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 — YEAR BUILT

8923 LA MESA BLVD: 0.14 ACRE/.17 ACRE — 1947
5264 WOOD ST: .13 ACRE

III. OCCUPANY — TYPE OF CONSTRUCTION

1ST AND 2ND FLOORS: B — TYPE V-A, SPRINKLERED
3RD FLOOR: A2 — 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 building	2,745.00 sf
Existing 1st floor area	1,675.00 sf Dental office
Existing 2nd floor area (to be demoed)	-1,070.00 sf
New second floor replacement	2,105.00 sf Hair salon
New third floor	1,589.00 sf Café
Café dining, includes bar	789.00 sf
Kitchen	264.00 sf
Terrace Area, new third floor	236.00 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

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

DATE: 4/ 4 /2023
DRAWN BY : GAZALLO

T1

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 UTILITES

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

ALTA/NSPS LAND TITLE SURVEY

8923 LA MESA BOULEVARD
LA MESA, CA

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

(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. 1986-105646, 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.

(23) 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.

LEGAL DESCRIPTION:

PARCEL 1:

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

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

BEGINNING AT A POINT IN THE CENTERLINE OF LA MESA BOULEVARD (FORMERLY EL CAJON AVENUE), IN THE VICINITY OF HAYES STREET AS DELINEATED ON LA MESA BOULEVARD ADDITION, MAP THEREOF NO. 1452, RECORDS OF SAID COUNTY, WHICH POINT BEARS SOUTH 25° 38' 00" WEST, A DISTANCE OF 551.94 FEET FROM AN IRON PIN SET FOR THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 16 SOUTH, RANGE 1 WEST; SAN BERNARDINO MERIDIAN; THENCE ALONG THE CENTER LINE OF SAID LA MESA BOULEVARD NORTH 39° 02' 00" EAST, A DISTANCE OF 570.35 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1000.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 56' 00" A DISTANCE OF 68.65 FEET TO THE NORTH LINE OF SAID SECTION 20; DISTANT THEREON NORTH 89° 56' 00" EAST A DISTANCE OF 161.72 FEET FROM SAID IRON PIN; THENCE CONTINUING ALONG SAID ARC THROUGH A CENTRAL ANGLE OF 16° 14' 30" A DISTANCE OF 283.47 FEET; THENCE TANGENT TO SAID CURVE, NORTH 18° 51' 30" EAST, A DISTANCE OF 275.26 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2000.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 43' 00" A DISTANCE OF 374.08 FEET; THENCE TANGENT TO SAID CURVE, NORTH 29° 34' 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° 40' 47" A DISTANCE OF 170.00 FEET TO THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 16 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN.

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

PARCEL 2:

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

PARCEL 3:

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

PARCEL 4:

AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THAT PORTION OF LOT 14, IN BLOCK "A" OF HAWLEY HEIGHTS 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. 86-575621, OF 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

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.

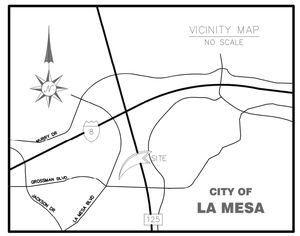
UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.

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:

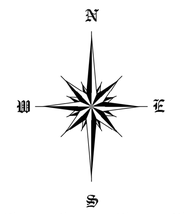
THE BEARING OF N00°30'00"W ALONG THE WESTERLY RIGHT OF WAY LINE OF WOOD STREET PER MAP NO. 1865 IN THE CITY OF LA MESA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

FLOOD NOTE:

ZONE – "X" PER FEDERAL EMERGENCY MANAGEMENT AGENCY
MAP NO. 06073C1644H 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.



10' 0' 10' 20'
SCALE: 1" = 10'

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
℄	–	CENTER LINE

SURVEYOR'S CERTIFICATE:

TO: NEJAT REFOU AND EQUITY TITLE COMPANY

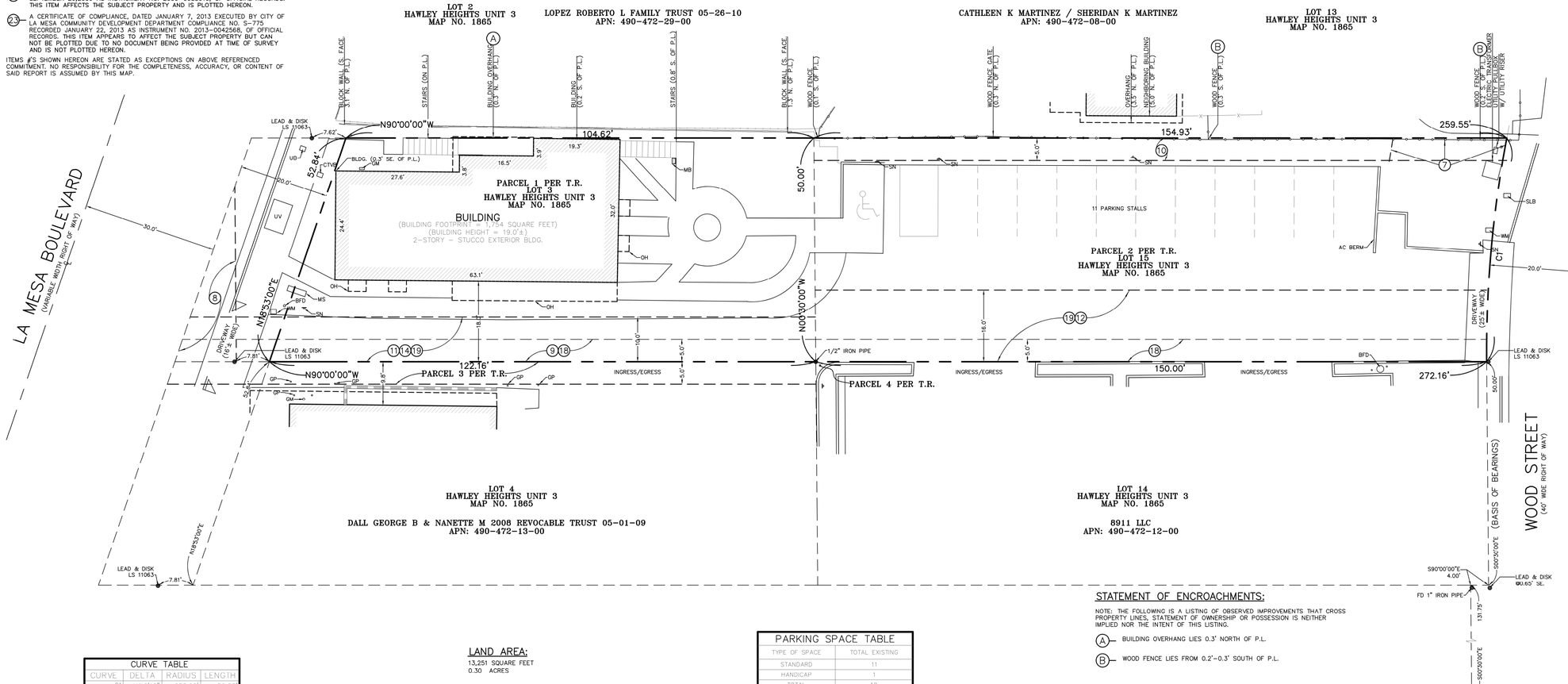
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(A), 7(B)(1), 7(C), 8, 9, 13, 14, 16,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

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

JEFFERY L. MAYS
EXP: 12/31/24

L.S. NO. 6379

PROFESSIONAL LAND SURVEYOR
JEFFERY L. MAYS
EXP. 12/31/2024
No. 6379
STATE OF CALIFORNIA



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	11°16'12"	255.62'	50.28'

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.

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

JRN CIVIL ENGINEERS
SAN CLEMENTE, CALIFORNIA 92672
232 AVENIDA FABRICANTE, STE. 107
PHONE (949) 248-4685
FAX (949) 248-4687
PROJECT COORDINATOR: CHRIS FREY(CFREY@JRNCIVIL.COM)

REVISIONS
2/13/24 – – ADDED DIMENSIONS –CJF

ALTA/NSPS LAND TITLE SURVEY
ADDRESS: 8923 LA MESA BOULEVARD LA MESA, CA
CLIENT: NEJAT REFOU

SCALE: 1" = 10'
DATE: 12/19/2023
DRAWN BY: CJF
CHKD. BY: JRN

SHEET 1 OF 1
FILE NO. 22386

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

(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.

(23) 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

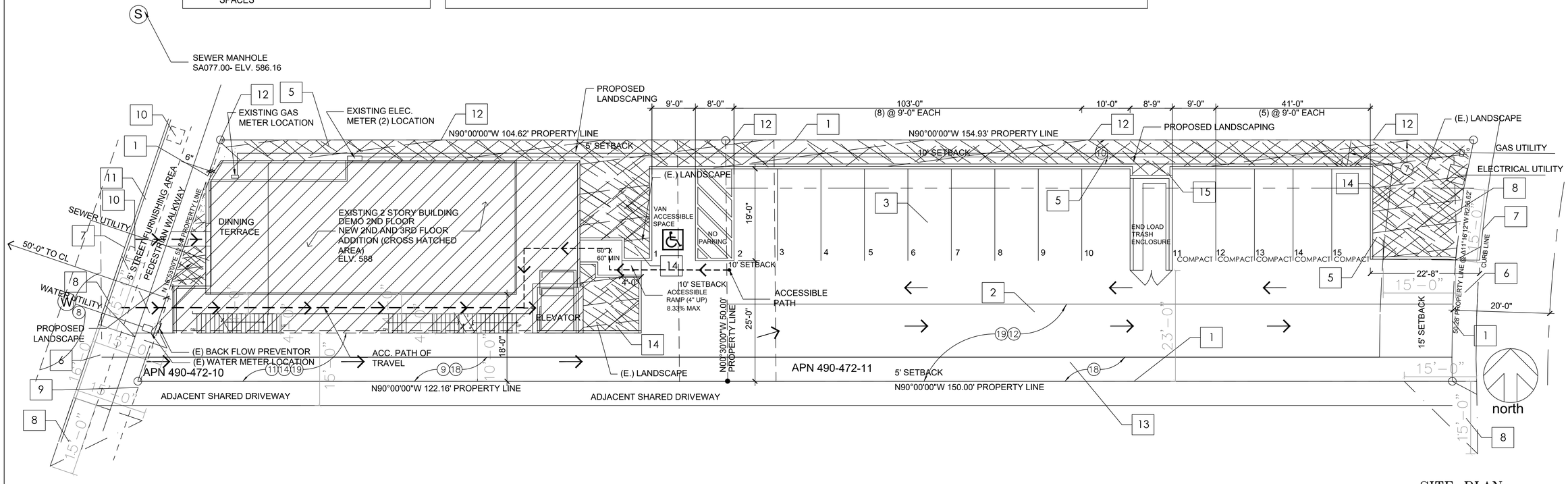
STAGGED PARKING HOURS UTILIZED.
15 SPACES PROVIDED BY 8923 LA MESA BLVD
7 SPACES PROVIDED BY WOOD ST PROPERTY
22 TOTAL PARKING SPACES PROVIDED

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'

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

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

SITE PLAN

DATE: 4/ 4 /2023
DRAWN BY : GAZALLO

SP

THIRD STORY ADDITION
5264 WOOD ST
LA MESA, CA 91942

SCOPE OF WORK

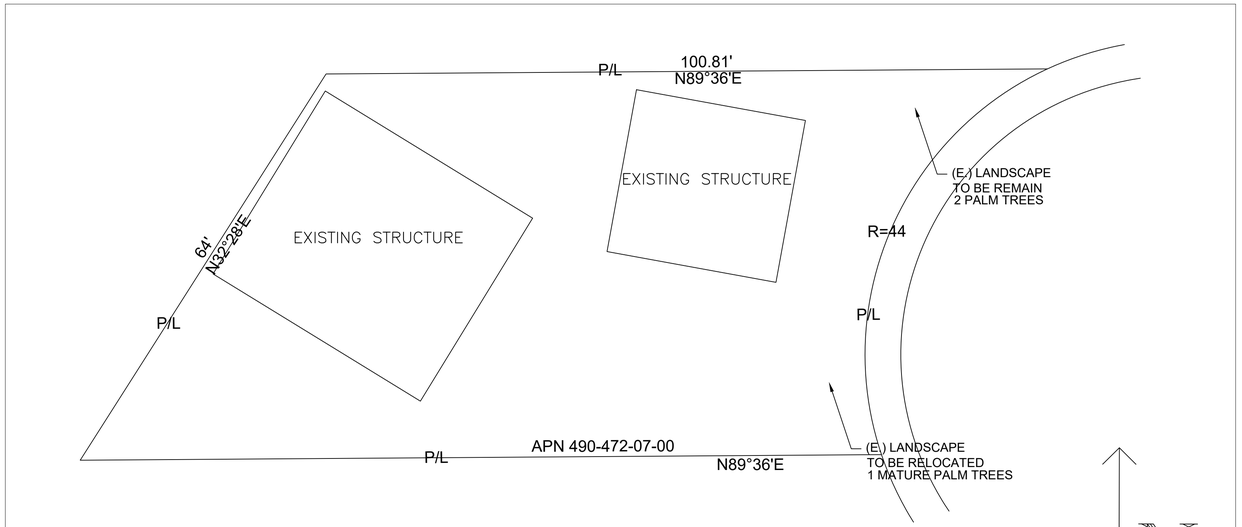
- DEMO EXISTING STRUCTURES ON PROPERTY
- CREATE PARKING LOT FOR USE FOR 8923 LA MESA BLVD PROPERTY

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



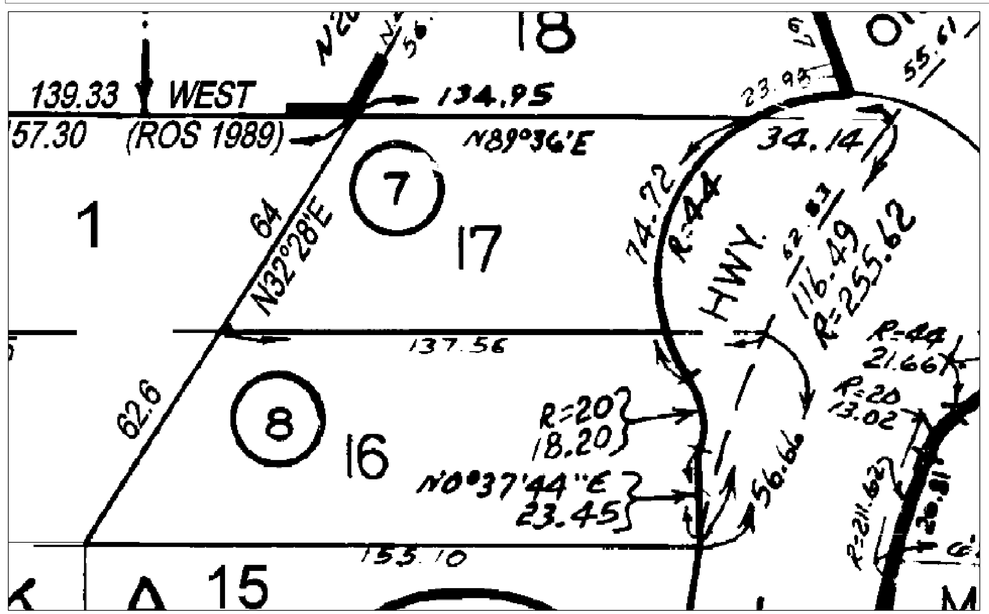
SCALE 1"= 10'

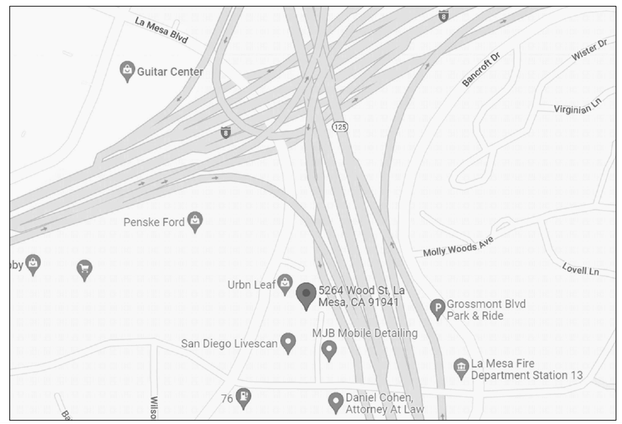
SITE PLAN

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

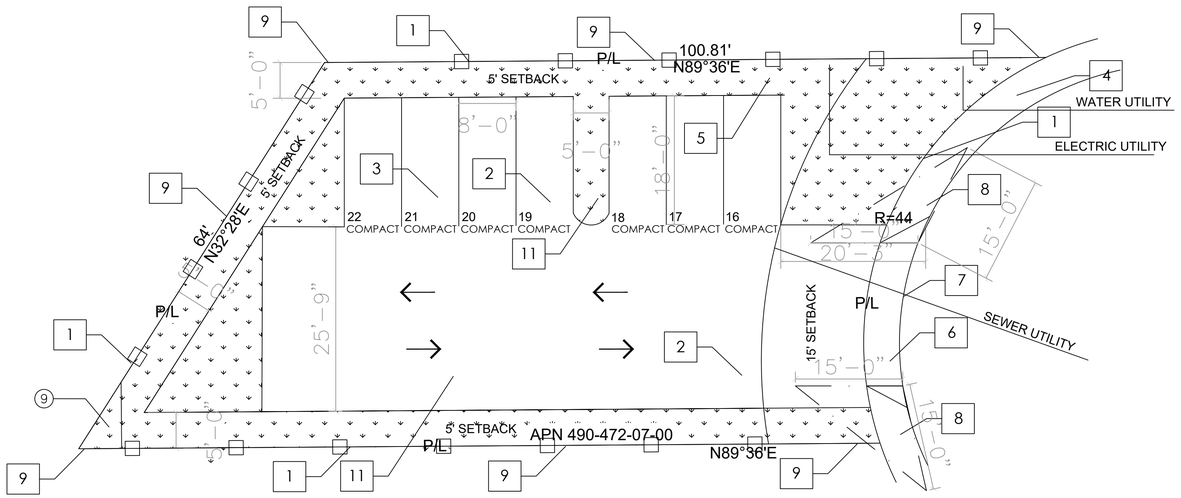
STAGGED PARKING HOURS UTILIZED.
15 SPACES PROVIDED BY 8923 LA MESA BLVD
7 SPACES PROVIDED BY WOOD ST PROPERTY
22 TOTAL PARKING SPACES PROVIDED

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
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ST SITE PLAN

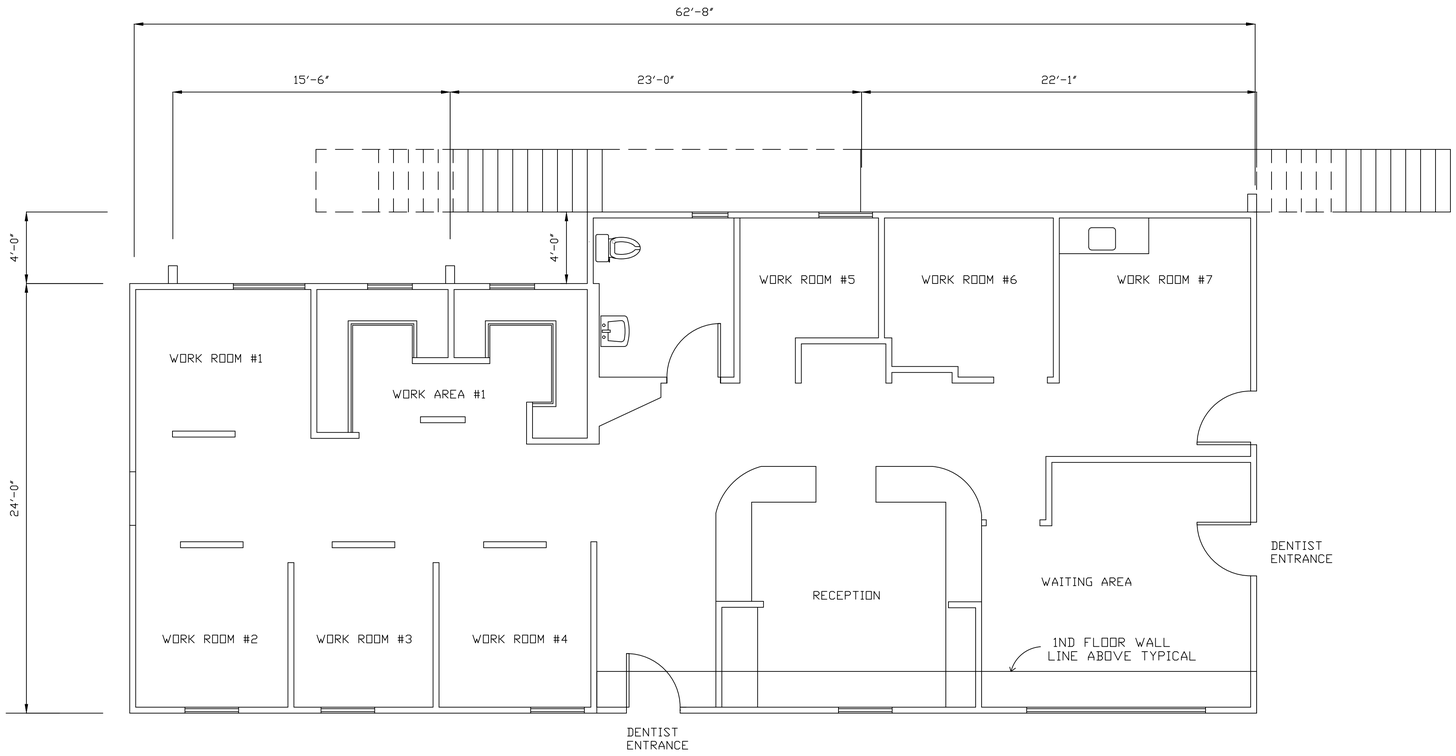
WOOD ST

THIRD STORY ADDITION
5264 WOOD ST
LA MESA, CA 91942

DRAWN BY : GAZALLO

DATE: 04/10 /2023

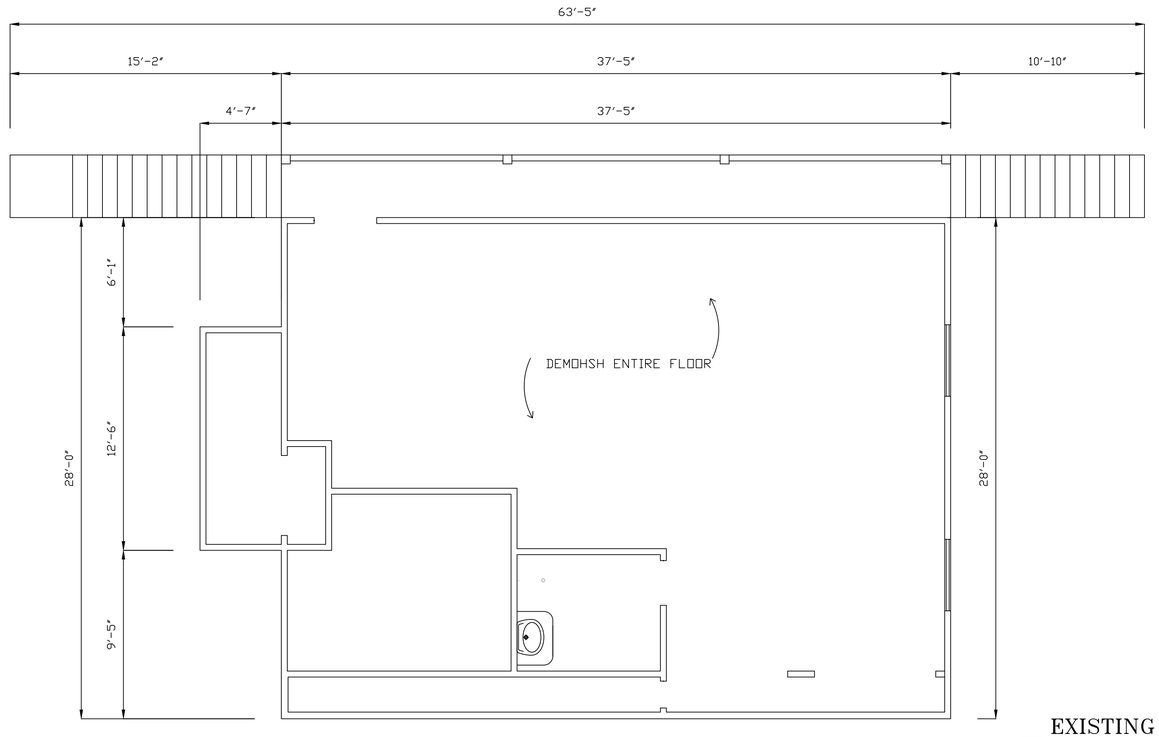
SP3



EXISTING FIRST FLOOR PLAN

SCALE 1/4"= 1' - 0"

*NO CHANGES TO FIRST STORY LAYOU



EXISTING SECOND FLOOR PLAN

SCALE 1/4"= 1' - 0"

