHT (IN)	DIAMETER (IN)	REMARKS
											VOLT	PHASE	CYCLE				
WH 1	DOMESTIC HOT WATER	MECH RM	NATURAL GAS	LOCHINVAR WATER HEATER SHIELD MODEL SWA201	3" DIRECT VENT	199,000	90	233	96%	305	110	1	60	1500	75-1/2"	28"	1. CEC APPROVED W/ APPROVED FLUE, COMBUSTION AIR PIPING, TERMINAL CAP AND ALL REQUIRED ACCESSORIES AND CONTROLS. PROVIDE EXPANSION TANK AMTROL ST----. 2. PROVIDE 3" CPVC COMBUSTION AIR AND 3" CPVC FLUE VENT PIPING UP TO ROOF. PROVIDE APPROVED VENT CAPS PER WATER HEATER MANUFACTURER'S LISTING, REFER TO MECHANICAL PLAN. INSTALLATION SHALL COMPLY WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
WH 2	DOMESTIC HOT WATER	MECH RM	NATURAL GAS	LOCHINVAR WATER HEATER SHIELD MODEL SWA201	3" DIRECT VENT	199,000	90	233	96%	305	110	1	60	1500	75-1/2"	28"	1. CEC APPROVED W/ APPROVED FLUE, COMBUSTION AIR PIPING, TERMINAL CAP AND ALL REQUIRED ACCESSORIES AND CONTROLS. PROVIDE EXPANSION TANK AMTROL ST-5. PROVIDE ACID NEUTRALIZER AND FACTORY SUPPLIED DIRECT VENT KIT. 2. PROVIDE 3" CPVC COMBUSTION AIR AND 3" CPVC FLUE VENT PIPING THRU THE WALL. PROVIDE APPROVED VENT CAPS PER WATER HEATER MANUFACTURER'S LISTING. INSTALLATION SHALL COMPLY WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
WH 3	DOMESTIC HOT WATER	TENNIS PAVILION	NATURAL GAS	NAVIEN TANKLESS WATER HEATER MODEL NPE-240S2	DIRECT VENT	13,300-199,000	NA	–	97%	0.93	110	1	60	120	27.4"	17.3"X13.3"	1. CEC APPROVED W/ APPROVED FLUE, COMBUSTION AIR PIPING, TERMINAL CAP AND ALL REQUIRED ACCESSORIES AND CONTROLS. PROVIDE EXPANSION TANK AMTROL ST-5. PROVIDE ACID NEUTRALIZER AND FACTORY SUPPLIED DIRECT VENT KIT. 2. PROVIDE WITH 3" CONCENTRIC VENT KIT. PROVIDE APPROVED VENT CAPS PER WATER HEATER MANUFACTURER'S LISTING. INSTALLATION SHALL COMPLY WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR CASCADE UNIT INSTALLATION.

TANK SCHEDULE

SYMBOL	SERVICE	LOCATION	MANUFACTURER & MODEL	CAPACITY (GAL.)	TANK CONN. (INCH)	RELIEF VENT	SYSTEM VOLUME GALLONS	CONST. DESIGN (PSI)	OPER. WEIGHT (LBS)	HEIGHT (IN)	DIAMETER (IN)	REMARKS
ET 1	DOMESTIC WATER	MECH RM	AMTROL THERM-X-TROL ST-25V	10.3	1"	-	10.3	150	120	19.25"	15.375"	EXPANSION TANK SHALL BE SEISMICALLY BRACED.
ET 2	DOMESTIC WATER	TENNIS PAVILION	AMTROL THERM-X-TROL ST-5	2.0	3/4"	-	2.0	150	25	14"	8"	EXPANSION TANK SHALL BE SEISMICALLY BRACED.

PUMP SCHEDULE

SYMBOL	SERVICE	LOCATION	TYPE	MANUFACTURER & MODEL	GPM	HEAD (FT)	MOTOR DATA				REMARKS
							HP	VOLT	PHASE	RPM	
CP 1	DOMESTIC HOT WATER	SEE PLAN	CIRCULATOR	BELL & GOSSETTE NBF-45	2	20	270 WATTS	115	1	3300	SET AT SPEED 2. COMPLETE W/ AQUASTAT AND 7 DAY PROGRAMMABLE TIME CLOCK.
CP 2	DOMESTIC HOT WATER	SEE PLAN	CIRCULATOR	BELL & GOSSETTE NBF-45	2	20	270 WATTS HP	115 VOLT	1 PHASE	3300 RPM	

WATER FILTRATION SCHEDULE

SYMBOL	SERVICE	LOCATION	MANUFACTURER & MODEL	RESIN (CU/FT)	CAPACITY (MAX. GRAIN)	TANK CONN. INLET/OUTLET (INCH)	VALVE FLOW RATE (GPM)		MAX. FLOW RATE 10 PSI DROP 0-1 GRAINS/ GALLONS	DRAIN SIZE	SCALE TOP TANK CAPACITY	UNIT WEIGHT (LBS)	REMARKS
							CONTINUOUS	PEAK					
WFS 1	DOMESTIC WATER	SEE PLAN	LIFE SOURCE MODEL 4140LE CARBON FILTER WITH 2" CONNECTION WITH SCALE SOLVER 7722 LE W/ 2.0 INCH CONTROL VALVE	6.0	1,300 PPM	2	15	75	75 GPM	1"	75	1,300	WATER CARBON FILTRATION 4140 LE WITH 18"(DIA.)X86"(H) W/ 2" BYPASS ASSEMBLY, SCALE STOP 7722 LE 75 GPM MAXIMUM SERVICE FLOW. PROVIDE 2" LEAD FREE BRASS VALVES AND METER PROVIDE FLOOR SINK NEARBY AND EXTEND DRAIN LINE TO FLOOR SINK FOR BACKWASH CYCLE PROVIDE ELECTRICAL POWER 110V, 1AMP, 60 Hz.

STEAM SHOWER UNIT HEATER

SYMBOL	LOCATION	MANUFACTURER & MODEL	KW	ELECTRICAL		WATER GALLON USAGE	WEIGHT	MAXIMUM ROOM VOL (CU.FT.)	REMARKS
				V- Ø-HZ	AMPS				
SH 1	-	MR. STEAM MS SUPER 1E	10	208-1Ø-60	49	1.4	40 LBS	475	1. INSTALL IN COMPLIANCE WITH MANUFACTURER REQUIRED CLEARANCES AND REQUIREMENTS. 2. PROVIDE ISTEAM DIGITAL CONTROLLER AND IGENIE IN LOCATION APPROVED BY ARCH FOR EACH STEAM UNIT 3. PROVIDE HOMEWIZARD DIGITAL CONTROLLER IN LOCATION APPROVED BY ARCH FOR EACH UNIT TO CONNECT TO HOME AUTOMATION LUTRON SYSTEM. 4. PROVIDE DEDICATED POWER CIRCUIT 5. VERIFY EXACT LOCATION IN THE FIELD WITH ARCHITECT. 6. PROVIDE COLD WATER LINE TO EACH INDIVIDUAL UNIT WITH APPROVED DOUBLE CHECK VALVE ASSEMBLY BACKFLOW PREVENTER. 7. PROVIDE OPTIONAL AUTODRAIN VALVE

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

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K2D CONSULTING ENGINEERS

REGISTERED PROFESSIONAL ENGINEER
No. M 20234
MECHANICAL
STATE OF CALIFORNIA
22096

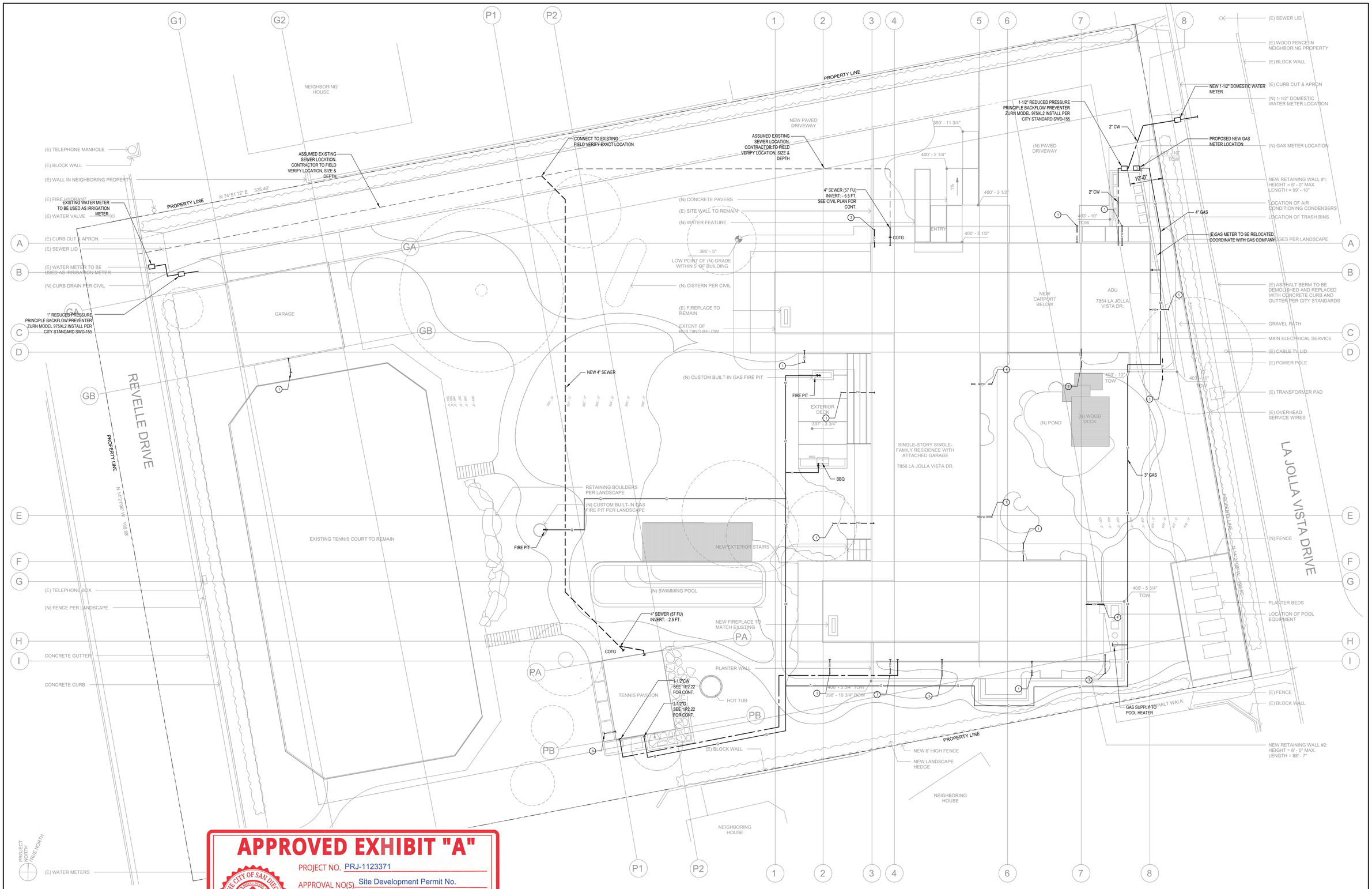
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LA JOLLA RESIDENCE
7956 LA JOLLA VISTA DRIVE
LA JOLLA, CA 92037

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

PLUMBING EQUIPMENT SCHEDULES

P0.03



APPROVED EXHIBIT "A"

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DATE: 2/25/26 By: Robin MacCartee

Development Project Manager

PLUMBING SITE PLAN — SCALE: 3/32" = 1'-0" — 1

KEYNOTES

1. 3"SD. SEE CIVIL PLAN FOR CONT.
2. 4"SD. SEE CIVIL PLAN FOR CONT.

GENERAL NOTES

1. FOR PIPE SIZES, REFER TO RISER DIAGRAMS.
2. MECHANICAL EQUIPMENT SHOWN FOR REFERENCE ONLY, REFER TO MECHANICAL PLAN FOR EXACT LOCATION.
3. MAINTAIN 2% SLOPE ON ALL SEWER LINE, PROVIDE CLEANOUT EVERY 100 FT. OF LENGTH.
4. ALL STORM DRAIN LINE SHALL RUN AT 1% SLOPE.

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(619) 295-2684
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REGISTERED PROFESSIONAL ENGINEER — No. 20324 — RAMIN A. KHALILI — CIVIL — STATE OF CALIFORNIA
232696

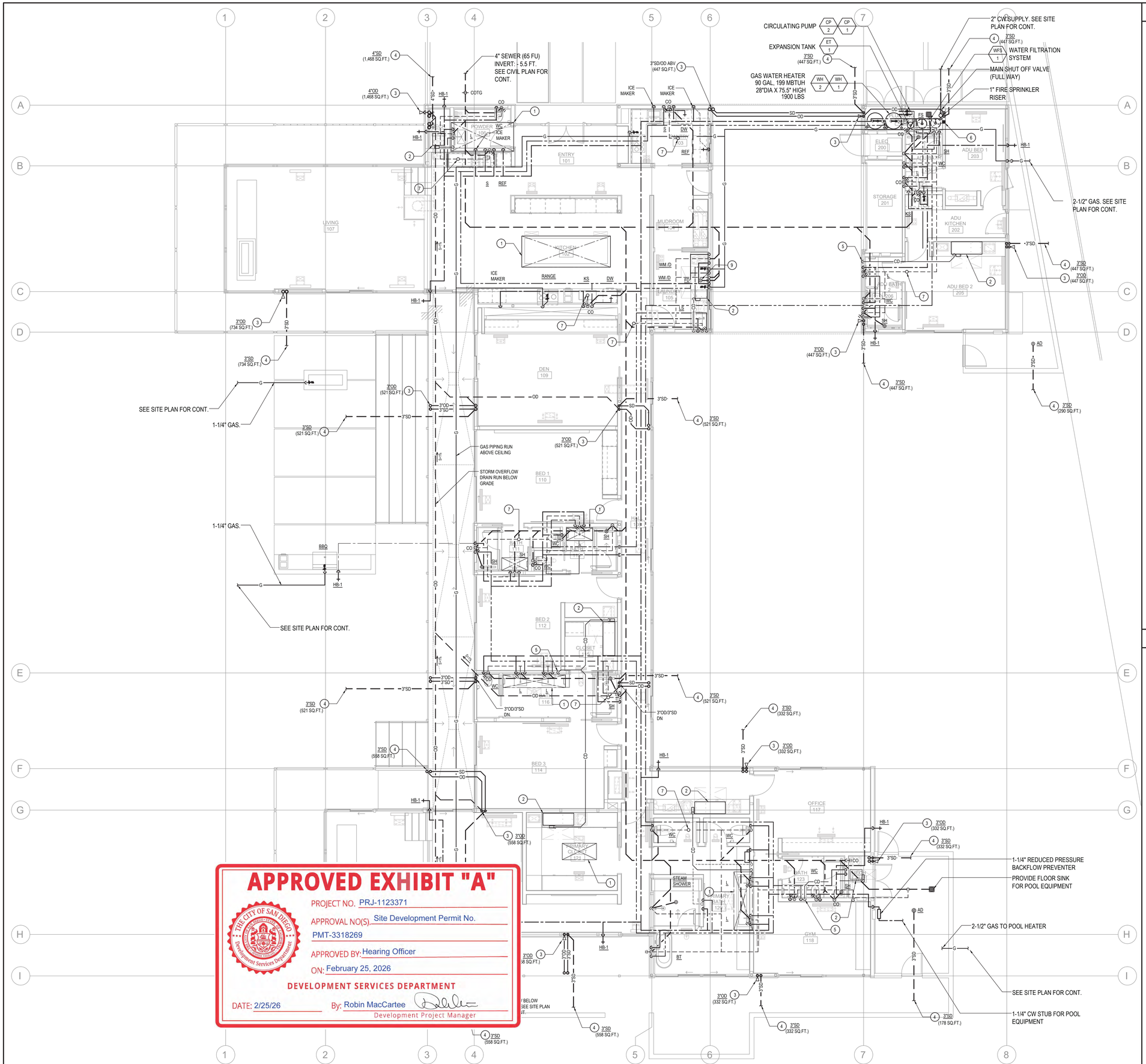
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LA JOLLA RESIDENCE
7856 LA JOLLA VISTA DRIVE
LA JOLLA, CA 92037

