THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: November 12, 2026, REPORT NO. PC-26-048

HEARING DATE: November 19, 2026

SUBJECT: MERCURY COURT, Process Four Decision

PROJECT NUMBER: PRJ-1149632

OWNER/APPLICANT: GRAND PRIX AUTO CLUB, LLC

SUMMARY

Issue: Should the Planning Commission approve a Tentative Map and Planned Development Permit to redevelop three existing industrial buildings and the construction of a new building in order to create 27 commercial storage condominiums with mezzanine space located at 8108-8148 Mercury Court in the Kearny Mesa Community Plan area?

Proposed Actions:

1. APPROVE Tentative Map PMT-3396543

2. APPROVE Planned Development Permit PMT-3443049.

Fiscal Considerations: None associated with this action. The applicant funds a deposit account that recovers all costs associated with processing the application.

Community Planning Group Recommendation: On July 15, 2026, the Kearny Mesa Community Planning Group voted 11-0-1 to approve the project.

Housing Impact Statement: The project site is designated for industrial use, and no residential development is proposed.

Environmental Impact: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332, In-fill Development Projects. The environmental exemption determination for this project was made on October 2, 2026, and the opportunity to appeal that determination ended on October 16, 2026.

BACKGROUND

The 2.08-acres project site is located at 8108-8148 Mercury Court (APN 356-070-0100) in the Industrial--Small Scale (IS-1-1) zone, within Mobility Zone 2, the Airport Land Use Compatibility Overlay Zone (MCAS Miramar & Montgomery Field, Review Area 1), the Airport Noise Contours (MCAS Miramar 60-65 and 65-70 CNEL), the Airport Safety Zones (MCAS Miramar – Transition Zone & Montgomery Field - Safety Zone 6), the FAA Part 77 Noticing Area (MCAS Miramar & Montgomery Field), a Transit Priority Area, and the Very High Fire Severity Zone within the Kearny Mesa Community Plan area.

Project Description:

The project proposes the redevelopment of three existing industrial buildings with a combined total area of approximately 35,703 square feet (sf), along with the addition of a new building consisting of approximately 10,467 square feet (sf). The existing industrial buildings will be converted into 19 condominium storage units, all of them provided with a mezzanine space. The new building will contain eight additional condominium units with a mezzanine space. The project would result in a total of 27 commercial condominiums on the project site.

The project site is designated as Urban Industrial by the Kearny Mesa Community Plan and is zoned IS-1-1. The proposed Moving and Storage Facilities use is an industrial use pursuant to SDMC Section 131.0111(e) and is consistent with the Urban Industrial land use designation.

Permits Required

Tentative Map: A Process Four Tentative Map is required to create 27 condominium units pursuant to SDMC section 125.0430, with a decision by the Planning Commission and appeal(s) heard by the City Council.

Planned Development Permit: A Process Four Planned Development permit is required pursuant to SDMC section 126.0602(b)(1), 126.0604(b) to allow development that does not comply with all development regulations, with a decision by the Planning Commission and appeal(s) heard by the City Council.

Proposed Deviation
The project includes a requested deviation from the loading space requirements of San Diego Municipal Code Section 142.1010 which may be approved through a Planned Development Permit. The current regulations would preclude the site from achieving the desired number of condominiums.

The proposed project's on-site drive aisles accommodate all loading and unloading functions of private storage use internal to the development. The proposed design is consistent with Community Plan Policy 4.43's direction that adequate loading be provided internal to non-residential development to minimize truck storage spillover on adjacent streets.

The proposed deviation does not change the use, density or intensity, height, bulk, setbacks, landscape, or street frontage of the development. The deviation was reviewed as it relates to the proposed design of the project, the property configuration, the surrounding development, and the applicable regulations. With the requested deviation, the project meets all applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the adopted Kearny Mesa Community Plan, Land Development Code, and the General Plan.

Community Plan Consistency Analysis

The Kearny Mesa Community Plan (KMCP) identifies the area as Urban Industrial (Figure 2). Areas designated for Urban Industrial allow for higher intensity employment uses such as research and development, light industrial, flexible workspaces, and business/professional office with active and enhanced streetscapes, strong connections between blocks and through sites, and an urban character. The Urban Industrial land use designation is implemented by the IS-1-1 zone, which allows moving and storage facilities. The proposed project, consisting of 27 new condominiums and mezzanine space, is consistent with this designation and the flexible unit design can accommodate a broad range of employment-generating uses over time. This supports the KMCP Vision and Land Use Policy 1.1, which encourages building types that can accommodate or be adapted to a variety of industrial, technology and business uses and activities.

Vision and Land Use Policy 1.2 seeks to preserve industrial lands for employment uses and support the collocation of industrial operations that cannot be located in commercially designated areas. The project supports this policy by retaining industrial use on-site, consistent with the existing community plan land use designation, and reinvesting in existing structures to support industrial and business operations rather than converting the site to non-industrial uses.

Mobility Policy 4.7 calls for improving pedestrian connectivity by providing non-contiguous sidewalks and parkway areas and closing gaps in the sidewalk network. The project supports this policy by installing new non-contiguous sidewalks and parkway landscaping along Mercury Court, addressing an existing gap where no sidewalk currently exists and providing improved connectivity and an enhanced streetscape.

Urban Design Policies 5.12 and 5.32 encourage street frontages that activate the public realm and increase tree canopy coverage. The project supports these policies by improving the streetscape and ensuring cohesion with the street tree theme for the broader area through the installation of 19 new street trees, including Brisbane Box and New Zealand Christmas Tree species that are consistent with the KMCP's preferred palette, along with complementary accent shrubs and groundcover.

General Plan Urban Design Element Policy UD-D.2 encourages high-quality building design featuring shadow relief, offset planes, overhangs, and other elements that enhance visual interest. The project supports this policy through façade improvements, including metal cladding wall panels, vertical extruded aluminum features, refined stucco finishes, varied colors and entrance overhangs.

Conclusion

Staff reviewed the proposed project and determined that the project is in conformance with the regulations of the Land Development Code, the Community Plan, and the deviations from the loading space requirements under Section 142.1010 are supportable as they lead to a more desirable project than strict conformance to the Land Development Code. Staff recommends the Planning Commission approve Tentative Map Permit No. PMT-3396543 and Planned Development Permit No. PMT-3443049.

ALTERNATIVES

1. Approve Tentative Map Permit No. PMT-3396543 and Planned Development Permit No. PMT-3443049 with modifications.

2. Deny Tentative Map Permit No. PMT-3396543 and Planned Development Permit No. PMT-3443049.

Respectfully submitted,

Michael Prinz

Michael Prinz
Assistant Deputy Director
Development Services Department

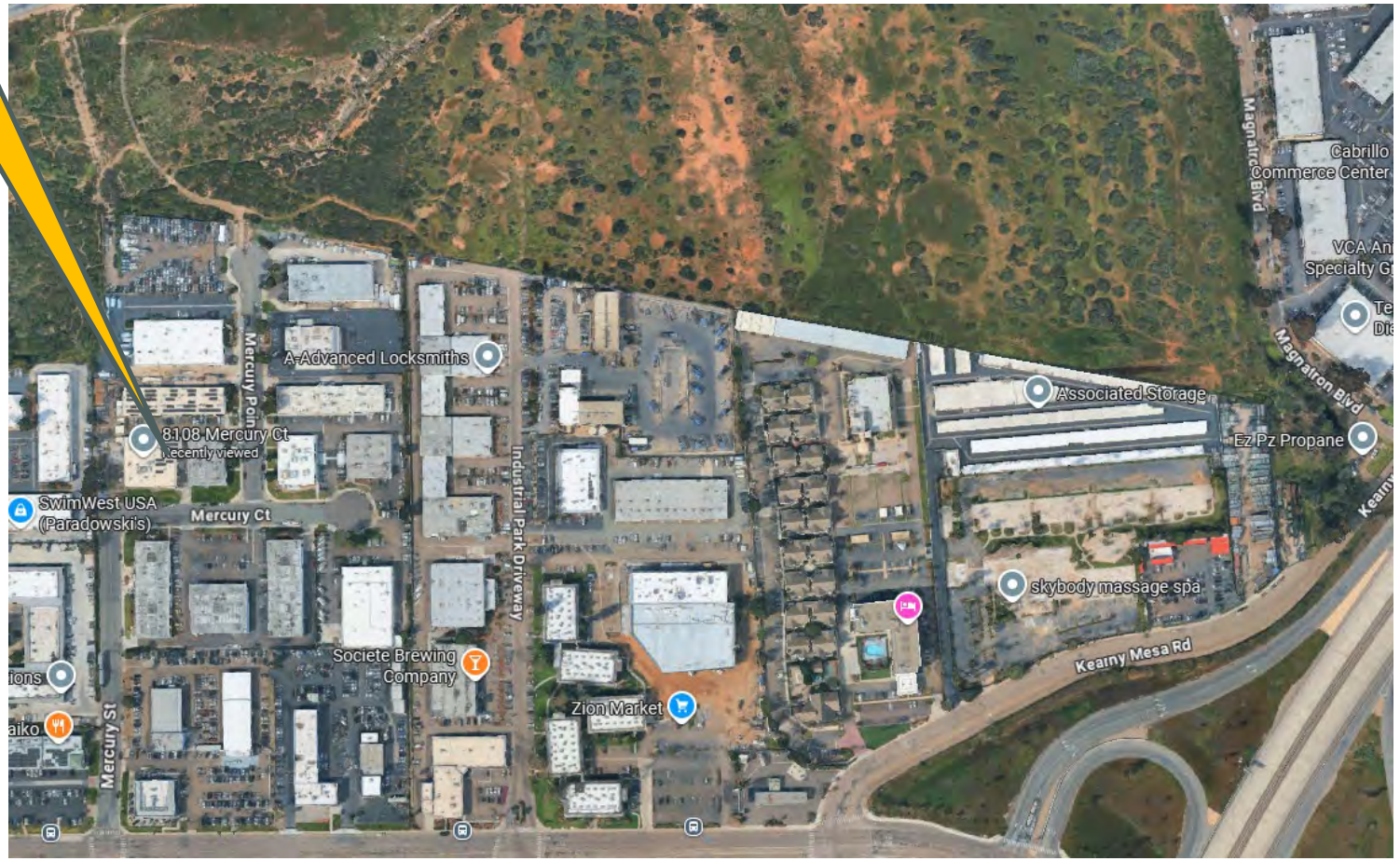
Christian Hoppe

Christian Hoppe
Development Project Manager
Development Services Department

Attachments:

1. Aerial Photographs
2. Community Plan Land Use Map
3. Draft Map Conditions
4. Draft Map Resolution with Findings
5. Draft Permit with Conditions
6. Draft Permit Resolution with Findings
7. Community Planning Group Recommendation
8. Environmental Exemption
9. Ownership Disclosure Statement
10. Project Plans

Project Location



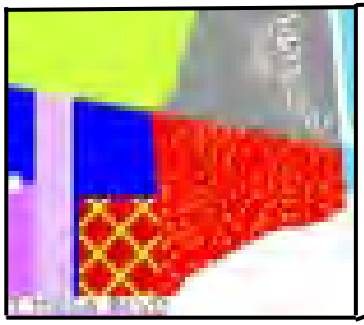
Aerial Photograph

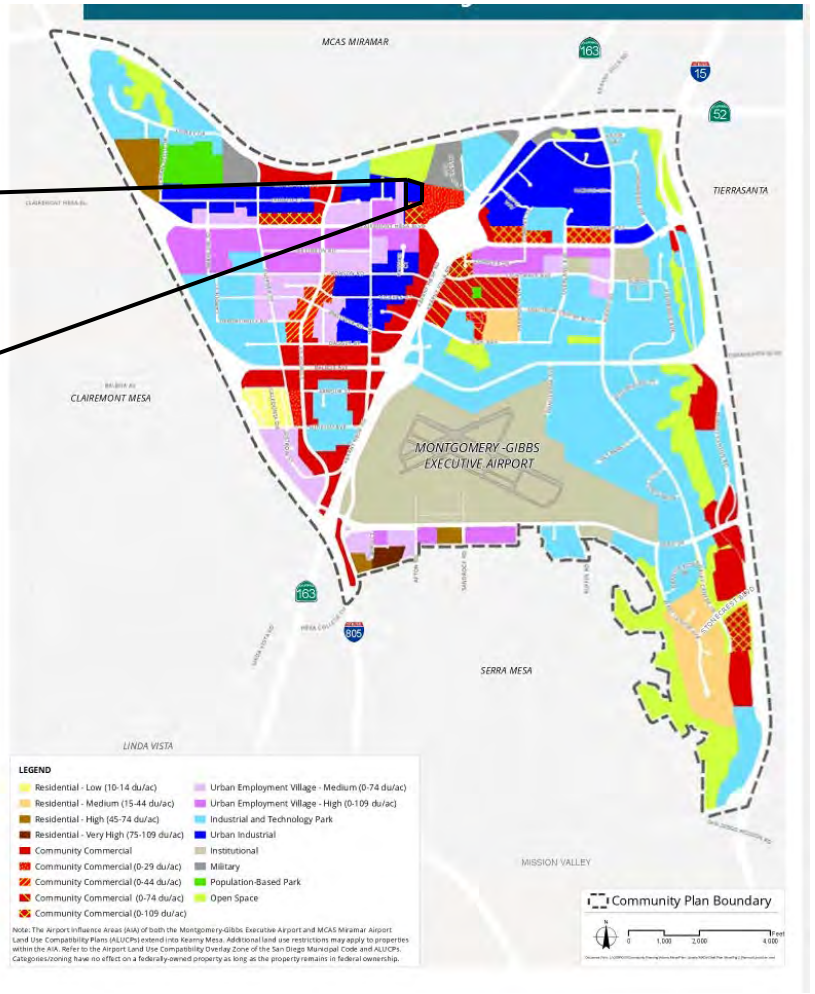
8108-8148 Mercury Court, Tentative Map Waiver
Project No. 1149632

North

ATTACHMENT 1

Community
Plan Location





Community Plan Land Use Map

8108-8148 Mercury Court, Tentative Map Waiver
Project No. 1149632

North

ATTACHMENT 02

PLANNING COMMISSION
CONDITIONS FOR TENTATIVE MAP NO. PMT-3396543 MERCURY COURT PROJECT NO. PRJ-1149632
ADOPTED BY RESOLUTION NO. _____-PC ON NOVEMBER 19, 2026

GENERAL

1. This Tentative Map will expire on December 4, 2029.

2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Certificate of Compliance, unless otherwise noted.

3. The Certificate of Compliance shall conform to the provisions of Tentative Map No. PMT-3396543.

4. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

ENGINEERING

5. The Subdivider shall ensure that all on-site utilities serving the subdivision are undergrounded under the appropriate permits. The subdivider shall provide written confirmation from applicable utility providers that the conversion has been completed, or provide other means of assurance, to the satisfaction of the City Engineer.

MAPPING

6. Prior to the expiration of the Tentative Map, a Certificate of Compliance to subdivide the property into 27 industrial condominium units shall be recorded in the San Diego County Recorder's Office.

7. Prior to the recordation of the Certificate of Compliance, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition. Please note if tax bond is required as indicated in the tax certificate, please make sure that it is paid or posted, and submit evidence (e.g., filed bond letter or receipt from Clerk of the Board) indicating the required tax bond amount has been paid or bonded.

8. Prior to the issuance of a Certificate of Compliance, City staff will perform a field monument inspection to verify that all property corners are being marked with survey monuments. If any of the survey monuments are missing, it must be replaced with a new monument, and a Corner Record or Record of Survey (whichever is applicable) shall be filed with the County Recorder pursuant to the Professional Land Surveyors Act. A copy of the filed Corner Record or Record of Survey must be submitted to satisfy this requirement prior to the approval and recordation of the Certificate of Compliance.

TRANSPORTATION

9. Prior to the recordation of the Certificate of Compliance, the Subdivider shall provide an Irrevocable Offer of Dedication (IOD) for 2 feet along the project frontage on Mercury Point, via a B sheet, satisfactory to the City Engineer.

10. Concurrent with recordation of the Certificate of Compliance, the Subdivider shall dedicate 2feet of right of way along the project frontage on Mercury Court, satisfactory to the City Engineer.

INFORMATION:

- The approval of this Tentative Map by the Planning Commission of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies, including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).

- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.

- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within ninety days of the approval of this Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.

- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607.

Internal Order No. 24010487

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIEGO APPROVING TENTATIVE MAP NO. 3396543 FOR MERCURY COURT – PROJECT NO.1149632.

RECITALS

The Council of the City of San Diego (Council) adopts this Resolution based on the following:

A. GRAND PRIX AUTO CLUB, LLC, a California limited liability company, Applicant/Subdivider, and Andrew J Van Loy, Engineer, filed an application with the City of San Diego for a tentative map (Tentative Map No. 3396543 to redevelop three existing industrial buildings and the construction of a new building in order to create 27 commercial condominiums with mezzanine space. The project is located at 8108-8148 Mercury Court (APN 356-070-0100) in the IS-1-1 zone within Mobility Zone 2, the Airport Land Use Compatibility Overlay Zone (MCAS Miramar & Montgomery Field, Review Area 1), the Airport Noise Contours (MCAS Miramar 60-65 and 65-70 CNEL), the Airport Safety Zones (MCAS Miramar – Transition Zone & Montgomery Field - Safety Zone 6), the FAA Part 77 Noticing Area (MCAS Miramar & Montgomery Field), , a Transit Priority Area, and the Very High Fire Severity Zone within the Kearny Mesa Community Plan area, and legally described as LOT 3 OF SEQUOIA PACIFIC INDUSTRIAL PARK, ACCORDING TO THE MAP THEREOF NO. 7279, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON MAY 12, 1972, Map No. 3396543, i.

B. The Map proposes the subdivision of a 2.08-acre site with three (3) existing one-story industrial buildings and the construction of a new building in order to create twenty-seven (27) commercial condominium units.

C. On October 2, 2026, the City of San Diego through the Development Services Department established that the Project is exempt from the California Environmental Quality Act (CEQA) (California Public Resources Code section 21000, *et. seq.*) under CEQA Guidelines section 15332, In-fill Development Projects and that no exception to the exemption, as set forth in CEQA Guidelines section 15300.2, applies to the Project. There was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code (Municipal Code) section 112.0520.

D. The Project complies with the requirements of a preliminary soils and/or geological reconnaissance report under the Subdivision Map Act and Municipal Code section 144.0220.

E. The subdivision is an industrial condominium project as defined in section 6542 of the Civil Code of the State of California and filed pursuant to the Subdivision Map Act. The total number of industrial condominium units is 27.

F. On November 19, 2026, the Planning Commission held a noticed public hearing to consider Tentative Map No. 3396543. Pursuant to Municipal Code sections 125.0440 and 125.1040, and Subdivision Map Act section 66428, the Planning Commission received for its consideration written and oral presentations, evidence, and testimony from all interested parties at the public hearing.

ACTION ITEMS

Be it resolved by the Planning Commission of the City of San Diego:

1. The Planning Commission adopts the following findings with respect to Tentative Map No.3396543:

TENTATIVE MAP – SAN DIEGO MUNICIPAL CODE [SDMC] SECTION 125.0440

a. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

The 2.08-acre project site is located at 8108-8148 Mercury Court (APN 356-070-0100) in the IS-1-1 zone within the Mobility Zone 2, Airport Land Use Compatibility Overlay Zone (MCAS Miramar & Montgomery Field), Airport Influence Area (MCS Miramar & Montgomery Field – Review Area 1) Airport Noise Contours(MCAS Miramar 60-65 and 65-70 CNEL), Airport Safety Zone (MCAS Miramar – Transition Zone & Montgomery Field -Safety Zone6), FAA Part 77 Noticing Area (MCAS Miramar & Montgomery Field), Brush Management, Cultural Sensitivity Area-Low, Paleontological Sensitivity Area-Moderate, Parking Standards Transit Priority Area, Transit Priority Area, Very High Fire Severity Zone within the Kearny Mesa Community Plan Area.

The project proposes the redevelopment of three existing industrial buildings with a combined total area of approximately 35,703 square feet, along with the addition of a new building consisting of an approximate 10,383 square feet. The existing industrial buildings will be converted into 19 condominium storage units, all of them provided with a mezzanine space. The new building will contain eight additional condominium storage units, which will include a mezzanine space.

The parcel is located on the west side of Mercury Point and north of Mercury Court. The surrounding parcels and structures within the immediate community are of similar size and character to the existing project site. The Kearny Mesa Community Plan (KMCP) identifies the area as Urban Industrial, Figure 2. Areas designated for Urban Industrial allow for higher intensity employment uses such as research and development, light industrial, flexible workspaces, and business/professional office with active and enhanced streetscapes, strong connections between blocks and through sites, and an urban character. The proposed project, consisting of 27 new condominiums and mezzanine space, is consistent with this designation because the flexible unit design can accommodate a broad range of employment-generating uses over time. This supports the KMCP Vision and Land Use Policy 1.1, which encourages building types that can accommodate or be adapted to a variety of industrial, technology and business uses and activities. Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

b. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the land development code.

The site is fully developed and contains three existing and one new building that will be converted into commercial condominiums in compliance with the KMCP. The project site is within an Urban Industrial land use designation per the KMCP and is zoned IS-1-1, which provides for small-scale, multi-tenant and flexible industrial activities within urbanized areas. The surrounding parcels contain warehouse and office structures of similar size and height, and are commercial in character. The Kearny Mesa Community Plan Vision and Land Use Policy 1.1 (page 30) outlines a key component to encourage building types that can accommodate or be adapted to a variety of industrial, technology, and business uses and activities.

The proposed commercial condominiums will create Moving and Storage Facilities, which are permitted under the IS-1-1 zone, Section 131.0622, Table 131-06B.

The project includes a requested deviation from the loading space requirements of San Diego Municipal Code Section 142.1010. On-site drive aisles accommodate all loading and unloading functions of the private storage use internal to the development, consistent with Kearny Mesa Community Plan Policy 4.43's direction that adequate loading be provided internal to non- residential development to minimize truck storage spillover on adjacent streets. The current regulations preclude the site from achieving the desired number of condominiums. Outside of the requested deviation, the project meets all applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the adopted Kearny Mesa Community Plan, Land Development Code, and the General Plan.

c. The site is physically suitable for the type and density of development.

The site has been previously graded and developed with all necessary infrastructure improvements, including vehicular access, pedestrian circulation, utilities, drainage facilities, and parking areas. The surrounding neighborhood consists primarily of industrial, office, and employment-serving commercial uses and is fully served by existing public infrastructure and roadway networks. Vehicular access is provided from Mercury Court and Mercury Point.

The subdivision will not affect access to the adjacent properties as the development is contained entirely within the existing building footprint. Therefore, the site is physically suitable for the type and density development.

d. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The project site is situated within an urban environment that provides access to suitable public services and utilities that already exist. The project is a mapping action, and the site is fully developed and located in an urbanized industrial park; it contains no habitat for fish or wildlife and no environmentally sensitive lands. The project is consistent with the Community Plan and falls below the five-acre threshold at which the Program Environmental Impact Report applicable air quality mitigation measures apply. The proposed stormwater biofiltration basin will also treat site runoff, improving water quality relative to the existing condition. Therefore, the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially injure fish or wildlife or their habitat.

e. The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.

The existing industrial buildings will be converted into 19 condominium storage units, all of them provided with a mezzanine space. The new building will contain eight condominium storage units, all of which will be provided with a mezzanine space. The proposed development has been designed and will be constructed in conformance with the California Building Code, the California Green Building Standards Code, and the California Plumbing, Electrical and Mechanical Code, to protect public health, safety and welfare.

The permit includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the SDMC applicable to the project. Such conditions include that prior to the issuance of any building permit, the Owner/Permittee shall dedicate two feet of right-of-way along the project frontage on Mercury Court and assure by permit and bond the construction of a 5-foot-wide non-contiguous sidewalk per the conditions of the Tentative Map. Additionally, prior to the issuance of any building permit, the Owner/Permittee shall record a 2 ft Irrevocable Offer of Dedication (IOD) along the project frontage on Mercury Point.

The subdivision removes existing non-conforming conditions along the street frontage, including the closure of an existing driveway, and the reconstruction of the remaining driveways to the current city standard drawings as a condition of approval. Additionally, stormwater runoff will be captured and treated in a new biofiltration basin designed to meet city water quality standards, improving discharge quality relative to the existing condition on site. Therefore, there will be no additional demand for public services or available fiscal and environmental resources associated with the creation of 27 commercial condominiums.

f. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

The subdivision does not conflict with any active easements and there is no proposed work on site or off site that would obstruct any easement. Therefore, the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

g. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

The project site is within a developed neighborhood with existing infrastructure. Existing and future development must comply with all applicable building and zoning reviews and requirements, including setbacks, building materials, site orientation, architectural treatments, and landscaping to provide for future passive or natural heating and cooling opportunities to the project site. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive and natural heating and cooling opportunities.

h. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region, and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

The proposed subdivision is entirely non-residential. The project does not create any dwelling units, nor does it displace any. The retention of this site in Industrial Employment use is consistent with the General Plan and the Kearny Mesa Community Plan, which accommodates the community's planned housing capacity within designated village areas while preserving employment lands; the project does not diminish that planned housing capacity. The regional need for housing has been considered and is balanced against the needs for public services and the available fiscal and environmental resources: the project reinvests in existing urban infrastructure, generates fiscal benefit through redevelopment of

an underutilized industrial property, and creates no new demand on schools, parks, or other housing-related services. Therefore, since the project is for the creation of commercial condominiums and no residential is proposed this finding does not apply.

2. The above findings are supported by the minutes, maps, and exhibits, all of which are incorporated by this reference.

3. Based on these findings adopted by the Planning Commission, Tentative Map No. 3396543 is granted to GRAND PRIX AUTO CLUB, LLC, a California limited liability company, Subdivider, subject to the attached conditions which are made a part of this Resolution by this reference.

4. The Development Services Department shall file a copy of this Resolution and the approved tentative map with any attached exhibits with the City Clerk and mail a copy to the applicant.

_____

Christian Hoppe
Development Project Manager
Development Services

Adopted on: November 19, 2026

IO#: 24010487

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
DSD-1A

WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A

INTERNAL ORDER NUMBER: 24010487 SPACE ABOVE THIS LINE FOR RECORDER'S USE

PLANNED DEVELOPMENT PERMIT NO. 3443049
MERCURY COURT – PROJECT NO. 1149632
PLANNING COMMISSION

This Planned Development Permit is granted by the Planning Commission of the City of San Diego to GRAND PRIX AUTO CLUB, LLC, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0605. The 2.08-acre site is located at 8108-8148 Mercury Court in the IS-1-1 zone, the Airport Land Use Compatibility Overlay Zone (Marine Corps Air Station [MCAS] Miramar & Montgomery Field, Review Area 1), Airport Noise Contours (MCAS Miramar 60-65 and 65-70 dB CNEL), Airport Safety Zones (MCAS Miramar – Transition Zone & Montgomery Field -Safety Zone 6), the FAA Part 77 Noticing Area (MCAS Miramar & Montgomery Field), a Transit Priority Area, and a Very High Fire Severity Zone within the Kearny Mesa Community Plan area. The project site is legally described as: LOT 3 OF SEQUOIA PACIFIC INDUSTRIAL PARK, ACCORDING TO THE MAP THEREOF NO. 7279, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON MAY 12, 1972, Map No. 3396543.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/ Permittee to redevelop three existing industrial buildings, construct a new building and create 27 commercial condominiums with mezzanine space described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 19, 2026, on file in the Development Services Department.

The project shall include:

a. Redevelop three existing industrial buildings, construct a new building and create 27 new industrial condominiums (as approved by Tentative Map No. PMT-3396543) with mezzanine spaces;

b. A deviation from the loading space requirements of San Diego Municipal Code Section 142.1010;

c. Landscaping (planting, irrigation and landscape-related improvements);

d. Off-street parking; and

e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by December 4, 2029.

2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and

b. The Permit is recorded in the Office of the San Diego County Recorder.

3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" conditions(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

ENVIRONMENTAL REQUIREMENTS:

10. Construction contractors shall implement the following measures to minimize short-term noise impacts:

a. Construction equipment shall be properly outfitted and maintained with manufacturer-recommended noise reduction devices
b. All diesel equipment shall be operated with closed engine doors and equipped with factory-recommended mufflers
c. Electrical power shall be used to operate air compressors and similar power tools when feasible.
d. Temporary noise attenuation techniques (e.g., sound barriers or acoustic blankets shall be utilized as needed to reduce noise impacts to adjacent properties.
e. Adjacent noise-sensitive receptors shall be notified in writing at least two weeks prior to the start of construction activities such as jackhammering, concrete sawing, asphalt removal, pile driving, or notice shall include the type and duration of the activity.
f. A "disturbance coordinator" shall be designated to respond to noise complaints. The coordinator shall implement reasonable measures to address complaints, including but not limited to relocating equipment, installing sound barriers, or reducing duration of noise-generating activities.

AIRPORT REQUIREMENTS:

11. Prior to issuance of any building permit, the Owner/Permittee shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration [FAA].

12. All overhead lighting must always be directed downward to avoid glare.

13. All trash/storage containers shall be secured to deter birds from flocking in the Montgomery Field (MYF) Traffic Pattern Zone (TPZ).

ENGINEERING REQUIREMENTS:

14. Prior to the issuance of any building permit, the Owner/Permittee shall, by permit and bond, assure the reconstruction of the existing sidewalk with City Standard Sidewalk, maintaining the existing sidewalk scoring pattern and preserving the contractor's stamp adjacent to the site on Mercury Court, as shown on Exhibit 'A', to the satisfaction of the City Engineer.

15. Prior to the issuance of any building permit, the Owner/Permittee shall, by permit and bond, assure the reconstruction of the existing curb ramp at the Southeast corner of Mercury Court and Mercury Point, with City Standard Directional Dual Curb Ramps with Detectable Warning Tiles, as shown on Exhibit 'A', to the satisfaction of the City Engineer.

16. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the reconstruction of all driveways adjacent to the site on Mercury Point and Mercury Court, as shown on Exhibit A, satisfactory to the City Engineer.

17. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the landscape, irrigation, sidewalk underdrain, and private storm drain located within the City's right-of-way, satisfactory to the City Engineer.

18. Prior to the issuance of any construction permit, a hydrologic analysis shall be provided to assess the pre-developed and post-developed condition 100-year peak flows to each discharge location. Peak flow attenuation shall be provided when the post-developed condition 100-year peak flow exceeds the pre-developed 100-year peak flow. To simulate peak flow attenuation, the inflow hydrograph should be constructed based on a 6-hour design storm as detailed in guidance provided by the County of San Diego. Stage-storage and stage-discharge data should be developed following Conjunctive Use Guidelines set forth by the County of San Diego, and the routed outflow hydrograph should be generated using computational methods. Following the detention routing, report the 100-year peak inflow and hydrograph, the 100-year peak outflow and hydrograph, and the 100-year water surface elevation in the detention facility, to the satisfaction of the City Engineer.

19. Prior to the issuance of any building permit, the Owner/Permittee shall enter into an agreement to indemnify, protect, and hold harmless the City, its officials and employees from any and all claims, demands, causes of action, liability, or loss because of, or arising out of, surface drainage entering into the property from the Right-of-Way due to the design of the existing curb and gutter on Mercury Court.

20. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Stormwater Quality Management Plan (SWQMP), including calculations for properly sized treatment control BMP's, hydromodification management, volume retention design, Green Street design, and an Infiltration Feasibility Condition Letter, which shall be subject to final review and approval by the

City Engineer, in accordance with the City's Stormwater Standards Manual in effect at the time of the construction permit issuance.

21. Development of this project shall comply with all stormwater construction requirements of the State Construction General Permit, Order No. 2022-0057-DWQ. In accordance with this order, or any subsequent order, a Risk Level Determination shall be calculated for the site, and a Stormwater Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.

22. Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI), including a valid Waste Discharge ID number (WDID#), shall be submitted to the City of San Diego as proof of enrollment under the Construction General Permit. If ownership of the entire site or any portion of the site changes prior to the filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with Section II.C of Order No. 2022-0057-DWQ, and a copy shall also be submitted to the City.

23. Prior to the issuance of any building permit, the Owner/Permittee shall enter into a Stormwater Management and Discharge Control Maintenance Agreement (SWMDCMA) detailing the ongoing maintenance of permanent Best Management Practices (BMP), to the satisfaction of the City Engineer.

24. Prior to the issuance of any building permit, the Owner/Permittee shall incorporate all necessary construction Best Management Practices (BMPs) into the construction plans or specifications to ensure compliance with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code (SDMC), to the satisfaction of the City Engineer.

25. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall comply with the requirements of the City of San Diego Municipal Code, to the satisfaction of the City Engineer.

LANDSCAPE REQUIREMENTS:

26. Prior to issuance of any construction permit for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.

27. Prior to issuance of any construction permit for public improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

28. Prior to issuance of any construction permit for building (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)(6).

29. In the event that a foundation-only permit is requested by the Owner/Permittee, a site plan or staking layout plan shall be submitted to the Development Services Department, identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions, and labeled as 'landscaping area.'

30. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

31. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved plans is damaged or removed, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

PLANNING/DESIGN REQUIREMENTS:

32. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

33. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

TRANSPORTATION REQUIREMENTS

34. All automobile parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stall dimensions shall be in compliance with the requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose unless otherwise authorized in writing by the appropriate City decision-maker in accordance with the SDMC.

35. Prior to the issuance of any building permit, the Owner/Permittee shall dedicate 2 feet of right-of-way along the project frontage on Mercury Court and assure by permit and bond the construction of a 5-foot-wide non-contiguous sidewalk, as shown on Exhibit "A", to the satisfaction of the City Engineer. All improvements shall be completed and operational prior to first occupancy.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

28. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Plumbing Code and will be reviewed as part of the building permit plan check.

29. Prior to the issuance of any construction permit for building, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the public right of way adjacent to the project site, in a manner satisfactory to the Public Utilities Department and the City Engineer.

30. The Owner/Permittee shall be responsible for any damage caused to the City of San Diego water and sewer facilities within the vicinity of the project site due to the construction activities associated with this project in accordance with San Diego Municipal Code Section 142.0607. Should such damage occur, the Owner/Permittee shall repair or reconstruct any damaged public water and sewer facility in a manner satisfactory to the Public Utilities Department and the City Engineer.

31. The Owner/Permittee shall design and construct all proposed public water and sewer facilities, in accordance with established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices.

32. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the private water facilities encroaching into the Public Right-of-Way.

33. During the ministerial review, the Owner/Permittee shall obtain a Deviation From Standards form (DS-266) for the private water facilities encroaching into the Public Right-of-Way.

34. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.

- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on November 19, 2026, and [Approved Resolution Number].

ATTACHMENT 05

Planned Development Permit. No PMT-3443049
Date of Approval: November 19, 2026

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

_____
Christian Hoppe
Development Project Manager

NOTE: Notary acknowledgment must be attached per Civil Code section 1189 et seq.

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

GRAND PRIX AUTO CLUB, LLC
Owner/Permittee

By _____
NAME
TITLE

NOTE: Notary acknowledgments must be attached per Civil Code section 1189 et seq.

PLANNING COMMISSION RESOLUTION NO. _____
PLANNED DEVELOPMENT PERMIT NO.PMT-3443049
MERCURY COURT - PROJECT NO. PRJ-1149632

RECITALS

The Planning Commission of the City of San Diego adopts this Resolution based on the following:

A. GRAND PRIX AUTO CLUB, LLC, a California limited liability company Owner, and, Permittee submitted an application to the City of San Diego for a Planned Development Permit to redevelop three existing industrial buildings and the construct a new building to create 27 commercial storage condominiums with mezzanine space (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval), for the Mercury Court project (Project).

B. The 2.08-acre site is located at 8108-8148 Mercury Court within the Kearny Mesa Community Plan, in the Industrial--Small Scale (IS-1-1) zone, Mobility Zone 2, Airport Land Use Compatibility Overlay Zone (MCAS Miramar & Montgomery Field), Airport Influence Area (MCS Miramar & Montgomery Field – Review Area 1) Airport Noise Contours(MCAS Miramar 60-65 and 65-70 CNEL), Airport Safety Zone (MCAS Miramar – Transition Zone & Montgomery Field -Safety Zone6), FAA Part 77 Noticing Area (MCAS Miramar & Montgomery Field), Brush Management, Cultural Sensitivity Area-Low, Paleontological Sensitivity Area-Moderate, Transit Priority Area, and Very High Fire Severity Zone. The project site is legally described as LOT 3 OF SEQUOIA PACIFIC INDUSTRIAL PARK, ACCORDING TO THE MAP THEREOF NO. 7279, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON MAY 12, 1972, Map No. 3396543.

C. On October 2, 2026, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15332, In-fill Development Projects and there was no appeal of the

Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

ACTION ITEMS

Be it resolved by the Planning Commission of the City of San Diego:

1. The Planning Commission adopts the following findings with respect to Planned Development Permit PMT-3443049:

A. PLANNED DEVELOPMENT PERMIT [126.0605]

I. The proposed development will not adversely affect the applicable land use plan.

The project site is designated as Urban Industrial by the Kearny Mesa Community Plan. The proposed Moving and Storage Facilities use is an industrial use pursuant to SDMC Section 131.0111(e) and is consistent with that designation. The project is requesting one deviation that is limited to the off-street loading requirement; it proposes no change to the use, density or intensity, height, bulk, setbacks, landscape, or street frontage of the development, and no policy of the Community Plan is implemented by the striped loading berth that Table 142-10B would otherwise require.

The deviation affirmatively serves the loading policy of the Community Plan rather than working against it. Community Plan Policy 4.43 directs that adequate loading be provided internal to non-residential development to minimize truck storage spillover onto adjacent streets. The proposed development satisfies that direction: the on-site drive aisles accommodate every loading and unloading function of the private storage use entirely within the development, so no loading activity is displaced to Mercury Court or Mercury Point. The development also implements Community Plan Policy 1.2 by retaining industrial land in industrial use rather than converting it to a non-industrial use, and Policy 1.3 by providing perimeter fencing, screening, and site design measures that protect the security of the employment area. Consistent with Policies 1.26 and 1.27, the proposed building height and intensity comply with the safety zones, noise contours, and airspace protection surfaces of the Airport Land Use Compatibility Overlay Zone for Montgomery-Gibbs Executive Airport and MCAS Miramar. The proposed development will therefore not adversely affect the applicable land use plan.

II. The proposed development will not be detrimental to the public health, safety and welfare.

The proposed Tentative Map and Planned Development Permit are consistent with the relevant City of San Diego codes, policies and regulations which focus on the protection of public health, safety and welfare. The permit includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the SDMC applicable to the project. Such conditions include that prior to the issuance of any building permit, the Owner/Permittee shall dedicate two feet of right-of-way along the project frontage on Mercury Court and assure by permit and bond the construction of a 5-foot-wide non-contiguous sidewalk. Additionally, prior to the issuance of any building permit, the Owner/Permittee shall record a 2 ft Irrevocable Offer of Dedication (IOD) along the project frontage on Mercury Point.

Furthermore, the project has been reviewed pursuant to the California Environmental Quality Act, and the environmental analysis did not find any significant impacts to public health and safety and welfare. Therefore, the proposed development will not be detrimental to public health, safety, and welfare.

III. The proposed development will comply with the regulations of the Land Development Code, including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

The project site is located in the IS-1-1 zone, which allows moving and storage facilities pursuant to SDMC Section 131.0622, Table 131-06B. Apart from the requested deviation, the development complies with the applicable development regulations of the Land Development Code in SDMC Section 131.0631, including setbacks, height, parking (23 spaces including electric vehicle charging and accessible spaces, consistent with the parking standards transit priority area regulations), bicycle parking, landscape regulations and refuse organic waste and recyclable material storage pursuant to SDMC sections 142.0805 through 142.0830.

The proposed six-foot open metal site fence is located on private property, with the portion above three feet at least 75 percent open, in compliance with the fence regulations of SDMC section 142.0310, and intersection and driveway visibility areas will be maintained free of obstructions exceeding 3 feet in height. The loading area deviation is appropriate for this location as it is a private automotive storage condominium development of 27 units in which the vehicle population consists entirely of passenger vehicles brought to the site by their individual owners, and all maneuvering shall occur entirely on site within the private drive aisles with no staging in the public right of way. The site is located within an established industrial park served by public streets. The occasional pickup-and-trailer combination that does occur is accommodated on private property within the proposed drive aisles, so the purpose of the off-street loading regulation, keeping loading and unloading

off the public street, is achieved at this location without the designated loading area. The project anticipates that the owners would infrequently need to load and unload vehicles and would not affect on-site circulation. Additonally elminating the required loading space allows for a more efficient site desing. The proposed development will comply with the regulations of the Land Development Code, including the proposed deviation pursuant to section 126.0602(b)(1).