GAZALLO ENGINEERING GROUP
ARCHITECTURAL/ENGINEERING/CONSTRUCTION
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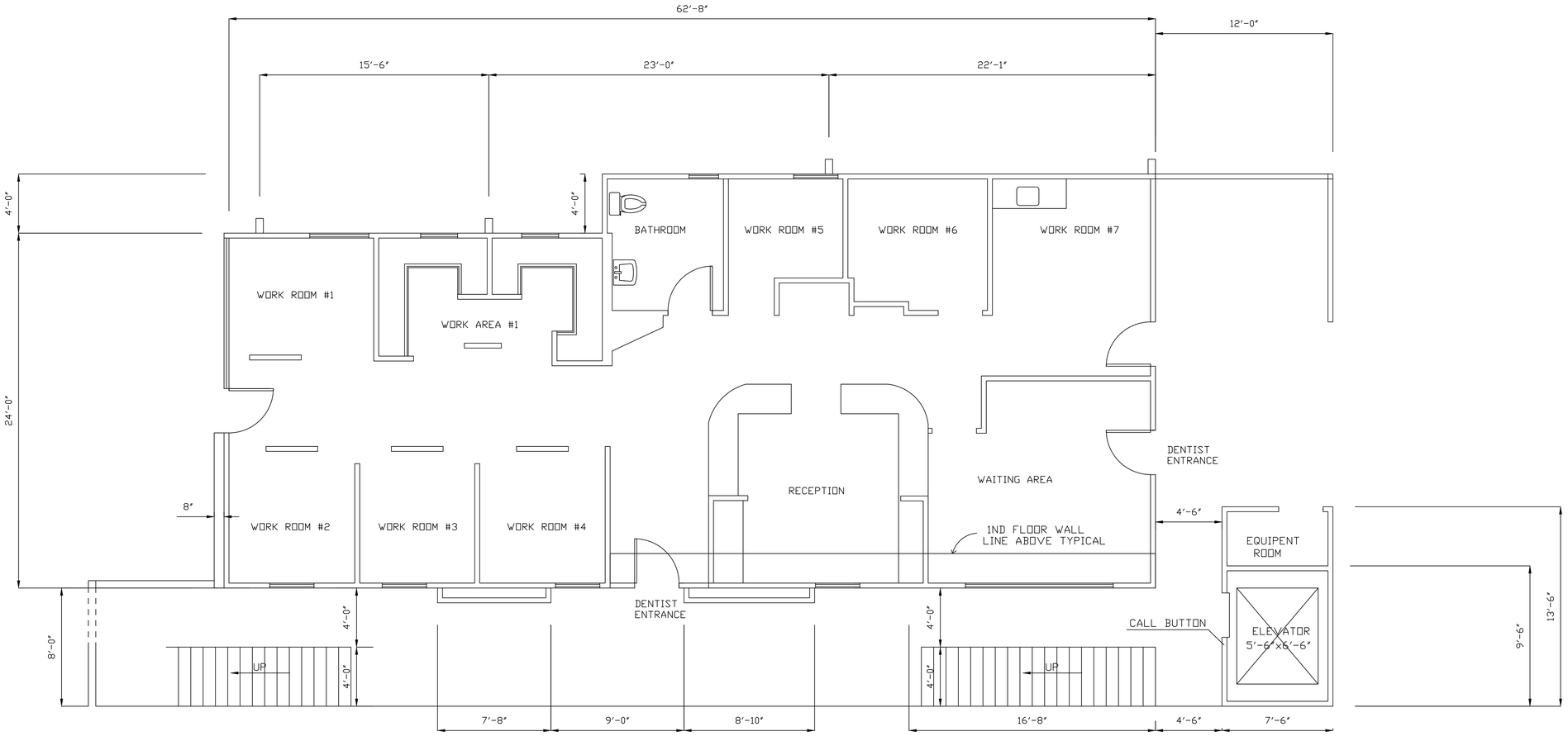
EXISTING FLOOR PLAN

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

DATE: 4/ 4 /2023

DRAWN BY: GAZALLO

A1



FIRST FLOOR PLAN

SCALE 1/4"= 1' - 0"

*NO CHANGES TO FIRST STORY LAYOUT

GAZALLO ENGINEERING GROUP
ARCHITECTURAL/ENGINEERING/CONSTRUCTION
363 N SECOND STREET STE 5
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(619) 922-5093

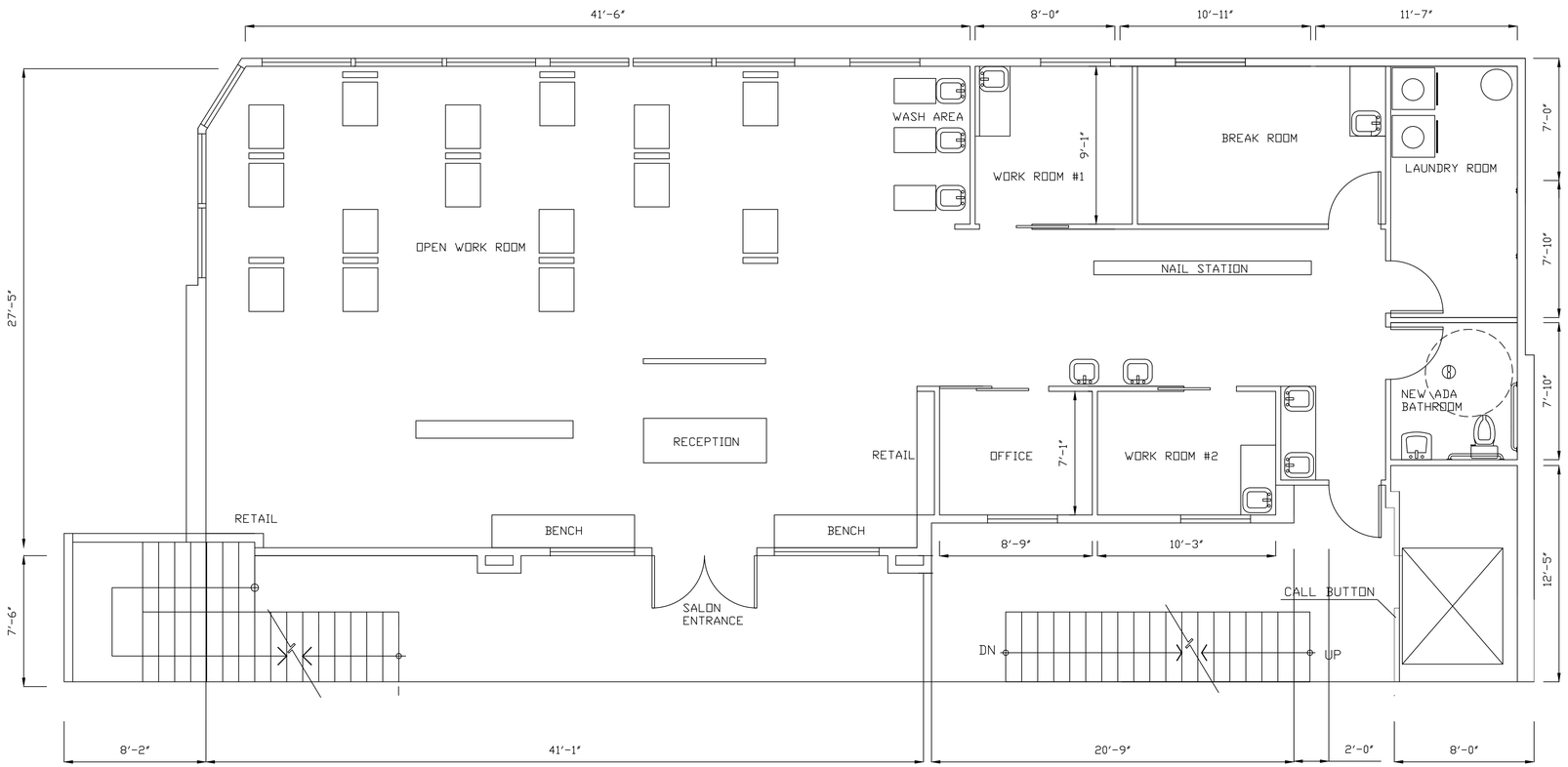
FIRST STORY FLOOR PLAN

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

DRAWN BY : GAZALLO

DATE: 04/10 /2023

A2



SECOND FLOOR PLAN

SCALE 1/4"= 1' - 0"

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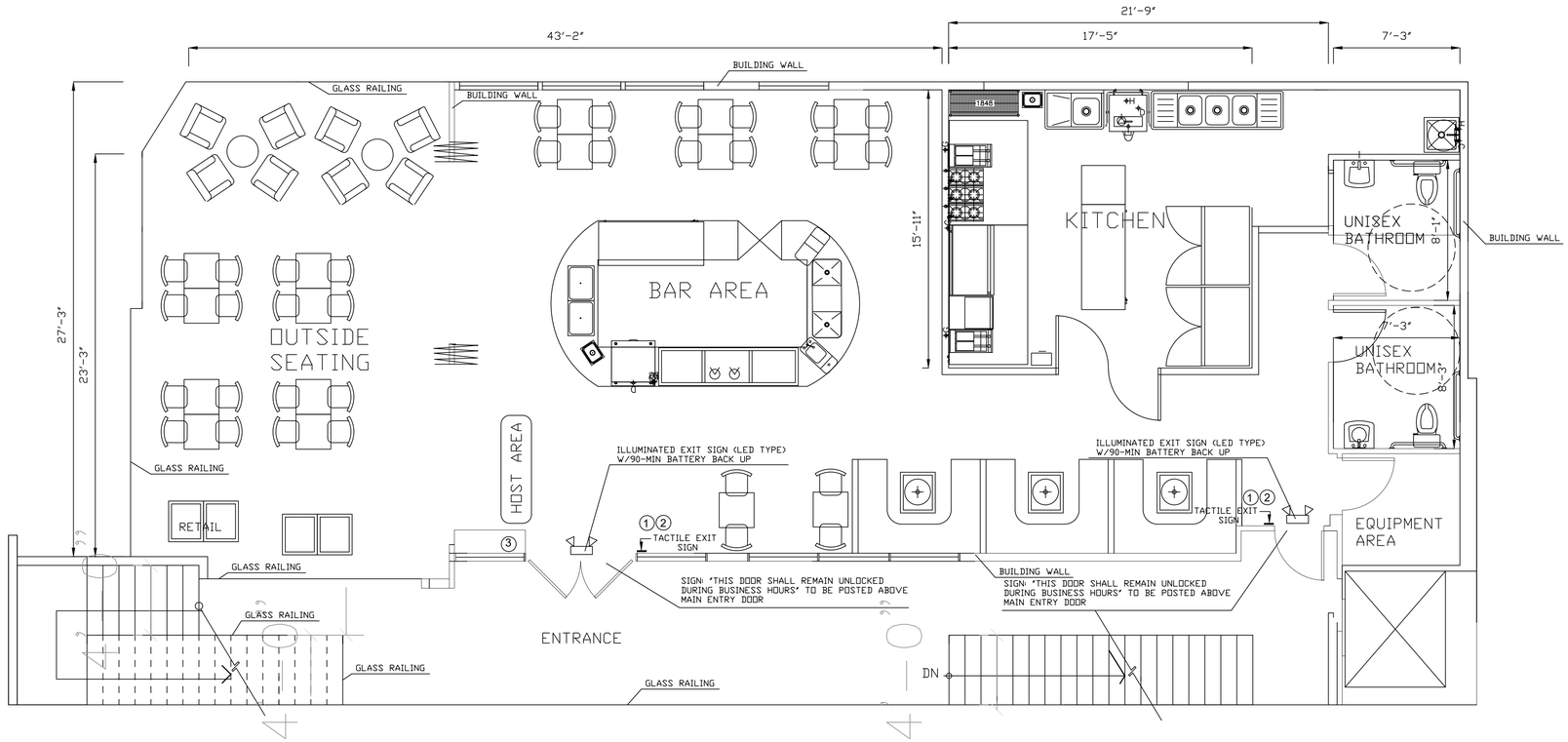
FIRST STORY FLOOR PLAN

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

DRAWN BY : GAZALLO

DATE: 04/10 /2023

A3



THIRD STORY FLOOR PLAN

SCALE 1/4"= 1' - 0"

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FIRST STORY FLOOR PLAN

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

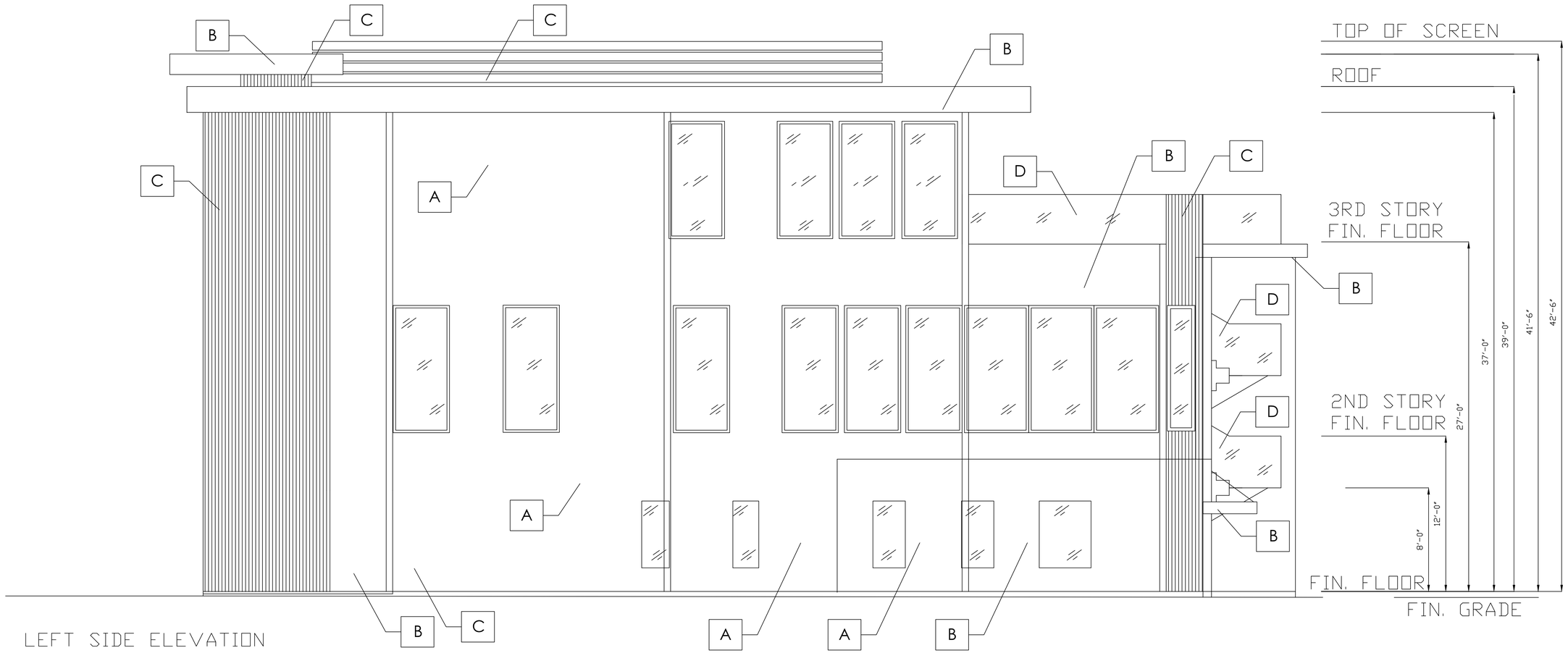
DRAWN BY : GAZALLO

DATE: 04/10 /2023

A4

MATERIAL LEGEND

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



LEFT SIDE ELEVATION

NORTH ELEVATION PLAN

SCALE 1/4"= 1' - 0"

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ARCHITECTURAL/ENGINEERING/CONSTRUCTION
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NORTH ELEVATION PLAN

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

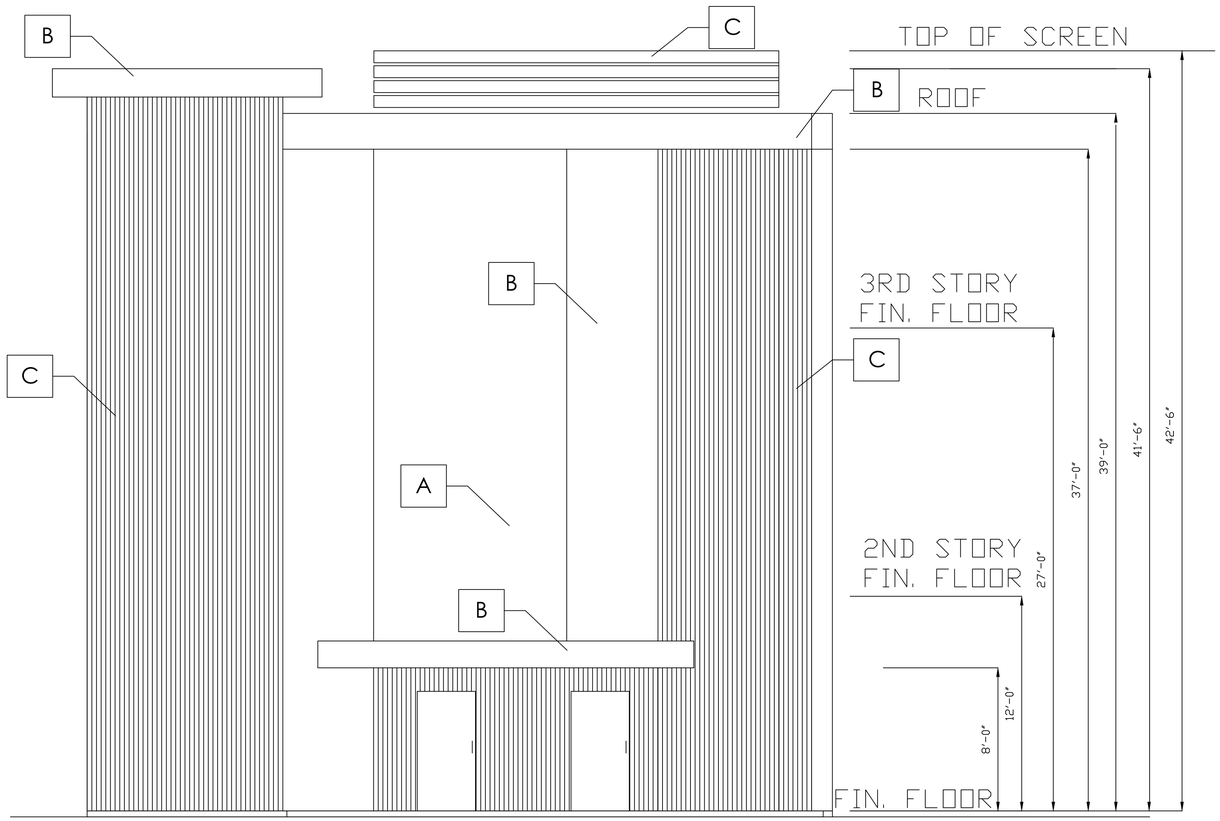
DRAWN BY : GAZALLO

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



REAR ELEVATION

EAST ELEVATION PLAN

SCALE 1/4"= 1' - 0"

A
B
C
D
E

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EAST ELEVATION PLAN

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

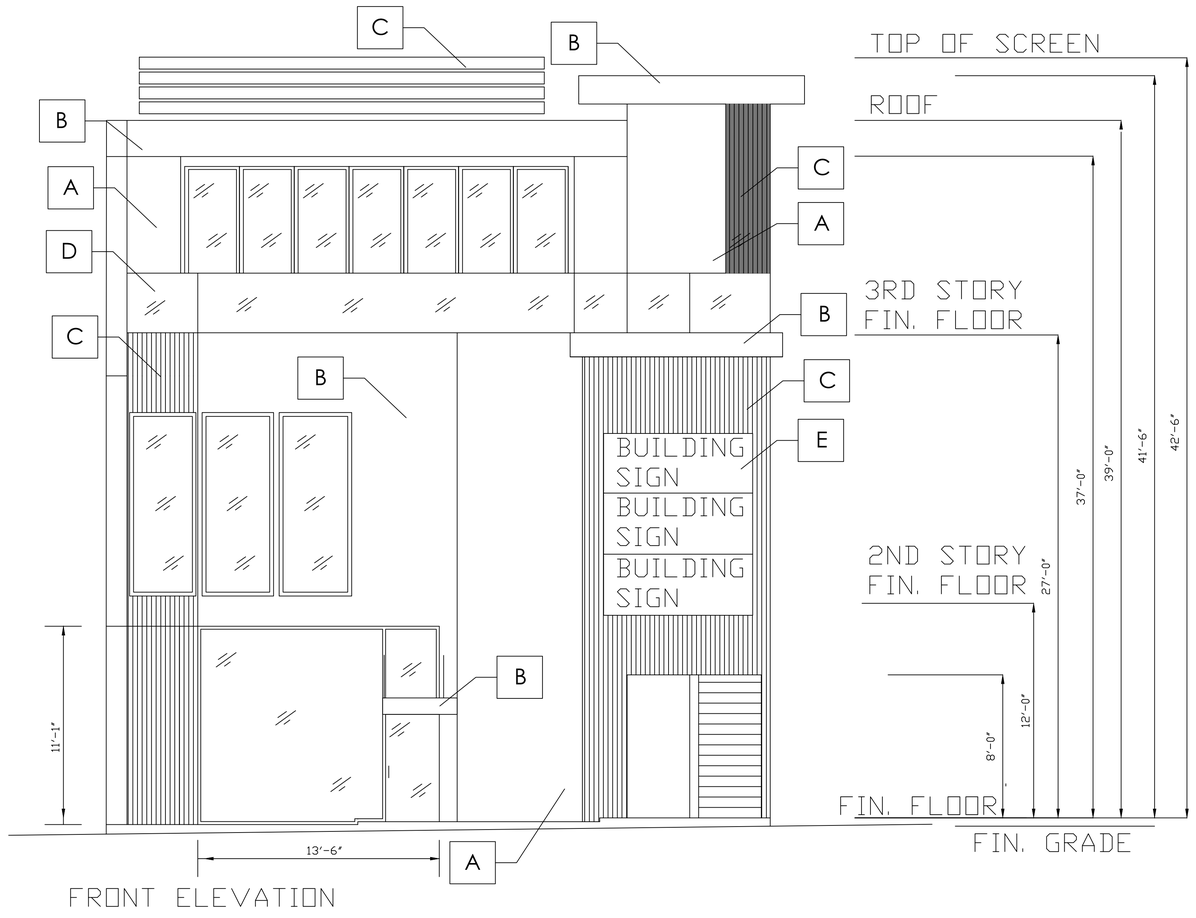
DRAWN BY : GAZALLO

DATE: 04/10 /2023

A6

MATERIAL LEGEND

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



FRONT ELEVATION

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"

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WEST ELEVATION PLAN

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

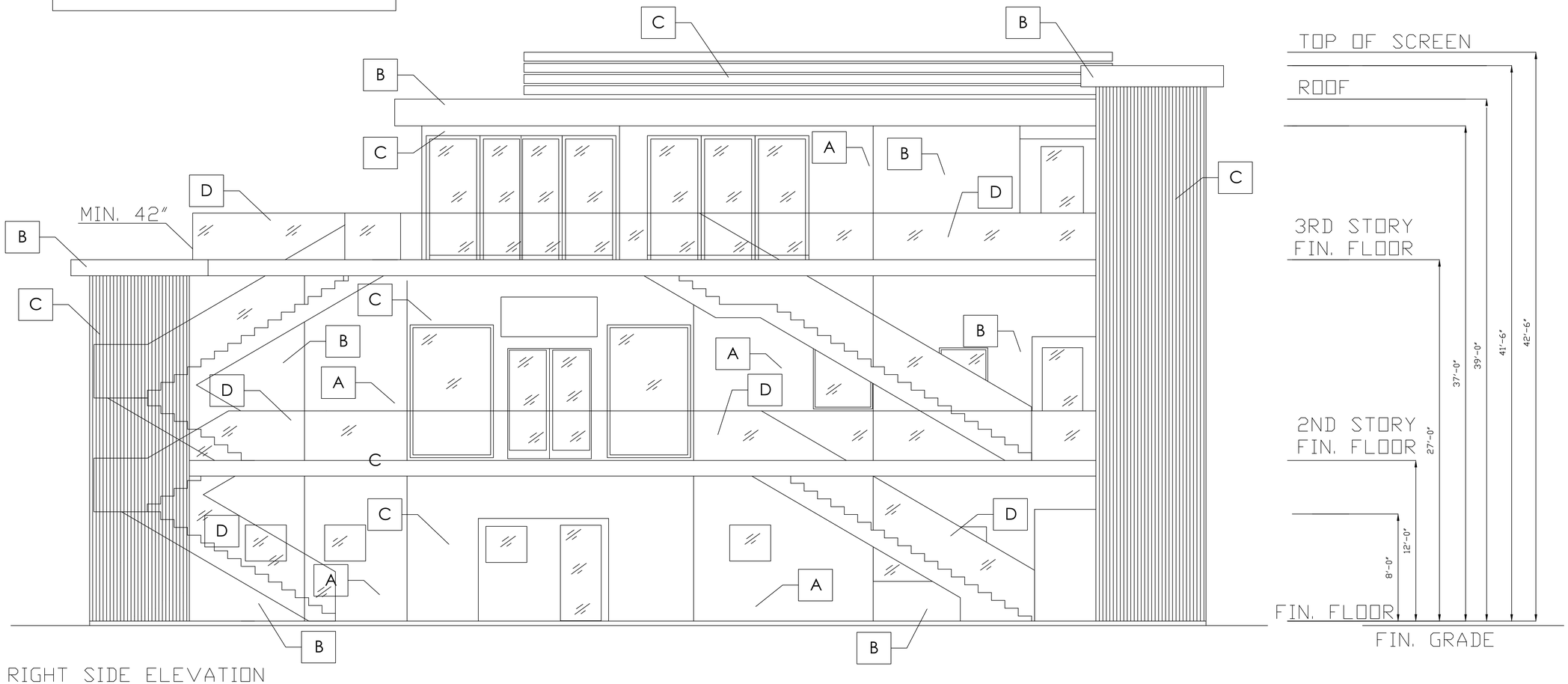
DRAWN BY : GAZALLO

DATE: 04/10 /2023

A7

MATERIAL LEGEND

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



RIGHT SIDE ELEVATION

SOUTH ELEVATION PLAN

SCALE 1/4"= 1' - 0"

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ARCHITECTURAL/ENGINEERING/CONSTRUCTION
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SOUTH ELEVATION PLAN

