



LA MESA DESIGN REVIEW BOARD AGENDA

A Special Meeting

Date: Thursday, July 17, 2025, 11:30 a.m.
Location: City Council Chambers, 8130 Allison Avenue
La Mesa, California

Board Members: Vice Chair Maria Ruiz-Ostmeyer
Board Member Christopher Langdon
Board Member Alison Morita
Director of Community Development Lynnette Santos
Assistant Director of Community Development Jared Chavez

The public may view the meeting in-person or live using the following remote options:

Teleconference Meeting Webinar

<https://us06web.zoom.us/j/87018636632>

Telephone (Audio only)

(669) 900-6833 or (253) 215-8782 Webinar ID: 870 1863 6632

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PUBLIC COMMENTS

- **In-Person comments during the meeting:** Join us for the Board 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 **2 hours prior** to the meeting. eComments are limited to 3700 characters (approximately 500 words). eComments may be viewed by the Board and

members of the public following the close of the eComment submission period (2 hours prior to the meeting). Email your comment to 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 Board 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 Board 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.

Agenda reports for items on this agenda are available for public review at the Community Development Department, 8130 Allison Avenue, during normal business hours.

Materials related to an item on this agenda submitted to the Board 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 ROLL CALL
 - 1.2 PLEDGE OF ALLEGIANCE
2. ADDITIONS AND/OR DELETIONS TO THE AGENDA
3. CONFLICT DISCLOSURES

4. PUBLIC COMMENTS – (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 comment; however, the Design Review Board will not be able to discuss or take any action on the item at this meeting. If appropriate, the item will be referred to Staff or placed on a future agenda.

5. CONSENT CALENDAR

(Items 5.1 through 5.4)

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

- | | | |
|-----|---|----|
| 5.1 | APPROVAL OF THE MEETING MINUTES FOR THE DESIGN REVIEW BOARD REGULAR MEETING HELD MONDAY, MAY 12, 2025 | 5 |
| 5.2 | APPROVAL OF THE MEETING MINUTES FOR THE DESIGN REVIEW BOARD REGULAR MEETING HELD MONDAY, JUNE 23, 2025 | 8 |
| 5.3 | APPROVAL OF THE MEETING MINUTES FOR THE DESIGN REVIEW BOARD SPECIAL MEETING HELD WEDNESDAY, JUNE 25, 2025 | 10 |
| 5.4 | APPROVAL OF THE MEETING MINUTES FOR THE DESIGN REVIEW BOARD REGULAR MEETING HELD MONDAY, JULY 14, 2025 | 12 |

6. PRESENTATIONS

7. CURRENT BUSINESS AND STAFF REPORTS

- | | | |
|-----|---|----|
| 7.1 | SUBSTANTIAL CONFORMANCE REVIEW FOR A PROJECT APPROVED BY THE DESIGN REVIEW BOARD (DRB) ON MARCH 25, 2024.
SUBSTANTIAL CONFORMANCE CONSIDERATION FOR PROPOSED ARCHITECTURAL REVISIONS 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 THAT WAS PREVIOUSLY CONSIDERED AND APPROVED BY THE DRB ON MARCH 25, 2024. (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 WEST AT 5264 WOOD STREET, APN 490-472-07-00 IN THE R3-P-MU (MULTIPLE UNIT RESIDENTIAL/ SCENIC PRESERVATION OVERLAY/ MIXED USE OVERLAY) ZONE | 15 |
|-----|---|----|

Recommendation:

1. As part of the substantial conformance review, that the DRB:
 - a. Determine that the architectural revisions substantially conforms to the previously approved project;
 - b. Determine that the architectural revisions, with a few modifications, substantially conforms to the previously approved project; or
 - c. Determine that the proposed architectural revisions do not substantially conform to the previously approved project, and a new application is required.

8. **STAFF AND BOARD MEMBER ANNOUNCEMENTS**

9. **ADJOURNMENT**



La Mesa Design Review Board

Minutes of a Regular Meeting

Date: May 12, 2025, 12:30 p.m.
Location: City Council Chambers, 8130 Allison Avenue
La Mesa, California

Present: Vice Chair Maria Ruiz-Ostmeyer
Board Member Christopher Langdon
Director of Community Development Lynnette Santos
Assistant Director of Community Development Jared Chavez

Absent: Board Member Alison Morita

Staff: Associate Planner Laura Traffenstedt
Administrative Coordinator Julia Carrillo

1. CALL TO ORDER

Chair Ruiz-Ostmeyer called meeting to order at 12:31pm.

1.1 ROLL CALL

1.2 PLEDGE OF ALLEGIANCE

2. ADDITIONS AND/OR DELETIONS TO THE AGENDA

No additions or deletions.

3. CONFLICT DISCLOSURES

No conflict disclosures.

4. PUBLIC COMMENTS – (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 comment; however, the Design Review Board will not be able to discuss or take any action on the item at this meeting. If appropriate, the item will be referred to Staff or placed on a future agenda.

No public comment.

5. CONSENT CALENDAR

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

5.1 APPROVAL OF THE MEETING MINUTES OF THE DESIGN REVIEW BOARD REGULAR MEETING HELD MONDAY, APRIL 28, 2025

Moved by Director of Community Development Santos

Seconded by Board Member Langdon

Yes (4): Vice Chair Ruiz-Ostmeyer, Board Member Langdon, Director of Community Development Santos, and Assistant Director of Community Development Chavez

Absent (1): Board Member Morita

Motion Approved (4 to 0)

6. PRESENTATIONS

No presentations.

7. CURRENT BUSINESS AND STAFF REPORTS

7.1 DESIGN REVIEW CONSIDERATION FOR A DRIVE-THRU RESTAURANT AT 8303 PARKWAY DRIVE, APN 490-592-04-00 AND 490-592-02-00 IN THE C-G-D (GENERAL COMMERCIAL/ GROSSMONT OVERLAY/ URBAN DESIGN OVERLAY) ZONE

Moved by Board Member Langdon

Seconded by Vice Chair Ruiz-Ostmeyer

Staff recommends that the Design Review Board approve the project, subject to City Council ratification (**Attachment A**).

Approved with the condition of street trees along Fletcher Parkway are replaced with Jacaranda trees with the approval of the City of La Mesa Public Works Department.

Yes (4): Vice Chair Ruiz-Ostmeyer, Board Member Langdon, Director of Community Development Santos, and Assistant Director of Community Development Chavez

Absent (1): Board Member Morita

Motion Approved (4 to 0)

8. **STAFF AND BOARD MEMBER ANNOUNCEMENTS**

9. **ADJOURNMENT**

Chair Ruiz-Ostmeyer adjourned meeting at 12:57pm.



La Mesa Design Review Board

Minutes of a Regular Meeting

Date: June 23, 2025, 12:30 p.m.
Location: City Council Chambers, 8130 Allison Avenue
La Mesa, California

Present: Board Member Christopher Langdon
Director of Community Development Lynnette Santos
Assistant Director of Community Development Jared Chavez

Absent: Chair Maria Ruiz-Ostmeyer
Board Member Alison Morita

Staff: Sr. Management Analyst Myra Pina
Management Analyst Kristen Flores

1. CALL TO ORDER

1.1 ROLL CALL

1.2 PLEDGE OF ALLEGIANCE

2. ADDITIONS AND/OR DELETIONS TO THE AGENDA

No additions and/or deletions to the agenda.

3. CONFLICT DISCLOSURES

No conflict disclosures.

4. PUBLIC COMMENTS – (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 comment; however, the Design Review Board will not be able to discuss or take any action on the item at this meeting. If appropriate, the item will be referred to Staff or placed on a future agenda.

No public comment.

5. CURRENT BUSINESS AND STAFF REPORTS

5.1 2025-0903 (5500 GROSSMONT CENTER DR)

CONSIDERATION OF DESIGN REVIEW FOR THE FIRST PHASE OF RENOVATIONS OF GROSSMONT SHOPPING CENTER (PHASE 1) AT 5500 GROSSMONT CENTER DRIVE, (APNS 490-261-09-00 AND 490-261-10-00) IN THE C-G-D (GENERAL COMMERCIAL/GROSSMONT OVERLAY/URBAN DESIGN OVERLAY) ZONE

Moved by Board Member Langdon

Seconded by Director of Community Development Santos

Staff recommends that the Design Review Board approve the project, subject to City Council ratification (**Attachment A**).

Yes (3): Board Member Langdon, Director of Community Development Santos, and Assistant Director of Community Development Chavez

Absent (2): Chair Ruiz-Ostmeyer, and Board Member Morita

Motion Approved (3 to 0)

5.2 PROJECT 2025-0498 - A PROPOSED EXTERIOR REDESIGN OF A TWO-STORY COMMERCIAL BUILDING

Item to be carried forward. A Special Meeting has been proposed for Wednesday, June 25, 2025, at 11:30 a.m.

1. That the Design Review Board (DRB) provide input on how the applicant may, cost effectively, further improve the west elevation to meet Urban Design Program guidelines.
2. That the DRB approve the project, subject to City Council ratification.

6. STAFF AND BOARD MEMBER ANNOUNCEMENTS

No announcements.

7. ADJOURNMENT

Meeting adjourned at 12:56 p.m. The next meeting scheduled is a Special Meeting, dated June 25, 2025, at 11:30 a.m.



La Mesa Design Review Board

Minutes of a Regular Meeting

Date: June 25, 2025, 11:30 a.m.
Location: City Council Chambers, 8130 Allison Avenue
La Mesa, California

Present: Chair Maria Ruiz-Ostmeyer
Board Member Christopher Langdon
Board Member Alison Morita
Director of Community Development Lynnette Santos
Assistant Director of Community Development Jared Chavez

Staff: Management Analyst Kristen Flores
Sr. Management Analyst Myra Pina

1. CALL TO ORDER

Chair Ruiz-Ostmeyer called meeting to order.

1.1 ROLL CALL

1.2 PLEDGE OF ALLEGIANCE

2. ADDITIONS AND/OR DELETIONS TO THE AGENDA

No additions or deletions to the agenda.

3. CONFLICT DISCLOSURES

No conflict disclosures.

4. PUBLIC COMMENTS – (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 comment; however, the Design Review Board will not be able to discuss or take any action on the item at this meeting. If appropriate, the item will be referred to Staff or placed on a future agenda.

No public comments.

5. CURRENT BUSINESS AND STAFF REPORTS

5.1 PROJECT 2025-0498 - A PROPOSED EXTERIOR REDESIGN OF A TWO-STORY COMMERCIAL BUILDING

Moved by Board Member Langdon

Seconded by Board Member Morita

1. That the Design Review Board (DRB) provide input on how the applicant may, cost effectively, further improve the west elevation to meet Urban Design Program guidelines.

2. That the DRB approve the project, subject to City Council ratification.

Recommendation of simplifying the west façade architectural treatment and applicant will choose online color, Sherman Williams # 772, with relief of a secondary color.

Yes (5): Chair Ruiz-Ostmeier, Board Member Langdon, Board Member Morita, Director of Community Development Santos, and Assistant Director of Community Development Chavez

Motion Approved (5 to 0)

6. STAFF AND BOARD MEMBER ANNOUNCEMENTS

No announcements.

7. ADJOURNMENT

Chair Ruiz-Ostmeier adjourned meeting



La Mesa Design Review Board

Minutes of a Regular Meeting

Date: July 14, 2025, 12:30 p.m.
Location: City Council Chambers, 8130 Allison Avenue
La Mesa, California

Present: Board Member Alison Morita
Assistant Director of Community Development Jared Chavez

Absent: Vice Chair Maria Ruiz-Ostmeyer
Board Member Christopher Langdon
Director of Community Development Lynnette Santos

Staff: Associate Planner Laura Traffenstedt
Administrative Coordinator Julia Carrillo

1. CALL TO ORDER

Board Member Morita called the meeting to order at 12:00pm.

1.1 ROLL CALL

1.2 PLEDGE OF ALLEGIANCE

2. ADDITIONS AND/OR DELETIONS TO THE AGENDA

No additions or deletions.

3. CONFLICT DISCLOSURES

No conflict disclosures.

4. PUBLIC COMMENTS – (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 comment; however, the Design Review Board will not be able to discuss or take any action on the item at this meeting. If appropriate, the item will be referred to Staff or placed on a future agenda.

No public comments.

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 Board or audience, all Consent Calendar items may be approved by one motion.

All items 5.1-5.3 will be continued due to lack of quorum.

5.1 APPROVAL OF THE MEETING MINUTES FOR THE DESIGN REVIEW BOARD REGULAR MEETING HELD MONDAY, MAY 12, 2025

5.2 APPROVAL OF THE MEETING MINUTES FOR THE DESIGN REVIEW BOARD REGULAR MEETING HELD MONDAY, JUNE 23, 2025

5.3 APPROVAL OF THE MEETING MINUTES FOR THE DESIGN REVIEW BOARD SPECIAL MEETING HELD MONDAY, MAY 25, 2025

6. PRESENTATIONS

No presentations.

7. CURRENT BUSINESS AND STAFF REPORTS

Item 7.1 will be continued due to lack of quorum.

7.1 SUBSTANTIAL CONFORMANCE REVIEW FOR A PROJECT APPROVED BY THE DESIGN REVIEW BOARD (DRB) ON MARCH 25, 2024.

SUBSTANTIAL CONFORMANCE CONSIDERATION FOR PROPOSED ARCHITECTURAL REVISIONS 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 THAT WAS PREVIOUSLY CONSIDERED AND APPROVED BY THE DRB ON MARCH 25, 2024. (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 WEST AT 5264 WOOD STREET, APN 490-472-07-00 IN THE R3-P-MU (MULTIPLE UNIT RESIDENTIAL/ SCENIC PRESERVATION OVERLAY/ MIXED USE OVERLAY) ZONE

1. As part of the substantial conformance review, that the DRB:

- a. Determine that the architectural revisions substantially conforms to the previously approved project;
- b. Determine that the architectural revisions, with a few modifications, substantially conforms to the previously approved project; or
- c. Determine that the proposed architectural revisions do not substantially conform to the previously approved project, and a new application is required.

8. STAFF AND BOARD MEMBER ANNOUNCEMENTS

No announcements.

9. ADJOURNMENT

Board Member Morita adjourned the meeting at 12:33pm.



REPORT to the LA MESA DESIGN REVIEW BOARD

DATE: July 17, 2025

SUBJECT: 2022-0898 (REFOU) – SUBSTANTIAL CONFORMANCE REVIEW FOR A PROJECT APPROVED BY THE DESIGN REVIEW BOARD (DRB) ON MARCH 25, 2024.

DESCRIPTION: SUBSTANTIAL CONFORMANCE CONSIDERATION FOR PROPOSED ARCHITECTURAL REVISIONS 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 THAT WAS PREVIOUSLY CONSIDERED AND APPROVED BY THE DRB ON MARCH 25, 2024. (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 WEST 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. Does the proposed redesign substantially conform to the project approved by the DRB on March 25, 2024?

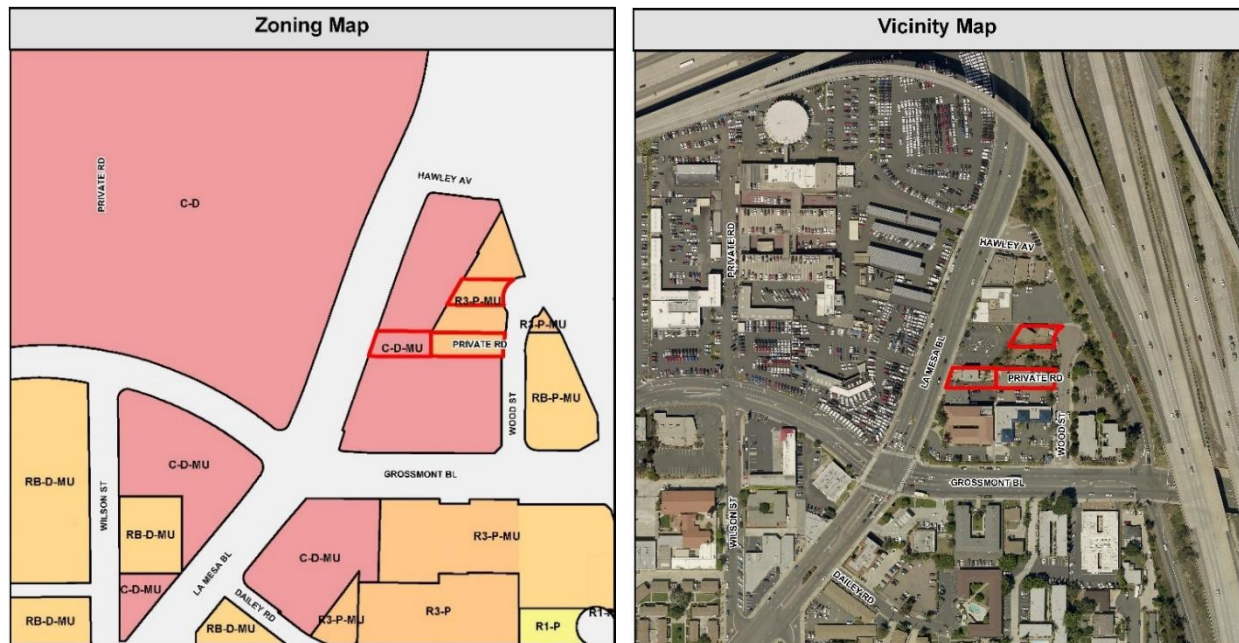
Recommendation:

1. As part of the substantial conformance review, that the DRB:
 - a. Determine that the architectural revisions substantially conforms to the previously approved project;

- b. Determine that the architectural revisions, with a few modifications, substantially conforms to the previously approved project; or
- c. Determine that the proposed architectural revisions do not substantially conform to the previously approved project, and a new application is required.

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, 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. Existing photos of the project site are provided in **Attachment A**.



Chapter 24.18 (A7) of the La Mesa Municipal Code (LMMC) states that in the MU zone, 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 2,500 square feet. The Urban Design Overlay (D) zone requires that new construction and major exterior alterations to be reviewed by the DRB and ratified by the City Council. The DRB considered the original design of the project on March 25, 2024.

At that time, the DRB concluded that the project's design (original design), with the following revisions, met the expected standards of the Urban Design Program and Design Guidelines for Properties in the Mixed-Use Overlay Zone:

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 City Council ratified the DRB's action (**Attachment B**) on May 14, 2024.

Subsequent to the discretionary approvals of the project, the property owner elected to revise the architectural design of the building. Substantial conformance review by DRB is requested to determine whether:

1. The proposed changes substantially conform to the previously approved project. Therefore, no further design review would be needed, and the project may proceed to building permit; or
2. The architectural revisions, with a few modifications, would substantially conform to the previously approved project. Therefore, no further design review would be needed, and the project with modifications may proceed to building permit; or
3. The proposed architectural revisions do not substantially conform to the previously approved project. Therefore, DRB review and further staff analysis would be required to determine if the project, as revised, meets the Urban Design Program policies and the Design Guidelines for properties in the MU Overlay Zone (to be processed under a new application and brought back to the DRB for consideration at a later date).

DISCUSSION:

The originally approved project plans are provided as **Attachment C**, and the originally approved colors and materials board is included as **Attachment D**. The proposed exterior changes to the building design are reflected in the updated project plans (**Attachment E**), and the updated colors and materials board (**Attachment F**), and are described below:

PROPOSED BUILDING DESIGN CHANGES

- Shape and size of cantilevered canopy/roof structure revised to angular feature
- Stucco reveals added to building walls on all elevations
- Location, shape and size of windows on all elevations revised, including the addition of a large, circular window on the west elevation

- Removal of occupant signage from west elevation
- Removal of beveled edge on the northwest corner of the building
- Reduced glass railing for rooftop dining (in compliance with the California Building Code)
- Addition of metal wrap columns on North Elevation
- Closed off stair enclosure on both sides (north and south elevations) to create solid form
- Added windows to staircase enclosure on south elevation
- Revised glass railings on south elevation to cable rail guardrail system

PROPOSED COLOR AND MATERIAL CHANGES

- Original:
 - White Stucco
 - Dark anodized bronze matte metal
 - Finished Natural Wood
 - Clear Glass
- Proposed:
 - Glacier White Stucco
 - Taupe Metal
 - Anodized medium bronze aluminum frames
 - Clear Aluminum metal reveals
 - Clear Glass

CONCLUSION:

The original design of the project was approved by DRB on March 25, 2024 and ratified by the City Council on May 14, 2024. Subsequently, the applicant redesigned the project and has requested substantial conformance review by the DRB. As part of the substantial conformance review, the DRB would determine whether:

1. the proposed changes substantially conform to the previously approved project;
2. the architectural revisions, with a few modifications, would substantially conform to the previously approved project; or
3. the proposed architectural revisions do not substantially conform to the previously approved project.

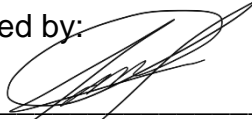
Upon the determination of the DRB, staff will work with the applicant to process the project accordingly.

Respectfully submitted by:



Laura Traffenstedt
Associate Planner

Reviewed by:



Jared Chavez
Assistant Director of Community Development



Lynnette Santos
Director of Community Development

Attachments:

- A. Site Photos
- B. DRB Certificate of Action (dated March 25, 2024)
- C. Approved Project Plans
- D. Approved Colors and Materials Board
- E. Proposed Project Plans
- F. Proposed Colors and Materials Board











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 DATA

8923 LA MESA BLVD: 0.14 ACRE / .17 ACRE
5264 WOOD ST: .13 ACRE

YEAR BUILT

1947
- III. OCCUPANCY

1ST AND 2ND FLOORS: B
3RD FLOOR: A2

TYPE OF CONSTRUCTION

TYPE V-A, SPRINKLERED
TYPE 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.

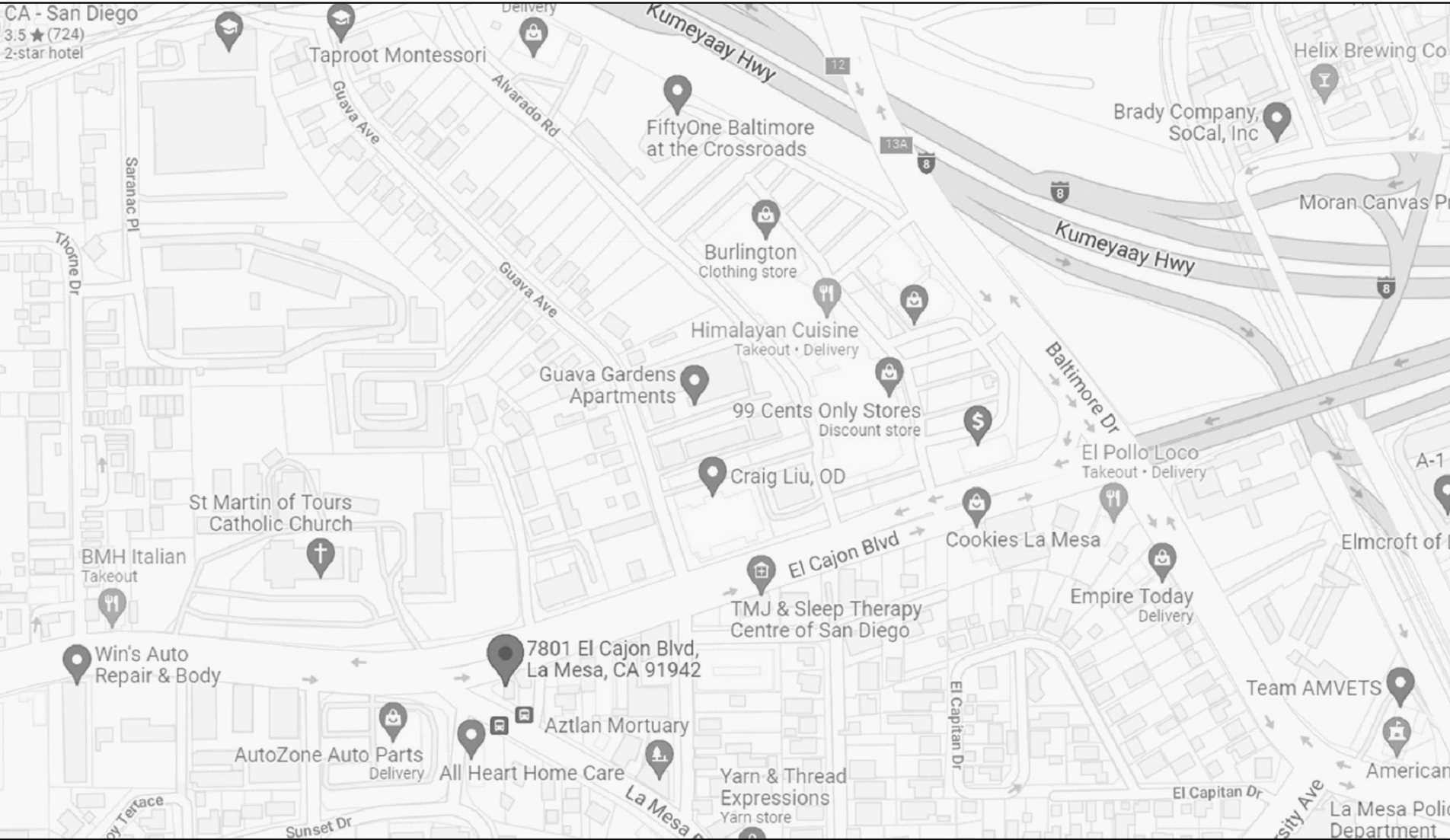
Required: 22 parking spaces. See parking study for detailed analysis.

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 CONSTRUED 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.

3 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, 1985 IN BOOK 236, PAGE 452, OF DEEDS. 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.

4 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: MAY 4, 1926 IN BOOK 1210, PAGE 104, OF DEEDS. 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.

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 275.28 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, 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:

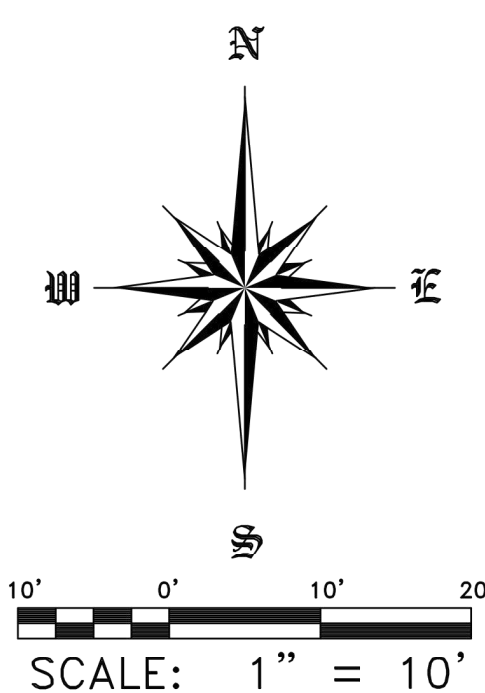
THE BEARING OF N00°30'00"W ALONG THE WESTERLY RIGHT OF WAY LINE OF WOOD STREET PER MAP NO. 1865 IN THE CITY OF LA MESA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

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 SIGN
- UB UTILITY BOX
- WM WATER METER
- CL CENTER LINE

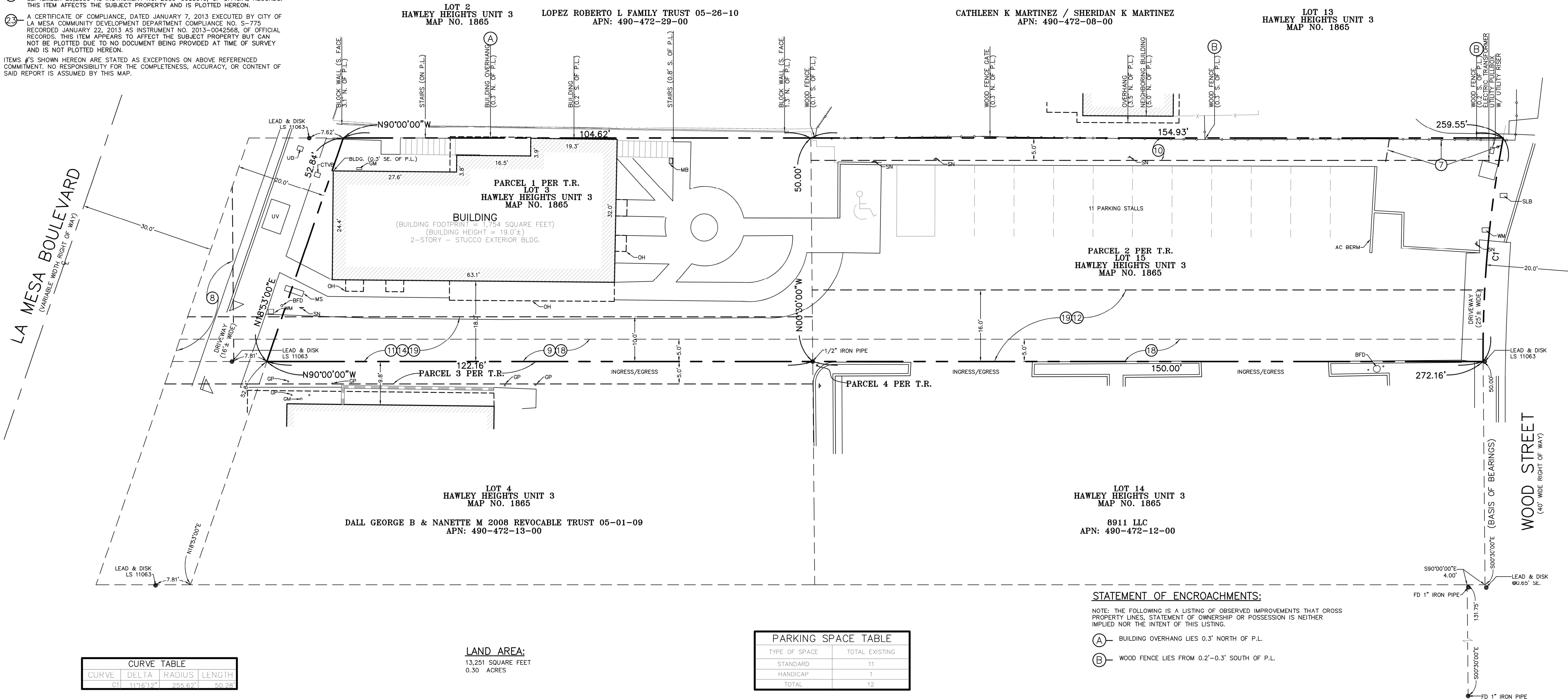
SURVEYOR'S CERTIFICATE:

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. 8379



LAND AREA:

13,251 SQUARE FEET
0.30 ACRES

PARKING SPACE TABLE

TYPE OF SPACE	TOTAL EXISTING
STANDARD	11
HANDICAP	1
TOTAL	12

STATEMENT OF ENCROACHMENTS:

NOTE: THE FOLLOWING IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS PROPERTY LINES, STATEMENT OF OWNERSHIP OR POSSESSION IS NEITHER IMPLIED NOR THE INTENT OF THIS LISTING.

- (A) BUILDING OVERHANG LIES 0.3' NORTH OF P.L.
- (B) WOOD FENCE LIES FROM 0.2'-0.3' SOUTH OF P.L.

REVISIONS		2/15/24 - ADDED DIMENSIONS - CJF	
ALTA/NSPS LAND TITLE SURVEY		JRN CIVIL ENGINEERS	
SHEET 1 OF 1	SCALE: 1" = 10'	PHONE (949) 248-4885	
	DATE: 12/19/2023	FAX (949) 248-4687	
FILE NO. 22386	DRAWN BY: CJF	PROJECT COORDINATOR:	
	CHKD. BY: JRN	NEJAT REFOU	
ADDRESS: 8923 LA MESA BOULEVARD LA MESA, CA		SAN CLEMENTE, CALIFORNIA 92672	
CLIENT: NEJAT REFOU		232 AVENIDA FABRICANTE, STE. 107	
		CHRIS FREY(CFREY@JRN.CIVIL.COM)	

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

EXISTING SURVEY/SITE PLAN

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

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.

③ 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. 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.

④ 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: MAY 4, 1926 IN BOOK 1210, PAGE 104, OF DEEDS. 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.

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 5397, 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. 1986-185646, OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

⑫ TERMS AND PROVISIONS, RECORDED DECEMBER 10, 1986 AS INSTRUMENT NO. 1986-575620, OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

⑬ TERMS AND PROVISIONS, RECORDED DECEMBER 10, 1986 AS INSTRUMENT NO. 1986-575621, OF 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, OF 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. 1990-0661548, 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.

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.

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, OF 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, OF 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. 2013-0042568, OF 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.

