

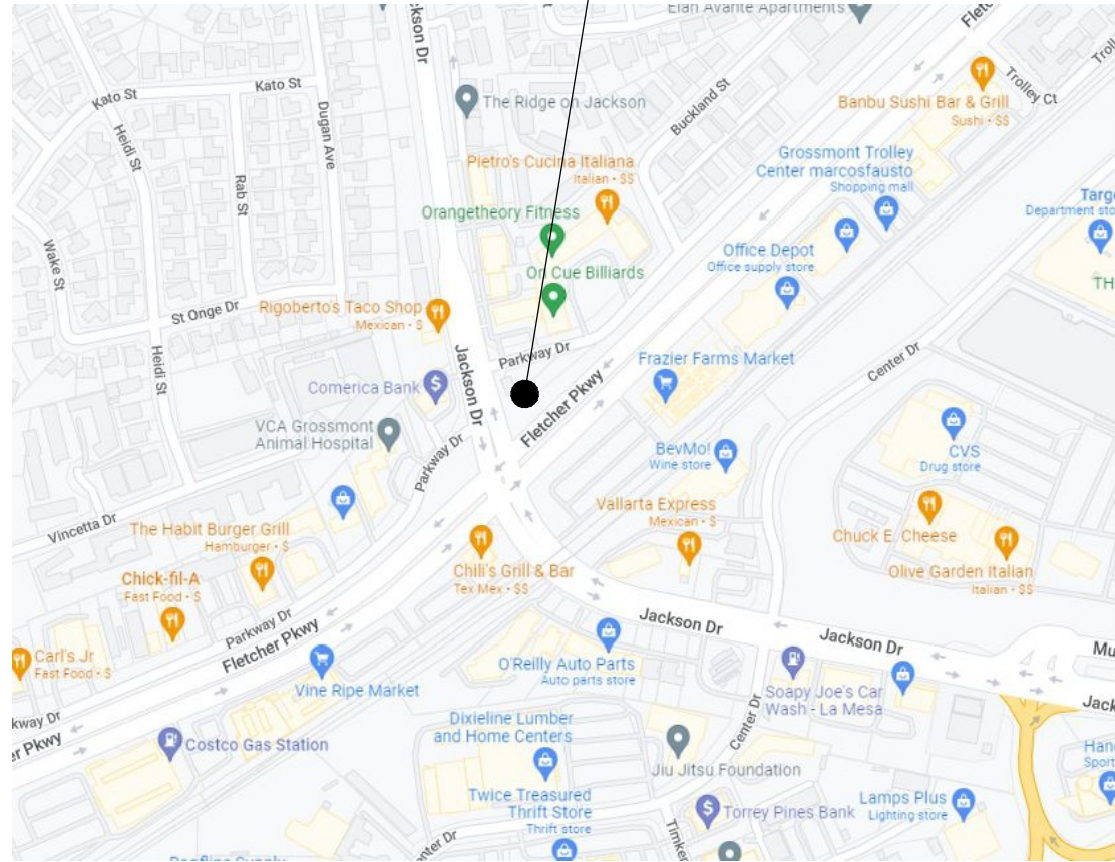
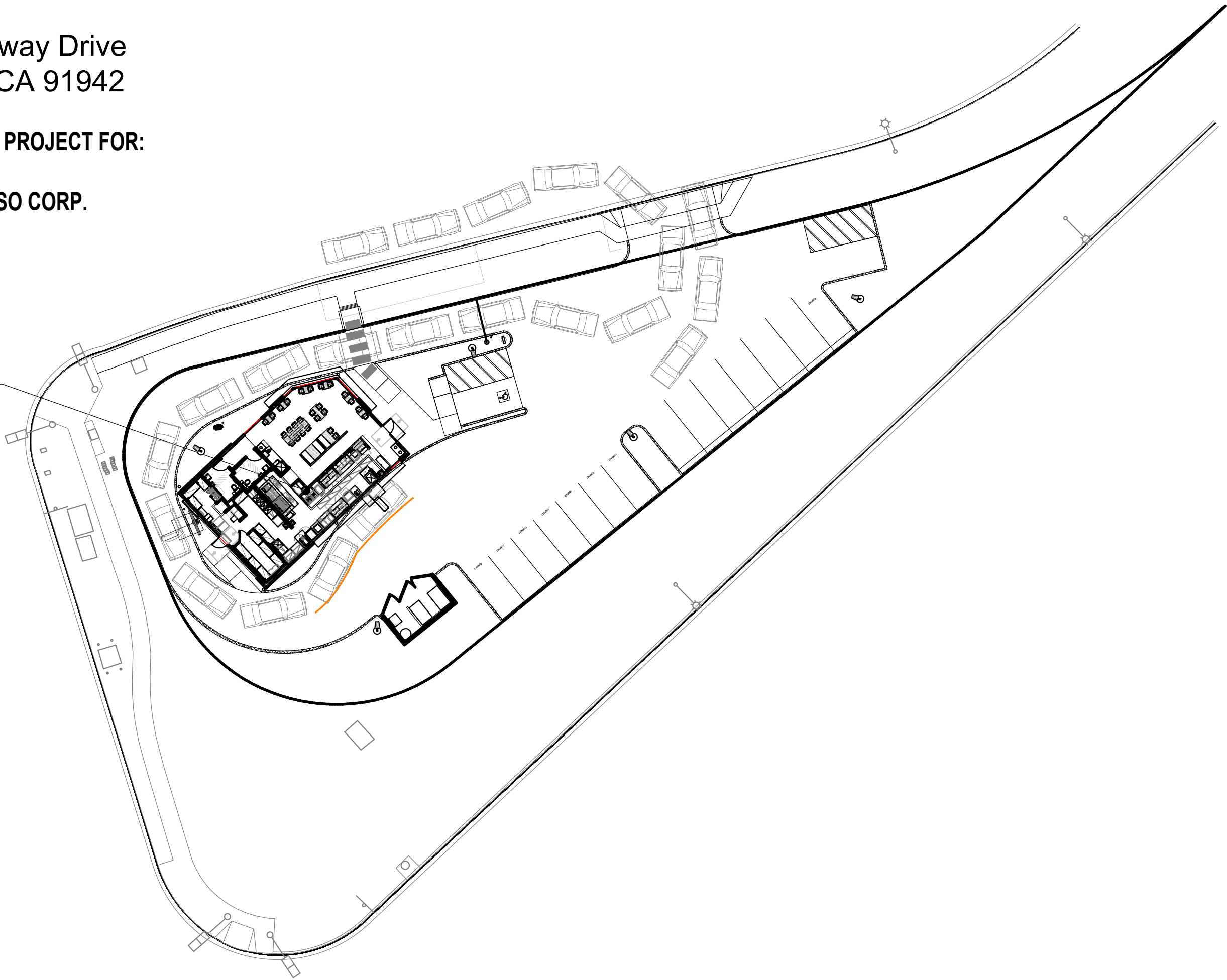


LOCATED AT:

8303 Parkway Drive
La Mesa, CA 91942

A RESTAURANT PROJECT FOR:

CALI QUESO CORP.



VICINITY MAP



KEY PLAN

LEGAL DESCRIPTION:

ALL THAT PORTION OF LAND OF LOT 148 OF LA MESA COLONY, IN THE CITY OF LA MESA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 876, FILE IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 4, 1901, MORE PARTICULARLY SHOWN ON RECORD OF SURVEY _____, FILED IN SAN DIEGO COUNTY ON _____, 2022, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF SAID LOT 148 WITH THE NORTHWESTERLY BOUNDARY OF ROAD SURVEY 473 (KNOWN AS FLETCHER PARKWAY) AS DESCRIBED IN DEED TO THE COUNTY OF SAN DIEGO RECORDED JUNE 18, 1954 IN BOOK 5274, PAGE 446 OF OFFICIAL RECORDS;

THENCE ALONG SAID NORTHWESTERLY BOUNDARY AND THE SOUTHEASTERLY LINE OF A PUBLIC STREET EASEMENT RECORDED FEBRUARY 9, 1960 AT FILE NO. 26889 OF OFFICIAL RECORDS, SOUTH 46° 51' 47" WEST, 261.69 FEET TO THE EASTERLY LIMIT OF THAT PROPERTY DESCRIBED IN DEED RECORDED MAY 6, 2018, AS INSTRUMENT NO. 2018- 0185534 OF OFFICIAL RECORDS, TO THE POINT OF BEGINNING.

THENCE ALONG THE EXTERIOR LIMITS OF THE PROPERTIES DEDICATED AS INSTRUMENT NO. 2018-0185534 OF OFFICIAL RECORDS AND INSTRUMENT 2019-0067305 OF OFFICIAL RECORDS, RECORDED FEBRUARY 26, 2019, AS SHOWN ON SAID RECORD OF SURVEY _____, THROUGH THE FOLLOWING COURSES:

SOUTH 46° 51' 47" WEST, 91.71 FEET;

THENCE SOUTH 51° 00' 17" WEST, 189.80 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 50.00 FEET;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 70° 06' 07", AN ARC DISTANCE OF 61.18 FEET, TO THE BEGINNING OF A COMPOUND TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 49.91 FEET;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 38° 15' 48", AN ARC DISTANCE OF 33.33 FEET;

THENCE NORTH 20° 37' 48" WEST, 29.73 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 23.00 FEET;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 96° 59' 03", AN ARC DISTANCE OF 42.32 FEET;

THENCE NORTH 76° 21' 15" EAST, 187.93 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 230.00 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29° 29' 28", AN ARC DISTANCE OF 118.38 FEET, TO THE POINT OF BEGINNING. AREA: 16,794 SQUARE FOOT MORE OR LESS.