01/12/2024	100%SD
05/06/2024	75%CD
10/23/2024	
02/05/2025	PLAN CHECK RESUBMITTAL
06/26/2025	PLAN CHECK RESUBMITTAL

PLUMBING SITE PLAN

P1.00



KEYNOTES

1. ROUTE ALL OVERHEAD PIPING AROUND SKYLIGHT.
2. FAN COIL. PROVIDE 3/4" COPPER TYPE "M" CONDENSATE DRAIN TO CONNECT TO TAILPIECE OF NEAREST LAVATORY OR SINK. PROVIDE EZ-TRAP MODEL EZT-226 CONDENSATE OVERFLOW CUTOFF SWITCH WIRED TO DISCONNECT FANCOIL POWER UPON ACTIVATION IN LIEU OF CONDENSATE OVERFLOW DRAIN PIPE. REFER TO MECHANICAL PLANS FOR EXACT LOCATION OF FAN COIL UNITS. PROVIDE CONDENSATE PUMP, WHERE NOT ABLE TO DRAIN BY GRAVITY.
3. OVERFLOW DRAIN DISCHARGE 6" ABOVE FIN. PROVIDE DOWNSPOUT NOZZLE AS ZURN Z199 & SPLASH BLOCK.
4. STORM DRAIN, CONNECT TO ON-SITE STORM DRAIN BY CIVIL.
5. 3/4" CPVC CONDENSATE DRAIN DOWN TO TAILPIECE OF LAVATORY OR FLOOR SINK.
6. PROVIDE ELECTRONIC TRAP PRIMER PPP MODEL MP-500-115V.
7. VENT THRU ROOF
8. STEAM GENERATOR, REF DETAIL/P5.03.
9. FLOOR DRAIN UNDER THE WASHER.

GENERAL NOTES

1. FOR PIPE SIZES, REFER TO RISER DIAGRAMS.
2. MECHANICAL EQUIPMENT SHOWN FOR REFERENCE ONLY, REFER TO MECHANICAL PLAN FOR EXACT LOCATION.
3. RUN ALL PLUMBING PIPES IN THE JOIST BAYS, IN ORDER TO AVOID INTERFERENCE WITH HVAC DUCTS AND EQUIPMENT.
4. RUN HOT WATER MAIN LINE TO THE PLUMBING FIXTURES AS CLOSE AS POSSIBLE. PROVIDE HEAT TRACE TO ALL HOT WATER BRANCH LINE BETWEEN THE HOT WATER MAIN LOOP AND PLUMBING FIXTURES THAT ARE LONGER THAN 5 FT, AND WHERE OWNER REPRESENTATIVE WISHES TO HAVE HOT WATER INSTANTANEOUSLY AT THE FIXTURE.
5. PRIMARY CONDENSATE PIPING TO TERMINATE AT TAILPIECE OF LAVATORY, TO FLOOR SINK OR TO LOCATION APPROVED BY CITY BUILDING AND SAFETY.
6. SECONDARY CONDENSATE PIPING TO TERMINATE AT EXTERIOR OBSERVABLE LOCATION, INTERIOR OVER LAVATORY OR USE LISTED WET/FLOAT SWITCH THAT IS APPROVED BY CITY BUILDING AND SAFETY.
7. WHERE PLUMBING LINES RUN THROUGH DOUBLE-STUD PARTITION, LINES SHALL BE MOUNTED ONLY ON THE SERVICE-SIDE ROW OF STUDS.
8. WHERE PLUMBING LINES RUN THROUGH ACOUSTICALLY SENSITIVE AREAS SUCH AS THE THEATER, LIBRARY, BEDROOMS, OFFICES, ETC., THE LINES TO BE ENCLOSED IN FRAMED DRYWALL (2 LAYERS). OBTAIN ARCHITECT'S APPROVAL TO TO WRAP THE LINES IN A MASS-LOADED VINYL BARRIER SIMILAR TO THE B-10 LAG ACOUSTICAL DUCT AND PIPE LAGGING MANUFACTURED BY SOUND SEAL AS A LESSER-PERFORMING OPTION. HOT WATER SUPPLY AND HOT WATER RETURN PIPING SHOULD BE WRAP IN FOAM INSULATION PRIOR TO THE APPPLICATION OF THE MASS LOADED VINYL BARRIER.
9. MAINTAIN 2% SLOPE ON ALL SEWER LINE, PROVIDE CLEANOUT EVERY 100 FT. OF LENGTH.
10. ALL STORM DRAIN LINE SHALL RUN AT 1% SLOPE.
11. PROVIDE TRAP PRIMER TO ALL FLOOR DRAINS AND FLOOR SINKS. PROVIDE ACCESS PANELS.
12. VERIFY EXACT LOCATION OF ALL FLOOR DRAINS, FLOOR SINKS, AREA DRAINS, FLOOR AND WALL CLENOUTS WITH ARCHITECT.

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THE CITY OF SAN DIEGO Development Services Department

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ON: February 25, 2026

DEVELOPMENT SERVICES DEPARTMENT

DATE: 2/25/26 By: Robin MacCartee

Development Project Manager

PLUMBING - LEVEL 1 PLAN | SCALE: 3/16" = 1'-0" | 1

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K2D CONSULTING ENGINEERS

REGISTERED PROFESSIONAL ENGINEER
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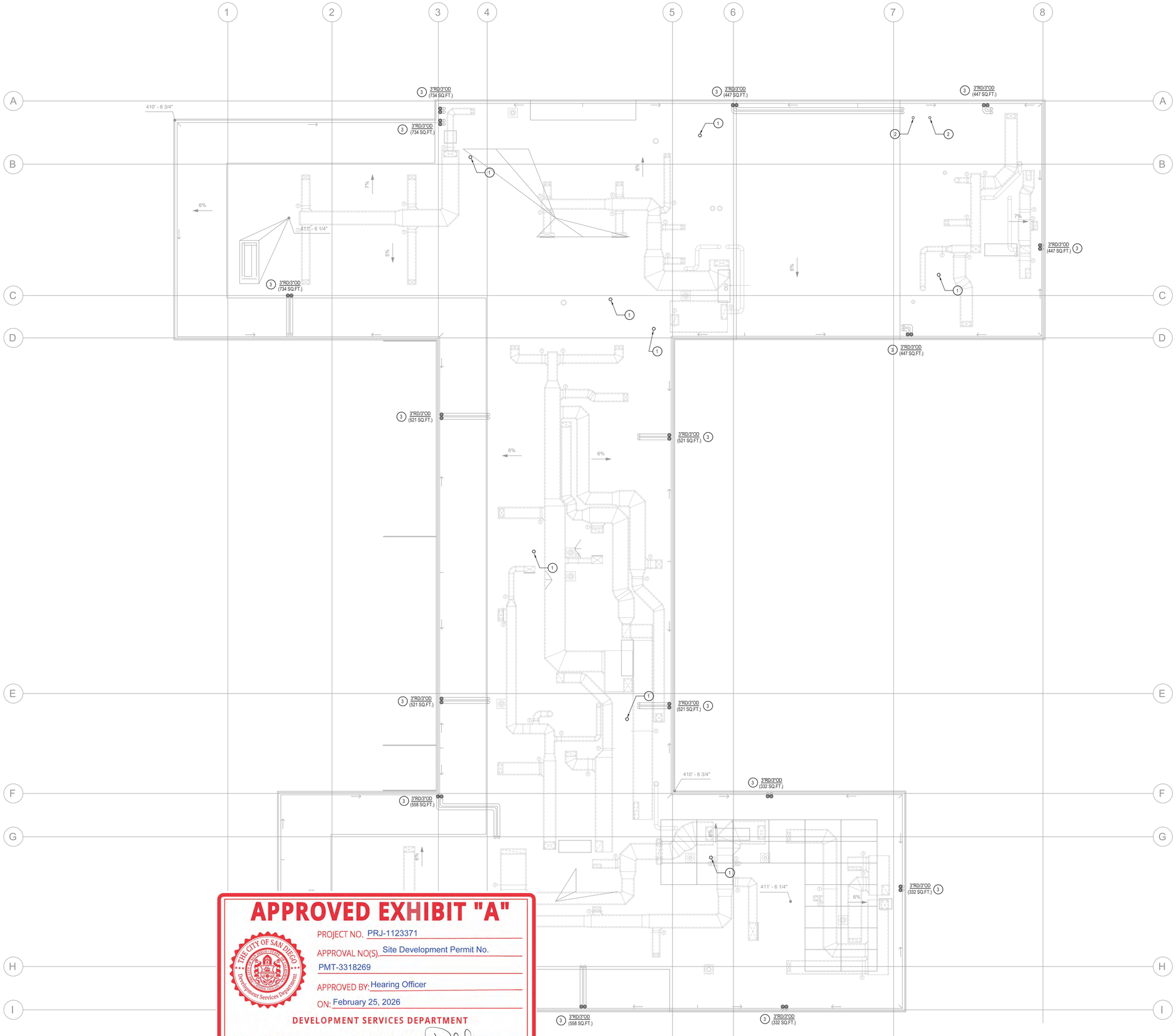
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LA JOLLA RESIDENCE
7856 LA JOLLA VISTA DRIVE
LA JOLLA, CA 92037

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

PLUMBING - LEVEL 1 PLAN

P2.20



APPROVED EXHIBIT "A"

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DATE: 2/25/26 By: Robin MacCartee

Development Project Manager

PROJECT NORTH
TRUE NORTH

KEYNOTES

1. 2" SANITARY VENT THRU ROOF.
2. 3" CONCENTRIC VENT THROUGH ROOF.
3. 3" ROOF DRAIN AND 3" OVERFLOW DRAIN. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION.

GENERAL NOTES

1. FOR PIPE SIZES, REFER TO RISER DIAGRAMS.
2. MECHANICAL EQUIPMENT SHOWN FOR REFERENCE ONLY, REFER TO MECHANICAL PLAN FOR EXACT LOCATION.
3. COORDINATE WITH ARCHITECTURAL PLANS FOR EXACT LOCATION OF FLOOR PENETRATIONS OF PLUMBING PIPES.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ROUGH PLUMBING IN LOCATIONS SHOWN. FAILURE TO CONFORM WITH DESIGNATED LOCATIONS SHOWN HERE MAY IMPACT OTHER TRADES. CORRECTION FOR NON-COMPLIANCE IS AT THE COST OF THE CONTRACTOR.
5. PROVIDE PIPE SLEEVES AT ALL WALL & FLOOR PENETRATIONS.
6. ROOF DRAINS, OVERFLOW DRAINS AND RAINWATER PIPING WITHIN THE INTERIOR OF THE BUILDING SHALL BE TESTED IN ACCORDANCE WITH THE PROVISIONS OF THE CPC FOR TESTING DRAIN, WASTE AND VENT SYSTEMS.
7. REFER TO ARCHITECTURAL PLANS FOR THE EXACT LOCATIONS OF FLOOR DRAINS, DECK DRAINS, PLANTER DRAINS, ROOF DRAINS, AND OVERFLOW DRAINS.
8. STORM DRAIN SIZING BASED ON 2" PER HOUR MAXIMUM RATES OF RAINFALL 60 MINUTE DURATION, 100 YEAR RETURN.
9. PLUMBING VENTS TO BE ROUTED TO BE A MINIMUM OF 10' FROM ALL AIR INTAKES. OTHERWISE EXTEND VENTS 3' ABOVE TOP OF ALL AIR INTAKES.

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REGISTERED PROFESSIONAL ENGINEER
LAMBERT M. KRAUS
No. M 20234
MECHANICAL
STATE OF CALIFORNIA
22696

143.23

LA JOLLA RESIDENCE

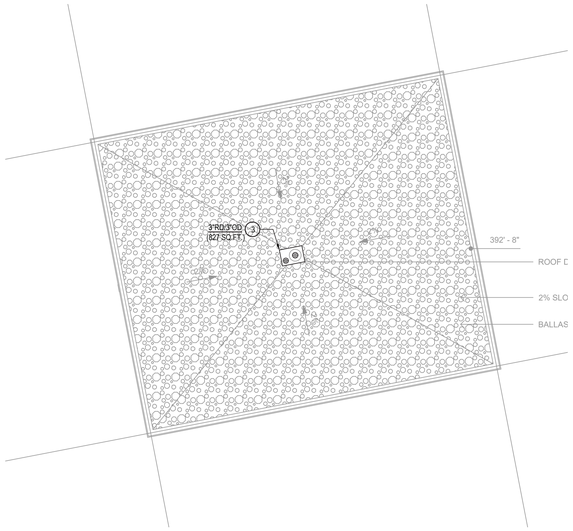
7856 LA JOLLA VISTA DRIVE LA JOLLA, CA 92037

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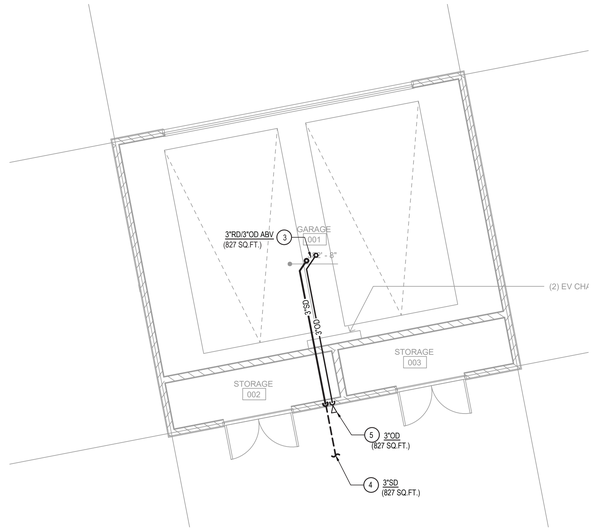
PLUMBING - ROOF PLAN