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

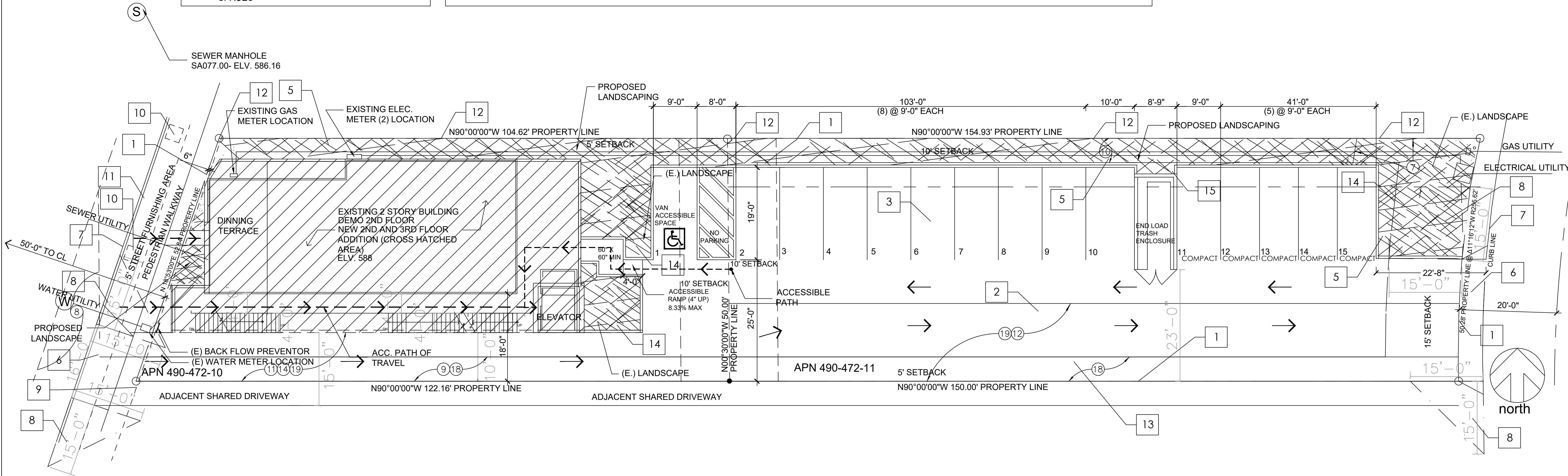
STAGGED PARKING HOURS UTILIZED.
15 SPACES PROVIDED BY 8923 LA MESA BLVD
7 SPACES PROVIDED BY WOOD ST PROPERTY
22 TOTAL PARKING SPACES PROVIDED

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'

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

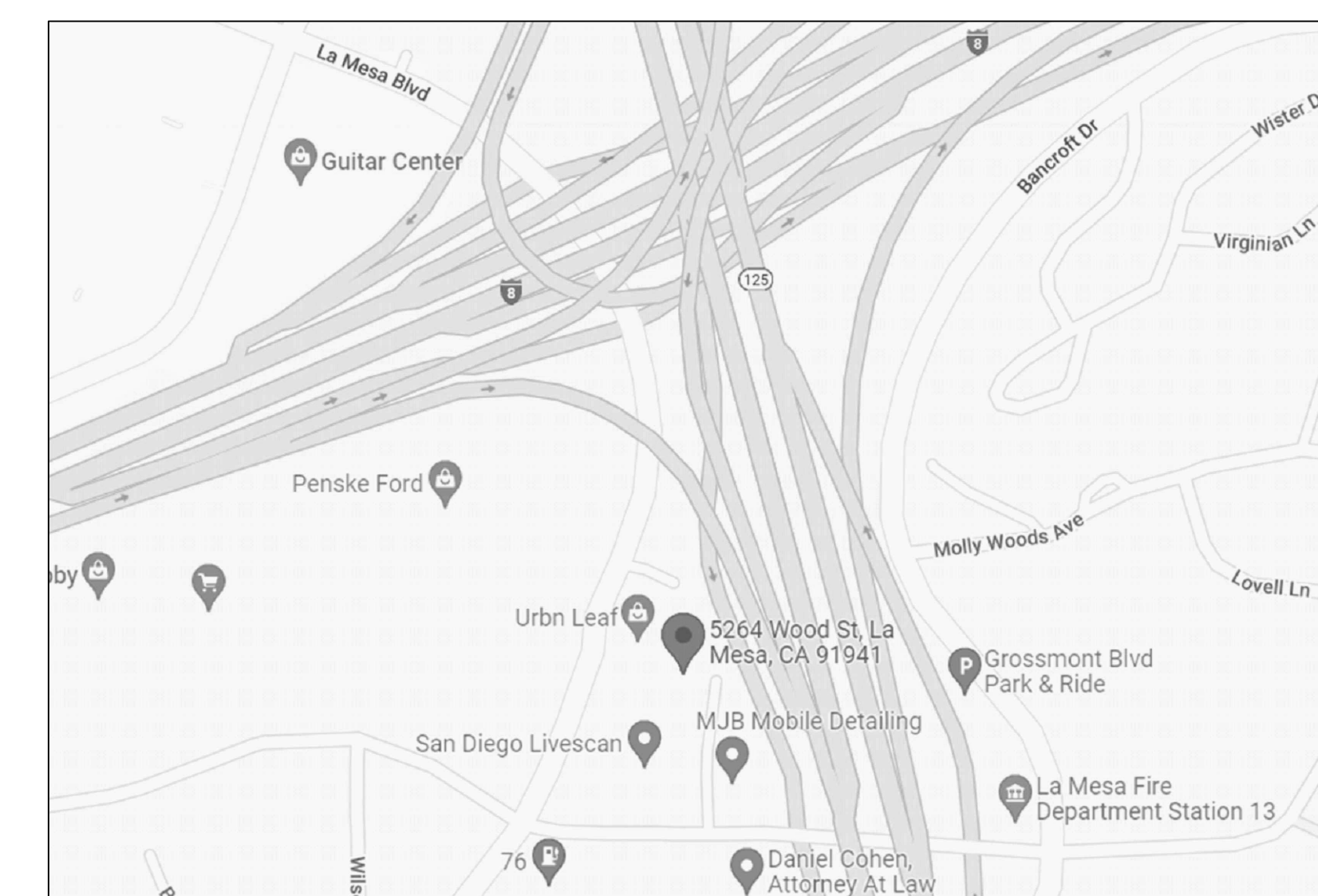
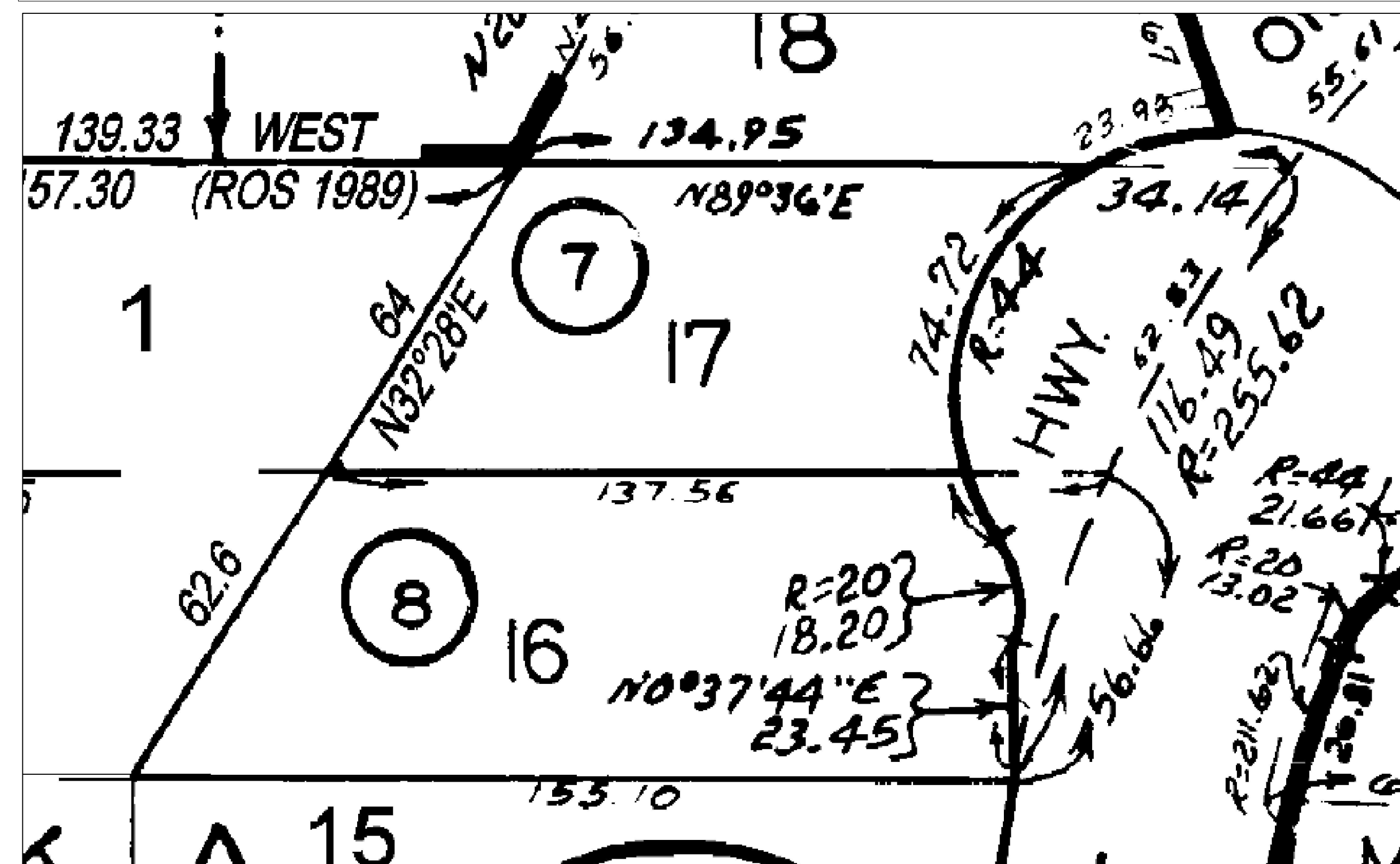
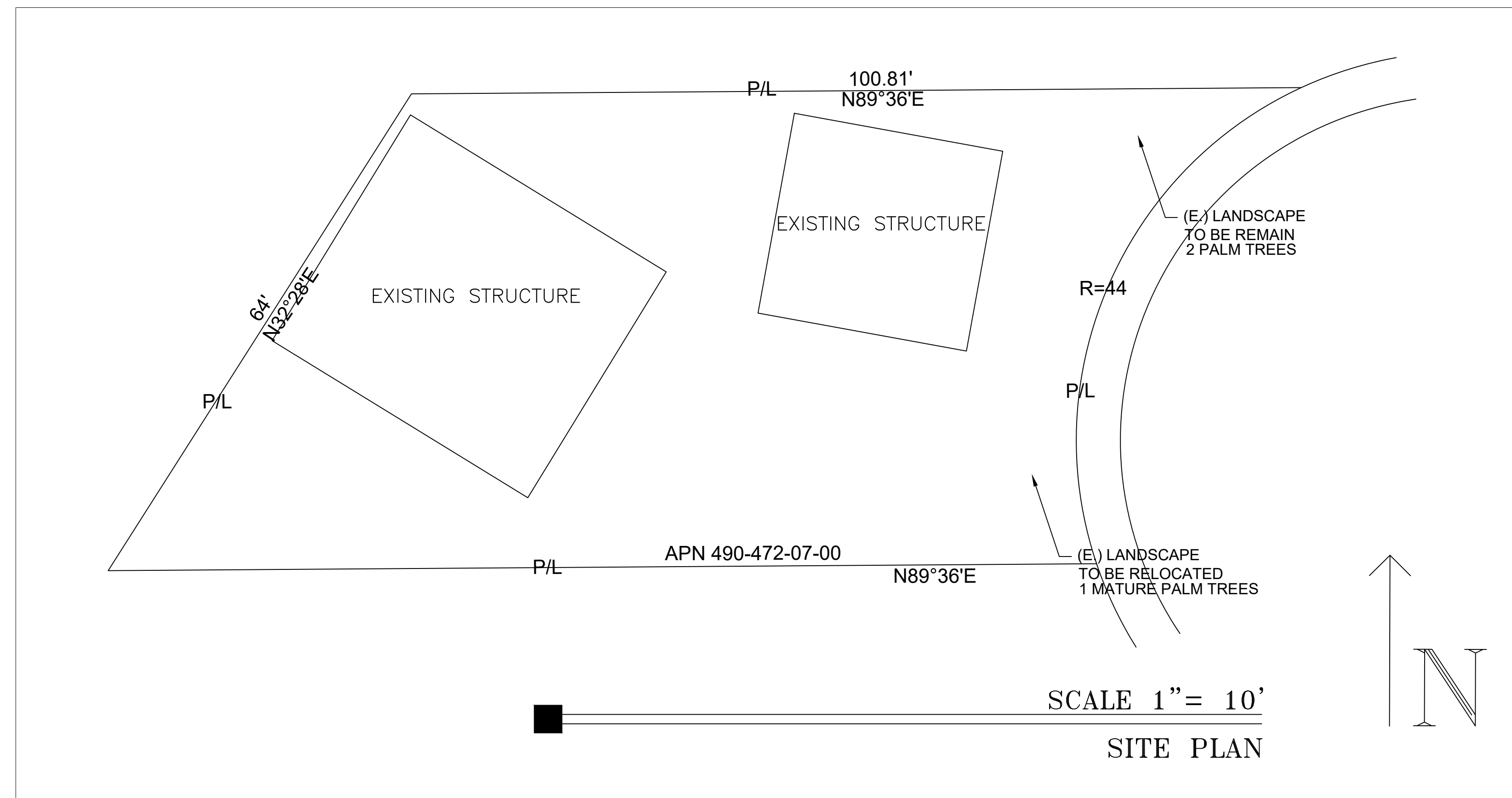
SITE INFORMATION

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
5264 WOOD ST
LA MESA, CA 91942

DRAWN BY : GAZALLO

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

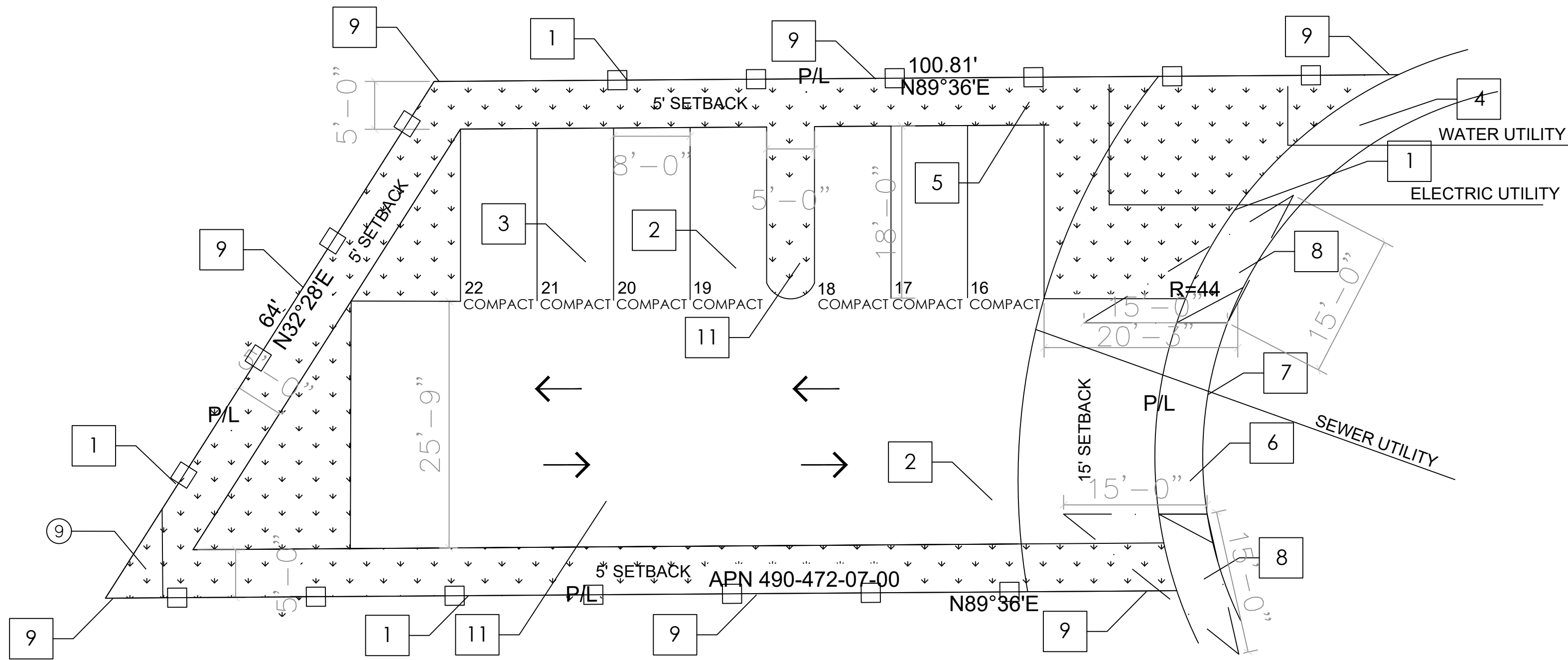
STAGGED PARKING HOURS UTILIZED.
15 SPACES PROVIDED BY 8923 LA MESA BLVD
7 SPACES PROVIDED BY WOOD ST PROPERTY
22 TOTAL PARKING SPACES PROVIDED

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'

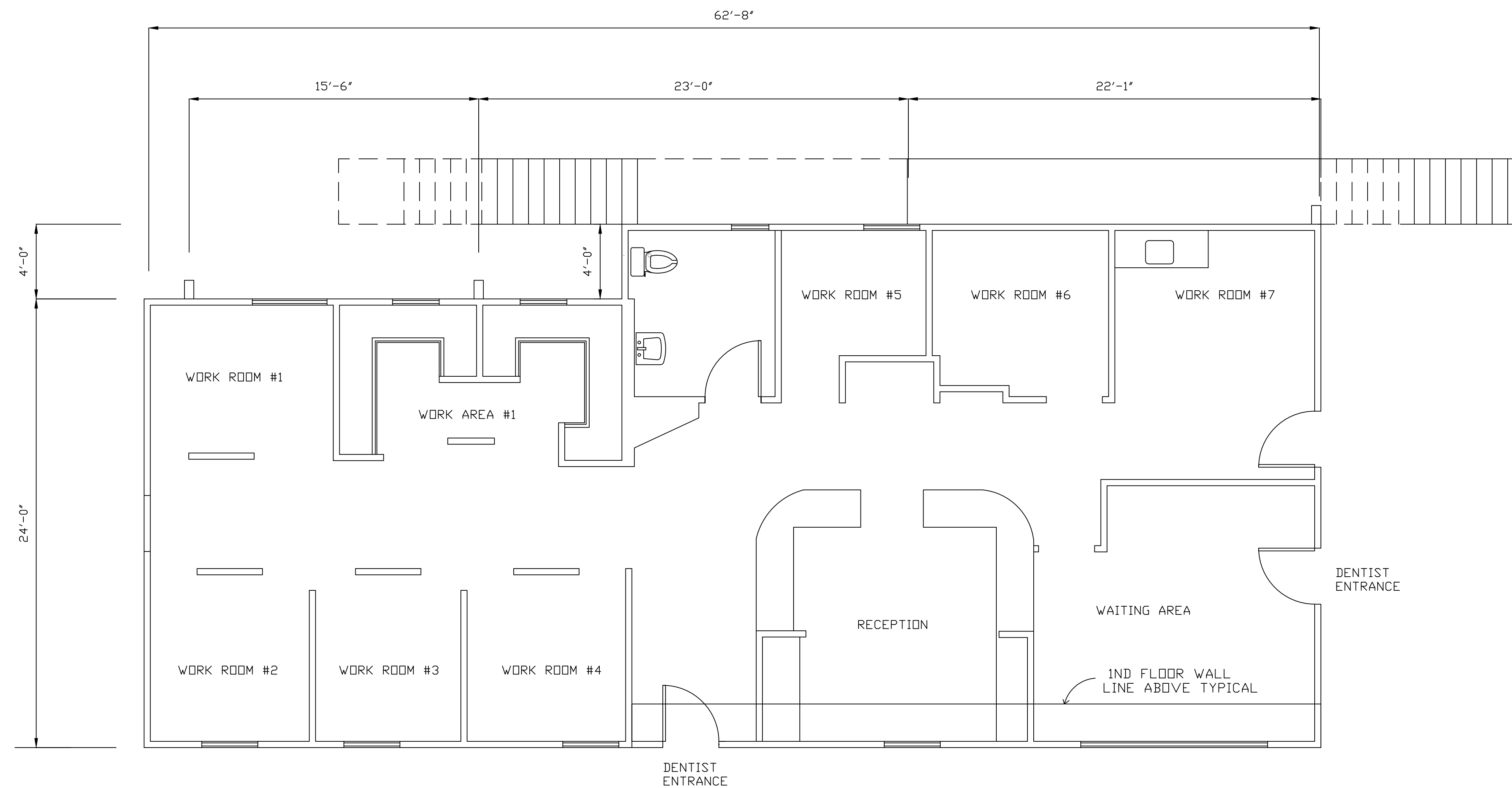
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ARCHITECTURAL/ENGINEERING/CONSTRUCTION
363 N SECOND STREET STE 5
EL CAJON, CA 92021
(619) 922-5093

WOOD ST SITE PLAN

THIRD STORY ADDITION
5264 WOOD ST
LA MESA, CA 91942

DRAWN BY : GAZALLO
DATE: 04/10 /2023

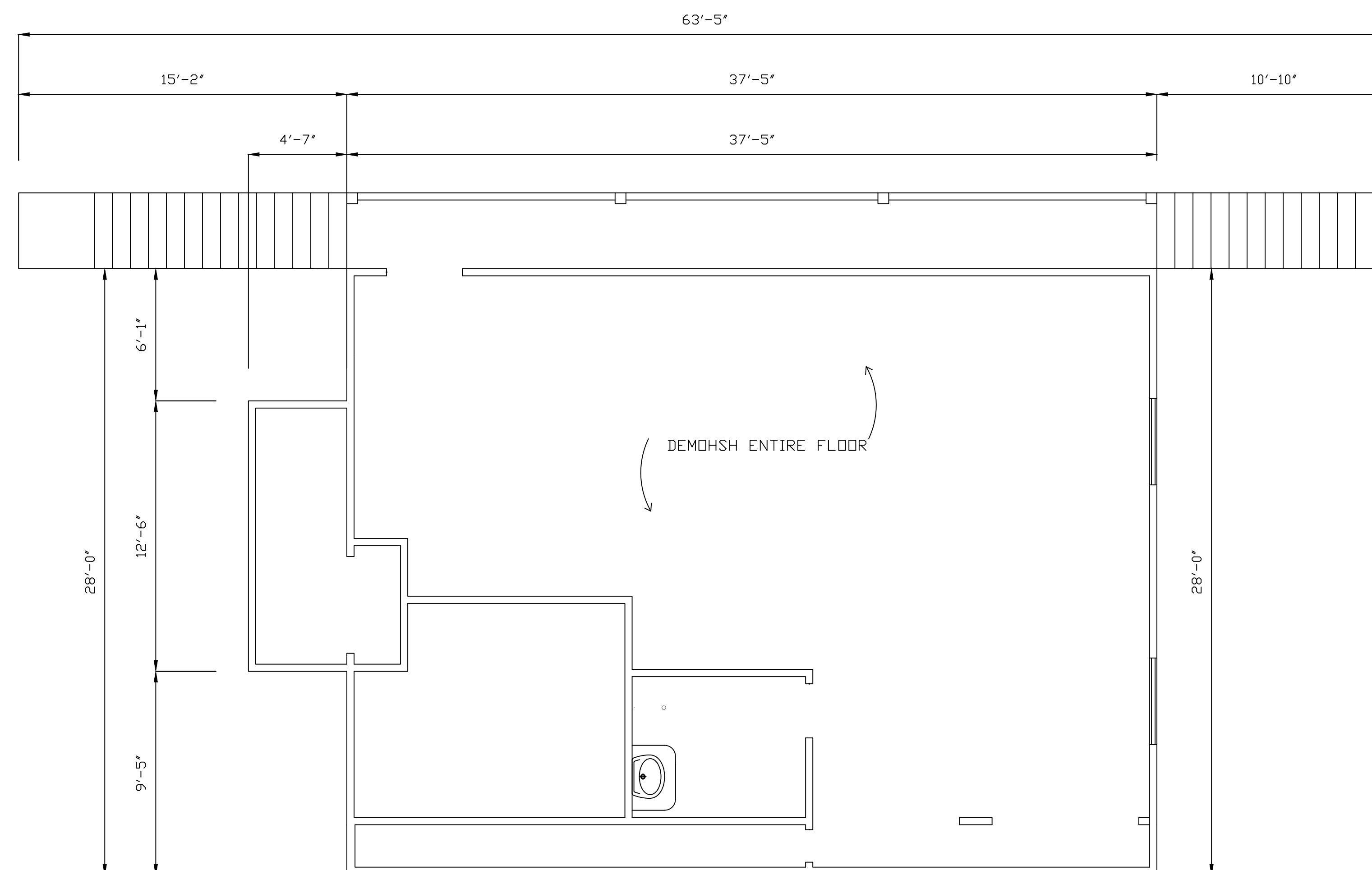
SP3



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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(619) 922-5083

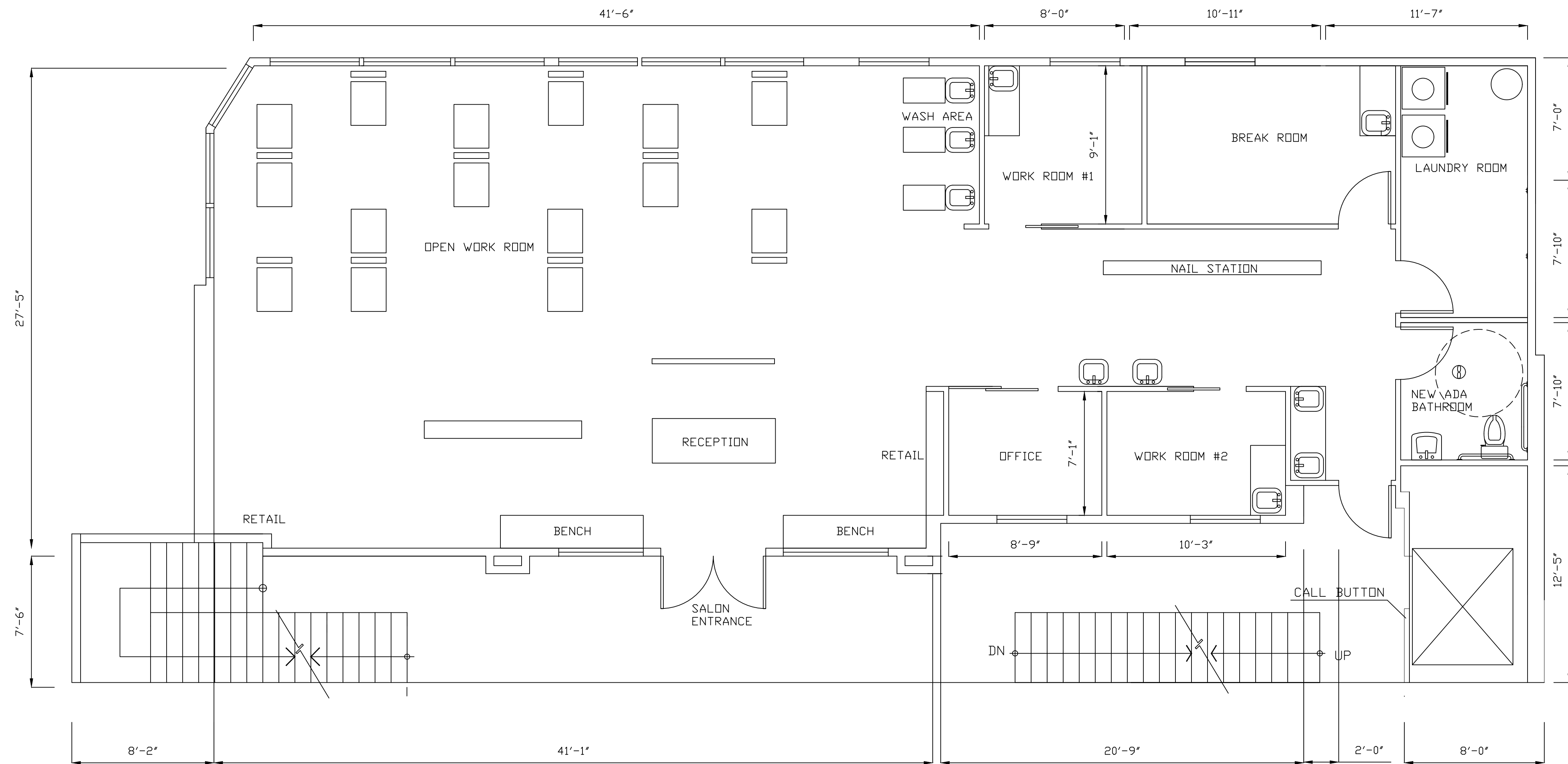
EXISTING FLOOR PLAN

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

DATE: 4/4/2023

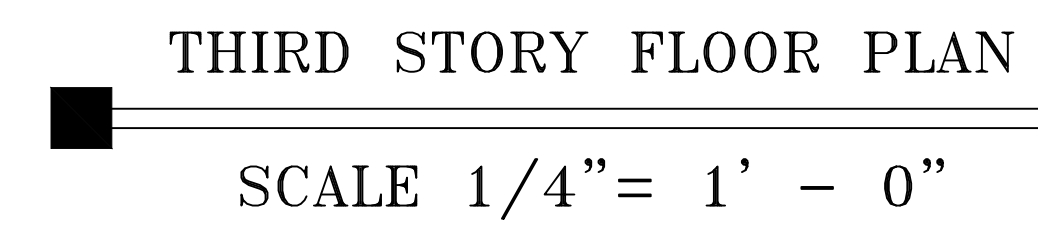
DESIGNED BY: GAZALLO

A1



SECOND FLOOR PLAN

SCALE 1/4"= 1' - 0"



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

DATE: 04/10 /2023

MATERIAL LEGEND

A

WHITE STUCCO

B

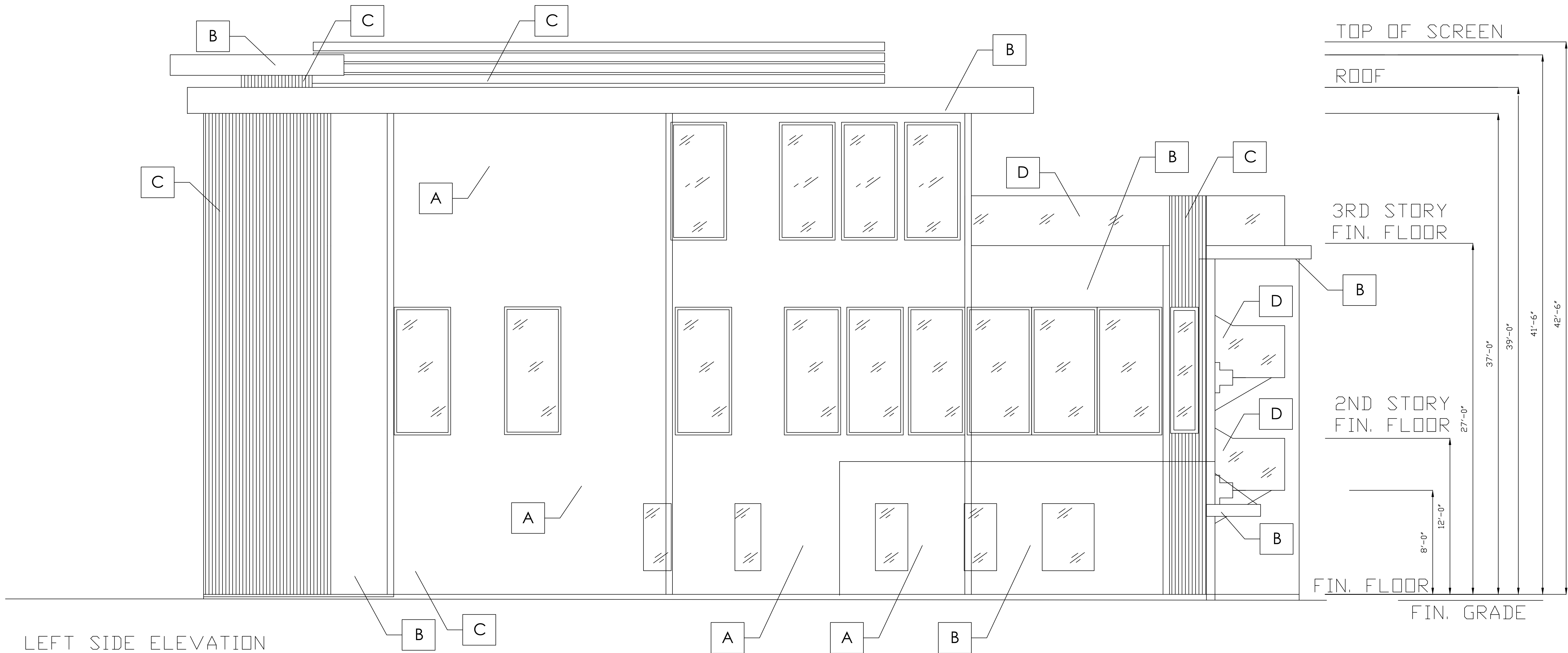
BLACK METAL

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

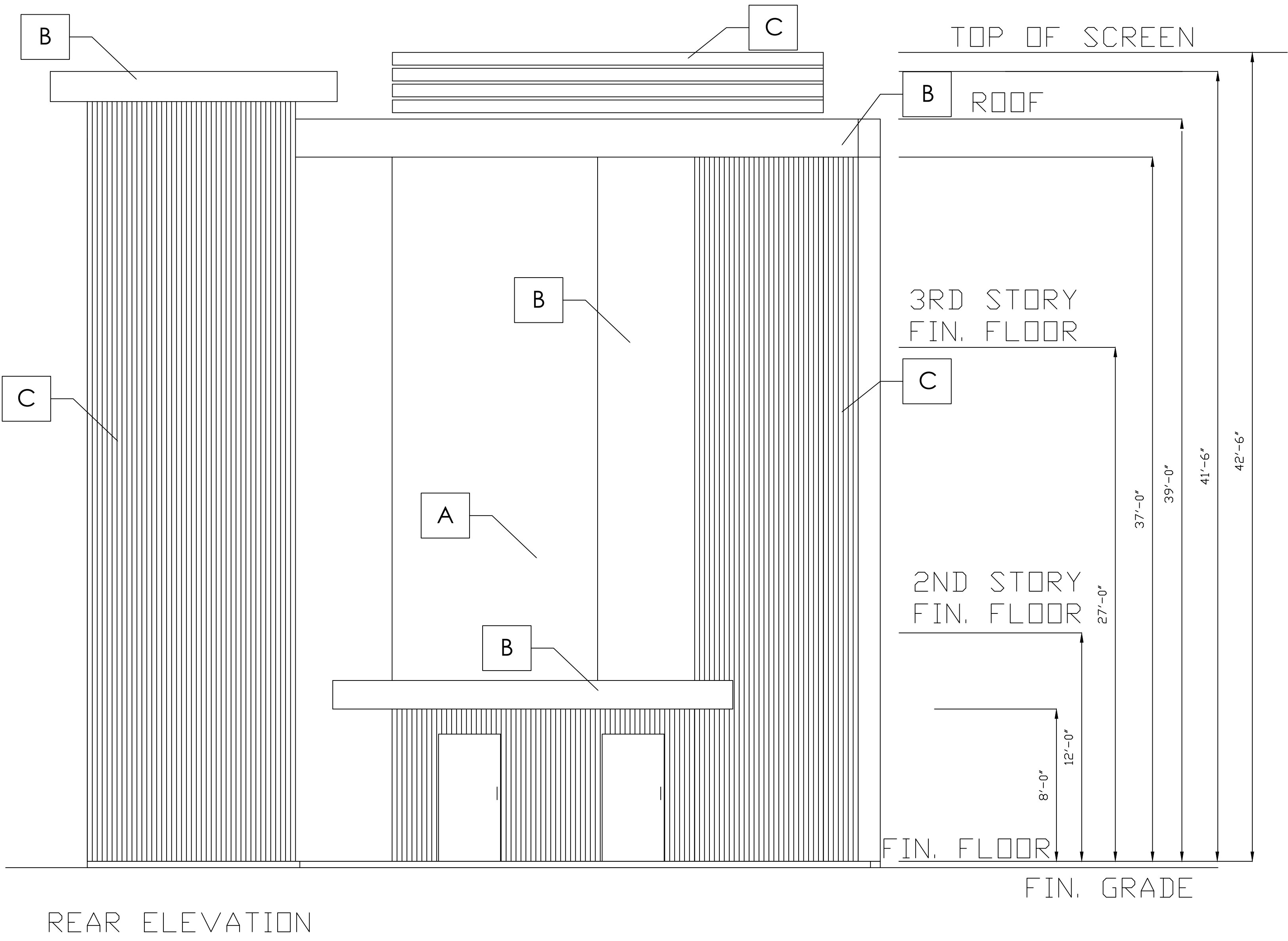
FINISHED NATURAL WOOD

D

GLASS

E

BLACK METAL LETTERS WITH LED BACKLIT



EAST ELEVATION PLAN

SCALE 1/4"= 1' - 0"