The deviation was reviewed as it relates to the proposed design of the project, the property configuration, the surrounding development, and the applicable regulations. The proposed deviation allows the site to provide additional condominiums, increasing the opportunity for new individual business opportunities as outlined in the Kearny Mesa Community Plan Policies 1.1 page 30. The project meets all applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the adopted Kearny Mesa Community Plan, Land Development Code, and the General Plan.

2. The above findings are supported by the minutes, maps, and exhibits, all of which are incorporated by this reference.

3. Based on these findings adopted by the Planning Commission, Planned Development Permit PMT-3443049 is granted by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms, and conditions as set forth in Planned Development Permit PMT-3443049, a copy of which is attached to and made a part of this Resolution by this reference.

Christian Hoppe
Development Project Manager
Development Services

Adopted on: November 19, 2026n

IO#: 24010487

City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101

Community Planning Committee Distribution Form

Project Name: Grand Prix San Diego	Project Number: PRJ-1149632
Community: Kearny Mesa	

For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.

Select "Search for Project Status" and input the Project Number to access project information.

● Vote to Approve ❒ Vote to Approve with Conditions Listed Below ❒ Vote to Approve with Non-Binding Recommendations Listed Below ❒ Vote to Deny	Date of Vote: July 15, 2026

# of Members Yes	# of Members No	# of Members Abstain
11	0	1

Conditions or Recommendations:
None

❒ No Action
(Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)

NAME: Jeffrey Sallen	
TITLE: Chair	DATE: July 15, 2026

THE CITY OF SAN DIEGO

DATE OF NOTICE: October 2, 2026

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24010487

PROJECT NAME / NUMBER: 8108 Mercury / PRJ-1149632
C**OMMUNITY PLAN AREA:** Kearney Mesa
COUNCIL DISTRICT: 6
LOCATION: 8108, 8128, and 8148 Mercury Ct, San Diego, CA 92111

PROJECT DESCRIPTION: Tentative Map and Planned Development Permit to redevelop three existing one-story industrial buildings totaling 35,704 square feet and the addition of a new building totaling 10,383 square feet. The existing industrial units will be converted into 19 condominium storage units, all of them provided with a mezzanine space. Additionally, the new building will contain eight condominium industrial storage units, all of them provided with a mezzanine space. The 1.25-acre project site is located at 8108-8148 Mercury Court (APN 356-070-0100) in the IS-1-1 zone within the Mobility Zone 2, Airport Land Use Compatibility Overlay Zone (MCAS Miramar & Montgomery Field), Airport Influence Area (MCS Miramar & Montgomery Field – Review Area 1) Airport Noise Contours(MCAS Miramar 60-65 and 65-70 CNEL), Airport Safety Zone (MCAS Miramar – Transition Zone & Montgomery Field -Safety Zone6), FAA Part 77 Noticing Area (MCAS Miramar & Montgomery Field), Brush Management, Cultural Sensitivity Area-Low, Paleontological Sensitivity Area-Moderate, Parking Standards Transit Priority Area, Transit Priority Area, Very High Fire Severity Zone within the Kearny Mesa Community Plan Area, Council District 6. LEGAL DESCRIPTION: Map 7279, Block No Lot 3, Sequioa Industrial Park.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Planning Commission

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15332, In-fill development.

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15332, In-fill development; and where the exceptions listed in Section 15300.2 would not

apply. The In-Fill Development Project exemption applies to projects characterized as in-fill that meet the conditions described in sections 15332(a) – (e). Consistent with section 15332(a), the project is consistent with the applicable general plan designation and policies as well as zoning regulations. Consistent with section 15332(b), the project would occur within City limits, the project site is no more than 5 acres and is substantially surrounded by urban uses. The project site is 1.25 acres, and is therefore, less than 5 acres. The site is surrounded by urban development, consisting of industrial development surrounding the site. Thus, the site is considered substantially surrounded by urban uses. In accordance with section 15332(c), the site is developed with urban uses and has no value as a habitat for endangered, rare or threatened species. Approval of the project would not result in significant effects relating to traffic, noise, air quality, or water quality as outlined in section 15332(d). Lastly, consistent with CEQA Guidelines section 15332(e), the project would be adequately served by utilities and public services, as it involves the housing of electrical infrastructure to support existing industrial uses. The project would result in no change in need for public services, and the project site would continue to be adequately served. **The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

DEVELOPMENT PROJECT MANAGER:	Christian Hoppe
MAILING ADDRESS:	7650 Mission Valley Road, MS DSD-1A, San Diego, CA 92108
PHONE NUMBER / EMAIL:	(619) 446-5293 / CHoppe@sandiego.gov

On October 2, 2026 the City of San Diego (City), as Lead Agency, has made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk by 5:00pm within ten (10) business days from the date of the posting of this Notice (October 16, 2026). Appeals to the City Clerk must be filed by email or in-person as follows:

1) Appeals filed via E-mail: The Environmental Determination Appeal Application Form DS-3031 can be obtained at https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf. Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to Hearings1@sandiego.gov by 5:00p.m. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked) before or on the final date of the appeal. Please include the project number on the memo line of the check.

2) Appeals filed in person: Environmental Determination Appeal Application Form DS-3031 can be obtained at https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf. Bring the fully completed appeal application DS-

3031 (including grounds for appeal and supporting documentation) to the City Administration Building-Public Information Counter (Open 8:00am to 5:00pm Monday through Friday excluding City-approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

This information will be made available in alternative formats upon request.

POSTED ON THE CITY'S CEQA WEBSITE

POSTED: 10/2/2026

REMOVED: 10/16/2026

POSTED BY: Leilani Phillips

City of San Diego
Development Services
1222 First Ave., MS 302
San Diego, CA 92101
(619) 446-5000

Ownership Disclosure Statement

FORM
DS-318
October 2017

Approval Type: *Check appropriate box for type of approval(s) requested:* ❑ Neighborhood Use Permit ❑ Coastal Development Permit ❑ Neighborhood Development Permit ❑ Site Development Permit ❑ Planned Development Permit ❑ Conditional Use Permit ❑ Variance ❑ Tentative Map ❑ Vesting Tentative Map ❑ Map Waiver ❑ Land Use Plan Amendment • ☒ **Other** _____

Project Title: Grand Prix San Diego **Project No. *For City Use Only*:** _____

Project Address: 8128 Mercury Ct., San Diego, CA 92111

Specify Form of Ownership/Legal Status (please check):

☒ Corporation ❑ Limited Liability -or- ❑ General – What State? CA Corporate Identification No. _____

❑ Partnership ❑ Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Property Owner

Name of Individual: Grand Prix Auto Club LLC ☒ Owner ❑ Tenant/Lessee ❑ Successor Agency

Street Address: 731 S. Highway 101 Ste. 12

City: Solana Beach State: CA Zip: 92075-0000

Phone No.: _____ Fax No.: _____ Email: _____

Signature: BM Date: 12-21-25

Additional pages Attached: ❑ Yes ❑ No

Applicant

Name of Individual: THE RMCI GROUP, INC. (Bob Mueller) ❑ Owner ☒ Tenant/Lessee ❑ Successor Agency

Street Address: 731 S. Highway 101,Ste 12, Solana Beach, CA 92075

City: Solana Beach State: CA Zip: 92075

Phone No.: 858-775-0701 Fax No.: _____ Email: bmueller@rmcigroup.com

Signature: BM Date: 12-21-25

Additional pages Attached: ❑ Yes ❑ No

Other Financially Interested Persons

Name of Individual: NA ❑ Owner ❑ Tenant/Lessee ❑ Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: ❑ Yes ❑ No

8108-8148 Mercury Ct, San Diego, CA 92111
TENTATIVE MAP (TM) &
PLANNED DEVELOPMENT PERMIT (PDP)

4

DEFERRED SUBMITTAL

CONSTRUCTION NOISE CONTROL (MM NOI 5.9-1)

- Construction contractors shall implement the following measures to minimize short-term noise impacts:
- Construction equipment shall be properly outfitted and maintained with manufacturer-recommended noise reduction devices.
- All diesel equipment shall be operated with closed engine doors and equipped with factory-recommended mufflers.
- Electrical power shall be used to operate air compressors and similar power tools where feasible.
- Temporary noise attenuation techniques (e.g., sound barriers or acoustic blankets) shall be utilized as needed to reduce noise impacts to adjacent properties.
- Adjacent noise-sensitive receptors shall be notified in writing at least two weeks prior to the start of construction activities such as jackhammering, concrete sawing, asphalt removal, pile driving, or large-scale grading occurring within 100 feet of the property line. The notice shall include the type and duration of the activity.
- A "disturbance coordinator" shall be designated to respond to noise complaints. The coordinator shall implement reasonable measures to address complaints, including but not limited to relocating equipment, installing sound barriers, or reducing duration of noise-generating activities.

VMT REDUCTION MEASURES

Per SDMC Section 143.1103(b)(6), development in Mobility Zone 2 shall include VMT Reduction Measures totaling at least 8 points.
The measures are provided as follows:

- Providing short-term bicycle parking spaces that are available to the public, at least 10% beyond the minimum requirements. **(1.5 points).** The project requires 6 short term bicycle parking spaces, the project proposes to add 6 additional spaces.
  (6 stalls x 1.5points = **9 points**)

Total VMT Reduction Measure Points: **9 points**

2

SUITE AREAS

BUILDING 1

	FIRST FLOOR		MEZZANINE		TOTAL	
Unit 17	1,964.42	*sf*	632.94	*sf*	2,597.36	*sf*
Unit 18	1,309.68	*sf*	390.87	*sf*	1,700.55	*sf*
Unit 19	1,433.58	*sf*	495.40	*sf*	1,928.98	*sf*
Unit 20	1,349.99	*sf*	404.02	*sf*	1,754.01	*sf*
Unit 21	1,341.11	*sf*	401.17	*sf*	1,742.28	*sf*
Unit 22	1,355.60	*sf*	405.93	*sf*	1,761.53	*sf*
Unit 23	1,430.58	*sf*	492.74	*sf*	1,923.32	*sf*
Unit 24	1,455.40	*sf*	0.00	*sf*	1,455.40	*sf*

BUILDING 2

	FIRST FLOOR		MEZZANINE		TOTAL	
Unit 12	2,519.32	*sf*	0.00	*sf*	2,519.32	*sf*
Unit 13	1,393.03	*sf*	471.88	*sf*	1,864.91	*sf*
Unit 14	1,072.70	*sf*	581.80	*sf*	1,654.50	*sf*
Unit 15	2,105.89	*sf*	0.00	*sf*	2,105.89	*sf*
Unit 16	1,794.07	*sf*	0.00	*sf*	1,794.07	*sf*

BUILDING 3

	FIRST FLOOR		MEZZANINE		TOTAL	
Unit 9	1,983.50	*sf*	674.11	*sf*	2,657.61	*sf*
Unit 10	1,389.40	*sf*	465.93	*sf*	1,855.33	*sf*
Unit 11	1,786.40	*sf*	596.32	*sf*	2,382.72	*sf*
Unit 25	2,049.28	*sf*	563.68	*sf*	2,612.96	*sf*
Unit 26	2,292.60	*sf*	641.42	*sf*	2,934.02	*sf*
Unit 27	3,387.32	*sf*	970.47	*sf*	4,357.79	*sf*

BUILDING 4

	FIRST FLOOR		MEZZANINE		TOTAL	
Unit 1	947.14	*sf*	296.24	*sf*	1,243.38	*sf*
Unit 2	947.14	*sf*	298.54	*sf*	1,245.68	*sf*
Unit 3	947.14	*sf*	298.17	*sf*	1,245.31	*sf*
Unit 4	947.14	*sf*	298.53	*sf*	1,245.67	*sf*

APPLICABLE CODES

- City of San Diego Municipal Code
- 2025 California Building Code
- 2025 California Green Code
- 2025 California Green Building Standard Code (CalGreen)
- 2025 California Plumbing Code
- 2025 California Electrical Code
- 2025 California Mechanical Code
- 2025 California Fire Code

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SCOPE OF WORK

The project consists of a TM application for the redevelopment of three existing industrial buildings with a combined approximate area of 35,703.7 sq. ft., and the addition of a new building with an approximate area of 10,383 sq. ft. Site is located at 8108-8148 Mercury Court, San Diego, CA 92111.
The existing industrial buildings will be converted into 19 storage units,all of them provided with a mezzanine space. Project also proposes the addition of a Lounge totaling approximately 4,041 sq. ft.; 1,410 sq. ft. from the conversion of the existing first floor and 2,631 sq. ft. as a new second-floor addition.
The new building will contain 8 industrial storage units, all of them provided with a mezzanine space.

- Site improvements per civil and landscape plans to include:
  - Reconfiguration of onsite vehicular circulation, with the addition of one private road.
  - Regrading to accommodate new building and new onsite road
  - New biofiltration basin and drainage system
  - Relocation of trash enclosure
  - Reconfigured parking layout
  - New landscape per landscape architect plans
  - Reconstructed driveway curb cuts per current standards and civil plans
  - Removal of gates and fencing facing the street

NOTE:
*All improvements within the ROW under future EMRA and ROW permits
** Project includes the PDP deviation for the required loading spaces (1 space required; 0 proposed

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PROJECT TEAM

PROPERTY OWNER
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731 S. Highway 101,Ste. 12,
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Phone: 858-775-0701, Email:
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APPLICANT
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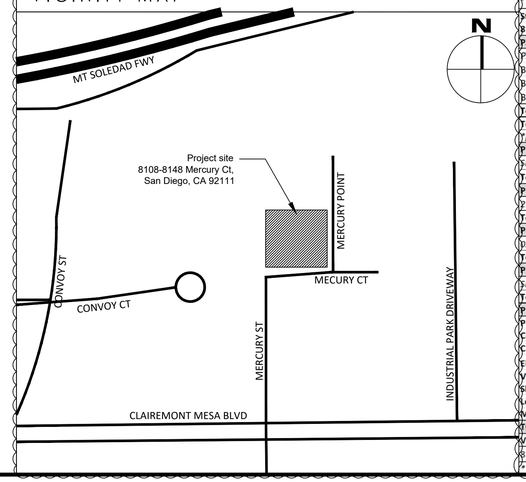
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SHEET INDEX

#	SHEET NAME
G001	Cover Sheet
G002	Abbreviations
	Topographic Survey
A101	Site Plan - Existing
A102	Site Plan - Proposed
A201	BLDG #1 Exterior Elevations - Existing
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A203	BLDG #3 Exterior Elevations - Existing
A204	BLDG #1 Exterior Elevations - Proposed
A205	BLDG #2 Exterior Elevations - Proposed
A206	BLDG #3 Exterior Elevations - Proposed
A207	BLDG #4 Exterior Elevations - Proposed
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#	**LANDSCAPE**
L1.0	Planting Plan
L1.1	Landscape Calculations
L1.2	Planting Notes & Details
L2.0	Irrigation Plan
L2.1	Irrigation Details
#	**CIVIL**
TM-01	Tentative Map Title Sheet
TM-02	Sections + Details
TM-03	Existing Conditions
TM-04	Tentative Map
TM-05	Proposed Grading Plan
TM-06	Water Quality and Utility Sheet
TM-07	Fire Access Plan

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VICINITY MAP



PROJECT INFORMATION

8108-8148 Mercury Ct

PROJECT ADDRESS:	8108-8148 Mercury Ct San Diego, CA 92111	
ASSESSORS PARCEL NUMBER:	356-070-01-00	
LEGAL DESCRIPTION:	MAP 7279; Block No; Lot No 3; SEQUOIA PACIFIC INDUSTRIAL PAR	
YEAR BUILT:		
Building #1	1972	
Building #2	1972	
Building #3	1972	
EXISTING OCCUPANCY CLASSIFICATION:	M - Mercantile / S-1 - Storage/ B- Business	
Building #1	M- Mercantile	
Building #2	S-1 Storage	
Building #3	B-Business	
PROPOSED OCCUPANCY CLASSIFICATION:	S-2 - Storage / A-3 - Assembly	
Building #1	S-2/B/A-3	
Building #2 - #4	S-2 & B	
EXISTING USE:		
Building #1	Charitable Resell Store	
Building #2	Charitable Resell Store- Storage	
Building #3	Bank	
PROPOSED USE:	Car Storage Facilities	
EXISTING CONSTRUCTION TYPE:		
Building #1	TYPE VB	*Sprinklered (No Fire Alarm)*
Building #2	TYPE VB	*Sprinklered (No Fire Alarm)*
Building #3	TYPE VB	*Sprinklered (No Fire Alarm)*
PROPOSED CONSTRUCTION TYPE:		
Building #4	TYPE VB	*Sprinklered (Fire Alarm)*
EXISTING NUMBER OF STORIES:	1	*All buildings*
PROPOSED NUMBER OF STORIES:		
Building #1	2+ Mezzanine	
Building #2	1+ Mezzanine	
Building #3	1+ Mezzanine	
Building #4	1+ Mezzanine	
EXISTING BUILDING HEIGHT:		
Building #1	20'-21/4"	
Building #2	19'- 1 3/4"	
Building #3	20'-3 3/4"	
PROPOSED BUILDING HEIGHT:		
Building #1	28'-2"	
Building #2	19'- 1 3/4"	
Building #3	20'-3 3/4"	
Building #4	22'-8"	
LOT AREA:	90,604.0 S.F.	2.08 ACRES
BUILDING CODE YEAR:	2025 Edition	

GROSS FLOOR AREA SUMMARY

**Bldg. #1 includes 2 story Club House area per Area Calculations Section*	Existing (SF)	Area to be Remodeled After Partial Demo (SF)	Area of Addition (SF)	Total Existing + Proposed (SF)
Building #1*	13,376.59	13,016.18	5,864.11	**19,240.70** *sf*
Building #2	8,885.01	8,814.47	1,124.22	**10,009.23** *sf*
Building #3	13,122.0	12,888.50	3,911.93	**17,033.93** *sf*
Proposed Building #4	-	-	10,466.51	**10,466.51** *sf*
Gross Floor Area	**35,383.6**	**34,719.15**	**21,366.77**	**56,750.37** *sf*
TOTAL EXISTING GROSS FLOOR AREA (Entire Site):	**35,383.6** sf			
TOTAL PROPOSED GROSS FLOOR AREA (Entire Site):	**56,750.4** sf			

ZONING INFORMATION

8108-8148 Mercury Ct

BASE ZONE:	IS-1-1		
Overlay Zones:	Airport Land Use Compatibility Overlay Zone, MCAS Miramar Montgomery Field - Safety Zone 6, and the 60-70 dB CNEL for MCAS Miramar, Transit Priority Area (TPA), within the Kearny Mesa Community Plan Area. Moderate Paleontological Sensitive Area. Very High Fire Hazard Severity Zone (VHFSZ). Unified San Diego High School District.		
Geological Hazard Categories:	52		
NUMBER OF BUILDINGS:	4		
SETBACKS:			
FRONT:	**10'-0" (min)**	N/A (std.)	
STREET SIDE:	**10'-0" (min)**	10'-0" (std.)	
SIDE:	**5'-0" / 0'-0" (min)**		

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PARKING CALCULATION

Storage Facilities
8108-8148 Mercury Ct., San Diego, CA 92111

PARKING CALCULATIONS*	***Number / Area***	***Ratio***		***Parking Stalls***
*Proposed GFA**	**56,750.4**	0.00	-	0.0
Building #8108*	**13,122.0**	0.00	-	0.0
Building #8128*	**13,376.6**	0.00	-	0.0
Building #8148*	**8,885.0**	0.00	-	0.0
Total Parking Required*				**0.0**
Total Building Gross Floor Area	**56,750.4**			
**per SDMC Table 142-05G: Parking Ratios for Specified Non-Residential Uses within a Transit Priority Area*				
Proposed Carpool / Vanpool Parking (On Site)		**Req. Parking Spaces**	**Ratio**	**Parking Spaces**
SDMC 142.0530(d)(1)(B)(ii)		1	10 to 25	1.0
Total Carpool / Vanpool/ Zero Emissions Spaces Required *				**1**
Proposed Motorcycle Spaces (On site)		**Req. Parking Spaces**	**Ratio**	**Parking Stalls**
2% of Req. Automobile Parking (Min. Req. = 2)		0	0.02	0.0
Total Motorcycle Spaces Required				**2**
Proposed Bicycle Spaces (Short Term)		**Req. Parking Spaces**	**Ratio**	**Bicycle Spaces**
0.1 per 1,000 square feet of building floor area, excluding floor area devoted to parking (Min. Req. = 2)		56,750	0.10	5.7
Total Short term Bicycle Spaces Required & Provided (6 additional for VMT)				**12**
Proposed Bicycle Spaces (Long Term)		**Req. Parking Spaces**	**Ratio**	**Parking Stalls**
SDMC Section 142.0530(e)(2)(A) does not apply - no full time employees		0	0.05	0.0
Total Long term Bicycle Spaces Required & Provided				**0**
PROPOSED PARKING		Number / Area (sf)		Parking Stalls
Parking Spaces (On Site)		56,750.4	0.00	**23**
Compact Spaces (On Site)		0.0	-	**0**
Carpool / Vanpool / Zero Emissions Parking (On Site)		1.0	10 to 25	**1**
Electrical Vehicle Capable Spaces (EV) (On Site)		23.0	10 to 25	**4****
VAN Accessible Spaces (On Site)		23.0	1-25 per 11B-208.2	**1**
Short-Term Bicycle Parking (On Site)		56,750.4	Min. req. + VMT	**12**
Long-Term Bicycle Parking (On Site)		0.0	Min. req.	**0**
Motorcycle Parking (On site)		0.0	Min. req.	**2**
TOTAL Parking (On Site)				**23**

VEHICULAR PARKING SUMMARY - Proposed	Standard Parking	EV Capable Spaces	Carpool/ Zero	Van Accessible Spaces	Totals
8108-8148 Mercury Ct., San Diego, CA 92111	**17**	**4****	**1**	**1**	**23**

***one of the proposed 4 EV Capable Spaces to be VAN Accessible per CBC 11B*

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DESIGN | DEVELOPMENT
2934 Lincoln Ave., San Diego, CA 92104
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o 619-940-5814 m 313-595-5814

CONSULTANTS

STATE OF CALIFORNIA
09.17.2026
Abhay C. Schweitzer
Ren. 09.30.27
C-40545
Licensed Architect

8108-8148 Mercury Ct,
San Diego, CA 92111

APPLICANT

The RMCI Group, Inc.
731 S. Highway 101, Ste. 12,
Solana Beach, CA 92075

R M C I
Luxury Real Estate Development

2 4

PROJECT NO.: PRJ-1149632
TM NO.: PMT-3396543
PDP NO.: PMT-X
NAD83 COORDINATES: 1884-6283
LAMBERT COORDINATES: 244-1723

MARK	DATE	DESCRIPTION
01	12.23.25	1st TM & NDP Submittal
02	04.01.26	2nd TM & NDP Submittal
03	06.04.26	3rd TM & NDP Submittal
04	08.11.26	4th TM Submittal
05	09.17.26	5th TM Submittal

9/22/2026 1:19:53 PM

PROJECT NO: 2527
CAD DWG FILE: G001-G002 COVER SHEET_TM.DWG
DRAWN BY: S.V., J.A., M.F., M.D.
CHK'D BY: A.S.

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SHEET TITLE

COVER SHEET

G001

SHEET 1 OF 25

ABBREVIATIONS

@	At (the rate of)
&	And
"	Inch; Ditto (which means "same as above")
#	Number. or Pound
Ø	Diameter, Round, Phase
AB:	Anchor Bolt; Asbestos Board
ABV:	Above
AC:	Air Conditioning, Alternating Current
ACC:	Access
ACI:	American Concrete Institute
ACOUST:	Acoustical
ACR:	Acrylic
ACST:	Acoustic
AD:	Access Door, Area Drain
ADA:	Americans with Disabilities Act of 1992
ADD:	Addendum; Addition
ADDL:	Additional
ADH:	Adhesive
ADJ:	Adjust, Adjustable, Adjacent
AF:	Above the Floor
AFF:	Above Finished Floor
AGG:	Aggregate
AGGR:	Aggregate
AIA:	American Institute of Architects
AISC:	American Institute of Steel Construction
AL:	Aluminum
ALM:	Alarm
ALT:	Alternate, Alteration; Altitude
ALUM:	Aluminum
AMB:	Ambient
AMP:	Ampere, Ampacity
AMT:	Amount
ANCH:	Anchor, Anchorage
ANOD:	Anodized
APPD:	Approved
APPROX:	Approximate
APRVD:	Approved
APT:	Apartment
APX:	Approximate
ARCH:	Architect, Architectural
AS:	Acoustic Sealant
ASB:	Asbestos
ASME:	American Society of Mechanical Engineers
ASPH:	Asphalt
ASSEM:	Assemble
ASSOC:	Association; Associate
ASSY:	Assembly
ASTM:	American Society for Testing and Materials
AUTH:	Authorized
AUTO:	Automatic
AVG:	Average
AWG:	American Wire Gauge
AWS:	American Welding Society
AX:	Axis
B TO B:	Back to Back
B/:	Bottom (of)
BAL:	Balance, Ballast
BAF:	Baffle
BDY:	Boundary
BDRM:	Bedroom
BEL:	Below
BET:	Between
BETW:	Between
BEV:	Bevel
BIT:	Bituminous
BJF:	Bituminous Joint Filler
BKR:	Breaker
BL:	Base Line, Building Line, Block
BLDG:	Building
BLK:	Block
BLKG:	Blocking
BLR:	Boiler
BLT-IN:	Built-In
BM:	Beam, Bench Mark
BN:	Bullnose
BNT:	Bent
BO:	Blow Off
BOT:	Bottom
BP:	Base Plate, Blueprint, Bypass
BPL:	Bearing Plate
BR:	Bedroom, Brick, Brass
BRDG:	Bridge, Bridging
BRG:	Bearing
BRK:	Brick
BRKR:	Breaker
BRKT:	Bracket
BRZ:	Bronze
BRZG:	Brazing
BSMT:	Basement
BT:	Bathtub, Bolt
BTR:	Better
BTU:	British Thermal Units
BTUH:	British Thermal Units per Hour
BUR:	Built-up Roof
BUZ:	Buzzer
BVL:	Beveled
BW:	Both Ways
BYP:	By Pass
C/C:	Center to Center
C TO C:	Center to Center
CA:	Compressed Air
CAB:	Cabinet
CAD:	Computer-Aided Drafting
CAIS:	Caisson
CAP:	Capacity
CAR:	Carpet
CARP:	Carpenter
CAT:	Catalog
CAV:	Cavity
CB:	Catch Basin, Concrete Block
CBL:	Concrete Block
CC:	Cubic Centimeter
CCT:	Circuit
CCW:	Counter Clockwise
CEL:	Cellar
CEM:	Cement
CER:	Ceramic
CF:	Cubic Feet
CFL:	Counterflashing
CFM:	Cubic Feet per Minute
CFS:	Cubic Feet per Second
CFT:	Cubic Foot
CHAM:	Chamfer
CHAN:	Channel
CHBD:	Chalkboard
C.I.:	Cast Iron
CIR:	Circle, Circular, Circuit
CIRC:	Circumference
CJ:	Control Joint
CK:	Caulking
CKT:	Circuit
CL:	Centerline, Closet
CLG:	Ceiling
CLKG:	Caulking
CLH:	Clothes Line Hook
CLL:	Contract Limit Line
CLO:	Closet
CLP:	Clamp
CLR:	Clear
CMU:	Concrete Masonry Unit
CNDS:	Condensate
CNTR:	Center, Counter
C.O.:	Cased Opening
CO:	Company, Cleanout, Cased Opening
COEF:	Coefficient
COL:	Column
COM:	Common
COMB:	Combination, Combustion
COML:	Commercial
COMP:	Composition, Compressed
COMPO:	Composition
COMPT:	Compartment
CON:	Construction
CONC:	Concrete
CONCP:	Concrete Painted
COND:	Condenser, Conduit
CONN:	Connection
CONST:	Construction
CONSTR:	Construction
CONT:	Continuous, Continue, Control
CONTR:	Contractor
COP:	Copper
COR:	Corner, Corridor
CORR:	Corridor, Corrugate
COV:	Cover
CPL:	Cement Plaster
CPR:	Copper
CPT:	Carpet
CRPT:	Carpet
CRS:	Course, Cold Rolled Steel
CS:	Countersink
CSG:	Casing
CSK:	Countersink
CSMT:	Casement
CSN:	Caisson
CSS:	Countersunk Screw
CSTG:	Casting
CT:	Ceramic Tile, Cork Tile)
CTD:	Coated
CTR:	Center, Counter
CTSK:	Countersunk
CU:	FT.: Cubic Feet
CU.	YD.: Cubic Yard
CUR:	Current
CV:	Check Valve
CWR:	Condensate Waste Return
CWS:	Condensate Waste Supply
CY:	Cubic Yard, Cycle
CYL:	Cylinder
CYL L:	Cylinder Lock
DB:	Decibel
DBL:	Double
DBT:	Drybulb Temperature
DC:	Direct Current
DCV:	Detector Check Valve
DD:	Driveway Drain, Deck Drain
DEG:	Degree
DEGC:	Degree Celcius
DEGF:	Degree Farenheit
DEM:	Demolish
DEMO:	Demolition
DEP:	Depressed
DEPT:	Department
DET:	Detail
DIAG:	Diagonal
DIA:	Diameter
DIAM:	Diameter
DIFF:	Diffuser
DIM:	Dimension
DISL:	Disposal
DISP:	Dispenser
DIV:	Division
DL:	Dead Load
DN:	Down
DPR:	Damper
DR:	Door, Drain, Dining Room
DS:	Downspout
DT:	Drain Tile
DTL:	Detail
DVTL:	Dovetail
DWG:	Drawing
DWGS:	Drawings
DWL:	Dowel
DWP:	Drywall, Painted
DWR:	Drawer
DS:	Downspout
E:	East, Enamel, Exhaust
E TO E:	End to End
EA:	Each
EB:	Expansion Bolt
ECC:	Eccentric
EE:	Each End
EF:	Each Face
EG:	Edge Grain
EIFS:	Exterior Insulation and Finish System
EJ:	Expansion Joint
EL:	Elevation, Elevator
ELB:	Elbow
ELEC:	Electrical
ELECT:	Electrical
ELEV:	Elevator, Elevation
ELP:	Emergency Lighting Panel
EM:	Emergency
EMER:	Emergency
ENCL:	Enclosure
ENG:	Engineer
ENGR:	Engineer
ENJF:	Expanded Neoprene Joint Filler
ENT:	Entrance
ENTR:	Entrance
EPDM:	Ethylene Propylene Diene Monomer
EQ:	Equal
EQP:	Equipment
EQPT:	Equipment
EQUIP:	Equipment
ESC:	Escalator
EST:	Estimate
EVAP:	Evaporator
EW:	Each Way
EX:	Existing
EXC:	Excavate
EXCAV:	Excavate
EXEC:	Executive, Execution
EXG:	Existing
EXH:	Exhaust
EXH AIR:	Exhaust Air
EXIST:	Existing
EXP:	Expansion, Exposed
EXPN:	Expansion
EXT:	Exterior, Extinguish
EXTR:	Extrude
F:	Degrees Fahrenheit, Fuse
F TO F:	Face to Face
FA:	Fire Alarm, Fresh Air
FAB:	Fabricate
FABR:	Fabricate
FAO:	Finish All Over
FAR:	Floor Area Ratio
FAST:	Fastener, Fasten
FB:	Flat Bar, Face Brick, Floor Box
FBD:	Fiberboard
FC:	File Cabinet, Foot Candle
FD:	Floor drain
FDN:	Foundation
FDTN:	Foundation
FE:	Fire Extinguisher
FEC:	Fire Extinguisher Cabinet
FF:	Far Face, Finished Floor, Factory Finish
FFE:	Finished Floor Elevation
FF&E:	Fixtures, Furnishings & Equipment
FFL:	Finished Floor Line
FGL:	Fiberglass
FGR:	Fiberglass reinforced
FH:	Flat Head, Fire Hose
FHC:	Fire Hose Cabinet
FHMS:	Flat head machine screw
FHWS:	Flat Head Wood Screw
FHY:	Fire Hydrant
FIL:	Fillet
FIN:	Finish, finished
FITG:	Fitting
FIX:	Fixture
FIXT:	Fixture
FL:	Floor, Fire Line
FLASH:	Flashing
FLG:	Flooring
FLG:	Flange, Flashing, Flooring
FLR:	Floor
FLUOR:	Fluorescent
FLX:	Flexible
FO:	Finished Opening
FOB:	Free On Board
FOC:	Face of Concrete
FOF:	Face of Finish
FOS:	Face of Studs
FP:	Fireproof
FPL:	Fireplace
FPM:	Feet per minute
FPRF:	Fireproof
FPS:	Feet per Second
FR:	Frame, Front, Fire Riser
FRG:	Forged
FRM:	Frame
FRPF:	Fireproof
FRT:	Fire Retardant
FS:	Full Size, Far Side, Floor Sink
FSCW:	Flush Solid Core Wood
FT:	Foot, Feet, Fully Tempered
FTG:	Footing, Fitting
FUR:	Furred
FURN:	Furnish, Furniture
FURR:	Furring
FUT:	Future
G:	Gas, Girder, Gutter, Gram
GA:	Gauge, Gage
GAGE:	Gauge
GAL:	Gallon
GALV:	Galvanized
GB:	Grab Bar, Glass Block, Gypsum Board
GC:	General Contractor
GCMU:	Glazed Concrete Masonry Unit
GD:	Guard, Grade, Gutter Drain
GEN:	General, Generator
GENL:	General
GF:	Ground Face
GFCI:	Ground Fault Circuit Interrupted
GFI:	Ground Fault Interrupted
GRC:	Glass Reinforced Concrete
GFRC:	Glass Fiber Reinforced Concrete
GI:	Galvanized Iron
GKT:	Gasket
GL:	Glass
GLB:	Glass Block
GLZ:	Glaze
GND:	Ground
GOVT:	Government
GP:	Galvanized Pipe
GPH:	Gallons Per Hour
GPL:	Gypsum Lath
GPM:	Gallons per Minute
GPP:	Gypsum Plaster Painted
GPPL:	Gypsum Plaster
GPS:	Gallons per Second
GR:	Grade, Grille, Granite
GRAN:	Granular, Granite
GRND:	Ground
GRTG:	Grating
GT:	Grout
GV:	Galvanized
GVL:	Gravel
GYP:	Gypsum
GYP BD:	Gypsum Board
H:	High
HA:	Hectare
HB:	Hose Bib
HC:	Hollow Core, Handicapped
HD:	Head, Heavy Duty
HDN:	Harden
HDR:	Header
HDW:	Hardware
HEX:	Hexagonal
HGT:	Height
HHMB:	Hex Head Machine Bolt
HID:	High Intensity Discharge
HM:	Hollow Metal
HMP:	Hollow Metal, Painted
HOR:	Horizontal
HORIZ:	Horizontal
HOSP:	Hospital
HP:	High Point, High Pressure, Horse Power
HPS:	High Pressure Sodium, High Pressure Steam
HR:	Hour
HRS:	Hot Rolled Steel, Hours
HSG:	Housing
HT:	Height, Heat, High Tension Duct
HTG:	Heating
HTR:	Heater
HV:	High Voltage
HVAC:	Heating, Ventilating & Air Conditioning
HVY:	Heavy
HW:	Hot Water, Heavy Wall
HWD:	Hardwood
HWH:	Hot Water Heater
HWS:	Hot Water Supply
HWY:	Highway
HYD:	Hydraulic
HYDRO:	Hydrostatic
HZ:	Hertz (Cycles Per Second)
I:	Iron, Current (electrical)
ID:	Inside Diameter
IN:	Inch
INC:	Incandescent
INCAND:	Incandescent
INCL:	Incline, Include
INCR:	Increase
INFO:	Information
INS:	Insulate, Insulation
INSP:	Inspect
INSTL:	Install
INSUL:	Insulation
INT:	Interior, Internal
INTERM:	Intermediate
INTM:	Intermediate
INV:	Invert
IP:	Iron Pipe
J:	Joist
J-BOX:	Junction Box
JAN:	Janitor
JB:	Junction Box
JC:	Janitor's Closet
JCT:	Junction
JF:	Joint Filler
JST:	Joist
JT:	Joint
K:	Kelvin (temperature)
KG:	Kilogram
KIP:	Kilopound (1000 pounds)
KIT:	Kitchen
KM:	Kilometer
KO:	Knockout
KVA:	Kilovolt-Ampere
KW:	Kilowatt
KWH:	Kilowatt Hour
KWHR:	Kilowatt Hour
L:	Angle, Left, Length, Long
LA:	Landscape Architect, Lightning Arrester
LAB:	Laboratory, Labor
LAD:	Ladder
LAT:	Lateral
LAV:	Lavatory
LB:	Pound (weight), Lag Bolt
LBL:	Label
LBR:	Lumber
LCD:	Liquid Crystal Diode
LH:	Left Hand
LIB:	Library
LIBR:	Library
LIN:	Linear
LINO:	Linoleum
LIQ:	Liquid
LKR:	Locker
LL:	Live Load
LN:	Length
LNDG:	Landing
LNTL:	Lintel
LOC:	Locate
LP:	Low Point, Low Pressure
LPS:	Low Pressure Sodium, Low Pressure Steam
LR:	Living Room
LS:	Limestone, Loud Speaker
LT:	Light, Low Tension Duct, Laundry Tray
LTG:	Lighting
LTL:	Lintel
LT WT:	Lightweight
LVR:	Louver
LW:	Light Weight
LWC:	Light Weight Concrete
M:	Meter, Bending Moment
MACH:	Machine
MAINT:	Maintenance
MAN:	Manual
MAT:	Material
MATL:	Material
MAX:	Maximum
MB:	Mail Box, Machine Bolt, Mop Basin
ME:	Mechanical Engineer
MECH:	Mechanical
MED:	Medium
MED CAB:	Medicine Cabinet
MEMB:	Membrane
MERC:	Mercury Vapor
MET:	Metal
MEZZ:	Mezzanine
MFD:	Manufactured, Metal Floor Deck
MFG:	Manufacturer, Manufacturing
MFR:	Manufacture, Manufacturer
MH:	Manhole
MI:	Miles
MIKE:	Microphone
MIN:	Minimum
MIR:	Mirror
MISC:	Miscellaneous
ML&P:	Metal Lath & Plaster
MLD:	Molding
MLDG:	Molding
MM:	Millimeter
MO:	Masonry Opening
MOD:	Module
MONO:	Monolithic
MOV:	Movable
MP:	Metal Acoustical Panel
MT:	Mount, Mounted
MTD:	Mounted
MTL:	Material, Metal
MTR:	Motor
MUL:	Mullion
MULL:	Mullion
MV:	Mercury Vapor
MWP:	Maximum Working Pressure
MWK:	Millwork
N:	North, Nitrogen
NAP:	Napkin
NAT:	Natural
NATL:	Natural
NB:	"Nota Bene" Latin phrase for "Take Special Note"
NEC:	National Electrical Code
NEUT:	Neutral
NF:	Near Face
NIC:	Not In Contract
NO:	Number, Normally Open
NOM:	Nominal
NRC:	Noise Reduction Coefficient
NS:	Near Side
NTS:	Not To Scale
O:	Oxygen
OA:	Outside Air, Overall
OB:	Obscure
OBS:	Obscure
OC:	On Center
OD:	Outside Diameter
OF:	Outside Face
OFF:	Office
OH:	Overhead
OHD:	Overhead Door
OHMS:	Oval Head Machine Screw
OHWS:	Oval Head Wood Screw
OI:	Ornamental Iron
OP:	Opaque
OPG:	Opening
OPNG:	Opening
OPP:	Opposite
OR:	Outside Radius
ORN:	Ornamental
OUT:	Outlet
OVFL:	Overflow
OZ:	Ounce
P:	Pitch, Power Panel, Paint
P.	LAM: Plastic Laminate
PA:	Public Address
PAF:	Powder Actuated Fasteners
PAR:	Parallel
PARTN:	Partition
PASS:	Passage, Passenger
PB:	Pull Box, Push Button, Panic Bar
PC:	Pull Chain, Piece, Precast Concrete
PCF:	Pounds per cubic foot
PE:	Porcelain Enamel, Professional Engineer
PED:	Pedestal, Pedestrian
PERF:	Perforate, Performance
PERIM:	Perimeter
PERP:	Perpendicular
PFN:	Prefinished
PG:	Pressure Gauge
PH:	Phase, Preheat, Phone
PIV:	Pivoted, Post Indicator Valve
PJF:	Preformed Joint Filler
PKG:	Parking
PKWY:	Parkway
PL:	Plate, Plan, Property Line
PLAS:	Plaster, Plastic
PLBG:	Plumbing
PLF:	Pounds per Lineal Foot
PLG:	Plumbing
PLMBG:	Plumbing
PLTF:	Platform
PLWD:	Plywood
PLYWD:	Plywood
PLUMB:	Plumbing
PNEU:	Pneumatic
PNL:	Panel
PNT:	Paint
POL:	Polish, Polished
PORC:	Porcelain
PORT:	Portable
PR:	Pair
PRC:	Precast
PRCST:	Precast
PRE:	Prefinished
PREFAB:	Prefabricated
PRES:	Pressure
PRESS:	Pressure
PRI:	Primary
PRTN:	Partition
PS:	Plumbing Stack
PSF:	Pounds per square foot
PSI:	Pounds per square inch
PSIG:	Pounds per square inch gage
PT:	Point
PTN:	Partition
PTR:	Paper Towel Receptacle
PV:	Paving
PVC:	Polyvinyl Chloride
PVG:	Paving
PVMT:	Pavement
PVT:	Private
PWR:	Power
QUAL:	Quality
QUANT:	Quantity
QT:	Quarry Tile, Quart
QTR:	Quarter
QTY:	Quantity
R:	Riser, Radius, Resistance, Relay Panel
RA:	Return Air, Registered Architect
RAD:	Radius, Radiator
RADN:	Radian
RB:	Rubber, Rubber Base, Resilient Base
RBT:	Rabbet
RCF:	Raised Computer Floor
RCP:	Reflected Ceiling Plan
RD:	Roof Drain, Round
REBAR:	Reinforcing Bar
REC:	Receiver
RECEP:	Receptacle
RECP:	Receptacle
RED:	Reducer
REF:	Refer, Reference, Refrigerator
REFL:	Reflected, Reflector
REFR:	Refrigerate, Refrigerator
REG:	Register, Regular
REINF:	Reinforcement, or Reinforce
REM:	Remove, Removable
REQ:	Require, Required
REQD:	Required
RES:	Resilient
RESIL:	Resilient
REST:	Resistance
RET:	Return, Retaining
RETG:	Retaining
REV:	Reverse, Revise, Revision
RF:	Roof
RFG:	Roofing
RGTR:	Register
RGH:	Rough
RH:	Right Hand, Reheat, Relative Humidity
RHMS:	Round Head Machine Screw
RHR:	Right Hand Reverse, Reheater
RHWS:	Round Head Wood Screw
RM:	Room
RMV:	Remove
RO:	Rough Opening
ROW:	Right of Way
RPM:	Revolutions per Minute
RPT:	Repeat (like "Ditto")
RR:	Railroad
RT:	Right
RVS:	Reverse Side
RVT:	Rivet
S:	South, Sealant, Supply, Sink
S4S:	Surfaced 4 Sides
SALV:	Salvage
SAN:	Sanitary
SC:	Solid Core, Self Closing
SCH:	Schedule
SCHED:	Schedule
SCR:	Screen
SCUP:	Scupper
SCWD:	Solid Core Wood
SD:	Soap Dispenser
SE:	Structural Engineer
SEAL:	Sealant
SEC:	Second, Section, Secondary
SECT:	Section
SECY:	Secretary
SEL:	Select
SERV:	Service
SF:	Square Foot
SH:	Shelf, Sheet, Shower
SHR:	Shower
SHT:	Sheet
SHTH:	Sheathing
SHTHG:	Sheathing
SHWR:	Shower
SIG:	Signal
SIM:	Similar
SK:	Sink
SKL:	Skylight
SLOT:	Slotted
SLV:	Sleeve
SNT:	Sealant
SPC:	Spacer
SPEC:	Specification, Specifications
SPECS:	Specifications
SPK:	Speaker
SPL:	Special
SPLR:	Sprinkler
SPM:	Sprinkler Main
SQ:	Square
SS:	Stainless Steel
SSD:	Sub-soil Drain
SSK:	Service Sink
SST:	Stainless Steel
ST:	Straight, Storm Water
STA:	Station
STC:	Sound Transmission Class
STD:	Standard
STG:	Storage, Seating
STIFF:	Stiffener
STK:	Stack
STL:	Steel
STM:	Steam
STO:	Storage
STOR:	Storage
STR:	Straight (re-bars), Structural
STRL:	Structural
STRT:	Straight
STRUC:	Structural
STRUCT:	Structural
STWY:	Stairway
SUCT:	Suction
SUPP:	Supplementary, Supplement
SUR:	Surface
SUSP:	Suspended, Suspend
SY:	Square Yard
SYM:	Symmetrical
SYN:	Synthetic
SYS:	System
T:	Tread, Thermostat, Tee
T&B:	Top and Bottom
T&G:	Tongue & Groove
TAN:	Tangent
TB:	Towel Bar
TC:	Top of Curb, Terracotta
TD:	Trench Drain
TEL:	Telephone
TEMP:	Temporary, Tempered, Temperature
TEN:	Tenant
TERR:	Terrazzo
TERM:	Terminal
TGL:	Toggle
TH:	Thermostat
THK:	Thick, Thickness
THKNS:	Thickness
THR:	Threshold
THRESH:	Threshold
THRM:	Thermal
THRMST:	Thermostat
TLT:	Toilet
TOL:	Tolerance
TOS:	Top of Slab, Top of Steel
TP:	Top of Pavement
TPH:	Toilet Paper Holder
TR:	Tread, Transom
TRANS:	Transformer, Translucent
TRD:	Tread
TS:	Time Switch
TSTAT:	Thermostat
TV:	Television
TW:	Top of Wall, Thin Wall (conduit)
TYP:	Typical
TZ:	Terrazzo
UC:	Undercut
UL:	Underwriters' Laboratories
UNEX:	Unexcavated
UNEXC:	Unexcavated
UNF:	Unfinished
UNFIN:	Unfinished
UNO:	Unless Noted Otherwise
UP:	Unpainted
UR:	Urinal
USG:	United States Gauge
USS:	United States Standard
UT:	Utility
V:	Volt, Valve, Vinyl, Vent, Ventilator
VA:	Volt Ampere
VAC:	Vacuum
VB:	Vapor Barrier, Vinyl Base
VC:	Varnished Cambric
VCT:	Vinyl Composition Tile
VENT:	Ventilate, Ventilator
VERT:	Vertical
VEST:	Vestibule
VIF:	Verify in the Field
VIN:	Vinyl
VLT:	Vault
VNR:	Veneer
VOL:	Volume
VP:	Vapor Proof, Vent Pipe
VR:	Vapor Retarder, Vertical Riser
VTR:	Vent Through Roof
W:	West, Width, Wide, Watt, Waste, Water
W/:	With
W/O:	Without
WC:	Water closet
WD:	Wood
WDW:	Window
WF:	Wide Flange (structural steel)
WH:	Water Heater, Wall Hung, Wall Hydrant
WIN:	Window
WM:	Wire Mesh, Water Meter
WP:	Waterproof, Weatherproof
WPR:	Waterproofing
WR:	Water Resistant, Waste Receptacle
WS:	Weatherstripping, Water Stop
WT:	Weight, Water Table, Watertight
WWF:	Welded Wire Fabric
XH:	Extra Heavy
YD:	Yard
YR:	Year