ASSESSORS PARCEL NUMBER(s) (APN):490-592-04-00 and 490-592-02-00

CONSTRUCTION PHASE NOTE

ARCHITECT'S DESIGN WITHOUT CONSTRUCTION PHASE SERVICES

SINCE DIRECT CONSTRUCTION OBSERVATIONS AND REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INCLUDED AS PART OF THE ARCHITECT'S BASIC SERVICES, IT IS UNDERSTOOD THAT SUCH RESPONSIBILITIES WILL BE ASSUMED BY OTHERS. THE ARCHITECT OF RECORD AVALYS ITSELF TO THE CLIENT, THE CONTRACTOR, AND ANY OTHER PARTIES AS NECESSARY (VIA TELEPHONE, FAX, AND EMAIL) IN ORDER TO ASSIST IN PROVIDING CLARIFICATIONS OR RESOLVING ISSUES AND PROBLEMS THAT MAY ARISE. ALTHOUGH MANY ISSUES CAN BE EASILY ADDRESSED WITHOUT THE ARCHITECT'S INVOLVEMENT, THERE ARE TIMES WHEN PARTICIPATION IS ADVISABLE. DETERMINATION OF WHEN INVOLVEMENT IS APPROPRIATE IS LEFT TO THE PROFESSIONAL DISCRETION OF THE CONTRACTOR. IT IS UNDERSTOOD THAT THE CLIENT AND/OR THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR INTERPRETATION OF THE DRAWINGS, AND ANY OTHER SUPPLEMENTAL INFORMATION, AND WHEN THE ARCHITECT IS DENIED THE OPPORTUNITY TO PROVIDE CLARIFICATIONS OR PARTICIPATE IN CHANGES TO THE DESIGN OR THE RESOLUTION OF ISSUES OR PROBLEMS, ALL PARTIES WAIVE ANY CLAIMS AGAINST THE ARCHITECT THAT MAY BE IN ANY WAY CONNECTED THERETO. THE ARCHITECT OF RECORD IS HELD HARMLESS FROM LOSS, CLAIM, OR COSTS ARISING OR RESULTING FROM MODIFICATIONS OR CHANGES MADE TO THE DESIGN (WITHOUT THE KNOWLEDGE OF THE ARCHITECT) DUE TO CONDITIONS OR CIRCUMSTANCES (ANTICIPATED OR NOT) BEYOND THE ARCHITECT'S CONTROL.

CRITICAL PLUMBING NOTE

THE RELATIONSHIP BETWEEN FLOOR SINKS AND NEW WALLS IS CRITICAL TO THE FINAL FIXTURE / EQUIPMENT LAYOUT. FLOOR SINKS AS SHOWN ON THE KITCHEN PLUMBING PLANS ARE DIMENSIONALLY LOCATED OFF OF NEW PARTITIONS, AND THEREFORE THE CONTRACTOR MUST COMPLETE PLAN LAYOUT ON SLAB PRIOR TO FINAL LOCATION OF FLOOR SINKS FOR ACCURATE FINAL PLACEMENT.

CODE / BUILDING INFORMATION

BUILDING CODES:	
BUILDING:	2022 CALIFORNIA BUILDING CODE
MECHANICAL:	2022 CALIFORNIA MECHANICAL CODE
ELECTRICAL:	2022 CALIFORNIA ELECTRICAL CODE
PLUMBING:	2022 CALIFORNIA PLUMBING CODE
ENERGY:	2022 CALIFORNIA ENERGY CODE
	2022 CALIFORNIA GREEN CODE
FIRE:	2022 CALIFORNIA FIRE CODE
BUILDING INFORMATION:	
ZONING CLASSIFICATION:	C-G-D (GENERAL COMMERCIAL / GROSSMONT SPECIFIC PLAN OVERLAY / URBAN DESIGN OVERLAY)
CONSTRUCTION TYPE:	V - B
STORIES:	ONE (EXISTING SINGLE STORY COMMERCIAL STRUCTURE)
SCOPE OF WORK:	NEW GROUND UP BUILDING WITH DRIVE-THRU. DEMOLITION OF EXISTING BUILDING, NEW PARKING LOT, PAVING, AND PEDESTRIAN ACCESS.
LEASE AREA:	1,903 SQ. FT.
FIRE PROTECTION:	FULL HOOD SUPPRESSION, PORTABLE FIRE EXTINGUISHERS
INTERIOR FINISHES:	CLASS C FLAME SPREAD RATING
NUMBER OF EMPLOYEES:	8 MAX
OCCUPANCY/USE:	A2 - RESTAURANT

GENERAL NOTES

- GC TO VERIFY QUANTITY & LOCATIONS OF FIRE EXTINGUISHERS WITH LOCAL AUTHORITIES. FIRE EXTINGUISHERS TO BE SUPPLIED BY KEC AND INSTALLED BY G.C. - REFER TO FLOOR PLAN FOR LOCATIONS
- G.C. TO PROVIDE FIRE DEPARTMENT REQUIRED KEY BOX. COORDINATE LOCATION AND TYPE WITH LOCAL AUTHORITIES.
- REFER TO MEP DRAWINGS AND RESPONSIBILITY SCHEDULE FOR INFORMATION REGARDING FIRE ALARM SYSTEM - SYSTEM BY GENERAL CONTRACTOR
- LOCATE EMERGENCY LIGHTS IN DINING AREAS SUCH THAT THEY DO NOT INTERFERE WITH WALL DECOR. COORDINATE WITH OWNER.

PROJECT TEAM DIRECTORY

QDOBA DIRECTOR OF CONSTRUCTION & DESIGN COMPANY: QDOBA MEXICAN EATS CONTACT: KYLE BROWN ADDRESS: 350 CAMINO DE LA REINA, STE 400 SAN DIEGO, CA 92108 PHONE: (405) 406-2010 EMAIL: kyle.brown@qdobacm	ARCHITECTURAL PROJECT MANAGER COMPANY: LINGLE DESIGN GROUP, INC. CONTACT: KYLE BENNEHOFF ADDRESS: 158 W. MAIN ST LENA, IL 61048 PHONE: (815) 369-9155 EMAIL: kylebennehoff@lingledesign.com	ARCHITECT OF RECORD COMPANY: LINGLE DESIGN GROUP, INC. CONTACT: CARL LINGLE ADDRESS: 158 W. MAIN ST LENA, IL 61048 PHONE: (815) 369-9155 EMAIL: carllingle@lingledesign.com
QDOBA CONSTRUCTION PROJECT MANAGER COMPANY: QDOBA MEXICAN EATS CONTACT: JAMAL FARHA ADDRESS: 350 CAMINO DE LA REINA, STE 400 SAN DIEGO, CA 92108 PHONE: (607) 712-6716 EMAIL: jamal.farha@qdobacm	FRANCHISEE COMPANY: CALI QUESO CORP CONTACT: KARAN GOGRI ADDRESS: 43575 MISSION BLVD, #707 SAN DIEGO, CA 94539 PHONE: (510) 449-9420 EMAIL: karan@gogris.com	MEP ENGINEER OF RECORD COMPANY: APPLIED ENGINEERING GROUP, LTD. CONTACT: DAN RHODES ADDRESS: 740 E. BOARD ST BLACKLICK, OH PHONE: (614) 322-7050 EMAIL: dabr@aeigd.com
QDOBA CONSTRUCTION PROJECT MANAGER COMPANY: QDOBA MEXICAN EATS CONTACT: CORY NIEDERHAUS ADDRESS: 350 CAMINO DE LA REINA, STE 400 SAN DIEGO, CA 92108 PHONE: (858) 761-8934 EMAIL: cory.niederhaus@qdobacm		STRUCTURAL ENGINEER COMPANY: MCCOMAS/O'DONNELL & NACCARATO CONTACT: DOUG FISCHER ADDRESS: 450 EAST 96TH STREET, SUITE 175 INDIANAPOLIS, IN 46240 PHONE: (317) 580-0402 EMAIL: dfisher@o-o-n.com

ABBREVIATIONS

Ø □ Ø # (E) (N)	DIAMETER SQUARE FOOT/FEET AT CENTERLINE POUND OR NUMBER EXISTING NEW	BLKG. C/J CLG. CLR. C.M. C.M.U. C/O CONC. CONN. CONSTR. A.F.F. ALUM. APPROX. ARCH. A.S.R. BRD. BLDG. BLK.	CEILING JOIST CEILING CONSTRUCTION MANAGER CONCRETE MASONRY UNIT CLEANOUT CONNECTION CONSTRUCTION CONTINUOUS CONTRACTOR DOUBLE DEPARTMENT DETAIL DRINKING FOUNTAIN DIAMETER DIMENSION	DS. DWG. E. EA. ELEC. EL. EQ. EQUIP. E.W. EXIS. EXT. F.F. FIN. FIXT. FLR. F.L. FLOOR.	DOWN SPOUT DRAWING EAST EACH ELECTRICAL ELEVATION ELECTRICAL PANEL EQUAL EQUIPMENT EACH WAY EXISTING EXTERIOR FINISH FLOOR FINISH FIXTURE FLOOR FLOW LINE FLUORESCENT	F.H. F.O.F. F.O.S. F/S F.S.R. FT. FTG. FUT. GA. GALV. G.C. G.I. GL. GND. GR. GYP. HDR. HDW.	FIRE HYDRANT FACE OF FINISH FACE OF MASONRY FACE OF STUD FLOOR SINK FIRE SPRINKLER RISER FOOT/FEET FOOTING FUTURE GAUGE GALVANIZED GENERAL CONTRACTOR GALVANIZED IRON GLASS GROUND GRADE GYPSUM HEADER HARDWARE	HT. HOR. HVAC LD. IN. INSUL. INT. JOINT LAV. LAV. LT. L.M. LAV. LT. MAX. M.B. MECH. MET.	HEIGHT HOLLOW METAL HORIZONTAL HARDWOOD HEATING, VENTILATION AND AIR CONDITIONING INSIDE DIAMETER INCH INSULATION INTERIOR JOINT LAM. LAMINATED LAVATORY LIGHT MAXIMUM MACHINE BOLT MECHANICAL METAL	MFR. M.H. MIN. MISC. M.O. MTD. MUL. N. N.I.C. NO. N.T.S. O.A. O/C O.D. O.F.D. OPD. OPENING OPP.	MANUFACTURER MANHOLE MINIMUM MISCELLANEOUS MASONRY OPENING MOUNTED MULLION NORTH NOT IN CONTRACT NUMBER NOT TO SCALE OVERALL ON CENTER OUTSIDE DIAMETER OVERFLOW DRAIN OPENING OPPOSITE	PARTN. P.L. PLAS. PLBG. PLWD. P.T. Q.T.	PARTITION PROPERTY LINE PLASTER PLUMBING PLYWOOD PRESSURE TREATED QUARRY TILE RISER RADIUS ROOF DRAIN REFERENCE REFRIGERATOR REINFORCED REQUIRED RESILIENT ROOM ROUGH OPENING RIGHT OF WAY	S. S.A.N. S.A.T. S.C. SCHED. SECT. SHT. SHTG. SIM. SPEC. SQ. SSK. SS. STD. STL. STOR. SYM. T. T.B.	SOUTH SCALE AS NOTED SUSPENDED ACOUS TILE SOLID CORE SCHEDULE SECTION SHEET SHEATHING SIMILAR SPECIFICATION SQUARE SERVICE SINK STAINLESS STEEL STANDARD STEEL STORAGE STRUCTURAL SYMMETRICAL TREAD TOP OF BEAM	TEL. TELEPHONE T&G THK. T.O.C. T.O.P. T.O.S. T.O.W. TYP. UBC U.N.O. V.B. VERT. V.C.T. V.T.R.	TONQUE AND GROOVE THICKNESS TOP OF CURB TOP OF PARAPET TOP OF SHEATHING TOP OF WALL TYPICAL UNIFORM BUILDING CODE UNLESS NOTED OTHERWISE VINYL BASE VERTICAL VINYL COMPOSITION TILE VENT THROUGH ROOF WEST WITH W.C. W.D.	W.H. W/O W.R. WATER HEATER WITHOUT WATER RESISTANT
--------------------------------	--	--	---	---	--	--	---	---	---	--	---	---	---	--	---	--	--	---