A

B

C

D

E

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ARCHITECTURAL/ENGINEERING/CONSTRUCTION

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EL CAJON, CA 92021

(619) 922-5083

THIRD STORY ADDITION

8923 LA MESA BLVD.

LA MESA, CA 91942

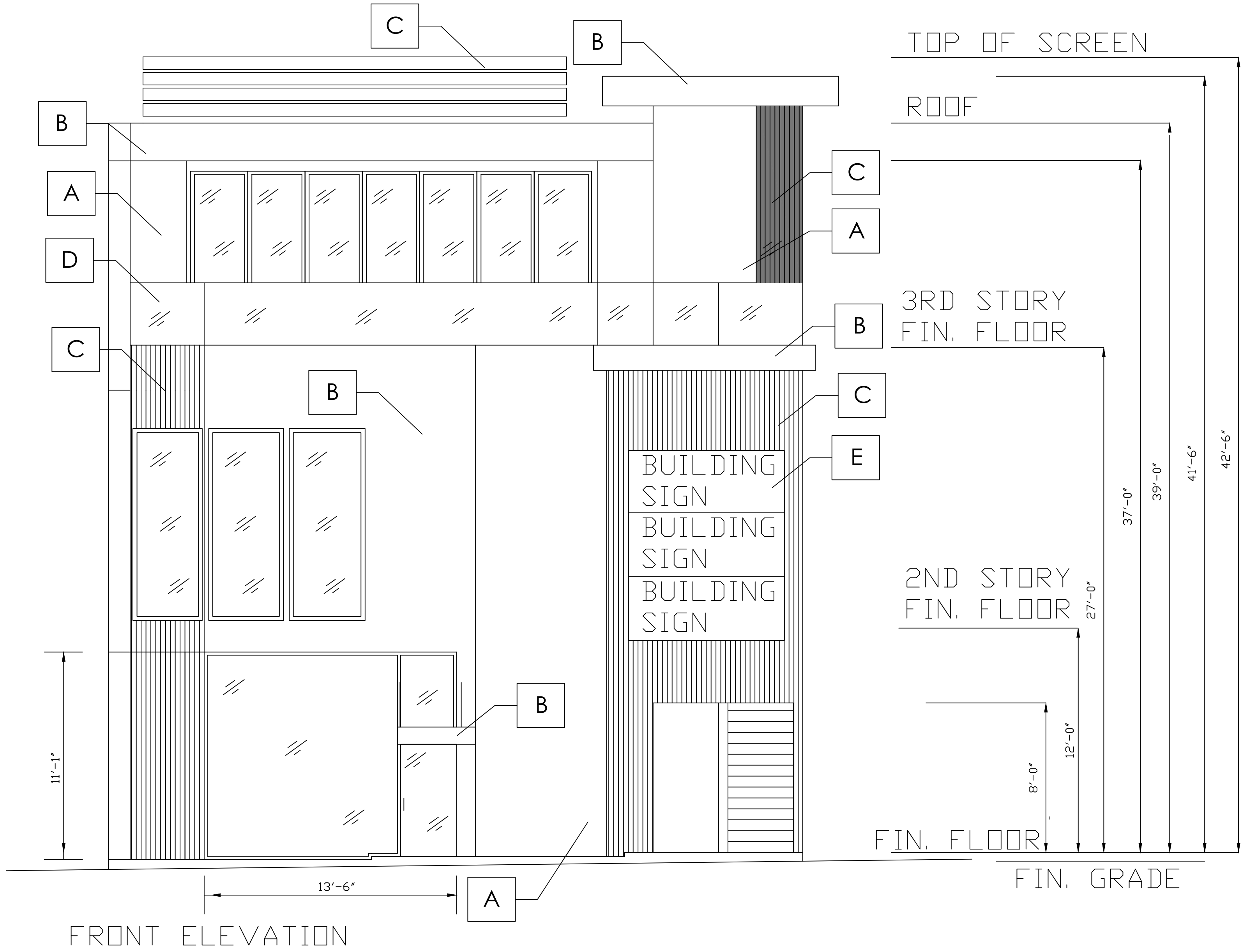
DRAWN BY : GAZALLO

DATE: 04/10 /2023

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

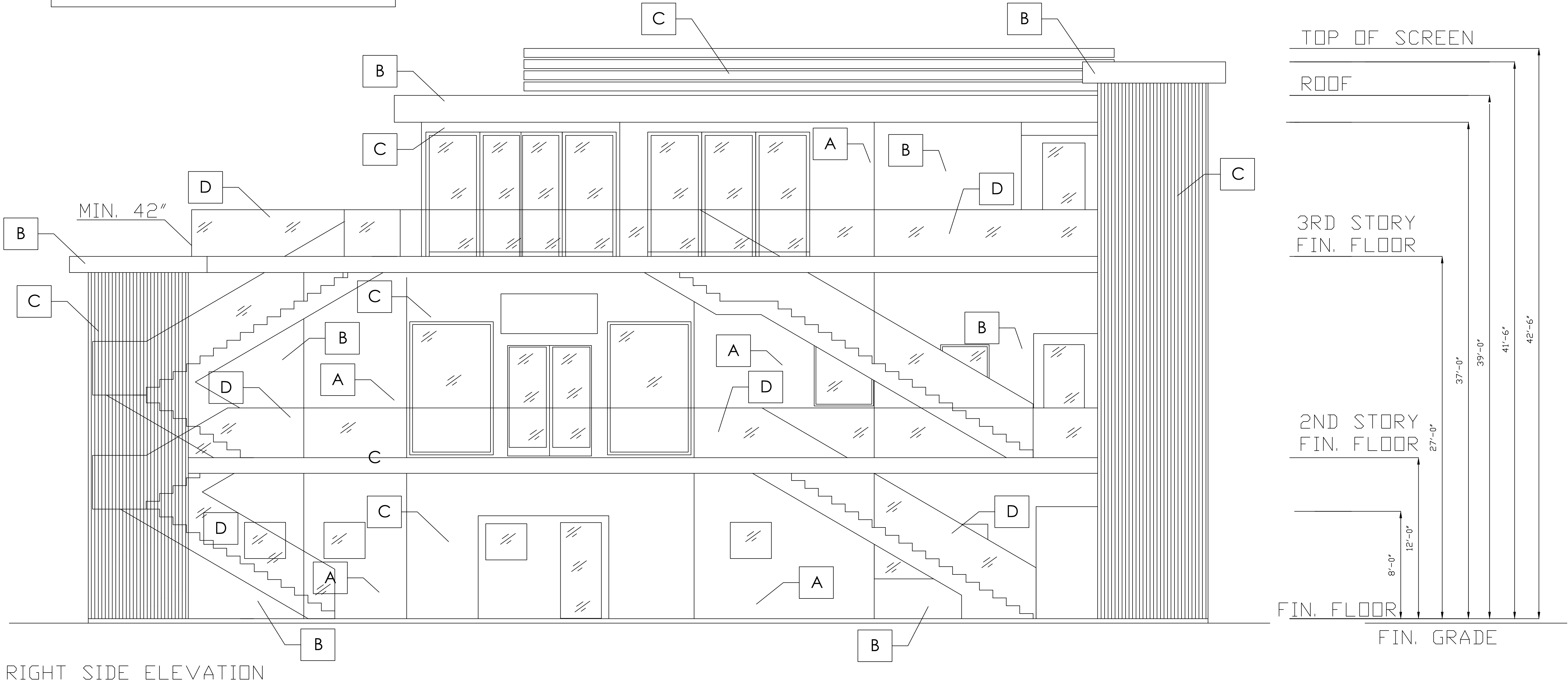


PEDESTRIAN VISUAL INTEREST:
 FIRST FLOOR WALL SQFT: 252
 FIRST FLOOR WINDOW GLAZE SQFT: 149
 PERCENT GLAZING: 149/252= 59%

WEST ELEVATION PLAN

SCALE 1/4"= 1' - 0"

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



MATERIAL LEGEND

A

WHITE STUCCO

B

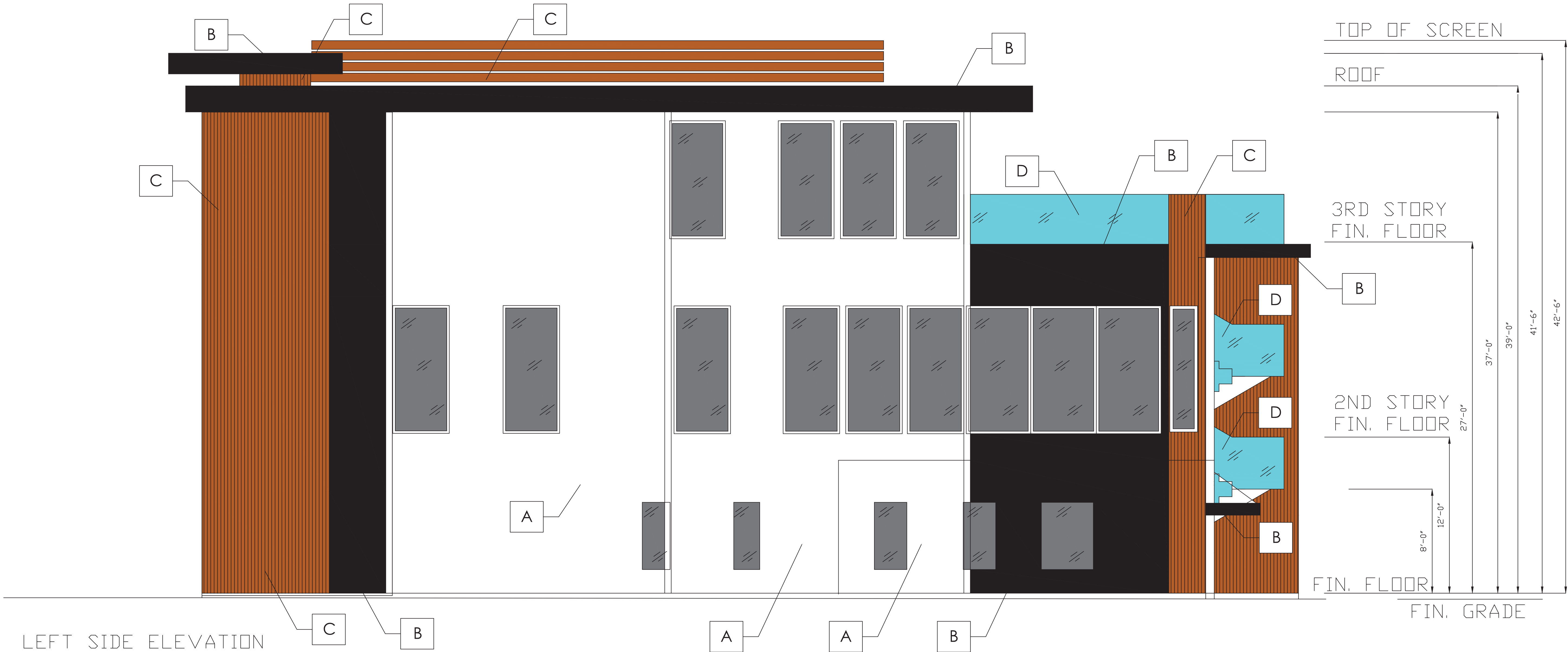
BLACK METAL

C

FINISHED NATURAL WOOD

D

GLASS



NORTH ELEVATION PLAN

SCALE 1/4"= 1' - 0"

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(619) 922-5083

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

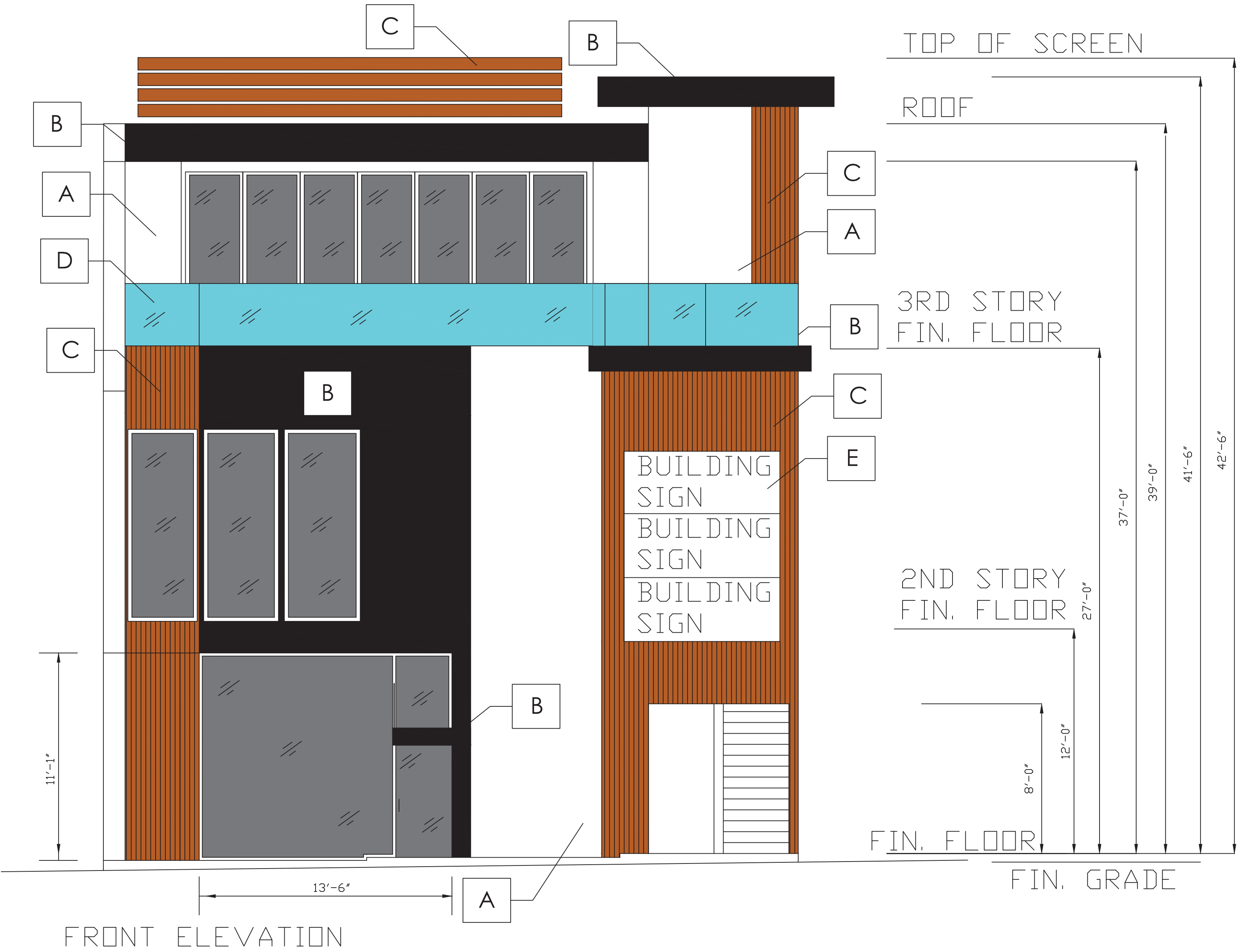
FINISHED NATURAL WOOD

D

GLASS

E

BLACK METAL LETTERS WITH LED BACKLIT



WEST ELEVATION PLAN

SCALE 1/4"= 1' - 0"

MATERIAL LEGEND

A

WHITE STUCCO

B

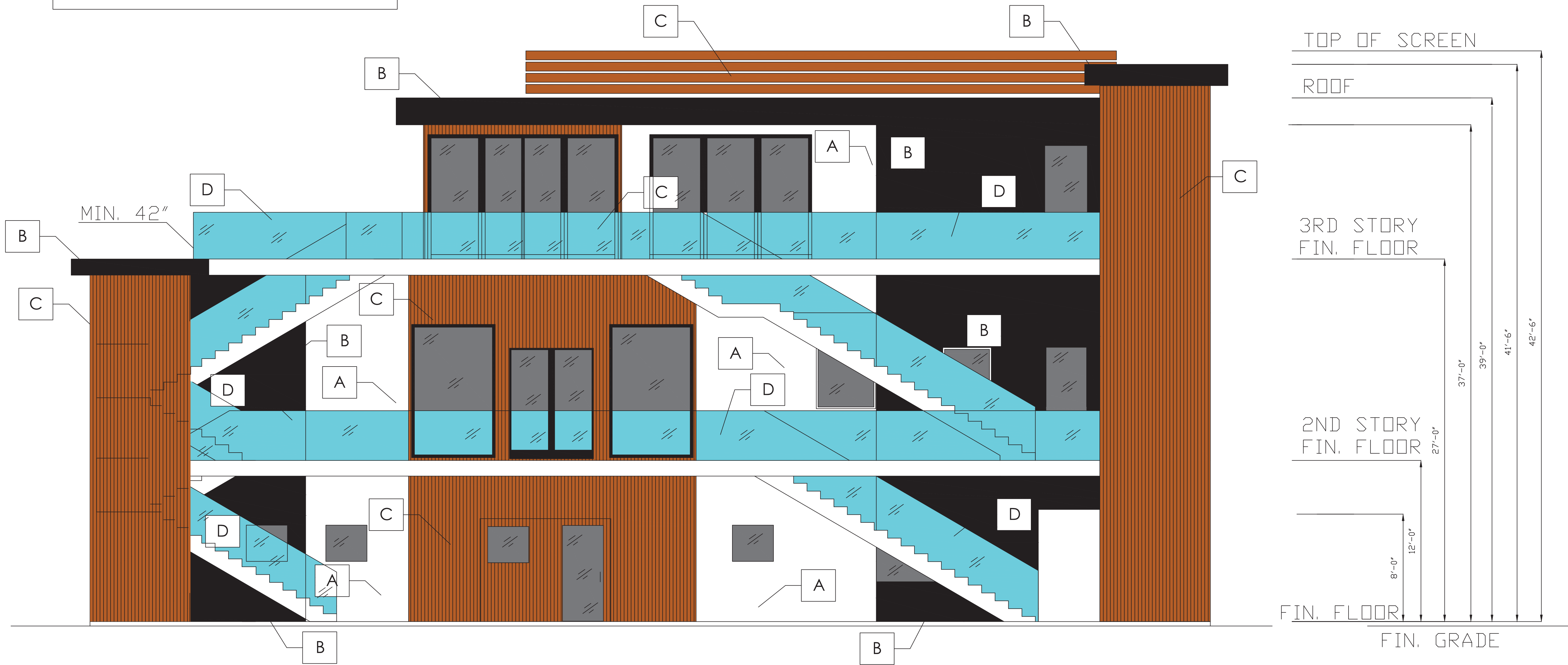
BLACK METAL

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

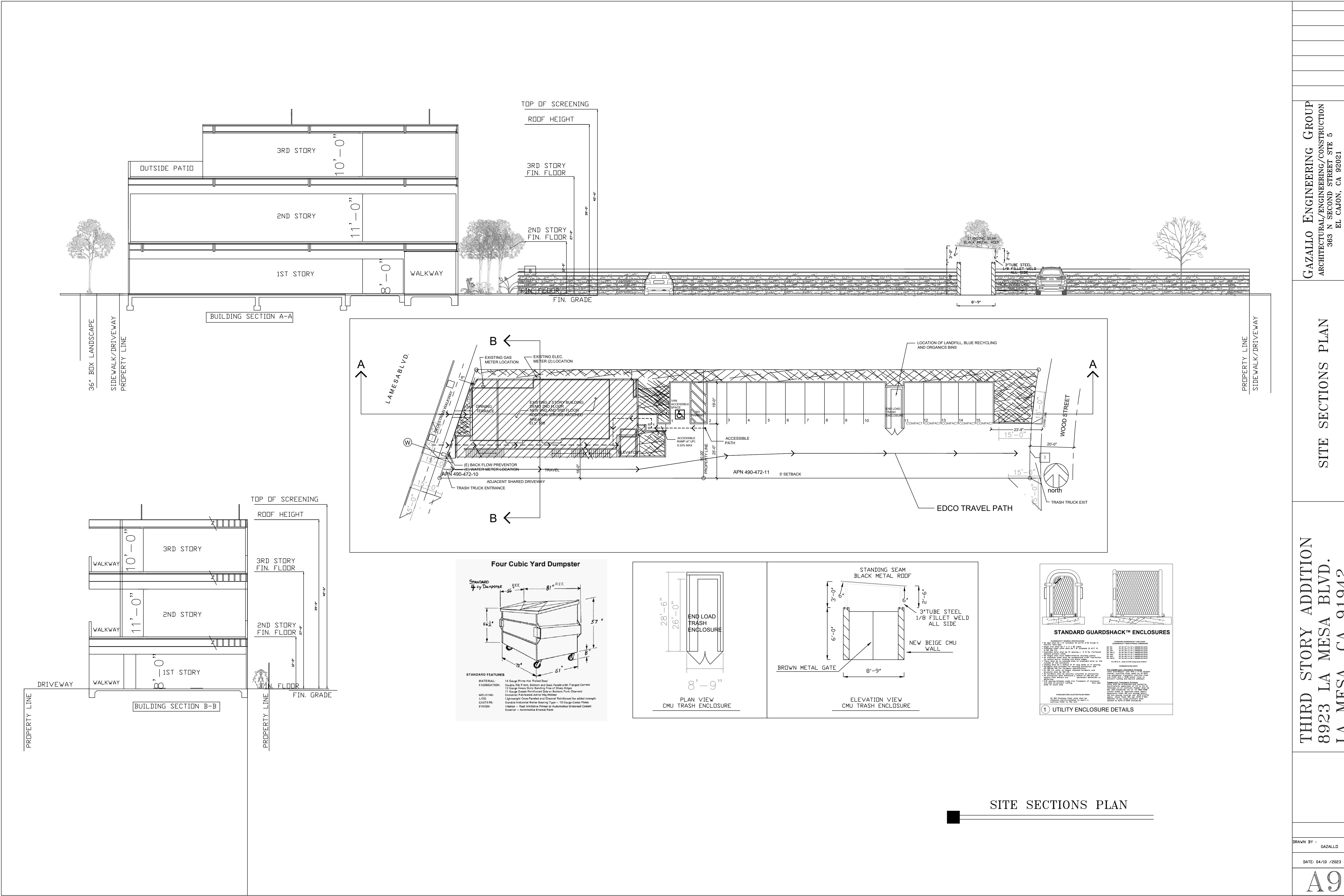
A8



Sign 1
Sign 2
Sign 3







SITE SECTIONS PLAN

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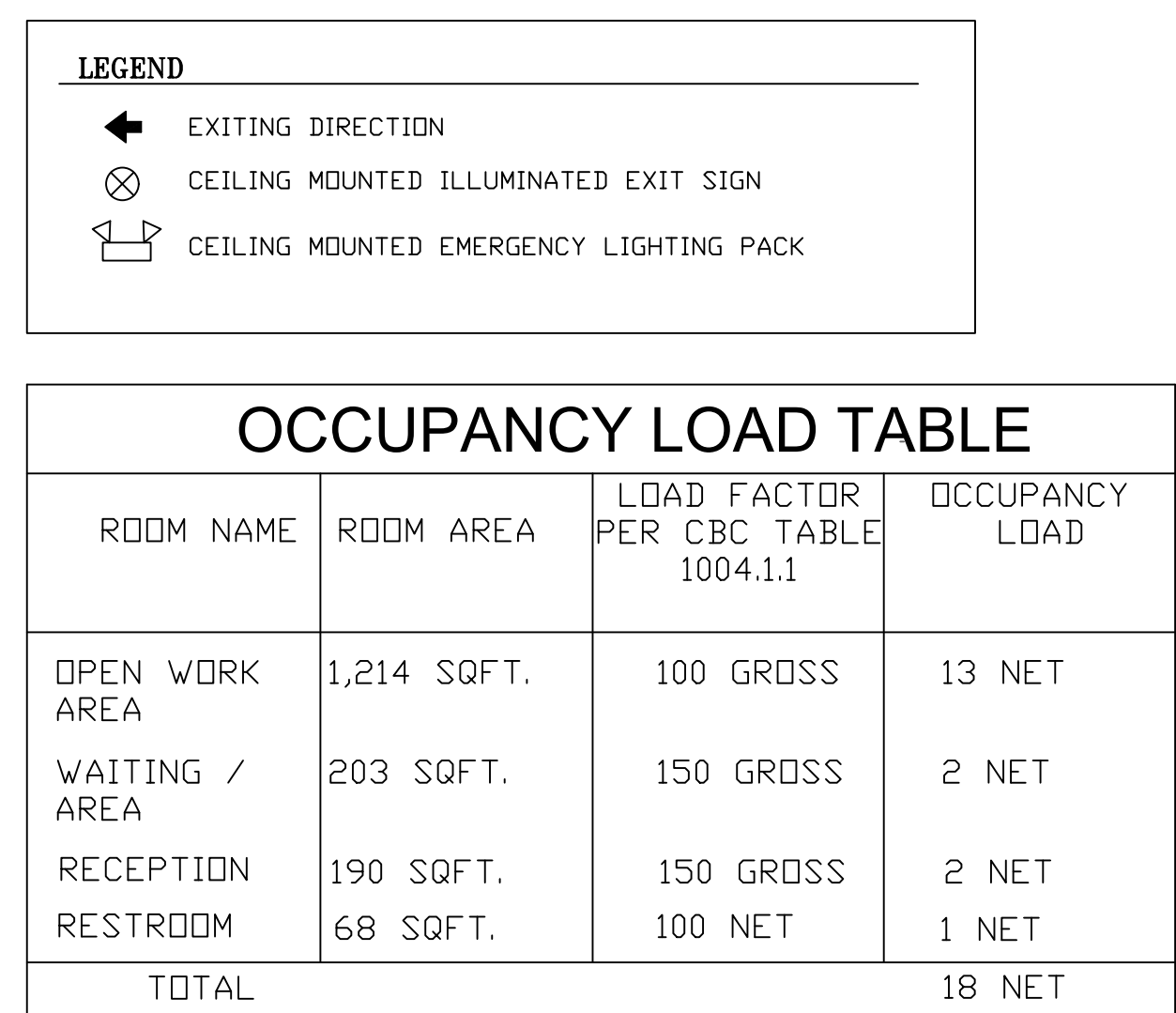
SITE SECTIONS PLAN

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

DRAWN BY : GAZALLO

DATE: 04/10 /2023

A9



3/8" - 1/2" MIN-MAX.

EXIT

●

DARK COLORED CONTRASTING BACKGROUND (NON-GLARE FINISH)

●

CORRESPONDING GRADE II BRAILLE

●

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

SIGN CHARACTER HEIGHT		
CHARACTER BASELINE HEIGHT ABOVE F.F.	HORIZONTAL VIEWING DISTANCE	MINIMUM CHARACTER HEIGHT
40" - 70" > 70"	< 72" > 72"	5/8" 5/8" + 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
- ALL EXITS ARE TO BE BE ABLE TO BE OPENED FROM INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE.
 - LOCATION OF TACTILE EXIT SIGN PER CBC 1011.3 WITH THE WORD "EXIT". SEE ADA TACTILE SIGNAGE DETAIL 3/7 FOR MORE INFORMATION
 - LOCATION OF MAXIMUM OCCUPANCY SIGN SHOWING THE MAXIMUM NUMBER OF PERSONS ALLOWED

EGRESS NOTES:

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

- AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MDRE MEANS OF EGRESS.
- CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDING REQUIRED TO HAVE TWO OR MDRE EXITS.
- 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.
- INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SEC. 1024.1, IN BUILDING REQUIRED TO HAVE TWO OR MORE EXITS.
- 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 (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

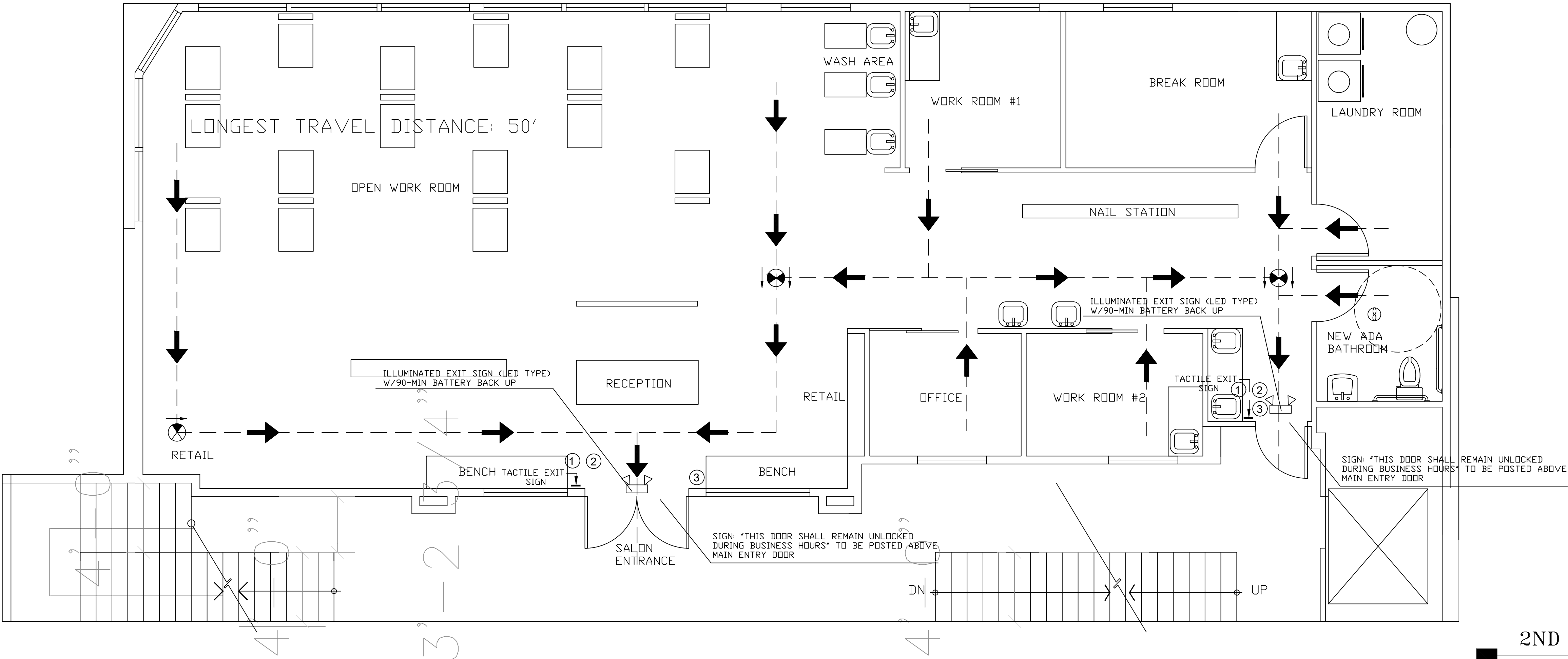
⊗

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	1,817 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

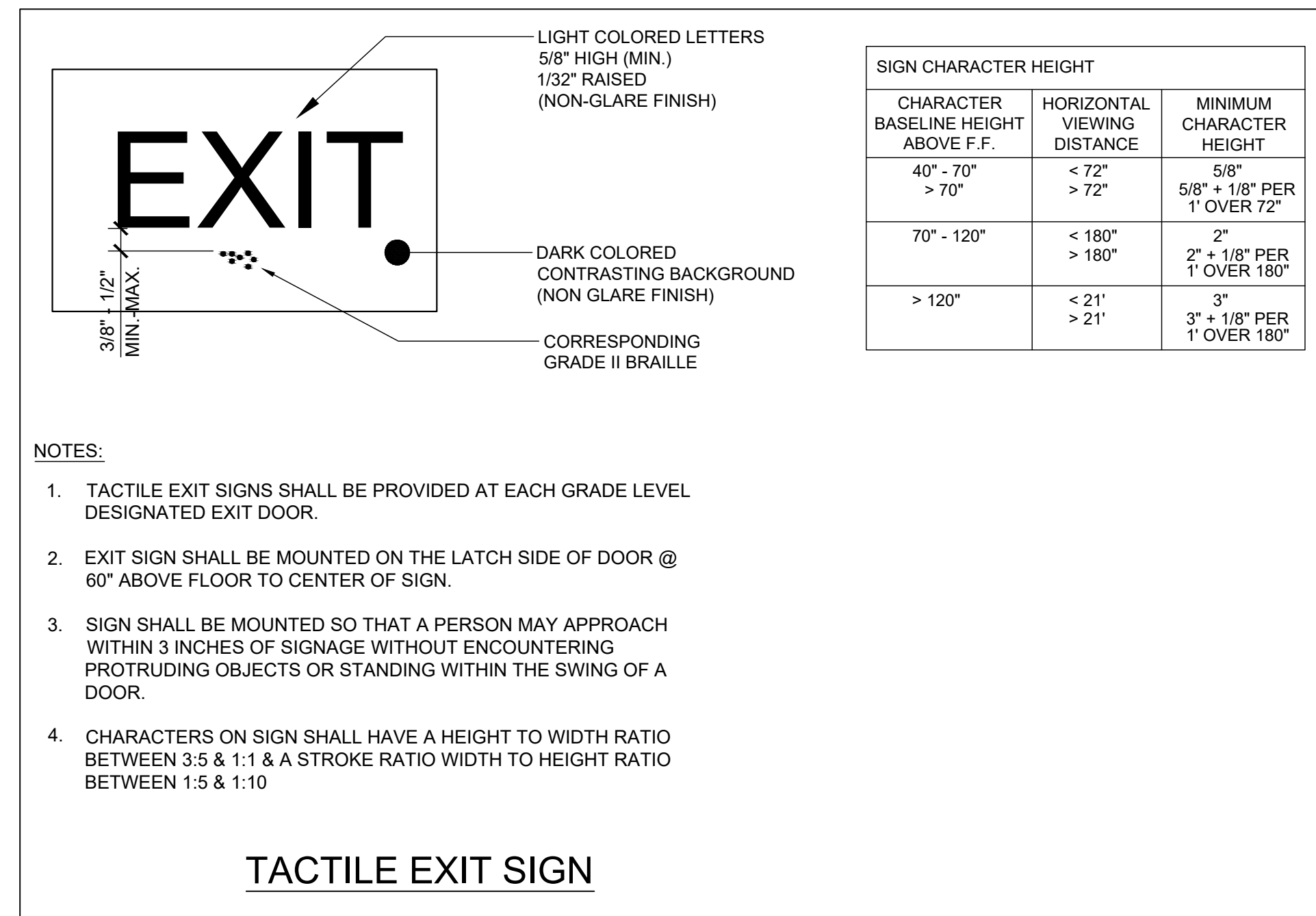
GAZALLO ENGINEERING GROUP
ARCHITECTURAL/ENGINEERING/CONSTRUCTION
363 N SECOND STREET STE 5
EL CAJON, CA 92021
(619) 922-5093

SECOND FLOOR EGRESS PLAN

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

DRAWN BY : GAZALLO
DATE: 04/10 /2023

A11



- NOTES:
1. TACTILE EXIT SIGNS SHALL BE PROVIDED AT EACH GRADE LEVEL DESIGNATED EXIT DOOR.
 2. EXIT SIGN SHALL BE MOUNTED ON THE LATCH SIDE OF DOOR @ 60" ABOVE FLOOR TO CENTER OF SIGN.
 3. 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.
 4. 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

SIGN CHARACTER HEIGHT		
CHARACTER BASELINE HEIGHT ABOVE F.F.	HORIZONTAL VIEWING DISTANCE	MINIMUM CHARACTER HEIGHT
40" - 70" > 70"	< 72" > 72"	5/8" 5/8" + 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"

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

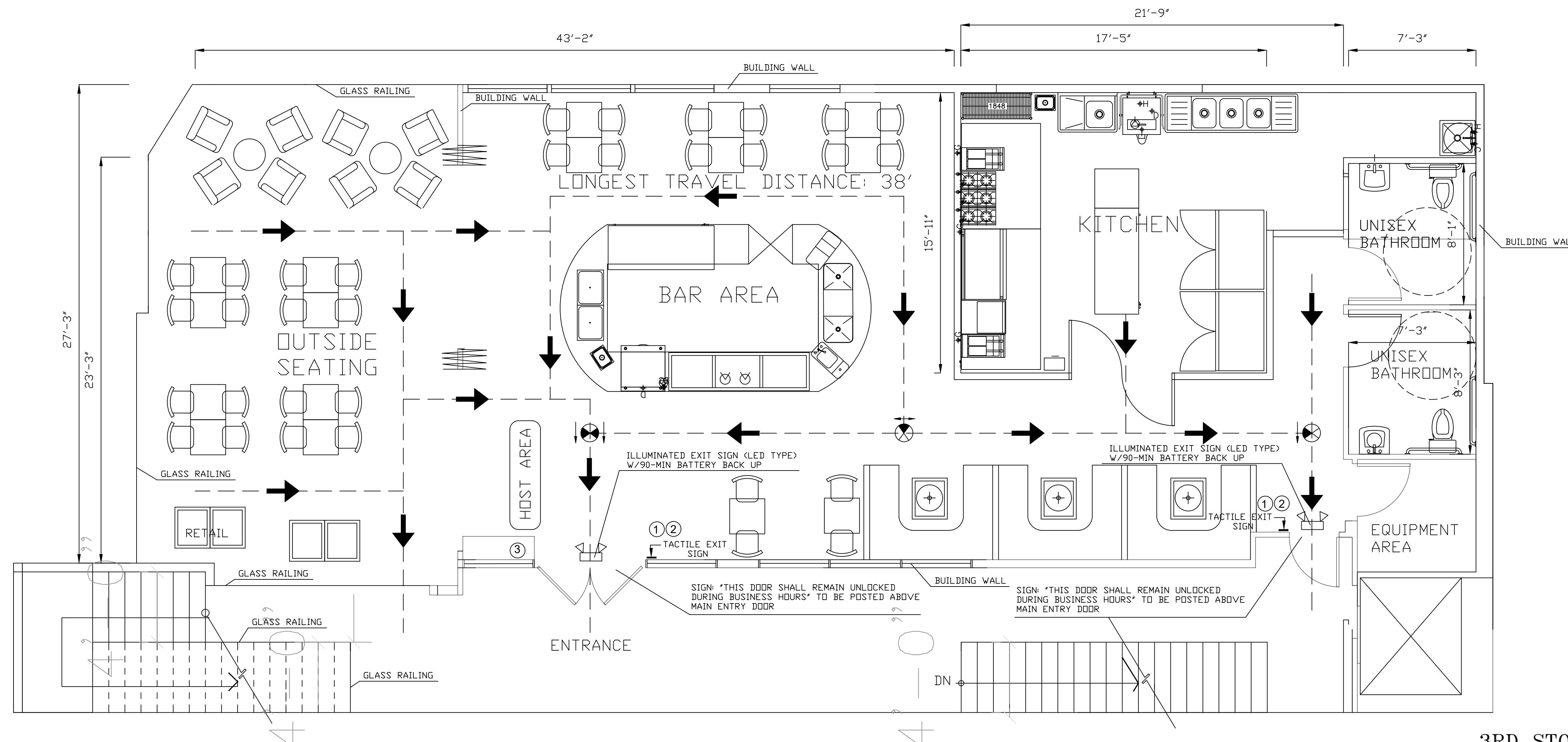
THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF A POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:

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 (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX). MEASURED AT THE END OF THE EGRESS FLOOR LEVEL. MINIMUM ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.06 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
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

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 120°F 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 100°F. 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 distinguishing placards or special license plates issued for persons with disabilities may be towed away at owner's expense. Towed vehicles may be reclaimed
by 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 $\leq 1:48$, PER SECTION 11B502.4.
18. A LEVEL FLOOR OR LANDING IS ON EACH SIDE OF ALL DOORS. THE FLOOR OR LANDING IS TO BE $\leq \frac{1}{2}$ " LOWER THAN THE DOORWAY THRESHOLD, PER SECTION 11B404.2.5.

