



MEMO

Date: June 5, 2026
To: Jack Ward
Quieter Home Program, Manager of Field Activities
From: Patrick Leroy
The Jones Payne Group, Inc.
Subject: RES # 381412.00
West Point Loma HOA Condos at 4532-4578 W. Point Loma Boulevard, San Diego, CA
Job No: Group 14.12
Cc: Design Team: JPG, HAP & PBS

Summary:

The Design Team performed an on-site assessment on April 29, 2026. The attached report outlines our observations and indicates Code deficiencies and Homeowner Pre-work items. These items must be addressed prior to the Contractor's Field Measurement Verification (FMV), when the contractor will measure your windows and doors, verify Code deficiencies have been addressed and ensure your home is prepared for construction. These items will be reviewed with the Homeowner during the Design Review for the property.

Mechanical Design for Residence:

Provide a stand-alone "Air Conditioning Only" system.

The attached Design Package indicates the proposed work by the Quieter Home Program to provide sound attenuation improvements. The Architectural/General, Mechanical and Electrical Plans have been highlighted and annotated to identify additional Pre-work that the Homeowner **MUST** complete to allow the Program to install the proposed system.

Highlighted notes on the Plans listed as "EXISTING" are the items that must be completed or furnished by the Homeowner exactly as indicated on the Plans (Homeowner Pre-Work). Any changes from what is indicated on the Plans must be approved by the Quieter Home Program in writing.

The Plans will be used by the Program's Contractor to install the improvements in the home after the Homeowner has completed the Pre-work. The Contractor assumes that all items listed as "EXISTING" on the Plans are complete and ready for installation of the Program's work on the day construction starts.

Attachments:

The following items have been attached:

- 1) Assessment Report with Pre-work and Notifications (4 pages, attached)
- 2) United States Postal Service Multi-Family Mailbox Requirements (3 pages, attached)
- 3) Window, Door, and Hardware Selections (9 pages, attached)
- 4) Design Package with highlighted plans (20 pages, attached)

HOMEOWNER: WEST POINT LOMA HOA
 ADDRESS: 4536-4578 W. POINT LOMA BOULEVARD
 ASSESSMENT DATE: 4/29/2026
 RES #: 381412.00



ASSESSMENT REPORT:

NOTIFICATIONS, PRE-WORK AND BUILDING CODE OBSERVATIONS

THIS REPORT OUTLINES OUR OBSERVATIONS AND INDICATES CODE DEFICIENCIES AND/OR HOMEOWNER PRE-WORK ITEMS TO BE COMPLETED BY THE DATE PROVIDED BY THE QUIETER HOME PROGRAM OR PRIOR TO THE START OF CONSTRUCTION. THE DESIGN TEAM WILL REVIEW THE REPORT WITH THE HOMEOWNER DURING THE DESIGN REVIEW FOR THE PROPERTY.

HOMEOWNER'S PRE-WORK RESPONSIBILITIES:

ITEMS LISTED BELOW AS "PRE-WORK" ON THE REPORT REQUIRE CORRECTIVE ACTION BY THE HOMEOWNER AND **MUST** BE COMPLETED PRIOR TO PARTICIPATION IN THE QUIETER HOME PROGRAM. **NOTE:** PERMITS REQUIRED AS PART OF PRE-WORK ARE SOLELY THE RESPONSIBILITY OF THE HOMEOWNER AND THE HOMEOWNER'S CONTRACTOR.

NOTIFICATIONS:

ITEMS LISTED BELOW AS A "NOTIFICATION" ON THE REPORT ARE FOR INFORMATIONAL PURPOSES ONLY; NO CORRECTIVE ACTION IS REQUIRED BY THE HOMEOWNER TO CONTINUE PARTICIPATION IN THE QUIETER HOME PROGRAM.

STANDARD PRE-WORK PREPARATION:




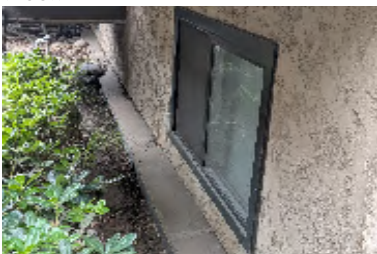
1. IT IS THE HOMEOWNER'S RESPONSIBILITY TO REMOVE **EXISTING SECONDARY DOORS** (SCREEN OR SECURITY) AT DOOR ASSEMBLIES BEING REPLACED BY THE QUIETER HOME PROGRAM TO ALLOW INSTALLATION OF THE PROGRAM'S WORK. THE HOMEOWNER IS RESPONSIBLE FOR RE-INSTALLING THE SECONDARY DOOR AFTER THE PROGRAM IS COMPLETE.
2. IT IS THE HOMEOWNER'S RESPONSIBILITY TO REMOVE EXISTING **SECURITY BARS OR GRILLES** AT WINDOWS AND/OR SLIDING GLASS DOORS BEING REPLACED BY THE QUIETER HOME PROGRAM TO ALLOW INSTALLATION OF THE PROGRAM'S WORK. THE HOMEOWNER IS RESPONSIBLE FOR RE-INSTALLING THE SECURITY BARS AFTER THE PROGRAM IS COMPLETE.
3. PROVIDE **SMOKE DETECTORS AND COMBINATION CARBON MONOXIDE-SMOKE DETECTORS** AT ALL MISSING LOCATIONS IN RESIDENCE OR IN EACH DWELLING UNIT TO MEET THE REQUIREMENTS OF THE BUILDING CODE. REFER TO FLOOR PLAN(S) FOR REQUIRED LOCATIONS. **SEE PRE-WORK BELOW INDICATING IF HARDWIRED SMOKE DETECTORS AND/OR CARBON MONOXIDE-SMOKE DETECTORS ARE REQUIRED.**

HOMEOWNER PREPARATION REQUIREMENTS FOR PROPOSED MECHANICAL SYSTEMS:


WHERE APPLICABLE, THE ARCHITECTURAL/GENERAL, MECHANICAL AND ELECTRICAL PLANS FOR THE RESIDENCE HAVE BEEN HIGHLIGHTED AND ANNOTATED TO IDENTIFY THE ADDITIONAL PRE-WORK TO BE PERFORMED BY THE HOMEOWNER THAT WILL ALLOW THE PROGRAM TO INSTALL THE PROPOSED MECHANICAL SYSTEM. THIS PRE-WORK MUST BE PROVIDED IN A MANNER MATCHING THE HIGHLIGHTED PLANS. **ANY DEVIATIONS FROM THE HIGHLIGHTED PLANS MUST BE APPROVED BY THE QUIETER HOME PROGRAM IN WRITING.**

ARCHITECTURAL: (WINDOWS, DOORS, & OTHER ITEMS)		
PHOTO AND LOCATION:	ISSUE:	RECOMMENDATION:




HOMEOWNER INITIALS: _____

<p>2. 4548-4578 W. POINT LOMA BOULEVARD - BEDROOM WINDOWS AT LOWER FLOOR (TYPICAL)</p> 	<p>2. EXTERIOR VINES AND/OR FOLIAGE THE DESIGN TEAM OBSERVED EXTERIOR VINES AND/OR FOLIAGE THAT IMPACTS THE QUIETER HOME PROGRAM'S ABILITY TO DO ITS WORK.</p>	<p>2. PRE-WORK: REMOVE VINES AND FOLIAGE TO ALLOW INSTALLATION OF THE QUIETER HOME PROGRAM TREATMENTS. NOTE: THE QUIETER HOME PROGRAM RECOMMENDS THE HOMEOWNER TO COMPLETE THIS ITEM AFTER THE CONTRACTORS FIELD MEASUREMENT VISIT (FMV).</p>
<p>3. 4548-4578 W. POINT LOMA BOULEVARD - ENTRY GUARD RAILS (TYPICAL)</p> 	<p>3. NON-CODE COMPLIANT GUARD RAILS THE DESIGN TEAM OBSERVED MISSING OR NON-COMPLIANT GUARD RAILINGS. (LESS THAN 42-INCHES)</p>	<p>3. NOTIFICATION: THE EXISTING GUARD RAILS WILL REMAIN IN PLACE WITH NO WORK BY THE QUIETER HOME PROGRAM AT THIS LOCATION. THE HOMEOWNER SHOULD CONSIDER CORRECTING THIS CONDITION BY PROVIDING CODE COMPLIANT GUARD RAILINGS. NO PREWORK REPAIRS ARE REQUIRED AT THIS TIME FOR PARTICIPATION IN THE QUIETER HOME PROGRAM. NOTE: THE BUILDING CODE REQUIRES GUARD RAILS AT ALL WALKING SURFACES (INCLUDING STAIRS, LANDINGS, BALCONIES AND DECKS), THAT ARE GREATER THAN 30 INCHES ABOVE GRADE OR THE ADJACENT FLOOR. GUARD RAILS MUST BE AT LEAST 42-INCHES IN HEIGHT EXCEPT AT STAIRS WHICH MUST BE AT LEAST 34-INCHES IN HEIGHT. SPACES AT GUARD BALUSTRADES OR BETWEEN OTHER MEMBERS SHALL NOT ALLOW THE PASSAGE OF A 4-INCH DIAMETER SPHERE.</p>
<p>4. 4536-4578 W. POINT LOMA BOULEVARD - GARDEN WINDOWS (TYPICAL)</p> 	<p>4. EXTERIOR DAMAGE OR ROT OBSERVED THE DESIGN TEAM OBSERVED EXTERIOR DAMAGE OR ROT THAT DOES NOT APPEAR TO BE A SAFETY ISSUE AT THIS TIME AND DOES NOT PREVENT THE PROGRAM'S WORK FROM PROCEEDING.</p> <div style="border: 1px solid red; padding: 5px; text-align: center; margin-top: 10px;"> <p>HOA-GARDEN WINDOW OR WINDOW TO RELACE</p> </div>	<p>4. NOTIFICATION: THE QUIETER HOME PROGRAM RECOMMENDS THAT THE HOMEOWNER MONITOR THIS LOCATION AND REPAIR IN THE FUTURE SHOULD THE CONDITION WORSEN OR BECOME A SAFETY ISSUE. NO PRE-WORK IS REQUIRED.</p>
<p>5. 4548-4578 W. POINT LOMA BOULEVARD - WINDOW AT FRONT BEDROOM AT LOWER FLOOR</p> 	<p>5. BEDROOM EMERGENCY ESCAPE "EGRESS" WINDOW THE DESIGN TEAM OBSERVED THAT THE EXISTING WINDOW AT BEDROOM DOES NOT MEET THE CODE REQUIREMENTS FOR EGRESS. THE SILL HEIGHT AT THE WINDOW OPENING IS IS GREATER THAN 44-INCHES ABOVE FLOOR. NOTE: THE DESIGN TEAM OBSERVED CONDITIONS INDICATING THAT EXISTING UTILITIES MAY BE LOCATED BELOW THE WINDOW OPENING, WHICH MAY PREVENT LOWERING OF THE SILL.</p>	<p>5. NOTIFICATION: THE QUIETER HOME PROGRAM IS UNABLE TO LOWER THE WINDOW SILL TO MEET THE EGRESS REQUIREMENT DUE TO POTENTIAL EXISTING UTILITIES LOCATED BELOW THE WINDOW OPENING. NO TREATMENT IS PROPOSED AT THE EXISTING WINDOW, THE EXISTING WINDOW WILL REMAIN IN PLACE.</p>




HOMEOWNER INITIALS: _____

<p>6. 4548-4578 W. POINT LOMA BOULEVARD - FRONT BEDROOM AT LOWER FLOOR</p> 	<p>6. BEDROOM MECHANICAL DUCT ROUTING OBSTRUCTED THE DESIGN TEAM OBSERVED THAT EXISTING DROP CEILINGS AND SOFFITS PREVENT THE INSTALLATION OF NEW DUCTWORK FROM THE PROPOSED AIR CONDITIONING SYSTEM TO BEDROOM 2.</p>	<p>6. NOTIFICATION: THE QUIETER HOME PROGRAM IS UNABLE TO PROVIDE AIR CONDITIONING TO BEDROOM 2 DUE TO EXISTING DROP CEILINGS AND SOFFITS THAT OBSTRUCT THE REQUIRED DUCTWORK ROUTING.</p>
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MECHANICAL: (BATHROOM VENTILATION, HOT WATER HEATERS OR SIMILAR)

LOCATION:	ISSUE:	RECOMMENDATION:
<p>1. 4536 W. POINT LOMA BLVD - PROPOSED CONDENSING UNIT</p> 	<p>1. CONDENSING UNIT LOCATION THE DESIGN TEAM OBSERVED EXISTING LANDSCAPING & IRRIGATION AT THE PROPOSED CONDENSING UNIT LOCATION.</p>	<p>1. PRE-WORK: 1. REMOVE LANDSCAPING & IRRIGATION AT PROPOSED LOCATION TO ALLOW INSTALLATION OF NEW CONDENSING UNIT. 2. PROVIDE A CLEAR LEVEL WORKING SURFACE THAT IS AT LEAST 36" WIDE; 36" DEEP. NOTE: THE QUIETER HOME PROGRAM RECOMMENDS THE HOMEOWNER TO COMPLETE THIS ITEM AFTER THE CONTRACTORS FIELD MEASUREMENT VISIT (FMV).</p>
<p>2. 4538 W. POINT LOMA BLVD - PROPOSED CONDENSING UNIT</p> 	<p>2. CONDENSING UNIT LOCATION THE DESIGN TEAM OBSERVED EXISTING LANDSCAPING & IRRIGATION AT THE PROPOSED CONDENSING UNIT LOCATION.</p>	<p>2. PRE-WORK: 1. REMOVE LANDSCAPING & IRRIGATION AT PROPOSED LOCATION TO ALLOW INSTALLATION OF NEW CONDENSING UNIT. 2. PROVIDE A CLEAR LEVEL WORKING SURFACE THAT IS AT LEAST 36" WIDE; 36" DEEP. NOTE: THE QUIETER HOME PROGRAM RECOMMENDS THE HOMEOWNER TO COMPLETE THIS ITEM AFTER THE CONTRACTORS FIELD MEASUREMENT VISIT (FMV).</p>
<p>3. 4540 W. POINT LOMA BLVD - PROPOSED CONDENSING UNIT</p> 	<p>3. CONDENSING UNIT LOCATION THE DESIGN TEAM OBSERVED EXISTING LANDSCAPING & IRRIGATION AT THE PROPOSED CONDENSING UNIT LOCATION.</p>	<p>3. PRE-WORK: 1. REMOVE LANDSCAPING & IRRIGATION AT PROPOSED LOCATION TO ALLOW INSTALLATION OF NEW CONDENSING UNIT. 2. PROVIDE A CLEAR LEVEL WORKING SURFACE THAT IS AT LEAST 36" WIDE; 36" DEEP. NOTE: THE QUIETER HOME PROGRAM RECOMMENDS THE HOMEOWNER TO COMPLETE THIS ITEM AFTER THE CONTRACTORS FIELD MEASUREMENT VISIT (FMV).</p>