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RMCI
Luxury Real Estate Development

PROJECT NO.: PRJ-1149632
TM NO.: PMT-3396543
PDP NO.: PMT-X
NAD83 COORDINATES: 1884-6283
LAMBERT COORDINATES: 244-1723

MARK	DATE	DESCRIPTION
01	12.23.25	1st TM & NDP Submittal
02	04.01.26	2nd TM & NDP Submittal
03	06.04.26	3rd TM & NDP Submittal
04	08.11.26	4th TM Submittal
05	09.17.26	5th TM Submittal

9/18/2026 9:51:14 AM

PROJECT NO: 2527
CAD DWG FILE: G001-G002 COVER SHEET_TM.DWG
DRAWN BY: S.V., J.A., M.F., M.D.
CHK'D BY: A.S.

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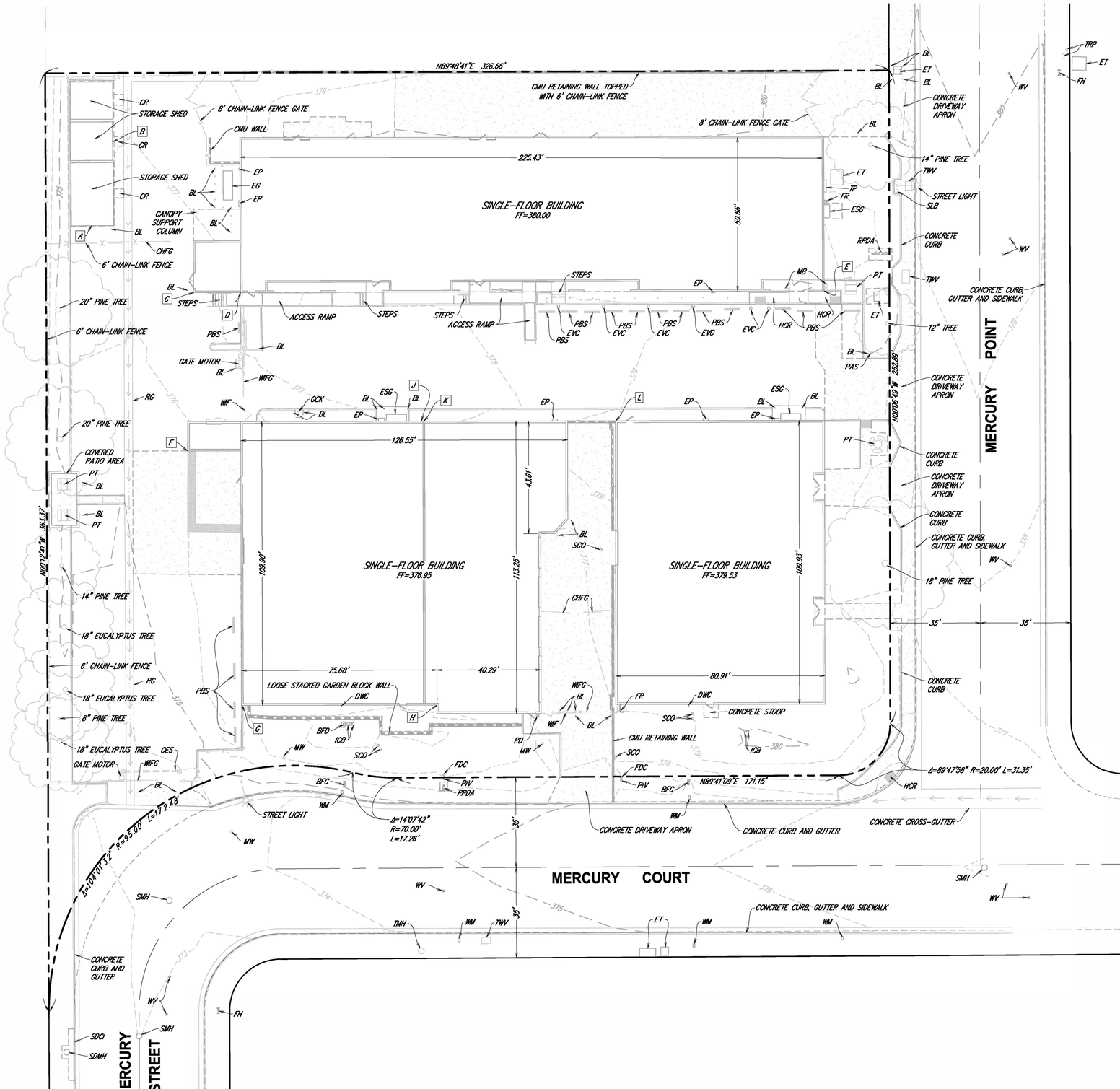
SHEET TITLE
ABBREVIATIONS

G002

SHEET 2 OF 25

8108-8148 MERCURY COURT
SAN DIEGO, CA 92111

EXISTING BOUNDARY AND TOPOGRAPHY



SCALE: 1"=20'

BENCHMARK

THE BENCHMARK FOR THIS TOPOGRAPHY IS A BRASS PLUG SET IN THE TOP OF CURB AT THE NORTHWEST CURB RETURN OF THE INTERSECTION OF MERCURY STREET AND RAYTHEON ROAD, RECORD PER THE CITY OF SAN DIEGO VERTICAL BENCHBOOK.

ELEVATION: 386.039 DATUM: MEAN SEA LEVEL

LEGEND

BFC	BACK-FLOW DEVICE IN PROTECTIVE CAGE
BFD	BACK-FLOW DEVICE ON CONCRETE PAD
BL	STEEL PROTECTIVE BOLLARD
CHFG	6' HIGH ROLLING CHAIN-LINK FENCE GATE
CMU	CONCRETE MASONRY UNIT (BLOCK)
CR	CONCRETE ENTRY RAMP
DWC	DOMESTIC WATER POINT OF CONNECTION
EG	ELECTRICAL GENERATOR ON CONCRETE PAD
EP	WALL-MOUNTED ELECTRICAL PANEL
ESG	ELECTRICAL SWITCH GEAR CABINET ON CONCRETE PAD
ET	ELECTRICAL TRANSFORMER ON CONCRETE PAD
EVC	ELECTRIC VEHICLE CHARGING STATION
FDC	FIRE DEPARTMENT CONNECTION RISER
FH	FIRE HYDRANT ASSEMBLY
GCK	POST-MOUNTED GATE CONTROL KEYPAD
HCR	HANDICAP RAMP
ICB	IRRIGATION CONTROL HANDHOLE
MB	POST-MOUNTED MAILBOX
MW	MONITORING WELL LID
OES	POST-MOUNTED OVERHEAD ENTRY SIGNAGE
PBS	CONCRETE PARKING BUMP STOP
PAS	ONSITE PARKING ACCESS SIGNAGE
PIV	POST INDICATOR VALVE RISER
PT	CONCRETE PICNIC TABLE
RD	ROOF DRAIN OUTLET PIPES
RG	CONCRETE RIBBON GUTTER
RPDA	REDUCED PRESSURE DETECTOR ASSEMBLY
SCO	SEWER CLEAN-OUT LID
SDCI	STORM DRAIN CURB INLET
SDMH	STORM DRAIN MANHOLE
SLB	STREET LIGHT HANDHOLE
TMH	TELECOM MANHOLE
TP	TELECOM CONTROL PANEL IN CABINET
TRP	TELECOM RISER PEDESTAL
TWV	TELECOM HANDHOLE
WF	10' HIGH WROUGHT IRON FENCE
WFG	10' HIGH ROLLING WROUGHT IRON FENCE GATE
WM	WATER METER HANDHOLE
WV	WATER VALVE LID

BUILDING HEIGHTS ABOVE ADJACENT GROUND

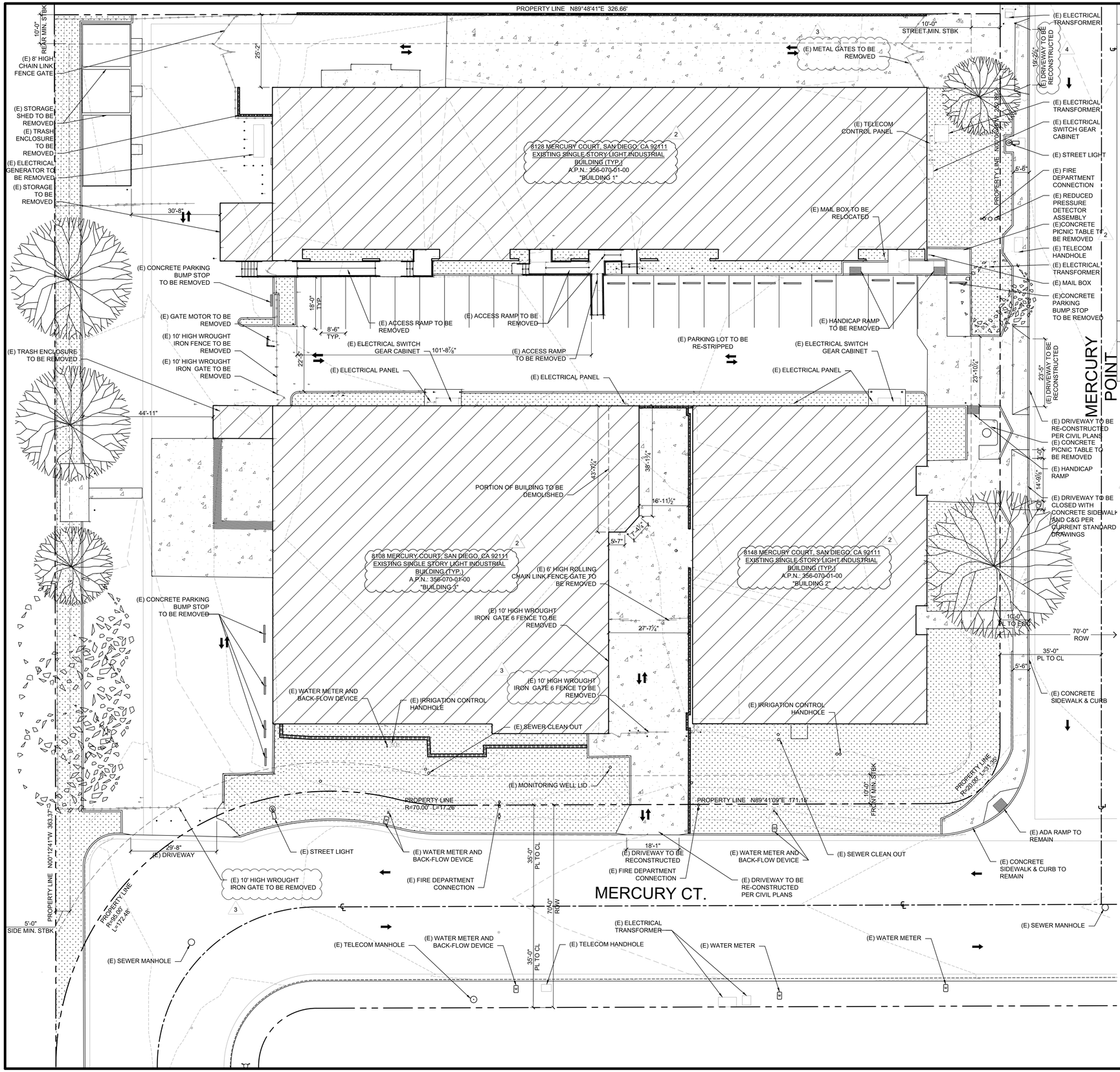
A	11.07' TO ROOF PEAK – ROOF PEAK=387.78
B	10.67' TO ROOF PEAK – ROOF PEAK=387.65
C	14.39' TO TOP OF CMU WALL – TOP OF WALL=390.96
D	17.20' TO TOP OF PARAPET – TOP OF PARAPET=397.15
E	17.13' TO TOP OF PARAPET – TOP OF PARAPET=397.16
F	12.80' TO TOP OF CMU WALL – TOP OF WALL=388.61
G	16.96' TO TOP OF PARAPET – TOP OF PARAPET=393.62
H	19.57' TO TOP OF CMU WALL – TOP OF WALL=396.45
J	15.98' TO TOP OF PARAPET – TOP OF PARAPET=393.64
K	18.75 TO TOP OF CMU WALL – TOP OF WALL=396.43
L	17.39' TO TOP OF PARAPET – TOP OF PARAPET=396.10

LICENSED LAND SURVEYOR
Michael D. Levin
No. 6896
STATE OF CALIFORNIA

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0 20 40 60 80

V:\25\25088\Survey\Exhibit\25088TOPO_Exhibit.dwg PLOT DATE: November 03, 2025 - 9:03am



1 SITE PLAN - EXISTING
SCALE: 1/16" = 1'-0"

0 8' 16' 32'

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

N

SITE PLAN LEGEND

- PROPERTY LINE
- OUTLINE OF EXISTING STRUCTURE
- EXISTING CONCRETE HARDSCAPE
- AREA OF EXISTING LANDSCAPE
- VEHICULAR CIRCULATION
- EXISTING FENCE
- EXISTING RETAINING WALL
- EXISTING CMU WALL
- EXISTING POLE LIGHT

SITE PLAN NOTES

A. The site plan is for informational and general site reference only.

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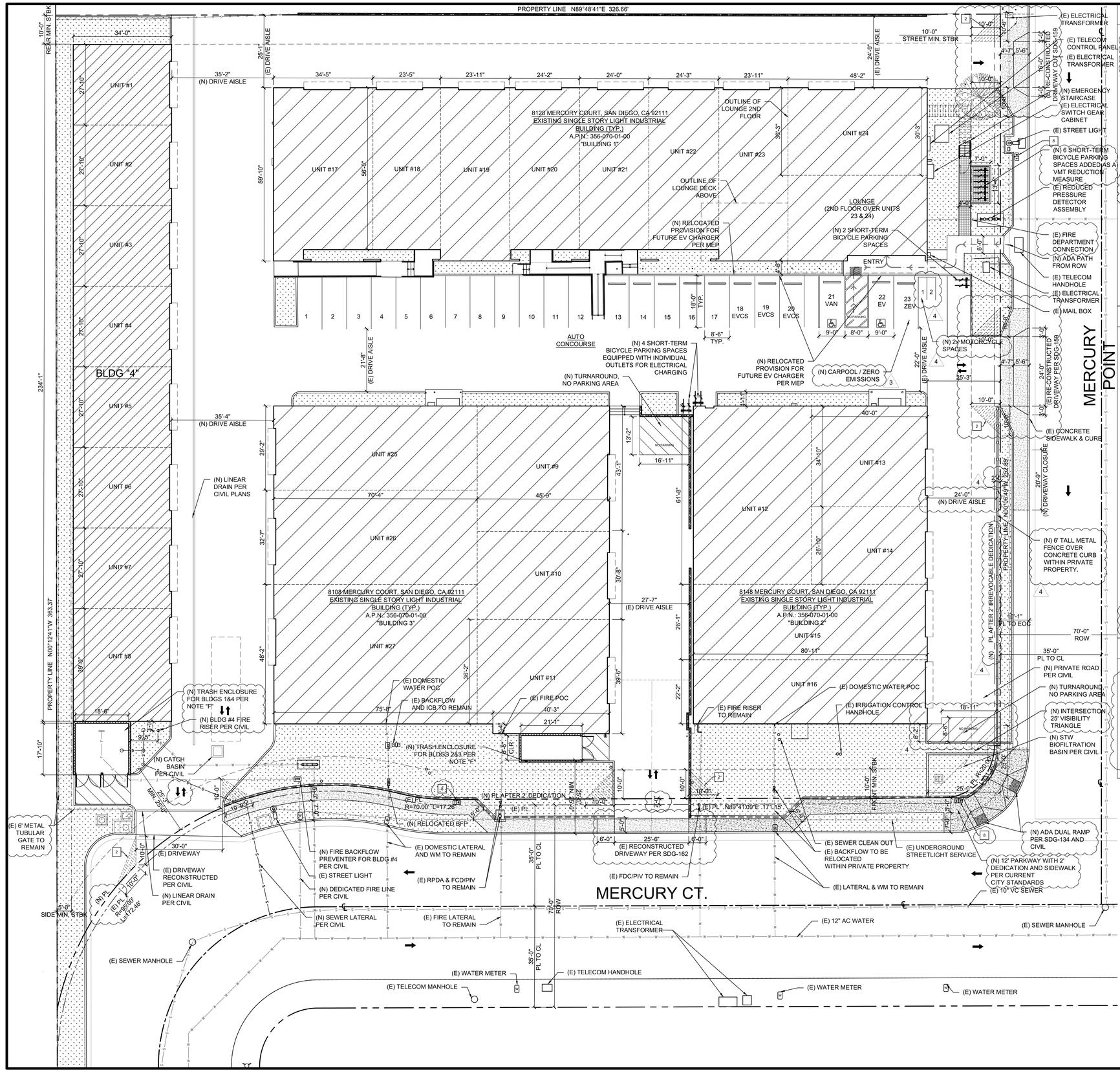
PROJECT NO: 2527
CAD DWG FILE: A101 SITE PLAN - EXISTING.DWG
DRAWN BY: S.V., J.A., M.F., M.D.
CHK'D BY: A.S.

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SHEET TITLE
SITE PLAN - EXISTING

A101

SHEET 4 OF 25



1 SITE PLAN - PROPOSED
SCALE: 1/16" = 1'-0"

0 8' 16' 32'

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

N

SITE PLAN LEGEND

- (E) PROPERTY LINE
- (N) PROPERTY LINE AFTER 2' DEDICATION
- (N) PL 2' IRREVOCABLE OFFER OF DEDICATION
- OUTLINE OF EXISTING STRUCTURES
- OUTLINE OF PROPOSED STRUCTURES
- AREA OF LANDSCAPE
- AREA OF PROPOSED PERMEABLE PAVERS
- VEHICULAR CIRCULATION
- PROPOSED 6' FENCE
- SITE DRAINAGE PATTERN
- EXISTING RETAINING WALL
- EXISTING CMU WALL
- PROPOSED ADA PATH FROM ROW AND ADA SPACE TO PROJECT ENTRY

SITE PLAN NOTES

A. Before commencing any site foundation or slab cutting or excavation, the contractor shall verify and mark locations of all site utilities, dimensions and conditions. These include but are not limited to property lines, setback location to all new or existing walls, easements (if any), existing site utilities, including water, sewer, gas and electrical lines and any other new or existing site items which could affect in any way the construction of the building. Flag or otherwise mark all locations of site property lines, easements (if any), underground utilities, and indicate utility type.
B. The Contractor or subcontractor shall notify TECHNE if any conflicts or discrepancy occurs between the information on this plan and actual field conditions. Do not proceed with work in conflict with these drawing until written or verbal instructions are issued by TECHNE.
C. Protect and mark all existing building structure including walls, beams, columns, area separation walls, and other items that are part of the existing structure and not part of the scope of the tenant improvement, and mark perimeter of construction zone.
D. The existing water and sewer services will remain.
E. Proposed portion of fencing within ROW to be permitted per NDP under this project scope
F. TRASH ENCLOSURES:
- Existing/previously conforming trash enclosure combined area for refuse, recycling and organic: 355sf - Serving existing buildings 1, 2 & 3
- Required trash enclosure combined area for new building #4 per SDMC 142-08C for buildings within 10,001-25,000sf ratio: 144sf
- Previously conforming area + required area for new building: 499sf
- Development proposes 2 enclosures with a total combined clear usable area of **510sf**, complying with the requirement above.
G. KNOX Box note: Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain key(s) to gain necessary access as required by the fire code official." CFC Section 503.6.
H. **SEPARATE CIVIL SCOPE NOTE:** ROW, EMRA and Site Improvements permits including the following scope are under separate Civil Permit and therefore not processed under this Building Permit:

- Onsite re-grading
- Stormwater site drainage reconfiguration including catch basins, linear drains, underground drainage and connections to existing system
- Bio filtration basin and related equipment
- New paving / re-paving of damaged surfaces
- Reconstruction of driveway curb cuts
- Public ROW improvements
- Fire sprinkler lines and new lateral for new building, including fire riser and backflow preventer
- Site retaining walls reconfiguration and new retaining walls

I. ALL VEHICLE AND TRAILER LOADING AND MANEUVERING SHALL OCCUR ENTIRELY ON SITE WITHIN THE PRIVATE DRIVE AISLES, WITH NO STAGING IN THE PUBLIC RIGHT-O F-WAY.
J. Project scope includes a PDP deviation for the required versus proposed loading spaces (1 space required; 0 spaces proposed.

SITE PLAN KEYNOTES

1. NOT USED
2. Visibility area triangles, per San Diego municipal code diagram 113-02a5. No obstruction including solid walls in the visibility area shall exceed 3 feet in height. per SDMC section 142.0409 (b)(2), plant material, other than trees, located within visibility areas or the adjacent public right-of-way shall not exceed 36 inches in height, measured from the lowest grade abutting the plant material to the top of the plant material.
3. NOT USED
4. NOT USED
5. NOT USED
6. NOT USED.
7. NOT USED
8. Proposed trash and recycling containers along ROW, per SDMC Section 143.1410(b)

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731 S. Highway 101, Ste. 12,
Solana Beach, CA 92075

RMCI
Luxury Real Estate Development

PROJECT NO.: PRJ-1149632
TM NO.: PMT-3396543
PDP NO.: PMT-X
NAD83 COORDINATES: 1884-6283
LAMBERT COORDINATES: 244-1723

MARK	DATE	DESCRIPTION
01	12.23.25	1st TM & NDP Submittal
02	04.01.26	2nd TM & NDP Submittal
03	06.04.26	3rd TM & NDP Submittal
04	08.11.26	4th TM Submittal
05	09.17.26	5th TM Submittal

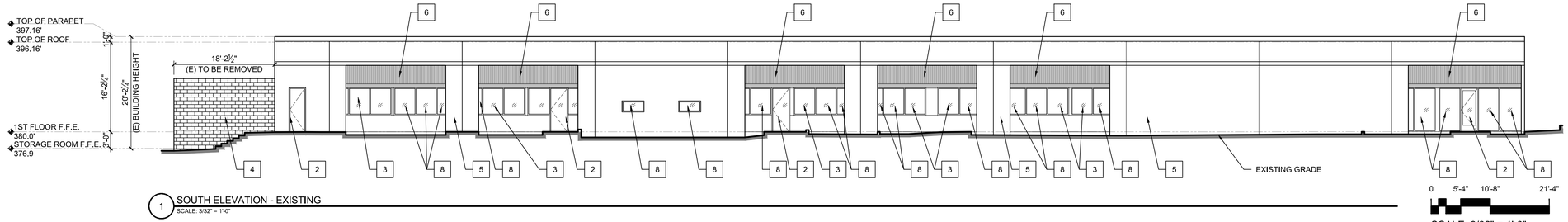
9/17/2026 3:23:45 PM

PROJECT NO: 2527
CAD DWG FILE: A102 SITE PLAN - PROPOSED-TM.DWG
DRAWN BY: S.V., J.A., M.F., M.D.
CHK'D BY: A.S.

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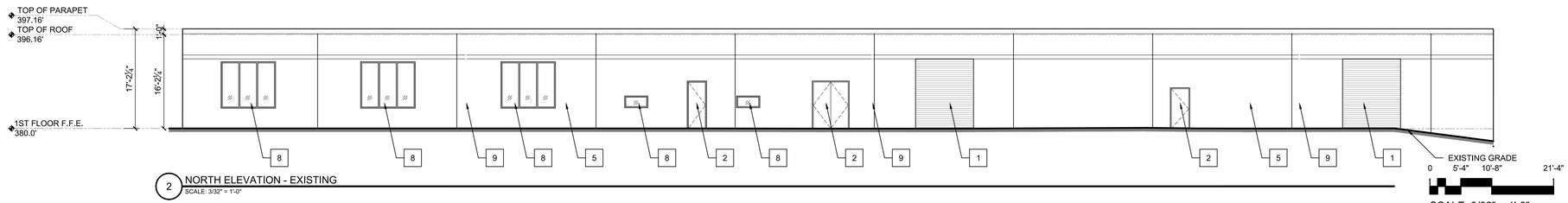
SHEET TITLE
SITE PLAN - PROPOSED

A102
SHEET 5 OF 25



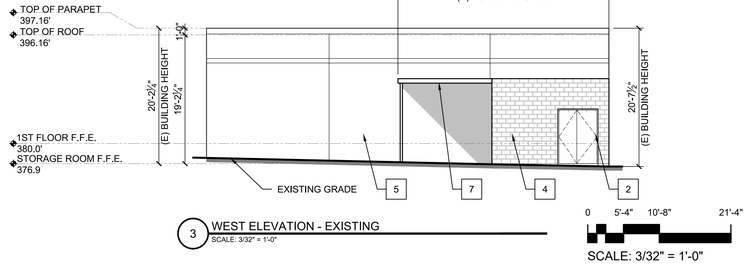
1 SOUTH ELEVATION - EXISTING
SCALE: 3/32" = 1'-0"

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



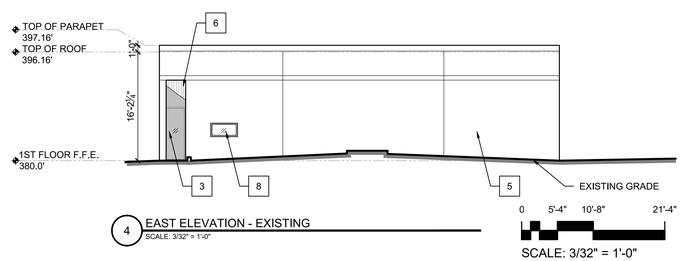
2 NORTH ELEVATION - EXISTING
SCALE: 3/32" = 1'-0"

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



3 WEST ELEVATION - EXISTING
SCALE: 3/32" = 1'-0"

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



4 EAST ELEVATION - EXISTING
SCALE: 3/32" = 1'-0"

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

ELEVATION KEYNOTES

1. EXISTING EXTERIOR ROLL-UP DOOR TO BE REMOVED.
2. EXISTING EXTERIOR DOOR TO BE REMOVED.
3. EXISTING WINDOW TO REMAIN
4. EXISTING CMU STORAGE STRUCTURE TO BE REMOVED.
5. EXISTING CONCRETE TILT UP WALL TO REMAIN, NEW OPENINGS PER PROPOSED ELEVATIONS AND STRUCTURAL PLANS.
6. EXISTING COMPOSITE CEILING FINISH TO BE REMOVED.
7. EXISTING METAL COVERAGE STRUCTURE TO BE REMOVED.
8. EXISTING WINDOW TO BE REMOVED.
9. EXISTING ROOF DOWNSPOUT TO REMAIN.

ELEVATION NOTES

A. ELEVATION LINES SHOWN ARE FROM MEAN SEA LEVEL.

TECHNE
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o 619-940-5814 m 313-595-5814

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09.17.2026
Abhay C. Schweitzer
Ren. 09.30.27
C-40545
Licensed Architect

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PROJECT NO: 2527
CAD DWG FILE: A201 - EXTERIOR ELEVATIONS -EXISTING (BLDG 1).DWG
DRAWN BY: S.V., J.A., M.F., M.D.
CHK'D BY: A.S.

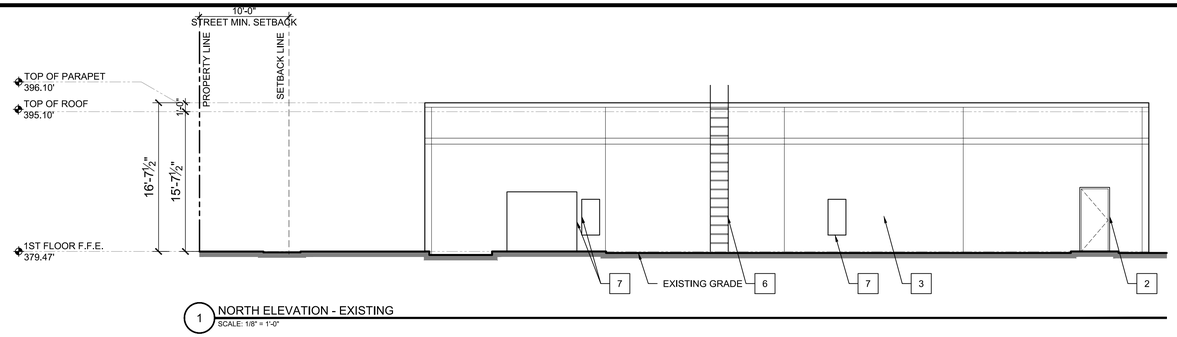
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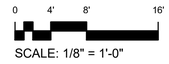
EXTERIOR ELEVATIONS - EXISTING - BLDG01

A201

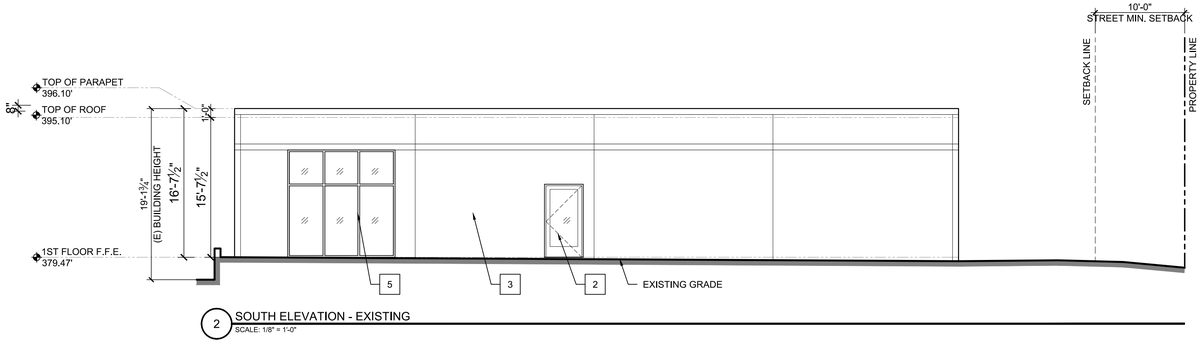
SHEET 6 OF 25



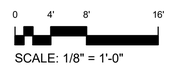
1 NORTH ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"



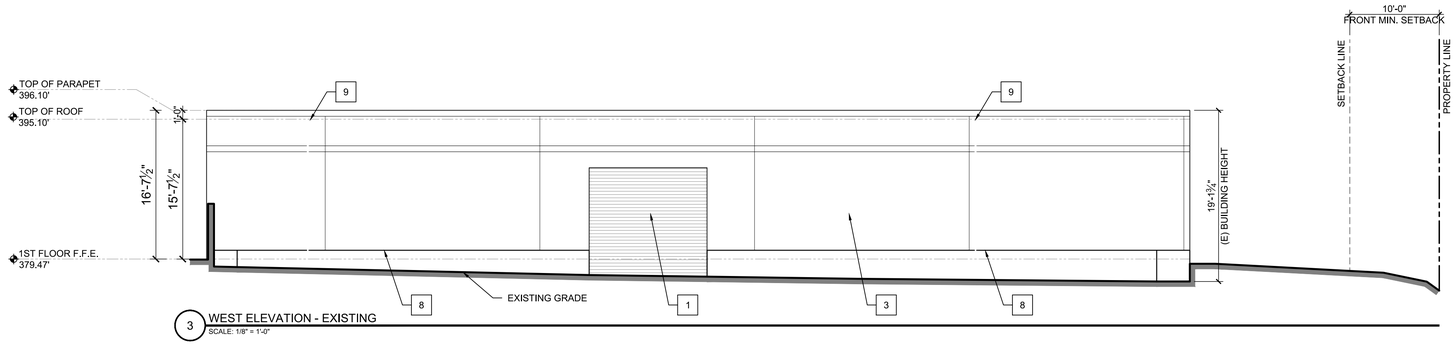
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"

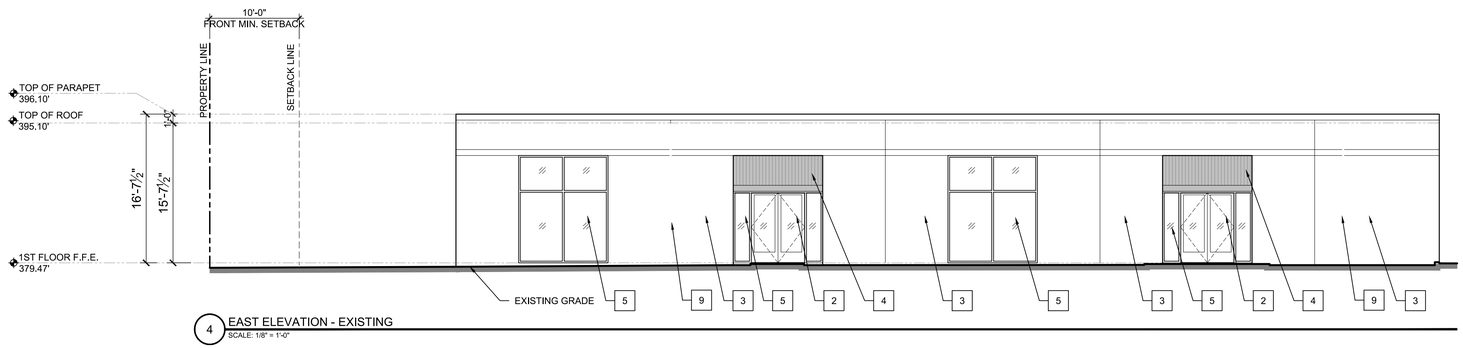


SCALE: 1/8" = 1'-0"



3 WEST ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"

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



4 EAST ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"

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

ELEVATION KEYNOTES

1. EXISTING EXTERIOR ROLL-UP DOOR TO BE REMOVED.
2. EXISTING EXTERIOR DOOR TO BE REMOVED.
3. EXISTING CONCRETE TILT UP WALL TO REMAIN, NEW OPENINGS PER PROPOSED ELEVATIONS AND STRUCTURAL PLANS.
4. EXISTING COMPOSITE CEILING FINISH TO BE REMOVED.
5. EXISTING STOREFRONT TO BE REMOVED.
6. EXISTING ROOF ACCESS LADDER TO BE RELOCATED
7. EXISTING ELECTRICAL EQUIPMENT TO REMAIN.
8. EXISTING RETAINING WALL TO REMAIN.
9. EXISTING ROOF DOWNSPOUT TO REMAIN.