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.

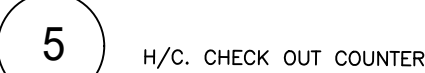
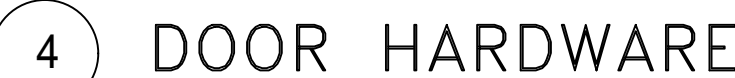
SECTION 11B-404.2.9.

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 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."



- b) THE ACCESSIBLE PARKING SPACES ARE TO BE IDENTIFIED BY A REFLECTORIZED SIGN, PERMANENTLY POSTED IMMEDIATELY ADJACENT TO EACH SPACE, 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 IN² 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 FINISH LINE.
- 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, PLACED ABOVE THE SYMBOL OF ACCESSIBILITY.
- g) IN ADDITION, THE SURFACE OF EACH ACCESSIBLE SPACE IS REQUIRED TO BE MARKED WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.



ADA PLAN

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

DRAWN BY :

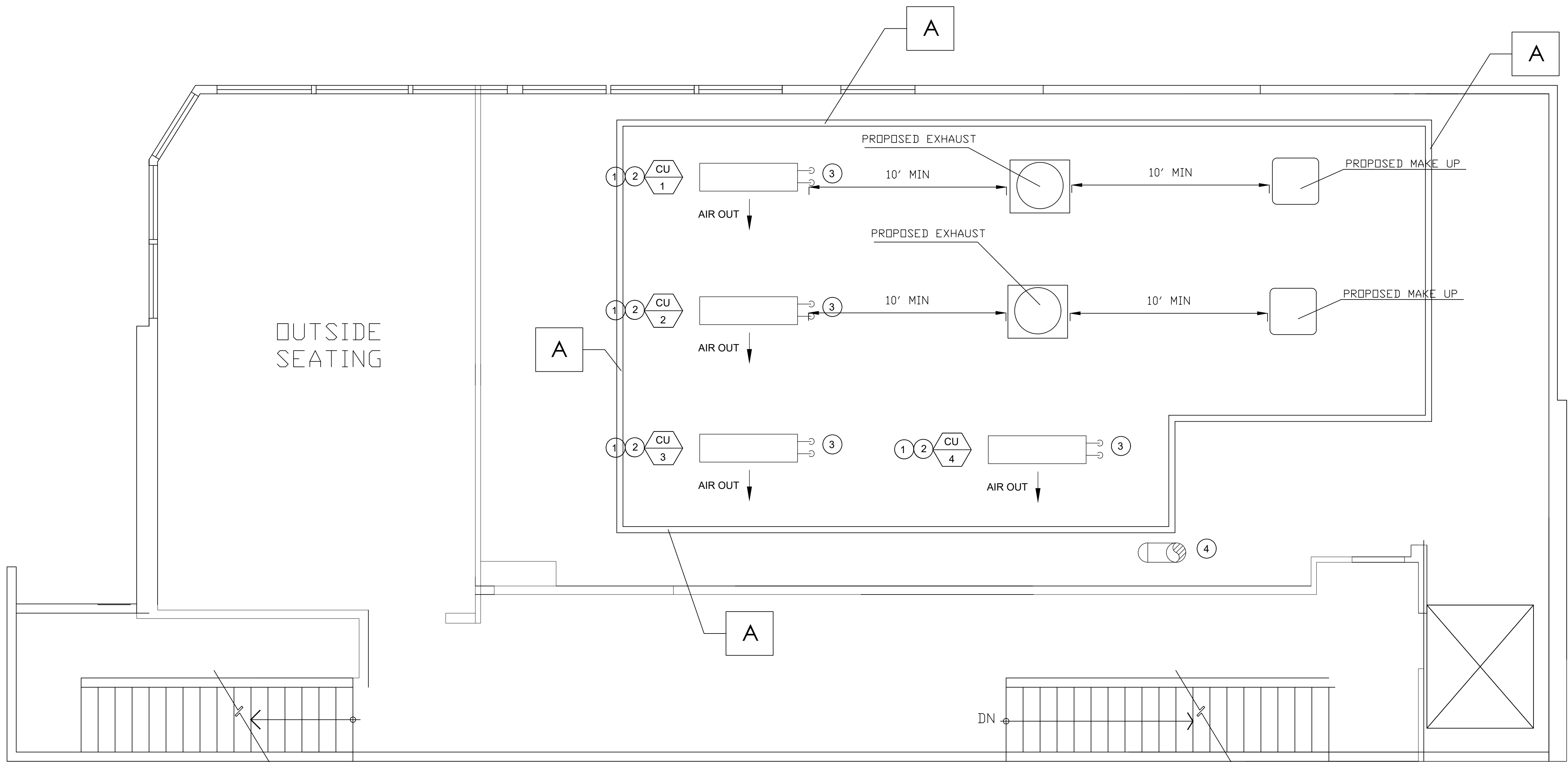
DATE: 04/10 /2023

A13

MATERIAL LEGEND

A

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



ROOF PLAN

GAZALLO ENGINEERING GROUP
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(619) 922-5083

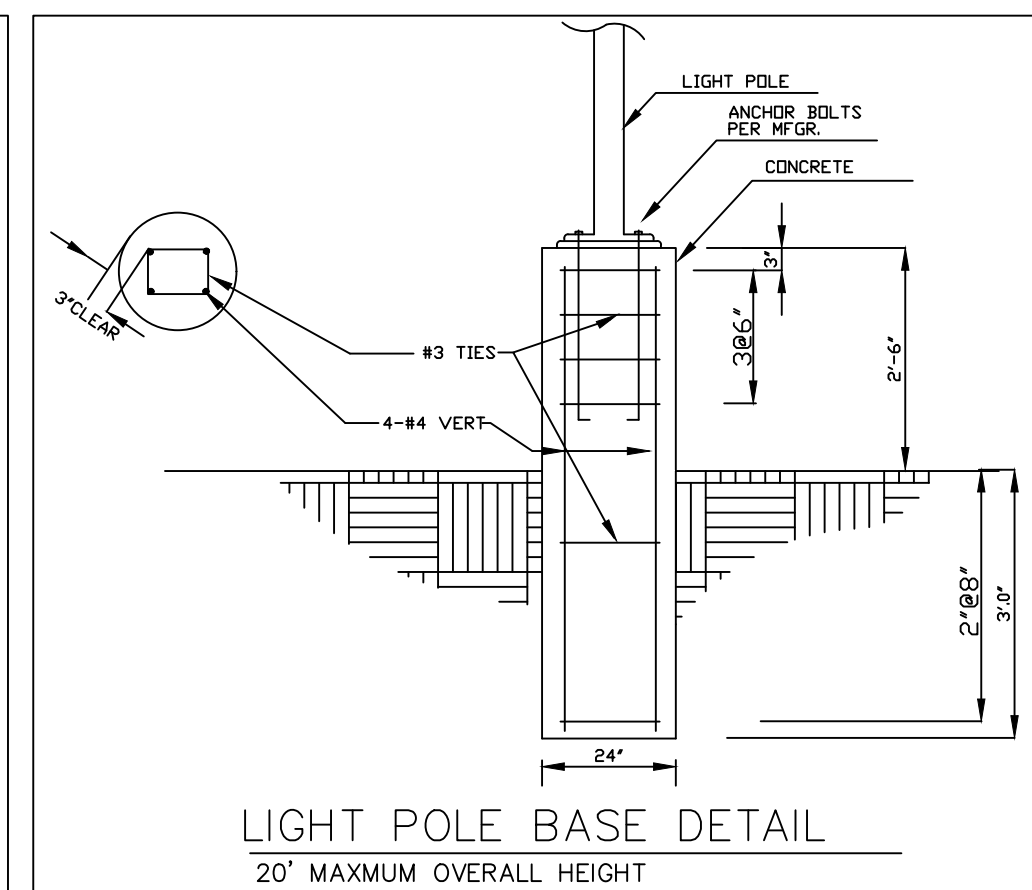
ROOF LAYOUT PLAN

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

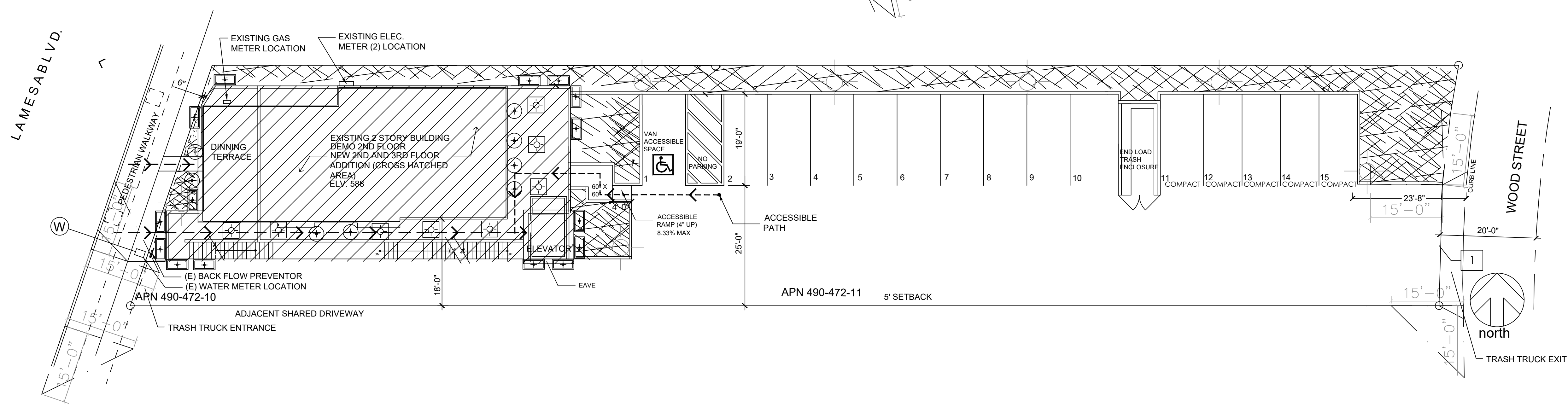
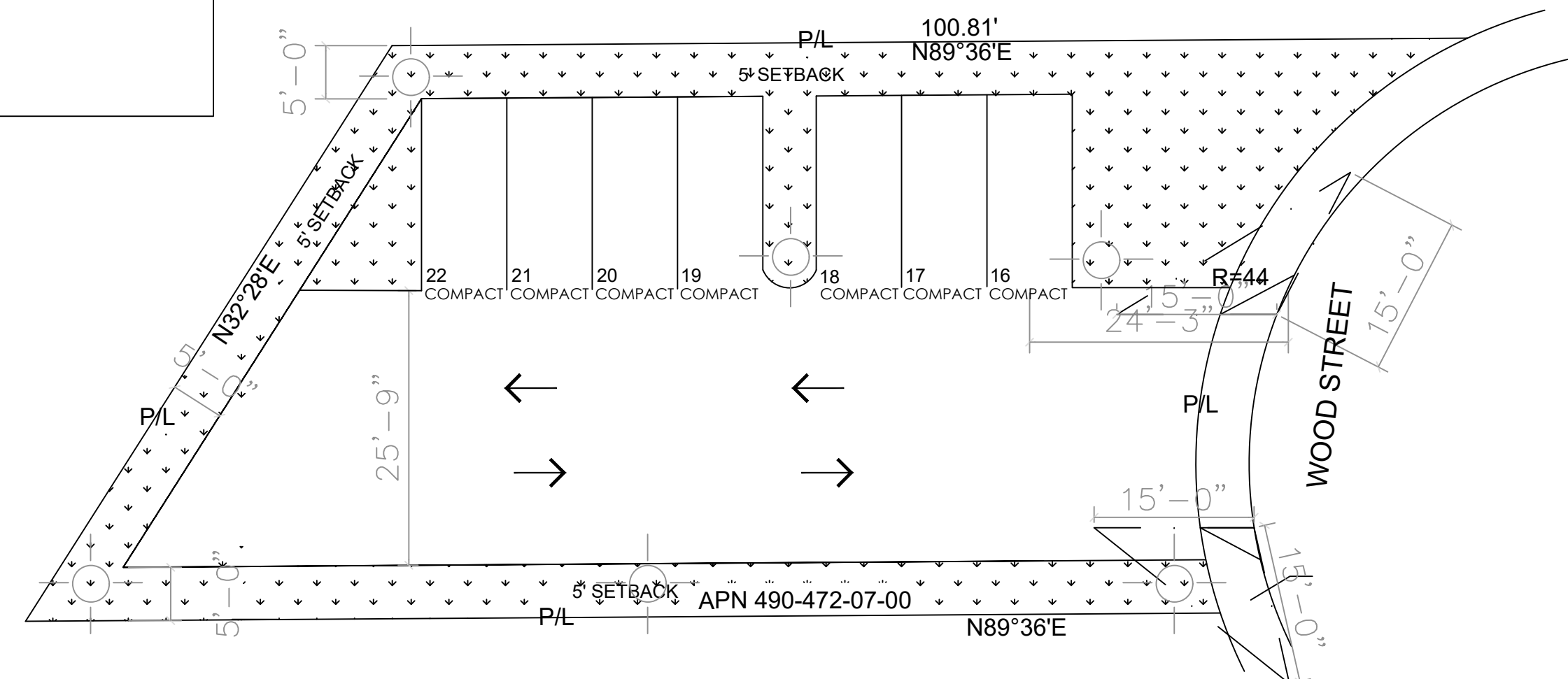
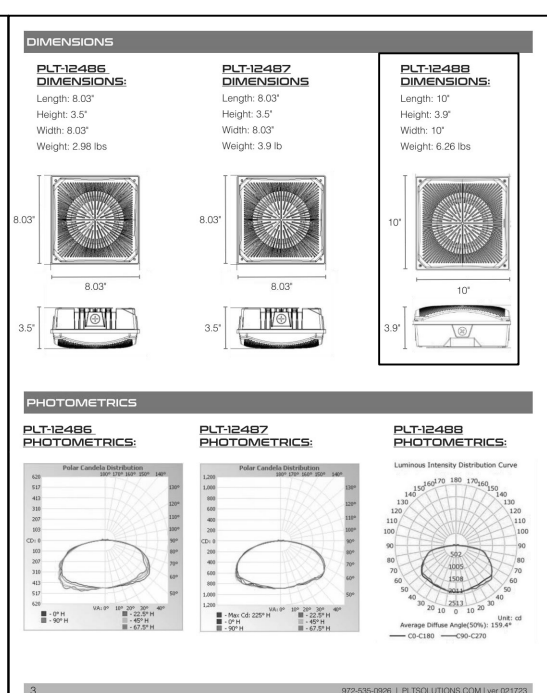
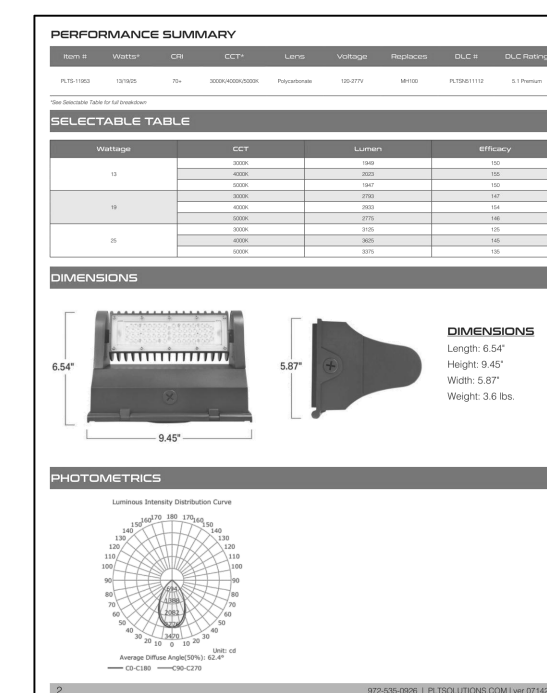
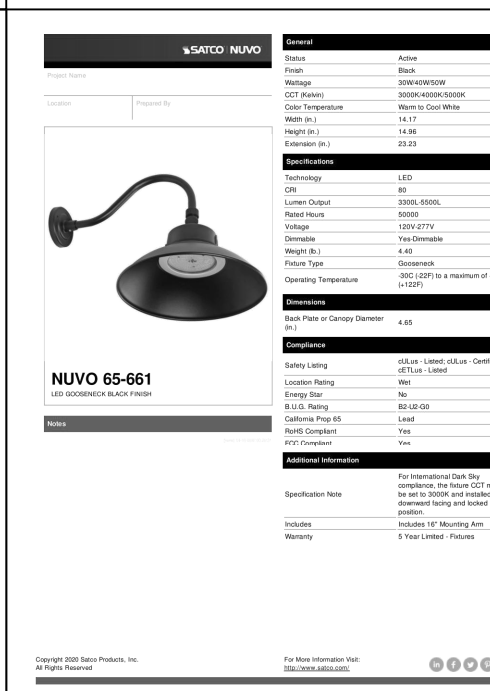
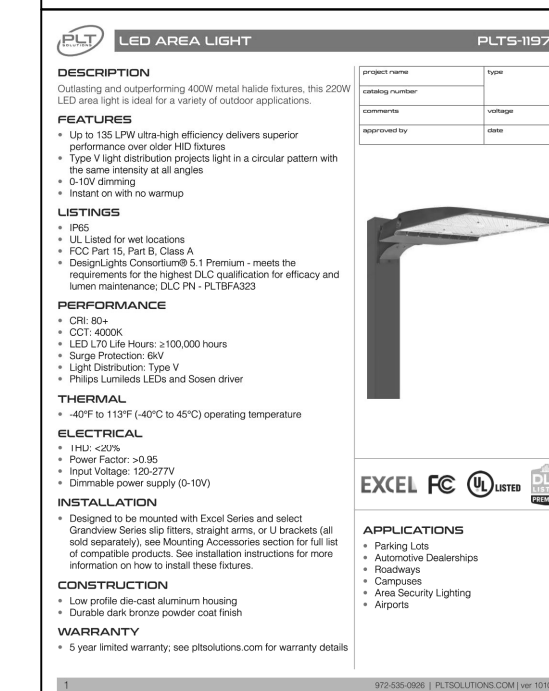
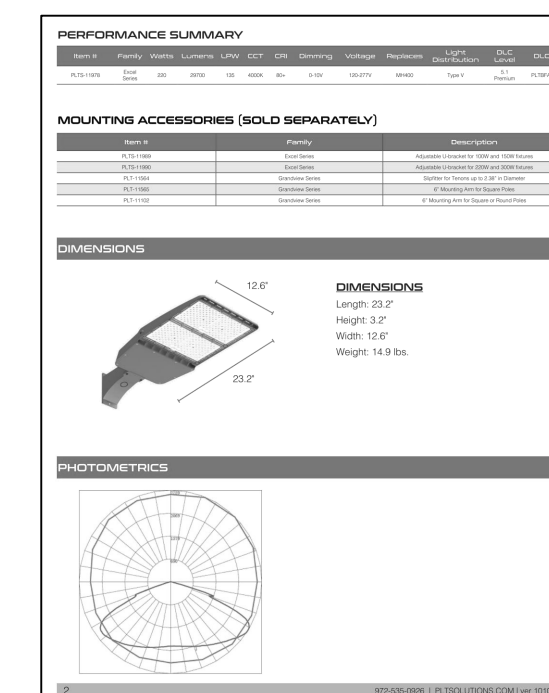
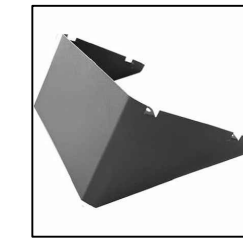
DRAWN BY : GAZALLO

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 SOFT SIGN TO BE LOCATED ON BUILDING

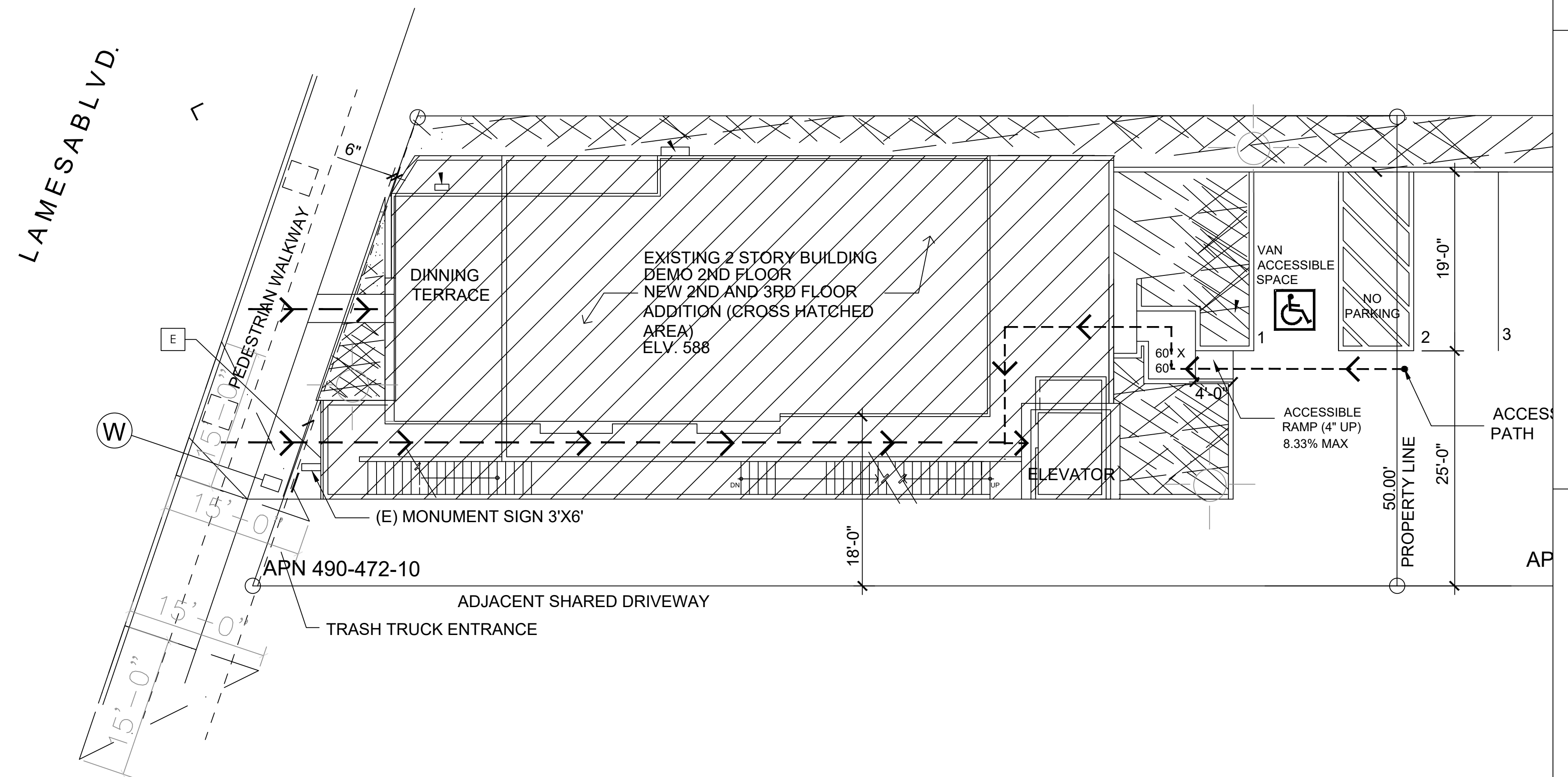
8' - 4"

BLACK METAL LETTERS WITH LED BACKLIGHT

10' - 2"

BUILDING SIGN
BUILDING SIGN
BUILDING SIGN

The drawing shows a technical specification for a building sign. At the top, it states '85 SOFT SIGN TO BE LOCATED ON BUILDING'. Below this, a dimension line indicates a height of '8' - 4" for a section of the sign. To the right, a label specifies 'BLACK METAL LETTERS WITH LED BACKLIGHT'. Below this label, another dimension line indicates a height of '10' - 2" for the entire sign assembly. On the left, a table with three rows and one column lists the components: 'BUILDING SIGN', 'BUILDING SIGN', and 'BUILDING SIGN'. At the bottom, a photograph shows the physical sign, which consists of the numbers '4220' in a bold, sans-serif font. The numbers are illuminated from within, creating a bright glow against a dark background.



SIGN PLAN

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(619) 922-5093

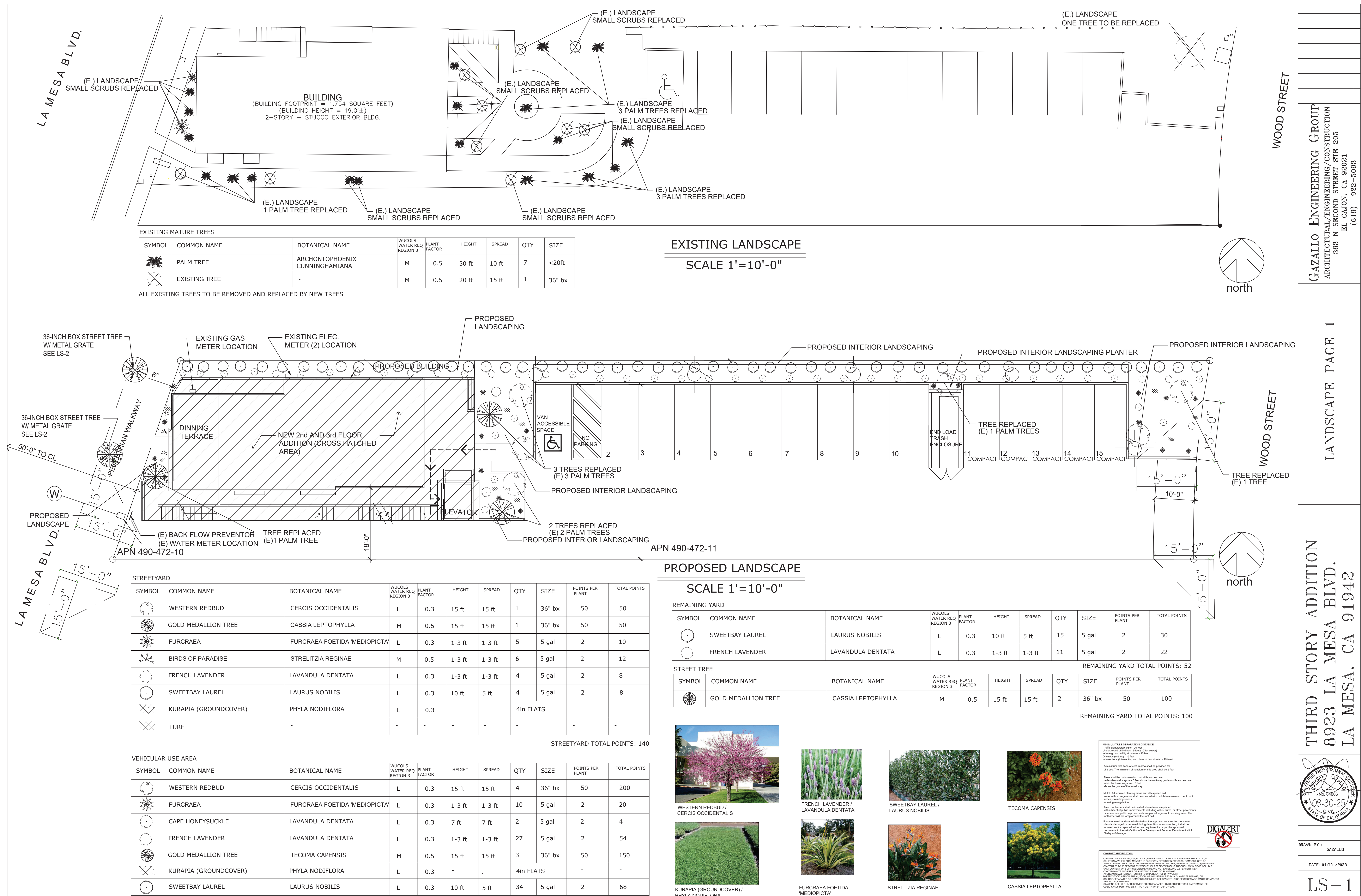
SIGN PLAN

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."

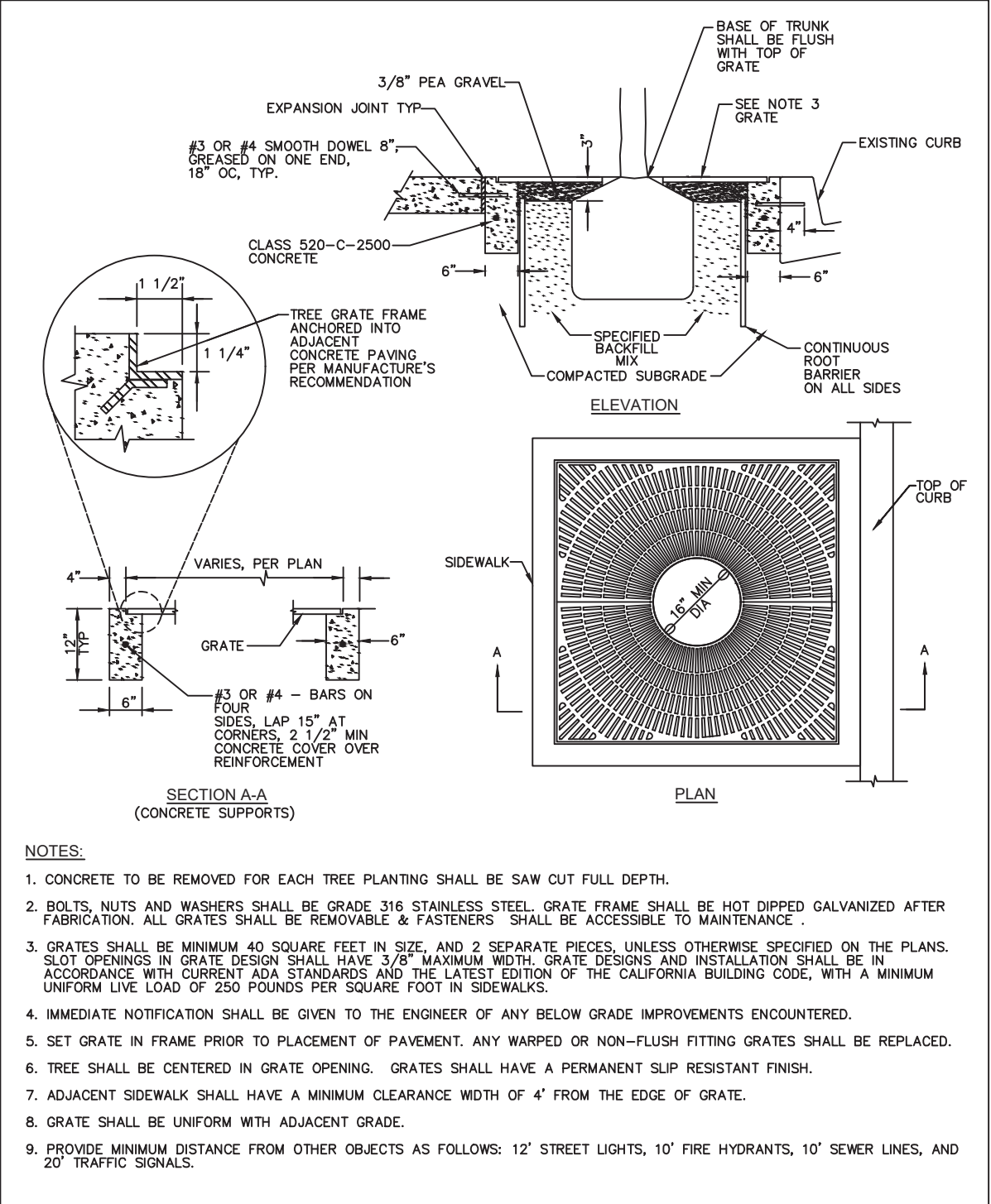
"Recirculating water systems shall be used for all water features."

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.