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

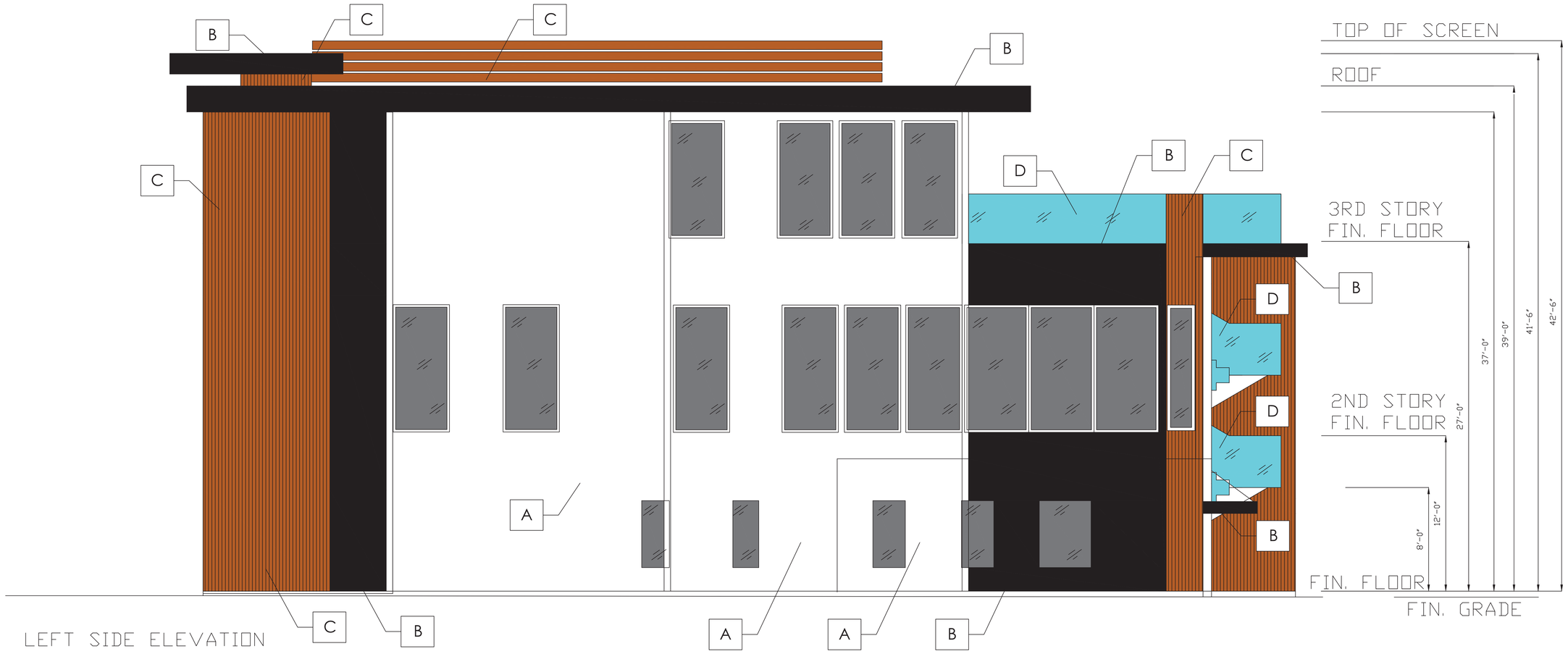
DRAWN BY : GAZALLO

DATE: 04/10 /2023

A8

MATERIAL LEGEND

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



LEFT SIDE ELEVATION

NORTH ELEVATION PLAN

SCALE 1/4"= 1' - 0"

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EL CAJON, CA 92021
(619) 922-5093

NORTH ELEVATION PLAN

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

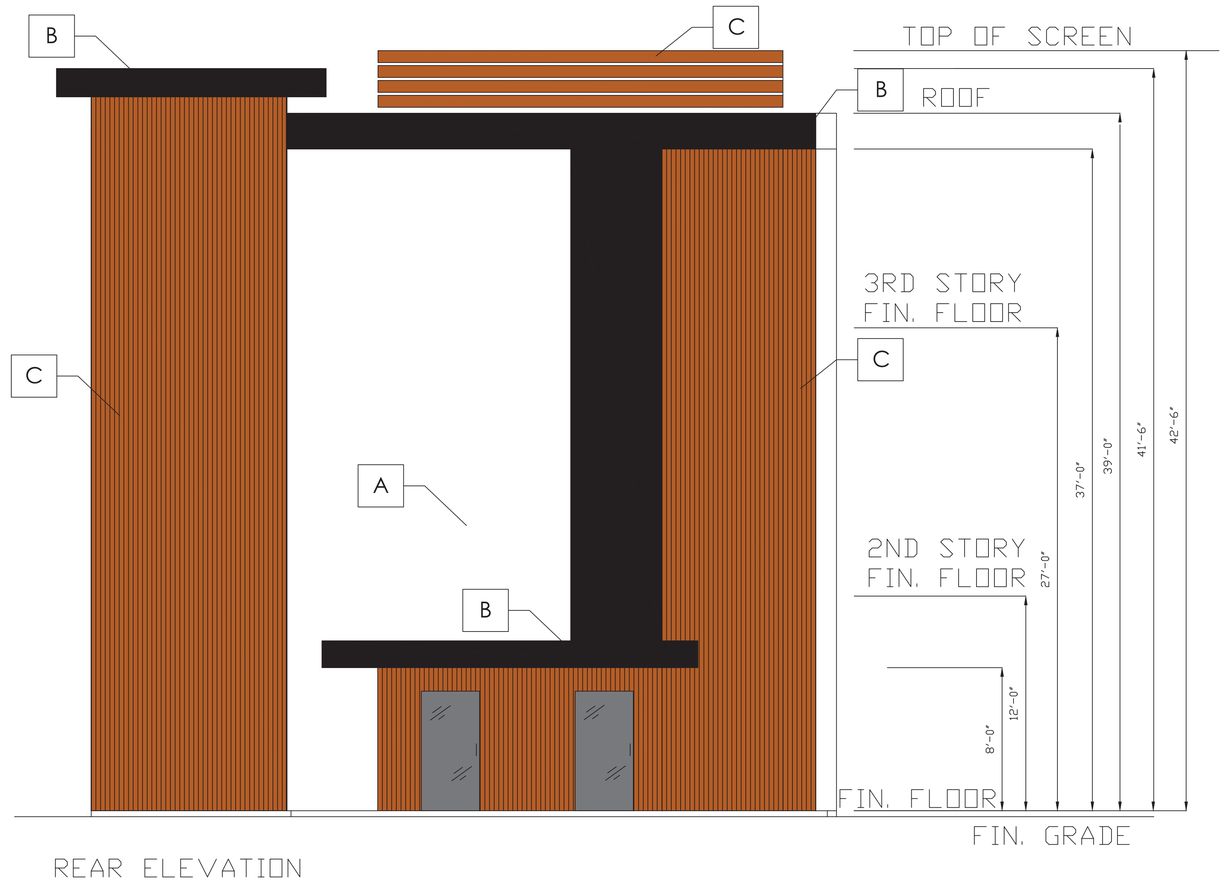
DRAWN BY : GAZALLO

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



REAR ELEVATION

EAST ELEVATION PLAN

SCALE 1/4"= 1' - 0"

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

EAST ELEVATION PLAN

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

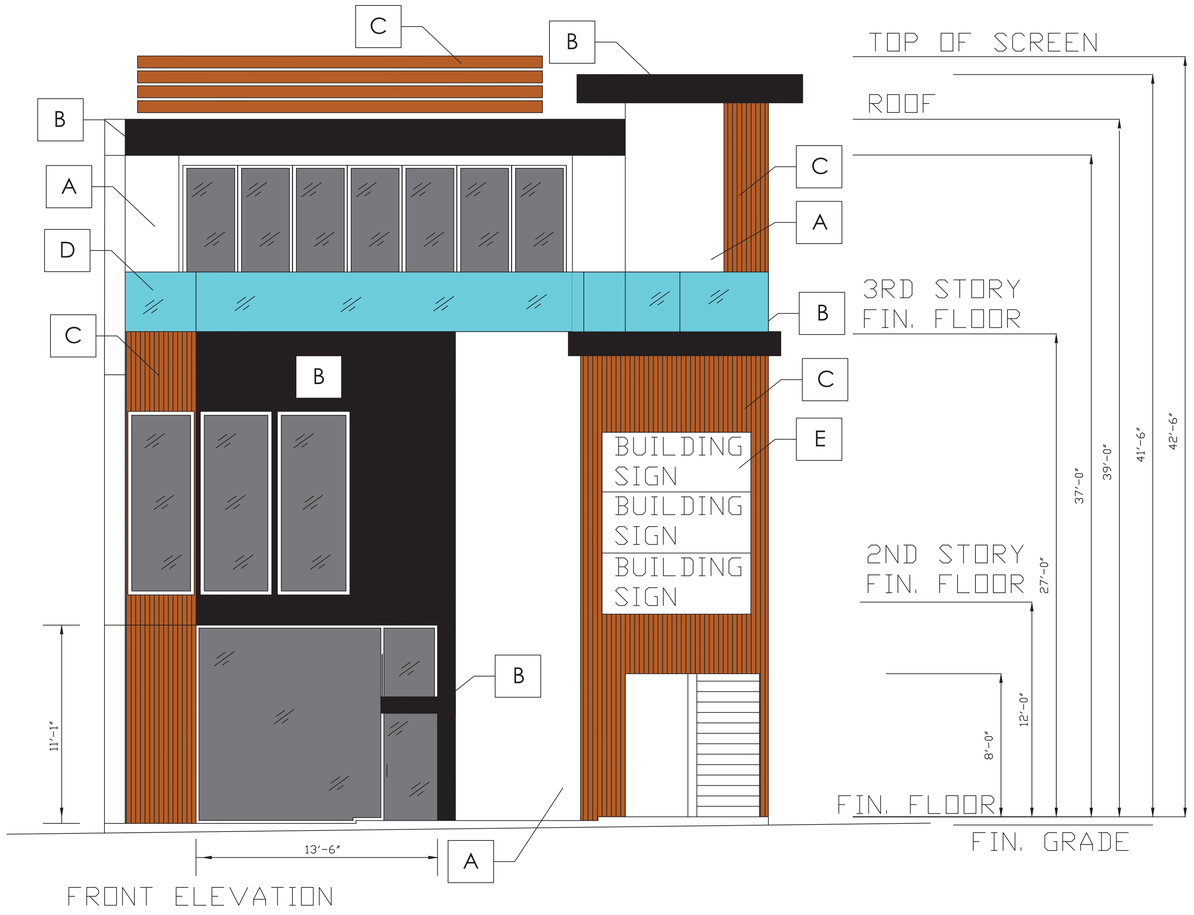
DRAWN BY : GAZALLO

DATE: 04/10 /2023

A6

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"

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

WEST ELEVATION PLAN

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

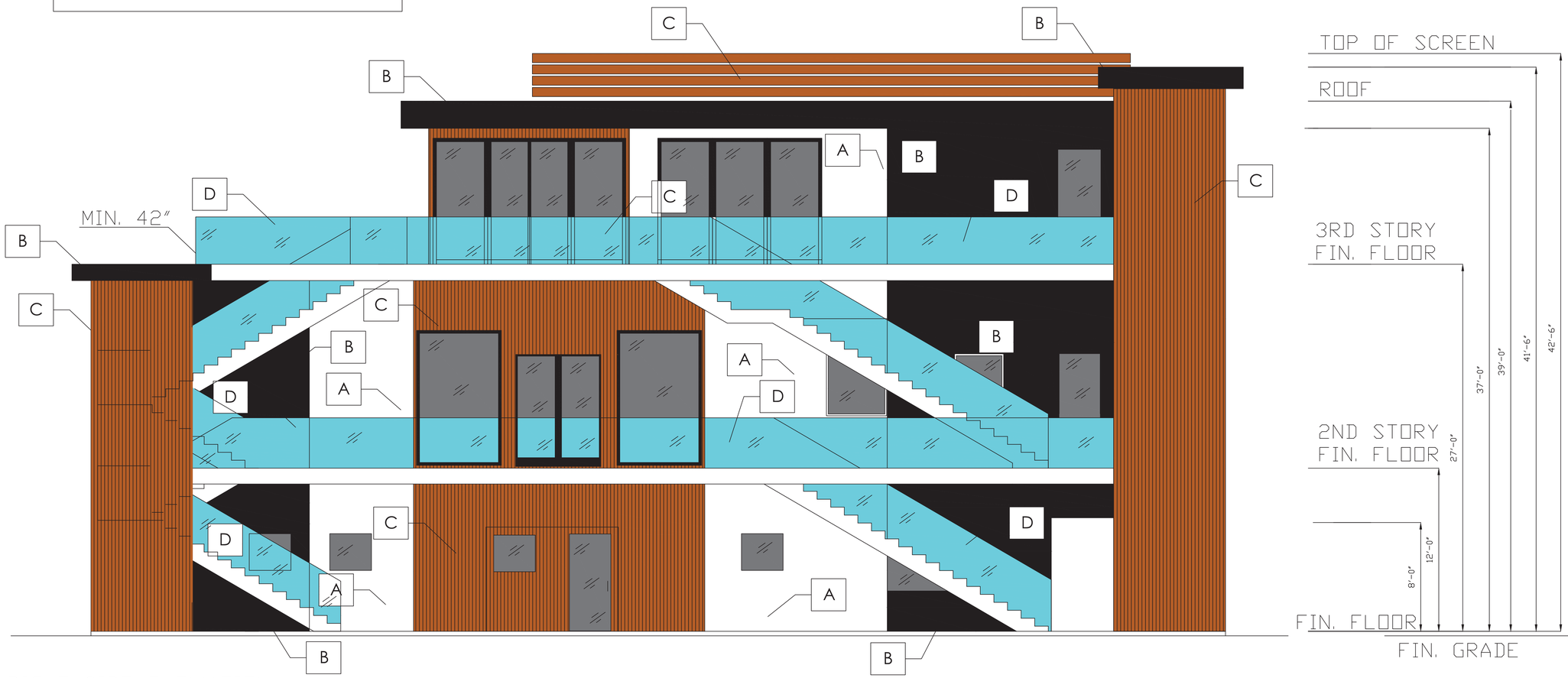
DRAWN BY : GAZALLO

DATE: 04/10 /2023

A7

MATERIAL LEGEND

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



RIGHT SIDE ELEVATION

SOUTH ELEVATION PLAN

SCALE 1/4"= 1' - 0"

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

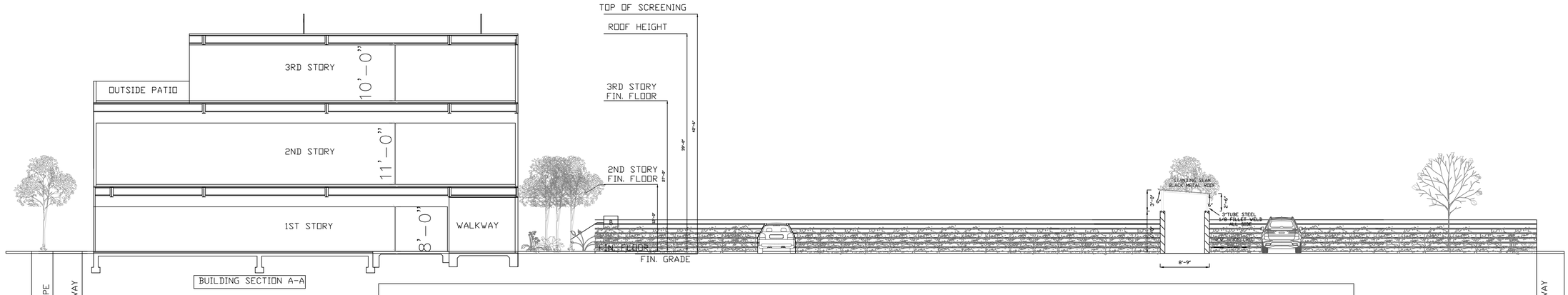
SOUTH ELEVATION PLAN

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

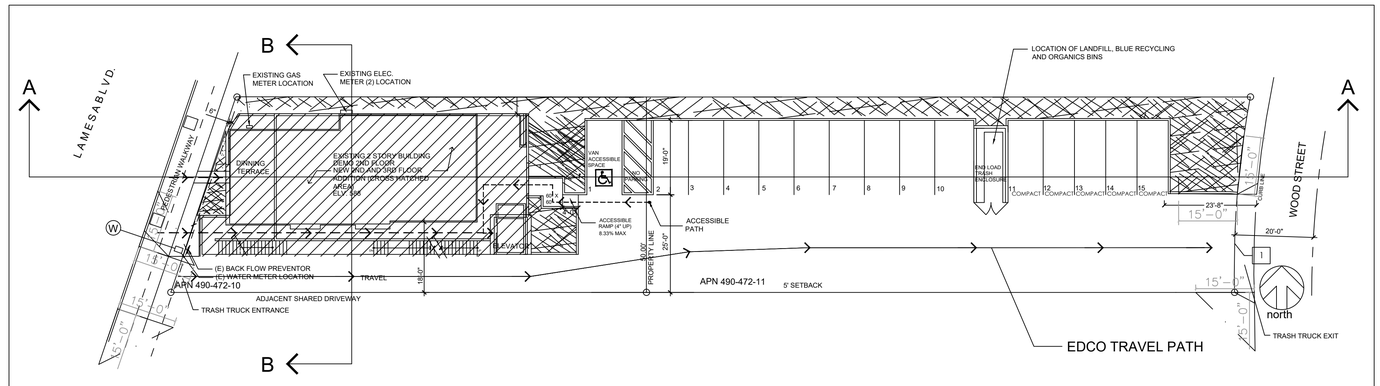
DRAWN BY : GAZALLO

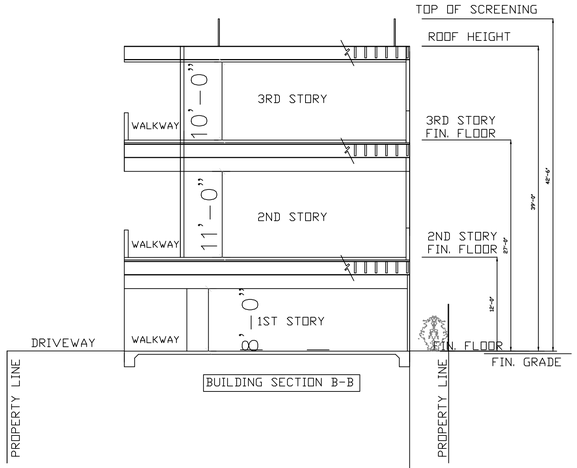
DATE: 04/10 /2023

A8



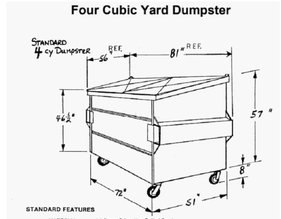
BUILDING SECTION A-A





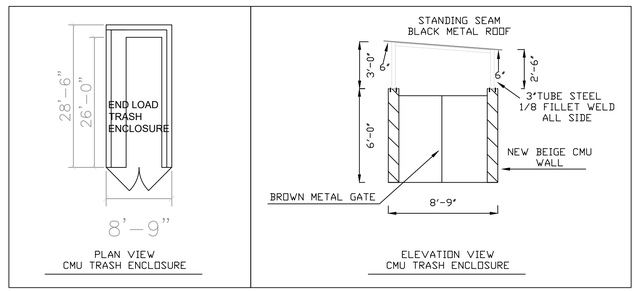
BUILDING SECTION B-B

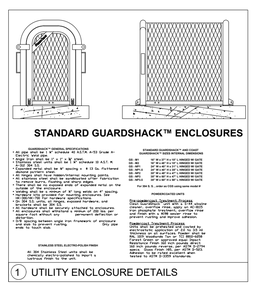
Four Cubic Yard Dumpster



STANDARD FEATURES

MATERIAL:	14 Gauge Prime Hot Rolled Steel
FABRICATION:	Double Rib Front, Bottom and Back Panels with Flanged Corners Single Rib Sides with Flanged Edges 11 Gauge Gusset Reinforced Side or Bottom Fork Channels
WELDING:	Container Fabricated Joints Mig Welded
LIDS:	Lightweight Cross Panelled and Channel Reinforced for added strength
CASTERS:	Durable Industrial Roller Bearing Type – 10 Gauge Caster Plates
FINISH:	Interior – Rust Inhibitive Primer or Automotive Undercoat Coated Exterior – Automotive Enamel Paint





1 UTILITY ENCLOSURE DETAILS

SITE SECTIONS PLAN

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

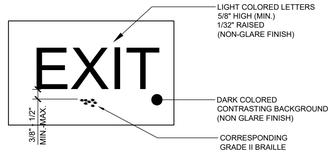
SITE SECTIONS PLAN

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

DRAWN BY : GAZALLO

DATE: 04/10 /2023

A9



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:

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

TACTILE EXIT SIGN

EGRESS PLAN KEYNOTES

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

EGRESS NOTES:
1. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. (CBC 1008.1.8)
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 EGREES LIGHTING TO MEET REQUIREMENTS OF CBC SEC. 1006, SEE ILLUMINATION EMERGENCY POWER NOTES THIS SHEET.

ILLUMINATION - EMERGENCY POWER NOTES
THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF A POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
1. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
2. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDING REQUIRED TO HAVE TWO OR MORE EXITS.
3. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
4. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SEC. 1024.1, IN BUILDING REQUIRED TO HAVE TWO OR MORE EXITS.
5. EXTERIOR LANDINGS, AS REQUIRED BY SEC. 1008.1.5, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

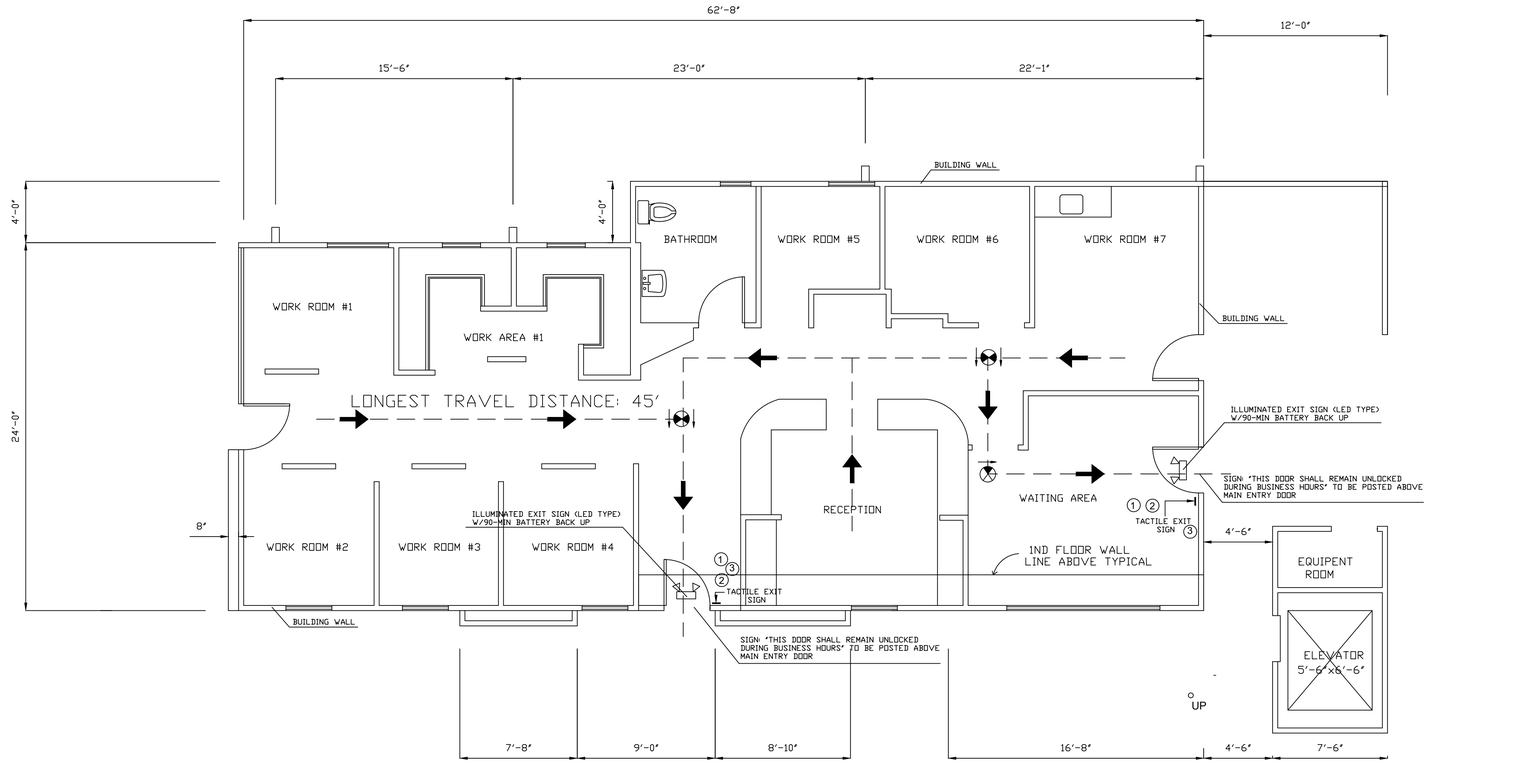
THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER EQUIPMENT SHALL BE IN ACCORDANCE WITH SEC. 2702. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED 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	1,214 SQFT.	100 GROSS	13 NET
WAITING / AREA	203 SQFT.	150 GROSS	2 NET
RECEPTION	190 SQFT.	150 GROSS	2 NET
RESTROOM	68 SQFT.	100 NET	1 NET
TOTAL			18 NET



1ST STORY EGRESS PLAN

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

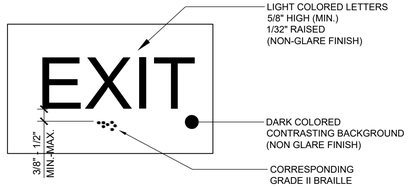
FIRST FLOOR EGRESS PLAN

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

DRAWN BY : GAZALLO

DATE: 04/10 /2023

A10



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"
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NOTES:

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2. EXIT SIGN SHALL BE MOUNTED ON THE LATCH SIDE OF DOOR @ 60" ABOVE FLOOR TO CENTER OF SIGN.
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TACTILE EXIT SIGN

EGRESS PLAN KEYNOTES

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3. LOCATION OF MAXIMUM OCCUPANCY SIGN SHOWING THE MAXIMUM NUMBER OF PERSONS ALLOWED