SHEET INDEX

SHEET#	TITLE	REV	DATE
TS1.0	TITLE SHEET		
SITE DESIGN			
SD1.0	ARCHITECTURAL SITE PLAN		
SD1.1	ENLARGED DRIVE THRU EQUIPMENT PLAN		
SD1.2	DRIVE THRU EQUIPMENT DETAILS		
SD2.0	DUMPSTER PLAN AND ELEVATIONS		
ARCHITECTURAL			
G1.0	CODE ACCESSIBILITY / REFERENCE PLAN		
A3.0	ROOF PLAN		
A4.0	EXTERIOR ELEVATIONS		
A5.0	BUILDING SECTIONS		
CIVIL			
C-###	REFER TO CIVIL PLAN SHEET INDEX		



QDOBA MEXICAN EATS
350 CAMINO DE LA REINA, STE 400
SAN DIEGO, CA 92108

© ALL DRAWINGS AND WRITTEN MATERIAL CONTAINED HEREIN ARE THE PROPERTY OF THE ARCHITECT. THEY MAY NOT BE REVISED, COPIED, REPRODUCED, OR DISCLOSED IN ANY MANNER WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT



LINGLE DESIGN GROUP INC
158 W. MAIN ST.
LENA, IL 61048
815.369.9155
1764 BLAKE ST.
DENVER, CO 80202
303.974.5873
WWW.LINGLEDESIGN.COM



DATES:

RELEASE: -

P.M. UPDATES: -

SUBMITTAL DATE:

1: 03/17/2022

2: 05/11/2022

3: 06/09/2022

4: 12/09/2022

5: 03/17/2023

6: 04/19/2023

7: 06/15/2023

8: 07/27/2023

9: 10/11/2024

PERMIT/BID: 11/03/2023

CONSTRUCTION: -

REVISIONS

△	2024.01.04 - Health
△	-
△	-
△	-
△	-

SITE INFORMATION

OME #: 003039

ADDRESS:

8303 Parkway Drive
La Mesa, CA 91942

DRAWN BY: RG/KB

PROJECT #: 21-036

SCALE: --

TITLE
SHEET

TS1.0

SYMBOL LEGEND

	DETAIL NUMBER		DETAIL NUMBER
	SHEET NUMBER		SECTION MARKER
	EXTERIOR ELEVATION MARKER		SUB-DETAIL NUMBER
	INTERIOR ELEVATION MARKER		DETAIL NUMBER
	DETAIL MARKER		FINISH TYPE MARKER
	DESCRIPTION ELEVATION MARKER		DOOR TYPE
	WINDOW TYPE		WALL TYPE MARKER
	EQUIPMENT TYPE		KEY NOTE REFERENCE

PARKING & LANDSCAPE CALCULATIONS	
	Interior Parking Area = 10369 SQ. FT.
	10% of Interior Parking = 1037 SQ. FT.
	Proposed Interior Landscaping, Located Inside Property Line = 2008 SQ. FT.
	Required Landscaping For Off-Street Parking Areas, per City of La Mesa's Parking Standards, Located Within City Right-of-Way = 3425 SQ. FT.
	Additional Landscaping and Irrigation Area, Located Within City Right-of-Way = 14150 SQ. FT.



Parking Calculations:
Required: 1 for each 250 s.f. GLA, exclusive of the dining area,
plus 1 for each 3 persons seating capacity in the dining room
1231 s.f./ 250 = 5 (4.924)
32 seats/ 3 = 11
Total = 16
Provided: 8 Standard + 8 Compact = 16 Stalls
TABLE 11B-208.2 1 ADA (1.25)

SITE PLAN GENERAL NOTES

- A. REFER TO BASE SHELL CIVIL DRAWINGS, BY OTHERS, FOR SITE LOCATION, LOT LINES, LOT SETBACKS, SIDEWALKS, CURBS, UTILITIES, PARKING REQUIREMENTS AND SIGNAGE.
- B. REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE DESIGN.
- C. 36" MINIMUM ADA PATH OF TRAVEL REQUIRED TO REMAIN CLEAR AND UNOBSTRUCTED.

SITE PLAN KEY NOTES

- 1 NEW DIRECTIONAL SIGNAGE – REFER TO DETAIL 18/ SD1.2
- 2 EXISTING SIDEWALK, FIELD VERIFY WIDTH. GC TO WIDEN TO 5'-0", IF LESS THAN 5'-0" WIDE.
- 3 NEW SITE DIRECTIONAL SIGNAGE AS SHOWN
- 4 NEW PARKING LOT POLE MOUNTED LIGHT
- 5 NEW TRASH ENCLOSURE – REFER TO SD2.0
- 6 NO BUILD EASEMENT
- 7 PROPERTY LINE – REFER TO CIVIL DRAWINGS
- 8 NEW 6" CONCRETE CURB – REFER TO CIVIL DRAWINGS
- 9 NEW CURB RAMP – REFER TO CIVIL DRAWINGS
- 10 NEW BOLLARD – REFER TO CIVIL DRAWINGS
- 11 ACCESSIBLE PARKING STALL AND ACCESS AISLE – REFER TO CIVIL DRAWINGS
- 12 EXISTING SINGLE PHASE ELECTRICAL SERVICE
- 13 NEW LANDSCAPE SCREEN AT DRIVE-THRU LANE, FOR REFERENCE ONLY – REFER TO LANDSCAPE PLAN
- 14 PROPERTY OWNER/DEVELOPER TO MAINTAIN LANDSCAPE AREA SHOWN IN YELLOW OUTSIDE OF PARCEL BOUNDARY. TO BE REVIEWED AND APPROVED BY CITY ENGINEER. DEPTH TO BE 5'-0" TYPICAL EXCEPT ADJACENT TO PARKING TO ALLOW FOR VEHICLE OVERHANG: 7'-0" AT COMPACT STALLS AND 8'-0" AT STANDARD STALLS. REFER TO LANDSCAPE PLAN FOR ADDITIONAL STREETSCAPE ENHANCEMENT ALONG JACKSON DRIVE.
- 15 EXISTING DRIVEWAY, ASPHALT PAVING, AND DAMAGED SIDEWALK TO BE REMOVED AND REPLACED – REFER TO LANDSCAPE PLAN.
- 16 NEW 5'-0" WIDE SIDEWALK – REFER TO CIVIL DRAWINGS
- 17 EXISTING STREET LIGHT
- 18 EXISTING TRAFFIC SIGNAL LIGHT
- 19 EXISTING ELECTRICAL EQUIPMENT.
- 20 EXISTING WATER VAULT.
- 21 EXISTING 8" VITRIFIED CLAY (VC) SANITARY SEWER MAIN.
- 22 EXISTING ELECTRICAL PULL BOX.
- 23 EXISTING WATER SERVICE.
- 24 NEW BUILDING MOUNTED SITE LIGHT
- 25 NEW CANOPY SITE LIGHT
- 26 STORM DRAIN MAINTENANCE MANHOLE – REFER TO CIVIL
- 27 GREASE INTERCEPTOR – REFER TO CIVIL
- 28 GREASE WASTE POINT OF CONNECTION – REFER TO CIVIL AND PLUMBING
- 29 SANITARY SEWER POINT OF CONNECTION – REFER TO CIVIL AND PLUMBING
- 30 SANITARY SEWER MAN HOLE (SSMH)
- 31 GREASE WASTE LINE SEWER CLEANOUT
- 32 EXISTING WATER VAULT
- 33 PERFORATED STORM DRAIN PIPE – REFER TO CIVIL
- 34 CONNECTION TO BACK OF EXISTING DRAIN INLET – REFER TO CIVIL
- 35 DOMESTIC AND IRRIGATION WATER METERS AND BACKFLOWS
- 36 EXISTING TRANSFORMER
- 37 NEW GAS SERVICE POINT OF CONNECTION – REFER TO CIVIL AND PLUMBING
- 38 SIGHT DISTANCE VISIBILITY TRIANGLES – REFER TO CIVIL
- 39 NEW STANDARD COMMERCIAL DRIVEWAY ENTRY/APRON (G-26) – REFER TO CIVIL
- 40 EXISTING CITY OF SAN DIEGO TRANSMISSION WATER MAIN – REFER TO CIVIL

Photometric Lighting Schedule						
Symbol	Label	Quantity	Catalog Number	Description	Lamp	Wattage
	P4	3	DSX1-LED-P1-40K-70CRI-T4LG	Single Head Lithonia Lighting DSX1 D-Series Size1 Area LED Luminaire w/Type 4 Low Glare Optics and P1 Performance Package (20ft. Pole Height w/3ft. Concrete Base)	LED/4000K (B1-U0-G1)	50.9
	P5	1	DSX1-LED-P1-40K-70CRI-T5LG	Single Head Lithonia Lighting DSX1 D-Series Size1 Area LED Luminaire w/Type 5 Low Glare Optics and P1 Performance Package (20ft. Pole Height w/3ft. Concrete Base)	LED/4000K (B3-U0-G1)	50.9
	OD	1	XTOR1B-W	Cooper Lighting Solutions Lumark Crosstour Series 12w Wall Mounted Overdoor LED Wall Sconce Unit (9ft. Fixture Mounting Height)	LED/4000K (B1-U0-G0)	12.2
	ODp	1	XTOR3B-W	Cooper Lighting Solutions Lumark Crosstour Series 25w Pole Mounted LED Wall Sconce Unit (20ft. Pole Height w/3ft. Concrete Base)	LED/4000K (B1-U0-G0)	25.5
	UC	5	V120-SO-4000K	GM Lighting Vision 120 Series Linear Under Canopy LED Tape Lighting (76 Total Linear FT)	LED/4000K (3w per FT)	2.97786

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Property Light Spill Levels	+	0.1 fc	2.2 fc	0.0 fc	N/A	N/A
Property Line Light Levels	+	0.6 fc	2.7 fc	0.0 fc	N/A	N/A
Parking Lot Light Levels	+	1.8 fc	8.2 fc	0.1 fc	82.0:1	18.0:1



QDOBA MEXICAN EATS
350 CAMINO DE LA REINA, STE 400
SAN DIEGO, CA 92108

© ALL DRAWINGS AND WRITTEN MATERIAL CONTAINED HEREIN ARE THE PROPERTY OF THE ARCHITECT. THEY MAY NOT BE REVISED, COPIED, REUSED, OR DISCLOSED IN ANY MANNER WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT.