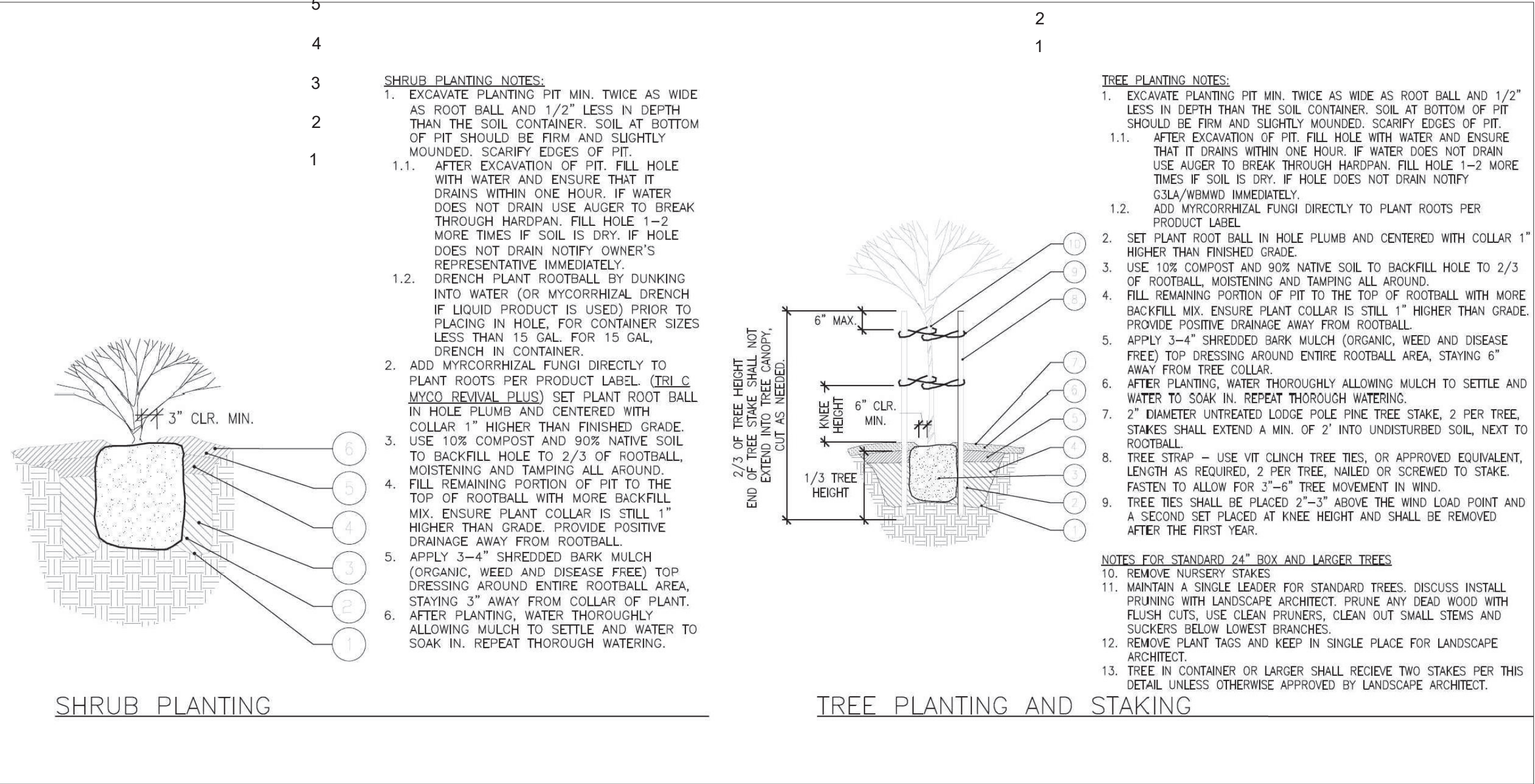
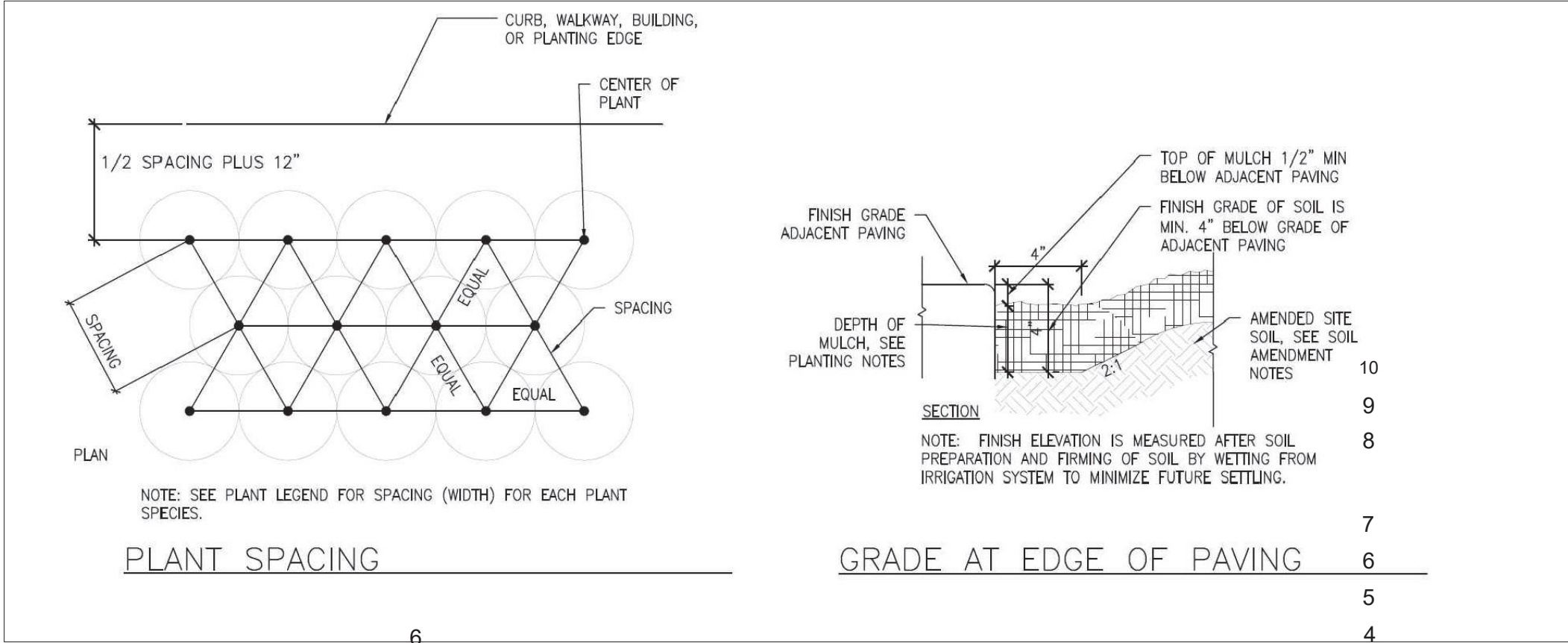
"A minimum 2-inch layer of mulch shall be apiled on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated."
"Unless contradicted by a soils test, compost at a rate of a minimum of four cubic yards 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

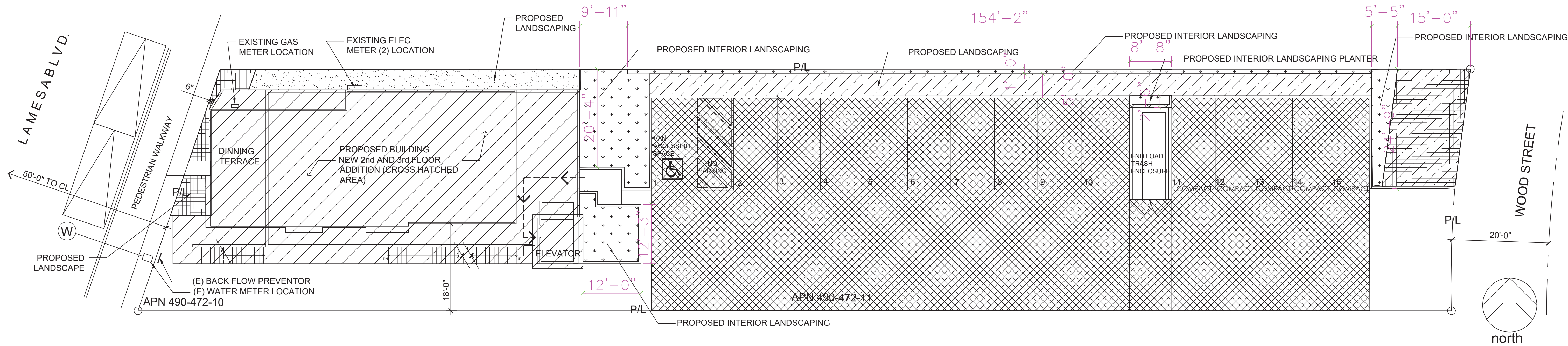
THIRD STORY ADDITION
8923 LA MESA BLVD.
LA MESA, CA 91942



DRAWN BY : GZALLO

DATE: 04/10 /2023

LS-2



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		
TOTAL LANDSCAPE SQUARE FOOTAGE (INTERIOR LANDSCAPE)	SQ. FT	636	2160 (715)
	REQUIRED		ACHIEVED
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

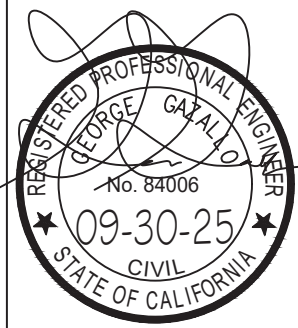
PARKING USE AREA: 6,360 SQFT
10% OF PARKING USE AREA: 636 SQFT

INTERIOR PLANTING AREA PROVIDED: 715 SQFT

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LANDSCAPE PAGE 3

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

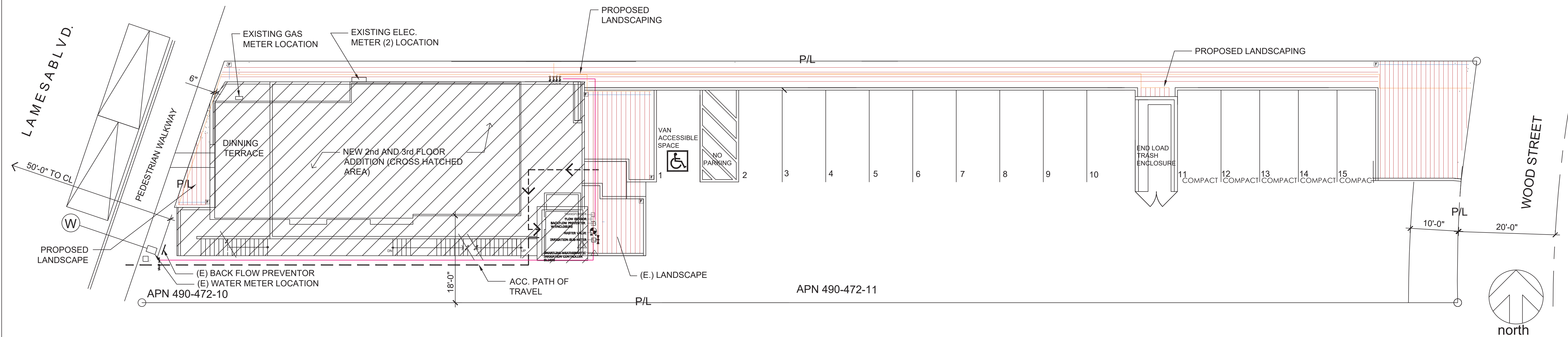


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DATE: 04/10 /2023

LS-3





IRRIGATION LEGEND

QUANTITY	SYMBOL	DESCRIPTION	DETAIL
METERS/PUMPS			
1		1 INCH IRRIGATION SUB-METER DLJ 100	IR-2/5
BACKFLOW DEVICES			
1		PERCO 860 - 1" W/ GUARDSHACK ENCLOSURE "N PATTERN"	IR-3/5 IR-2/9
CONTROL VALVES			
4		RAIN BRD VCZ-1F-100-PRF (30 psi)	IR-2/3
1		MASTER VALVE - RAIN BRD 100 - FEB	IR-2/8
IRRIGATION ACCESSORIES			
1		SMARTLINE WEATHERMATIC SL 1600	IR-2/1
1		WEATHERMATIC WEATHER SENSOR SLW10	IR-2/2
4		NETATM MANUAL LINE-FLUSHING VALVE - #1LSDV	IR-3/4
4		PRESSURE REGULATOR (INCLUDED WITH VALVE)	IR-2/3
4		DRIP FILTER (INCLUDED WITH VALVE)	IR-2/3
4		NIBCO 1" ISOLATION VALVE (BALL VALVE)	IR-2/4
1		RAINBRD FLOW SENSOR	IR-2/7
MAINLINE PIPE		SCHEDULE 40 1"	
LATERAL PIPE		SCHEDULE 40 3/4"	
PVC SLEEVES		2" CLASS 200 PVC	IR-2/6
DRIP TUBING		NETATM TL06-12	IR-3/2 IR-3/3
40 ft		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 DRIP 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 PLUG ANY EMITTER THAT WILL NOT BE NEEDED WITH NEARBY PLUGS. THE PLUGS CAN BE EASILY REMOVED LATER, WHEN THE ROOTS HAVE REACHED THAT AREA.

VALVES

- VALVES ARE 3/4" RAIN BRD 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 SENSOR 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 EAVE, 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 WIRE IT TO CONTROLLER.

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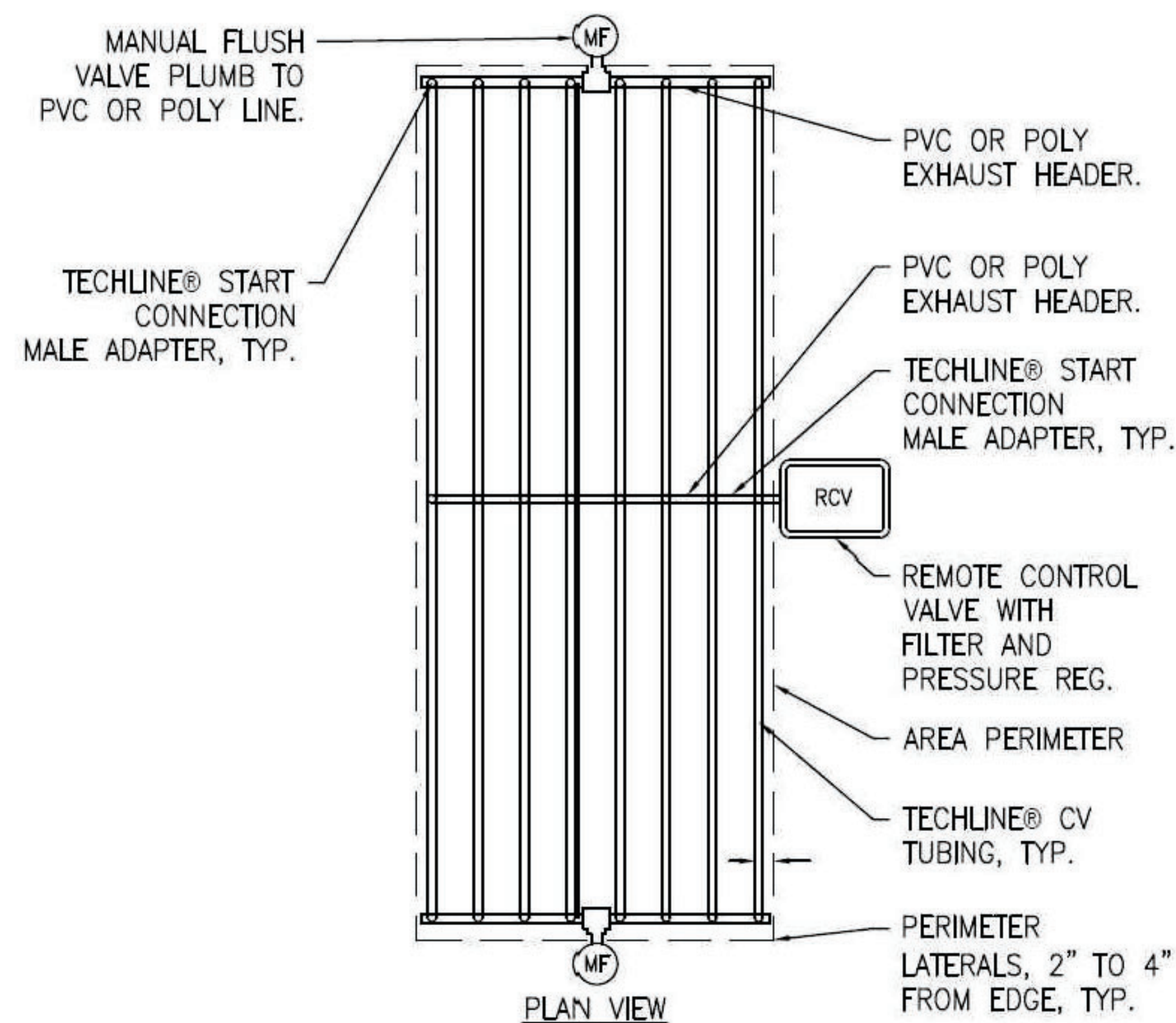
IRRIGATION PAGE 1

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



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DATE: 04/10 /2023
IR-1





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



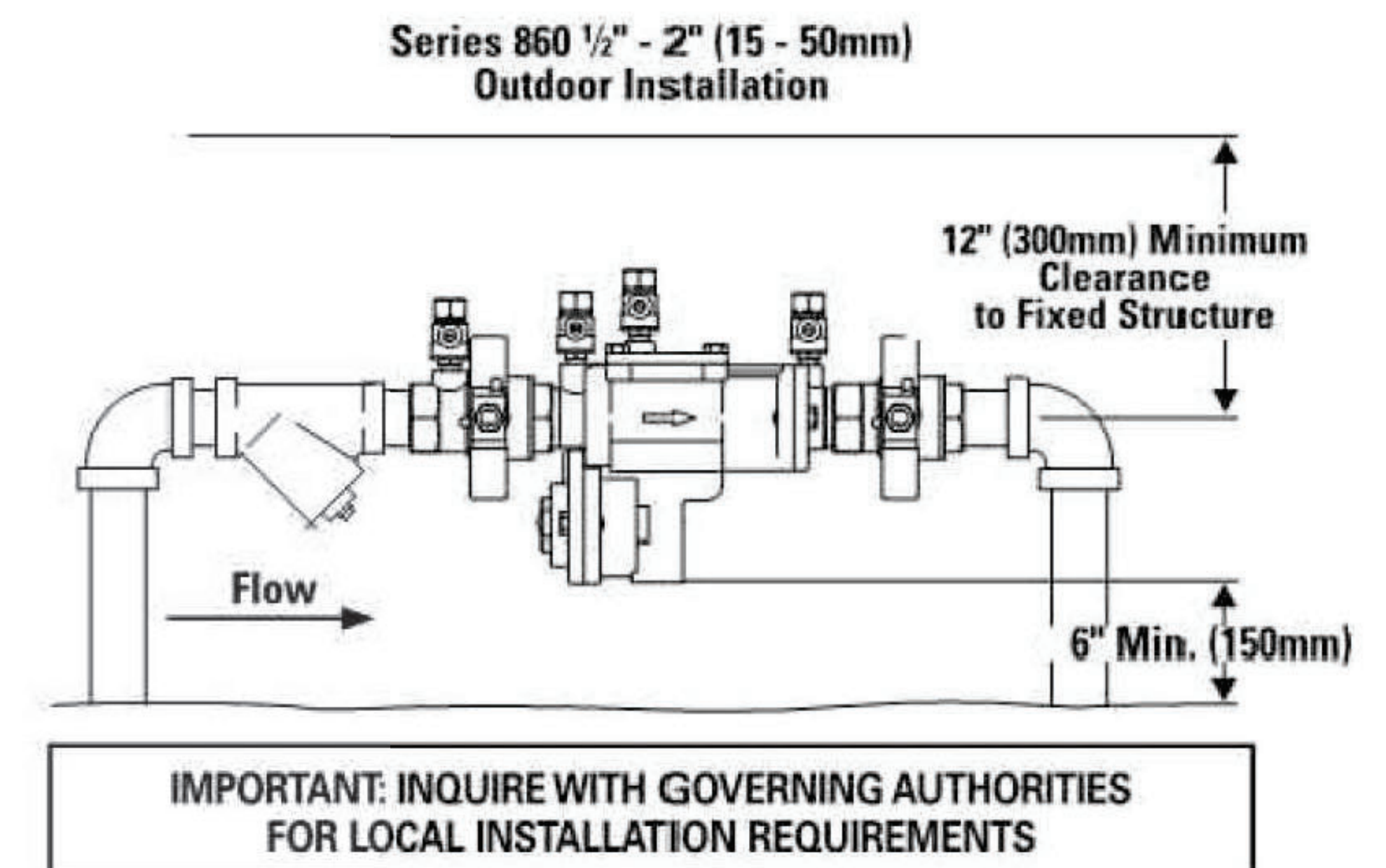
TO ENSURE THAT EACH NEW PLANT HAS AN EMITTER ON ITS ROOT BALL, USE THIS ADAPTOR FROM NETAFIM. IT IS CALLED A MICRO TUBING ADAPTOR. THE MODEL NUMBER IS: TLMTUBEADP.

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.

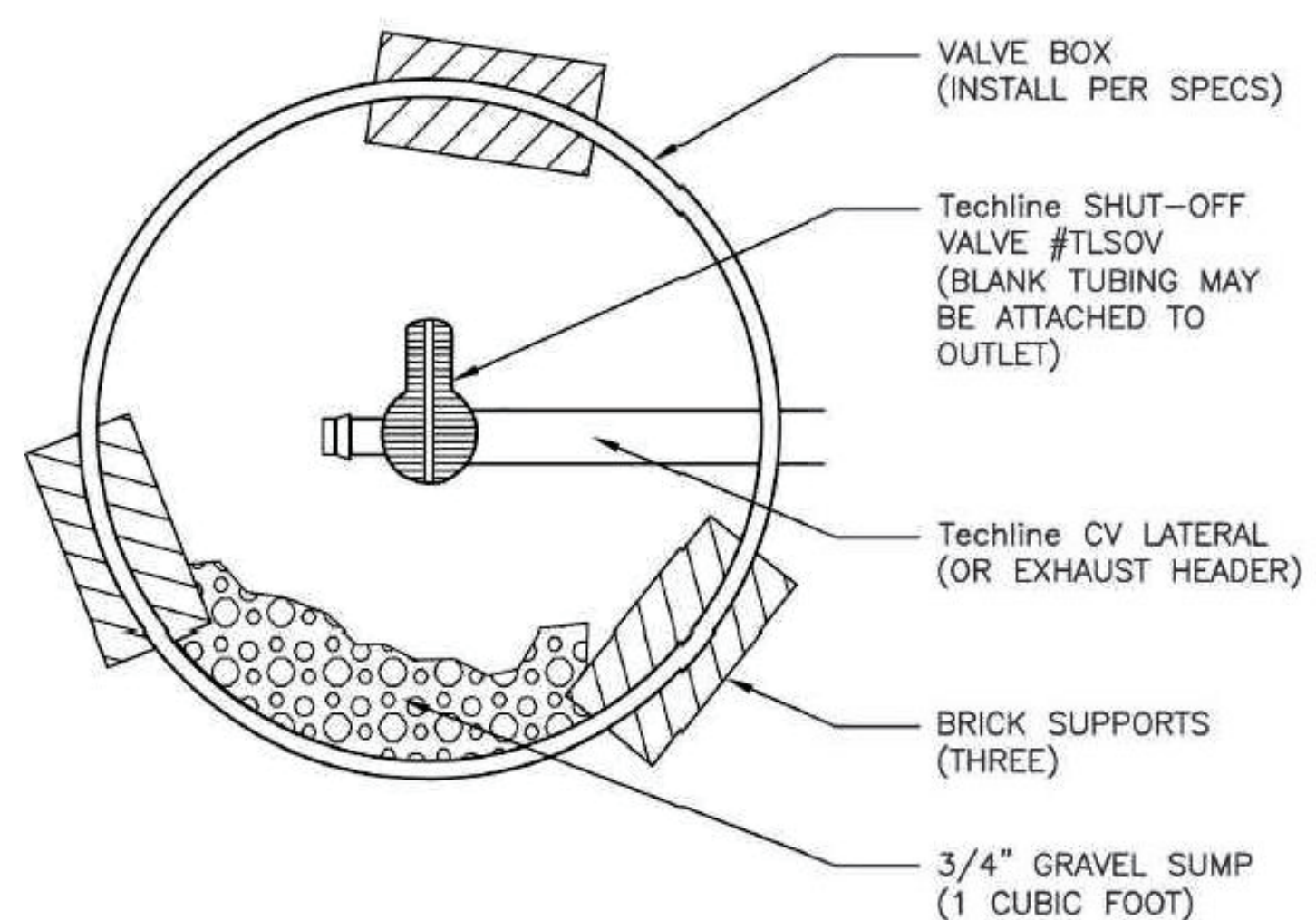
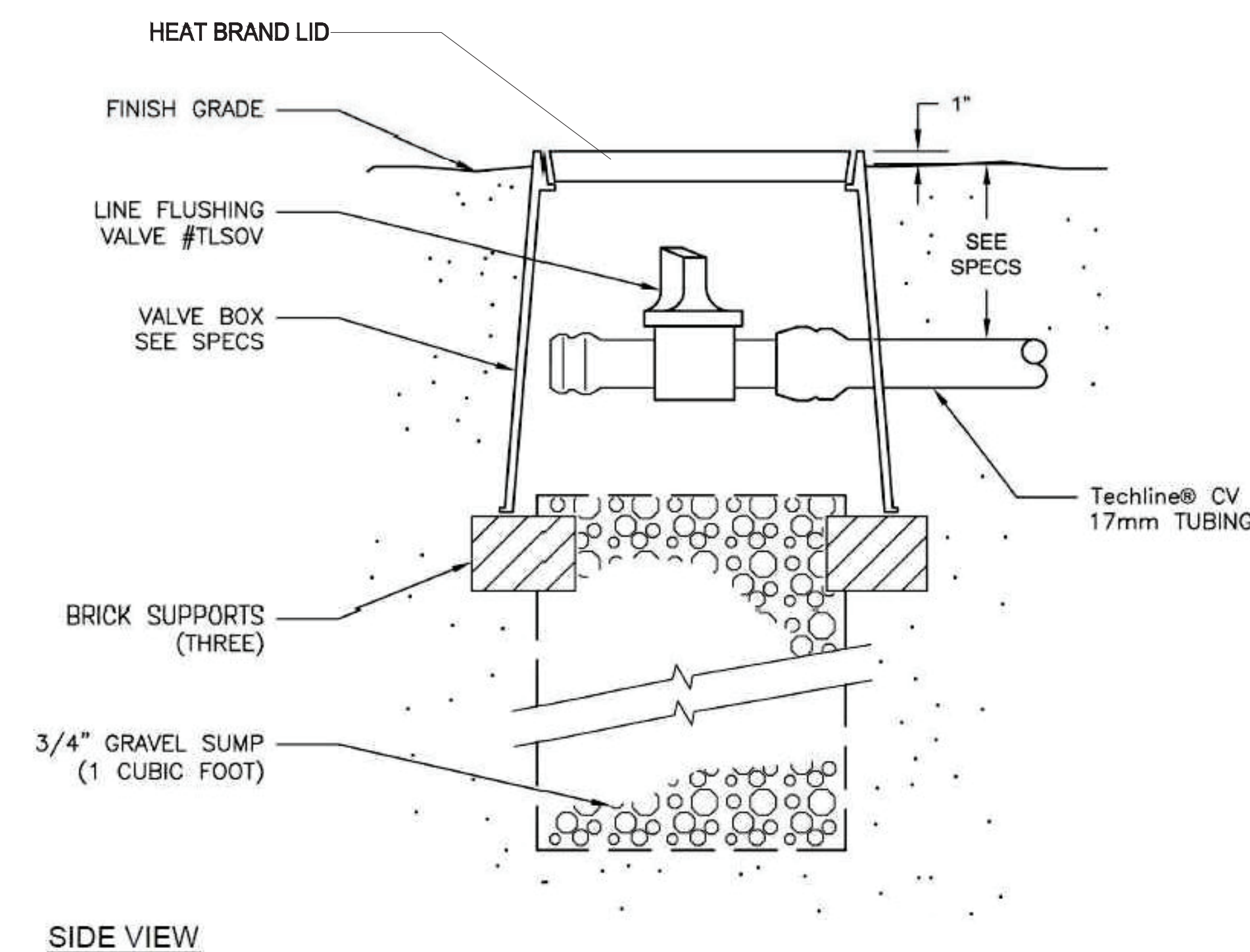
THIS ADAPTOR AND 1/4" TUBING MAY BE REMOVED AFTER THE ROOTS OF THE PLANTS MOVE OUT INTO THE NATIVE SOIL.

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



Site plan for APN 490-472-07-00 showing proposed interior landscaping. The plan includes a parking lot with 22 compact cars, a building footprint, and various landscaping features like trees and shrubs. Dimensions and bearings are provided for the boundaries and internal features.

Key features and dimensions:

- Property Line (P/L):** Indicated along the boundaries.
- Proposed Interior Landscaping:** Shaded areas with tree symbols.
- Compact Cars:** 22 cars shown in the parking lot.
- Dimensions:**
 - Overall width: 100.81' N89°36'E
 - Overall depth: 25'-9"
 - Internal dimensions: 5'-0", 8'-0", 12'-0", 15'-0", 15'-0", 15'-0"
 - Radius: R=44'
- Other Labels:**
 - 64' N32°28'E (along the left boundary)
 - 3 TREES REPLACED (E) 3 PALM TREES (near the bottom right corner)
 - APN 490-472-07-00 (at the bottom center)
 - N89°36'E (at the bottom center)

STREETYARD

STREETYARD TOTAL POINTS: 78



STRELITZIA REGINAE



CASSIA LEPTOPHYLLA

MINIMUM TREE SEPARATION DISTANCE
 Trunk: saplings up to 20 feet
 Large trees: 20 to 30 feet (5 feet less for sewer)
 Over ground utility structures: 10 feet
 Driveway: (min) 10 feet
 Intersections (flanking trunk of two streets): 25 feet

A minimum root zone of 42" of a tree shall be provided to the sidewalk.

Notes: The minimum separation distance between trees shall be maintained.

Trees that are maintained so close that branches over pedestrian walkways or above the roadway grade and branches over the roadway grade are to be removed.

MULCH: All required planting areas and all exposed soil around vegetation shall be covered with mulch to a minimum depth of 2 inches, watered, and maintained.

IRIGATION: All trees requiring irrigation.

Two new trees shall be installed where trees are placed within 5 feet of public improvements including walks, walls, and street pavements and where trees are placed within 5 feet of adjacent to existing trees. The nonbarrier will not wrap around the root ball.

If any required landscape reduction is approved construction shall be completed to a minimum of 10 feet above the ground surface or construction, it shall be required to replace and install in equivalent size per the approved landscape plan.

Approved by the Department of the Development Services Department within 30 days of design.

VEHICULAR USE AREA

VEHICULAR USE TOTAL POINTS: 298

TECOMA CAPENSIS

WESTERN REDBUD /
CERCIS OCCIDENTALIS

COMPOST SPECIFICATION

COMPOST SHALL BE PROVIDED 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 WIDE-RANGE ORGANIC MATERIAL. PH RANGE OF 6.5 TO 8.0; MOISTURE CONTENT 25 TO 35 PERCENT BY WEIGHT; LESS THAN 10 PERCENT SLUDGE; SOLUBLE SALT CONTENT OF 5.0 PPM TO DISPERSEMENT AND NOT EXCEEDING 0.5 PERCENT INTENSIFIERS AND FREE OF SUBSTANCE TOXIC TO PLANTS.

ORGANIC MATERIAL CONTENT: 50 TO 90 PERCENT OF DRY WEIGHT

FEEDSTOCK: AGRICULTURAL, FOOD, OR INDUSTRIAL RESIDUALS; VARY TRIMMINGS; OR SOURCE-SEPARATED OR COMPOSTABLE MIXED SOLID WASTE; SLUDGE OR SEWAGE WASTE COMPOSTS ARE NOT ACCEPTABLE

CLIMATEZON SOIL WITH AGRIC SERVICE OR COMPARABLE HUMIC COMPOST AMENDMENT, SIX CUBIC YARDS PER 1,000 SQ. FT. TO A DEPTH OF 6" OF SOIL.

LANDSCAPE PAGE 1

THIRD STORY ADDITION
5264 WOOD ST
LA MESA, CA 91942



DRAWN BY :

DATE: 04/10 /2023

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."

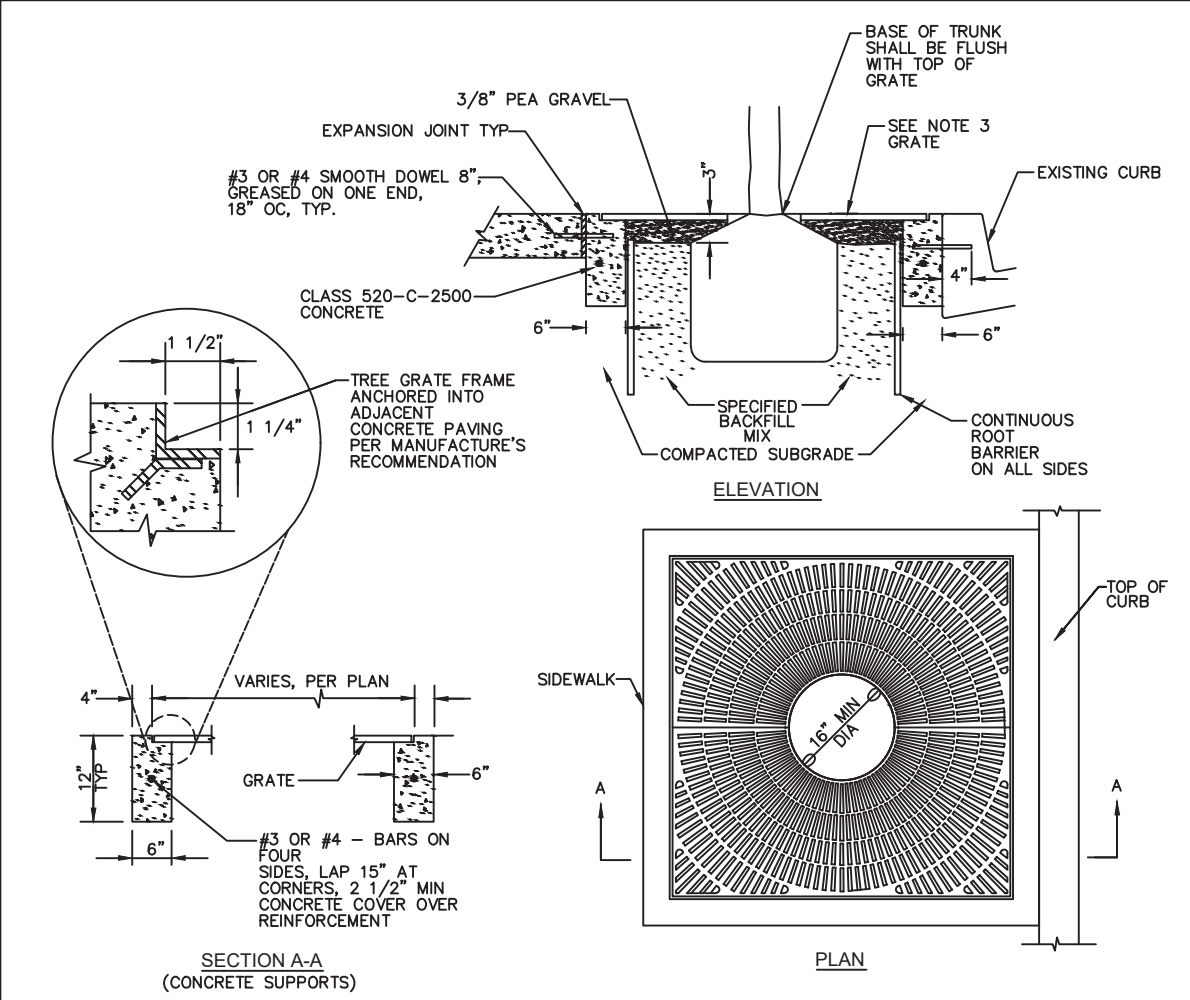
"Recirculating water systems shall be used for all water features."