ELEVATION NOTES

A. ELEVATION LINES SHOWN ARE FROM MEAN SEA LEVEL.

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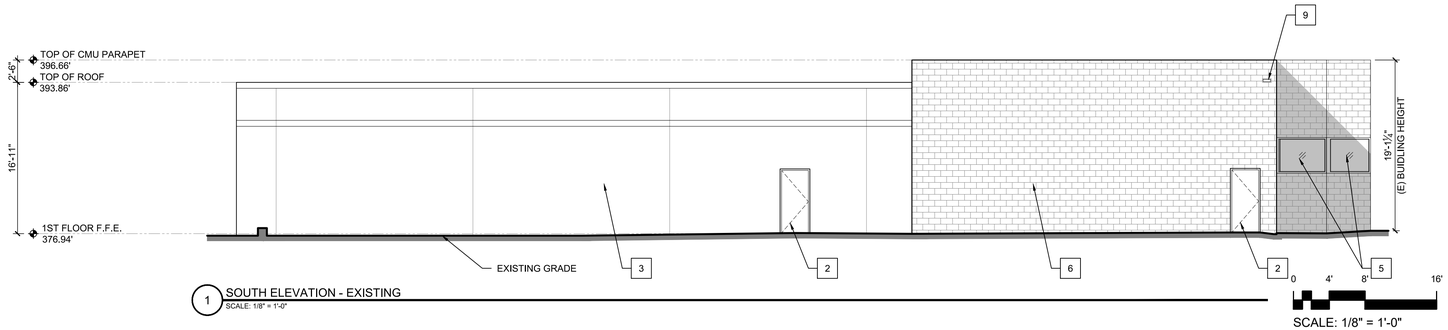
PROJECT NO: 2527
CAD DWG FILE: A202 - EXTERIOR ELEVATIONS -EXISTING (BLDG2).DWG
DRAWN BY: S.V., J.A., M.F., M.D.
CHK'D BY: A.S.

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SHEET TITLE
EXTERIOR ELEVATIONS - EXISTING - BLDG02

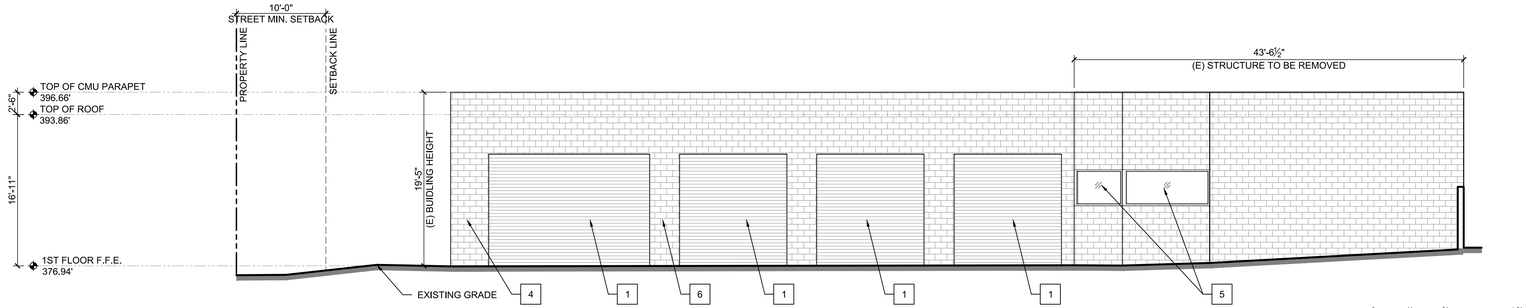
A202

SHEET 7 OF 25



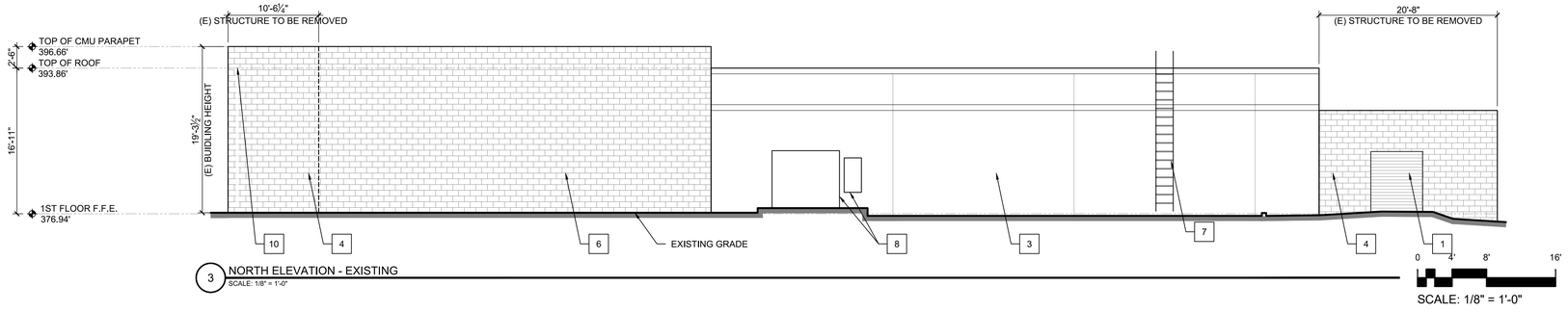
1 SOUTH ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"

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



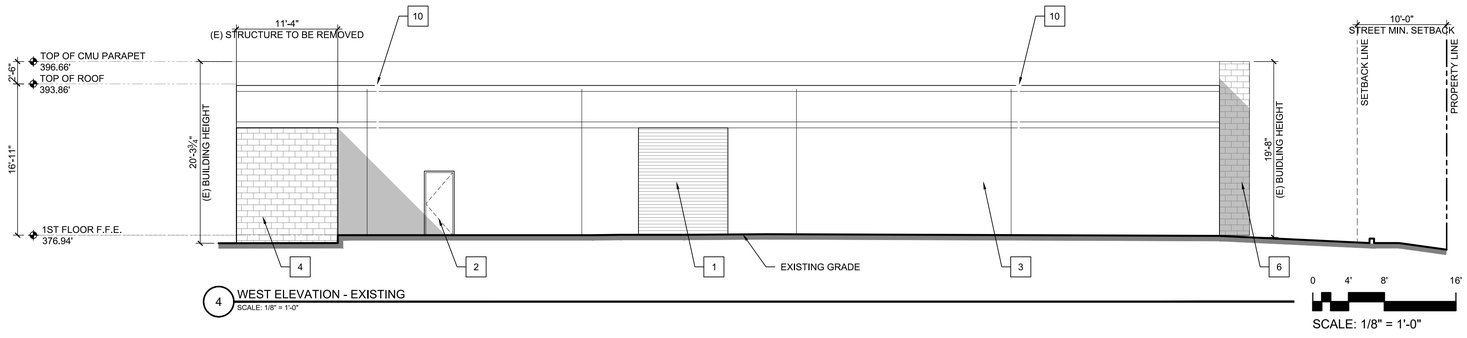
2 EAST ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"

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



3 NORTH ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"

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



4 WEST ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"

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

ELEVATION KEYNOTES

1. EXISTING EXTERIOR ROLL-UP DOOR TO BE REMOVED.
2. EXISTING EXTERIOR DOOR TO BE REMOVED.
3. EXISTING CONCRETE TILT UP WALL TO REMAIN, NEW OPENINGS PER PROPOSED ELEVATIONS AND STRUCTURAL PLANS.
4. EXISTING CMU STORAGE STRUCTURE TO BE REMOVED.
5. EXISTING WINDOW TO BE REMOVED.
6. EXISTING CMU WALL TO REMAIN
7. EXISTING ROOF ACCESS LADDER TO BE RELOCATED
8. EXISTING ELECTRICAL EQUIPMENT TO REMAIN
9. EXISTING ROOF DRAIN TO REMAIN
10. EXISTING ROOF DOWNSPOUT TO BE REMOVED

ELEVATION NOTES

A. ELEVATION LINES SHOWN ARE FROM MEAN SEA LEVEL.

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05	09.17.26	5th TM Submittal

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PROJECT NO: 2527

CAD DWG FILE: A203 - EXTERIOR ELEVATIONS -EXISTING (BLDG3).DWG

DRAWN BY: S.V., J.A., M.F., M.D.

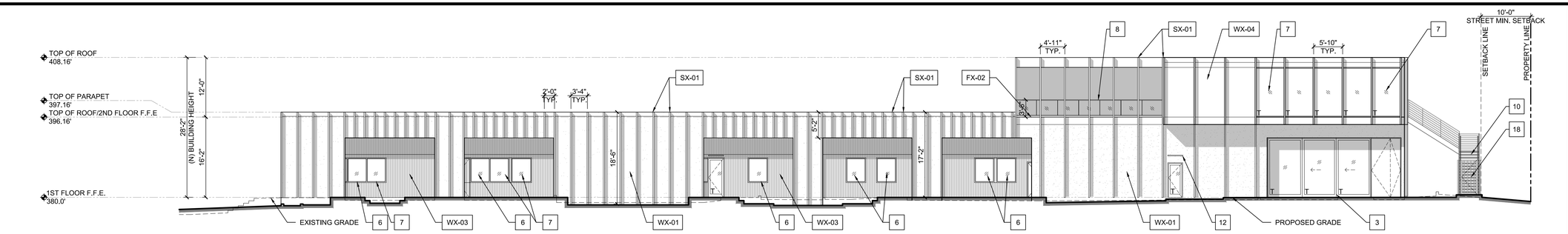
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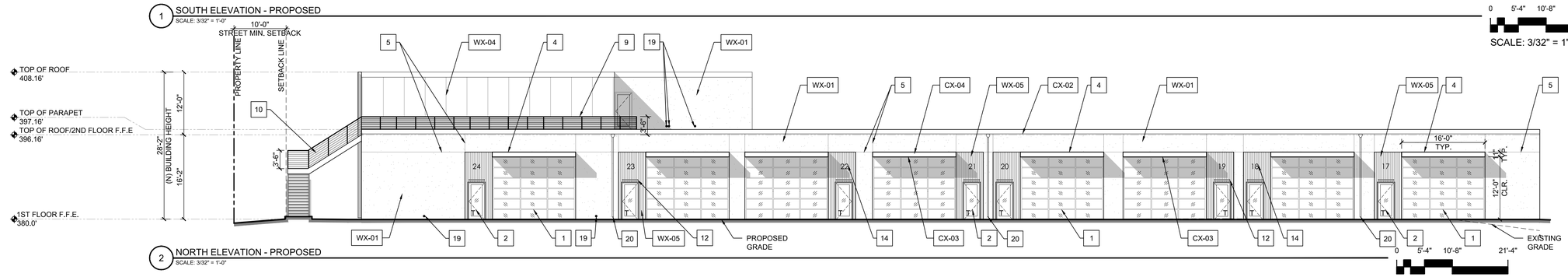
SHEET TITLE

EXTERIOR ELEVATIONS - EXISTING - BLDG03

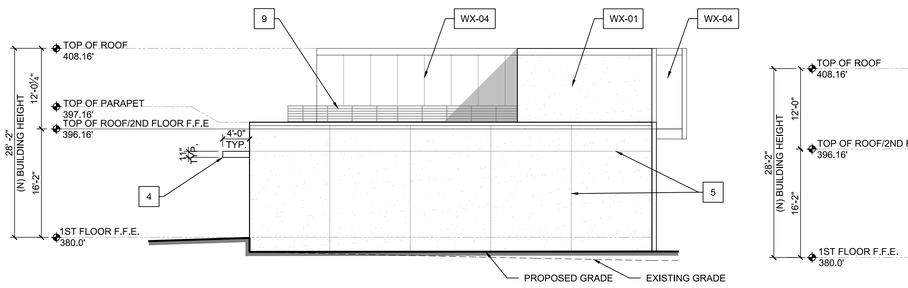
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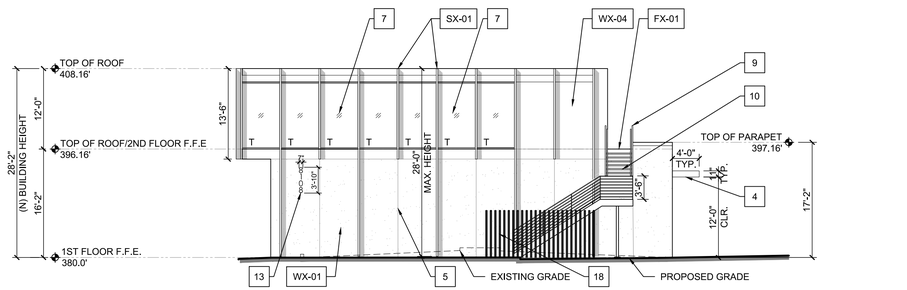
1 SOUTH ELEVATION - PROPOSED
SCALE: 3/32" = 1'-0"



2 NORTH ELEVATION - PROPOSED
SCALE: 3/32" = 1'-0"



3 WEST ELEVATION - PROPOSED
SCALE: 3/32" = 1'-0"



4 EAST ELEVATION - PROPOSED
SCALE: 3/32" = 1'-0"

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

— EXTERIOR FINISHES —

CODE	CAT.	FINISH	MANUFACTURER / SUPPLIER	NOTES
FLOOR				
FX-01	FLOOR	WEATHERWEAR FLOORING. FINISH: 431 BRIGHT GRAY	DEX-O-TEX	
FX-02	FLOOR	WOODSLATE, DOVE, MATTE R10, 24"X24"	FLORIM	
WALL				
WX-01	WALL	7/8" THICK 3-COAT PORTLAND CEMENT FINE SAND STUCCO. 1C005 OMEGA WHITE	OMEGA	OVER EXISTING WALL
WX-02		7/8" THICK 3-COAT PORTLAND CEMENT FINE SAND STUCCO. RAL 7015- SLATE GRAY	OMEGA	OVER EXISTING WALL
WX-03		METAL SALES EM1-124 - DARK BRONZE	METAL SALES	
WX-04		ALUMINUM PANEL CLADDING RAL 9005 JET BLACK	UNIVERSE FAÇADE SOLUTIONS	CLUB HOUSE SECOND FLOOR EXTERIOR WALLS
WX-05		CORRUGATED METAL CLADDING PANEL T10-A RAL 7044- TELEGRAY 0	METAL SALES	
WX-06		CORRUGATED METAL CLADDING PANEL T10-A RAL 7015- SLATE GRAY	METAL SALES	
WX-07		WHITE BURNISHED	RCP BLOCK AND BRICK	
CEILING				
CX-01	CEILING	WOOD-GRAIN ALUMINUM BATTEN, KABEBARI PLANK, KABEBARI SUSPEND SYSTEM, KURI MASAME	COVET GLOBAL - EVER ART WOOD	EXTRUDED 6000 SERIES ALUMINUM. 100 X 12MM. EXTERIOR-GRADE POLYMER WOOD-GRAIN WRAP.
CX-02		PAINTED METAL FLASHING, COLOR TO MATCH ADJACENT WALL FINISH		SHOP OR FIELD-APPLIED FINISH ON METAL FLASHING/TRIM. COLOR VARIES BY LOCATION — MATCH ADJACENT CONDITION
CX-03		PAINTED METAL FLASHING, COLOR TO MATCH ADJACENT FIELD FINISH		SHOP OR FIELD-APPLIED FINISH ON METAL FLASHING/TRIM. COLOR VARIES BY LOCATION — MATCH ADJACENT CONDITION
CX-03		ALUMINUM PANEL CLADDING RAL 3020 TRAFFIC RED.		AT ALL STORAGE UNIT ENTRY ROOF OVERHANG
CX-04		PAINTED METAL COPING FLUROPON ® BLACK	SHERWIN-WILLIAMS	CLUB HOUSE ROOF EDGE
SPECIAL				
SX-01	SPECIAL	VERTICAL ALUMINUM EXTRUDED PROFILE RAL 9005 JET BLACK	METAL SALES	FIN ASSEMBLY, CONNECTIONS, AND ANCHORAGE TO BE DESIGNED BY A CALIFORNIA-LICENSED PROFESSIONAL ENGINEER RETAINED BY THE CONTRACTOR PER SECTION 05 73 00. DETAIL IS DIAGRAMMATIC TO CONVEY DESIGN INTENT; FINAL CONFIGURATION PER APPROVED DELEGATED-DESIGN SUBMITTAL

2

ELEVATION KEYNOTES

1. PROPOSED SECTIONAL DOOR. SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
2. PROPOSED DOOR. SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
3. PROPOSED SLIDING DOOR SYSTEM.SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
4. PROPOSED FLAT ROOF AWNING.
5. STUCCO EXPANSION JOINT: ALUMINUM EXPANSION JOINT WHERE INDICATED.
6. EXISTING WINDOW. SEE WINDOW SCHEDULE FOR ADDITIONAL INFORMATION.
7. PROPOSED WINDOW. SEE WINDOW SCHEDULE FOR ADDITIONAL INFORMATION.
8. PROPOSED 42" HEIGHT GLASS GUARDRAIL.
9. PROPOSED 42" HEIGHT METAL GUARDRAIL.
10. PROPOSED EXTERIOR EMERGENCY STAIRS.
11. PROPOSED ROOF ACCESS LADDER. COLOR: BLACK
12. PROPOSED WALL-MOUNTED BIDIRECTIONAL LIGHT FIXTURE.
13. PROPOSED ADDRESS NUMBER SIGN - 10 ½" TALL
14. PROPOSED SUITE NUMBER SIGN: 12" TALL
15. EXISTING ELECTRICAL EQUIPMENT TO REMAIN.
16. EXISTING RETAINING WALL TO REMAIN.
17. PROPOSED TRASH ENCLOSURE - SEE DETAIL SHEET A512
18. 7' HIGH METAL TUBULAR CAGE AND PEDESTRIAN 3' GATE FROM EMERGENCY STAIRS. GATE TO BE PROVIDED WITH EMERGENCY EGRESS RELEASE / PANIC HARDWARE IN THE DIRECTION OF EGRESS.
19. ROOF DRAIN DOWNSPOUT NOZZLES PER MANUFACTURE INSTALLATION DETAILS. 6" FROM FINISH GRADE. SMITH OR EQUAL APPROVED.
20. EXISTING DOWNSPOUTS TO REMAIN.

ELEVATION NOTES

A. ELEVATION SHOWN ARE FROM MEAN SEA LEVEL.
B. (T) TEMPERED GLAZING.

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9/17/2026 3:34:26 PM

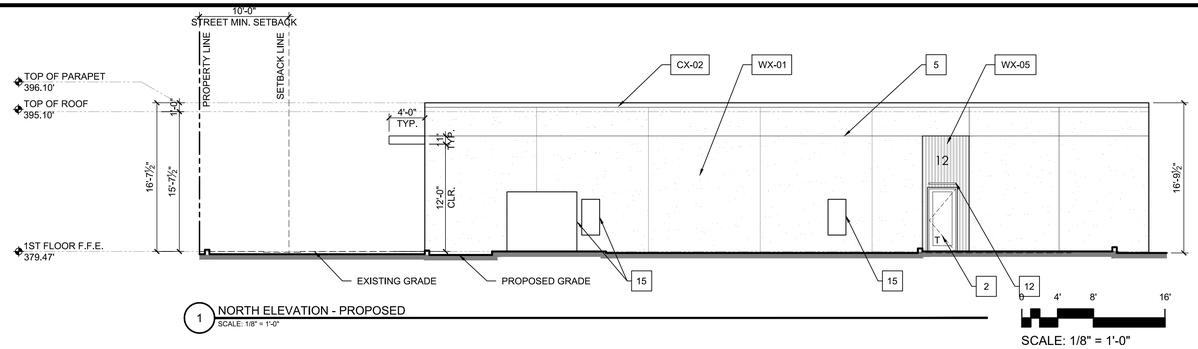
PROJECT NO: 2527
CAD DWG FILE: A204 - EXTERIOR ELEVATIONS -PROPOSED (BLDG 1).DWG
DRAWN BY: S.V., J.A., M.F., M.D.
CHK'D BY: A.S.

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SHEET TITLE
EXTERIOR ELEV. - PROPOSED - BUILDING 1

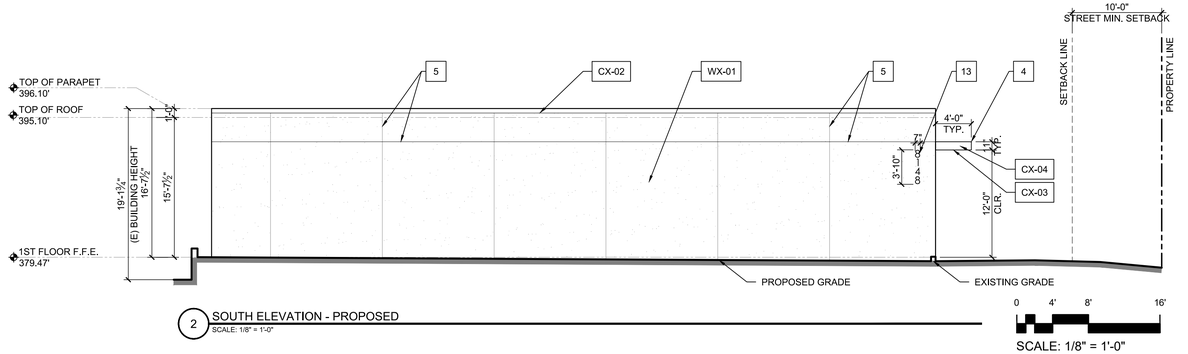
A204

SHEET 9 OF 25



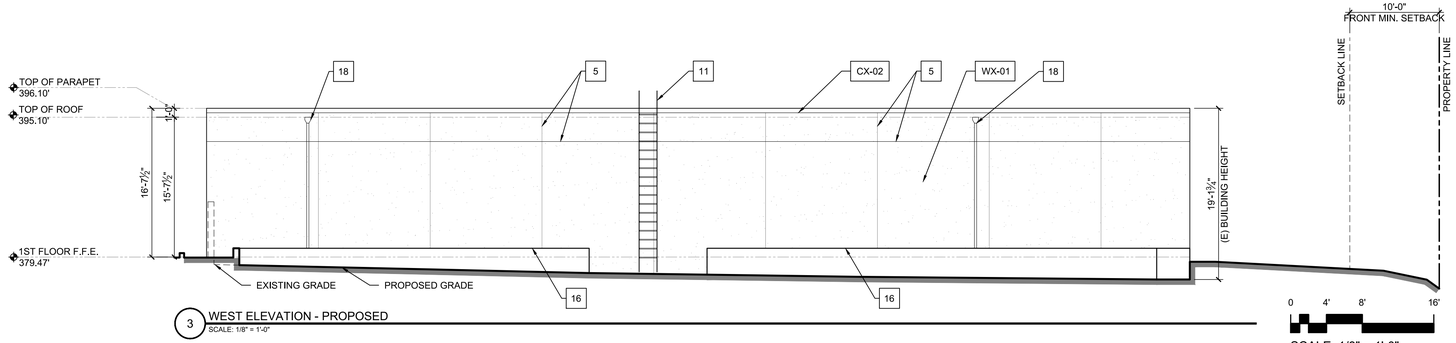
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SCALE: 1/8" = 1'-0"

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



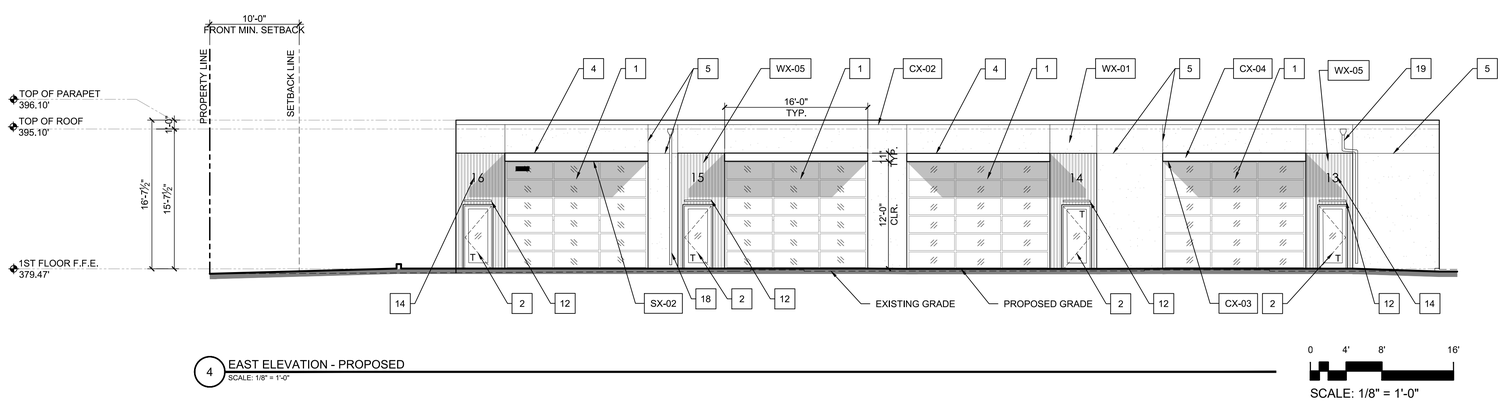
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SCALE: 1/8" = 1'-0"

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



3 WEST ELEVATION - PROPOSED
SCALE: 1/8" = 1'-0"

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



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

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

— EXTERIOR FINISHES —

CODE	CAT.	FINISH	MANUFACTURER / SUPPLIER	NOTES
FLOOR				
FX-01	FLOOR	WEATHERWEAR FLOORING. FINISH: 431 BRIGHT GRAY	DEX-O-TEX	
FX-02	FLOOR	WOODSLATE, DOVE, MATTE R10, 24"X24"	FLORIM	
WALL				
WX-01	WALL	7/8" THICK 3-COAT PORTLAND CEMENT FINE SAND STUCCO. 1C005 OMEGA WHITE	OMEGA	OVER EXISTING WALL
WX-02	WALL	7/8" THICK 3-COAT PORTLAND CEMENT FINE SAND STUCCO. RAL 7015- SLATE GRAY	OMEGA	OVER EXISTING WALL
WX-03	WALL	METAL SALES EM1-124 - DARK BRONZE	METAL SALES	
WX-04	WALL	ALUMINUM PANEL CLADDING RAL 9005 JET BLACK	UNIVERSE FACADE SOLUTIONS	CLUB HOUSE SECOND FLOOR EXTERIOR WALLS
WX-05	WALL	CORRUGATED METAL CLADDING PANEL T10-A RAL 7045- TELEGRAY 0	METAL SALES	
WX-06	WALL	CORRUGATED METAL CLADDING PANEL T10-A RAL 7015- SLATE GRAY	METAL SALES	
WX-07	WALL	WHITE BURNISHED	RCP BLOCK AND BRICK	
CEILING				
CX-01	CEILING	WOOD-GRAIN ALUMINUM BATTEN, KABEBARI PLANK, KABEBARI SUSPEND SYSTEM, KURI MASAME	COVET GLOBAL - EVER ART WOOD	EXTRUDED 6000 SERIES ALUMINUM, 100 X 12MM. EXTERIOR-GRADE POLYMER WOOD-GRAIN WRAP.
CX-02	CEILING	PAINTED METAL FLASHING, COLOR TO MATCH ADJACENT WALL FINISH		SHOP OR FIELD-APPLIED FINISH ON METAL FLASHING/TRIM. COLOR VARIES BY LOCATION — MATCH ADJACENT CONDITION
CX-03	CEILING	PAINTED METAL FLASHING, COLOR TO MATCH ADJACENT FIELD FINISH		SHOP OR FIELD-APPLIED FINISH ON METAL FLASHING/TRIM. COLOR VARIES BY LOCATION — MATCH ADJACENT CONDITION
CX-03	CEILING	ALUMINUM PANEL CLADDING RAL 3020 TRAFFIC RED.		AT ALL STORAGE UNIT ENTRY ROOF OVERHANG
CX-04	CEILING	PAINTED METAL COPING FLUROPON ® BLACK	SHERWIN-WILLIAMS	CLUB HOUSE ROOF EDGE
SPECIAL				
SX-01	SPECIAL	VERTICAL ALUMINUM EXTRUDED PROFILE RAL 9005 JET BLACK	METAL SALES	FIN ASSEMBLY, CONNECTIONS, AND ANCHORAGE TO BE DESIGNED BY A CALIFORNIA-LICENSED PROFESSIONAL ENGINEER RETAINED BY THE CONTRACTOR PER SECTION 05 73 00. DETAIL IS DIAGRAMMATIC TO CONVEY DESIGN INTENT. FINAL CONFIGURATION PER APPROVED DELEGATED-DESIGN SUBMITTAL.

2

ELEVATION KEYNOTES

1. PROPOSED SECTIONAL DOOR. SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
2. PROPOSED DOOR. SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
3. PROPOSED SLIDING DOOR SYSTEM.SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
4. PROPOSED FLAT ROOF AWNING.
5. STUCCO EXPANSION JOINT: ALUMINUM EXPANSION JOINT WHERE INDICATED.
6. EXISTING WINDOW. SEE WINDOW SCHEDULE FOR ADDITIONAL INFORMATION.
7. PROPOSED WINDOW. SEE WINDOW SCHEDULE FOR ADDITIONAL INFORMATION.
8. PROPOSED 42" HEIGHT GLASS GUARDRAIL.
9. PROPOSED 42" HEIGHT METAL GUARDRAIL.
10. PROPOSED EXTERIOR EMERGENCY STAIRS.
11. PROPOSED ROOF ACCESS LADDER. COLOR: BLACK - SEE DETAIL A511
12. PROPOSED WALL-MOUNTED BIDIRECTIONAL LIGHT FIXTURE.
13. PROPOSED ADDRESS NUMBER SIGN - 10" TALL
14. PROPOSED SUITE NUMBER SIGN: 12" TALL
15. EXISTING ELECTRICAL EQUIPMENT TO REMAIN.
16. EXISTING RETAINING WALL TO REMAIN.
17. PROPOSED TRASH ENCLOSURE - SEE DETAIL SHEET A512
18. EXISTING DOWNSPOUT TO REMAIN.
19. EXISTING DOWNSPOUT TO BE REDESIGN.

ELEVATION NOTES

A. ELEVATION SHOWN ARE FROM MEAN SEA LEVEL.
B. (T) TEMPERED GLAZING.

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Abhay C. Schweitzer
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731 S. Highway 101, Ste. 12,
Solana Beach, CA 92075

R|M
C|I
Luxury Real Estate Development

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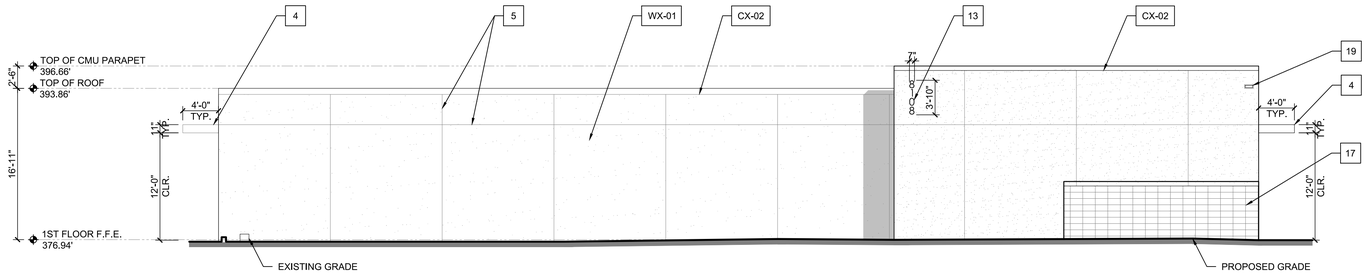
PROJECT NO: 2527
CAD DWG FILE: A205 - EXTERIOR ELEVATIONS -PROPOSED (BLDG 2).DWG
DRAWN BY: S.V., J.A., M.F., M.D.
CHK'D BY: A.S.

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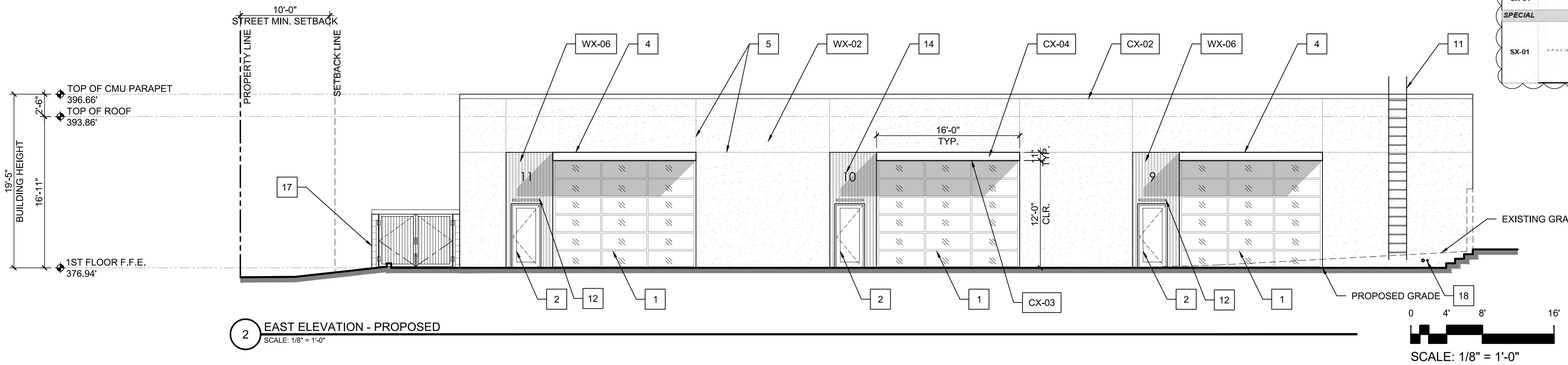
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A205

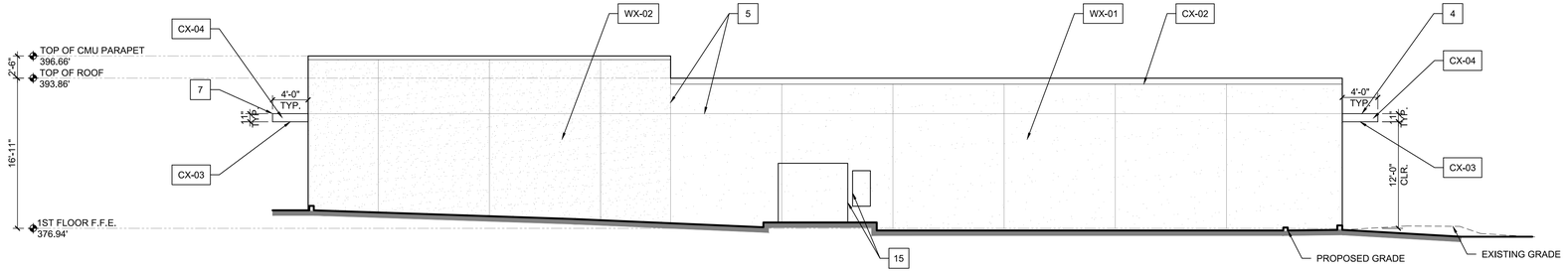
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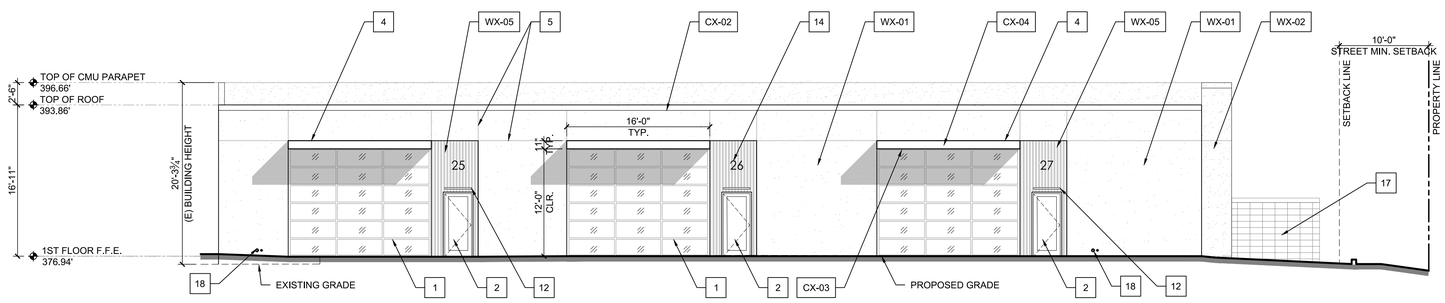
1 SOUTH ELEVATION - PROPOSED
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION - PROPOSED
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION - PROPOSED
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION - PROPOSED
SCALE: 1/8" = 1'-0"

— EXTERIOR FINISHES —

CODE	CAT.	FINISH	MANUFACTURER / SUPPLIER	NOTES
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FX-02	FLOOR	WOODSLATE, DOVE, MATTE R10, 24"X24"	FLORIM	
WALL				
WX-01	WALL	7/8" THICK 3-COAT PORTLAND CEMENT FINE SAND STUCCO. 1C005 OMEGA WHITE	OMEGA	OVER EXISTING WALL
WX-02	WALL	7/8" THICK 3-COAT PORTLAND CEMENT FINE SAND STUCCO. RAL 7015- SLATE GRAY	OMEGA	OVER EXISTING WALL
WX-03	WALL	METAL SALES EM1-124 - DARK BRONZE	METAL SALES	
WX-04	WALL	ALUMINUM PANEL CLADDING RAL 9005 JET BLACK	UNIVERSE FAÇADE SOLUTIONS	CLUB HOUSE SECOND FLOOR EXTERIOR WALLS
WX-05	WALL	CORRUGATED METAL CLADDING PANEL T10-A RAL 7045- TELEGRAY 0	METAL SALES	
WX-06	WALL	CORRUGATED METAL CLADDING PANEL T10-A RAL 7015- SLATE GRAY	METAL SALES	
WX-07	WALL	WHITE BURNISHED	RCP BLOCK AND BRICK	
CEILING				
CX-01	CEILING	WOOD-GRAIN ALUMINUM BATTEN, KABEBARI PLANK, KABEBARI SUSPEND SYSTEM, KURI MASAME	COVET GLOBAL – EVERART WOOD	EXTRUDED 6000 SERIES ALUMINUM, 100 X 12MM. EXTERIOR-GRADE POLYMER WOOD-GRAIN WRAP.
CX-02	CEILING	PAINTED METAL FLASHING, COLOR TO MATCH ADJACENT WALL FINISH		SHOP OR FIELD-APPLIED FINISH ON METAL FLASHING/TRIM. COLOR VARIES BY LOCATION—MATCH ADJACENT CONDITION
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SX-01	SPECIAL	VERTICAL ALUMINUM EXTRUDED PROFILE RAL 9005 JET BLACK	METAL SALES	FIN ASSEMBLY, CONNECTIONS, AND ANCHORAGE TO BE DESIGNED BY A CALIFORNIA-LICENSED PROFESSIONAL ENGINEER RETAINED BY THE CONTRACTOR PER SECTION 05 73 00. DETAIL IS DIAGRAMMATIC TO CONVEY DESIGN INTENT; FINAL CONFIGURATION PER APPROVED DELEGATED-DESIGN SUBMITTAL.

2

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2. PROPOSED DOOR. SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
3. PROPOSED SLIDING DOOR SYSTEM.SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
4. PROPOSED FLAT ROOF AWNING.
5. STUCCO EXPANSION JOINT: ALUMINUM EXPANSION JOINT WHERE INDICATED.
6. EXISTING WINDOW. SEE WINDOW SCHEDULE FOR ADDITIONAL INFORMATION.
7. PROPOSED WINDOW. SEE WINDOW SCHEDULE FOR ADDITIONAL INFORMATION.
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10. PROPOSED EXTERIOR EMERGENCY STAIRS.
11. PROPOSED ROOF ACCESS LADDER. COLOR: BLACK -SEE DETAIL SHEET A511
12. PROPOSED WALL-MOUNTED BIDIRECTIONAL LIGHT FIXTURE.
13. PROPOSED ADDRESS NUMBER SIGN - 10 ½" TALL
14. PROPOSED SUITE NUMBER SIGN: 12" TALL
15. EXISTING ELECTRICAL EQUIPMENT TO REMAIN.
16. EXISTING RETAINING WALL TO REMAIN.
17. PROPOSED TRASH ENCLOSURE - SEE DETAIL SHEET A512
18. ROOF DRAIN AND OVERFLOW DOWNSPOUT NOZZLES PER MANUFACTURE INSTALLATION DETAILS. 6" FROM FINISH GRADE. SMITH OR EQUAL APPROVED.
19. EXISTING ROOF DRAIN TO REMAIN.