HOMEOWNER INITIALS: _____

<p>4. 4542 W. POINT LOMA BLVD - PROPOSED CONDENSING UNIT</p> 	<p>4. CONDENSING UNIT LOCATION THE DESIGN TEAM OBSERVED EXISTING LANDSCAPING & IRRIGATION AT THE PROPOSED CONDENSING UNIT LOCATION.</p>	<p>4. PRE-WORK: 1. REMOVE LANDSCAPING & IRRIGATION AT PROPOSED LOCATION TO ALLOW INSTALLATION OF NEW CONDENSING UNIT. 2. PROVIDE A CLEAR LEVEL WORKING SURFACE THAT IS AT LEAST 36" WIDE; 36" DEEP. NOTE: THE QUIETER HOME PROGRAM RECOMMENDS THE HOMEOWNER TO COMPLETE THIS ITEM AFTER THE CONTRACTORS FIELD MEASUREMENT VISIT (FMV).</p>
<p>5. 4544 W. POINT LOMA BLVD - PROPOSED CONDENSING UNIT</p> 	<p>5. CONDENSING UNIT LOCATION THE DESIGN TEAM OBSERVED EXISTING LANDSCAPING & IRRIGATION AT THE PROPOSED CONDENSING UNIT LOCATION.</p>	<p>5. PRE-WORK: 1. REMOVE LANDSCAPING & IRRIGATION AT PROPOSED LOCATION TO ALLOW INSTALLATION OF NEW CONDENSING UNIT. 2. PROVIDE A CLEAR LEVEL WORKING SURFACE THAT IS AT LEAST 36" WIDE; 36" DEEP. NOTE: THE QUIETER HOME PROGRAM RECOMMENDS THE HOMEOWNER TO COMPLETE THIS ITEM AFTER THE CONTRACTORS FIELD MEASUREMENT VISIT (FMV).</p>
<p>6. 4546 W. POINT LOMA BLVD - PROPOSED CONDENSING UNIT</p> 	<p>6. CONDENSING UNIT LOCATION THE DESIGN TEAM OBSERVED EXISTING LANDSCAPING & IRRIGATION AT THE PROPOSED CONDENSING UNIT LOCATION.</p>	<p>6. PRE-WORK: 1. REMOVE LANDSCAPING & IRRIGATION AT PROPOSED LOCATION TO ALLOW INSTALLATION OF NEW CONDENSING UNIT. 2. PROVIDE A CLEAR LEVEL WORKING SURFACE THAT IS AT LEAST 36" WIDE; 36" DEEP. NOTE: THE QUIETER HOME PROGRAM RECOMMENDS THE HOMEOWNER TO COMPLETE THIS ITEM AFTER THE CONTRACTORS FIELD MEASUREMENT VISIT (FMV).</p>

ELECTRICAL: (EXISTING CODE DEFICIENCIES AND/OR NON-COMPLIANT CONDITIONS)		
LOCATION:	ISSUE:	RECOMMENDATION:
1. NONE.	1. N/A	1. N/A

HOMEOWNER INITIALS: _____

QUIETER HOME PROGRAM WINDOW COLOR SELECTION



① **WHITE VINYL WINDOW**



② **ALMOND/TAN VINYL WINDOW**

HOMEOWNER / HOA SELECTIONS:

WINDOW COLOR SELECTION: ALMOND / TAN

HOMEOWNER / HOA SIGNATURES: _____



SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY

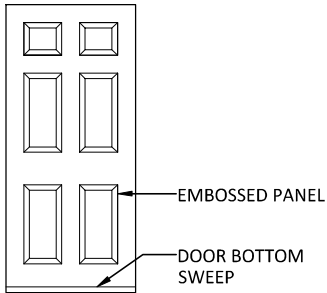
QUIETER HOME PROGRAM WINDOW, DOOR & HARDWARE SELECTIONS

DATE:

SHEET: 1 of 9

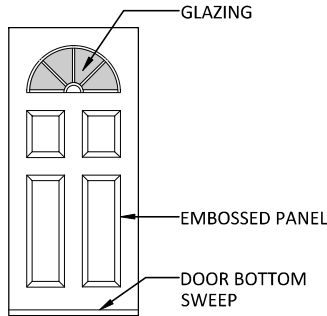
QUIETER HOME PROGRAM DOOR ELEVATIONS - STEEL EMBOSSED

32" MIN.



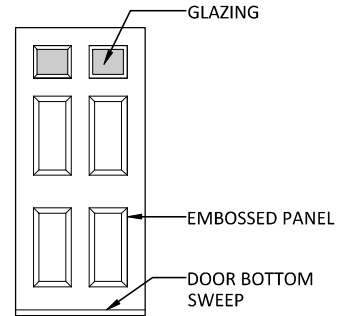
21 DOOR STYLE/ELEVATION:
EP-21

36" MIN.



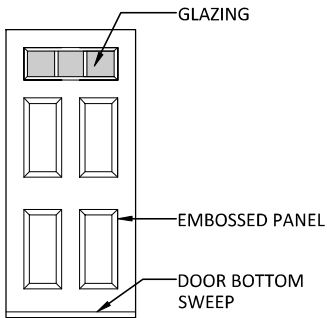
22 DOOR STYLE/ELEVATION:
EP-22

36" MIN.



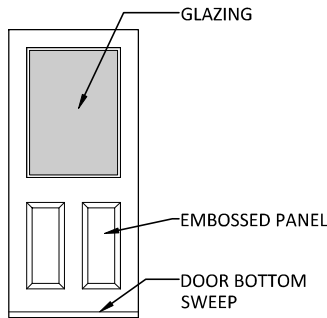
23 DOOR STYLE/ELEVATION:
EP-23

36" MIN.



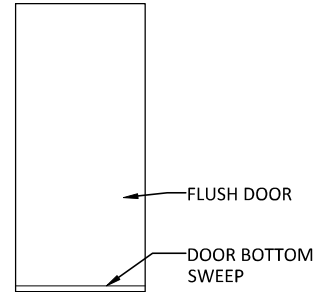
24 DOOR STYLE/ELEVATION:
EP-24

36" MIN.



25 DOOR STYLE/ELEVATION:
EP-25

30" MIN.



29 DOOR STYLE/ELEVATION:
EP-29

HOMEOWNER / HOA SELECTIONS:

DOOR STYLES: 21 OR 23 AT DOORS: _____

HOMEOWNER / HOA SIGNATURES: _____















SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY
QUIETER HOME PROGRAM WINDOW, DOOR & HARDWARE SELECTIONS

DATE: _____
SHEET: 3 of 9

QUIETER HOME PROGRAM - DOOR HARDWARE SELECTIONS

HARDWARE SELECTIONS

		ANTIQUE BRASS	BRIGHT BRASS	AGED BRONZE	SATIN CHROME
DEAD BOLT					
		ANTIQUE BRASS DEADBOLT	BRIGHT BRASS DEADBOLT	AGED BRONZE DEADBOLT	SATIN CHROME DEADBOLT
KNOB					
		ANTIQUE BRASS KNOB	BRIGHT BRASS KNOB	AGED BRONZE KNOB	SATIN CHROME KNOB
LEVER					
		ANTIQUE BRASS LEVER	BRIGHT BRASS LEVER	AGED BRONZE LEVER	SATIN CHROME LEVER

HOMEOWNER / HOA SELECTIONS:

ALL AVAILABE - ANY STYLE

HARDWARE TYPE : _____

HARDWARE COLOR : _____

HOMEOWNER / HOA SIGNATURES: _____





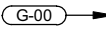






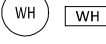
























SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY





QUIETER HOME PROGRAM WINDOW, DOOR & HARDWARE SELECTIONS

DATE:

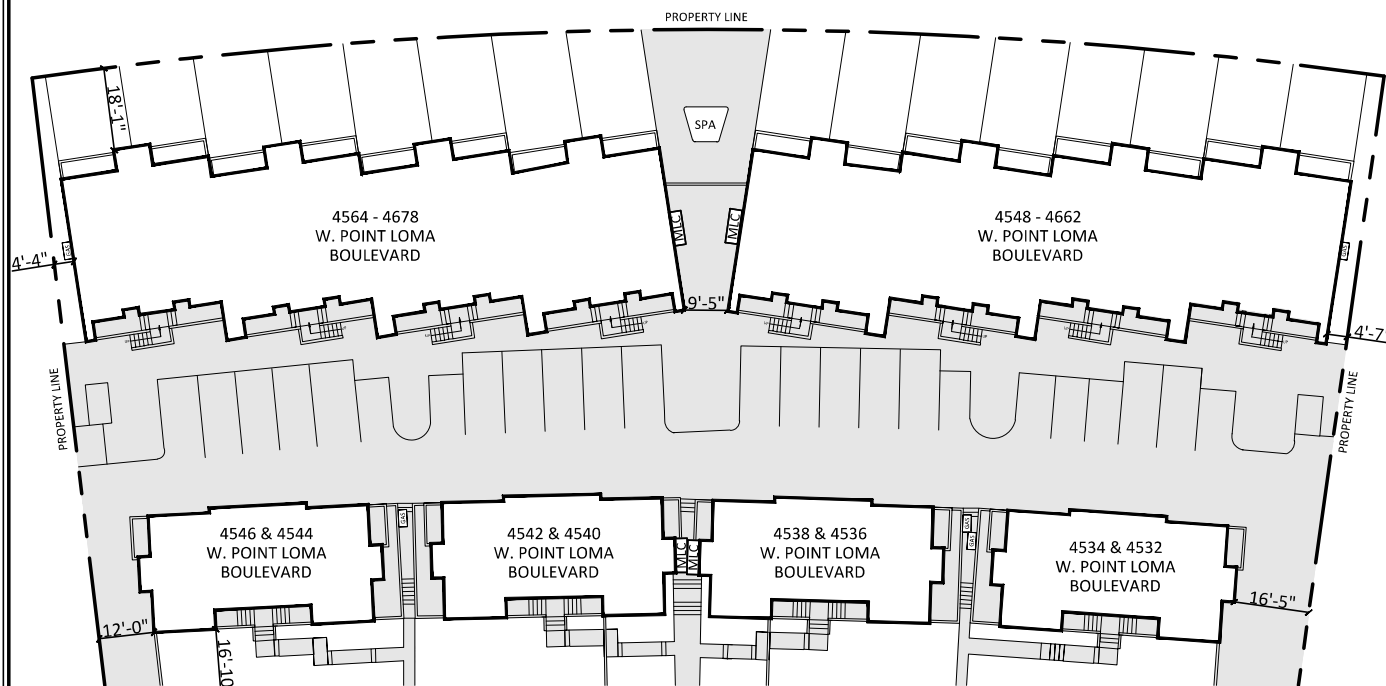
SHEET: 9 of 9

TABLE OF CONTENTS	4532 - 4578 W. POINT LOMA BOULEVARD	STAMP				
<p>4532 - 4578 W. POINT LOMA BLVD.</p> <ol style="list-style-type: none"> COVER PAGE ABBREVIATIONS AND LEGEND SITE PLAN <p>4532 - 4546 W. POINT LOMA BLVD.</p> <ol style="list-style-type: none"> PROPERTY ELEVATIONS PROPERTY ELEVATIONS PROPERTY ELEVATIONS PROPERTY ELEVATIONS BUILDING PLANS - PROPOSED CU LOCATIONS LOWER & FIRST FLOOR PLAN PROPOSED MECHANICAL DESIGN <p>4548 - 4578 W. POINT LOMA BLVD.</p> <ol style="list-style-type: none"> PROPERTY ELEVATIONS PROPERTY ELEVATIONS PROPERTY ELEVATIONS PROPERTY ELEVATIONS BUILDING PLANS - PROPOSED CU LOCATIONS LOWER & FIRST FLOOR PLAN PROPOSED MECHANICAL DESIGN LOWER & FIRST FLOOR PLAN PROPOSED MECHANICAL DESIGN <p>4532 - 4578 W. POINT LOMA BLVD.</p> <ol style="list-style-type: none"> SPECIAL CONDITIONS: SK-A SPECIAL CONDITIONS: SK-B SPECIAL CONDITIONS: SK-C SPECIAL CONDITIONS: SK-D SPECIAL CONDITIONS: SK-E 						
BUILDING DATA						
<input type="checkbox"/> YEAR OF CONSTRUCTION: 1982 <input type="checkbox"/> TYPE OF CONSTRUCTION: V-B <input type="checkbox"/> OCCUPANCY: R-2						
SUMMARY OF WORK						
<p>REPLACEMENT WINDOWS:</p> <input type="checkbox"/> TYPE: VINYL COLOR: ALMOND / TAN						
<p>REPLACEMENT DOORS:</p> <input type="checkbox"/> TYPE: STEEL EMBOSSED COLOR: <input type="checkbox"/> TYPE: VINYL SLIDING GLASS DOOR(S) COLOR: ALMOND / TAN						
<p>SECONDARY/STORM WINDOWS:</p> <input type="checkbox"/> TYPE: SKYLIGHT - ALM. INT. STORM COLOR: <input type="checkbox"/> <i>SEE WINDOW & DOOR SCHEDULES FOR WINDOW & DOOR TREATMENTS.</i>						
<p>SECONDARY/STORM & OTHER DOORS:</p> <input type="checkbox"/> TYPE: NONE						
<p>GENERAL SCOPE OF WORK SUMMARY:</p>						
<input type="checkbox"/> CUTTING AND PATCHING REQUIRED AT EXISTING INTERIOR WALL(S) AND/OR CEILING(S), REFER TO ARCHITECTURAL PLANS.						
<input type="checkbox"/> CUTTING AND PATCHING REQUIRED AT EXISTING EXTERIOR STUCCO FINISHES, REFER TO ARCHITECTURAL PLANS.						
<input type="checkbox"/> NEW GYPSUM WALL BOARD SOFFIT(S), REFER TO ARCHITECTURAL PLANS.						
<input type="checkbox"/> NEW RETURN AIR PLENUM ENCLOSURE, REFER TO ARCHITECTURAL PLANS.						
<input type="checkbox"/> NEW CLOSET FOR NEW MECHANICAL SYSTEM, REFER TO ARCHITECTURAL PLANS.						
<input type="checkbox"/> NEW VISION SCREEN AT NEW CONDENSING UNIT, REFER TO ARCHITECTURAL PLANS.						
<p>MECHANICAL AND ELECTRICAL SUMMARY:</p>						
<input type="checkbox"/> REFER TO DETAILED SCOPE OF WORK ON MECHANICAL AND ELECTRICAL DRAWINGS.						
<input type="checkbox"/> NEW AIR CONDITIONING SYSTEM AND DUCTWORK, REFER TO MECHANICAL PLANS.						
HOA DESIGN REVIEW DOCUMENT						
SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY - GROUP 14.12 NH						
		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">RES#: 381411.00</td> <td style="width: 25%;">DATE: 06/2026</td> <td style="width: 25%;">INITIAL(S):</td> <td style="width: 25%;">SHEET:</td> </tr> </table>	RES#: 381411.00	DATE: 06/2026	INITIAL(S):	SHEET:
RES#: 381411.00	DATE: 06/2026	INITIAL(S):	SHEET:			
WEST POINT LOMA HOA COMMON AREA 4532 - 4578 W. POINT LOMA SAN DIEGO, CA 92107		1 of 21				