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.

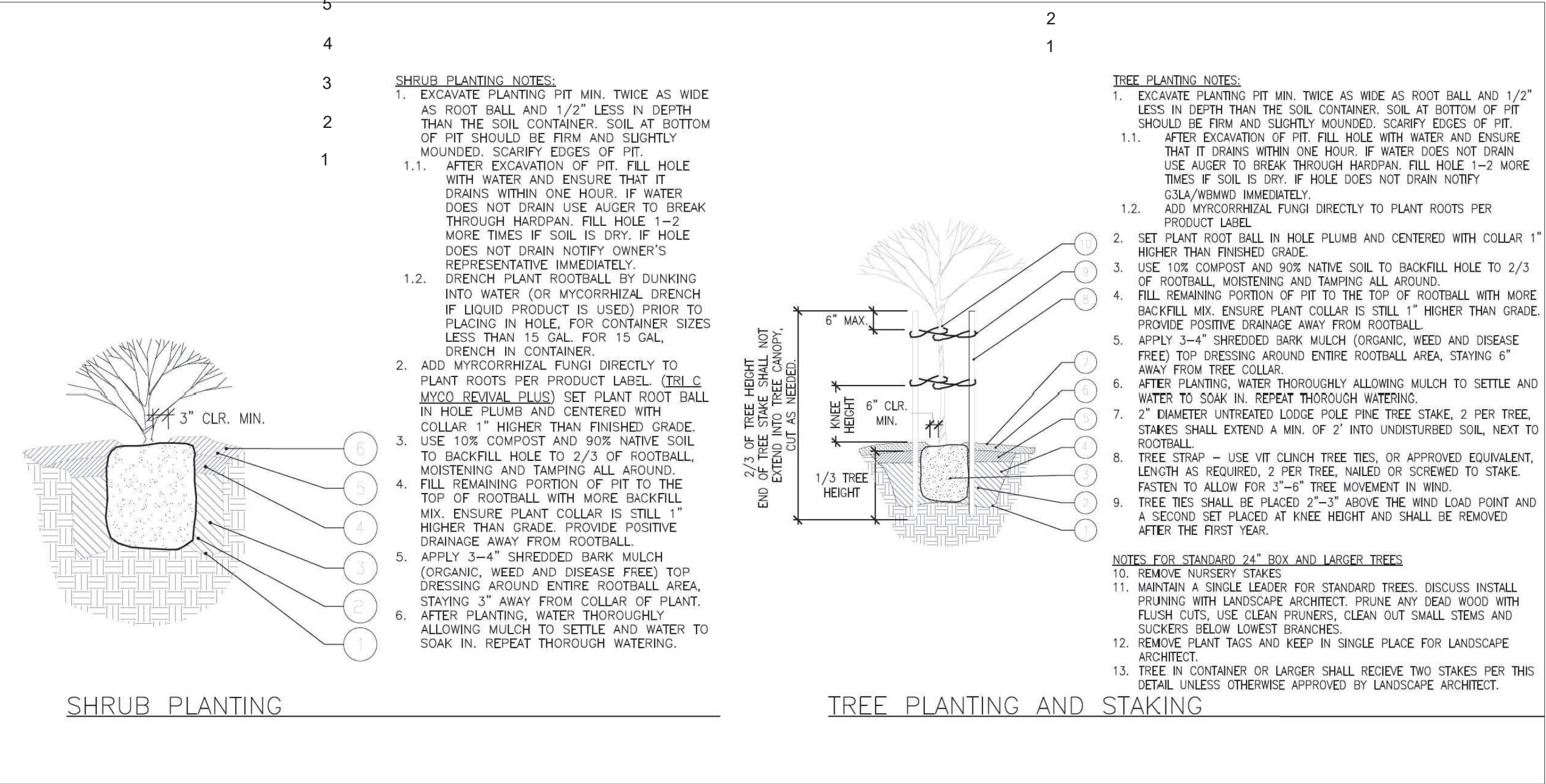
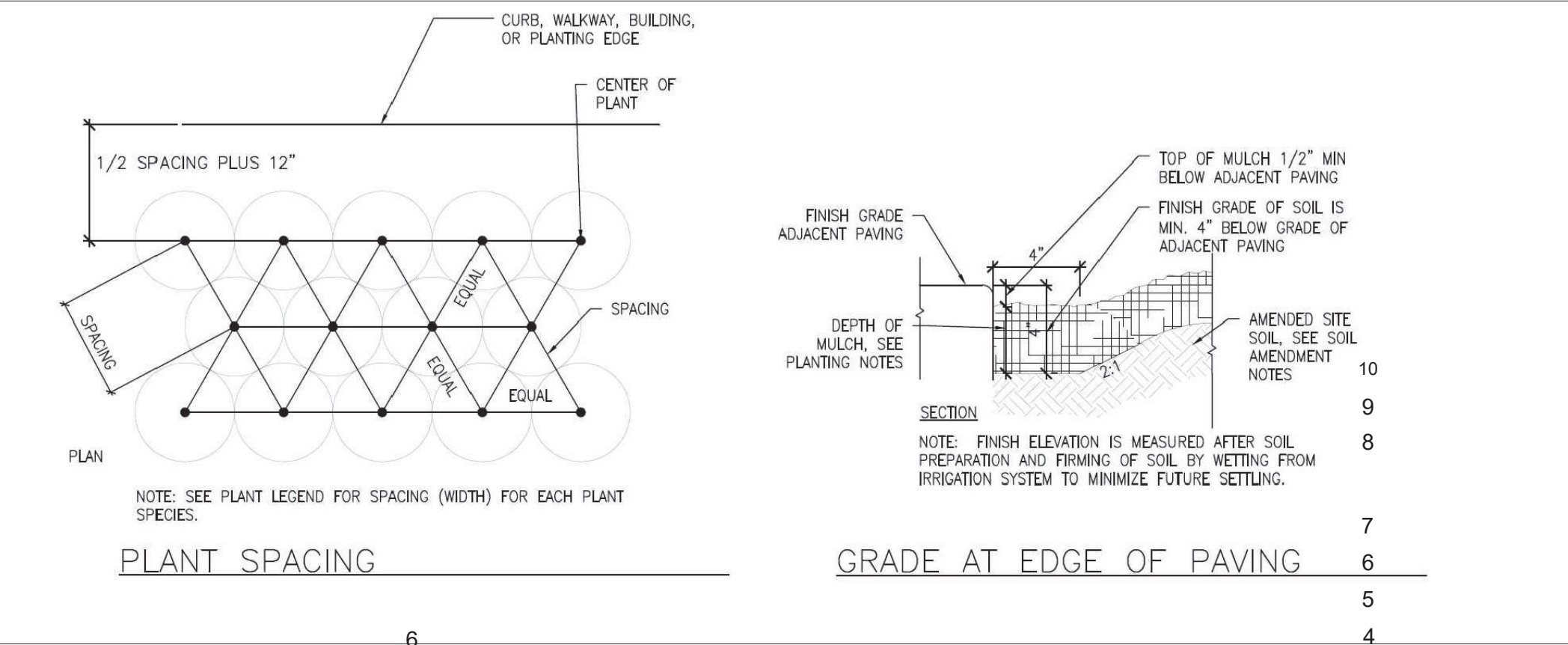
"A minimum 2-inch layer of mulch shall be apiled on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated."
"Unless contradicted by a soils test, compost at a rate of a minimum of four cubic yards 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" DIAMETER OR LARGER, STONES, SMALLER ROOTS, AND OTHER DELETERIOUS MATERIAL.
- D. IF SOIL IS OVERLY COMPACTED (OVER 150 PSI OR 85% PROCTOR), TILL COMPACTED AREA BY HAND TO A DEPTH OF 6-8". IF SOIL IS COMPACTED BELOW 8" DEPTH, BREAK UP COMPACTION WITH AN AUGER.
- 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" DEEP LAYER OF WOOD BARK AND LEAF MIXTURE MULCH SHALL BE INSTALLED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS AND ON TOP OF IRRIGATION TUBS EXCEPT AT TURF AREAS, CREEPING OR ROOTING GROUND COVERS OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
5. WOOD CHIPS OR ARTIFICIALLY COLORED MULCH SHALL NOT BE USED. KEEP ALL MULCH 4" AWAY FROM CROWN OF PLANTS.
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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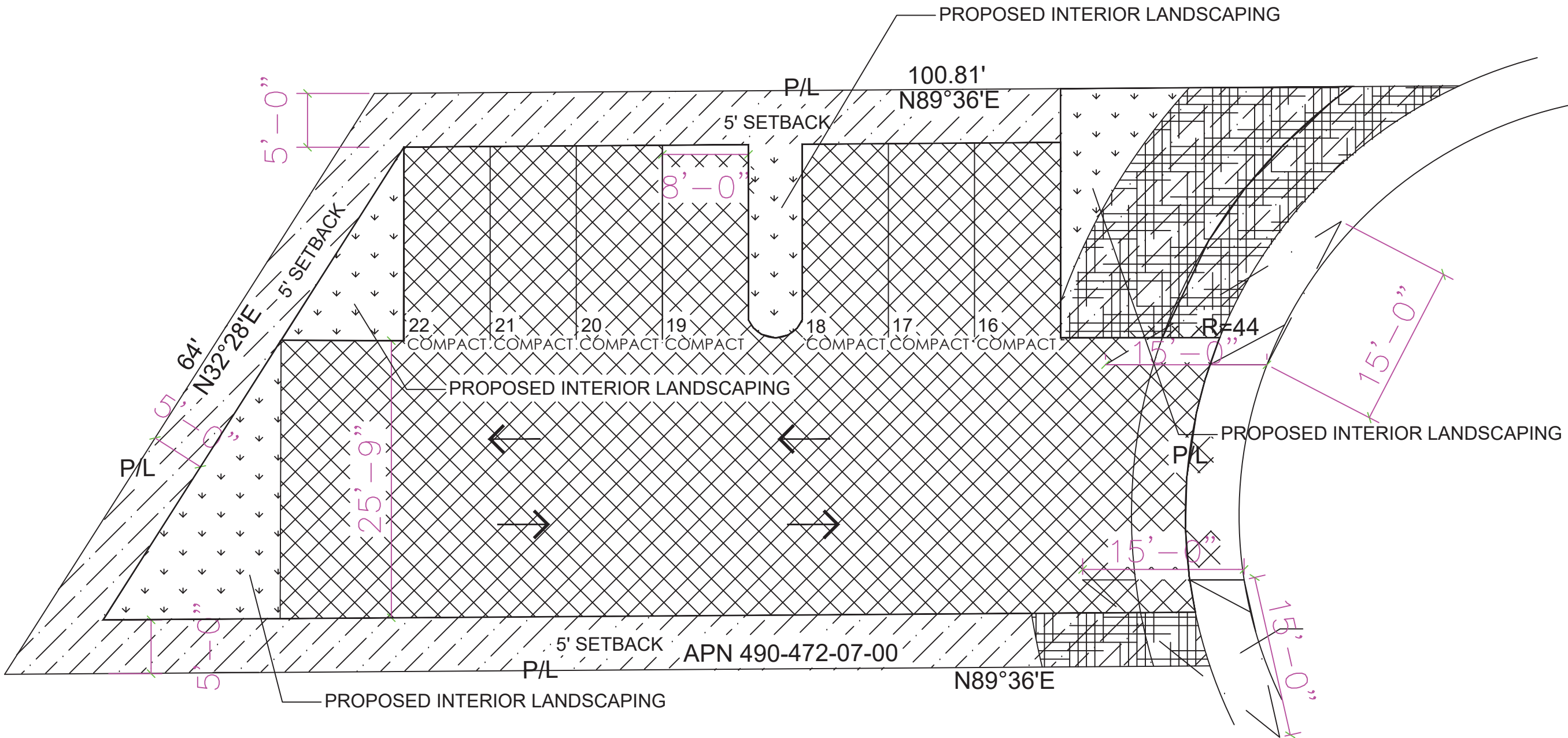
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


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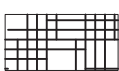
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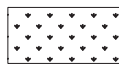
PERIMETER YARD LANDSCAPE



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

THIRD STORY ADDITION
5264 WOOD ST
LA MESA, CA 91942



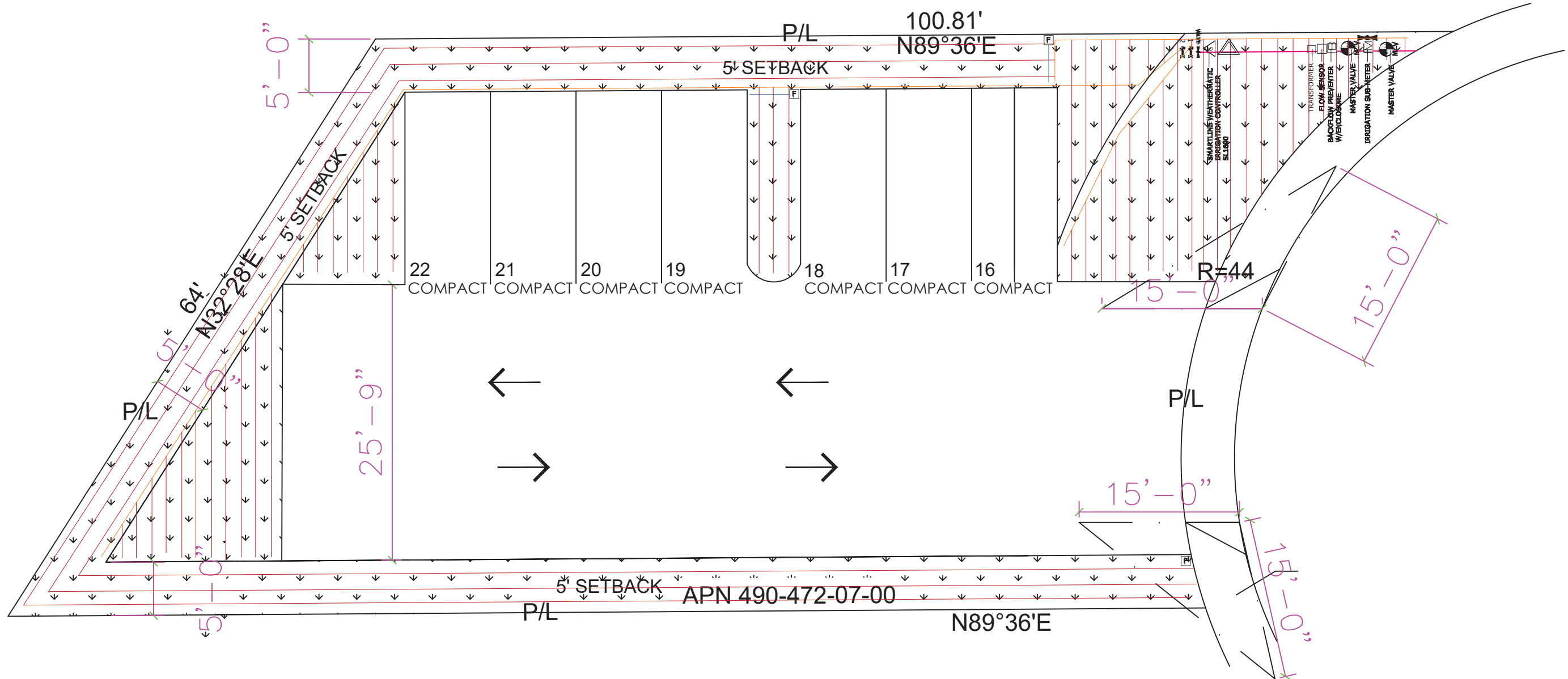
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DATE: 04/10 /2023

LS-3

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LANDSCAPE PAGE 3



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		NETATM 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		NETATM TLVG-12	IR-3/1
10 ft		1/2" BLANK POLYETHYLENE TUBING	IR-3/2
TBD		NETATM MICRO TUBING ADAPTOR - TLTUBEADP	
TBD		NETATM EMITTER PLUG - TLDRPLUG	

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.
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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 NETATM TLVG-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 NETATM MICRO TUBING ADAPTOR PLUGGED INTO A NEARBY NETATM INLINE EMITTER, AND RUN 1/4" DRIP TUBE ONTO FOOTBALL AND STAKE DOWN.
4. THE DRIP ZONES HAVE DASHED LINES DRAWN IN MARKING THE POSITION 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 NETATM 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.

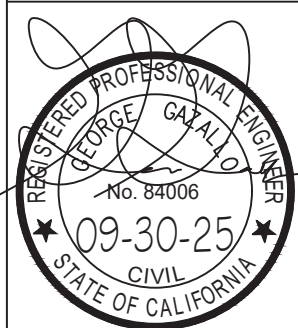
- PIPS
1. THE MAINLINE PIPE IS 1" SCHEDULE 40 PVC ALL THE WAY FROM THE WATER METER, THROUGH THE POINT OF CONNECTION AND DOWNWARD TO EACH VALVE MANIFOLD. CONNECT TO THE CITY WATER SUPPLY WHERE SHOWN ON PLAN.
2. THE IRRIGATION CONTROLLER IS A 16-STATON WEATHERMATIC SL1600 SMART CONTROLLER.

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.

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IRRIGATION PAGE 1

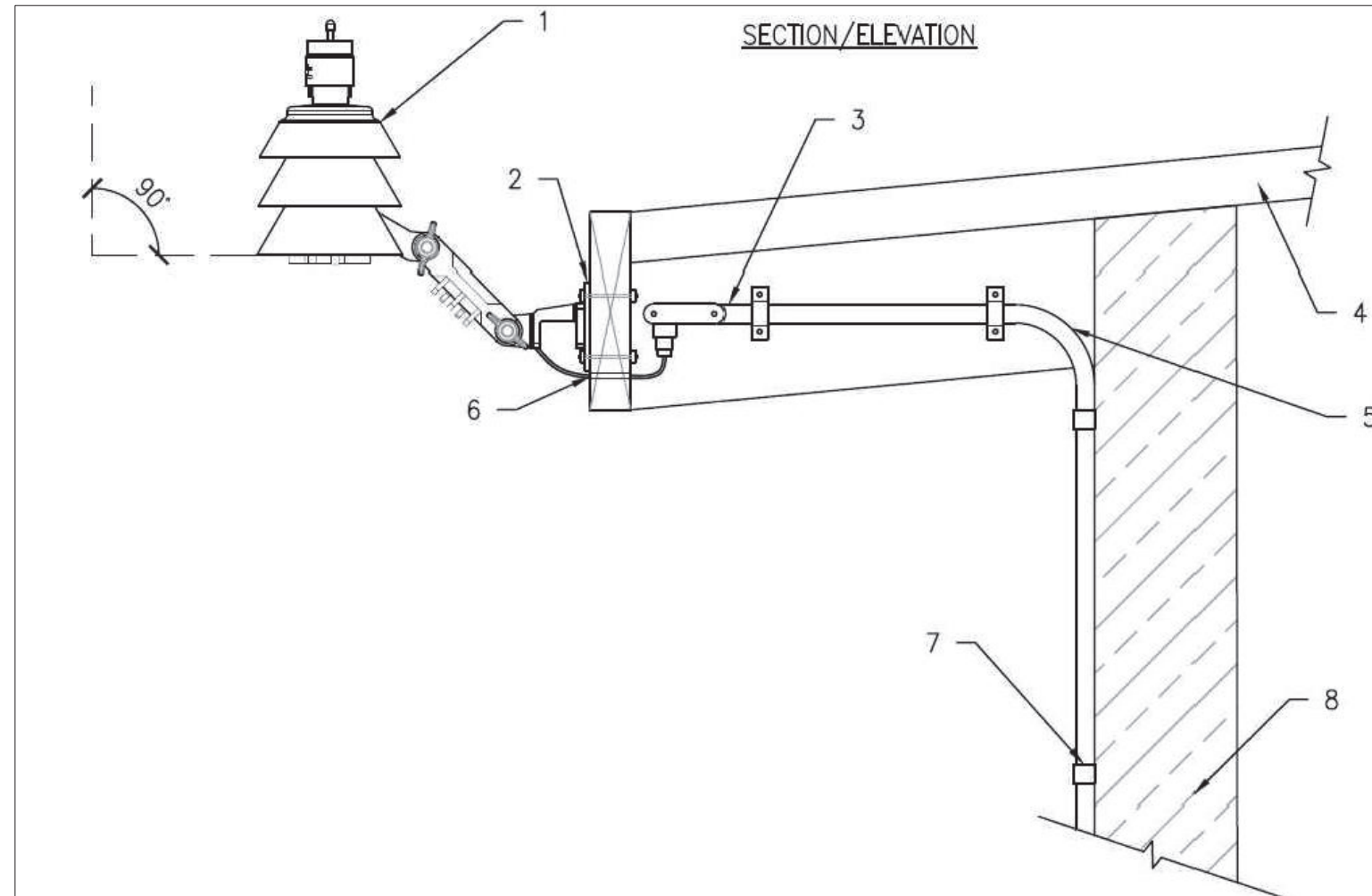
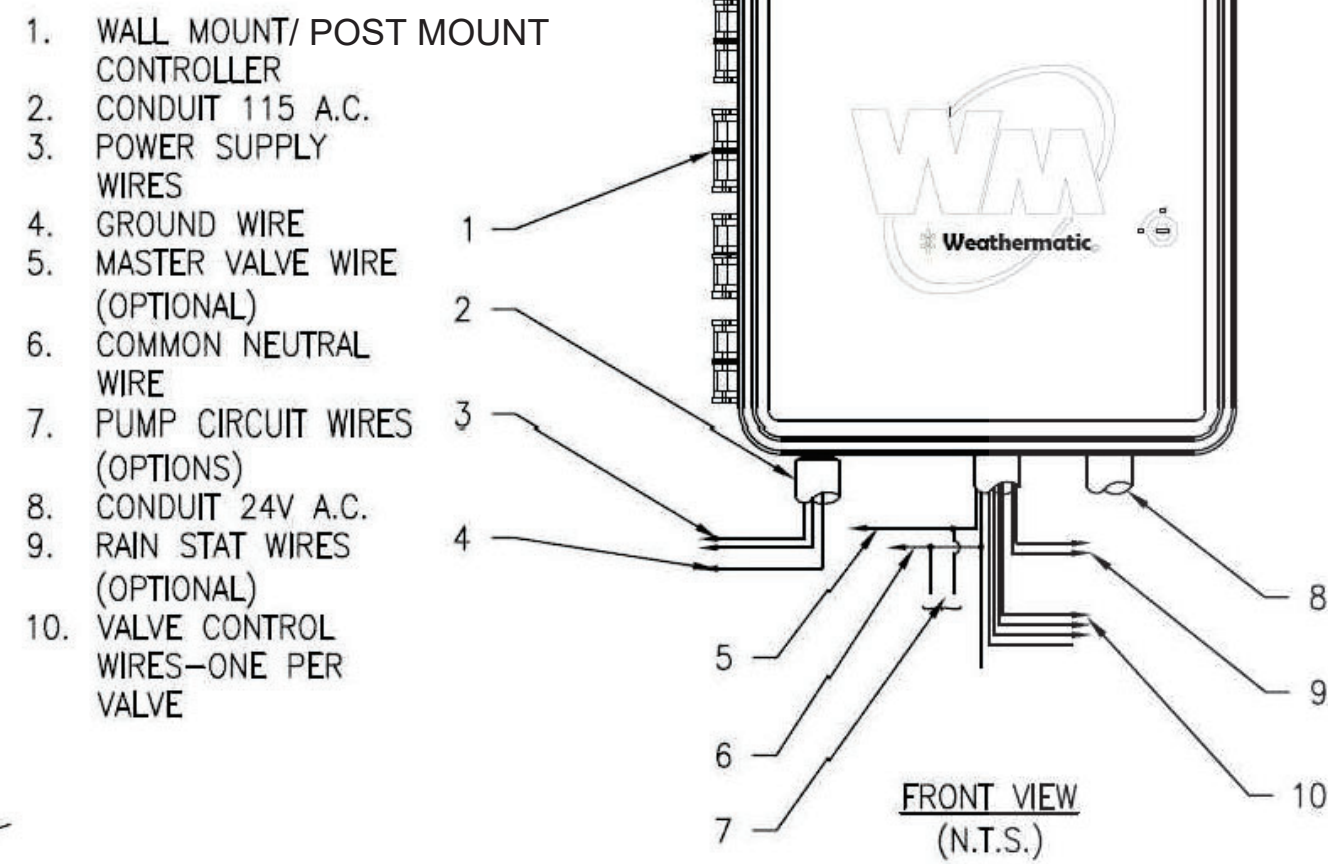
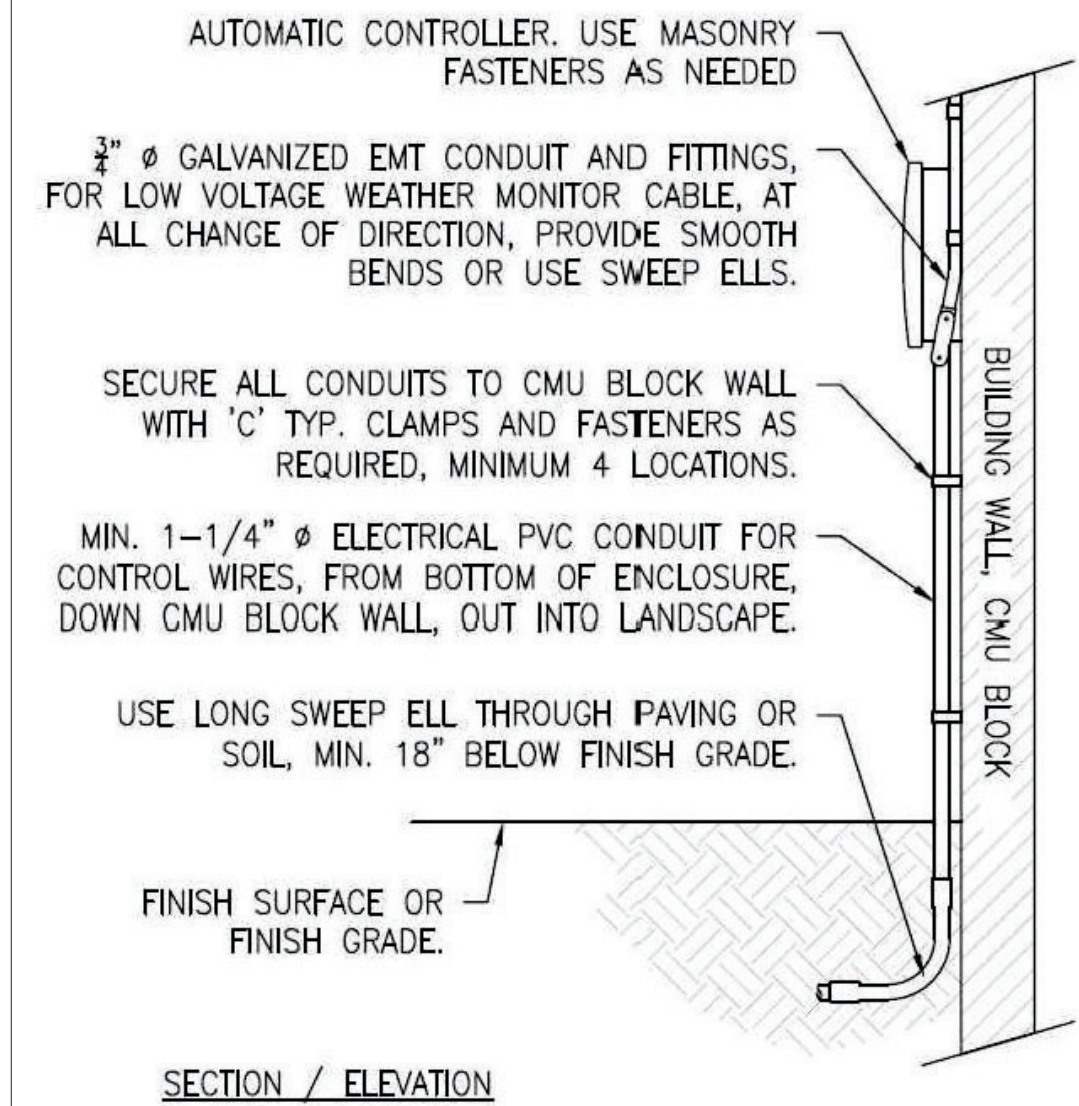
THIRD STORY ADDITION
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LA MESA, CA 91942



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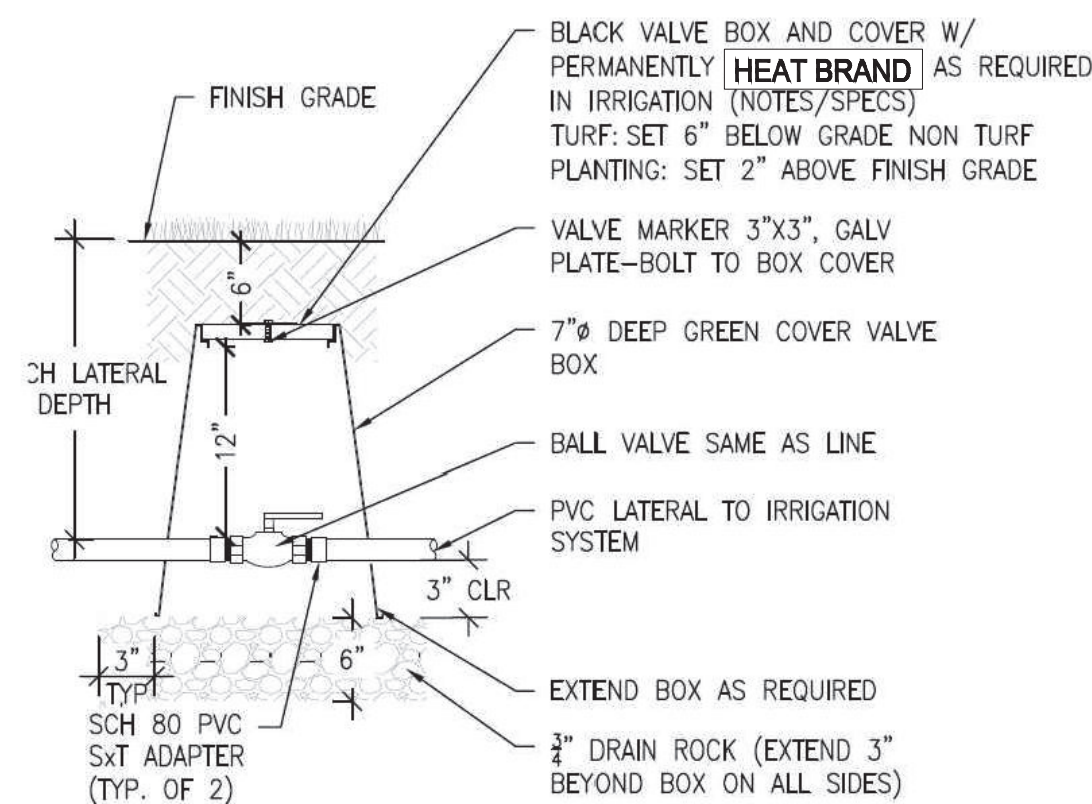
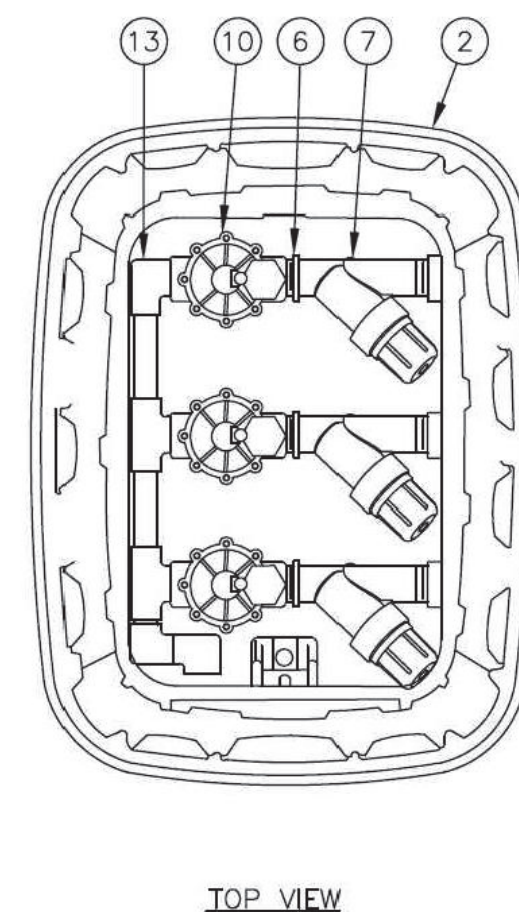
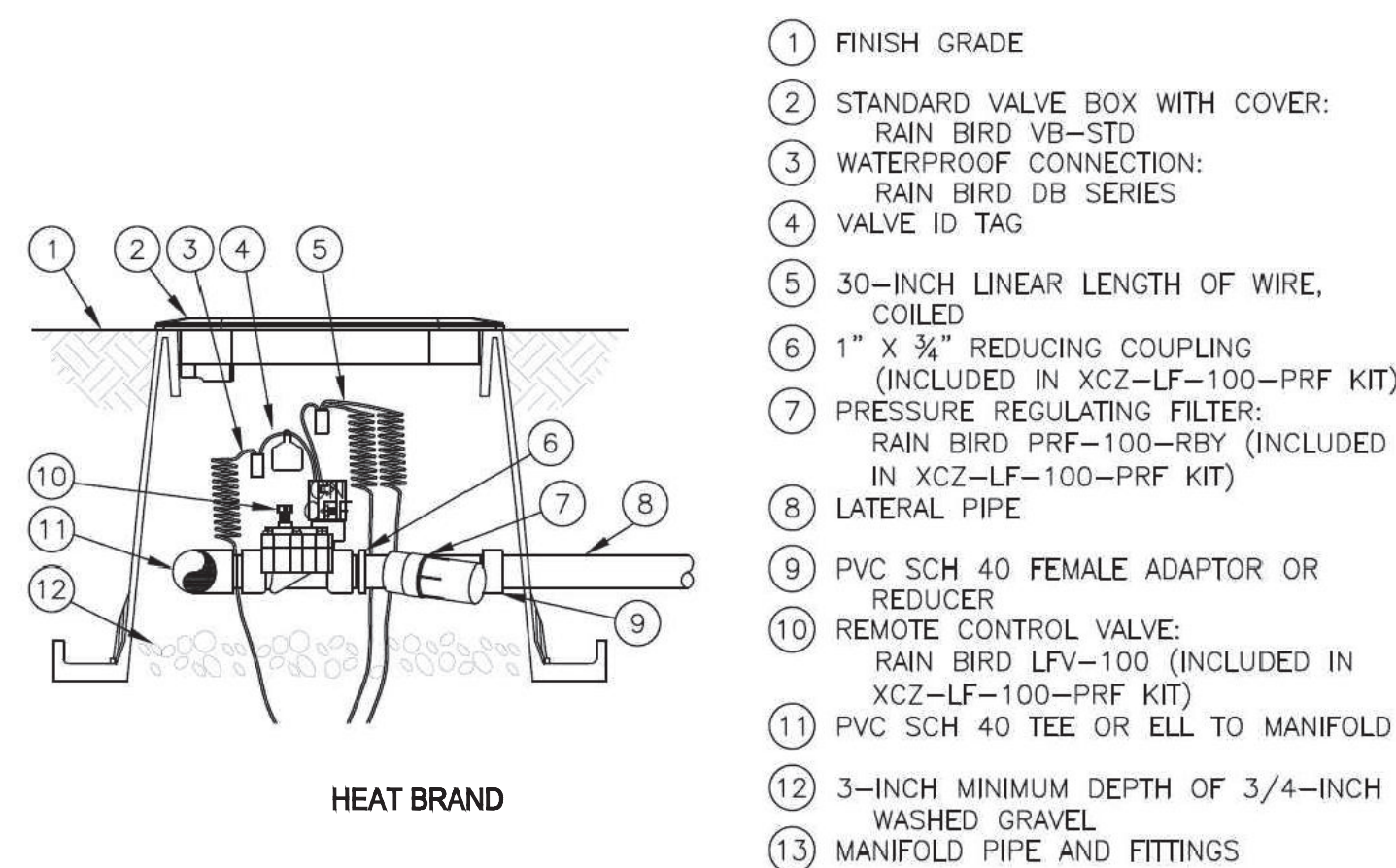
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IR-1



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 C700 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).