ELEVATION NOTES

A. ELEVATION SHOWN ARE FROM MEAN SEA LEVEL.
B. (T) TEMPERED GLAZING.

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

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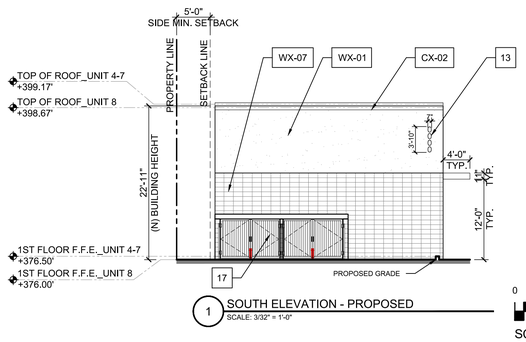
PROJECT NO: 2527
CAD DWG FILE: A206 - EXTERIOR ELEVATIONS -PROPOSED (BLDG3).DWG
DRAWN BY: S.V., J.A., M.F., M.D.
CHK'D BY: A.S.

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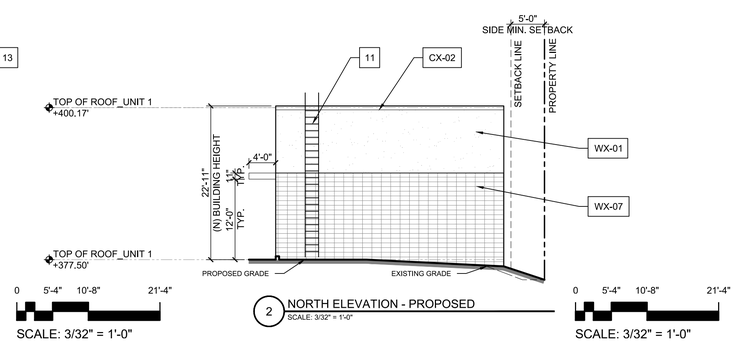
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EXTERIOR ELEV. - PROPOSED- BUILDING 3

A206

SHEET 11 OF 25

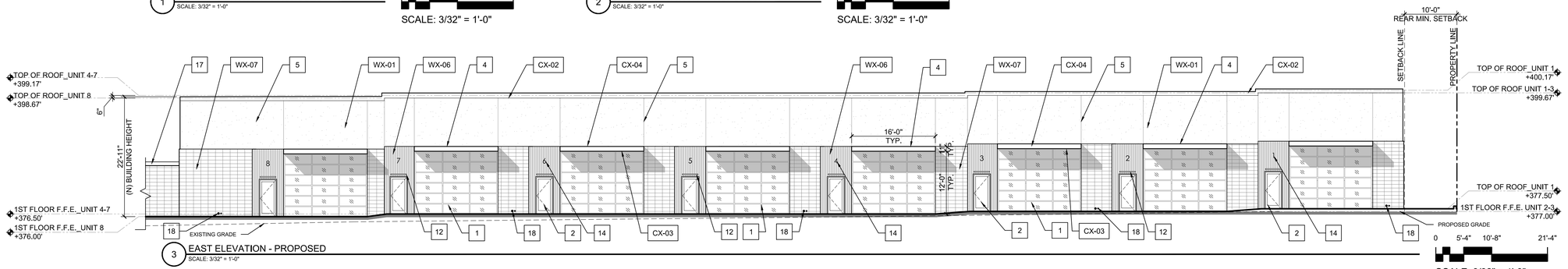


1 SOUTH ELEVATION - PROPOSED
SCALE: 3/32" = 1'-0"



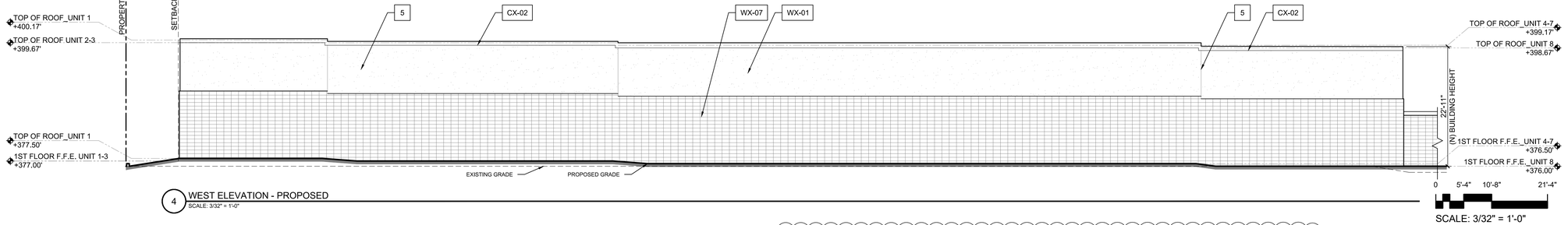
2 NORTH ELEVATION - PROPOSED
SCALE: 3/32" = 1'-0"

0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"



3 EAST ELEVATION - PROPOSED
SCALE: 3/32" = 1'-0"

0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"



4 WEST ELEVATION - PROPOSED
SCALE: 3/32" = 1'-0"

0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"

— EXTERIOR FINISHES —

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WX-02	WALL	7/8" THICK 3-COAT PORTLAND CEMENT FINE SAND STUCCO. RAL 7015- SLATE GRAY	OMEGA	OVER EXISTING WALL
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ELEVATION KEYNOTES

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2. PROPOSED DOOR. SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
3. PROPOSED SLIDING DOOR SYSTEM.SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
4. PROPOSED FLAT ROOF AWNING.
5. STUCCO EXPANSION JOINT: ALUMINUM EXPANSION JOINT WHERE INDICATED.
6. EXISTING WINDOW. SEE WINDOW SCHEDULE FOR ADDITIONAL INFORMATION.
7. PROPOSED WINDOW. SEE WINDOW SCHEDULE FOR ADDITIONAL INFORMATION.
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PROJECT NO: 2527
CAD DWG FILE: A207 - EXTERIOR ELEVATIONS -PROPOSED (BLDG4).DWG
DRAWN BY: S.V., J.A., M.F., M.D.
CHK'D BY: A.S.

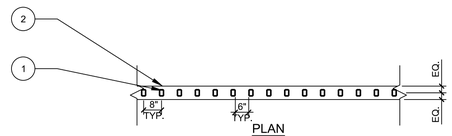
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SHEET TITLE
EXTERIOR ELEV. - PROPOSED- BUILDING 4

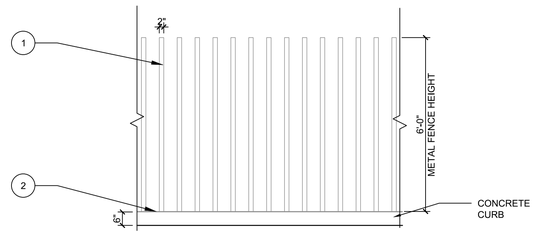
A207

SHEET 12 OF 25

STEEL SITE FENCE
1. 3"X2"X0.25" POWDER COATED GALVANIZED STEEL.
2. 0.25" STEEL PLATE ATTACHED TO CONCRETE CURB



PLAN



ELEVATION

NOTE :-
A. REFER TO SITE PLAN FOR LOCATION AND CONFIGURATION.
B. COLOR SHALL BE BLACK.

1 / A501 75% OPEN SITE FENCE ELEVATION DETAIL
SCALE: 3/8" = 1'-0"

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05	09.17.26	5th TM Submittal

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PROJECT NO: 2527
CAD DWG FILE: A501 TM DETAILS.DWG
DRAWN BY: S.V., J.A., M.F., M.D.
CHK'D BY: A.S.

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SHEET TITLE

DETAILS

A501

SHEET 13 OF 25

PLANT PALETTE

ABBR	SIZE	SPC	QTY	SCIENTIFIC NAME	COMMON NAME	WUCOLS
TREES						
LOP. CON.	24" BOX	-	14	LOPHOSTEMON CONFERTUS	BRISBANE BOX	M
MAG. L.G.	24" BOX	-	16	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	DWARF SOUTHERN MAGNOLIA	M
MET. EXC.	24" BOX	-	10	METROSIDEROS EXCELSA	NEW ZEALAND CHRISTMAS TREE	M
SHRUBS						
ANI. K.R.	5 GAL.	-	8	ANIGOZANTHOS 'KANGA RED'	KANGA RED KANGAROO PAW	L
CAL. L.J.	5 GAL.	-	92	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLE BRUSH	L
FUR. F.M.	15 GAL.	-	11	FURCRAEA FOETIDA 'MEDIOPICTA'	FURCRAEA	L
LOM. P.B.	5 GAL.	48" O.C.	276	LOMANDRA 'PLANTINUM BEAUTY'	PLATINUM BEAUTY DWARF MAT RUSH	L
RHA. U.M.	5 GAL.	-	44	RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDO HAWTHORN	L
XYL. CON.	5 GAL.	-	57	XYLOSMA CONGESTUM 'COMPACTA'	COMPACT SHINY XYLOSMA	L
GROUNDCOVERS						
CAR. G.C.	1 GAL.	36" O.C.	324	CARISSA MACROCARPA 'GREEN CARPET'	GREEN CARPET NATAL PLUM	L
BIORETENTION SHRUBS						
JUN. PAT.	1 GAL.	24" O.C.	73	JUNCUS PATENS 'ELK BLUE'	BLUE ELK CALIFORNIA RUSH	M

CLIMATE ACTION PLAN CONSISTENCY REGULATIONS

CAP CONSISTENCY REGULATIONS: SDMC 143.1415(a)
TWO CANOPY FORM TREES SHALL BE PROVIDED ON THE PREMISES FOR EVERY 5,000 SQUARE FEET OF LOT AREA, WITH MINIMUM OF ONE TREE PER PREMISES

TOTAL LOT AREA = 90,436.72 S.F.

REQUIRED TREES ON THE PREMISES = 36

PROVIDED TREES ON THE PREMISES = 35 (N) TREES
2 (E) TREES
37 TOTAL TREES ON THE PREMISES

*ALL TREES SHOWN ON THE PREMISES ARE CAP REQUIRED TREES

SHADING LEGEND: MERCURY POINT

THROUGHWAY ZONE AREA SHADED BY TREE OR CANOPIES

SHADING SUMMARY

TOTAL AREA OF THE THROUGHWAY ZONE:	1,377.61 S.F.
TOTAL AREA SHADED PROVIDED BY TREE CANOPIES OVER THE THROUGHWAY ZONE :	749.41 S.F.
50% SHADING REQUIRED:	688.81 S.F.
SHADING PROVIDED TO THE THROUGHWAY ZONE:	54.40%

SHADING LEGEND: MERCURY CT.

THROUGHWAY ZONE AREA SHADED BY TREE OR CANOPIES

SHADING SUMMARY

TOTAL AREA OF THE THROUGHWAY ZONE:	1,439.74 S.F.
TOTAL AREA SHADED PROVIDED BY TREE CANOPIES OVER THE THROUGHWAY ZONE :	868.49 S.F.
50% SHADING REQUIRED:	719.87 S.F.
SHADING PROVIDED TO THE THROUGHWAY ZONE:	60.32%

STREET TREE & PUBLIC R.O.W. REQUIREMENTS

MERCURY POINT

STREET FRONTAGE= 268.56 LF
CURB CUTS= 52.00 LF
216.56 LF

TREES REQUIRED = 216.56/ 30 = 7.21 STREET TREES

TREES PROVIDED = 8 TOTAL
- 2 EXISTING TREES
- 5 (36" BOX) PROPOSED LOPHOSTEMON CONFERTUS
- 1 (36" BOX) PROPOSED METROSIDEROS EXCELSA

STREET TREE & PUBLIC R.O.W. REQUIREMENTS

MERCURY CT.

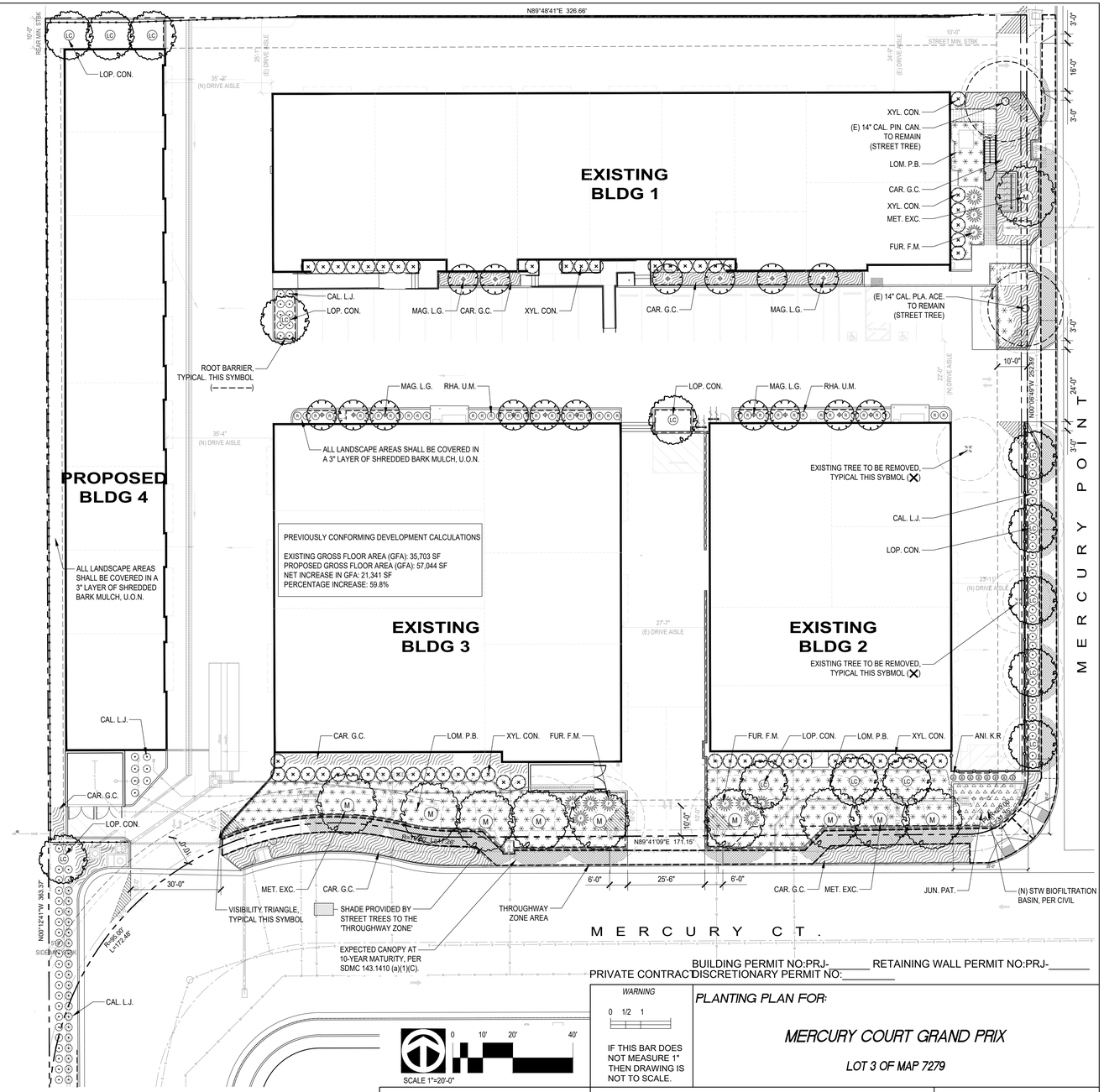
STREET FRONTAGE= 376.56 LF
CURB CUTS= 67.75 LF
308.81 LF

TREES REQUIRED = 308.81 / 30 = 10.29 STREET TREES

TREES PROVIDED = 9 TOTAL

- 9 (36" BOX) PROPOSED METROSIDEROS EXCELSA

DUE TO UTILITY CONFLICTS, ONLY NINE TREES WERE POSSIBLE AT MERCURY COURT, ACHIEVING 68.88% SHADING.



BUILDING PERMIT NO:PRJ-_____ RETAINING WALL PERMIT NO:PRJ-_____
PRIVATE CONTRACT DISCRETIONARY PERMIT NO:_____

WARNING
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

PLANTING PLAN FOR:

MERCURY COURT GRAND PRIX

LOT 3 OF MAP 7279

The City of SAN DIEGO

FOR CITY APPROVAL

DEVELOPMENT SERVICES DEPARTMENT

SHEET13OF 17 SHEETS

PMT-3417721
PMT NUMBER

PRJ-1156562
PRJ NUMBER

1884-6283
NAD83 COORDINATES

244-1723
LAMBERT COORDINATES

APPROVED:
FOR CITY ENGINEER _____ DATE

DESCRIPTION	BY	APPROVED	DATE
ORIGINAL	SLA		
AS BUILTS			

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

DRAWING NO.
XXXXXX- -D
L1.0

IRRIGATION NOTE
ALL SHRUB BEDS TO BE IRRIGATED WITH NEW LOW VOLUME SUB SURFACE DRIP IRRIGATION CONNECTED TO DRIP ZONE VALVES WITH FILTER. TREES WILL HAVE A SUPLEMENTAL ROOT WATERING SYSTEM. A NEW IRRIGATION CONTROLLER AND RAIN SENSOR WILL BE PROVIDED.

ALL LANDSCAPE AREAS SHALL BE COVERED IN LANDSCAPE FABRIC AND A 3" LAYER OF SHREDDED BARK MULCH, U.O.N.

ROOT BARRIER (– – – – – – – – – – – –)
INSTALL 24" HIGH DENSITY POLYETHYLENE ROOTBARRIER WITH INTERLOCKING STRIPS AT JUNCTIONS IN ALL TREES CLOSER THAN 6' TO ANY PAVING OR WITHIN 10' FROM PUBLIC RIGHT-OF-WAY SIDEWALK, CURB OR STREET. ROOTBARRIERS WILL NOT BE WRAPPED AROUND ROOT BALL.

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

IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403(C) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.

TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.

IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.

sotelo LANDSCAPE ARCHITECTS
2643 fourth avenue ph. 619.544.1977
San Diego, CA 92103 www.asotelo.com

ANGELINA D. SOTELO, LLA #5254 09.17.26 DATE

LICENSED LANDSCAPE ARCHITECT ANGELINA SOTELO #5254 STATE OF CALIFORNIA
Signature
12.31.27
Renewal Date
09.17.26
Date

LEGEND

- LANDSCAPE AREA IN STREET YARD
- LANDSCAPE AREA - VUA
- VUA AREA
- STREET YARD

PREVIOUSLY CONFORMING DEVELOPMENT CALCULATIONS

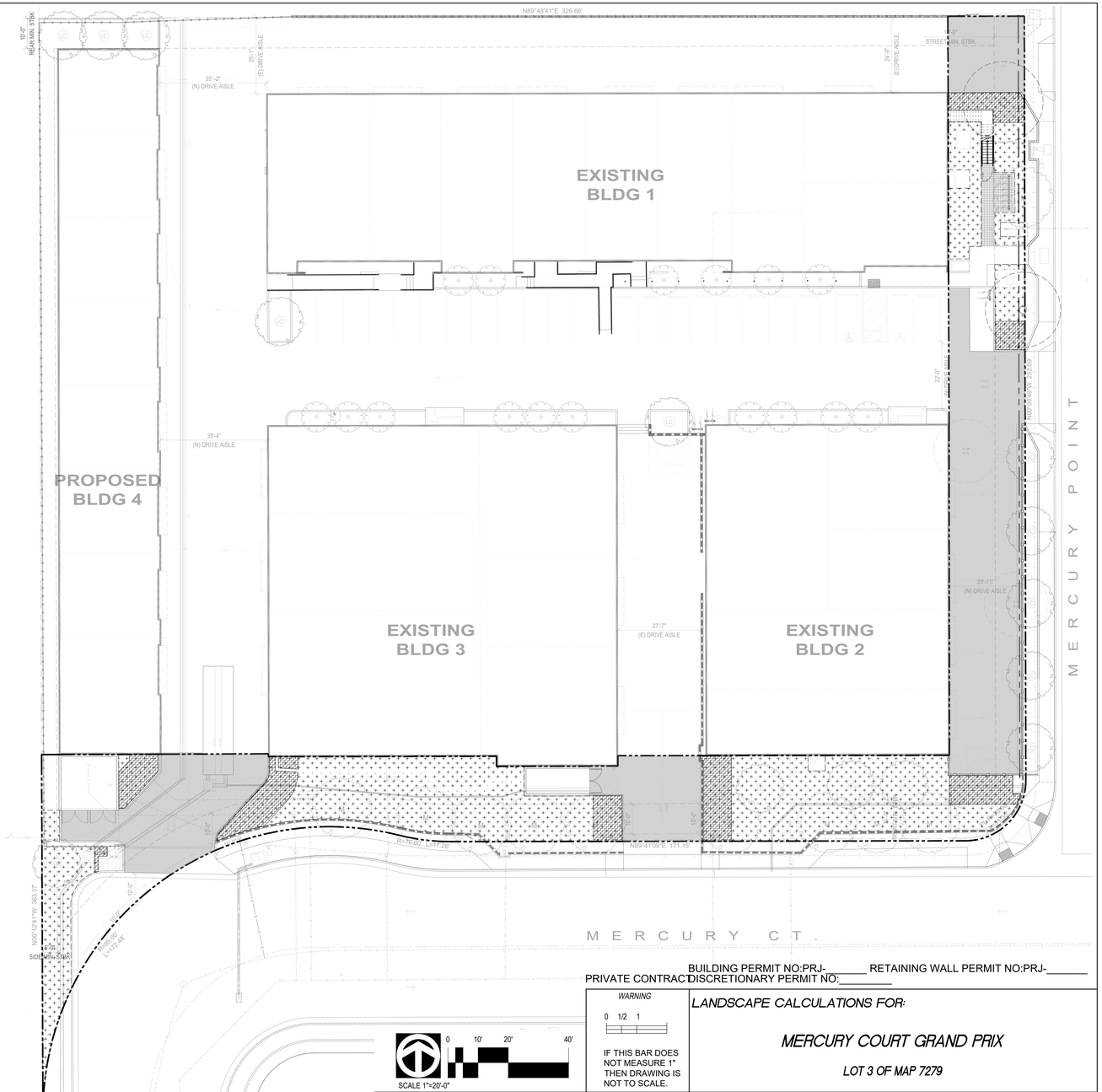
EXISTING GROSS FLOOR AREA (GFA): 35,703 SF
PROPOSED GROSS FLOOR AREA (GFA): 57,044 SF
NET INCREASE IN GFA: 21,341 SF
PERCENTAGE INCREASE: 59.8%

STREET YARD [§142.0404 - §142.0405]

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area (a) 16,630.25 sq. ft. x 25% = (b) 4,157.56 sq. ft.	(c) 7,054.30 sq. ft.	(c-b) 2,896.74 sq. ft.
Plant Points Required	**Plant Points Provided**	**Excess Points Provided**
Total Area (a) 16,630.25 sq. ft. x 0.05* = (d) 832 points	(e) 2,535 points	(d-e) 1,703 points
*Increase point rate to 0.10 when loading docks are located along more than 25% of the street wall length. [§142.0405(d)(2)]	**Plant Points Achieved with Trees (50%)**	
(2) EX. 14 CAL. TREE X 350 = 700 POINTS (14) 36" BOX TREE X 50 = 700 POINTS (412) 5 GAL. SHRUBS X 2 = 824 POINTS (11) 15 GAL. SHRUBS X 10 = 110 POINTS (201) 1 GAL. SHRUBS X 1 = 201 POINTS	1,400 points	

VEHICULAR USE AREA (≥6,000 SF) [§142.0406 - §142.0407]

Planting Area Required		Planting Area Provided	Excess Area Provided
VUA inside Street Yard	6,515.05 sq. ft. x 0.05 = 325.75 sq. ft.	1,354.86 sq. ft.	1,029.11 sq. ft.
Plant Points Required		**Plant Points Provided**	**Excess Points Provided**
VUA inside Street Yard	6,515.05 sq. ft. x 0.05 = 326 points	727 points	401 points
(1) EX. 14 CAL. TREE X 350 = 350 POINTS (72) 5 GAL. SHRUBS X 2 = 144 POINTS (3) 36" BOX TREE X 50 = 150 POINTS (63) 1 GAL. SHRUBS X 1 = 63 POINTS (2) 15 GAL. SHRUBS X 10 = 20 POINTS		**Plant Points Achieved with Trees (50%)**	
		500 points	



SCALE 1"=20'-0"

BUILDING PERMIT NO:PRJ-_____ RETAINING WALL PERMIT NO:PRJ-_____
PRIVATE CONTRACT DISCRETIONARY PERMIT NO:_____

WARNING
0 1/2 1
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LANDSCAPE CALCULATIONS FOR:

MERCURY COURT GRAND PRIX

LOT 3 OF MAP 7279

The City of SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

SHEET14OF 17 SHEETS

PMT-3417721
PMT NUMBER

FOR CITY APPROVAL

APPROVED: _____ FOR CITY ENGINEER _____ DATE

PRJ-1156562
PRJ NUMBER

DESCRIPTION	BY	APPROVED	DATE
ORIGINAL	SLA		
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1884-6283
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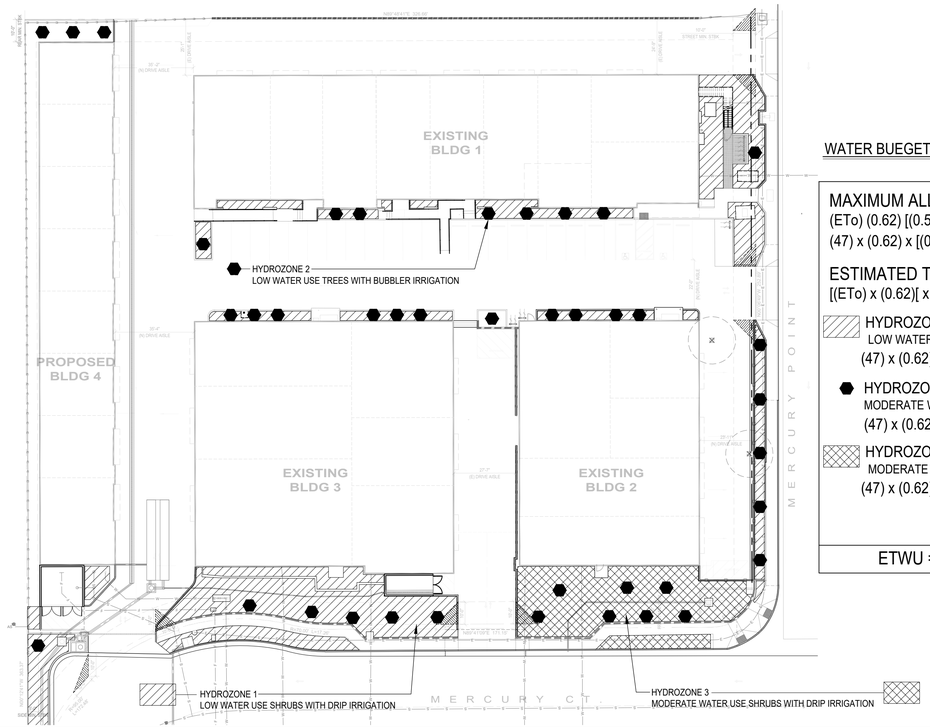
CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

DRAWING NO.
XXXXXX- -D
L1.1

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ANGELINA D. SOTELO, LLA #5254 — 09.17.26 DATE

LICENSED LANDSCAPE ARCHITECT
ANGELINA SOTELO #5254
Signature
12.31.27
Renewal Date
09.17.26
Date
STATE OF CALIFORNIA



HYDROZONE DIAGRAM

SCALE 1/32"=1'-0"

F

WATER BUEGET CALCULATIONS

MAXIMUM ALLOWABLE WATER ALLOWANCE (MAWA):
(ETo) (0.62) [(0.55) (LA) + (0.45 x SLA)]
(47) x (0.62) x [(0.55 x 11,937.56)+(0.45 x 0)] 191,323.27

ESTIMATED TOTAL WATER USE (ETWU):
[(ETo) x (0.62)[x [(PF / IE x HA) + SLA]

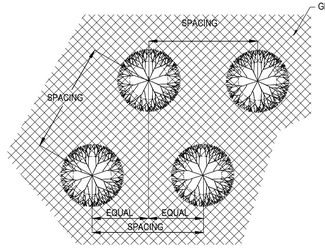
HYDROZONE 1
LOW WATER USE SHRUBS WITH DRIP IRRIGATION
(47) x (0.62) x [(0.2/0.81 x 8,097.43)+ 0] = 58,261.51

HYDROZONE 2
MODERATE WATER USE TREES WITH BUBBLER IRRIGATION
(47) x (0.62) x [(0.5/0.75 x 1,200) + 0] = 23,312.00

HYDROZONE 3
MODERATE WATER USE SHRUBS WITH DRIP IRRIGATION
(47) x (0.62) x [(0.5/0.81 x 2,640.16)+ 0] = 47,490.28

129,063.78

ETWU = 129,063.78 < MAWA = 191,323.27



SPACING(S) BETWEEN CENTERS OF PLANTS EQUAL IN ALL DIRECTIONS. SEE LEGEND FOR CLEARANCE BETWEEN PLANTS AND ADJACENT FLATWORK OR PAVING.

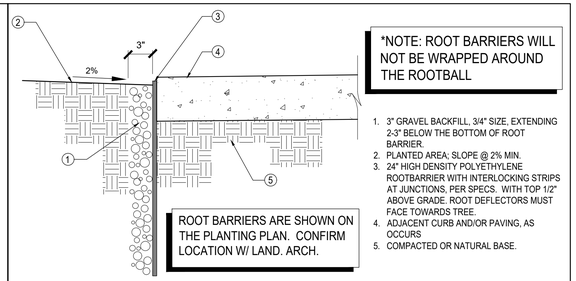
NOTE

PLANT GROUND COVERS TO WITHIN 12" OF SHRUB PLANTING PITS, AND/OR TO THE EDGE OF DRIFTS OF PLANTS.

TRIANGULAR SPACING GROUNDCOVERS & SHRUBS

NOT TO SCALE

C



*NOTE: ROOT BARRIERS WILL NOT BE WRAPPED AROUND THE ROOTBALL

1. 3" GRAVEL BACKFILL, 3/4" SIZE, EXTENDING 2-3" BELOW THE BOTTOM OF ROOT BARRIER.
2. PLANTED AREA; SLOPE @ 2% MIN.
3. 24" HIGH DENSITY POLYETHYLENE ROOTBARRIER WITH INTERLOCKING STRIPS AT JUNCTIONS, PER SPECS. WITH TOP 1/2" ABOVE GRADE. ROOT DEFLECTORS MUST FACE TOWARDS TREE.
4. ADJACENT CURB AND/OR PAVING, AS OCCURS
5. COMPACTED OR NATURAL BASE.

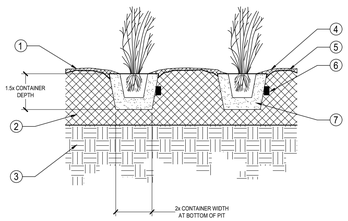
ROOT BARRIERS ARE SHOWN ON THE PLANTING PLAN. CONFIRM LOCATION W/ LAND. ARCH.

ROOT BARRIER

NOT TO SCALE

A

ALL PLANTS INSTALLED FROM FLATS SHALL RECEIVE ONE AGRIFORM 5-GRAM 20-10-5 TABLET EACH, MIXED WITH A HANDFUL OF PREPARED BACKFILL, PER NOTES. ALL 4" POTS SHALL RECEIVE TWO 5-GRAM TABLETS EACH.



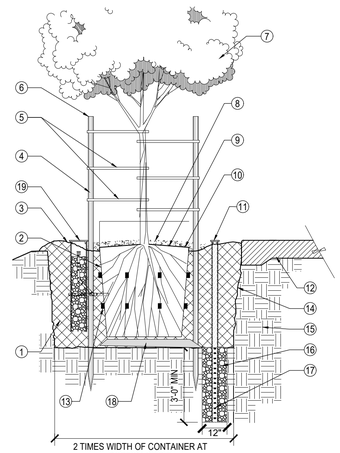
1. BERM FOR WATERING BASIN
2. ROTOTILLED AND AMENDED SOIL ON FLAT AREAS, PER NOTES & SPECS.
3. NATIVE OR UNDISTURBED SOILS
4. 3" COMPOST MULCH
5. FINISH GRADE
6. PLANT TABS, PER NOTES & SPECS. PLACE IN DIRECT CONTACT W/ROOTBALL
7. BACKFILL MIX:
   1/3 NITROLIZED SHAVINGS, 2/3 NATIVE SOILS, PLUS CORRECTIVES, PER PLANTING NOTES.
   APPLY SUPERTHRIVE™ WITHIN 1 HOUR OF PLANTING, PER NOTES

4" POTS (AND SMALLER) AND GROUNDCOVER PLANTING

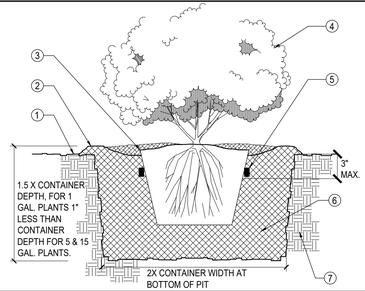
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FOR DESERT TREES AND SHRUBS, PLANTING PITS SHALL BE 2X ROOTBALL AND BACKFILLED WITH NATIVE SOILS.



1. PLANTING PIT 2 TIMES WIDTH & 1" LESS THAN CONTAINER DEPTH. BACKFILL TO BE 1/3 NITROLIZED AMENDMENT, 2/3 EXISTING SOIL, PLUS OTHER CORRECTIVES SHOWN ON PLANTING NOTES.
2. SCORE ROOT BALL W/ SHARP TOOL IN 3 PLACES TO 1" DEPTH ALONG SIDES AND BOTTOM BEFORE PLACING IN THE PLANTING PIT. APPLY SUPERTHRIVE ™, SARVON ™, WITHIN 2 HOURS OF PLANTING PER NOTES.
3. 4" HIGH WATERING BASIN @ EDGE OF PLANTING PIT.
4. LODGEPOLE TREE STAKE. DRIVE 2 FT. MIN. INTO UNDISTURBED SOIL. DO NOT PENETRATE ROOTBALL. KEEP TOP OF STAKE BELOW TOP OF CANOPY.
5. TIE W/ CINCH TIE, ARBORTAPE OR APPROVED EQUAL, TWO TIES MIN. KEEP LOOSE.
6. TOP OF STAKE TO BE 3" MAX. ABOVE TOP TREE TIE & 6" BELOW CANOPY.
7. TREE
8. 1-1/2" BARK MULCH AROUND TREE
9. TOP OF ROOT BALL TO BE 1" ABOVE SURROUNDING GRADE.
10. SLOPE @ 1"/ FT.
11. 4" PVC INSPECTION TUBE WITH 4" VENT CAP. BOTTOM OF TUBE TO BE CONNECTED TO 4" PERFORATED DRAIN PIPE IN SUMP.
12. ADJACENT SIDEWALK
13. 21 GM. PLANT TABS PER SPECS. PLACE IN DIRECT CONTACT W/ ROOT BALL.
14. CONTRACTOR TO SCARIFY EDGE OF PLANTING PIT
15. UNDISTURBED SUBGRADE
16. DRAINAGE GRAVEL SUMP WRAPPED IN FILTER FABRIC
17. 4" PERFORATED DRAIN PIPE COVERED IN FILTER FABRIC
18. COMPACTED SUBGRADE MOUND FOR DRAINAGE. REPLACING MOUND WITH DRAINAGE GRAVEL ACCEPTABLE.
19. 24" DEEP WATERING TUBE 4"Ø PERFORATED PIPE WITH 3"Ø GRATE, LOCATION, UPHILL SIDE.



1. FINISH GRADE.
2. 2" + BERM FOR WATERING BASIN.
3. TOP OF ROOTBALL 1" ABOVE SURROUNDING GRADE.
4. SHRUB, PER PLANS.
5. 21 GM. PLANT TABS, PER SPECS. PLACE IN DIRECT CONTACT W/ ROOTBALL. 1 PER 1-GAL 2 PER 5-GAL
6. BACKFILL MIX: 1/3 NITROLIZED SHAVINGS, 2/3 NATIVE SOILS, PLUS CORRECTIVES PER PLANTING NOTES. APPLY SUPERTHRIVE ™ WITHIN 2 HOURS OF PLANTING PER NOTES.
7. NATIVE OR UNDISTURBED SOILS.

SHRUB PLANTING

NOT TO SCALE

E

TREE PLANTING

NOT TO SCALE

B

PLANTING NOTES

A SOIL TEST SHALL BE MADE BY LANDSCAPE CONTRACTOR PRIOR TO THE BEGINNING OF WORK AND THE RECOMMENDATIONS MUST BE USED FOR INSTALLATION.

AN IRRIGATION AUDIT REPORT MAY BE REQUIRED BY THE CITY PRIOR TO CERTIFICATE OF OCCUPANCY.

IF A CERTIFICATE OF COMPLETION IS REQUIRED BY THE CITY, PLEASE NOTIFY LANDSCAPE ARCHITECT 48 HOURS BEFORE INSPECTION.

THE CONTRACTOR SHALL ENSURE THAT ALL PLANTS RECEIVE SUPERTHRIVE VITAMIN SOLUTION MIXED WITH HORMEX ROOTING POWDER PER MANUFACTURER'S INSTRUCTIONS AT TIME OF INSTALLATION.

1. LANDSCAPE CONTRACTOR SHALL RECEIVE THE SITE WITHIN PLUS OR MINUS .10 FEET OF FINISH GRADE.
2. THE PLANTING PLANS ARE DIAGRAMMATIC. MINOR ADJUSTMENTS IN PLANT LOCATIONS AND TYPE MAY BE MADE AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.
3. CONTRACTOR TO BE ADVISED THAT CERTAIN CULTIVARS OR SPECIES OF PLANTS FOR THIS PROJECT MAY ONLY BE AVAILABLE THROUGH RETAIL SOURCES (IE.: PATENED MONROVIA SELECTIONS). CONTRACTOR IS FURTHER ADVISED THAT ALL PLANT MATERIAL FOR THIS PROJECT SHALL BE "PREMIUM" NURSERY STOCK.
4. ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND REPLACED UPON REQUEST BEFORE OR AFTER THE PLANTING.
5. THE LANDSCAPE CONTRACTOR WILL COORDINATE HIS WORK WITH THE OTHER TRADES AND MAINTAIN DRAINAGE DURING CONSTRUCTION.
6. PLANT QUANTITIES AND AREAS SHOWN ON LEGENDS ARE FOR CONTRACTORS' CONVENIENCE IN ESTIMATING ONLY. CONTRACTOR IS RESPONSIBLE FOR PROVIDING PLANT MATERIALS TO COVER ALL AREAS AS SHOWN ON PLANS.
7. SLOPE ALL PLANTING AREAS AWAY FROM BUILDING AT 2% MINIMUM FOR 5 FEET MINIMUM, WHERE APPLICABLE.
8. LANDSCAPE ARCHITECT SHALL APPROVE FINAL PLACEMENT OF ALL TREES, SHRUBS, AND VINES PRIOR TO PLANTING.
9. TREE AND SHRUB PITS 5 GALLONS AND SMALLER SHALL BE TWO TIMES ROOTBALL DIAMETER WIDE AND 1-1/2 TIMES CONTAINER DEPTH.
10. TREE AND SHRUB PITS 15 GALLONS AND LARGER SHALL BE TWO TIMES ROOTBALL DIAMETER WIDE AND 1" LESS THAN CONTAINER DEPTH.
11. TREE STAKING SHALL BE DONE ONLY IF ESSENTIAL AND REQUIRED BY THE LANDSCAPE ARCHITECT. TREES THAT CANNOT STAND WITHOUT THE NURSERY STAKE SHALL BE REJECTED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE TREE'S STABILITY DURING THE LENGTH OF THE GUARANTEE PERIOD. ALL STAKING AND GUYING MATERIALS SHALL BE REMOVED AT THE END OF THE 1-YEAR TREE GUARANTEE PERIOD.
12. DO NOT DAMAGE PLANT ROOTBALL DURING TRANSPORTATION OR PLANTING.
13. CONTRACTOR SHALL USE THE FOLLOWING AMENDMENT SCHEDULE FOR BIDDING PURPOSES ONLY. A SOIL TEST SHALL BE MADE BY LANDSCAPE ARCHITECT, AND RECOMMENDED AMENDMENTS SHALL BE USED FOR ACTUAL INSTALLATION.
    - 100 LBS. OF GYPSUM PER 1000 SQ. FT.
    - 0 LBS. OF TRI-C (6-2-4 W/ 5% SULFUR) PER 1000 SQ. FT.
    - LBS. OF IRON SULFATE PER 1000 SQ. FT.
    - 25 LBS. OF SOIL SULFUR PER 1000 SQ. FT.
    - 5 CUBIC YARDS OF NITROLIZED ORGANIC AMENDMENT PER 1000 SQ. FT. (SEE NOTE 16)
14. AMENDED SOIL SHALL BE ROTOTILLED TO A DEPTH OF 8".
15. NO IRON SULFATE SHALL COME IN CONTACT WITH ANY MASONRY SURFACE.
16. NITROLIZED ORGANIC AMENDMENT SHALL BE HUMIC COMPOST FROM AGRI-SERVICE, LOAMEX™, OR APPROVED EQUAL.
17. A. PLANTING BACKFILL MIX FOR ALL CONTAINER PLANTS SHALL CONSIST OF 1/3 NITROLIZED ORGANIC AMENDMENT AND 2/3 EXISTING SOIL, PLUS 2-1/2 LBS. OF SOIL SULFUR, 2 LBS. IRON SULFATE PER CU. YD., 4 LBS. GYPSUM, AND 8 LBS. OF TRI-C (6-2-4 W/ 5% SULFUR) PER CUBIC YARD.
    B. ALL PLANTS SHALL BE WATERED THOROUGHLY WITH SUPERTHRIVE™ VITAMIN SOLUTION MIXED WITH HORMEX ROOTING POWDER WITHIN 1 HOUR OF PLANTING.
18. ALL PLANTS 1-GALLON SIZE OR LARGER SHALL RECEIVE AGRIFORM 21-GRAM 20-10-5 FERTILIZER TABLETS AT THE FOLLOWING RATES:
    - ONE PER 1-GALLON;
    - TWO PER 5-GALLON;
    - FIVE PER 15-GALLON;
    - 12 PER 24" BOXED TREES;
    - 18 PER 36" BOXED TREES (SEE L.A. FOR RATES FOR LARGER STOCK).

