



## LA MESA PLANNING COMMISSION AGENDA

### A Regular Meeting

**Date:** Wednesday, April 17, 2024, 6:00 p.m.  
**Location:** City Council Chambers, 8130 Allison Avenue  
La Mesa, California  
**Commissioners:** Chair Jerry Jones  
Vice Chair Jonathan Frankel  
Commissioner Andrew Torpey  
Commissioner Lauren Cooper  
Commissioner David Harris

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### **PUBLIC COMMENTS**

- **In-Person comments during the meeting:** Join us for the Commission meeting at the time and location specified on this agenda to make your comments. Comments will be limited to three (3) minutes.
- **How to submit eComments:** eComments are available once an agenda is published. Locate the meeting in "upcoming meetings" and click the comment bubble icon. Click on the item you wish to comment on. eComments can be submitted when the agenda is published and until **24 hours prior** to the meeting. eComments are limited to 3700

characters (approximately 500 words). eComments may be viewed by the Commission and members of the public following the close of the eComment submission period (24 hours prior to the meeting). Email your comment to [planning@cityoflamesa.us](mailto:planning@cityoflamesa.us) if you have difficulty submitting an eComment. eComments will not be read aloud as a regular meeting item; however any member of the Commission or member of the public may do so during their respective comment time.

**PLEASE NOTE:** Public Comment will be limited to 3 minutes per item. The timer begins when the participant begins speaking. Time cannot be combined or yielded to another speaker.

Citizens who wish to make an audio/visual presentation pertaining to an item on the agenda, or during Public Comments, should contact the Community Development Department at 619.667.1176, no later than 12:00 p.m., the business day prior to the meeting day. Advance notification will ensure compatibility with City equipment and allow Commission meeting presentations to progress smoothly and in a consistent and equitable manner. Please note that all presentations/digital materials are considered part of the maximum time limit provided to speakers.

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Materials related to an item on this agenda submitted to the Commission after distribution of the agenda packet are available for public inspection at the Community Development Department, 8130 Allison Avenue, during normal business hours.

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**Pages**

1. CALL TO ORDER
  - 1.1 PLEDGE OF ALLEGIANCE
  - 1.2 INVOCATION
2. ADDITIONS AND/OR DELETIONS TO THE AGENDA



**3. PUBLIC COMMENT - (TOTAL TIME - 15 MINUTES)**

Note: In accordance with state law, an item not scheduled on the agenda may be brought forward by the general public for discussion; however, the Commission will not be able to take any action at this meeting. If appropriate, the item will be referred to staff or placed on a future agenda.

#### 4. CONFLICT DISCLOSURES

## 5. CONSENT CALENDAR

(Items 5.1 through 5.3)

The Consent Calendar includes items considered to be routine. Unless discussion is requested by members of the Commission or audience, all Consent Calendar items may be approved by one motion.

5.1	APPROVAL OF PLANNING COMMISSION DECEMBER 6, 2023 MEETING MINUTES	4
5.2	APPROVAL OF PLANNING COMMISSION JANUARY 17, 2024 MEETING MINUTES	7
5.3	APPROVAL OF PLANNING COMMISSION FEBRUARY 7, 2024 MEETING MINUTES	9

## 6. STAFF REPORTS

6.1 **PROJECT 2022-0898** 12

CONSIDERATION OF A SITE DEVELOPMENT PLAN FOR A PARKING MODIFICATION THAT WOULD ALLOW FOR A REDUCTION OF REQUIRED PARKING FOR A 3,694 SQUARE FOOT THIRD STORY ADDITION AND RENOVATION TO AN EXISTING TWO-STORY COMMERCIAL BUILDING LOCATED AT 8923 LA MESA BOULEVARD (APNS 490-472-31-00 AND 490-472-11-00) IN THE C-D-MU (GENERAL COMMERCIAL/URBAN DESIGN OVERLAY/MIXED USE OVERLAY) ZONE WITH ASSOCIATED PARKING LOCATED ON A PARCEL TO THE NORTH AT 5264 WOOD STREET (APN 490-472-07-00) IN THE R3-P-MU (MULTIPLE UNIT RESIDENTIAL/SCENIC PRESERVATION OVERLAY/MIXED USE OVERLAY) ZONE

**Recommended Motion:**

Adopt a resolution (**Attachment A**) to approve Project 2022-0898, subject to conditions of approval.

## 7. PROCEDURAL RULES FOR CONDUCT OF HEARINGS

## 8. HEARINGS

## 9. STAFF AND COMMISSIONER ANNOUNCEMENTS

## 10. ADJOURNMENT



## La Mesa Planning Commission

### Meeting Minutes

Date: December 6, 2023, 6:00 p.m.  
Location: City Council Chambers, 8130 Allison Avenue  
La Mesa, California

Present: Chair Jones  
Vice Chair Frankel  
Commissioner Torpey  
Commissioner Cooper  
Commissioner Harris

Staff: Assistant City Attorney Lacy  
Associate Planner Traffenstedt  
Julia Carrillo  
Director of Community Development Santos

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#### 1. **CALL TO ORDER**

Chair Jerry Jones call to order at 6:06pm

##### 1.1 **PLEDGE OF ALLEGIANCE**

##### 1.2 **INVOCATION**

Commissioner Lauren Cooper

#### 2. **ADDITIONS AND/OR DELETIONS TO THE AGENDA**

No additions or deletions to the agenda

#### 3. **PUBLIC COMMENT - (TOTAL TIME - 15 MINUTES)**

Note: In accordance with state law, an item not scheduled on the agenda may be brought forward by the general public for discussion; however, the Commission will not be able to take any action at this meeting. If appropriate, the item will be referred to staff or placed on a future agenda.

#### 4. **CONFLICT DISCLOSURES**

5. **CONSENT CALENDAR**

(Item 5.1)

The Consent Calendar includes items considered to be routine. Unless discussion is requested by members of the Commission or audience, all Consent Calendar items may be approved by one motion.

5.1 **APPROVAL OF THE MINUTES FOR THE PLANNING COMMISSION  
REGULAR MEETING HELD WEDNESDAY, OCTOBER 18, 2023**

Moved: Chair Jones

Second: Vice Chair Frankel

Result: Approved

6. **STAFF REPORTS**

No Staff Reports

7. **PROCEDURAL RULES FOR CONDUCT OF HEARINGS**

Read aloud by Chair Jones

8. **HEARINGS**

8.1 **2021-26 (CHARCOAL HOUSE RESTAURANT) – A REPORT TO  
PLANNING COMMISSION ON THE OPERATIONAL PERFORMANCE  
OF A CONDITIONAL USE PERMIT FOR PERFORMANCE  
ENTERTAINMENT AT AN EXISTING RESTAURANT LOCATED AT  
9566 MURRAY DRIVE IN THE CN-D (NEIGHBORHOOD  
COMMERCIAL/URBA**

Director of Community Development Presented

Owner of Charcoal House and Operations manager present

**Moved by** Chair Jones

**Seconded by** Vice Chair Frankel

1. Adopt a resolution (**Attachment A**) approving the continuation of the performance entertainment use for a period of five years, subject to the conditions of approval in Exhibit A thereto.

**Motion Approved**

9. **STAFF AND COMMISSIONER ANNOUNCEMENTS**

**10. ADJOURNMENT**

Chair Jones adjourned meeting at 7:18pm



## La Mesa Planning Commission

### Meeting Minutes

Date: January 17, 2024, 6:00 p.m.  
Location: City Council Chambers, 8130 Allison Avenue  
La Mesa, California

Present: Vice Chair Jones  
Commissioner Frankel  
Commissioner Harris

Absent: Chair Torpey  
Commissioner Cooper

Staff: Director of Community Development Santos  
Assistant City Attorney Lacy  
Associate Planner Kinnard  
Associate Planner Traffenstedt  
Julia Carrillo

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#### 1. **CALL TO ORDER**

Chair Jerry Jones called to order at 6:01pm

##### 1.1 **PLEDGE OF ALLEGIANCE**

##### 1.2 **INVOCATION**

No Invocation

#### 2. **ADDITIONS AND/OR DELETIONS TO THE AGENDA**

No additions or deletions

#### 3. **PUBLIC COMMENT - (TOTAL TIME - 15 MINUTES)**

Note: In accordance with state law, an item not scheduled on the agenda may be brought forward by the general public for discussion; however, the Commission will not be able to take any action at this meeting. If appropriate, the item will be referred to staff or placed on a future agenda.

No public comment

4. **CONFLICT DISCLOSURES**

No conflict disclosures

5. **CONSENT CALENDAR**

No consent items

6. **STAFF REPORTS**

6.1 **Draft Work Plan Discussion**

Replace item #5

7. **PROCEDURAL RULES FOR CONDUCT OF HEARINGS**

8. **HEARINGS**

No hearings

9. **STAFF AND COMMISSIONER ANNOUNCEMENTS**

10. **ADJOURNMENT**

Chair Jerry Jones called meeting at 6:36pm



## La Mesa Planning Commission

### Meeting Minutes

Date: February 7, 2024, 6:00 p.m.  
Location: City Council Chambers, 8130 Allison Avenue  
La Mesa, California

Present: Chair Jones  
Commissioner Torpey  
Commissioner Cooper  
Commissioner Harris

Absent: Vice Chair Frankel

Staff: Director of Community Development Santos  
Assistant City Attorney Lacy  
Associate Planner Traffenstedt  
Julia Carrillo

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#### 1. **CALL TO ORDER**

CHAIR JONES CALLED THE MEETING TO ORDER AT 6:00 PM

VICE CHAIR FRANKEL NOT PRESENT

##### 1.1 **PLEDGE OF ALLEGIANCE**

COMMISSIONER TORPEY LED THE PLEDGE

##### 1.2 **INVOCATION**

NO INVOCATION WAS GIVEN

#### 2. **ADDITIONS AND/OR DELETIONS TO THE AGENDA**

THERE ARE NO ADDITIONS AND/OR DELETIONS

#### 3. **PUBLIC COMMENT - (TOTAL TIME - 15 MINUTES)**

*Note: In accordance with state law, an item not scheduled on the agenda may be brought forward by the general public for discussion; however, the Commission*

*will not be able to take any action at this meeting. If appropriate, the item will be referred to staff or placed on a future agenda.*

THERE WERE NO PUBLIC COMMENTS

**4. CONFLICT DISCLOSURES**

THERE WERE NO CONFLICT DISCLOSURES

**5. CONSENT CALENDAR**

*The Consent Calendar includes items considered to be routine. Unless discussion is requested by members of the Commission or audience, all Consent Calendar items may be approved by one motion.*

THERE ARE NO CONSENT ITEMS ON THE CALENDAR

**6. STAFF REPORTS**

THERE ARE NO STAFF REPORTS

**7. PROCEDURAL RULES FOR CONDUCT OF HEARINGS**

CHAIR JONES READ THE PROCEDURAL RULES FOR CONDUCT OF HEARINGS

**8. HEARINGS**

**8.1 PROJECT 2023-0937 (LEDESMA RESIDENCE)**

– A REQUEST FOR A SITE DEVELOPMENT PLAN AND SPECIAL PERMIT FOR THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE WITH A DETACHED WORKSHOP ON A VACANT LOT LOCATED ON ALTO DRIVE (495-173-05-00) IN THE R1S-P (SUBURBAN RESIDENTIAL/SCENIC PRESERVATION OVERLAY) ZONE.

COMMISSIONER COOPER/COMMISSIONER TORPEY SECONDS.  
MOTION PASSES

1. Adopt a resolution (Attachment A) approving the Site Development Plan and Special Permit, subject to the conditions of approval.

**8.2 PROJECT 2022-1467 (DELUXE COMPANY, LLC)**

- RESOLUTION NO. PC-2024-XX, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA MESA TO MODIFY AN EXISTING CONDITIONAL USE PERMIT (CUP 17-94) FOR MEDICAL MARIJUANA MANUFACTURING, TO ALLOW FOR ADULT USE CANNABIS



CULTIVATION AT 8141 CENTER STREET, IN THE M (INDUSTRIAL SERVICE AND MANUFACTURING) ZONE.

COMMISSIONER TORPEY READ THE PROCEDURAL RULES FOR CONDUCT OF HEARINGS/APPEAL

CHAIR JONES/COMMISSIONER COOPER SECONDS. MOTION PASSES

Adopt Resolution No. PC-2024-XX (Attachment A) approving Project No. 2022-1467, to modify the existing Medical Marijuana Manufacturing Conditional Use Permit (Attachment B), to allow for Adult Use Cannabis Cultivation.

9. **STAFF AND COMMISSIONER ANNOUNCEMENTS**

COMMUNITY DEVELOPMENT DIRECTOR SANTOS GIVES AN ANNOUNCEMENT

COMMISSIONER HARRIS GAVE AN ANNOUNCEMENT ABOUT GRAND OPENING OF COLLIER PARK

10. **ADJOURNMENT**

CHAIR JONES ADJOURNS MEETING AT 6:48 PM



REPORT to the LA MESA PLANNING COMMISSION

DATE: April 17, 2024

SUBJECT: PROJECT 2022-0898

DESCRIPTION: CONSIDERATION OF A SITE DEVELOPMENT PLAN FOR A PARKING MODIFICATION THAT WOULD ALLOW FOR A REDUCTION OF REQUIRED PARKING FOR A 3,694 SQUARE FOOT THIRD STORY ADDITION AND RENOVATION TO AN EXISTING TWO-STORY COMMERCIAL BUILDING LOCATED AT 8923 LA MESA BOULEVARD (APNS 490-472-31-00 AND 490-472-11-00) IN THE C-D-MU (GENERAL COMMERCIAL/URBAN DESIGN OVERLAY/MIXED USE OVERLAY) ZONE WITH ASSOCIATED PARKING LOCATED ON A PARCEL TO THE NORTH AT 5264 WOOD STREET (APN 490-472-07-00) IN THE R3-P-MU (MULTIPLE UNIT RESIDENTIAL/SCENIC PRESERVATION OVERLAY/MIXED USE OVERLAY) ZONE

ISSUING DEPARTMENT: Community Development

SUMMARY:

Issue(s):

1. Should the Planning Commission approve a Site Development Plan to allow a parking modification that would reduce the required parking of 36 spaces for the construction and remodel of a commercial building?

Recommendation:

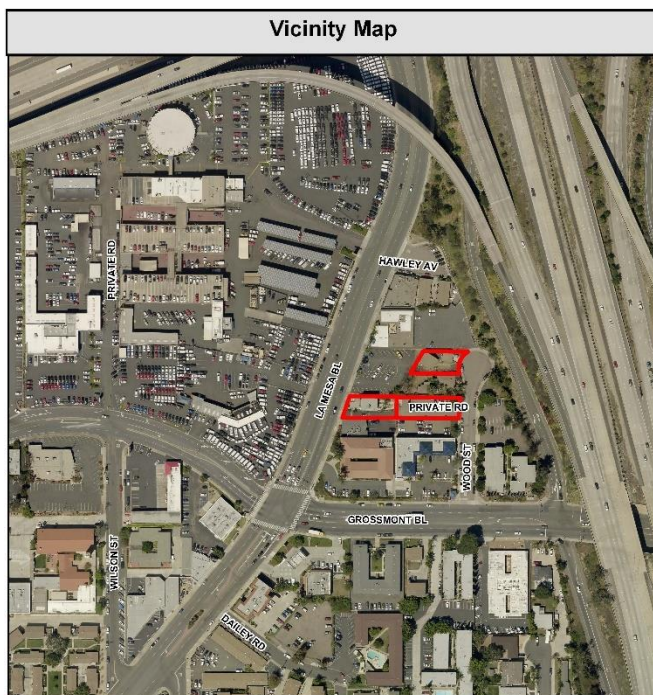
Adopt a resolution (**Attachment A**) to approve Project 2022-0898, subject to conditions of approval.

Environmental Review:

This project has been determined to be Categorically Exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303.

BACKGROUND:

The 0.44-acre project site includes a total of three legal lots, one of which has frontage on the east side of La Mesa Boulevard, and two of which have frontage on the west side of Wood Street, as can be seen on the vicinity map. The property located at 8923 La Mesa Boulevard is currently developed with an existing two-story commercial building with a parking lot on the adjacent parcel to the west. Driveway entrances exist off of La Mesa Boulevard and Wood Street. A 15-foot easement for vehicular and incidental purposes is located on the south side of the property and serves as common driveway access to the properties addressed 8923 La Mesa Boulevard and 8917 La Mesa Boulevard. Existing photos of the project site are provided in **Attachment B**.



The project proposes to construct a 3,694 square foot addition to create a three-story commercial building with proposed renovations to both the existing first and second floors and improvements to the existing parking lot. In addition, in order to provide additional parking for the development, the project proposes to demolish an existing single-family residence located at 5264 Wood Street to build a parking lot. . The project proposes to utilize the provision for collective parking, which would allow for off-street parking facilities to be provided collectively, and not less than the sum of the requirements for the various individual uses computed separately as the proposed uses will operate at varying times with varying peaks in service. On-street parking is also available on both streets.

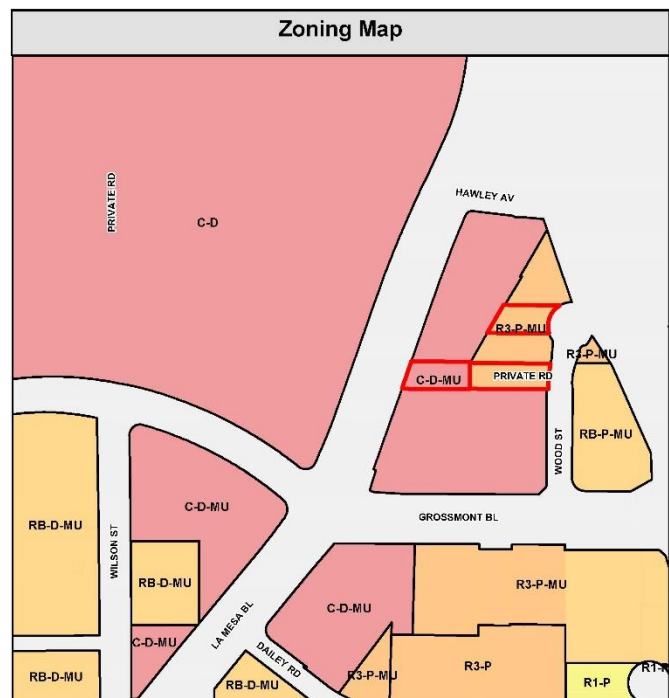
The surrounding area is developed with a variety of commercial and residential uses,

including shops, offices, and services along La Mesa Boulevard. Offices, single-family and multifamily residences are located along Wood Street. Surrounding development includes the Sedano Lincoln dealership to the west, a licensed cannabis dispensary to the north, commercial and office complexes to the east, and single-family residential to the north.

Parking in this area does not appear to be constrained and MTS bus route 852 runs along University Avenue to La Mesa Boulevard, with the closest stop is approximately 250 feet from the project site located on the corner of La Mesa Boulevard and Grossmont Boulevard. The MTS Orange Line at the Grossmont Station is also located approximately 0.7 miles away from the project site. The frontages of La Mesa Boulevard and Wood Street include sidewalk, curb and gutter.

### Zoning and Entitlements

The project (three parcels) is located in both the C-D-MU (General Commercial/Urban Design Overlay/Mixed Use Overlay) zone and the R3-P-MU (Multiple Unit Residential/Scenic Preservation Overlay/ Mixed Use Overlay) zone, as shown on the Zoning Map. The base zone, General Commercial (C), allows for commercial development, including retail, office, and service uses. The site's Planned Land Use Designation of Mixed Use Urban corresponds to the Mixed Use Overlay (MU) zone, which also allows for commercial uses, with an emphasis on neighborhood serving uses that generate pedestrian activity. Additionally, the Scenic Preservation Overlay (P) zone, allows for projects that retain natural topography, vegetation, and scenic features of the site insofar as feasible and incorporated into each proposed development with minimal grading.



Per Chapter 24.18 (A7), of the La Mesa Municipal Code (LMMC), Urban Design Review is required for all new development and major renovation of existing development that includes remodeling of, or additions to, existing structures that exceeds two thousand five hundred square feet within the MU zone. The Design Review Board (DRB) reviewed for consistency with the City's Urban Design Program and the Design Guidelines for

Properties in the MU Zone and recommended approval of the project on March 25, 2024. The DRB Certification of Action is provided as **Attachment C**. DRB decisions are ratified by the City Council.

Additionally, LMMC 24.18 (A7) requires Site Development Plan review for all new development and major renovation over 2,500 square feet for analysis as to whether development requirements are complied with, design objectives are achieved, and whether any detriment to the public health, safety or welfare would result from the project. For this project, Site Development Plan review is subject to Planning Commission approval for the requested collective parking modification. The Planning Commission shall review and approve site development plans with parking modifications for collective parking when it is demonstrated that all uses can be sufficiently served because of varying hours of operation and for varying peak parking demand times.

#### DISCUSSION:

The project consists of a 3,694 square foot third story addition and major renovation to an existing two-story commercial building, and the demolition of an existing single-family residence to provide an additional parking lot for the commercial building. The project utilizes the existing siting of the building, drive aisles, and parking lot for 8923 La Mesa Boulevard. The existing lots are relatively flat, and therefore, no grading is proposed for the project. Other proposed site features include decorative fencing for privacy screening, downward facing site lighting and a trash enclosure in the parking area. The proposed covered trash enclosure has metal gates and stucco finish to match the building. Project plans are provided as **Attachment D**, and simulation views are provided as **Attachment E** to illustrate how the development would appear from the street.

Since the project includes an addition of greater than 2,500 square feet and a request for collective parking subject to LMMC Chapter 24.04.020 (G1) to meet the required parking, a Site Development Plan application was submitted. Site Development Plans are required to ensure that development requirements are complied with, design objectives are met, and no detriment to the public health, safety or welfare will result. Staff analysis shows that the proposed project meets the required findings as described below:

#### Compliance with Development Requirements

The development meets all underlying development standards, including setbacks, building height, and parking lot dimensional standards for the C and R3 zones. The project also must meet the specific purposes of the MU zone, the P zone, and the finding for collective parking.

*Mixed Use Overlay zone*

The specific purposes of the MU zone are to provide a mechanism to:

1. Revitalize older commercial corridors;
2. Increase opportunities for infill housing while transforming and aesthetically improving transportation corridors into tree-lined civic boulevards with mixed use projects;
3. Encourage new housing and innovative retail that is less automobile dependent; and
4. Help to create pedestrian oriented neighborhoods where local residents have services, shops, jobs and access to transit with walking distance of their homes.

The proposed project meets the purposes of the MU zone as discussed below:

**Revitalization of Commercial Corridors**

The project includes an addition to an existing two-story dental office, a redesign of an existing parking lot, and the demolition of an existing single-family residence for a new parking lot. The proposed commercial building will consist of a dental office on the first floor, a hair salon on the second floor, and a restaurant with rooftop dining on the third floor. The MU Zone allows for commercial uses that are neighborhood serving and that generate pedestrian activity, such as generate pedestrian activity, such as cafes, restaurants, bookstores, floral shops, retail shopping, personal and convenience service stores, and offices. The proposed uses appear to meet the intent of the MU zone by providing pedestrian generating uses that would revitalize the neighborhood. The building addition is also an example of infill development that provides improvements that modernize and enhance an existing site. Although the neighborhood mainly consists of older buildings built in the 1960s and 1970s, the proposed modernization of the building is compatible with the architectural design of the newly renovated Sedano Lincoln dealership located to the west at 8930 La Mesa Boulevard. The addition of more modern architectural design in the area helps contribute to the variety of uses and design in the City and revitalizes this commercial corridor.

**Aesthetically Improving Transportation Corridors into Tree-Lined Civic Boulevards**

To activate the streetscape in the MU zone, a twelve-foot wide pedestrian realm is required in front of all mixed-use projects along Circulation Element designated streets. The pedestrian realm requirement would apply to the street frontage on La Mesa Boulevard, but not the street frontages on Wood Street. The project's pedestrian realm on La Mesa Boulevard is proposed to implement sidewalk improvements including the addition of two Gold Medallion street trees in pedestrian-friendly tree grates. There are no visual disruptions along the frontage of the project such as open parking lots, parking

structures, and blank walls which provides for continuity of the pedestrian movement experience. A common driveway easement exists on the property, creating a shared internal circulation system. The curb cuts for the common driveway are off of La Mesa Boulevard and Wood Street. By providing vehicular access to more than one site through one, shared driveway, this reduces the number of driveway cut-outs along both streets which enhances connectivity and promotes pedestrian activity. In addition, the existing parking lot is located at the rear of the building, and is proposed to remain in this location. By keeping the existing parking lot towards the rear of the building, this reduces the visibility of the parking area from arterial streets and further contributes to a walkable and pedestrian oriented environment along La Mesa Boulevard.

#### **Innovative Retail that is Less Automobile Dependent**

The proposed commercial building will consist of a dental office, hair salon, and a restaurant with rooftop dining on the third floor. This appears to be the first proposal for rooftop dining within the City of La Mesa which meets the intent for innovative retail development.

Although commercial uses typically result in vehicle trips, the uses will operate during varying hours and days to decrease the demand of parking on the site at one time as evaluated later in this report. In addition, the property is located nearby to public transit, including the MTS bus route 852 stop located 250 feet from the project site located on the corner of La Mesa Boulevard and Grossmont Boulevard, and the MTS Orange Line at the Grossmont Station is located approximately 0.7 miles away from the project site to the north. Due to the property's location to public transit, and new housing development in the area, this will encourage patrons and nearby members of the community to use other modes of transportation to visit the commercial development.

#### **Pedestrian Oriented Neighborhoods**

To create pedestrian activity area along the street edge, new non-residential and mixed-use buildings shall be built directly adjacent to the twelve-foot wide pedestrian realm at or near the same elevation of the sidewalk, with entrances to the commercial uses located directly from the sidewalk. However, setbacks up to an additional ten feet from the interior edge of the pedestrian realm edge may be permitted for non-residential and mixed-use buildings to allow for pedestrian entrances, outdoor dining areas, pedestrian arcades, or for building articulation. Currently, the existing building is sited at an angle to the sidewalk and street with a building setback of up to eight feet from the pedestrian realm. In order to maintain business operations for the existing tenant, the applicant proposes to maintain the existing first floor of the building. The angling of the building provides for planting area, walkways to the building, and for building articulation. Therefore, the structural orientation of the existing building meets the intent of the MU zone to provide access and pedestrian interest. Further, the MU development standards

require that for visual interest at the pedestrian level, at least fifty percent of the total ground floor building frontage of any new or reconstructed building facing the public realm shall have with clear un-tinted glass windows and/or doors. In order to meet the MU design guidelines, the project provides floor to ceiling glass door and windows to approximately half of the existing building's first floor frontage on the west elevation, not including the proposed staircase enclosure that is located along the building frontage.

The addition of the building's first floor entrance on along the street, glass windows and doors on the west elevation, and the metal awning above the entry door create a sense of entry for the building, and elevate the pedestrian experience along the street frontage while maintaining the existing siting of the building. Additionally, the open breezeways and rooftop dining area provide for additional pedestrian interest to the building. By improving the pedestrian realm, and situating the entrance of the commercial building along La Mesa Boulevard, the project appears to meet the vision of the Mixed-Use Overlay zone to activate the street and provide pedestrian orientation to the currently auto-oriented character of this portion of La Mesa Boulevard.

The intent of the MU Design Guidelines is to create walkable and lively places where people want to live, work, and stroll by improving the pedestrian experience. The project appears to improve the pedestrian experience through the addition of street trees and wider sidewalk on La Mesa Boulevard, and by providing visual interest at the ground floor of the building. With the improvements of the pedestrian realm and the existing siting of the property with the building oriented towards La Mesa Boulevard and the parking located toward the rear, a safe and pedestrian oriented environment is created along La Mesa Boulevard.

#### *Scenic Preservation Overlay zone*

Two of the three lots are located in the Scenic Preservation Overlay zone. Within the Scenic Preservation Overlay zone, natural topography, vegetation, and scenic features of sites are to be retained insofar as feasible and incorporated into each proposed development with minimal grading. The Scenic Preservation Overlay Zone also stipulates that a landscape plan be provided with new development, and requires that all specimen size trees (24-inch box or larger) must be replaced with healthy trees of specimen size. There are eight existing trees on the property addressed 8923 La Mesa Boulevard and three existing trees on the property addressed 5264 Wood Street. All existing trees are specimen size trees, and are proposed to be removed and replaced. A total of nine Gold Medallion and Western Redbud trees are proposed on the property addressed 8923 La Mesa Boulevard and a total of five Gold Medallion and Western Redbud trees are proposed on the property addressed 5264 Wood Street as part of the Landscape Plan. These trees are proposed together with accent plants and shrubs, including French Lavender, Sweetbay Laurel, Cape Honeysuckle, Furcraea, and Birds of Paradise for ornamental landscaping areas in the parking lot and planting areas around the building.



Plants have been selected for drought tolerance, and are consistent across the two properties. The planting areas are also meant to act as screening to address privacy between the adjacent single-family residential house addressed 5252 Wood Street.

### *Collective Parking*

The project proposes to utilize the ordinance provision for collective parking. LMMC Chapter 24.04.020 (G1) allows for collective parking, permitting off-street parking facilities to be provided collectively, and the code reads: “not less than the sum of the requirements for the various individual uses computed separately.” The Planning Commission may grant this modification when it is demonstrated that all uses can be sufficiently served because of varying hours of operation and for varying peak parking demand times.

The parking requirement for the proposed project includes the following:

1. Medical Office: 1 per each 200 s.f. gross leasable area (GLA) (1,675 s.f./200 spaces per s.f. = 8.4 spaces)
2. Salon: 1 per each 250 s.f. GLA (2,105 s.f./250 spaces per s.f. = 8.4 spaces)
3. Restaurant: 1 per each 250 s.f. + 1 for each 3 persons seating capacity in the dining room (1,589/250 spaces per s.f. +36 seating capacity/3 = 18.4 spaces)

Therefore, the project as proposed requires a total of 36 parking spaces, with the restaurant requiring the most amount of parking for the site.

As proposed, 15 parking spaces are provided on the property address 8923 La Mesa Boulevard, and seven parking spaces are provided on the neighboring property addressed 5264 Wood Street. Although 5264 Wood Street is not immediately adjacent or abutting to the proposed site, parking is allowed if there is a traversable pedestrian route not more than three hundred feet in length over and along public streets or walkways or permanently established and improved easements between the proposed parking site and the buildings or uses it is to serve. To create a traversable pedestrian route that is not more than 300 feet, the applicant is required to provide sidewalk, curb, and gutter along the street frontage of the lot located in between the subject properties, 5252 Wood Street.

As shows above the proposed uses, if computed separately, would require a total of 36 parking spaces, with proposed parking of 22 spaces. The development utilizes an existing site, which constrains its opportunities to provide parking and provide new development that meets the intent of the Mixed Use Overlay zone. Each business is proposed to operate at varying times to lessen the parking demand on the site at one time. The dental office is only open during normal business hours Monday through Friday, the hair salon would be open during normal business hours Tuesday through Saturday and closed on

Mondays and Sunday afternoons, and the restaurant would only be open during the evenings Monday through Saturday, and open for lunch and dinner Sundays.

The applicant provided a traffic and parking assessment letter to demonstrate that because of varying hours of operation and varying peak parking demand times, the project could be support with 22 parking spaces (**Attachment F**). The parking study included analysis on the parking requirements when each business was open, and also for two hours before and after the businesses open and close to account for preparation and clean up. The analysis demonstrates that at 12 p.m. on Sundays, the parking demand is at its highest at 22 parking spaces. At all other times, the highest demand is 19 parking spaces at one time. Therefore, because of varying hours of operation and varying peak parking demand times, the project only requires 22 parking spaces. A condition of approval is included in the draft resolution, requiring that a declaration of covenants and restrictions shall be recorded for that portion of each building site covered by such parking and driveways to guarantee the continued use of such collective parking for the benefit of all occupants of the individual building sites and to establish the responsibility for maintenance of such parking area.

#### Design Objectives

The proposed project is subject to the Urban Design Program and was reviewed by the Design Review Board on March 25, 2024 to ensure that the design objectives established by the City Council are achieved. The DRB Certification of Action is provided as **Attachment C**. The design of the parking lot, including drive aisles, parking spaces, and landscaping, conforms to City's adopted Parking Standards. Roof-mounted mechanical equipment will be located behind parapet walls to comply with screening requirements.

#### Public Health, Safety, and Welfare

The project would not result in any detriment to the public health, safety, or welfare. A dental office has operated on the site for many years, and utility services are available to serve the new uses. To continue to provide sufficient, safe, and minimal interference with on and offsite walkways and crossing, existing curb openings on the property addressed 8923 La Mesa Boulevard remain unchanged and only minor modifications are proposed to internal site circulation. Demolition of the existing building is subject to state and federal air quality regulations. Local noise ordinances limit construction hours to minimize neighborhood disturbance. Construction permits will be required to ensure compliance with Building and Fire codes, including accessibility. Project conditions of approval related to stormwater quality, fire service, and permitting are provided in the draft Resolution (**Attachment A**).

#### ENVIRONMENTAL REVIEW:

The project is exempt from environmental review under California Environmental Quality Act (CEQA) Guidelines Section 15303, which exempts new construction or conversion of

**Report to Planning Commission**

**Date:**

**Page: 10 of 10**


small structures, including commercial structures, accessory structures, and water, electrical, gas, and other utility extensions, including street improvements. Commercial buildings in urbanized areas not exceeding 10,000 square feet qualify for the exemption, provided that the project is in an area where all public services and facilities are available, the area in which the project is located is not environmentally sensitive, and the use does not involve the use of significant amounts of hazardous substances.

The project is located in an urbanized area and limited to permitting a 5,369 square foot floor area building on a site zoned for such land use. The project is located where all public services and facilities are available, the surrounding uses are not environmentally sensitive, and the use does not involve the use of significant amounts of hazardous substances. The project meets all of the conditions necessary to qualify for the exemptions and none of the exceptions listed in Section 15300.2 apply.

**CONCLUSION:**

Staff recommends that the Planning Commission adopt a resolution (**Attachment A**) to approve Project 2022-0898, subject to conditions of approval.

Respectfully submitted by:



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Laura Traffenstedt  
Associate Planner

Reviewed by:

Lynnette Santos

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Lynnette Santos  
Director of Community Development  
Attachments:

- A. Draft Planning Commission Resolution
- B. Site photographs
- C. DRB Certification of Action
- D. Development plans
- E. Renderings
- F. Traffic and Parking Assessment Letter

RESOLUTION NO. PC-2024-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA MESA APPROVING PROJECT 2022-0898 (REFOU) - CONSIDERATION OF A SITE DEVELOPMENT PLAN FOR A PARKING MODIFICATION THAT WOULD ALLOW FOR A REDUCTION OF REQUIRED PARKING FOR A 3,694 SQUARE FOOT THIRD STORY ADDITION AND MAJOR RENOVATION TO AN EXISTING TWO-STORY COMMERCIAL BUILDING LOCATED AT 8923 LA MESA BOULEVARD (APNS 490-472-31-00 AND 490-472-11-00) IN THE C-D-MU (GENERAL COMMERCIAL/URBAN DESIGN OVERLAY/MIXED USE OVERLAY) ZONE WITH ASSOCIATED PARKING LOCATED ON A PARCEL TO THE NORTH AT 5264 WOOD STREET (APN 490-472-07-00) IN THE R3-P-MU (MULTIPLE UNIT RESIDENTIAL/ SCENIC PRESERVATION OVERLAY/ MIXED USE OVERLAY) ZONE

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Whereas, the property owner submitted an application for a site development plan for a parking modification for a 3,694 square foot third story addition and major renovation to an existing two-story commercial building located at 8923 La Mesa Boulevard (APNs 490-472-31-00 and 490-472-11-00) in the C-D-MU (General Commercial/ Urban Design Overlay/ Mixed Use Overlay) zone with associated parking located on a parcel to the north at 5264 Wood Street (APN 490-472-07-00) in the R3-P-MU (Multiple Unit Residential/ Scenic Preservation Overlay/ Mixed Use Overlay) zone;

WHEREAS, Site Development Plan Review is required for all new development and major renovation of existing development in the Mixed Use Overlay Zone;

WHEREAS, pursuant to LMMC Section 24.09.020, the Planning Commission may authorize a site development plan to improve a building site in the Scenic Preservation Overlay zone if it involves alteration of the surface of the land by construction, excavation, filling, or otherwise, through which trees would be removed, water courses would be altered, or earth banks exceeding 3 feet in height would be created;

WHEREAS, pursuant to Section 24.04.020G of the La Mesa Municipal Code, the Planning Commission may authorize a site development plan which includes parking modifications when it can be demonstrated that all uses can be sufficiently served because of varying hours of operation and for varying peak parking demand times;

WHEREAS, the Planning Commission did receive and consider a staff report for the proposal; and

WHEREAS, on April 17, 2024, the Planning Commission of the City of La Mesa did hold a duly noticed public hearing and accepted public testimony in consideration of Project No. 2022-0898.

THE PLANNING COMMISSION FINDS AND DETERMINES AS FOLLOWS:

1. The project is exempt from environmental review in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15303. Section 15303 allows exemptions for commercial additions in a zone which permits commercial uses. The project meets all of the conditions necessary to qualify for the exemption and none of the exceptions listed in Section 15300.2 apply.

2. Project 2022-0973 is consistent with Title 24 (Zoning) of the La Mesa Municipal Code, including but not limited to the development standards and objectives of Chapter 24.04 (Parking), Chapter 24.05 (Residential Zones and Development Standards), Chapter 24.06 (Commercial Zones and Development Standards), Chapter 24.18 (Mixed Use Overlay Zone) and Chapter 24.09 (Scenic Preservation Overlay Zone – P).

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF LA MESA AS FOLLOWS:

1. The foregoing findings of fact and determinations are true and hereby made a part hereof.
2. The foregoing findings of fact and determinations are supported by the staff report, plans, and exhibits, all of which are herein incorporated by reference.
3. The Planning Commission approves Project No. 2022-0898, subject to the conditions in Exhibit A.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of La Mesa, California, held the 17<sup>th</sup> day of April, 2024, by the following vote, to wit:

AYES:

NOES:

ABSENT:

I, Lynnette Santos, Secretary of the City of La Mesa Planning Commission, do hereby certify the foregoing to be a true and exact copy of Resolution PC-2024-XX, duly passed and adopted by the Planning Commission.

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Lynnette Santos, Secretary  
La Mesa Planning Commission

**Exhibit A**  
PC Resolution PC-2024-XX  
Project 2022-0898  
Conditions of Approval

**A. GENERAL CONDITIONS:**

1. The project is conditionally approved as set forth on the application and project drawings received electronically by the City on March 1, 2024, consisting of thirty-nine (39) sheets total, including Sheet T1 – Title Sheet, Sheet ESP – Existing Survey/Site Plan, Sheet SP – Site Plan, Sheet SP2 – Site Plan 2, Sheet SP3 – Wood St Site Plan, Sheet A1 – Existing Floor Plan, Sheet A2 – First Story Floor Plan, Sheet A3 – First Story Floor Plan, Sheet A4 – First Story Floor Plan, Sheet A5 – North Elevation Plan, Sheet A6 – East Elevation Plan, Sheet A7 – West Elevation Plan, Sheet A8 – South Elevation Plan, Sheet A5 – North Elevation Plan, Sheet A6 – East Elevation Plan, Sheet A7 – West Elevation Plan, Sheet A8 – South Elevation Plan, Sheet A9 – Site Sections Plan, Sheet A10 – First Floor Egress Plan, Sheet A11 – Second Floor Egress Plan, Sheet A12 – Third Floor Egress Plan, Sheet A13 – ADA Plan, Sheet A14 – Roof Layout Plan, Sheet A15 – Site Lighting Plan, Sheet A16 – Sign Plan, Sheet LS-1 – Landscape Page 1 (8923 La Mesa Boulevard), Sheet LS-2 – Landscape Page 2 (8923 La Mesa Boulevard), Sheet LS-3 – Landscape Page 3 (8923 La Mesa Boulevard), Sheet LS-4 – Landscape Page 4 (8923 La Mesa Boulevard), Sheet IR-1 – Irrigation Page 1 (8923 La Mesa Boulevard), Sheet IR-2 – Irrigation Page 2 (8923 La Mesa Boulevard), Sheet IR-3 – Irrigation Page 3 (8923 La Mesa Boulevard), Sheet LS-1 – Landscape Page 1 (5264 Wood St), Sheet LS-2 – Landscape Page 2 (5264 Wood St), Sheet LS-3 – Landscape Page 3 (5264 Wood St), Sheet LS-4 – Landscape Page 4 (5264 Wood St), Sheet IR-1 – Irrigation Page 1 (5264 Wood St), Sheet IR-2 – Irrigation Page 2 (5264 Wood St), Sheet IR-3 – Irrigation Page 3 (5264 Wood St) all designated as approved by the Planning Commission on April 17, 2024, and shall not be altered without express authorization by the Community Development Department.
2. This approval shall not waive compliance with any section of the La Mesa Municipal Code and all other applicable City regulations in effect at the time of Building Permit issuance unless specifically waived herein.
3. Prior to any use or issuance of final occupancy of the project site pursuant to this approval, all conditions of approval contained herein shall be completed or secured to the satisfaction of the Community Development Department.
4. The applicant is responsible for coordinating civil, landscape, and architectural plans and supplemental materials at building permit submittal to ensure that all project plans and materials are internally consistent and consistent with each other. Inconsistent construction documents will not be accepted.
5. This constitutes an approval of the discretionary entitlement only. Additional permits, including but not limited to building and encroachment permits, may be required by the Community Development Department or other City departments prior to commencement of construction and/or use. It is the property owner and applicant's responsibility to obtain all necessary permits required for the type of project proposed.
6. The Owner(s) shall waive any claims of liability against the City and indemnify, hold harmless and defend the City and City's employees regarding any component of the City's approval, and shall execute an indemnity agreement in substantially the form as provided by the Community Development Department prior to building permit issuance, initiating use in reliance of this permit, recordation of the final map and/or recordation of the final parcel

map, as applicable, and the Community Development Director is hereby authorized to execute the same.

**B. THE FOLLOWING CONDITIONS MUST BE SATISFIED PRIOR TO THE ISSUANCE OF BUILDING AND ENCROACHMENT PERMITS:**

Engineering

1. Plans shall be submitted to all public utility agencies (AT&T, Cox Cable, Helix Water District, and SDG&E) for review.
2. Street tree locations shall be referenced on the improvement plans for utility conflict check, located in pedestrian friendly tree grates, contiguous with the curb, equal to 1 tree for every 35 feet of property frontages along La Mesa Blvd.
3. The applicant shall show the following information on the site plan and/or add a note to the plans:
  - a) The sanitary sewer main, sewer service lateral and property line clean out shall be identified. A clean out shall be installed if one does not exist.
  - b) The rim elevation of the nearest upstream sewer manhole on the sewer main and the lowest finish floor or lowest waste water fixture unit shall be identified. If the lowest finish floor elevation or lowest waste water fixture unit is less than or equal to the top of the manhole elevation PLUS two feet, then a backwater valve shall be installed.
4. The applicant shall obtain an Encroachment Permit and Traffic Control Permit prior to beginning any proposed work within the City right of way. Traffic control plans for streets that will be opened to public travel during construction shall be in accordance with construction signing, marking and other protection as required by the State Department of Transportation (CalTrans) Traffic Manual
5. Surety (security) for improvements and/or grading shall be posted with the City of La Mesa prior to improvement and/or grading permit approval to guarantee the construction of all the required street improvements, drainage, grading, erosion control, landscaping, irrigation, sewer and monumentation. The security shall include all onsite and offsite grading and improvements. The amount of security shall be determined by the City Engineer based upon an estimate furnished to the City taken from approved plans submitted by the engineer of work. The engineer's cost estimate should include an estimate of utility relocation, if applicable.
6. Landscaping for trees, shrubs, walls, fences, cut/fill slopes or other structures at or near driveway and street intersections shall conform to the intersectional sight distance criteria as provided by the California Department of Transportation (CalTrans) Highway Design Manual. Any obstructions which exceed a height of 36 inches shall not be permitted within a distance of 5 feet from the property line at the street.
7. Water improvements are separately approved by and bonded with the Helix Water District prior to approval of the public improvement plan. Please submit with Helix Water District concurrently to avoid project delays.
8. The applicant shall submit an encroachment permit with an erosion control plan and application fee or deposit for the following required work within the right-of-way:

- a) The improvement of curb, gutter, and sidewalk along the street frontage of 5252 Wood Street.
- b) Any required utility connections in the public street/ right of way and restoration of the public right-of-way.
- c) The improvement of the driveway for 5264 Wood Street to a commercial driveway per city standards.

### Fire

9. ~~Please add~~ Underground fire service, fire sprinklers, fire alarm system, and Emergency Responder Radio Communications Systems (ERRCS) (if required based on testing as identified in 2022 CFC Sec. 510) shall be required as deferred submittals.

### Planning

10. The applicant shall submit landscape and irrigation plans with application fee or deposit prepared by a registered landscape architect in accordance with City standards and the State of California Model Water Efficient Landscape Ordinance, for review and approval prior to issuance of building permits.
11. The applicant shall prepare and submit plans in conformance with the approved exhibits and conditions of approval for Project 2022-0898. A note shall be placed on the building plans stating that prior to final inspection sign off and release of electrical service, the site and buildings shall be inspected for substantial conformance to the approved exhibits and conditions. The exact materials and colors of all proposed structures shall be prominently noted on all plans and exhibits.
12. A note shall be placed on the public improvement and building plans stating that should any archeological (cultural) or paleontological resources or human remains be discovered during construction-phase ground-disturbing activities, all work in the immediate vicinity must stop and the project applicant shall notify the City of La Mesa immediately. A qualified professional shall be retained to evaluate the finds and recommend appropriate action. For human remains, the applicant shall notify the County Coroner. For human remains determined to be of Native American origin, the procedures outlined in CEQA Section 15064.5 (d) and (e) shall be followed. The applicant shall ensure, to the satisfaction of the City and the Native American Heritage Foundation, if applicable, that appropriate measures are undertaken prior to resuming any project activities that may affect such resources.
13. A note shall be placed on the public improvement and building plans stating that the project shall comply with the Mixed-Use Urban Overlay Zone Environmental Impact Report (EIR) Mitigation Monitoring Reporting Program by implementing the following air quality mitigation measures:
  - a) Soils stabilizers shall be applied to inactive graded areas.
  - b) Ground cover in disturbed areas shall be replaced as soon as possible through hydroseeding or the application of bonded fiber matrix on graded residential lots if needed prior to construction.
  - c) During grading activities, three applications of water shall be applied between dozer/scrapper passes.
  - d) Dust shall be controlled during loading and unloading activities.



- e) Speeds on unpaved surfaces shall be reduced to 15 miles per hour or less.
  - f) Haul road dust shall be managed through watering at least three times a day.
  - g) Paving, chip sealing or chemical stabilization of internal roadways shall occur after completion of grading.
  - h) If winds exceed 25 miles per hour, sweepers or water trucks shall be used to remove "track out" at any point of public street access and termination of grading.
  - i) Dirt storage piles shall be stabilized through chemical binders, tarps, fencing, or other erosion control measure.
  - j) Trucks hauling soil, sand, and other loose material shall be covered or be required to maintain at least two feet of freeboard.
  - k) Construction vehicle tires shall be inspected and washed as necessary to be cleaned free of dirt prior to entering public roadways.
  - l) Idling times for construction equipment shall take into account the idling requirements for startup of heavy equipment.
  - m) The project shall adhere to Air Pollution Control District (APCD) Rule 67.0 to limit VOC content in paints used in the development.
  - n) Construction equipment shall only be located in the vicinity of sensitive receptors if it is absolutely necessary in order to complete specific construction-related activities and move the equipment away from the receptors immediately after the activities have been completed.
  - o) When feasible, re-route construction trucks away from congested streets or sensitive receptor areas.
  - p) The amount of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
14. The project shall provide for organic waste recycling services in accordance with State law (see PRC 42649.81(a)(2). Adequate area(s) for organic waste storage and recycling pickup shall be shown on the project plans.
15. Declaration of covenants and restrictions shall be recorded for that portion of each building site covered by such parking and driveways to guarantee the continued use of such collective parking for the benefit of all occupants of the individual building sites and to establish the responsibility for maintenance of such parking area. The declaration of covenants and restrictions shall include all parcel numbers associated with project 2022-0898.
16. The project shall provide a minimum of 22 parking spaces, developed in accordance with the City's Parking Standards adopted by City Council Resolution No. 17128 and subject to the collective parking modification approved by Planning Commission (Resolution PC-2024-XX)

#### Building

17. Building plans to show Type V-A construction retrofitting on 1<sup>st</sup> and 2<sup>nd</sup> floor, per required 3<sup>rd</sup> floor A2 occupancy and supporting construction requirements.

18. Plans must be complete and stamped by a licensed professional/s.
19. All permits (encroachment, fire, or other) for this development project shall be submitted and issued concurrently.
20. The project must comply with all applicable disabled accessibility regulations in Chapter 11B, Title 24 California Building Code.
21. The project must comply with the City's Construction and Demolition Ordinance regulating recycling of construction materials.
22. The project shall comply with 2022 California Building, Residential, Mechanical, Electrical, Plumbing, Green and Energy Efficiency codes.

**C. THE FOLLOWING CONDITIONS MUST BE SATISFIED PRIOR TO THE ISSUANCE OF THE FINAL OCCUPANCY:**

Engineering

1. All work included in the encroachment permit shall be completed to the satisfaction of the City Engineer and ready for acceptance by the City prior to final occupancy.

Building

2. The applicant shall obtain approvals from all departments for all issued permits: Building, Fire, Planning, Engineering, and San Diego County Environmental Division (APCD and Hazardous Materials) prior to the issuance of a certificate of occupancy.

















## CERTIFICATION OF DESIGN REVIEW BOARD ACTION

FILE: Project 2022-0898 (Refou.)

MEETING DATE: March 25, 2024

SUBJECT: Consideration of a 3,694 square foot third story addition and major renovation to an existing two-story commercial building located at 8923 La Mesa Boulevard (APNs 490-472-31-00 and 490-472-11-00) in the C-D-MU (General Commercial/ Urban Design Overlay / Mixed Use Overlay) zone with associated parking located on a parcel to the north at 5264 Wood Street (APN 490-472-07-00) in the R3-P-MU (Multiple Unit Residential/ Scenic Preservation Overlay/ Mixed Use Overlay) zone

DETERMINATION: After reviewing the proposal, the Board made a motion to recommend approval of Project 2022-0898 based on plans received by the City on March 1, 2024, and a finding that the project is consistent with the City's Urban Design Program, subject to the following conditions:

- 1) The applicant shall provide clear, uncolored glass on the railings.
- 2) The applicant shall use a dark anodized bronze matte metal for the proposed metal building material.

The vote on the motion was as follows:

Aye:	Board members Langdon, Morita, and Ruiz-Ostmeyer, and Santos
Nay:	None
Absent:	None

ATTEST:

Lynnette Santos  
Director of Community Development



# THIRD STORY ADDITION

8923 LA MESA BLVD  
LA MESA, CA 91942

## NEW PERMIT PLANS PLANNING SUBMITTAL SET

### SCOPE OF WORK

- DEMOLITION AND REMOVAL OF THE 2ND STORY
- NEW 2ND AND 3RD STORY TO BE CONSTRUCTED
- NEW 2ND STORY SALON
- NEW 3RD STORY RESTAURANT

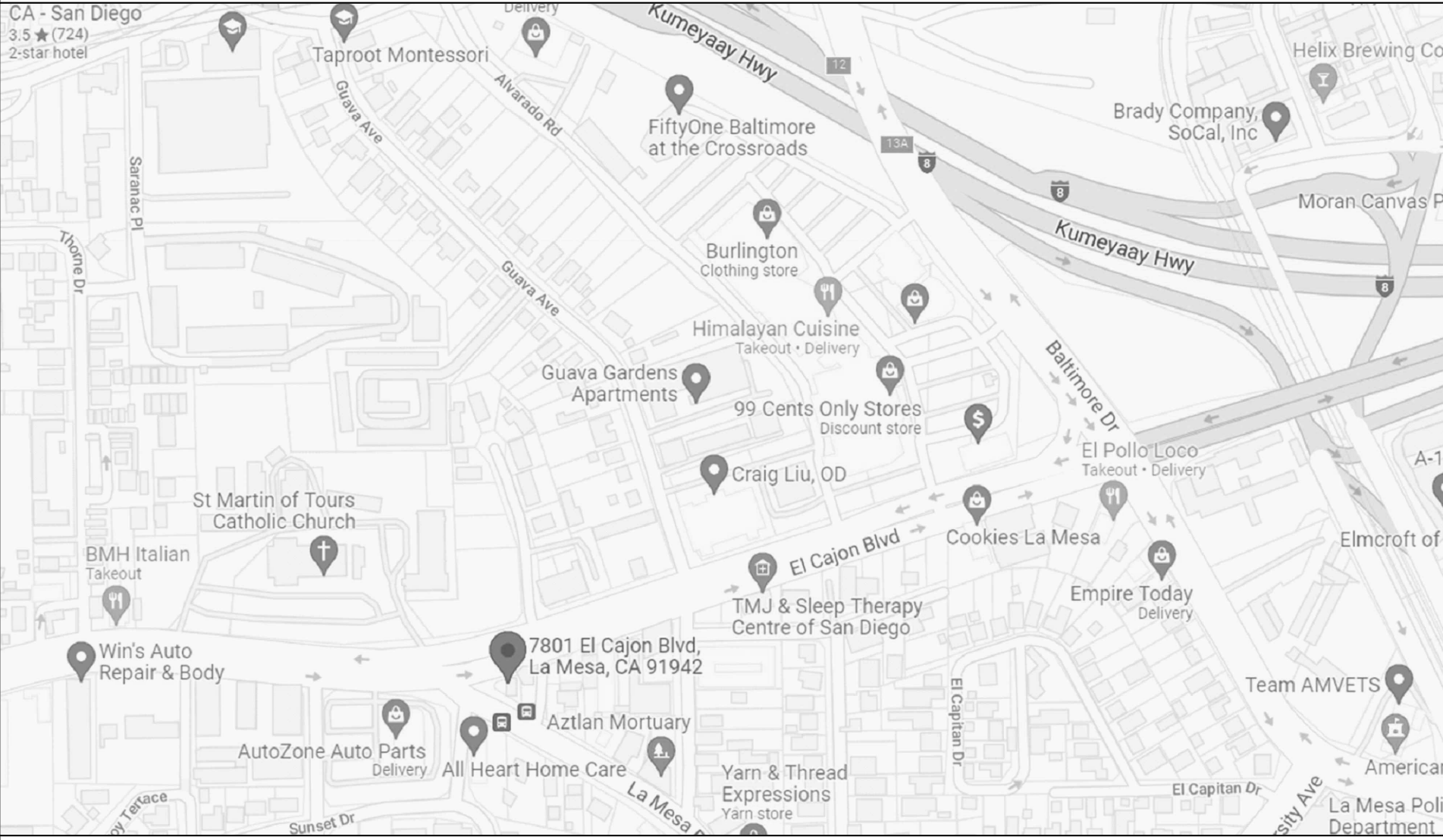
### PROJECT SUMMARY

- I. PROJECT NAME / ADDRESS  
THIRD STORY ADDITION  
8923 LA MESA BLVD  
LA MESA, CA 91942
- II. PROJECT SITE DATAYEAR BUILT  
8923 LA MESA BLVD: 0.14 ACRE / .17 ACRE1947  
5264 WOOD ST: .13 ACRE
- III. OCCUPANCYTYPE OF CONSTRUCTION  
1ST AND 2ND FLOORS: BTYPE V-A, SPRINKLERED  
3RD FLOOR: A2TYPE V-A, SPRINKLERED
- IV. LEGAL DESCRIPTION  
BLK A\*LOT 3\*(EX ST)PAR B PER DOC13-42568 IN LOT 2&ALL OF\  
BLK A\*LOT 15\*  
BLK A\*LOT 17\*(EX HWY OP)\
- V. APN AND ZONING  
ASSESSORS MAP NO.:490-472-31-00  
ASSESSORS MAP NO.:490-472-11-00  
ASSESSORS MAP NO.:490-472-07-00  
ZONING:C-D-MU
- VI. FLOOR AREAS:  
Existing 2 story commercial building2,745.00 sf  
Existing 1st floor area1,675.00 sf Dental office  
Existing 2nd floor area (to be demoed)-1,070.00 sf  
New second floor replacement2,105.00 sf Hair salon  
New third floor1,589.00 sf Café  
Café dining, includes bar789.00 sf  
Kitchen264.00 sf  
Terrace Area, new third floor236.00 sf
- VII. PARKING REQUIREMENTS:  
Dental 1/ 200 sf 1,675 +200 = 8.4 spaces  
Salon 1/ 250 sf 2,105+ 250 = 8.4 spaces  
Café 1/ 250 sf 1,589 + 250 + a for each 3 in dining = 18.4 spaces  
  
Staggered Business hours for parking requirements on existing property, per La Mesa Municipal Code Section 24.04.020 (G) to satisfy parking requirements.  
  
Required: 22 parking spaces. See parking study for detailed analysis.  
  
Provided: 15 spaces at 8923 La Mesa Blvd, see site plan for layout  
7 spaces at 5264 Wood St, see site plan for layout, 22 spaces total

GAZALLO ENGINEERING GROUP  
ARCHITECTURAL/ENGINEERING/ CONSTRUCTION  
363 N SECOND STREET STE 5  
EL CAJON, CA 92021  
(619) 922-5093

TITLE SHEET

### VICINITY MAP



### CURRENT REGULATIONS

- THIS PROJECT SHALL COMPLY WITH THE 2022 CALIFORNIA BUILDING CODE, THE 2022 CALIFORNIA RESIDENTIAL CODE, THE 2022 CALIFORNIA BUILDING CODE (CBC), THE 2022 CALIFORNIA ELECTRICAL CODE (CEC), THE 2022 CALIFORNIA MECHANICAL CODE (CMC), THE 2022 CALIFORNIA PLUMBING CODE (CPC), THE 2022 CALIFORNIA GREEN BUILDING CODE, THE 2022 CALIFORNIA FIRE CODE
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD BEFORE COMMENCING ANY PORTION OF THE WORK, AND SHALL NOTIFY THE ENGINEER AND OWNER IN WRITING IMMEDIATELY IF THERE ARE ANY DISCREPANCIES AND/OR SPECIFICATIONS WHICH IN FACT EXIST OR WHICH MAY BE REQUIRED IN ORDER TO ACCOMMODATE EXISTING CONDITIONS. COMMENCEMENT OF WORK SHALL CONSTITUTE FULL ACCEPTANCE OF SITE CONDITIONS.
3. ALL OMISSIONS OR DISCREPANCIES BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS WHICH MAY REQUIRE CLARIFICATION OR ADDITIONAL DETAILS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER IN WRITING BEFORE PROCEEDING WITH ANT WORK SO INVOLVED. IF THE CONTRACTOR PROCEEDS TO COMPLETE THE WORK ON HIS OWN, HE SHALL ASSUME FULL RESPONSIBILITY FOR SUCH
4. DO NOT SCALE DRAWINGS.
5. THESE PLANS HAVE BEEN PREPARED SPECIFICALLY FOR THE WORK SHOWN ON THEM. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY SHORING AND BRACING SYSTEMS REQUIRED TO PERFORM THE WORK ON THESE PLANS AND OBTAIN STRUCTURAL CALCULATIONS FOR THESE BRACING OR SHORING SYSTEMS, IF REQUIRED.
6. PLAN CHANGES REQUIRE PRIOR APPROVAL OF THE COMMUNITY DEVELOPMENT DEPARTMENT. PROPOSED PLAN CHANGES SHALL BE SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT FOR REVIEW PRIOR TO CONSTRUCTION.
7. ALL NEW PATCHES TO (E) STEM WALLS TO BE FILLED WITH 3000 PS1 CONCRETE
8. SOIL PREPARATION TO BE APPROVED BY SOILS ENGINEER
9. CONCRETE FOR GRADE BEAMS & COL. FOOTINGS TO BE 4000 PSI IN 28 DAYS W/ TYPE II CEMENT. ALL OTHER CONCRETE TO BE 3000 PSI.
10. CONCRETE REINFORCING STEEL TO BE A615, GD 60
11. PROVIDE SHOP DRAWINGS FOR ALL STRUCTURAL STEEL AND METAL DECKING, SE SHEET
12. CONTRACTOR TO ADHERE TO CITY OF LA MESA REQUIREMENTS FOR OFF SITE STEEL FABRICATION.
13. PROVIDE SPECIAL INSPECTION AT FOUNDATIONS FOR SOIL TO VERIFY DESIGN CAPACITY, PER SOILS REPORT, OF 3000 PSF. SEE SHEET SN1 FOR SUMMARY OF SPECIAL INSPECTION.
14. ALL FOOTINGS NOT TO EXTEND PAST PROPERTY LINES

### GENERAL PROJECT NOTES

- A. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE BUILDING CODES AND LOCAL RESTRICTIONS. CONTRACTORS MUST COMPLY WITH CONTRACTOR REGISTRATION REQUIREMENTS OF ALL GOVERNING AUTHORITIES. THE GENERAL BUILDING PERMITS SHALL BE PAID FOR BY THE OWNER. ALL OTHER PERMITS SHALL BE SECURED AND PAID FOR BY THE SUBCONTRACTOR DIRECTLY RESPONSIBLE. ALL REQUIRED CITY, COUNTY AND/OR STATE LICENSES SHALL BE ACQUIRED AND PAID FOR BY THE INDIVIDUAL SUBCONTRACTOR.
- B. APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT SAME INFORMATION. CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF PLANS ON THE PREMISES IN GOOD CONDITION AT ALL TIMES. THIS SHALL INCLUDE ALL ADDENDA AND CHANGE ORDERS.
- C. DISCREPANCIES BETWEEN PORTIONS OF THE CONTRACT DOCUMENTS, DRAWINGS AND SPECIFICATIONS ARE NOT INTENDED. THE CONTRACTOR IS TO CLARIFY ANY SUCH DISCREPANCIES WITH THE NATIONAL SITE ADAPT CONSULTANT PRIOR TO COMMENCING WORK.
- D. STATED DIMENSIONS TAKE PRECEDENCE OVER GRAPHICS. DO NOT SCALE DRAWINGS TO DETERMINE LOCATIONS. THE OWNER/DESIGNER SHALL BE NOTIFIED OF ANY SUCH DISCREPANCIES PRIOR TO CONTINUING WITH WORK.
- E. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES AND TO PROTECT THEM FROM DAMAGE. CONTRACTOR SHALL BEAR THE EXPENSE OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THE WORK.
- F. GENERAL CONTRACTOR TO REFER TO THESE DOCUMENTS AS WELL AS SPECIFICATIONS FOR IDENTIFICATION OF ALL OWNER SUPPLIED ITEMS, ALL ITEMS NOT MARKED AS 'OWNER SUPPLIED' ARE TO BE SUPPLIED BY GENERAL CONTRACTOR, UNLESS NOTED OTHERWISE. ALL ITEMS ARE TO BE INSTALLED BY GENERAL CONTRACTOR.
- G. FOR CONSTRUCTION DETAILS NOT SHOWN, USE THE MANUFACTURER'S APPROVED SHOP DRAWINGS/DATA SHEETS IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- H. THE CONTRACTOR SHALL VERIFY LOCATIONS UTILITIES
- I. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE JOB IS IN PROGRESS AND UNTIL BUILDING IS OCCUPIED.
- J. ALL DEBRIS SHALL BE REMOVED FROM PREMISES AND ALL AREAS SHALL BE LEFT IN A CLEAN (BROOM) CONDITION AT ALL TIMES.
- K. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES.
- L. CONTRACTOR SHALL PROVIDE TEMPORARY WATER, POWER AND TOILET FACILITIES AS REQUIRED.
- M. GENERAL CONTRACTOR IS RESPONSIBLE FOR RECEIVING, UNLOADING, UN-CRATING, INSTALLATION AND HOOKUP OF ALL FOOD SERVICE EQUIPMENT AND OTHER OWNER FURNISHED ITEMS.
- N. GENERAL CONTRACTOR IS REQUIRED TO LABEL ALL ELECTRICAL PANELS, PLUMBING VALVES, AND ROOF TOP EQUIPMENT. PLASTIC PHENOLIC ENGRAVED PLATE SCREWED ON.
- O. IT IS THE INTENT OF THE DESIGNER THAT THIS WORK BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY.
- P. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUCTED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
- Q. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION.
- R. MATERIALS LISTED IN DRAWINGS ARE BASED ON DESIGN INTENT. ALTERNATE SPECIFICATIONS MAY BE ACCEPTED PROVIDED THEY CLOSELY MATCH SPECIFIED MATERIAL. CONTRACTOR IS TO SUBMIT PROPOSED SAMPLES OF SUBSTITUTIONS, ALONG WITH SAMPLE OF THAT SPECIFIED IN DRAWINGS FOR REVIEW BY NATIONAL SITE ADAPT CONSULTANT.
- S. GC TO REFER TO BID DOCUMENT PACKET FOR OWNER'S SCOPE OF WORK. SAID DOCUMENT TAKES PRECEDENCE OVER ANY SCOPE THAT MAY BE PRESENTED IN THIS SET OF CONSTRUCTION DOCUMENTS OR SPECIFICATIONS.

### PROJECT CONTACTS

OWNER / APPLICANT / PERMIT HOLDER  
BUILDING OWNER  
THIRD STORY ADDITION  
LA MESA, CA 91942  
EDDIE GEORGEES/ NEJAD REFOU, OWNERS  
PH# (619) 504-4569

### DRAWING LIST

DWG.	DRAWING TITLE
T1	TITLE SHEET
ESP	EXISTING SURVEY/SITE PLAN
SP	SITE PLAN 1
SP2	WOOD ST EXISTING SITE PLAN
SP3	WOOD ST SITE PLAN
A1	EXISTING FLOOR PLAN
A2	NEW FIRST STORY FLOOR PLAN
A3	NEW SECOND STORY FLOOR PLAN
A4	NEW THIRD STORY FLOOR PLAN
A5	NORTH ELEVATION PLAN
A6	EAST ELEVATION PLAN
A7	WEST ELEVATION PLAN
A8	SOUTH ELEVATION PLAN
A9	SITE SECTIONS PLAN
A10	FIRST STORY EGRESS PLAN
A11	SECOND STORY EGRESS PLAN
A12	THIRD STORY EGRESS PLAN
A13	ADA PLAN
A14	ROOF LAYOUT PLAN
A15	SITE LIGHTING PLAN
A16	SIGN PLAN

THIRD STORY ADDITION  
8923 LA MESA BLVD.  
LA MESA, CA 91942

DATE: 4/ 4 /2023  
DRAWN BY : GAZALLO  
T1



ITEMS CORRESPONDING TO SCHEDULE "B":

BY: EQUITY TITLE COMPANY  
591 CAMINO DE LA REINA, SUITE 1105  
SAN DIEGO, CA 92108  
PHONE: (619) 574-5985

COMMITMENT NO.: 3910319-07092  
TITLE OFFICER: ANTHONY BRYANT  
AND ROGER REINHARD  
DATED: JANUARY 7, 2020

THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP. COVENANTS AND AGREEMENTS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY. CONTENTS SHOULD BE REVIEWED TO DISCERN SPECIFICS AFFECT THE SUBJECT PROPERTY.

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5 AN EASEMENT FOR PUBLIC UTILITIES, PIPES OR CONDUITS, RECORDED MAY 23, 1933 IN BOOK 220, PAGE 15, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT THE EXACT LOCATION COULD NOT BE DETERMINED FROM THE RECORD DOCUMENT AND IS NOT PLOTTED HEREON.

6 COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED FEBRUARY 9, 1946 IN BOOK 2051, PAGE 262, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

7 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 18, 1951 IN BOOK 4060, PAGE 235, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON. NO SPECIFIC WIDTH GIVEN.