LINGLE DESIGN GROUP INC
158 W. MAIN ST.
DENVER, CO 80202
303.974.5873
WWW.LINGLEDESIGN.COM



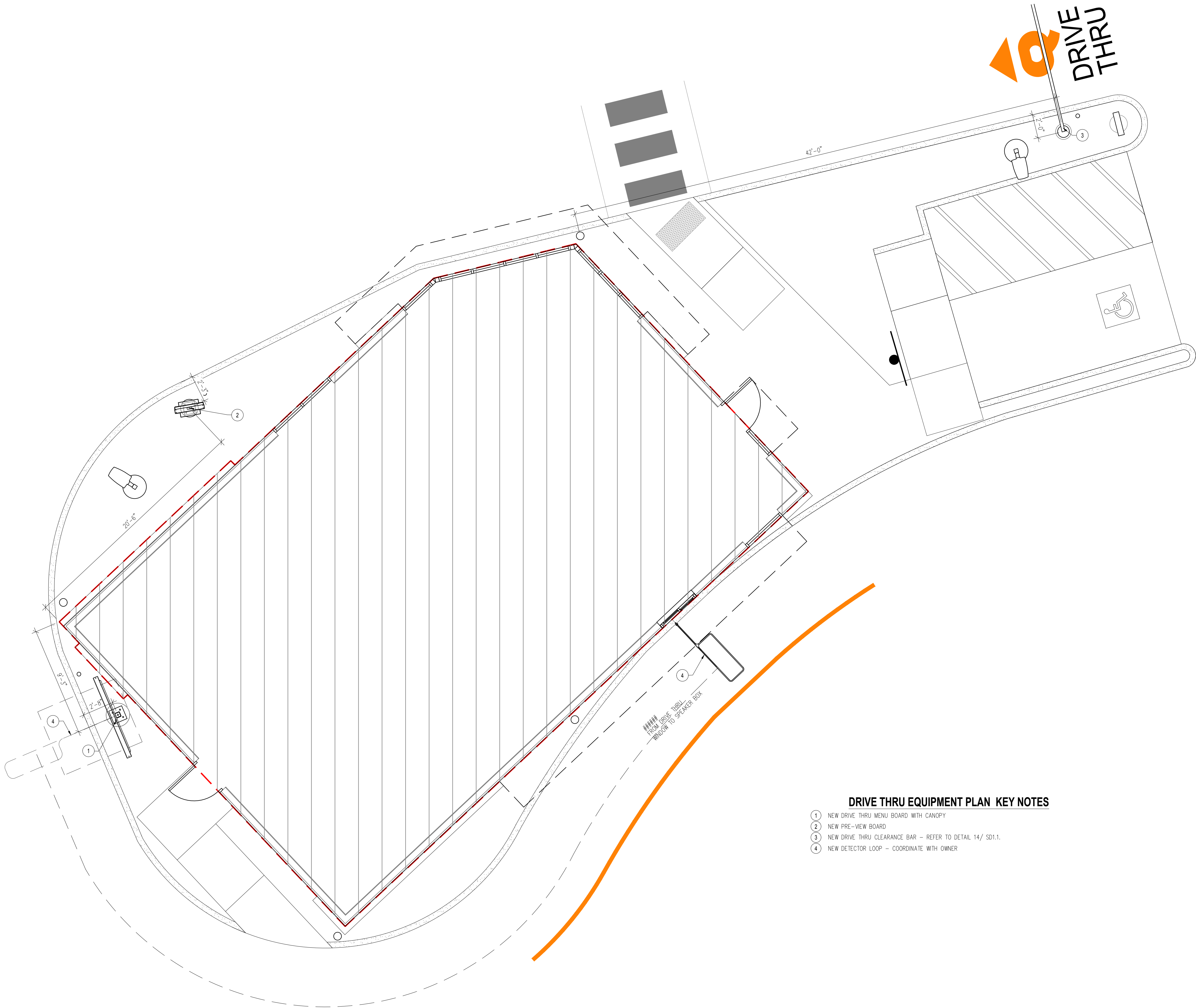
DATES	
RELEASE:	-
P.M. UPDATES:	-
SUBMITTAL DATE:	1: 03/17/2022 2: 05/11/2022 3: 06/09/2022 4: 12/09/2022 5: 03/17/2023 6: 04/19/2023 7: 06/15/2023 8: 07/27/2023 9: 10/11/2024 10: 02/24/2025
PERMIT/BID:	11/03/2023
CONSTRUCTION:	-

REVISIONS	
△	2024.01.04 - Health
△	-
△	-
△	-

SITE INFORMATION	
QME #:	003039
ADDRESS:	8303 Parkway Drive La Mesa, CA 91942
DRAWN BY:	RG/KB
PROJECT #:	21-036
SCALE:	AS NOTED