    PLACE TABLETS AT HALF THE DEPTH OF THE PLANTING PIT AND 1" FROM ROOTBALL (BOXED TREES SHALL BE IN 2 LAYERS GOING UP ALONG SIDES OF THE ROOTBALL).
19. ALL PLANTS INSTALLED FROM FLATS SHALL RECEIVE ONE AGRIFORM 5-GRAM 20-10-5 TABLET EACH, AND ALL 4" POTS SHALL RECEIVE TWO 5-GRAM TABLETS EACH, MIXED WITH A HANDFUL OF PREPARED BACKFILL PER NOTE 17
20. ALL PLANTS PLANTED FROM CONTAINERS SHALL HAVE THEIR ROOTBALLS SCORED WITH A SHARP TOOL TO A DEPTH OF 1" IN THREE LONGITUDINAL INCISIONS AT LOCATIONS SPACED AROUND THE ROOTBALL BEFORE PLACING PLANT IN PLANTING HOLE.
21. ALL TYING MATERIALS AND MARKING TAPES SHALL BE REMOVED AT THE TIME OF PLANTING.
22. STAKES SHALL BE REMOVED FROM VINES AND VINES SHALL BE PROVIDED WITH AN APPROVED MEANS OF SUPPORT.
23. ALL SHRUB PLANTING AREAS SHALL BE COVERED WITH A 3" DEEP LAYER OF SHREDDED FIR BARK, OR APPROVED EQUAL. ALL BARK TO BE NITROLIZED WITH 5% NITROGEN. WHEN GRAVEL OR COBBLE GROUNDCOVER IS USED, A LANDSCAPE FILTER FABRIC MUST BE INSTALLED, WITH AN OVERLAP OD 12" MIN. BETWEEN ROLLS AND FASTENED WITH STAPLES FLUSH TO THE FABRIC TO PREVENT MOVEMENT.
24. ALL TREE AND SPECIMEN SHRUB PITS SHALL BE TESTED FOR DRAINAGE PRIOR TO PLANTING. FILL EACH PIT WITH WATER; IF PERCOLATION IS LESS THAN 100 PERCENT WITHIN TWELVE (12) HOURS, THE CONTRACTOR SHALL DRILL A TWELVE (12) INCH DIAMETER AUGER HOLE TO A DEPTH OF MINIMUM (3) FEET BELOW THE BOTTOM OF THE PIT. THE AUGER HOLE SHALL BE FILLED WITH DRAINAGE GRAVEL AND COVERED WITH FILTER FABRIC, AND THE PIT SHALL BE RETESTED.
    IF DRAINAGE REMAINS UNSATISFACTORY AFTER THESE MEASURES, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO PLANTING. NO TREES FIFTEEN (15) GALLONS OR LARGER SHALL BE PLANTED IN PITS THAT DO NOT DRAIN NATURALLY WITHIN TWELVE (12) HOURS AFTER BEING HALF-FILLED WITH WATER.
    PLANT PITS SHALL BE EXCAVATED WITH VERTICAL SIDES AND FLAT BOTTOMS. IF PIT EXCAVATION RESULT IN GLAZED SURFACES, THE SIDES SHALL BE SCARIFIED PRIOR TO PLANTING. MINIMUM PIT DIMENSIONS SHALL BE AS INDICATED IN THE DETAILS. IF REQUIRED, THE CONTRACTOR MAY BE DIRECTED TO INSTALL A TREE DRAIN SYSTEM.
    CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR PLANT MATERIAL WARRANTY, INCLUDING TREES PLANTED IN AREAS WITH MARGINAL DRAINAGE CONDITIONS.
25. A LANDSCAPE MAINTENANCE PERIOD OF 90 DAYS SHALL BE CONSIDERED PART OF THIS CONTRACT. REFER TO THE PROJECT SPECIFICATIONS FOR DETAILS.

NOTE: CITY SAN DIEGO

27. ALL PLANTING IMPROVEMENTS ARE TO BE INSTALLED AS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE CRITERIA AND STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS AS OF THE APPROVED DATE OF THESE PLANS.

sotelo LANDSCAPE ARCHITECTS
2643 fourth avenue ph. 619.544.1977
San Diego, CA 92103 www.asotelo.com

ANGELINA D. SOTELO, LLA #5254 09.17.26
DATE

LICENSED LANDSCAPE ARCHITECT
ANGELINA SOTELO #5254
Signature
12.31.27
Renewal Date
09.17.26
Date
STATE OF CALIFORNIA

BUILDING PERMIT NO:PRJ-_____ RETAINING WALL PERMIT NO:PRJ-_____
PRIVATE CONTRACT DISCRETIONARY PERMIT NO:_____

WARNING
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IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

PLANTING NOTES AND DETAILS FOR:

MERCURY COURT GRAND PRIX

LOT 3 OF MAP 7279

The City of SAN DIEGO

FOR CITY APPROVAL

DEVELOPMENT SERVICES DEPARTMENT
SHEET15OF 17 SHEETS

APPROVED:
FOR CITY ENGINEER DATE

DESCRIPTION	BY	APPROVED	DATE
ORIGINAL	SLA		
AS BUILTS			

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

PMT-3417721
PMT NUMBER

PRJ-1156562
PRJ NUMBER

1884-6283
NAD83 COORDINATES

244-1723
LAMBERT COORDINATES

DRAWING NO.
XXXXXX- -D

L1.2

IRRIGATION NOTES

1. CONTRACTOR SHALL INSTALL IRRIGATION SYSTEMS THAT ARE COMPLETE AND FUNCTIONING IN EVERY WAY.

2. CONTRACTOR SHALL PRESSURE TEST ALL MAINLINES A MINIMUM OF 4 HOURS AT 1.5x THE DESIGNED PRESSURE.

3. PLANS ARE PRECISE, AND YET DIAGRAMMATIC. PRECISE LOCATION OF HEADS SHALL BE FIELD ADJUSTED TO MEET MINOR VARIATIONS IN PLAN.

4. CONTRACTOR SHALL CHECK AND VERIFY ALL SITE CONDITIONS, UTILITIES, AND SERVICES PRIOR TO TRENCHING.

5. CONTRACTOR SHALL CHECK AND VERIFY WATER PRESSURE OF 75 PSI AT POINT OF CONNECTION (P.O.C.) NEAR SITE ENTRY PRIOR TO BEGINNING OF WORK. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCY.

6. POINT OF CONNECTION (P.O.C.) SHALL BE ALONGSIDE EXISTING BACKFLOW PREVENTER NEAR SITE ENTRY.

7. DIRECT BURIAL CONTROL WIRE SHALL BE 24 VOLT, SINGLE CONDUCTOR SOLID COPPER, PLASTIC INSULATED CABLE RATED FOR DIRECT BURIAL APPLICATIONS, UF, UL APPROVED, 14-GAUGE (MINIMUM) CONTROL WIRE, 12-GAUGE (MINIMUM) FOR COMMON GROUND RETURN WIRE. SIZE OF WIRE FOR RUNS OVER 1000' LONG SHALL BE PER MANUFACTURER'S SPECS.

NEUTRAL WIRES: WHITE (#12 AWG), DO NOT INTERCONNECT NEUTRAL WIRES BETWEEN CONTROLLERS.

PILOT WIRES: (#14 AWG), USE AS MANY AS NECESSARY.

VALVE NO.	VALVE NO.	VALVE NO.
1. YELLOW	7. YELLOW W/ BLACK STRIPE	13. ORANGE W/ RED STRIPE
2. ORANGE	8. ORANGE W/ BLACK STRIPE	14. PURPLE W/ WHITE STRIPE
3. BLUE	9. RED W/ BLACK STRIPE	15. BROWN W/ WHITE STRIPE
4. BLACK	10. WHITE W/ RED STRIPE	16. YELLOW W/ WHITE STRIPE
5. BROWN	11. YELLOW W/ RED STRIPE	17. BLUE W/ WHITE STRIPE
6. PURPLE	12. BLUE W/ RED STRIPE	18. RED W/ WHITE STRIPE

SPARE WIRES: TWO (2) RED (# 14 AWG) FROM FURTHEST VALVE OR MANIFOLD TO EACH CONTROLLER. *COLORS REPEAT FOR VALVES BEYOND 18.

8. CONTRACTOR TO PROVIDE TWO EXTRA CONTROL WIRES AT FURTHEST VALVE BACK TO THE CONTROLLER AND (ALT ITEM) ONE EXTRA WIRE FROM EACH VALVE BANK BACK TO CONTROLLER.

9. IN-LINE WIRE SPLICES SHALL BE MADE ONLY IN PULL BOXES, OR PLASTIC VALVE BOXES, WITH WATERPROOF SEALING PACKETS.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR SLEEVES AND CHASES UNDER PAVING, THROUGH WALLS, ETC., UNLESS OTHERWISE NOTED. SLEEVING SHALL BE MARKED AT EACH END OF FLATWORK OR WALLS BY A PAINT DOT.

11. CONTRACTOR SHALL NOTE LOCATIONS OF TREES ON PLANTING PLAN AND SHALL ROUTE IRRIGATION PIPE AND PLACE HEADS TO PREVENT CONFLICTS WITH TREE PLANTING. GROUP VALVES IN BOXES, PARALLEL TO EACH OTHER, IN PLANTING AREAS. LOCATE PIPE ALONG EDGE OF PLANTING AREAS WHEREVER POSSIBLE.

12. ALL PIPE AND WIRE UNDER VEHICULAR USE AREAS AND PAVING SHALL BE 36" DEEP AND INSTALLED IN PVC SCHEDULE 40 SLEEVES. SLEEVES SHALL BE AT LEAST TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE TO BE ENCLOSED, WITH A MINIMUM OF 2" SIZE.

13. FLUSH ALL PIPES CLEAN PRIOR TO INSTALLING SPRINKLER HEADS.

14. ALL HEADS TO BE 3" MINIMUM FROM BROW DITCH OR WALLS.

15. OBTAIN AN IRRIGATION COVERAGE APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. CONTACT LANDSCAPE ARCHITECT AT LEAST 24 HOURS IN ADVANCE OF DESIRED INSPECTION TIME.

16. PROVIDE ANTI-DRAIN VALVES OF CORRECT LINE SIZE WHERE FIELD CONDITIONS DEMAND, PER PLANS, AND/OR AS REQUIRED.

17. CONTROL WIRES SHALL BE BUNDLED WITH ELECTRICAL TAPE AT 8'-0" INTERVALS AND BURIED BENEATH MAINLINE WHERE POSSIBLE OR AT THE SAME DEPTH AS MAINLINE ALONG EDGES OF PLANTING AREAS.

18. ALL "DRIP" IRRIGATION DEVICES, SHALL HAVE VALVES THAT SERVICE "DRIP" IRRIGATION AND SHALL BE INSTALLED WITH AN APPROVED FILTER, PER PLAN.

19. CONTRACTOR SHALL ADJUST ALL IRRIGATION HEADS TO COMPLETELY COVER PLANTING AREAS WHILE AVOIDING WALKS, BUILDINGS, POSTS, COLUMNS, AND WINDOWS.

20. ALL TRENCHES SHALL BE WETTED AND RECOMPACTED TO 90% MINIMUM UNDER FLATWORK AND 85% IN PLANTING AREAS.

21. SYSTEM CONTROLLER SHALL BE SUPPLIED WITH THE CORRECT BATTERY BACK UP AND CONNECTED TO A RAIN SENSOR SHUTOFF DEVICE AND MOISTURE SENSOR, PER PLAN.

22. CONTRACTOR'S MAINTENANCE PERIOD SHALL NOT BE TERMINATED UNTIL THE FOLLOWING CONDITIONS ARE SATISFIED AND APPROVED BY THE LANDSCAPE ARCHITECT:

A. VALVES SHALL BE WIRED TO CONTROLLER IN SAME NUMERICAL SEQUENCE AS INDICATED ON PLANS.

B. PROVIDE PLASTIC SEALED DIAGRAMMATIC PLAN OF SYSTEM IDENTIFYING STATION NUMBERS AND AREA THEY WATER; MOUNT INSIDE EACH CONTROLLER.

C. CONTRACTOR SHALL MOUNT IRRIGATION SCHEDULING GUIDELINES (PROVIDED BY LANDSCAPE ARCHITECT) IN A PLASTIC SLEEVE IN THE CONTROLLER BOX. CONTRACTOR IS REQUIRED TO USE MULTIPLE STARTS FOR EACH VALVE TO ACHIEVE DEEP WATERING.

D. "AS-BUILT" DRAWINGS SHALL INCLUDE LOCATIONS OF ALL MAINS, VALVES, SOURCE OF ELECTRICAL POWER FOR CONTROLLER CLOCK, CONTROL WIRE SLEEVES, AND BELOW GRADE HEADS, IF DIFFERENT THAN PLANS. LOCATE BY DIMENSIONING FROM TWO FIXED POINTS (CONTRACTOR MAY USE A BLUEPRINT OF THE SPRINKLER PLAN AND EDIT IN PERMANENT RED INK FOR THE AS-BUILT DRAWING.)

23. PROVIDE THE FOLLOWING TOOLS AND MATERIALS AS PART OF THIS CONTRACT:

A. ALL EQUIPMENT OPERATION MANUALS AND GUARANTEES.
B. 1 PLASTIC SEALED DIAGRAM OF SYSTEM AREAS. GET REDUCED PRINT FROM LANDSCAPE ARCHITECT.
C. 1 AS-BUILT DRAWINGS.
D. 2 SETS OF AUTOMATIC CONTROLLER KEYS FOR EACH CONTROLLER.
E. 1 QUICK COUPLER VALVE KEYS AND 1 HOSE SWIVEL AND BIBB ASSEMBLIES.
F. 1 WRENCH FOR DISASSEMBLING EACH TYPE OF SPRINKLER HEAD SUPPLIED.
G. 1 SCREWDRIVER FOR ADJUSTING EACH TYPE OF SPRINKLER HEAD SUPPLIED.

24. ALL IRRIGATION IMPROVEMENTS ARE TO BE INSTALLED AS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE CRITERIA AND STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY/COUNTY LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS AS OF THE APPROVED DATE OF THESE PLANS.

AN IRRIGATION AUDIT REPORT MAY BE REQUIRED PRIOR TO OCCUPANCY

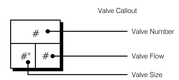
PRIOR TO RELEASE OF SECURITY, THE APPLICANT SHALL SUBMIT A LANDSCAPE IRRIGATION AUDIT THAT VERIFIES WATER USE IS WITHIN THE PARAMETERS OF WHAT WAS APPROVED ON THE PROJECT. THE AUDIT SHALL BE CONDUCTED BY A THIRD PARTY CERTIFIED LANDSCAPE IRRIGATION AUDITOR. LANDSCAPE AUDITS SHALL NOT BE CONDUCTED BY THE PERSON(S) WHO DESIGNED THE LANDSCAPE OR INSTALLED THE LANDSCAPE

IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	GPM	DETAIL
	HUNTER RZWS-18-CV 50 18IN. LONG RZWS WITH INSTALLED .50 GPM BUBBLER OPTIONS, CHECK VALVE, 1/2IN. SWING JOINT FOR CONNECTION TO 1/2IN. PIPE. TWO BUBBLERS PER TREE.	15	0.5	DETAIL M, SHEET L2.1

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	HUNTER ICZ-101-40 DRIP CONTROL ZONE KIT. 1IN. ICV GLOBE VALVE WITH 1IN. HY100 FILTER SYSTEM. PRESSURE REGULATION: 40PSI. FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN.	DETAIL D, SHEET L2.1
	PIPE TRANSITION POINT ABOVE GRADE PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER TO ABOVE GRADE INSTALLATION.	DETAIL K, SHEET L2.1
(F)	HUNTER PLD-BV MANUAL FLUSH/SHUT OFF VALVE, BARBED INSERT. TYPICALLY INSTALLED IN 10IN. BOX, WITH ADEQUATE BLANK TUBING TO EXTEND VALVE OUT OF VALVE BOX. USE WITH HDL OR OTHER 3/4IN. DRIPLINE.	DETAIL G, SHEET L2.1
	AREA TO RECEIVE DRIPLINE HUNTER HDL-06-18-CV HDL-06-18-CV: HUNTER DRIPLINE W/ 0.6 GPH EMITTERS AT 18" O.C. CHECK VALVE, DARK BROWN TUBING WITH GRAY STRIPING. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS.	DETAIL K, SHEET L2.1

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	HUNTER ICV-G PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET.	DETAIL F, SHEET L2.1
	HUNTER HQ-44RC QUICK COUPLER VALVE, YELLOW RUBBER COVER, RED BRASS AND STAINLESS STEEL, WITH 1IN. NPT INLET, 2-PIECE BODY.	DETAIL J, SHEET L2.1
	TRUE UNION BALL VALVE THREADED PLASTIC BALL VALVE. QUARTER-TURN SHUTOFF. 125 PSI RATING. SAME SIZE AS MAINLINE.	DETAIL H, SHEET L2.1
MV	HUNTER IBV 1" BRASS ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET.	DETAIL B, SHEET L2.1
BF	EXISTING BACKFLOW PREVENTER TO REMAIN 1" REDUCED PRESSURE BACKFLOW PREVENTER	
C	HUNTER 12CF-800-PL W/ ICM-400 MODULE EXPANSION ICC2 CONTROLLER WITH FLOW MONITORING, 8 STATION BASE MODEL, PLASTIC WALL-MOUNT CABINET, WITH ADDITIONAL 4-STATION OUTPUT MODULE. COMMERCIAL USE.	DETAIL L, SHEET L2.1
FS	HUNTER HFS-100 FLOW SENSOR FOR USE WITH ACC CONTROLLER, 1IN. SCHEDULE 40 SENSOR BODY, 24 VAC, 2 AMP.	DETAIL C, SHEET L2.1
S	HUNTER SOLAR-SYNC SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE. INCLUDES 10 YEAR LITHIUM BATTERY AND RUBBER MODULE COVER, AND GUTTER MOUNT BRACKET. WIRED.	DETAIL I, SHEET L2.1
M	WATER METER 1" EXISTING WATER METER	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	DETAIL E, SHEET L2.1
	IRRIGATION MAINLINE: PVC SCHEDULE 40	DETAIL E, SHEET L2.1
	PIPE SLEEVE: PVC SCHEDULE 40	DETAIL E, SHEET L2.1

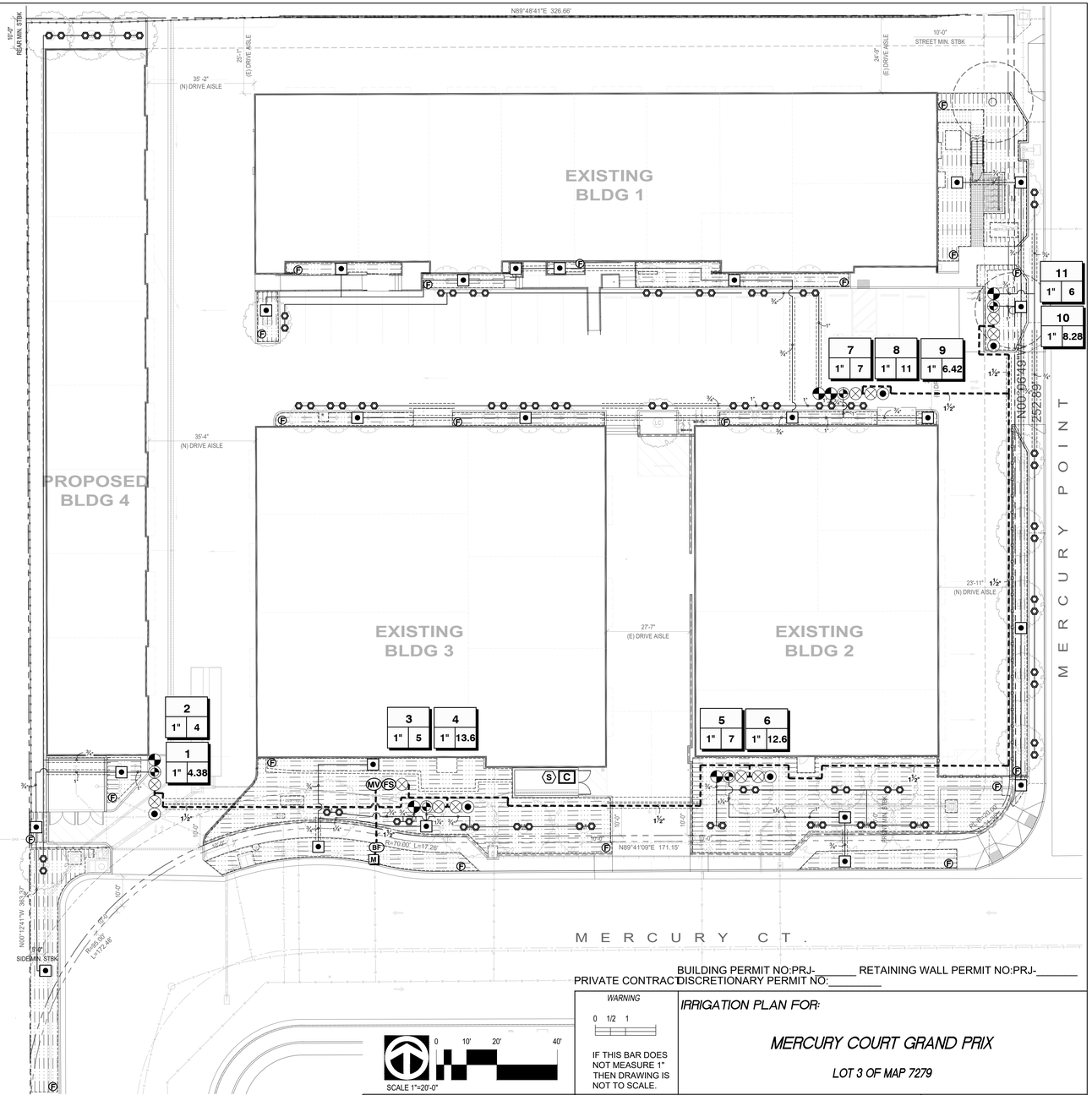


PRESSURE LOSS CALCULATIONS

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P.O.C. NUMBER: 01
Water Source Information: Existing Water Meter

FLOW AVAILABLE		Design Pressure:	15 PSI
Water Meter Size:	1"	Friction Loss:	2.51 PSI
Flow Available	18.2 GPM	Fittings Loss:	0.25 PSI
		Elevation Loss:	0 PSI
PRESSURE AVAILABLE		Loss through Valve:	11.5 PSI
Static Pressure at POC:	80 PSI	Pressure Req. at Critical Station:	29.3 PSI
Elevation Change:	5.00 ft	Loss for Fittings:	0.13 PSI
Service Line Size:	1"	Loss for Main Line:	1.27 PSI
Length of Service Line:	20 ft	Loss for POC to Valve Elevation:	0 PSI
Pressure Available:	76 PSI	Loss for Backflow:	11.0 PSI
		Loss for Master Valve:	3 PSI
DESIGN ANALYSIS		Loss for Water Meter:	1.73 PSI
Maximum Station Flow:	17.64 GPM	Critical Station Pressure at POC:	46.4 PSI
Flow Available at POC:	18.2 GPM	Pressure Available:	76 PSI
Residual Flow Available:	0.56 GPM	Residual Pressure Available:	29.6 PSI



NOTE: ALL NEW AND EXISTING LATERAL LINE SIZE TO BE 3/4" PIPE, UNLESS OTHERWISE NOTED

NOTE: PLAN IS DIAGRAMMATIC. LOCATE MAIN, LATERAL LINE AND VALVES INSIDE PLANTED AREA. SLEEVE ALL IRRIGATION PIPE AND WIRING WHICH RUNS UNDER ANY PAVEMENT, TYPICAL.

NOTE: NOTIFY LANDSCAPE ARCHITECT IF PSI AT POC IS LESS THAN 80 PSI.

sotelo LANDSCAPE ARCHITECTS
2643 fourth avenue ph. 619.544.1977
San Diego, CA 92103 www.asotelo.com

ANGELINA D. SOTELO, LLA #5254 — 09.17.26 DATE

LICENSED LANDSCAPE ARCHITECT — ANGELINA SOTELO #5254 — Signature 12.31.27 Renewal Date — 09.17.26 Date — STATE OF CALIFORNIA

BUILDING PERMIT NO:PRJ-_____ RETAINING WALL PERMIT NO:PRJ-_____
PRIVATE CONTRACT DISCRETIONARY PERMIT NO:_____

WARNING
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IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

IRRIGATION PLAN FOR:

MERCURY COURT GRAND PRIX

LOT 3 OF MAP 7279

The City of SAN DIEGO
FOR CITY APPROVAL

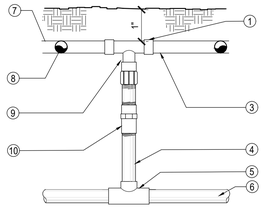
DEVELOPMENT SERVICES DEPARTMENT
SHEET16OF 17 SHEETS

APPROVED: _____ FOR CITY ENGINEER _____ DATE

DESCRIPTION	BY	APPROVED	DATE
ORIGINAL	SLA		
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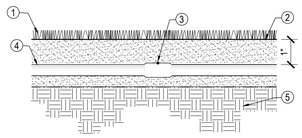
CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

PMT-3417721 PMT NUMBER
PRJ-1156562 PRJ NUMBER
1884-6283 NAD83 COORDINATES
244-1723 LAMBERT COORDINATES
DRAWING NO. XXXXXX- -D
L2.0



1. EASY FIT COMPRESSION FITTINGS TEE (MOD.# MDCFTEE)
2. NOTE: CONTRACTOR TO USE TECHLINE FITTINGS BY NETAFIM ON ALL DRIP SYSTEMS, AS NECESSARY, U.O.N., TYPICAL.
3. NOTE: DRIPLINE TO BE 1" BELOW GRADE
4. PVC SCH 80 RISER
5. PVC TEE
6. LATERAL LINE PER NOTES AND SPECS.
7. DRIPLINE TUBING MOD.#TLCV-BLANK POLYLINE SUPPLY HEADER.
8. DRIPLINE TUBING MOD. PER LEGEND @ 12" O.C.
9. EASY FIT COMPRESSION FITTINGS. ADAPTER (MOD.#MDCF75PFT)
10. EXCESS FLOW VALVE IN LINE ADJACENT SIDEWALK AND P.O.C. TO LATERAL LINE

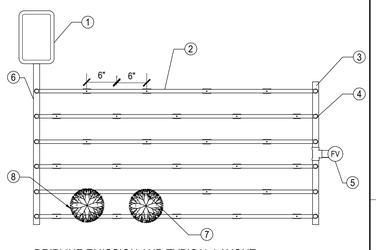
P.O.C. TO LATERAL LINE



SECTION

NOTE: AIR RELIEF VALVE NOT REQUIRED PER MFGR.

1. TOP SOIL
2. FINISH GRADE
3. DRIP EMITTER
4. SUBGRADE DRIPLINE IRRIGATION @ 12" O.C., DRIPPER SHALL BE STAGGERED
5. FORMATIONAL SOILS, UNDISTURBED EARTH OR SUBGRADE, COMPACTED TO 90%+ RELATIVE DENSITY.



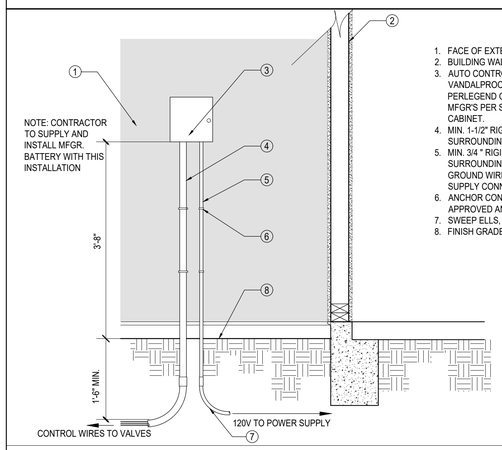
DRIPLINE EMISSION AND TYPICAL LAYOUT

1. DRIP REMOTE CONTROL VALVE
2. DRIPLINE
3. POLYLINE EXHAUST HEADER.
4. TECHLINE START CONNECTION
5. FLUSH VALVE INSTALL AT LOWEST END OF EACH IRRIGATION SYSTEM
6. HARD PVC SUPPLY HEADER.
7. DRIPLINE EMITTER SHALL BE LOCATED ON THE HIGH SIDE OF PLANTING PIT.
8. SMALL SHRUBS AND GROUNDCOVERS TYPICAL PER PLANTING PLAN.

DRIPLINE

NOT TO SCALE

K



NOTE: CONTRACTOR TO SUPPLY AND INSTALL MFGR. BATTERY WITH THIS INSTALLATION

3'-8"

1'-6" MIN.

CONTROL WIRES TO VALVES

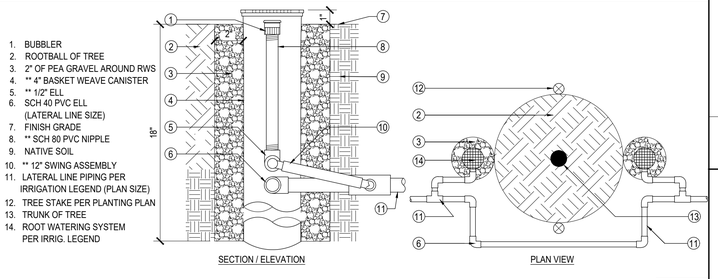
120V TO POWER SUPPLY

1. FACE OF EXTERIOR WALL
2. BUILDING WALL
3. AUTO CONTROLLER PER PLANS AND SPECS, IN A LOCKABLE VANDALPROOF, STAINLESS STEEL ENCLOSURE, PERLEGEND OR APPROVED EQUAL, WALL MOUNT PER MFGR'S PER SPECS. MAKE ALL CONNECTIONS INSIDE CABINET.
4. MIN. 1-1/2" RIGID CONDUIT, PAINTED TO MATCH SURROUNDINGS.
5. MIN. 3/4 " RIGID CONDUIT, PAINTED TO MATCH SURROUNDINGS, FOR 120V POWER SUPPLY. PROVIDE GROUND WIRE FOR CONTROLLER. COORDINATE POWER SUPPLY CONNECTION W/ OWNER.
6. ANCHOR CONDUIT TO WALL W/ GALV. PIPE CLAMPS AND APPROVED ANCHORS.
7. SWEEP ELLS, TYP.
8. FINISH GRADE.

AUTOMATIC CONTROLLER

NOT TO SCALE

L



1. BUBBLER
2. ROOTBALL OF TREE
3. 2" OF PEA GRAVEL AROUND RWS
4. ** 4" BASKET WEAVE CANISTER
5. ** 1/2" ELL
6. SCH 40 PVC ELL (LATERAL LINE SIZE)
7. FINISH GRADE
8. ** SCH 80 PVC NIPPLE
9. NATIVE SOIL
10. ** 12" SWING ASSEMBLY
11. LATERAL LINE PIPING PER IRRIGATION LEGEND (PLAN SIZE)
12. TREE STAKE PER PLANTING PLAN
13. TRUNK OF TREE
14. ROOT WATERING SYSTEM PER IRRIG. LEGEND

SECTION / ELEVATION

PLAN VIEW

SUPPLEMENTAL TREE ROOT WATERING SYSTEM

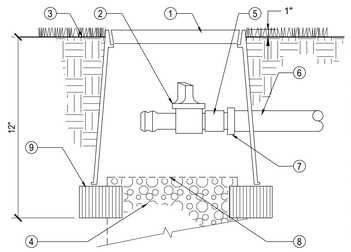
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sotelo LANDSCAPE ARCHITECTS
2643 fourth avenue ph. 619.544.1977
San Diego, CA 92103 www.sotelo.com

ANGELINA D. SOTELO, LLA #5254 — 09.17.26 DATE

LICENSED LANDSCAPE ARCHITECT — ANGELINA SOTELO #5254 — Signature — 12.31.27 Renewal Date — 09.17.26 Date — STATE OF CALIFORNIA



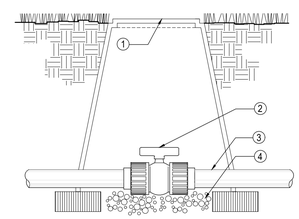
LOCATE ON LOW END OF EACH DRIP STATION

1. 10" VALVE BOX & LID W/U.V. INHIBITORS. MODEL #212BCB BY NDS
2. LINE FLUSHING VALVE, MOD. #TLSOV BY NETAFIM
3. FINISH GRADE
4. 3/4" GRAVEL SUMP (1 CUBIC FOOT)
5. INSERT FEMALE ADAPTER (SIZE AS REQ'D) W/ REDUCING BUSHING MPT X 1/2" FPT
6. POLYETHYLENE LATERAL (OR EXHAUST HEADER)
7. POLYETHYLENE TUBING WITH STAINLESS STEEL CLAMP
8. DOUBLE MIRAFI HP570 GEOTEXTILE (PERMEABLE)
9. UNMORTARED BRICKSUPPORTS (TWO)

DRIPLINE FLUSHING VALVE

NOT TO SCALE

G



1. 7" DIA. VALVE BOX
2. BALL VALVE
3. PVC MAINLINE
4. 3/4" DIA. GRAVEL SUMP. 6" X 6"

BALL VALVE

NOT TO SCALE

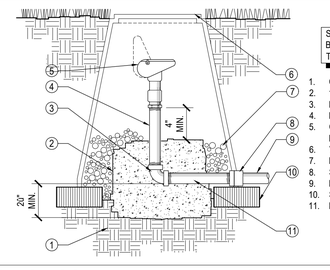
H

1. BUILDING EAVE
2. RAIN/SOLAR SENSOR, MOUNT AT BUILDING EAVE PER MFGRS. SPECS. MUST BE EXPOSED TO UNOBSTRUCTED THE SUN, RAINFALL AND CLEAR OF IRRIGATION SPRAY.

RAIN / SOLAR SENSOR

NOT TO SCALE

I



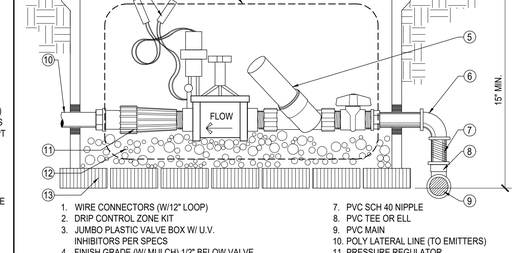
SUPPLY 1 KEY/HOSE BIBB ASSEMBLY W/ THIS JOB.

1. COMPACTED OR NATIVE SOIL
2. 1 CU. FT. MIN. CONC. THRUST BLOCK
3. RED BRASS 90° ELBOW
4. BRASS RISER
5. QUICK COUPLER WITH LOOSE KEY & LOCKING COVER
6. VALVE BOX ENCLOSURE
7. PEA GRAVEL SUMP
8. SCH. 40 PVC ADAPTER
9. PVC MAINLINE
10. STD BRICK (4 REQ'D)
11. RED BRASS NIPPLE 8" LONG

QUICK COUPLER VALVE IN BOX

NOT TO SCALE

J



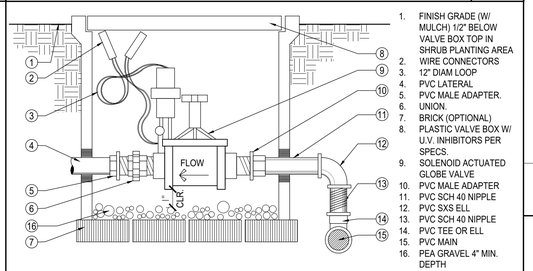
1. FINISH GRADE
2. CONTROL WIRE IN CONDUIT, SHALL FOLLOW JOINT TRENCH EXCEPT @ PULL & VALVE BOXES. CONTROL WIRES TO BE INSIDE MAINLINE SLEEVE UNDER PAVEMENT.
3. IRRIGATION MAINLINE
4. 2" CLR
5. 2" CLR
6. 2" CLR
7. 2" CLR

NOTES:
- BACKFILL MATERIAL SHALL BE COMPACTED TO RELATIVE COMPACTION OF 90% OR MORE.
- ALL PVC PIPE SHALL LAY FREE IN THE TRENCH WITH NO INDUCED STRAIN AND W/ SUFFICIENT ALLOWANCE FOR EXPANSION AND CONTRACTION AS RECOMMENDED BY THE MANUFACTURER.
- TEFLON TAPE 3/4" WIDE SHALL BE USED ON ALL THREADED CONNECTIONS.
- THE LETTER W SHALL BE STAMPED OR CHISELED ON THE IMPROVEMENT (CURB -SIDEWALK) DIRECTLY ABOVE THE PRESSURE PIPELINE.
- ALL PLASTIC PIPE UNDER PAVEMENT SHALL BE INSTALLED IN A PVC SLEEVE.
- MINIMUM CLR BETWEEN PRESS. PIPES SHALL BE 2".
- IRRIGATION JOINT TRENCH TO BE 12" MIN. CLR. BETWEEN SDG&E DRY UTILITIES WHEN THEY RUN PARALLEL AND 6" VERTICAL CLR. WHEN THEY CROSS. SEE ENGR'S PLAN FOR UTILITIES LOCATIONS.

JOINT TRENCH

NOT TO SCALE

E



1. FINISH GRADE (W/ MULCH) 1/2" BELOW VALVE BOX TOP IN SHRUB PLANTING AREA
2. WIRE CONNECTORS
3. 12" DIAM LOOP
4. PVC LATERAL
5. PVC MALE ADAPTER.
6. UNION.
7. BRICK (OPTIONAL)
8. PLASTIC VALVE BOX W/ U.V. INHIBITORS PER SPECS.
9. SOLENOID ACTUATED GLOBE VALVE
10. PVC MALE ADAPTER
11. PVC SCH 40 NIPPLE
12. PVC SXS ELL
13. PVC SCH 40 NIPPLE
14. PVC TEE OR ELL
15. PVC MAIN
16. PEA GRAVEL 4" MIN. DEPTH

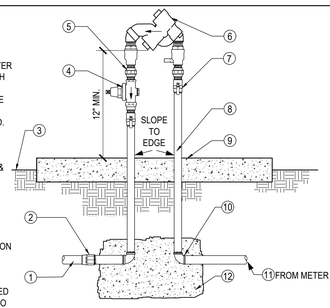
REMOTE CONTROL VALVE

NOT TO SCALE

F

1. WIRE CONNECTORS (W/12" LOOP)
2. DRIP CONTROL ZONE KIT
3. JUMBO PLASTIC VALVE BOX W/ U.V. INHIBITORS PER SPECS
4. FINISH GRADE (W/ MULCH) 1/2" BELOW VALVE BOX TOP IN SHRUB PLANTING AREA
5. FILTER
6. PVC SXS ELL (90°)
7. PVC SCH 40 NIPPLE
8. PVC TEE OR ELL
9. PVC MAIN
10. POLY LATERAL LINE (TO EMITTERS)
11. PRESSURE REGULATOR
12. PEA GRAVEL. 4" MIN. DEPTH
13. BRICK (OPTIONAL) IN MIDDLE

NOTES:
- ALL PIPING FROM THE METER THROUGH THE BACKFLOW PREVENTER SHALL BE TYPE M OR L COPPER WITH SOLDERED JOINTS.
- ALL FITTINGS AND NIPPLES SHALL BE COPPER.
- CLOSE NIPPLES SHALL NOT BE USED.
- TEFLON TAPE 3/4" WIDE SHALL BE USED ON ALL THREADED CONNECTIONS.
- CONCRETE PAD SHALL BE 26" WIDE & 5" THICK (520-C-2500).
- ALL PIPE BELOW GRADE SHALL BE WRAPPED AS REQ'D BY AGENCY.
- INLET FITTINGS TYPICAL TO OUTLET FITTINGS.
- BACKFLOW PREVENTER ASSEMBLY SHALL BE TESTED UPON INSTALLATION BY A CERTIFIED BACKFLOW DEVICE TESTER. CONTRACTOR TO PROVIDE THE ENGINEER WITH WRITTEN TEST RESULTS COMPLETED BY A CERTIFIED BACKFLOW DEVICE TESTER PRIOR TO THE BACKFLOW PREVENTER ASSEMBLY'S ACCEPTANCE BY THE ENGINEER.