8 AN EASEMENT FOR WATER PIPE LINE, RECORDED OCTOBER 14, 1954 IN BOOK 5387, PAGE 407, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

9 AN EASEMENT FOR INGRESS AND EGRESS, RECORDED DECEMBER 18, 1956 IN BOOK 6385, PAGE 258, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

10 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MARCH 11, 1997 AS INSTRUMENT NO. 1977-090165, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

11 COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED MAY 9, 1986 AS INSTRUMENT NO. 1986-186465, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

12 TERMS AND PROVISIONS, RECORDED DECEMBER 10, 1986 AS INSTRUMENT NO. 1986-575820, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

13 TERMS AND PROVISIONS, RECORDED DECEMBER 10, 1986 AS INSTRUMENT NO. 1986-575821, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

14 AN EASEMENT FOR A NON-EXCLUSIVE RIGHT OF WAY AND EASEMENT FOR VEHICULAR ACCESS, RECORDED APRIL 28, 1987 AS INSTRUMENT NO. 1987-229410, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

15 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, DECEMBER 12 1990 AS INSTRUMENT NO. 1990-0861548, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT THE EXACT LOCATION COULD NOT BE DETERMINED FROM THE RECORD DOCUMENT AND IS NOT PLOTTED HEREON.

16 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, DECEMBER 12, 1990 AS INSTRUMENT NO. 1990-0861549, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT THE EXACT LOCATION COULD NOT BE DETERMINED FROM THE RECORD DOCUMENT AND IS NOT PLOTTED HEREON.

17 THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, RECORDED AS MAP NO. 14920 OF RECORD OF SURVEYS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

18 AN EASEMENT FOR INGRESS AND EGRESS, RECORDED AUGUST 19, 1997 AS INSTRUMENT NO. 1997-0400382, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

19 AN EASEMENT FOR VEHICULAR AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 26, 2006 AS INSTRUMENT NO. 2006-0685616, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

20 A CERTIFICATE OF COMPLIANCE, DATED JANUARY 7, 2013 EXECUTED BY CITY OF LA MESA COMMUNITY DEVELOPMENT DEPARTMENT COMPLIANCE NO. S-775 RECORDED JANUARY 22, 2013 AS INSTRUMENT NO. 2013-042568, OFFICIAL RECORDS. THIS ITEM APPEARS TO AFFECT THE SUBJECT PROPERTY BUT CAN NOT BE PLOTTED DUE TO NO DOCUMENT BEING PROVIDED AT TIME OF SURVEY AND IS NOT PLOTTED HEREON.

ITEMS #/S SHOWN HEREON ARE STATED AS EXCEPTIONS ON ABOVE REFERENCED COMMITMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.

LEGAL DESCRIPTION:

PARCEL 1:

LOT 3 AND THE SOUTHERLY 1.40 FEET OF LOT 2 IN BLOCK "A" OF HAWLEY HEIGHTS UNIT NO. 3, IN THE CITY OF LA MESA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1865, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 24, 1925

EXCEPTING FROM SAID LOT 3 AND FROM SAID SOUTHERLY 1.40 FEET OF LOT 2, THAT PORTION WHICH IS INCLUDED WITHIN A STRIP OF LAND 100.00 FEET IN WIDTH LYING 50.00 FEET ON EACH SIDE OF THE CENTER LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF LA MESA BOULEVARD (FORMERLY EL CAJON AVENUE), IN THE VICINITY OF HAYES STREET AS DELINEATED ON LA MESA BOULEVARD ADDITION, MAP THEREOF NO. 1452, RECORDS OF SAID COUNTY, WHICH POINT BEARS SOUTH 25° 38' 00" WEST, A DISTANCE OF 551.94 FEET FROM AN IRON PIN SET FOR THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 16 SOUTH, RANGE 1 WEST; SAN BERNARDINO MERIDIAN; THENCE ALONG THE CENTER LINE OF SAID LA MESA BOULEVARD NORTH 39° 02' 00" EAST, A DISTANCE OF 570.35 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1000.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 56' 00" A DISTANCE OF 68.65 FEET TO THE NORTH LINE OF SAID SECTION 20, DISTANT THEREON NORTH 89° 56' 00" EAST A DISTANCE OF 161.72 FEET FROM SAID IRON PIN; THENCE CONTINUING ALONG SAID ARC THROUGH A CENTRAL ANGLE OF 16° 14' 30" A DISTANCE OF 283.47 FEET; THENCE TANGENT TO SAID CURVE, NORTH 18° 51' 30" EAST, A DISTANCE OF 275.26 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2000.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 43' 00" A DISTANCE OF 374.08 FEET; THENCE TANGENT TO SAID CURVE, NORTH 29° 54' 30" EAST, 359.41 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1000.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09° 45' 47" A DISTANCE OF 170.00 FEET TO THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 16 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN.

SAID LAND IS ALSO DESCRIBED AS PARCEL B IN THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED JANUARY 22, 2013 AS INSTRUMENT NO. 2013-42568 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

PARCEL 2:

LOT 15 IN BLOCK "A" OF HAWLEY HEIGHTS UNIT NO. 3, IN THE CITY OF LA MESA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1865, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 24, 1925.

PARCEL 3:

AN EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS OVER THE NORTHERLY 5.00 FEET OF LOT 4, IN BLOCK "A" OF HAWLEY HEIGHTS UNIT NO. 3, IN THE CITY OF LA MESA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1865, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 24, 1925.

PARCEL 4:

AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THAT PORTION OF LOT 14, IN BLOCK "A" OF HAWLEY HEIGHTS UNIT NO. 3, IN THE CITY OF LA MESA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1865, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 24, 1925, AS GRANTED IN THAT CERTAIN EASEMENT AND AGREEMENT RECORDED DECEMBER 10, 1986 AS FILE NO. 86-575821, OFFICIAL RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF SAID LOT 14 LYING WITHIN A 5.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, THE CENTER OF SAID CURVE BEING THE NORTHWEST CORNER OF SAID LOT 14.

APN: 490-472-11-00, 490-472-31-00

ALTA/NSPS LAND TITLE SURVEY

8923 LA MESA BOULEVARD  
LA MESA, CA

NOTES:

THE INFORMATION, COURSES AND DISTANCES SHOWN ON THIS SURVEY PRINT ARE TRUE AND CORRECT. THIS SURVEY ACCURATELY REPRESENTS THE BOUNDARIES AND AREA OF THE PREMISES DENOTED ON THE TITLE ORDER REFERENCED HEREON AND IS THE SAME PROPERTY AS DESCRIBED THEREIN.

AT THE TIME OF SURVEY, NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WERE OBSERVED UNLESS OTHERWISE NOTED HEREON. NO RECENT CHANGES IN STREET RIGHTS-OF-WAY WERE OBSERVED AT THE TIME OF THE SURVEY UNLESS OTHERWISE NOTED HEREON.

THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES ONLY. THIS SURVEY DOES NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT ONLY.

UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.

JRN CIVIL ENGINEERS ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF ANY THIRD PARTY INFORMATION REFERENCED OR REPRESENTED HEREON. ANY OF SAID INFORMATION SHOWN HEREON HAS BEEN PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

AS OUTLINED IN SECTION 8770.6 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER IN THE PRACTICE OF PROFESSIONAL ENGINEERING OR LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

SITE RESTRICTIONS:

(PENDING RECEIPT OF ZONING REPORT OR LETTER)

BASIS OF BEARINGS:

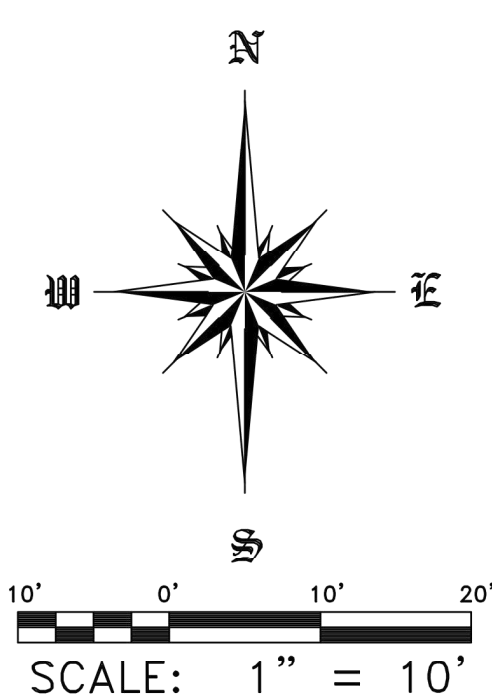
THE BEARING OF N00°30'00"W ALONG THE WESTERLY RIGHT OF WAY LINE OF WOOD STREET PER MAP NO. 1865 IN THE CITY OF LA MESA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

FLOOD NOTE:

ZONE - "X" PER FEDERAL EMERGENCY MANAGEMENT AGENCY  
MAP NO. 06073C1044H RECORDED 05/16/2012.

ZONE "X" DENOTES AREAS SUBJECT TO MINIMAL FLOODING

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.



LEGEND:

BLDG. BUILDING  
BFD. BACK FLOW  
CTVB. CABLE TV BOX  
GM. GAS METER  
GP. GUARD POST  
MB. MAIL BOX  
MS. MONUMENT SIGN  
OH. OVERHANG  
SLB. STREET LIGHT PULLBOX  
SN. UTILITY BOX  
WM. WATER METER  
CL. CENTER LINE

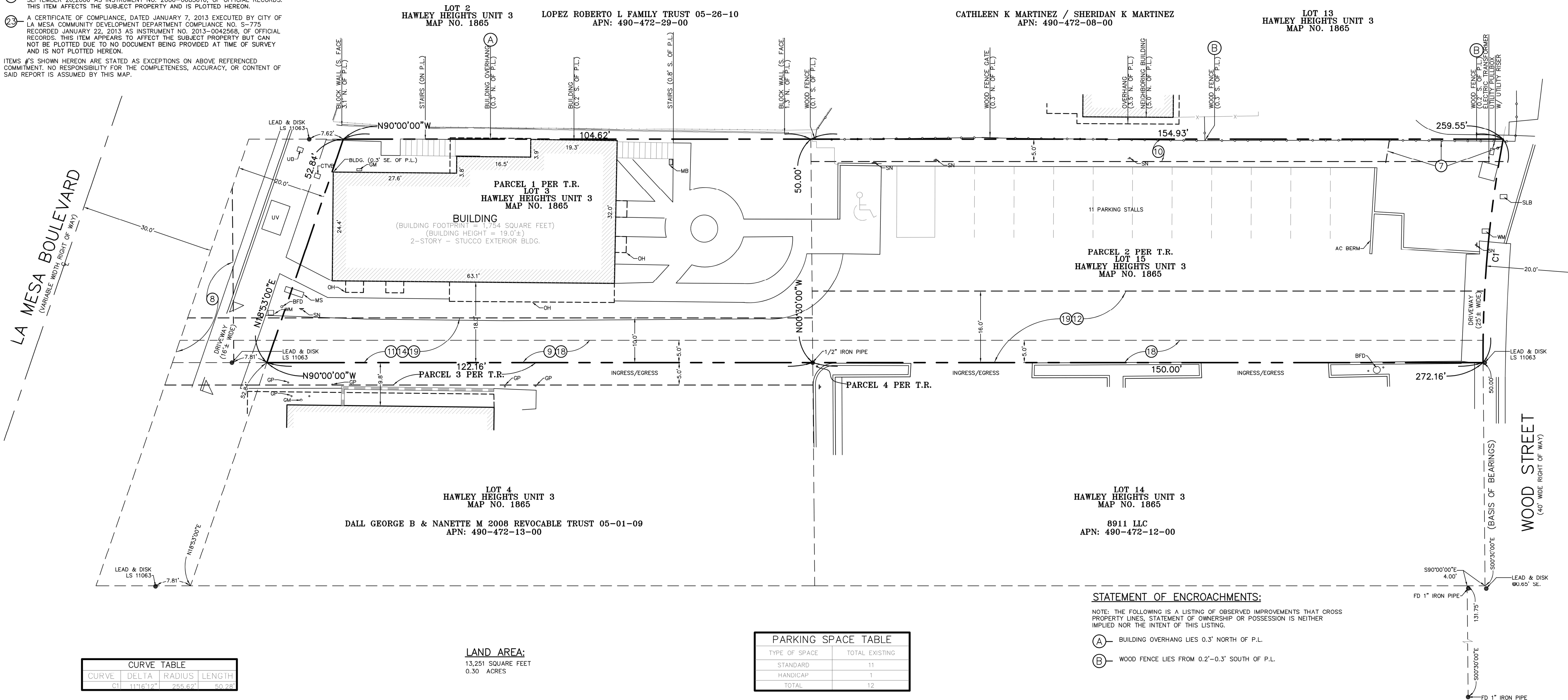
SURVEYOR'S CERTIFICATE:

TO: NEJAT REFOU AND EQUITY TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(A), 7(B)(1), 7(C), 8, 9, 13, 14, 16, 17, AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 12/6/23.  
MAP PLOT 12/19/23.

JEFFERY L. MYERS  
EXP: 12/31/24  
L.S. NO. 6379



JRN CIVIL ENGINEERS

ALTA/NSPS LAND TITLE SURVEY

SHEET 1 OF 1  
DATE: 12/19/2023  
DRAWN BY: CJF  
CHKD. BY: JRN

PHONE (949) 248-4885  
FAX (949) 248-4687  
PROJECT COORDINATOR: NEJAT REFOU

ADDRESS: 8923 LA MESA BOULEVARD  
LA MESA, CA  
CLIENT: NEJAT REFOU

THIRD STORY ADDITION  
8923 LA MESA BLVD.  
LA MESA, CA 91942

GAZALLO ENGINEERING GROUP  
ARCHITECTURAL/ENGINEERING/CONSTRUCTION  
363 N SECOND STREET STE 5  
EL CAJON, CA 92021  
(619) 922-5093

DATE: 4/ 4 /2023

DRAWN BY: GAZALLO

ESP



KEYNOTES

- 1. PROPERTY LINE
- 2. NEW ASPHALT
- 3. NEW PARKING
- 4. EXISTING SIDEWALK
- 5. NEW LANDSCAPE
- 6. NEW ADA DRIVEWAY
- 7. CURB LINE
- 8. SIGHT DISTANCE TRIANGLE
- 9. TWELVE-FOOT PEDESTRIAN REALM
- 10. 36-INCH BOX STREET TREE W/ METAL GRATE
- 11. 5 FOOT PEDESTRIAN PASSAGE
- 12. 6' BLACK WROUGHT IRON PRIVACY FENCE ALONG NORTH PROPERTY LINE
- 13. PARKING AREA 6,442 SQFT
- 14. INTERIOR LANDSCAPING
- 15. 5' LANDSCAPE PLANTER EVERY 10 PARKING SPACES

ITEMS CORRESPONDING TO SCHEDULE "B":

BY: EQUITY TITLE COMPANY  
591 CAMINO DE LA REINA, SUITE 1105  
SAN DIEGO, CA 92108  
PHONE: (619) 574-5985

COMMITMENT NO.: 3910319-07092  
TITLE OFFICER: ANTHONY BRYANT  
AND ROGER REINHARD  
DATED: JANUARY 7, 2020

THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP. COVENANTS AND AGREEMENTS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY. CONTENTS SHOULD BE REVIEWED TO DISCERN SPECIFICS AFFECT THE SUBJECT PROPERTY.

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- 16 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, DECEMBER 12, 1990 AS INSTRUMENT NO. 1990-0661546, OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT THE EXACT LOCATION COULD NOT BE DETERMINED FROM THE RECORD DOCUMENT AND IS NOT PLOTTED HEREON.
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ITEMS #S SHOWN HEREON ARE STATED AS EXCEPTIONS ON ABOVE REFERENCED COMMITMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.

SCOPE OF WORK

- EXISTING 2 STORY BUILDING
- DEMO 2ND STORY (NO CHANGES TO FIRST STORY)
- BUILD NEW 2ND AND 3RD STORY
- 2ND STORY TO BE NEW SALON
- 3RD STORY TO BE NEW RESTAURANT

PARKING

- NEW COMMERCIAL BUILDING TOTAL:
  - Dental 1/ 200 sf 1,675 ÷ 200 = 8.4 spaces
  - Salon 1/ 250 sf 2,105 ÷ 250 = 8.4 spaces
  - Café 1/ 250 sf 1,589 ÷ 250 = 6.3 spaces
  - Café dine & 3 per dining =18.4 spaces

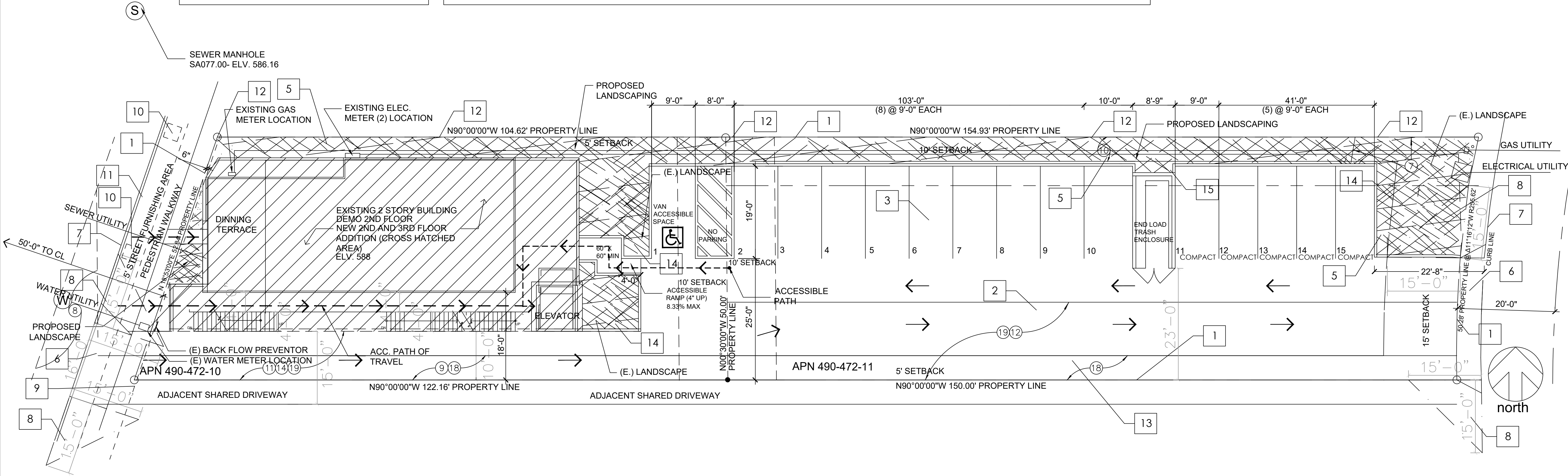
STAGGED PARKING HOURS UTILIZED.  
15 SPACES PROVIDED BY 8923 LA MESA BLVD  
7 SPACES PROVIDED BY WOOD ST PROPERTY  
22 TOTAL PARKING SPACES PROVIDED

PARKING STALL ANGEL: 90 DEGREES  
STANDARD SIZE 9'-0" X 19'-0"  
MIN. COMPACT SIZE: 8'-0" X 16'-0"

REQUIRED AISLE WIDTH  
STANDARD TWO WAY: 25'-0"  
MIN. COMPACT TWO WAY: 23'-0"

LANDSCAPE

LANDSCAPE REQUIREMENT: 10% OF PARKING AREA (6,360 SQFT)  
LANDSCAPE REQUIRED: 636 SQFT  
LANDSCAPE PROVIDED: 2,160 SQFT (715 SQFT INTERIOR LANDSCAPE)



SITE PLAN

SCALE 1"=10'

GAZALLO ENGINEERING GROUP  
ARCHITECTURAL/ENGINEERING/CONSTRUCTION  
363 N SECOND STREET STE 5  
EL CAJON, CA 92021  
(619) 922-5093

SITE PLAN

THIRD STORY ADDITION  
8923 LA MESA BLVD.  
LA MESA, CA 91942

DATE: 4/ 4 /2023

DRAWN BY : GAZALLO

SP

THIRD STORY ADDITION  
5264 WOOD ST  
LA MESA, CA 91942

## SCOPE OF WORK

- DEMO EXISTING STRUCTURES ON PROPERTY
- CREATE PARKING LOT FOR USE FOR 8923  
LA MESA BLVD PROPERTY

## OWNER INFORMATION

OWNER: NEJAT REFOU  
OWNER PH. NUMBER: 619-212-6648  
OWNER ADDRESS: 8923 LA MESA BLVD.  
LA MESA, CA 911942

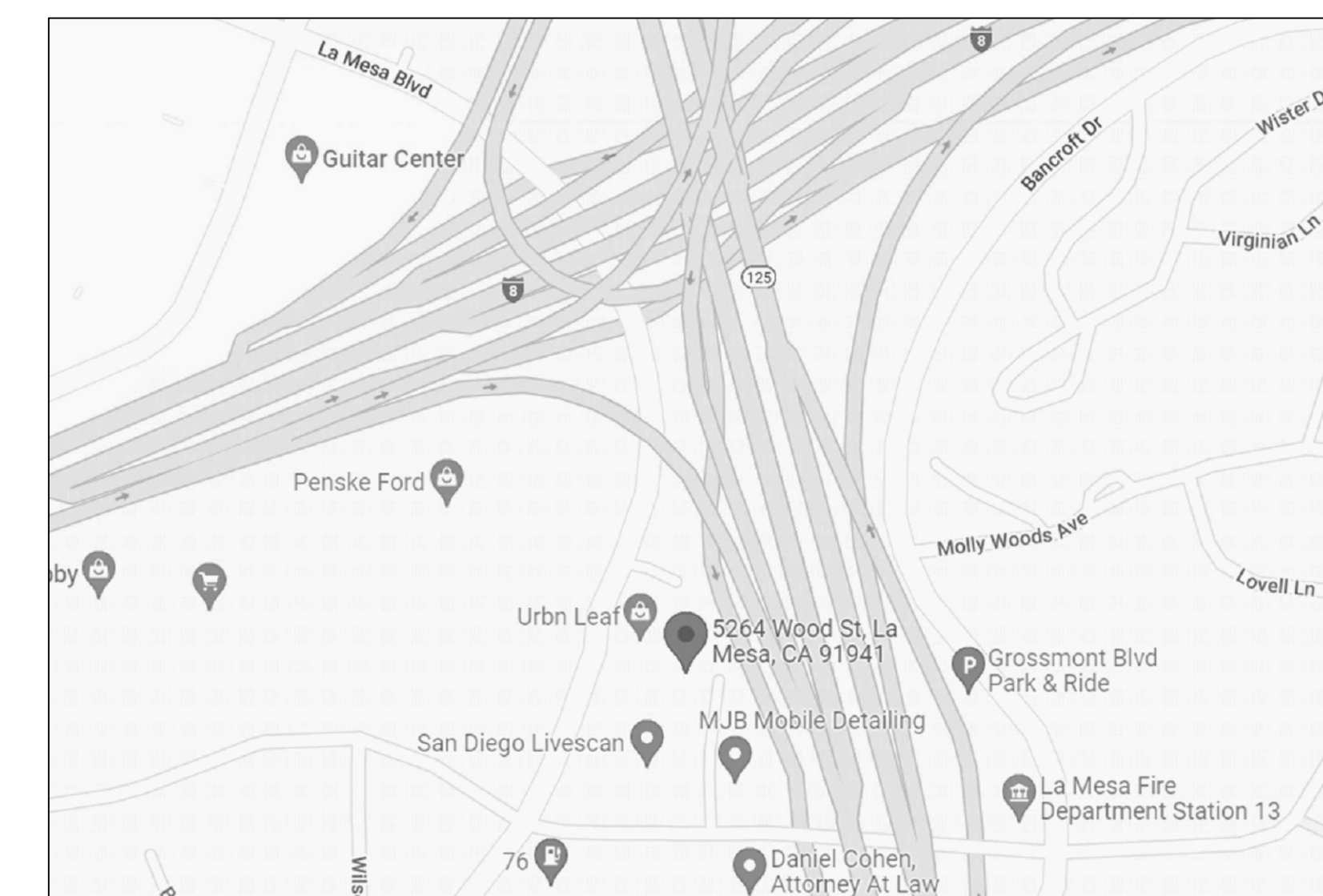
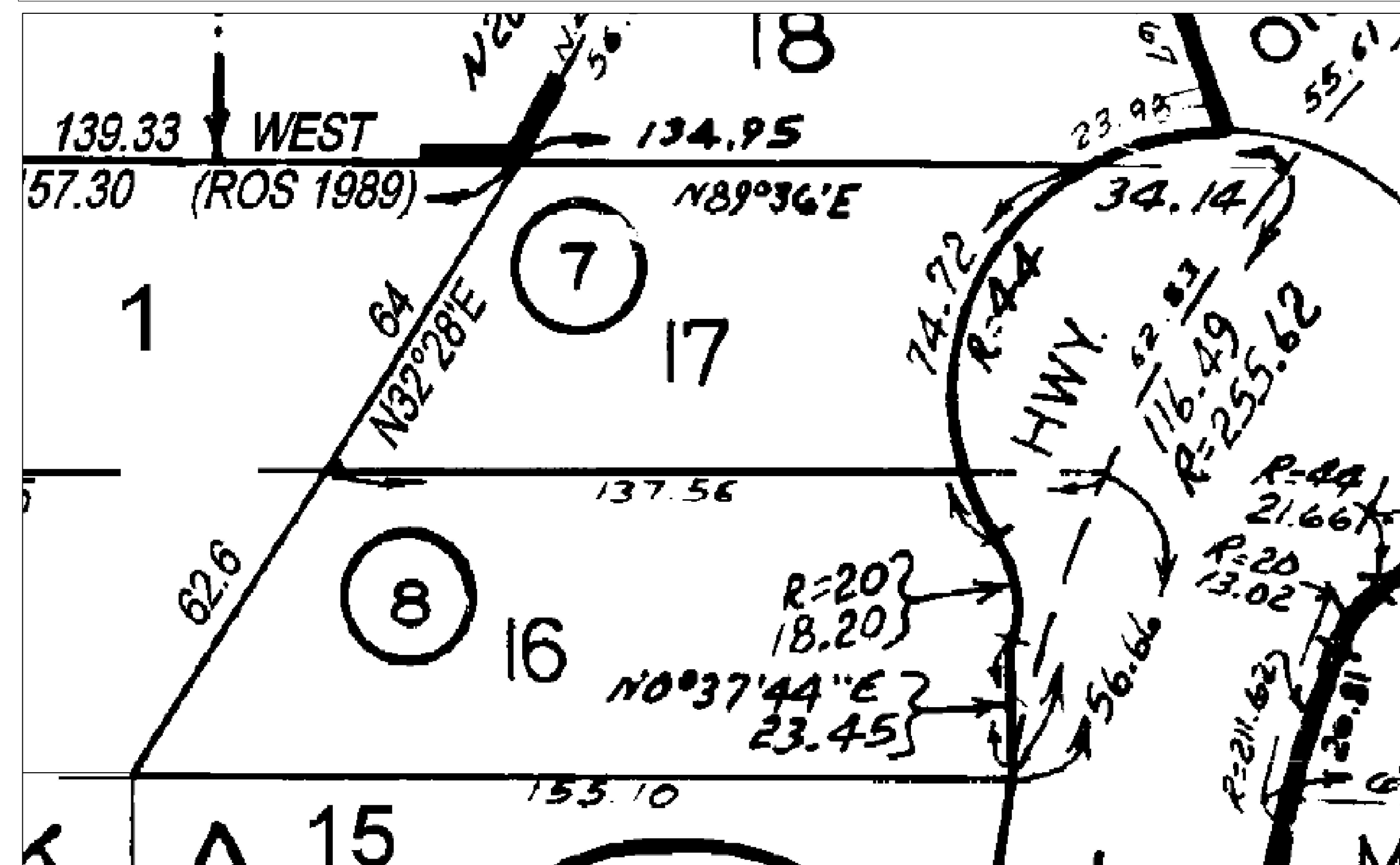
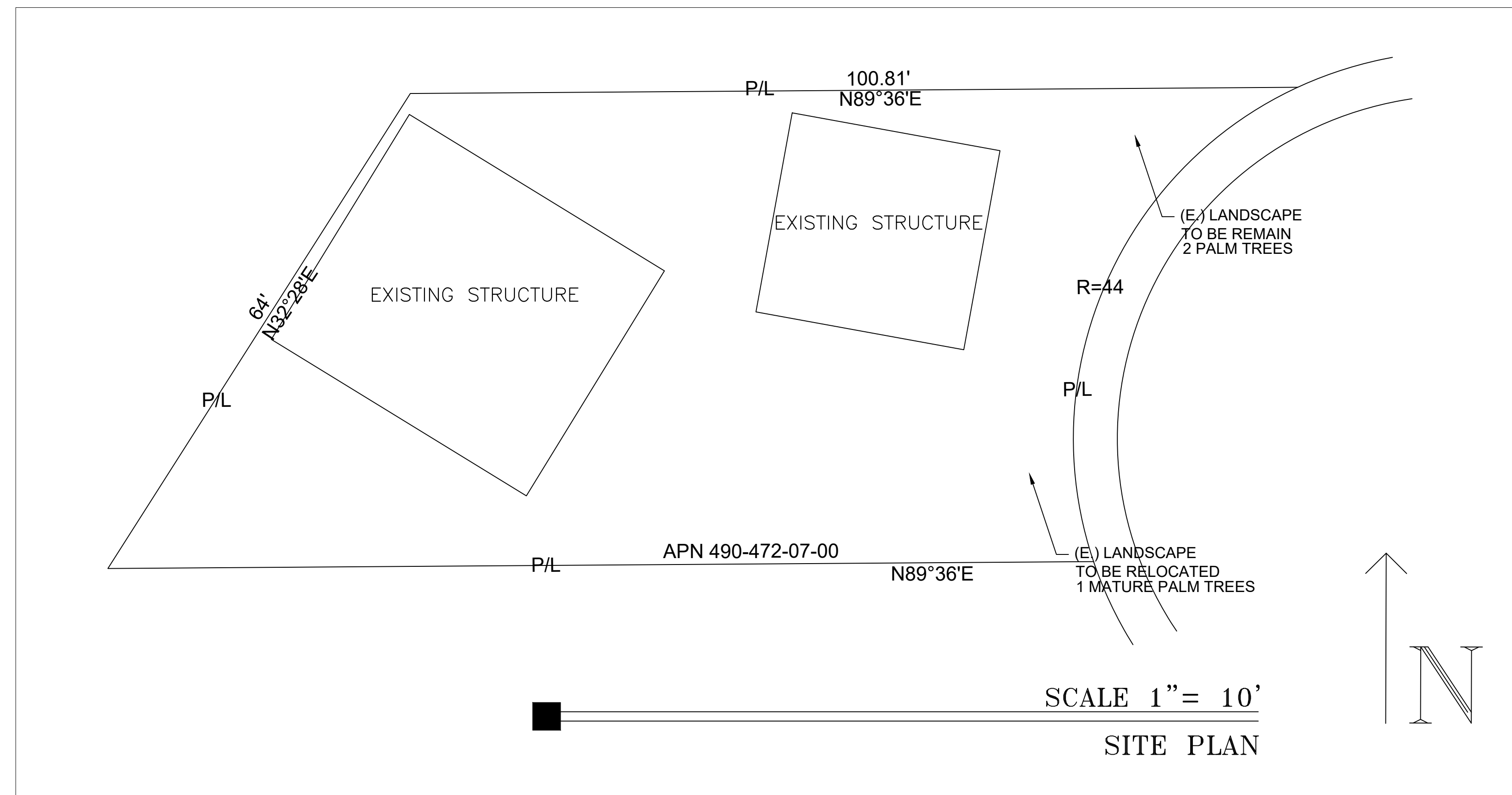
## SITE INFORMATION

SITE ADDRESS:	5264 WOOD ST LA MESA, CA 91942
A.P.N.:	490-472-07-00
ZONING	R3-P-MU
ZONE DESCRIPTION:	Multiple Unit Residential/ Scenic Preservation Overlay/ Mixed Use Overlay
LEGAL DESCRIPTION:	TR 1865 BLK A*LOT 17*(EX HWY OP)
LOT SIZE:	.13
DESCRIPTION OF NEW USE:	PARKING LOT
UTILITIES:	EXISTING
TELEPHONES:	EXISTING

## BUILDING CODE DATA LEGEND

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING:

- CITY OF ESCONDIDO CURRENT PLANNING,ENGINEERING, AND BUILDING DEPARTMENT REGULATIONS
- 2022 ed. OF THE CALIFORNIA BUILDING CODE
- 2022 ed. OF THE CALIFORNIA MECHANICAL CODE
- 2022 ed. OF THE CALIFORNIA ELECTRICAL CODE
- 2022 ed. OF THE CALIFORNIA PLUMBING CODE
- 2022 ed. OF THE CALIFORNIA ENERGY CODE
- 2022 ed. OF THE CALIFORNIA FIRE CODE
- 2022 ed. OF THE CALIFORNIA GREEN BUILDING STANDERD CODE



VICINITY MAP

**GAZALLO ENGINEERING GROUP**  
ARCHITECTURAL/ENGINEERING/CONSTRUCTION  
363 N SECOND STREET STE 5  
EL CAJON, CA 92021  
(619) 922-5093

# SITE PLAN 2

THIRD STORY ADDITION  
55264 WOOD ST  
LA MESA, CA 91942

DRAWN BY :

DATE: 04/10 /2023

SP2

KEYNOTES	
1.	PROPERTY LINE
2.	NEW ASPHALT
3.	NEW PARKING
4.	EXISTING SIDEWALK
5.	NEW LANDSCAPE
6.	NEW ADA DRIVEWAY
7.	CURB LINE
8.	SIGHT DISTANCE TRIANGLE
9.	6' BLACK WROUGHT IRON PRIVACY FENCE ALONG NORTH PROPERTY LINE
10.	PARKING AREA 2,503 SQFT
11.	5' INTERIOR LANDSCAPING

EASEMENTS	
⑥	AN EASEMENT FOR PURPOSES STATED AND INCIDENTAL RIGHTS. FOR: THE RIGHT TO CONSTRUCT AND MAINTAIN A FLUME AND PIPE LINE AND INCIDENTAL PURPOSES GRANTED TO: J. H. BARBOUR AS TRUSTEE RECORDED: APRIL 10, 1895 IN BOOK 236, PAGE 452, OF DEEDS. NO SPECIFIC PROPERTY INFORMATION FOUND
⑦	AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF SEWER, WATER AND GAS MAINS, POLES AND WIRES FOR THE CONVEYANCE OF ELECTRICITY, WITH THE RIGHT OF INGRESS AND EGRESS FOR THE MAINTENANCE AND OPERATION THEREOF AND INCIDENTAL PURPOSES RESERVED IN THE DOCUMENT. RESERVED BY: GROSSMONT PART COMPANY, A CORPORATION RECORDED: AUGUST 8, 1931, AUGUST 17, 1931, IN BOOK 9, PAGE 372, BOOK 23, PAGE 296, BOOK 1728, PAGE 249 OF DEEDS. SIX (6) FEET WIDTH ACROSS PROPERTY RESERVED. NO SPECIFIC PROPERTY INFORMATION FOUND
⑨	AN EASEMENT FOR POLES, WIRE, CABLES AND APPURTENANCES FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, UNDERGROUND FACILITIES AND APPURTENANCES FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, PIPELINES AND APPURTENANCES FOR ANY AND ALL PURPOSES, COMMUNICATION FACILITIES, OVERHEAD AND/OR UNDERGROUND AND APPURTENANCES. RECORDED MARCH 13, 1985 RECORD NO: 1985-082627, OFFICIAL RECORDS. RECORDED BY SAN DIEGO GAS AND ELECTRIC COMPANY, A CORPORATION. THIS ITEM AFFECTS THE SUBJECT PROPERTY.
NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.	

SCOPE OF WORK

- EXISTING 2 STORY BUILDING
- DEMO 2ND STORY (NO CHANGES TO FIRST STORY)
- BUILD NEW 2ND AND 3RD STORY
- 2ND STORY TO BE NEW SALON
- 3RD STORY TO BE NEW RESTAURANT

PARKING

- NEW COMMERCIAL BUILDING TOTAL:
  - Dental 1/ 200 sf 1,675 ÷200 = 8.4 spaces
  - Salon 1/ 250 sf 2,105 ÷ 250 = 8.4 spaces
  - Café 1/ 250 sf 1,589 ÷ 250 = 6.3 spaces
  - Café dine & 3 per dining =18.4 spaces

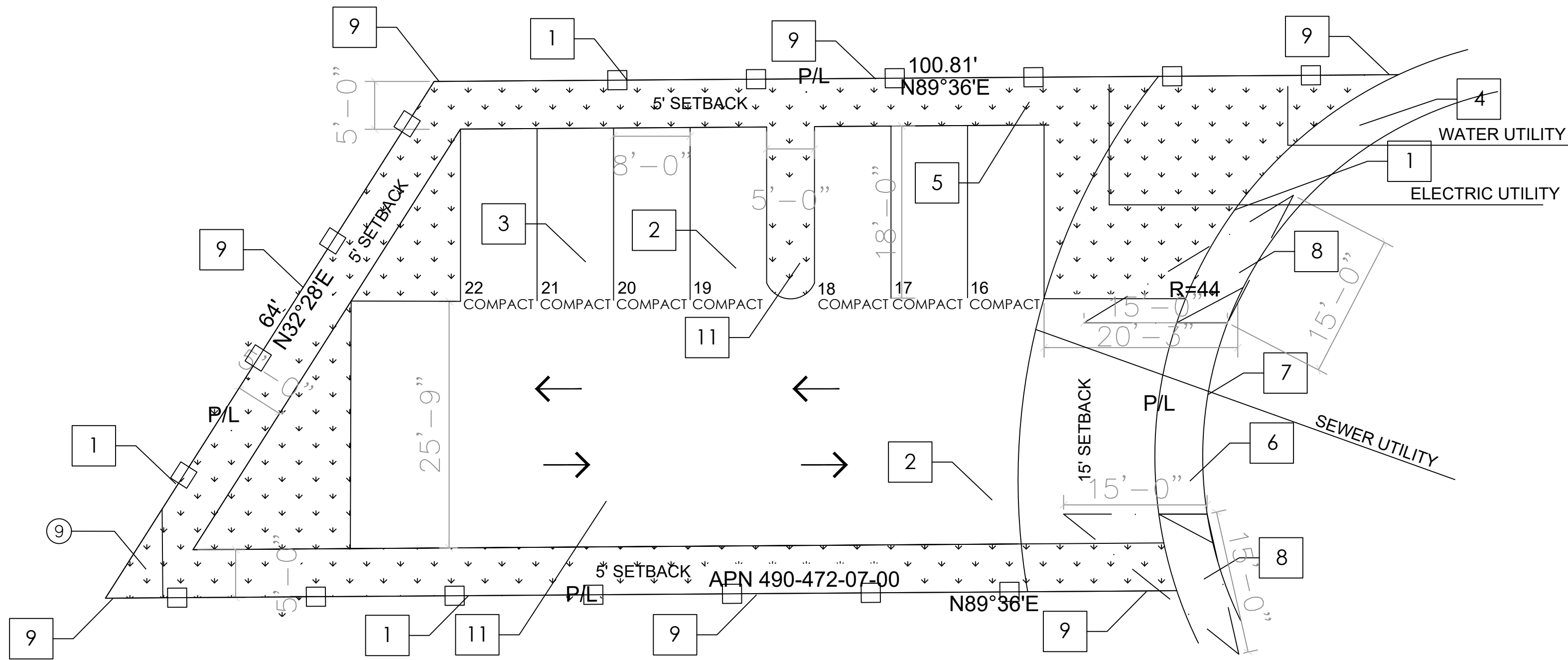
STAGGED PARKING HOURS UTILIZED.  
15 SPACES PROVIDED BY 8923 LA MESA BLVD  
7 SPACES PROVIDED BY WOOD ST PROPERTY  
22 TOTAL PARKING SPACES PROVIDED

PARKING STALL ANGEL: 90 DEGREES  
STANDARD SIZE 9'-0" X 19'-0"  
MIN. COMPACT SIZE: 8'-0" X 16'-0"

REQUIRED AISLE WIDTH  
STANDARD TWO WAY: 25'-0"  
MIN. COMPACT TWO WAY: 23'-0"

LANDSCAPE

LANDSCAPE REQUIREMENT: 10% OF PARKING AREA (3,178 SQFT)  
LANDSCAPE REQUIRED: 318 SQFT  
LANDSCAPE PROVIDED: 2,074 SQFT (503 SQFT INTERIOR LANDSCAPE)



SITE PLAN

SCALE 1"=10'

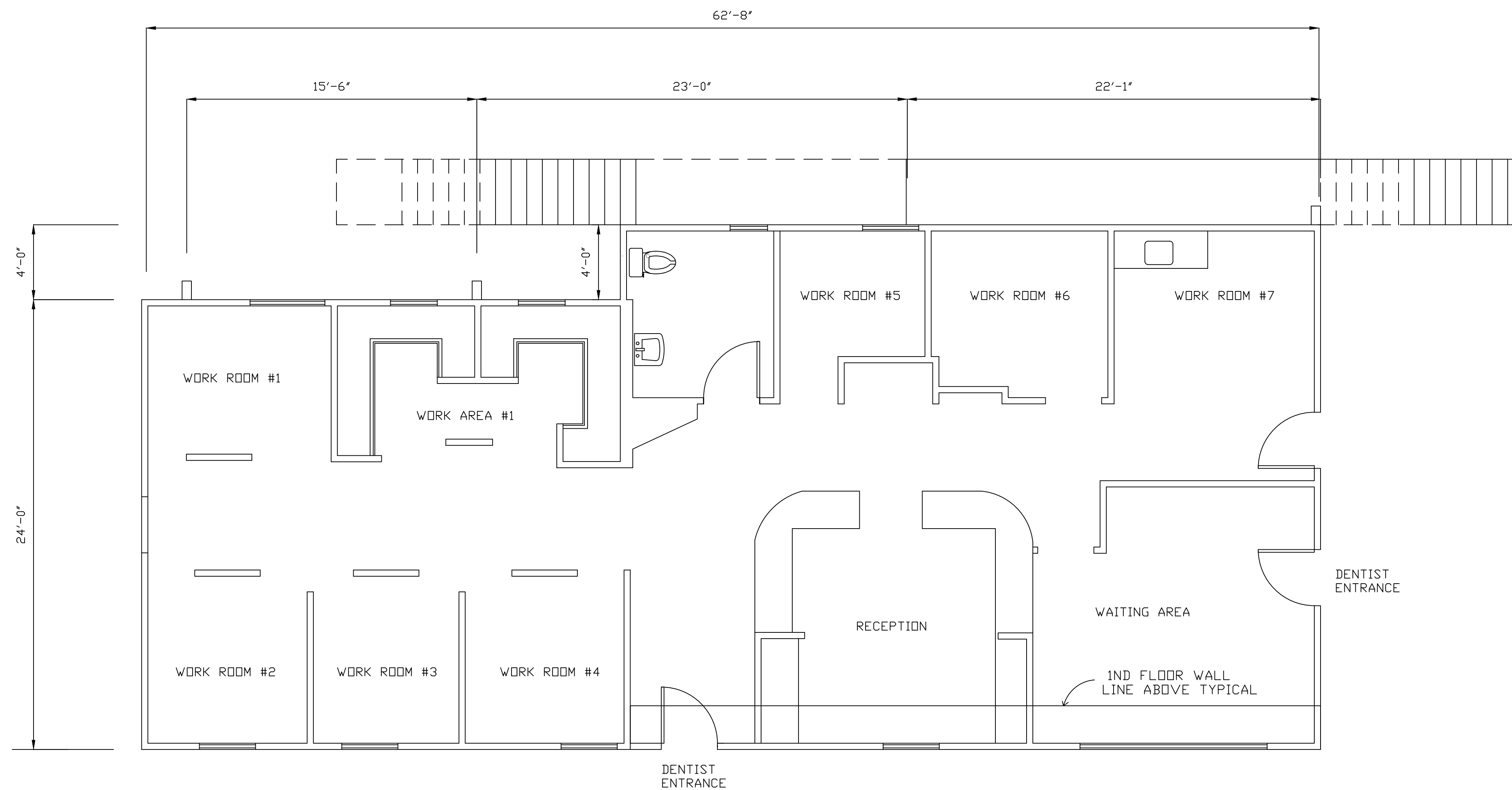
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ARCHITECTURAL/ENGINEERING/CONSTRUCTION  
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WOOD ST SITE PLAN

THIRD STORY ADDITION  
5264 WOOD ST  
LA MESA, CA 91942

DRAWN BY : GAZALLO  
DATE: 04/10 /2023

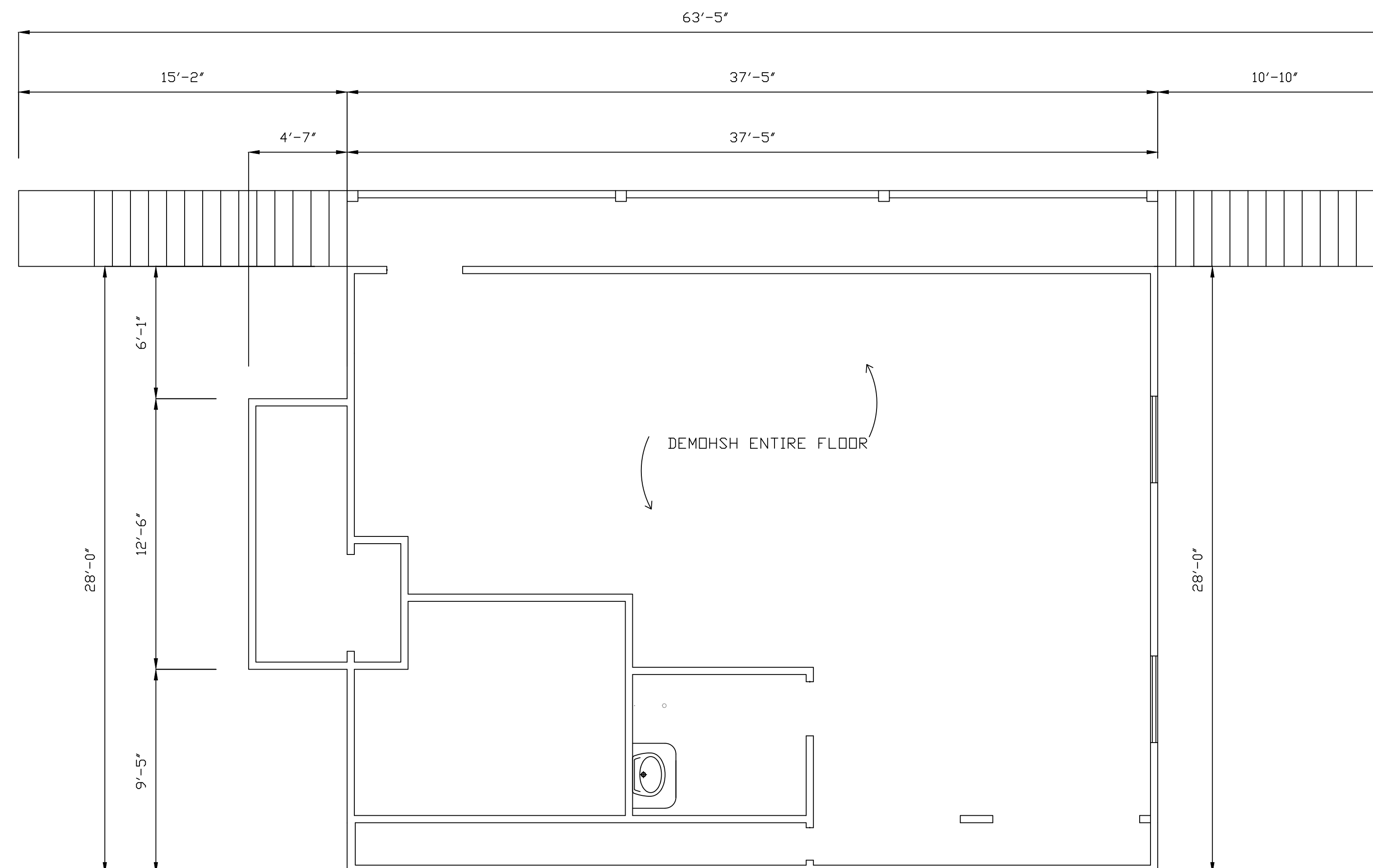
SP3



EXISTING FIRST FLOOR PLAN

SCALE 1/4" = 1' - 0"

\*NO CHANGES TO FIRST STORY LAYOU



EXISTING SECOND FLOOR PLAN

SCALE 1/4" = 1' - 0"

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EXISTING FLOOR PLAN

THIRD STORY ADDITION  
8923 LA MESA BLVD.  
LA MESA, CA 91942

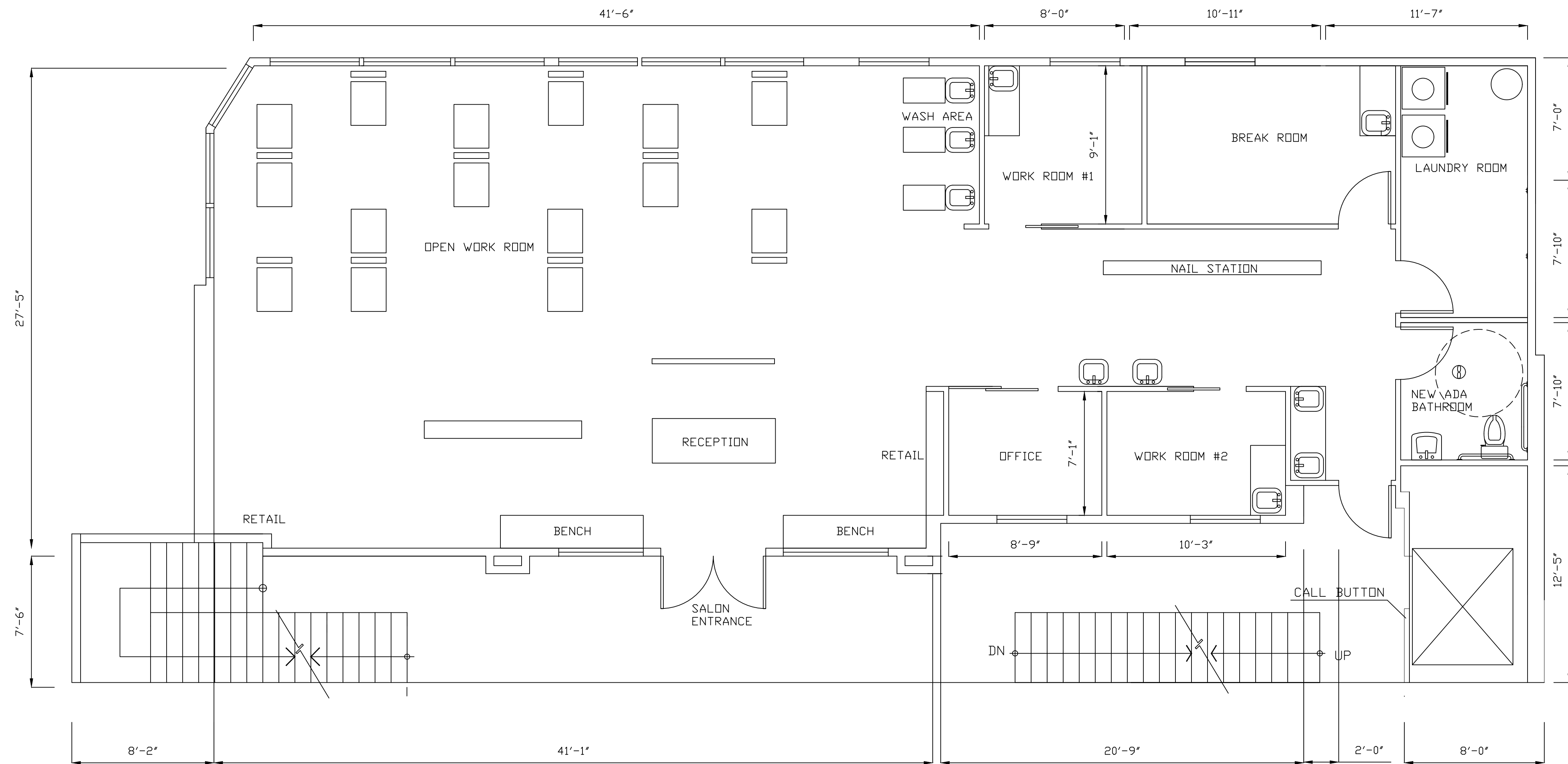
DATE: 4/ 4 /2023

DESIGNED BY: GAZALLO

A1

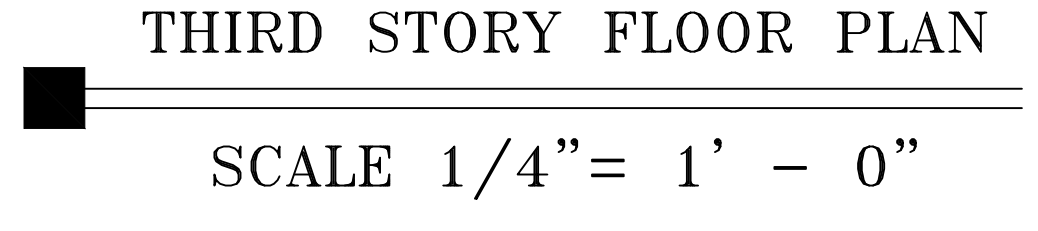






SECOND FLOOR PLAN

SCALE 1/4"= 1' - 0"



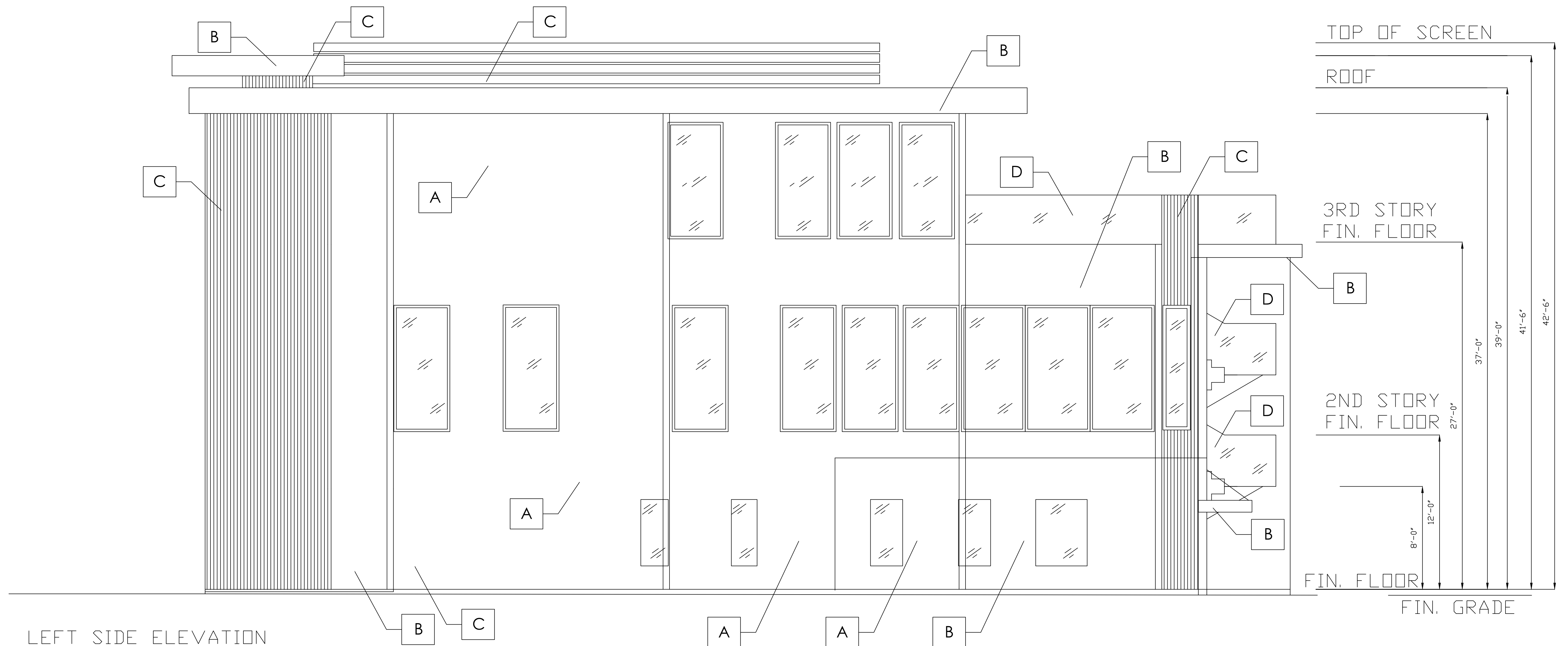
THIRD STORY ADDITION  
8923 LA MESA BLVD.  
LA MESA, CA 91942

DATE: 04/10/2003



## MATERIAL LEGEND

- ☐ A WHITE STUCCO
- ☐ B BLACK METAL
- ☐ C FINISHED NATURAL WOOD
- ☐ D GLASS



LEFT SIDE ELEVATION

NORTH ELEVATION PLAN

SCALE 1/4" = 1' - 0"

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NORTH ELEVATION PLAN

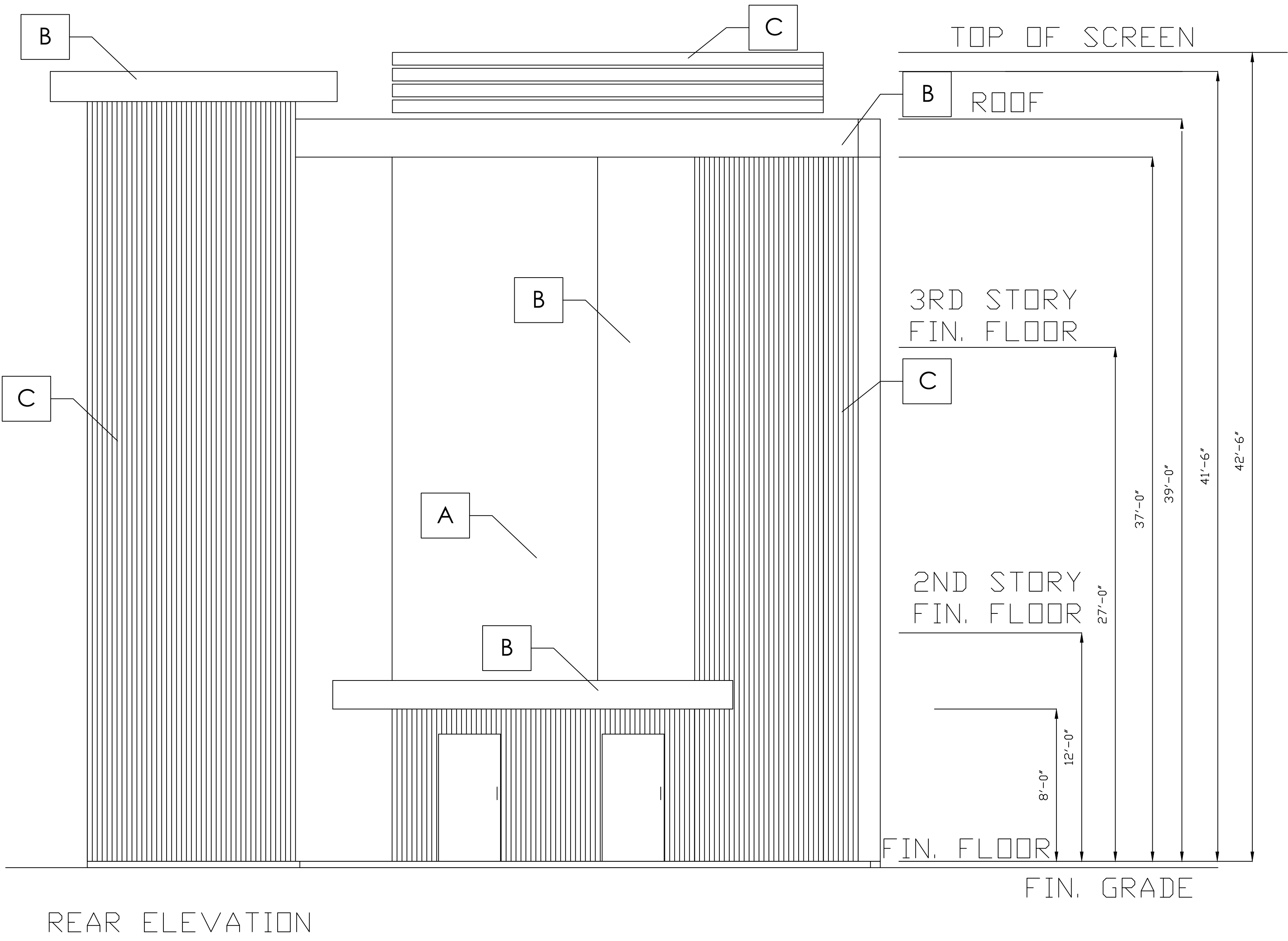
THIRD STORY ADDITION  
8923 LA MESA BLVD.  
LA MESA, CA 91942

OWN BY : GAZALLO

E: 04/10 /2023

A5

MATERIAL LEGEND	
A	WHITE STUCCO
B	BLACK METAL
C	FINISHED NATURAL WOOD
D	GLASS
E	BLACK METAL LETTERS WITH LED BACKLIT

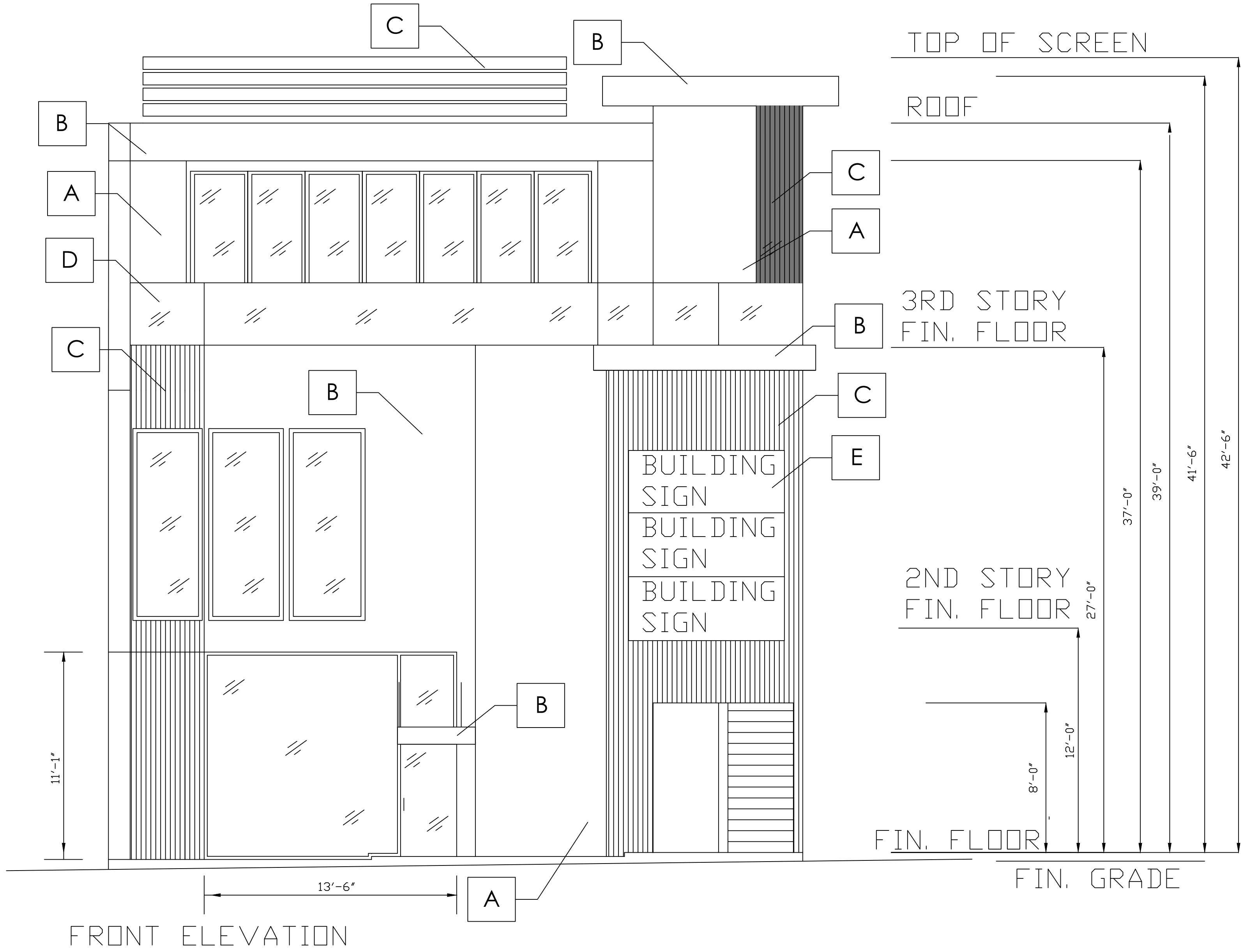


EAST ELEVATION PLAN

SCALE 1/4"= 1' - 0"

<div> <div>A</div> <div>B</div> <div>C</div> <div>D</div> <div>E</div> </div>										
	<div> <div>GAZALLO ENGINEERING GROUP</div> <div>ARCHITECTURAL/ENGINEERING/CONSTRUCTION</div> <div>363 N SECOND STREET STE 5</div> <div>EL CAJON, CA 92021</div> <div>(619) 922-5083</div> </div>									
	<div> <div>THIRD STORY ADDITION</div> <div>8923 LA MESA BLVD.</div> <div>LA MESA, CA 91942</div> </div>									
	<div> <div>EAST ELEVATION PLAN</div> </div>									
	<div> <div>DRAWN BY : GAZALLO</div> <div>DATE: 04/10 /2023</div> <div>A6</div> </div>									

MATERIAL LEGEND	
A	WHITE STUCCO
B	BLACK METAL
C	FINISHED NATURAL WOOD
D	GLASS
E	BLACK METAL LETTERS WITH LED BACKLIT

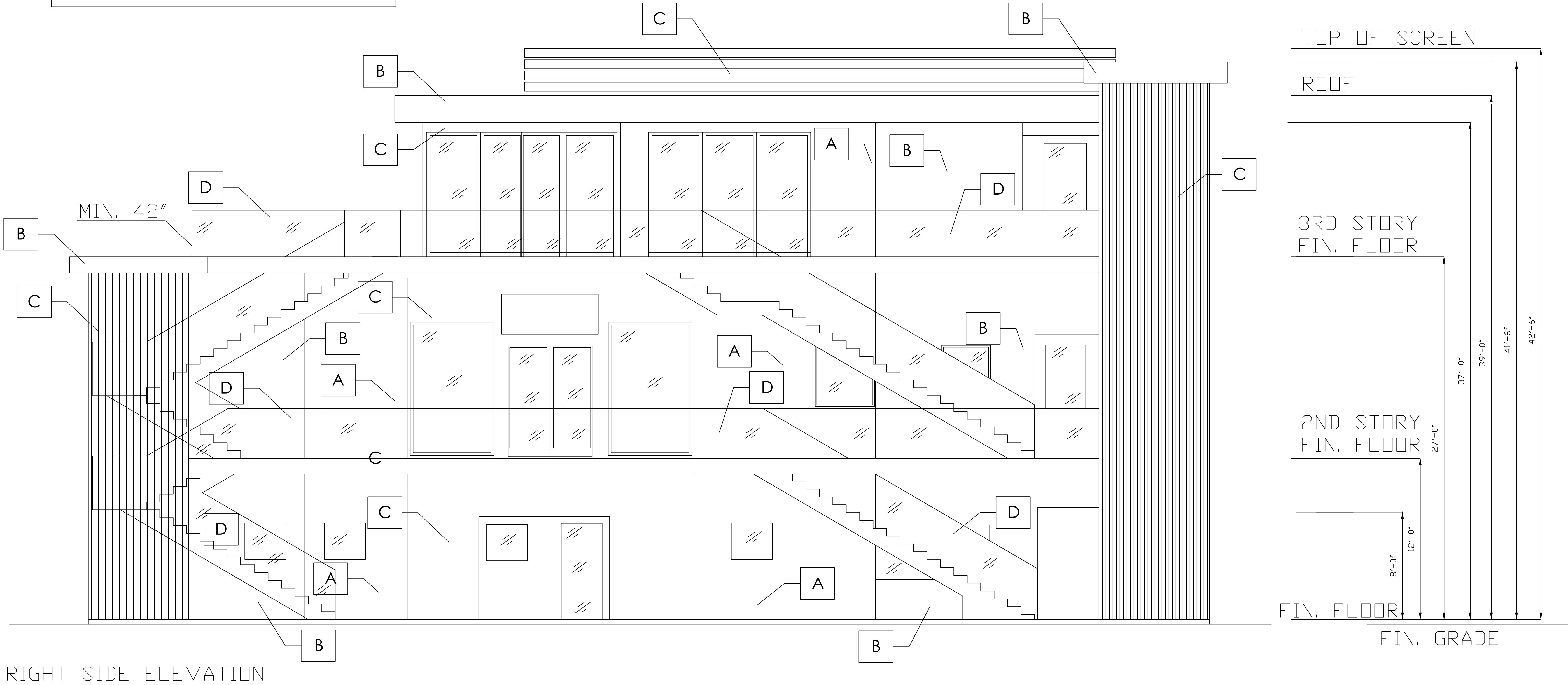


PEDESTRIAN VISUAL INTEREST:  
 FIRST FLOOR WALL SQFT: 252  
 FIRST FLOOR WINDOW GLAZE SQFT: 149  
 PERCENT GLAZING: 149/252= 59%