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

ILLUMINATION - EMERGENCY POWER NOTES
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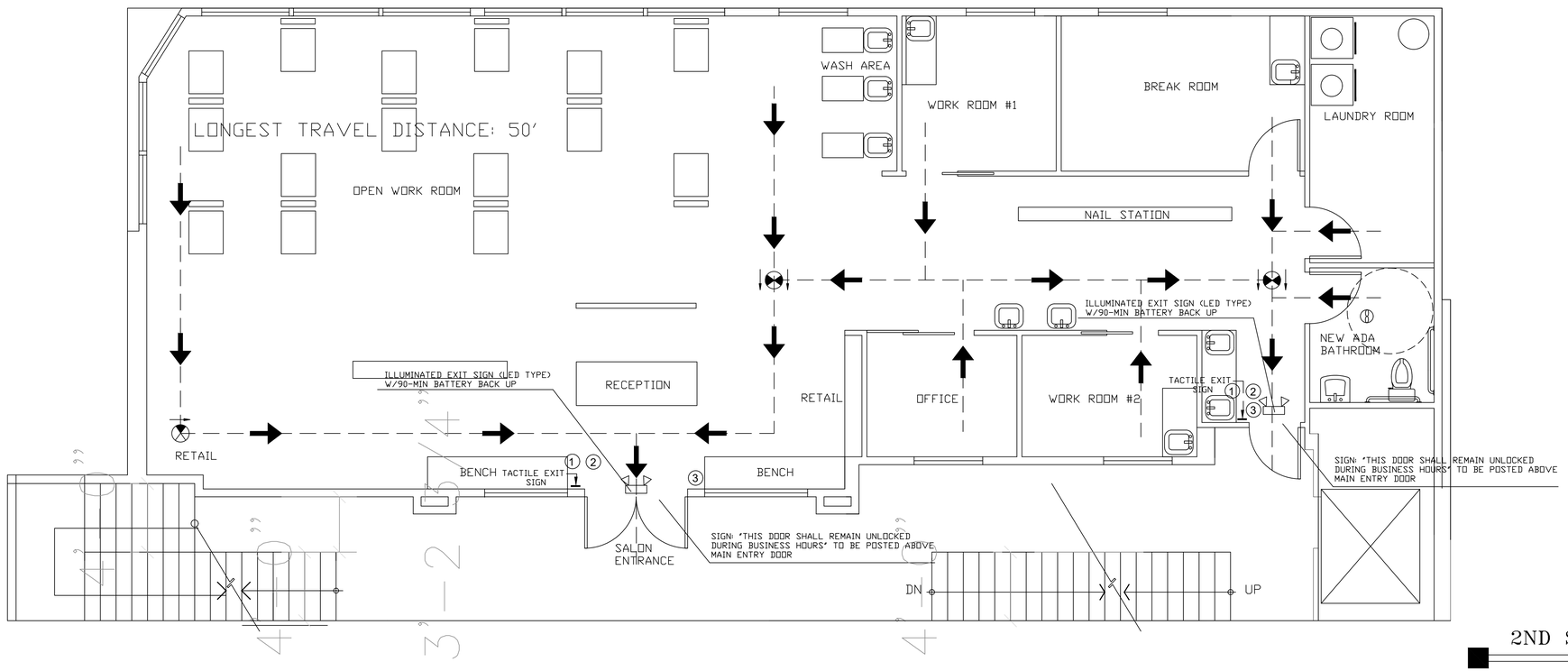
LEGEND

- 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

2ND FLOOR EGRESS PLAN

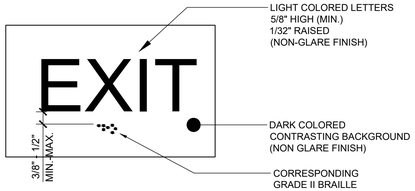
SECOND

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

DRAWN BY : GAZALLO

DATE: 04/10 /2023

A11



SIGN CHARACTER HEIGHT		
CHARACTER BASELINE HEIGHT ABOVE F.F.	HORIZONTAL VIEWING DISTANCE	MINIMUM CHARACTER HEIGHT
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TACTILE EXIT SIGN

EGRESS PLAN KEYNOTES

1. ALL EXITS ARE TO BE BE ABLE TO BE OPENED FROM INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE.
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3. LOCATION OF MAXIMUM OCCUPANCY SIGN SHOWING THE MAXIMUM NUMBER OF PERSONS ALLOWED

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ILLUMINATION - EMERGENCY POWER NOTES
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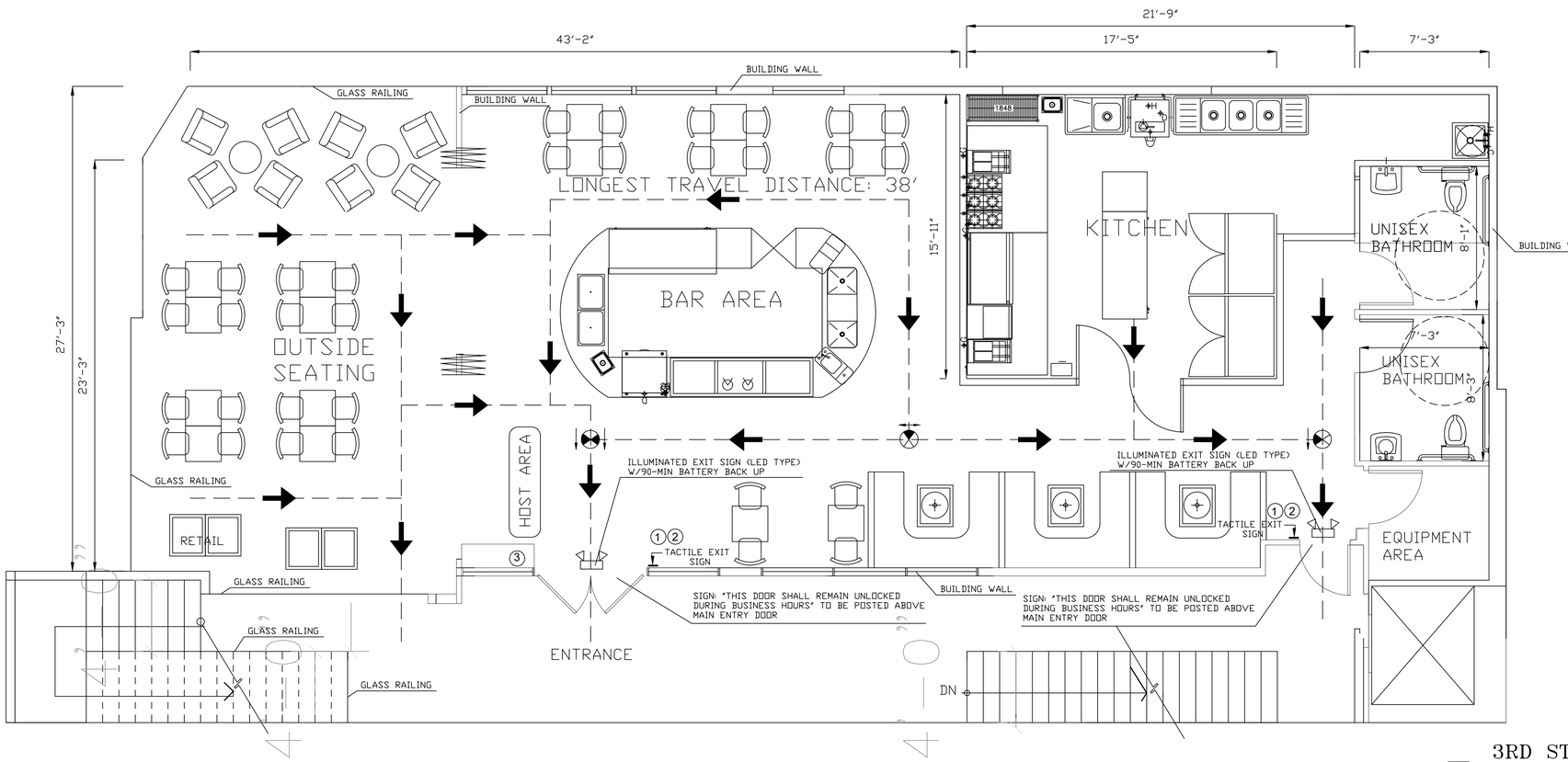
THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER EQUIPMENT SHALL BE IN ACCORDANCE WITH SEC. 2702. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED 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
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

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

THIRD FLOOR EGRESS PLAN

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

DRAWN BY : GAZALLO

DATE: 04/10 /2023

A12

ADA NOTES

1. A CONCRETE SLAB IS PROVIDED FOR TRASH, GARBAGE, AND GREASE CONTAINER. IF WALLS ENCLOSE AREA, THE INTERIOR WALL SURFACES WILL BE SMOOTH, SEALED AND WASHABLE (E.G., PLASTERED SMOOTH AND PAINTED, ETC.).

2. ALL EXTERIOR DOORS OPEN OUTWARD AND ARE SELF-CLOSING AND TIGHT FITTING. A FLOOR OR LANDING NOT MORE THAN 1/2 INCH BELOW THRESHOLD IS REQUIRED ON EACH SIDE OF AN EGRESS DOOR

3. TOILET ROOM AND DRESSING ROOM DOORS MUST BE SELF-CLOSING. TIGHT FITTING.

4. THE HOT WATER HEATER WILL BE A COMMERCIAL TYPE CAPABLE OF CONSTANTLY SUPPLYING HOT WATER AT A TEMPERATURE OF 120F TO ALL SINKS. IN SIZING THE WATER HEATER, THE PEAK HOURLY DEMAND FOR ALL SINKS, ETC., ARE ADDED TOGETHER TO DETERMINE THE MINIMUM REQUIRED RECOVERY RATE.

5. THE FLOOR FINISH WILL HAVE A SMOOTH SURFACE UNDER ALL EQUIPMENT AND WALKWAYS WILL HAVE A LIGHT TEXTURE ONLY.

6. AN ACCESSIBLE PATH OF TRAVEL TO THE AREA OF ALTERATION IS IN FULL COMPLIANCE WITH ALL ACCESSIBILITY REGULATIONS INCLUDING, A PRIMARY ENTRANCE, TOILET AND BATHING FACILITIES, DRINKING FOUNTAINS, PUBLIC TELEPHONES AND SIGNS WHERE REQUIRED.

7. SIDE BY SIDE SINKS SHALL BE SEPARATED BY A MINIMUM 6" HIGH STAINLESS STEEL SPLASHBOARD WITH SMOOTH, ROUNDED EDGE

8. ALL LAVATORIES OR HAND SINKS WILL HAVE A COMBINATION FAUCET OR PREMIXING FAUCET CAPABLE OF SUPPLYING WATER TEMPERED TO 100F. SELF-CLOSING OR METERED FAUCET TO PROVIDE AT LEAST 15 SECONDS OF WATER WITHOUT REACTIVATION.

9. ALL PLUMBING, ELECTRICAL AND GAS LINES SHALL BE CONCEALED WITHIN THE BUILDING STRUCTURE TO AS GREAT AN EXTENT AS POSSIBLE. ALL EXPOSED CONDUITS, PLUMBING, ETC. SHALL BE INSTALLED AT LEAST 6" OFF FLOOR AND 3/4" FROM WALLS USING STANDOFF BRACKETS.

10. CONDUITS, PLUMBING OR PIPING CANNOT BE INSTALLED ACROSS ANY AISLE WAY. TRAFFIC AREA OR DOOR OPENING.

11. MULTIPLE RUNS OR CLUSTERS OF CONDUIT OR PIPELINES SHALL BE FURRED IN OR ENCASED IN AN APPROVED SEALED ENCLOSURE.

12. ALL LIQUID WASTE SHALL BE DRAINED BY MEANS OF INDIRECT WASTE PIPES INTO A FLOOR SINK. FLOOR SINKS ARE TO BE INSTALLED FLUSH WITH THE FINISHED FLOOR SURFACE AND HAVE SUITABLE EASILY REMOVABLE SAFETY COVER GRATES.

13. APPROVED BACKFLOW PREVENTION DEVICES SHALL BE PROPERLY INSTALLED UPSTREAM OF ANY POTENTIAL HAZARD BETWEEN THE POTABLE WATER SUPPLY AND A SOURCE OF CONTAMINATION. HOSES SHALL NOT BE ATTACHED TO A FAUCET OR HOSE BIBB UNLESS AN APPROVED BACKFLOW PREVENTER IS PROVIDED.

14. ADEQUATE VENTILATION IS TO BE PROVIDED TO ALL TOILET ROOMS, JANITOR CLOSETS WITH MOP SINKS, AND INDOOR TRASH ROOMS AND IN DRESSING/CHANGE ROOM(S).

15. ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS.

16. AN ADDITIONAL SIGN SHALL BE POSTED, IN A CONSPICUOUS PLACE, AT EACH ENTRANCE TO OFF-STREET PARKING FACILITIES, OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE. THE SIGN SHALL NOT BE LESS THAN 17"X22" IN SIZE WITH LETTERING NOT LESS THAN 1" IN HEIGHT, WHICH CLEARLY AND CONSPICUOUSLY STATES THE FOLLOWING:

"Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing distinguishing placards or special license plates issued for persons with disabilities may be towed away at owner's expense. Towed vehicles may be reclaimed at _____, or by telephoning _____."

NOTE: BLANK SPACES ARE TO BE FILLED IN WITH APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN.

17. THE MAXIMUM SLOPE OF THE PARKING SURFACE AT THE ACCESSIBLE SPACE AND ADJACENT ACCESS AISLE, IN ANY DIRECTION, IS ≤ 1:48, PER SECTION 11B502.4.

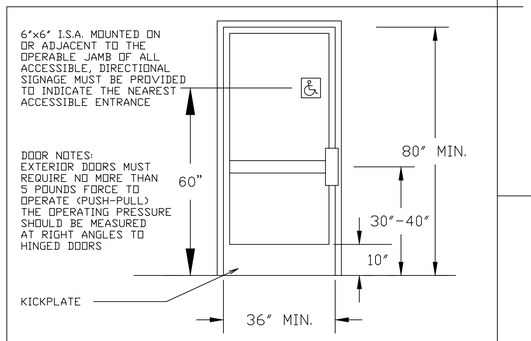
18. A LEVEL FLOOR OR LANDING IS ON EACH SIDE OF ALL DOORS. THE FLOOR OR LANDING IS TO BE ≤½" LOWER THAN THE DOORWAY THRESHOLD, PER SECTION 11B404.2.5.

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

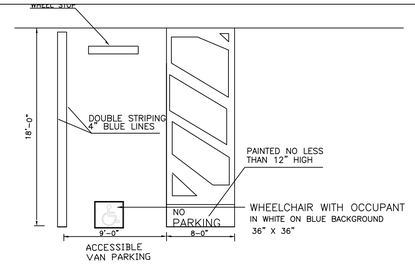
20. THE MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS,WITH SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. WHEN FIRE DOORS ARE UTILIZED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO NOT EXCEED 15 POUNDS.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

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

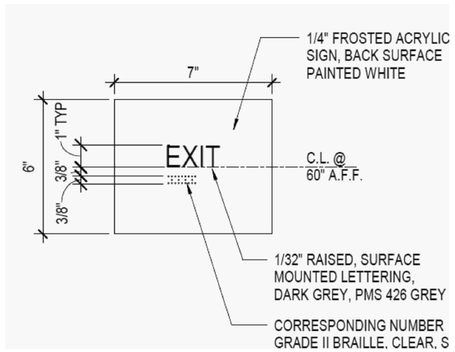
22. PER SECTION 1013.4, TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS:
a) WHEREVER BASIC CBC PROVISIONS REQUIRE EXIT SIGNS FROM A ROOM OR AREA TO A CORRIDOR OR HALLWAY. THE TACTILE EXIT SIGN SHALL HAVE THE WORDS, "EXIT ROUTE."
b) EACH GRADE-LEVEL EXIT DOOR. THE TACTILE EXIT SIGN SHALL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



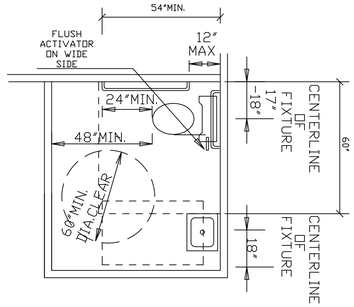
ADA EXTERIOR DOOR (12)



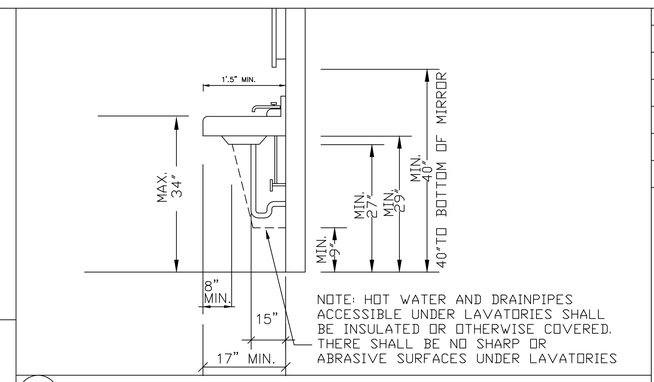
SINGLE PARKING STALLS (7)



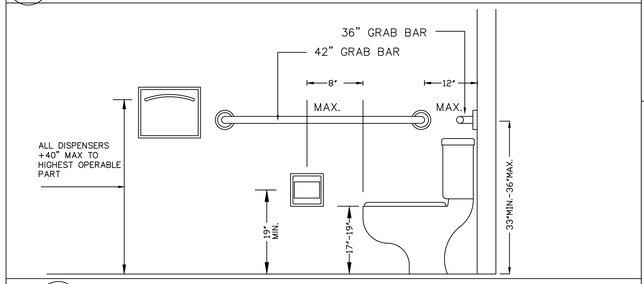
ADA TACTILE SIGNAGE (12b)



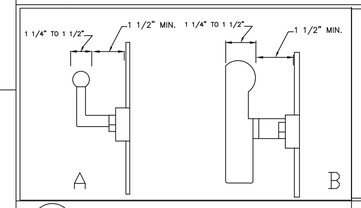
9 ADA OCCUPANCY TOILET



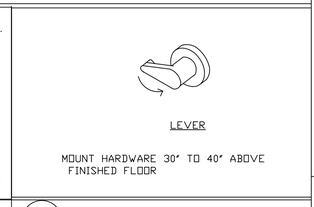
1 LAV. DETAIL



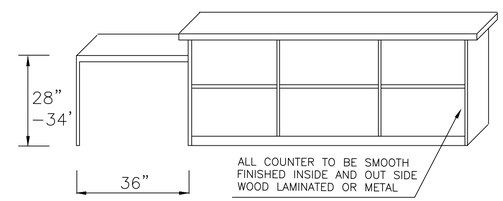
2 TOILET DETAIL



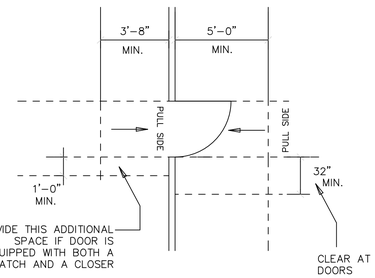
3 HANDRAILS



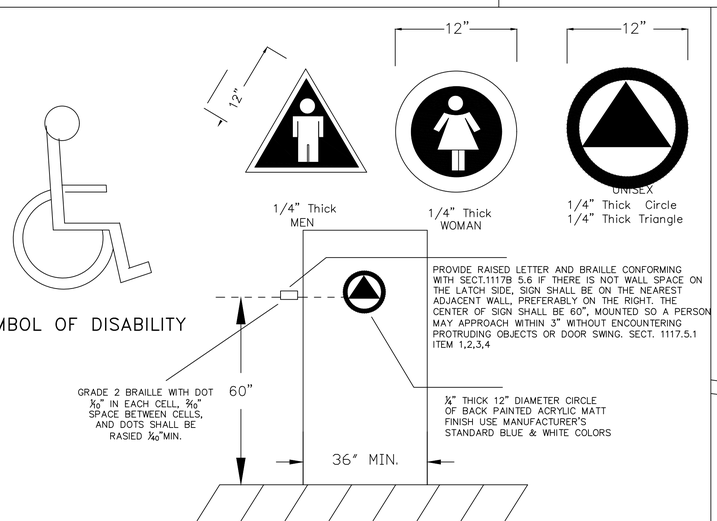
4 DOOR HARDWARE



5 H/C. CHECK OUT COUNTER

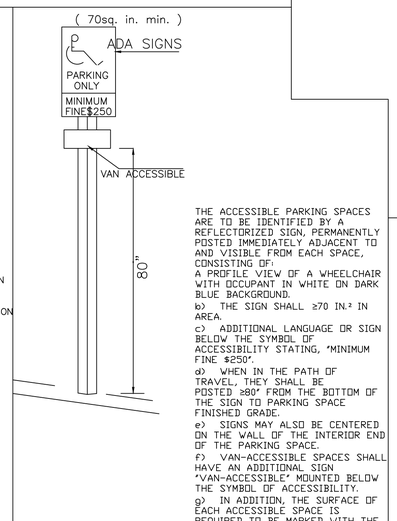


6 DOOR APPROACH



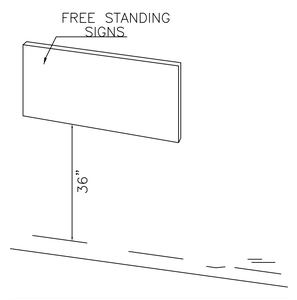
SYMBOL OF DISABILITY

UNISEX TOILET DOOR & WALL SIGN (11)



THE ACCESSIBLE PARKING SPACES ARE TO BE IDENTIFIED BY A REFLECTORIZED SIGN, PERMANENTLY POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH SPACE, CONSISTING OF:
a) A PROFILE VIEW OF A WHEELCHAIR WITH OCCUPANT IN WHITE ON DARK BLUE BACKGROUND.
b) THE SIGN SHALL ≥70 IN.² IN AREA.
c) ADDITIONAL LANGUAGE OR SIGN BELOW THE SYMBOL OF ACCESSIBILITY STATING, "MINIMUM FINE $250".
d) WHEN IN THE PATH OF TRAVEL, THEY SHALL BE POSTED ≥80" FROM THE BOTTOM OF THE SIGN TO PARKING SPACE FINISHED GRADE.
e) SIGNS MAY ALSO BE CENTERED ON THE WALL OF THE INTERIOR END OF THE PARKING SPACE.
f) VAN-ACCESSIBLE SPACES SHALL HAVE AN ADDITIONAL SIGN "VAN-ACCESSIBLE" MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY.
g) IN ADDITION, THE SURFACE OF EACH ACCESSIBLE SPACE IS REQUIRED TO BE MARKED WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.

8 SIGN OF DISABILITY



10 SIGN OF DISABILITY

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

ADA PLAN

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

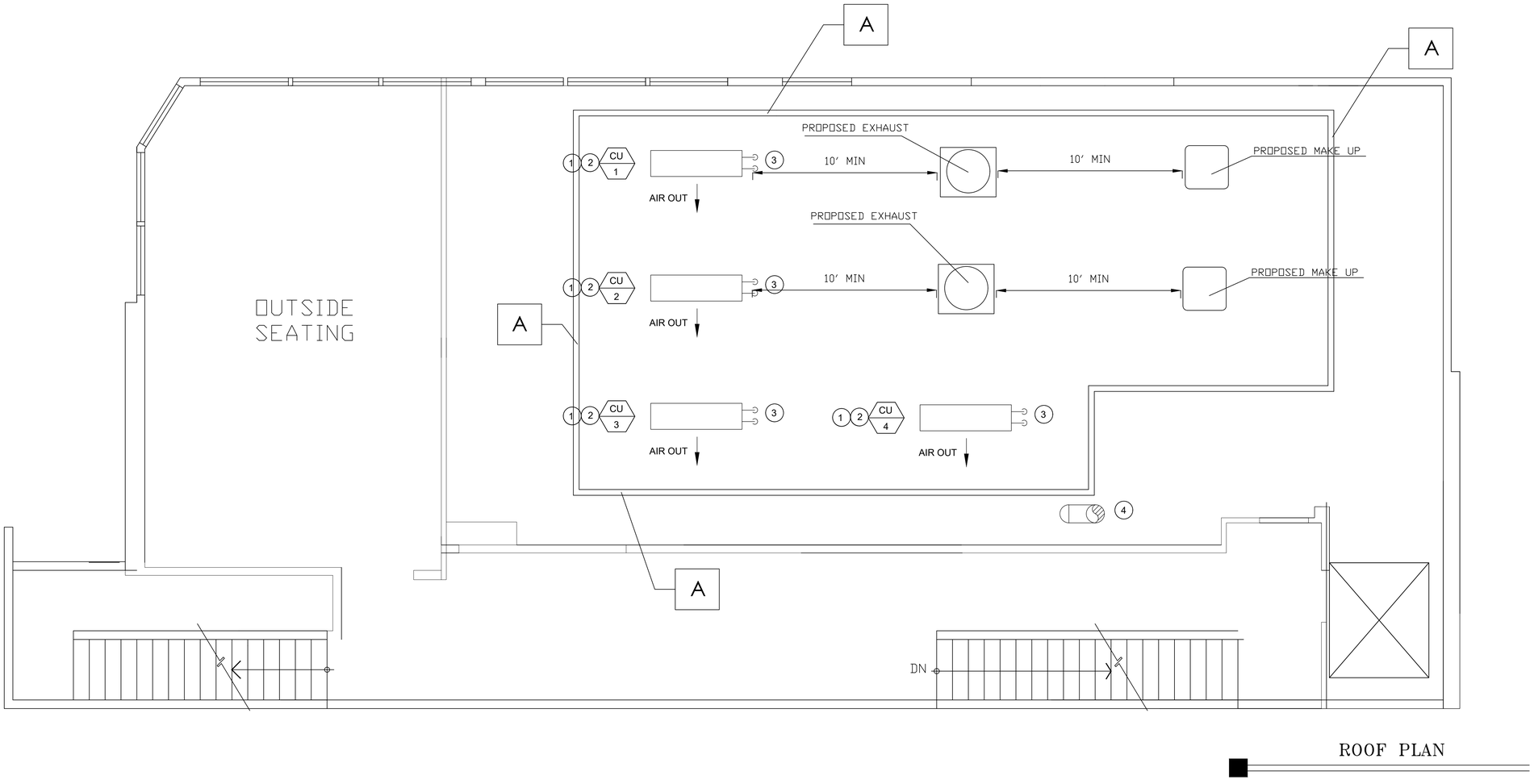
DRAWN BY : GAZALLO

DATE: 04/10 /2023

A13

MATERIAL LEGEND

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



ROOF PLAN

GAZALLO ENGINEERING GROUP
ARCHITECTURAL/ENGINEERING/CONSTRUCTION
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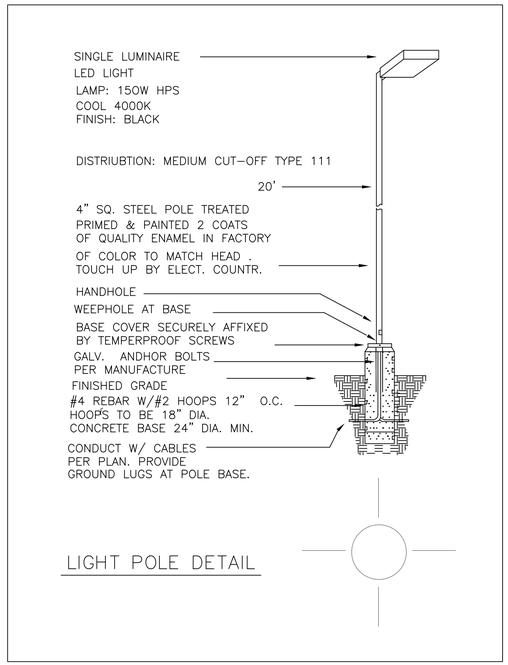
ROOF LAYOUT PLAN

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

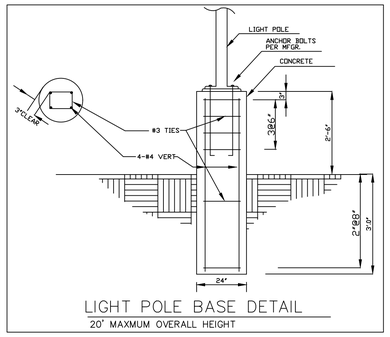
DRAWN BY : GAZALLO

DATE: 04/10 /2023

A14



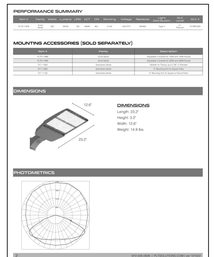
LIGHT POLE DETAIL



LIGHT POLE BASE DETAIL

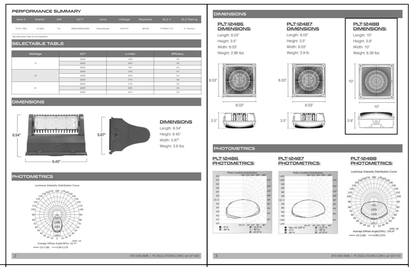
20' MAXMUM OVERALL HEIGHT

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.