P2.21

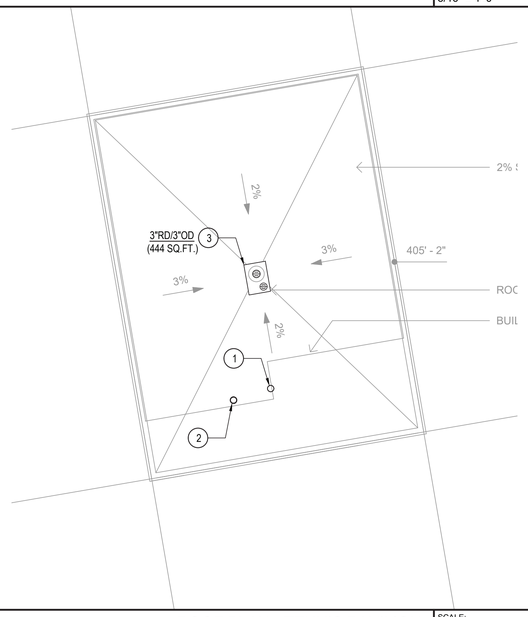
PLUMBING - ROOF PLAN | SCALE: 3/16" = 1'-0" | 1



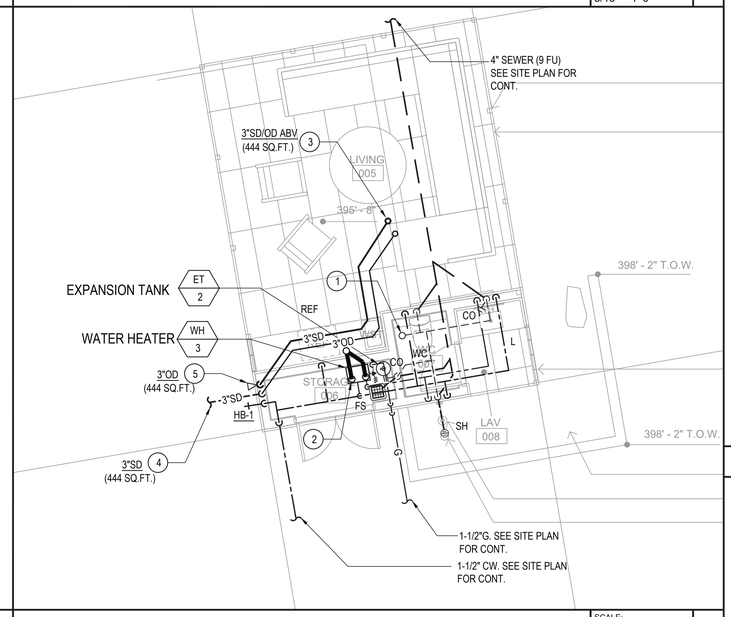
ROOF PLAN - GARAGE | SCALE: 3/16" = 1'-0" | 4



FLOOR PLAN - GARAGE | SCALE: 3/16" = 1'-0" | 3



ROOF PLAN - TENNIS PAVILION | SCALE: 1/4" = 1'-0" | 2



FLOOR PLAN - TENNIS PAVILION | SCALE: 1/4" = 1'-0" | 1

KEYNOTES

1. 2" SANITARY VENT THRU ROOF.
2. 3" WATER HEATER CONCENTRIC VENT THROUGH ROOF.
3. 3" ROOF DRAIN AND 3" OVERFLOW DRAIN. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION.
4. 3" STORM DRAIN, SEE SITE PLAN FOR CONTINUATION.
5. OVERFLOW DRAIN DISCHARGE 6" ABOVE FIN. PROVIDE DOWNSPOUT NOZZLE AS ZURN Z199 & SPLASH BLOCK.

GENERAL NOTES

1. FOR PIPE SIZES, REFER TO RISER DIAGRAMS.
2. MECHANICAL EQUIPMENT SHOWN FOR REFERENCE ONLY, REFER TO MECHANICAL PLAN FOR EXACT LOCATION.
3. COORDINATE WITH ARCHITECTURAL PLANS FOR EXACT LOCATION OF FLOOR PENETRATIONS OF PLUMBING PIPES.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ROUGH PLUMBING IN LOCATIONS SHOWN. FAILURE TO CONFORM WITH DESIGNATED LOCATIONS SHOWN HERE MAY IMPACT OTHER TRADES. CORRECTION FOR NON-COMPLIANCE IS AT THE COST OF THE CONTRACTOR.
5. PROVIDE PIPE SLEEVES AT ALL WALL & FLOOR PENETRATIONS.
6. ROOF DRAINS, OVERFLOW DRAINS AND RAINWATER PIPING WITHIN THE INTERIOR OF THE BUILDING SHALL BE TESTED IN ACCORDANCE WITH THE PROVISIONS OF THE CPC FOR TESTING DRAIN, WASTE AND VENT SYSTEMS.
7. REFER TO ARCHITECTURAL PLANS FOR THE EXACT LOCATIONS OF FLOOR DRAINS, DECK DRAINS, PLANTER DRAINS, ROOF DRAINS, AND OVERFLOW DRAINS.
8. STORM DRAIN SIZING BASED ON 2" PER HOUR MAXIMUM RATES OF RAINFALL 60 MINUTE DURATION, 100 YEAR RETURN.
9. 9.PLUMBING VENTS TO BE ROUTED TO BE A MINIMUM OF 10' FROM ALL AIR INTAKES. OTHERWISE EXTEND VENTS 3' ABOVE TOP OF ALL AIR INTAKES.

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

PROJECT NORTH
TRUE NORTH

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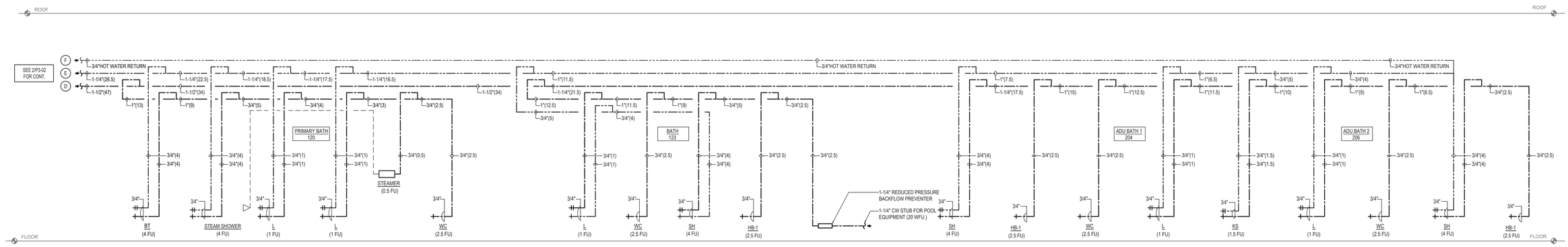
143.23

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

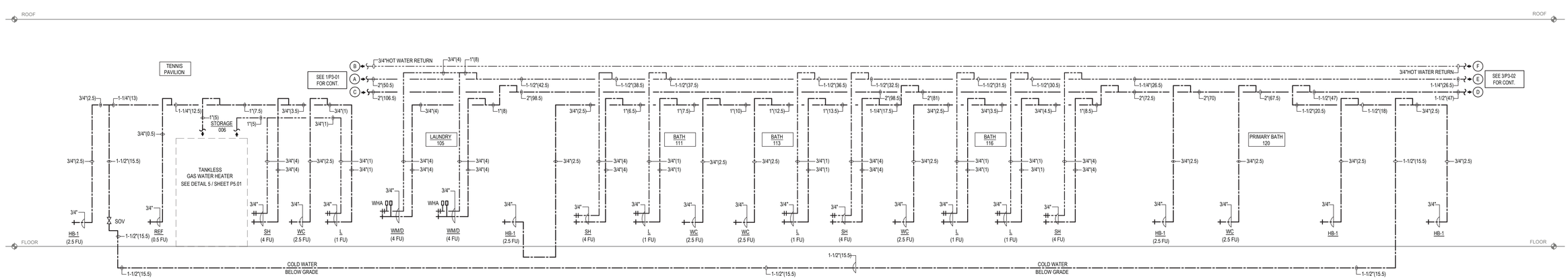
PLUMBING - FLOOR & ROOF PLAN
GARAGE & TENNIS PAVILION

P2.22



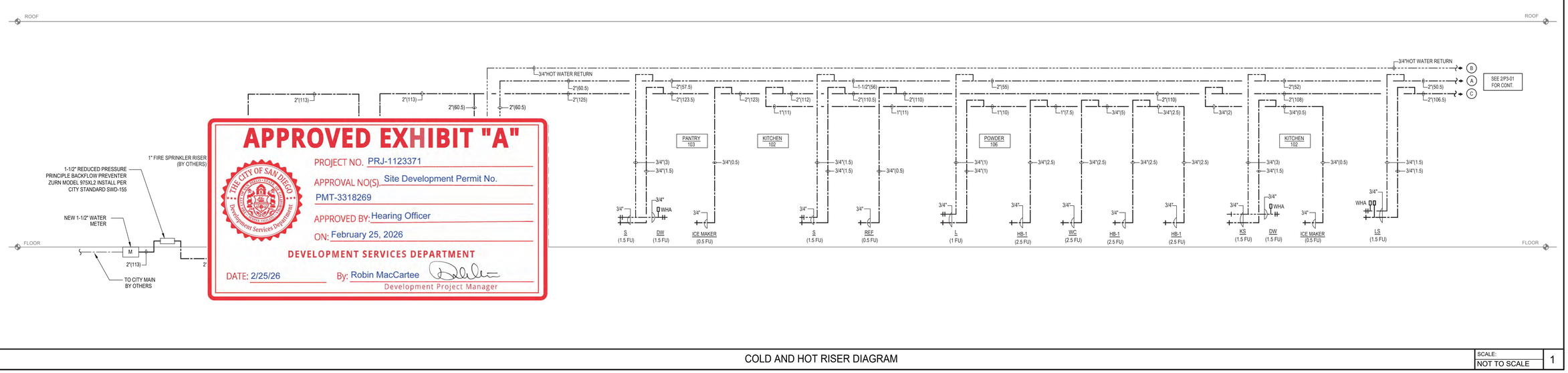
COLD AND HOT RISER DIAGRAM

SCALE: NOT TO SCALE | 3



COLD AND HOT RISER DIAGRAM

SCALE: NOT TO SCALE | 2



COLD AND HOT RISER DIAGRAM

SCALE: NOT TO SCALE | 1

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REGISTERED PROFESSIONAL ENGINEER
KEVIN A. KRAUSE
No. M 29324
MECHANICAL
STATE OF CALIFORNIA
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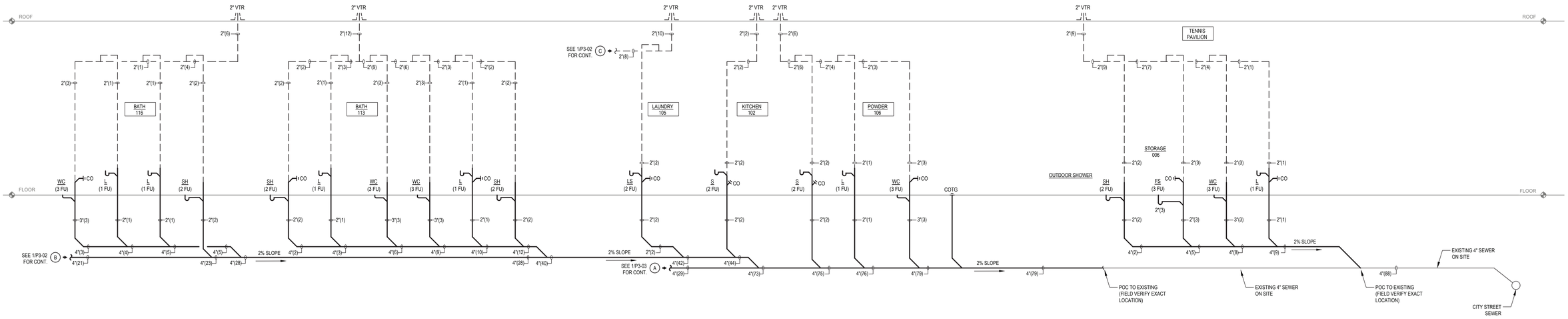
LA JOLLA RESIDENCE

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

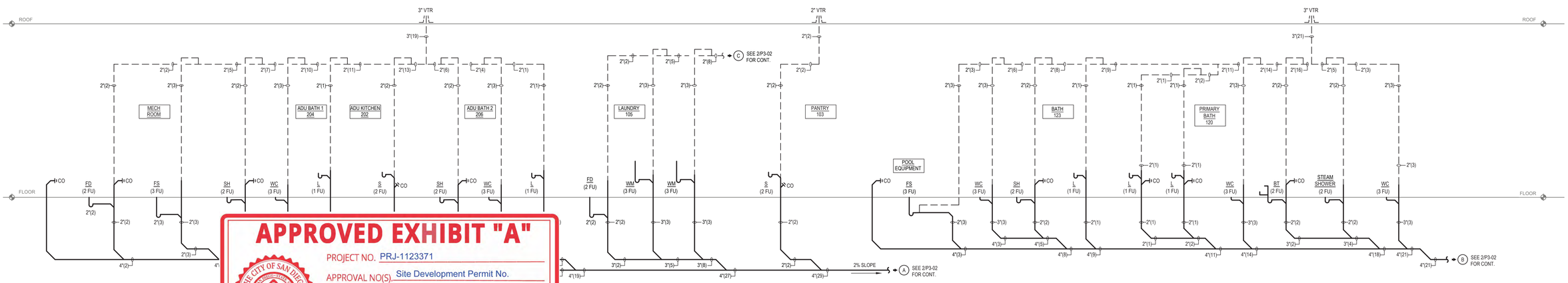
PLUMBING WATER RISER DIAGRAMS

P3.01



WASTE AND VENT RISER DIAGRAM

SCALE: NOT TO SCALE | 2



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ON: February 25, 2026

DEVELOPMENT SERVICES DEPARTMENT

DATE: 2/25/26 By: Robin MacCartee

Development Project Manager

WASTE AND VENT RISER DIAGRAM

SCALE: NOT TO SCALE | 1

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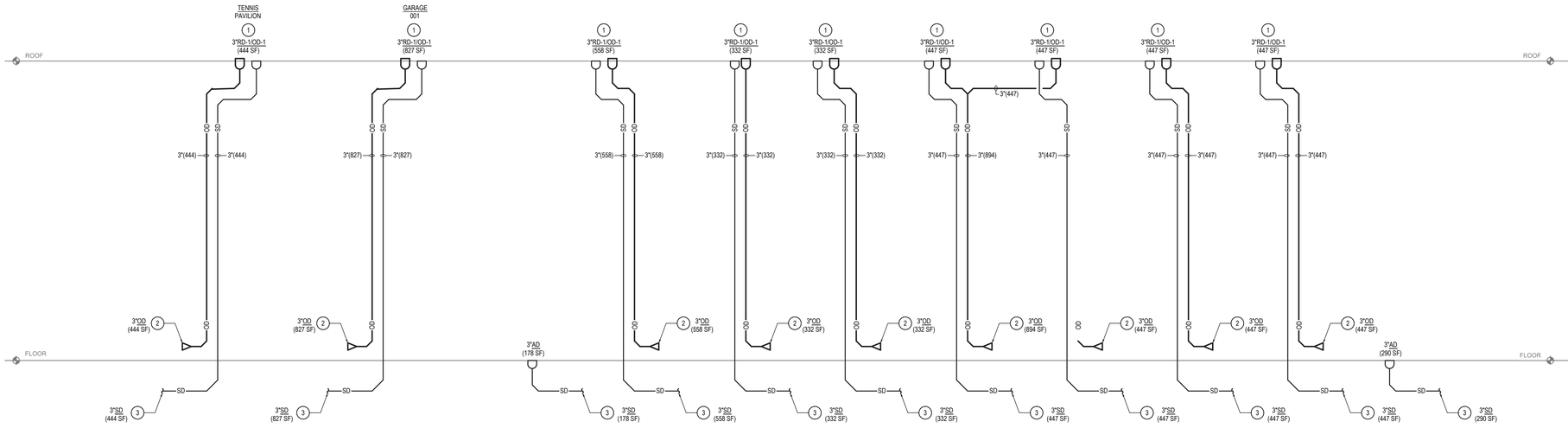
LA JOLLA RESIDENCE