WEST ELEVATION PLAN

SCALE 1/4"= 1' - 0"

MATERIAL LEGEND	
A	WHITE STUCCO
B	BLACK METAL
C	FINISHED NATURAL WOOD
D	GLASS



**SOUTH ELEVATION PLAN**

SCALE 1/4"= 1' - 0"

MATERIAL LEGEND

A

WHITE STUCCO

B

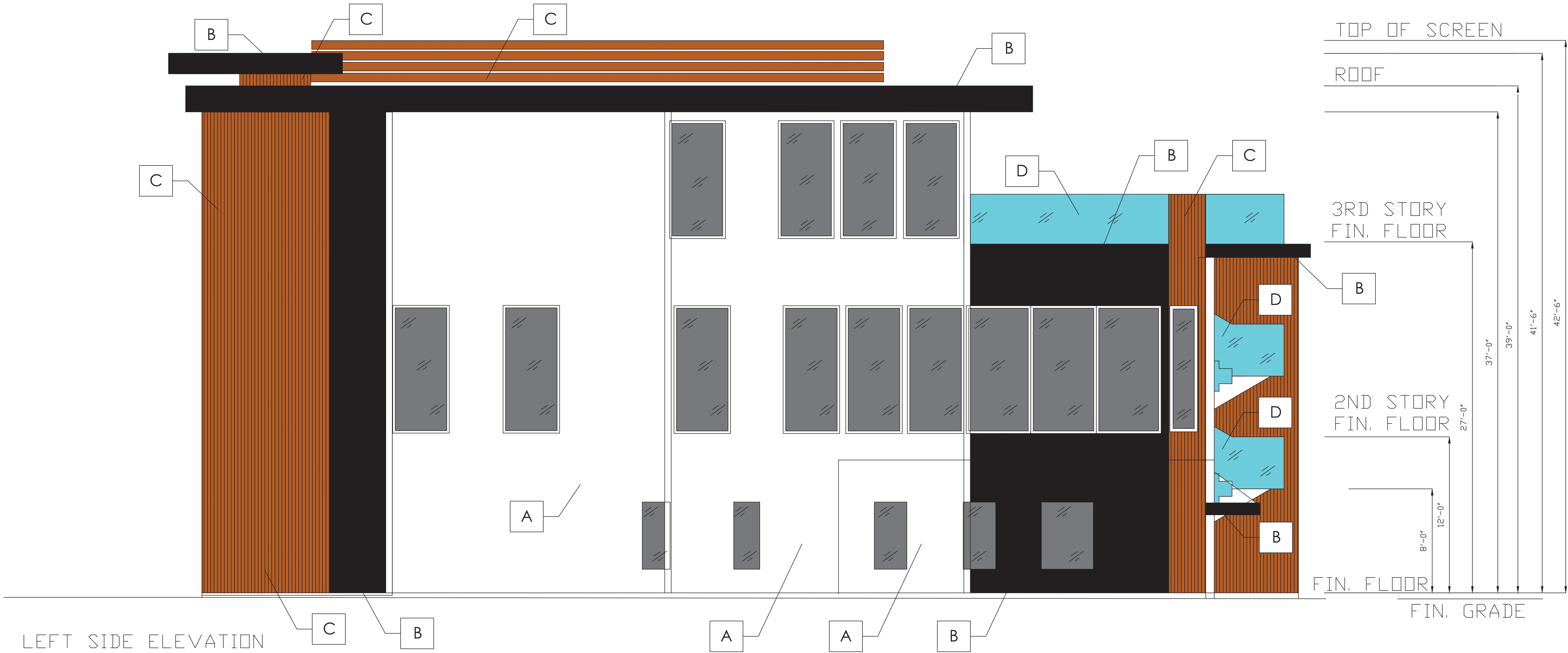
BLACK METAL

C

FINISHED NATURAL WOOD

D

GLASS



NORTH ELEVATION PLAN

SCALE 1/4"= 1' - 0"

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NORTH ELEVATION PLAN

THIRD STORY ADDITION  
8923 LA MESA BLVD.  
LA MESA, CA 91942

DRAWN BY : GAZALLO

DATE: 04/10 /2023

A5



MATERIAL LEGEND

A

WHITE STUCCO

B

BLACK METAL

C

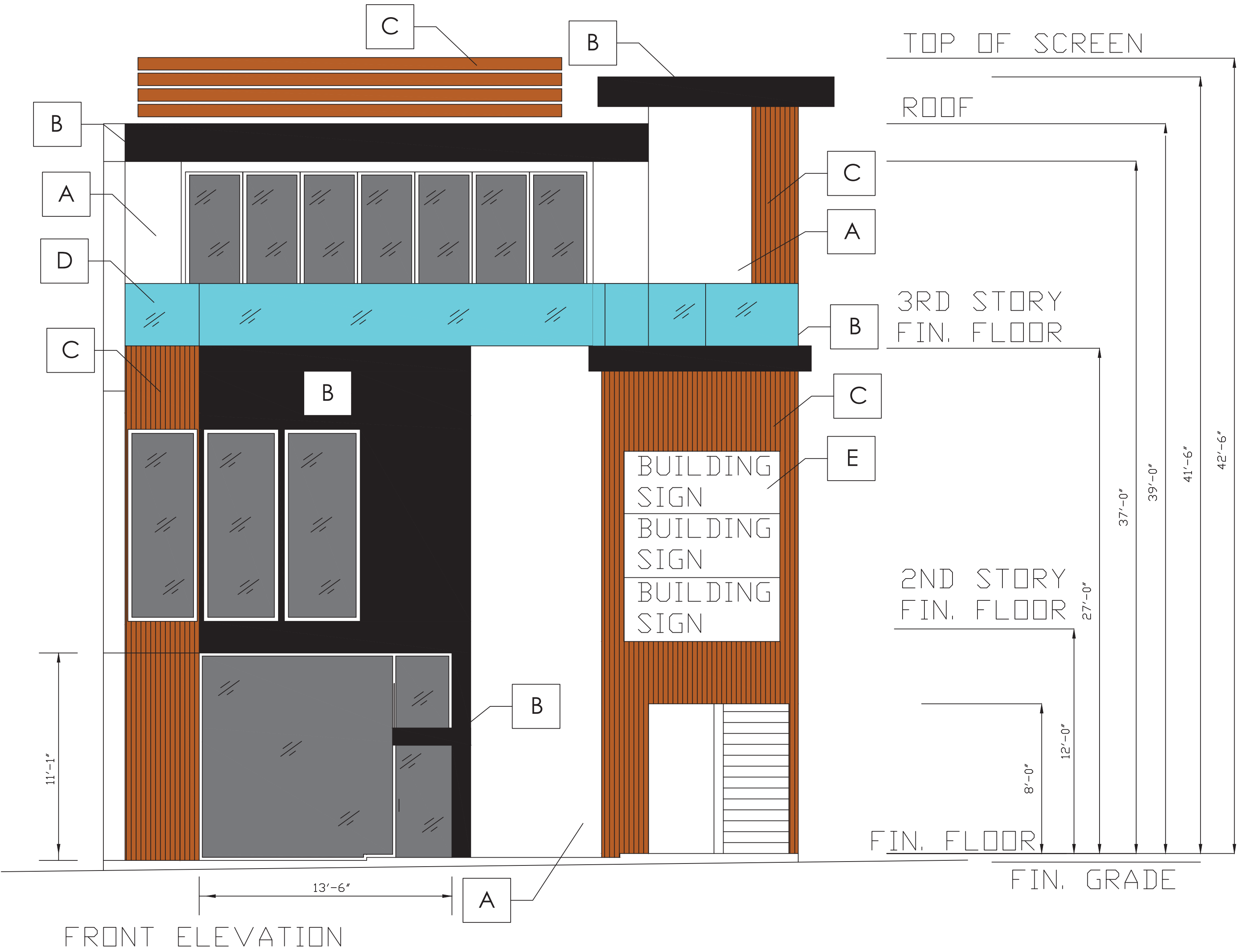
FINISHED NATURAL WOOD

D

GLASS

E

BLACK METAL LETTERS WITH LED BACKLIT



WEST ELEVATION PLAN

SCALE 1/4" = 1' - 0"



MATERIAL LEGEND

A

WHITE STUCCO

B

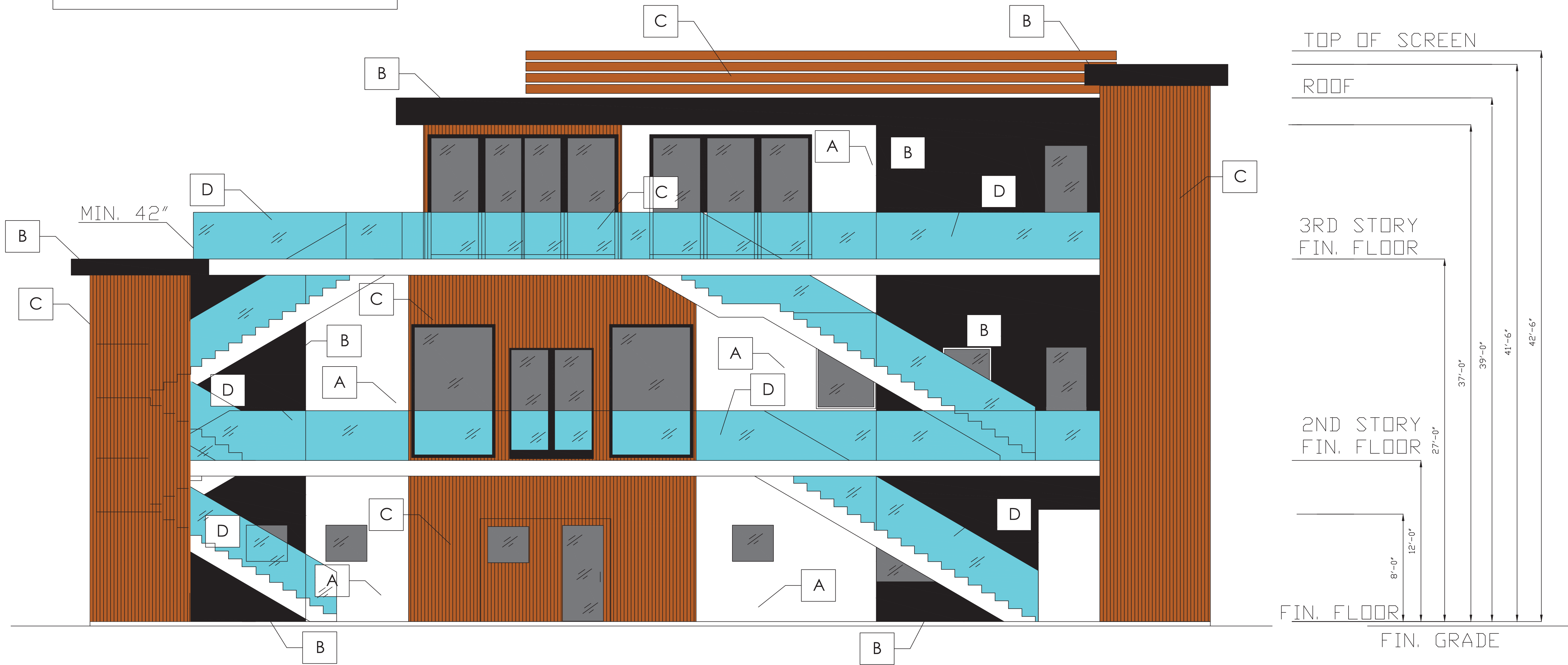
BLACK METAL

C

FINISHED NATURAL WOOD

D

GLASS



SOUTH ELEVATION PLAN

SCALE 1/4"= 1' - 0"

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SOUTH ELEVATION PLAN

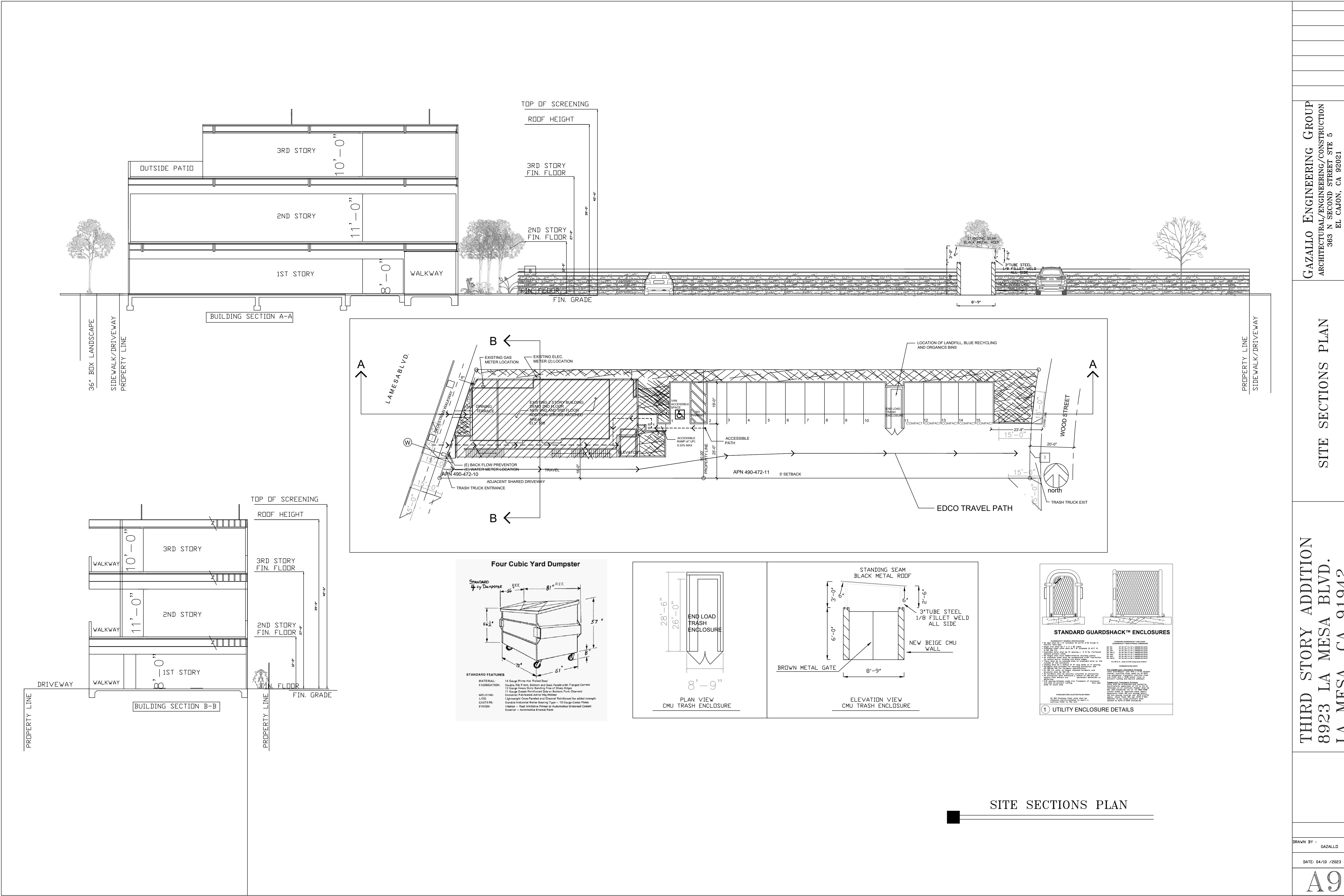
THIRD STORY ADDITION  
8923 LA MESA BLVD.  
LA MESA, CA 91942

DRAWN BY : GAZALLO

DATE: 04/10 /2023

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SITE SECTIONS PLAN

THIRD STORY ADDITION  
8923 LA MESA BLVD.  
LA MESA, CA 91942

DRAWN BY : GAZALLO

DATE: 04/10 /2023

A9

3/8" MIN

1/2" MAX

EXIT

LIGHT COLORED LETTERS  
5/8" HIGH (MIN.)  
1/32" RAISED  
(NON-GLARE FINISH)

DARK COLORED  
CONTRASTING BACKGROUND  
(NON-GLARE FINISH)

CORRESPONDING  
GRADE II BRAILLE

SIGN CHARACTER HEIGHT		
CHARACTER BASELINE HEIGHT ABOVE F.F.	HORIZONTAL VIEWING DISTANCE	MINIMUM CHARACTER HEIGHT
40" - 70" > 70"	< 72" > 72"	5/8" 2" * 1/8" PER 1" OVER 72"
70" - 120"	< 180" > 180"	2" 2" * 1/8" PER 1" OVER 180"
> 120"	< 21" > 21"	3" 3" * 1/8" PER 1" OVER 180"

NOTES:

- TACTILE EXIT SIGNS SHALL BE PROVIDED AT EACH GRADE LEVEL DESIGNATED EXIT DOOR.
- EXIT SIGN SHALL BE MOUNTED ON THE LATCH SIDE OF DOOR @ 60" ABOVE FLOOR TO CENTER OF SIGN.
- SIGN SHALL BE MOUNTED SO THAT A PERSON MAY APPROACH WITHIN 3 INCHES OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR.
- CHARACTERS ON SIGN SHALL HAVE A HEIGHT TO WIDTH RATIO BETWEEN 3.5 & 1:1 & A STROKE RATIO WIDTH TO HEIGHT RATIO BETWEEN 1.5 & 1:10

TACTILE EXIT SIGN

EGRESS PLAN KEYNOTES

- ① ALL EXITS ARE TO BE BE ABLE TO BE OPENED FROM INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE.
- ② LOCATION OF TACTILE EXIT SIGN PER CBC 1011.3 WITH THE WORD "EXIT". SEE ADA TACTILE SIGNAGE DETAIL 3/7 FOR MORE INFORMATION
- ③ LOCATION OF MAXIMUM OCCUPANCY SIGN SHOWING THE MAXIMUM NUMBER OF PERSONS ALLOWED

EGRESS NOTES:

1. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. (CBC 1008.18)
2. ALL DOORS PROVIDING A MEANS OF EGRESS FROM ASSEMBLY AREA TO HAVE PANIC AND FIRE EXIT HARDWARE AND COMPLY WITH CBC 1008.19
3. MEANS OF EGREES LIGHTING TO MEET REQUIREMENTS OF CBC SEC. 1006, SEE ILLUMINATION EMERGENCY POWER NOTES THIS SHEET.

ILLUMINATION - EMERGENCY POWER NOTES

- THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF A POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
1. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
2. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDING REQUIRED TO HAVE TWO OR MORE EXITS.
3. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
4. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SEC. 1024.1, IN BUILDING REQUIRED TO HAVE TWO OR MORE EXITS.
5. EXTERIOR LANDINGS, AS REQUIRED BY SEC. 1008.15, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER EQUIPMENT SHALL BE IN ACCORDANCE WITH SEC. 2702. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLES (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLES (6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.

LEGEND

←

EXITING DIRECTION

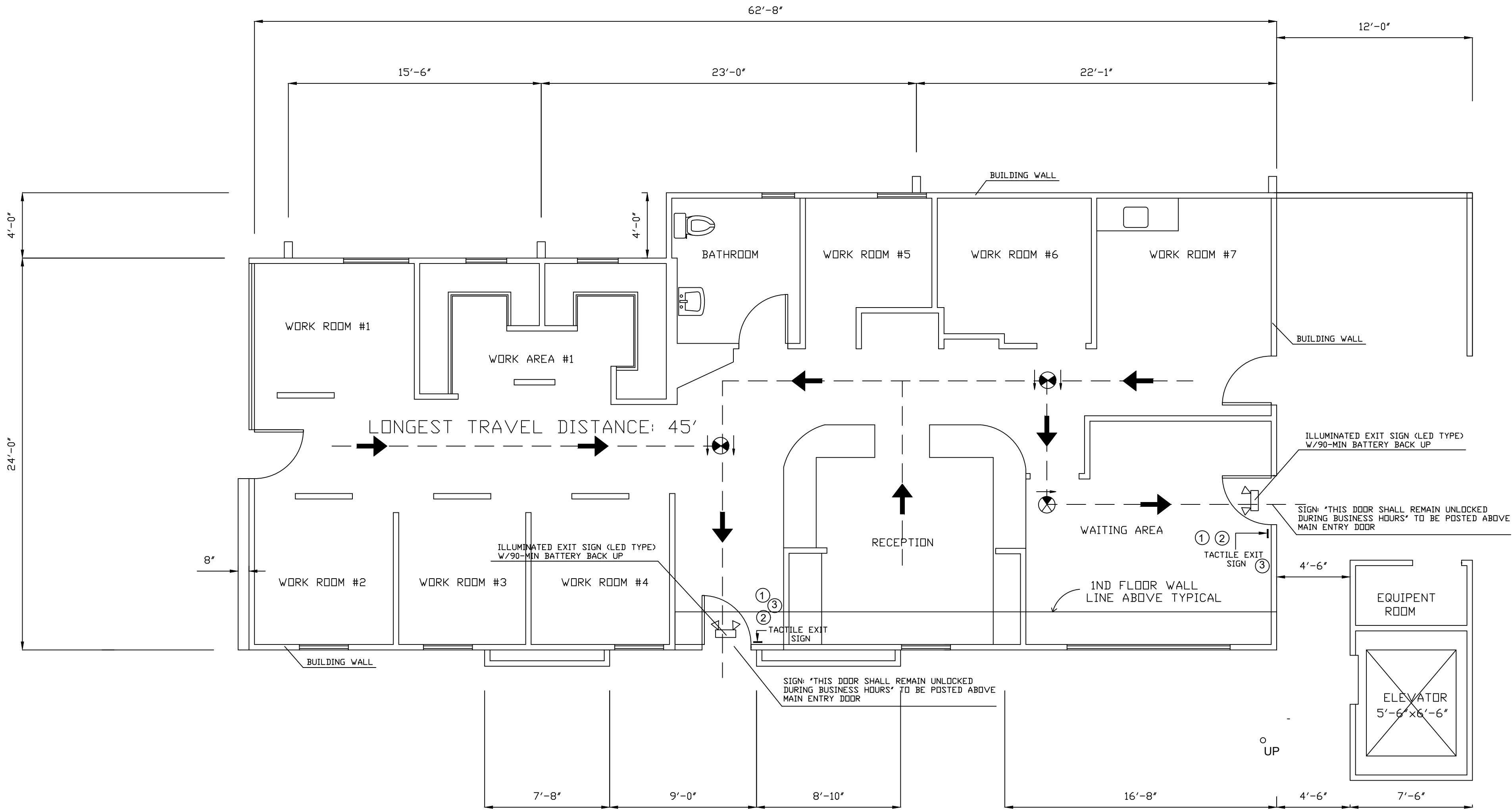
⊗

CEILING MOUNTED ILLUMINATED EXIT SIGN

⬆

CEILING MOUNTED EMERGENCY LIGHTING PACK

OCCUPANCY LOAD TABLE			
ROOM NAME	ROOM AREA	LOAD FACTOR PER CBC TABLE 1004.1.1	OCCUPANCY LOAD
OPEN WORK AREA	1,214 SQFT.	100 GROSS	13 NET
WAITING / AREA	203 SQFT.	150 GROSS	2 NET
RECEPTION	190 SQFT.	150 GROSS	2 NET
RESTROOM	68 SQFT.	100 NET	1 NET
TOTAL			18 NET



1ST STORY EGRESS PLAN

**GAZALLO ENGINEERING GROUP**  
ARCHITECTURAL/ENGINEERING/CONSTRUCTION  
363 N SECOND STREET STE 5  
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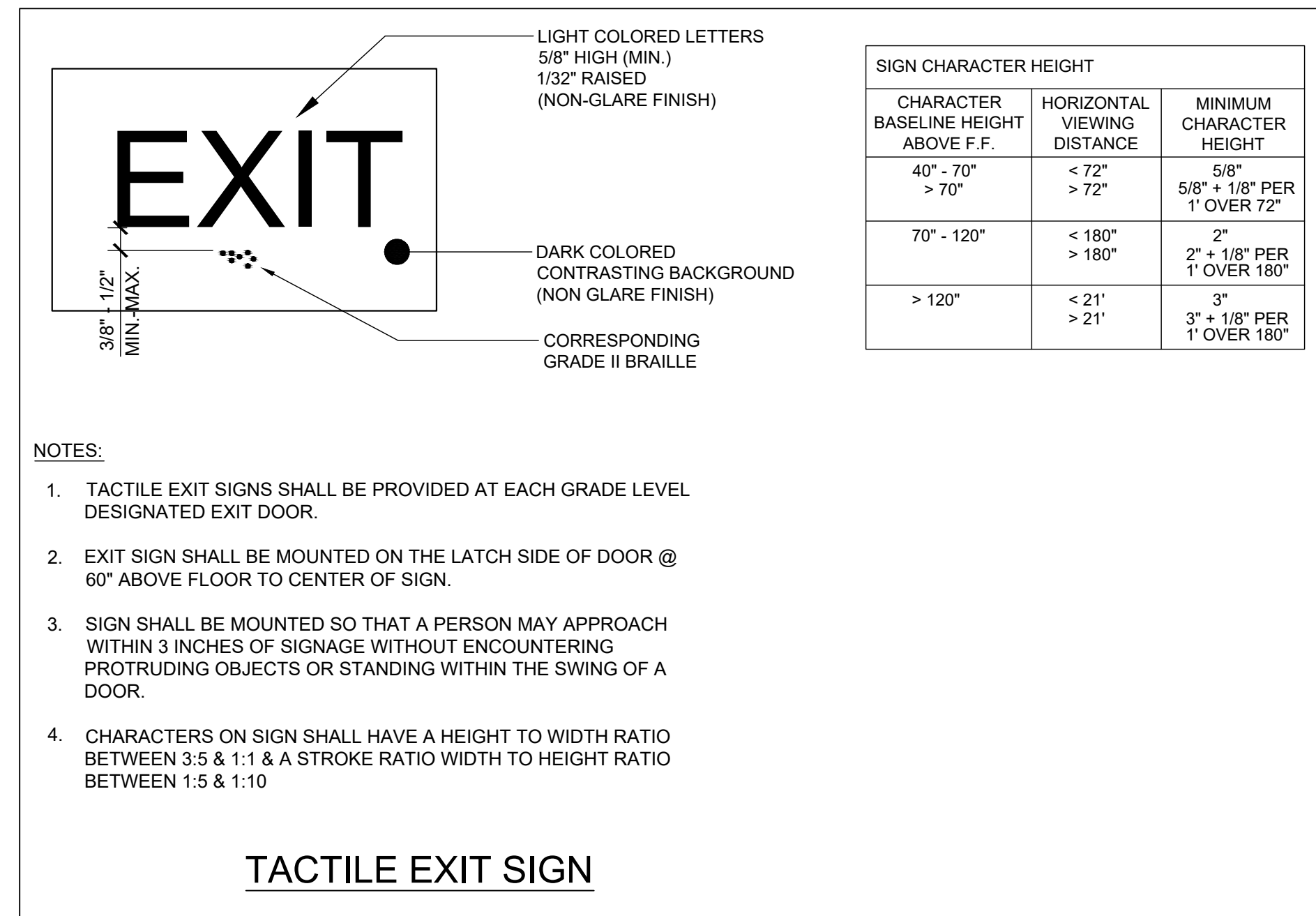
**FIRST FLOOR EGRESS PLAN**

**THIRD STORY ADDITION**  
**8923 LA MESA BLVD.**  
**LA MESA, CA 91942**

DRAWN BY : GAZALLO

DATE: 04/10 /2023

A10



- ## EGRESS PLAN KEYNOTES

- ① ALL EXITS ARE TO BE BE ABLE TO BE OPENED FROM INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE.
- ② LOCATION OF TACTILE EXIT SIGN PER CBC 1011.3 WITH THE WORD "EXIT". SEE ADA TACTILE SIGNAGE DETAIL 3/7 FOR MORE INFORMATION
- ③ LOCATION OF MAXIMUM OCCUPANCY SIGN SHOWING THE MAXIMUM NUMBER OF PERSONS ALLOWED

EGRESS NOTES:




1. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. (CBC 1008.18)
2. ALL DOORS PROVIDING A MEANS OF EGRESS FROM ASSEMBLY AREA TO HAVE PANIC AND FIRE EXIT HARDWARE AND COMPLY WITH CBC 1008.19
3. MEANS OF EGRESS LIGHTING TO MEET REQUIREMENTS OF CBC SEC. 1006, SEE ILLUMINATION EMERGENCY POWER NOTES THIS SHEET.

## ILLUMINATION - EMERGENCY POWER NOTES

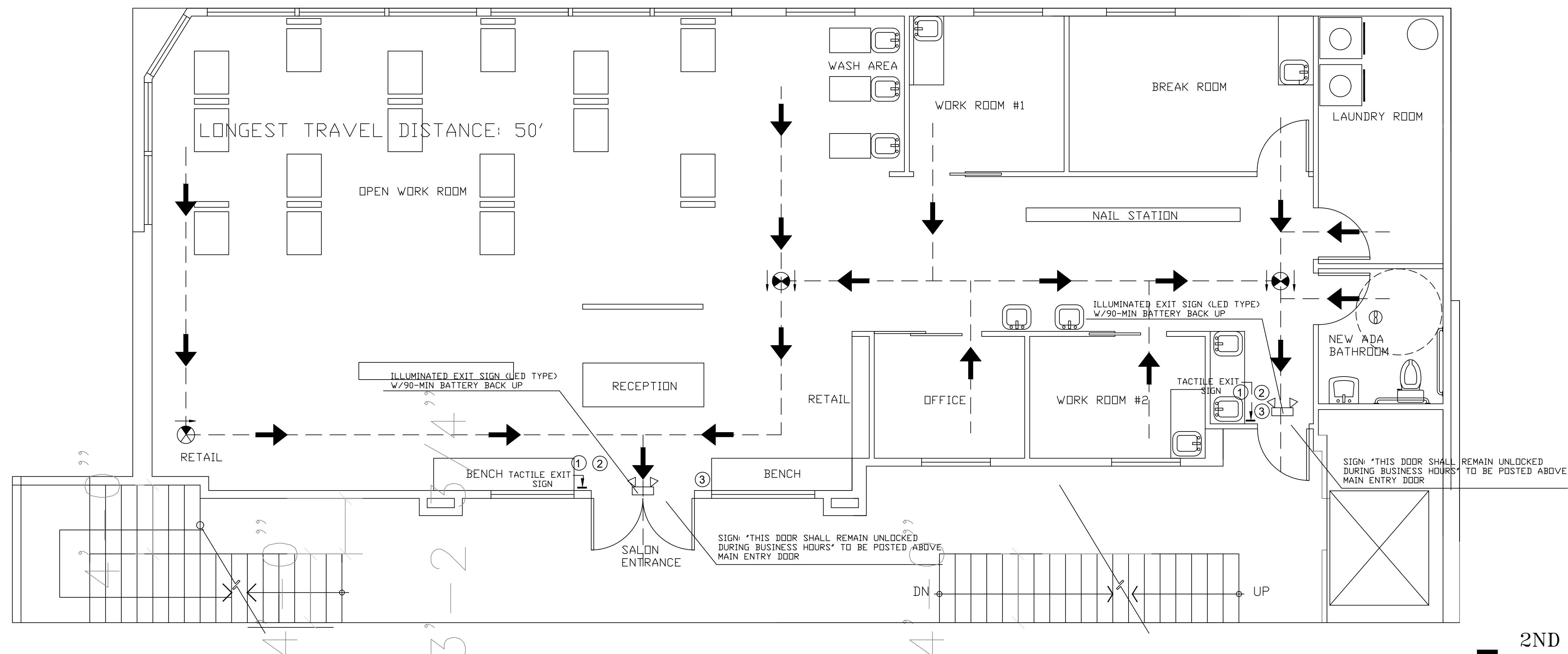
THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF A POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:

1. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
2. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDING REQUIRED TO HAVE TWO OR MORE EXITS.
3. EXTERIOR EGRESS ELEMENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
4. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SEC. 1024.1, IN BUILDING REQUIRED TO HAVE TWO OR MORE EXITS.
5. EXTERIOR LANDINGS, AS REQUIRED BY SEC. 1008.1.5, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

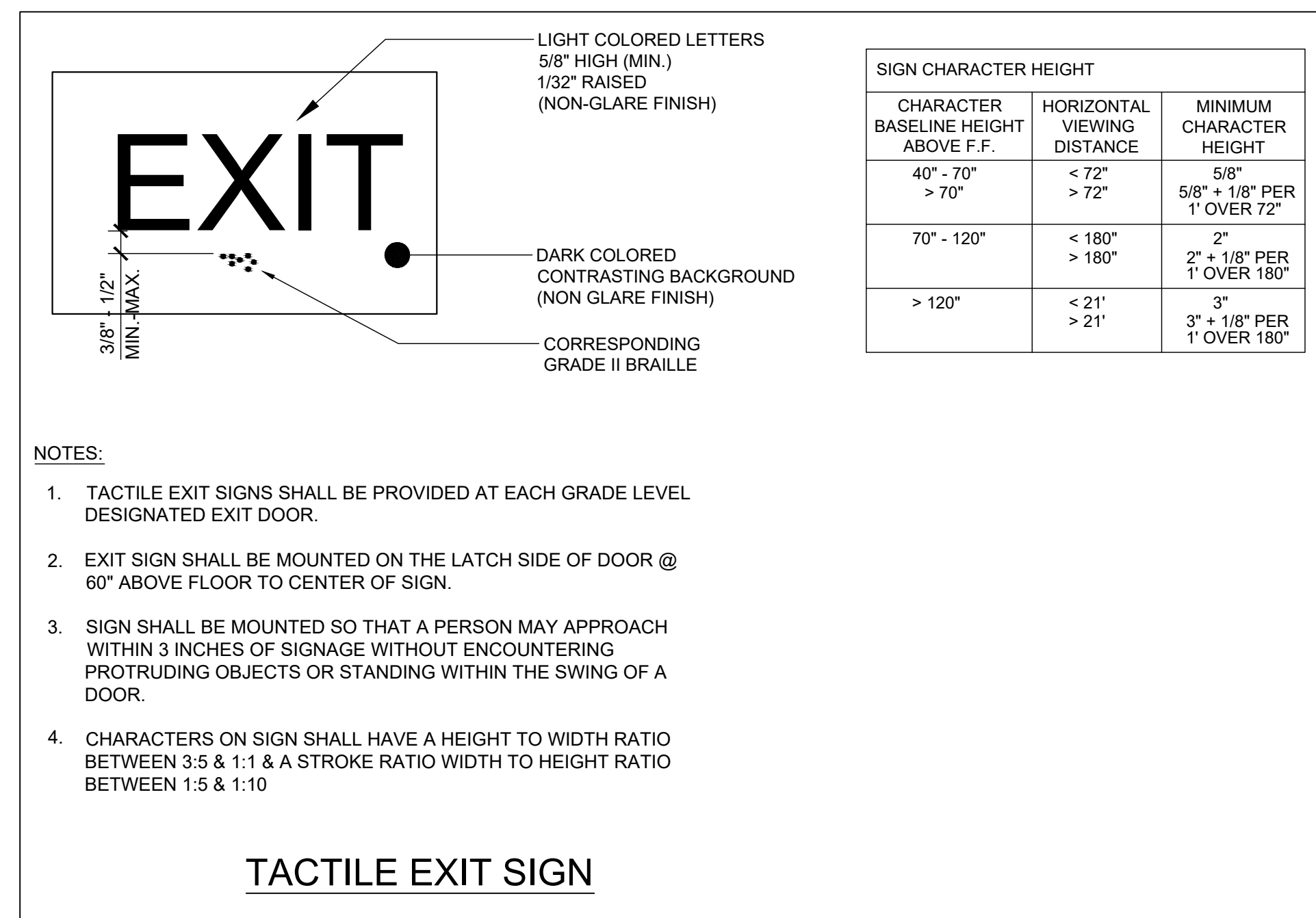
THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER EQUIPMENT SHALL BE IN ACCORDANCE WITH SEC. 2702. EMERGENCY LIGHTING FACILITIES SHALL BE REQUIRED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (16 LUX) AND A MINIMUM AT ANY POINT OF 0.6 FOOT-CANDLES (6 LUX) MEASURED ALONG THE ENTIRE PERIMETER OF EACH LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLES (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLES (6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.

LEGEND	
	EXITING DIRECTION
	CEILING MOUNTED ILLUMINATED EXIT SIGN
	CEILING MOUNTED EMERGENCY LIGHTING PACK

OCCUPANCY LOAD TABLE			
ROOM NAME	ROOM AREA	LOAD FACTOR PER CBC TABLE 1004.1.1	OCCUPANCY LOAD
OPEN WORK AREA	1,817 SQFT.	60 GROSS	31 NET
KITCHEN/ BREAK ROOM/ LAUNDRY	110 SQFT.	150 GROSS	1 NET
OFFICE	62 SQFT.	150 GROSS	1 NET
RESTROOM	116 SQFT.	100 NET	2 NET
TOTAL			35 NET



2ND STORY EGRESS PLAN



## EGRESS PLAN KEYNOTES

- ① ALL EXITS ARE TO BE BE ABLE TO BE OPENED FROM INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE.
- ② LOCATION OF TACTILE EXIT SIGN PER CBC 1011.3 WITH THE WORD "EXIT", SEE ADA TACTILE SIGNAGE DETAIL 3/7 FOR MORE INFORMATION
- ③ LOCATION OF MAXIMUM OCCUPANCY SIGN SHOWING THE MAXIMUM NUMBER OF PERSONS ALLOWED

EGRESS NOTES:

1. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. (CBC 1008.1.8)

2. ALL DOORS PROVIDING A MEANS OF EGRESS FROM ASSEMBLY AREA TO HAVE PANIC AND FIRE EXIT HARDWARE AND COMPLY WITH CBC 1008.1.9

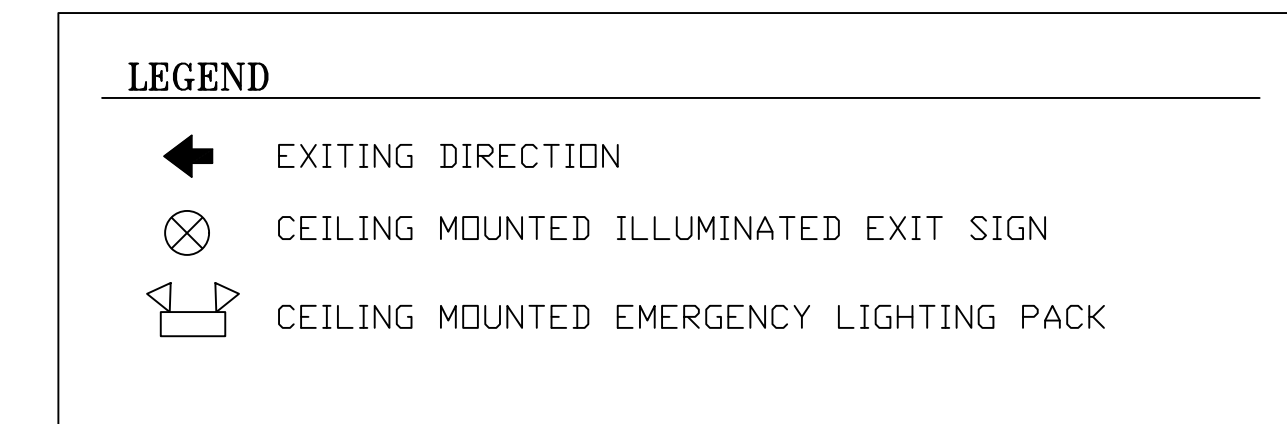
3. MEANS OF EGRESS LIGHTING TO MEET REQUIREMENTS OF CBC SEC. 1006, SEE ILLUMINATION EMERGENCY POWER NOTES THIS SHEET.

ILLUMINATION - EMERGENCY POWER NOTES

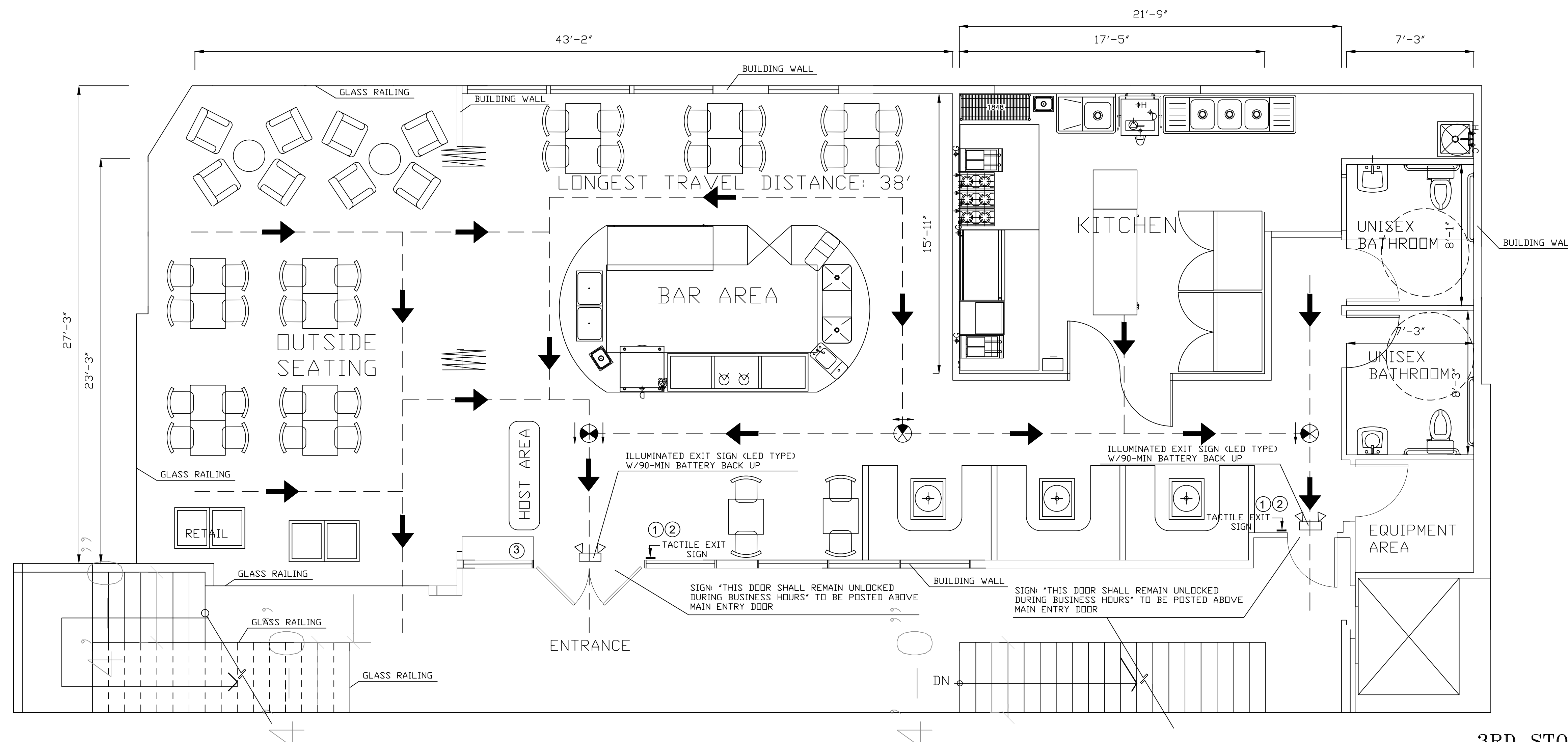
THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF A POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:

1. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
2. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDING REQUIRED TO HAVE TWO OR MORE EXITS.
3. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
4. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SEC. 1024.1, IN BUILDING REQUIRED TO HAVE TWO OR MORE EXITS.
5. EXTERIOR LANDINGS, AS REQUIRED BY SEC. 1008.1.5, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER EQUIPMENT SHALL BE IN ACCORDANCE WITH SEC. 2702. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (1 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDES (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDES (6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.



OCCUPANCY LOAD TABLE			
ROOM NAME	ROOM AREA	LOAD FACTOR PER CBC TABLE 1004.1.1	OCCUPANCY LOAD
DINNING AREA	1,674 SQF.	15 NET	112 NET
KITCHEN/PREP AREA	315 SQFT.	150 NET	3 NET
RESTROOM	116 SQFT.	100 NET	2 NET
TOTAL			115 NET



3RD STORY EGRESS PLAN



ADA NOTES

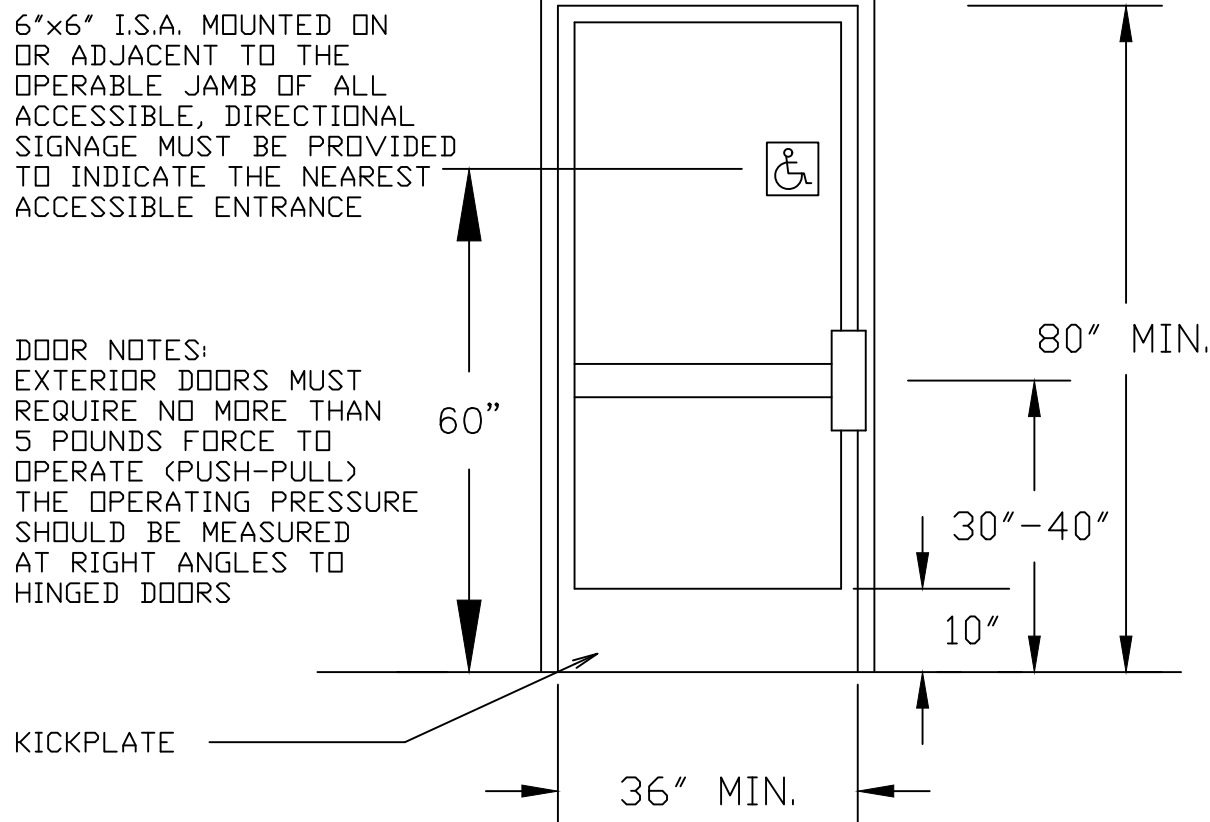
1. A CONCRETE SLAB IS PROVIDED FOR TRASH, GARBAGE, AND GREASE CONTAINER. IF WALLS ENCLOSE AREA, THE INTERIOR WALL SURFACES WILL BE SMOOTH, SEALED AND WASHABLE (E.G., PLASTERED SMOOTH AND PAINTED, ETC.).
2. ALL EXTERIOR DOORS OPEN OUTWARD AND ARE SELF-CLOSING AND TIGHT FITTING. A FLOOR OR LANDING NOT MORE THAN 1/2 INCH BELOW THRESHOLD IS REQUIRED ON EACH SIDE OF AN EGRESS DOOR
3. TOILET ROOM AND DRESSING ROOM DOORS MUST BE SELF-CLOSING. TIGHT FITTING.
4. THE HOT WATER HEATER WILL BE A COMMERCIAL TYPE CAPABLE OF CONSTANTLY SUPPLYING HOT WATER AT A TEMPERATURE OF 120F TO ALL SINKS. IN SIZING THE WATER HEATER, THE PEAK HOURLY DEMAND FOR ALL SINKS, ETC., ARE ADDED TOGETHER TO DETERMINE THE MINIMUM REQUIRED RECOVERY RATE.
5. THE FLOOR FINISH WILL HAVE A SMOOTH SURFACE UNDER ALL EQUIPMENT AND WALKWAYS WILL HAVE A LIGHT TEXTURE ONLY.
6. AN ACCESSIBLE PATH OF TRAVEL TO THE AREA OF ALTERATION IS IN FULL COMPLIANCE WITH ALL ACCESSIBILITY REGULATIONS INCLUDING, A PRIMARY ENTRANCE, TOILET AND BATHING FACILITIES, DRINKING FOUNTAINS, PUBLIC TELEPHONES AND SIGNS WHERE REQUIRED.
7. SIDE BY SIDE SINKS SHALL BE SEPARATED BY A MINIMUM 6" HIGH STAINLESS STEEL SPLASHBOARD WITH SMOOTH, ROUNDED EDGE
8. ALL LAVATORIES OR HAND SINKS WILL HAVE A COMBINATION FAUCET OR PREMIXING FAUCET CAPABLE OF SUPPLYING WATER TEMPERED TO 100F. SELF-CLOSING OR METERED FAUCET TO PROVIDE AT LEAST 15 SECONDS OF WATER WITHOUT REACTIVATION.
9. ALL PLUMBING, ELECTRICAL AND GAS LINES SHALL BE CONCEALED WITHIN THE BUILDING STRUCTURE TO AS GREAT AN EXTENT AS POSSIBLE, ALL EXPOSED CONDUITS, PLUMBING, ETC. SHALL BE INSTALLED AT LEAST 6" OFF FLOOR AND 3/4" FROM WALLS USING STANDOFF BRACKETS.
10. CONDUITS, PLUMBING OR PIPING CANNOT BE INSTALLED ACROSS ANY AISLE WAY, TRAFFIC AREA OR DOOR OPENING.
11. MULTIPLE RUNS OR CLUSTERS OF CONDUIT OR PIPELINES SHALL BE FURRED IN OR ENCASED IN AN APPROVED SEALED ENCLOSURE.
12. ALL LIQUID WASTE SHALL BE DRAINED BY MEANS OF INDIRECT WASTE PIPES INTO A FLOOR SINK. FLOOR SINKS ARE TO BE INSTALLED FLUSH WITH THE FINISHED FLOOR SURFACE AND HAVE SUITABLE EASILY REMOVABLE SAFETY COVER GRATES.
13. APPROVED BACKFLOW PREVENTION DEVICES SHALL BE PROPERLY INSTALLED UPSTREAM OF ANY POTENTIAL HAZARD BETWEEN THE POTABLE WATER SUPPLY AND A SOURCE OF CONTAMINATION. HOSES SHALL NOT BE ATTACHED TO A FAUCET OR HOSE BIBB UNLESS AN APPROVED BACKFLOW PREVENTER IS PROVIDED.
14. ADEQUATE VENTILATION IS TO BE PROVIDED TO ALL TOILET ROOMS, JANITOR CLOSETS WITH MOP SINKS, AND INDOOR TRASH ROOMS AND IN DRESSING/CHANGE ROOM(S).
15. ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS.
16. AN ADDITIONAL SIGN SHALL BE POSTED, IN A CONSPICUOUS PLACE, AT EACH ENTRANCE TO OFF-STREET PARKING FACILITIES, OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE. THE SIGN SHALL NOT BE LESS THAN 17"x22" IN SIZE WITH LETTERING NOT LESS THAN 1" IN HEIGHT, WHICH CLEARLY AND CONSPICUOUSLY STATES THE FOLLOWING:  
  
"Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or special license plates issued for persons with disabilities may be towed away at owner's expense. Towed vehicles may be reclaimed at \_\_\_\_\_, or by telephoning \_\_\_\_\_"  
  
NOTE: BLANK SPACES ARE TO BE FILLED IN WITH APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN.
17. THE MAXIMUM SLOPE OF THE PARKING SURFACE AT THE ACCESSIBLE SPACE AND ADJACENT ACCESS AISLE, IN ANY DIRECTION, IS ≤ 1:48, PER SECTION 11B502.4.
18. A LEVEL FLOOR OR LANDING IS ON EACH SIDE OF ALL DOORS. THE FLOOR OR LANDING IS TO BE ≤ 1/2" LOWER THAN THE DOORWAY THRESHOLD, PER SECTION 11B404.2.5.

19. ALL HAND-ACTIVATED DOOR OPENING HARDWARE MEETS THE FOLLOWING REQUIREMENTS, PER SECTION 11B-404.2.7:
- a) LATCHING, OR LOCKING, DOORS IN A PATH OF TRAVEL ARE OPERATED WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, BY PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.
- b) IS TO BE CENTERED ±34" BUT ≤44" ABOVE FLOOR

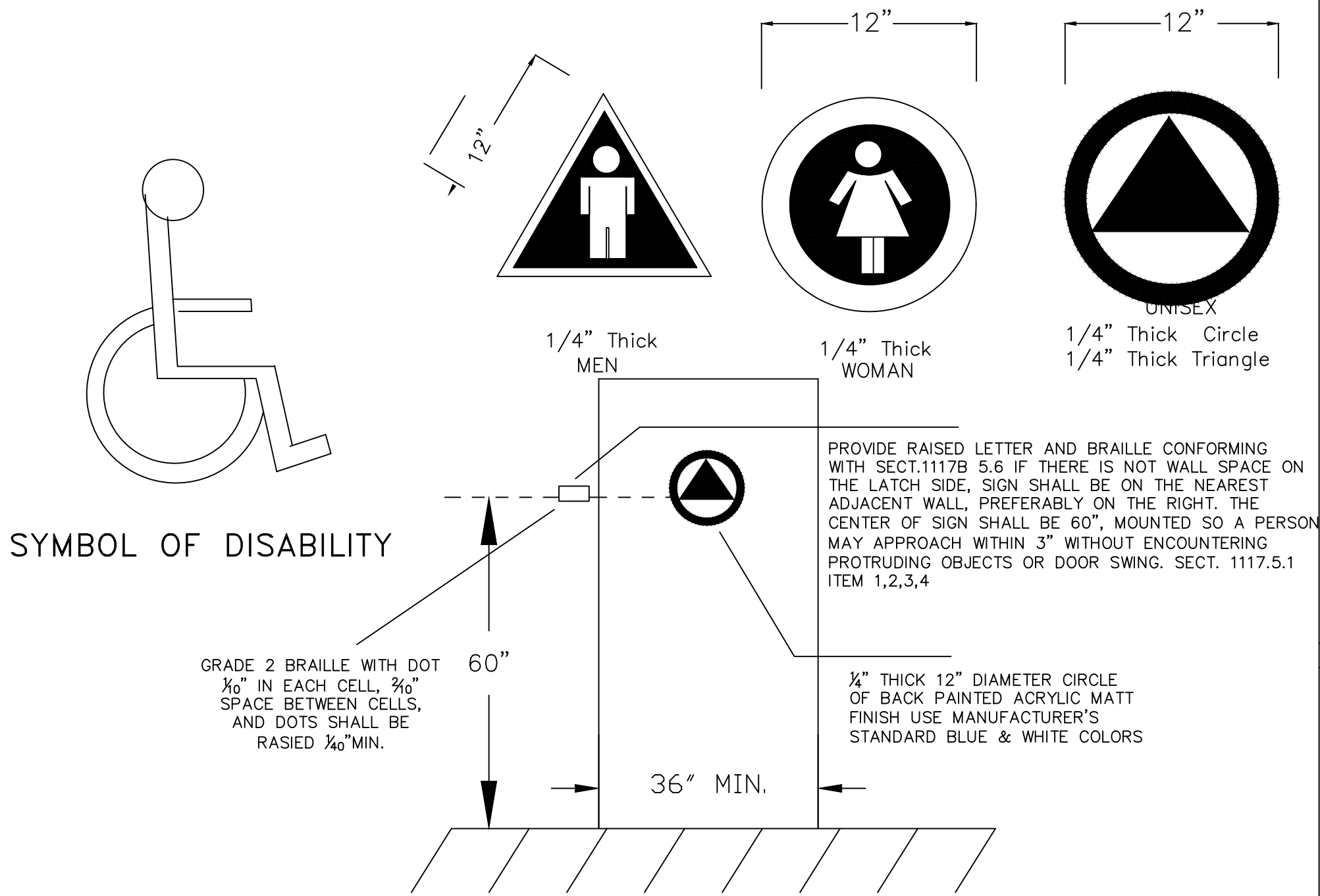
20. THE MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS, WITH SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. WHEN FIRE DOORS ARE UTILIZED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO NOT EXCEED 15 POUNDS. SECTION 11B-404.2.9.

21. THE LOWER 10" OF ALL DOORS COMPLY WITH SECTION 11B-404.2.10, AS FOLLOWS:
- a) TO BE SMOOTH AND UNINTERRUPTED, TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST, WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
- b) NARROW FRAME DOORS MAY USE A 10" HIGH SMOOTH PANEL ON THE PUSH SIDE OF THE DOOR.

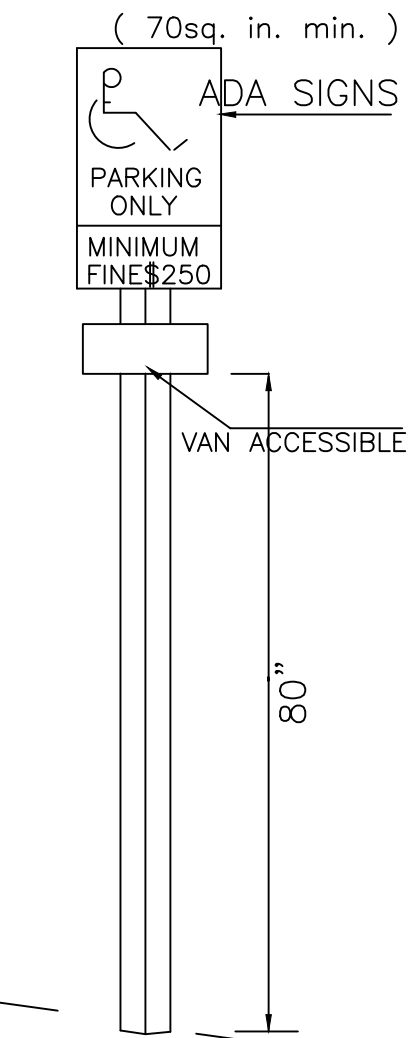
22. PER SECTION 1013.4, TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS:
- a) WHEREVER BASIC CBC PROVISIONS REQUIRE EXIT SIGNS FROM A ROOM OR AREA TO A CORRIDOR OR HALLWAY. THE TACTILE EXIT SIGN SHALL HAVE THE WORDS, "EXIT ROUTE."
- b) EACH GRADE-LEVEL EXIT DOOR. THE TACTILE EXIT SIGN SHALL HAVE THE WORD, "EXIT."
- c) EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP. THE TACTILE EXIT SIGN SHALL HAVE THE FOLLOWING WORDS AS APPROPRIATE:  
i) "EXIT STAIR DOWN."  
ii) "EXIT RAMP DOWN."  
iii) "EXIT STAIR UP."  
iv) "EXIT RAMP UP."
- d) EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY. THE TACTILE EXIT SIGN SHALL HAVE THE WORDS, "EXIT ROUTE."
- e) EACH EXIT DOOR THROUGH A HORIZONTAL EXIT. THE TACTILE EXIT SIGN SHALL HAVE THE WORDS, "TO EXIT."



ADA EXTERIOR DOOR 12



UNISEX TOILET DOOR & WALL SIGN 11



SIGN OF DISABILITY 8

THE ACCESSIBLE PARKING SPACES ARE TO BE IDENTIFIED BY A REFLECTORIZED SIGN, PERMANENTLY POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH SPACE, CONSISTING OF:

a) A PROFILE VIEW OF A WHEELCHAIR WITH OCCUPANT IN WHITE ON DARK BLUE BACKGROUND.

b) THE SIGN SHALL ≥70 IN<sup>2</sup> IN AREA.

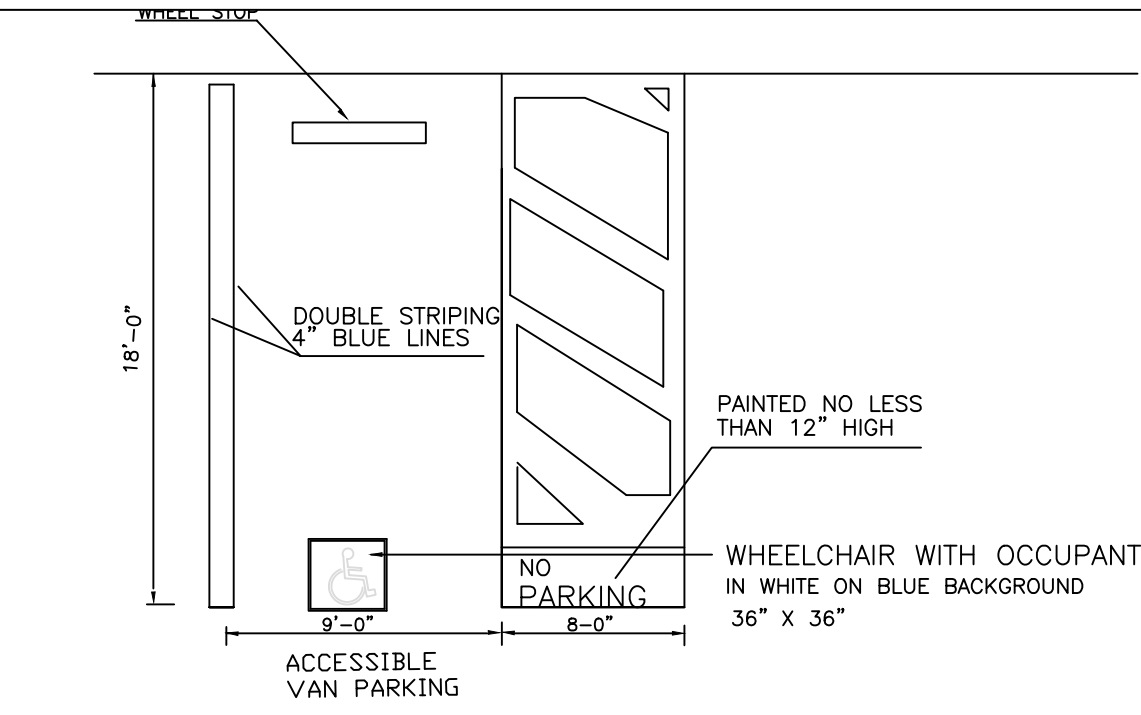
c) ADDITIONAL LANGUAGE OR SIGN BELOW THE SYMBOL OF ACCESSIBILITY STATING, "MINIMUM FINE \$250".

d) WHEN IN THE PATH OF TRAVEL, THEY SHALL BE POSTED ≥80" FROM THE BOTTOM OF THE SIGN TO PARKING SPACE FINISHED GRADE.

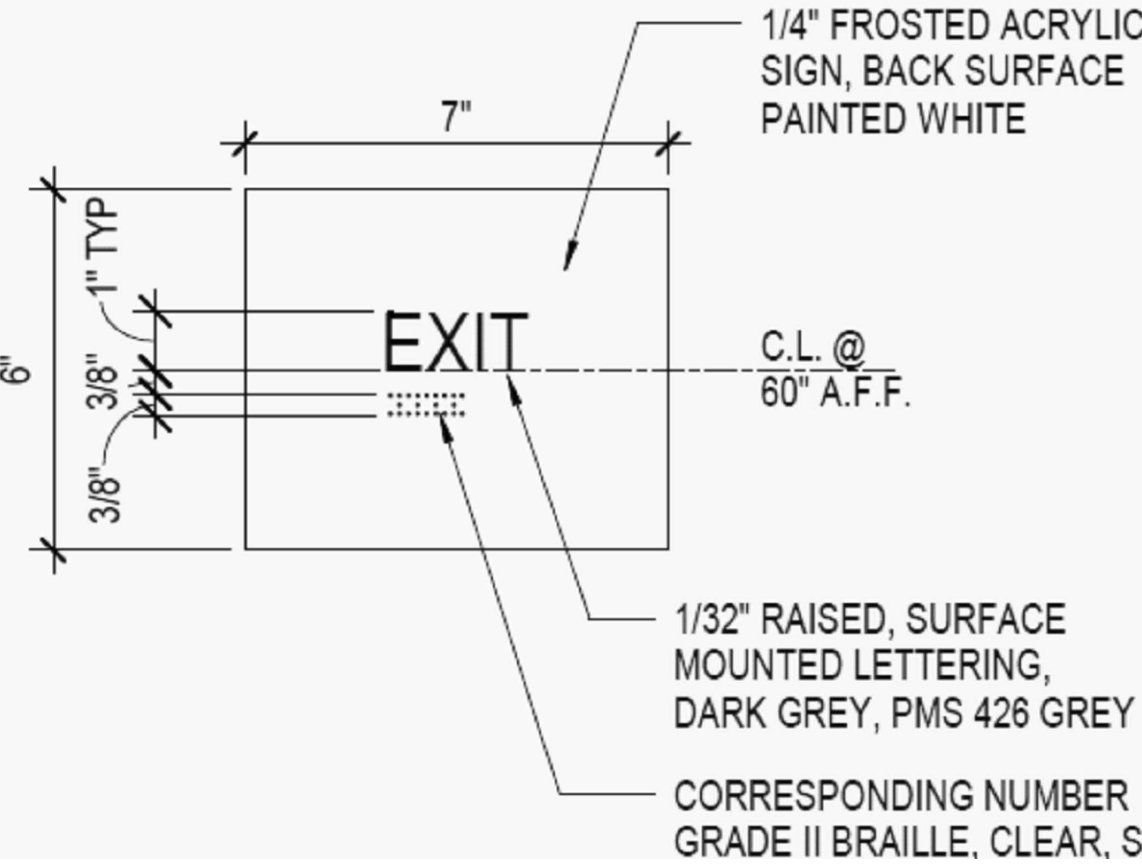
e) SIGNS MAY ALSO BE CENTERED ON THE WALL OF THE INTERIOR END OF THE PARKING SPACE.

f) VAN-ACCESSIBLE SPACES SHALL HAVE AN ADDITIONAL SIGN "VAN-ACCESSIBLE" MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY.