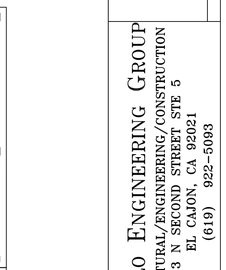


PARKING LIGHTING

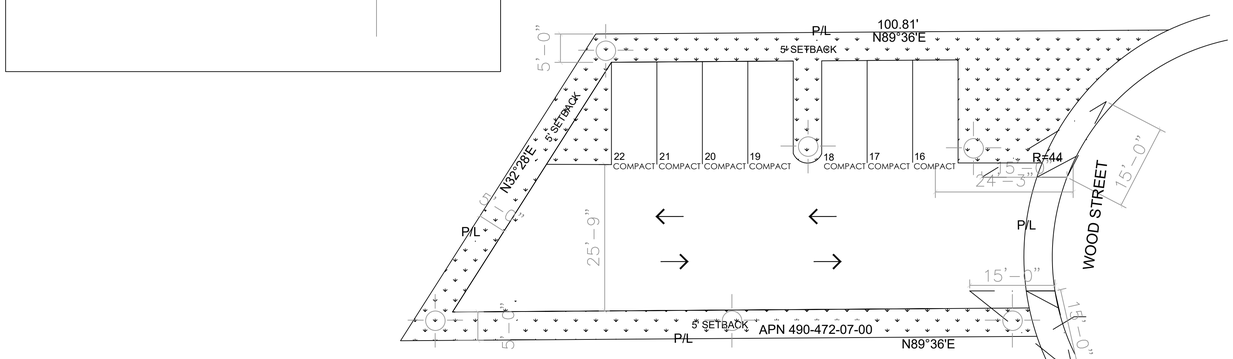
ENTRANCE LIGHTING

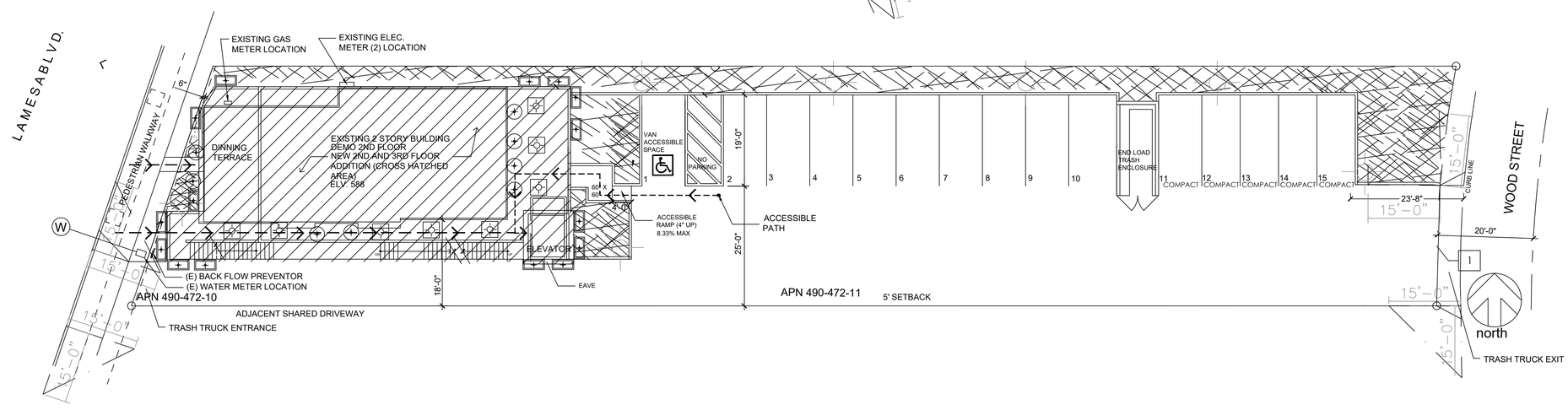


BUILDING LIGHTING



WALKWAY LIGHTING





SITE LIGHTING PLAN

GAZALLO ENGINEERING GROUP
ARCHITECTURAL/ENGINEERING/CONSTRUCTION
363 N SECOND STREET STE 5
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SITE LIGHTING PLAN

THIRD STORY ADDITION
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LA MESA, CA 91942

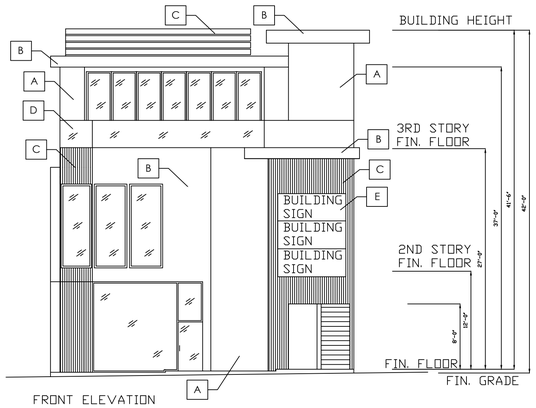
DRAWN BY : GAZALLO

DATE: 04/10 /2023

A15

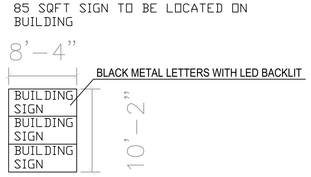
MATERIAL LEGEND

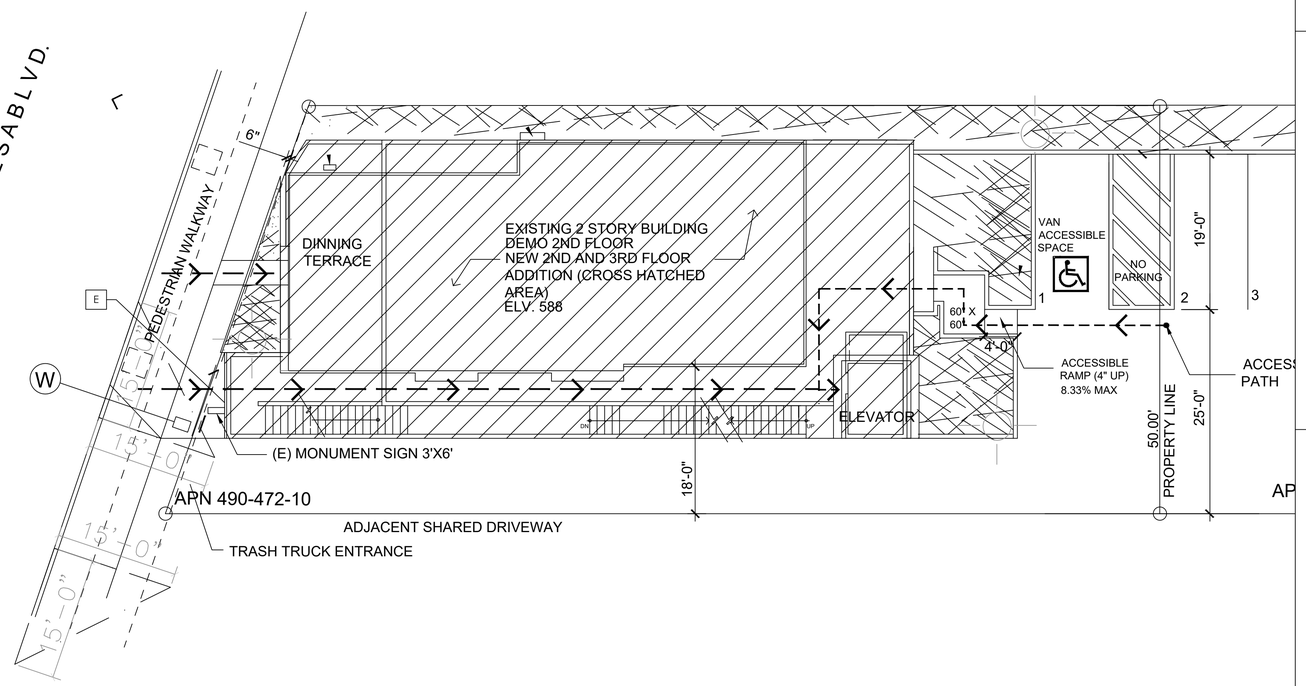
A	WHITE STUCCO
B	BLACK METAL
C	FINISHED NATURAL WOOD
D	GLASS
E	BLACK METAL LETTERS WITH LED BACKLIT



PEDESTRIAN VISUAL INTEREST:
FIRST FLOOR WALL SQFT: 257
FIRST FLOOR WINDOW GLAZE SQFT: 149
PERCENT GLAZING: 149/257= 58%

85 SQFT SIGN TO BE LOCATED ON BUILDING





SIGN PLAN

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SIGN PLAN

THIRD STORY ADDITION
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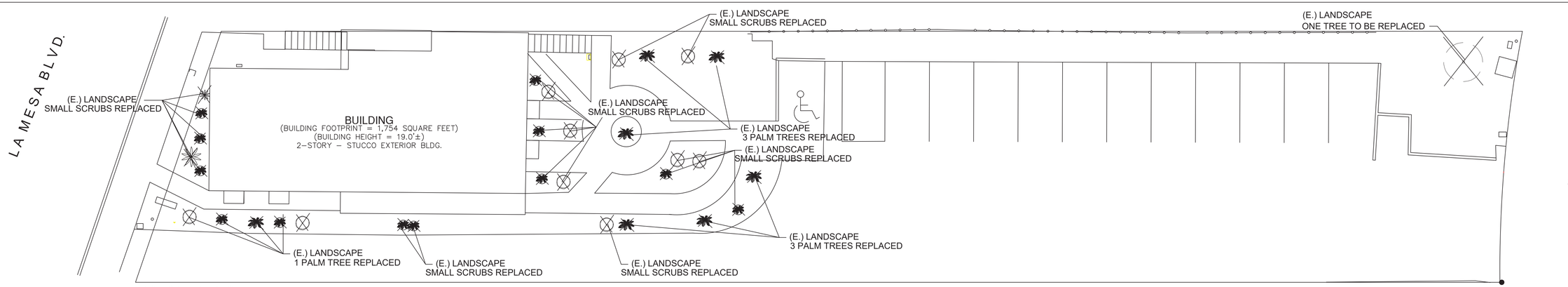
DRAWN BY : GAZALLO

DATE: 04/10 /2023

A16



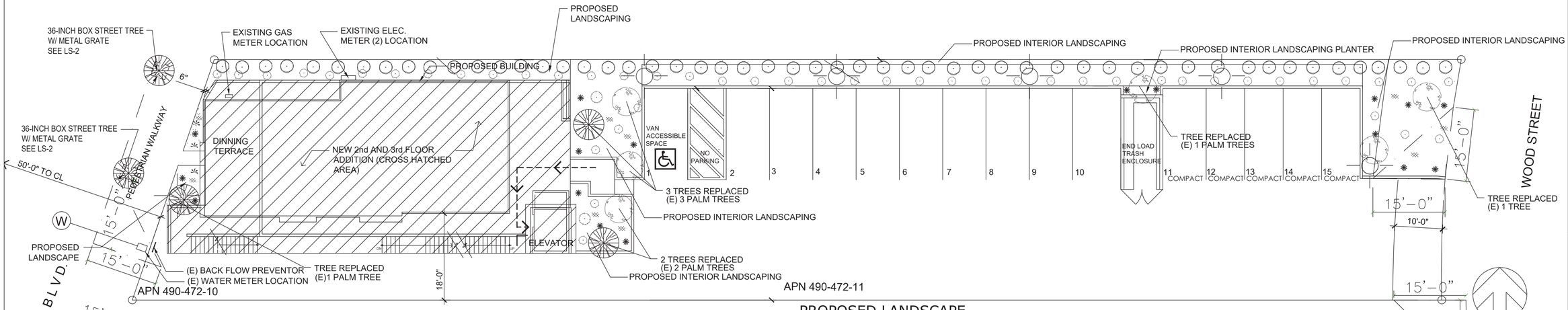
EXISTING MATURE TREES

SYMBOL	COMMON NAME	BOTANICAL NAME	WUCOLS WATER REQ REGION 3	PLANT FACTOR	HEIGHT	SPREAD	QTY	SIZE
	PALM TREE	ARCHONTOPHOENIX CUNNINGHAMIANA	M	0.5	30 ft	10 ft	7	<20ft
	EXISTING TREE	-	M	0.5	20 ft	15 ft	1	36" bx

ALL EXISTING TREES TO BE REMOVED AND REPLACED BY NEW TREES

EXISTING LANDSCAPE

SCALE 1'=10'-0"



STREETYARD

SYMBOL	COMMON NAME	BOTANICAL NAME	WUCOLS WATER REQ REGION 3	PLANT FACTOR	HEIGHT	SPREAD	QTY	SIZE	POINTS PER PLANT	TOTAL POINTS
	WESTERN REDBUD	CERCIS OCCIDENTALIS	L	0.3	15 ft	15 ft	1	36" bx	50	50
	GOLD MEDALLION TREE	CASSIA LEPTOPHYLLA	M	0.5	15 ft	15 ft	1	36" bx	50	50
	FURCRAEA	FURCRAEA FOETIDA 'MEDIOPICTA'	L	0.3	1-3 ft	1-3 ft	5	5 gal	2	10
	BIRDS OF PARADISE	STRELITZIA REGINAE	M	0.5	1-3 ft	1-3 ft	6	5 gal	2	12
	FRENCH LAVENDER	LAVANDULA DENTATA	L	0.3	1-3 ft	1-3 ft	4	5 gal	2	8
	SWEETBAY LAUREL	LAURUS NOBILIS	L	0.3	10 ft	5 ft	4	5 gal	2	8
	KURAPIA (GROUNDCOVER)	PHYLA NODIFLORA	L	0.3	-	-	4in FLATS		-	-
	TURF	-	-	-	-	-	-		-	-

STREETYARD TOTAL POINTS: 140

VEHICULAR USE AREA

SYMBOL	COMMON NAME	BOTANICAL NAME	WUCOLS WATER REQ REGION 3	PLANT FACTOR	HEIGHT	SPREAD	QTY	SIZE	POINTS PER PLANT	TOTAL POINTS
	WESTERN REDBUD	CERCIS OCCIDENTALIS	L	0.3	15 ft	15 ft	4	36" bx	50	200
	FURCRAEA	FURCRAEA FOETIDA 'MEDIOPICTA'	L	0.3	1-3 ft	1-3 ft	10	5 gal	2	20
	CAPE HONEYSUCKLE	LAVANDULA DENTATA	L	0.3	7 ft	7 ft	2	5 gal	2	4
	FRENCH LAVENDER	LAVANDULA DENTATA	L	0.3	1-3 ft	1-3 ft	27	5 gal	2	54
	GOLD MEDALLION TREE	TECOMA CAPENSIS	M	0.5	15 ft	15 ft	3	36" bx	50	150
	KURAPIA (GROUNDCOVER)	PHYLA NODIFLORA	L	0.3	-	.	4in FLATS		-	-
	SWEETBAY LAUREL	LAURUS NOBILIS	L	0.3	10 ft	5 ft	34	5 gal	2	68

PROPOSED LANDSCAPE

SCALE 1'=10'-0"

REMAINING YARD

SYMBOL	COMMON NAME	BOTANICAL NAME	WUCOLS WATER REQ REGION 3	PLANT FACTOR	HEIGHT	SPREAD	QTY	SIZE	POINTS PER PLANT	TOTAL POINTS
	SWEETBAY LAUREL	LAURUS NOBILIS	L	0.3	10 ft	5 ft	15	5 gal	2	30
	FRENCH LAVENDER	LAVANDULA DENTATA	L	0.3	1-3 ft	1-3 ft	11	5 gal	2	22

REMAINING YARD TOTAL POINTS: 52

STREET TREE

SYMBOL	COMMON NAME	BOTANICAL NAME	WUCOLS WATER REQ REGION 3	PLANT FACTOR	HEIGHT	SPREAD	QTY	SIZE	POINTS PER PLANT	TOTAL POINTS
	GOLD MEDALLION TREE	CASSIA LEPTOPHYLLA	M	0.5	15 ft	15 ft	2	36" bx	50	100

REMAINING YARD TOTAL POINTS: 100


WESTERN REDBUD /
CERCIS OCCIDENTALIS


FRENCH LAVENDER /
LAVANDULA DENTATA


SWEETBAY LAUREL /
LAURUS NOBILIS


TECOMA CAPENSIS


KURAPIA (GROUNDCOVER) /
PHYLA NODIFLORA


FURCRAEA FOETIDA
'MEDIOPICTA'


STRELITZIA REGINAE


CASSIA LEPTOPHYLLA

MINIMUM TREE SEPARATION DISTANCE
Traffic signals/stop signs - 20 feet
Underground utility lines - 5 feet (10 for sewer)
Above ground utility structures - 10 feet
Driveway (entries) - 10 feet
Intersections (intersecting curb lines of two streets) - 25 feet

A minimum root zone of 40sf in area shall be provided for
all trees. The minimum dimension for this area shall be 5 feet

Trees shall be maintained so that all branches over
pedestrian walkways are 6 feet above the walkway grade and branches over
vehicular travel ways are 16 feet
above the grade of the travel way

Mulch: All required planting areas and all exposed soil
areas without vegetation shall be covered with mulch to a minimum depth of 2
inches, excluding slopes
requiring revegetation

Tree root barriers shall be installed where trees are placed
within 5 feet of public improvements including walks, curbs, or street pavements
or within 5 feet of private improvements located adjacent to existing trees. The
root barrier will run around the root ball.

If any required landscape indicated on the approved construction document
plans is damaged or removed during demolition or construction, it shall be
repaired and/or replaced in kind and equivalent size per the approved
documents to the satisfaction of the Development Services Department within
30 days of damage.

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 BETWEEN 30% AND 60%; NOT EXCEEDING 5% BY DRY WEIGHT SOLUBLE SALT CONTENT OF 5.0* 10 DECISIEMENS/M; AND NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCE TOXIC TO PLANTINGS
COMPOST SHALL BE DERIVED FROM ONE OR MORE OF THE FOLLOWING:
A) FECOSTION: AGRICULTURAL, FOOD, OR INDUSTRIAL RESIDUALS; YARD TRIMMINGS; OR SOURCE-SEPARATED OR COMPOSTABLE MIXED SOLID WASTE. SLUDGE OR SEWAGE WASTE COMPOSTS SHALL NOT BE USED
C) AMEND SOIL WITH AGRI SERVICE OR COMPARABLE HUMIC COMPOST SOIL AMENDMENT. SIX CUBIC YARDS PER 1,000 SQ. FT. TO A DEPTH OF 9" TO 9" OF SOIL.

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ARCHITECTURAL/ENGINEERING/CONSTRUCTION
363 N SECOND STREET STE 205
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REGISTERED PROFESSIONAL ENGINEER
GEORGE GAZALLO
No. 84006
09-30-25
CIVIL
STATE OF CALIFORNIA

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

DRAWN BY : GAZALLO

DATE: 04/10 /2023

LANDSCAPE PAGE 1

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."

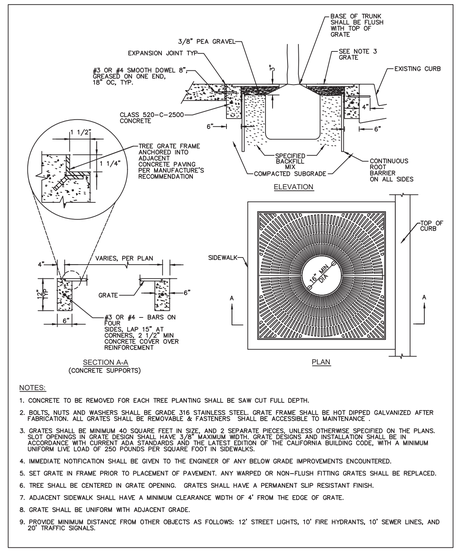
"Recirculating water systems shall be used for all water features."

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.

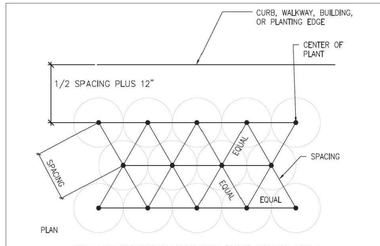
"A minimum 2-inch layer of mulch shall be aplied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated."
"Unless contradicted by a soils test, compost at a rate of a minimum of four cubic yards 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 5" TO 8" OF SOIL.

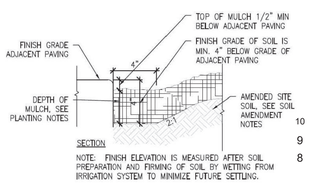


NOTES:
1. CONCRETE TO BE REMOVED FOR EACH TREE PLANTING SHALL BE SAW CUT FULL DEPTH.
2. BOLTS, NUTS AND WASHERS SHALL BE GRADE 316 STAINLESS STEEL. GRATE FRAME SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION. ALL GRATES SHALL BE REMOVABLE & FASTENERS SHALL BE ACCESSIBLE TO MAINTENANCE.
3. GRATES SHALL BE MINIMUM 40 SQUARE FEET IN SIZE, AND 2 SEPARATE PIECES, UNLESS OTHERWISE SPECIFIED ON THE PLANS. SLOT OPENINGS IN GRATE DESIGN SHALL HAVE 3/8" MAXIMUM WIDTH. GRATE DESIGNS AND INSTALLATION SHALL BE IN ACCORDANCE WITH CURRENT ADA STANDARDS AND THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE, WITH A MINIMUM UNIFORM LIVE LOAD OF 250 POUNDS PER SQUARE FOOT IN SIDEWALKS.
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.



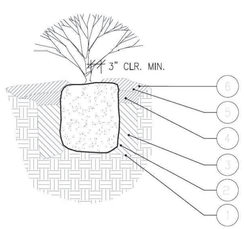
NOTE: SEE PLANT LEGEND FOR SPACING (WIDTH) FOR EACH PLANT SPECIES.

PLANT SPACING



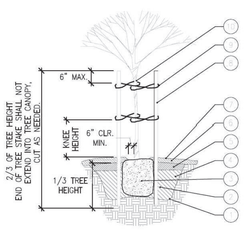
NOTE: FINISH ELEVATION IS MEASURED AFTER SOIL PREPARATION AND FIRMING OF SOIL BY WETTING FROM IRRIGATION SYSTEM TO MINIMIZE FUTURE SETTLING.

GRADE AT EDGE OF PAVING



SHRUB PLANTING NOTES:
1. EXCAVATE PLANTING PIT MIN. TWICE AS WIDE AS ROOT BALL AND 1/2" LESS IN DEPTH THAN THE SOIL CONTAINER. SOIL AT BOTTOM OF PIT SHOULD BE FIRM AND SLIGHTLY MOUNDED. SCARIFY EDGES OF PIT.
1.1. AFTER EXCAVATION OF PIT, FILL HOLE WITH WATER AND ENSURE THAT IT DRAINS WITHIN ONE HOUR. IF WATER DOES NOT DRAIN USE AUGER TO BREAK THROUGH HARDPAN. FILL HOLE 1-2 MORE TIMES IF SOIL IS DRY. IF HOLE DOES NOT DRAIN NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY.
1.2. DRENCH PLANT ROOTBALL BY DUNKING INTO WATER (OR MYCORRHIZAL DRENCH IF LIQUID PRODUCT IS USED) PRIOR TO PLACING IN HOLE, FOR CONTAINER SIZES LESS THAN 15 GAL. FOR 15 GAL. DRENCH IN CONTAINER.
2. ADD MYRCORRHIZAL FUNGI DIRECTLY TO PLANT ROOTS PER PRODUCT LABEL. (TRI C MYCO REVIVAL PLUS) SET PLANT ROOT BALL IN HOLE PLUMB AND CENTERED WITH COLLAR 1" HIGHER THAN FINISHED GRADE.
3. USE 10% COMPOST AND 90% NATIVE SOIL TO BACKFILL HOLE TO 2/3 OF ROOTBALL, MOISTENING AND TAMPING ALL AROUND.
4. FILL REMAINING PORTION OF PIT TO THE TOP OF ROOTBALL WITH MORE BACKFILL MIX. ENSURE PLANT COLLAR IS STILL 1" HIGHER THAN GRADE. PROVIDE POSITIVE DRAINAGE AWAY FROM ROOTBALL.
5. APPLY 3-4" SHREDDED BARK MULCH (ORGANIC, WEED AND DISEASE FREE) TOP DRESSING AROUND ENTIRE ROOTBALL AREA, STAYING 3" AWAY FROM COLLAR OF PLANT.
6. AFTER PLANTING, WATER THOROUGHLY ALLOWING MULCH TO SETTLE AND WATER TO SOAK IN. REPEAT THOROUGH WATERING.