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

PLUMBING WASTE AND VENT RISER DIAGRAMS

P3.02



SIZING OF HORIZONTAL RAINWATER PIPING

BASED ON CPC TABLE 1101.8

INCHES	GPM	1 (INCH/HR)	1.5 (INCH/HR)	2 (INCH/HR)	3 (INCH/HR)
3	34	3288	2192	1644	1096
4	78	7520	5013	3760	2506
5	139	13360	8906	6680	4453
6	222	21400	14266	10700	7133
8	478	46000	30666	23000	150330
10	860	82800	55199	41400	27600
12	1384	133200	88798	66600	44400
15	2478	238200	158663	11900	79333

SIZING OF ROOF DRAINS, LEADERS AND VERTICAL RAINWATER PIPING

BASED ON CPC TABLE 1101.8

INCHES	GPM	1 (INCH/HR)	1.5 (INCH/HR)	2 (INCH/HR)	3 (INCH/HR)
2	30	2880	1920	1440	960
3	92	8890	5868	4400	2930
4	192	18400	12265	9200	6130
5	360	34600	23066	17300	11530
6	563	54080	35999	27900	17995
8	1208	116000	77331	58000	38660

GENERAL NOTES :

1. SLOPE OF STORM DRAINAGE PIPING SHALL BE 1% UNLESS NOTED OTHERWISE.

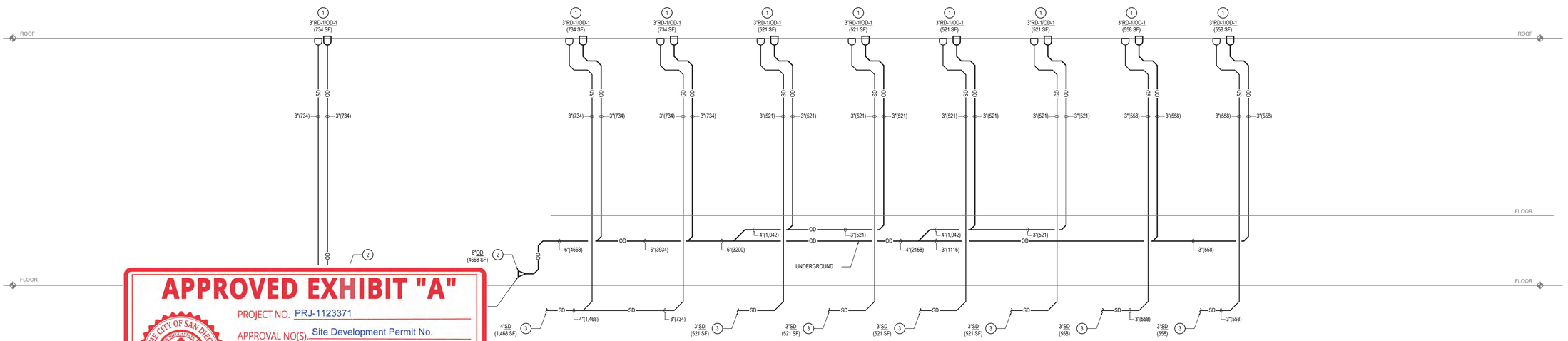
KEYNOTES :

1. ROOFDRAIN AND OVERFLOW DRAIN.
2. DISCHARGE OVERFLOW DRAIN 6" ABOVE FINISHED GRADE. PROVIDE DOWNSPOUT NOZZLE AS ZURN MODEL Z199 OR EQUAL FROM JR SMITH.
3. STORM DRAIN. CONNECT TO ON-SITE STORM DRAIN BY CIVIL

STORM DRAIN RISER DIAGRAM - TENNIS PAVILION & GARAGE

STORM DRAIN RISER DIAGRAM

SCALE: NOT TO SCALE | 2



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Development Project Manager

STORM DRAIN RISER DIAGRAM

SCALE: NOT TO SCALE | 1

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REGISTERED PROFESSIONAL ENGINEER
No. M 20334
MARIE K. KRATTIGER
MECHANICAL
STATE OF CALIFORNIA
20306

143.23

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

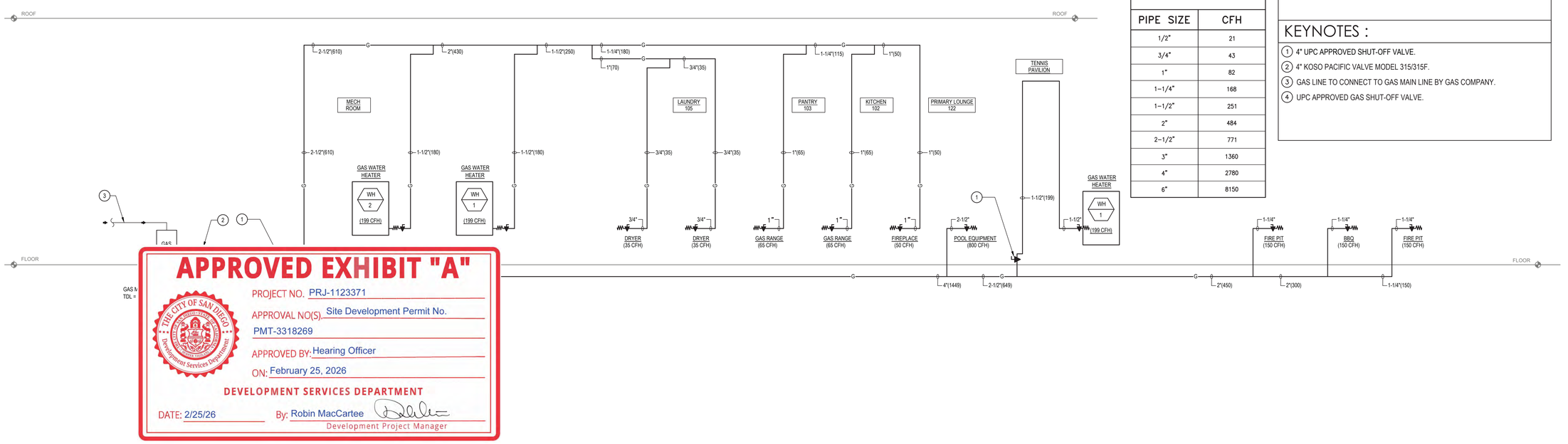
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10/23/2024	
02/05/2025	PLAN CHECK RESUBMITTAL

PLUMBING STORM DRAIN RISER DIAGRAMS

P3.03

NOT USED

SCALE: NOT TO SCALE | 2



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Development Project Manager

GAS PIPE SIZING TABLE

(LOW PRESSURE)
TDL = 500 FT
TABLE 1215.2(1) OF CPC

PIPE SIZE	CFH
1/2"	21
3/4"	43
1"	82
1–1/4"	168
1–1/2"	251
2"	484
2–1/2"	771
3"	1360
4"	2780
6"	8150

GENERAL NOTES :

1. THE EXACT GAS REGULATOR HEIGHT SHALL BE COORDINATED WITH GAS SERVICE PLANNER AND LOWERED AND RELOCATED TO APPROVED INSTALLATION HEIGHT AND SITE LOCATION NOT EXCEEDING 48" A.F.F. BY PLUMBING CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

KEYNOTES :

1. 4" UPC APPROVED SHUT-OFF VALVE.
2. 4" KOSO PACIFIC VALVE MODEL 315/315F.
3. GAS LINE TO CONNECT TO GAS MAIN LINE BY GAS COMPANY.
4. UPC APPROVED GAS SHUT-OFF VALVE.

GAS RISER DIAGRAM

SCALE: NOT TO SCALE | 1

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STATE OF CALIFORNIA
25306

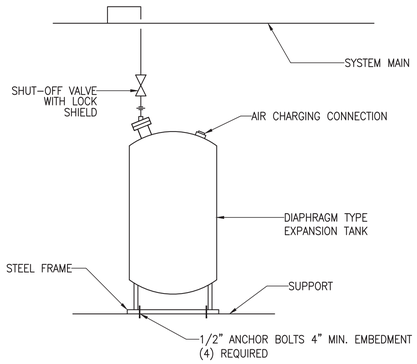
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7656 LA JOLLA VISTA DRIVE
LA JOLLA, CA 92037

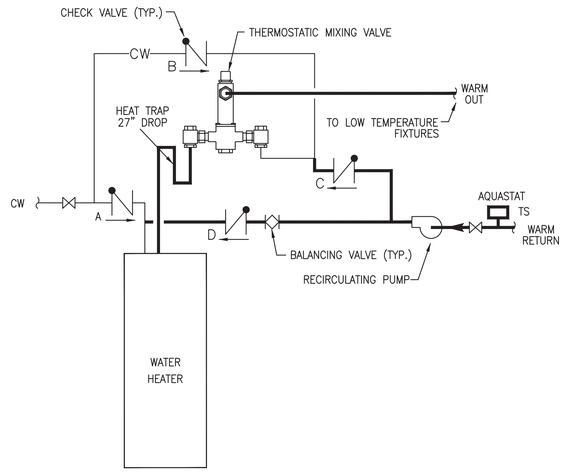
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PLUMBING GAS RISER DIAGRAMS

P3-04



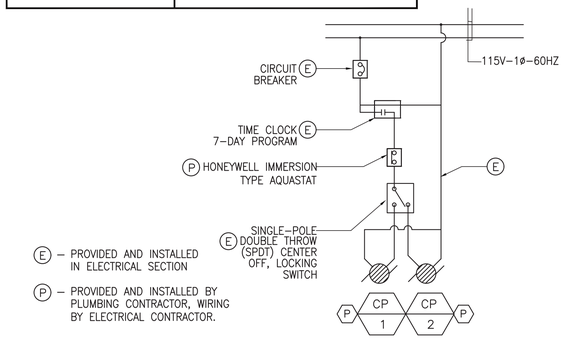
EXPANSION TANK DETAIL | SCALE NTS | 4



THERMOSTATIC MIXING VALVE PIPING DETAIL | SCALE NTS | 3

CIRCULATING PUMP WIRING DIAGRAM

LEGEND	NOTE:
(E) – PROVIDED AND INSTALLED IN ELECTRICAL SECTION (P) – PROVIDED AND INSTALLED BY PLUMBING CONTRACTOR, WIRING BY ELECTRICAL CONTRACTOR.	1. ALL WIRING FOR CIRCULATING PUMPS AND LINE VOLTAGE SHALL BE INSTALLED BY ELECTRICAL CONTRACTOR. 2. PROVIDE HONEYWELL AQUASTAT MODEL L4007A FOR VERTICAL MOUNTING AND HORIZONTAL SERSOR INSERTION. 3. PROVIDE 7 DAY PROGRAMMABLE TIME CLOCK BY PARAGON MODEL EC7000/120V OR APPROVED EQUAL 4. REFER TO PUMP SCHEDULE SHEET P00.3.



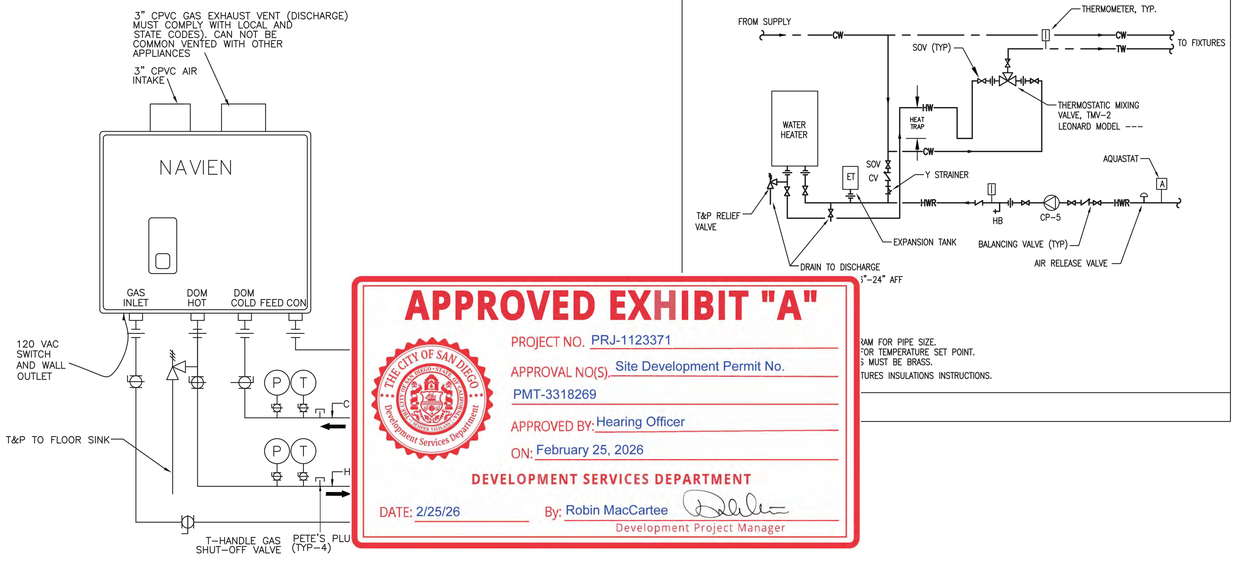
CIRCULATING PUMP WIRING DIAGRAM | SCALE NTS | 2

NOTES:

1- ALL PUMP AND PIPINGS TO BE PROVIDED AND INSTALLED BY PLUMBING CONTRACTOR.

2- PROVIDE NAVIEN QUICK INSTALL MANIFOLD KIT

3- REQUIRED REDUCERS ARE NOT SHOWN ON THIS PLAN. TO BE SUPPLIED AND INSTALLED BY PLUMBING CONTRACTOR.