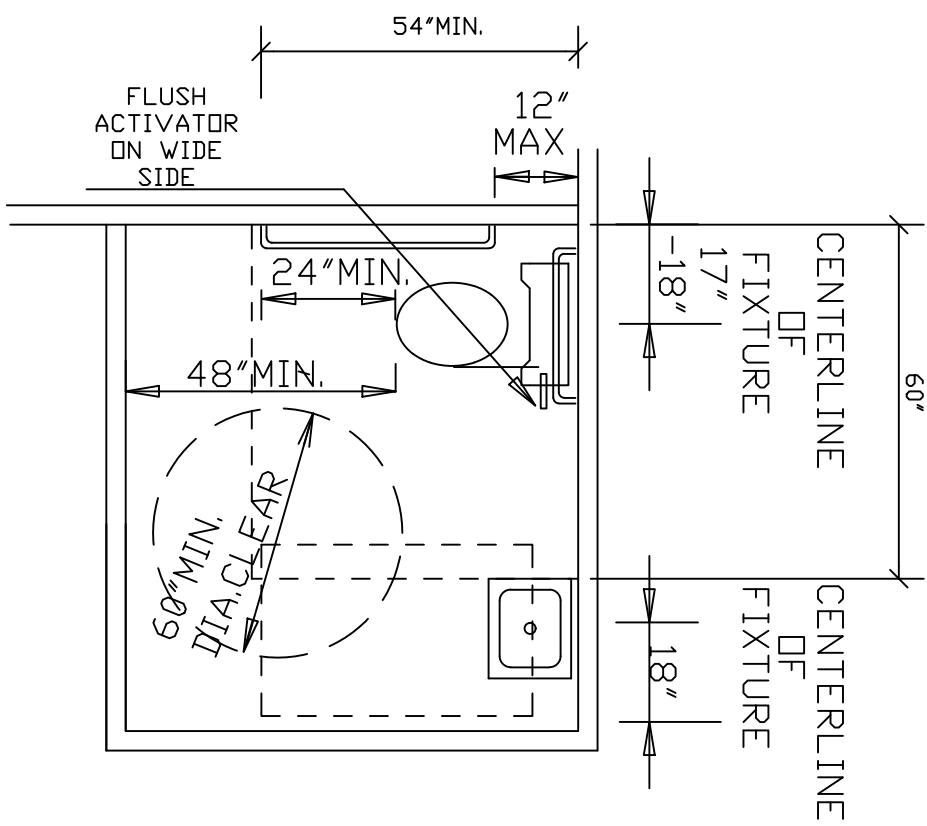
g) IN ADDITION, THE SURFACE OF EACH ACCESSIBLE SPACE IS REQUIRED TO BE MARKED WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.



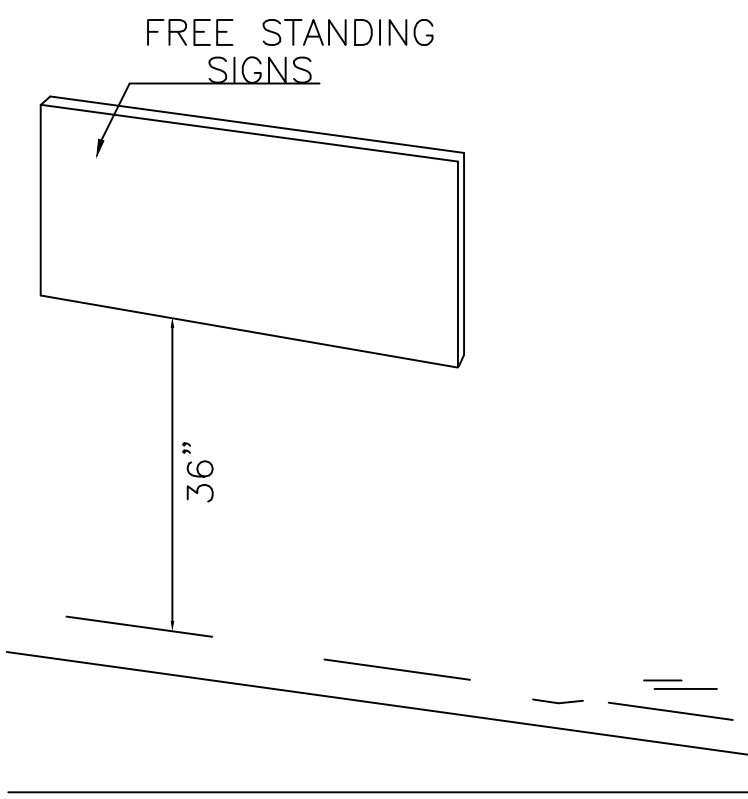
SINGLE PARKING STALLS 7



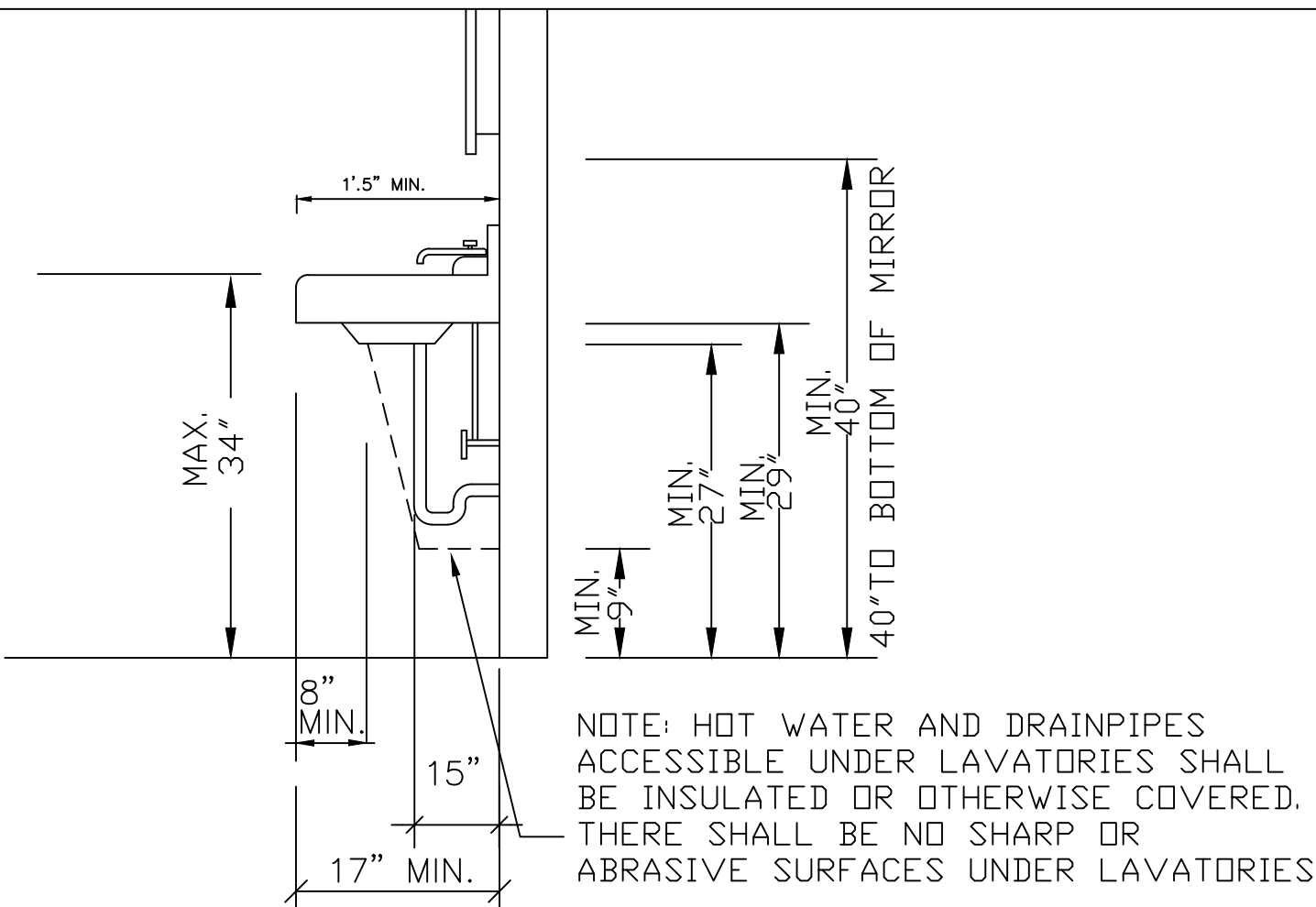
ADA TACTILE SIGNAGE 12b



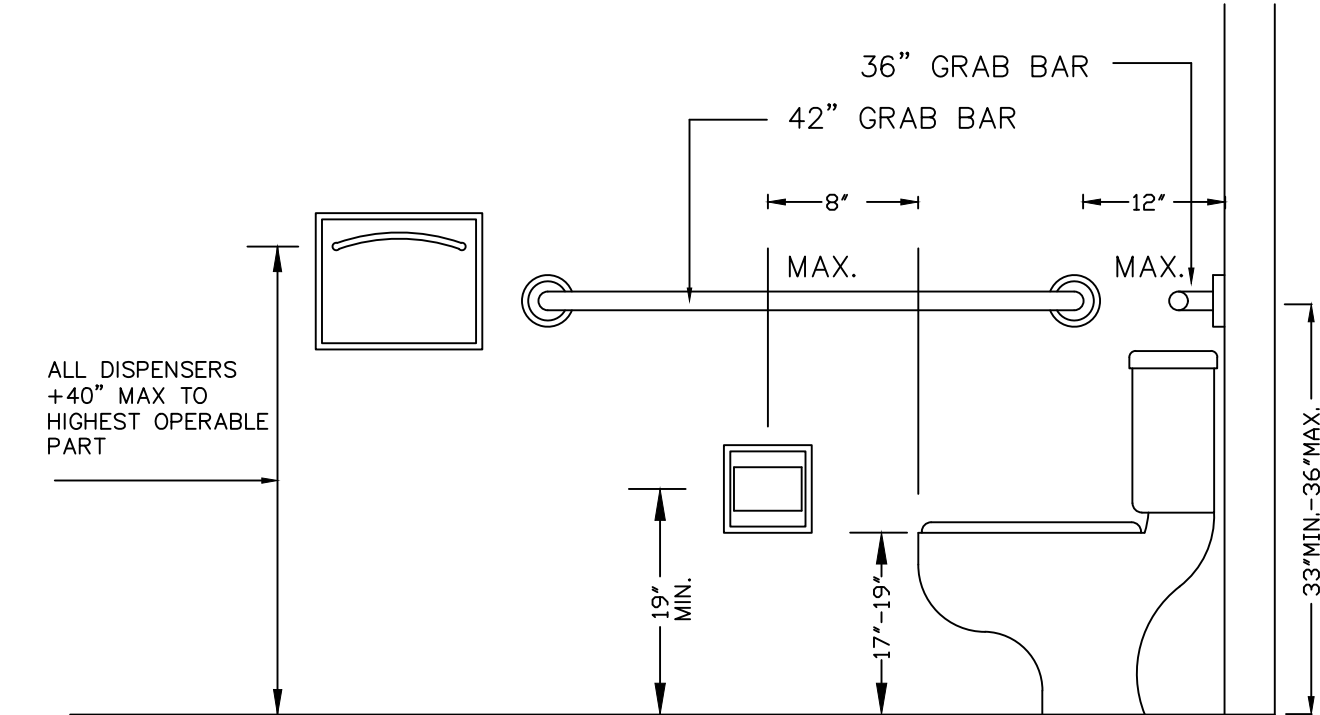
ADA OCCUPANCY TOILET 9



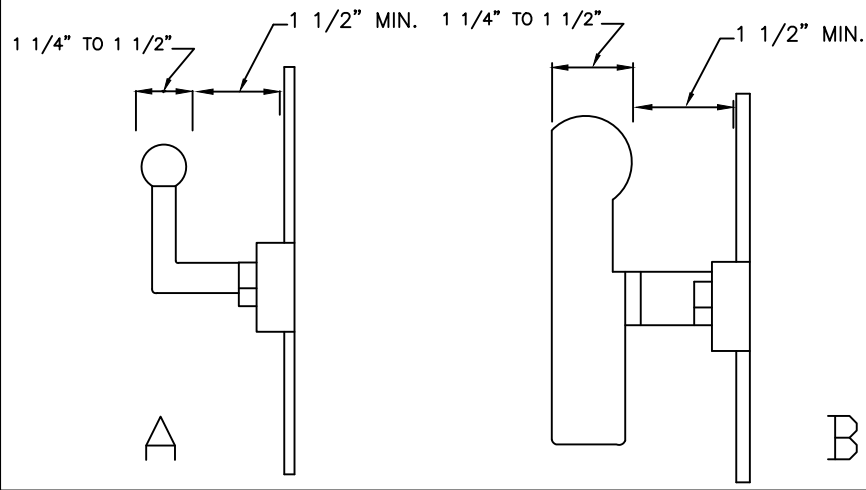
SIGN OF DISABILITY 10



LAV. DETAIL 1



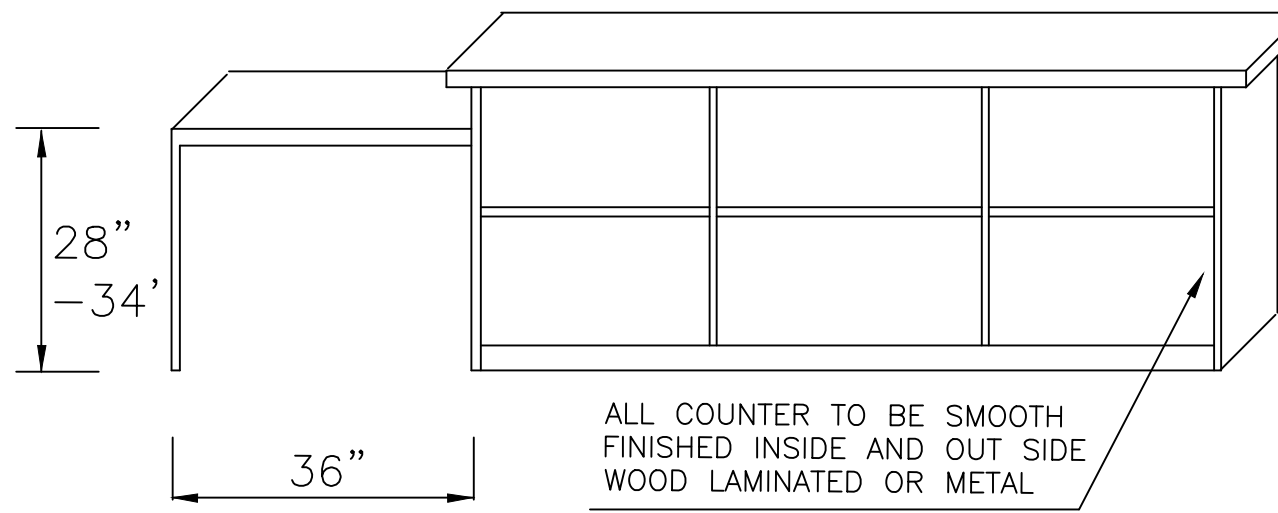
TOILET DETAIL 2



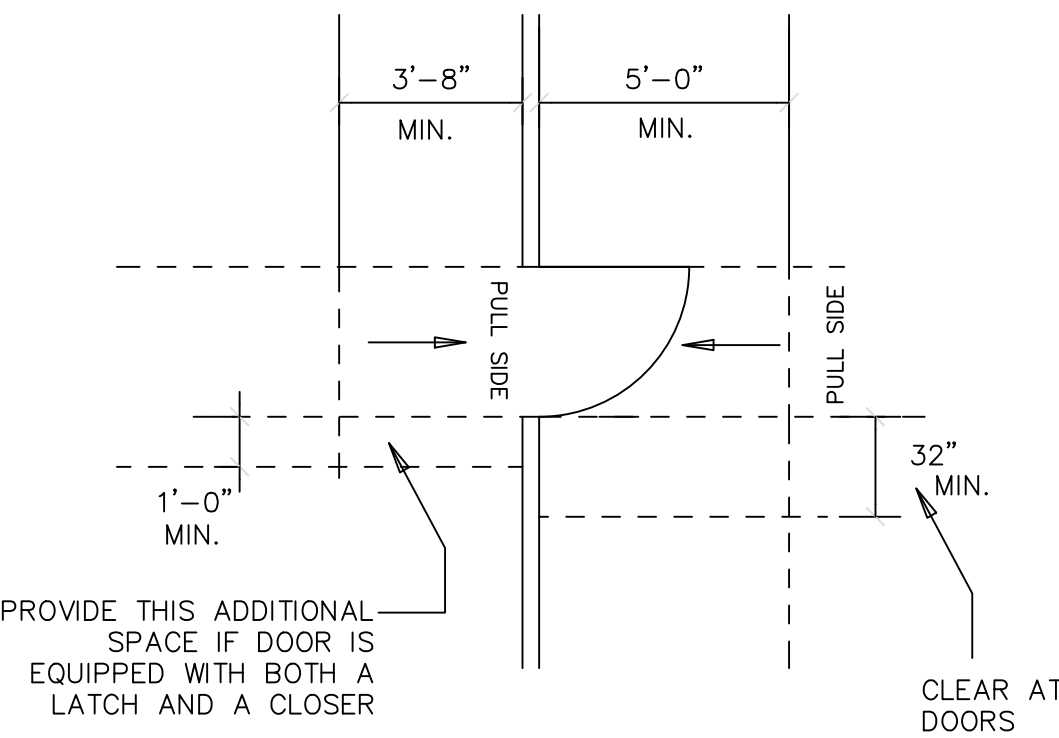
HANDRAILS 3



DOOR HARDWARE 4



H/C. CHECK OUT COUNTER 5



DOOR APPROACH 6

GAZALLO ENGINEERING GROUP  
ARCHITECTURAL/ENGINEERING/CONSTRUCTION  
363 N SECOND STREET STE 5  
EL CAJON, CA 92021  
(619) 922-5083

ADA PLAN

THIRD STORY ADDITION  
8923 LA MESA BLVD.  
LA MESA, CA 91942

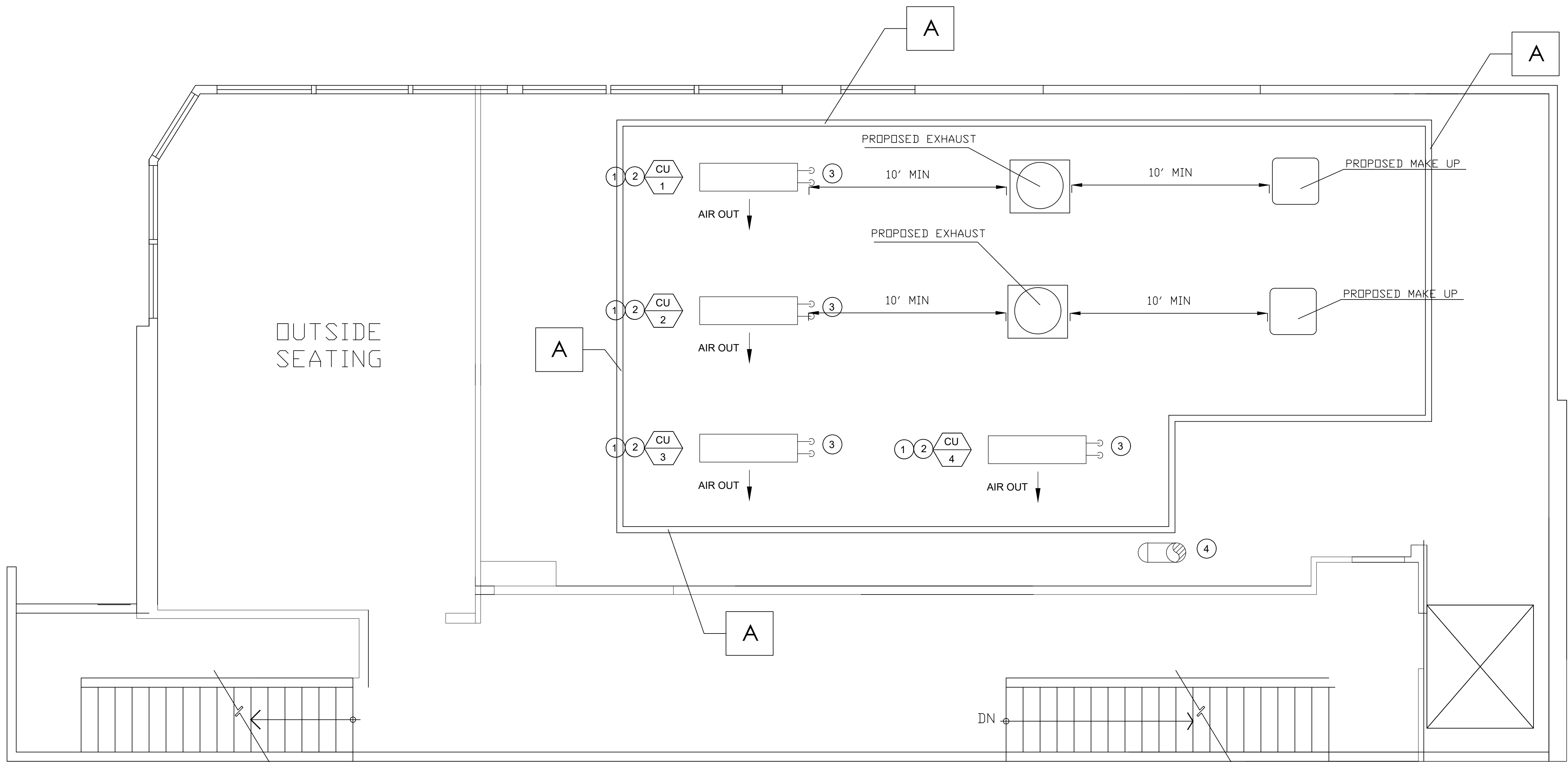
DRAWN BY: GAZALLO  
DATE: 04/10 /2023

A13

MATERIAL LEGEND

A

3'-6" HIGH WOOD LATTICE FENCE  
SCREENING AT ROOF TOP EQUIPMENT



ROOF PLAN

GAZALLO ENGINEERING GROUP  
ARCHITECTURAL/ENGINEERING/CONSTRUCTION  
363 N SECOND STREET STE 5  
EL CAJON, CA 92021  
(619) 922-5083

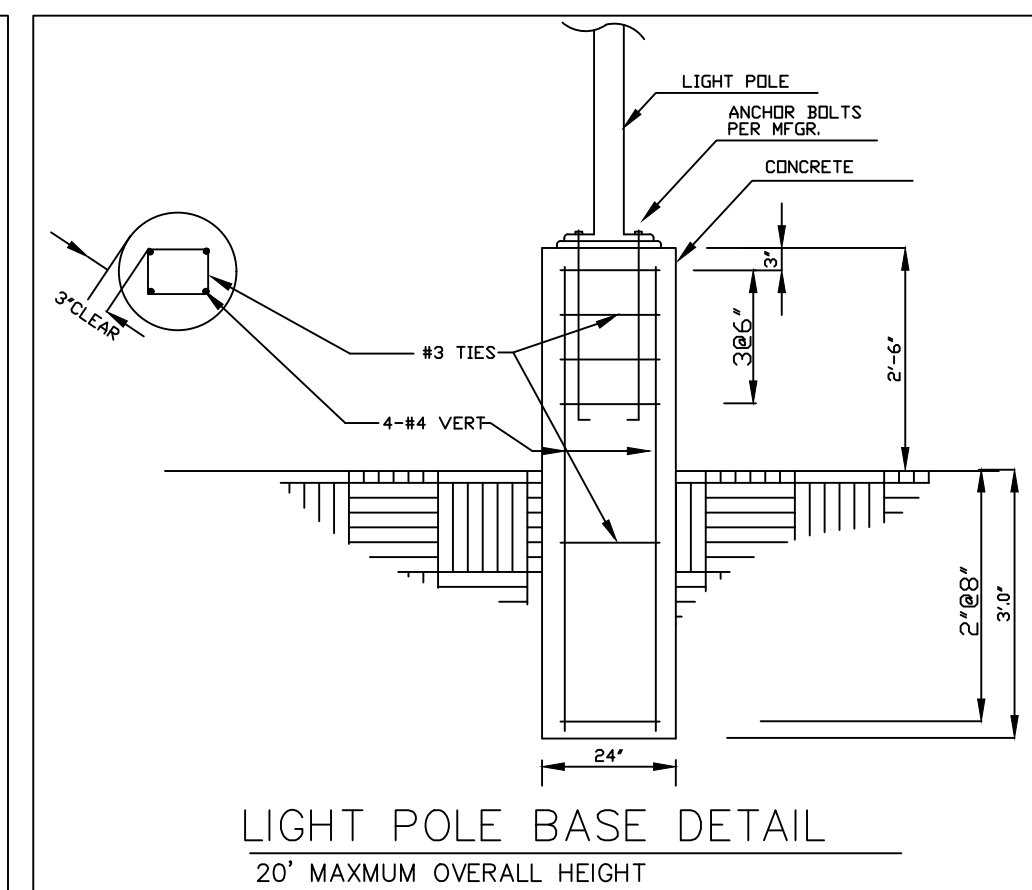
ROOF LAYOUT PLAN

THIRD STORY ADDITION  
8923 LA MESA BLVD.  
LA MESA, CA 91942

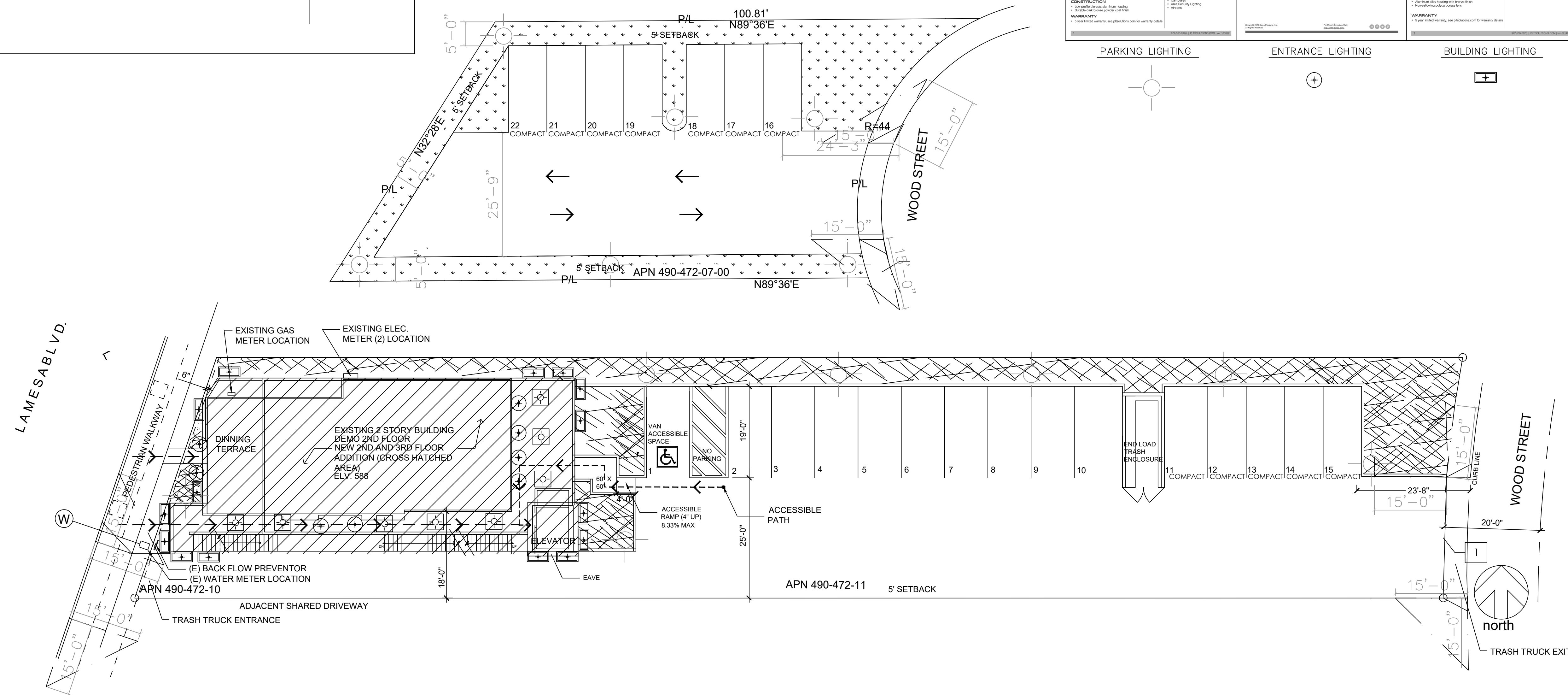
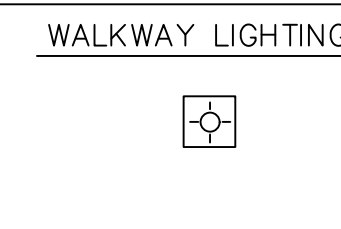
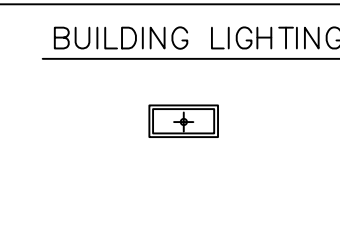
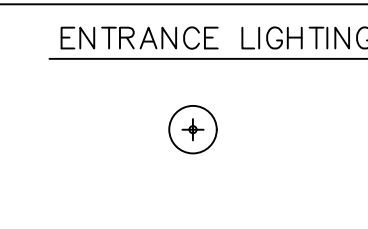
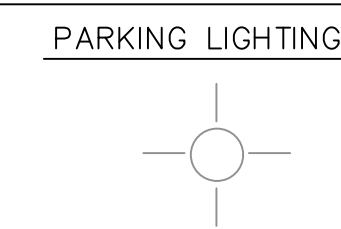
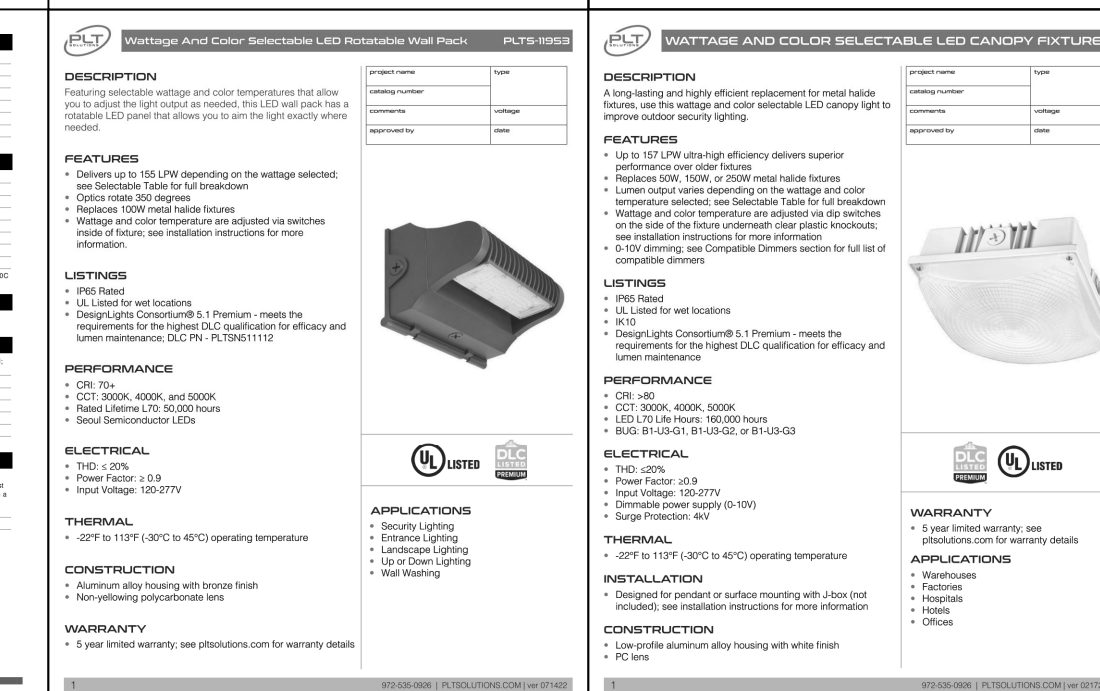
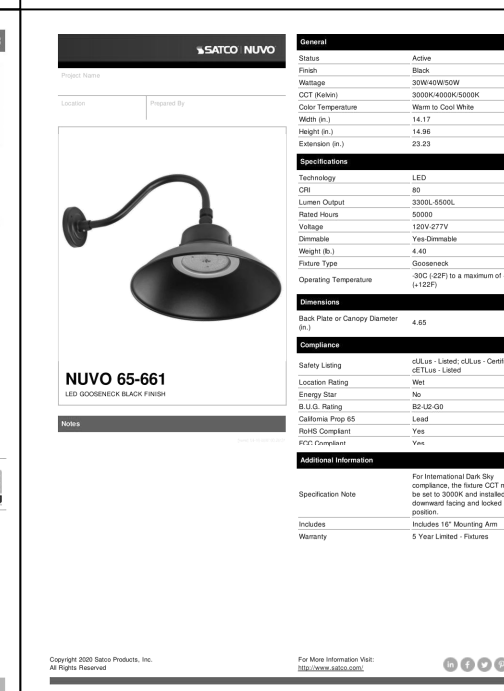
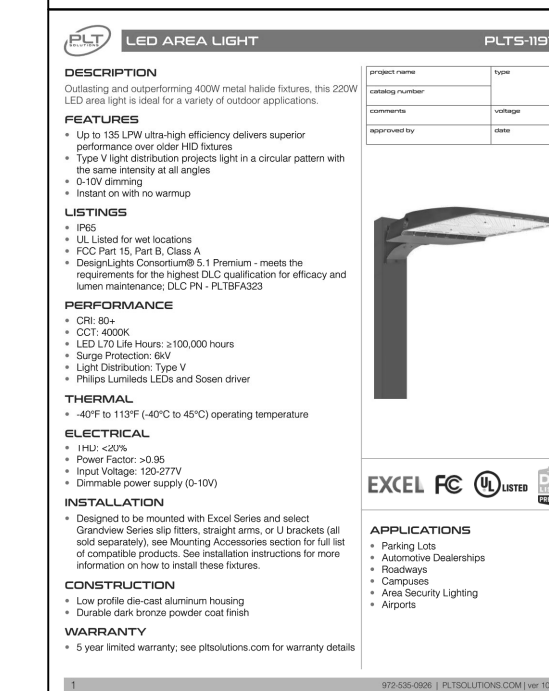
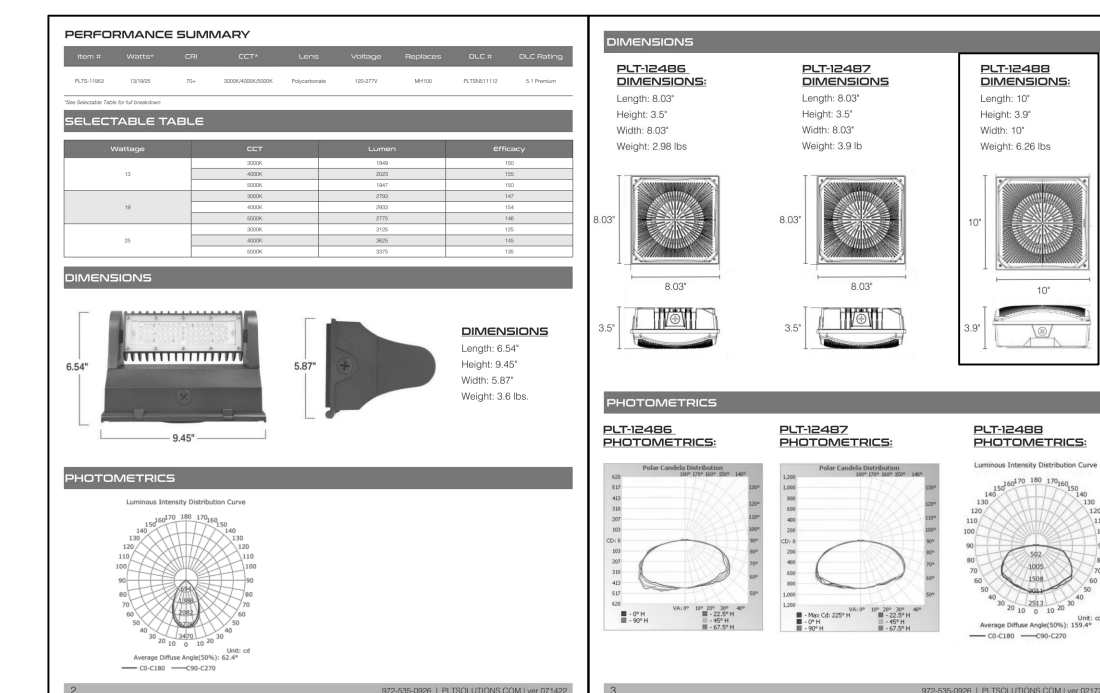
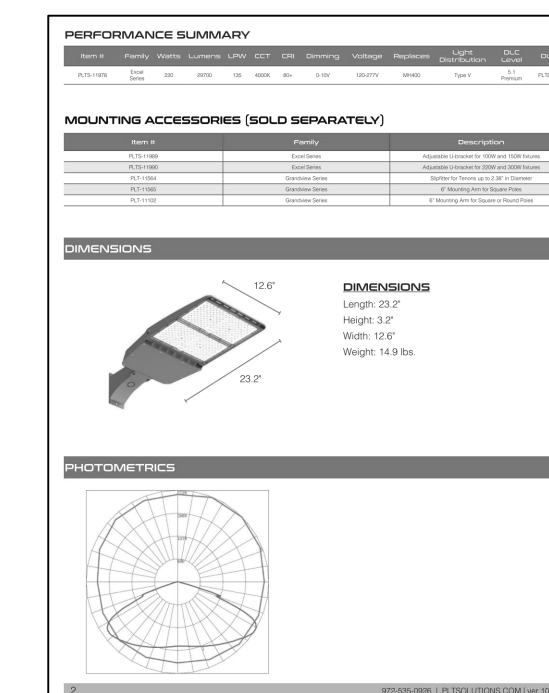
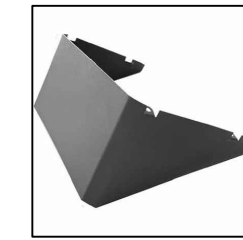
DRAWN BY : GAZALLO

DATE: 04/10 /2023

A14



NOTE THAT ALL LIGHTING SHALL BE DESIGNED, INSTALLED AND MAINTAINED TO PROJECT THE LIGHT PRIMARILY ON THE OWNER'S PROPERTY. THIS MAY REQUIRE THE USE OF SHIELDS, AND MAY LIMIT THE LOCATION, TYPE AND HEIGHT OF LIGHT FIXTURES. ANY LIGHT FALLING ON ADJACENT PROPERTIES SHALL BE MINIMAL AND INCIDENTAL. LIGHTING SHALL BE FOCUSED DIRECTLY ON THE OWNER'S PROPERTY, AND SHALL NOT BE FOCUSED ON ADJACENT PROPERTIES.



## SITE LIGHTING PLAN

85 SQFT SIGN TO BE LOCATED ON BUILDING

8' - 4"

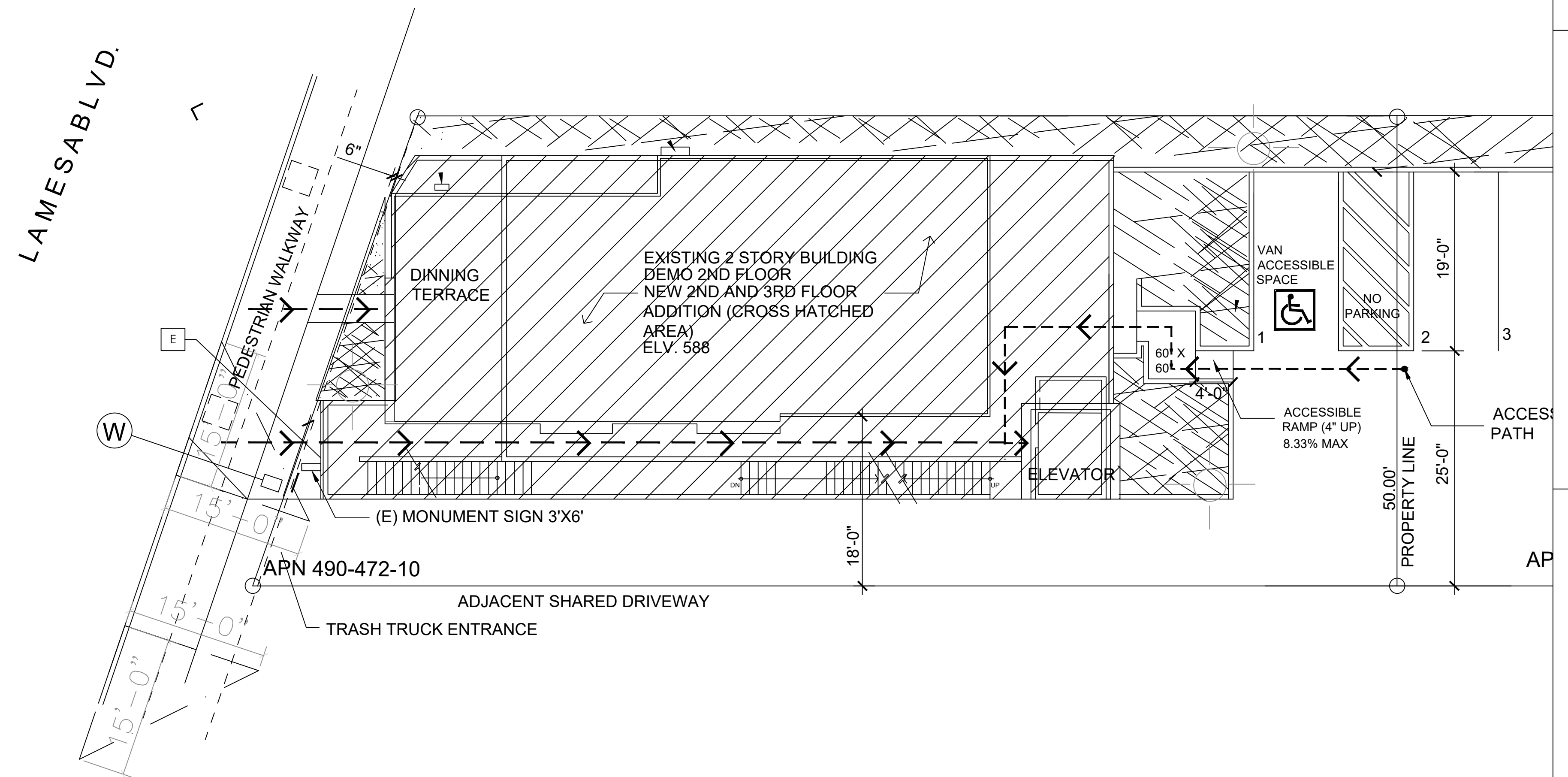
BUILDING SIGN

BUILDING SIGN

BUILDING SIGN

10' - 2"

BLACK METAL LETTERS WITH LED BACKLIT



SIGN PLAN

**GAZALLO ENGINEERING GROUP**  
ARCHITECTURAL/ENGINEERING/CONSTRUCTION  
363 N SECOND STREET STE 5  
EL CAJON, CA 92021  
(619) 922-5093

# SIGN PLAN

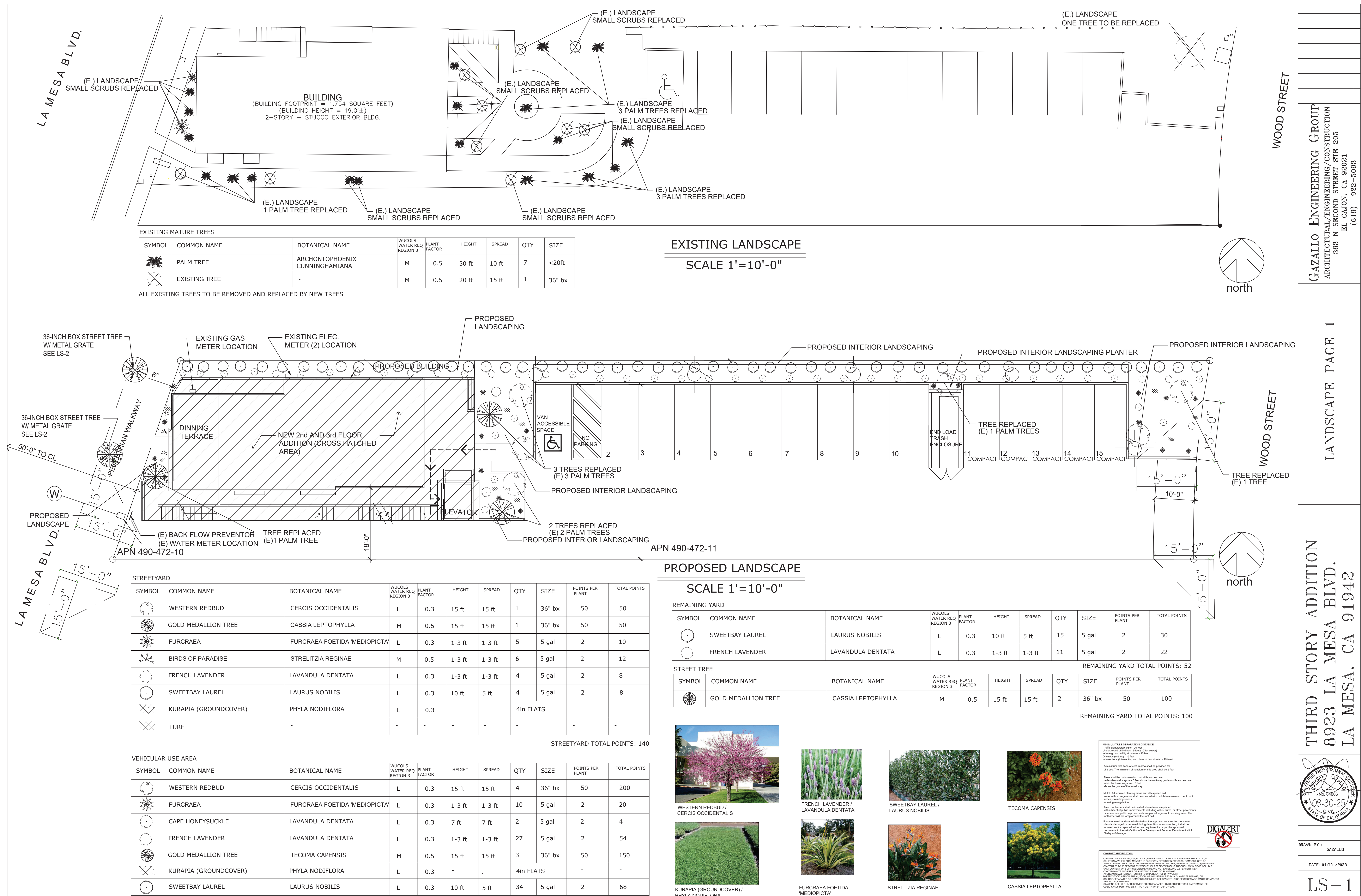
THIRD STORY ADDITION  
8923 LA MESA BLVD.  
LA MESA, CA 91942

OWN BY : GAZALLO

E: 04/10 /2023

A16







Planting Notes

I am familiar with the requirements for landscape and irrigation plans contained in the City of La Mesa Water Efficient Landscape Regulations. I have prepared this plan in compliance with those regulations. I certify that the plan implements those regulations to provide efficient use of water.

"A certificate of completion shall be signed by the designer of the landscape plans, irrigation plans, or the licensed landscape contractor for the project."

"All Planting areas to include a min. of 2 in of mulch shall be applied to all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers or direct seeding applications where mulch is contraindicated."

"For soils less than 6% organic mater in the top 6in of soil, compost at a rate of 4 cubic yards per 1,000 square feet."

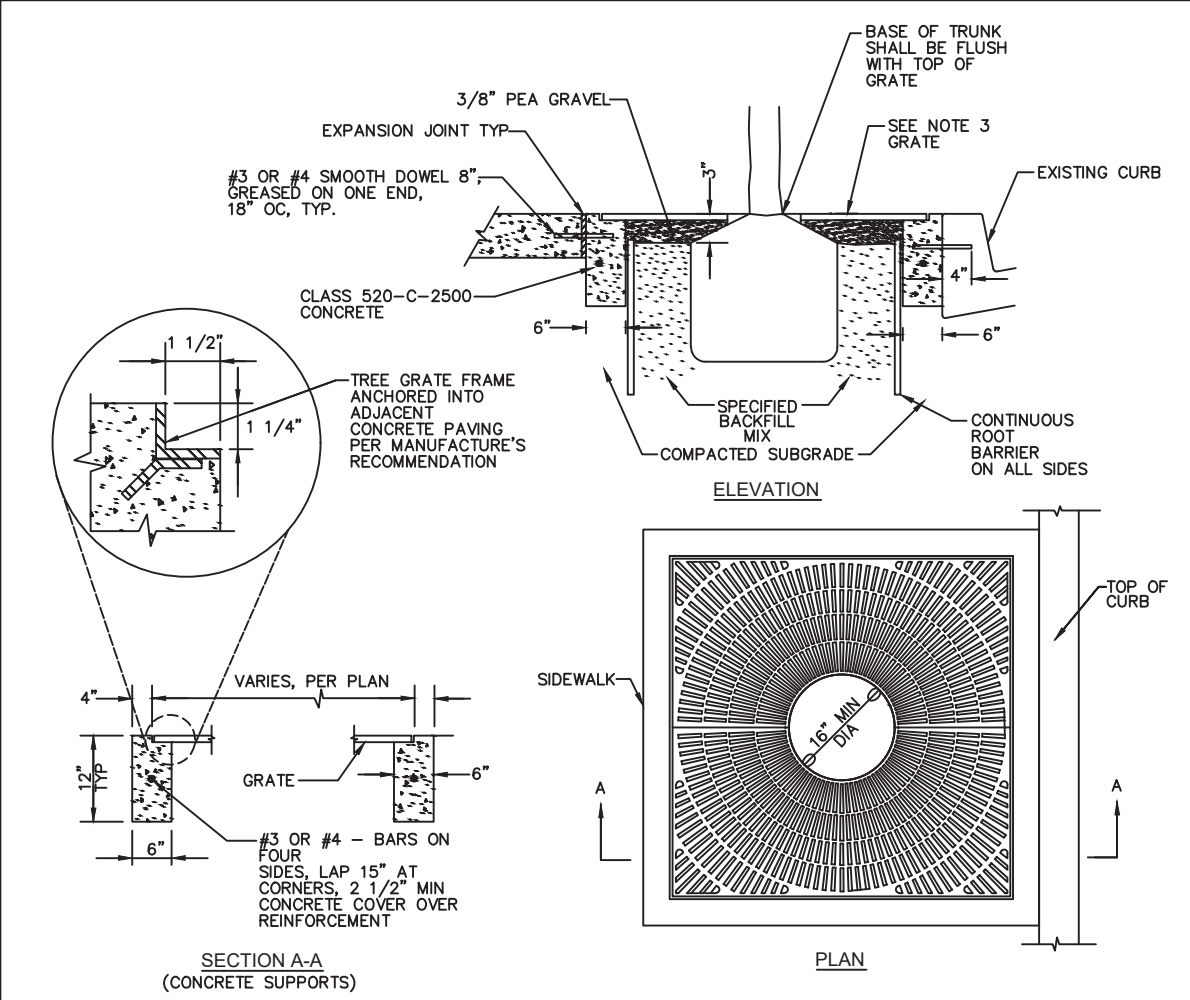
"Recirculating water systems shall be used for all water features."

The landscape plan is designed to achieve architectural and environmental enhancement in the following areas: a. Screening of parking, storage areas, and unsightly objects such as public utilities and substations. b. Creating buffer zones between residential and commercial. c. Erosion control. d. Wind and noise barriers. e. Streetscape enhancement. f. Improving the relationship of site to structure through the use of shade, screening, accent, and foundation plantings. Plant materials were selected for their ability to withstand drought conditions. Plant materials were selected with low water requirements. Plants with similar water requirements are grouped together on the same irrigation system. All areas provided with a mixture of groundcover, shrubs, and trees. Trees are a minimum 15 gallon containers and shrubs in 5 gallon containers.

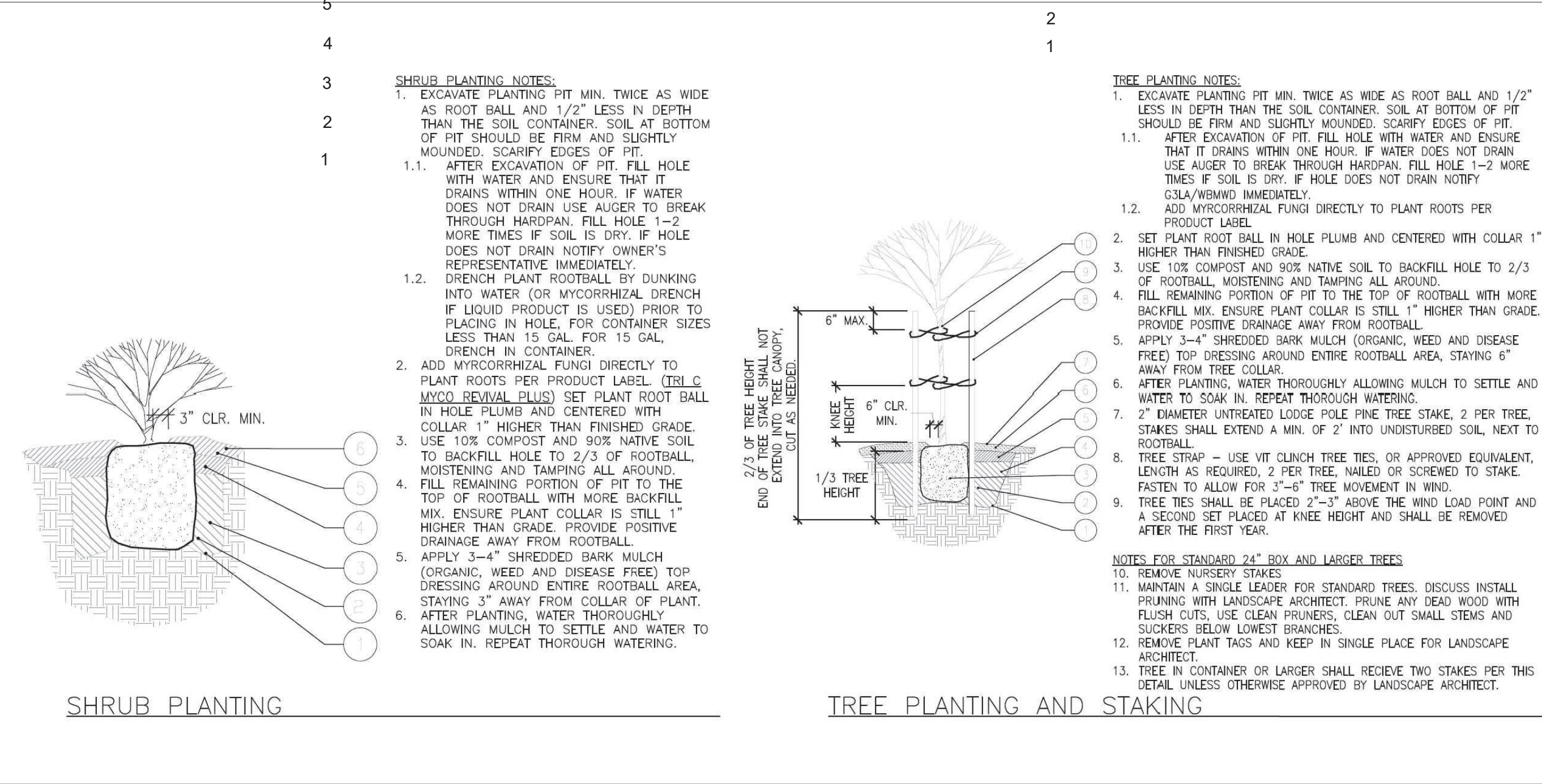
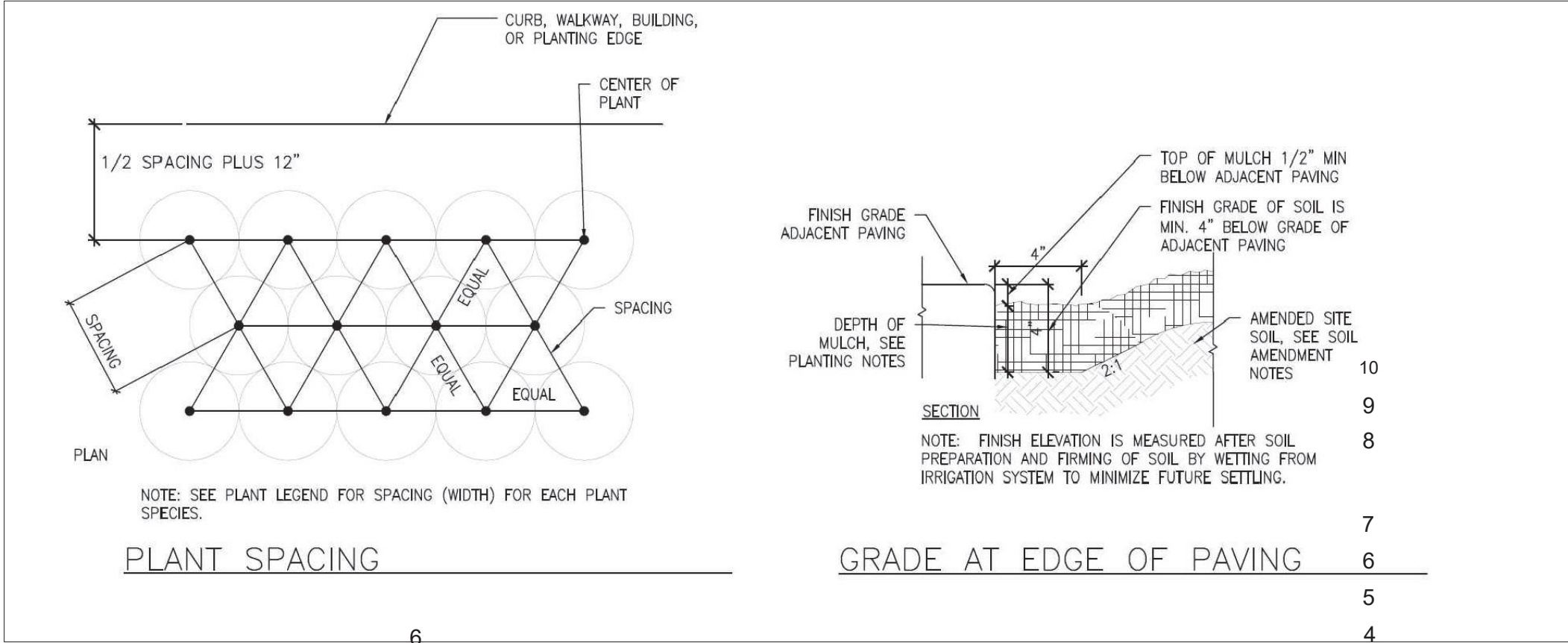
"A minimum 2-inch layer of mulch shall be apiled on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated."  
"Unless contradicted by a soils test, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil."  
"For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches of soil."

COMPOST SPECIFICATION:

COMPOST SHALL BE PRODUCED BY A COMPOST FACILITY FULLY LICENSED BY THE STATE OF CALIFORNIA WHICH DOCUMENTS THE PATHOGEN REDUCTION PROCESS. COMPOST IS TO BE WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, PH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/8" SLEEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; AND NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCE TOXIC TO PLANTINGS.  
A) ORGANIC MATTER CONTENT: 50 TO 60 PERCENT OF DRY WEIGHT  
B) FEEDSTOCK: AGRICULTURAL, FOOD, OR INDUSTRIAL RESIDUALS; YARD TRIMMINGS; OR SOURCE-SEPARATED OR COMPOSTABLE MIXED SOLID WASTE. SLUDGE OR SEWAGE WASTE COMPOSTS ARE NOT ACCEPTABLE.  
C) AMEND SOIL WITH AGRI SERVICE OR COMPARABLE HUMIC COMPOST SOIL AMENDMENT, SIX CUBIC YARDS PER 1,000 SQUARE FEET TO A DEPTH OF 6" TO 8" OF SOIL.



- NOTES:
1. CONCRETE TO BE REMOVED FOR EACH TREE PLANTING SHALL BE SAW CUT FULL DEPTH.
  2. BOLTS, NUTS AND WASHERS SHALL BE GRADE 316 STAINLESS STEEL. GRATE FRAME SHALL BE NOT DIPPED GALVANIZED AFTER FABRICATION. ALL GRATES SHALL BE REMOVABLE & FASTENERS SHALL BE ACCESSIBLE TO MAINTENANCE.
  3. GRATES SHALL BE MINIMUM 40 SQUARE FEET IN SIZE, AND 2 SEPARATE PIECES, UNLESS OTHERWISE SPECIFIED ON THE PLANS. SLEEVES OPENINGS IN GRATE DESIGN SHALL HAVE 3/8\"/>
  4. IMMEDIATE NOTIFICATION SHALL BE GIVEN TO THE ENGINEER OF ANY BELOW GRADE IMPROVEMENTS ENCOUNTERED.
  5. SET GRATE IN FRAME PRIOR TO PLACEMENT OF PAVEMENT. ANY WARPED OR NON-FLUSH FITTING GRATES SHALL BE REPLACED.
  6. TREE SHALL BE CENTERED IN GRATE OPENING. GRATES SHALL HAVE A PERMANENT SLIP RESISTANT FINISH.
  7. ADJACENT SIDEWALK SHALL HAVE A MINIMUM CLEARANCE WIDTH OF 4' FROM THE EDGE OF GRATE.
  8. GRATE SHALL BE UNIFORM WITH ADJACENT GRADE.
  9. PROVIDE MINIMUM DISTANCE FROM OTHER OBJECTS AS FOLLOWS: 12' STREET LIGHTS, 10' FIRE HYDRANTS, 10' SEWER LINES, AND 20' TRAFFIC SIGNALS.



PLANTING NOTES:

1. SOIL PREPARATION:
  - A. CLEAR SITE OF ALL VEGETATION, INCLUDING LARGE ROOT SYSTEMS FROM PLANTS REMOVED.
  - B. ROTOTILL TOGETHER 90% SITE SOIL AND 10% COMPOST TO A DEPTH OF 8\"/>
  - C. REMOVE ALL VEGETATION REMNANTS, CLOUDS OF 2\"/>
  - D. IF SOIL IS OVERLY COMPACTED (OVER 150 PSI OR 85% PROCTOR), TILL COMPACTED AREA BY HAND TO A DEPTH OF 6-8\"/>
  - E. WHEN PLANTING PER DETAIL, BACKFILL WITH 90% SITE SOIL AND 10% COMPOST.
  - F. ALL LANDSCAPE AREAS ARE TO RECEIVE AN EVEN APPLICATION OF SOIL HUMATE WITH AN APPLICATION RATE PER PRODUCT SPECIFICATIONS DEPENDING ON TYPE USED. THE HUMATE AMENDMENT IS TO BE INCORPORATED UNIFORMLY ONTO TOP OF SOIL. THESE ARE ACCEPTABLE SOIL AMENDMENT PRODUCTS OR EQUIVALENT;
    - 1.1. GRANULAR PRODUCT PREMIUM HUMATE FROM TRI-C. APPLICATION RATE IS 50 LBS PER 1,000 S.F. FOLLOW DIRECTION ON PRODUCT LABEL.
    - 1.2. LIQUID PRODUCT SPRAY APPLICATION "TERAVITA LC-10 PLUS 7", (WWW.SIMPLICI-TEA.COM), FOLLOW DIRECTIONS ON PRODUCT LABEL.
    - 1.3. "SOLU-PLKS" FROM EARTHFORT (WWW.EARTHFORT.COM), LIQUID APPLICATION= 1 GALLON/ACRE OR 7 OZ FOR 2,375 S.F. FOLLOW DIRECTIONS ON PRODUCT LABEL.
2. PLANTING DEPTH: ALL PLANTS ARE TO BE PLANTED SO THAT AFTER SETTLING, THE CROWN OF THE PLANT IS EVEN WITH FINISH GRADE AND ALL ROOTS ARE FULLY COVERED WITH SOIL.
3. NO WATERING BASINS: DO NOT INSTALL WATERING BASINS AROUND PLANTS.
4. MULCH SPECIFICATION: A MINIMUM 3-4\"/>
5. WOOD CHIPS OR ARTIFICIALLY COLORED MULCH SHALL NOT BE USED. KEEP ALL MULCH 4\"/>
6. COMPOST TEA: APPLICATION OF BREWED COMPOST TEA IS HIGHLY RECOMMENDED. PLEASE CONTACT COMPOST TEANA AT 310.367.6485.
7. MAINTENANCE: SIZES OF PLANTS AND TREES ARE SHOWN ON PLAN AT 75% OF MATURE SIZE. THE GARDENER WILL NEED TO ENSURE THAT ALL PLANTS AND TREES RECEIVE REGULAR MAINTENANCE I.E. PRUNING, THINNING, AND DIVIDING, AND MULCH RENEWAL TO MAINTAIN LONGEVITY, HEALTH, AND AESTHETIC INTENT OF THE PLANTING. CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING PLANT HEALTH AND WATERING SCHEDULING THROUGH WARRANTY. GARDENER RESPONSIBLE FOR DAY-TO-DAY MAINTENANCE.
8. QUANTITIES: CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES. QUANTITIES IN PLANTING PLAN SUPERCEDES QUANTITY IN PLANTING LEGEND.
9. PLANTING PATTERN: PLANT ALL GROUND COVERS IN A TRIANGULAR PATTERN FOR MOST EFFICIENT COVERAGE.
10. SUBSTITUTIONS: IF CERTAIN PLANTS ON PLANT LIST ARE NOT AVAILABLE AT THE TIME OF PLANTING, CONTACT STOUT DESIGN BUILD TO DETERMINE IF A SUITABLE SUBSTITUTION COULD BE MADE.
11. ON SITE POSITIONING: STOUT DESIGN BUILD RESERVES THE RIGHT TO ADJUST PLANT MATERIAL ON SITE. PLANTS TO BE PLACED AND POSITIONED ON SITE PER PLAN BY LANDSCAPE CONTRACTOR. FINAL PLANT LAYOUT SHALL BE APPROVED BY STOUT DESIGN BUILD PRIOR TO PLANTING.
12. GUARANTEE: ALL PLANT MATERIAL PURCHASED BY LANDSCAPE CONTRACTOR SHALL BE GUARANTEED FOR A PERIOD OF 3 MONTHS. GUARANTEE PERIOD COMMENCES FROM THE TIME OF FINAL INSPECTION AND ACCEPTANCE BY THE OWNER. PLANTS USED FOR REPLACEMENT OF DEAD PLANTS SHALL BE THE SAME KIND AND SIZE AS ORIGINALLY PLANTED, UNLESS OTHERWISE DIRECTED BY STOUT DESIGN BUILD. REPLACEMENT PLANTS ARE TO BE PLANTED FOLLOWING THE ORIGINAL PLANS AND SPECIFICATIONS.