SHRUB PLANTING



TREE PLANTING NOTES:
1. EXCAVATE PLANTING PIT MIN. TWICE AS WIDE AS ROOT BALL AND 1/2" LESS IN DEPTH THAN THE SOIL CONTAINER. SOIL AT BOTTOM OF PIT SHOULD BE FIRM AND SLIGHTLY MOUNDED. SCARIFY EDGES OF PIT.
1.1. AFTER EXCAVATION OF PIT, FILL HOLE WITH WATER AND ENSURE THAT IT DRAINS WITHIN ONE HOUR. IF WATER DOES NOT DRAIN USE AUGER TO BREAK THROUGH HARDPAN. FILL HOLE 1-2 MORE TIMES IF SOIL IS DRY. IF HOLE DOES NOT DRAIN NOTIFY G3LA/WBMWD IMMEDIATELY.
1.2. ADD MYRCORRHIZAL FUNGI DIRECTLY TO PLANT ROOTS PER PRODUCT LABEL.
2. SET PLANT ROOT BALL IN HOLE PLUMB AND CENTERED WITH COLLAR 1" HIGHER THAN FINISHED GRADE.
3. USE 10% COMPOST AND 90% NATIVE SOIL TO BACKFILL HOLE TO 2/3 OF ROOTBALL, MOISTENING AND TAMPING ALL AROUND.
4. FILL REMAINING PORTION OF PIT TO THE TOP OF ROOTBALL WITH MORE BACKFILL MIX. ENSURE PLANT COLLAR IS STILL 1" HIGHER THAN GRADE. PROVIDE POSITIVE DRAINAGE AWAY FROM ROOTBALL.
5. APPLY 3-4" SHREDDED BARK MULCH (ORGANIC, WEED AND DISEASE FREE) TOP DRESSING AROUND ENTIRE ROOTBALL AREA, STAYING 6" AWAY FROM TREE COLLAR.
6. AFTER PLANTING, WATER THOROUGHLY ALLOWING MULCH TO SETTLE AND WATER TO SOAK IN. REPEAT THOROUGH WATERING.
7. 2" DIAMETER UNTREATED LODGE POLE PINE TREE STAKE, 2 PER TREE. STAKES SHALL EXTEND A MIN. OF 2' INTO UNDISTURBED SOIL, NEXT TO ROOTBALL.
8. TREE STRAP -- USE VIT CLINCH TREE TIES, OR APPROVED EQUIVALENT, LENGTH AS REQUIRED, 2 PER TREE, NAILED OR SCREWED TO STAKE. FASTEN TO ALLOW FOR 3"-6" TREE MOVEMENT IN WIND.
9. TREE TIES SHALL BE PLACED 2"-3" ABOVE THE WIND LOAD POINT AND A SECOND SET PLACED AT KNEE HEIGHT AND SHALL BE REMOVED AFTER THE FIRST YEAR.

NOTES FOR STANDARD 24" BOX AND LARGER TREES
10. REMOVE NURSERY STAKES.
11. MAINTAIN A SINGLE LEADER FOR STANDARD TREES. DISCUSS INSTALL PRUNING WITH LANDSCAPE ARCHITECT. PRUNE ANY DEAD WOOD WITH FLUSH CUTS, USE CLEAN PRUNERS, CLEAN OUT SMALL STEMS AND SUCKERS BELOW LOWEST BRANCHES.
12. REMOVE PLANT TAGS AND KEEP IN SINGLE PLACE FOR LANDSCAPE ARCHITECT.
13. TREE IN CONTAINER OR LARGER SHALL RECIEVE TWO STAKES PER THIS DETAIL UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT.

TREE PLANTING AND STAKING

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, CLODS 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 TUBING 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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LANDSCAPE PAGE 2

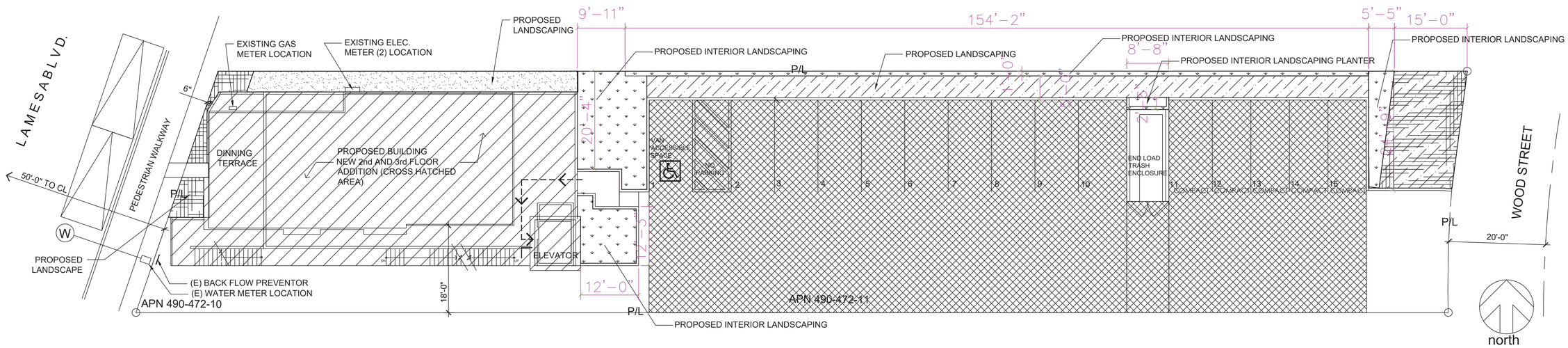
THIRD STORY ADDITION
8923 LA MESA BLVD.
LA MESA, CA 91942

REGISTERED PROFESSIONAL ENGINEER
GEORGE GAZALLO
NO. 84006
09-30-25
CIVIL
STATE OF CALIFORNIA

DRAWN BY : GAZALLO

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

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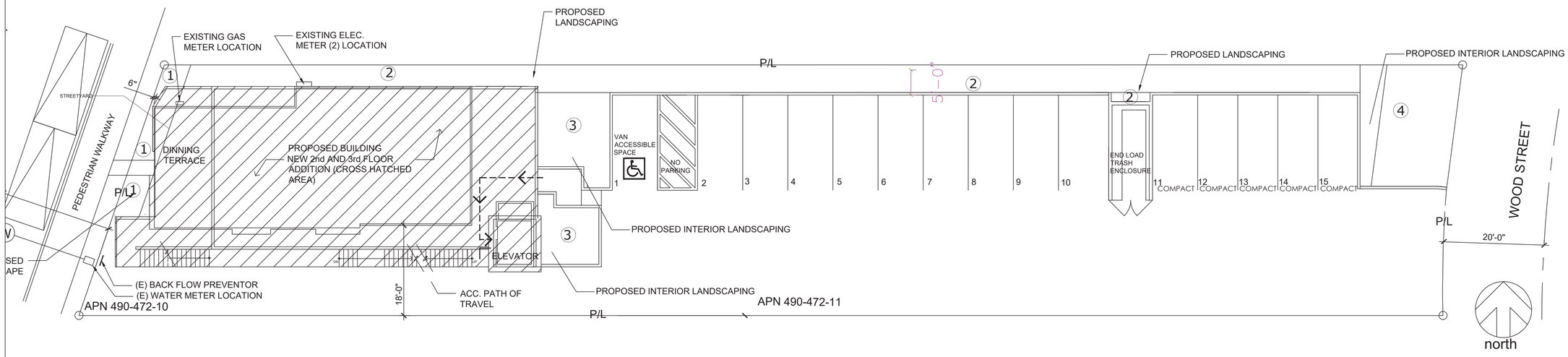
LS-3



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

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

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

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

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

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

28,748 < 30,373
ETWU COMPLIES WITH MAWA

Irrigation Efficiency Default Value for overhead 0.75 and drip 0.81.

Plant Water Use Type	Plant Factor
Very Low	0-0.1
Low	.1-.3
Medium	0.4-0.6
High	0.7-1.0
SLA	1

HYDROZONES

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

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

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

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

WATERING SCHEDULE

WATER DURING INITIAL PLANTING PERIOD:
SHRUB AND GROUNDCOVERS SYSTEMS: 30 MINUTES 1X PER DAY FOR FIRST 10 DAYS

SPRING WATERING DURING PLANT ESTABLISHMENT
TREE, SHRUB AND GROUNDCOVER SYSTEMS: 30 - 35 MINUTES 2X PER WEEK

SUMMER WATERING AFTER PLANT ESTABLISHMENT
TREE, SHRUB AND GROUNDCOVER SYSTEMS: 45 MINUTES 1X PER WEEK (FOR NATIVE OR DROUGHT TOLERANT PLANTS)

FALL WATERING AFTER PLANT ESTABLISHMENT
TREE, SHRUB AND GROUNDCOVER SYSTEMS: 30 MINUTES 2X PER WEEK (FOR NATIVE OR DROUGHT TOLERANT PLANTS)

WINTER WATERING AFTER PLANT ESTABLISHMENT
TREE, SHRUB AND GROUNDCOVER SYSTEMS: 45 MINUTES 1X PER WEEK (SUPPLEMENTAL WATER ONLY REQUIRED IN DROUGHT CONDITIONS)

NOTE:
1. "WATERING SCHEDULE IS PROVIDED AS A GENERAL GUIDELINE. TIME AND DAYS PER WEEK SHALL BE ADJUSTED WATERING SCHEDULE IS PROVIDED AS A GENERAL GUIDELINE. TIME AND DAYS PER WEEK SHALL BE ADJUSTED BASED ON WEATHER CONDITIONS, PLANT TYPE, SOIL, ETC."
2. "ESTABLISHMENT IS TYPICALLY FIRST 3-6 MONTHS ESTABLISHMENT IS DEFINED AS 1 YEAR."
3. "I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE."

STATIC WATER PRESSURE
1- CONTRACTOR SHALL VERIFY EXISTING STATIC WATER PRESSURE ONSITE
2- STATIC PRESSURE: 70 PSI
3- CONTRACTOR SHALL VERIFY SIZE OF EXISTING WATER METER ONSITE

DRIP APPLICATION RATE: 0.96 in/hr

"A minimum 2-inch layer of mulch shall be aplied on all expose soil surfaces of planting areas except turf areas, creeping or rooting groundcoves, or direct seeding applications where mulch is contraindicated."
"Unless contradicted by a soils test, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil."

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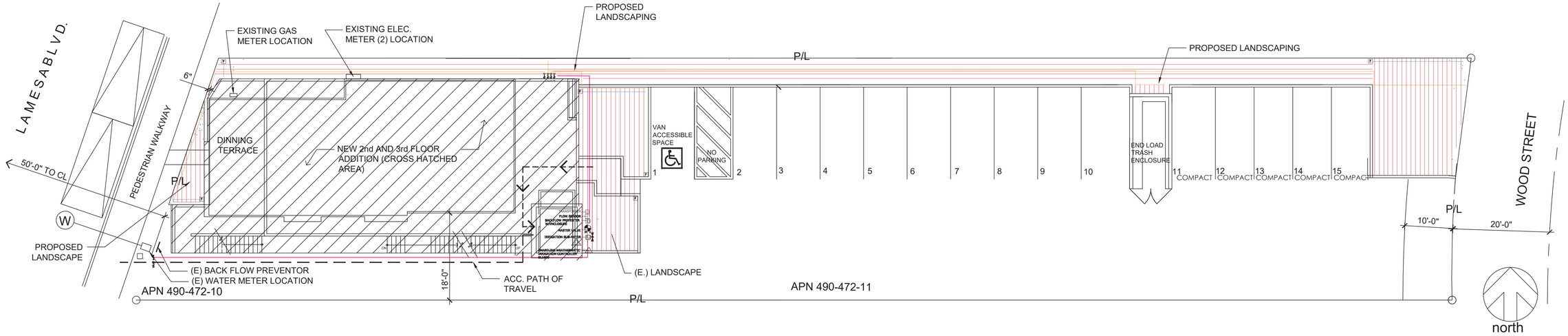
LS-4



IRRIGATION LEGEND

QUANTITY	SYMBOL	DESCRIPTION	DETAIL
METERS/PUMPS			
1		1 INCH IRRIGATION SUB-METER DLJ 100	IR-2/5
BACKFLOW DEVICES			
1		FEBCO 860 - 1" W/ GUARDSHACK ENCLOSURE "N PATTERN"	IR-3/5 IR-2/5
CONTROL VALVES			
4		RAIN BIRD XCZ-LF-100-PRF (30 psi)	IR-2/3
1		MASTER VALVE - RAIN BIRD 100 - PEB	IR-2/8
IRRIGATION ACCESORIES			
1		SMARTLINE WEATHERMATIC SL 1600	IR-2/1
1		WEATHERMATIC WEATHER SENSOR SLW10	IR-2/2
4		NETAFIM MANUAL LINE-FLUSHING VALVE - #TLSOV	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		RAINBIRD FLOW SENSOR	IR-2/7
MAINLINE PIPE			
140 ft		SCHEDULE 40 1"	
LATERAL PIPE			
280 ft		SCHEDULE 40 3/4"	
PVC SLEEVES			
-		2" CLASS 200 PVC	IR-2/6
DRIP TUBING			
1,950 ft		NETAFIM TLCV6-12	IR-3/1 IR-3/2 IR-3/3
40 ft		1/2" BLANK POLYETHYLENE TUBING	
TBD	SEE DETAILS PAGE	NETAFIM MICRO TUBING ADAPTOR - TLMTUBEADP	
TBD	SEE NOTES	NETAFIM EMITTER PLUG - TLDPLUG	

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
EMMITER FLOW:	0.9 GPH
3/4" PIPE	

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

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

ZONE	4
WUCOLS:	LOW
AREA:	459
TOTAL ZONE FLOW:	4.59
PRECIP. RATE:	0.96 in/hr
EMMITER 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. CHECK WATERING HISTROY ON CONTROLLER.
3. CHECK THAT ALL DATA IN CONTROLLER ARE CURRENT AND CORRECT.
4. TURN ON ALL ZONES AND WALK THROUGH TO ENSURE PROPER FUNCTION OF ALL COMPONENTS.

EVERY SIX MONTHS:

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

ANNUALLY:

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

GENERAL IRRIGATION NOTES

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

IRRIGATION DETAIL NOTES

DRIP

1. ALL PLANTED AREAS ARE DRIPPED WITH NETAFIM TLCV6-12 GRID. THE EMITTER SPACING IS 12" AND THE ROW SPACING FOR ALL ZONES IS 12"

2. ALL DRIP GRIDS HAVE BEEN POSITIONED TO BE SITUATED ON THE CONTOUR OF THE SLOPE. WHEN INSTALLING RIDS, ENSURE LINES OF THE GRID ARE PARALLEL TO THE SLOPE.

3. ENSURE THAT ALL PLANTS HAVE ONE EMITTER POSITIONED ON THE ROOTBALL. IF AN EMITTER DOES NOT FALL DIRECTLY ON TOP OF A ROOTBALL, USE THE NETAFIM MICRO TUBING ADAPTOR PLUGGED INTO A NEARBY NETAFIM INLINE EMITTER, AND RUN 1/4" DRIP TUBE ONTO ROOTBAWN AND STAKE DOWN.

4. THE DRIP ZONES HAVE DASHED LINES DRAWN IN MARKING THE POSITIONS 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 NOTED ON THE PLANS. WHERE 1/2" BLANK TUBING IS CALLED FOR/SHOWN 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.

6. ON THE EDGES OF THE DRIP ZONES, START THE EMITTER LINE ROWS NO MORE THAN 4" FROM THE HARDSCAPING EDGE.

7. THE SUPPLY AND EXHAUST HEADERS FOR EACH SUB-GRID CONSIST OF 1/2" BLANK POLYETHYLENE TUBING

8. DRIP GRIDS AND SUB-GRIDS HAVE A FLUSH POINT AT THE HYDRAULIC OPPOSITE END OF THE SUPPLY HEADER. INSTALL PER INSTALLATION DETAIL

9. TEMPORARILY PLUG ANY EMITTER THAT WILL NOT BE NEEDED WITH NETAFIM PLUG. THIS PLUG CAN BE EASILY REMOVED LATER, WHEN THE ROOTS HAVE REACHED THAT AREA.

VALVES

1. VALVES ARE 3/4" RAIN BIRD CONTROL ZONE KITS WITH PRE-INSTALLED FILTERS AND 30 PSI PRESSURE REGULATORS. THEY ARE TO BE INSTALLED PER INSTALLATION DETAIL.

2. VALVE MANIFOLDS HAVE AN ISOLATION VALVE DIRECTLY UPSTREAM.

PIPES

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

CONTROLLER, WEATHER SENSOR AND IRRIGATION SUB-METER

1. THE IRRIGATION CONTROLLER IS A 16-STATION WEATHERMATIC SL1600 SMART CONTROLLER.

2. WEATHERMATIC WEATHER SENSOR SLW10 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

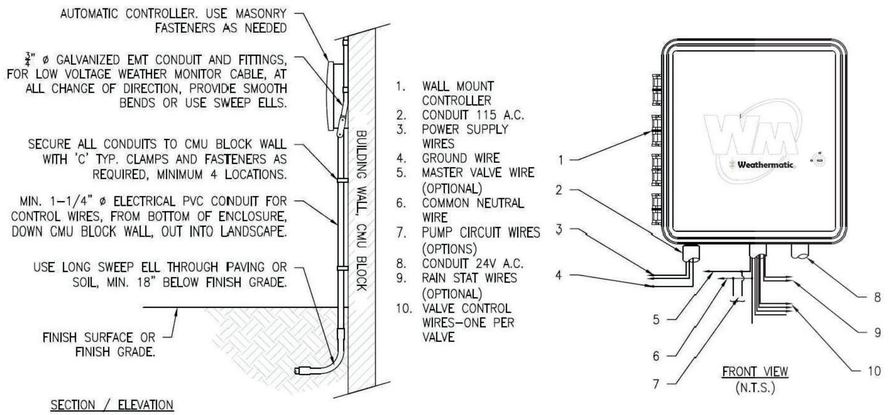
THIRD STORY ADDITION
8923 LA MESA BLVD.
LA MESA, CA 91942

REGISTERED PROFESSIONAL ENGINEER
GEORGE GAZALLO
No. 84006
09-30-25
CIVIL
STATE OF CALIFORNIA

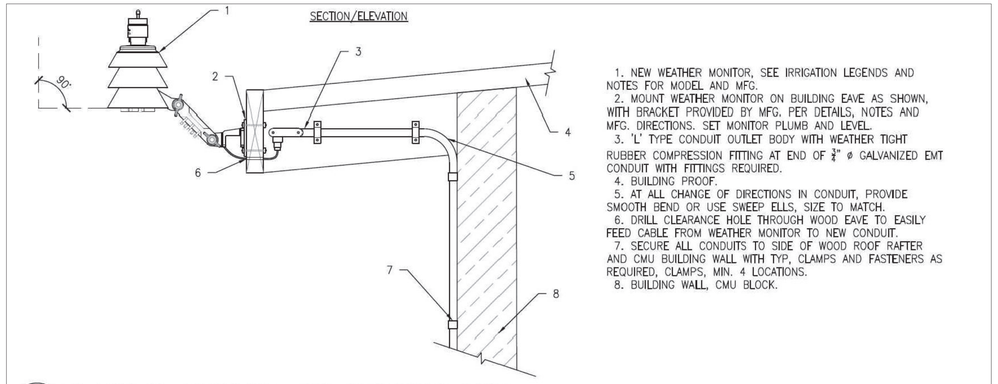
DRAWN BY : GAZALLO

DATE: 04/10 /2023

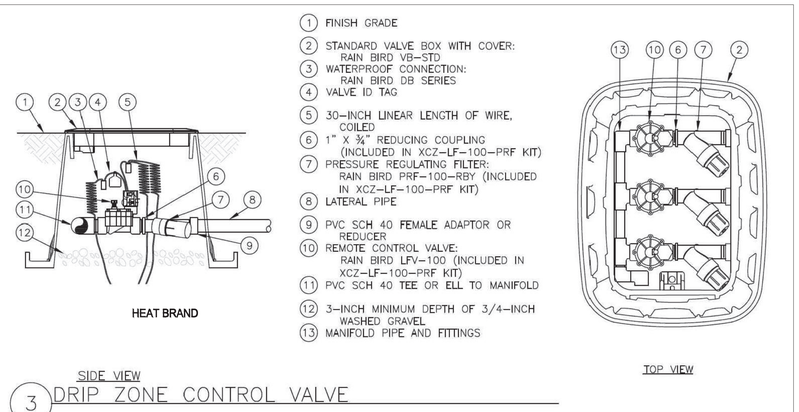
IR-1



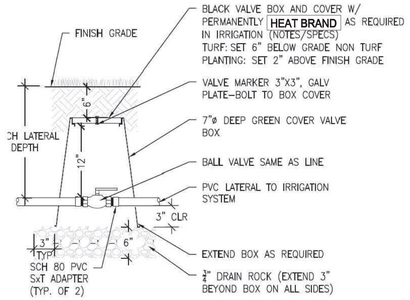
1 IRRIGATION SYSTEM CONTROLLER



2 WEATHER MONITOR ON BUILDING EVE

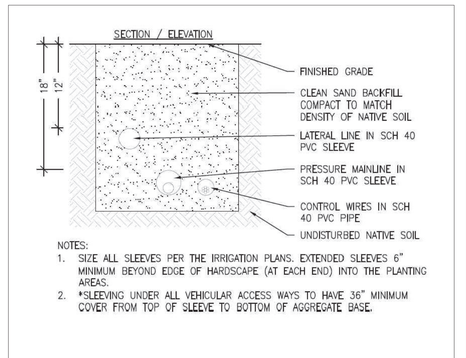


3 DRIP ZONE CONTROL VALVE

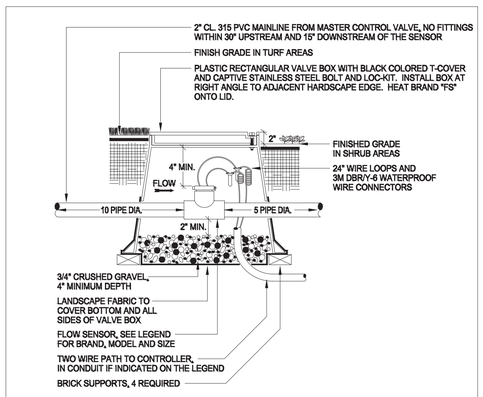


4 BALL VALVE
SCALE: 1/2" = 1'

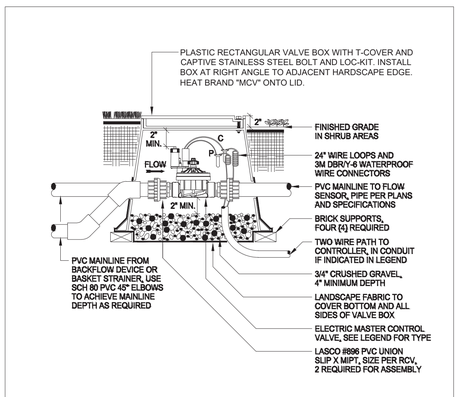
5 1" IRRIGATION SUB–METER
SCALE: NOT TO SCALE



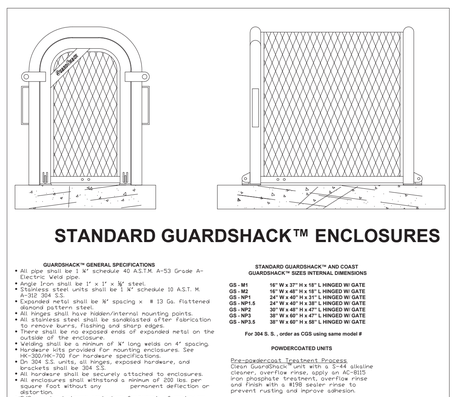
6 UNDERGROUND SLEEVING



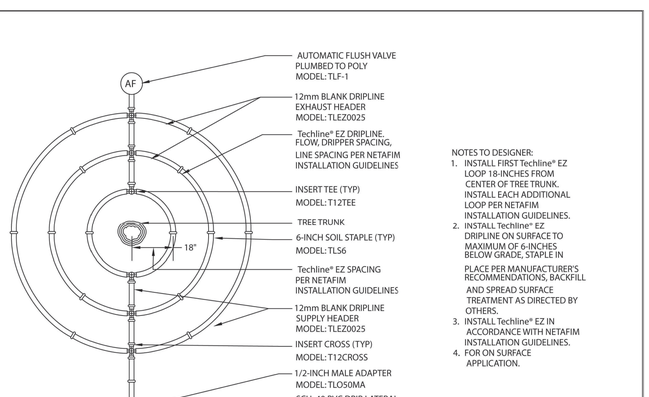
7 FLOW SENSOR



8 MASTER CONTROL VALVE



9 BACKFLOW ENCLOSURE



10 Techline® EZ TWO TREE RING LAYOUT
NOT TO SCALE
DETAIL - EZ132
NETAFIM

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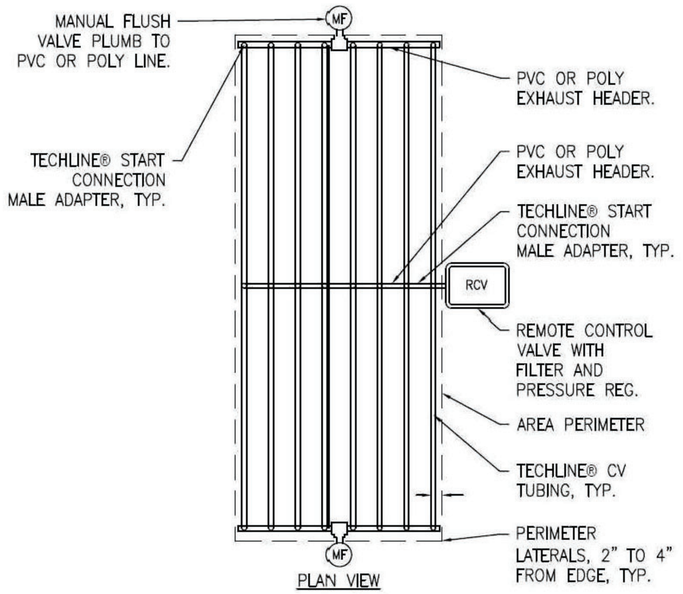
IRRIGATION PAGE 2

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

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER J. GAZALLO
No. 84006
09-30-25
CIVIL
STATE OF CALIFORNIA

DRAWN BY : GAZALLO
DATE: 04/10 /2023

IR–2



1 INLINE DRIP CENTER FEED

2 DRIPPER PLUG RING

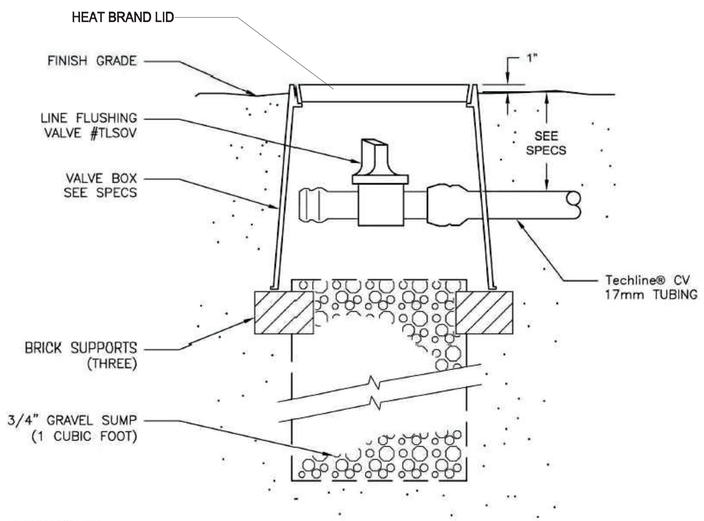
NOTE: IF THERE ARE ANY EMITTERS IN THE NETAFIM GRID THAT WILL NOT BE NEEDED IN THE PRESENT, PLUG THEM WITH THE "DRIPPER PLUG RING" FROM NETAFIM. THESE PLUGS ARE REUSABLE.