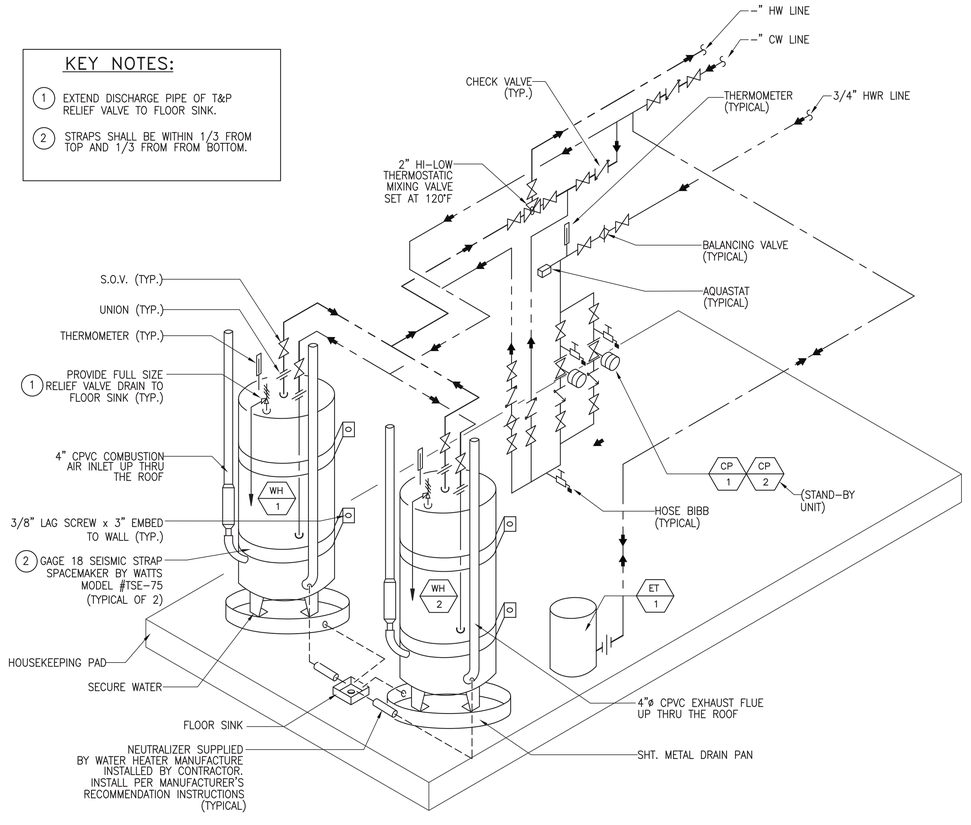


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Development Project Manager

TANKLESS WATER HEATER DETAIL | SCALE NTS | 5

KEY NOTES:

1. EXTEND DISCHARGE PIPE OF T&P RELIEF VALVE TO FLOOR SINK.
2. STRAPS SHALL BE WITHIN 1/3 FROM TOP AND 1/3 FROM FROM BOTTOM.



WATER HEATER DETAIL | SCALE NTS | 1

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REGISTERED PROFESSIONAL ENGINEER MELISSA A. KOVALSKY No. M 20324 Exp. 06-30-25 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
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02/05/2025 PLAN CHECK RESUBMITTAL

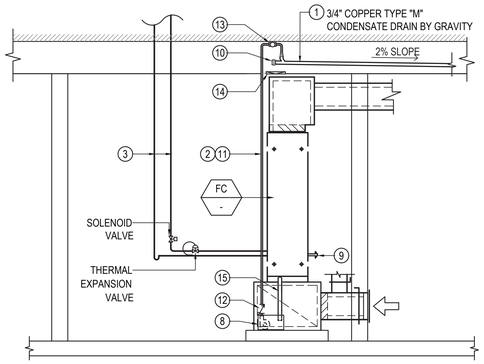
PLUMBING DETAILS

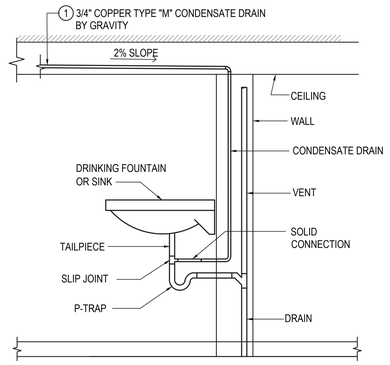
P5.01

KEYNOTES:

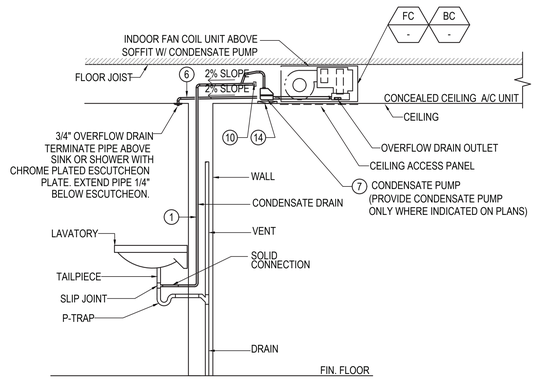
1. 3/4" COPPER TYPE "M" CONDENSATE DRAIN
2. CONDENSATE PIPING AND PUMP TO BE INSTALLED IN CONCEALED MANNER WITHIN STUD WALL IN NEAT AND ORDERLY FASHION
3. FIBERGLASS INSULATED REFRIGERANT PIPING TO BE INSTALLED IN CONCEALED MANNER WITHIN STUD WALL IN NEAT AND ORDERLY FASHION
4. PROVIDE EXTERNAL PUMP ONLY WHEN INTERNAL PUMP IS NOT AVAILABLE CONDENSATE PUMP TO BE INSTALLED WITHIN STUD WALL. PROVIDE ACCESS PANEL PAINTED TO MATCH SURROUNDING
5. ELECTRICAL J BOX AND WIRING/CONTROLS TO BE INSTALLED CONCEALED PROVIDE ACCESS PANELS AS NEEDED
6. 3/4" COPPER TYPE "M" OVERFLOW DRAIN
7. PROVIDE EXTERNAL PUMP ONLY WHEN INTERNAL PUMP IS NOT AVAILABLE CONDENSATE PUMP TO BE INSTALLED WITHIN CEILING SPACE.
8. HARTELL UL2043 PLENUM RATED CONDENSATE PUMP MODEL KL-1DG-230 (230V 1 60Hz) WITH INTEGRAL CHECK VALVE DISCHARGE AND ANTI-SWEAT SLEEVE, DESIGNED TO PUMP CONDENSATE UP TO THE HIGHEST POINT OF CONDENSATE LINE AND DRAIN BY GRAVITY TO TAILPIECE OF LAVATORY/SINK. (PROVIDE CONDENSATE PUMP ONLY WHERE INDICATED ON PLANS)
9. PROVIDE EZ-TRAP MODEL EZT-226 CONDENSATE OVERFLOW CUTOFF SWITCH WIRED TO DISCONNECT FANCOIL POWER UPON ACTIVATION IN LIEU OF CONDENSATE OVER FLOW DRAIN PIPE.
10. CLEAN OUT.
11. 3/8" CLEAR PLASTIC TUBING.
12. PROVIDE INTEGRAL CHECK VALVE.
13. PROVIDE ANTI-SIPHON DEVICE.
14. PROVIDE ACCESS PANEL.
15. RUN 3/4" COPPER TYPE "M" CONDENSATE DRAIN LINE FROM THE EVAPORATOR DRAIN INTO CONDENSATE PUMP DRAIN HOLE.

VERTICAL FANCOIL





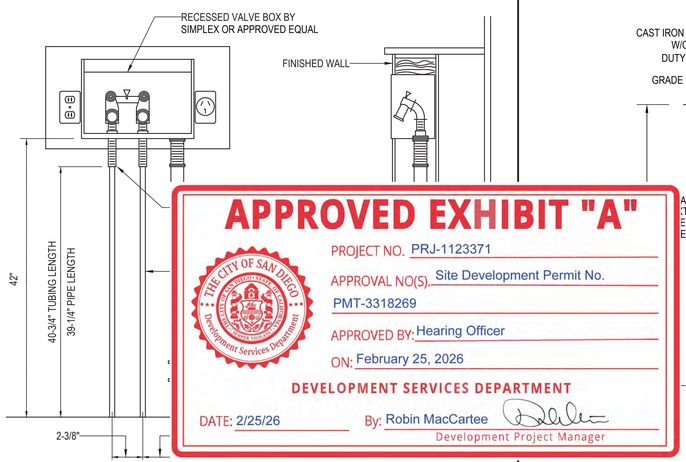
HORIZONTAL FANCOIL/ BC CONTROLLER



CONDENSATE PUMP SELECTION TABLE	
0.75 TON-2.0 TON	ASPEN MINI LIME PUMP MODEL ASP-MLOEM-UNI 230V, 0.10A, 15w, 60Hz (WITH SLIM DUCT)
2.5 TON-5.0 TON	ASPEN MAXI LIME PUMP MODEL ASP-MLOEM-UNI 230V, 0.10A, 15w, 60Hz (WITH SLIM DUCT)

FAN COIL CONDENSATE DRAIN DETAIL

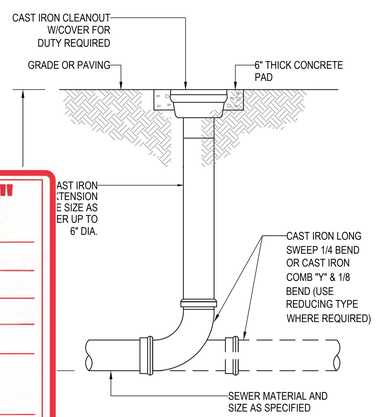
SCALE NTS | 5



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Development Project Manager

WASHING MACHINE SUPPLY AND MAIN

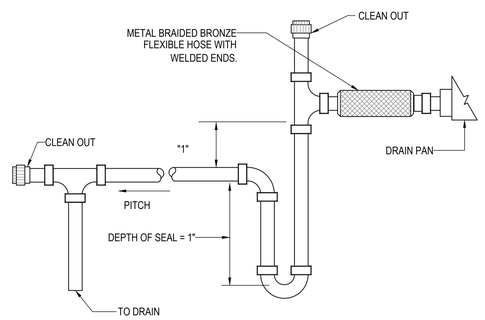
SCALE NTS | 4



YARD CLEANOUTS

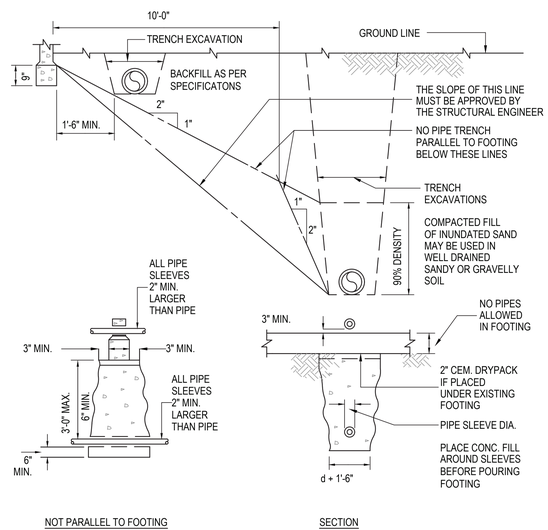
SCALE NTS | 3

CONDENSATE DRAIN PIPE SCHEDULE			
UNIT	NOMINAL TONS	DRAIN SIZE (IN.)	"X" (IN.)
FAN COIL	SEE MECH PLAN	3/4"	3/4" MIN.



CONDENSATE DRAIN PIPING DETAIL

SCALE NTS | 2



UNDERGROUND PIPING DETAIL

SCALE NTS | 1

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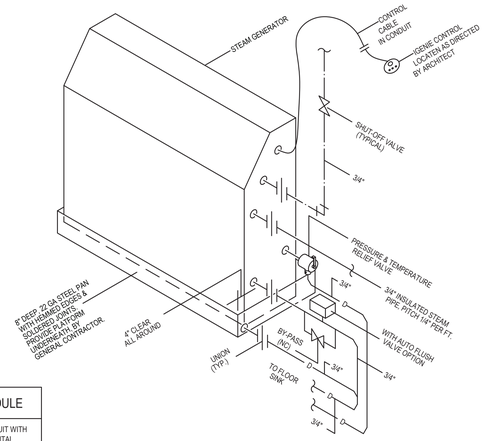
REGISTERED PROFESSIONAL ENGINEER
No. M 20534
MECHANICAL
STATE OF CALIFORNIA
22696

143.23
LA JOLLA RESIDENCE
7666 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

PLUMBING DETAILS

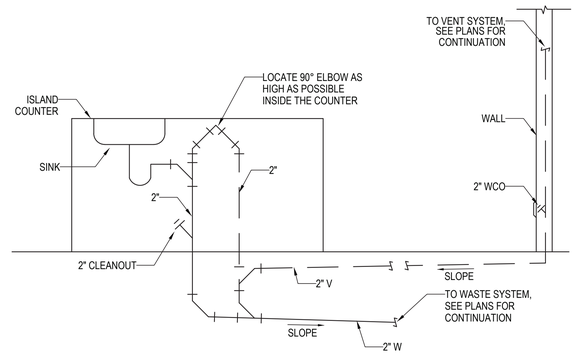
P5.02



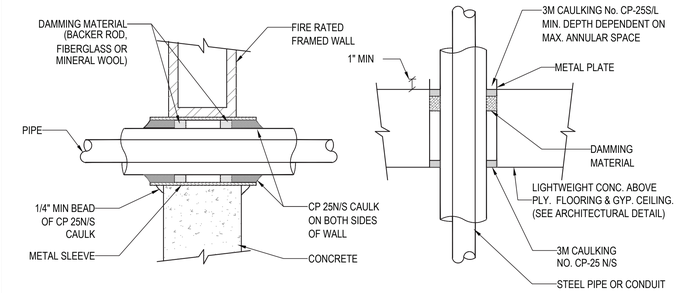
STEAM GENERATOR SCHEDULE

MR. STEAM WITH DEDICATED 208V-1Ø-60 CIRCUIT WITH ISTEAM DIGITAL CONTROLLER, HOMEWIZARD DIGITAL CONTROL, AND IGENIE IN APPROVED LOCATION. PROVIDED OPTIONAL AUTODRAIN VALVE.