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LANDSCAPE PAGE 2

THIRD STORY ADDITION  
8923 LA MESA BLVD.  
LA MESA, CA 91942

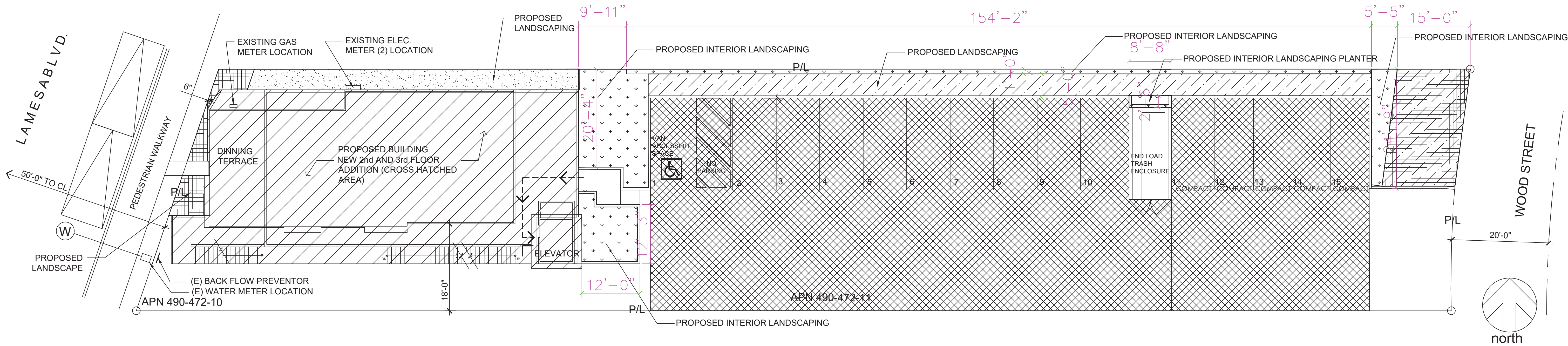



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




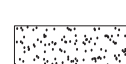
PROPOSED BUILDING




FRONT YARD PLANTING AREA



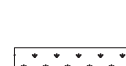
PERIMETER YARD LANDSCAPE



REMAINING YARD



PARKING USE AREA 6,360 SQ.FT.



INTERIOR PLANTING AREA 715 SQ.FT.

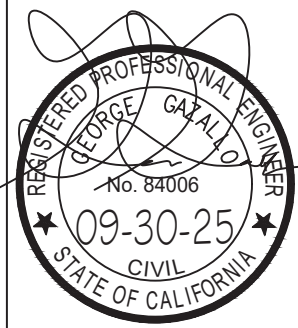
	UNITS		
	SQ. FT	REQUIRED	ACHIEVED
TOTAL LANDSCAPE SQUARE FOOTAGE (INTERIOR LANDSCAPE)	636	2160 (715)	
ONE TREE FOR 500 SQ.FT LANDSCAPING REQUIREMENT	EA.	5	9
20% TREES SHALL BE 24"BOX SIZE OR LARGER	EA.	1	9
		MAXIMUM	
		ALLOWED	ACHIEVED
TURF AREA (COMMERICAL/INDUSTRIAL) 10% OF TOTAL SITE	SQ. FT	216	80

PARKING LANDSCAPE CALCULATION REQUIREMENT:  
10% PARKING USE AREA  
  
PARKING USE AREA: 6,360 SQFT  
10% OF PARKING USE AREA: 636 SQFT  
  
INTERIOR PLANTING AREA PROVIDED: 715 SQFT

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LANDSCAPE PAGE 3

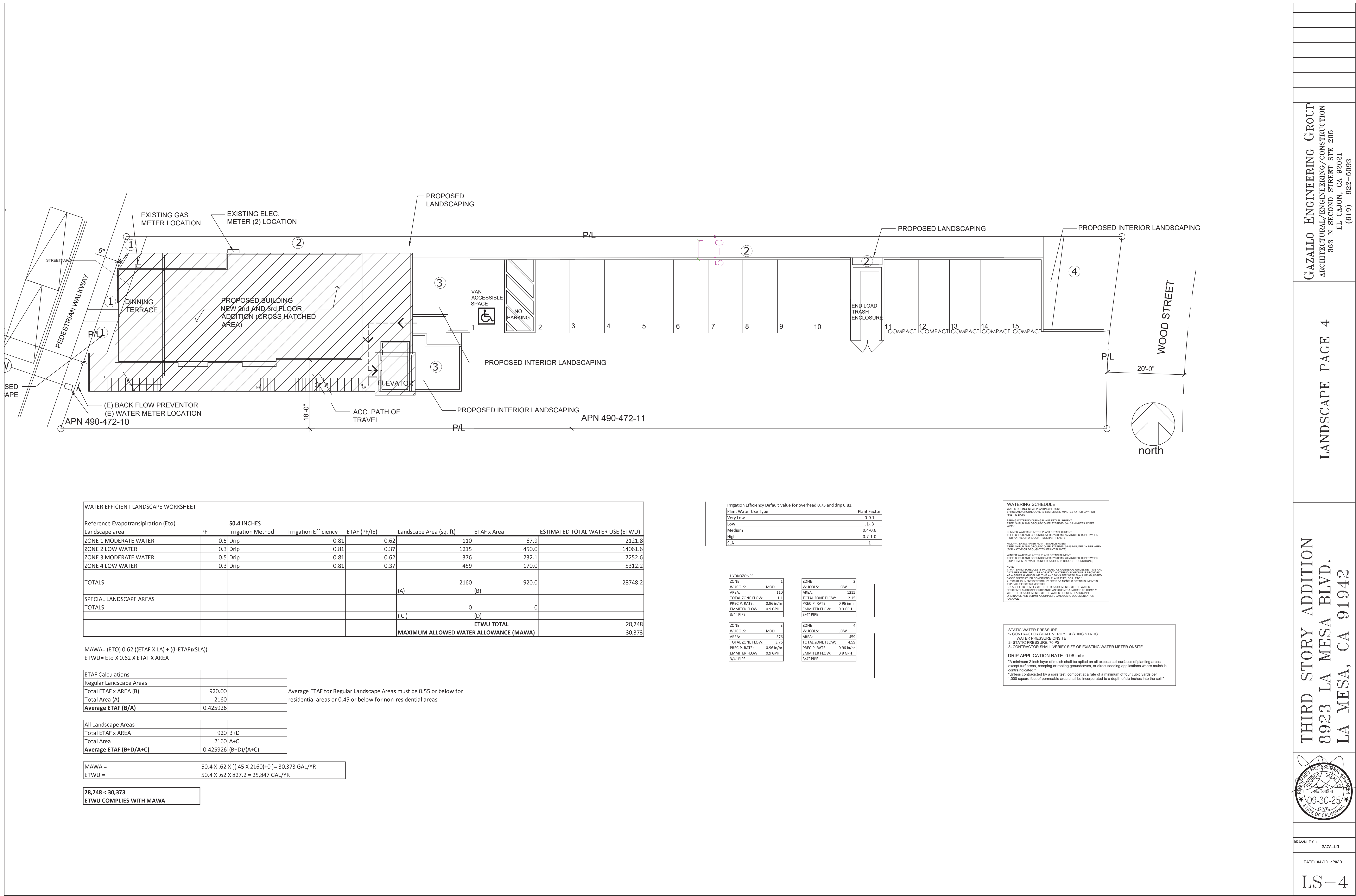
THIRD STORY ADDITION  
8923 LA MESA BLVD.  
LA MESA, CA 91942



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WATER EFFICIENT LANDSCAPE WORKSHEET							
Reference Evapotranspiration (Eto)		50.4 INCHES					
Landscape area	PF	Irrigation Method	Irrigation Efficiency	ETAF (PF/E)	Landscape Area (sq. ft)	ETAF x Area	ESTIMATED TOTAL WATER USE (ETWU)
ZONE 1 MODERATE WATER	0.5	Drip	0.81	0.62	110	67.9	2121.8
ZONE 2 LOW WATER	0.3	Drip	0.81	0.37	1215	450.0	14061.6
ZONE 3 MODERATE WATER	0.5	Drip	0.81	0.62	376	232.1	7252.6
ZONE 4 LOW WATER	0.3	Drip	0.81	0.37	459	170.0	5312.2
TOTALS					2160	920.0	28748.2
SPECIAL LANDSCAPE AREAS					(A)	(B)	
TOTALS					0	0	
					(C)	(D)	
						ETWU TOTAL	28,748
						MAXIMUM ALLOWED WATER ALLOWANCE (MAWA)	30,373

MAWA= (ETO) 0.62 ((ETAF X LA) + ((I-ETAF)xSLA))  
ETWU= Eto X 0.62 X ETAF X AREA

ETAF Calculations		
Regular Landscape Areas		
Total ETAF x AREA (B)	920.00	
Total Area (A)	2160	
Average ETAF (B/A)	0.425926	

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

All Landscape Areas		
Total ETAF x AREA	920	B+D
Total Area	2160	A+C
Average ETAF (B+D/A+C)	0.425926	(B+D)/(A+C)

MAWA =	50.4 X .62 X [(.45 X 2160)+0] = 30,373 GAL/YR
ETWU =	50.4 X .62 X 827.2 = 25,847 GAL/YR

28,748 < 30,373  
ETWU COMPLIES WITH MAWA

Irrigation Efficiency Default Value for overhead 0.75 and drip 0.81.	
Plant Water Use Type	Plant Factor
Very Low	0-0.1
Low	1-1.3
Medium	0.4-0.6
High	0.7-1.0
SLA	1

ZONE	1
WUCOLS:	MOD
AREA:	110
TOTAL ZONE FLOW:	1.1
PRECIP. RATE:	0.96 in/hr
EMITTER FLOW:	0.9 GPH
3/4" PIPE	

ZONE	2
WUCOLS:	LOW
AREA:	1215
TOTAL ZONE FLOW:	12.15
PRECIP. RATE:	0.96 in/hr
EMITTER FLOW:	0.9 GPH
3/4" PIPE	

ZONE	3
WUCOLS:	MOD
AREA:	376
TOTAL ZONE FLOW:	3.76
PRECIP. RATE:	0.96 in/hr
EMITTER FLOW:	0.9 GPH
3/4" PIPE	

ZONE	4
WUCOLS:	LOW
AREA:	459
TOTAL ZONE FLOW:	4.59
PRECIP. RATE:	0.96 in/hr
EMITTER FLOW:	0.9 GPH
3/4" PIPE	

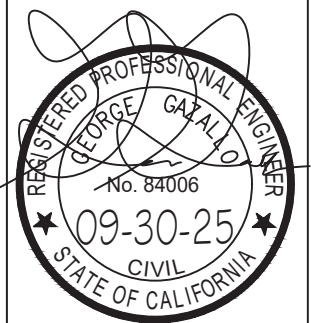
WATERING SCHEDULE	
WATER DURING NEW PLANTING PERIOD	
SHRUB AND GROUNDCOVER SYSTEMS: 30 MINUTES 1X PER DAY FOR FIRST 4 WEEKS	
SPRING WATERING DURING PLANT ESTABLISHMENT	
TREES, SHRUB AND GROUNDCOVER SYSTEMS: 30-35 MINUTES 2X PER WEEK	
SUMMER WATERING AFTER PLANT ESTABLISHMENT	
TREES, SHRUB AND GROUNDCOVER SYSTEMS: 45 MINUTES 1X PER WEEK (FOR NATIVE OR DROUGHT TOLERANT PLANTS)	
FALL WATERING AFTER PLANT ESTABLISHMENT	
TREES, SHRUB AND GROUNDCOVER SYSTEMS: 30-45 MINUTES 2X PER WEEK (FOR NATIVE OR DROUGHT TOLERANT PLANTS)	
WINTER WATERING AFTER PLANT ESTABLISHMENT	
TREES, SHRUB AND GROUNDCOVER SYSTEMS: 45 MINUTES 1X PER WEEK (FOR NATIVE OR DROUGHT TOLERANT PLANTS)	
NOTE:	
1. WATERING SCHEDULE IS PROVIDED AS A GENERAL GUIDE. TIME AND DAYS PER WEEK SHALL BE ADJUSTED BASED ON WEATHER CONDITIONS. PLANT TYPE, SIZE, ETC.	
2. ESTABLISHMENT IS TYPICALLY FIRST 30 MINUTE ESTABLISHMENT IS TYPICALLY FIRST 30 MINUTE	
3. I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A LANDSCAPE DOCUMENTATION PACKAGE.	

STATIC WATER PRESSURE	
1- CONTRACTOR SHALL VERIFY EXISTING STATIC WATER PRESSURE ONSITE	
2- STATIC PRESSURE: 10 PSI	
3- CONTRACTOR SHALL VERIFY SIZE OF EXISTING WATER METER ONSITE	
DRIP APPLICATION RATE: 0.96 in/hr	
*A minimum 2-inch layer of mulch shall be applied on all expose soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.	
*Unless contradicted by a soils test, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil.	

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LANDSCAPE PAGE 4

THIRD STORY ADDITION  
8923 LA MESA BLVD.  
LA MESA, CA 91942

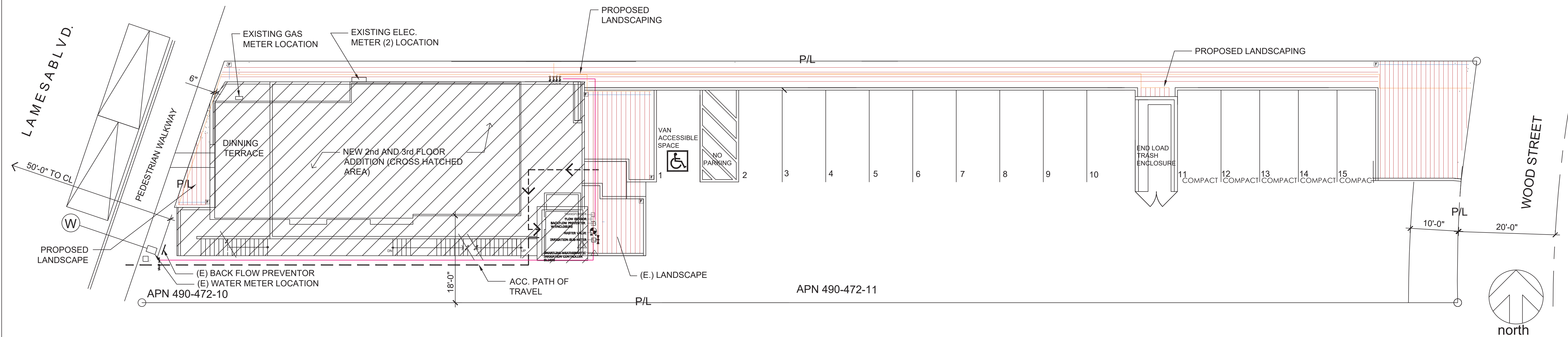


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IRRIGATION LEGEND

QUANTITY	SYMBOL	DESCRIPTION	DETAIL
METERS/PUMPS			
1		1 INCH IRRIGATION SUB-METER DLJ 100	IR-2/5
BACKFLOW DEVICES			
1		PETRO 860 - 1" W/ GUARDSHACK ENCLOSURE "N PATTERN"	IR-3/5 IR-2/9
CONTROL VALVES			
4		RAIN BIRD VCZ-1F-100-PRF (30 psi)	IR-2/3
1		MASTER VALVE - RAIN BIRD 100 - PEB	IR-2/8
IRRIGATION ACCESSORIES			
1		SMARTLINE WEATHERMATIC SL 1600	IR-2/1
1		WEATHERMATIC WEATHER SENSOR SLW15	IR-2/2
4		NETATM MANUAL LINE-FLUSHING VALVE - #1LSDV	IR-3/4
4		PRESSURE REGULATOR (INCLUDED WITH VALVE)	IR-2/3
4		DRAIN FILTER (INCLUDED WITH VALVE)	IR-2/3
4		NIBCO 1" ISOLATION VALVE (BALL VALVE)	IR-2/4
1		RAINBIRD FLOW SENSOR	IR-2/7
MAINLINE PIPE			
140 R		SCHEDULE 40 1"	
LATERAL PIPE			
280 R		SCHEDULE 40 3/4"	
PVC SLEEVES			
-		2" CLASS 200 PVC	IR-2/6
DRAIN TUBING			
1,450 R		NETATM TL06-12	IR-3/2 IR-3/3
40 R		1/2" BLANK POLYETHYLENE TUBING	
TBD		NETATM MICRO TUBING ADAPTOR - TLMTUBADP	
TBD		NETATM EMITTER PLUG - TLDPUG	

1. IRRIGATION SYSTEM IS UNDERGROUND WITH THE EXCEPTION OF DRAIN TUBING/EMITTERS.  
2. ALL WIRING AND PIPING UNDER PAVED AREAS USED BY VEHICLES SHOULD BE INSTALLED INSIDE PVC CONDUIT.

HYDROZONES	
ZONE 1	
WUCOLS:	MOD
AREA:	110
TOTAL ZONE FLOW:	1.1
PRECIP. RATE:	0.96 in/hr
EMITTER FLOW:	0.9 GPH
3/4" PIPE	

ZONE 2	
WUCOLS:	LOW
AREA:	1215
TOTAL ZONE FLOW:	12.15
PRECIP. RATE:	0.96 in/hr
EMITTER FLOW:	0.9 GPH
3/4" PIPE	

ZONE 3	
WUCOLS:	MOD
AREA:	376
TOTAL ZONE FLOW:	3.76
PRECIP. RATE:	0.96 in/hr
EMITTER FLOW:	0.9 GPH
3/4" PIPE	

ZONE 4	
WUCOLS:	LOW
AREA:	459
TOTAL ZONE FLOW:	4.59
PRECIP. RATE:	0.96 in/hr
EMITTER FLOW:	0.9 GPH
3/4" PIPE	

**IRRIGATION MAINTENANCE SCHEDULE**

DURING FIRST SIX WEEKS AFTER INSTALLATION:

- CHECK CONTROLLER AND LANDSCAPE EVERY TWO WEEKS TO ENSURE THAT THE AUTOMATIC PROGRAM IS FUNCTIONING WELL, AND THE PLANTS ARE THRIVING.
- CHECK WATERING HISTROY ON CONTROLLER
- CHECK THAT ALL DATA IN CONTROLLER ARE CURRENT AND CORRECT.
- TURN ON ALL ZONES AND WALK THROUGH TO ENSURE PROPER FUNCTION OF ALL COMPONENTS.

EVERY SIX MONTHS:

- FLUSH ALL DRIP ZONES TO REMOVE ANY DEBRIS FROM THE SYSTEM.
- FLUSH ALL DRIP FILTERS AT THE VALVES EVERY SIX MONTHS.
- TURN ON EACH ZONE AND THROUGH TO ENSURE THAT ALL IS FUNCTIONING WELL. MAKE ANY REPAIRS OR ADJUSTMENTS NEEDED.

ANNUALLY:

- PERFORM AN ANNUAL FULL-SYSTEM IRRIGATION CHECK. MAKE ANY NEEDED REPAIR OR ADJUSTMENTS.

**GENERAL IRRIGATION NOTES**

- A DIAGRAM OF THE HYDROZONE PLAN SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
- A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE SIGNER OF THE LANDSCAPE PLANS, THE SIGNER OF THE IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
- AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.
- IRRIGATION WATER SUPPLY IS CITY SUPPLIED POTABLE WATER FROM THE EXISTING WATER METER LOCATED AT THE PARKWAY.
- AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE, SCHEDULE OF LANDSCAPE MAINTENANCE AND SCHEDULE OF IRRIGATION MAINTENANCE.
- RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.
- PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
- CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.
- MANUAL SHUT-OFF VALVES SHALL BE REQUIRED, AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY, TO MINIMIZE WATER LOSS IN CASE OF AN EMERGENCY OR ROUTINE REPAIR.

**IRRIGATION DETAIL NOTES**

DRIP

- ALL PLANTED AREAS ARE DRIPPED WITH NETATM TL06-12 DRIP. THE EMITTER SPACING IS 12" AND THE ROW SPACING FOR ALL ZONES IS 16".
- ALL DRIP GRIDS HAVE BEEN POSITIONED TO BE SITUATED ON THE CONTOUR OF THE SLOPE. WHEN INSTALLING RIGS, ENSURE LINES OF THE GRIDS ARE PARALLEL TO THE SLOPE.
- ENSURE THAT ALL PLANTS HAVE ONE EMITTER POSITIONED ON THE FOOTBALL. IF AN EMITTER DOES NOT FALL DIRECTLY ON TOP OF A FOOTBALL, USE THE NETATM MICRO TUBING ADAPTOR PLUGGED INTO A NEAREST NEIGHBORING EMITTER, AND RUN 1/4" DRIP TUBE OUTTO FOOTBALL AND STAKE DOWN.
- THE DRIP ZONES HAVE DASHED LINES DRAWN IN MARKING THE POSITIONS OF ALL THE DRIP TUBING.
- ALL ZONES HAVE EITHER 1/2" PVC, 3/4" PVC OR 1/2" BLANK POLYETHYLENE TUBING RUNNING DIRECTLY FROM THE VALVE WHERE THE ZONE BEGINS. THESE INDIVIDUAL SIZES ARE CLEARLY MARKED ON THIS PLAN. BE SURE TO INSTALL THE CORRECT SIZE PIPE OR TUBING AS THEY ARE DESIGNED TO HANDLE THE MAXIMUM FLOW OF EACH ZONE.
- ON THE EDGES OF THE DRIP ZONES, START THE EMITTER LINE ROWS NO MORE THAN 4" FROM THE LANDSCAPING EDGE.
- THE SUPPLY AND EXHAUST HEADERS FOR EACH SUB-GRID CONSIST OF 1/2" BLANK POLYETHYLENE TUBING.
- DRIP GRIDS AND SUB-GRIDS HAVE A FLUSH POINT AT THE HYDRAULIC OPPOSITE END OF THE SUPPLY HEADER. INSTALL PER INSTALLATION DETAIL.
- TEMPORARILY FLUSH ANY EMITTER THAT WILL NOT BE NEEDED WITH NETATM PLUGS. THIS PLUG CAN BE EASILY REMOVED LATER, WHEN THE ROOTS HAVE REACHED THAT AREA.

VALVES

- VALVES ARE 3/4" RAIN BIRD CONTROL ZONE KITS WITH PRE-INSTALLED FILTERS AND 90 PSI PRESSURE REGULATORS. THEY ARE TO BE INSTALLED PER INSTALLATION DETAIL.
- VALVE MANIFOLDS HAVE AN ISOLATION VALVE DIRECTLY UPSTREAM.

PIPES

- THE MAINLINE PIPE IS 1" SCHEDULE 40 PVC ALL THE WAY FROM THE WATER METER, THROUGH THE POINT OF CONNECTION AND DOWNWARD TO EACH VALVE MANIFOLD. CONNECT TO THE CITY WATER SUPPLY WHERE SHOWN ON PLAN.
- CONTROLLER, WEATHER SENSORS AND IRRIGATION SUB-METER
- THE IRRIGATION CONTROLLER IS A 16-STATON WEATHERMATIC SL 1600 SMART CONTROLLER.
- WEATHERMATIC WEATHER SENSOR WITH RETRACTED MOON CONTROLLER ON ROOF EDGE, WITH NO OBSTRUCTION FROM ABOVE. ENSURE THE WEATHER SENSOR IS IN A SUNNY SPOT, AND THAT NOTHING BLOCKS RAIN.
- THERE IS A MASTER VALVE DIRECTLY DOWNSTREAM OF THE IRRIGATION SUB-METER BE SURE TO BRING IT TO CONTROLLER.

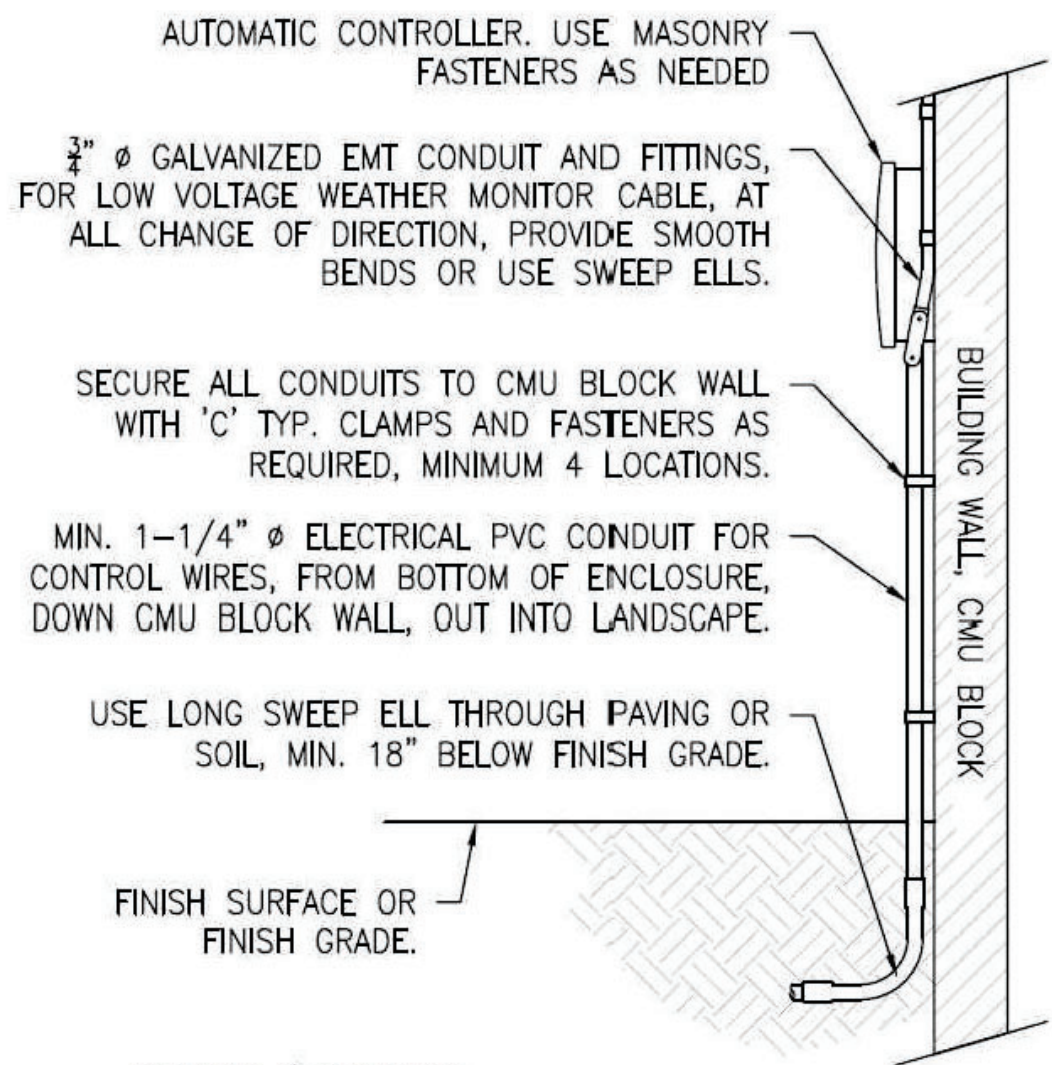
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IRRIGATION PAGE 1

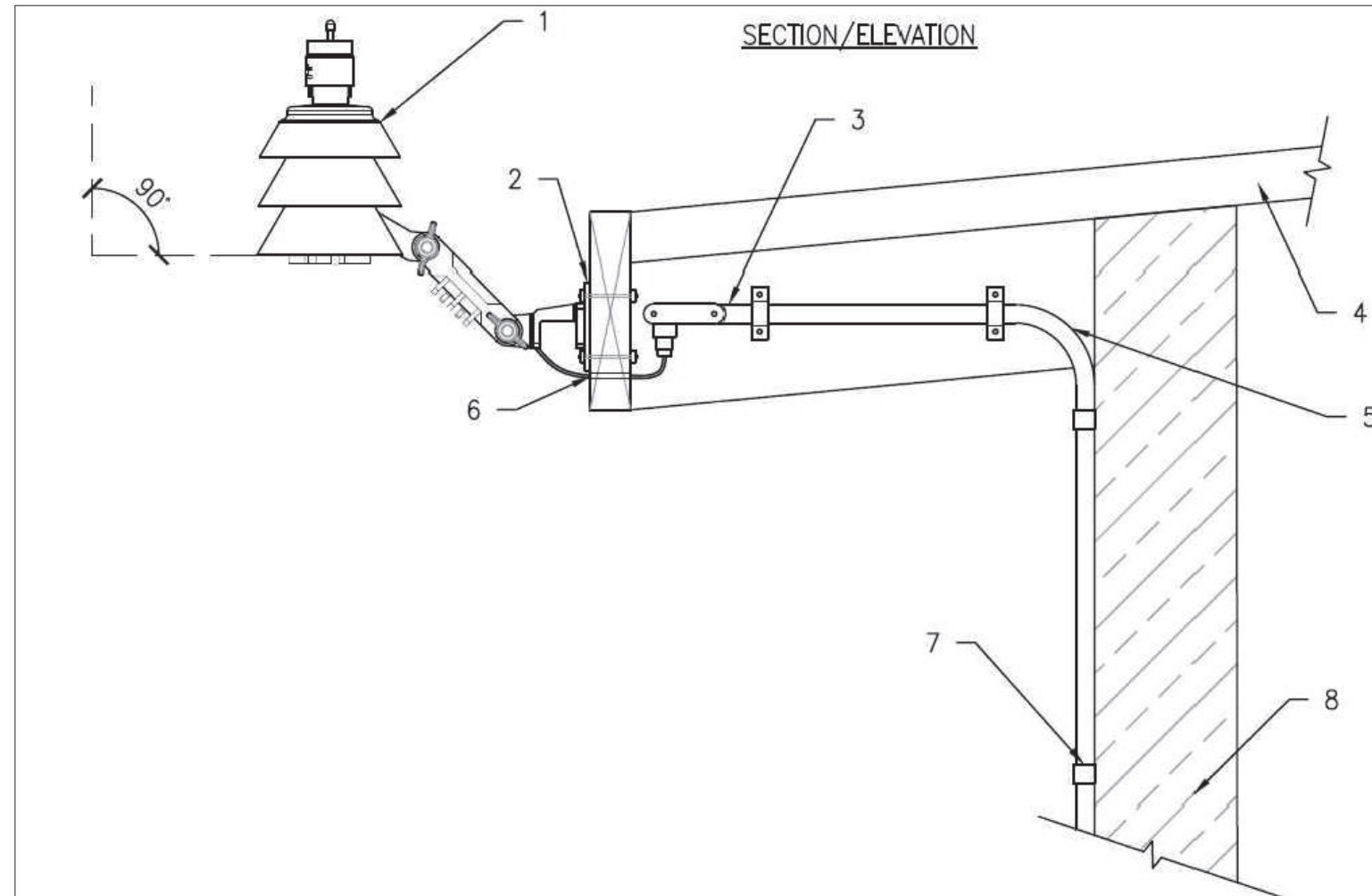
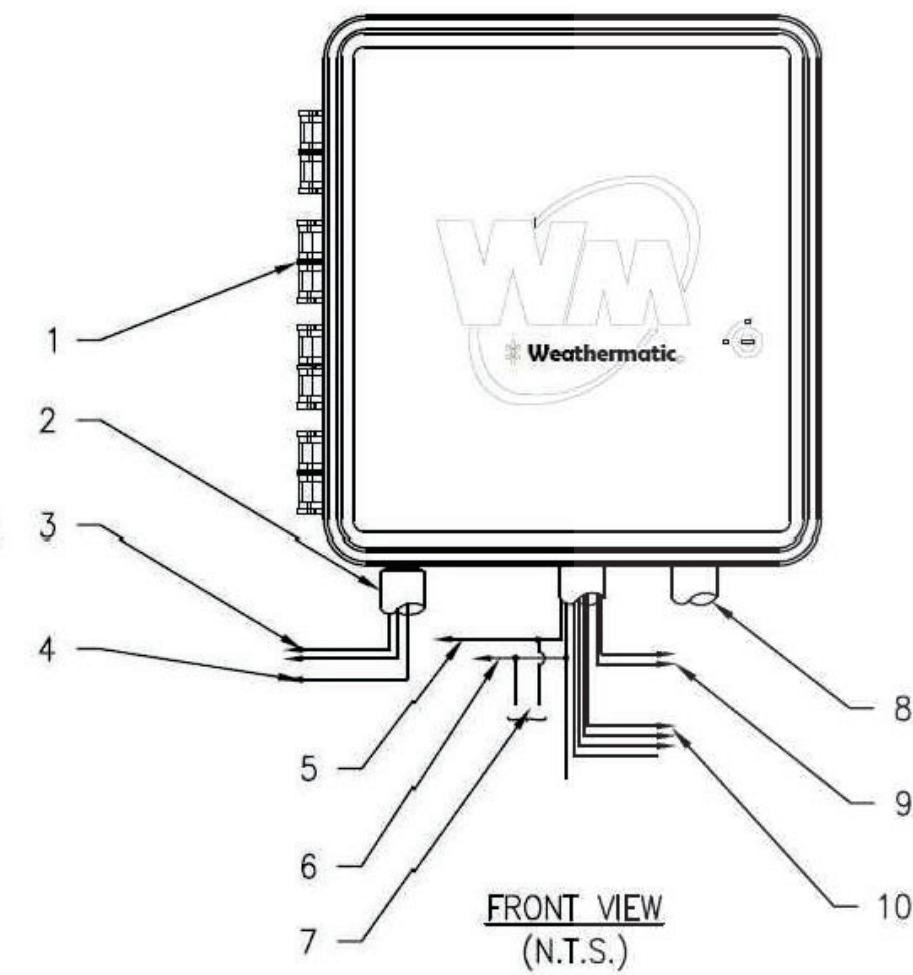
THIRD STORY ADDITION  
8923 LA MESA BLVD.  
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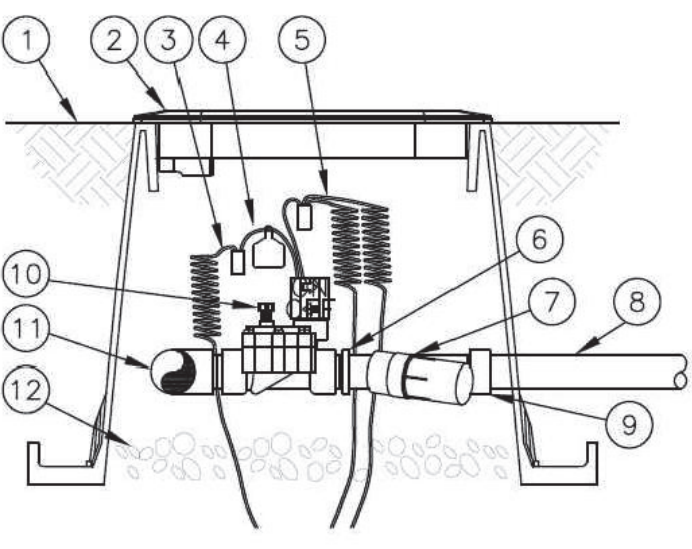
1. WALL MOUNT CONTROLLER
2. CONDUIT 115 A.C.
3. POWER SUPPLY WIRES
4. GROUND WIRE
5. MASTER VALVE WIRE (OPTIONAL)
6. COMMON NEUTRAL WIRE
7. PUMP CIRCUIT WIRES (OPTIONS)
8. CONDUIT 24V A.C.
9. RAIN STAT WIRES (OPTIONAL)
10. VALVE CONTROL WIRES—ONE PER VALVE



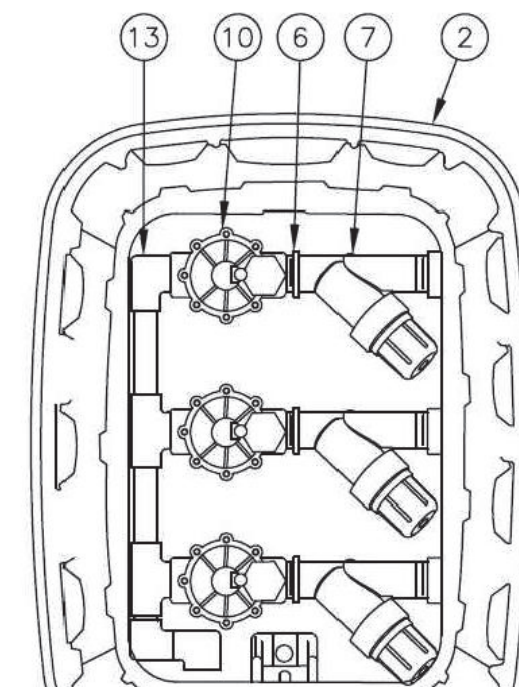
1. NEW WEATHER MONITOR, SEE IRRIGATION LEGENDS AND NOTES FOR MODEL AND MFG.
2. MOUNT WEATHER MONITOR ON BUILDING EAVE AS SHOWN, WITH BRACKET PROVIDED BY MFG. PER DETAILS, NOTES AND MFG. DIRECTIONS. SET MONITOR PLUMB AND LEVEL.
3. 'L' TYPE CONDUIT OUTLET BODY WITH WEATHER TIGHT RUBBER COMPRESSION FITTING AT END OF  $\frac{3}{4}$ "  $\phi$  GALVANIZED EMT CONDUIT WITH FITTINGS REQUIRED.
4. BUILDING PROOF.
5. AT ALL CHANGE OF DIRECTIONS IN CONDUIT, PROVIDE SMOOTH BEND OR USE SWEEP ELLS, SIZE TO MATCH.
6. DRILL CLEARANCE HOLE THROUGH WOOD EAVE TO EASILY FEED CABLE FROM WEATHER MONITOR TO NEW CONDUIT.
7. SECURE ALL CONDUITS TO SIDE OF WOOD ROOF RAFTER AND CMU BUILDING WALL WITH TYP. CLAMPS AND FASTENERS AS REQUIRED, CLAMPS, MIN. 4 LOCATIONS.
8. BUILDING WALL, CMU BLOCK.

2 WEATHER MONITOR ON BUILDING EVE

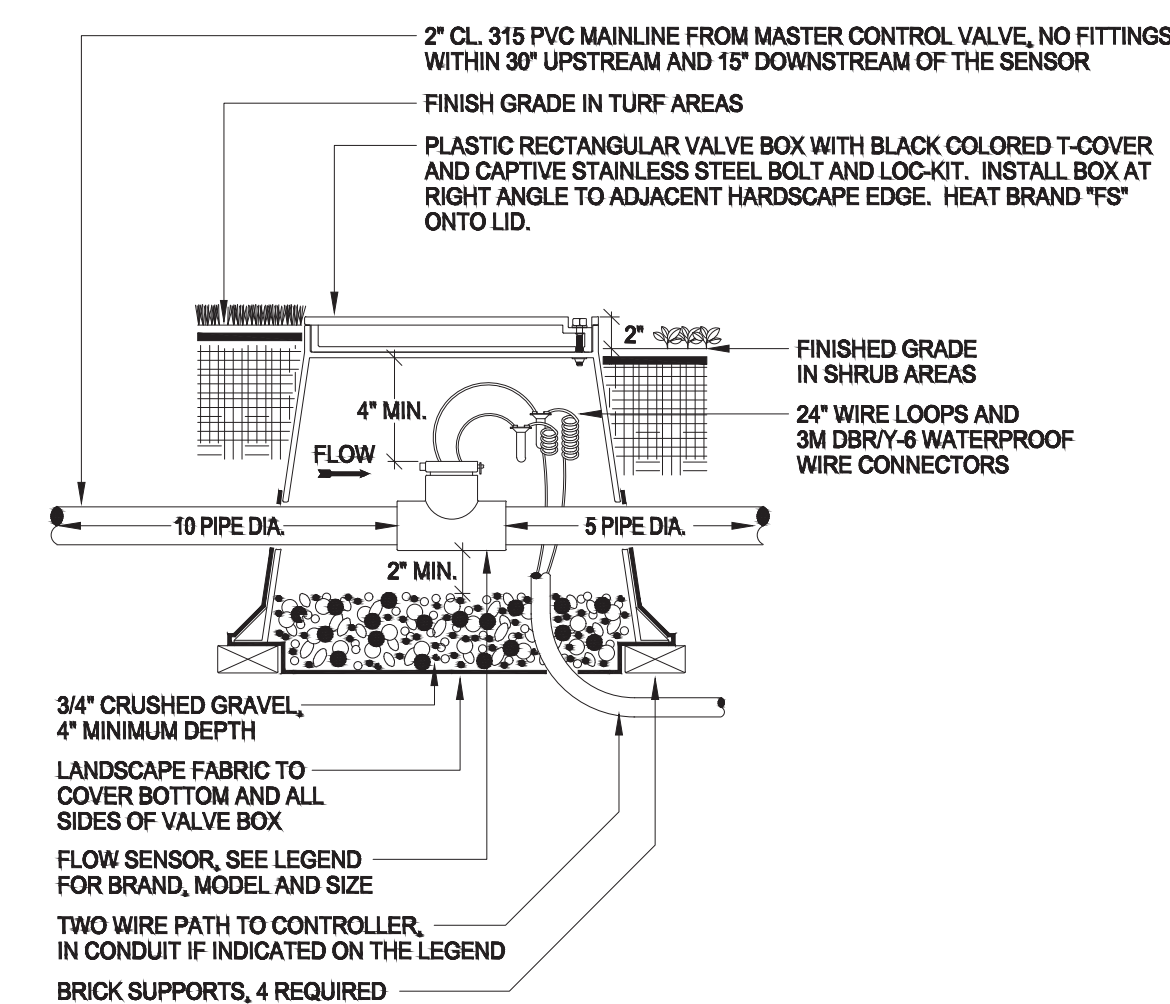
## 1 IRRIGATION SYSTEM CONTROLLER



1. FINISH GRADE
2. STANDARD VALVE BOX WITH COVER: RAIN BIRD VB—STD
3. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
4. VALVE ID TAG
5. 30-INCH LINEAR LENGTH OF WIRE, COILED
6. 1" X  $\frac{3}{4}$ " REDUCING COUPLING (INCLUDED IN XCZ-LF-100—PRF KIT)
7. PRESSURE REGULATING FILTER: RAIN BIRD PRF-100—RBY (INCLUDED IN XCZ-LF-100—PRF KIT)
8. LATERAL PIPE
9. PVC SCH 40 FEMALE ADAPTOR OR REDUCER
10. REMOTE CONTROL VALVE: RAIN BIRD LFV-100 (INCLUDED IN XCZ-LF-100—PRF KIT)
11. PVC SCH 40 TEE OR ELL TO MANIFOLD
12. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
13. MANIFOLD PIPE AND FITTINGS

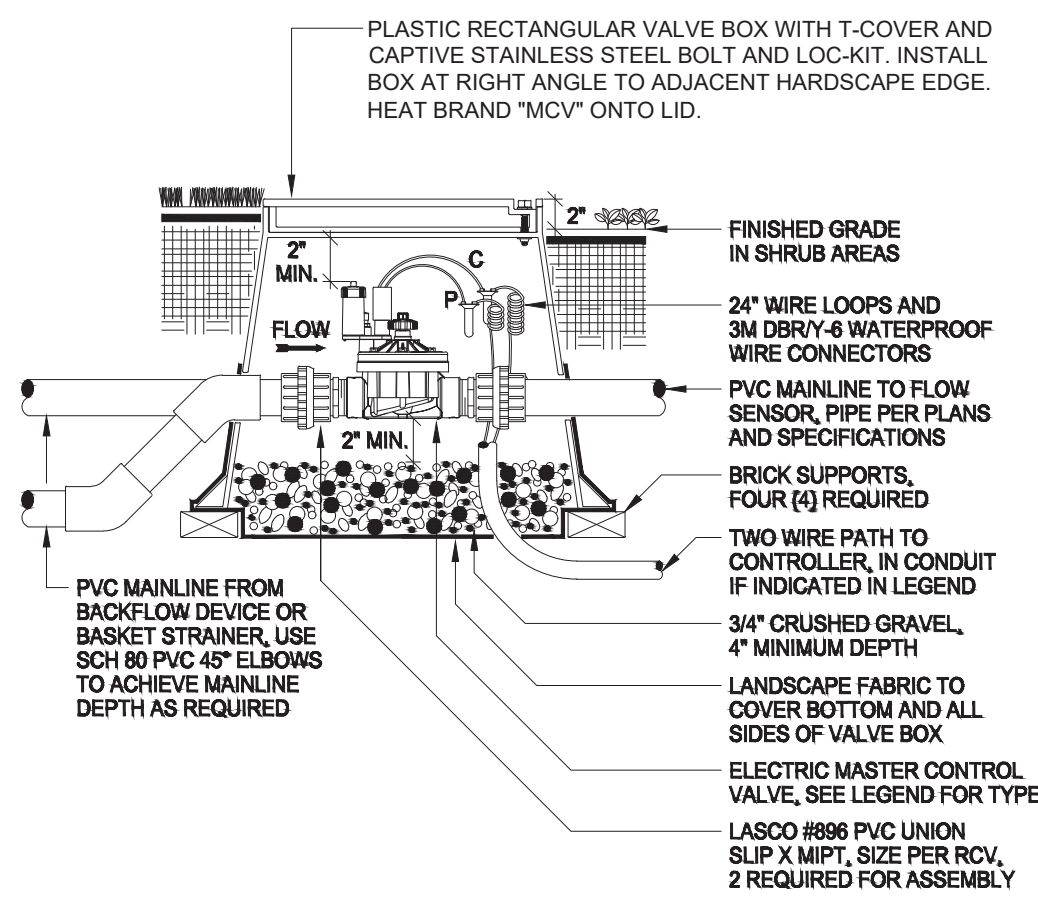


## 3 DRIP ZONE CONTROL VALVE



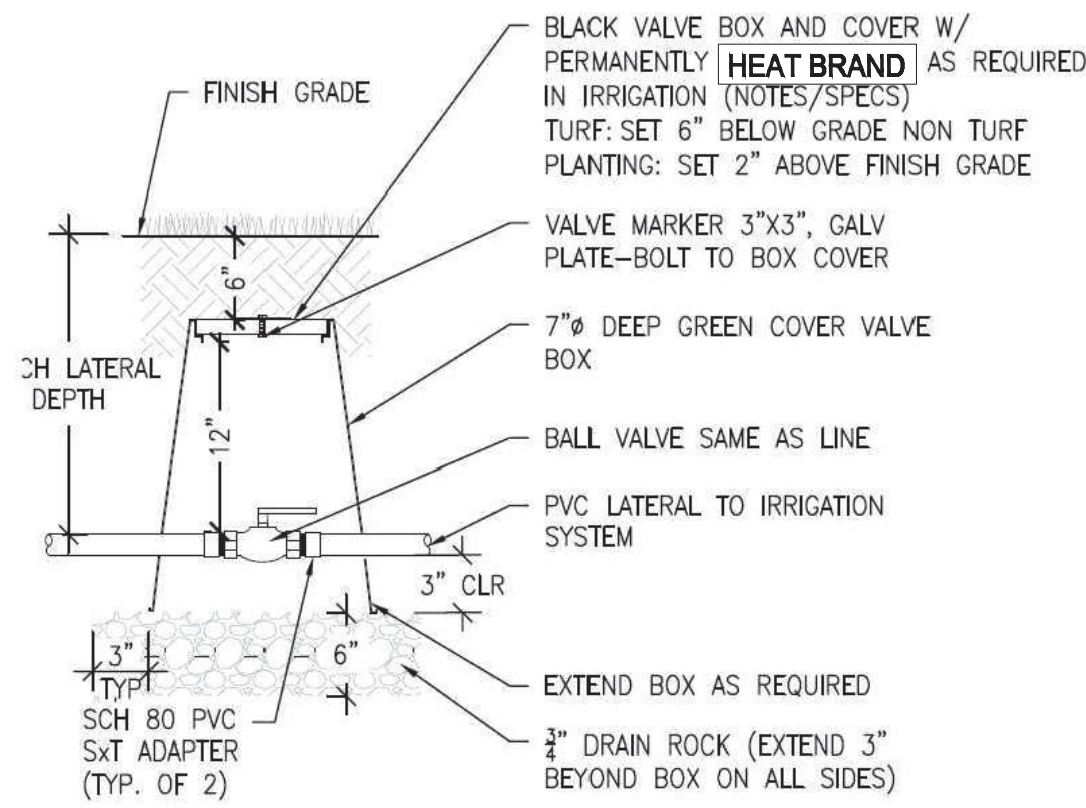
NOTE:  
USE STANDARD OPENINGS PROVIDED IN VALVE BOX FOR PIPE, DO NOT CUT BOX.

## 7 FLOW SENSOR



NOTE:  
USE STANDARD OPENINGS PROVIDED IN VALVE BOX FOR PIPE, DO NOT CUT BOX.

## 8 MASTER CONTROL VALVE



## 4 BALL VALVE

SCALE: 1/2" = 1'

## DLJ Epoxy Coated Bronze Water Meters

Models DLJ 50, DLJ 75, DLJ 75TS, DLJ 100



### Description

**Operation** The DLJ 50, 75, 75TS and 100 are multiport (intermittent) impeller meters. The impeller and magnet are the only moving parts in the measuring chamber. The chamber is located in a strainer basket, which allows for high amounts of impurities to be passed through the meter without affecting operation. The impeller movement is transferred by a magnetic coupling to the hermetically sealed register.

**Compliance** The DLJ line of meters complies with AWWA C708 and ISO 4064 Class B standards.

**Installation** The meter must be installed in a clean pipeline, free of any foreign materials. Install the meter with direction of flow as indicated by the arrow cast into the meter body. You can install the meter vertically or horizontally and with the register facing any direction.

**Application** The DLJ meter is for use only with cold water up to 122 degrees F (50 degrees C).

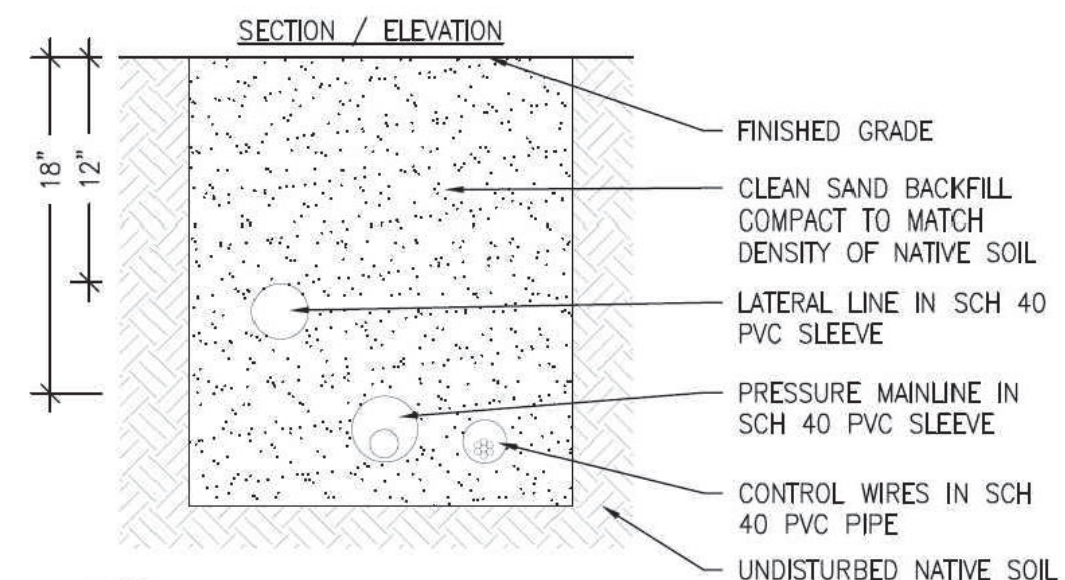
**Construction** This meter consists of an epoxy coated bronze maincase with the size and flow direction cast into it, an integral strainer/measuring chamber, a removable dry hermetically sealed register assembly and a secured calibration port (factory sealed and set).

Characteristics	Specifications			
	DLJ 50 1/2" x 1/2"	DLJ 75 3/4" x 3/4"	DLJ 75TS 1/2" x 1/2"	DLJ 100 1"
Flow Rating (gpm)	30	20	30	50
Continuous Flow (gpm)	15	20	25	30
Normal Flow Range (gpm)	1-20	1-20	2-30	3-50
Low Flow (gpm)	1/4	1/4	1/4	1/2
Maximum Pressure (psi)	150	150	150	150
Maximum Temperature (°F)	122	122	122	122
Temp./Wind Registers (stations)	10	10	10	10
Register Capacity (Millions of Gallons)	10	10	10	10

NOTE: INSTALL WATER METER IN STANDARD RECTANGULAR VALVE BOX.

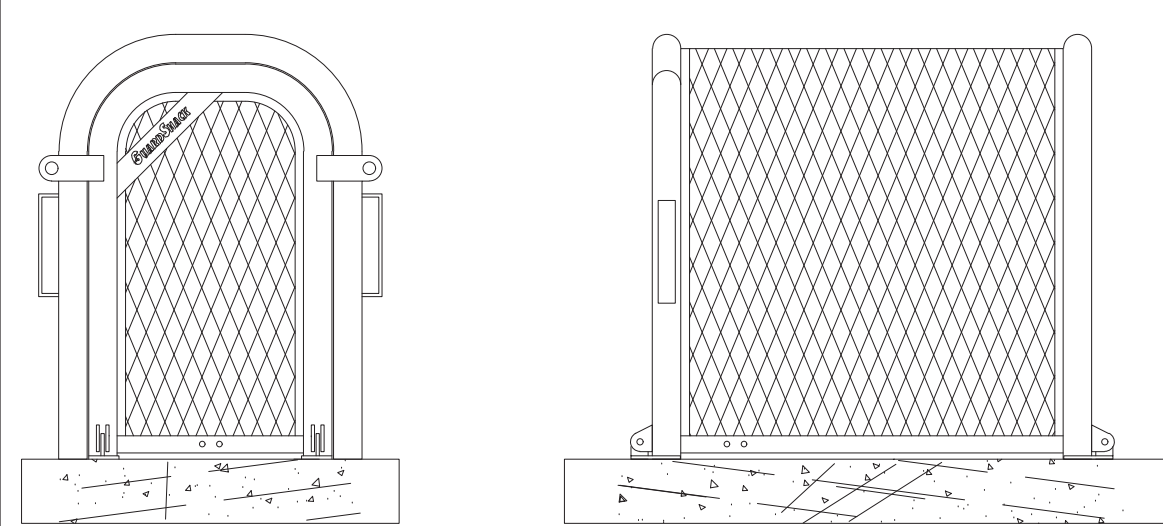
## 5 1" IRRIGATION SUB-METER

SCALE: NOT TO SCALE



1. SIZE ALL SLEEVES PER THE IRRIGATION PLANS. EXTENDED SLEEVES 6" MINIMUM BEYOND EDGE OF HARDSCAPE (AT EACH END) INTO THE PLANTING AREAS.
2. \*SLEEVING UNDER ALL VEHICULAR ACCESS WAYS TO HAVE 36" MINIMUM COVER FROM TOP OF SLEEVE TO BOTTOM OF AGGREGATE BASE.

## 6 UNDERGROUND SLEEVING

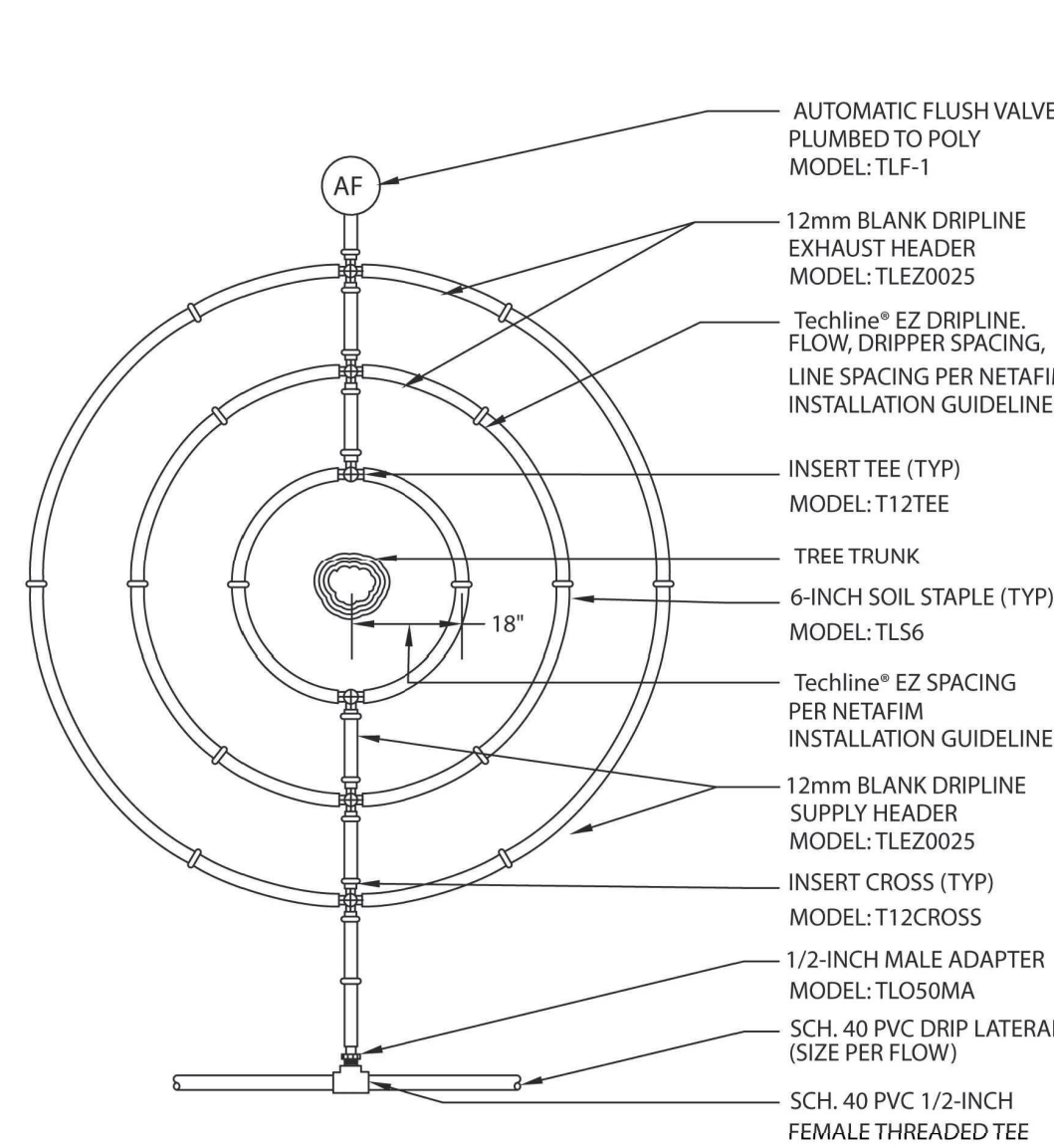


### GUARDSHACK™ GENERAL SPECIFICATIONS

- All pipe shall be 3/4" schedule 40 A53.1A A-53 Grade A—Electric Weld pipe.
- Single frame units shall be 1' x 1' x 1/2" steel.
- Standard 304 S.S. units shall be 1' x 1' x 1/2" schedule 10 A.S.T. M. A-302 304 S.S.
- Expanded metal shall be 1/2" spacing x 4 1/2" G-60 flat-tempered diamond pattern steel.
- All hinges shall have Haden/interior mounting points.
- All stainless steel shall be sandblasted after fabrication to remove burrs, flaking and sharp edges.
- There shall be no exposed ends of expanded metal on the outside of the enclosure.
- Hardware shall be 304 S.S.
- Hardware kits provided for mounting enclosures. See AC-302-100 for hardware specifications.
- On 304 S.S. units, all hinges, exposed hardware, and brackets shall be 304 S.S.
- All hardware shall be securely attached to enclosures.
- All enclosures shall withstand a minimum of 100 lbs. per square foot without any permanent deflection or deformation.
- 3/16" spacing between angle iron framework of enclosure and side to prevent nesting. Dry pipe ends to touch side.

STAINLESS STEEL ELECTRO-POLISH FINISH  
All 304 Stainless Steel units shall be chemically electropolished to impart a lustrous finish to the unit.

## 9 BACKFLOW ENCLOSURE



## 10 Techline® EZ TWO TREE RING LAYOUT

NOT TO SCALE

NETAFIM

DETAIL - EZ132

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IRRIGATION PAGE 2

THIRD STORY ADDITION  
8923 LA MESA BLVD.  
LA MESA, CA 91942

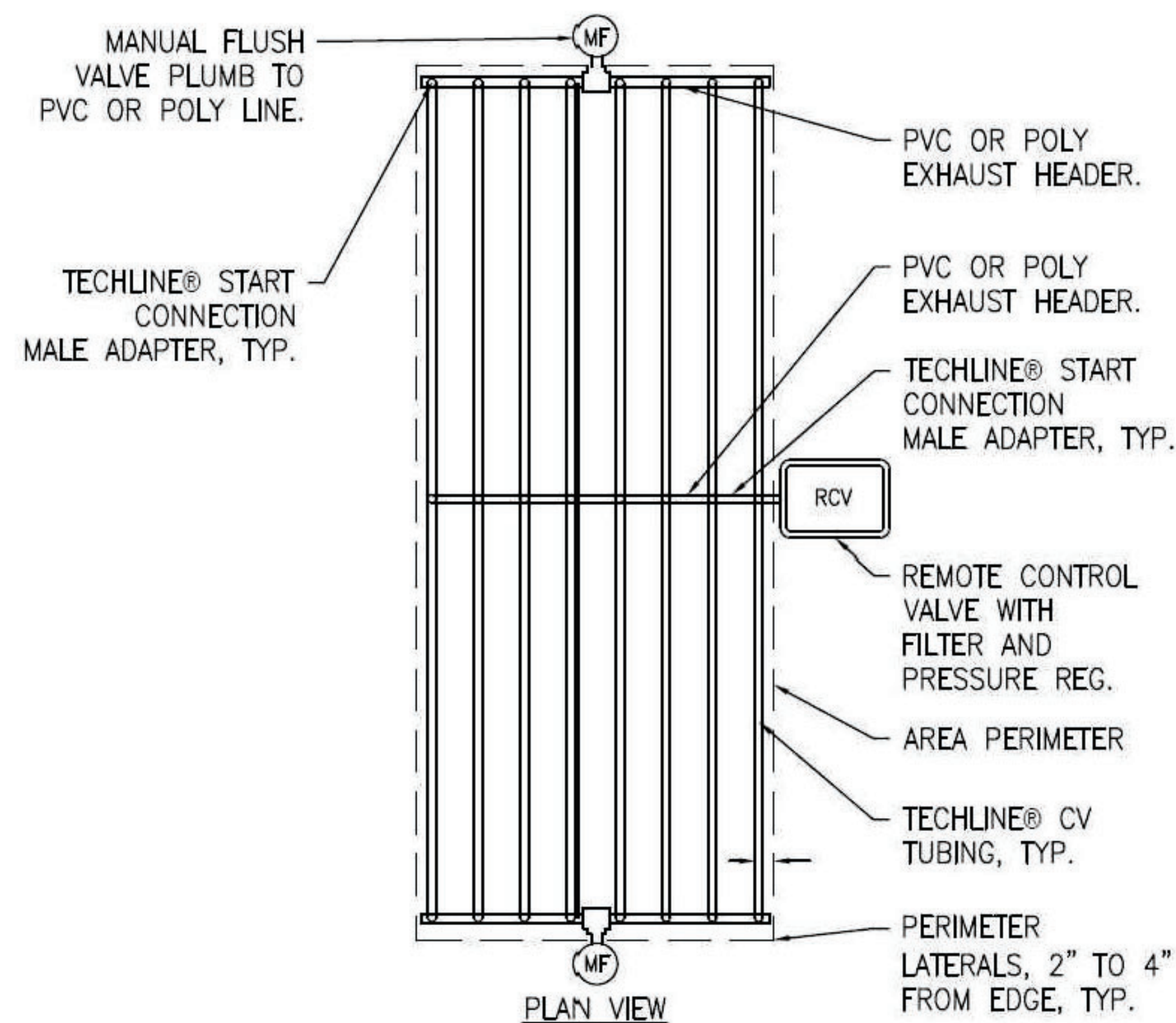


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IR-2





1 INLINE DRIP CENTER FEED



NOTE: IF THERE ARE ANY EMITTERS IN THE NETAFIM GRID THAT WILL NOT BE NEEDED IN THE PRESENT, PLUG THEM WITH THE "DRIPPER PLUG RING" FROM NETAFIM. THESE PLUGS ARE REUSABLE.

2 DRIPPER PLUG RING



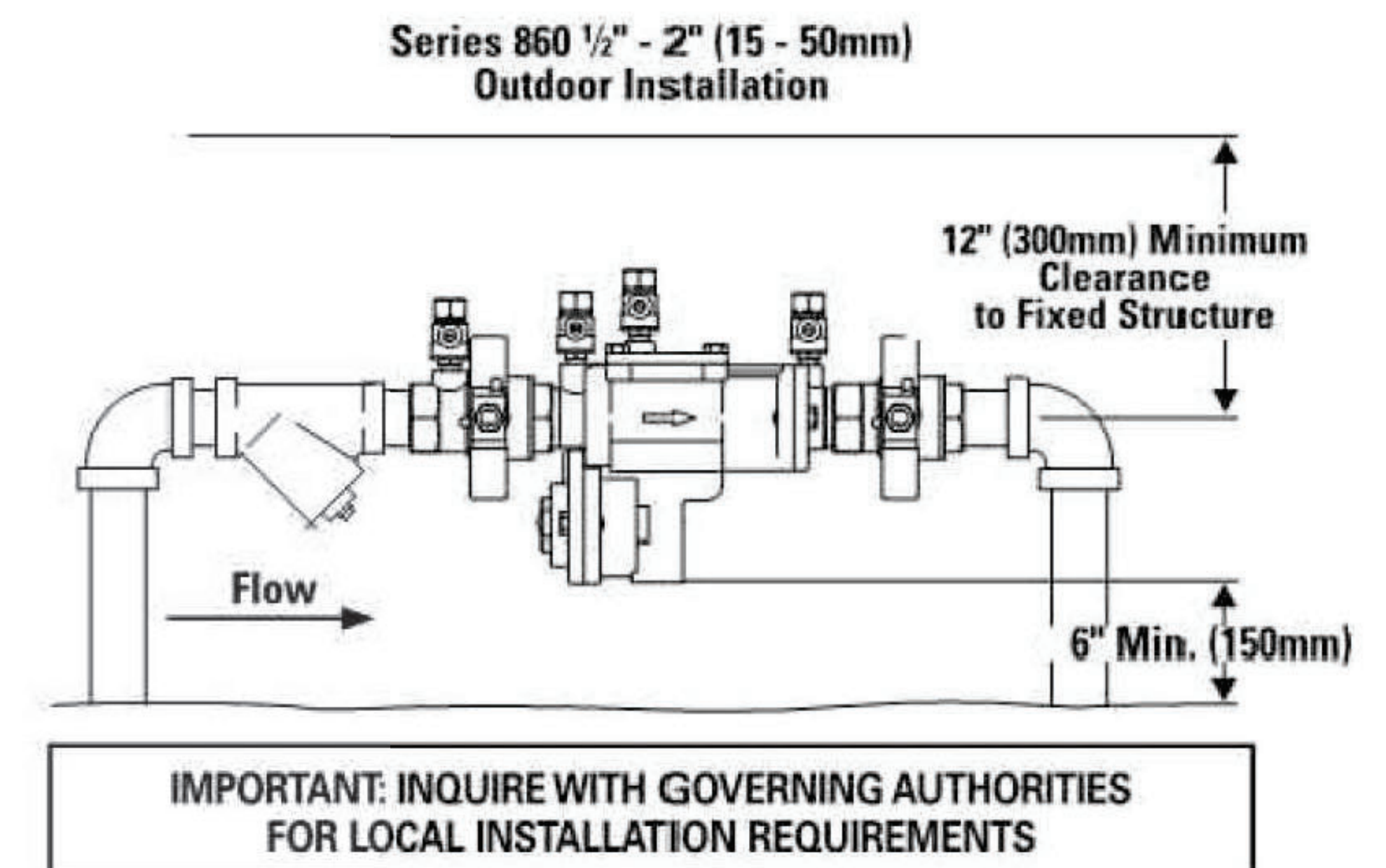
TO ENSURE THAT EACH NEW PLANT HAS AN EMITTER ON ITS ROOT BALL, USE THIS ADAPTOR FROM NETAFIM. IT IS CALLED A MICRO TUBING ADAPTOR. THE MODEL NUMBER IS: TLMTUBEADP.

CLIP THIS ADAPTOR ONTO THE NEAREST INLINE EMITTER IN THE GRID TO THE PLANT. THEN ATTACH A LENGTH OF 1/4" DRIP TUBING, AND RUN IT TO THE TOP OF THE ROOT BALL, AND STAPLE IT DOWN.