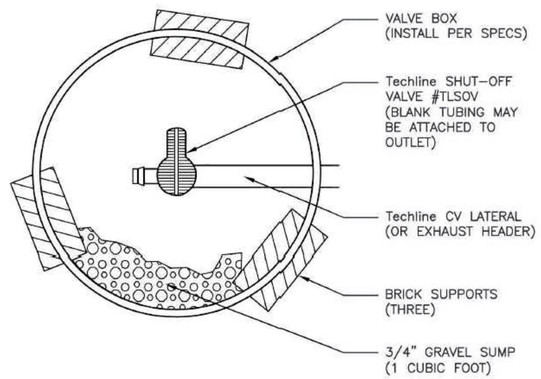
TO ENSURE THAT EACH NEW PLANT HAS AN EMITTER ON ITS ROOT BALL, USE THIS ADAPTOR FROM NETAFIM. IT IS CALLED A MICRO TUBING ADAPTOR. THE MODEL NUMBER IS: TLMTUBEADP.

CLIP THIS ADAPTOR ONTO THE NEAREST INLINE EMITTER IN THE GRID TO THE PLANT. THEN ATTACH A LENGTH OF ¼" DRIP TUBING, AND RUN IT TO THE TOP OF THE ROOT BALL, AND STAPLE IT DOWN.

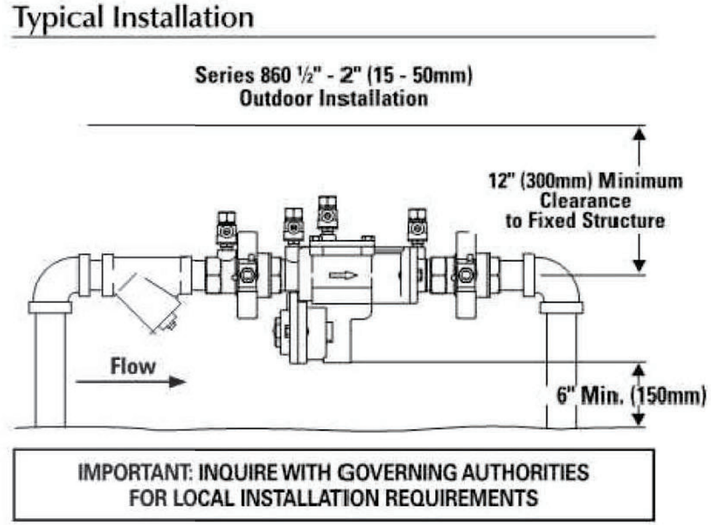
THIS ADAPTOR AND ¼" TUBING MAY BE REMOVED AFTER THE ROOTS OF THE PLANTS MOVE OUT INTO THE NATIVE SOIL.

3 NETAFIM MICRO–TUBING ADAPTOR





4 NETAFIM TECHLINE CV MANUAL FLUSHLINE VALVE



5 BACKFLOW PREVENTER

SEE BACKFLOW ENCLOSURE ON SHEET L8, DETAIL 9

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IRRIGATION PAGE 3

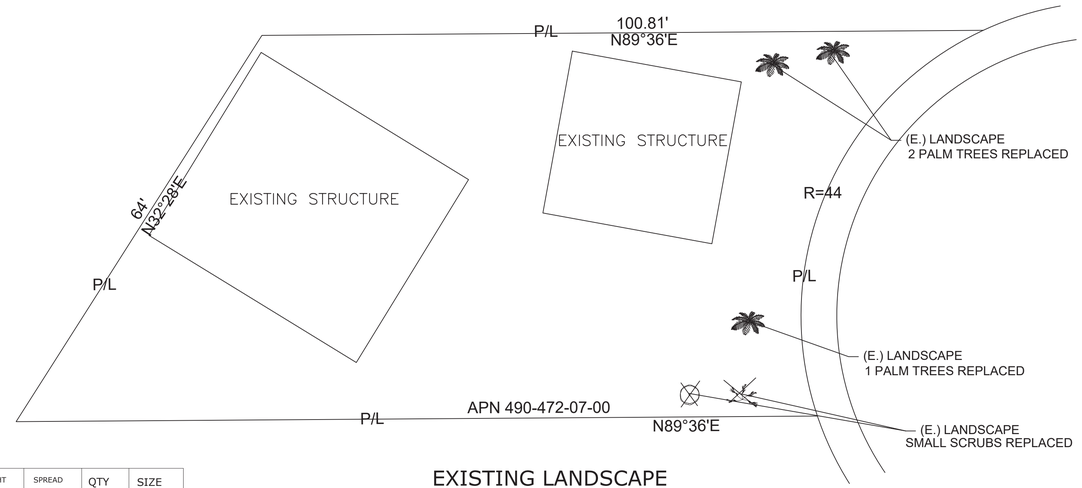
THIRD STORY ADDITION
8923 LA MESA BLVD.
LA MESA, CA 91942

REGISTERED PROFESSIONAL ENGINEER
CHARLES GAZALLO
No. 84006
09-30-25
CIVIL
STATE OF CALIFORNIA

DRAWN BY : GAZALLO

DATE: 04/10 /2023

IR–3



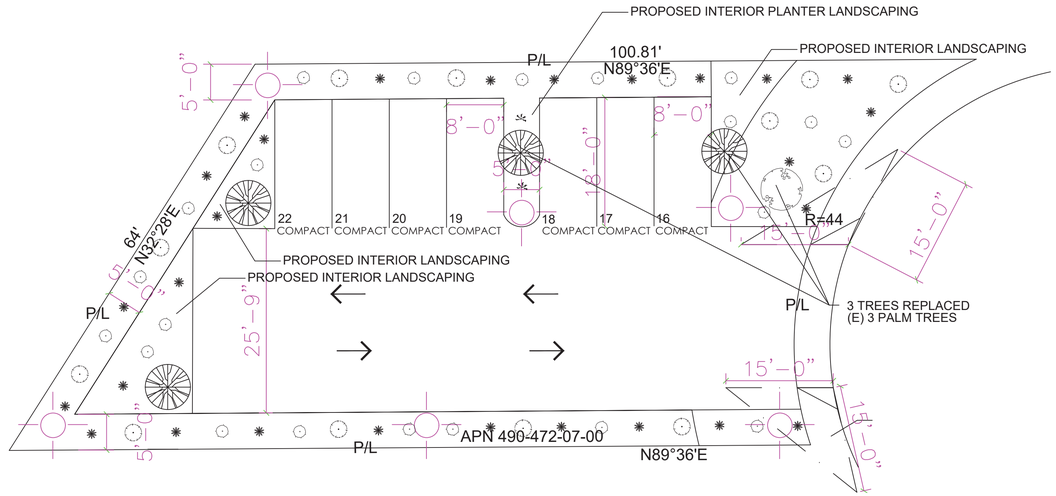
EXISTING LANDSCAPE

SCALE 1'=10'-0"

EXISTING MATURE TREES

SYMBOL	COMMON NAME	BOTANICAL NAME	WUCOLS WATER REQ REGION 3	PLANT FACTOR	HEIGHT	SPREAD	QTY	SIZE
	PALM TREE	ARCHONTOPHOENIX CUNNINGHAMIANA	M	0.5	30 ft	10 ft	3	<20ft

ALL EXISTING TREES TO BE REMOVED AND REPLACED BY NEW TREES



PROPOSED LANDSCAPE

SCALE 1'=10'-0"

STREETYARD

SYMBOL	COMMON NAME	BOTANICAL NAME	WUCOLS WATER REQ REGION 3	PLANT FACTOR	HEIGHT	SPREAD	QTY	SIZE	POINTS PER PLANT	TOTAL POINTS
	WESTERN REDBUD	CERCIS OCCIDENTALIS	L	0.3	15 ft	15 ft	1	36" bx	50	50
	FURCRAEA	FURCRAEA FOETIDA 'MEDIOPICTA'	L	0.3	1-3 ft	1-3 ft	6	5 gal	2	12
	FRENCH LAVENDER	LAVANDULA DENTATA	L	0.3	1-3 ft	1-3 ft	4	5 gal	2	8
	CAPE HONEYSUCKLE	TECOMA CAPENSIS	L	0.3	7 ft	7 ft	4	5 gal	2	8

STREETYARD TOTAL POINTS: 78

VEHICULAR USE AREA

SYMBOL	COMMON NAME	BOTANICAL NAME	WUCOLS WATER REQ REGION 3	PLANT FACTOR	HEIGHT	SPREAD	QTY	SIZE	POINTS PER PLANT	TOTAL POINTS
	FURCRAEA	FURCRAEA FOETIDA 'MEDIOPICTA'	L	0.3	1-3 ft	1-3 ft	21	5 gal	2	42
	BIRDS OF PARADISE	STRELITZIA REGINAE	M	0.5	1-3 ft	1-3 ft	2	5 gal	2	4
	FRENCH LAVENDER	LAVANDULA DENTATA	L	0.3	1-3 ft	1-3 ft	16	5 gal	2	32
	GOLD MEDALLION TREE	CASSIA LEPTOPHYLLA	M	0.5	15 ft	15 ft	4	36" bx	50	200
	CAPE HONEYSUCKLE	TECOMA CAPENSIS	L	0.3	7 ft	7 ft	10	5 gal	2	20

VEHICULAR USE TOTAL POINTS: 298

FRENCH LAVENDER / LAVANDULA DENTATA

FURCRAEA FOETIDA 'MEDIOPICTA'

STRELITZIA REGINAE

CASSIA LEPTOPHYLLA

TECOMA CAPENSIS

WESTERN REDBUD / CERCIS OCCIDENTALIS

MINIMUM TREE SEPARATION DISTANCE
Traffic signals/stop signs - 20 feet
Underground utility lines - 5 feet (10' for sewer)
Above-ground utility structures - 10 feet
Driveways (entries) - 5 feet
Intersections (intersecting curb lines of two streets) - 25 feet

A minimum root zone of 40sf in area shall be provided for
all trees. The minimum dimension for this area shall be 5 feet

Trees shall be maintained so that all branches over
pedestrian walkways are 8 feet above the walkway grade and branches over
vehicular travel ways are 10 feet
above the grade of the travel way

Mulch: All required planting areas and all exposed soil
areas without vegetation shall be covered with mulch to a minimum depth of 2
inches, exclusive of
mowing revegetation.

Tree root barriers shall be installed where trees are placed
within 5 feet of public improvements including walks, curbs, or street pavements
or where new public improvements are placed adjacent to existing trees. The
root/barrier will not wrap around the root ball.

If any required landscape indicated on the approved construction document
plans is damaged or removed during demolition or construction, it shall be
repaired or replaced in kind and equivalent size per the approved
documents to the satisfaction of the Development Services Department within
30 days of damage.

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 BETWEEN 30% AND 60%; NOT EXCEEDING 8 DRY MILLIMHOS/CM OF SOLUBLE SALT CONTENT OF 5 DP 10 DECIEMENSIVE AND NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCE TOXIC TO PLANTINGS. COMPOST SHALL BE DERIVED FROM A MIXTURE CONSISTING OF: BI 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 SQ. FT. TO A DEPTH OF 5" TO 8" OF SOIL.

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LANDSCAPE PAGE 1

THIRD STORY ADDITION
5264 WOOD ST
LA MESA, CA 91942

REGISTERED PROFESSIONAL ENGINEER
STEPHEN GAZALLO
No. 24006
09-30-25
CIVIL
STATE OF CALIFORNIA

DIGALERT

DRAWN BY : GAZALLO

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."

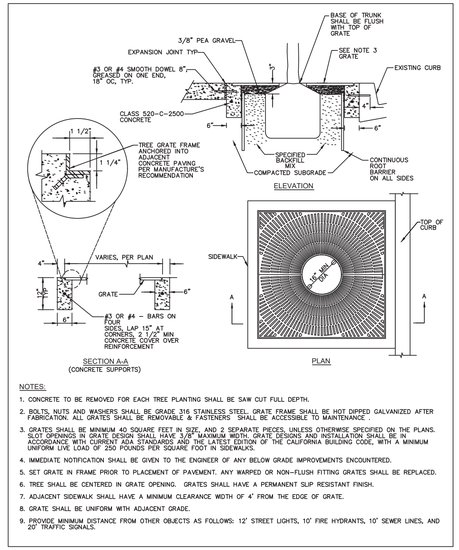
"Recirculating water systems shall be used for all water features."

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.

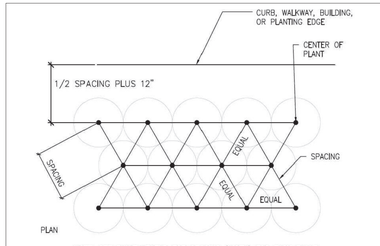
"A minimum 2-inch layer of mulch shall be aplied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated."
"Unless contradicted by a soils test, compost at a rate of a minimum of four cubic yards 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 5" TO 8" OF SOIL.

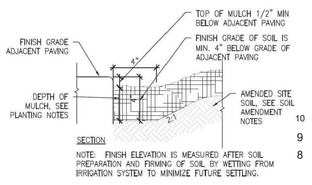


NOTES:
1. CONCRETE TO BE REMOVED FOR EACH TREE PLANTING SHALL BE SAW CUT FULL DEPTH.
2. BOLTS, NUTS AND WASHERS SHALL BE GRADE 316 STAINLESS STEEL. GRATE FRAME SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION. ALL GRATES SHALL BE REMOVABLE & FASTENERS SHALL BE ACCESSIBLE TO MAINTENANCE.
3. GRATES SHALL BE MINIMUM 40 SQUARE FEET IN SIZE, AND 2 SEPARATE PIECES, UNLESS OTHERWISE SPECIFIED ON THE PLANS. SLOT OPENINGS IN GRATE DESIGN SHALL HAVE 3/8" MAXIMUM WIDTH. GRATE DESIGNS AND INSTALLATION SHALL BE IN ACCORDANCE WITH CURRENT ADA STANDARDS AND THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE, WITH A MINIMUM UNIFORM LIVE LOAD OF 250 POUNDS PER SQUARE FOOT IN SIDEWALKS.
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.



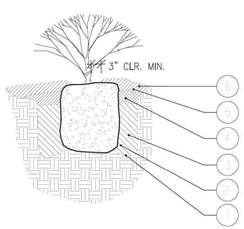
NOTE: SEE PLANT LEGEND FOR SPACING (WIDTH) FOR EACH PLANT SPECIES.

PLANT SPACING



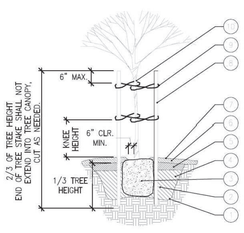
NOTE: FINISH ELEVATION IS MEASURED AFTER SOIL PREPARATION AND FIRMING OF SOIL BY WETTING FROM IRRIGATION SYSTEM TO MINIMIZE FUTURE SETTLING.

GRADE AT EDGE OF PAVING



SHRUB PLANTING NOTES:
1. EXCAVATE PLANTING PIT MIN. TWICE AS WIDE AS ROOT BALL AND 1/2" LESS IN DEPTH THAN THE SOIL CONTAINER. SOIL AT BOTTOM OF PIT SHOULD BE FIRM AND SLIGHTLY MOUNDED. SCARIFY EDGES OF PIT.
   1.1. AFTER EXCAVATION OF PIT, FILL HOLE WITH WATER AND ENSURE THAT IT DRAINS WITHIN ONE HOUR. IF WATER DOES NOT DRAIN USE AUGER TO BREAK THROUGH HARDPAN. FILL HOLE 1-2 MORE TIMES IF SOIL IS DRY. IF HOLE DOES NOT DRAIN NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY.
   1.2. DRENCH PLANT ROOTBALL BY DUNKING INTO WATER (OR MYCORRHIZAL DRENCH IF LIQUID PRODUCT IS USED) PRIOR TO PLACING IN HOLE, FOR CONTAINER SIZES LESS THAN 15 GAL. FOR 15 GAL. DRENCH IN CONTAINER.
2. ADD MYRCORRHIZAL FUNGI DIRECTLY TO PLANT ROOTS PER PRODUCT LABEL. (TRI C MYCO REVIVAL PLUS) SET PLANT ROOT BALL IN HOLE PLUMB AND CENTERED WITH COLLAR 1" HIGHER THAN FINISHED GRADE.
3. USE 10% COMPOST AND 90% NATIVE SOIL TO BACKFILL HOLE TO 2/3 OF ROOTBALL, MOISTENING AND TAMPING ALL AROUND.
4. FILL REMAINING PORTION OF PIT TO THE TOP OF ROOTBALL WITH MORE BACKFILL MIX. ENSURE PLANT COLLAR IS STILL 1" HIGHER THAN GRADE. PROVIDE POSITIVE DRAINAGE AWAY FROM ROOTBALL.
5. APPLY 3-4" SHREDDED BARK MULCH (ORGANIC, WEED AND DISEASE FREE) TOP DRESSING AROUND ENTIRE ROOTBALL AREA, STAYING 3" AWAY FROM COLLAR OF PLANT.
6. AFTER PLANTING, WATER THOROUGHLY ALLOWING MULCH TO SETTLE AND WATER TO SOAK IN. REPEAT THOROUGH WATERING.

SHRUB PLANTING



TREE PLANTING NOTES:
1. EXCAVATE PLANTING PIT MIN. TWICE AS WIDE AS ROOT BALL AND 1/2" LESS IN DEPTH THAN THE SOIL CONTAINER. SOIL AT BOTTOM OF PIT SHOULD BE FIRM AND SLIGHTLY MOUNDED. SCARIFY EDGES OF PIT.
   1.1. AFTER EXCAVATION OF PIT, FILL HOLE WITH WATER AND ENSURE THAT IT DRAINS WITHIN ONE HOUR. IF WATER DOES NOT DRAIN USE AUGER TO BREAK THROUGH HARDPAN. FILL HOLE 1-2 MORE TIMES IF SOIL IS DRY. IF HOLE DOES NOT DRAIN NOTIFY G3LA/WBMWD IMMEDIATELY.
   1.2. ADD MYRCORRHIZAL FUNGI DIRECTLY TO PLANT ROOTS PER PRODUCT LABEL.
2. SET PLANT ROOT BALL IN HOLE PLUMB AND CENTERED WITH COLLAR 1" HIGHER THAN FINISHED GRADE.
3. USE 10% COMPOST AND 90% NATIVE SOIL TO BACKFILL HOLE TO 2/3 OF ROOTBALL, MOISTENING AND TAMPING ALL AROUND.
4. FILL REMAINING PORTION OF PIT TO THE TOP OF ROOTBALL WITH MORE BACKFILL MIX. ENSURE PLANT COLLAR IS STILL 1" HIGHER THAN GRADE. PROVIDE POSITIVE DRAINAGE AWAY FROM ROOTBALL.
5. APPLY 3-4" SHREDDED BARK MULCH (ORGANIC, WEED AND DISEASE FREE) TOP DRESSING AROUND ENTIRE ROOTBALL AREA, STAYING 6" AWAY FROM TREE COLLAR.
6. AFTER PLANTING, WATER THOROUGHLY ALLOWING MULCH TO SETTLE AND WATER TO SOAK IN. REPEAT THOROUGH WATERING.
7. 2" DIAMETER UNTREATED LODGE POLE PINE TREE STAKE, 2 PER TREE. STAKES SHALL EXTEND A MIN. OF 2' INTO UNDISTURBED SOIL, NEXT TO ROOTBALL.
8. TREE STRAP -- USE VIT CLINCH TREE TIES, OR APPROVED EQUIVALENT, LENGTH AS REQUIRED, 2 PER TREE, NAILED OR SCREWED TO STAKE. FASTEN TO ALLOW FOR 3"-6" TREE MOVEMENT IN WIND.
9. TREE TIES SHALL BE PLACED 2"-3" ABOVE THE WIND LOAD POINT AND A SECOND SET PLACED AT KNEE HEIGHT AND SHALL BE REMOVED AFTER THE FIRST YEAR.

NOTES FOR STANDARD 24" BOX AND LARGER TREES
10. REMOVE NURSERY STAKES.
11. MAINTAIN A SINGLE LEADER FOR STANDARD TREES. DISCUSS INSTALL PRUNING WITH LANDSCAPE ARCHITECT. PRUNE ANY DEAD WOOD WITH FLUSH CUTS, USE CLEAN PRUNERS, CLEAN OUT SMALL STEMS AND SUCKERS BELOW LOWEST BRANCHES.
12. REMOVE PLANT TAGS AND KEEP IN SINGLE PLACE FOR LANDSCAPE ARCHITECT.
13. TREE IN CONTAINER OR LARGER SHALL RECIEVE TWO STAKES PER THIS DETAIL UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT.

TREE PLANTING AND STAKING

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, CLODS 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 TUBING 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.

DIGALERT

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LANDSCAPE PAGE 2

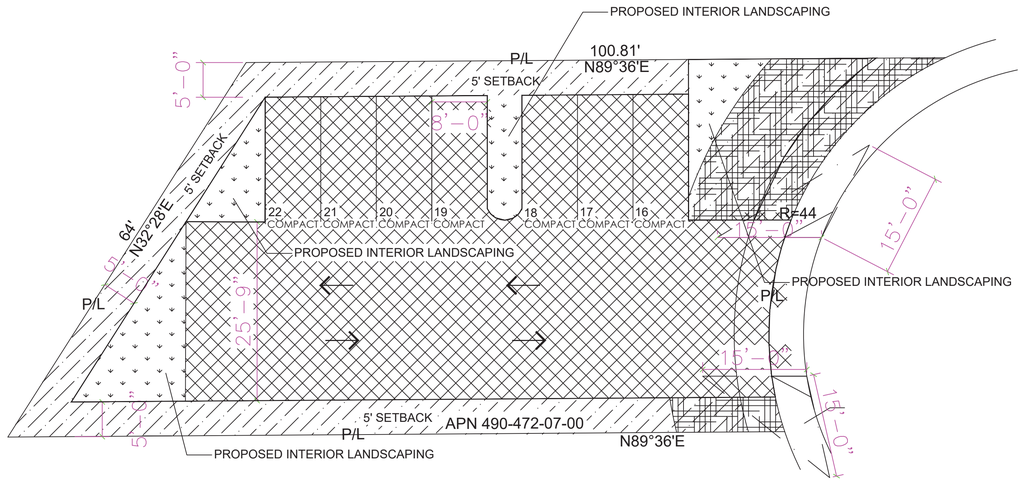
THIRD STORY ADDITION
5264 WOOD ST
LA MESA, CA 91942

REGISTERED PROFESSIONAL ENGINEER GEORGE GAZALLO No. 84006 09-30-25 CIVIL STATE OF CALIFORNIA

DRAWN BY : GAZALLO

DATE: 04/10 /2023

LS-2



PERIMETER YARD LANDSCAPE

FRONT YARD PLANTING AREA

PARKING USE AREA 3,178 SQ.FT.

INTERIOR PLANTING AREA 503 SQ.FT.