ABBREVIATIONS		LEGEND	
GENERAL MATERIAL		SITE / FLOOR PLAN	
WD	WOOD	WC	WOOD CLAD
V	VINYL	FG	FIBER GLASS
AL	ALUMINUM	M	METAL
ST	STEEL	(E)	EXISTING TO REMAIN
GLZ	GLAZING/GLASS		
FR	FIRE RATED		
WINDOW SCHEDULE		 KEYNOTE  EXISTING SMOKE DETECTOR  EXISTING COMBINATION CARBON MONOXIDE/SMOKE DETECTOR  KITCHEN/BATH EXHAUST VENT  CONDENSING UNIT  HEAT PUMP  METER LOAD CENTER  WATER HEATER  WALL HEATER/WALL FURNACE  DOOR LETTER, SEE DOOR SCHEDULE  WINDOW NUMBER, SEE WINDOW SCHEDULE  NEW DROPPED CEILING, SEE DETAIL  NEW SOFFIT, SEE DETAIL  RETURN AIR PLENUM ENCLOSURE  EXISTING DROPPED CEILING TO BE REMOVED AND REINSTALLED  NEW DUCT ENCLOSURE, SEE DETAIL  EXISTING DROPPED CEILING/SOFFIT TO REMAIN  EXISTING WALL  NEW WALL  DEMOLISHED WALL  SLIDING DOOR  NEW DOOR  EXISTING DOOR  WINDOW  SKYLIGHT  ATTIC ACCESS PANEL  PULL DOWN STAIR  TRAP DOOR  FURNACE / FAN COIL  CHASE  SLOPE OF CEILING  EXISTING GAS METER	
W	WIDTH		
H	HEIGHT		
E	EGRESS		
G	GLAZING		
	I INSULATED GLASS		
	S SINGLE PANE GLASS		
LS	LOWER WINDOW SILL		
	V VINYL M MASONRY W WOOD/SIDING		
	S STUCCO B BRICK VENEER CB CEMENT FIBER BOARD		
T	TEMPERED GLASS		
O	OBSCURE GLASS		
FPD	FALL PREVENTION DEVICE		
AWN	AWNING		
FIX	FIXED		
CAS	CASEMENT		
HNG	HUNG WINDOW		
DH	DOUBLE HUNG		
SH	SINGLE HUNG		
FIX	FIXED		
GL	GLIDER		
GRDN	GARDEN BOX WINDOW		
G-BLK	GLASS BLOCK		
RE-GLZ	REGLAZE		
HOP	HOPPER		
SKY	SKYLIGHT		
ISW	INTERIOR STORM WINDOW		
ESW	EXTERIOR STORM WINDOW		
H-	HISTORIC PROFILE WINDOW		
JAL	JALOUSIE		
DOOR SCHEDULE			
W	WIDTH		
H	HEIGHT		
S	SECONDARY DOOR (SCREEN/SECURITY)		
J	EXISTING JAMB(WIDTH)		
THK	EXISTING DOOR THICKNESS		
HD	HARDWARE		
WS	WEATHERSTRIP		
P	PEEP HOLE		
DOOR TYPES			
SC	SOLID CORE		
SR	STILE AND RAIL		
FL	FLUSH ACOUSTICAL		
FR	FRENCH DOOR		
EM	STEEL ACOUSTIC EMBOSSED		
SGD	SLIDING DOOR		
PDS	PULL DOWN STAIRS		
AAP	ATTIC ACCESS PANEL		
EAP	EAVE ACCESS PANEL		
CSD	CRAWL SPACE DOOR		
2-	DOUBLE DOORS		

 The Jones Payne Group	 HERITAGE ARCHITECTURE & PLANNING	SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY - GROUP 14.12 NH		
	 PBS ENGINEERS, INC. CONSULTING MECHANICAL & ELECTRICAL ENGINEERS	RES#: 381411.00	DATE: 06/2026	INITIAL(S):
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SITE PLAN



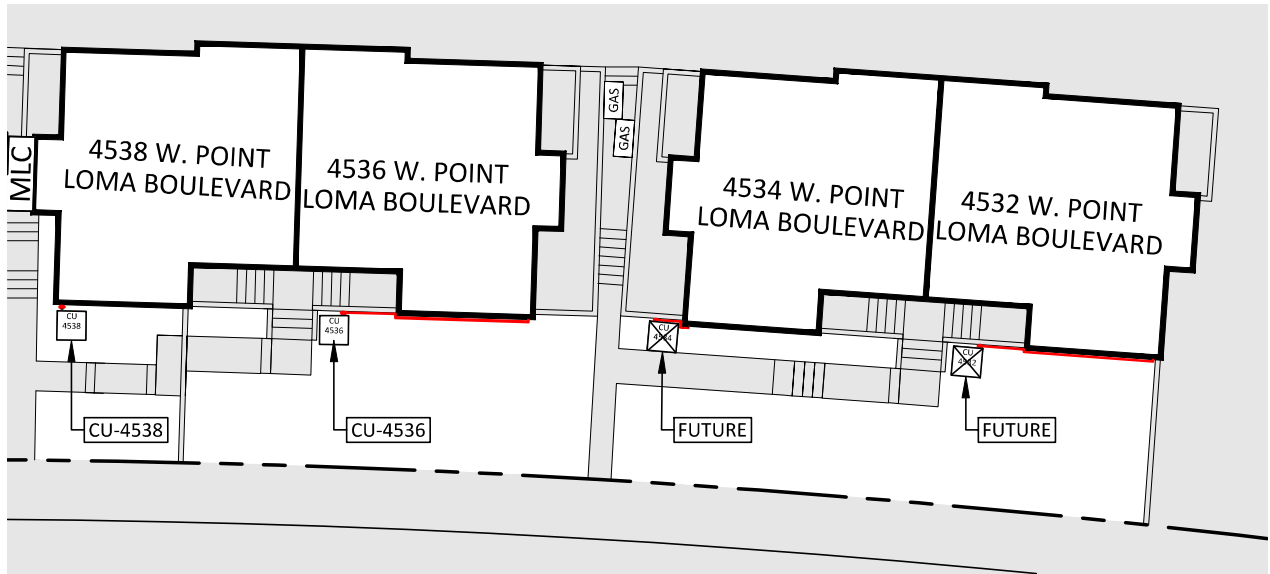
SITE PLAN

SCALE: NTS



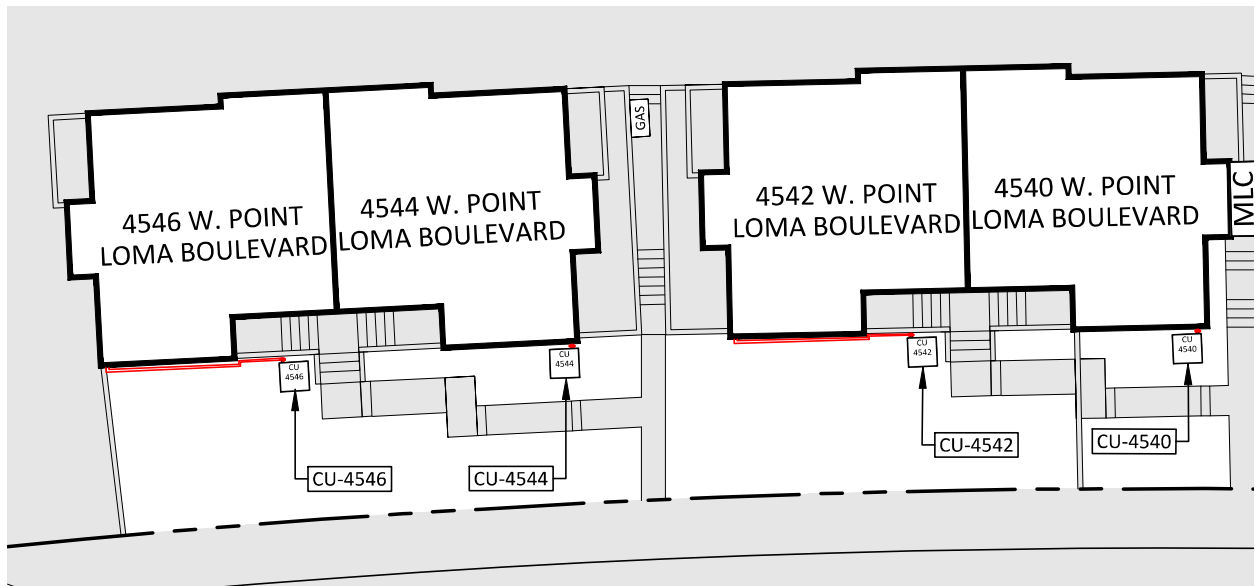
 The Jones Payne Group	 HERITAGE ARCHITECTURE & PLANNING	SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY - GROUP 14.12 NH		
	 PBS ENGINEERS, INC. CONSULTING MECHANICAL & ELECTRICAL ENGINEERS	RES#: 381411.00	DATE: 06/2026	INITIAL(S):
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4532 - 4546 BUILDING PLANS - PROPOSED CU LOCATIONS