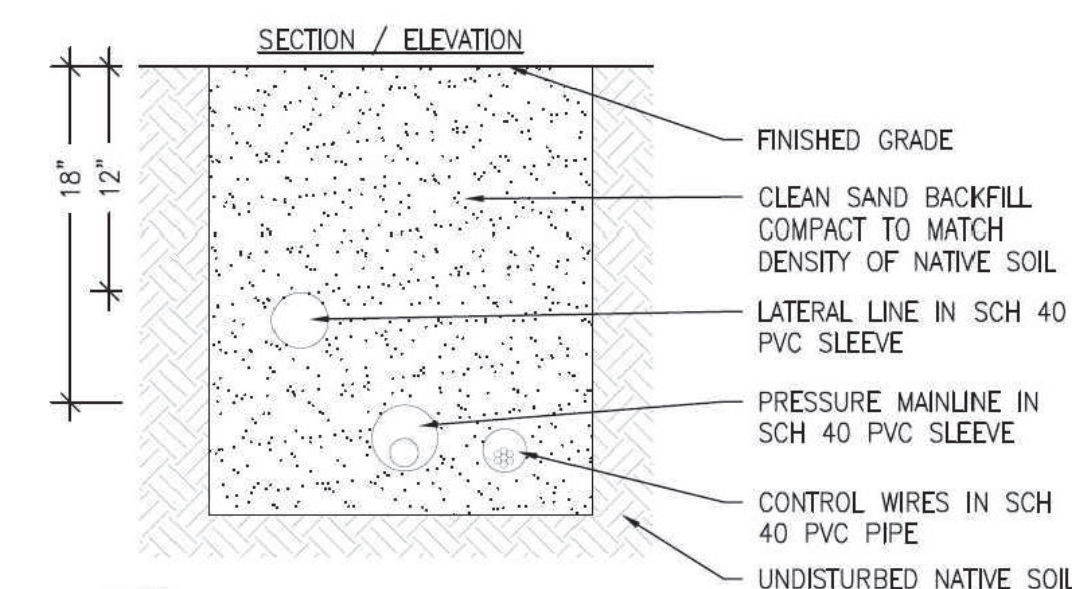
Construction This meter consists of an epoxy coated bronze maincase with the size and flow direction cast into it, an integral strainer/measuring chamber, a removable dry hermetically sealed register assembly and a secured calibration port (factory sealed and set).

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	80	10

NOTE: INSTALL WATER METER IN STANDARD RECTANGULAR VALVE BOX.

5 1" IRRIGATION SUB-METER

SCALE: NOT TO SCALE



NOTES:

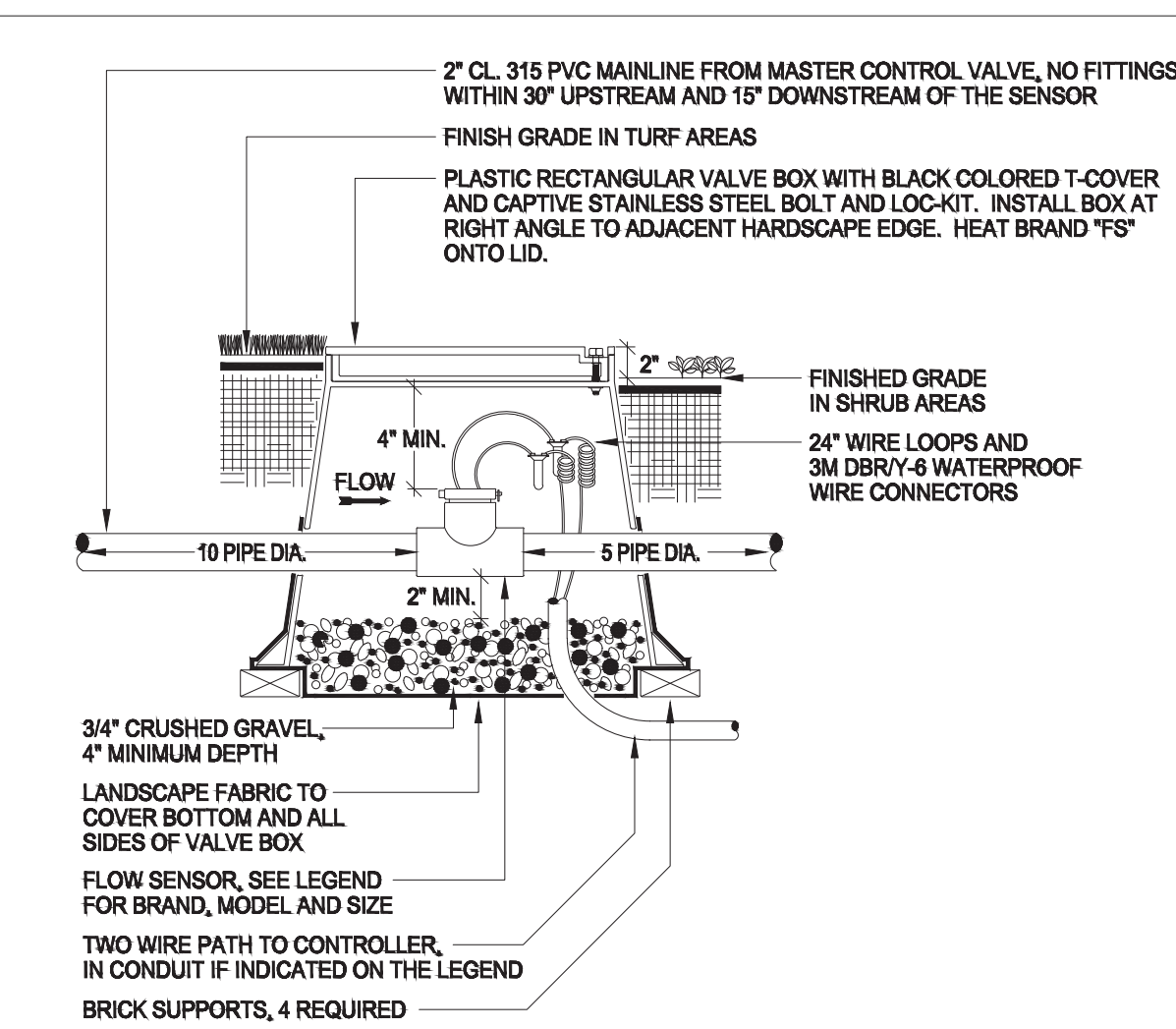
1. SIZE ALL SLEEVES PER THE IRRIGATION PLANS. EXTENDED SLEEVES 6" MINIMUM BEYOND EDGE OF HARDSCAPE (AT EACH END) INTO THE PLANTING AREAS.

2. *SLEEVING UNDER ALL VEHICULAR ACCESS WAYS TO HAVE 36" MINIMUM COVER FROM TOP OF SLEEVE TO BOTTOM OF AGGREGATE BASE.

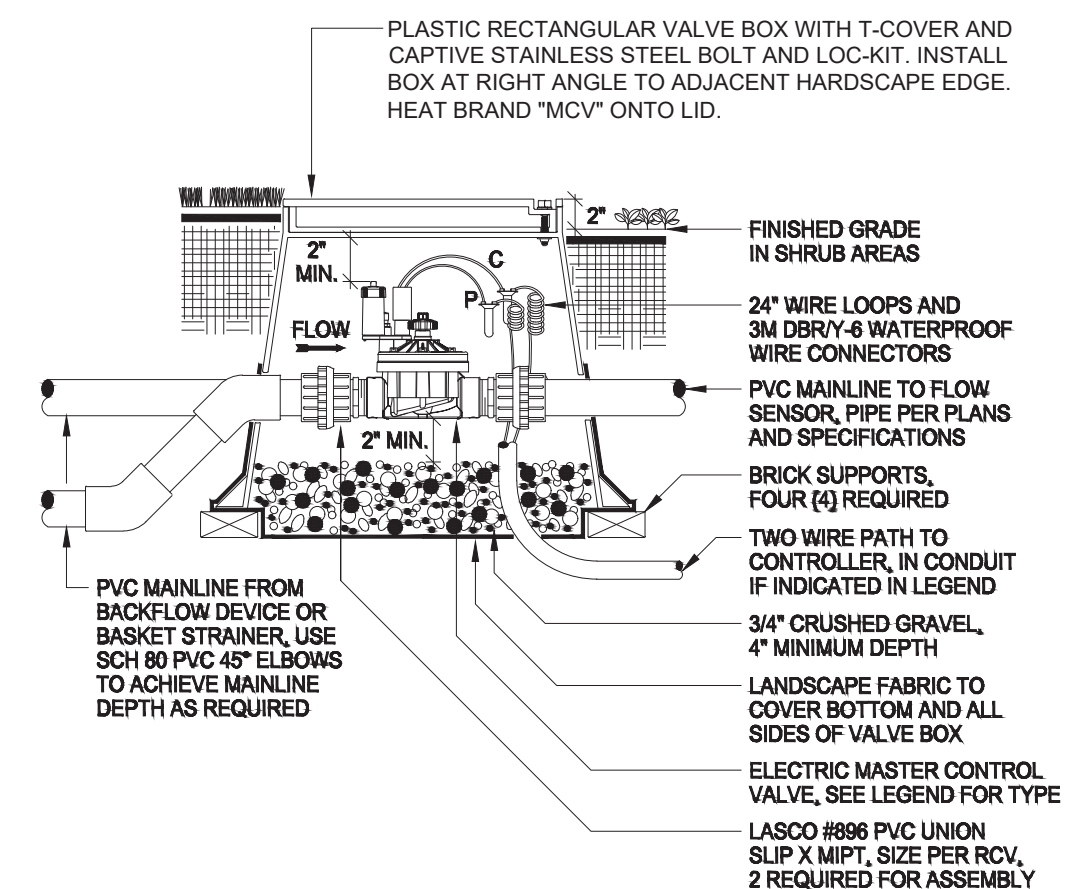
6 UNDERGROUND SLEEVING

3 DRIP ZONE CONTROL VALVE

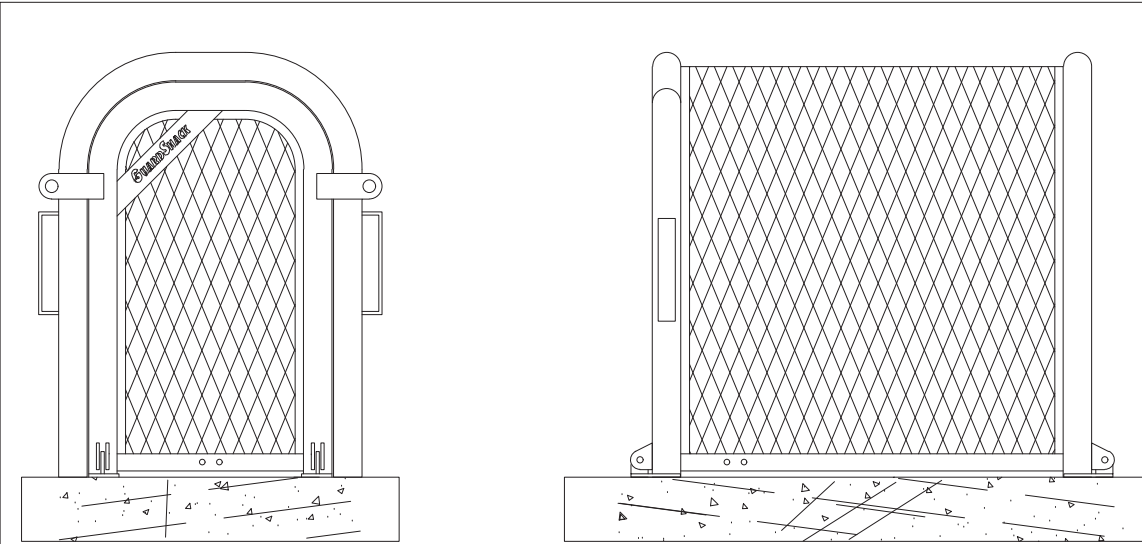
SCALE: 1/2" = 1"



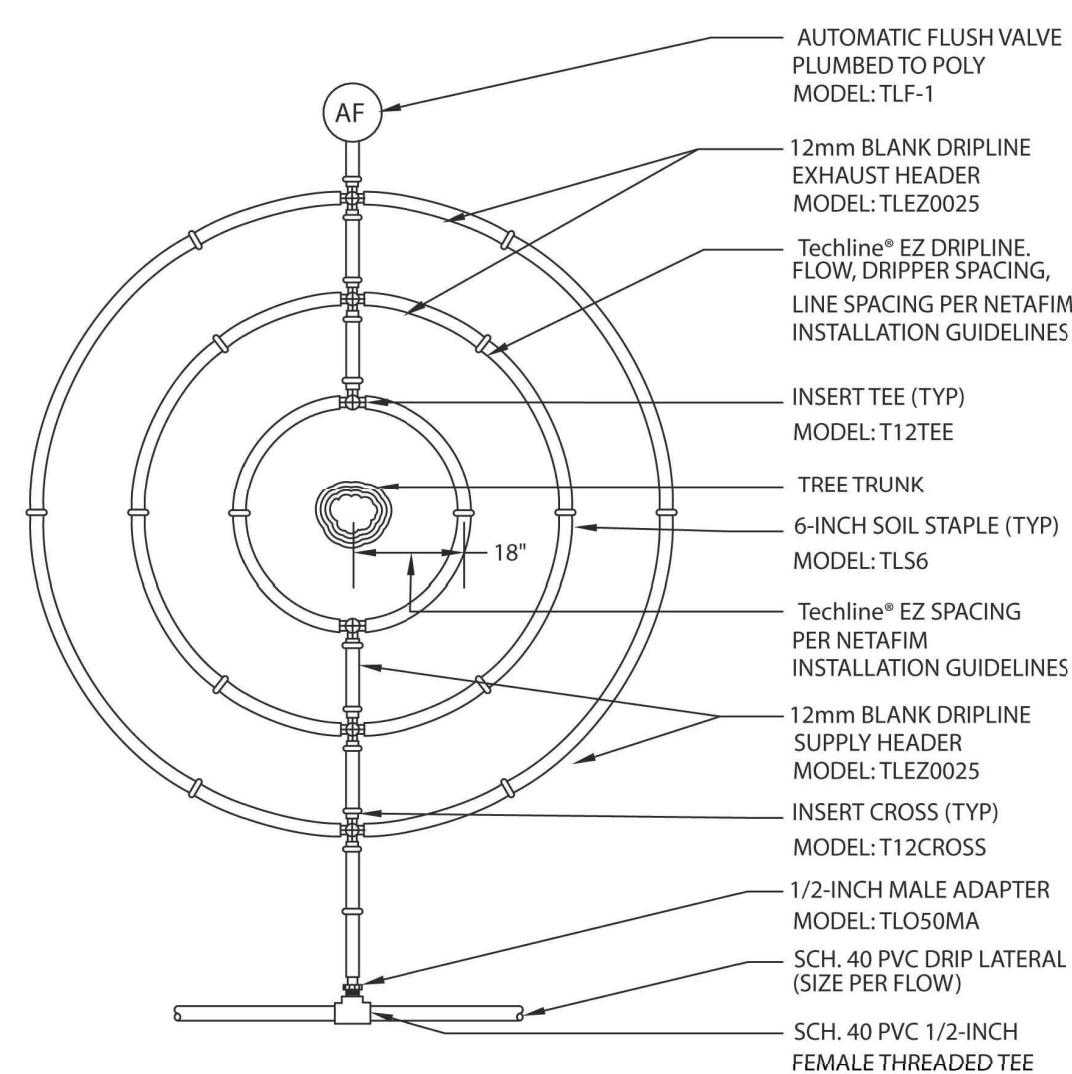
7 FLOW SENSOR



8 MASTER CONTROL VALVE



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

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IRRIGATION PAGE 2

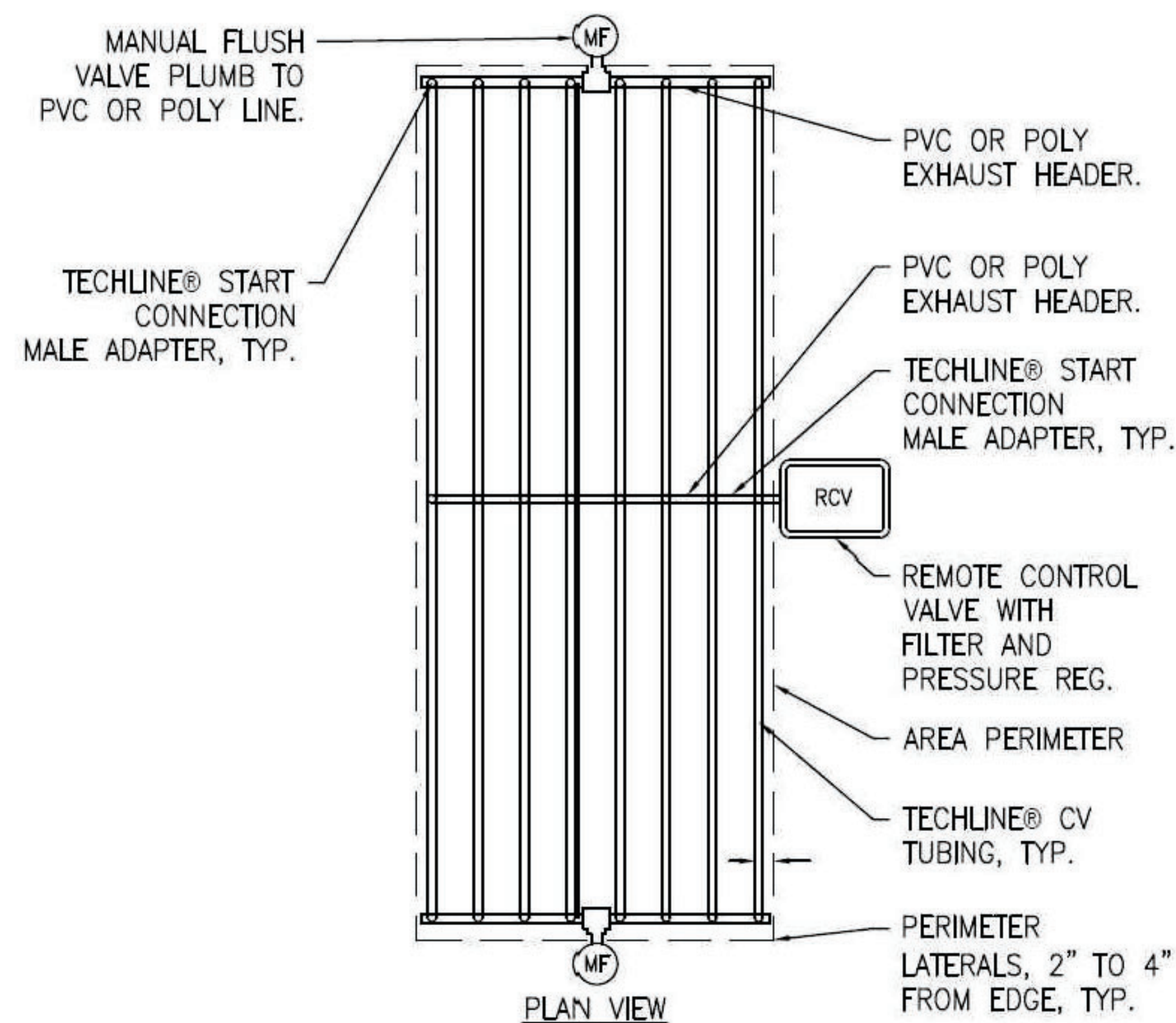
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DATE: 04/10 /2023

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



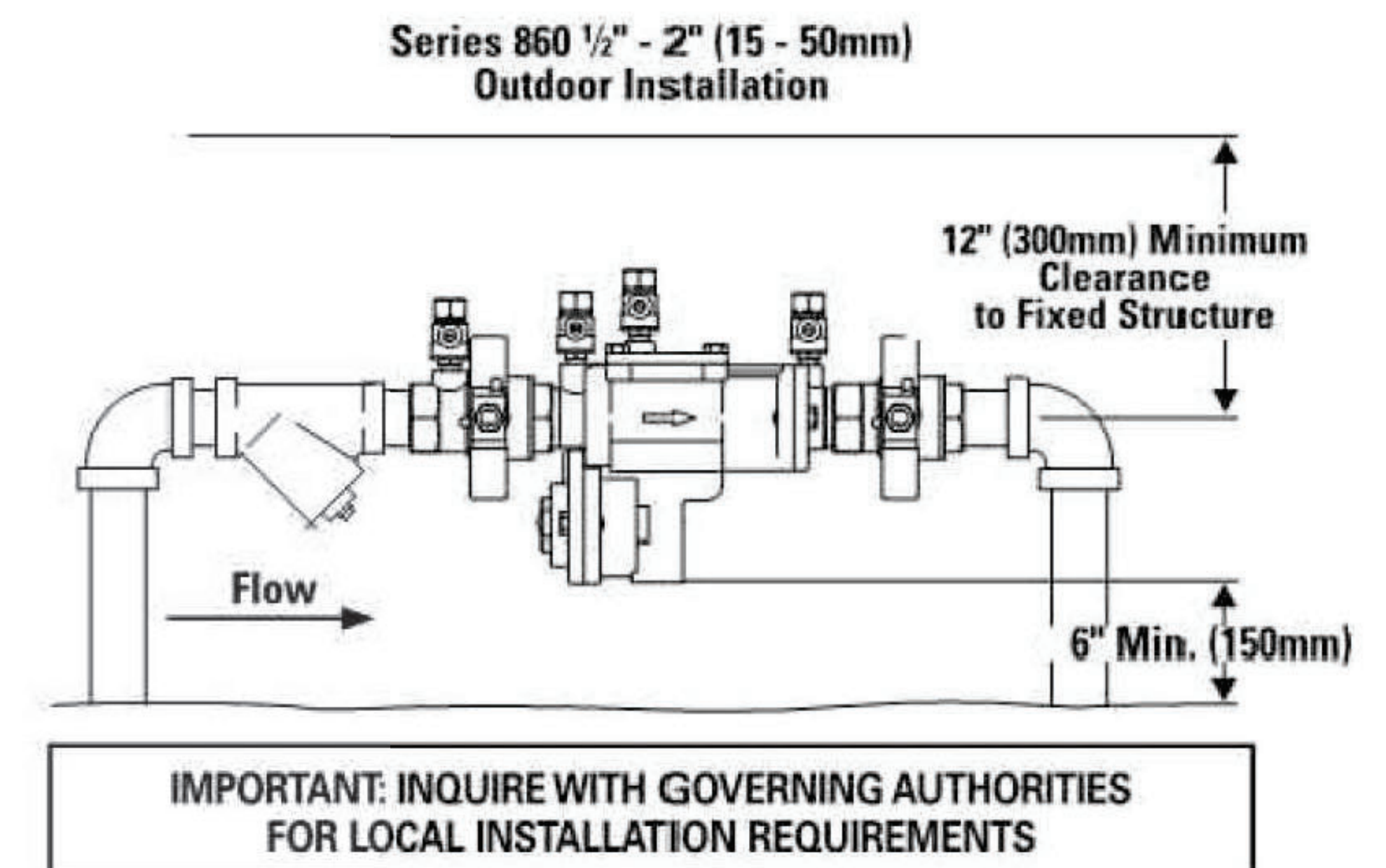
TO ENSURE THAT EACH NEW PLANT HAS AN EMITTER ON ITS ROOT BALL, USE THIS ADAPTOR FROM NETAFIM. IT IS CALLED A MICRO TUBING ADAPTOR. THE MODEL NUMBER IS: TLMTUBEADP.

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.

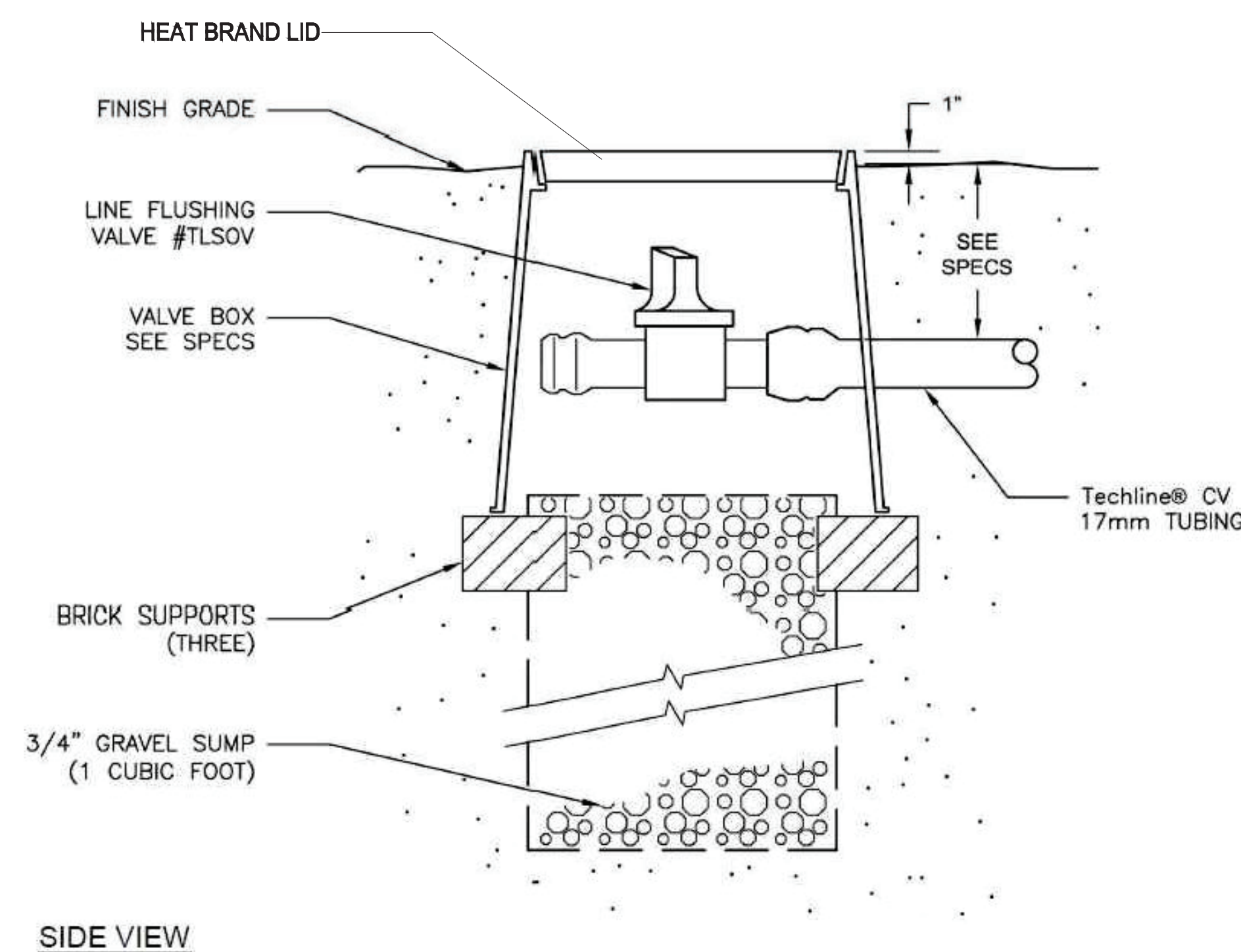
THIS ADAPTOR AND 1/4" TUBING MAY BE REMOVED AFTER THE ROOTS OF THE PLANTS MOVE OUT INTO THE NATIVE SOIL.

3 NETAFIM MICRO-TUBING ADAPTOR

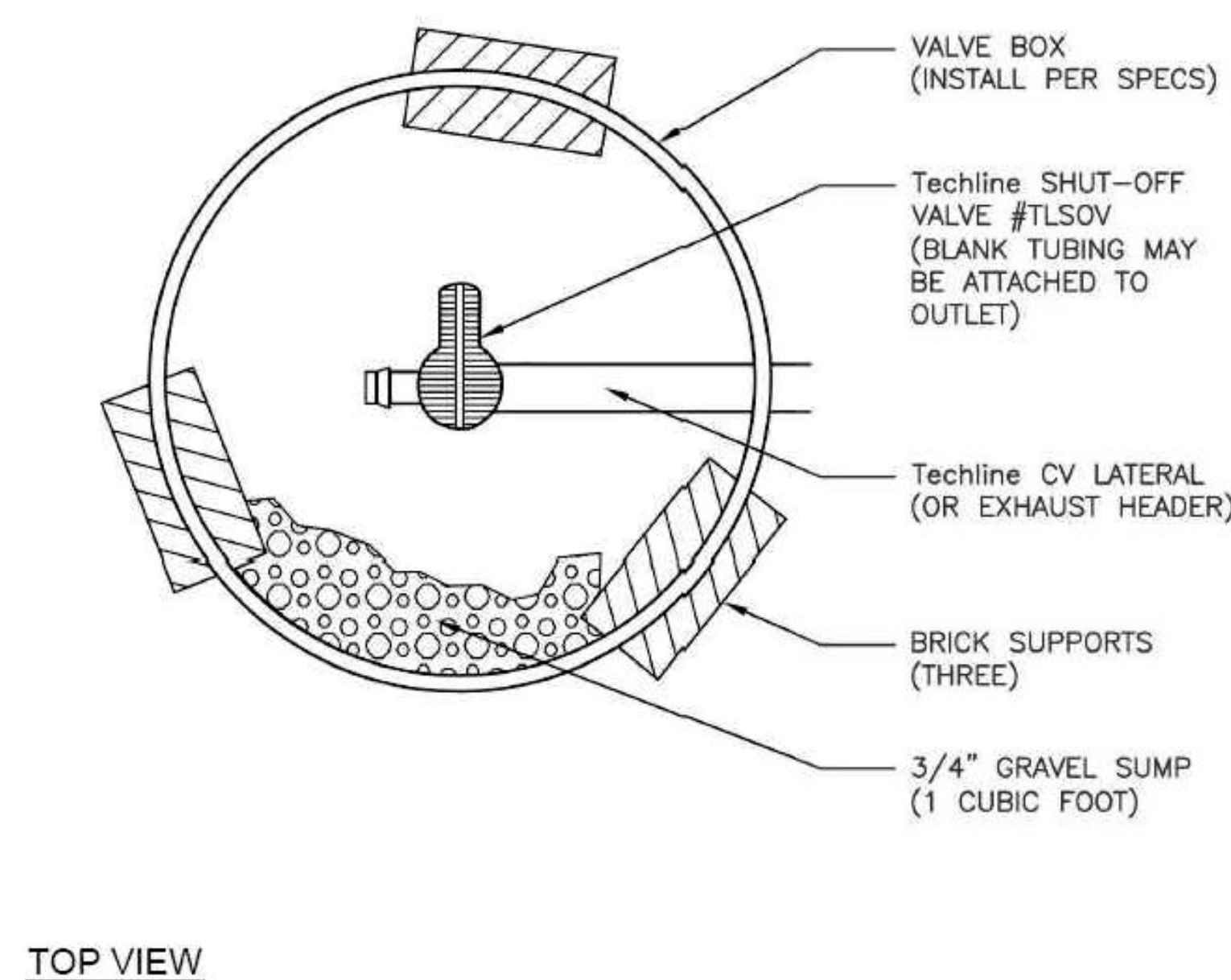
Typical Installation



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



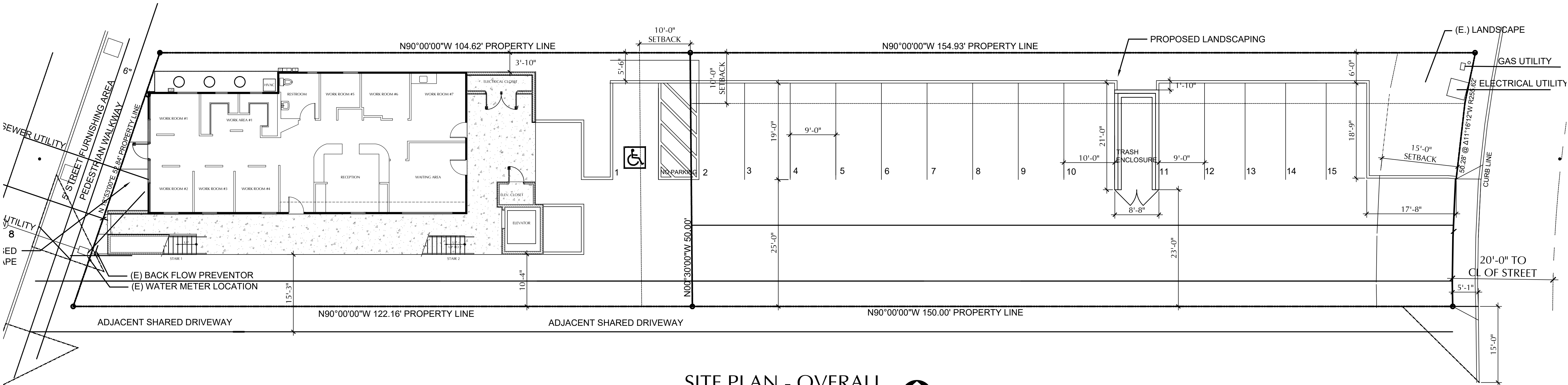
4 NETAFIM TECHLINE CV MANUAL FLUSHLINE VALVE



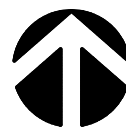
2 DRIPPER PLUG RING



ATTACHMENT F



SITE PLAN - OVERALL
SCALE: 1" = 10'-0"



Issues and Revisions		
No.	Date	Issues and Revisions

Seal

Project Name	LA MESA COMMERCIAL
Project Number	
Date	
CAD File	L/GENE/DWG/LA MESA 3-STORY
Description	SITE PLAN