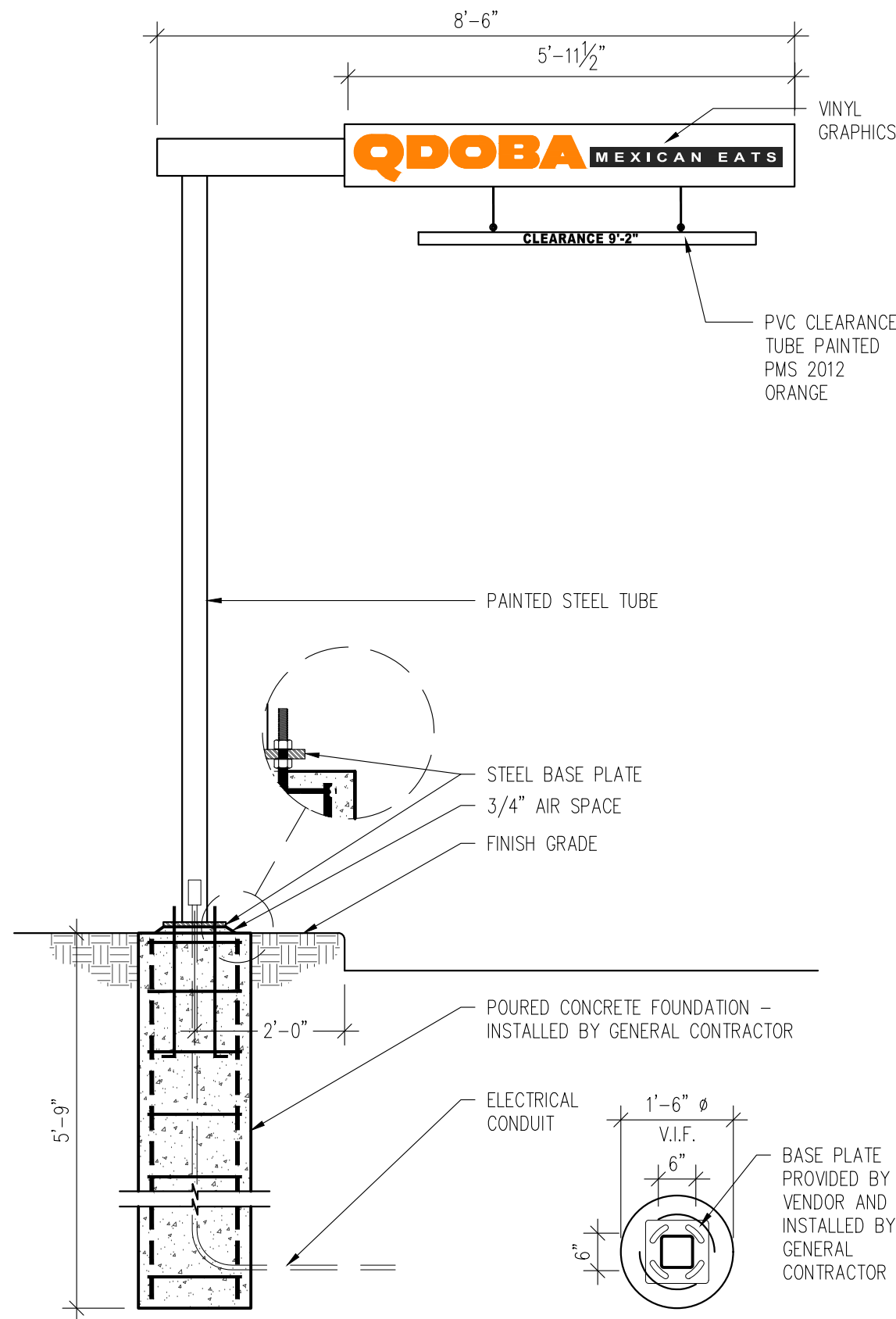
ARCHITECTURAL
SITE PLAN

SD1.0



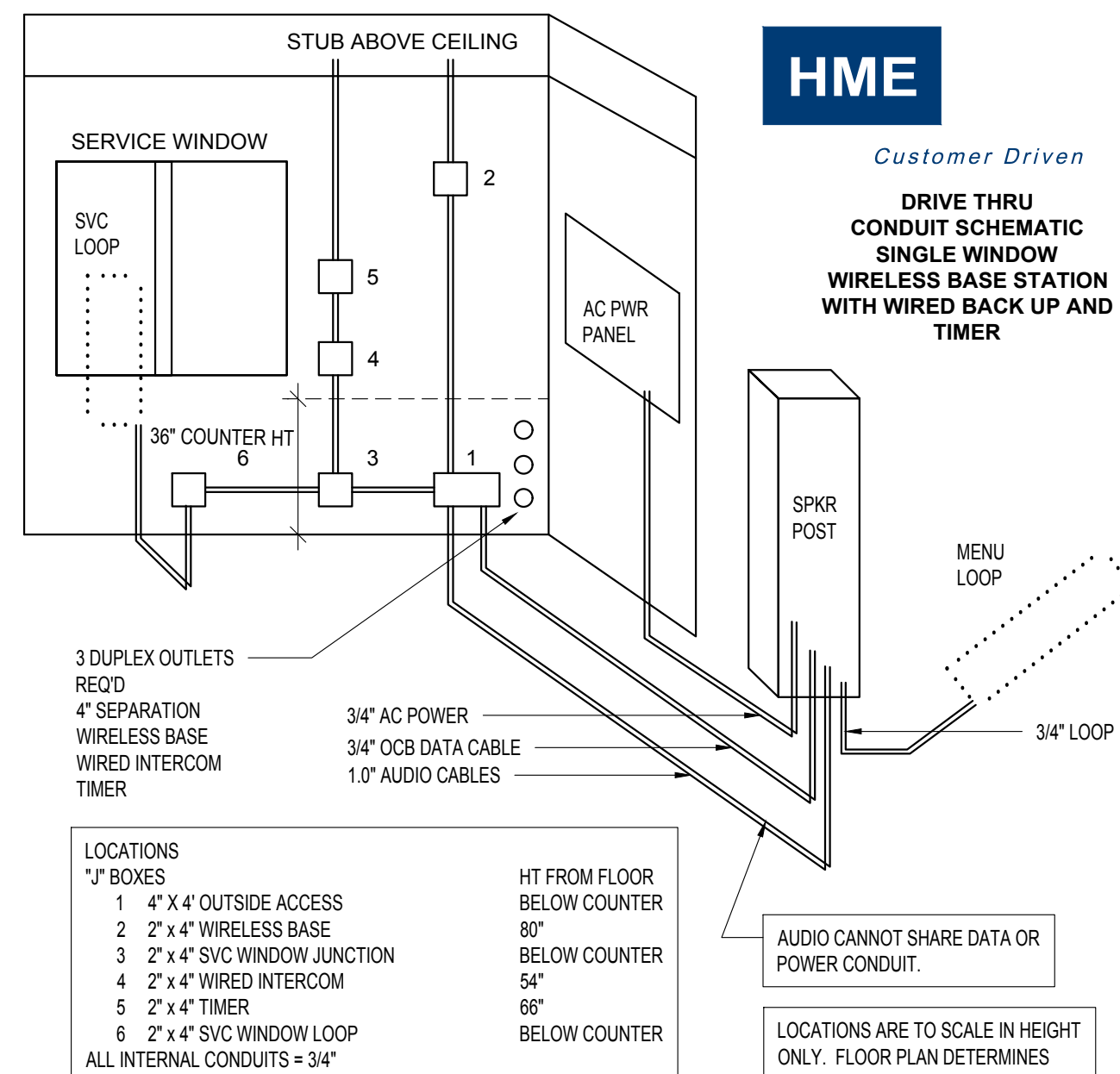
DRIVE THRU EQUIPMENT PLAN KEY NOTES

- 1 NEW DRIVE THRU MENU BOARD WITH CANOPY
- 2 NEW PRE-VIEW BOARD
- 3 NEW DRIVE THRU CLEARANCE BAR - REFER TO DETAIL 14/ SD1.1.
- 4 NEW DETECTOR LOOP - COORDINATE WITH OWNER



14 CLEARANCE BAR DETAIL

SCALE 1/2"=1'-0"



19 DRIVE THRU CONDUIT SCHEMATIC

N.T.S.



QDOBA MEXICAN EATS
350 CAMINO DE LA REINA, STE 400
SAN DIEGO, CA 92108

© ALL DRAWINGS AND WRITTEN MATERIAL CONTAINED HEREIN ARE THE PROPERTY OF THE ARCHITECT. THEY MAY NOT BE REPRODUCED, COPIED, REVISED, OR DISCLOSED IN ANY MANNER WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT.



LINGLE DESIGN GROUP INC
158 W. MAIN ST.
LENA, IL 61549
815.369.9155
1754 BLAKE ST.
DENVER, CO 80202
303.974.5873
WWW.LINGLEDESIGN.COM

**PRELIMINARY
NOT FOR CONSTRUCTION**

DATES

RELEASE: -

P.M. UPDATES: -

SUBMITTAL DATE:

1: 03/17/2022

2: 05/11/2022

3: 06/09/2022

4: 12/09/2022

5: 03/17/2023

6: 04/19/2023

7: 06/15/2023

BID: -

CONSTRUCTION: -

REVISIONS

- | | |
|---|---|
| △ | - |
| △ | - |
| △ | - |
| △ | - |
| △ | - |
| △ | - |
| △ | - |
| △ | - |

SITE INFORMATION

QME #: 003039

ADDRESS:

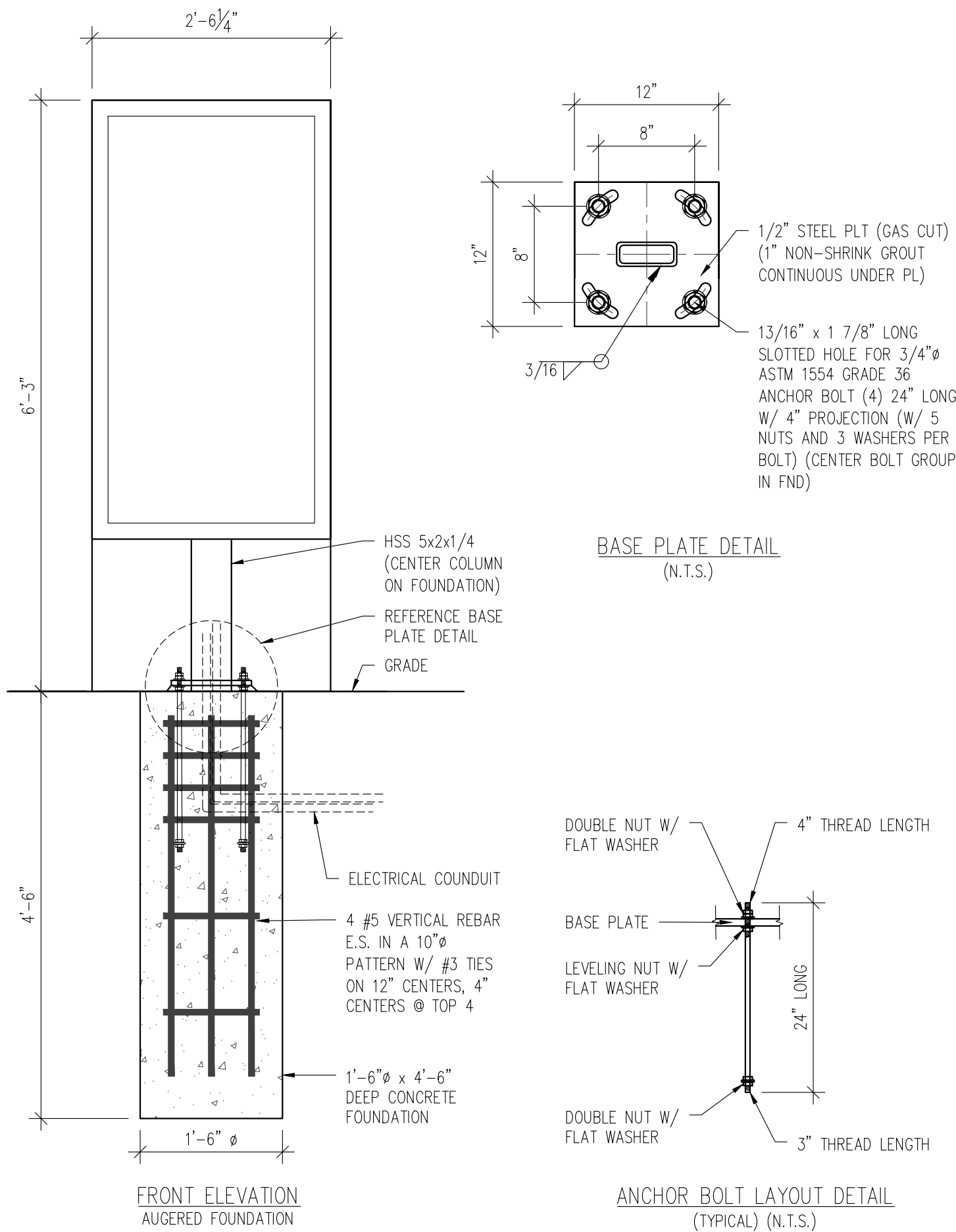
8303 Parkway Drive
La Mesa, CA 91942

DRAWN BY: RG/KB

PROJECT #: 21-036

SCALE: AS NOTED

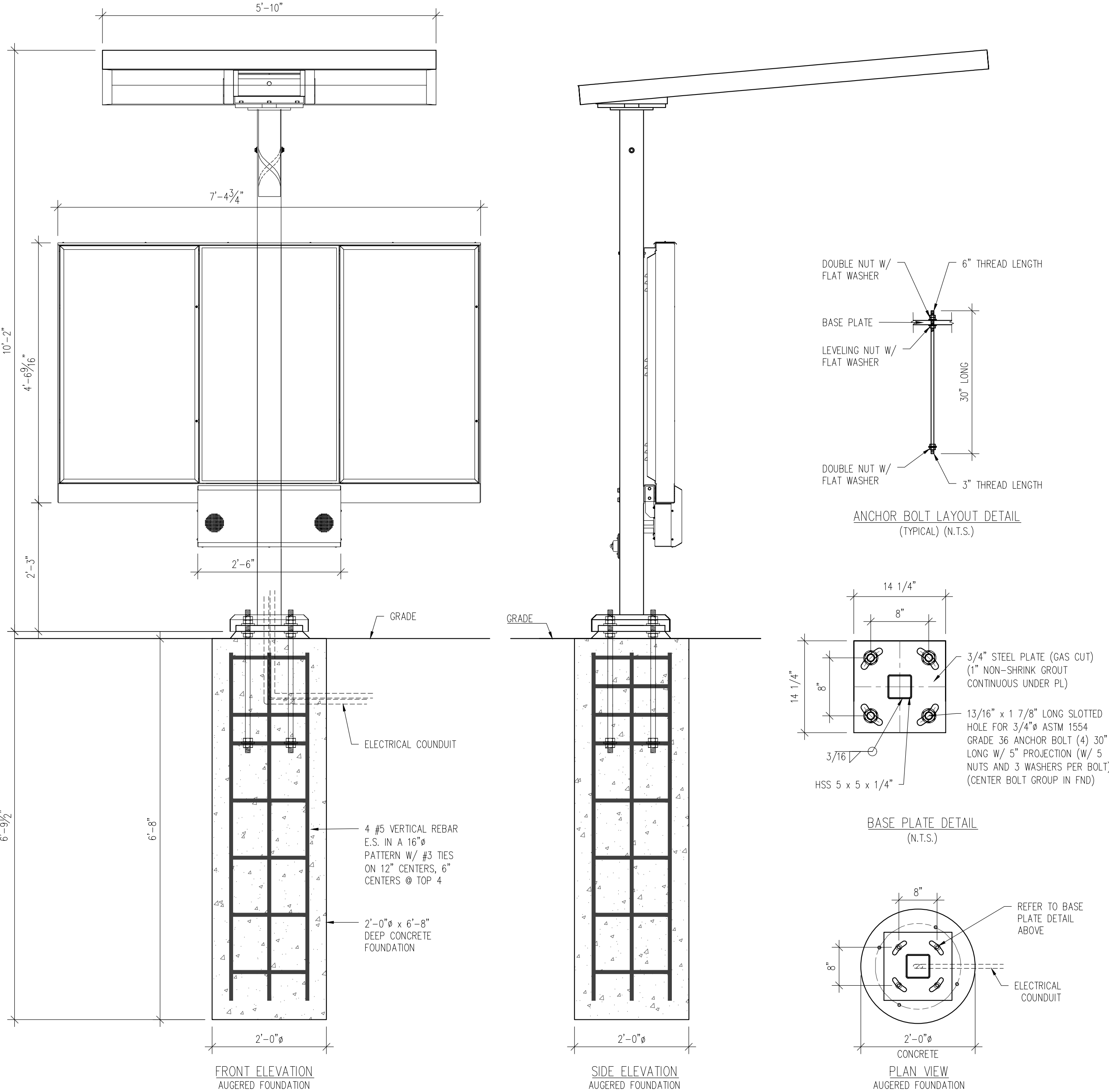
**ENLARGED
DRIVE THRU
EQUIPMENT PLAN
SD1.1**