4532 - 4538 BUILDING PLAN

SCALE: NTS



4540 - 4546 BUILDING PLAN

SCALE: NTS

ABBREVIATIONS & LEGEND:

— APPROXIMATE ROUTING OF NEW CONDUIT AND LINESET

CU # NEW CONDENSING UNIT, APPROX. 36" X 36" FOOTPRINT

⊗ AVAILABLE LOCATION OF CONDENSING UNIT

□ EXISTING CONDENSING UNIT

○ FRENCH PIT



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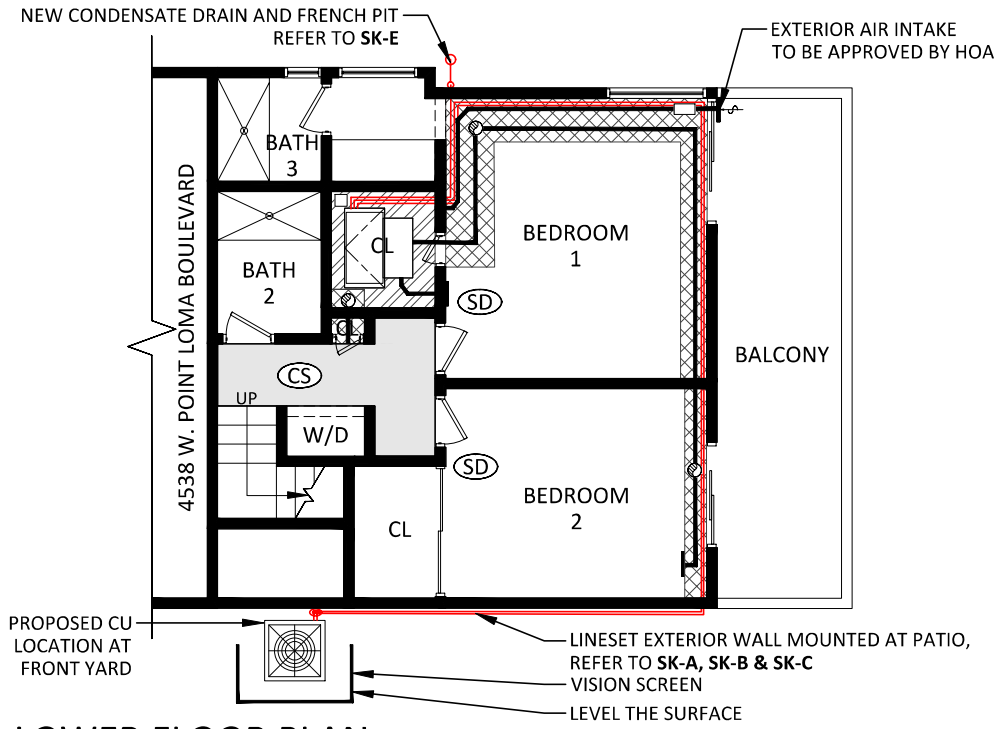
PLAN NOTES

FAN COIL IN DROPPED CEILING

NOTES:

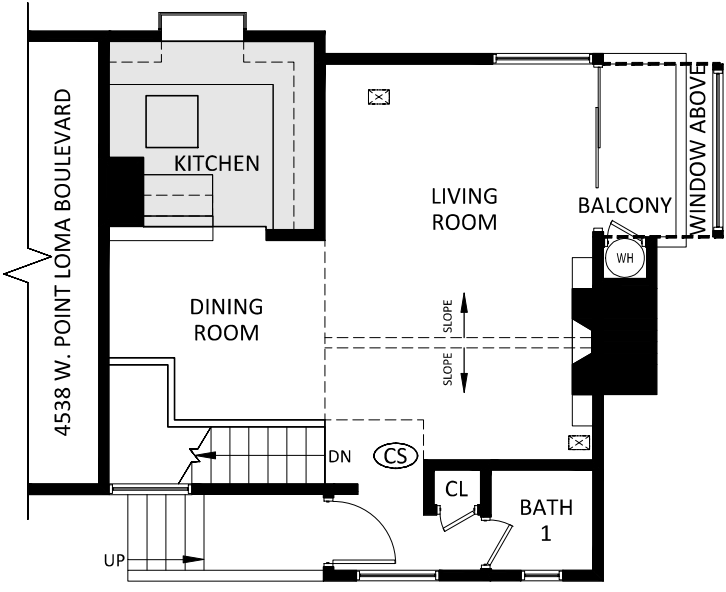
- 1. HOMEOWNERS TO APPROVE INTERIOR HVAC DESIGNS.
- 2. MECHANICAL DESIGN MAY VARY PER UNIT.

PROPOSED MECHANICAL DESIGN - LOWER & FIRST FLOOR PLAN



LOWER FLOOR PLAN

SCALE: NTS



FIRST FLOOR PLAN

SCALE: NTS

UNITS:

4532, 4536, 4550 & 4544

REVERSED FLOOR PLAN UNITS:

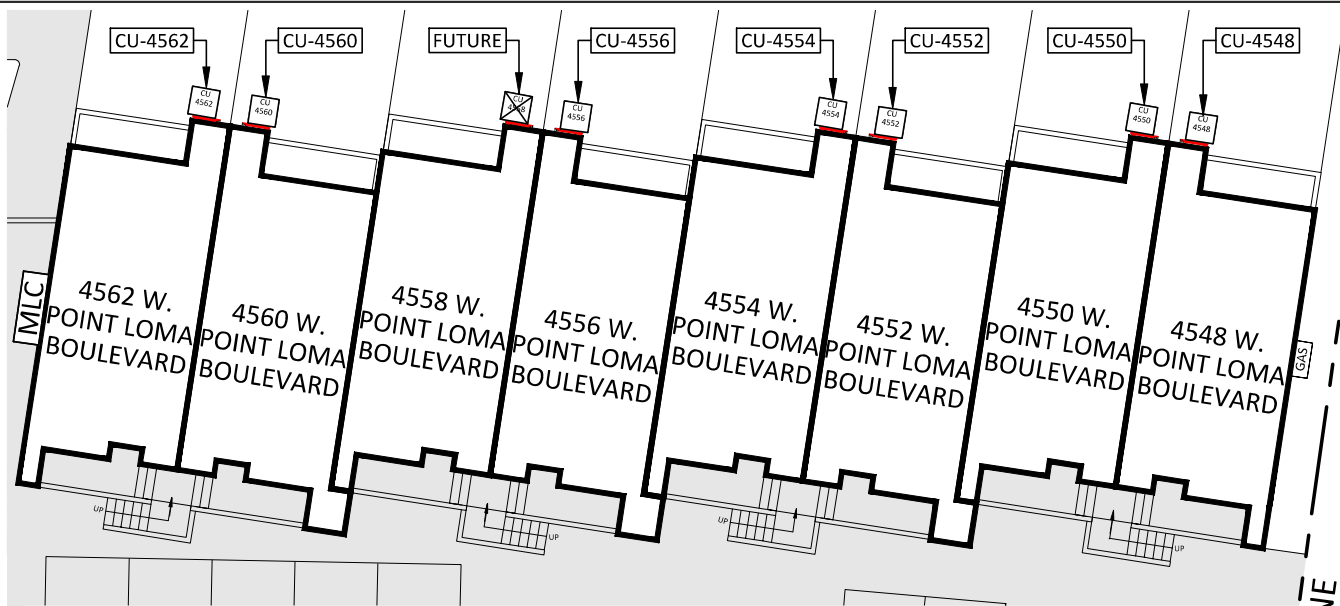
4534, 4538, 4542 & 4546

NOTES:

- 1. COORDINATE ALL NEW WORK ITEMS WITH MECHANICAL AND ELECTRICAL SCOPE OF WORK.
- 2. EXISTING WATER HEATER TO REMAIN.
- 3. EXISTING SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS TO REMAIN.