STEAM GENERATOR | SCALE NTS | 9



ISLAND SINK PIPING DETAIL | SCALE NTS | 6



SPECIFICATIONS:

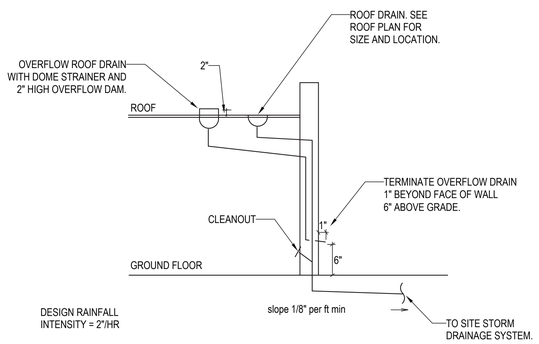
PENETRATIONS IN FIRE RESTRICTIVE WALLS, PARTITIONS AND FLOORS WHERE PROTECTED OPENINGS ARE REQUIRED SHALL BE FIRE STOPPED USING APPROVED MATERIALS, SECURELY INSTALLED AND CAPABLE OF MAINTAINING THIER INTEGRITY AND PREVENTING THE MOVEMENT OF FLAMES AND/OR GASES THROUGH THE VOID SPACES BETWEEN PENETRATING MATERIALS AND WALLS, PARTITIONS AND FLOORS WHEN TESTED IN ACCORDANCE WITH ASTM STANDARD E-814 OR UL STANDARD 1479 (UBC SECTIONS 43O4(e), 43O5(a) & 43O5(b)).

DESIGNS ARE LISTED BY UNDERWRITER'S LABORATORIES (FIRE RESISTANCE DIRECTORY) AND THE CALIFORNIA STATE FIRE MARSHALL (BUILDING MATERIAL LISTINGS). SPECIFIC DESIGN INFORMATION IS AVAILABLE FROM U.L CSFM OR THE PRODUCT MANUFACTURER.

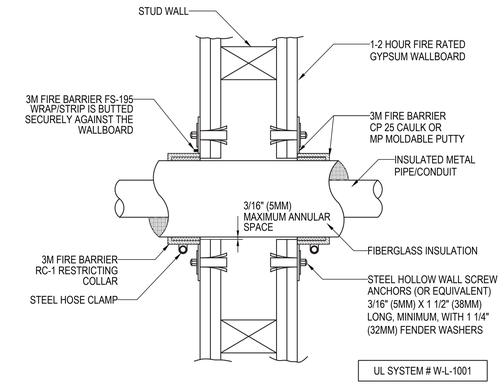
NOTES:

3M FIRE BARRIER PRODUCTS:
CALIFORNIA STATE FIRE MARSHALL LISTING
No. 4485-941:1OO
U.L. DESIGN No. CAJ1001 (CONC. WALL OR FLOOR) U.L.
DESIGN No. WL1001 (STUD WALL)

TYPICAL FIRESTOP ASSEMBLY FOR PIPE PENETRATIONS | SCALE NTS | 3



TYPICAL ROOF DRAINAGE DETAIL | SCALE NTS | 8



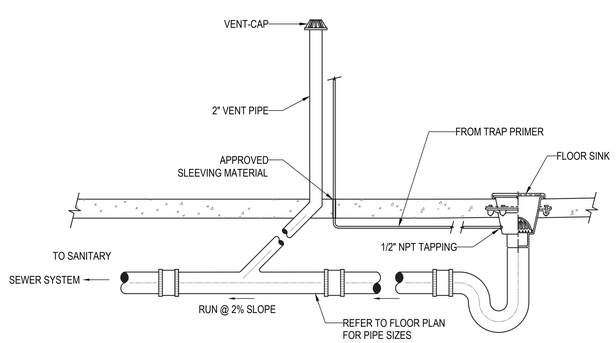
PIPE PENETRATION THRU RATED WALL | SCALE NTS | 5

LEAD FLASHING

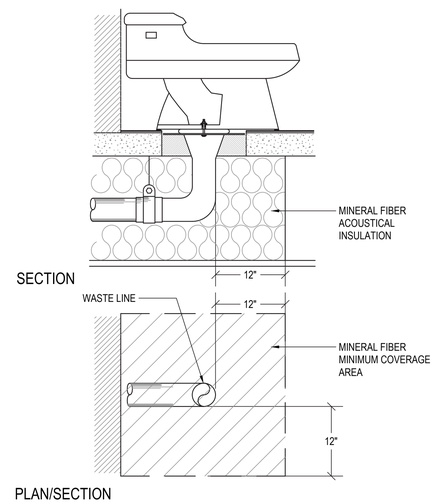
VENT THRU ROOF DETAIL | SCALE NTS | 2



SEISMIC SHUT-OFF VALVE | SCALE NTS | 7



TYPICAL FLOOR SINK DETAIL | SCALE NTS | 4



ACOUSTICAL INSULATION FOR TOILET INSTALLATION | SCALE NTS | 1

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REGISTERED PROFESSIONAL ENGINEER KEREN A. KRAUT No. 23534 CIVIL STATE OF CALIFORNIA
23696

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

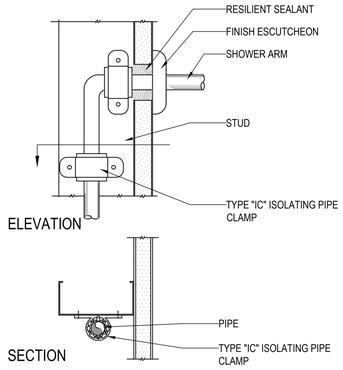
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02/05/2025 PLAN CHECK RESUBMITTAL

PLUMBING DETAILS

P5.03

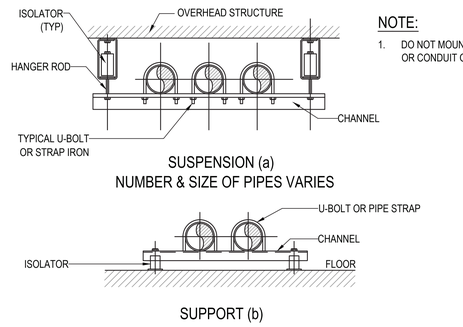
NOT USED

SCALE	
NTS	9



ISOLATION OF PIPING TO SHOWER HEAD

SCALE	
NTS	6

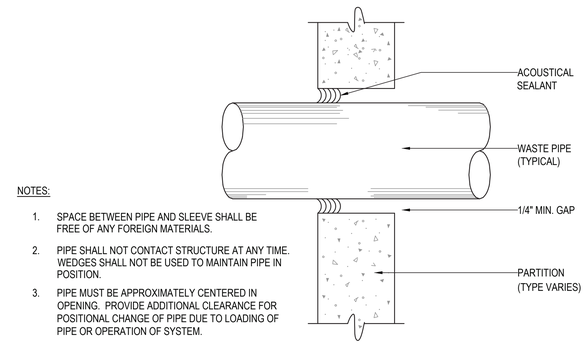


NOTE:

1. DO NOT MOUNT NON-ISOLATED PIPES OR CONDUIT ON THESE SUPPORTS.

TRAPEZE PIPE MOUNT

SCALE	
NTS	3

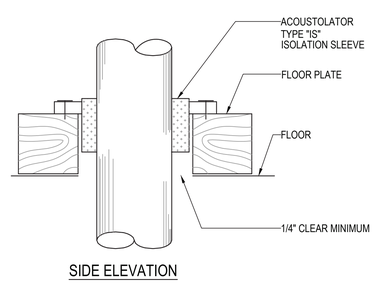


NOTES:

1. SPACE BETWEEN PIPE AND SLEEVE SHALL BE FREE OF ANY FOREIGN MATERIALS.
2. PIPE SHALL NOT CONTACT STRUCTURE AT ANY TIME. WEDGES SHALL NOT BE USED TO MAINTAIN PIPE IN POSITION.
3. PIPE MUST BE APPROXIMATELY CENTERED IN OPENING. PROVIDE ADDITIONAL CLEARANCE FOR POSITIONAL CHANGE OF PIPE DUE TO LOADING OF PIPE OR OPERATION OF SYSTEM.

ISOLATED PIPE PENETRATION

SCALE	
NTS	8



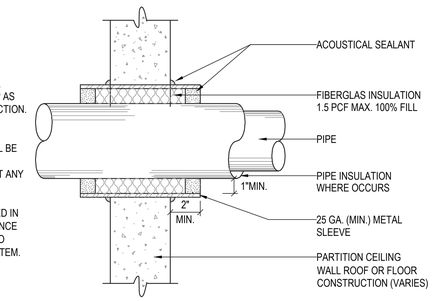
NOTES:

1. DETAIL APPLIES AT FLOOR PLATES OR WOOD BLOCKING
2. SPACE BETWEEN PIPE AND SLEEVE SHALL BE FREE OF ANY FOREIGN MATERIALS.
3. PIPE SHALL NOT CONTACT STRUCTURE AT ANY TIME. WEDGES SHALL NOT BE USED TO MAINTAIN PIPE IN POSITION.
4. PIPE MUST BE APPROXIMATELY CENTERED IN OPENING. PROVIDE ADDITIONAL CLEARANCE FOR POSITIONAL CHANGE OF PIPE DUE TO LOADING OF PIPE OR OPERATION OF SYSTEM.

SIDE ELEVATION

ISOLATED PIPE PENETRATION

SCALE	
NTS	5

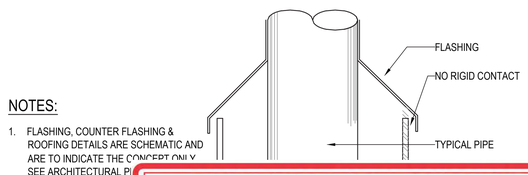


NOTES:

1. PROVIDE PITCH POCKET CONSTRUCTION, ADDITIONAL FLASHING OR WEATHER CAP AS REQUIRED FOR WATERPROOF CONSTRUCTION. DO NOT MECHANICALLY TIE PIPE TO STRUCTURE IN ANY WAY.
2. SPACE BETWEEN PIPE AND SLEEVE SHALL BE FREE OF ANY FOREIGN MATERIALS.
3. PIPE SHALL NOT CONTACT STRUCTURE AT ANY TIME. WEDGES SHALL NOT BE USED TO MAINTAIN PIPE IN POSITION.
4. PIPE MUST BE APPROXIMATELY CENTERED IN OPENING. PROVIDE ADDITIONAL CLEARANCE FOR POSITIONAL CHANGE OF PIPE DUE TO LOADING OF PIPE OR OPERATION OF SYSTEM.

ISOLATED PIPE PENETRATION

SCALE	
NTS	2



NOTES:

1. FLASHING, COUNTER FLASHING & ROOFING DETAILS ARE SCHEMATIC AND ARE TO INDICATE THE CONCEPT ONLY. SEE ARCHITECTURAL PL

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

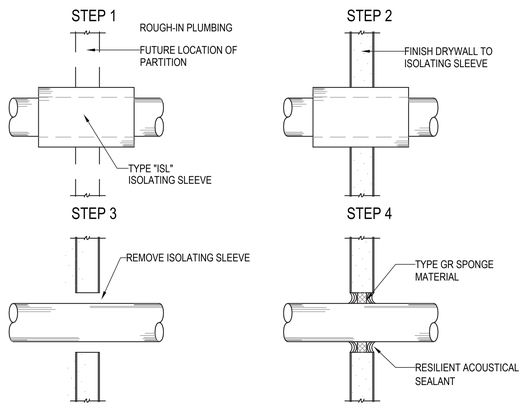
DEVELOPMENT SERVICES DEPARTMENT

DATE: 2/25/26 By: Robin MacCartee

Development Project Manager

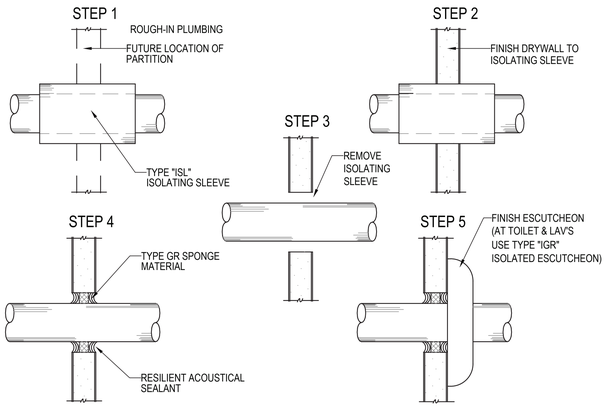
WATERPROOF PENETRATION DETAIL

SCALE	
NTS	7



ISOLATION OF DRYWALL OR PLASTER @ PIPE PENETRATION USING TYPE ISL AND GR PRODUCTS

SCALE	
NTS	4



ISOLATION OF DRYWALL OR PLASTER @ PIPE PENETRATION USING TYPE ISL AND GR PRODUCTS

SCALE	
NTS	1

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REGISTERED PROFESSIONAL ENGINEER — KEREN A. KRAUS — No. M 20234 — MECHANICAL — STATE OF CALIFORNIA — 232696

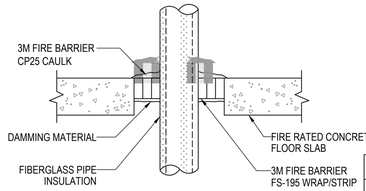
143.23

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

PLUMBING DETAILS

P5.04



UL SYSTEM #91

TABLE 1		
WRAP	CAULK	INSULATION
1 WRAP	1" DEPTH	1" THICK
2 WRAPS	2" DEPTH	2" THICK
3 WRAPS	3" DEPTH	3" THICK
		(12" MAXIMUM DIAMETER)

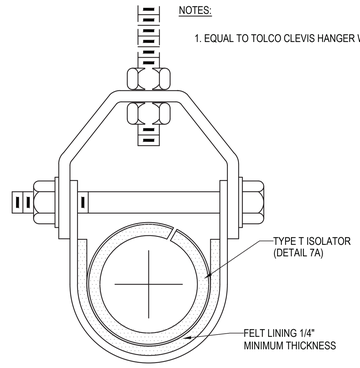
NOTES:

1. THE MAXIMUM ANNULAR SPACE TO BE FILLED IN THE FLOOR IS 3" THE MINIMUM ANNULAR SPACE IS 3/4".
2. FS-195 WRAP/STRIPS ARE FRICTION FIT INTO THE OPENING OR SECURED WITH 16 GAUGE STEEL TIE WIRE OR ALUMINUM FOIL TAPE AND SLID INTO THE OPENING WITH A MINIMUM 1/4" BEAD OF CP 25 CAULK
3. THE MINIMUM ANNULAR SPACE MUST ACCOMADATE THE MINIMUM NUMBER OF FS-195 WRAP/STRIPS REQUIRED PER INSULATION THICKNESS. SEE TABLE 1 BELOW.