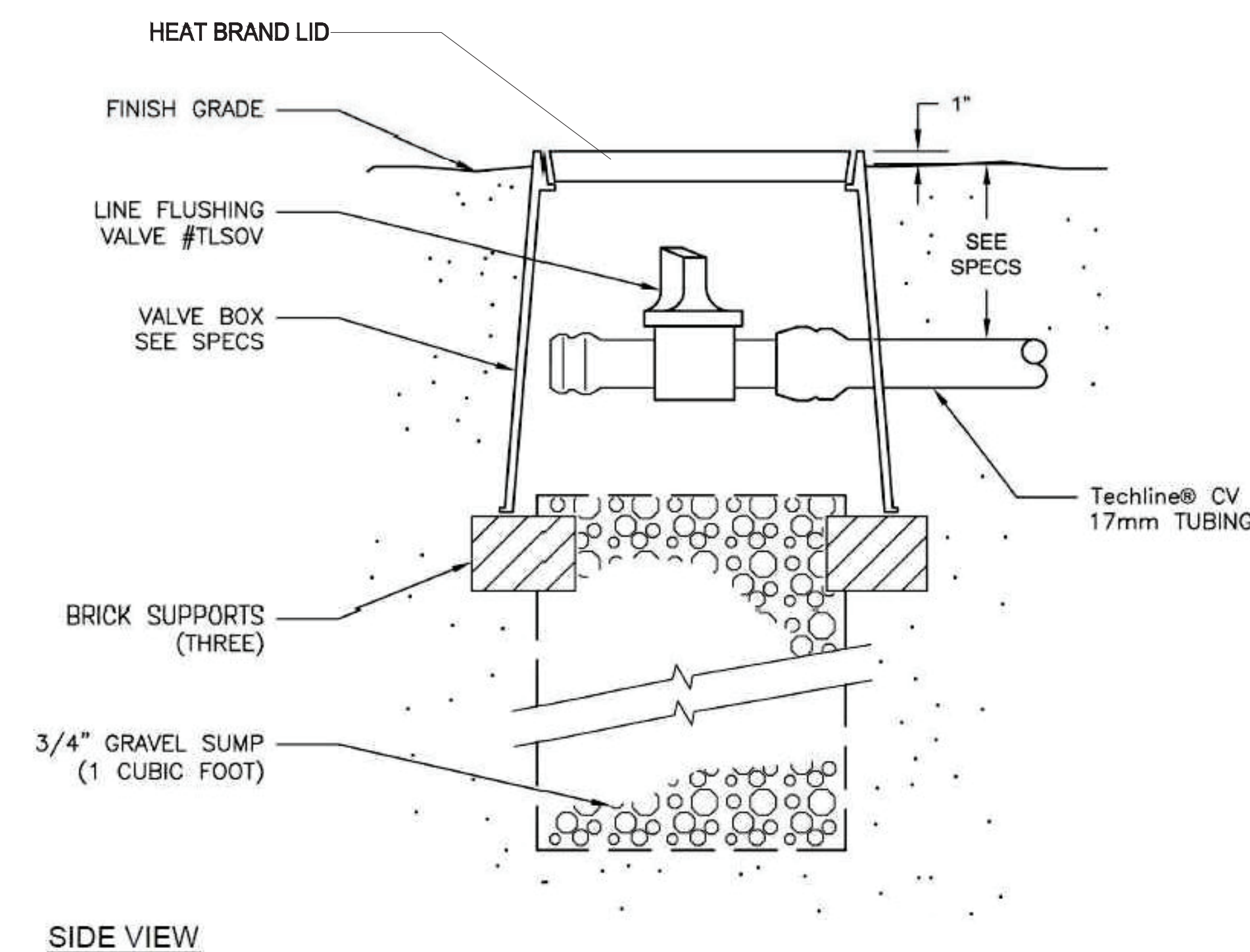
THIS ADAPTOR AND 1/4" TUBING MAY BE REMOVED AFTER THE ROOTS OF THE PLANTS MOVE OUT INTO THE NATIVE SOIL.

3 NETAFIM MICRO-TUBING ADAPTOR

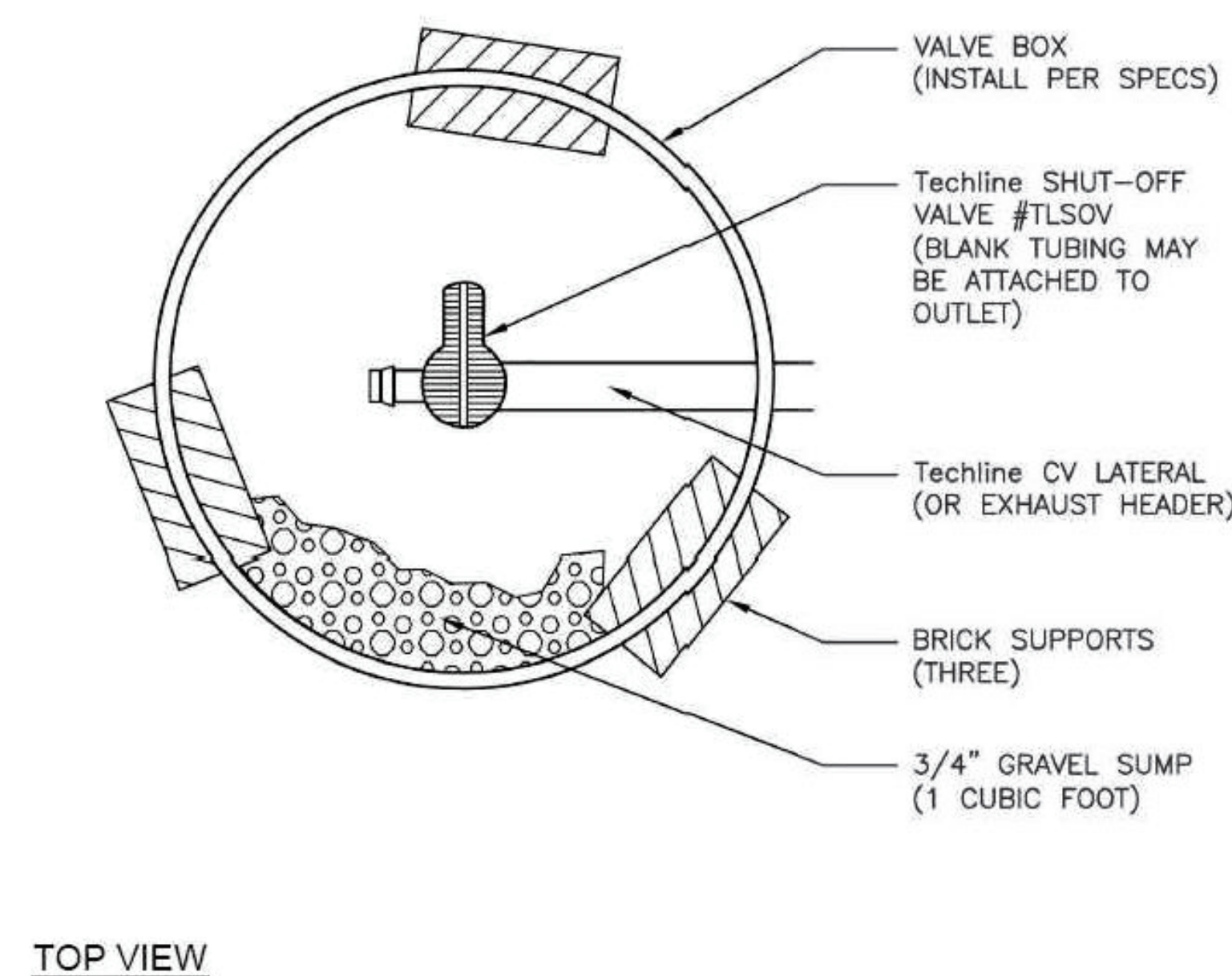
### Typical Installation



5 BACKFLOW PREVENTER  
SEE BACKFLOW ENCLOSURE ON SHEET L8, DETAIL 9



4 NETAFIM TECHLINE CV MANUAL FLUSHLINE VALVE







### ALL EXISTING TREES TO BE REMOVED AND REPLACED BY NEW TREES

SCALE 1' = 10'-0"



STREETYARD TOTAL POINTS: 78

SCALE 1'=10'-0"

VEHICULAR USE TOTAL POINTS: 298

LS-1



Planting Notes

I am familiar with the requirements for landscape and irrigation plans contained in the City of La Mesa Water Efficient Landscape Regulations. I have prepared this plan in compliance with those regulations. I certify that the plan implements those regulations to provide efficient use of water.

"A certificate of completion shall be signed by the designer of the landscape plans, irrigation plans, or the licensed landscape contractor for the project."

"All Planting areas to include a min. of 2 in of mulch shall be applied to all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers or direct seeding applications where mulch is contraindicated."

"For soils less than 6% organic mater in the top 6in of soil, compost at a rate of 4 cubic yards per 1,000 square feet."

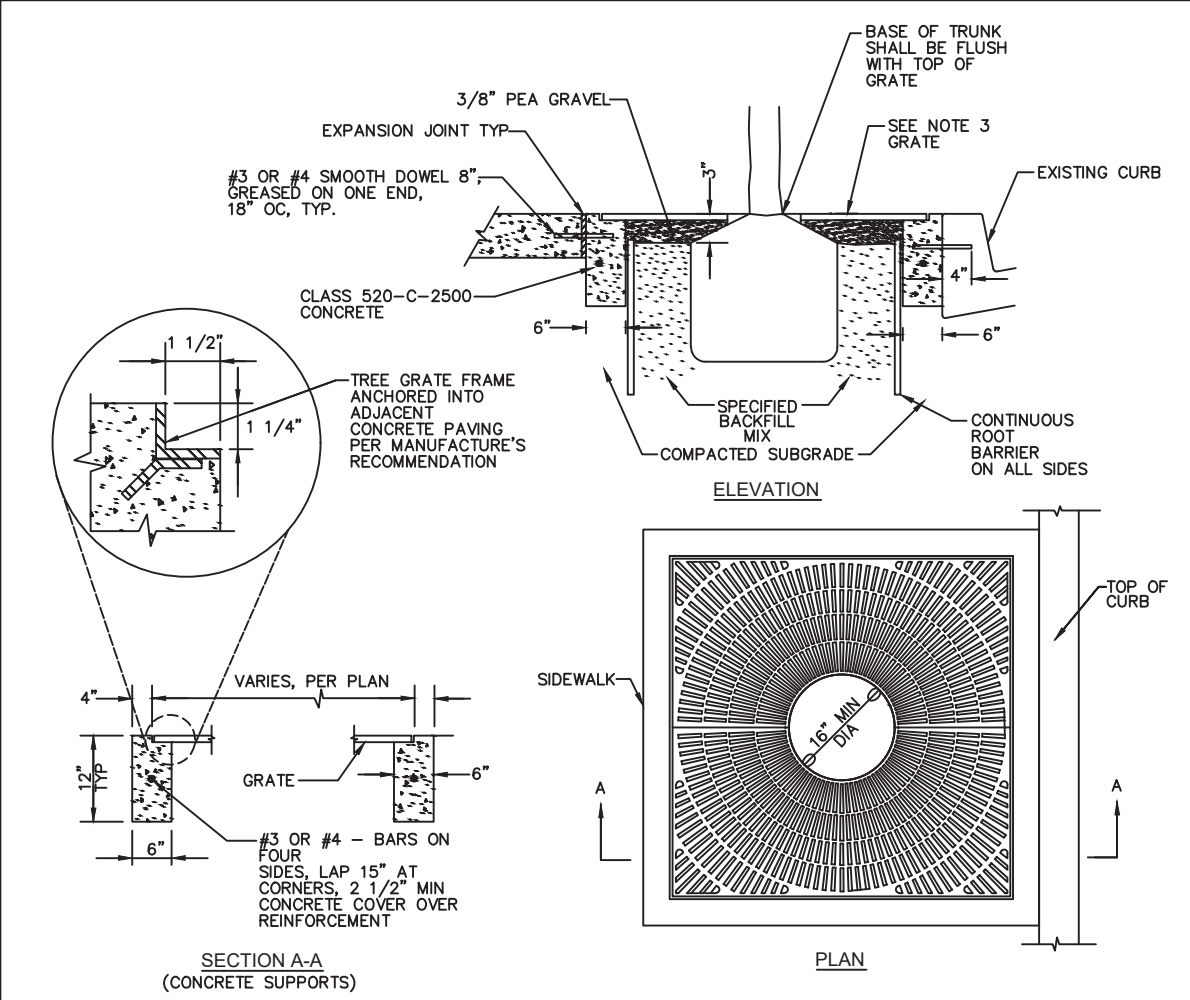
"Recirculating water systems shall be used for all water features."

The landscape plan is designed to achieve architectural and environmental enhancement in the following areas: a. Screening of parking, storage areas, and unsightly objects such as public utilities and substations. b. Creating buffer zones between residential and commercial. c. Erosion control. d. Wind and noise barriers. e. Streetscape enhancement. f. Improving the relationship of site to structure through the use of shade, screening, accent, and foundation plantings. Plant materials were selected for their ability to withstand drought conditions. Plant materials were selected with low water requirements. Plants with similar water requirements are grouped together on the same irrigation system. All areas provided with a mixture of groundcover, shrubs, and trees. Trees are a minimum 15 gallon containers and shrubs in 5 gallon containers.

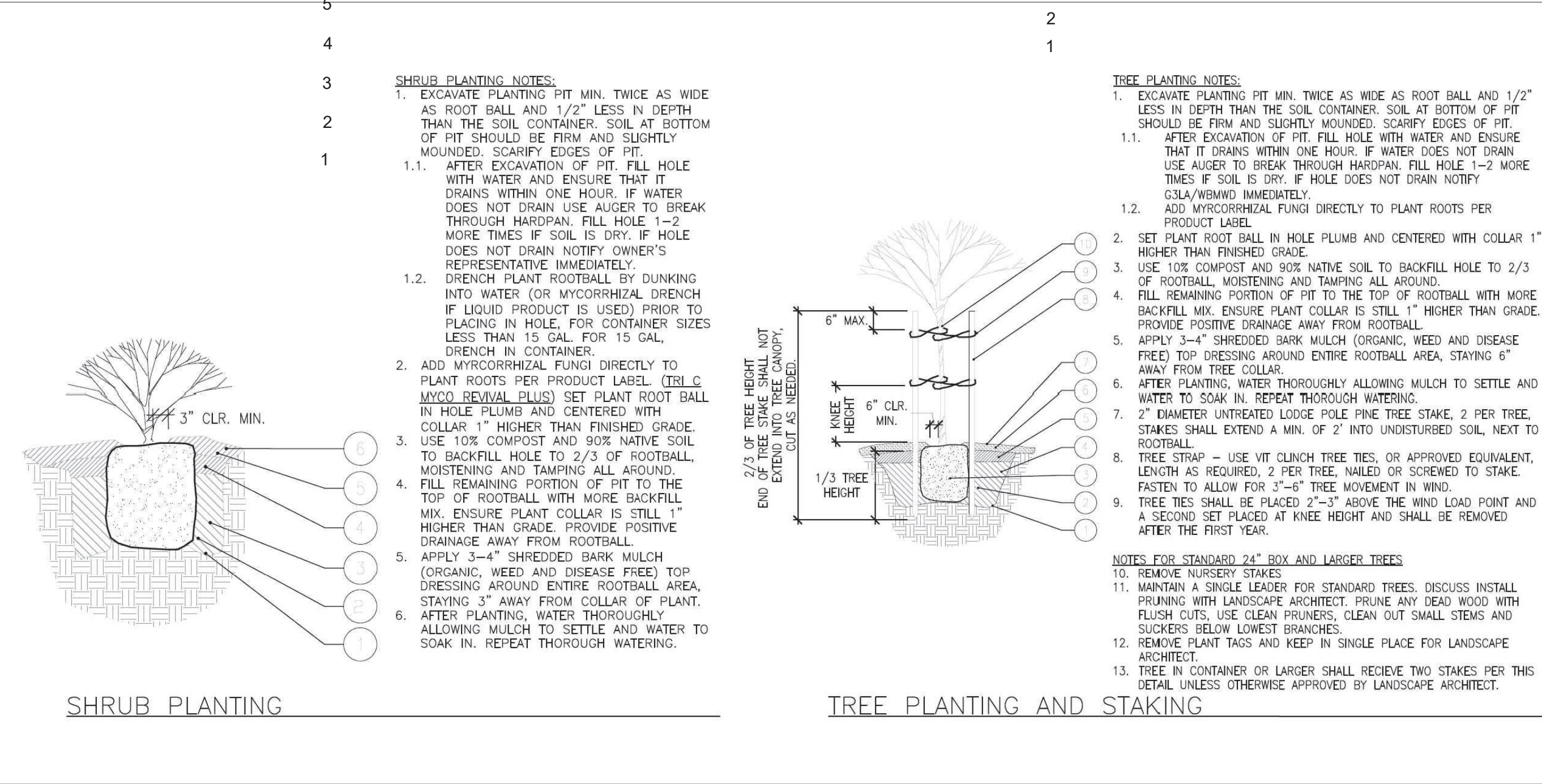
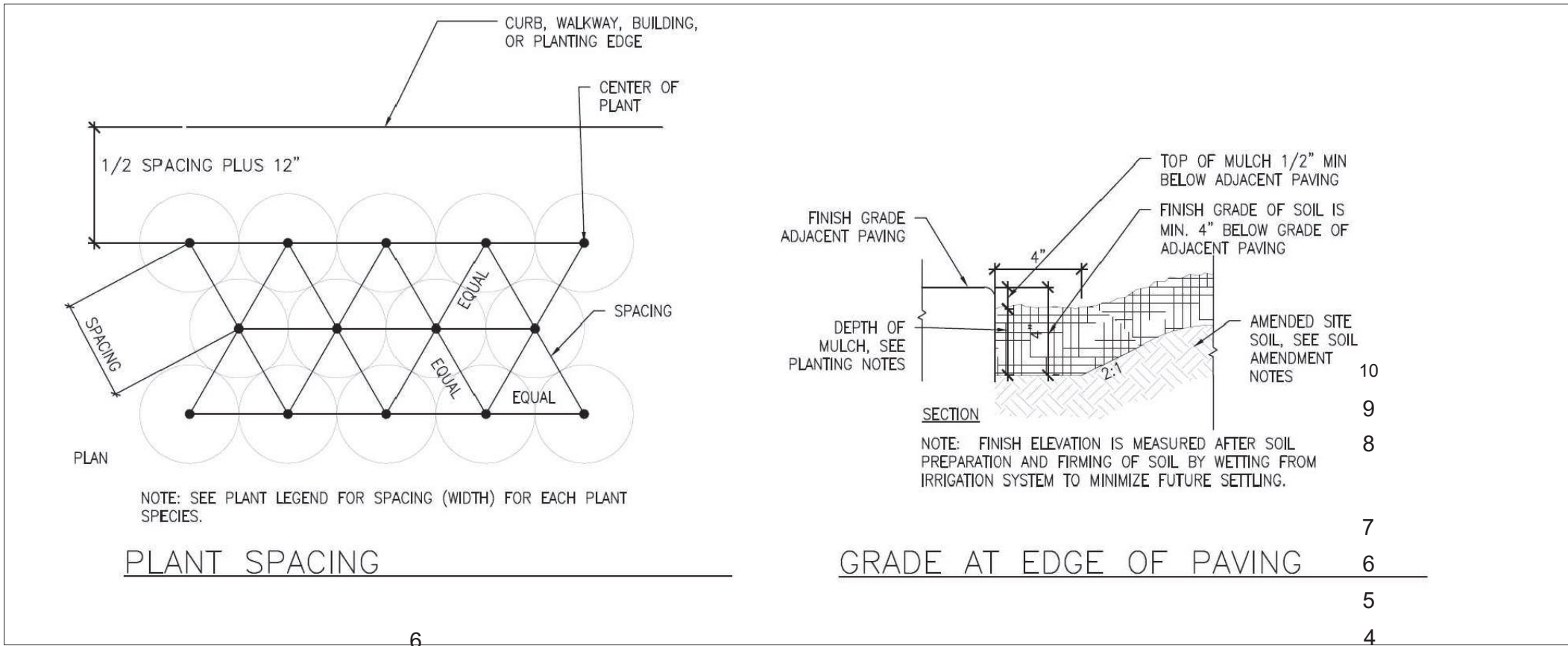
"A minimum 2-inch layer of mulch shall be apiled on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated."  
"Unless contradicted by a soils test, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil."  
"For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches of soil."

COMPOST SPECIFICATION:

COMPOST SHALL BE PRODUCED BY A COMPOST FACILITY FULLY LICENSED BY THE STATE OF CALIFORNIA WHICH DOCUMENTS THE PATHOGEN REDUCTION PROCESS. COMPOST IS TO BE WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, PH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/8" SLEEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; AND NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCE TOXIC TO PLANTINGS.  
A) ORGANIC MATTER CONTENT: 50 TO 60 PERCENT OF DRY WEIGHT  
B) FEEDSTOCK: AGRICULTURAL, FOOD, OR INDUSTRIAL RESIDUALS; YARD TRIMMINGS; OR SOURCE-SEPARATED OR COMPOSTABLE MIXED SOLID WASTE. SLUDGE OR SEWAGE WASTE COMPOSTS ARE NOT ACCEPTABLE.  
C) AMEND SOIL WITH AGRI SERVICE OR COMPARABLE HUMIC COMPOST SOIL AMENDMENT, SIX CUBIC YARDS PER 1,000 SQUARE FEET TO A DEPTH OF 6" TO 8" OF SOIL.



- NOTES:
1. CONCRETE TO BE REMOVED FOR EACH TREE PLANTING SHALL BE SAW CUT FULL DEPTH.
  2. BOLTS, NUTS AND WASHERS SHALL BE GRADE 316 STAINLESS STEEL. GRATE FRAME SHALL BE NOT DIPPED GALVANIZED AFTER FABRICATION. ALL GRATES SHALL BE REMOVABLE & FASTENERS SHALL BE ACCESSIBLE TO MAINTENANCE.
  3. GRATES SHALL BE MINIMUM 40 SQUARE FEET IN SIZE, AND 2 SEPARATE PIECES, UNLESS OTHERWISE SPECIFIED ON THE PLANS. SLEEVES OPENINGS IN GRATE DESIGN SHALL HAVE 3/8\"/>
  4. IMMEDIATE NOTIFICATION SHALL BE GIVEN TO THE ENGINEER OF ANY BELOW GRADE IMPROVEMENTS ENCOUNTERED.
  5. SET GRATE IN FRAME PRIOR TO PLACEMENT OF PAVEMENT. ANY WARPED OR NON-FLUSH FITTING GRATES SHALL BE REPLACED.
  6. TREE SHALL BE CENTERED IN GRATE OPENING. GRATES SHALL HAVE A PERMANENT SLIP RESISTANT FINISH.
  7. ADJACENT SIDEWALK SHALL HAVE A MINIMUM CLEARANCE WIDTH OF 4' FROM THE EDGE OF GRATE.
  8. GRATE SHALL BE UNIFORM WITH ADJACENT GRADE.
  9. PROVIDE MINIMUM DISTANCE FROM OTHER OBJECTS AS FOLLOWS: 12' STREET LIGHTS, 10' FIRE HYDRANTS, 10' SEWER LINES, AND 20' TRAFFIC SIGNALS.



PLANTING NOTES:

1. SOIL PREPARATION:
  - A. CLEAR SITE OF ALL VEGETATION, INCLUDING LARGE ROOT SYSTEMS FROM PLANTS REMOVED.
  - B. ROTOTILL TOGETHER 90% SITE SOIL AND 10% COMPOST TO A DEPTH OF 8\"/>
  - C. REMOVE ALL VEGETATION REMNANTS, CLOUDS OF 2\"/>
- D. IF SOIL IS OVERLY COMPACTED (OVER 150 PSI OR 85% PROCTOR), TILL COMPACTED AREA BY HAND TO A DEPTH OF 6-8\"/>
- E. WHEN PLANTING PER DETAIL, BACKFILL WITH 90% SITE SOIL AND 10% COMPOST.
- F. ALL LANDSCAPE AREAS ARE TO RECEIVE AN EVEN APPLICATION OF SOIL HUMATE WITH AN APPLICATION RATE PER PRODUCT SPECIFICATIONS DEPENDING ON TYPE USED. THE HUMATE AMENDMENT IS TO BE INCORPORATED UNIFORMLY ONTO TOP OF SOIL. THESE ARE ACCEPTABLE SOIL AMENDMENT PRODUCTS OR EQUIVALENT;
  - 1.1. GRANULAR PRODUCT PREMIUM HUMATE FROM TRI-C. APPLICATION RATE IS 50 LBS PER 1,000 S.F. FOLLOW DIRECTION ON PRODUCT LABEL.
  - 1.2. LIQUID PRODUCT SPRAY APPLICATION "TERAVITA LC-10 PLUS 7", (WWW.SIMPLICI-TEA.COM), FOLLOW DIRECTIONS ON PRODUCT LABEL.
  - 1.3. "SOLU-PLKS" FROM EARTHFORT (WWW.EARTHFORT.COM), LIQUID APPLICATION= 1 GALLON/ACRE OR 7 OZ FOR 2,375 S.F. FOLLOW DIRECTIONS ON PRODUCT LABEL.
2. PLANTING DEPTH: ALL PLANTS ARE TO BE PLANTED SO THAT AFTER SETTLING, THE CROWN OF THE PLANT IS EVEN WITH FINISH GRADE AND ALL ROOTS ARE FULLY COVERED WITH SOIL.
3. NO WATERING BASINS: DO NOT INSTALL WATERING BASINS AROUND PLANTS.
4. MULCH SPECIFICATION: A MINIMUM 3-4\"/>
5. WOOD CHIPS OR ARTIFICIALLY COLORED MULCH SHALL NOT BE USED. KEEP ALL MULCH 4\"/>
6. COMPOST TEA: APPLICATION OF BREWED COMPOST TEA IS HIGHLY RECOMMENDED. PLEASE CONTACT COMPOST TEANA AT 310.367.6485.
7. MAINTENANCE: SIZES OF PLANTS AND TREES ARE SHOWN ON PLAN AT 75% OF MATURE SIZE. THE GARDENER WILL NEED TO ENSURE THAT ALL PLANTS AND TREES RECEIVE REGULAR MAINTENANCE I.E. PRUNING, THINNING, AND DIVIDING, AND MULCH RENEWAL TO MAINTAIN LONGEVITY, HEALTH, AND AESTHETIC INTENT OF THE PLANTING. CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING PLANT HEALTH AND WATERING SCHEDULING THROUGH WARRANTY. GARDENER RESPONSIBLE FOR DAY-TO-DAY MAINTENANCE.
8. QUANTITIES: CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES. QUANTITIES IN PLANTING PLAN SUPERCEDES QUANTITY IN PLANTING LEGEND.
9. PLANTING PATTERN: PLANT ALL GROUND COVERS IN A TRIANGULAR PATTERN FOR MOST EFFICIENT COVERAGE.
10. SUBSTITUTIONS: IF CERTAIN PLANTS ON PLANT LIST ARE NOT AVAILABLE AT THE TIME OF PLANTING, CONTACT STOUT DESIGN BUILD TO DETERMINE IF A SUITABLE SUBSTITUTION COULD BE MADE.
11. ON SITE POSITIONING: STOUT DESIGN BUILD RESERVES THE RIGHT TO ADJUST PLANT MATERIAL ON SITE. PLANTS TO BE PLACED AND POSITIONED ON SITE PER PLAN BY LANDSCAPE CONTRACTOR. FINAL PLANT LAYOUT SHALL BE APPROVED BY STOUT DESIGN BUILD PRIOR TO PLANTING.
12. GUARANTEE: ALL PLANT MATERIAL PURCHASED BY LANDSCAPE CONTRACTOR SHALL BE GUARANTEED FOR A PERIOD OF 3 MONTHS. GUARANTEE PERIOD COMMENCES FROM THE TIME OF FINAL INSPECTION AND ACCEPTANCE BY THE OWNER. PLANTS USED FOR REPLACEMENT OF DEAD PLANTS SHALL BE THE SAME KIND AND SIZE AS ORIGINALLY PLANTED, UNLESS OTHERWISE DIRECTED BY STOUT DESIGN BUILD. REPLACEMENT PLANTS ARE TO BE PLANTED FOLLOWING THE ORIGINAL PLANS AND SPECIFICATIONS.



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LANDSCAPE PAGE 2

THIRD STORY ADDITION  
5264 WOOD ST  
LA MESA, CA 91942

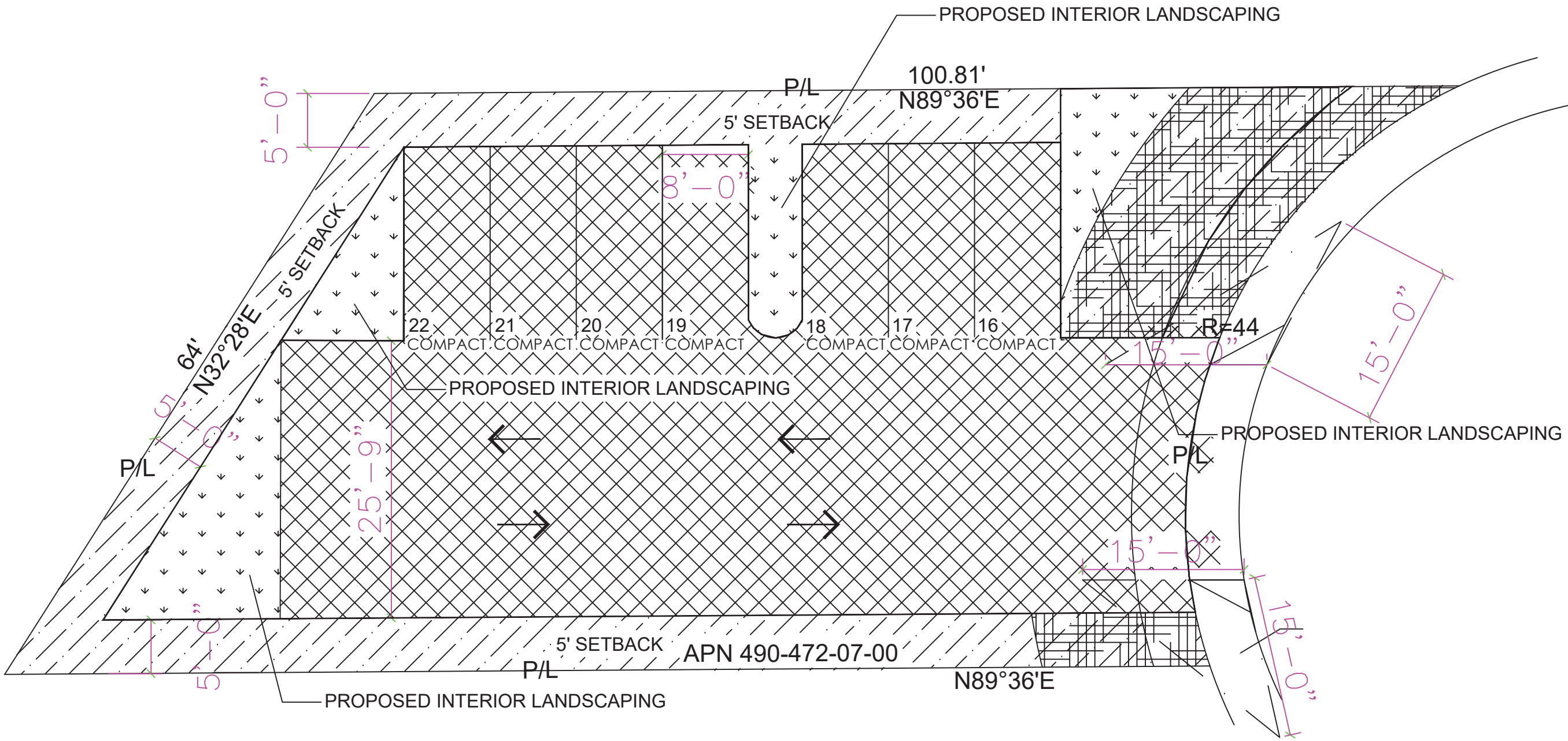



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DATE: 04/10 /2023

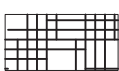
LS-2








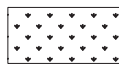
PERIMETER YARD LANDSCAPE



FRONT YARD PLANTING AREA



PARKING USE AREA 3,178 SQ.FT.



INTERIOR PLANTING AREA 503 SQ.FT.

UNITS			
TOTAL LANDSCAPE SQUARE FOOTAGE (INTERIOR LANDSCAPE)	SQ. FT	318	2074 (503)
		REQUIRED	ACHIEVED
ONE TREE FOR 500 SQ FT LANDSCAPING REQUIREMENT	EA.	5	5
20% TREES SHALL BE 24" BOX SIZE OR LARGER	EA.	1	5
		MAXIMUM	
		ALLOWED	ACHIEVED
TURF AREA (COMMERICAL/INDUSTRIAL) 10% OF TOTAL SITE	SQ. FT	207	0

PARKING LANDSCAPE CALCULATION REQUIREMENT:  
10% PARKING USE AREA  
  
PARKING USE AREA: 3,178 SQFT  
10% OF PARKING USE AREA: 318 SQFT  
  
INTERIOR PLANTING AREA PROVIDED: 503 SQFT

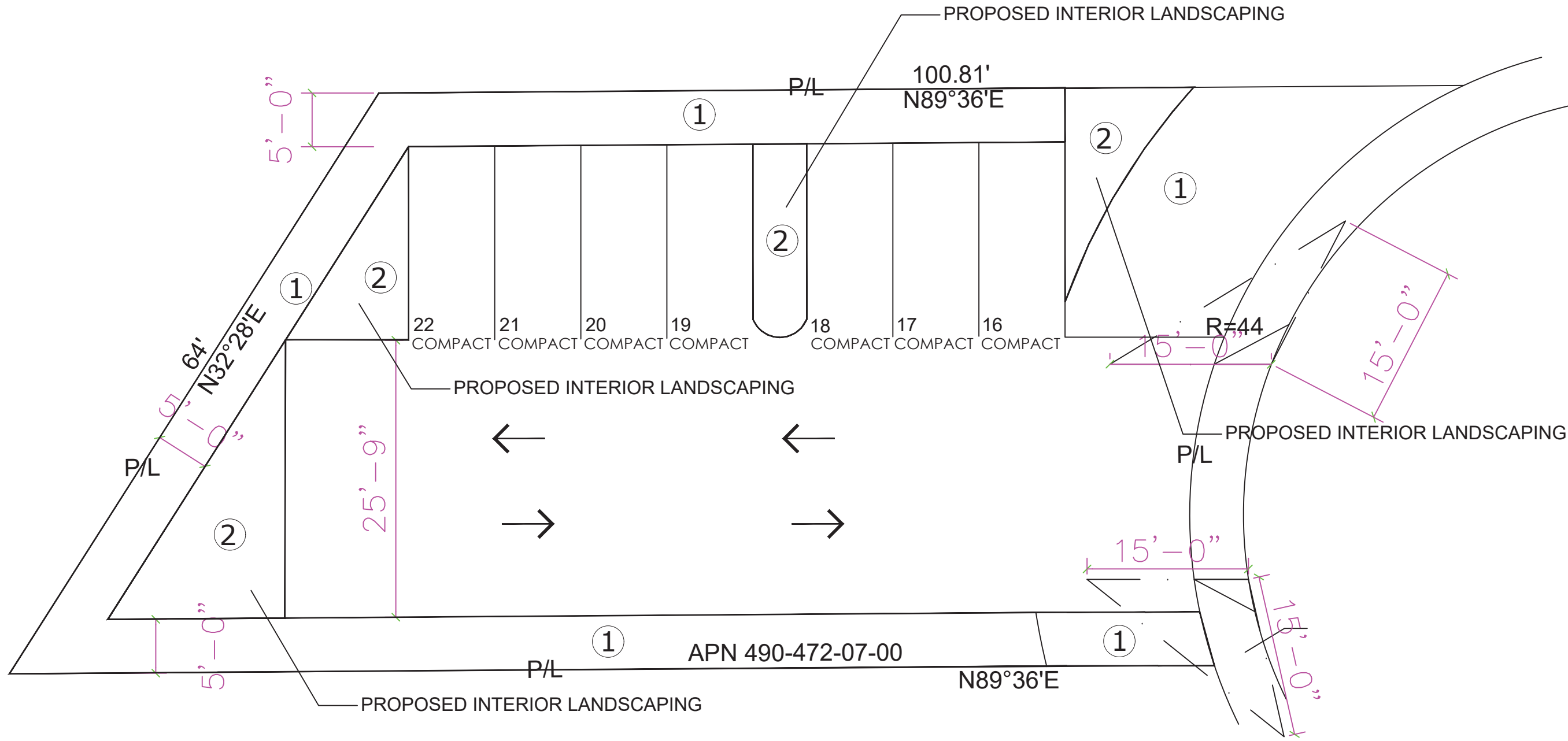


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DATE: 04/10 /2023

LS-3





WATER EFFICIENT LANDSCAPE WORKSHEET						
Reference Evapotranspiration (Eto)	50.4 INCHES					
Landscape area	PF	Irrigation Method	Irrigation Efficiency	ETAF (PF/IE)	Landscape Area (sq. ft)	ETAF x Area
ZONE 1 LOW WATER	0.3	Drip	0.81	0.37	1571	581.9
ZONE 2 MODERATE WATER	0.5	Drip	0.81	0.62	503	310.5
TOTALS					2074	892.3
					(A)	(B)
SPECIAL LANDSCAPE AREAS						
TOTALS					0	0
					(C)	(D)
					ETWU TOTAL	27,884
					MAXIMUM ALLOWED WATER ALLOWANCE (MAWA)	29,164

MAWA= (ETO) 0.62 ((ETAF X LA) + ((I-ETAF)xSLA))  
ETWU= Eto X 0.62 X ETAF X AREA

ETAF Calculations		
Regular Landscape Areas		
Total ETAF x AREA (B)	892.35	
Total Area (A)	2074	
Average ETAF (B/A)	0.430253	

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

All Landscape Areas		
Total ETAF x AREA	892.3457	B+D
Total Area	2074	A+C
Average ETAF (B+D/A+C)	0.430253	(B+D)/(A+C)

MAWA =	50.4 X .62 X [(.45 X 2074)+0]= 29,164 GAL/YR
ETWU =	50.4 X .62 X 892.3 = 27,884 GAL/YR

27,884 < 29,164  
ETWU COMPLIES WITH MAWA

HYDROZONES	
ZONE	1
WUCOLS:	LOW
AREA:	1571
TOTAL ZONE FLOW:	15.71
PRECIP. RATE:	0.96 in/hr
EMITTER FLOW:	0.9 GPH
3/4" PIPE	

ZONE	
WUCOLS:	MOD
AREA:	503
TOTAL ZONE FLOW:	5.03
PRECIP. RATE:	0.96 in/hr
EMITTER FLOW:	0.9 GPH
3/4" PIPE	

**WATERING SCHEDULE**  
WATER DURING INITIAL PLANTING PERIOD:  
SHRUB AND GROUND COVER SYSTEMS: 30 MINUTES 1X PER DAY FOR FIRST 10 DAYS  
SPRING WATERING DURING PLANT ESTABLISHMENT:  
TREE, SHRUB AND GROUND COVER SYSTEMS: 45 MINUTES 2X PER WEEK  
SUMMER WATERING AFTER PLANT ESTABLISHMENT:  
TREE, SHRUB AND GROUND COVER SYSTEMS: 1X PER WEEK (FOR NATIVE OR DROUGHT TOLERANT PLANTS)  
FALL WATERING AFTER PLANT ESTABLISHMENT:  
TREE, SHRUB AND GROUND COVER SYSTEMS: 30-45 MINUTES 2X PER WEEK (FOR NATIVE OR DROUGHT TOLERANT PLANTS)  
WINTER WATERING AFTER PLANT ESTABLISHMENT:  
TREE, SHRUB AND GROUND COVER SYSTEMS: 45 MINUTES 1X PER WEEK (SUPPLEMENTAL WATER ONLY REQUIRED IN DROUGHT CONDITIONS)  
NOTE:  
1. WATERING SCHEDULE IS PROVIDED AS A GENERAL GUIDELINE. TIME AND DAYS PER WEEK SHALL BE ADJUSTED WATERING SCHEDULE IS PROVIDED AS A GENERAL GUIDELINE. TIME AND DAYS PER WEEK SHALL BE ADJUSTED BASED ON WEATHER CONDITIONS, PLANT TYPE, SOIL, ETC.  
2. ESTABLISHMENT IS TYPICALLY FIRST 24 MONTHS ESTABLISHMENT IS TYPICALLY FIRST 14 MONTHS.  
3. I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A LICENSE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE."

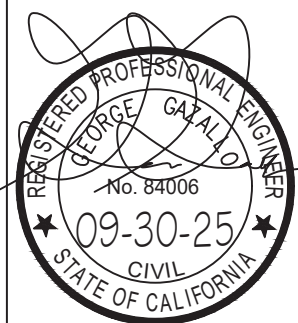
**STATIC WATER PRESSURE**  
1- CONTRACTOR SHALL VERIFY EXISTING STATIC WATER PRESSURE ONSITE  
2- STATIC PRESSURE: 70 PSI  
3- CONTRACTOR SHALL VERIFY SIZE OF EXISTING WATER METER ONSITE  
**DRIP APPLICATION RATE: 0.96 in/hr**  
"A minimum 2-inch layer of mulch shall be applied on all expose soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated."  
"Unless contradicted by a soils test, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil."

Irrigation Efficiency Default Value for overhead 0.75 and drip 0.81.	
Plant Water Use Type	Plant Factor
Very Low	0-0.1
Low	1-3
Medium	0.4-0.6
High	0.7-1.0
SLA	1

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LANDSCAPE PAGE 4

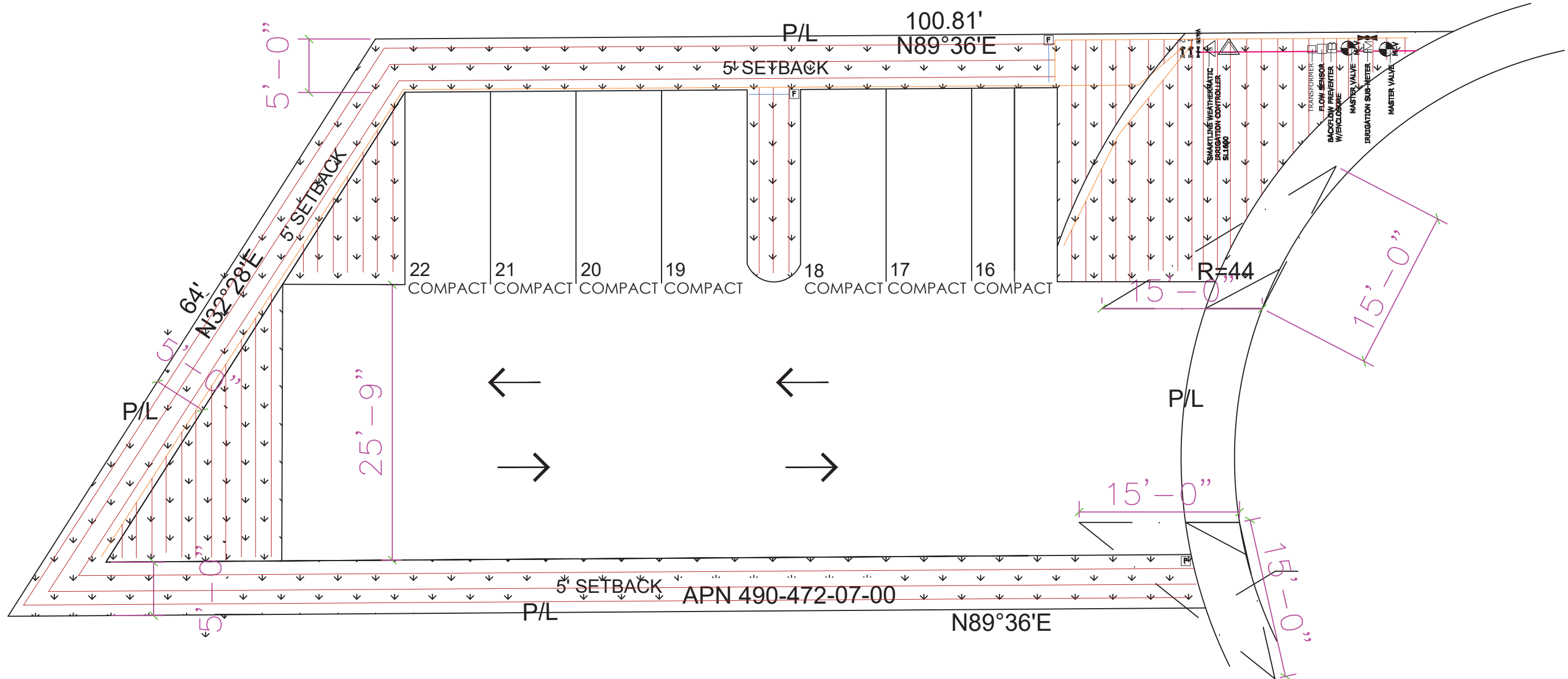
THIRD STORY ADDITION  
5264 WOOD ST  
LA MESA, CA 91942



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DATE: 04/10 /2023

LS-4



IRRIGATION LEGEND

QUANTITY	SYMBOL	DESCRIPTION	DETAIL
METERS/PUMPS			
1		1 INCH IRRIGATION SUB-METER DLJ 100	IR-2/5
BACKFLOW DEVICES			
1		FERC 860 - 1" NG GUARDBACK ENCLOSURE "N" PATTERN	IR-3/5
CONTROL VALVES			
2		RAIN BIRD KCZ-LF-100-PPF (30 psi)	IR-2/3
1		MASTER VALVE - RAIN BIRD 100 - PFB	IR-2/6
IRRIGATION ACCESSORIES			
1		SMARTLINE WEATHERMATIC SL 1600	IR-2/1
1		WEATHERMATIC WEATHER SENSOR SLW10	IR-2/2
2		NETAFIM MANUAL LINE-FLUSHING VALVE - PTL50V	IR-3/4
2		PRESSURE REGULATOR (INCLUDED WITH VALVE)	IR-2/3
2		DRIFT FILTER (INCLUDED WITH VALVE)	IR-2/3
2		NIBCO 1" ISOLATION VALVE (BALL VALVE)	IR-2/4
1		RAINBIRD FLOW SENSOR	IR-2/7
MAINLINE PIPE			
20 ft		SCHEDULE 40 1"	
LATERAL PIPE			
200 ft		SCHEDULE 40 3/4"	
PVC SLEEVES			
-		2" CLASS 200 PVC	IR-2/6
DRIP TUBING			
1,300 ft		NETAFIM TLOC-12	IR-3/1
10 ft		1/2" BLANK POLYETHYLENE TUBING	IR-3/2
TBD		NETAFIM MICRO TUBING ADAPTOR - TLTUBEADP	
TBD		NETAFIM EMITTER PLUG - TLOCPLUG	

1. IRRIGATION SYSTEM IS UNDERGROUND WITH THE EXCEPTION OF DRIP TUBING/EMITTERS.  
2. ALL WIRING AND PIPING UNDER PAVED AREAS USED BY VEHICLES SHOULD BE INSTALLED INSIDE PVC CONDUIT.

HYDROZONES	
ZONE	1
WUCOLS:	LOW
AREA:	1571
TOTAL ZONE FLOW:	15.71
PRECIP. RATE:	0.96 in/hr
EMITTER FLOW:	0.9 GPH
3/4" PIPE	

ZONE	
WUCOLS:	MOD
AREA:	503
TOTAL ZONE FLOW:	5.03
PRECIP. RATE:	0.96 in/hr
EMITTER FLOW:	0.9 GPH
3/4" PIPE	

IRRIGATION MAINTENANCE SCHEDULE

DURING FIRST SIX WEEKS AFTER INSTALLATION:

1. CHECK CONTROLLER AND LANDSCAPE EVERY TWO WEEKS TO ENSURE THAT THE AUTOMATIC PROGRAM IS FUNCTIONING WELL, AND THE PLANTS ARE THRIVING.  
2. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE SIGNER OF THE LANDSCAPE PLANS, THE SIGNER OF THE IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.

3. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.  
4. IRRIGATION WATER SUPPLY IS CITY SUPPLIED POTABLE WATER FROM THE EXISTING WATER METER LOCATED AT THE PARKWAY.

5. AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE, SCHEDULE OF LANDSCAPE MAINTENANCE AND SCHEDULE OF IRRIGATION MAINTENANCE.  
6. RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.  
7. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.  
8. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.

9. MANUAL SHUT-OFF VALVES SHALL BE REQUIRED, AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY, TO MINIMIZE WATER LOSS IN CASE OF AN EMERGENCY OR ROUTINE REPAIR.

GENERAL IRRIGATION NOTES

1. A DIAGRAM OF THE HYDROZONE PLAN SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.  
2. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE SIGNER OF THE LANDSCAPE PLANS, THE SIGNER OF THE IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.  
3. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.  
4. IRRIGATION WATER SUPPLY IS CITY SUPPLIED POTABLE WATER FROM THE EXISTING WATER METER LOCATED AT THE PARKWAY.  
5. AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE, SCHEDULE OF LANDSCAPE MAINTENANCE AND SCHEDULE OF IRRIGATION MAINTENANCE.  
6. RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.  
7. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.  
8. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.  
9. MANUAL SHUT-OFF VALVES SHALL BE REQUIRED, AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY, TO MINIMIZE WATER LOSS IN CASE OF AN EMERGENCY OR ROUTINE REPAIR.

IRRIGATION DETAIL NOTES

- DRIP  
1. ALL PLANTED AREAS ARE DRIPPED WITH NETAFIM TLOC-12 DRIP. THE EMITTER SPACING IS 12" AND THE ROW SPACING FOR ALL ZONES IS 12".  
2. ALL DRIP ZONES HAVE BEEN POSITIONED TO BE SITUATED ON THE CONTOUR OF THE SLOPE. WHEN INSTALLING RDS, ENSURE LINES OF THE GRID ARE PARALLEL TO THE SLOPE.  
3. ENSURE THAT ALL PLANTS HAVE ONE EMITTER POSITIONED ON THE FOOTBALL. IF AN EMITTER DOES NOT FALL DIRECTLY ON TOP OF A FOOTBALL, USE THE NETAFIM MICRO TUBING ADAPTOR PLUGGED INTO A NEARBY NETAFIM INLINE EMITTER, AND RUN 1/4" DRIP TUBE ONTO FOOTBALL AND STAKE DOWN.  
4. THE DRIP ZONES HAVE DASHED LINES DRAWN IN MARKING THE FOOTBALLS OF ALL THE DRIP TUBING.  
5. ALL ZONES HAVE EITHER 1/2" PVC, 3/4" PVC OR 1/2" BLANK POLYETHYLENE TUBING RUNNING DIRECTLY FROM THE VALVE WHERE THE ZONE BEGINS. THESE INDIVIDUAL LINES ARE CLEARLY MARKED ON THIS PLAN. BE SURE TO INSTALL THE CORRECT SIZE PIPES OR TUBING, AS THEY ARE DESIGNED TO HANDLE THE MAXIMUM FLOW OF EACH ZONE.  
6. ON THE EDGES OF THE DRIP ZONES, START THE EMITTER LINE ROWS NO MORE THAN 4" FROM THE LANDSCAPING EDGE.  
7. THE SUPPLY AND EXHAUST HEADERS FOR EACH SUB-GRID CONSIST OF 1/2" BLANK POLYETHYLENE TUBING.  
8. DRIP ZONES AND SUB-GRIDS HAVE A FLUSH POINT AT THE HYDRAULIC OPPOSITE END OF THE SUPPLY HEADER. INSTALL PER INSTALLATION DETAIL.  
9. TEMPORARILY PLUG ANY EMITTER THAT WILL NOT BE NEEDED WITH NETAFIM PLUG. THIS PLUG CAN BE EASILY REMOVED LATER, WHEN THE ROOTS HAVE REACHED THAT AREA.

- VALVES  
1. VALVES ARE 3/4" RAIN BIRD CONTROL ZONE KITS WITH PRE-INSTALLED PL TERS AND 90 PSI PRESSURE REGULATORS. THEY ARE TO BE INSTALLED PER INSTALLATION DETAIL.  
2. VALVE MANIFOLDS HAVE AN ISOLATION VALVE DIRECTLY UPSTREAM.

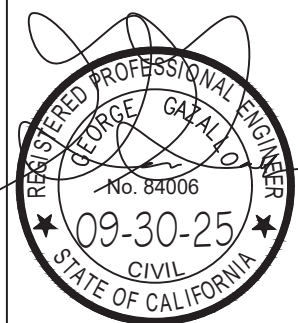
- PIPS  
1. THE MAINLINE PIPE IS 1" SCHEDULE 40 PVC ALL THE WAY FROM THE WATER METER, THROUGH THE POINT OF CONNECTION AND DOWNWARD TO EACH VALVE MANIFOLD. CONNECT TO THE CITY WATER SUPPLY WHERE SHOWN ON PLAN.

- CONTROLLER, WEATHER SENSOR AND IRRIGATION SUB-METER  
1. THE IRRIGATION CONTROLLER IS A 16-STATON WEATHERMATIC SL1600 SMART CONTROLLER.  
2. WEATHERMATIC WEATHER SENSOR BUILT IN INSTALLED ABOVE CONTROLLER, ON ROOF EAVE, WITH NO OBSTRUCTION FROM ABOVE. ENSURE THE WEATHER SENSOR IS IN A SUNNY SPOT, AND THAT NOTHING BLOCKS RAIN.  
3. THERE IS A MASTER VALVE DIRECTLY DOWNSTREAM OF THE IRRIGATION SUB-METER. BE SURE TO WIRE IT TO CONTROLLER.

GAZALLO ENGINEERING GROUP  
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IRRIGATION PAGE 1

THIRD STORY ADDITION  
5264 WOOD ST  
LA MESA, CA 91942

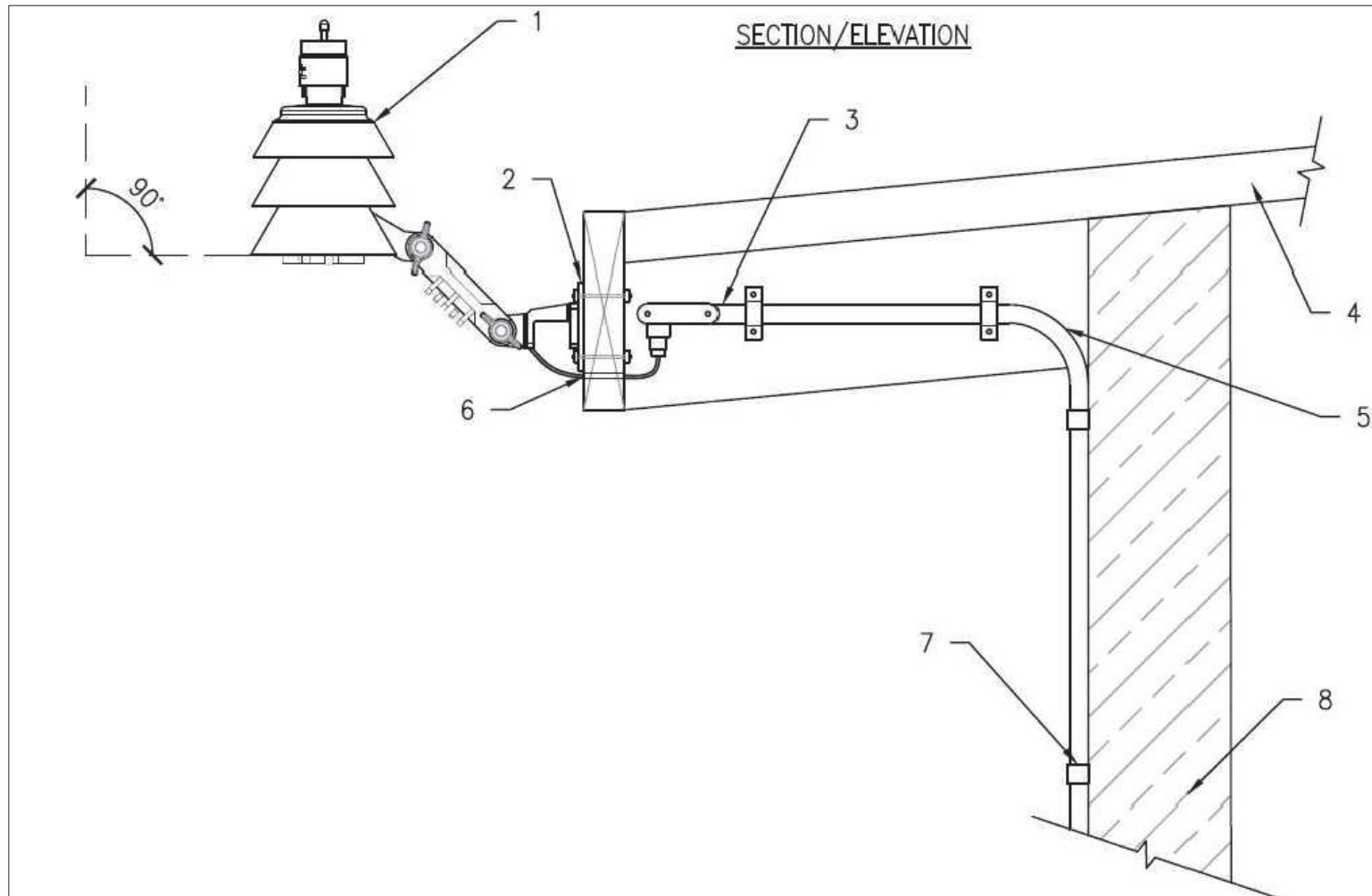
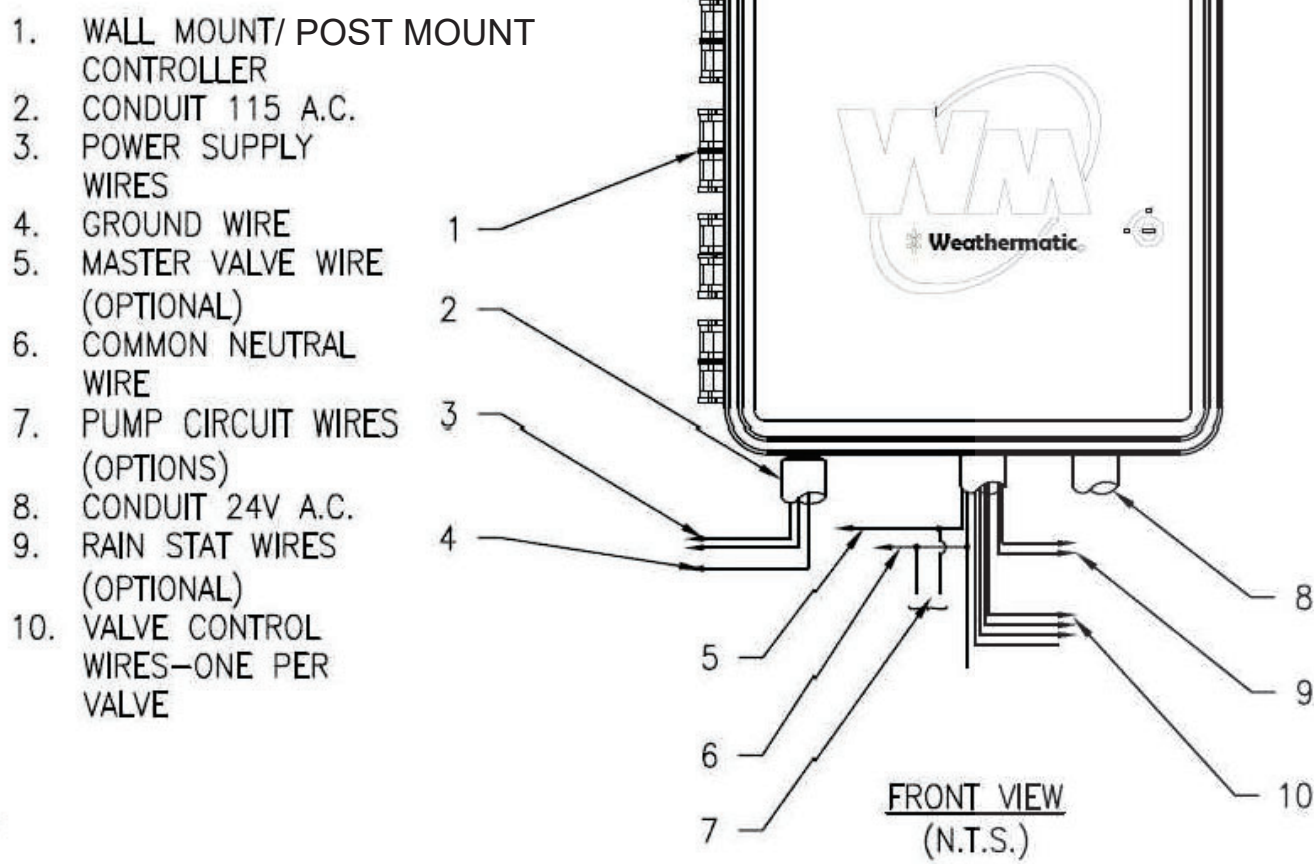
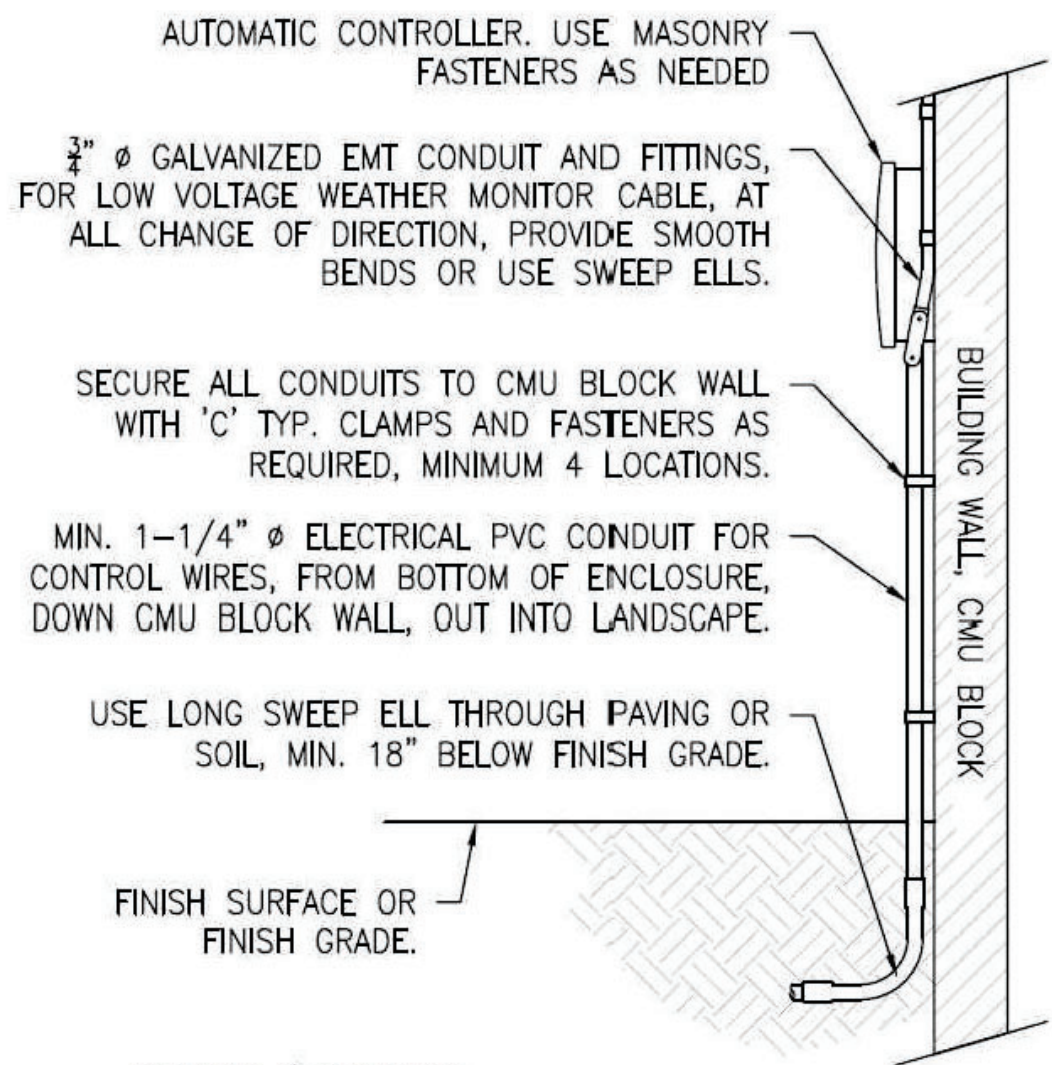


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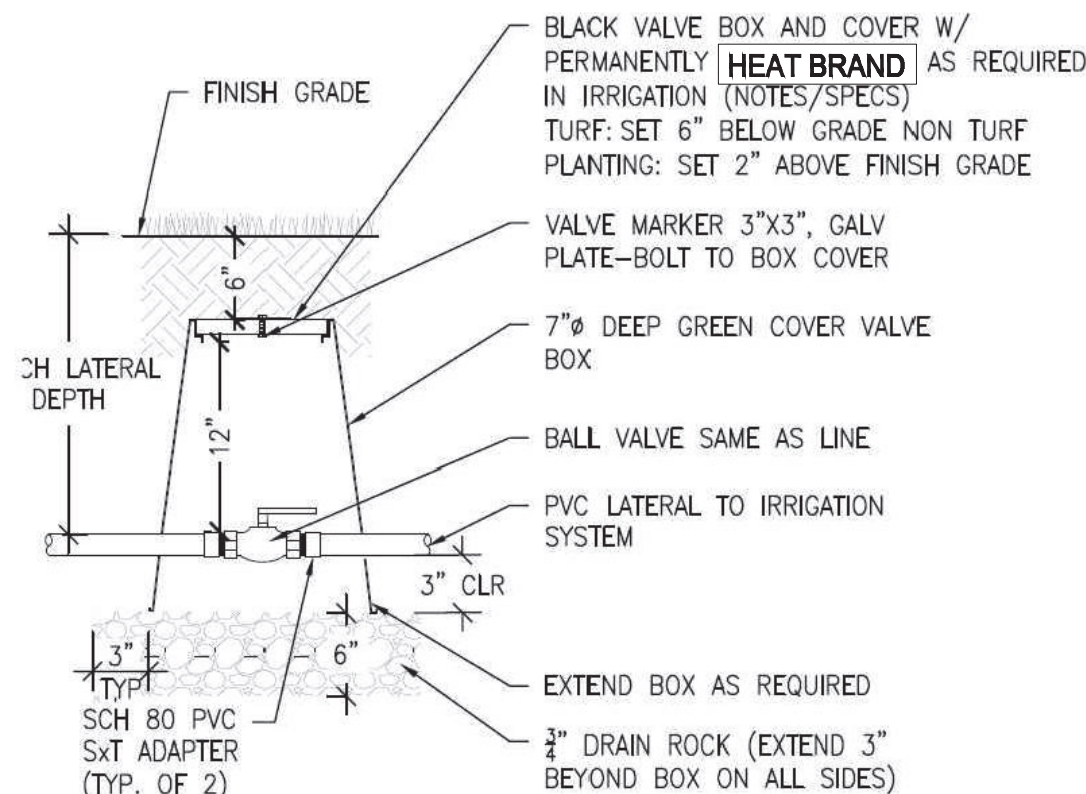
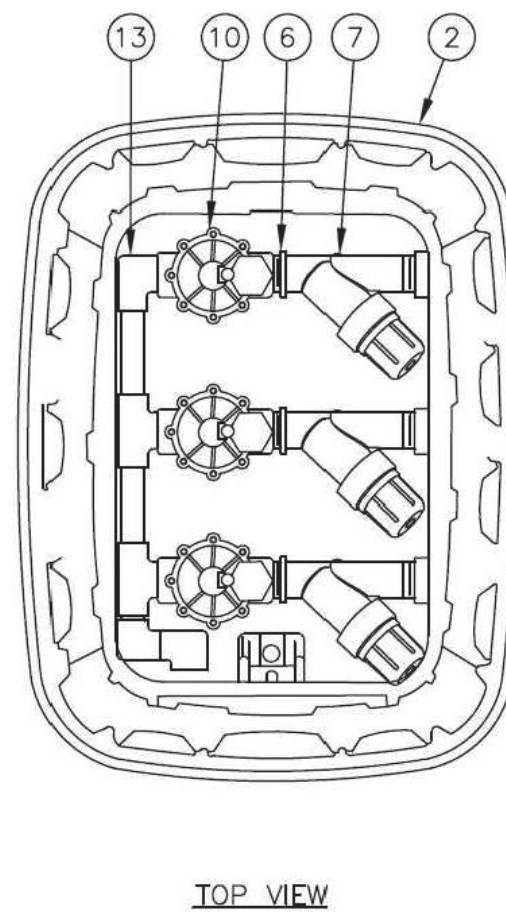
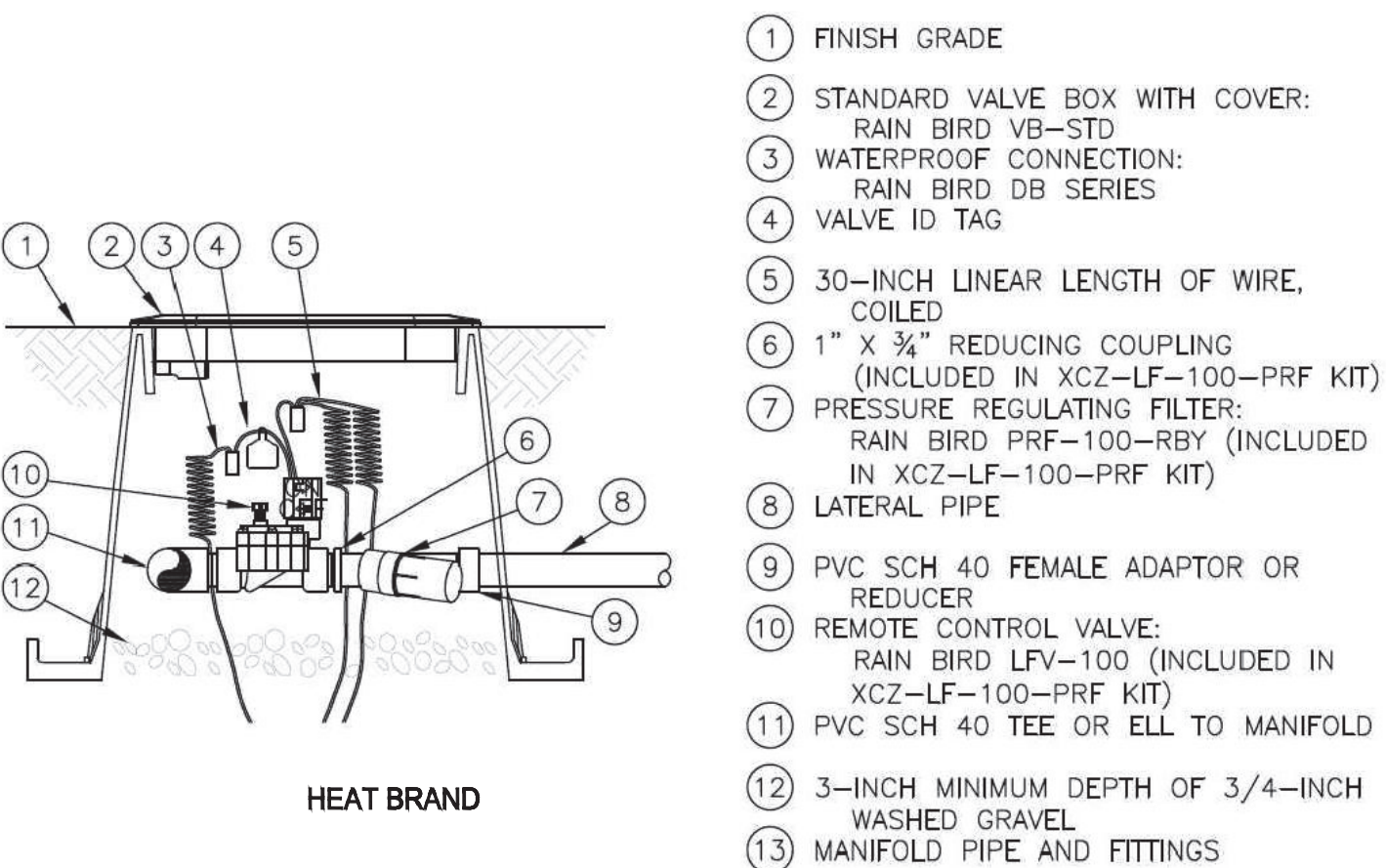




1. NEW WEATHER MONITOR. SEE IRRIGATION LEGENDS AND NOTES FOR MODEL AND MFG.
2. MOUNT WEATHER MONITOR ON BUILDING EAVE AS SHOWN, WITH BRACKET PROVIDED BY MFG. PER DETAILS, NOTES AND MFG. DIRECTIONS. SET MONITOR PLUMB AND LEVEL.
3. 'L' TYPE CONDUIT OUTLET BODY WITH WEATHER TIGHT RUBBER COMPRESSION FITTING AT END OF  $\frac{3}{4}$ "  $\phi$  GALVANIZED EMT CONDUIT WITH FITTINGS REQUIRED.
4. BUILDING PROOF.
5. AT ALL CHANGE OF DIRECTIONS IN CONDUIT, PROVIDE SMOOTH BEND OR USE SWEEP ELLS, SIZE TO MATCH.
6. DRILL CLEARANCE HOLE THROUGH WOOD EAVE TO EASILY FEED CABLE FROM WEATHER MONITOR TO NEW CONDUIT.
7. SECURE ALL CONDUITS TO SIDE OF WOOD ROOF RAFTER AND CMU BUILDING WALL WITH TYP. CLAMPS AND FASTENERS AS REQUIRED, CLAMPS, MIN. 4 LOCATIONS.
8. BUILDING WALL, CMU BLOCK.