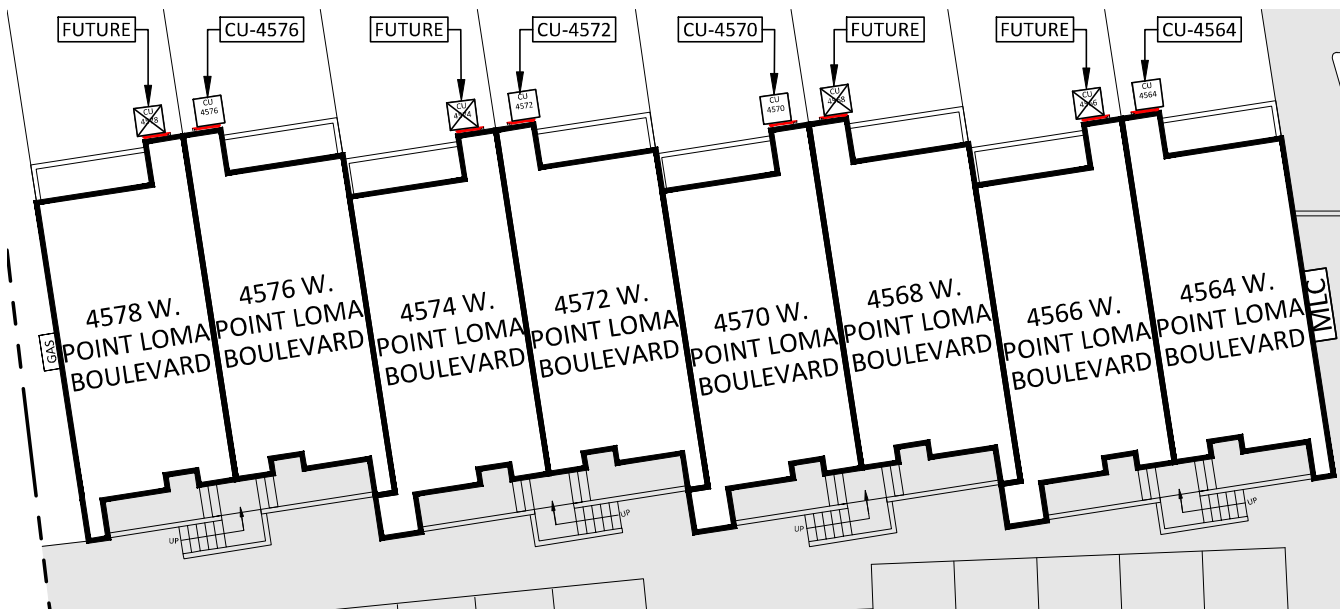
SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY - GROUP 14.12 NH			
RES#: 381411.00	DATE: 06/2026	INITIAL(S):	SHEET:
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4548 - 4578 BUILDING PLANS - PROPOSED CU LOCATIONS



4548 - 4562 BUILDING PLAN

SCALE: NTS



4564 - 4578 BUILDING PLAN

SCALE: NTS

ABBREVIATIONS & LEGEND:

— APPROXIMATE ROUTING OF NEW CONDUIT AND LINESET

CU # NEW CONDENSING UNIT, APPROX. 36" X 36" FOOTPRINT

⊗ AVAILABLE LOCATION OF CONDENSING UNIT

□ EXISTING CONDENSING UNIT

○ FRENCH PIT



SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY - GROUP 14.12 NH

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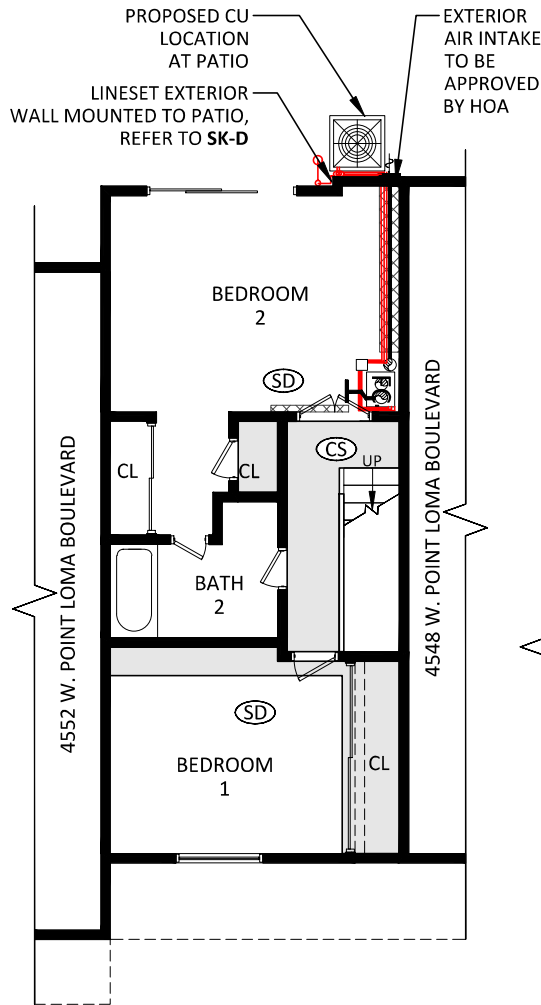
PLAN NOTES

FAN COIL IN NEW CLOSET AT BEDROOM 2

NOTES:

1. HOMEOWNERS TO APPROVE INTERIOR HVAC DESIGNS.
2. MECHANICAL DESIGN MAY VARY PER UNIT.

PROPOSED MECHANICAL DESIGN - LOWER & FIRST FLOOR PLAN



LOWER FLOOR PLAN 
SCALE: NTS

FIRST FLOOR PLAN 
SCALE: NTS

NOTES:

1. COORDINATE ALL NEW WORK ITEMS WITH MECHANICAL AND ELECTRICAL SCOPE OF WORK.
2. EXISTING WATER HEATER TO REMAIN.
3. EXISTING SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS TO REMAIN.