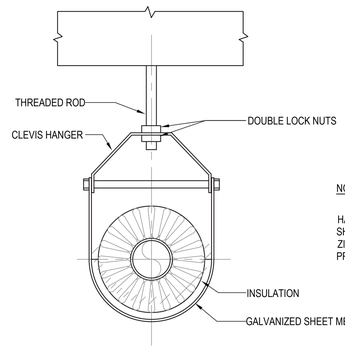
PENETRATION FIRESTOP FOR INSULATED METAL PIPE THRU CONCRETE FLOOR | SCALE NTS | 9

NOTES:

1. EQUAL TO TOLCO CLEVIS HANGER WITH FELT LINING.



TYPE CHF, ISOLATOR | SCALE NTS | 6

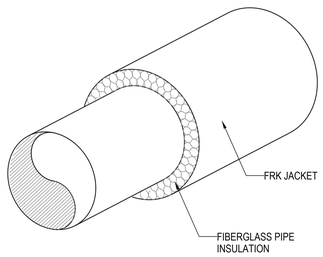


WITH INCOMPRESSIBLE INSULATING BLOCK AT HANGER		
PIPE DIAMETER	SHIELD LENGHT	SHIELD THICKNESS USSG
UP TO 3"	6"	18"
4" TO 6"	8"	16'

NOTES:

HANGER, ROD & INSERT SHALL BE DIPPED IN ZINC CHROMATE PRIMER PRIOR TO INSTALLATION

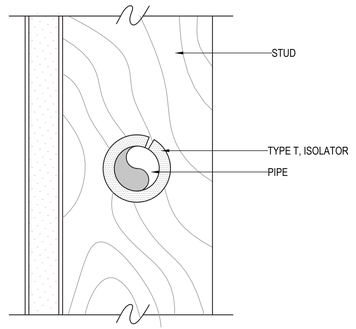
TYP. INSULATED PIPE SUPPORT | SCALE NTS | 3



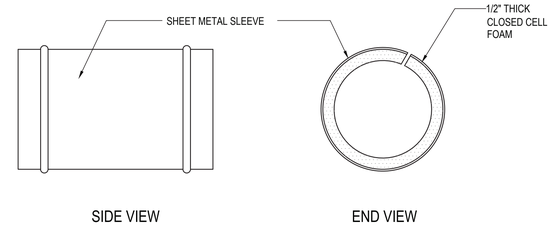
NOTES:

PRODUCT EQUAL TO OWENS/CORNING ASJ-SSL-II

TYPE FPI ACOUSTICAL PIPE WRAPPING | SCALE NTS | 8



ISOLATED PIPING PENETRATION THROUGH STUDS, PLATES | SCALE NTS | 5



TYPE T, ISOLATOR | SCALE NTS | 2

NOTES:

1. CHOICE OF ESCUTCHEON MATERIALS DEPENDS UPON PENETRATION LOCATION AND SPECIFIC PROJECT. SEE PLUM
2. USE TYPE OPENING TO APPLI

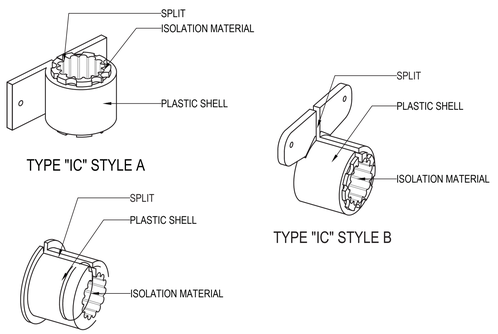
PRODUCTS

APPROVED EXHIBIT "A"

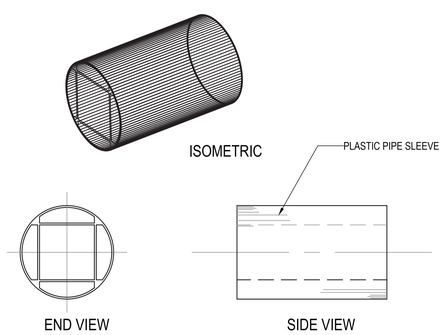
PROJECT NO. PRJ-1123371
APPROVAL NO(S). Site Development Permit No. PMT-3318269
APPROVED BY: Hearing Officer
ON: February 25, 2026
DEVELOPMENT SERVICES DEPARTMENT
DATE: 2/25/26 By: Robin MacCartee
Development Project Manager

THE CITY OF SAN DIEGO Development Services Department

TYPE IGR-ISOLATING GROMMET/ESCUTCHEON | SCALE NTS | 7



TYPE "IC" ISOLATING PIPE CLAMP | SCALE NTS | 4



TYPE "ISL" ISOLATING PIPE SLEEVE | SCALE NTS | 1

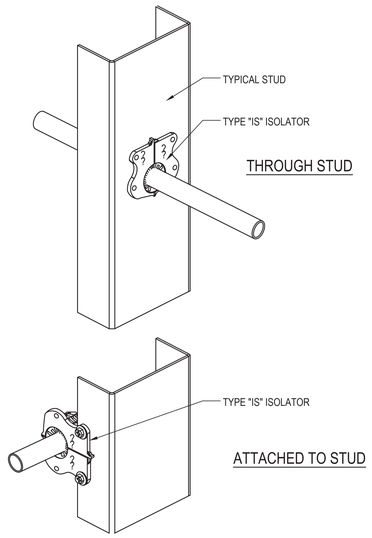
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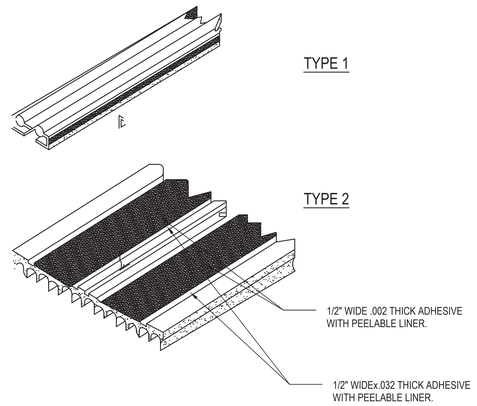
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05/06/2024 75%CD
10/23/2024
02/05/2025
PLAN CHECK RESUBMITTAL

PLUMBING DETAILS

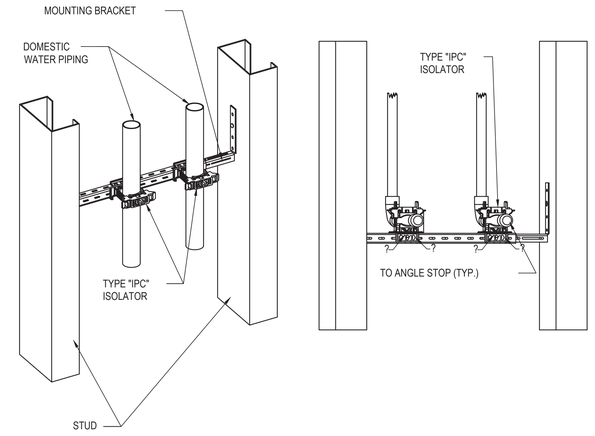
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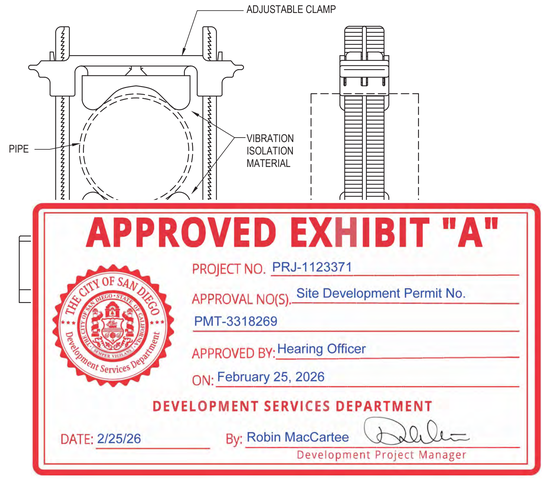
TYPICAL VIBRATION ISOLATION OF PIPES EXTENDING THRU OR ATTACHED TO STUDS | SCALE NTS | 6



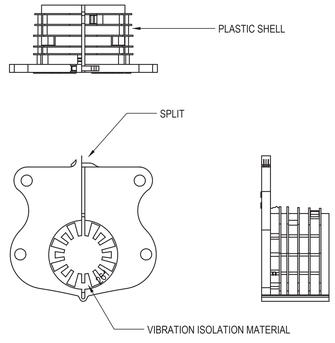
TYPE "IL" VIBRATION ISOLATION LINER | SCALE NTS | 4



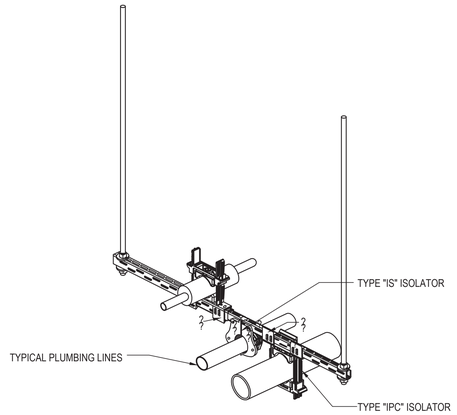
TYPICAL VIBRATION ISOLATION OF PIPING IN STUD CAVITY | SCALE NTS | 2



TYPE "IPC" VIBRATION ISOLATION PIPE CLAMP | SCALE NTS | 5



TYPE "IS" VIBRATION ISOLATOR IN SLEEVE | SCALE NTS | 3



TYPICAL OVERHEAD TRAPEZE PIPING VIBRATION ISOLATION | SCALE NTS | 1

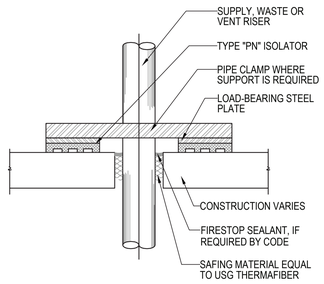
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LA JOLLA, CA 92037

01/12/2024 100%SD
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PLAN CHECK RESUBMITTAL

PLUMBING DETAILS

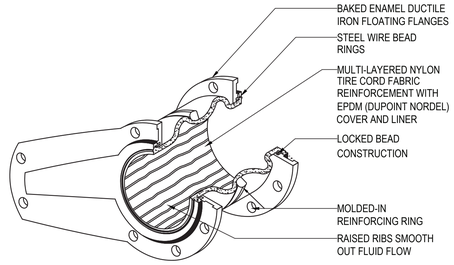
P5.06



NOTES:
1. NO CONTACT BETWEEN PIPE CLAMP AND STUDS OR GYPSUM BOARD.

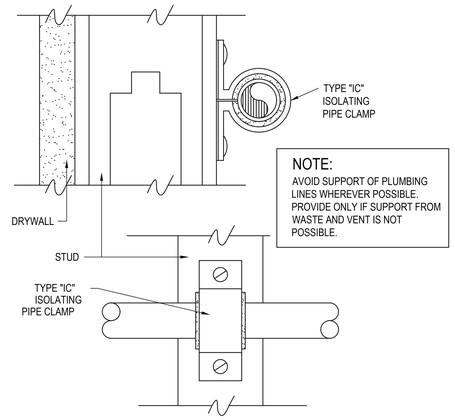
ISOLATION OF PLUMBING RISERS

SCALE NTS | 5



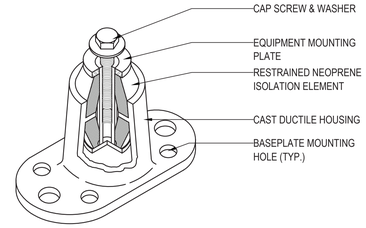
TYPE SF FLEX CONNECTOR

SCALE NTS | 4



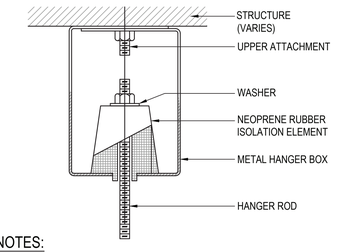
ISOLATED SUPPORT FROM STUD OR BLOCKING

SCALE NTS | 3



TYPE HMN VIBRATION ISOLATOR

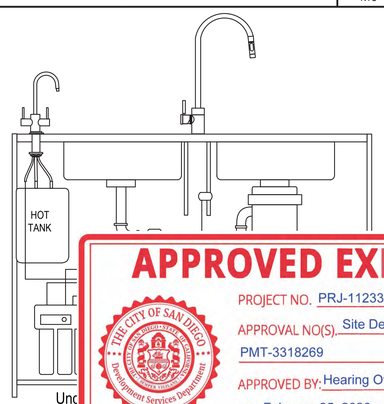
SCALE NTS | 2



NOTES:
1. WHEN MOUNTING EQUIPMENT, ALIGN HANGER ROD TO CLEAR HANGER BOX.
2. MOUNT HANGER BOX DIRECTLY AGAINST STRUCTURAL ELEMENT.
3. DO NOT SUPPORT HANGER FROM SLAB DIAPHRAGMS.
4. TYPE HN = MASON INDUSTRIES TYPE HD ISOLATION HANGER OR APPROVED EQUAL.

ISOLATOR-TYPE HN, NEOPRENE HANGER

SCALE NTS | 6



Dimensio
Reverse Osm
Storage Tank

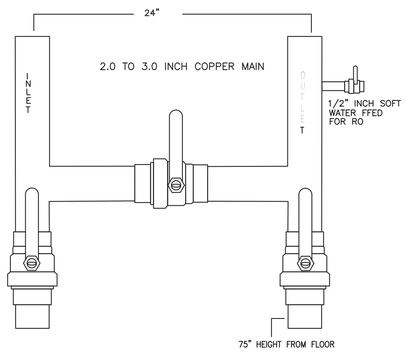
Quick & Hot Tank- (11.25"H x 6.25" W x 8.25"D)
ProSelct Chiller - (14.5" H x10.25"W x 8.75"D)

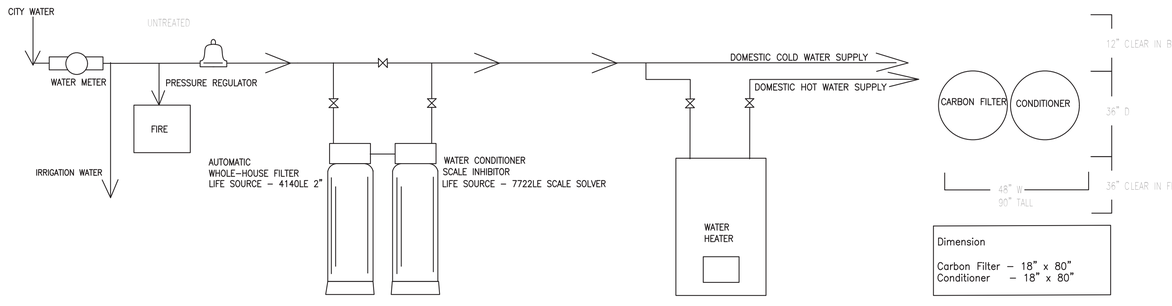
APPROVED EXHIBIT "A"
THE CITY OF SAN DIEGO Development Services Department
PROJECT NO. PRJ-1123371
APPROVAL NO(S). Site Development Permit No. PMT-3318269
APPROVED BY: Hearing Officer
ON: February 25, 2026
DEVELOPMENT SERVICES DEPARTMENT
DATE: 2/25/26 By: Robin MacCartee
Development Project Manager

UNDERSINK REVERSE OSMOSIS SYSTEM

SCALE NTS | 7

WHOLE HOUSE WATER TREATMENT SYSTEM BYPASS ASSEMBLY
(For Homes Larger than 15K Sq/Ft with 2.0 to 3.0 Inch Copper Mains)





Estate Series | Whole House Water Filtration System

LIFESOURCE WATERSYSTEMS

Models: 4140 SE For 1 1/2" Water Mains ♦ 4140 LE For 2" Water Mains

Filter Specifications

Certified Rating: 5.7 million gallons

Flow Rate: Min. 15gpm–Max. 85gpm

Dimensions: 16"x76.5"

Required Install Space: 36"x86"

Pressure Drop: 4psi

Regulated Pressure: Min. 40–Max. 100psi

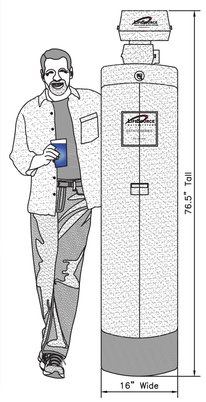
d 110v electrical outlet
d 24v transformer for a

/irrigation which must
ort period of time.

utside temperatures
ended period of time,

Model 4140 is
tested and certified
n capacity of 5,704,000
der by the International
f Plumbing and
fficials (IAPMO).

s the highest rated
ny whole-house water
rth America.