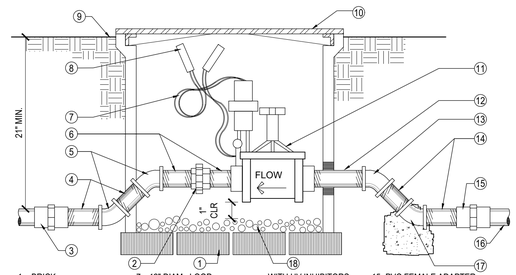


1. PVC IRRIGATION MAINLINE
2. SCH. 80 PVC FEMALE ADAPTER
3. FINISH GRADE
4. PRESSURE REGULATOR PER LEGEND SET @ 75 PSI
5. COPPER UNION, TYP.
6. REDUCED PRESSURE BACKFLOW PREVENTER DEVICE ASSEMBLY-SIZE PER LEGEND
7. BALL VALVE AS REQ'D BY AGENCY WILKINS 850 C SERIES, TYPICAL, LINE SIZE
8. SOLDERED COPPER RISER WRAPPED IN POLYETHYLENE
9. CONCRETE PAD, 2" ABOVE GRADE, SIZE PER ENCLOSURE DIMENSIONS & NOTES
10. SXT COPPER ELL (90°)
11. FLOW DIRECTION
12. 18"X12"X12" CONCRETE THRUST BLOCK

REDUCED PRESSURE BACKFLOW PREVENTER

NOT TO SCALE

A



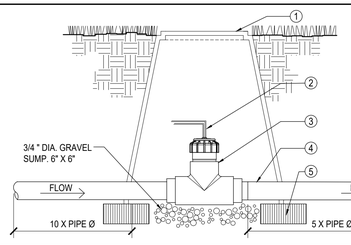
1. BRICK
2. RED BRASS UNION
3. PVC FEMALE ADAPTER
4. RED BRASS NIPPLE
5. RED BRASS 45° ELL
6. RED BRASS NIPPLE
7. 12" DIAM. LOOP.
8. WIRE CONNECTORS
9. FINISH GRADE MAX. 1/2" BELOW VALVE BOX TOP IN NON LAWN AREA
10. PLASTIC VALVE BOX
11. SOLENOID ACTUATED GLOBE VALVE
12. RED BRASS NIPPLE
13. RED BRASS 45° ELL
14. RED BRASS NIPPLES
15. PVC FEMALE ADAPTER
16. PVC MAIN
17. RED BRASS 45°
18. ELL PEA GRAVEL 4" MIN. DEPTH

WITH UV INHIBITORS.

MASTER VALVE

NOT TO SCALE

B



1. 7" DIA. VALVE BOX WIRE TO INTERFACE PANEL 18" GA. MIN.
2. WIRE SIZE, MAX WIRE RUN 1000 FT.
3. FLOW SENSOR
4. PVC MAINLINE
5. BRICK

FLOW SENSOR

NOT TO SCALE

C

BUILDING PERMIT NO:PRJ-_____ RETAINING WALL PERMIT NO:PRJ-_____
PRIVATE CONTRACT DISCRETIONARY PERMIT NO:_____

WARNING

0 1/2 1

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

IRRIGATION DETAILS FOR:

MERCURY COURT GRAND PRIX

LOT 3 OF MAP 7279

The City of SAN DIEGO

FOR CITY APPROVAL

DEVELOPMENT SERVICES DEPARTMENT

SHEET17OF 17 SHEETS

APPROVED: _____ FOR CITY ENGINEER _____ DATE

DESCRIPTION	BY	APPROVED	DATE
ORIGINAL	SLA		
AS BUILTS			

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

PMT-3417721 PMT NUMBER

PRJ-1156562 PRJ NUMBER

1884-6283 NAD83 COORDINATES

244-1723 LAMBERT COORDINATES

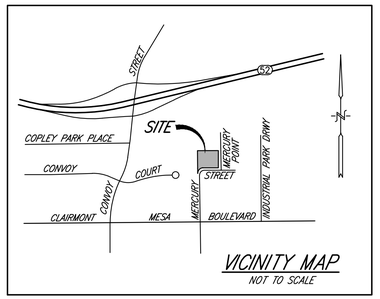
DRAWING NO. XXXXXX- -D

L2.1

~ MERCURY COURT ~

AT SAN DIEGO, CALIFORNIA

TENTATIVE MAP FOR INDUSTRIAL CONDOMINIUM PURPOSES.
FOR A TOTAL OF 27 INDUSTRIAL UNITS



OWNER(S)
GRAND PRIX AUTO CLUB, LLC

MAPPING NOTES:
1. THIS IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 6542 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF INDUSTRIAL CONDOMINIUM UNITS IS 27.

2. A CERTIFICATE OF COMPLIANCE SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR THE EXPIRATION OF THE TENTATIVE MAP, IF APPROVED.

CONDOMINIUM NOTE
THIS IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FIELD PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF INDUSTRIAL UNITS IS 27.

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

2. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

3. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.

CODE & REGULATIONS
(LIST ALL CODES AND REGULATIONS THAT APPLY TO THIS PROJECT)
THIS PROJECT SHALL COMPLY WITH THE FOLLOWING GOVERNING CODES:

2019 CALIFORNIA BUILDING CODE (ALL APPLICABLE CODE SECTIONS)

LAND USAGE
EXISTING – INDUSTRIAL
PROPOSED – INDUSTRIAL

EXISTING STRUCTURES
EXISTING – ONE STORY YEAR CONSTRUCTED: 1972

THREE BUILDINGS HAVE PROPOSED ALTERATIONS AS SHOWN ON SHEET 4 PER ARCHITECTURAL PLANS.

PROPOSED STRUCTURES
PROPOSED – ONE STORY

SHEET INDEX
SHEET 01 – TITLE SHEET
SHEET 02 – SECTIONS & DETAILS
SHEET 03 – EXISTING CONDITIONS
SHEET 04 – TENTATIVE MAP
SHEET 05 – PROPOSED GRADING PLAN
SHEET 06 – WATER QUALITY & UTILITY PLAN
SHEET 07 – FIRE ACCESS PLAN

UTILITY COMPANIES
WATER/SEWER
SAN DIEGO PUBLIC UTILITIES DEPARTMENT
9192 TOPAZ WAY
SAN DIEGO, CA 92123
PHONE: 619–515–3525
WEB SITE: SANDIEGO.GOV/PUBLIC–UTILITIES

GAS/ELECTRIC
SAN DIEGO GAS & ELECTRIC COMPANY
8326 CENTURY PARK COURT
SAN DIEGO, CA 92123
PHONE: 800–336–7343
WEB SITE: SDGE.COM

CABLE/INTERNET/TELEPHONE SERVICES
SPECTRUM
4839–A CLAIREMONT DRIVE
SAN DIEGO, CA 92117
PHONE: 855–256–2544
WEB SITE: SPECTRUM.COM

PROPOSED ONSITE UTILITIES

WATER	PRIVATE
FIRE SYSTEM	PRIVATE
SEWER	PRIVATE

THERE ARE NO OVERHEAD UTILITIES IN THIS PROJECT.

DEVELOPER / APPLICANT:
THE RMCI GROUP
731 SOUTH HIGHWAY 101, SUITE 12
SOLANA BEACH, CA 92075

TELEPHONE: (760) 775–0701
CONTACT: BOB MUELLER

OWNER'S CERTIFICATE
WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THE ATTACHED TENTATIVE MAP AND THAT SAID MAP SHOWS OUR ENTIRE CONTIGUOUS OWNERSHIP.

APPLICANT/AGENT FOR OWNERS DATE: 9/16/2026

MAP PREPARED BY:
EXCEL ENGINEERING
440 STATE PLACE
ESCONDIDO, CA 92029
(760)745–8118

LICENSED LAND SURVEYOR — Michael D. Levin — No. 6896 — STATE OF CALIFORNIA

BY: MICHAEL D. LEVIN DATE: 9/16/2026

ENGINEER OF WORK:
EXCEL ENGINEERING
440 STATE PLACE
ESCONDIDO, CA 92029
(760)745–8118

REGISTERED PROFESSIONAL ENGINEER — ANDREW J. VAN LOY — No. C64573 Exp.06–30–27 — CIVIL — STATE OF CALIFORNIA

BY: ANDREW VAN LOY DATE: 9/16/2026

MAP PREPARATION DATE:
SEPTEMBER 16, 2026

PROPERTY ADDRESS
8108–8148 MERCURY COURT
SAN DIEGO, CA 92111

GROSS LAND AREA (EXISTING)
90,481.51 SQ. FT. GROSS/NET
2.0772 ACRES

GROSS LAND AREA (PROPOSED)
90,481.51 SQ. FT. GROSS
90,481.51 SQ. FT. NET
2.0772 ACRES

LEGAL DESCRIPTION
REAL PROPERTY IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 3 OF SEQUOIA PACIFIC INDUSTRIAL PARK, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 7279, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON MAY 12, 1972 AS FILE NO. 120185.

FLOOD ZONE DESIGNATION
FLOOD ZONE INFORMATION PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY WEBSITE.

THE PROPERTY LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 06073 C1610G, EFFECTIVE DATE OF 05/16/2012.

PROJECT BENCHMARK
THE BENCHMARK FOR THIS TOPOGRAPHY IS PER THE CITY OF SAN DIEGO VERTICAL CONTROL BENCHBOOK, A BRASS PLUG SET IN TOP OF CURB OF THE NORTHWEST CURB RETURN AT THE INTERSECTION OF MERCURY STREET AND RAYTHEON ROAD.

ELEVATION: 386.039 DATUM: MEAN SEA LEVEL

SOURCE OF TOPOGRAPHY
THE TOPOGRAPHY SHOWN ON SHEET 2 OF THIS SURVEY WAS CONDUCTED BY REPRESENTATIVES OF EXCEL ENGINEERING COMPLETED ON OCTOBER 29, 2025 BY CONVENTIONAL SURVEYING PROCESSES.

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS TENTAITVE MAP IS THE CALIFORNIA COORDINATE SYSTEM, CCS83, ZONE 6, EPOCH 2017.50, AND IS DETERMINED BY GPS MEASUREMENTS TAKEN ON OCTOBER 29, 2025 ESTABLISHED FROM CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) 'SIO5' AND 'IAS1', DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) AND/OR NATIONAL GEODETIC SURVEY (NGS), RESPECTIVELY.

THE BEARINGS FROM (CORS) 'SIO5' TO (CORS) 'IAS1' IS NORTH 86° 12' 07" WEST.

QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

THE COMBINED GRID FACTOR FOR THIS PROJECT IS BASED ON FOUND MONUMENT DESIGNATED: POINT 'A', BEING 0.9999739 (GROUND = GRID / COMBINED FACTOR). ELEVATION AT POINT 'A' IS 373.77 NAVD88.

ASSESSOR'S PARCEL NUMBERS
356–070–01–00

IMPERVIOUS AREA CALCULATIONS

TOTAL DISTURBED AREA:	38,246 SQ. FT.
EXISTING IMPERVIOUS AREA:	27,947 SQ. FT.
*PROPOSED IMPERVIOUS AREA:	30,731 SQ. FT.
EXISTING PERVIOUS AREA:	10,299 SQ. FT.
PROPOSED PERVIOUS AREA:	7,515 SQ. FT.

*PROJECT IS CONSIDERED A STANDARD PROJECT

LANDSCAPE AREA
7,515 SQ. FT.

GEOLOGIC HAZARD CATEGORY
GEOLOGIC HAZARD CATEGORY 51:

LEVEL MESAS –– UNDERLAIN BY TERRACE DEPOSITS AND BEDROCK NOMIMAL RISK

ZONING
BASE ZONE: IS–1–1 INDUSTRIAL SMALL LOT ZONE

EXISTING OVERLAYS: MOBILITY ZONE 2, AIRPORT LAND USE COMPATIBILITY OVERLAY ZONE (MCAS MIRAMAR & MONTGOMERY FIELD), AIRPORT INFLUENCE AREA (MCS MIRAMAR & MONTGOMERY FIELD – REVIEW AREA 1), AIRPORT NOISE CONTOURS (MCAS MIRAMAR 60–65 AND 65–70 CNEL), AIRPORT SAFETY ZONE (MCAS MIRAMAR – TRANSITION ZONE & MONTGOMERY FIELD SAFETY ZONE 6), FAA PART 77 NOTICING AREA (MCAS MIRAMAR & MONTGOMERY FIELD), BRUSH MANAGEMENT, CULTURAL SENSITIVITY AREA–LOW, PALEONTOLOGICAL SENSITIVITY AREA–MODERATE, PARKING STANDARDS TRANSIT PRIORITY AREA, TRANSIT PRIORITY AREA, AND VERY HIGH FIRE SEVERITY ZONE.

COMMUNITY PLAN LAND USE DESIGNATION:
INDUSTRIAL EMPLOYMENT

COMMUNITY PLAN AREA: KEARNY MESA COMMUNITY PLAN

YARD AND SETBACKS
BUILDING SETBACKS PER THE CITY OF SAN DIEGO'S MUNICIPAL CODE, CHAPTER 13 SECTION 131.0631.

FRONT YARD:	MINIMUM 10 FEET
STREET SIDE YARD:	MINIMUM 10 FEET
INTERIOR SIDE YARD:	NO SETBACK IS REQUIRED ON ONE SIDE OF THE LOT. A MINIMUM 5 FOOT SETBACK IS REQUIRED FOR THE OPPOSITE SIDE.
REAR YARD:	MINIMUM 10 FEET

MINIMUM LOT AREA AND DIMENSIONS
PER THE CITY OF SAN DIEGO'S MUNICIPAL CODE, CHAPTER 13 SECTION 131.0631.

LOT AREA:	MINIMUM 10,000 SQUARE FEET
STREET FRONTAGE:	MINIMUM 50 FEET
LOT DEPTH:	MINIMUM 100 FEET

MAXIMUM STRUCTURE HEIGHT
PER THE CITY OF SAN DIEGO'S MUNICIPAL CODE, CHAPTER 13 SECTION 131.0631.

MAXIMUM HEIGHT:	THERE ARE NO HEIGHT LIMITS FOR STRUCTURES IN THE INDUSTRIAL ZONES EXCEPT AS LIMITED BY THE REGULATIONS IN CHAPTER 13, ARTICLE 2 (OVERLAY ZONES).

ESTIMATED EARTHWORK QUANTITIES

GRADED AREA:	0.90 [ACRES]	MAX. CUT DEPTH UNDER BUILDING FOOTPRINT:	0.5 [FT]
CUT QUANTITIES	150 [CYD]	MAX. CUT DEPTH OUTSIDE BUILDING FOOTPRINT:	2.1 [FT]
		MAX. CUT SLOPE RATIO:	3:1 MAX
		MAX. FILL DEPTH UNDER BUILDING FOOTPRINT:	1.8 [FT]
FILL QUANTITIES	500 [CYD]	MAX. FILL DEPTH OUTSIDE BUILDING FOOTPRINT:	1.1 [FT]
IMPORT	350 [CYD]	MAX. FILL SLOPE RATIO:	3:1 MAX

1. THE ESTIMATED QUANTITIES PROVIDED ABOVE ARE TO BE USED FOR JURISDICTIONAL PLAN CHECKING AND PERMITTING PURPOSES ONLY.

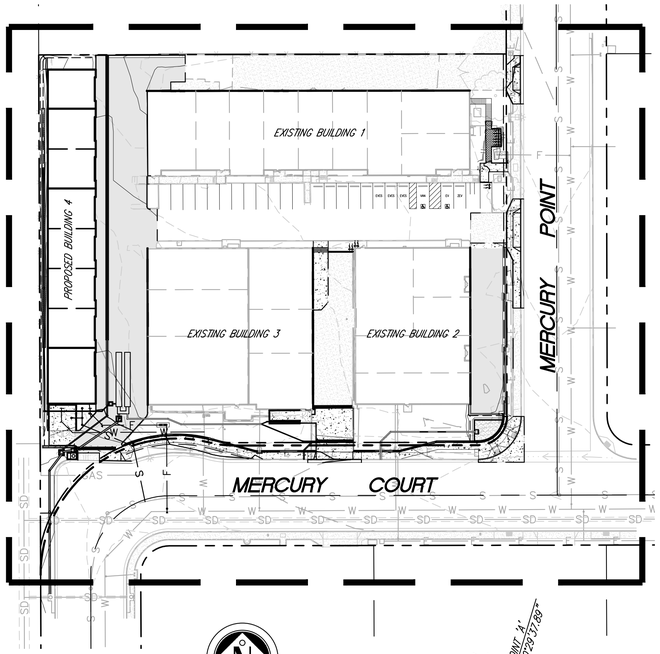
2. ESTIMATED EARTHWORK ABOVE IS BASED ON DESIGN FINISH GRADE TO EXISTING GRADES AND/OR CONTOURS AS PROVIDED ON THE BASE SURVEY. THE ESTIMATED EARTHWORK DOES NOT ACCOUNT FOR THE THICKNESS OF PAVEMENTS, FOUNDATIONS AND SLABS ON GRADE, CONSTRUCTION MEANS AND METHODS.

3. THE ESTIMATED EARTHWORK QUANTITIES DO NO INCLUDE SHRINKAGE AND/OR EXPANSION FACTORS DUE TO COMPACTION OR OVER EXCAVATION.

4. THE CONTRACTOR SHALL CALCULATE HIS OWN EARTHWORK QUANTITIES NECESSARY FOR HIS BID AND WORK.

5. ESTIMATED EARTHWORK QUANTITIES ABOVE ASSUME THAT ALL ONSITE MATERIALS ARE SUITABLE FOR BACKFILLING. HOWEVER, ACTUAL EXISTING ONSITE MATERIALS AND IMPORTED MATERIALS MUST FIRST BE APPROVED BY THE GEOTECHICAL ENGINEER PRIOR TO INSTALLATION, REMOVAL, OR REPLACEMENT.

THIS PROJECT PROPOSES TO IMPORT 350 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.



EXCEL ENGINEERING
LAND PLANNING • ENGINEERING • SURVEYING
440 STATE PLACE, ESCONDIDO, CA 92029
PH (760)745–8118 FX (760)745–1890

V:\25\25088\Engineering\TM\Sheets – TM\01 25088–TM01–Title.dwg 9/16/2026 2:29 PM ORIGINAL PLOT SIZE: ---

PRIVATE CONTRACT

TITLE SHEET FOR:
MERCURY COURT
8108–8148 MERCURY COURT
SAN DIEGO, CA, 92111

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEET 01 OF 07 SHEETS

PROJECT NO. 1149632

FOR CITY ENGINEER _____ DATE _____

T.M. PMT–3396543

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	EXCEL			
AS–BUILTS				

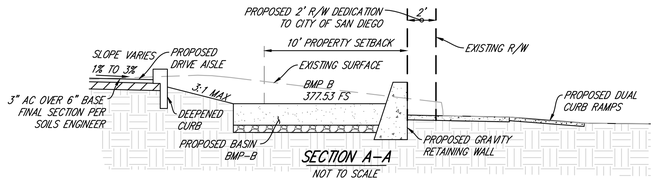
NDP NO. PMT–3396544

1884–6283
NAD83 COORDINATES

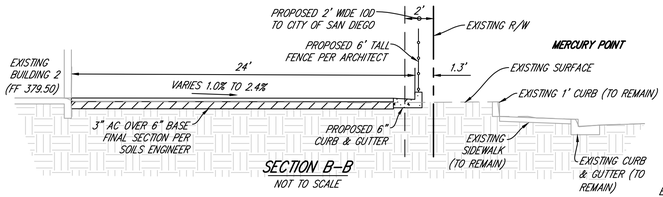
244–1723
LAMBERT COORDINATES

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

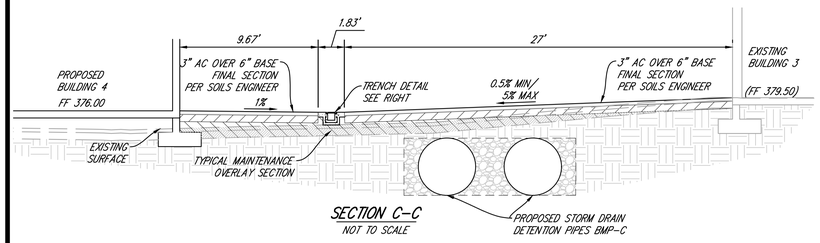
Sheet TM-01



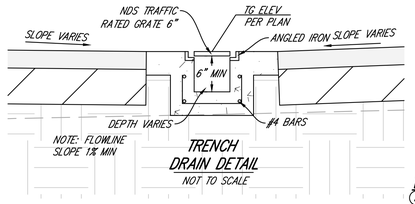
SECTION A-A
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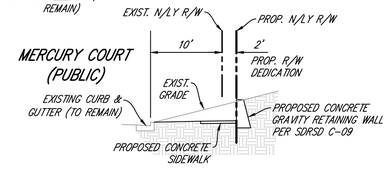
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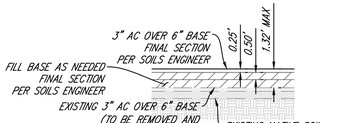
SECTION C-C
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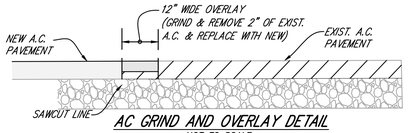
TRENCH DRAIN DETAIL
NOT TO SCALE



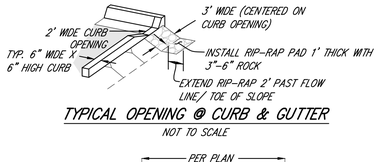
PROPOSED RETAINING WALL (TYPICAL)
NOT TO SCALE



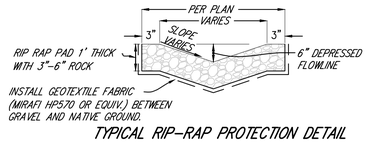
TYPICAL MAINTENANCE OVERLAY SECTION
NOT TO SCALE



AC GRIND AND OVERLAY DETAIL
NOT TO SCALE



TYPICAL OPENING @ CURB & GUTTER
NOT TO SCALE



TYPICAL RIP-RAP PROTECTION DETAIL @ CURB OPENINGS
NOT TO SCALE

NOTE:
TEARS IN THE FABRIC GREATLY REDUCE ITS EFFECTIVENESS SO THAT DIRECT DUMPING OF RIPRAP ON THE FILTER FABRIC IS NOT ALLOWED AND DUE CARE MUST BE EXERCISED DURING INSTALLATION.



DETAIL
"NO DUMPING" AT CATCH BASINS

NOTE: ALL CATCH BASINS WITH GRATES SHALL BE STENCILED WITH CITY REQUIRED ITEM PER ABOVE DETAIL (DAS MANUFACTURING #SDO OR EQUIVALENT).

PERMANENT WATER QUALITY TREATMENT FACILITY

KEEPING OUR WATER WAYS CLEAN
MAINTAIN WITH CARE – NO MODIFICATIONS WITHOUT AGENCY APPROVAL

DETAIL
WATER QUALITY SIGN– PLACED AT EACH BIOFILTRATION BASIN

NOTE: ALL BIOFILTRATION AREAS WILL HAVE A SIGN POSTED TO BE VISIBLE AT ALL TIMES.

WATER QUALITY BASIN INSTALLATION NOTES:

1. AN UNDERDRAIN CLEANOUT WITH A MINIMUM 3-INCH DIAMETER AND LOCKABLE CAP IS PLACED EVERY 50 FEET AS REQUIRED BASED ON UNDERDRAIN LENGTH. THE TOP OF CLEANOUT ELEVATION TO EXTEND 2" ABOVE A-3 DIMENSION.
2. VEGETATION USED SHOULD BE SUITABLE FOR THE CLIMATE PER LANDSCAPE PLANS AND SHOULD CONFORM TO THE REQUIREMENTS IN APPENDIX E.26 OF THE CITY'S BMP MANUAL.
3. AASHTO NO. 57 STONE OR CLASS 2 PERMEABLE PER CAL TRANS SPECIFICATION 68-2.02F(3) IS RECOMMENDED FOR THE AGGREGATE STORAGE LAYER. WASHED, OPEN-GRADED CRUSHED ROCK MAY BE USED, HOWEVER, A 4 INCH MINIMUM WASHED PEA GRAVEL FILTER COURSE LAYER AT THE TOP OF THE CRUSHED ROCK IS REQUIRED.
4. IMPERMEABLE LINER SHALL BE INSTALLED WHEN THE BIOFILTRATION BASIN IS WITHIN 10 FEET OF RETAINING WALLS OR BUILDING FOUNDATIONS, OR AS RECOMMENDED BY THE SOILS ENGINEER, OR REQUIRED BY THESE PLANS. IMPERMEABLE LINER SHALL BE 30 MIL THICK (PER COUNTY OF SAN DIEGO GREEN STREETS DESIGN STANDARD DRAWING GS-3.00 AND COUNTY GREEN STREETS SUPPLEMENT TO CAL TRANS SPECIFICATIONS 20-11.08B) CONFIGURED TO ENTIRELY ENCOMPASS THE SIDES OF THE WATER QUALITY BASIN.
5. BIOFILTRATION SOIL MEDIA LAYER (BSM) SHALL CONSIST OF 70% TO 85% BY VOLUME WASHED SAND AND 15 TO 30% BY VOLUME COMPOST (PER CITY OF SAN DIEGO BMP DESIGN MANUAL APPENDIX F.3).
6. THE AGGREGATE STORAGE LAYER SHALL BE COMPACTED IN ACCORDANCE WITH SOILS ENGINEER'S RECOMMENDATIONS.
7. OVERFLOW STRUCTURE TO HAVE A MINIMUM OF 2 INCHES OF FREEBOARD.
8. ALL LINER INSTALLATIONS, FIELD WELDING OF SEAMS, AND OBSERVATION OF SOIL MIX PLACEMENT SHALL REQUIRE SPECIAL INSPECTION BY THE PROJECT GEOTECHNICAL ENGINEER OR OTHER QUALIFIED PERSON. A LETTER CERTIFYING PROPER INSTALLATION SHALL BE PROVIDED TO THE ENGINEER OF RECORD TO ACCEPTANCE OF THE FACILITIES.
9. SPECIAL INSPECTION SHALL BE REQUIRED FOR CONSTRUCTION OF ALL BIOFILTRATION BASINS. INSPECTION SHALL BE PERFORMED BY A QUALIFIED INDIVIDUAL (SUCH AS: ENGINEER OF RECORD, QSD). INSPECTION SHALL INCLUDE:
   - VERIFICATION OF OVERALL DIMENSIONS PRIOR TO PLACEMENT OF MATERIALS;
   - PLACEMENT OF THE LINER, IF REQUIRED; AND SEAMS OR PENETRATIONS
   - PLACEMENT OF THE GRAVEL, FILTER MATERIALS, AND FILTER MEDIA;
   - ALL INLET AND OUTLET STRUCTURES INCLUDING UNDERDRAINS, IF REQUIRED.
   - CONTRACTOR SHALL TAKE PICTURES AT EACH STAGE OF INSTALLATION AND SUBMITTED TO ENGINEER FOR VERIFICATION OF INSTALL.

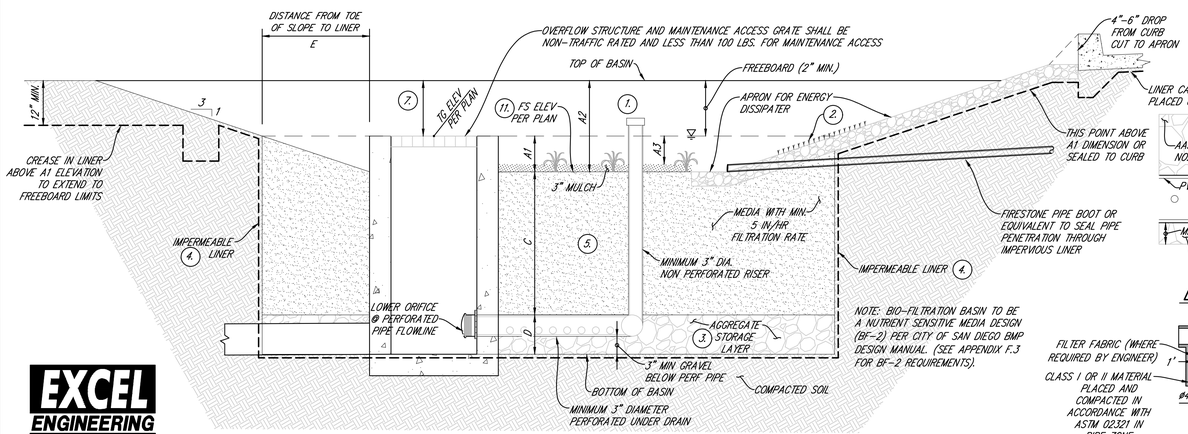
   INSPECTOR SHALL BE GIVEN A MINIMUM OF 48 HOURS PRIOR TO INSPECTION. UPON COMPLETION THE INSPECTOR SHALL PROVIDE A CERTIFICATION TO THE ENGINEER OF WORK.
10. PROPOSED MATERIALS, SUCH AS AGGREGATE, FILTER MATERIAL, AND FILTER MEDIA SHALL BE SUBMITTED TO THE ENGINEER OF WORK FOR APPROVAL.
11. THE FINISHED SURFACE OF BIOFILTRATION BASINS SHALL BE CONSTRUCTED TO THE FLATTEST EXTENT POSSIBLE WITH A MAXIMUM FINISHED GRADE OF 2%.

AC GRIND AND OVERLAY DETAIL NOTES

ASPHALT CONCRETE RESURFACING (FINISH COURSE):
a. PROVIDE 2" DEEP GRIND (BELOW PROPOSED FINISH SURFACE ELEVATION) AND AC FINISH COURSE C2-PG64-10 PER SECTION 203-6 OF SSPWC.
b. FINISH COURSE FOR RESURFACING SHALL BE LAID DOWN USING A SELF-PROPELLED PAVING MACHINE AND COMPACTED.
c. SMOOTHNESS AND COMPACTION OF RESURFACING SHALL MEET THE REQUIREMENTS OF SEC 302-5 SSPWC EXCEPT THAT THE SMOOTHNESS SHALL BE DETERMINED OVER THE LENGTH AND WIDTH OF PAVED AREAS DISTURBED BY THE CONTRACTORS OPERATIONS.
d. SHOULD "R" VALUE INVESTIGATION YIELD PAVEMENT AND BASE THICKNESS LESS THAN THE MINIMUM STANDARD, THE MIN. PAVEMENT SECTION SHALL BE CONSTRUCTED AS STATED IN THE ENG. STANDARDS.

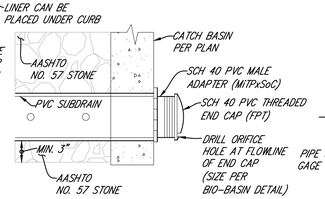
STRUCTURAL BMP BIOFILTRATION BASIN SUMMARY TABLE

BMP NAME	TYPE OF BMP	EFFECTIVE AREA (SQFT)	A1 (INCH) TOP OF GRATE	A2 (INCH) TOP OF BASIN	A3 (INCH) PONDING	C (INCH) MEDIA	D (INCH) GRAVEL	E (FEET) OFFSET	BOX RISER OVERFLOW STRUCTURE SIZE (INCHES)	LOWER ORIFICE DIAMETER (INCH)	IMPERMEABLE LINER ?
BMP-B	BIOFILTRATION	268	9	11 MIN.	6	18	6	2.25	24X24	0.25	YES

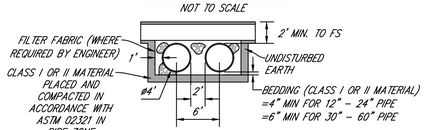


BIOFILTRATION BASIN DETAIL
NOT TO SCALE

NOTE: BIO-FILTRATION BASIN TO BE A NUTRIENT SENSITIVE MEDIA DESIGN (BF-2) PER CITY OF SAN DIEGO BMP DESIGN MANUAL. (SEE APPENDIX F.3 FOR BF-2 REQUIREMENTS).



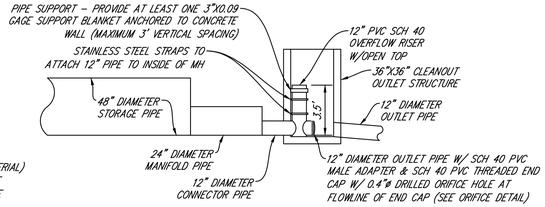
LOWER ORIFICE DETAIL
NOT TO SCALE



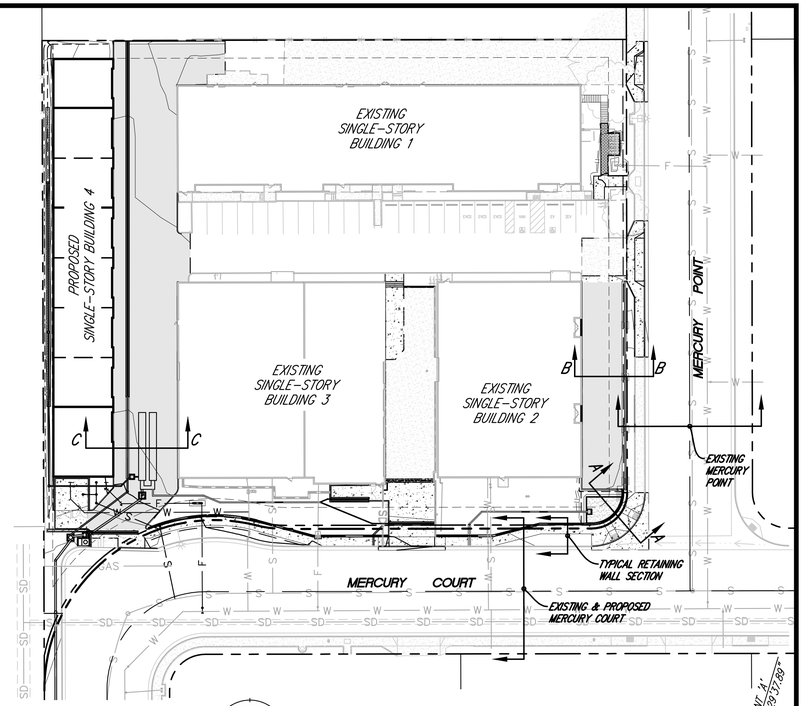
48" DETENTION PIPE DETAIL
NOT TO SCALE



PVC PIPE PERFORATION LAYOUT DETAIL
NOT TO SCALE



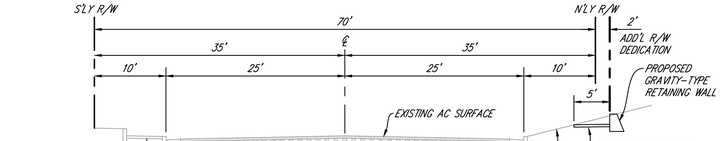
DETENTION OUTLET STRUCTURE DETAIL
NOT TO SCALE



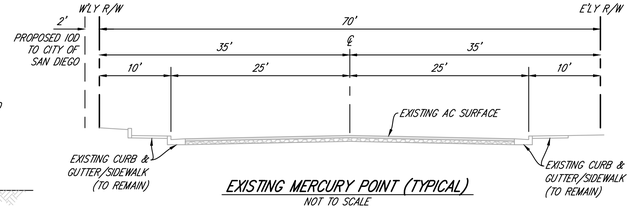
SECTIONS INDEX MAP
SCALE: 1"=40'
0 40 80 120 160

SEE SHEET 4 FOR SCALE FACTOR INFORMATION

POINT 'A' -4029.37.88'
CCS NAD 83 GRID NORTH
GEODETIC NORTH



EXISTING & PROPOSED MERCURY COURT (TYPICAL)
NOT TO SCALE



EXISTING MERCURY POINT (TYPICAL)
NOT TO SCALE

PRIVATE CONTRACT

SECTIONS + DETAILS FOR:
MERCURY COURT
8108-8148 MERCURY COURT
SAN DIEGO, CA, 92111

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEET 02 OF 07 SHEETS

PROJECT NO. 1149632

FOR CITY ENGINEER _____ DATE _____

T.M. PMT-3396543

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	EXCEL			
AS-BUILTS				

NDP NO. PMT-3396544

1884-6283
NAD83 COORDINATES

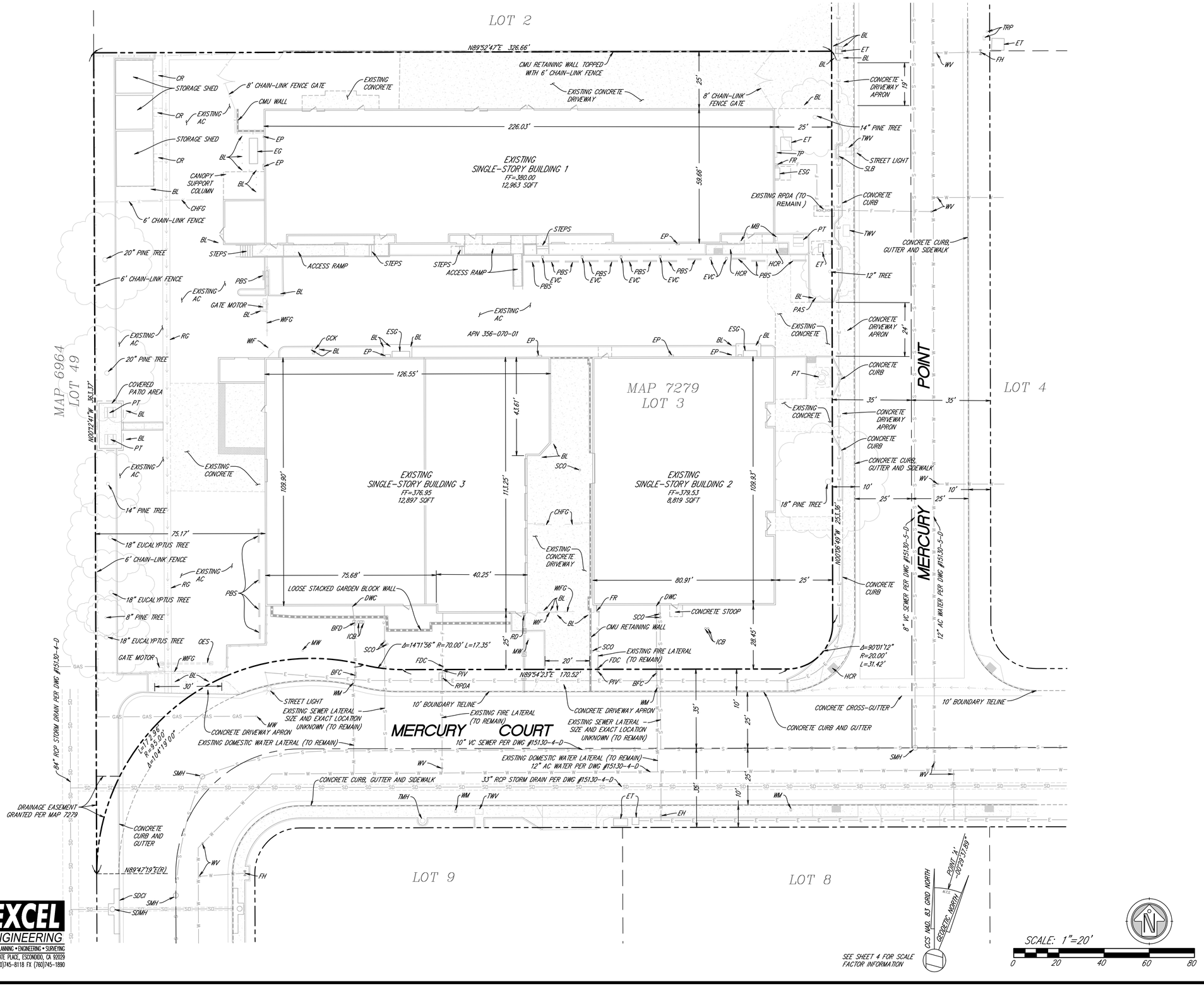
244-1723
LAMBERT COORDINATES

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

Sheet TM-02

EXCEL ENGINEERING
LAND PLANNING • ENGINEERING • SURVEYING
440 STATE PLACE, ESCONDIDO, CA 92029
PH (760)745-8118 FX (760)745-1890

V:\25\25088\Engineering\TM\Sheets - TM\02 25088-TM02-SECTIONS & DETAILS.dwg 9/16/2026 2:29 PM ORIGINAL PLOT SIZE: ---



LEGEND

PROPERTY BOUNDARY LINE	P
EXISTING RIGHT-OF-WAY LINE	R/W
EXISTING LOT LINE	
EXISTING EASEMENT LINE	
CENTERLINE	℄
EXIST. SEWER LINE	S
EXIST. WATER LINE	W
EXIST. GAS LINE	G
EXIST. CHAIN-LINK FENCE	X
EXIST. SEWER MANHOLE	
EXISTING FIRE HYDRANT	
EXIST. RETAINING WALL	

ABBREVIATIONS

BFC	BACK-FLOW DEVICE IN PROTECTIVE CAGE
BFD	BACK-FLOW DEVICE ON CONCRETE PAD
BL	STEEL PROTECTIVE BOLLARD
CHFG	6' HIGH ROLLING CHAIN-LINK FENCE GATE
CMU	CONCRETE MASONRY UNIT (BLOCK)
CR	CONCRETE ENTRY RAMP
DWC	DOMESTIC WATER POINT OF CONNECTION
EG	ELECTRICAL GENERATOR ON CONCRETE PAD
EH	ELECTRICAL HANDHOLE
EP	WALL-MOUNTED ELECTRICAL PANEL
ESG	ELECTRICAL SWITCH GEAR CABINET ON CONCRETE PAD
ET	ELECTRICAL TRANSFORMER ON CONCRETE PAD
EVC	ELECTRIC VEHICLE CHARGING STATION
FDC	FIRE DEPARTMENT CONNECTION RISER
FH	FIRE HYDRANT ASSEMBLY
FR	FIRE RISER
GCK	POST-MOUNTED GATE CONTROL KEYPAD
HCR	HANDICAP RAMP
ICB	IRRIGATION CONTROL HANDHOLE
MB	POST-MOUNTED MAILBOX
MW	MONITORING WELL LID
QES	POST-MOUNTED OVERHEAD ENTRY SIGNAGE
PBS	CONCRETE PARKING BUMP STOP
PAS	ONSITE PARKING ACCESS SIGNAGE
PIV	POST INDICATOR VALVE RISER
PT	CONCRETE PICNIC TABLE
RD	ROOF DRAIN OUTLET PIPES
RG	CONCRETE RIBBON GUTTER
RPDA	REDUCED PRESSURE DETECTOR ASSEMBLY
SCO	SEWER CLEAN-OUT LID
SDCI	STORM DRAIN CURB INLET
SDMH	STORM DRAIN MANHOLE
SLB	STREET LIGHT HANDHOLE
TMH	TELECOM MANHOLE
TP	TELECOM CONTROL PANEL IN CABINET
TRP	TELECOM RISER PEDESTAL
TWV	TELECOM HANDHOLE
WIF	10' HIGH WROUGHT IRON FENCE
WIFG	10' HIGH ROLLING WROUGHT IRON FENCE GATE
WM	WATER METER HANDHOLE
WV	WATER VALVE LID

PRIVATE CONTRACT

EXISTING CONDITIONS FOR:
MERCURY COURT
8108-8148 MERCURY COURT
SAN DIEGO, CA, 92111

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEET **03** OF **07** SHEETS

PROJECT NO. 1149632

FOR CITY ENGINEER _____ DATE _____

T.M. PMT-3396543

DESCRIPTION	BY	APPROVED	DATE	FILED
ORIGINAL	EXCEL			
AS-BUILTS				

NDP NO. PMT-3396544

1884-6283
NAD83 COORDINATES

244-1723
LAMBERT COORDINATES

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

Sheet TM-03

EXCEL ENGINEERING
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PH (760)745-8118 FX (760)745-1890

K:\25\25288\Engineering\TM\Sheets - TM\03_25288- TM03-Existing Conditions.dwg, 9/16/2026 2:29 PM, ORIGINAL PLOT SIZE: ----

GPS CONTINUOUSLY OPERATING REFERENCE STATION: 'SIO5'
NORTHING: 1,887,150.872
EASTING: 6,254,618.205

BASIS OF BEARINGS
N86°12'07"W 80,494.08' (GRID)
(TIE LINE ONLY)

GPS CONTINUOUSLY OPERATING REFERENCE STATION: 'JAS1'
NORTHING: 1,881,818.762
EASTING: 6,334,935.488

CCS NAD 83 GRID NORTH
POINT 'A'
-00°25'37.69"
GEODETIC NORTH

SCALE 1" = 30'
COMBINED SCALE FACTOR AT POINT 'A' = 0.99997394
GROUND DISTANCE = GRID DISTANCE / 0.99997394
N = 1,884,721.238
E = 6,285,611.032
ELEV = 373.77
DATUM = NAVD88

LEGEND

- PROPERTY BOUNDARY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- SETBACK LINE
- CENTERLINE
- FOUND MONUMENT AS NOTED
- FOUND LEAD AND TAG OR LEAD AND TACK, AS NOTED

SNF, POSITION ESTABLISHED BY SINGLE-PROPORTIONATE MEASURE PER MAP 7279.