UNITS:

4550, 4554, 4558, 4566, 4570 & 4574

REVERSED FLOOR PLAN UNITS:

4552, 4556, 4560, 4568, 4572 & 4576

HERITAGE
ARCHITECTURE & PLANNING

PBS
ENGINEERS, INC.
CONSULTING MECHANICAL & ELECTRICAL ENGINEERS

The Jones Payne Group

SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY - GROUP 14.12 NH

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PLAN NOTES

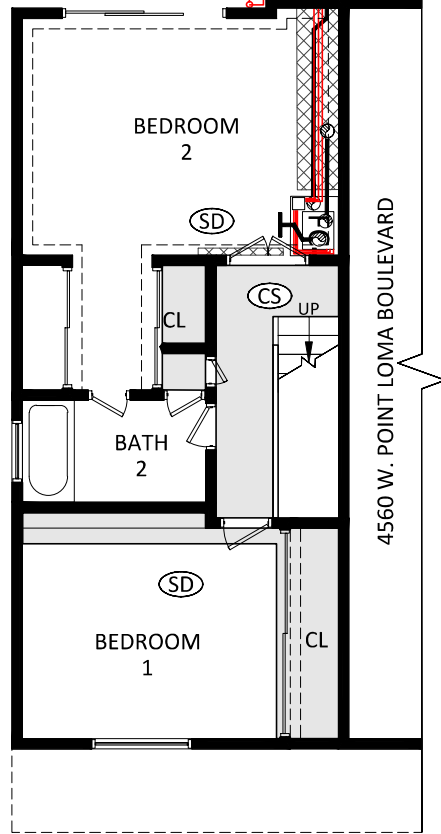
FAN COIL IN NEW CLOSET AT BEDROOM 2

NOTES:

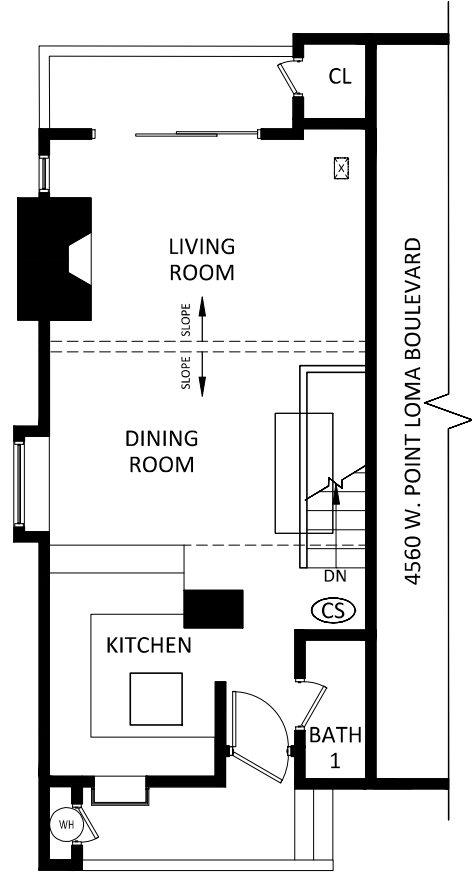
- 1. HOMEOWNERS TO APPROVE INTERIOR HVAC DESIGNS.
- 2. MECHANICAL DESIGN MAY VARY PER UNIT.

PROPOSED MECHANICAL DESIGN - LOWER & FIRST FLOOR PLAN

PROPOSED CU LOCATION AT PATIO
 EXTERIOR AIR INTAKE TO BE APPROVED BY HOA
 LINESET EXTERIOR WALL MOUNTED TO PATIO, REFER TO SK-D



LOWER FLOOR PLAN
 SCALE: NTS



FIRST FLOOR PLAN
 SCALE: NTS

NOTES:

- 1. COORDINATE ALL NEW WORK ITEMS WITH MECHANICAL AND ELECTRICAL SCOPE OF WORK.
- 2. EXISTING WATER HEATER TO REMAIN.
- 3. EXISTING SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS TO REMAIN.

UNITS:

4562 & 4578

REVERSED FLOOR PLAN UNITS:

4564 & 4548



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SPECIAL CONDITIONS : SK-A



PROPOSED CONDITIONS AT UNIT 4536 (EXTERIOR)

LINESET OUT FROM SOFFIT

WALL MOUNTED LINESET TO FRONT ELEVATION WITH LINESET COVER FOR MECHANICAL EQUIPMENT

PROPOSED CONDENSING UNIT LOCATION AT FRONT YARD

NOTE:
REFER TO **BUILDING SITE PLAN** FOR CONDENSING UNITS LOCATIONS.



PROPOSED CONDITIONS AT UNIT 4538 (EXTERIOR)

WALL MOUNTED LINESET TO SIDE YARD WITH LINESET COVER FOR MECHANICAL EQUIPMENT

PROPOSED CONDENSING UNIT LOCATION AT FRONT YARD

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SPECIAL CONDITIONS : SK-B



— LINESET OUT FROM SOFFIT

— WALL MOUNTED LINESET TO SIDE YARD WITH LINESET COVER FOR MECHANICAL EQUIPMENT

— PROPOSED CONDENSING UNIT LOCATION AT FRONT YARD

PROPOSED CONDITIONS AT UNIT 4540 (EXTERIOR)

NOTE:
REFER TO **BUILDING SITE PLAN** FOR CONDENSING UNITS LOCATIONS.



— WALL MOUNTED LINESET TO FRONT ELEVATION WITH LINESET COVER FOR MECHANICAL EQUIPMENT

— PROPOSED CONDENSING UNIT LOCATION AT FRONT YARD

PROPOSED CONDITIONS AT UNIT 4542 (EXTERIOR)

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SPECIAL CONDITIONS : SK-C



LINESET OUT FROM SOFFIT

WALL MOUNTED LINESET TO FRONT ELEVATION WITH LINESET COVER FOR MECHANICAL EQUIPMENT

PROPOSED CONDENSING UNIT LOCATION AT FRONT YARD

PROPOSED CONDITIONS AT UNIT 4544 (EXTERIOR)

NOTE:
REFER TO **BUILDING SITE PLAN** FOR CONDENSING UNITS LOCATIONS.



LINESET OUT FROM SOFFIT

WALL MOUNTED LINESET TO FRONT ELEVATION WITH LINESET COVER FOR MECHANICAL EQUIPMENT

PROPOSED CONDENSING UNIT LOCATION AT FRONT YARD

PROPOSED CONDITIONS AT UNIT 4546 (EXTERIOR)

<p>The Jones Payne Group</p>	<p>HERITAGE ARCHITECTURE & PLANNING</p> <p>PBS ENGINEERS, INC. CONSULTING MECHANICAL & ELECTRICAL ENGINEERS</p>	SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY - GROUP 14.12 NH			
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SPECIAL CONDITIONS : SK-D



- LINESET OUT FROM SOFFIT
- OUTSIDE AIR APPROX. LOCATION
- WALL MOUNTED LINESET TO PATIO WITH LINESET COVER FOR MECHANICAL EQUIPMENT
- PROPOSED CONDENSING UNIT LOCATION AT PATIO

**PROPOSED CONDITIONS AT UNIT 4552 (EXTERIOR)
UNITS 4548, 4556, 4560, 4564, 4568, 4572 & 4576 (SIMILAR)**

NOTES:
1. REFER TO **BUILDING SITE PLAN** FOR CONDENSING UNITS LOCATIONS.
2. IMAGE SHOWN IS FOR REFERENCE ONLY.



- OUTSIDE AIR APPROX. LOCATION
- LINESET OUT FROM SOFFIT
- WALL MOUNTED LINESET TO PATIO WITH LINESET COVER FOR MECHANICAL EQUIPMENT
- PROPOSED CONDENSING UNIT LOCATION AT PATIO

**PROPOSED CONDITIONS AT UNIT 4554 (EXTERIOR)
UNITS 4550, 4558, 4562, 4566, 4570, 4574 & 4574 (SIMILAR)**

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SPECIAL CONDITIONS : SK-E



CONDENSATE DRAIN PIPE WALL MOUNTED DOWN TO FRENCH PIT AT GROUND LEVEL

CORE DRILL AT EXISTING PAVEMENT FOR NEW FRENCH PIT AT TERMINATION OF CONDENSATE DRAIN LINE

**PROPOSED CONDITIONS AT UNITS 4536 & 4538 (EXTERIOR)
UNITS 4532, 4534, 4540, 4542, 4544 & 4546 (SIMILAR)**

NOTE:
REFER TO MECHANICAL SCOPE OF WORK FOR DETAILS.

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