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

PARKING LANDSCAPE CALCULATION REQUIREMENT:
10% PARKING USE AREA

PARKING USE AREA: 3,178 SQFT
10% OF PARKING USE AREA: 318 SQFT

INTERIOR PLANTING AREA PROVIDED: 503 SQFT

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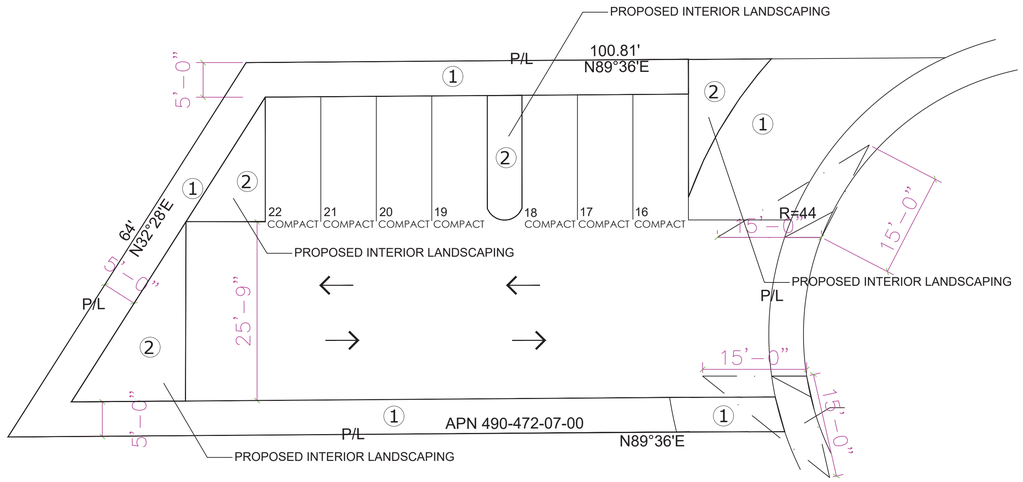

WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotransipiration (Eto) **50.4** INCHES

Landscape area	PF	Irrigation Method	Irrigation Efficiency	ETAF (PF/IE)	Landscape Area (sq. ft)	ETAF x Area	ESTIMATED TOTAL WATER USE (ETWU)
ZONE 1 LOW WATER	0.3	Drip	0.81	0.37	1571	581.9	18181.7
ZONE 2 MODERATE WATER	0.5	Drip	0.81	0.62	503	310.5	9702.3
TOTALS					2074	892.3	27884.0
					(A)	(B)	
SPECIAL LANDSCAPE AREAS							
TOTALS					0	0	
					(C)	(D)	
						ETWU TOTAL	27,884
					MAXIMUM ALLOWED WATER ALLOWANCE (MAWA)		29,164

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

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

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

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

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

27,884 < 29,164
ETWU COMPLIES WITH MAWA

HYDROZONES

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

ZONE	2
WUCOLS:	MOD
AREA:	503
TOTAL ZONE FLOW:	5.03
PRECIP. RATE:	0.96 in/hr
EMMITER FLOW:	0.9 GPH
3/4" PIPE	

WATERING SCHEDULE

WATER DURING INTIAL PLANTING PERIOD:
SHRUB AND GROUNDCOVERS SYSTEMS: 30 MINUTES 1X PER DAY FOR FIRST 10 DAYS

SPRING WATERING DURING PLANT ESTABLISHMENT
TREE, SHRUB AND GROUNDCOVER SYSTEMS: 30 - 35 MINUTES 2X PER WEEK

SUMMER WATERING AFTER PLANT ESTABLISHMENT
TREE, SHRUB AND GROUNDCOVER SYSTEMS: 45 MINUTES 1X PER WEEK (FOR NATIVE OR DROUGHT TOLERANT PLANTS)

FALL WATERING AFTER PLANT ESTABLISHMENT
TREE, SHRUB AND GROUNDCOVER SYSTEMS: 35-45 MINUTES 2X PER WEEK (FOR NATIVE OR DROUGHT TOLERANT PLANTS)

WINTER WATERING AFTER PLANT ESTABLISHMENT
TREE, SHRUB AND GROUNDCOVER SYSTEMS: 40 MINUTES 1X PER WEEK (SUPPLEMENTAL WATER ONLY REQUIRED IN DROUGHT CONDITIONS)

NOTE:
1. "WATERING SCHEDULE IS PROVIDED AS A GENERAL GUIDELINE. TIME AND DAYS PER WEEK SHALL BE ADJUSTED WATERING SCHEDULE IS PROVIDED AS A GENERAL GUIDELINE. TIME AND DAYS PER WEEK SHALL BE ADJUSTED BASED ON WEATHER CONDITIONS, PLANT TYPE, SOIL, ETC."
2. "ESTABLISHMENT IS TYPICALLY FIRST 3-6 MONTHS ESTABLISHMENT IS DEFINED AS FIRST YEAR"
3. "I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE."

STATIC WATER PRESSURE
1- CONTRACTOR SHALL VERIFY EXISTING STATIC WATER PRESSURE ONSITE
2- STATIC PRESSURE: 70 PSI
3- CONTRACTOR SHALL VERIFY SIZE OF EXISTING WATER METER ONSITE

DRIP APPLICATION RATE: 0.96 in/hr
"A minimum 2-inch layer of mulch shall be aplied on all expose soil surfaces of planting areas except turf areas, creeping or rooting groundcoves, or direct seeding applications where mulch is contraindicated."
"Unless contradicted by a soils test, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil."

Irrigation Efficiency Default Value for overhead 0.75 and drip 0.81.

Plant Water Use Type	Plant Factor
Very Low	0-0.1
Low	.1-.3
Medium	0.4-0.6
High	0.7-1.0
SLA	1

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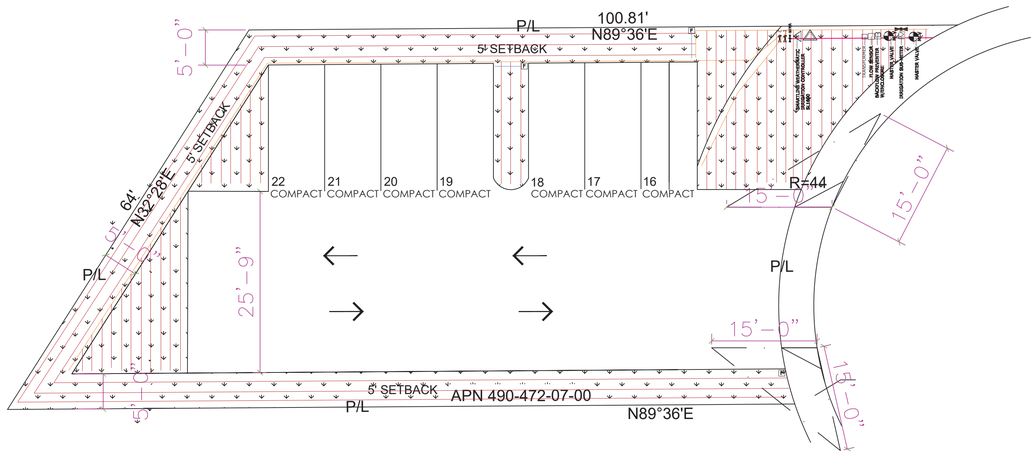

IRRIGATION LEGEND

QUANTITY	SYMBOL	DESCRIPTION	DETAIL
METERS/PUMPS			
1		1 INCH IRRIGATION SUB-METER DLJ 100	IR-2/5
BACKFLOW DEVICES			
1		FEBCO 860 - 1" W/ GUARDSHACK ENCLOSURE "N PATTERN"	IR-3/5 IR-2/9
CONTROL VALVES			
2		RAIN BIRD XCZ-LF-100-PRF (30 psi)	IR-2/3
1		MASTER VALVE - RAIN BIRD 100 - PEB	IR-2/8
IRRIGATION ACCESORIES			
1		SMARTLINE WEATHERMATIC SL 1600	IR-2/1
1		WEATHERMATIC WEATHER SENSOR SLW10	IR-2/2
2	F	NETAFIM MANUAL LINE-FLUSHING VALVE - #TLSOV	IR-3/4
2		PRESSURE REGULATOR (INCLUDED WITH VALVE)	IR-2/3
2		DRIP FILTER (INCLUDED WITH VALVE)	IR-2/3
2		NIBCO 1" ISOLATION VALVE (BALL VALVE)	IR-2/4
1		RAINBIRD FLOW SENSOR	IR-2/7
MAINLINE PIPE			
20 ft		SCHEDULE 40 1"	
LATERAL PIPE			
200 ft		SCHEDULE 40 3/4"	
PVC SLEEVES			
-		2" CLASS 200 PVC	IR-2/6
DRIP TUBING			
1,300 ft		NETAFIM TLCV6-12	IR-3/1 IR-3/2 IR-3/3
10 ft		1/2" BLANK POLYETHYLENE TUBING	
TBD	SEE DETAILS PAGE	NETAFIM MICRO TUBING ADAPTOR - TLMTUBEADP	
TBD	SEE NOTES	NETAFIM EMITTER PLUG - TLDPLUG	

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
EMMITER FLOW:	0.9 GPH
3/4" PIPE	

ZONE	2
WUCOLS:	MOD
AREA:	503
TOTAL ZONE FLOW:	5.03
PRECIP. RATE:	0.96 in/hr
EMMITER 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. CHECK WATERING HISTROY ON CONTROLLER.
3. CHECK THAT ALL DATA IN CONTROLLER ARE CURRENT AND CORRECT.
4. TURN ON ALL ZONES AND WALK THROUGH TO ENSURE PROPER FUNCTION OF ALL COMPONENTS.

EVERY SIX MONTHS:

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

ANNUALLY:

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

GENERAL IRRIGATION NOTES

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

IRRIGATION DETAIL NOTES

DRIP

1. ALL PLANTED AREAS ARE DRIPPED WITH NETAFIM TLCV6-12 GRID. THE EMITTER SPACING IS 12" AND THE ROW SPACING FOR ALL ZONES IS 12"

2. ALL DRIP GRIDS HAVE BEEN POSITIONED TO BE SITUATED ON THE CONTOUR OF THE SLOPE. WHEN INSTALLING RIDS, ENSURE LINES OF THE GRID ARE PARALLEL TO THE SLOPE

3. ENSURE THAT ALL PLANTS HAVE ONE EMITTER POSITIONED ON THE ROOTBALL. IF AN EMITTER DOES NOT FALL DIRECTLY ON TOP OF A ROOTBALL, USE THE NETAFIM MICRO TUBING ADAPTOR PLUGGED INTO A NEARBY NETAFIM INLINE EMITTER, AND RUN 1/4" DRIP TUBE ONTO ROOTBAKK AND STAKE DOWN.

4. THE DRIP ZONES HAVE DASHED LINES DRAWN IN MARKING THE POSITIONS 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 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.

6. ON THE EDGES OF THE DRIP ZONES, START THE EMITTER LINE ROWS NO MORE THAN 4" FROM THE HARDSCAPING EDGE.

7. THE SUPPLY AND EXHAUST HEADERS FOR EACH SUB-GRID CONSIST OF 1/2" BLANK POLYETHYLENE TUBING.

8. DRIP GRIDS AND SUB-GRIDS HAVE A FLUSH POINT AT THE HYDRAULIC OPPOSITE END OF THE SUPPLY HEADER. INSTALL PER INSTALLATION DETAIL.

9. TEMPORARILY PLUG ANY EMITTER THAT WILL NOT BE NEEDED WITH NETAFIM PLUG. THIS PLUG CAN BE EASILY REMOVED LATER, WHEN THE ROOTS HAVE REACHED THAT AREA.

VALVES

1. VALVES ARE 3/4" RAIN BIRD CONTROL ZONE KITS WITH PRE-INSTALLED FILTERS AND 30 PSI PRESSURE REGULATORS. THEY ARE TO BE INSTALLED PER INSTALLATION DETAIL.

2. VALVE MANIFOLDS HAVE AN ISOLATION VALVE DIRECTLY UPSTREAM.

PIPES

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

CONTROLLER, WEATHER SENSOR AND IRRIGATION SUB-METER

1. THE IRRIGATION CONTROLLER IS A 16-STATION WEATHERMATIC SL1600 SMART CONTROLLER

2. WEATHERMATIC WEATHER SENSOR SLW10 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

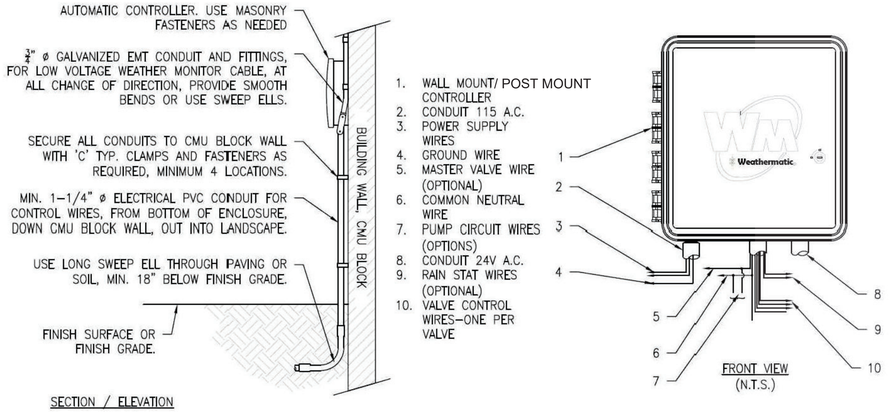
THIRD STORY ADDITION
5264 WOOD ST
LA MESA, CA 91942

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER J. GAZALLO
No. 84006
09-30-25
CIVIL
STATE OF CALIFORNIA

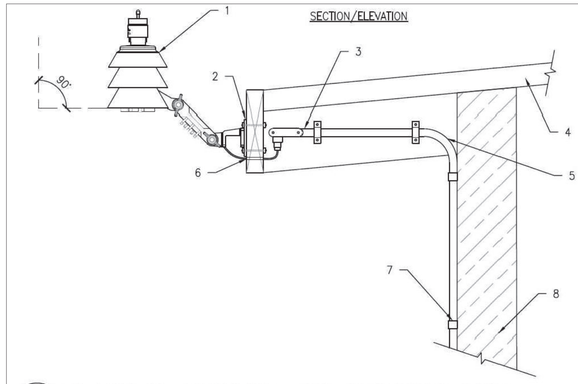
DRAWN BY :
GAZALLO

DATE: 04/10 /2023

IR-1

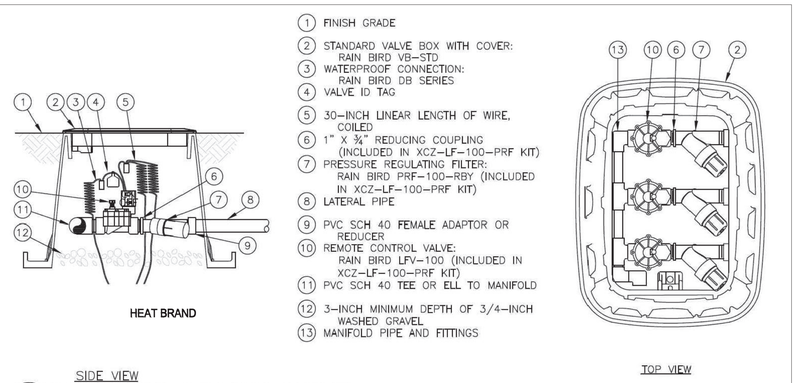


1 IRRIGATION SYSTEM CONTROLLER

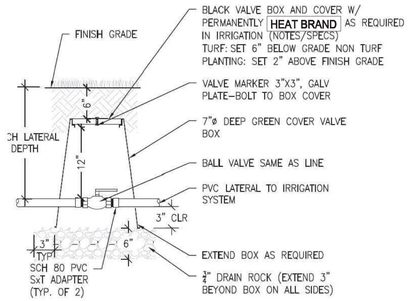


1. NEW WEATHER MONITOR, SEE IRRIGATION LEGENDS AND NOTES FOR MODEL AND MFG.
2. MOUNT WEATHER MONITOR ON BUILDING EAVE AS SHOWN, WITH BRACKET PROVIDED BY MFG. PER DETAILS, NOTES AND MFG. DIRECTIONS. SET MONITOR PLUMB AND LEVEL.
3. 'L' TYPE CONDUIT OUTLET BODY WITH WEATHER TIGHT RUBBER COMPRESSION FITTING AT END OF ¾" ø GALVANIZED EMT CONDUIT WITH FITTINGS REQUIRED.
4. BUILDING PROOF.
5. AT ALL CHANGE OF DIRECTIONS IN CONDUIT, PROVIDE SMOOTH BEND OR USE SWEEP ELLS, SIZE TO MATCH.
6. DRILL CLEARANCE HOLE THROUGH WOOD EAVE TO EASILY FEED CABLE FROM WEATHER MONITOR TO NEW CONDUIT.
7. SECURE ALL CONDUITS TO SIDE OF WOOD ROOF RAFTER AND CMU BUILDING WALL WITH TYP. CLAMPS AND FASTENERS AS REQUIRED, CLAMPS, MIN. 4 LOCATIONS.
8. BUILDING WALL, CMU BLOCK.

2 WEATHER MONITOR ON BUILDING EVE



3 DRIP ZONE CONTROL VALVE



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

DLJ Epoxy Coated Bronze Water Meters
Models DLJ 50, DLJ 75, DLJ 7575, DLJ 100

Description

Operation The DLJ 50, 75, 7575 and 100 are multijet (internal) 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 multijets complies with AWWA C708 and ISO 4064 Class B standards.

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

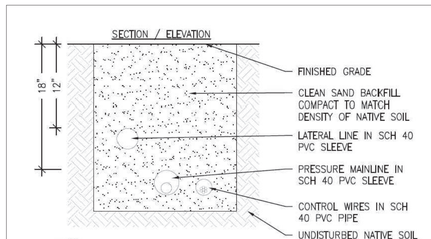
Application The DLJ meter is for use only with cold water up to 122 degrees F (50 degrees C)

Construction The 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 tested and set).

Specifications				
Characteristics	DLJ 50 5/8" x 9.2"	DLJ 75 5/8" x 3/4"	DLJ 7575 3/4" x 3/4"	DLJ100 1"
Flow Rating (gpm)	20	20	35	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
Sweep Hand Registers (Gallons)	10	10	10	10
Register Capacity (Millions of Gallons)	10	10	10	10

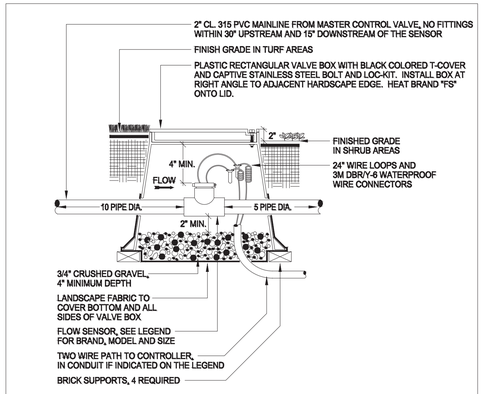
NOTE: INSTALL WATER METER IN STANDARD RECTANGULAR VALVE BOX.

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



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.

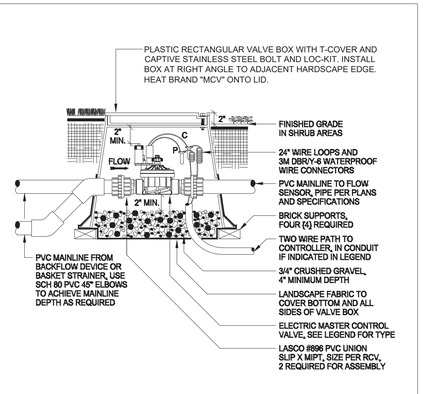
6 UNDERGROUND SLEEVING



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

SECTION VIEW - N.T.S.

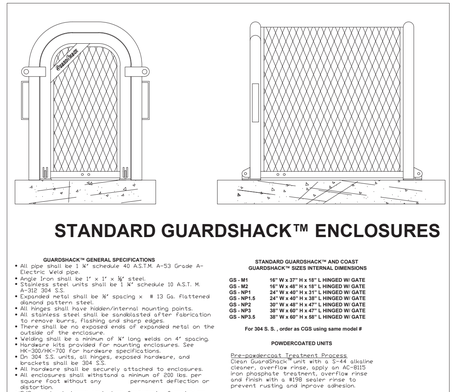
7 FLOW SENSOR



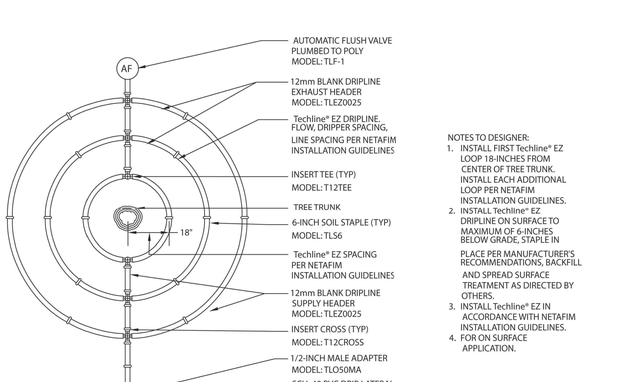
NOTE:
USE STANDARD OPENINGS PROVIDED IN VALVE BOX FOR PIPE, DO NOT CUT BOX.

SECTION VIEW - N.T.S.

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.

10 Techline® EZ TWO TREE RING LAYOUT
NOT TO SCALE
NETAFIM
DETAIL - EZ132

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IRRIGATION PAGE 2

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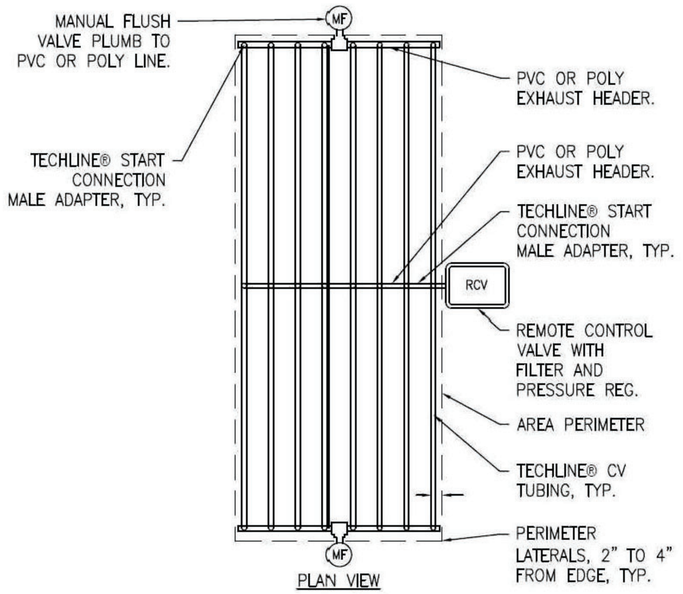
REGISTERED PROFESSIONAL ENGINEER GEORGE T. GAZALLO No. 84006 09-30-25 CIVIL STATE OF CALIFORNIA

DRAWN BY : GAZALLO

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.

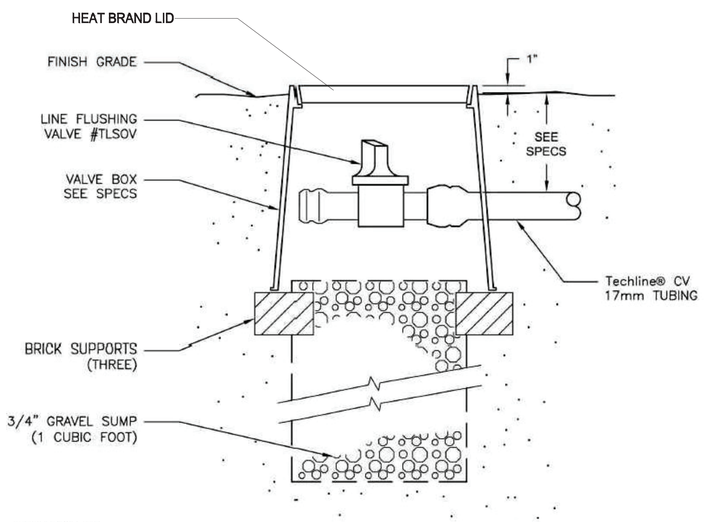
2 DRIPPER PLUG RING

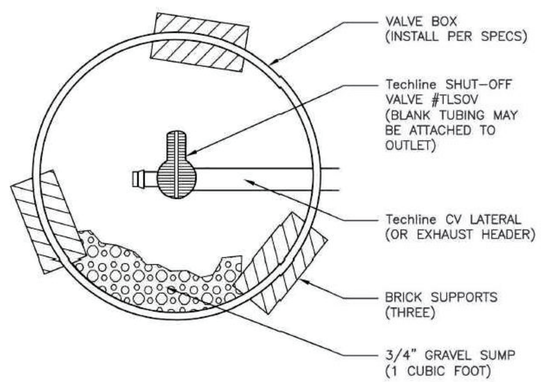
TO ENSURE THAT EACH NEW PLANT HAS AN EMITTER ON ITS ROOT BALL, USE THIS ADAPTOR FROM NETAFIM. IT IS CALLED A MICRO TUBING ADAPTOR. THE MODEL NUMBER IS: TLMTUBEADP.

CLIP THIS ADAPTOR ONTO THE NEAREST INLINE EMITTER IN THE GRID TO THE PLANT. THEN ATTACH A LENGTH OF ¼" DRIP TUBING, AND RUN IT TO THE TOP OF THE ROOT BALL, AND STAPLE IT DOWN.

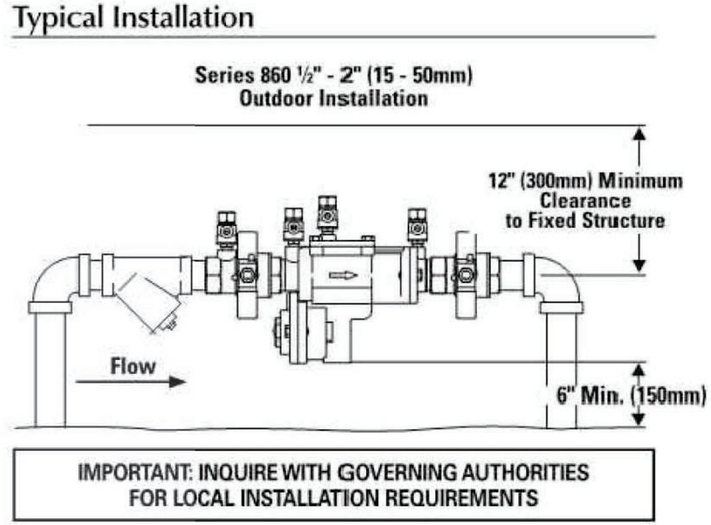
THIS ADAPTOR AND ¼" TUBING MAY BE REMOVED AFTER THE ROOTS OF THE PLANTS MOVE OUT INTO THE NATIVE SOIL.

3 NETAFIM MICRO–TUBING ADAPTOR





4 NETAFIM TECHLINE CV MANUAL FLUSHLINE VALVE



5 BACKFLOW PREVENTER

SEE BACKFLOW ENCLOSURE ON SHEET L8, DETAIL 9

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