2 WEATHER MONITOR ON BUILDING EVE

## 1 IRRIGATION SYSTEM CONTROLLER



4 BALL VALVE SCALE: 1/2" = 1"

## DLJ Epoxy Coated Bronze Water Meters

Models DLJ 50, DLJ 75, DLJ 75TS, DLJ 100



### Description

**Operation** The DLJ 50, 75, 75TS and 100 are multiport (intermittent) impeller meters. The impeller and magnet are the only moving parts in the measuring chamber. The chamber is located in a strainer basket, which allows for high amounts of impurities to be passed through the meter without affecting operation. The impeller movement is transferred by a magnetic coupling to the hermetically sealed register.

**Compliance** The DLJ line of meters complies with AWWA C708 and ISO 4064 Class B standards.

**Installation** The meter must be installed in a clean pipeline, free of any foreign materials. Install the meter with direction of flow as indicated by the arrow cast into the meter body. You can install the meter vertically or horizontally and with the register facing any direction.

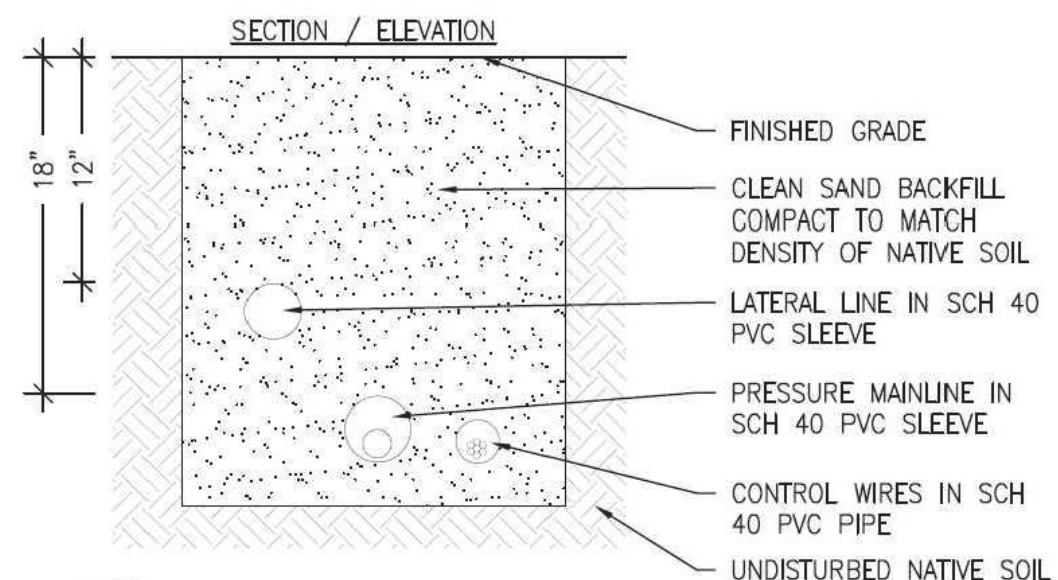
**Application** The DLJ meter is for use only with cold water up to 122 degrees F (50 degrees C).

**Construction** This meter consists of an epoxy coated bronze maincase with the size and flow direction cast into it, an integral strainer/measuring chamber, a removable dry hermetically sealed register assembly and a secured calibration port (factory sealed and set).

Characteristics	Specifications			
	DLJ 50 1/2" x 1/2"	DLJ 75 3/4" x 3/4"	DLJ 75TS 3/4" x 3/4"	DLJ 100 1"
Flow Rating (gpm)	30	20	30	50
Continuous Flow (gpm)	15	20	25	30
Normal Flow Range (gpm)	1-20	1-20	2-30	3-50
Low Flow (gpm)	1/4	1/4	1/4	1/2
Maximum Pressure (psi)	150	150	150	150
Maximum Temperature (°F)	122	122	122	122
Temp./Wind Registers (stations)	10	10	16	30
Register Capacity (Millions of Gallons)	10	10	30	10

NOTE: INSTALL WATER METER IN STANDARD RECTANGULAR VALVE BOX.

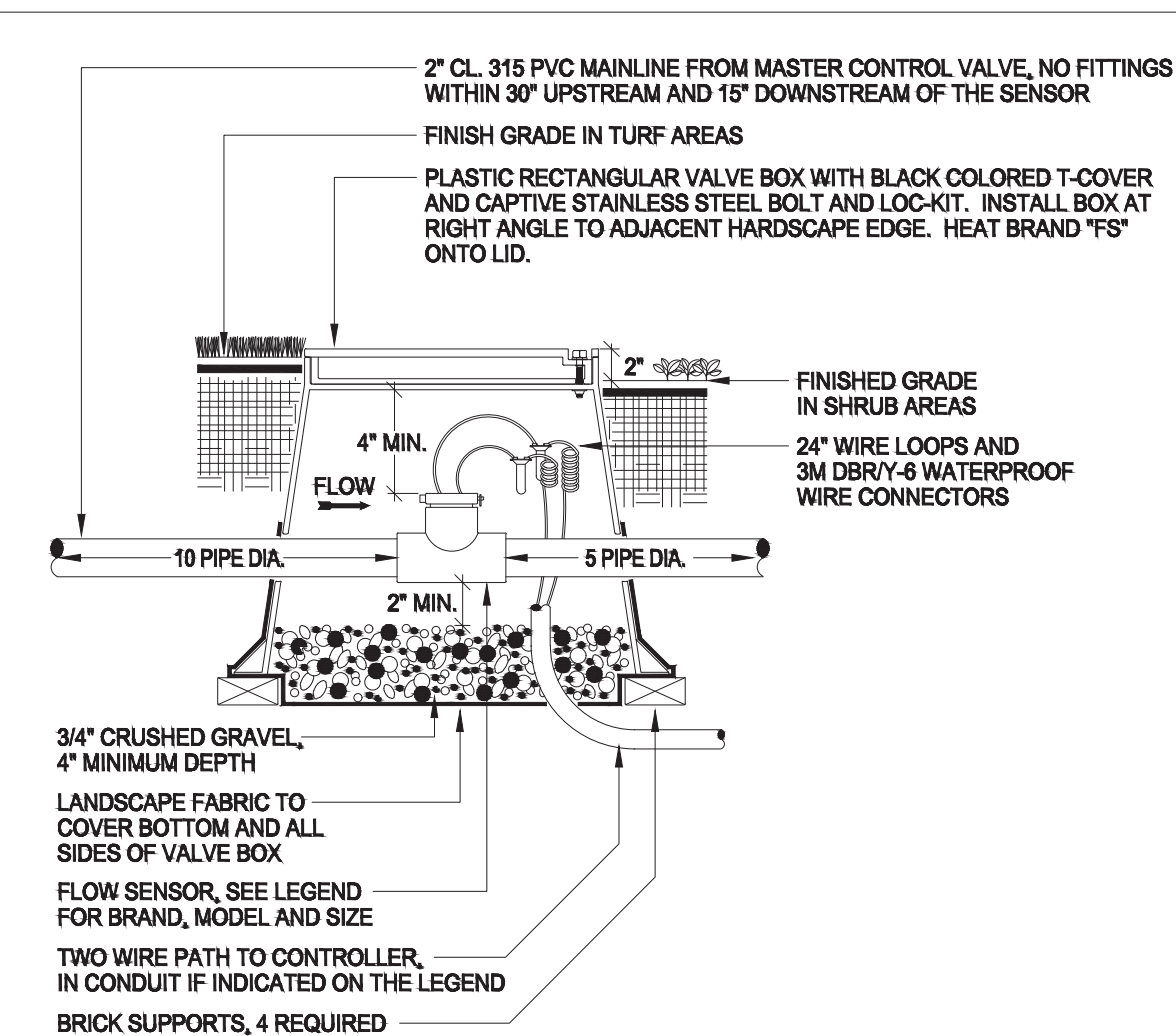
5 1" IRRIGATION SUB-METER SCALE: NOT TO SCALE



- NOTES:
1. SIZE ALL SLEEVES PER THE IRRIGATION PLANS. EXTENDED SLEEVES 6" MINIMUM BEYOND EDGE OF HARDSCAPE (AT EACH END) INTO THE PLANTING AREAS.
  2. \*SLEEVING UNDER ALL VEHICULAR ACCESS WAYS TO HAVE 36" MINIMUM COVER FROM TOP OF SLEEVE TO BOTTOM OF AGGREGATE BASE.

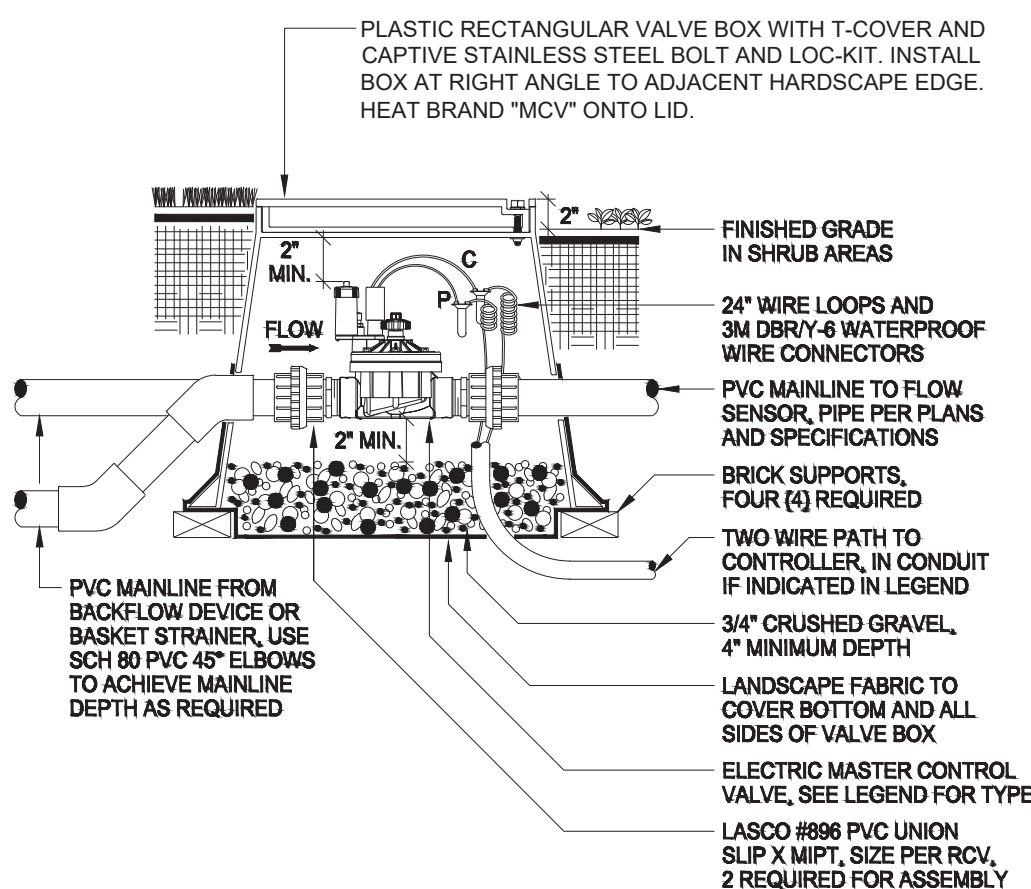
6 UNDERGROUND SLEEVING

## 3 DRIP ZONE CONTROL VALVE



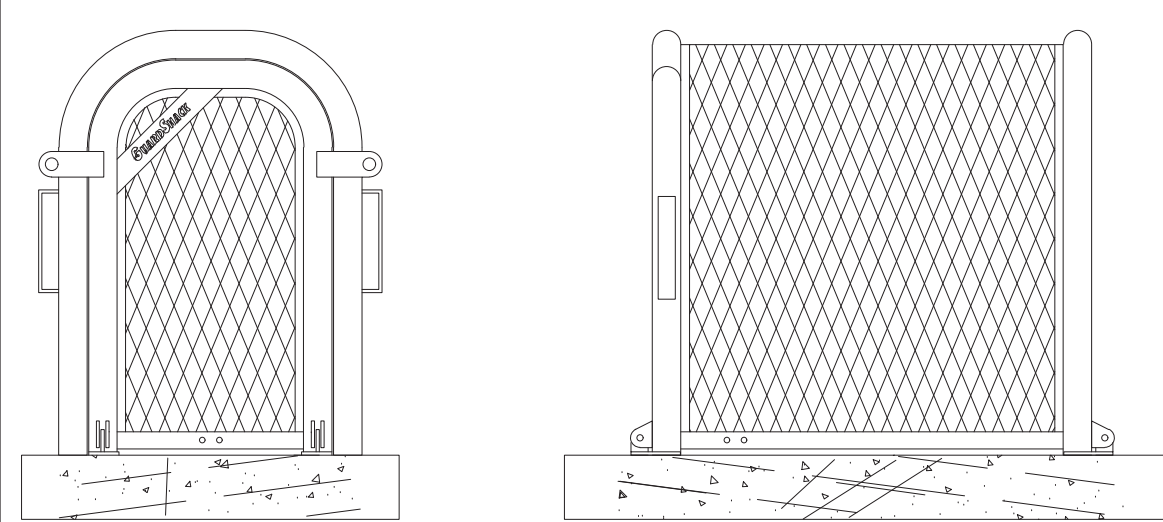
NOTE: USE STANDARD OPENINGS PROVIDED IN VALVE BOX FOR PIPE, DO NOT CUT BOX.

7 FLOW SENSOR



NOTE: USE STANDARD OPENINGS PROVIDED IN VALVE BOX FOR PIPE, DO NOT CUT BOX.

8 MASTER CONTROL VALVE



## STANDARD GUARDSHACK™ ENCLOSURES

**GUARDSHACK™ GENERAL SPECIFICATIONS**

- All pipe shall be 1/2" schedule 40 A53.1A A-53 Grade A-1 Electric Weld pipe.
- Single frame units shall be 1" x 1" x 1/2" steel.
- Standard units shall be 1" x 1" x 1/2" schedule 40 A-1 M. A-312 304 S.S.
- Expanded metal shall be 1/2" spacing x 4 1/2" Ga. flattened diamond pattern steel.
- All hinges shall have hidden/internal mounting points.
- All stainless steel shall be sandblasted after fabrication to remove burrs, flaking and sharp edges.
- There shall be no exposed ends of expanded metal on the outside of the enclosure.
- Hardware shall be 304 S.S.
- Hardware kits provided for mounting enclosures. See AC-302 for hardware specifications.
- On 304 S.S. units, all hinges, exposed hardware, and brackets shall be 304 S.S.
- All hardware shall be securely attached to enclosures.
- All enclosures shall withstand a minimum of 100 lbs. per square foot without any permanent deflection or deformation.
- 3/8" spacing between angle iron framework of enclosure and side to prevent nesting. Dry pipe ends to touch side.

**STAINLESS STEEL ELECTRO-POLISH FINISH**

All 304 Stainless Steel units shall be chemically electropolished to impart a lustrous finish to the unit.

**STANDARD GUARDSHACK™ AND COAST GUARDSHACK™ SIZES INTERNAL DIMENSIONS**

Model	Size	Internal Dimensions
GS-M1	18" W x 37 1/2" H x 18" L	HINGED W. GATE
GS-M2	18" W x 48" H x 18" L	HINGED W. GATE
GS-M3	24" W x 48" H x 24" L	HINGED W. GATE
GS-M4	24" W x 48" H x 24" L	HINGED W. GATE
GS-M5	30" W x 48" H x 30" L	HINGED W. GATE
GS-M6	30" W x 48" H x 30" L	HINGED W. GATE
GS-M7	36" W x 48" H x 36" L	HINGED W. GATE
GS-M8	36" W x 48" H x 36" L	HINGED W. GATE

For 304 S.S., order as CGS using same model #

**POWDERCOATED UNITS**

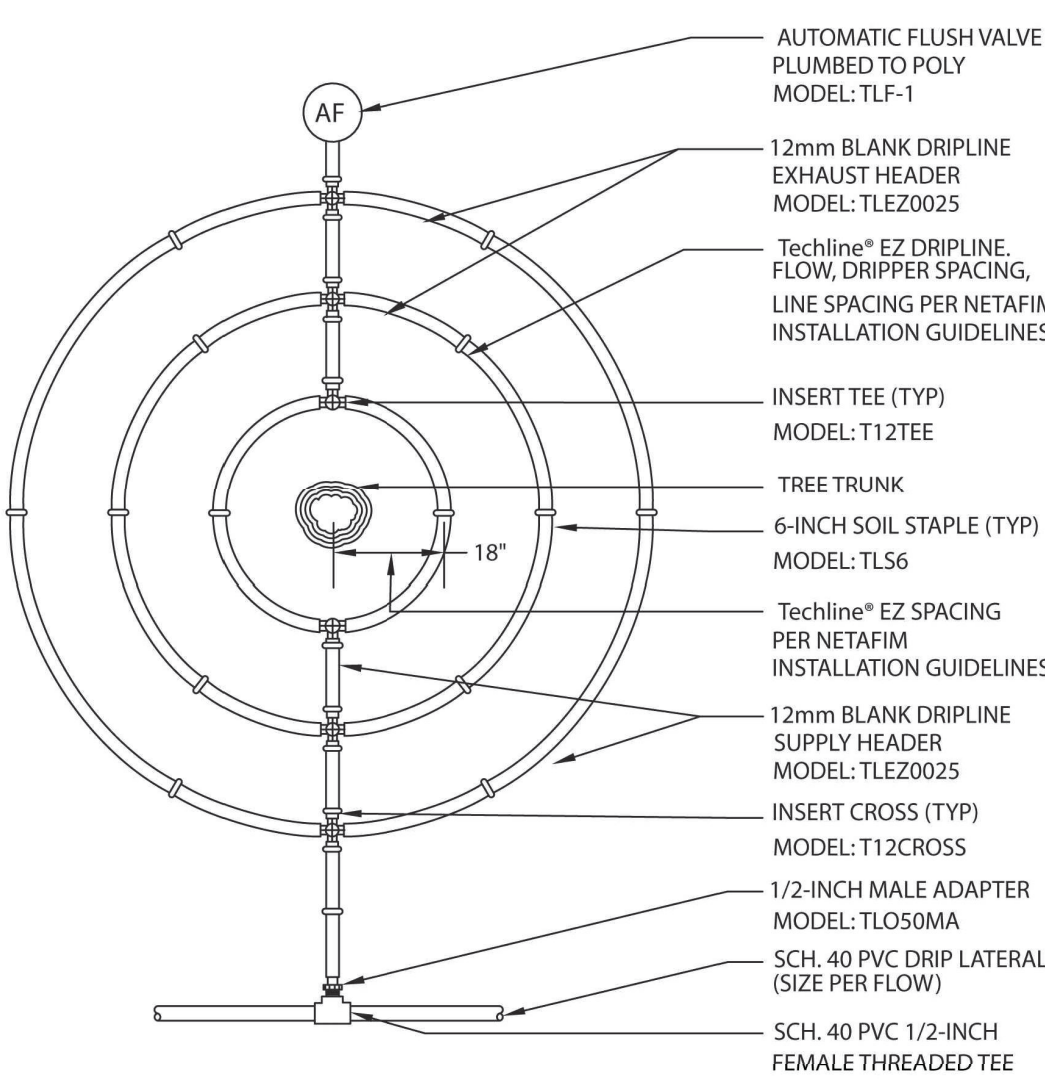
**Powdercoat Treatment Process**

Clean Guardshacks unit with a 3-4 alkaline cleaner, overflow rinse, apply an AC-8115 iron phosphate treatment, overflow rinse and finish with a #100 sealer rinse to prevent rusting and improve adhesion.

**Powdercoat Treatment Process**

Units shall be primed and coated by electrostatic application of 2.0 to 3.0 mil thickness on all surfaces. Powder shall be RAL 7025 Woodlands Tan or TCI 880-6058 Forest Green or approved equal. Impact Resistance Finish 160 inch pounds direct, 160 inch pounds reverse, per ASTM D-2794. Impact 1000 ft. lbs. per ASTM D-2794. Adhesion to be rated excellent when tested to ASTM D-3359 standards.

9 BACKFLOW ENCLOSURE



- NOTES TO DESIGNER:
1. INSTALL FIRST Techline® EZ LOOP 18-INCHES FROM CENTER OF TREE TRUNK. INSTALL EACH ADDITIONAL LOOP PER NETAFIM INSTALLATION GUIDELINES.
  2. INSTALL Techline® EZ DRIPLINE ON SURFACE TO MAXIMUM OF 6-INCHES BELOW GRADE, STAPLE IN PLACE PER MANUFACTURER'S RECOMMENDATIONS, BACKFILL AND SPREAD SURFACE TREATMENT AS DIRECTED BY OTHERS.
  3. INSTALL Techline® EZ IN ACCORDANCE WITH NETAFIM INSTALLATION GUIDELINES.
  4. FOR ON SURFACE APPLICATION.

NETAFIM

DETAIL - EZ132

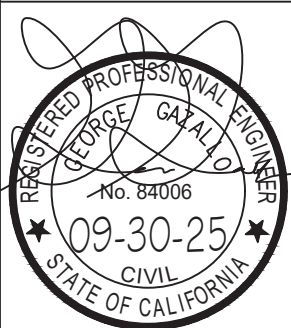
10 Techline® EZ TWO TREE RING LAYOUT

NOT TO SCALE

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(619) 922-5083

IRRIGATION PAGE 2

THIRD STORY ADDITION  
5264 WOOD ST  
LA MESA, CA 91942

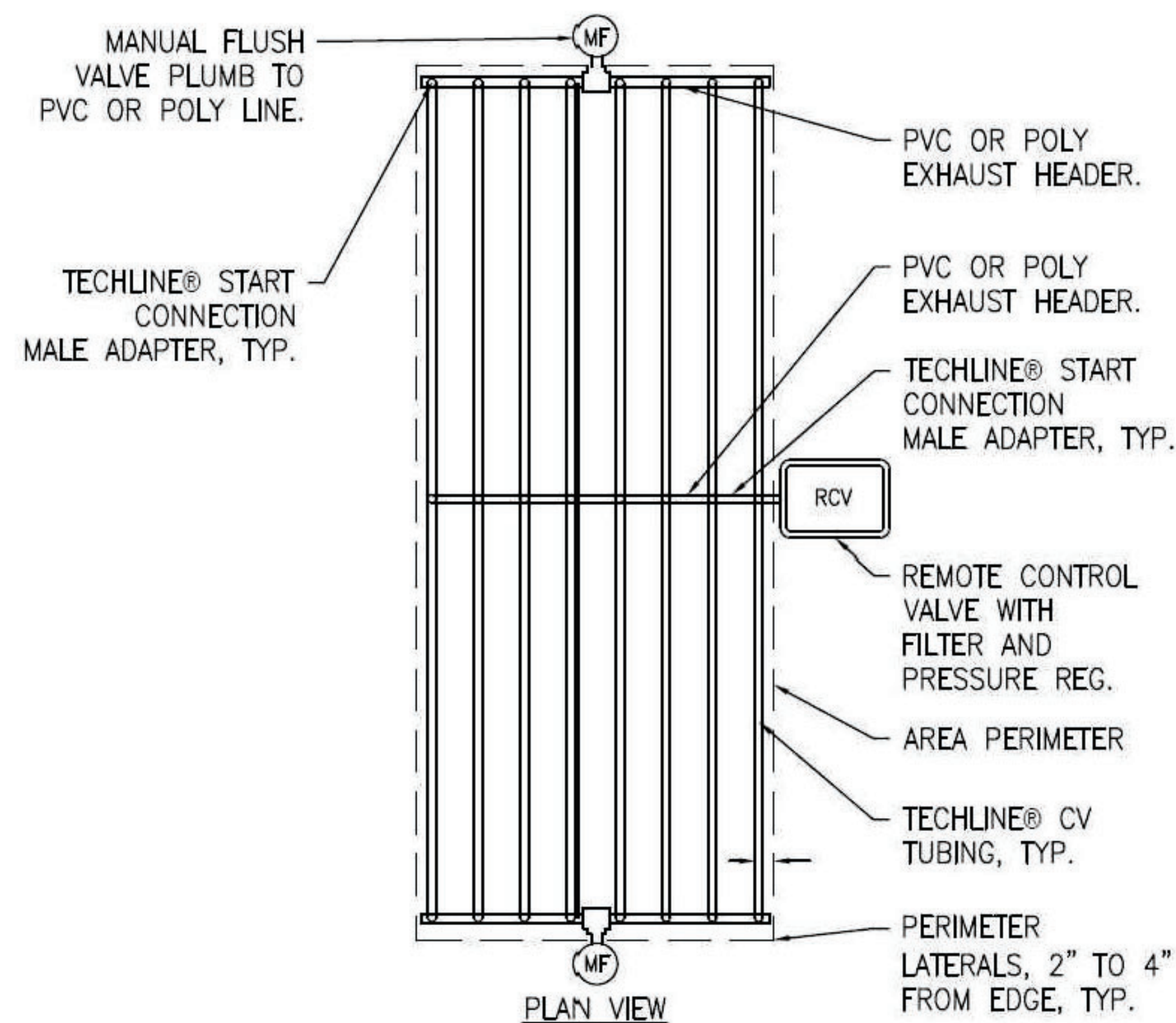


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DATE: 04/10 /2023

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1 INLINE DRIP CENTER FEED



NOTE: IF THERE ARE ANY EMITTERS IN THE NETAFIM GRID THAT WILL NOT BE NEEDED IN THE PRESENT, PLUG THEM WITH THE "DRIPPER PLUG RING" FROM NETAFIM. THESE PLUGS ARE REUSABLE.

2 DRIPPER PLUG RING



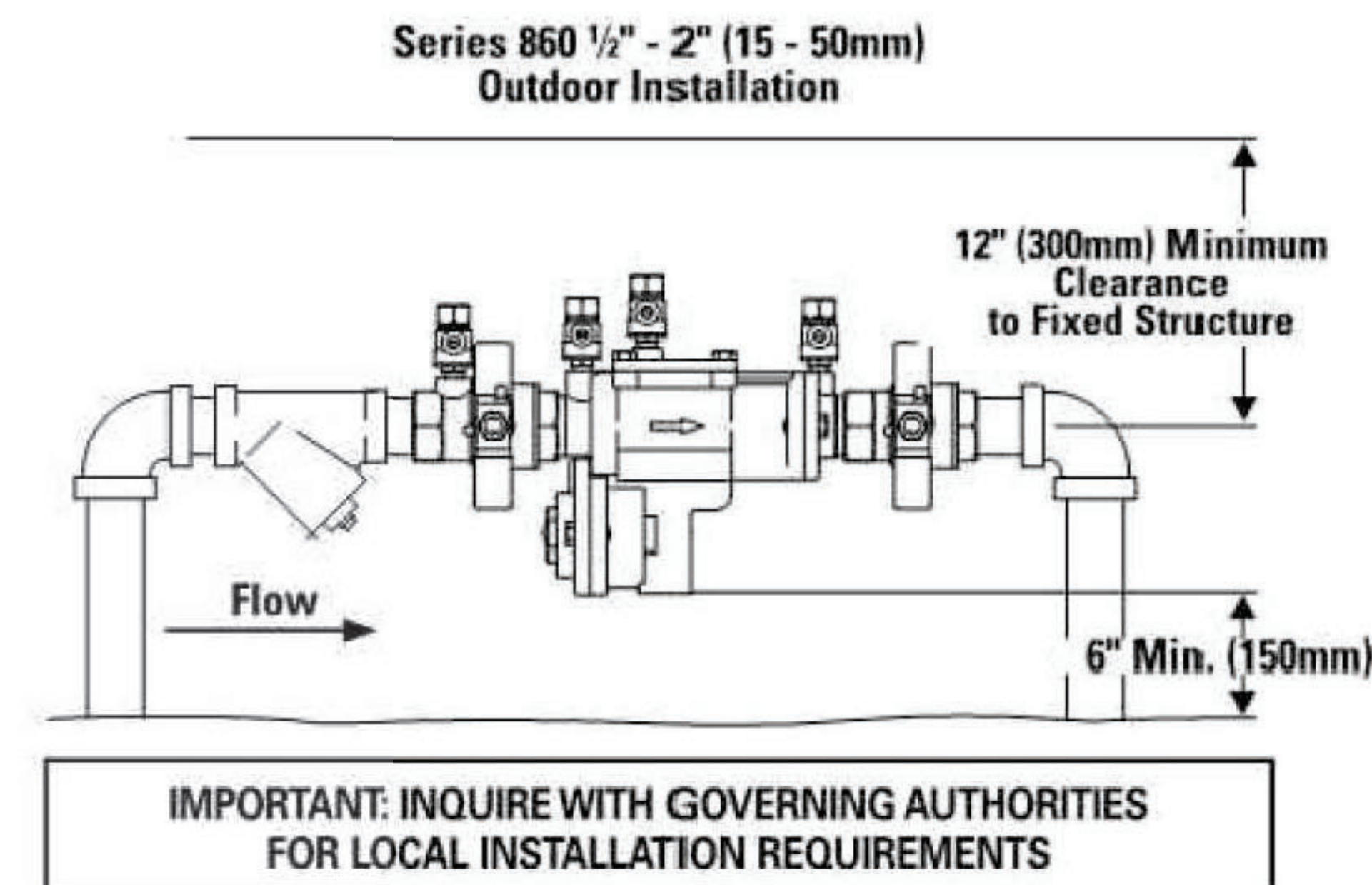
TO ENSURE THAT EACH NEW PLANT HAS AN EMITTER ON ITS ROOT BALL, USE THIS ADAPTOR FROM NETAFIM. IT IS CALLED A MICRO TUBING ADAPTOR. THE MODEL NUMBER IS: TLMTUBEADP.

CLIP THIS ADAPTOR ONTO THE NEAREST INLINE EMITTER IN THE GRID TO THE PLANT. THEN ATTACH A LENGTH OF 1/4" DRIP TUBING, AND RUN IT TO THE TOP OF THE ROOT BALL, AND STAPLE IT DOWN.

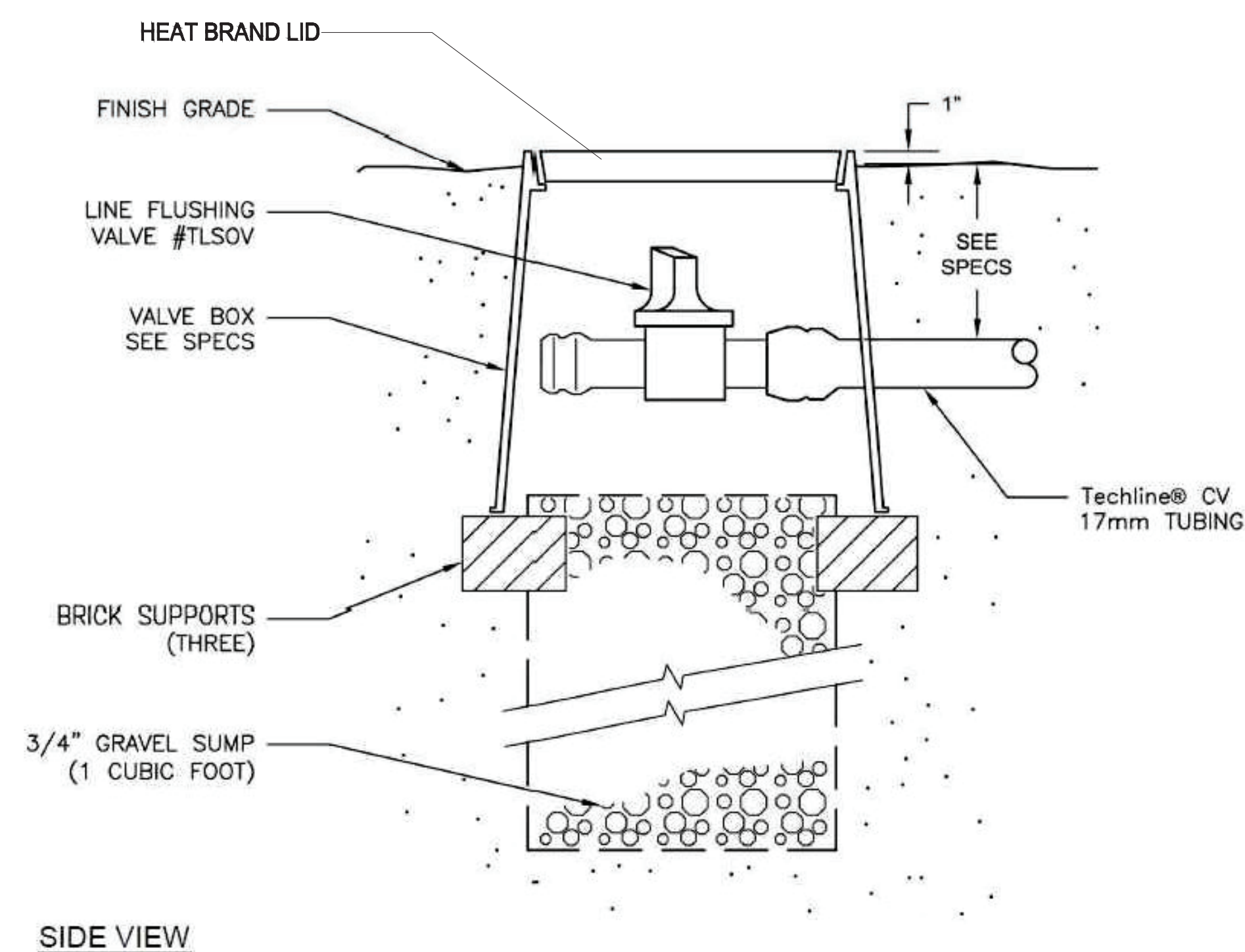
THIS ADAPTOR AND 1/4" TUBING MAY BE REMOVED AFTER THE ROOTS OF THE PLANTS MOVE OUT INTO THE NATIVE SOIL.

3 NETAFIM MICRO-TUBING ADAPTOR

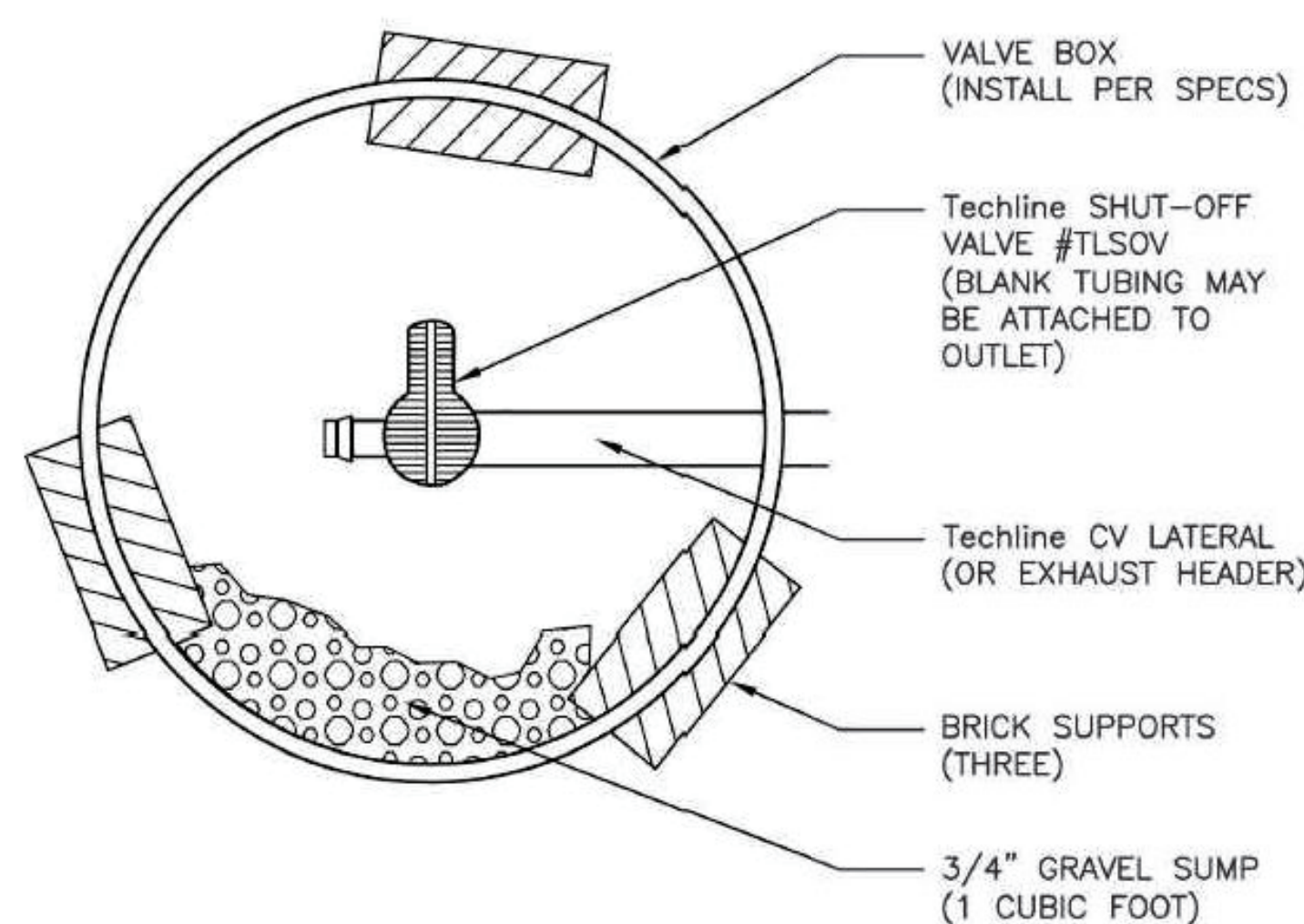
### Typical Installation



5 BACKFLOW PREVENTER  
SEE BACKFLOW ENCLOSURE ON SHEET L8, DETAIL 9



SIDE VIEW



TOP VIEW

4 NETAFIM TECHLINE CV MANUAL FLUSHLINE VALVE





**Sign 1**  
**Sign 2**  
**Sign 3**











# Najars Engineering

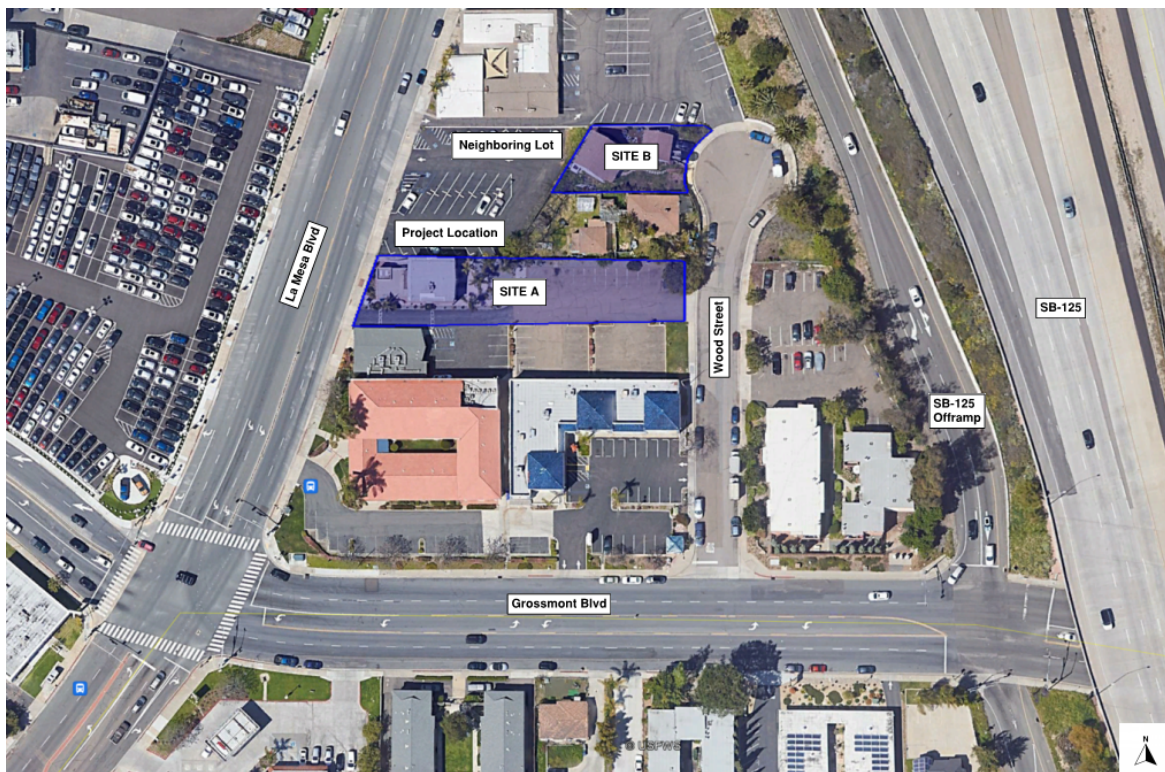
January 10, 2024

Ms. Laura Traffenstedt  
City of La Mesa  
8130 Allison Ave  
La Mesa, CA 91941

**Subject: Traffic and Parking Assessment Letter for a Commercial Addition Project at 8923 La Mesa Blvd, La Mesa, California**

Dear Ms. Traffenstedt,

Najars Engineering has prepared a parking assessment for the proposed project located at 8923 La Mesa Blvd in the City of La Mesa (Referred to as “Site A” hereon). The project site is currently an existing 2 story commercial building (approximately 2,745 in total sf) with twelve (12) on-site parking stalls. The proposed project includes an expansion of the existing 2<sup>nd</sup> floor and an addition of a 3<sup>rd</sup> floor of a commercial building (approximately 5,369 in total sf) with fifteen (15) on-site parking stalls and an additional seven (7) parking stalls on a neighboring property (5264 Wood Street, referred to as “Site B” hereon) to be dedicated specifically for this project site. The proposed commercial building will consist of a dental office on the 1<sup>st</sup> floor, a hair salon on the 2<sup>nd</sup> floor and a café/restaurant on the 3<sup>rd</sup> floor on an approximately 0.30-acre site. Reference **Figure 1** for a project vicinity map. Conceptual site/building floor plan details are included in **Attachment A**.



**Figure 1: Vicinity Map (Source: Google Earth)**

## TRAFFIC ANALYSIS

### Existing Project Conditions

The project site is approximately 13,070sf with a zoning designation of CD-M-U (General Commercial/Urban Design Overlay/Mixed Use Overlay) for APN 490-472-31 and R3-P-MU (Multiple Unit Residential/Scenic Preservation Overlay/Mixed Use Overlay) for APNs 490-472-11 and 490-472-07.

The City of La Mesa *Circulation Plan* (Reference **Attachment B**) identifies La Mesa Blvd as an *Arterial*, and identifies Grossmont Blvd as *Major Collector* and identifies Wood Street as a *local Street*. La Mesa Blvd along the western project frontage is constructed as a 2-lane (in each direction) divided by a center turn lane with parallel on-street parking and a contiguous sidewalk on the east and west side of the roadway. Grossmont Blvd does not front the project site but is south of the project by approximately 200' also consists of 2-lane (in each direction) divided by a center turn lane with parallel on-street parking and a contiguous sidewalk on the north and south side of the roadway. Wood Street along the east project frontage is constructed as a 1-lane (in each direction) un-divided roadway with parallel on-street parking and a contiguous sidewalk on the east and west side of the roadway.

### Project Traffic Generation

Traffic generation for the proposed project was calculated using the San Diego Association of Governments (SANDAG) *Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region*, April 2002. A copy of the SANDAG traffic rate sheet is included in **Attachment C**.

The existing project site consisted of approximately 1,675sf of dental and 1,070sf of commercial retail which generated approximately 212 ADT with 10 AM peak hour trips and 23 PM peak hour trips.

The trip generations for the existing building is shown below in **Table 1**.

**Table 1: Existing Site Traffic Generation**

Existing Land Use	Rate	Size & Units		ADT	%	Split	AM			Split	PM	
							IN	OUT	%		IN	OUT
Medical-Dental	50/KSF	1,675SF	84	6%	(8:2)	4	1	11%	(3:7)	3	6	
Neighborhood												
Shopping Center	120/KSF	1,070SF	128	4%	(6:4)	3	2	10%	(5:5)	7	7	
Project Total:			212				10				23	

Source: SANDAG *Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region*, April 2002.  
SF – Square Feet; ADT – Average Daily Traffic; Split – Percent inbound and outbound

The proposed project proposes 1,675sf of dental office, 2,105sf of commercial retail and 1,589sf of restaurant and would generate 464 ADT with 20 AM peak hour trips and 47 PM peak hour trips.

The trip generations for the proposed building is shown below in **Table 2**.

**Table 2: Proposed Site Traffic Generation**

Proposed Land Use	Rate	Size &		ADT	%	Split	AM		%	Split	PM	
		Units					IN	OUT			IN	OUT
Medical-Dental	50/KSF	1,675SF	84	6%	(8:2)	4	1	11%	(3:7)	3	6	
Neighborhood												
Shopping Center	120/KSF	2,105SF	253	4%	(6:4)	6	4	10%	(5:5)	13	13	
Restaurant												
Sit-Down	160KSF	1,589SF	254	8%	(5:5)	10	10	8%	(6:4)	12	8	
<b>Project Total:</b>			<b>591</b>				<b>35</b>				<b>55</b>	

Source: SANDAG Brief *Guide of Vehicular Traffic Generation Rates for the San Diego Region*, April 2002.

SF – Square Feet; ADT – Average Daily Traffic; Split – Percent inbound and outbound

This level of additional traffic generation would not overburden the existing roadway infrastructure.

Employees and office visitors will have a choice of using surrounding on-site parking, on-street un-metered parking, public transit (bus and light rail trolley), phone app services (Lyft/Uber) and bicycle.

## VMT Analysis

CEQA allows the local agency to make the determination of the VMT analysis methodology and thresholds, and the OPR Technical Advisory provides suggested methodologies to analyze VMT associated with a project. In discussion with City of La Mesa staff, the cities threshold limits to an increase of 100 ADTs which this specific project exceeds, however per CEQA Guideline Section 15064.3, subdivision (b)(1), states that local agencies can determine a project exempt if that certain project (including residential, retail, and office projects, as well as projects that are a mix of these uses) is proposed within ½ mile of an existing or planned Major Transit Stop. A Major Transit Stop is defined as an existing or proposed rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.

This project site qualifies under these conditions in that there is an existing trolley station ½ mile of the project site. Refer to **Figures 2 and 3** below.



### **Project Driveway and Access**

The project site (Site A) is approximately 265 feet in length (east/west) and 50 feet in width (north/south) and has a shared drive aisle to the south of the site with access to La Mesa Blvd and Wood Street. The project site proposes 15 on-site parking spaces. The parking lot site (Site B) is approximately 110 feet in length (east/west) and 50 feet in width (north/south) and has a driveway access to Wood Street. The project site proposes 7 on-site parking spaces. The on-site parking spaces available between Site A and Site B total to 22 on-site parking to support the commercial building addition/expansion. Site A has a total of two (2) access points; an ingress only off of La Mesa Blvd and an ingress/egress off of Wood St. Site B has a total of one (1) access point; an ingress/egress off of Wood St. Refer to **Attachment A** and specifically architectural site plan for compliance with sight distance requirements.

### **Project Traffic as Related to Adjacent Schools**

The project site is not immediately adjacent to public schools. Therefore, project traffic is not anticipated to add a significant amount of traffic to roadways serving near-by public schools.

### **Active Transportation – Transit**

The project site is located within walking distance of the Metropolitan Transit System Bus Route 852 along La Mesa Blvd.

The La Mesa Blvd bus stop on the east side of the street for Route 852 is approximately 200 feet away from the project site. The La Mesa Blvd bus stop on the west side of the street for Route 852 is approximately 530 feet away from the project site.

The bus schedules are included in **Attachment D**. The nearest bus stop locations and distances are shown per **Figure 2** below.

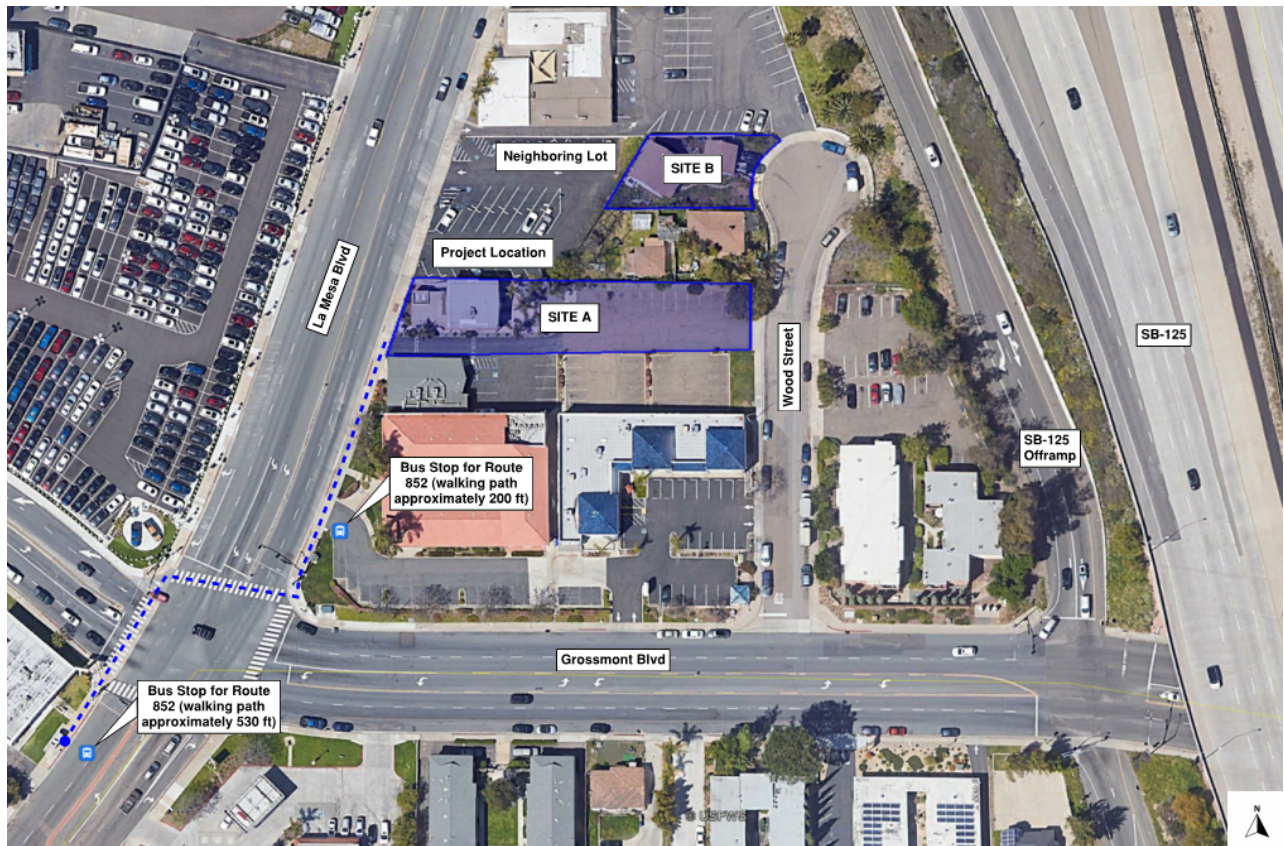


Figure 2: Nearby Transit Bus Stop (Source: Google Earth)





**Figure 3: Nearby Transit Trolley Stop (Source: Google Earth)**

### **Active Transportation – Pedestrians**

It is not possible to reasonably quantify the number of employees and patrons that may choose to walk vs. driving; however, the project is located close to a bus route. Additionally, the project is within an existing commercial area of other retail businesses and residential homes that could be reached by walking.

### **Active Transportation – Cyclists**

Cyclists are anticipated to use bicycles as an alternative means of transportation. Bike maps and other mobility details are included in **Attachment E**.

## PARKING ANALYSIS

### Existing Parking

The existing commercial building consists of eleven (11) on-site parking spaces with one (1) accessible stall for a total of twelve (12) parking spaces to support the existing 2,745sf building.

### Proposed Parking

The proposed addition and expansion will consist of fourteen (14) on-site parking spaces with one (1) accessible stalls for a total of fifteen (15) parking spaces at Site A and an addition six (6) on-site parking spaces with one (1) accessible stall for a total of seven (7) parking spaces at Site B for a combined total (Site A & Site B) of twenty-two (22) parking spaces.

### Required Parking

The City of La Mesa parking requirements per Municipal Code Section 24.04.050 for non-residential parking is the following for the different use types:

- Shopping Centers (Salon): 1 per each 250 s.f. (2,105/250 spaces per sf = **8.4 spaces**)
- Restaurants (Café): 1 per each 250 s.f. + 1 for each 3 persons seating capacity in the dining room  
(1,589/250 spaces per sf + 36 seating capacity / 3 = **18.4 spaces**)
- Medical (Dental): 1 per 200 s.f. (1,675/200 spaces per sf = **8.4 spaces**)

The project site will require a total of **36 parking spaces** (8.4 salon + 18.4 restaurant + 8.4 dental = 35.2 spaces; rounded up to 36 spaces).

### Available Parking/Analysis

Proposed project Site A has a total of 15 parking spaces and project Site B has a total of 7 parking spaces for a total of 22 parking spaces.

The City of La Mesa Municipal Code Section 24.04.020 paragraph G states the following:

*G. Modifications. The planning commission shall review and approve, disapprove, or approve with conditions site development plans, which include modifications of the following provisions of this chapter:*

- 1. The requirement that collective parking shall not be less than the sum of the requirements for the various individual uses. The commission may grant this modification only when it is demonstrated that all uses can be sufficiently served because of varying hours of operation and for varying peak parking demand times.*

The proposed businesses serving this property has varying hours which qualifies the above mentioned City of La Mesa Municipal Code Section and as demonstrated in the tables listed below.

It is worth noting that the Mexican Restaurant located at 8949 La Mesa Blvd has its own and independent parking and it is not part of this project



**Table 3: Operating Business Hours for the Dental Office**

Dental Office							
Parking Spaces Required Per Day Per Hour Distribution							
Time	Sun	Mon	Tue	Wed	Thur	Fri	Sat
5AM - 6AM	0	0	2.8	0	0	0	0
6AM - 7AM	0	2.8	8.4	2.8	2.8	2.8	0
7AM - 8AM	0	8.4	8.4	8.4	8.4	8.4	0
8AM - 9AM	0	8.4	8.4	8.4	8.4	8.4	0
9AM-10AM	0	8.4	8.4	8.4	8.4	8.4	0
10AM - 11AM	0	8.4	8.4	8.4	8.4	8.4	0
11AM - 12PM	0	8.4	8.4	8.4	8.4	8.4	0
12PM - 1PM	0	8.4	8.4	8.4	8.4	8.4	0
1PM - 2PM	0	8.4	8.4	8.4	8.4	8.4	0
2PM - 3PM	0	8.4	2.8	8.4	8.4	8.4	0
3PM - 4PM	0	8.4	0	8.4	8.4	8.4	0
4PM - 5PM	0	8.4	0	8.4	8.4	2.8	0
5PM - 6PM	0	2.8	0	2.8	2.8	0	0
6PM - 7PM	0	0	0	0	0	0	0
7PM - 8PM	0	0	0	0	0	0	0
8PM - 9PM	0	0	0	0	0	0	0
9PM - 10PM	0	0	0	0	0	0	0
10PM - 11PM	0	0	0	0	0	0	0
11PM - 12AM	0	0	0	0	0	0	0
12AM - 1AM	0	0	0	0	0	0	0
1AM - 2AM	0	0	0	0	0	0	0
2AM - 3AM	0	0	0	0	0	0	0
3AM - 4AM	0	0	0	0	0	0	0
4AM - 5AM	0	0	0	0	0	0	0
<p><i>Operating Business Hours are:</i>  M, W, TH from 7am to 5pm  Tu from 6am to 2pm  Fr from 7am to 4pm  It is anticipated the 1/3 of the parking space requirements will be present 1 hour before and 1 hour after each operating business day.</p>							



**Table 4: Operating Business Hours for the Hair Salon**

Salon							
Parking Spaces Required Per Day Per Hour Distribution							
Time	Sun	Mon	Tue	Wed	Thur	Fri	Sat
5AM - 6AM	0	0	0	0	0	0	0
6AM - 7AM	0	0	0	0	0	0	0
7AM - 8AM	2.8	0	2.8	2.8	2.8	2.8	2.8
8AM - 9AM	8.4	0	8.4	8.4	8.4	8.4	8.4
9AM-10AM	8.4	0	8.4	8.4	8.4	8.4	8.4
10AM - 11AM	8.4	0	8.4	8.4	8.4	8.4	8.4
11AM - 12PM	8.4	0	8.4	8.4	8.4	8.4	8.4
12PM - 1PM	2.8	0	8.4	8.4	8.4	8.4	8.4
1PM - 2PM	0	0	8.4	8.4	8.4	8.4	8.4
2PM - 3PM	0	0	8.4	8.4	8.4	8.4	8.4
3PM - 4PM	0	0	8.4	8.4	8.4	8.4	8.4
4PM - 5PM	0	0	8.4	2.8	2.8	8.4	8.4
5PM - 6PM	0	0	2.8	0	0	2.8	2.8
6PM - 7PM	0	0	0	0	0	0	0
7PM - 8PM	0	0	0	0	0	0	0
8PM - 9PM	0	0	0	0	0	0	0
9PM - 10PM	0	0	0	0	0	0	0
10PM - 11PM	0	0	0	0	0	0	0
11PM - 12AM	0	0	0	0	0	0	0
12AM - 1AM	0	0	0	0	0	0	0
1AM - 2AM	0	0	0	0	0	0	0
2AM - 3AM	0	0	0	0	0	0	0
3AM - 4AM	0	0	0	0	0	0	0
4AM - 5AM	0	0	0	0	0	0	0
<p><i>Operating Business Hours are:</i>  <i>Tu, Fri, Sat, from 8am to 5pm</i>  <i>Wed, Thur from 8am to 4pm</i>  <i>Sun from 8am to 12pm</i>  <i>It is anticipated the 1/3 of the parking space requirements will be present 1 hour before and 1 hour after each operating business day.</i></p>							



**Table 5: Operating Business Hours for the Café/Restaurant**

Café/Restaurant							
Parking Spaces Required Per Day Per Hour Distribution							
Time	Sun	Mon	Tue	Wed	Thur	Fri	Sat
5AM - 6AM	0	0	0	0	0	0	0
6AM - 7AM	0	0	0	0	0	0	0
7AM - 8AM	0	0	0	0	0	0	0
8AM - 9AM	0	0	0	0	0	0	0
9AM-10AM	0	0	0	0	0	0	0
10AM - 11AM	6.2	0	0	0	0	0	0
11AM - 12PM	6.2	0	0	0	0	0	0
12PM - 1PM	18.4	0	0	0	0	0	0
1PM - 2PM	18.4	0	0	0	0	0	0
2PM - 3PM	18.4	0	0	0	0	0	0
3PM - 4PM	18.4	0	0	0	0	0	0
4PM - 5PM	18.4	6.2	6.2	6.2	6.2	6.2	6.2
5PM - 6PM	18.4	6.2	6.2	6.2	6.2	6.2	6.2
6PM - 7PM	18.4	18.4	18.4	18.4	18.4	18.4	18.4
7PM - 8PM	18.4	18.4	18.4	18.4	18.4	18.4	18.4
8PM - 9PM	18.4	18.4	18.4	18.4	18.4	18.4	18.4
9PM - 10PM	18.4	18.4	18.4	18.4	18.4	18.4	18.4
10PM - 11PM	18.4	18.4	18.4	18.4	18.4	18.4	18.4
11PM - 12AM	18.4	18.4	18.4	18.4	18.4	18.4	18.4
12AM - 1AM	18.4	18.4	18.4	18.4	18.4	18.4	18.4
1AM - 2AM	6.2	6.2	6.2	6.2	6.2	6.2	6.2
2AM - 3AM	6.2	6.2	6.2	6.2	6.2	6.2	6.2
3AM - 4AM	0	0	0	0	0	0	0
4AM - 5AM	0	0	0	0	0	0	0
<p><i>Operating Business Hours are:</i>  <i>Mon, Tue, Wed, Thur, Fri, Sat from 6pm to 1am</i>  <i>Sun from 12pm to 1am</i>  <i>It is anticipated that 1/3 of the parking space requirements will be present 2 hours before and 2 hours after each operating business day for preparation and clean up.</i></p>							



**Table 6: Operating Business Hours for the Commercial Building**

Commercial Building							
Parking Spaces Required Per Day Per Hour Distribution							
Time	Sun	Mon	Tue	Wed	Thur	Fri	Sat
5AM - 6AM	0	0	2.8	0	0	0	0
6AM - 7AM	0	2.8	8.4	2.8	2.8	2.8	0
7AM - 8AM	2.8	8.4	11.2	11.2	11.2	11.2	2.8
8AM - 9AM	8.4	8.4	16.8	16.8	16.8	16.8	8.4
9AM-10AM	8.4	8.4	16.8	16.8	16.8	16.8	8.4
10AM - 11AM	14.6	8.4	16.8	16.8	16.8	16.8	8.4
11AM - 12PM	14.6	8.4	16.8	16.8	16.8	16.8	8.4
12PM - 1PM	21.2	8.4	16.8	16.8	16.8	16.8	8.4
1PM - 2PM	18.4	8.4	16.8	16.8	16.8	16.8	8.4
2PM - 3PM	18.4	8.4	11.2	16.8	16.8	16.8	8.4
3PM - 4PM	18.4	8.4	8.4	16.8	16.8	16.8	8.4
4PM - 5PM	18.4	14.6	14.6	17.4	17.4	17.4	14.6
5PM - 6PM	18.4	9	9	9	9	9	9
6PM - 7PM	18.4	18.4	18.4	18.4	18.4	18.4	18.4
7PM - 8PM	18.4	18.4	18.4	18.4	18.4	18.4	18.4
8PM - 9PM	18.4	18.4	18.4	18.4	18.4	18.4	18.4
9PM - 10PM	18.4	18.4	18.4	18.4	18.4	18.4	18.4
10PM - 11PM	18.4	18.4	18.4	18.4	18.4	18.4	18.4
11PM - 12AM	18.4	18.4	18.4	18.4	18.4	18.4	18.4
12AM - 1AM	18.4	18.4	18.4	18.4	18.4	18.4	18.4
1AM - 2AM	6.2	6.2	6.2	6.2	6.2	6.2	6.2
2AM - 3AM	6.2	6.2	6.2	6.2	6.2	6.2	6.2
3AM - 4AM	0	0	0	0	0	0	0
4AM - 5AM	0	0	0	0	0	0	0
<b>Legend:</b>							
0% up to 50%	Parking Capacity Usage (22 available spaces x 50% = 11.0 or less)						
50% up to 80%	Parking Capacity Usage (22 available spaces x 80% = 11.0 up to 17.6)						
80% up to 100%	Parking Capacity Usage (22 available spaces x 100% = 17.6 up to 22)						

As shown in Table 6, the distribution of parking throughout the days and hours varies with majority of the AM parking demand being between 50% to 80% capacity of available parking spaces with the peak in demand at +80% capacity during the PM hours. The PM hours are primarily due to the parking demand of the café/restaurant. Even with this peak, there is a surplus of +/-4 parking spaces between the peak parking demand compared to the parking spaces available.