LOT 2

N89°52'47"E 326.66'

10.00' REAR YARD SETBACK

25'

16' GARAGE

EXISTING SINGLE-STORY BUILDING 1 12,963 SQFT

UNIT #1 UNIT #2 UNIT #3 UNIT #4 UNIT #5 UNIT #6 UNIT #7 UNIT #8

UNIT #17 UNIT #18 UNIT #19 UNIT #20 UNIT #21 UNIT #22 UNIT #23 UNIT #24

PROPOSED SINGLE-STORY BUILDING 4 7,855 SQFT

5.00' INTERIOR SIDE YARD SETBACK

MAP 7279 LOT 3
APN: 356-070-01-00
PROPERTY ADDRESS:
8108-8148 MERCURY COURT
SAN DIEGO, CA 92111
GROSS/NET: 90,481.51 SQ FT / 2.0772 ACRES
ZONE: IS-1-1 INDUSTRIAL SMALL LOT ZONE

EVCS EVCS EVCS VAN EV ZEV

MAP 6964 LOT 49

N00°12'41"W 343.28'

N89°53'03"W 310.87' (GRID) (TIE LINE ONLY)

UNIT #25 UNIT #26 UNIT #27 UNIT #9 UNIT #10 UNIT #11 UNIT #12 UNIT #13 UNIT #14 UNIT #15 UNIT #16

EXISTING SINGLE-STORY BUILDING 2 8,819 SQFT

EXISTING SINGLE-STORY BUILDING 3 12,897 SQFT

SNF, POSITION ESTABLISHED BY SINGLE-PROPORTIONATE MEASURE PER MAP 7279.

6.3'

1-WAY DRIVEWAY PER SDG-159

PROPOSED 2' IOD TO CITY OF SAN DIEGO

10.00' STREET SIDE YARD SETBACK

2-WAY 24' DRIVEWAY PER SDG-159

N00°08'49"W 557.79'

N89°56'55"W 43.08'87" (GRID) (TIE LINE ONLY)

POINT MERCURY

LOT 4

25' 35' 35'

5' 5' 25' 25' 10'

253.36'

N00°08'49"W

FOUND TAG STAMPED "RCE 8195", RECORD PER MAP 7279, ACCEPTED AS A 9.75' OFFSET TO THE NORTHERLY RIGHT-OF-WAY LINE OF MERCURY COURT.

N89°53'11"E 2.00'

10.00' FRONT YARD SETBACK

Δ=14°11'56" R=68.00' L=16.85'

PROPOSED 2' R/W DEDICATION

PROPOSED R/W

L=156.88' R=97.00' Δ=9°23'49"

N89°54'23"E 170.52'

EXISTING R/W

26' 5'

FOUND TAG STAMPED "RCE 8195", RECORD PER MAP 7279, ACCEPTED AS A SOUTHERLY PROLONGATION OF 9.75' OFFSET LINE TO THE WESTERLY RIGHT-OF-WAY LINE OF MERCURY POINT.

Δ=90°01'21" R=18.00' L=28.28'

FOUND TAG STAMPED "RCE 8195", RECORD PER MAP 7279, ACCEPTED AS A 9.75' OFFSET TO THE NORTHERLY RIGHT-OF-WAY LINE OF MERCURY COURT.

FOUND TAG STAMPED "RCE 8195", RECORD PER MAP 7279, ACCEPTED AS A WESTERLY PROLONGATION OF 9.75' OFFSET LINE TO THE NORTHERLY RIGHT-OF-WAY LINE OF MERCURY COURT.

6' 25.5' 6'

2-WAY DRIVEWAY PER SDG-162

WEST HALF OF EXISTING DRIVEWAY TO REMAIN

15' 15' 3' 30'

EAST HALF OF EXISTING DRIVEWAY TO BE REBUILT PER SDG-160

MERCURY COURT

N89°54'23"E 271.02'

57' 25' 25' 10'

POINT 'A'
FOUND TAG STAMPED "RCE 8195", RECORD PER MAP 7279, ACCEPTED AS A WESTERLY PROLONGATION OF 9.75' OFFSET LINE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF MERCURY COURT.

FOUND TAG STAMPED "RCE 8195", RECORD PER MAP 7279, ACCEPTED AS A 9.75' OFFSET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF MERCURY COURT.

DRAINAGE EASEMENT GRANTED PER MAP 7279

L=86.61' R=55.00' Δ=90°01'04"

N00°12'41"W 19.28'

N89°47'19"E(R)

FOUND TAG STAMPED "RCE 8195", RECORD PER MAP 7279, ACCEPTED AS A 9.75' OFFSET TO THE EASTERLY RIGHT-OF-WAY LINE OF MERCURY STREET.

LOT 9 LOT 8

SCALE: 1"=20'

0 20 40 60 80

EXISTING EASEMENT NOTES:

EASEMENTS OF RECORDS 1 THROUGH 4 PER PRELIMINARY TITLE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY; NO. NCS-1256951-SD DATED DECEMBER 10, 2025.

PTR NO.	#	DATE REC.	DOC. NO.	BENEFICIARY	NATURE OF EASEMENT	PLOT/NO PLOT
NO. 5	1	SEPT. 17, 1962	160215 O.R.	UNITED STATES	AVIATION	NO PLOT
NO. 7	2	APR. 3, 1973	73-087043 O.R.	SDG&E	UTILITIES	NO PLOT
NO. 9	3	JULY 19, 2019	2019-0293305	SDG&E	UTILITIES	NO PLOT
NO. 10	4	MAY 18, 2021	2021-0377880	SDG&E	UTILITIES	NO PLOT

MAPPING NOTES:

1. THIS IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 6542 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF INDUSTRIAL CONDOMINIUM UNITS IS 27.

2. A CERTIFICATE OF COMPLIANCE SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR THE EXPIRATION OF THE TENTATIVE MAP, IF APPROVED.

EMRA NOTE:

ALL PRIVATE IMPROVEMENTS WITHIN THE ROW REQUIRE AN ENCROACHMENTS MAINTENANCE AND REMOVAL AGREEMENT (EMRA), WHICH IS SUBJECT TO CITY ENGINEER APPROVAL. THE FOLLOWING ITEMS REQUIRE AN EMRA: RETAINING WALL, DRIVEWAYS, SIDEWALK UNDERDRAIN, STORM DRAIN PIPE, BACKFLOWS & PIV/FDC INSTALLATIONS.

PRIVATE CONTRACT

TENTATIVE MAP FOR:

MERCURY COURT

8108-8148 MERCURY COURT
SAN DIEGO, CA, 92111

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEET 04 OF 07 SHEETS

PROJECT NO. 1149632

T.M. PMT-3396543

NDP NO. PMT-3396544

1884-6283 NAD83 COORDINATES

244-1723 LAMBERT COORDINATES

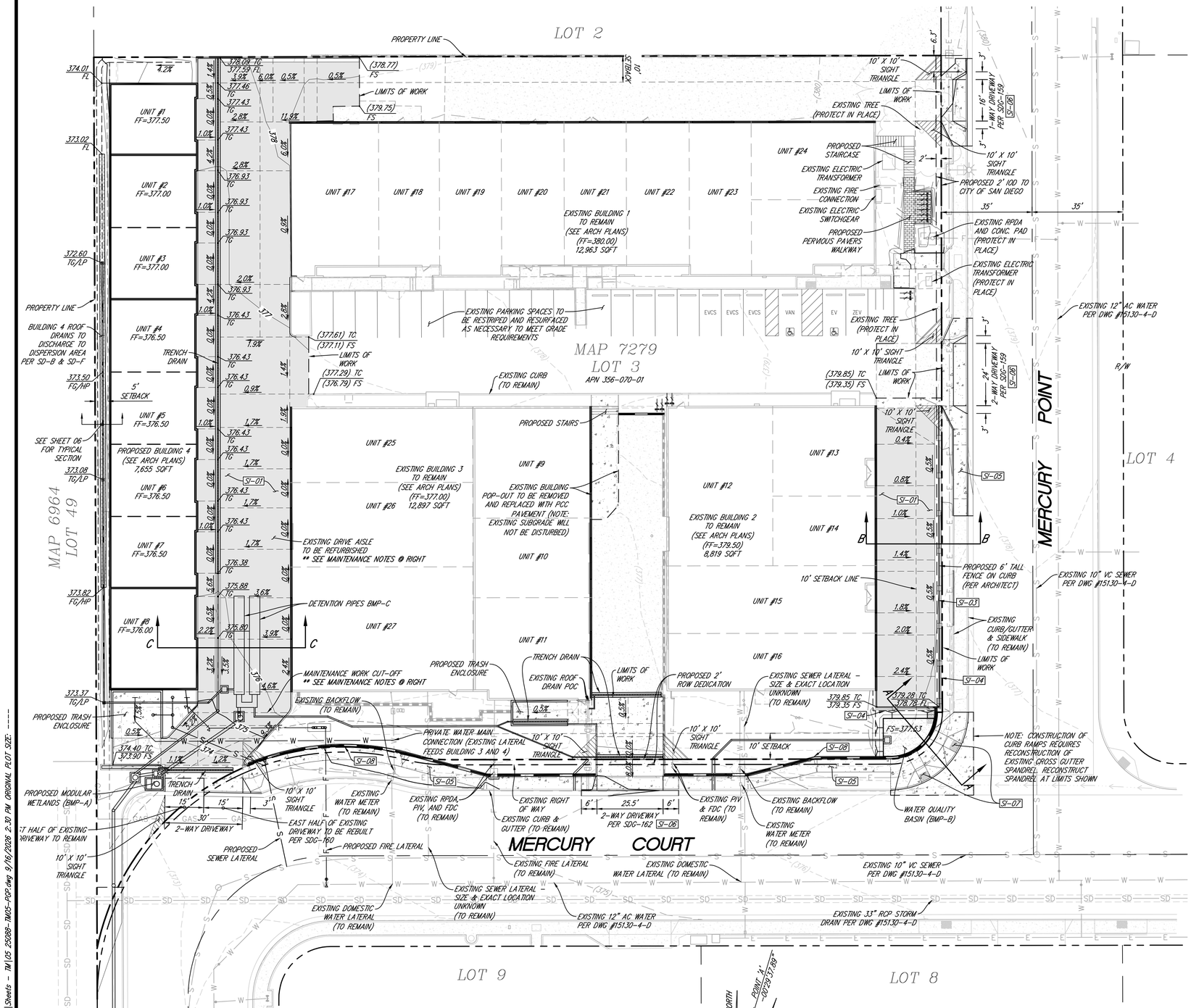
FOR CITY ENGINEER _____ DATE _____

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	EXCEL			
AS-BUILTS				

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

Sheet TM-04

EXCEL ENGINEERING
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PH (760)745-8118 FX (760)745-1890



SURFACE IMPROVEMENTS

SI-01	PROPOSED 3" AC OVER 6" BASE
SI-02	PROPOSED 6" CURB
SI-03	PROPOSED CURB AND GUTTER COMBINED
SI-04	PROPOSED DEEPENED CURB
SI-05	PROPOSED 4" CONCRETE SIDEWALK
SI-06	PROPOSED CONCRETE DRIVEWAY
SI-07	PROPOSED DUAL CURB RAMPS
SI-08	PROPOSED RETAINING WALL

LEGEND

PROPERTY BOUNDARY LINE	—℄—
EXISTING RIGHT-OF-WAY LINE	R/W
EXISTING LOT LINE	
SETBACK LINE	
CENTERLINE	℄
EXIST. SEWER LINE	S
EXIST. WATER LINE	W
EXIST. GAS LINE	G

MAINTENANCE NOTES (PAVEMENT WORK)

1. THE ENTIRE SITE DRIVEWAY SYSTEM IS CURRENTLY PAVED WITH AC PAVING IN NEED OF REPAIR.
2. AS PART OF THIS PROJECT SEVERAL DRIVEWAYS WILL BE REMOVED DOWN TO THE BASE LAYER (LEAVING THE SUBGRADE UNTOUCHED) AND REINSTALLED TO NEW GRADES, KEEPING THE SAME IMPERVIOUS FOOTPRINT INTACT. THE EXISTING SUBBASE WILL NOT BE EXPOSED, PLEASE SEE THE TYPICAL MAINTENANCE OVERLAY AND AC GRIND AND OVERLAY DETAILS ON SHEET 2.
3. AT THE WEST DRIVE AISLE, THE PORTION SOUTH OF THE "MAINTENANCE WORK CUTOFF" LINE WILL RECEIVE TREATMENT & LOW FLOW DETENTION.
4. THE ENTIRETY OF THE BUILDING 4 FOOTPRINT/ROOF AREA AND THE NEW DRIVE AISLE AT THE EAST SIDE OF THE SITE WILL RECEIVE LOW FLOW DETENTION & WATER QUALITY TREATMENT

BUILDING ADDRESS

PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4).

NEARBY TRANSIT

THE CLOSEST BUS STOP IS LOCATED AT THE INTERSECTION OF CLAIREMONT MESA BOULEVARD AND MERCURY STREET, APPROXIMATELY 750 FEET SOUTH OF THE SITE.

VISIBILITY AREA NOTE:

NO OBSTRUCTION, INCLUDING SOLID WALLS IN THE VISIBILITY AREA, SHALL EXCEED 3 FEET IN HEIGHT, PER SDMC SECTION 142.0409 (B)(2), PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN VISIBILITY AREAS OR THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL NOT EXCEED 36 INCHES IN HEIGHT, MEASURED FROM THE LOWEST GRADE ABUTTING THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.

EMRA NOTE:

ALL PRIVATE IMPROVEMENTS WITHIN THE ROW REQUIRE AN ENCROACHMENTS MAINTENANCE AND REMOVAL AGREEMENT (EMRA), WHICH IS SUBJECT TO CITY ENGINEER APPROVAL. THE FOLLOWING ITEMS REQUIRE AN EMRA: RETAINING WALL, DRIVEWAYS, SIDEWALK UNDERDRAIN, STORM DRAIN PIPE, BACKFLOWS & PIV/FDC INSTALLATIONS.

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PRIVATE CONTRACT

PROPOSED GRADING PLAN FOR:

MERCURY COURT

8108-8148 MERCURY COURT
SAN DIEGO, CA, 92111

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEET 05 OF 07 SHEETS

PROJECT NO. 1149632

FOR CITY ENGINEER _____ DATE _____

T.M. PMT-3396543

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	EXCEL			
AS-BUILTS				

NDP NO. PMT-3396544

1884-6283 NAD83 COORDINATES

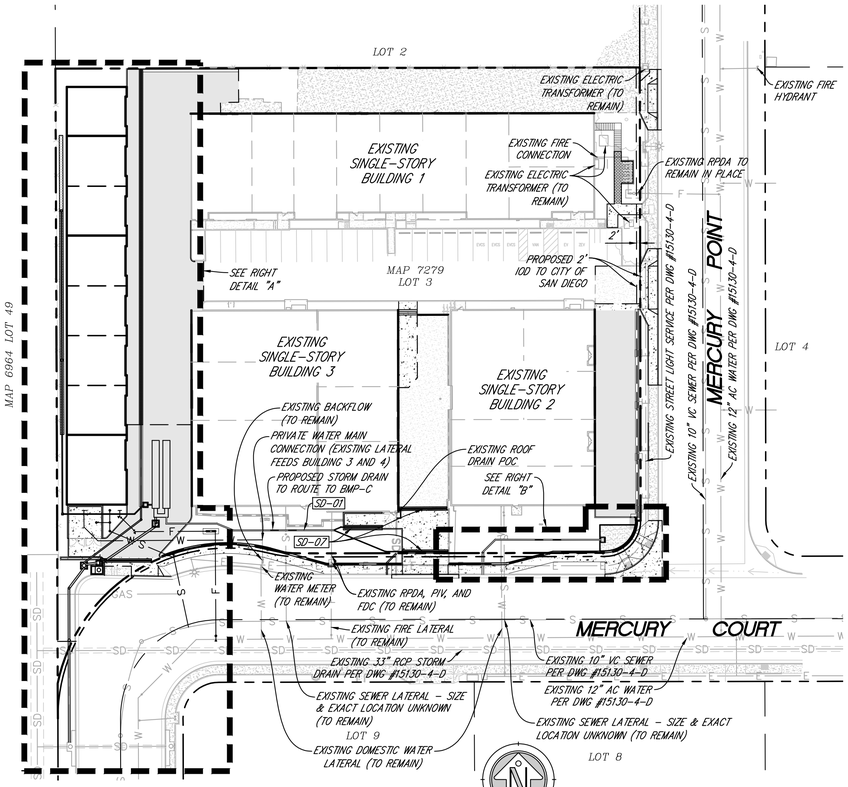
244-1723 LAMBERT COORDINATES

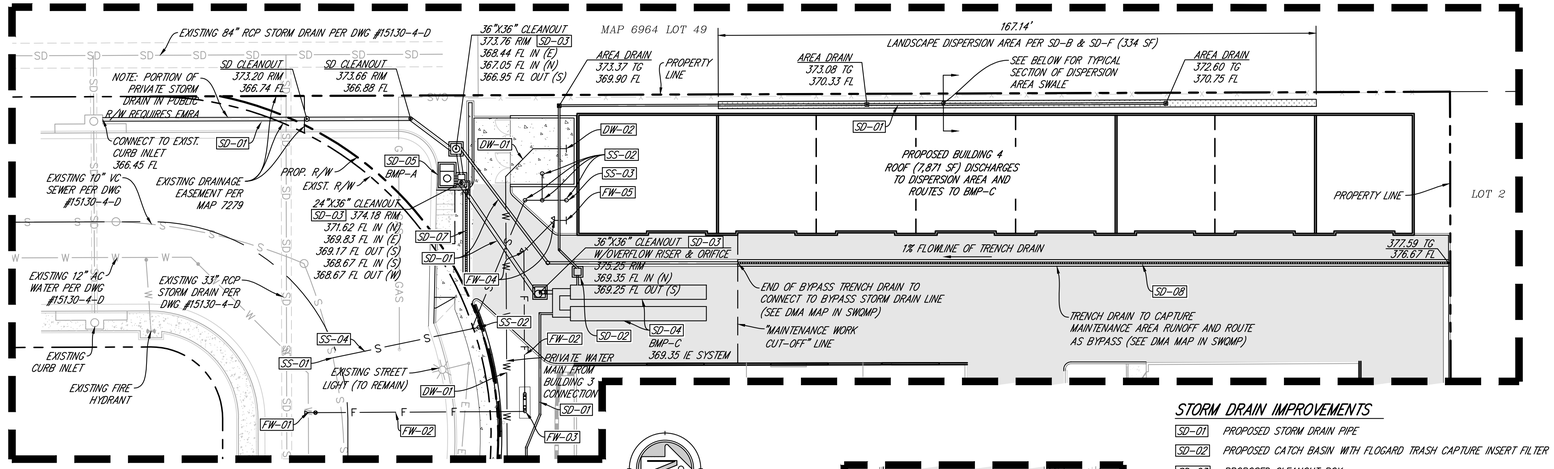
CONTRACTOR _____ DATE STARTED _____

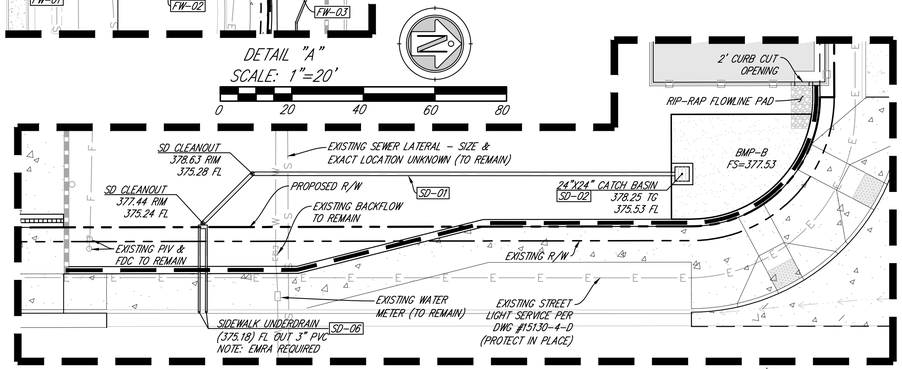
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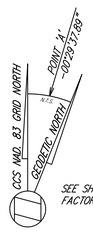
Sheet TM-05

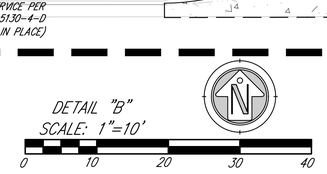
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STORM DRAIN IMPROVEMENTS

- SD-01 PROPOSED STORM DRAIN PIPE
- SD-02 PROPOSED CATCH BASIN WITH FLOGARD TRASH CAPTURE INSERT FILTER
- SD-03 PROPOSED CLEANOUT BOX
- SD-04 PROPOSED UNDERGROUND DETENTION STORAGE PIPES
- SD-05 PROPOSED MODULAR WETLANDS SYSTEM
- SD-06 PROPOSED SIDEWALK UNDERDRAIN
- SD-07 PROPOSED TRENCH DRAIN WITH FLOGARD TRENCH DRAIN INSERT FILTER

FIRE WATER IMPROVEMENTS

- FW-01 POINT OF CONNECTION FOR PROPOSED PUBLIC FIRE SERVICE TO THE EXISTING 12" PUBLIC WATER MAIN
- FW-02 PROPOSED PRIVATE FIRE MAIN
- FW-03 PROPOSED FIRE SERVICE BACKFLOW PREVENTER WITH FDC
- FW-04 PROPOSED STANDARD BEND AND THRUST BLOCK
- FW-05 PROPOSED PRIVATE FIRE MAIN POINT OF CONNECTION

DOMESTIC WATER IMPROVEMENTS

- DW-01 PROPOSED PRIVATE WATER MAIN
- DW-02 PROPOSED PRIVATE WATER MAIN POINT OF CONNECTION

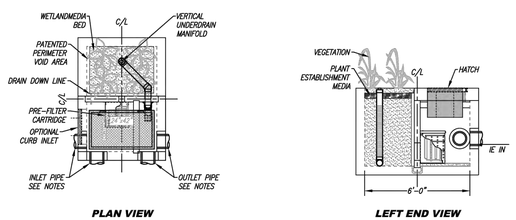
SEWER IMPROVEMENTS

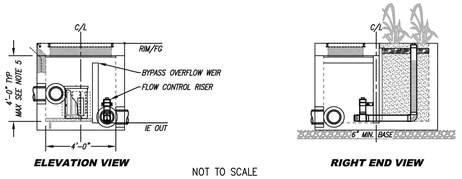
- SS-01 POINT OF CONNECTION FOR PROPOSED PRIVATE SEWER LATERAL TO THE EXISTING 10" PUBLIC SEWER MAIN
- SS-02 PROPOSED SEWER CLEANOUT
- SS-03 PROPOSED PRIVATE SEWER POINT OF CONNECTION
- SS-04 PROPOSED PRIVATE SEWER LATERAL

SITE SPECIFIC DATA

PROJECT NUMBER		25-088	
PROJECT NAME		Mercury Court	
PROJECT LOCATION		San Diego, CA	
STRUCTURE ID		BMP-A	
TREATMENT REQUIRED			
TREATMENT FLOW (CFS)			0.073
PRETREATMENT LOADING RATE (GPM/SF)			2.1 GPM/SF
WETLAND MEDIA LOADING RATE (GPM/SF)			1.0
PEAK BYPASS REQUIRED (CFS) - IF APPLICABLE			_____ (CF
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			
	PRETREATMENT	BIOFILTRATION	DISCHARGE
RIM ELEVATION			
SURFACE LOAD	PEDESTRIAN		
NOTES:			

* PRELIMINARY ONLY - NOT FOR CONSTRUCTION





NOT TO SCALE

INSTALLATION NOTES

1. CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURER'S SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURER'S CONTRACT.
2. UNIT MUST BE INSTALLED ON LEVEL BASE. MANUFACTURER RECOMMENDS A MINIMUM 6" LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PROJECT ENGINEER'S RECOMMENDED BASE SPECIFICATIONS.
3. CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERNAL CONNECTING PIPES. ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE (PIPES CANNOT INTRUDE BEYOND FLUSH). INVERT OF OUTFLOW PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR. ALL PIPES SHALL BE SEALED WATERTIGHT PER MANUFACTURER'S STANDARD CONNECTION DETAIL.
4. CONTRACTOR RESPONSIBLE FOR CONTACTING CONTECH FOR ACTIVATION OF UNIT. MANUFACTURER'S WARRANTY IS VOID WITHOUT PROPER ACTIVATION BY A CONTECH REPRESENTATIVE.
5. VERTICAL HEIGHT VARIES BASED ON SITE SPECIFIC REQUIREMENTS.

NOT TO SCALE

PROPRIETARY AND CONFIDENTIAL:
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MWS-L-4-6-V
STORMWATER BIOFILTRATION SYSTEM
STANDARD DETAIL

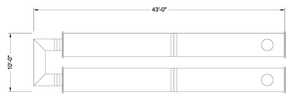
PROJECT SUMMARY

CALCULATION DETAILS
- LOADING = H20
- APPROX. LINEAR FOOTAGE = 88 LF

STORAGE SUMMARY
- STORAGE VOLUME REQUIRED = 956 CF
- PIPE STORAGE VOLUME = 962 CF
- BACKFILL STORAGE VOLUME = 0 CF
- TOTAL STORAGE PROVIDED = 962 CF

PIPE DETAILS
- DIAMETER = 48"
- JOINT TYPE = Soil Tight
- ALL RISERS TO HAVE REINFORCEMENT COLLAR
- WALL TYPE = SOLID
- BARREL SPACING = 24"

BACKFILL DETAILS
- WIDTH AT ENDS = 12"
- ABOVE PIPE = 0"
- WIDTH AT SIDES = 12"
- BELOW PIPE = 0"



NOTE:
THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES AND DO NOT REFLECT ANY LOCAL PREFERENCES OR REGULATIONS. PLEASE CONTACT YOUR LOCAL CONTECH REP FOR MODIFICATIONS.

NOTES
- ALL RISER AND STUB DIMENSIONS ARE TO CENTERLINE.
- ALL ELEVATIONS, DIMENSIONS, AND LOCATIONS OF RISERS AND INLETS, SHALL BE VERIFIED BY THE ENGINEER OF RECORD PRIOR TO RELEASING FOR FABRICATION.
- ALL RISERS AND STUBS ARE FABRICATED USING HDPE DR32.5 & M294 PIPE UNLESS OTHERWISE NOTED.
- RISERS TO BE FIELD TRIMMED TO GRADE.
- QUANTITY OF PIPE SHOWN DOES NOT PROVIDE EXTRA PIPE FOR CONNECTING THE SYSTEM TO EXISTING PIPE OR DRAINAGE STRUCTURES. OUR SYSTEM AS DETAILED PROVIDES NOMINAL INLET AND/OR OUTLET PIPE STUB FOR CONNECTION TO EXISTING DRAINAGE FACILITIES. IF ADDITIONAL PIPE IS NEEDED IT WILL HAVE TO BE REQUESTED BY THE REVIEWER/APPROVAL AUTHORITY PRIOR TO FABRICATION.

NOT TO SCALE

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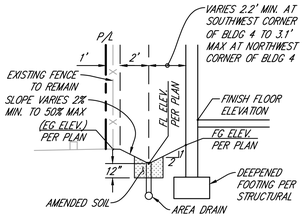
MARK	DATE	REVISION DESCRIPTION	BY

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

DuroMaxx STEEL REINFORCED PE TECHNOLOGY
CONTECH DYODS DRAWING

DYO101075 Mercury Court
BMP-C Hydromod Storage Pipes
San Diego, CA
DETENTION SYSTEM

PROJECT No.	SEQ. No.	DATE
73690	101075	7/31/2026
DESIGNED: DYO	DRAWN: DYO	
CHECKED: DYO	APPROVED: DYO	
SHEET NO.: D1		



TYPICAL SECTION - DISPERSION AREA SWALE
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PRIVATE CONTRACT

WATER QUALITY + UTILITY PLAN PLAN FOR:

MERCURY COURT

8108-8148 MERCURY COURT
SAN DIEGO, CA, 92111

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEET 06 OF 07 SHEETS

FOR CITY ENGINEER _____ DATE _____

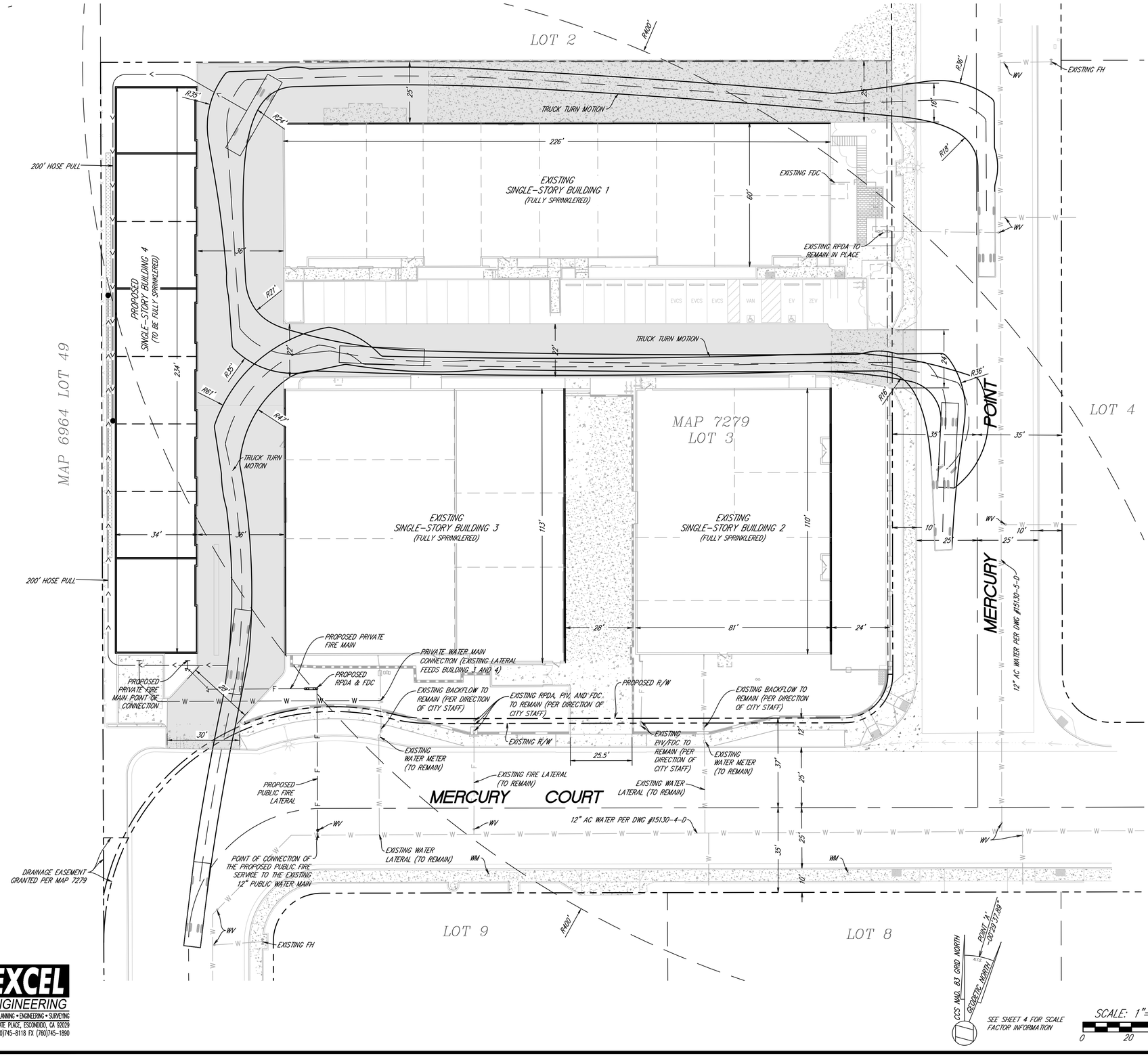
DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	EXCEL			
AS-BUILTS				

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

PROJECT NO. 1149632
T.M. PMT-3396543
NDP NO. PMT-3396544
1884-6283 NAD83 COORDINATES
244-1723 LAMBERT COORDINATES

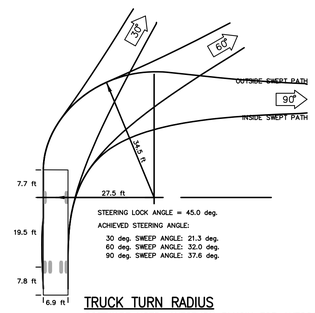
Sheet TM-06

V:_25\25088\Engineering\TM\Sheets - TM\06 WATER QUALITY & UTILITY PLAN.dwg 9/16/2026 2:30 PM ORIGINAL PLOT SIZE: ----



LEGEND

- EXISTING FIRE LINE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE LINE
- 400' FIRE HYDRANT COVER AREA
- HOSE PULL LENGTH
- FIRE ACCESS LANE



TRUCK TURN RADIUS

SOFTWARE USED: AUTOTURN PLUGIN FOR AUTOCAD CIVIL 3D

FIRE TRUCK MODEL USED:
SAN DIEGO FIRE DEPARTMENT PIERCE ARROW XT

REQUIRED FIRE FLOW CALCULATIONS

(PER CITY OF SAN DIEGO MUNICIPAL CODE CHAPTER 5: PUBLIC SAFETY, MORALS AND WELFARE ARTICLE 11: FIRE PROTECTION AND PREVENTION):

1. THE PROPOSED AND EXISTING STRUCTURES ARE CONSTRUCTION TYPE V-B, AND WILL BE FULLY SPRINKLERED.

2. USING TABLE B105.1(2) OF THE 2022 CFC, THE FIRE FLOW FOR THIS SITE IS CALCULATED AND SUMMARIZED IN THE TABLE BELOW

3. USING TABLE B105.2, SINCE THE SYSTEM IS SPRINKLERED, A 50% REDUCTION IN SITE FIRE FLOW IS ALLOWED BUT SHALL NOT BE LESS THAN 1,500 GPM SO, IN ADDITION TO THE SPRINKLER SYSTEM FLOW, THE REQUIRED SITE FIRE FLOW SHALL BE 1,750 GPM FOR 3 HOURS.

BUILDING #	FIRE AREA (SQ-FT)	FIRE FLOW (GPM)	FLOW DURATION (HOURS)	REDUCED FIRE FLOW (GPM)
1	17,651	3,500	3	1,750
2	11,820	3,000	3	1,500
3	17,096	3,500	3	1,750
4	10,477	2,750	2	1,500

VERY HIGH FIRE HAZARD SEVERITY ZONE NOTE:

PROPERTY IS LOCATED IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE AND MUST MEET BUILDING REQUIREMENTS FOR THE WILDLAND URBAN INTERFACE CODE. PART 7 OF TITLE 24.

BUILDINGS WILL MEET WUI CODE OR CBC CH. 7 PER REQUIREMENTS OF SUBMITTAL DATE.

PRIVATE CONTRACT

FIRE ACCESS PLAN FOR:
MERCURY COURT
8108-8148 MERCURY COURT
SAN DIEGO, CA, 92111

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEET **07** OF **07** SHEETS

PROJECT NO. 1149632

FOR CITY ENGINEER _____ DATE _____

T.M. PMT-3396543

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	EXCEL			
AS-BUILTS				

NDP NO. PMT-3396544

1884-6283
NAD83 COORDINATES

244-1723
LAMBERT COORDINATES

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

Sheet TM-07

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K:\25\25089\Engineering\TM\Sheets - TM\07 25089- TM07-Fire Access Plan.dwg 9/16/2026 2:10 PM ORIGINAL PLOT SIZE: ----