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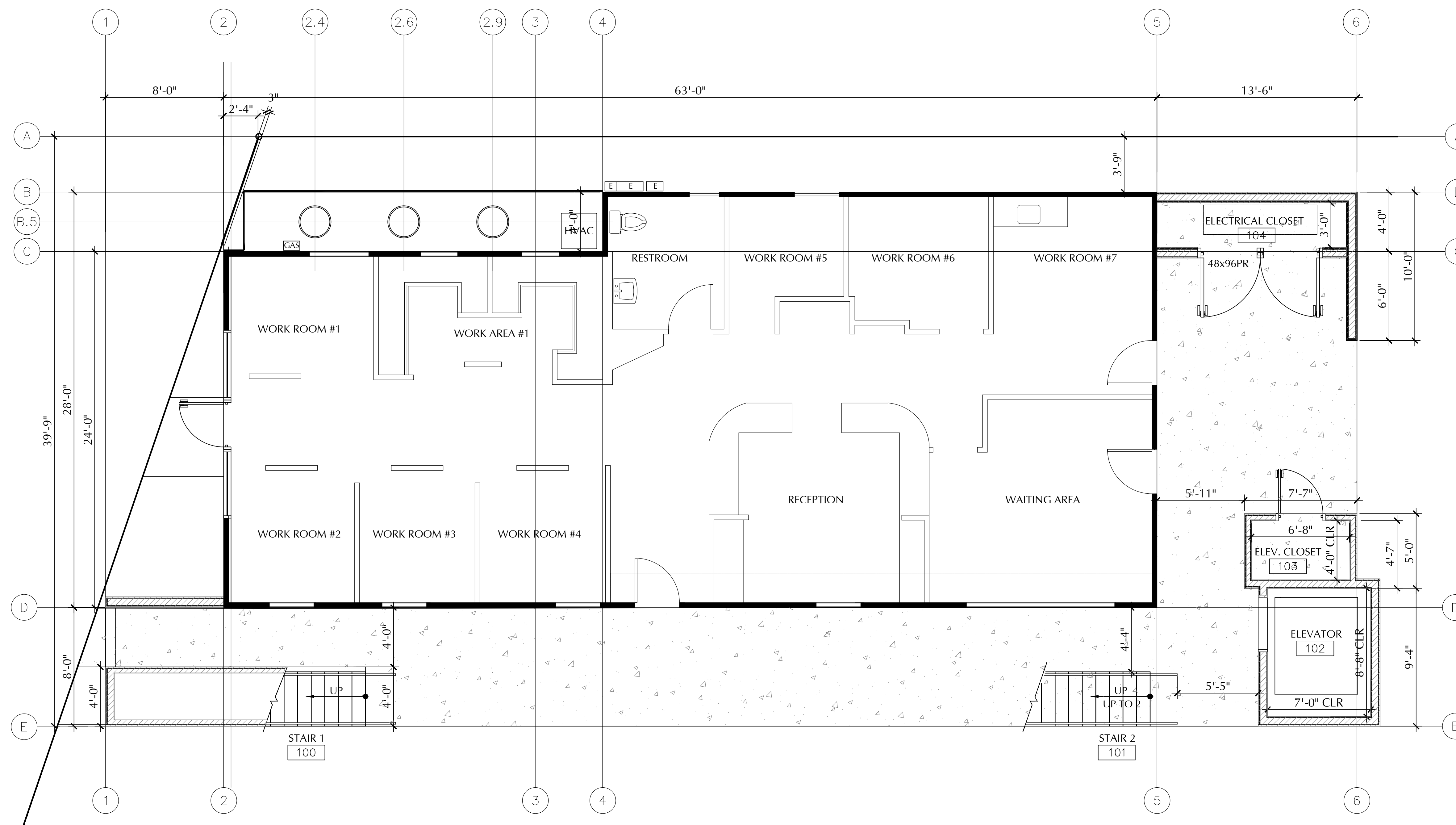
P.O. BOX 602 POWAY, CA 92074
VOICE: 858.354.0071 EMAIL: GENE@CIPPARONE.COM

[illegible]

Project Name	LA MESA COMMERCIAL
Project Number	
Date	
CAD File	L/GENE/DWG/LA MESA 3-STORY
Description	FIRST FLOOR PLAN - NEW

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A2.3



FIRST FLOOR - NEW

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



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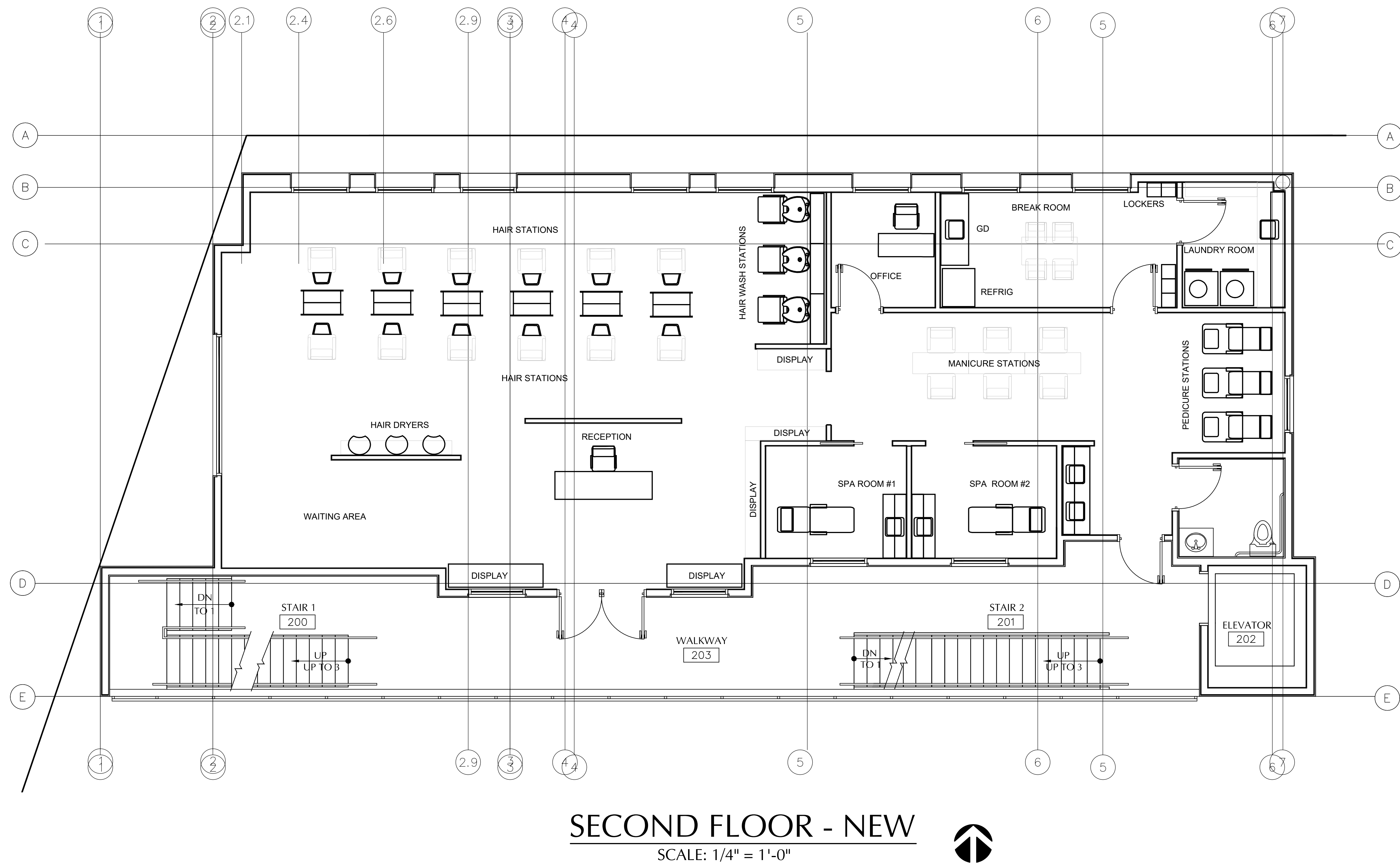
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Project Name	LA MESA COMMERCIAL
Project Number	
Date	
CAD File	L/GENE/DWG/LA MESA 3-STORY
Description	SECOND FLOOR PLAN - NEW

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A2.4



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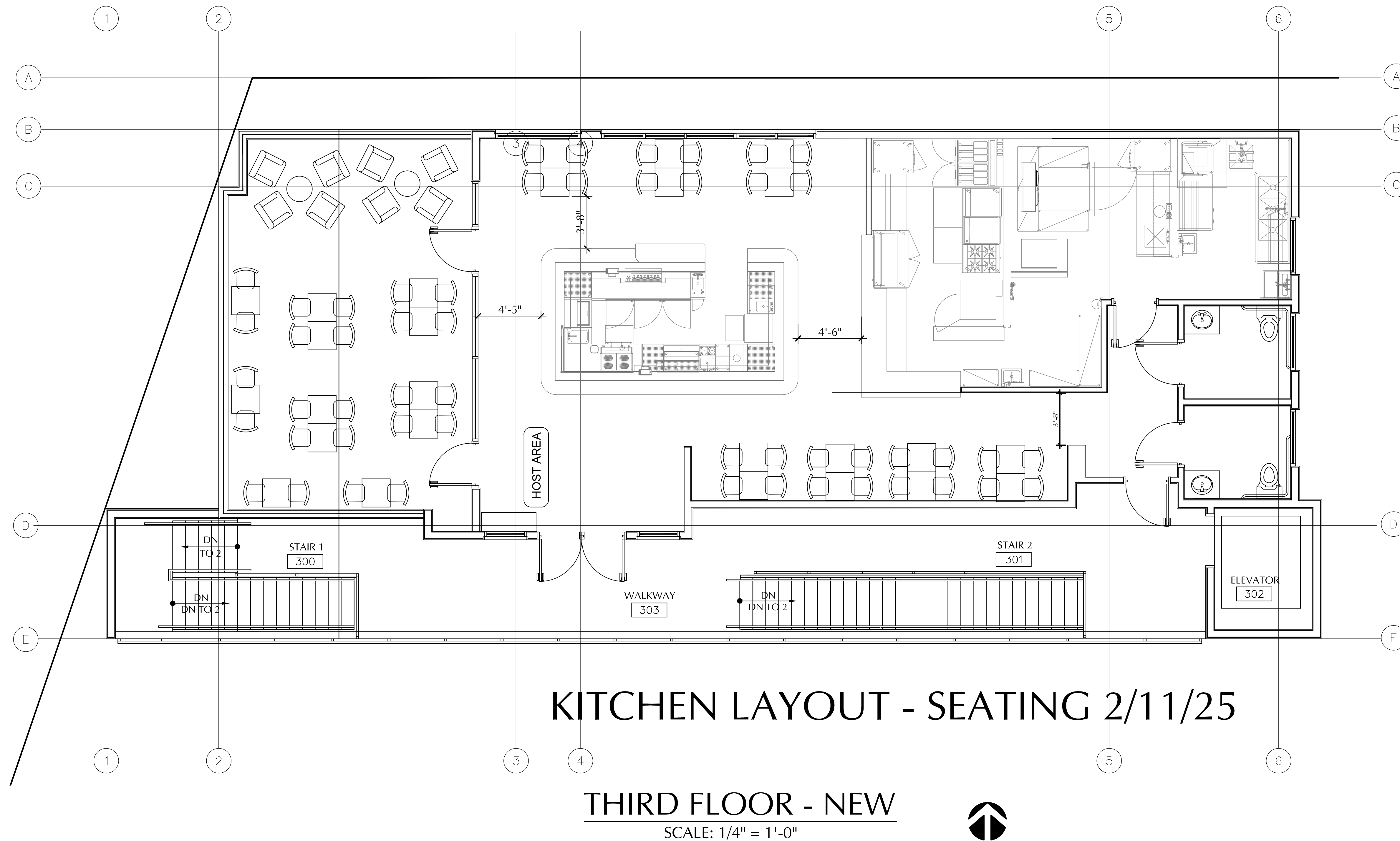
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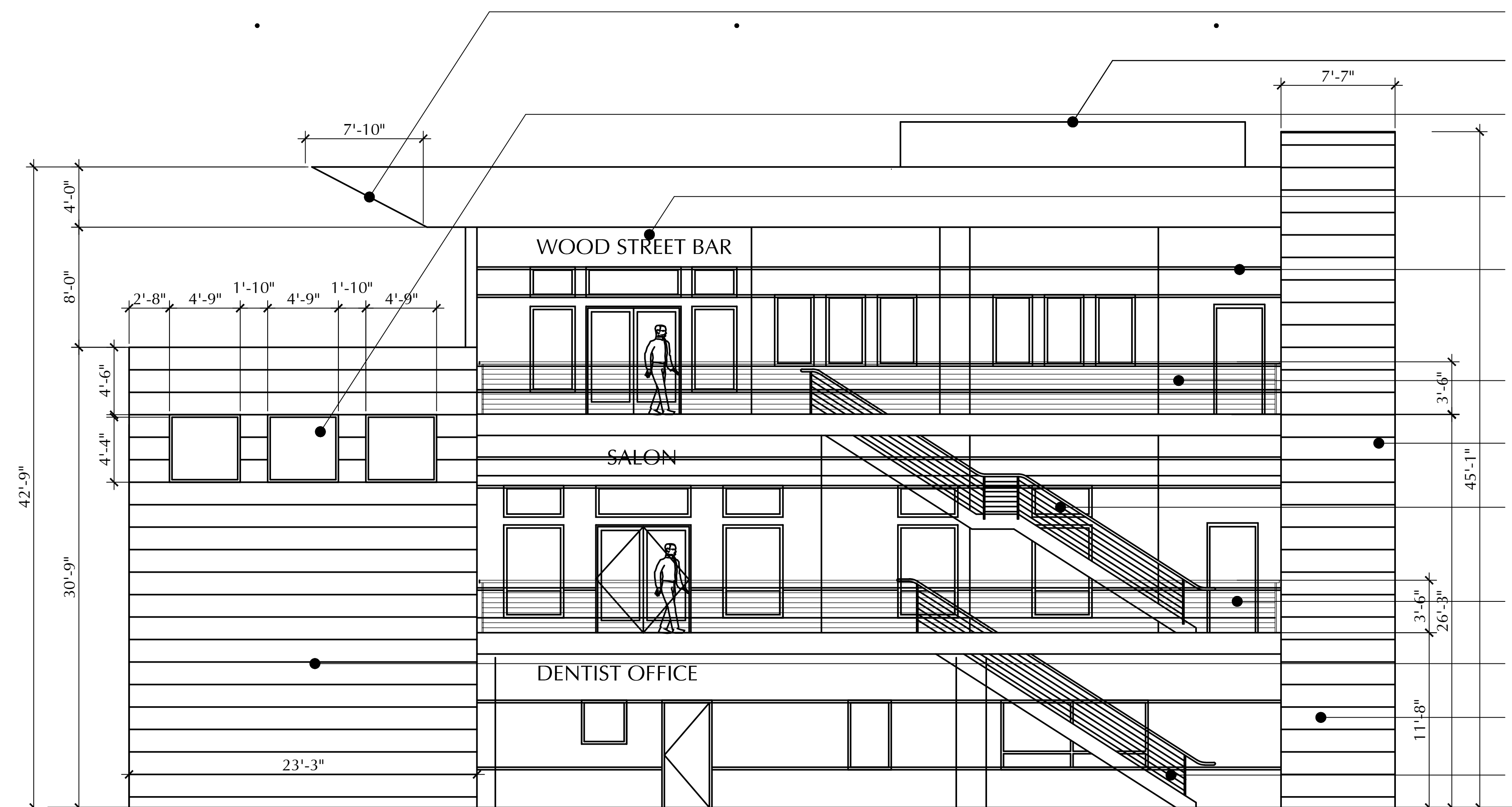
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Project Name	LA MESA COMMERCIAL
Project Number	
Date	
CAD File	L/GENE/DWG/LA MESA 3-STORY
Description	THIRD FLOOR PLAN - NEW

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A2.5





NOTE:
ELEVATION DRAWING TO SCALE
CHANGES TO MATERIALS TO LIMIT MAINTENANCE
ADDED 'NEW' IMAGES FOR UNIQUENESS AND DIVERSITY
OF FORMS/MATERIALS.

SOUTH ELEVATION

- NEW 'SHAPE' OF CANOPY
EXTENSION OVER DINING
- ROOF SCREEN. METAL SIDING
TO MATCH FASCIA
- 'WINDOWS' TO REDUCE OVERALL
BUILDING MASS AND TO PROVIDE
LIGHT INTO STAIRWELL
- SUITE SIGNAGE OVER DOOR. TYP.
[EXAMPLE ONLY]

- ADDED METAL REVEALS TO STUCCO AREA TO PROVIDE 'DETAIL' ON ALL SIDES/LEVELS

CABLE RAIL GUARDRAIL SYSTEM

– METAL VS. NATURAL WOOD
AT STAIR TOWER

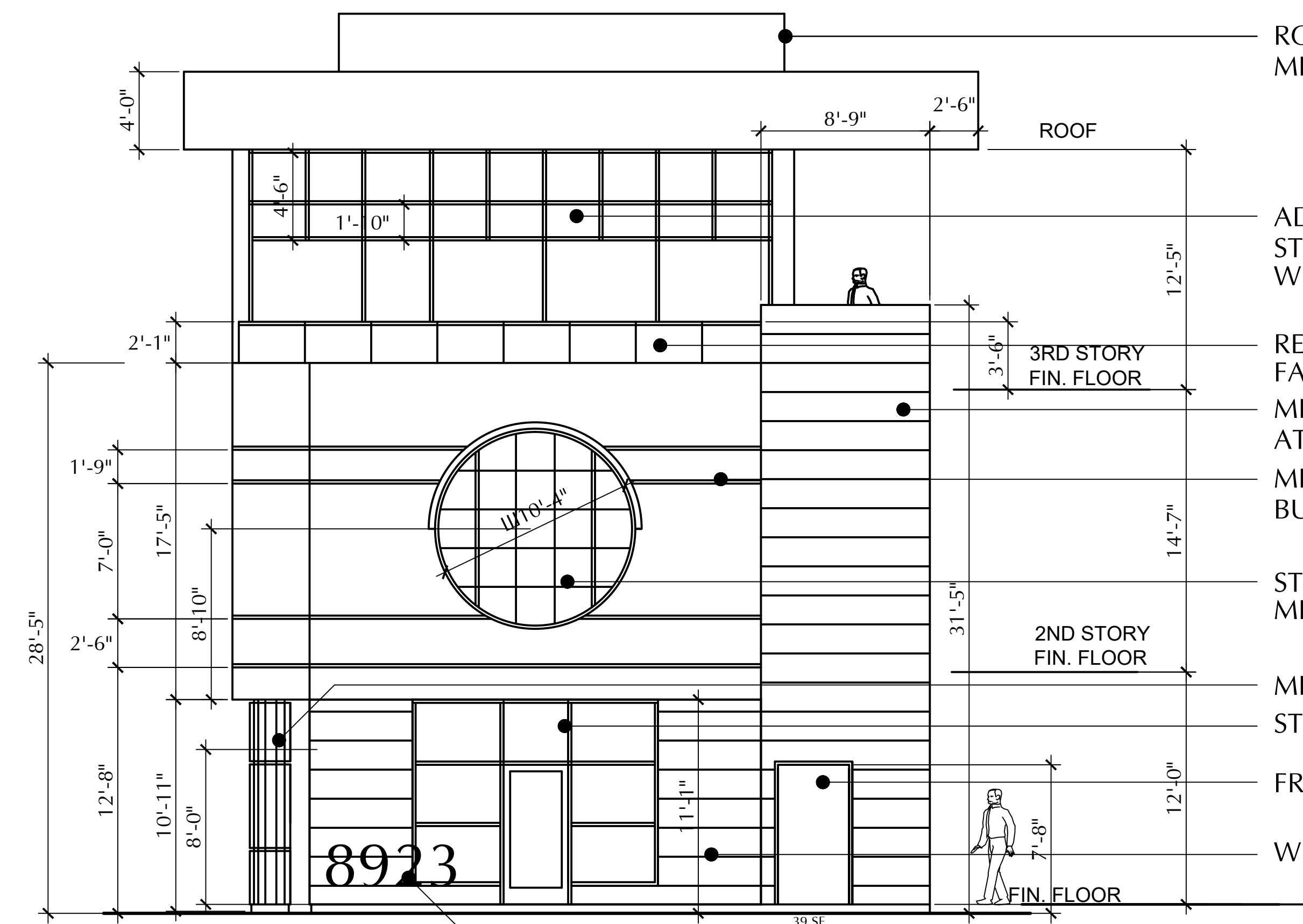
– STAIR WITH CABLE RAIL RAILING SYSTEM

CABLE RAIL GUARDRAIL SYSTEM

- CLOSED OFF STAIR ENCLOSURE TO
CREATE SOLID FORM AGAINST TALL BLDG
- WRAPPED METAL SKIN AT ALL LEVELS
AROUND ELEVATOR ENCLOSURE

– STAIR WITH CABLE RAIL RAILING SYSTEM

MATERIALS:
METAL SIDING/CANOPY: PAC-CLAD 'BUCKSKIN 614971
STOREFRONT ALUMINUM FRAMES: ANODIZED MEDIUM BRONZE
STUCCO: GLACIER WHITE
GLASS/GLAZING: VITRO SOLARBRONZE DUAL GLAZING
METAL STUCCO REVEALS: FRY REGLET - CLEAR ALUMINUM



NOTE:
ELEVATION DRAWING TO SCALE
CHANGES TO MATERIALS TO LIMIT MAINTENANCE
ADDED 'NEW' IMAGES FOR UNIQUENESS AND DIVERSITY
OF FORMS/MATERIALS.

- ROOF SCREEN FAR BEYOND METAL SIDING TO MATCH FASCIA

- ADDED 'DETAIL' TO REQUIRED
STOREFRONT TO MATCH WEST
WINDOWS AT RESTAURANT

REDUCED GLASS RAILING IMAGE
FACING STREET AT PATIO

METAL VS. NATURAL WOOD AT STAIR TOWER

- METAL REVEALS (WRAP AROUND BUILDING) AT STUCCO

STOREFRONT WINDOW WITH
METAL AWNING AT SALON

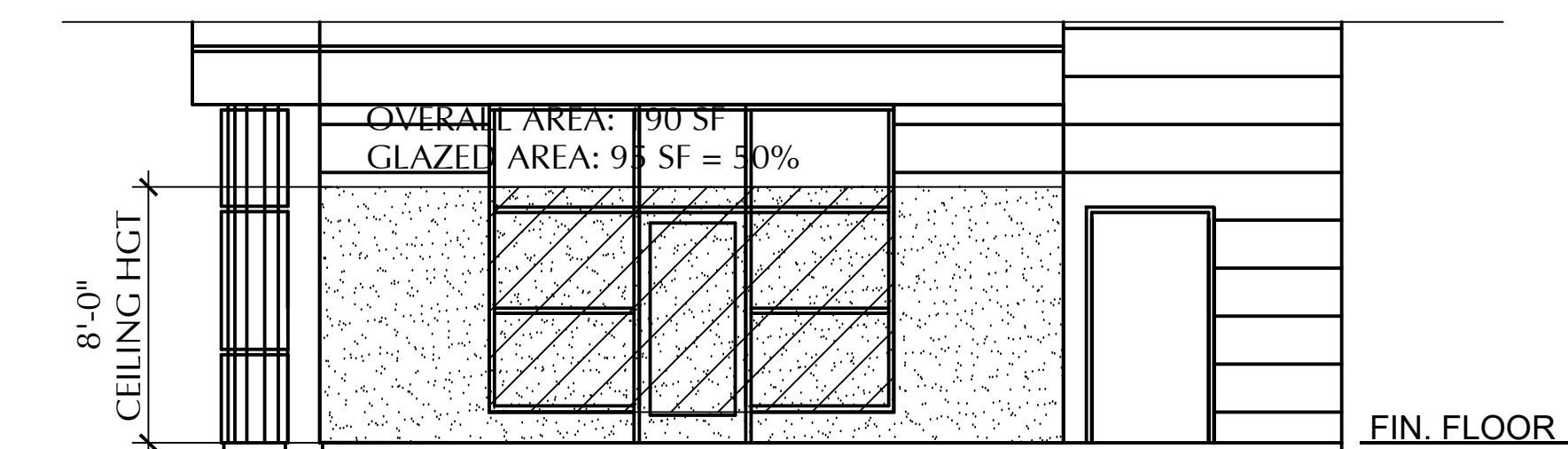
- METAL WRAPPED COLUMN
- STOREFRONT ADDED AT FIRST FLOOR

- FRAMED OPENING AT STAIRWELL

WRAPPED METAL SKIN AT FIRST LEVEL

- LARGE GROUND ADDRESS ON RAISED BASE

MATERIALS:
METAL SIDING/CANOPY: PAC-CLAD 'BUCKSKIN 614971
STOREFRONT ALUMINUM FRAMES: ANODIZED MEDIUM BRONZE
STUCCO: GLACIER WHITE
GLASS/GLAZING: VITRO SOLARBRONZE DUAL GLAZING
METAL STUCCO REVEALS: FRY REGLET - CLEAR ALUMINUM



STREET WINDOW ANALYSIS

WEST ELEVATION

EXTERIOR ELEVATIONS

SCALE: $3/16''' = 1'-0''$

8923

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LA MESA, CA 91942

CIPPARONE

GENE CIPPARONE - ARCHITECT, INC.

ARCHITECTURE • PLANNING • INTERIOR DESIGN

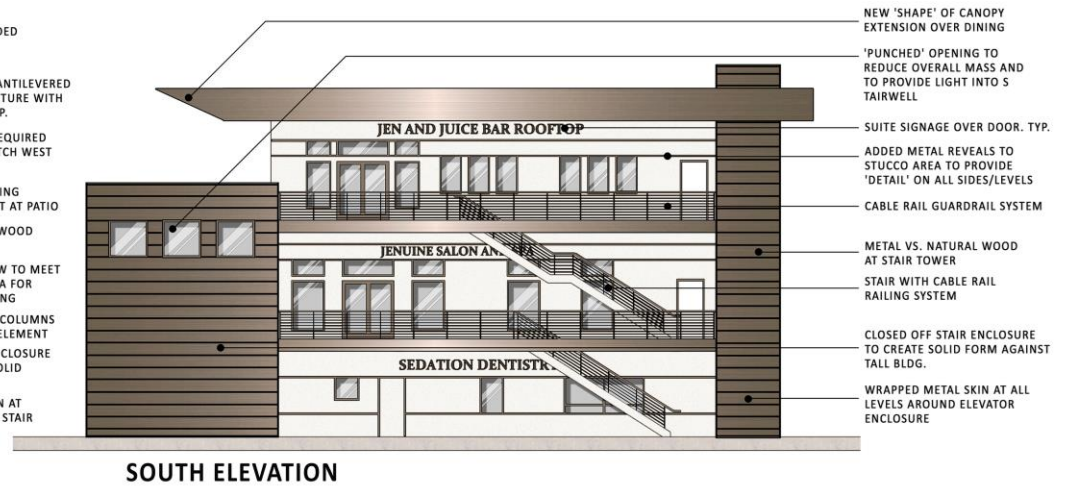
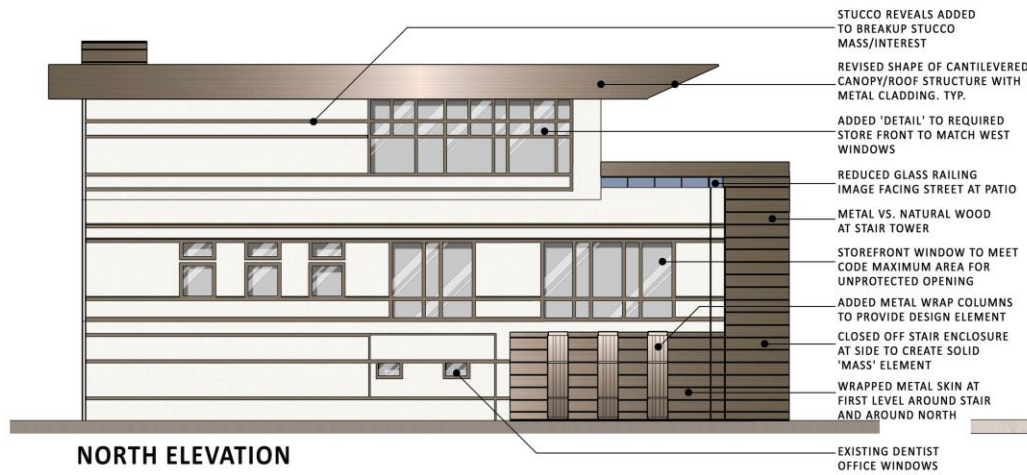
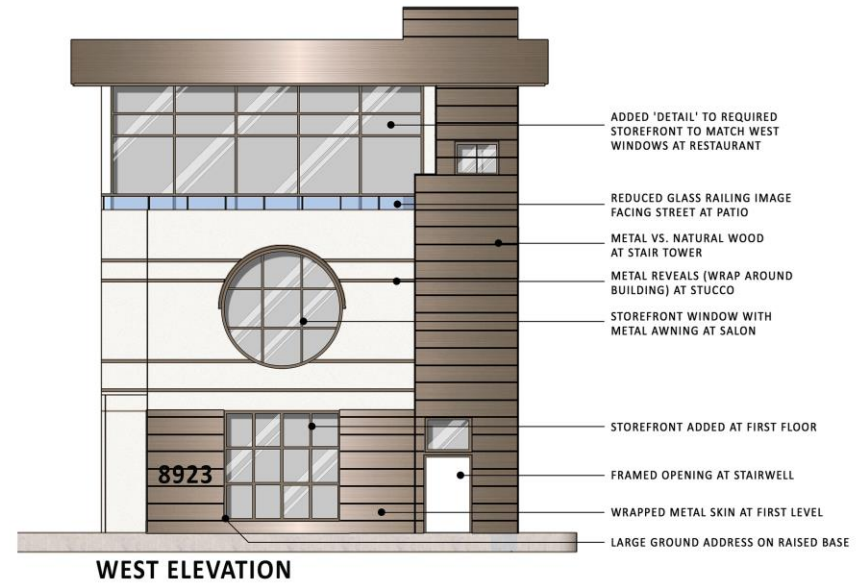
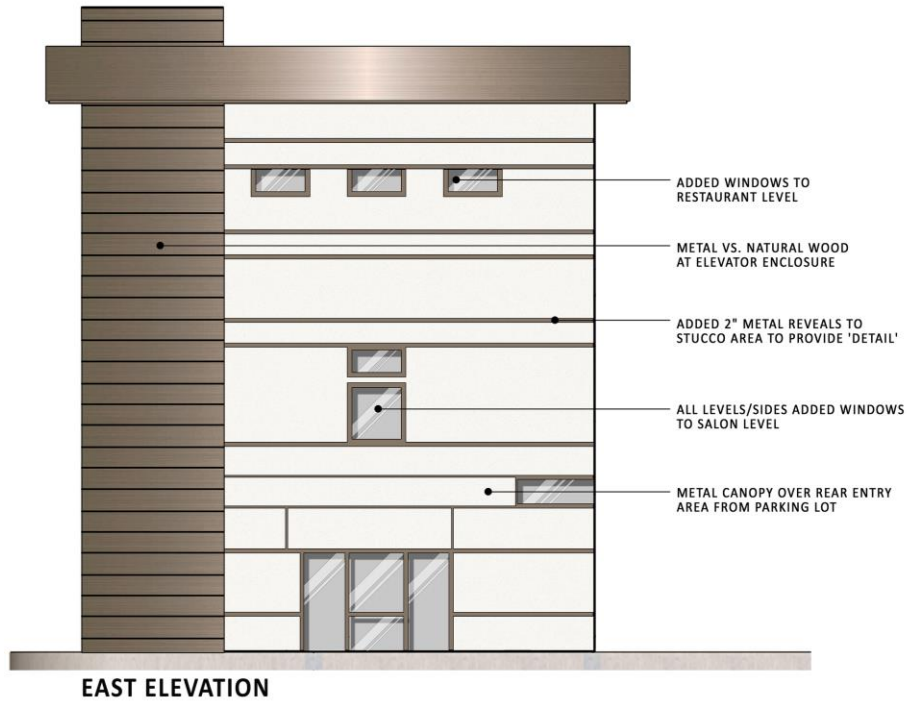
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[illegible]

Project Name	LA MESA COMMERCIAL
Project Number	
Date	
CAD File	L/GENE/DWG/LA MESA 3-STORY
Description	EXTERIOR ELEVATIONS

All drawings and written material appearing herein constitutes original and unpublished work of the Architect and may not be duplicated, used or disclosed without the written consent of GENE CIPPARONE-ARCHITECT INC.

A3.1





JEN AND JUICE BAR ROOFTOP

JENUINE SALON AND SPA

SEDATION DENTISTRY

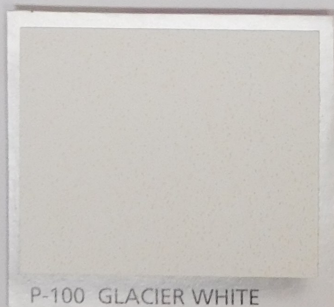
8923



STOREFRONT

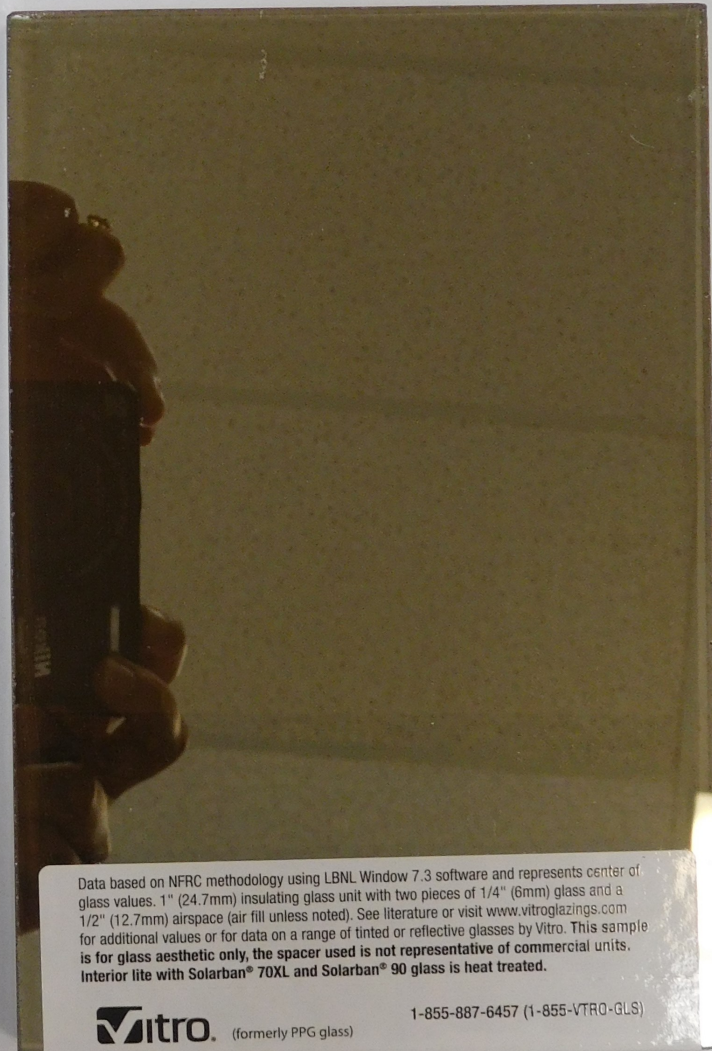


METAL SIDING



P-100 GLACIER WHITE

STUCCO



Data based on NFRC methodology using LBNL Window 7.3 software and represents center of glass values. 1" (24.7mm) insulating glass unit with two pieces of 1/4" (6mm) glass and a 1/2" (12.7mm) airspace (air fill unless noted). See literature or visit www.vitroglazings.com for additional values or for data on a range of tinted or reflective glasses by Vitro. This sample is for glass aesthetic only, the spacer used is not representative of commercial units. Interior lite with Solarban® 70XL and Solarban® 90 glass is heat treated.

Vitro (formerly PPG glass)

1-855-887-6457 (1-855-VTRO-GLS)

GLASS

MATERIALS BOARD
SUBSTANTIAL CONFORMANCE
8923 LA MESA BLVD