This study demonstrates that there are adequate on-site parking spaces proposed between Site A and neighboring Site B to accommodate the varying business hours of the different businesses.



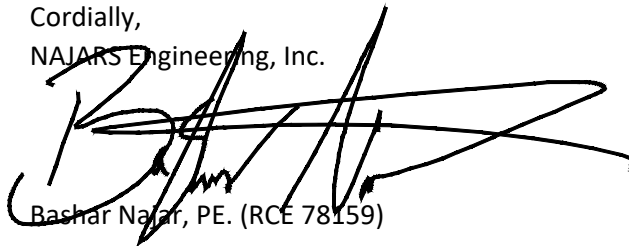
## CONCLUSION

This parking assessment letter was completed to assist City of La Mesa Staff in making a determination that the proposed addition and expansion of the property located at 8923 La Mesa Blvd in the City of La Mesa California, has adequate on-site parking spaces when considering the varying business hours and as allowable by City of La Mesa Municipal Code.

This study did not analyze nor consider the added benefit of public transportation, bicycling, alternative method of transportation (Uber/Lyft), by-foot transportation and/or potential off-site parking, specifically along Wood Street. This study simply drew attention that public transportation is at a very close proximity to the site and will only be a benefit to the project site in relation to reducing number of vehicles traveling to the site. It is worth noting that even without the consideration of public transportation and off-site parking, and as concluded above, the proposed parking spaces are adequate to serve the proposed project use.

Should there be any questions, please feel free to contact us.

Cordially,  
NAIARS Engineering, Inc.

A large, stylized handwritten signature in black ink, appearing to read 'B. Najar', is written over the text 'NAIARS Engineering, Inc.' and the printed name below.

Bashar Najar, PE. (RCE 78159)

### Attachments:

- A: Project Conceptual Drawings
- B: City of La Mesa Circulation Plan
- C: SANDAG Trip Generation Rates
- D: Transit Schedules
- E: City Mobility Elements



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**ATTACHMENT A**

Project Conceptual Drawings



1. PROPERTY LINE
2. NEW ASPHALT
3. NEW PARKING
4. EXISTING SIDEWALK
5. NEW LANDSCAPE
6. NEW ADA DRIVEWAY
7. CURB LINE
8. SIGHT DISTANCE TRIANGLE

- EXISTING 2 STORY BUILDING
- DEMO 2ND STORY (NO CHANGES TO FIRST STORY)
- BUILD NEW 2ND AND 3RD STORY
- 2ND STORY TO BE NEW SALON
- 3RD STORY TO BE NEW RESTAURANT

-NEW COMMERCIAL BUILDING TOTAL:  
Dental 1/ 200 sf 1,675 ÷ 200 = 8.3 spaces  
Salon 1/ 250 sf 2,217 ÷ 250 = 8.8 spaces  
Café 1/ 250 sf 1,589 ÷ 250 = 6 spaces  
Café dine = 12 spaces

PARKING STALL ANGLE: 90 DEGREES  
STANDARD SIZE 9'-0" X 19'-0"  
MIN. COMPACT SIZE: 8'-0" X 16'-0"

LANDSCAPE REQUIREMENT: 10% OF PARKING AREA  
LANDSCAPE REQUIRED: 615 SQFT  
LANDSCAPE PROVIDED: 1,715 SQFT (877 SQFT PERIMETER  
LANDSCAPE)



SP 1



THIRD STORY ADDITION  
8923 LA MESA BLVD.  
LA MESA, CA 91942

## SCOPE OF WORK

- DEMO EXISTING STRUCTURES ON PROPERTY
- CREATE PARKING LOT FOR USE FOR 8923  
LA MESA BLVD PROPERTY

## OWNER INFORMATION

OWNER: NEJAT REFOU  
OWNER PH. NUMBER: 619-212-6648  
OWNER ADDRESS: 8923 LA MESA BLVD.  
LA MESA, CA 911942

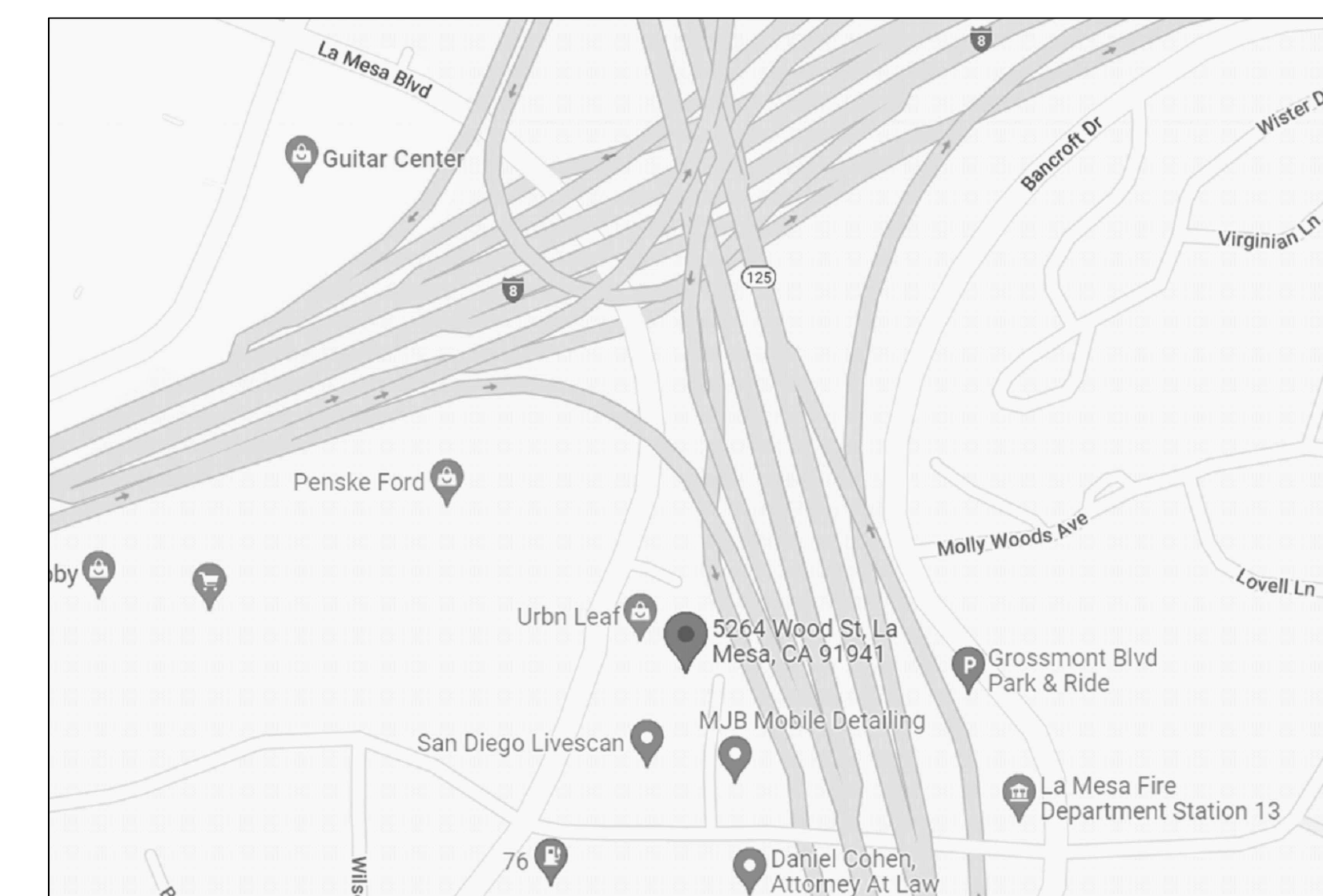
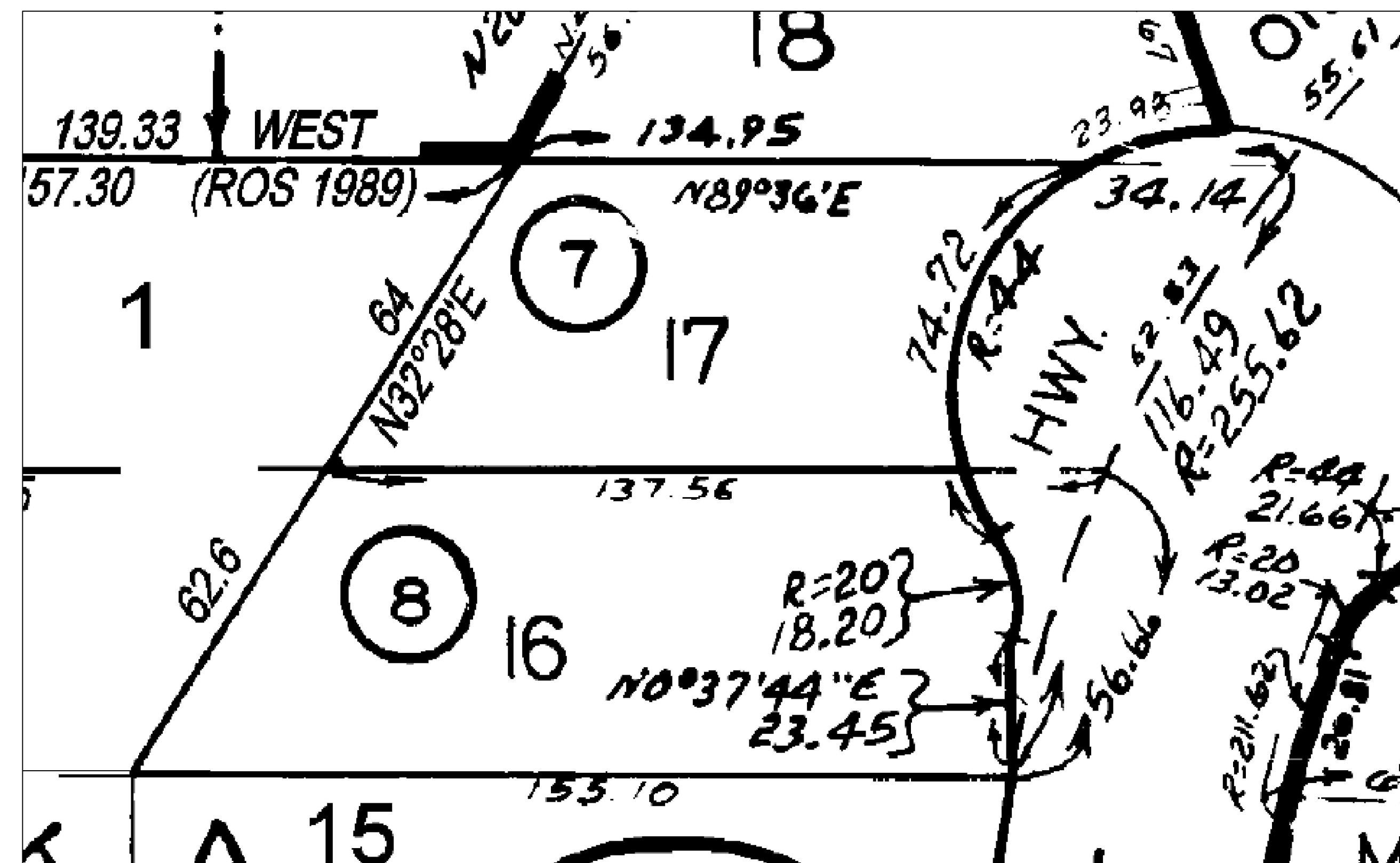
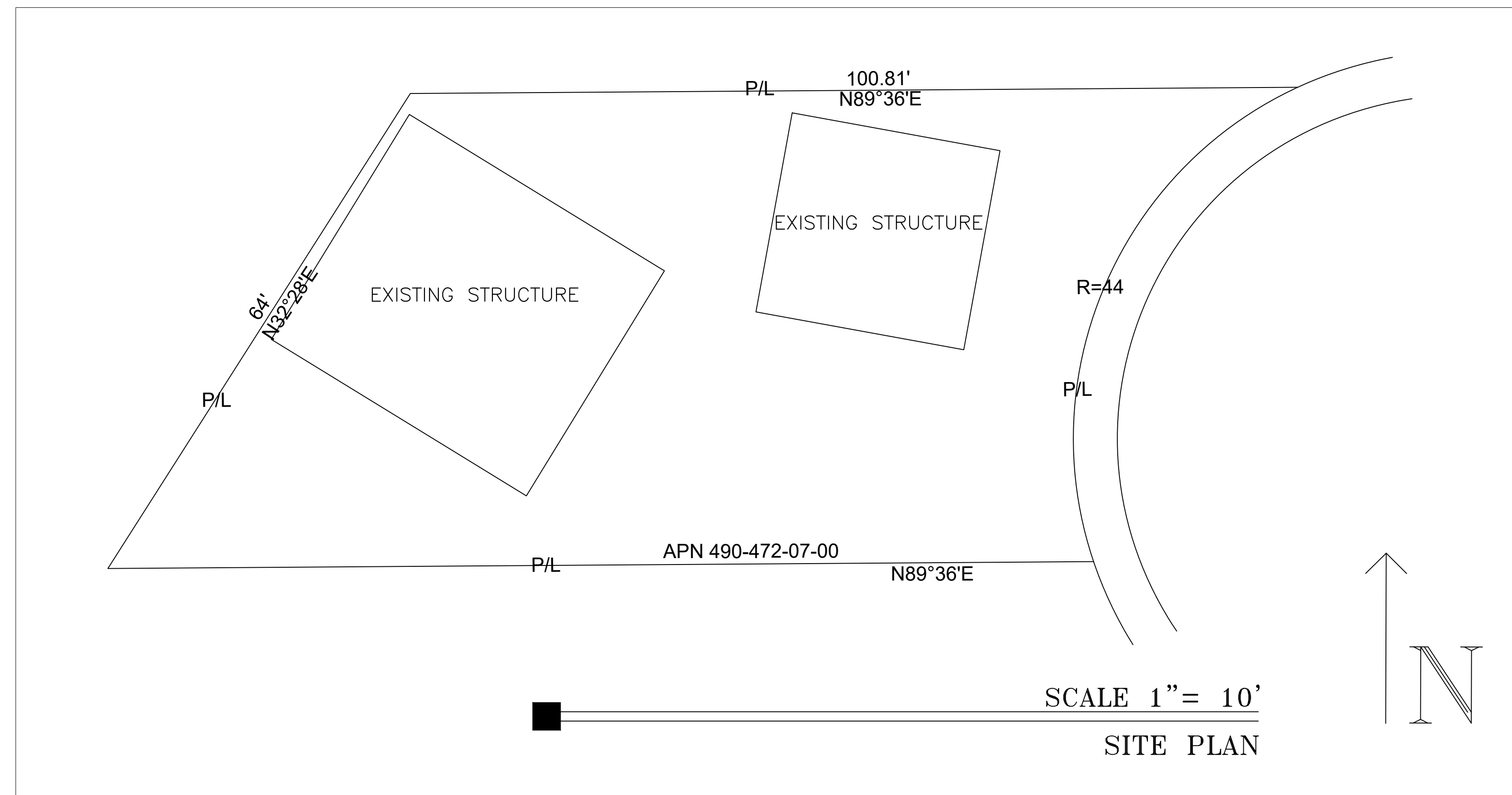
## SITE INFORMATION

SITE ADDRESS:	8923 LA MESA BLVD. LA MESA, CA 91942
A.P.N.:	490-472-07-00
ZONING	R3-P-MU
ZONE DESCRIPTION:	Multiple Unit Residential/ Scenic Preservation Overlay/ Mixed Use Overlay
LEGAL DESCRIPTION:	TR 1865 BLK A*LOT 17*(EX HWY OP)
LOT SIZE:	.13
DESCRIPTION OF NEW USE:	PARKING LOT
UTILITIES:	EXISTING
TELEPHONES:	EXISTING

### BUILDING CODE DATA LEGEND

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING:

- CITY OF ESCONDIDO CURRENT PLANNING,ENGINEERING, AND BUILDING DEPARTMENT REGULATIONS
- 2019 ed. OF THE CALIFORNIA BUILDING CODE
- 2019 ed. OF THE CALIFORNIA MECHANICAL CODE
- 2019 ed. OF THE CALIFORNIA ELECTRICAL CODE
- 2019 ed. OF THE CALIFORNIA PLUMBING CODE
- 2019 ed. OF THE CALIFORNIA ENERGY CODE
- 2019 ed. OF THE CALIFORNIA FIRE CODE
- 2019 ed. OF THE CALIFORNIA GREEN BUILDING STANDERD CODE



VICINITY MAP

**GAZALLO ENGINEERING GROUP**  
ARCHITECTURAL/ENGINEERING/CONSTRUCTION  
363 N SECOND STREET STE 5  
EL CAJON, CA 92021  
(619) 922-5093

## SITE PLAN 2

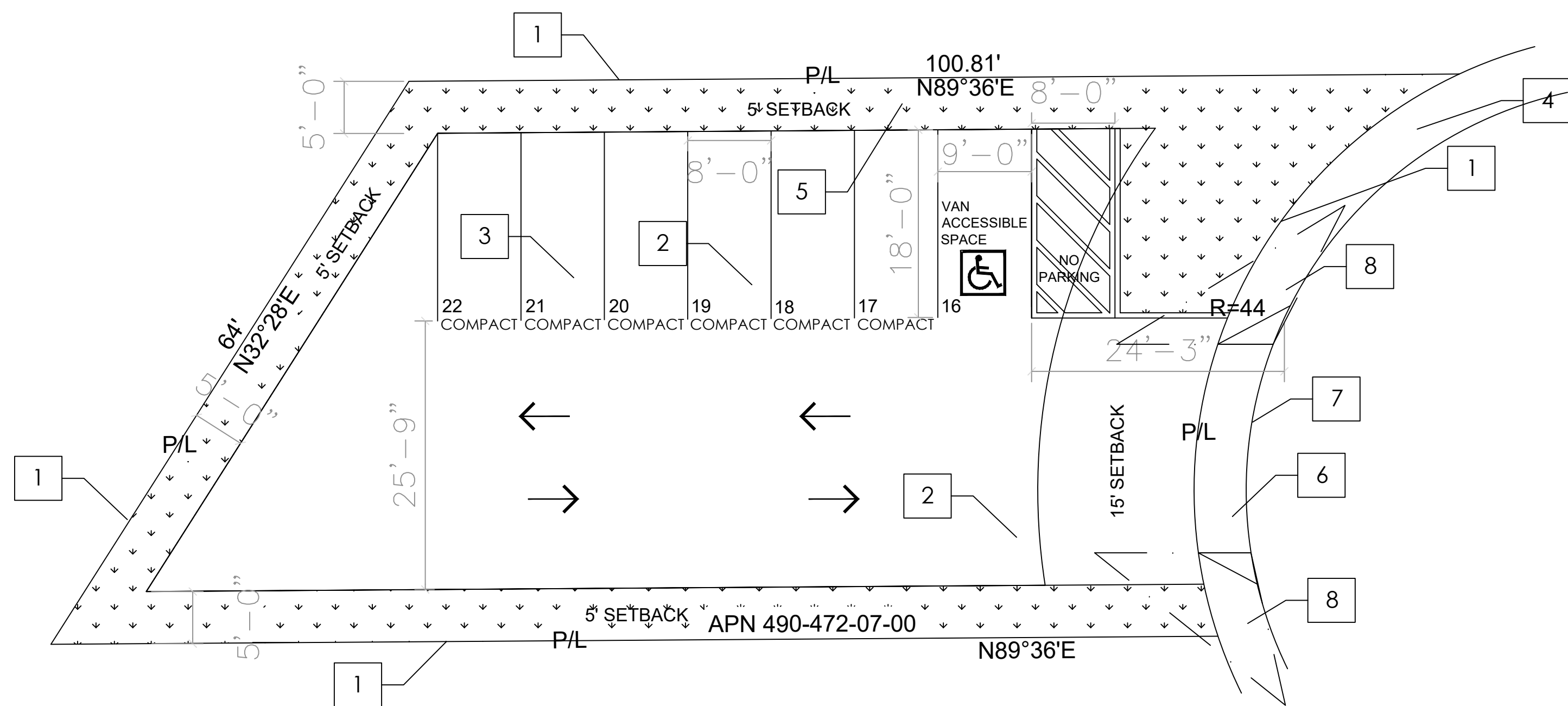
THIRD STORY ADDITION  
8923 LA MESA BLVD.  
LA MESA, CA 91942

DATE: 8/ 30 /2022

OWN BY : GAZALLO

SP2





KEYNOTES	
1.	PROPERTY LINE
2.	NEW ASPHALT
3.	NEW PARKING
4.	EXISTING SIDEWALK
5.	NEW LANDSCAPE
6.	NEW ADA DRIVEWAY
7.	CURB LINE
8.	SIGHT DISTANCE TRIANGLE

SCOPE OF WORK

- EXISTING 2 STORY BUILDING
- DEMO 2ND STORY (NO CHANGES TO FIRST STORY)
- BUILD NEW 2ND AND 3RD STORY
- 2ND STORY TO BE NEW SALON
- 3RD STORY TO BE NEW RESTAURANT

PARKING

- NEW COMMERCIAL BUILDING TOTAL:
  - Dental 1/ 200 sf 1,675 ÷ 200 = 8.3 spaces
  - Salon 1/ 250 sf 2,217 ÷ 250 = 8.8 spaces
  - Café 1/ 250 sf 1,589 ÷ 250 = 6 spaces
  - Café dine = 12 spaces

STAGGED PARKING HOURS UTILIZED.  
15 SPACES PROVED BY 8923 LA MESA BLVD  
7 SPACES PROVED BY WOOD  
22 PARKING SPACES PROVIDED

PARKING STALL ANGEL: 90 DEGREES  
STANDARD SIZE 9'-0" X 19'-0"  
MIN. COMPACT SIZE: 8'-0" X 16'-0"

REQUIRED AISLE WIDTH  
STANDARD TWO WAY: 25'-0"  
MIN. COMPACT TWO WAY: 23'-0"

LANDSCAPE

LANDSCAPE REQUIREMENT: 10% OF PARKING AREA  
LANDSCAPE REQUIRED: 282 SQFT  
LANDSCAPE PROVIDED: 1,585 SQFT (435 SQFT PERIMETER LANDSCAPE)

SITE PLAN

SCALE 1"=10'

GAZALLO ENGINEERING GROUP  
ARCHITECTURAL/ENGINEERING/CONSTRUCTION  
363 N SECOND STREET STE 5  
EL CAJON, CA 92021  
(619) 922-5083

SITE LAYOUT 2

BUILDING ADDITION  
5264 WOOD ST  
LA MESA CA 91941

DRAWN :  
GAZALLO

DATE: 08/30 /2022

SL2

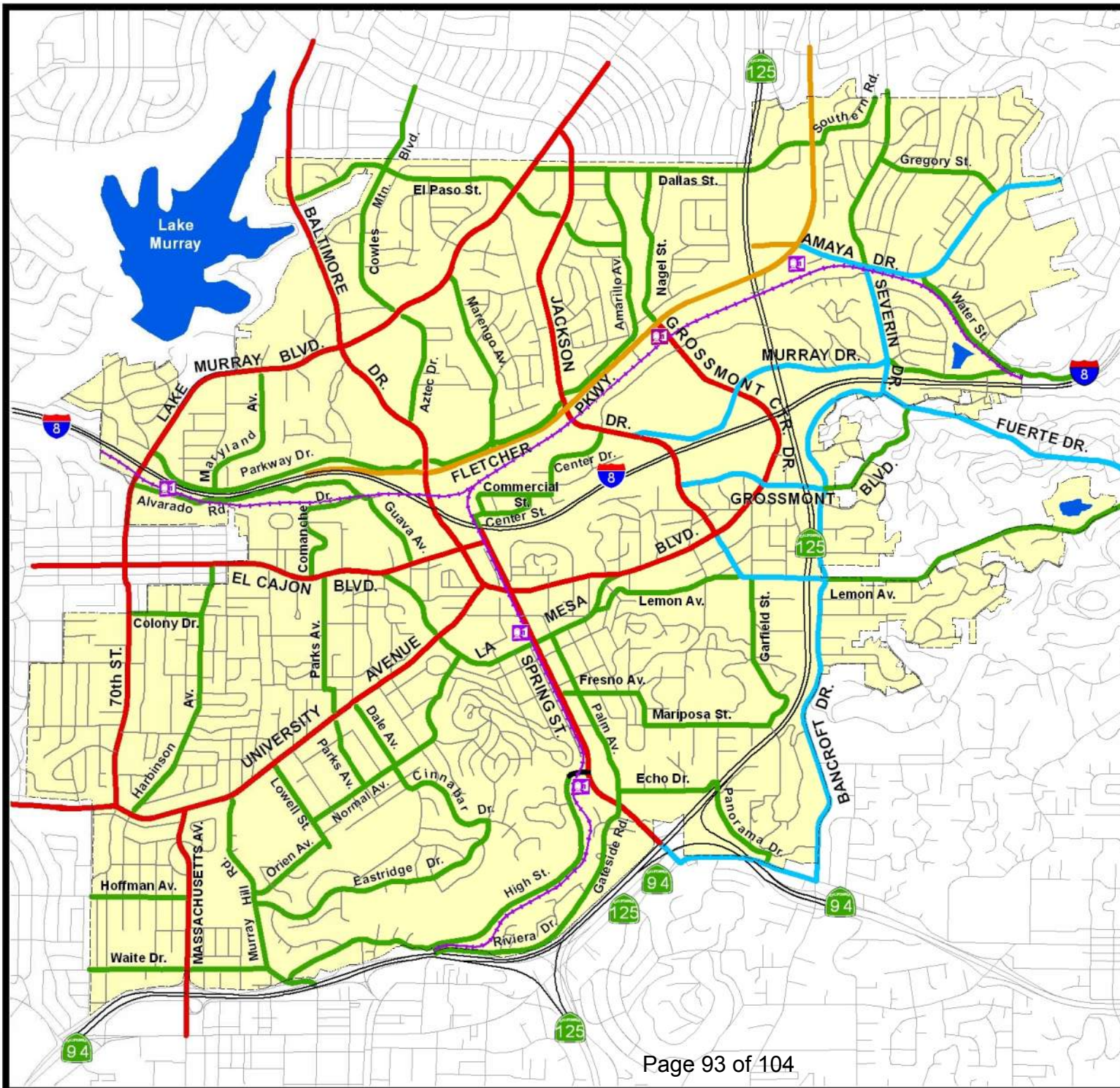


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**ATTACHMENT B**

City of La Mesa Circulation Plan





# GENERAL PLAN

## CIRCULATION PLAN

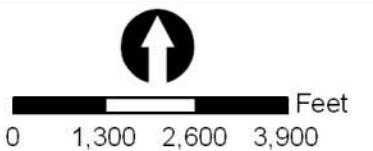
### Legend

#### Street Designator

- Freeway
- Parkway Arterial
- Arterial
- Major Collector
- Local Collector
- Local Collector (Planned)
- Local Street

#### Other

- Light Rail
- Light Rail Station
- City of La Mesa
- Lakes



Data Sources:  
SanGIS  
City of La Mesa

Figure CE-1



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**ATTACHMENT C**

**SANDAG Trip Generation Rates**



(NOT SO)  
BRIEF GUIDE OF VEHICULAR TRAFFIC GENERATION RATES  
FOR THE SAN DIEGO REGION

APRIL 2002



401 B Street, Suite 800  
San Diego, California 92101  
(619) 699-1900 • Fax (619) 699-1950

NOTE: This listing only represents a *guide* of average, or estimated, traffic generation "driveway" rates and some very general trip data for land uses (emphasis on acreage and building square footage) in the San Diego region. These rates (both local and national) are subject to change as future documentation becomes available, or as regional sources are updated. For more specific information regarding traffic data and trip rates, please refer to the San Diego Traffic Generators manual. *Always check with local jurisdictions for their preferred or applicable rates.*

LAND USE	TRIP CATEGORIES [PRIMARY:DIVERTED:PASS-BY] <sup>p</sup>	ESTIMATED WEEKDAY VEHICLE TRIP GENERATION RATE (DRIVEWAY)	HIGHEST PEAK HOUR % (plus IN:OUT ratio) Between 6:00-9:30 A.M. Between 3:00-6:30 P.M.				TRIP LENGTH (Miles) <sup>l</sup>
AGRICULTURE (Open Space) .....	[80:18:2]	2/acre**					10.8
AIRPORT .....	[78:20:2]						12.5
Commercial		60/acre, 100/flight, 70/1000 sq. ft. * **	5%	(6:4)	6%	(5:5)	
General Aviation		6/acre, 2/flight, 6/based aircraft * **	9%	(7:3)	15%	(5:5)	
Heliports		100/acre**					
AUTOMOBILE <sup>s</sup>							
Car Wash							
Automatic		900/site, 600/acre**	4%	(5:5)	9%	(5:5)	
Self-serve		100/wash stall**	4%	(5:5)	8%	(5:5)	
Gasoline .....	[21:51:28]						2.8
with/Food Mart		160/vehicle fueling space**	7%	(5:5)	8%	(5:5)	
with/Food Mart & Car Wash		155/vehicle fueling space**	8%	(5:5)	9%	(5:5)	
Older Service Station Design		150/vehicle fueling space, 900/station**	7%	(5:5)	9%	(5:5)	
Sales (Dealer & Repair)		50/1000 sq. ft., 300/acre, 60/service stall * **	5%	(7:3)	8%	(4:6)	
Auto Repair Center		20/1000 sq. ft., 400/acre, 20/service stall*	8%	(7:3)	11%	(4:6)	
Auto Parts Sales		60/1000 sq. ft. **	4%		10%		
Quick Lube		40/service stall**	7%	(6:4)	10%	(5:5)	
Tire Store		25/1000 sq. ft., 30/service stall**	7%	(6:4)	11%	(5:5)	
CEMETERY		5/acre*					
CHURCH (or Synagogue) .....	[64:25:11]	9/1000 sq. ft., 30/acre** (quadruple rates for Sunday, or days of assembly)	5%	(6:4)	8%	(5:5)	5.1
COMMERCIAL/RETAIL <sup>s</sup>							
Super Regional Shopping Center (More than 80 acres, more than 800,000 sq. ft., w/usually 3+ major stores)		35/1000 sq. ft., <sup>c</sup> 400/acre*	4%	(7:3)	10%	(5:5)	
Regional Shopping Center .....	[54:35:11]	50/1000 sq. ft., <sup>c</sup> 500/acre*	4%	(7:3)	9%	(5:5)	5.2
(40-80acres, 400,000-800,000 sq. ft., w/usually 2+ major stores)							
Community Shopping Center .....	[47:31:22]	80/1000 sq. ft., 700/acre* **	4%	(6:4)	10%	(5:5)	3.6
(15-40 acres, 125,000-400,000 sq. ft., w/usually 1 major store, detached restaurant(s), grocery and drugstore)							
Neighborhood Shopping Center		120/1000 sq. ft., 1200/acre* **	4%	(6:4)	10%	(5:5)	
(Less than 15 acres, less than 125,000 sq. ft., w/usually grocery & drugstore, cleaners, beauty & barber shop, & fast food services)							
Commercial Shops .....	[45:40:15]						
Specialty Retail/Strip Commercial		40/1000 sq. ft., 400/acre*	3%	(6:4)	9%	(5:5)	4.3
Electronics Superstore		50/1000 sq. ft**			10%	(5:5)	
Factory Outlet		40/1000 sq. ft.**	3%	(7:3)	9%	(5:5)	
Supermarket		150/1000 sq. ft., 2000/acre* **	4%	(7:3)	10%	(5:5)	
Drugstore		90/1000 sq. ft.**	4%	(6:4)	10%	(5:5)	
Convenience Market (15-16 hours)		500/1000 sq. ft.**	8%	(5:5)	8%	(5:5)	
Convenience Market (24 hours)		700/1000 sq. ft.**	9%	(5:5)	7%	(5:5)	
Convenience Market (w/gasoline pumps)		850/1000 sq. ft., 550/vehicle fueling space**	6%	(5:5)	7%	(5:5)	
Discount Club		60/1000 sq. ft., 600/acre* **	7%	(7:3)	9%	(5:5)	
Discount Store		60/1000 sq. ft., 600/acre**	3%	(6:4)	8%	(5:5)	
Furniture Store		6/1000 sq. ft., 100/acre**	4%	(7:3)	9%	(5:5)	
Lumber Store		30/1000 sq. ft., 150/acre**	7%	(6:4)	9%	(5:5)	
Home Improvement Superstore		40/1000 sq. ft.**	5%	(6:4)	8%	(5:5)	
Hardware/Paint Store		60/1000 sq. ft., 600/acre**	2%	(6:4)	9%	(5:5)	
Garden Nursery		40/1000 sq. ft., 90/acre**	3%	(6:4)	10%	(5:5)	
Mixed Use: Commercial (w/supermarket)/Residential		110/1000 sq. ft., 2000/acre* (commercial only) 5/dwelling unit, 200/acre* (residential only)	3%	(6:4)	9%	(5:5)	
			9%	(3:7)	13%	(6:4)	
EDUCATION							
University (4 years) .....	[91:9:0]	2.4/student, 100 acre*	10%	(8:2)	9%	(3:7)	8.9
Junior College (2 years) .....	[92:7:1]	1.2/student, 24/1000 sq. ft., 120/acre* **	12%	(8:2)	9%	(6:4)	9.0
High School .....	[75:19:6]	1.3/student, 15/1000 sq. ft., 60/acre* **	20%	(7:3)	10%	(4:6)	4.8
Middle/Junior High .....	[63:25:12]	1.4/student, 12/1000 sq. ft. 50/acre**	30%	(6:4)	9%	(4:6)	5.0
Elementary .....	[57:25:10]	1.6/student, 14/1000 sq. ft., 90/acre* **	32%	(6:4)	9%	(4:6)	3.4
Day Care .....	[28:58:14]	5/child, 80/1000 sq. ft.**	17%	(5:5)	18%	(5:5)	3.7
FINANCIAL <sup>s</sup> .....	[35:42:23]						3.4
Bank (Walk-In only)		150/1000 sq. ft., 1000/acre* **	4%	(7:3)	8%	(4:6)	
with Drive-Through		200/1000 sq. ft., 1500/acre*	5%	(6:4)	10%	(5:5)	
Drive-Through only		250 (125 one-way)/lane*	3%	(5:5)	13%	(5:5)	
Savings & Loan		60/1000 sq. ft., 600/acre**	2%		9%		
Drive-Through only		100 (50 one-way)/lane**	4%		15%		
HOSPITAL .....	[73:25:2]						8.3
General		20/bed, 25/1000 sq. ft., 250/acre*	8%	(7:3)	10%	(4:6)	
Convalescent/Nursing		3/bed**	7%	(6:4)	7%	(4:6)	
INDUSTRIAL							
Industrial/Business Park (commercial included) .....	[79:19:2]	16/1000 sq. ft., 200/acre* **	12%	(8:2)	12%	(2:8)	9.0
Industrial Park (no commercial)		8/1000 sq. ft., 90/acre**	11%	(9:1)	12%	(2:8)	
Industrial Plant (multiple shifts) .....	[92:5:3]	10/1000 sq. ft., 120/acre*	14%	(8:2)	15%	(3:7)	11.7
Manufacturing/Assembly		4/1000 sq. ft., 50/acre**	19%	(9:1)	20%	(2:8)	
Warehousing		5/1000 sq. ft., 60/acre**	13%	(7:3)	15%	(4:6)	
Storage		2/1000 sq. ft., 0.2/vault, 30/acre*	6%	(5:5)	9%	(5:5)	
Science Research & Development		8/1000 sq. ft., 80/acre*	16%	(9:1)	14%	(1:9)	
Landfill & Recycling Center		6/acre	11%	(5:5)	10%	(4:6)	

(OVER)

MEMBER AGENCIES: Cities of Carlsbad, Chula Vista, Coronado, Del Mar, El Cajon, Encinitas, Escondido, Imperial Beach, La Mesa, Lemon Grove, National City, Oceanside, Poway, San Diego, San Marcos, Santee, Solana Beach, Vista and County of San Diego.  
ADVISORY/LIAISON MEMBERS: California Department of Transportation, County Water Authority, U.S. Department of Defense, S.D. Unified Port District and Tijuana/Baja California.







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**ATTACHMENT D**  
Transit Schedules







Exact fare, please Favor de pagar la cantidad exacta

Fares <i>Tarifas</i>	Adult <i>Adulto</i>	Senior/Disabled/ Medicare/Youth* <i>Personas Mayores/con Discapacidades/Medicare/Jóvenes*</i>
ONE-WAY FARES <i>Tarifas Sencillas</i>	\$2.50	\$1.25
EARNED DAY PASS <i>Pase del Día Ganado</i>	\$6.00	\$3.00
MONTH PASS <i>Pase mensual</i>	\$72.00	\$23.00

Load money into your PRONTO account to earn Day Passes and Month Passes. Tap your PRONTO card (\$2) or scan your PRONTO mobile app (free) to ride. *Carga dinero a tu cuenta de PRONTO para ganar Pases del Día y Pases Mensuales. Toca tu tarjeta PRONTO (\$2) o escanea tu aplicación móvil PRONTO (gratis) para viajar.*

- One-ways with PRONTO receive free transfers for two hours. No free transfers for cash. *Los viajes de ida con PRONTO reciben transbordos gratuitos por dos horas. No se permiten transbordos gratuitos con pagos en efectivo.*
- Day Passes not sold in advance. Earned with PRONTO. *Los pases diarios no se venden por adelantado. Se obtienen con PRONTO.*
- A month pass can be purchased in advanced or earned with PRONTO. Good from first day to last day of the month. *El Pase Mensual se puede comprar por adelantado o se obtiene mientras viaja con PRONTO. Válido desde el primer día hasta el último día del mes.*

\*Proof of eligibility required. Senior Eligibility: Age 65+ or born on or before September 1, 1959. Youth Eligibility: Ages 6-18  
\*Se requiere verificación de elegibilidad. Elegibilidad para Personas Mayores: Edad 65+ o nacido en o antes del 1 de septiembre, 1959. Elegibilidad para Jóvenes: edades 6-18

For more information, visit: / Para más información, visite: [sdmts.com/fares](https://sdmts.com/fares)

DIRECTORY / Directorio

MTS Information & Trip Planning <i>MTS Información y planeo de viaje</i>	511 or/ó (619) 233-3004
TTY/TDD (teletype for hearing impaired) <i>Teletipo para sordos</i>	(619) 234-5005 or/ó (888) 722-4889
InfoExpress (24-hour info via Touch-Tone phone) <i>Información las 24 horas (via teléfono de teclas)</i>	(619) 685-4900
Customer Service / Suggestions <i>Servicio al cliente / Sugerencias</i>	(619) 557-4555
MTS Security <i>MTS Seguridad</i>	(619) 595-4960
Lost & Found <i>Objetos extraviados</i>	(619) 233-3004
Transit Store	(619) 234-1060 12th & Imperial Transit Center M–F 8am–5pm

For MTS online trip planning  
*Planificación de viajes por Internet* [sdmts.com](https://sdmts.com)

For more information on riding MTS services, pick up a Rider's Guide on a bus or at the Transit Store, or visit [sdmts.com](https://sdmts.com).  
*Para obtener más información sobre el uso de los servicios de MTS, recoja un 'Rider's Guide' en un autobús o en la Transit Store, o visita a [sdmts.com](https://sdmts.com).*

Thank you for riding MTS! ¡Gracias por viajar con MTS!

Effective SEPTEMBER 1, 2021

852

University Avenue / 54th St. –  
Grossmont Transit Center  
via University Avenue

DESTINATIONS

- Colina Del Sol Park
- Downtown La Mesa
- Grossmont Center
- Joan Kroc Center
- Sharp Grossmont Hospital



TROLLEY CONNECTIONS

- La Mesa Boulevard
- Grossmont



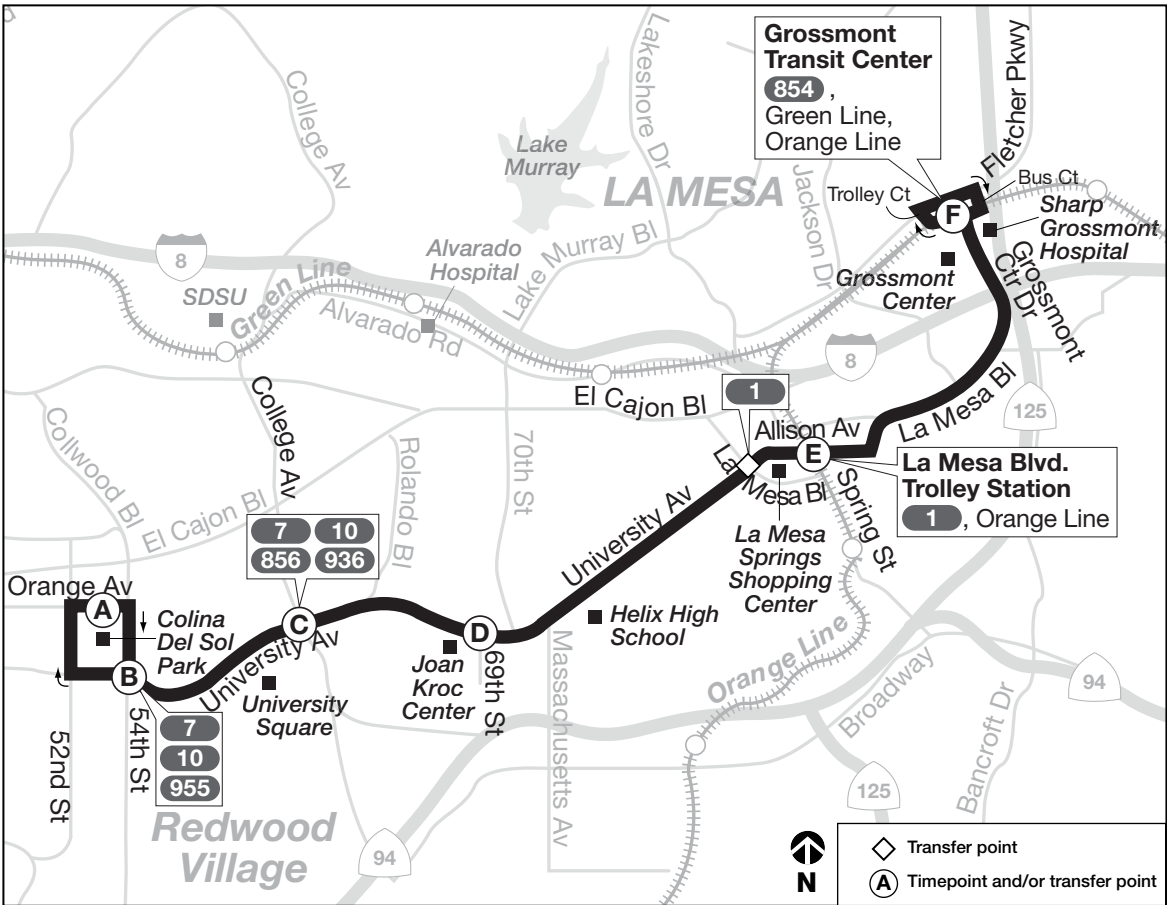
09/21

[sdmts.com](https://sdmts.com)

Route Alerts, Updated Schedules,  
Connections & More



Alternative formats available upon request. Please call: (619) 557-4555 / Formato alternativo disponible al preguntar. Favor de llamar: (619) 557-4555



The schedules and other information shown in this timetable are subject to change. MTS does not assume responsibility for errors in timetables nor for any inconvenience caused by delayed buses.  
*Los horarios e información que se indican en este itinerario están sujetos a cambios. MTS no asume responsabilidad por errores en los itinerarios, ni por ningún perjuicio que se origine por los autobuses demorados.*

Route 852 – Sunday / domingo											
Redwood Village ➡ La Mesa ➡ Grossmont						Grossmont ➡ La Mesa ➡ Redwood Village					
(A) Orange Av. & 54th St. DEPART	(B) University Av. & 54th St.	(C) University Av. & College Av.	(D) University Av. & 69th St.	(E) La Mesa Bl. Trolley Station	(F) Grossmont Transit Ctr. ARRIVE	(F) Grossmont Transit Ctr. DEPART	(E) La Mesa Bl. Trolley Station	(D) University Av. & 69th St.	(C) University Av. & College Av.	(B) University Av. & 54th St.	(A) Orange Av. & 54th St. ARRIVE
6:33a	6:35a	6:38a	6:41a	6:50a	7:00a	6:23a	6:33a	6:40a	6:43a	6:47a	6:50a
7:01	7:03	7:07	7:10	7:20	7:31	6:53	7:03	7:10	7:13	7:17	7:20
7:31	7:33	7:37	7:40	7:50	8:01	7:22	7:33	7:40	7:44	7:48	7:52
8:01	8:03	8:07	8:10	8:20	8:31	7:52	8:03	8:10	8:14	8:18	8:22
8:30	8:32	8:37	8:40	8:50	9:02	8:20	8:31	8:38	8:42	8:46	8:50
9:00	9:02	9:07	9:10	9:20	9:32	8:49	9:01	9:08	9:12	9:17	9:21
9:29	9:31	9:36	9:39	9:50	10:03	9:19	9:31	9:38	9:42	9:47	9:51
9:59	10:01	10:06	10:09	10:20	10:33	9:49	10:01	10:08	10:12	10:17	10:21
10:29	10:31	10:36	10:39	10:50	11:03	10:17	10:30	10:38	10:43	10:48	10:52
11:01	11:03	11:08	11:11	11:22	11:35	10:47	11:00	11:08	11:13	11:18	11:22
11:31	11:33	11:38	11:41	11:52	12:05p	11:17	11:30	11:38	11:43	11:48	11:52
12:01p	12:03p	12:08p	12:11p	12:22p	12:35	11:47	12:00p	12:08p	12:13p	12:18p	12:22p
12:31	12:33	12:38	12:41	12:52	1:05	12:17p	12:30	12:38	12:43	12:48	12:52
1:01	1:03	1:08	1:11	1:22	1:35	12:46	1:00	1:08	1:13	1:18	1:22
1:31	1:33	1:38	1:41	1:52	2:05	1:16	1:30	1:38	1:43	1:48	1:52
2:01	2:03	2:08	2:11	2:22	2:35	1:46	2:00	2:08	2:13	2:18	2:22
2:31	2:33	2:38	2:41	2:52	3:05	2:16	2:30	2:38	2:43	2:48	2:52
3:01	3:03	3:08	3:11	3:22	3:35	2:46	3:00	3:08	3:13	3:18	3:22
3:31	3:33	3:38	3:41	3:52	4:05	3:16	3:30	3:38	3:43	3:48	3:52
4:01	4:03	4:08	4:11	4:22	4:35	3:46	4:00	4:08	4:13	4:18	4:22
4:31	4:33	4:38	4:41	4:52	5:05	4:16	4:30	4:38	4:43	4:48	4:52
5:01	5:03	5:08	5:11	5:22	5:35	4:46	5:00	5:08	5:13	5:18	5:22
5:31	5:33	5:38	5:41	5:52	6:05	5:16	5:30	5:38	5:43	5:48	5:52
6:01	6:03	6:08	6:11	6:21	6:33	5:48	6:00	6:08	6:13	6:18	6:22
6:31	6:33	6:37	6:40	6:50	7:00	6:18	6:30	6:38	6:43	6:48	6:52
7:01	7:03	7:07	7:10	7:20	7:30	6:48	7:00	7:08	7:13	7:18	7:22
7:31	7:33	7:37	7:40	7:50	8:00	7:19	7:30	7:37	7:42	7:46	7:49
8:01	8:03	8:07	8:10	8:20	8:30	7:49	8:00	8:07	8:12	8:16	8:19
8:31	8:33	8:37	8:40	8:50	9:00	8:20	8:30	8:37	8:41	8:45	8:48
9:01	9:03	9:07	9:10	9:20	9:30	8:48	8:58	9:05	9:09	9:13	9:16

A Saturday or Sunday schedule will be operated on the following holidays and observed holidays  
*Se operará con horario de sábado o domingo durante los siguientes días festivos y feriados observados*

>>> New Year's Day, Presidents' Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, Christmas



**Route 852 – Monday through Friday / *lunes a viernes***

Redwood Village ➡ La Mesa ➡ Grossmont					
(A) Orange Av. & 54th St. DEPART	(B) University Av. & 54th St.	(C) University Av. & College Av.	(D) University Av. & 69th St.	(E) La Mesa Bl. Trolley Station	(F) Grossmont Transit Ctr. ARRIVE
5:02a	5:04a	5:08a	5:11a	5:21a	5:31a
5:34	5:36	5:40	5:43	5:53	6:03
6:03	6:05	6:09	6:12	6:23	6:34
6:31	6:33	6:38	6:41	6:52	7:04
6:57	6:59	7:04	7:07	7:18	7:30
7:25	7:27	7:32	7:35	7:47	8:00
7:55	7:57	8:02	8:05	8:17	8:30
8:25	8:27	8:32	8:35	8:47	9:00
8:55	8:57	9:02	9:05	9:17	9:30
9:25	9:27	9:32	9:35	9:47	10:00
9:55	9:57	10:02	10:05	10:17	10:30
10:25	10:27	10:33	10:36	10:48	11:01
10:55	10:57	11:03	11:06	11:18	11:31
11:25	11:27	11:33	11:36	11:48	12:01p
11:55	11:57	12:03p	12:06p	12:18p	12:31
12:25p	12:27p	12:33	12:36	12:48	1:01
12:55	12:57	1:03	1:06	1:18	1:31
1:25	1:27	1:33	1:36	1:48	2:01
1:55	1:57	2:03	2:06	2:18	2:31
2:25	2:27	2:33	2:36	2:48	3:01
2:55	2:57	3:03	3:06	3:18	3:31
3:25	3:27	3:33	3:36	3:48	4:01
3:55	3:57	4:03	4:06	4:18	4:31
4:25	4:27	4:33	4:36	4:48	5:01
4:55	4:57	5:03	5:06	5:18	5:31
5:25	5:27	5:33	5:36	5:48	6:01
6:00	6:02	6:07	6:10	6:21	6:33
6:30	6:32	6:37	6:40	6:51	7:03
7:00	7:02	7:07	7:10	7:21	7:33
7:30	7:32	7:36	7:39	7:50	8:01
8:00	8:02	8:06	8:09	8:20	8:31
8:30	8:32	8:36	8:39	8:50	9:01
9:00	9:02	9:06	9:09	9:19	9:29
9:30	9:32	9:36	9:39	9:49	9:59
10:01	10:03	10:07	10:10	10:20	10:30
10:33	10:35	10:38	10:41	10:51	11:00

Grossmont ➡ La Mesa ➡ Redwood Village					
(F)	(E)	(D)	(C)	(B)	(A)
Grossmont Transit Ctr. DEPART	La Mesa Bl. Trolley Station	University Av. & 69th St.	University Av. & College Av.	University Av. & 54th St.	Orange Av. & 54th St. ARRIVE
5:08a	5:17a	5:24a	5:28a	5:32a	5:35a
5:41	5:51	5:58	6:03	6:07	6:10
6:12	6:22	6:29	6:34	6:38	6:41
6:42	6:54	7:02	7:07	7:12	7:15
7:12	7:25	7:34	7:39	7:44	7:48
7:42	7:55	8:04	8:09	8:14	8:18
8:09	8:22	8:31	8:36	8:41	8:45
8:39	8:52	9:01	9:06	9:11	9:15
9:09	9:22	9:31	9:36	9:41	9:45
9:39	9:52	10:01	10:06	10:11	10:15
10:09	10:22	10:31	10:36	10:41	10:45
10:39	10:52	11:01	11:06	11:11	11:15
11:09	11:24	11:33	11:38	11:43	11:47
11:39	11:54	12:03p	12:08p	12:13p	12:17p
12:09p	12:24p	12:33	12:38	12:43	12:47
12:39	12:54	1:03	1:08	1:13	1:17
1:09	1:24	1:33	1:38	1:43	1:47
1:39	1:54	2:03	2:08	2:13	2:17
2:09	2:24	2:33	2:38	2:43	2:47
2:39	2:54	3:04	3:09	3:14	3:18
3:09	3:24	3:34	3:39	3:44	3:48
3:39	3:54	4:04	4:09	4:14	4:18
4:09	4:24	4:34	4:39	4:44	4:48
4:39	4:54	5:04	5:09	5:14	5:18
5:09	5:24	5:34	5:39	5:44	5:48
5:40	5:54	6:03	6:08	6:13	6:17
6:10	6:24	6:32	6:37	6:42	6:46
6:42	6:54	7:02	7:07	7:12	7:15
7:16	7:28	7:36	7:41	7:46	7:49
7:47	7:58	8:05	8:10	8:14	8:17
8:19	8:29	8:36	8:40	8:44	8:47
8:49	8:59	9:06	9:10	9:14	9:17
9:19	9:29	9:36	9:40	9:44	9:47
9:49	9:59	10:06	10:10	10:14	10:17
10:19	10:29	10:36	10:40	10:44	10:47
10:49	10:59	11:06	11:10	11:14	11:17

**Route 852 – Saturday / sábado**

Redwood Village ➡ La Mesa ➡ Grossmont					
(A) Orange Av. & 54th St. DEPART	(B) University Av. & 54th St.	(C) University Av. & College Av.	(D) University Av. & 69th St.	(E) La Mesa Bl. Trolley Station	(F) Grossmont Transit Ctr. ARRIVE
6:33a	6:35a	6:38a	6:41a	6:50a	7:00a
7:01	7:03	7:07	7:10	7:20	7:31
7:31	7:33	7:37	7:40	7:50	8:01
8:01	8:03	8:07	8:10	8:20	8:31
8:30	8:32	8:37	8:40	8:50	9:02
9:00	9:02	9:07	9:10	9:20	9:32
9:29	9:31	9:36	9:39	9:50	10:03
9:59	10:01	10:06	10:09	10:20	10:33
10:29	10:31	10:36	10:39	10:50	11:03
11:01	11:03	11:08	11:11	11:22	11:35
11:31	11:33	11:38	11:41	11:52	12:05p
12:01p	12:03p	12:08p	12:11p	12:22p	12:35
12:31	12:33	12:38	12:41	12:52	1:05
1:01	1:03	1:08	1:11	1:22	1:35
1:31	1:33	1:38	1:41	1:52	2:05
2:01	2:03	2:08	2:11	2:22	2:35
2:31	2:33	2:38	2:41	2:52	3:05
3:01	3:03	3:08	3:11	3:22	3:35
3:31	3:33	3:38	3:41	3:52	4:05
4:01	4:03	4:08	4:11	4:22	4:35
4:31	4:33	4:38	4:41	4:52	5:05
5:01	5:03	5:08	5:11	5:22	5:35
5:31	5:33	5:38	5:41	5:52	6:05
6:01	6:03	6:08	6:11	6:21	6:33
6:31	6:33	6:37	6:40	6:50	7:00
7:01	7:03	7:07	7:10	7:20	7:30
7:31	7:33	7:37	7:40	7:50	8:00
8:01	8:03	8:07	8:10	8:20	8:30
8:31	8:33	8:37	8:40	8:50	9:00
9:01	9:03	9:07	9:10	9:20	9:30
9:31	9:33	9:36	9:39	9:48	9:57
10:01	10:03	10:06	10:09	10:18	10:27

Grossmont ➔ La Mesa ➔ Redwood Village					
ⓕ	ⓔ	ⓓ	ⓒ	Ⓑ	Ⓐ
Grossmont Transit Ctr. DEPART	La Mesa Bl. Trolley Station	University Av. & 69th St.	University Av. & College Av.	University Av. & 54th St.	Orange Av. & 54th St. ARRIVE
6:23a	6:33a	6:40a	6:43a	6:47a	6:50a
6:53	7:03	7:10	7:13	7:17	7:20
7:22	7:33	7:40	7:44	7:48	7:52
7:52	8:03	8:10	8:14	8:18	8:22
8:20	8:31	8:38	8:42	8:46	8:50
8:49	9:01	9:08	9:12	9:17	9:21
9:19	9:31	9:38	9:42	9:47	9:51
9:49	10:01	10:08	10:12	10:17	10:21
10:17	10:30	10:38	10:43	10:48	10:52
10:47	11:00	11:08	11:13	11:18	11:22
11:17	11:30	11:38	11:43	11:48	11:52
11:47	12:00p	12:08p	12:13p	12:18p	12:22p
12:17p	12:30	12:38	12:43	12:48	12:52
12:46	1:00	1:08	1:13	1:18	1:22
1:16	1:30	1:38	1:43	1:48	1:52
1:46	2:00	2:08	2:13	2:18	2:22
2:16	2:30	2:38	2:43	2:48	2:52
2:46	3:00	3:08	3:13	3:18	3:22
3:16	3:30	3:38	3:43	3:48	3:52
3:46	4:00	4:08	4:13	4:18	4:22
4:16	4:30	4:38	4:43	4:48	4:52
4:46	5:00	5:08	5:13	5:18	5:22
5:16	5:30	5:38	5:43	5:48	5:52
5:48	6:00	6:08	6:13	6:18	6:22
6:18	6:30	6:38	6:43	6:48	6:52
6:48	7:00	7:08	7:13	7:18	7:22
7:19	7:30	7:37	7:42	7:46	7:49
7:49	8:00	8:07	8:12	8:16	8:19
8:20	8:30	8:37	8:41	8:45	8:48
8:48	8:58	9:05	9:09	9:13	9:16
9:18	9:28	9:35	9:39	9:43	9:46
9:48	9:58	10:05	10:09	10:13	10:16

The PRONTO logo is displayed in a large, bold, sans-serif font. To its right are three small icons: a train, a bus, and a wheelchair, representing the different modes of public transit.

**Always get  
the best fare!**

*¡Obtén siempre la mejor tarifa!*

A hand is holding a smartphone. The screen shows the PRONTO app interface, which includes the PRONTO logo at the top, the transit icons, and the MTS logo at the bottom.

**Get the app.**  
*Descarga la aplicación.*

Two rectangular buttons are shown side-by-side. The left button features the Apple logo and the text "Download on the App Store". The right button features the Google Play logo and the text "GET IT ON Google Play".

A hand is holding a black PRONTO card. The card has the PRONTO logo in white, and small icons for train, bus, and wheelchair at the bottom right.

**Get the Card.**  
*Descarga la tarjeta.*



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**ATTACHMENT E**  
City Mobility Elements








# GENERAL PLAN

## BICYCLE FACILITIES PLAN

### Legend

#### Bicycle Facility Class

-  Class 1
-  Class 2
-  Class 2 (Proposed)
-  Class 3
-  Class 3 (Proposed)

-  Public Facilities
-  Public Parks
-  Open Space
-  Lakes
-  Public Schools
-  Roads
-  City of La Mesa



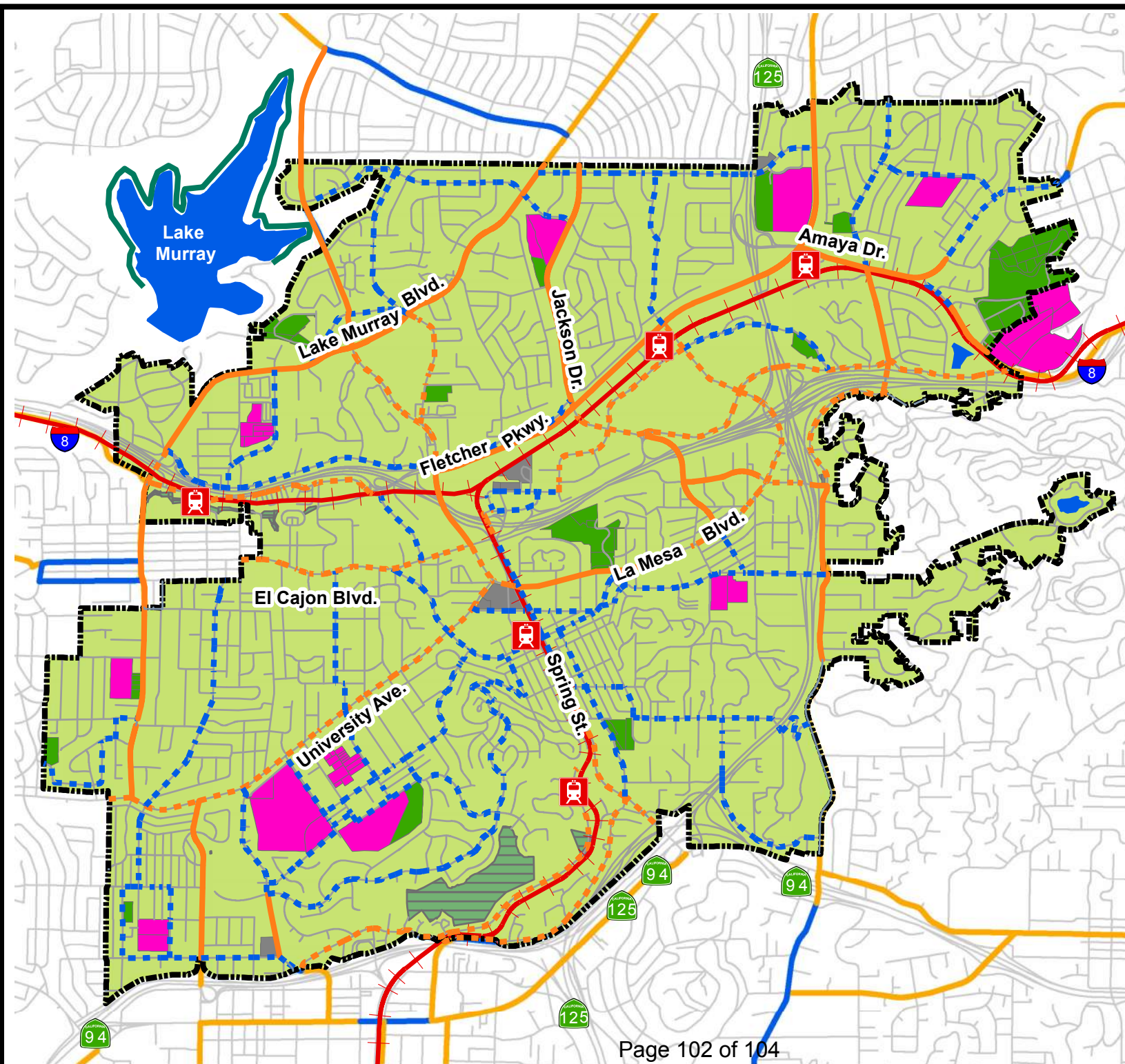
0 1,400 2,800 4,200 Feet



**CITY OF  
LA MESA**  
JEWEL of the HILLS

Data Sources:  
SanGIS  
City of La Mesa

**Figure CE-4**





# GENERAL PLAN

## SIDEWALK MASTER PLAN

### Legend

- Existing Sidewalk
- Proposed Sidewalk
- No Sidewalk
- Proposed Pedestrian Bridge
- City Boundary
- Light Rail Transit
- Roads / Alleys
- Lakes

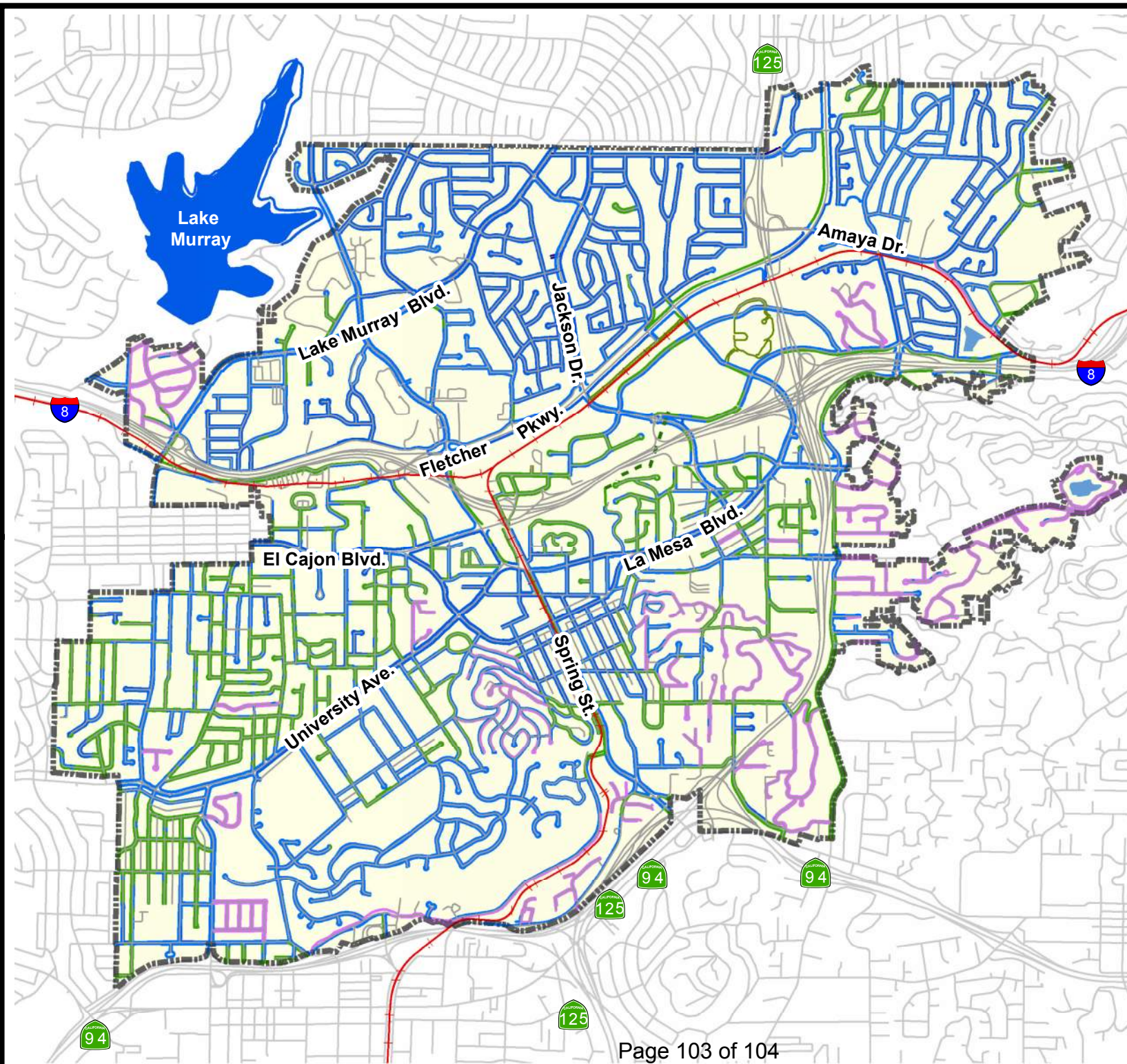


0 1,400 2,800 4,200 Feet



Data Sources:  
SanGIS  
City of La Mesa

Figure CE-3
















# GENERAL PLAN

## TRANSIT SERVICE

### Legend

-  SD Trolley System
-  Trolley Stations
-  Bus Routes
-  Mixed Use Overlay Zone
-  Public Schools
-  Public Facilities
-  Public Parks
-  Open Space
-  Lakes
-  Roads
-  City of La Mesa



0 1,400 2,800 4,200  
Feet



**CITY OF  
LA MESA**  
JEWEL of the HILLS

Data Sources:  
SanGIS  
City of La Mesa

**Figure CE-2**