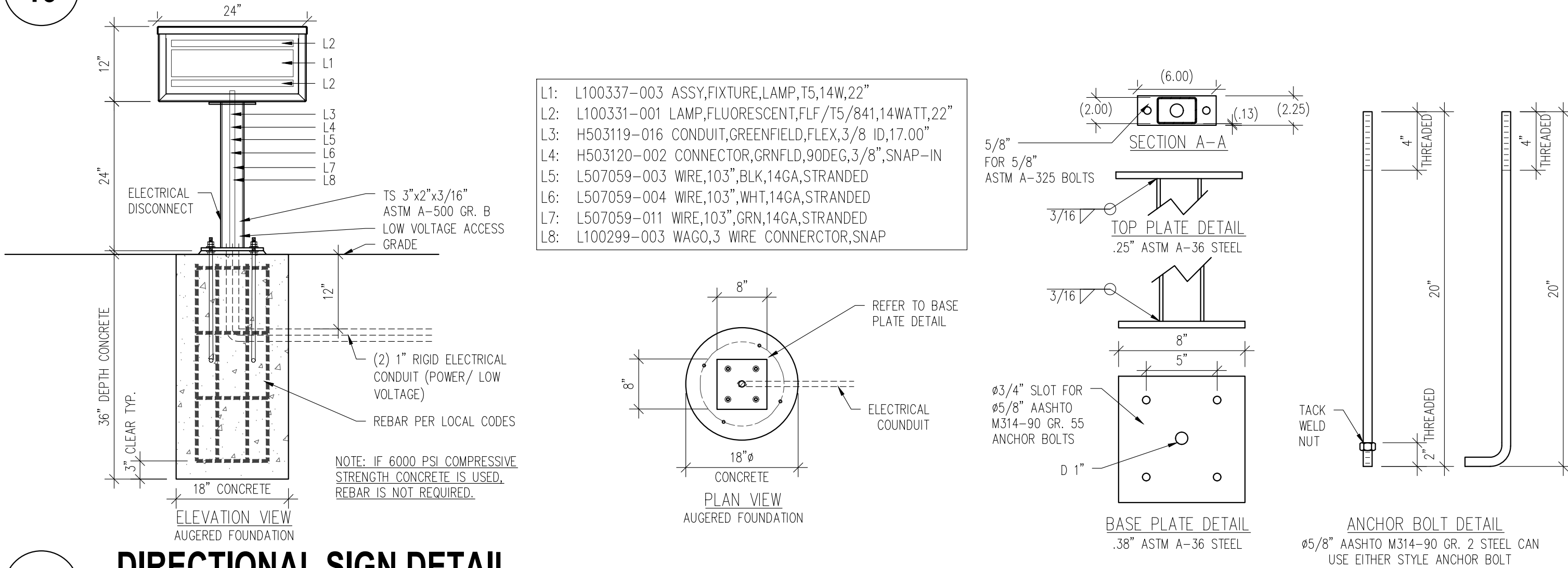
6 PRE-MENU BOARD DETAIL

- NOTES:
- THE DESIGN FABRICATION AND CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES AND SPECIFICATIONS: CURRENT BUILDING CODE, THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (MANUAL OF STEEL CONSTRUCTION, 9TH EDITION), THE AMERICAN WELDING SOCIETY (AWS D1.1-20), THE AMERICAN CONCRETE INSTITUTE BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318-14), THE SPECIFICATIONS FOR ALUMINUM STRUCTURES BY THE ALUMINUM ASSOCIATION (CURRENT EDITION).
 - STRUCTURAL STEEL REQUIREMENTS: PLATES, ROLLED SHAPES AND BARS SHALL BE ASTM A36(OR EQUAL), STANDARD PIPE SHALL BE ASTM A53, GRADE B(OR BETTER, FY=35 KSI), STRUCTURAL TUBING SHALL BE ASTM A500, GRADE B(OR BETTER, FY= 46 KSI), ALL BOLTED CONNECTIONS SHALL BE MADE WITH ASTM A325 BOL TS(OR BETTER WITH FLAT WASHERS(UNLESS NOTED OTHERWISE), ALL FASTENERS TO BE NON-CORROSIVE, ALL STRUCTURAL STEEL SHALL BE SHOP PRIME COATED WITH A RUST INHIBITIVE PRIMER AND FINISH PAINTED AS APPROVED BY OWNER (SURFACE PREPARATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS' RECOMMENDATIONS), FIELD CONNECTIONS AND DAMAGED OR ABRADED AREAS OF PROTECTIVE COATING SHALL BE TOUCH UP PAINTED WITH COMPATIBLE MATERIAL, ALL STEEL SUBJECT TO DIRECT CONTACT WITH EARTH SHALL BE BITUMASTIC (OR EQUAL) COATED(IF NOT SUBJECT TO SUNLIGHT AND CARBOMASTIC (OR EQUAL) COATED(IF SUBJECT TO SUNLIGHT) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, ALL WELDS SHALL BE MADE WITH E70XX ELECTRODES(OR EQUAL), ALL FIELD WELDS SHALL COMPLY WITH AWS CODE FOR PROCEDURES, APPEARANCE, AND QUALITY OF WELDS, ALL WELDERS AND WELDING PROCESSES SHALL BE QUALIFIED IN ACCORDANCE WITH AWS STANDARD QUALIFICATION PROCEDURES.
 - ALL FERROUS TO NONFERROUS SURFACES SHALL BE SEPARATED BY 3M#355 POLYESTER CLEAR TAPE(OR EQUAL).
 - THE ELECTRICAL INSTALLATION SHALL BE IN COMPLIANCE WITH THE NATIONAL ELECTRICAL CODE AND ALL REQUIREMENTS OF THE LOCAL GOVERNING AUTHORITY.
 - THE DESIGN WIND SPEED IS 115 MPH PER ASCE 7-16 WITH "C" EXPOSURE, RESULTING IN A DESIGN PRESSURE OF 19.96 PSF AT A HEIGHT OF 6'-3" ABOVE GRADE.
 - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
 - SIGN AGE IS UL LISTED. SIGNAGE IS MANUFACTURED IN COMPLIANCE WITH NEC 600. SIGNAGE IS GROUNDED IN COMPLIANCE WITH NEC 250. ONE VISIBLE 20 AMP DISCONNECT IS REQUIRED PER CIRCUIT.
 - THE FOUNDATION DESIGN IS BASED ON AN ALLOWABLE LATERAL BEARING PRESSURE OF 100 PSF PER FOOT OF DEPTH AND AN ALLOWABLE VERTICAL BEARING PRESSURE OF 1500 PSF(CEASE EXCAVATION AND NOTIFY THE ENGINEER IF DIFFERENT SOIL CONDITIONS ARE ENCOUNTERED), ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSI, SIGNAGE MAY BE INSTALLED ON THE STRUCTURE AFTER A MINIMUM CURING TIME OF FOURTEEN(14) DAYS PROVIDED THAT THE CURING PROCESS IS PROPERLY MAINTAINED IN ACCORDANCE WITH ACI 318-14, EXPOSED CONCRETE FINISHES SHALL HAVE A ROUGH TROWEL FINISH, GROUT SHALL BE NON-SHRINK AND NON-METALLIC WITH A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI AT ONE(1) DAY, GROUT SHALL BE MIXED AND PLACED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS, ALL REINFORCEMENT STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI AND SHALL CONFORM TO ASTM A615, ALL REINFORCEMENT STEEL SHALL BE INSTALLED IN ACCORDANCE WITH ACI 318-14 WITH A MINIMUM CONCRETE COVER OF THREE(3) INCHES WHEN CONCRETE IS CAST AGAINST EARTH, REINFORCEMENT STEEL SHALL NOT BE WELDED AT CROSS POINTS.

N.T.S.