SCALESOLVER | 7722 SPECIFICATIONS

How it Works

The LifeSource ScaleSolver with PowerTAC* is high efficiency Template Assisted Crystallization (TAC) technology. PowerTAC converts healthy hardness minerals into harmless, microscopic crystals that do not attach to hard surfaces.

PowerTAC™ Physical Properties
Composition: Specially treated polymer

Operating Conditions
Can be used in continuous or intermittent operation. Install on cold water supply only. No backwash required.

Water Chemistry Specifications

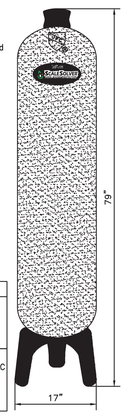
pH	6.5 to 8.5
Max Hardness	75 grains (1300ppm CaCO3)
Temperature	40°F–110°F
Max Chlorine	<3ppm
Max Iron, ferrous	0.3mg/L
Max Manganese	0.05mg/L
Max Copper	1.3mg/L
Oil & H_2S	Remove pre ScaleSolver
Polyphosphates	Remove pre ScaleSolver

Specifications

Dimensions	17"x79"
Valve Size	2"
Max Flow Rate	75gpm <5psi pressure drop
Regulated Pressure	25psi (min)–100psi (max)

Certification
The ScaleSolver model 7722 is ANSI/NSF–42 tested and certified by the International Association of Plumbing and Mechanical Officials (IAPMO)

Testing and Regulatory Approvals
ScaleSolver tested and certified to NSA/ANSI Standard 61. PowerTAC tested at Arizona State University using the German DVGW –W512 test protocol.
*(German Technical and Scientific Association for Gas and Water)



LIFESOURCE WATERSYSTEMS

WATER TREATMENT SYSTEM SPECIFICATION
PART 1 – GENERAL
1.1 SCOPE
ONE OF TWO TYPES OF WATER TREATMENT SYSTEMS SELECTED BY OWNER

1.1.1 CUSTOM TOTAL HOME WATER TREATMENT SYSTEM

THE COMPLETE WATER TREATMENT SYSTEM SPECIFIED UNDER THIS SECTION SHALL CONSIST OF A FULLY AUTOMATIC MULTI–MEDIA FILTER, WATER CONDITIONER(S) AND/OR COMMERCIAL ION–EXCHANGE WATER SOFTENER(S), AND A CENTRALIZED REVERSE OSMOSIS PURIFICATION SYSTEM. THE COMPLETE HOUSEHOLD SYSTEM, INCLUDING DESIGN & LAYOUT, EQUIPMENT, INSTALLATION AND ON–GOING MAINTENANCE, SHALL BE PROVIDED BY WATER TECHNIQUES, SANTA ANA, CA, A COMPANY WITH 30 YEARS OF EXPERIENCE IN PROVIDING CUSTOM–DESIGNED SYSTEMS SPECIFICALLY FOR LARGE CUSTOM HOME USE. SERVICE TECHNICIANS FROM LIFE SOURCE, PASADENA, CA, SHALL PERFORM INSTALLATION AND SYSTEM START–UP. CONTACT ROGER RIGNACK AT (800) 334–5009.

THE WATER SYSTEM SHALL BE DESIGNED AND VALVED TO PROVIDE COMPLETE WHOLE–HOUSE WATER CONDITIONING AND/OR SOFTENING AND FILTRATION, AND TO PROVIDE MAKE–UP WATER TO POOL, SPA, AND WATER FEATURES AT THE OWNER'S OPTION. LOCATE ALL EQUIPMENT AS SHOWN ON PLANS.

PART 2 – PRODUCTS

2.1 DOMESTIC WHOLE–HOUSE WATER FILTRATION

THE COMMERCIAL, FULLY AUTOMATIC WHOLE–HOUSE FILTER SHALL BE DESIGNED AND SUPPLIED BY LIFE SOURCE, PASADENA, CA. THE UNIT SHALL CONTAIN MORE THAN ONE MEDIA AND BE CAPABLE OF REMOVING CHLORINE AND RELATED CHEMICALS, DIRT, RUST, TASTES, ODORS, AND PHYSICAL IMPURITIES DOWN TO 5 MICRONS IN SIZE.

ALL CONSTANT PRESSURE PIPING FROM THE FILTER UNIT SHALL BE COPPER AND SHALL MATCH DIAMETER OF SERVICE SUPPLY LINE. INTERNAL ORIFICES SHALL REMAIN CONSTANT WITH THE INCOMING SERVICE SUPPLY LINE. INCOMING WATER VOLUME AND PRESSURE SHALL BE MAINTAINED WITH 5% MAXIMUM VARIANCE WHEN INCOMING PRESSURE MEETS OR EXCEEDS 50 PSI.

SERVICE TECHNICIANS FROM LIFE SOURCE, PASADENA, CA, SHALL PERFORM INSTALLATION AND SYSTEM START–UP. CONTACT ROGER RIGNACK AT (800) 334–5009. HOMEOWNERS SHALL BE REGISTERED WITH LIFE SOURCE FOR FUTURE SERVICE AND REGULAR MAINTENANCE.

2.1. A EXECUTION

PLUMBING CONFIGURATION: HOME SHOULD BE LOOPED TO SUPPLY BOTH HOT AND COLD WATER. A SEPARATE LINE SHOULD BE RUN FOR OUTSIDE HOSE BIBS IF INSTALLED IN CONJUNCTION WITH AN ION–EXCHANGE WATER SOFTENER ON DOMESTIC COLD WATER.

DRAINAGE: 1–1/2" OR LARGER STAND PIPE OR FLOOR SINK GOING TO SEWER WITH LEGAL AIR–GAP
ELECTRICAL: 110 VOLT SINGLE PHASE 20 AMP ELECTRICAL SUPPLY.

2.1.2 WATER CONDITIONER/SOFTENER

THE WATER CONDITIONING/SOFTENING SYSTEM SHALL CONSIST OF A SALT–FREE WATER CONDITIONER AND/OR A ION EXCHANGE SOFTENER DESIGNED AND SUPPLIED BY WATER TECHNIQUES, SANTA ANA, CA, AS SELECTED BY OWNER. EITHER SYSTEM SHALL BE CUSTOM BUILT TO MEET SUPPLY AND DELIVERY PIPE SIZES AND SHALL MAINTAIN WATER PRESSURE AND VOLUME WITH A 5% MAXIMUM VARIANCE WHEN INCOMING PRESSURE MEETS OR EXCEEDS 50 PSI. AS PART OF A COMPLETE WHOLE–HOUSE SYSTEM, CONDITIONING AND/OR SOFTENING UNITS SHALL BE COMPATIBLE AND MATCHED WITH AUTOMATIC WHOLE–HOUSE FILTER.

2.1.2A EXECUTION

PLUMBING CONFIGURATION: HOME SHOULD BE LOOPED TO SUPPLY BOTH HOT AND COLD WATER. SEPARATE HARD WATER LINE SHALL BE RUN FOR OUTSIDE HOSE BIBS IF INSTALLED IN CONJUNCTION WITH A SALT–BASED ION–EXCHANGE WATER SOFTENER. A THREE–WAY BYPASS SHALL BE PROVIDED TO ALLOW SOFTENING OF HOT WATER ONLY.

DRAINAGE: 1–1/2" OR LARGER STAND PIPE OR FLOOR SINK GOING TO SEWER WITH LEGAL AIR–GAP (NOT REQUIRED FOR WATER CONDITIONER, UNLESS INSTALLED IN CONJUNCTION WITH AN ION–EXCHANGE SOFTENER AND/OR WITH WHOLE–HOUSE FILTER.

ELECTRICAL: 110 VOLT, SINGLE PHASE 20 AMP ELECTRICAL SUPPLY. (NOT REQUIRED FOR WATER CONDITIONER, UNLESS INSTALLED WITH AUTOMATIC WHOLE–HOUSE FILTER

NOTE: ALL ION–EXCHANGE WATER SOFTENING SYSTEMS SHALL BE ABLE TO USE POTASSIUM CHLORIDE OR SODIUM CHLORIDE.

2.1.3 DRINKING WATER PURIFICATION

THE CENTRALLY LOCATED WATER PURIFICATION SYSTEM SHALL BE DESIGNED AND PROVIDED BY LIFE SOURCE, PASADENA, CA, WITH REMOTE POINTS OF PURIFIED DRINKING WATER DELIVERY AS SELECTED BY OWNER. SYSTEM SHALL INCLUDE COMMERCIAL REVERSE OSMOSIS TECHNOLOGY TO REMOVE CHEMICALS, DISSOLVED SOLIDS, AND PHYSICAL IMPURITIES WITH EFFLUENT PRODUCT WATER NOT TO EXCEED 40 PPM AT LOCATIONS AS DIRECTED BY OWNER.

LOCATE DEDICATED PURIFIED WATER FIXTURES AT KITCHEN SINK AND IN OTHER LOCATIONS DIRECTED BY OWNER. ALL DEDICATED FAUCETS SHALL BE PROVIDED WITH A COLOR OR FINISH AS SELECTED BY OWNER. PROVIDE PURIFIED WATER LINES TO ALL COFFEE MAKERS, REFRIGERATORS, AND DRAIN–LESS ICE MAKERS WHERE THEY OCCUR.

WATER PURIFICATION SYSTEM SHALL BE PROVIDED WITH OUTPUT AND STORAGE TANK CAPACITIES SIZED TO SYSTEM REQUIREMENTS AS SELECTED BY THE OWNER. COMMERCIAL PUMP(S) TO BE INCLUDED WHEN REQUIRED, BASED ON SYSTEM REQUIREMENTS

SERVICE TECHNICIANS FROM LIFE SOURCE, PASADENA, CA, SHALL PERFORM INSTALLATION AND SYSTEM START–UP.

2.1.3 A EXECUTION

PLUMBING CONFIGURATION: PLUMBER SHALL BE SUPPLY A ¾" COPPER FEED LINE WITH BALL VALVE SHUT–OFF AT PURIFICATION SYSTEM LOCATION.

DRAINAGE: 1–1/2" OR LARGER STAND PIPE OR FLOOR SINK GOING TO SEWER WITH LEGAL AIR–GAP
SMITTY PAN: PLUMBER SHALL SUPPLY AND INSTALL A 30" DIAMETER ROUND SMITTY PAN WITH 1" O.D. P.V.C. DRAIN LINE TO OUTSIDE PER U.P.C. WHEN PURIFICATION SYSTEM IS LOCATED IN AN ATTIC OR CLOSET.

ELECTRICAL: 110 VOLT SINGLE PHASE 20 AMP ELECTRICAL SUPPLY.

2.1.4 PURIFIED DRINKING WATER DISTRIBUTION

ALL TUBING REQUIRED FOR THE OPERATION OF THE CUSTOM HOME WATER SYSTEM SHALL BE PROVIDED AND INSTALLED BY WATER TECHNIQUES, SANTA ANA, CA. ALL LINES FROM THE PURIFICATION UNIT SHALL BE NON–METALLIC, NSF STANDARD 51 AND FDA APPROVAL TO 140 DEGREES MAXIMUM TEMPERATURE. PURIFIED WATER LINES SHALL BE FINISHED WITH FULL PORT BALL VALVE SHUT–OFFS AT EACH POINT OF USE TO ALLOW COMPLETE ISOLATION FOR MAINTENANCE.

ALL CONNECTIONS SHALL BE MADE WITH BRONZE UNION JOINTS FOR EASY REMOVAL – NO GLUES SHALL BE USED. CONNECTIONS AND JOINTS SHALL BE COMPLETELY ACCESSIBLE WITHOUT ANY DISASSEMBLY OF SYSTEM COMPONENTS.

SERVICE TECHNICIANS FROM LIFE SOURCE, PASADENA, CA, SHALL PERFORM INSTALLATION AND COMPLETE FLUSHING OF LINES.

SCOPE OF WORK:
LIFE SOURCE OR EQUAL SHALL FURNISH ALL LABOR, MATERIAL, EQUIPMENT, FIXTURES, AND SERVICES NECESSARY FOR THE EXECUTION AND COMPLETION OF ALL WORK AS INDICATED ON THE DRAWINGS AND SPECIFIED HEREIN. FOR SUCH WATER TREATMENT EQUIPMENT THAT MAY BE PROVIDED BY SEPARATE CONTRACTOR, WATER TECHNIQUES SHALL COORDINATE TO FACILITATE PROPER INSTALLATION.

ALL WORK AND MATERIALS TO CONFORM STRICTLY TO ALL REQUIREMENTS OF LOCAL PLUMBING AND BUILDING CODES.

WATER TECHNIQUES OR EQUAL SHALL PROVIDE ALL PURIFIED WATER LINES, FINAL CONNECTIONS, AND TESTING AS REQUIRED.

WATER TECHNIQUES OR EQUAL SHALL PROVIDE NECESSARY CONNECTIONS FROM ALL EQUIPMENT TO APPROPRIATE WASTE SYSTEM DRAINS AS SUPPLIED BY PLUMBING CONTRACTOR.

ALL MATERIALS AND EQUIPMENT FOR THE PLUMBING SYSTEMS SHALL BE OF NEW STOCK AND PER PLUMBING SCHEDULE. UNLESS OTHERWISE NOTED AND/OR SPECIFIED, ALL MATERIALS, EQUIPMENT, APPARATUS SHALL BE INSTALLED AS RECOMMENDED BY THE MANUFACTURER OF THE MATERIAL.

ALL COPPER SHALL BE TYPE "K" BELOW SLAB.

WHOLE HOUSE WATER TREATMENT SYSTEM - LIFE SOURCE

NTS | 1

WOODS + DANGARAN
ARCHITECTURE + INTERIORS
WWW.WOODSDANGARAN.COM
5059 PICO BLVD
LOS ANGELES
CALIFORNIA
90019
K2D CONSULTING ENGINEERS

REGISTERED PROFESSIONAL ENGINEER
KRISTA A. KOVACS
No. M 20234
MECHANICAL
STATE OF CALIFORNIA
22096

143.23
LA JOLLA RESIDENCE
7666 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

PLUMBING DETAILS

P5.07