13 MENU BOARD ORDER POINT WITH CANOPY DETAIL



18 DIRECTIONAL SIGN DETAIL

- NOTES:
- THE DESIGN FABRICATION AND CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES AND SPECIFICATIONS: CURRENT BUILDING CODE, THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (MANUAL OF STEEL CONSTRUCTION, 9TH EDITION), THE AMERICAN WELDING SOCIETY (AWS D1.1-20), THE AMERICAN CONCRETE INSTITUTE BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318-14), THE SPECIFICATIONS FOR ALUMINUM STRUCTURES BY THE ALUMINUM ASSOCIATION (CURRENT EDITION).
 - STRUCTURAL STEEL REQUIREMENTS: PLATES, ROLLED SHAPES AND BARS SHALL BE ASTM A36(OR EQUAL), STANDARD PIPE SHALL BE ASTM A53, GRADE B(OR BETTER, FY=35 KSI), STRUCTURAL TUBING SHALL BE ASTM A500, GRADE B(OR BETTER, FY= 46 KSI), ALL BOLTED CONNECTIONS SHALL BE MADE WITH ASTM A325 BOLTS (OR BETTER WITH FLAT WASHERS(UNLESS NOTED OTHERWISE), ALL FASTENERS TO BE NON-CORROSIVE, ALL STRUCTURAL STEEL SHALL BE SHOP PRIME COATED WITH A RUST INHIBITIVE PRIMER AND FINISH PAINTED AS APPROVED BY OWNER(SURFACE PREPARATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS' RECOMMENDATIONS), FIELD CONNECTIONS AND DAMAGED OR ABRADED AREAS OF PROTECTIVE COATING SHALL BE TOUCH UP PAINTED WITH COMPATIBLE MATERIAL, ALL STEEL SUBJECT TO DIRECT CONTACT WITH EARTH SHALL BE BITUMASTIC (OR EQUAL) COATED(IF NOT SUBJECT TO SUNLIGHT AND CARBOMASTIC (OR EQUAL) COATED(IF SUBJECT TO SUNLIGHT) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, ALL WELDS SHALL COMPLY WITH AWS CODE FOR PROCEDURES, APPEARANCE, AND QUALITY OF WELDS, ALL WELDERS AND WELDING PROCESSES SHALL BE QUALIFIED IN ACCORDANCE WITH AWS STANDARD QUALIFICATION PROCEDURES.
 - ALL FERROUS TO NONFERROUS SURFACES SHALL BE SEPARATED BY 3M#355 POLYESTER CLEAR TAPE(OR EQUAL).
 - THE ELECTRICAL INSTALLATION SHALL BE IN COMPLIANCE WITH THE NATIONAL ELECTRICAL CODE AND ALL REQUIREMENTS OF THE LOCAL GOVERNING AUTHORITY.
 - THE DESIGN WIND SPEED IS 115 MPH PER ASCE 7-16 WITH "C" EXPOSURE, RESULTING IN A DESIGN PRESSURE OF 23.1 PSF AT A HEIGHT OF 10'-2" ABOVE GRADE.
 - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
 - SIGN AGE IS UL LISTED. SIGNAGE IS MANUFACTURED IN COMPLIANCE WITH NEC 600. SIGNAGE IS GROUNDED IN COMPLIANCE WITH NEC 250. ONE VISIBLE 20 AMP DISCONNECT IS REQUIRED PER CIRCUIT.
 - THE FOUNDATION DESIGN IS BASED ON AN ALLOWABLE LATERAL BEARING PRESSURE OF 100 PSF PER FOOT OF DEPTH AND AN ALLOWABLE VERTICAL BEARING PRESSURE OF 1500 PSF (CEASE EXCAVATION AND NOTIFY THE ENGINEER IF DIFFERENT SOIL CONDITIONS ARE ENCOUNTERED), ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSI, SIGNAGE MAY BE INSTALLED ON THE STRUCTURE AFTER A MINIMUM CURING TIME OF FOURTEEN(14) DAYS PROVIDED THAT THE CURING PROCESS IS PROPERLY MAINTAINED IN ACCORDANCE WITH ACI 318-14, EXPOSED CONCRETE FINISHES SHALL HAVE A ROUGH TROWEL FINISH, GROUT SHALL BE NON-SHRINK AND NON-METALLIC WITH A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI AT ONE(1) DAY, GROUT SHALL BE MIXED AND PLACED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS, ALL REINFORCEMENT STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI AND SHALL CONFORM TO ASTM A615, ALL REINFORCEMENT STEEL SHALL BE INSTALLED IN ACCORDANCE WITH ACI 318-14 WITH A MINIMUM CONCRETE COVER OF THREE(3) INCHES WHEN CONCRETE IS CAST AGAINST EARTH, REINFORCEMENT STEEL SHALL NOT BE WELDED AT CROSS POINTS.

N.T.S.

- MFG NOTES:
- CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS
 - REINFORCING STEEL SHALL BE ASTM A-615 GRADE 60
 - CAISSON FOOTING DESIGNED USING A SOIL BEARING FORCE OF 400 PSF PER FOOT LATERAL IF THIS SOIL CONDITION DOES NOT EXIST, IT IS THE ERECTOR'S RESPONSIBILITY TO HAVE A NEW BASE DESIGNED FOR THE EXISTING SOIL CONDITIONS BY A LICENSED STRUCTURAL ENGINEER
 - ANCHOR BOLTS SHALL BE AASHTO SPECIFICATION M314-90 GR. 2.

- MFG NOTES:
- PART TO BE FREE OF SCRATCHES AND DEFECTS
 - PART TO BE FREE OF BURRS AND SHARP EDGES
 - TOLERANCES ON CHAIN DIMENSIONS NOT ACCUMULATIVE



QDOBA MEXICAN EATS
350 CAMINO DE LA BENA, STE 400
SAN DIEGO, CA 92108

© ALL DRAWINGS AND WRITTEN MATERIAL CONTAINED HEREIN ARE THE PROPERTY OF THE ARCHITECT. THEY MAY NOT BE REPRODUCED, COPIED, REVISED, OR DISCLOSED IN ANY MANNER WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT.



LINGLE DESIGN GROUP INC
158 W. MAIN ST.
LENA, IL 61849
815.369.9155
1754 BLAKE ST.
DENVER, CO 80202
303.974.5873
WWW.LINGLEDESIGN.COM

PRELIMINARY
NOT FOR CONSTRUCTION

DATES

RELEASE: -

P.M. UPDATES: -

SUBMITTAL DATE:

1: 03/17/2022

2: 05/11/2022

3: 06/09/2022

4: 12/09/2022

5: 03/17/2023

6: 04/19/2023

7: 06/15/2023

BID: -

CONSTRUCTION: -

REVISIONS

- △ -
△ -
△ -
△ -
△ -
△ -
△ -

SITE INFORMATION

QME #: 003039

ADDRESS:

8303 Parkway Drive
La Mesa, CA 91942

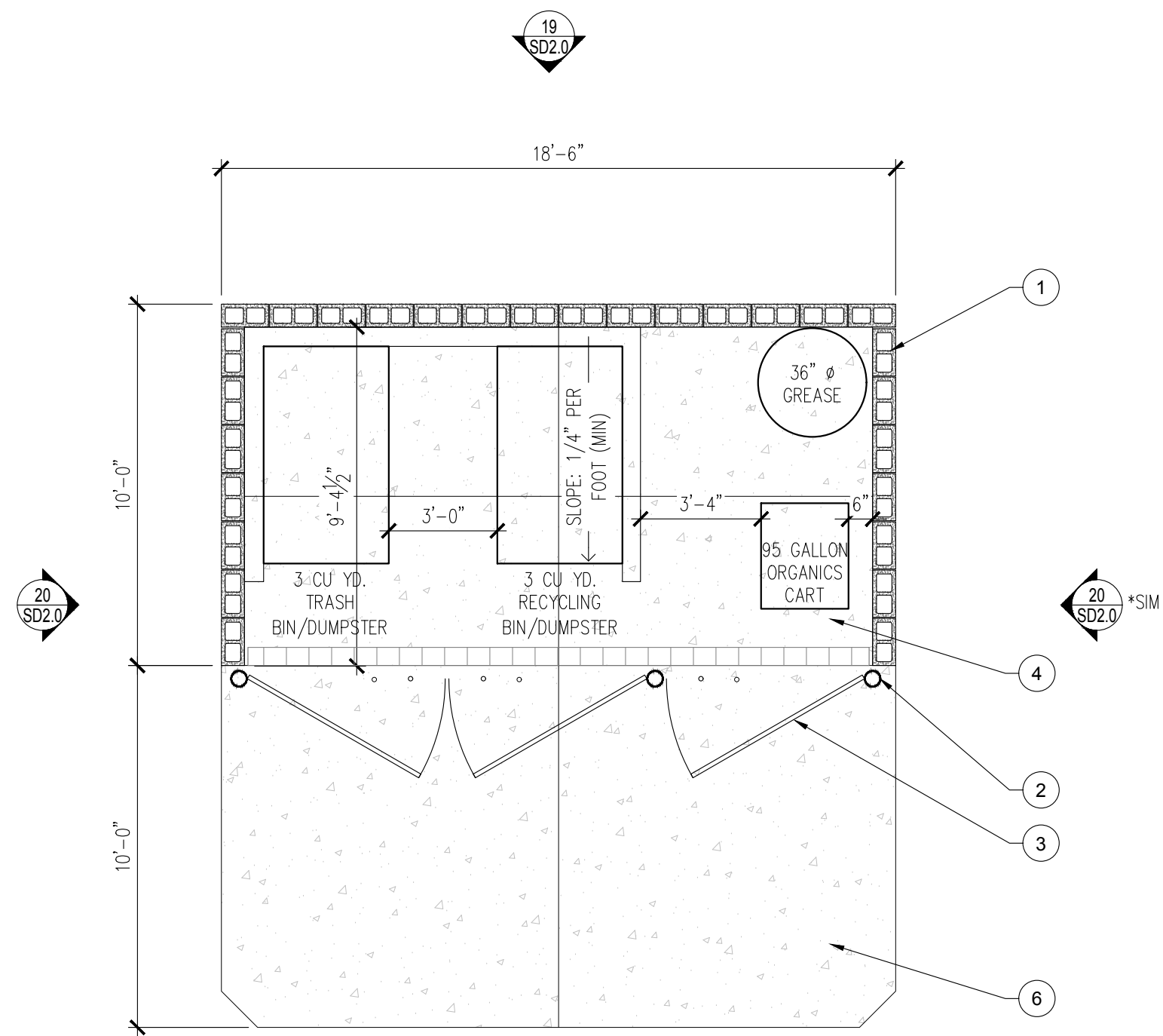
DRAWN BY: RG/KB

PROJECT #: 21-036

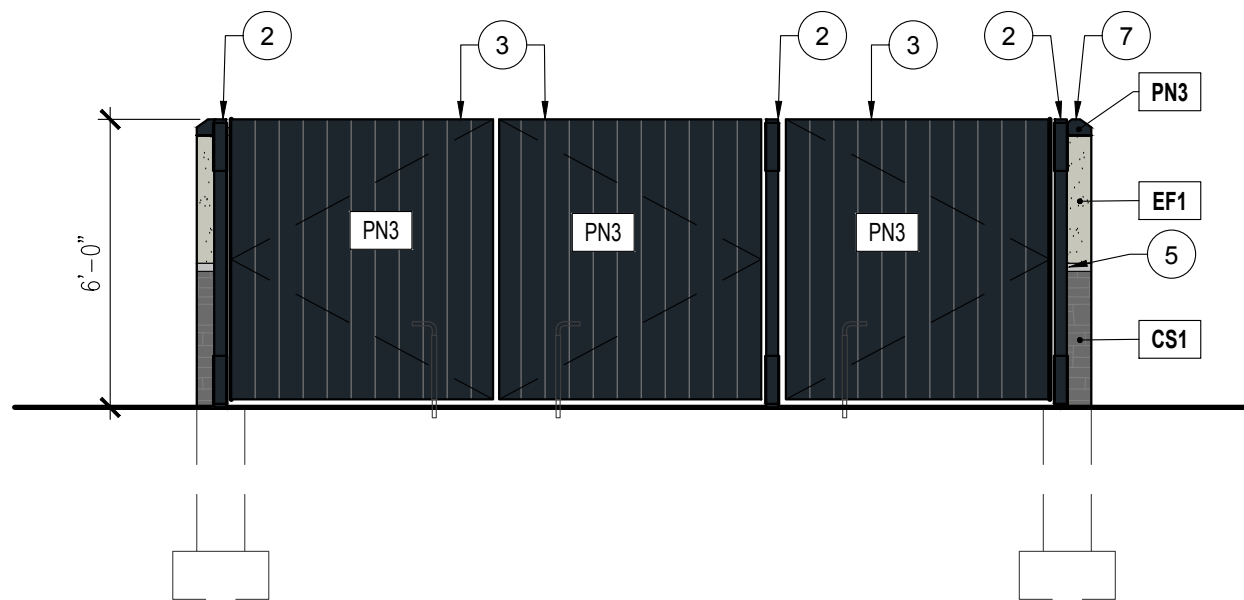
SCALE: AS NOTED

DRIVE THRU
EQUIPMENT
DETAILS
SD1.2

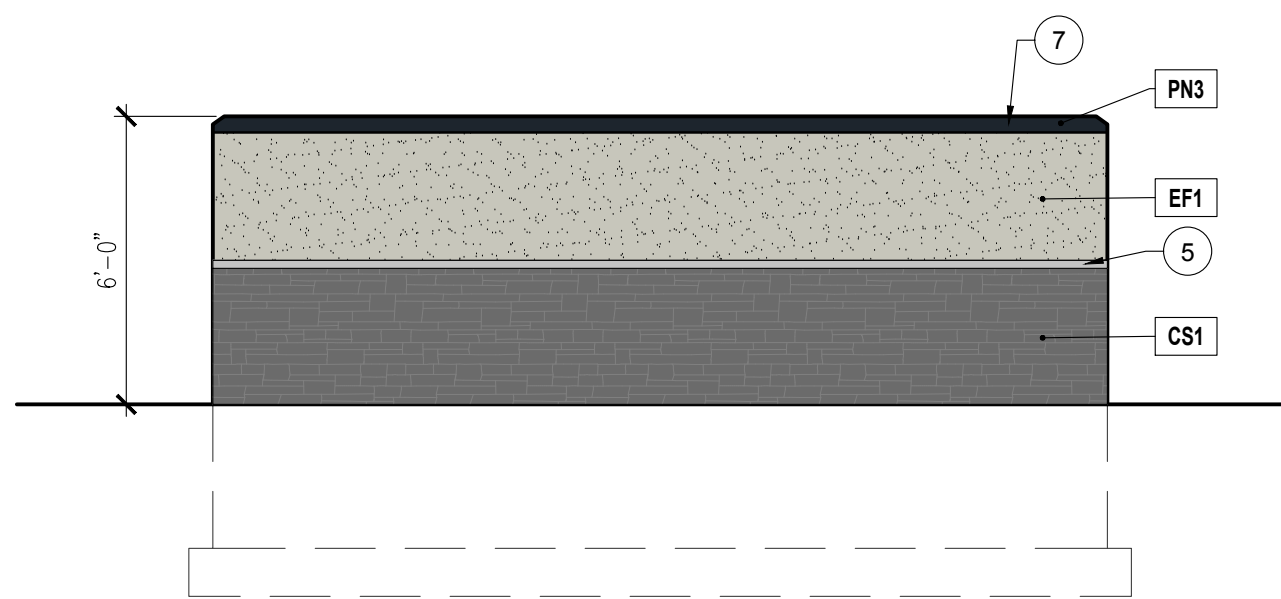
N.T.S.



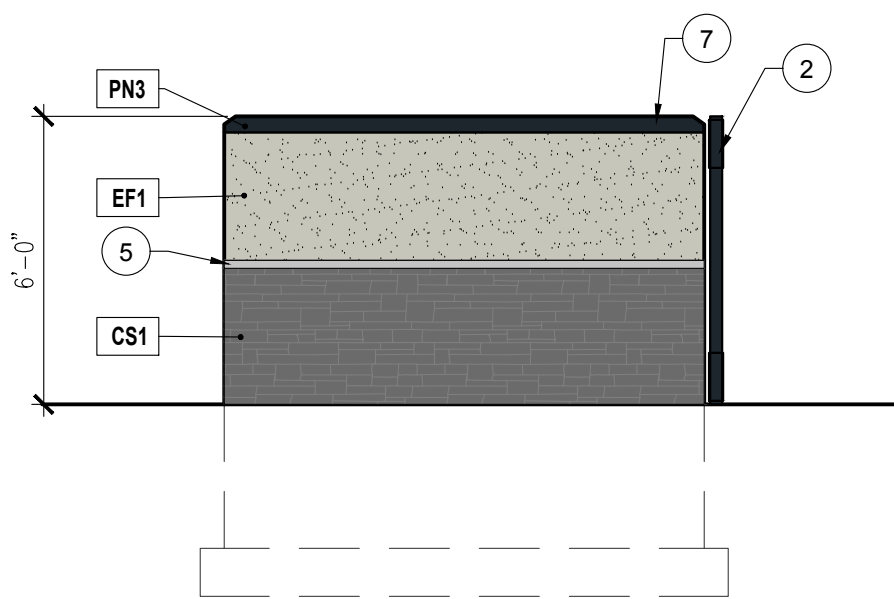
9 DUMPSTER PLAN/ FACE MOUNTED GATE
Scale: 1/4"=1'-0"



14 FRONT ELEVATION
Scale: 1/4"=1'-0"



19 REAR ELEVATION
Scale: 1/4"=1'-0"



20 SIDE ELEVATION
Scale: 1/4"=1'-0"

KEY NOTES

- 1 8x8x16 STANDARD CMU - PAINT INTERIOR COLOR: PN3
- 2 6" DIA STEEL GATE POST FILLED W/ CONCRETE. PAINT COLOR: PN3
- 3 18 GAUGE METAL GATE (BOX RIB). PAINT COLOR: PN3
- 4 SEALED CONCRETE SLAB - REFER TO STRUCTURAL DRAWINGS
- 5 PRECAST STONE SILL CAP
- 6 HEAVY DUTY CONCRETE APRON - REFER TO CIVIL DRAWINGS
- 7 METAL COPING CAP. PAINT COLOR: PN3
- 8 TRENCH DRAIN - REFER TO CIVIL

LEGEND

PN3	PAINT - QDOBA BLACK - BM BLACK 2132-10
PN4	PAINT - QDOBA COOL GRAY - PANTONE PMS 413 C - BM GRAY HORSE 2140-50
CS1	CULTURED STONE - ELDORADO STONE - LEDGE CUT 33 - BEACH PEBBLE
EF1	EIFS - DRYVIT, STOCORP, OR APPROVED EQUAL - QDOBA COOL GRAY



© ALL DRAWINGS AND WRITTEN MATERIAL CONTAINED HEREIN ARE THE PROPERTY OF THE ARCHITECT. THEY MAY NOT BE REVISED, COPIED, REVISED, OR DISCLOSED IN ANY MANNER WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT.



PRELIMINARY
NOT FOR CONSTRUCTION

DATES

RELEASE:	-
P.M. UPDATES:	-
SUBMITTAL DATE:	1: 03/17/2022 2: 05/11/2022 3: 06/09/2022 4: 12/09/2022 5: 03/17/2023 6: 04/19/2023 7: 06/15/2023

BID:	-
CONSTRUCTION:	-

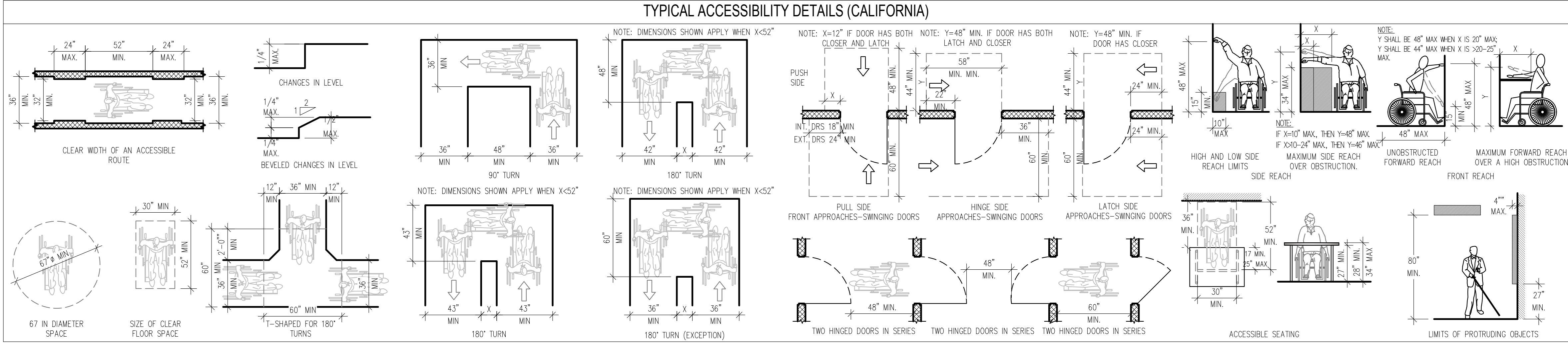
REVISIONS

△	-
△	-
△	-
△	-
△	-
△	-
△	-

SITE INFORMATION

QME #:	003039
ADDRESS:	8303 Parkway Drive La Mesa, CA 91942
DRAWN BY:	RG/KB
PROJECT #:	21-036
SCALE:	AS NOTED

DUMPSTER
PLAN &
ELEVATIONS
SD2.0



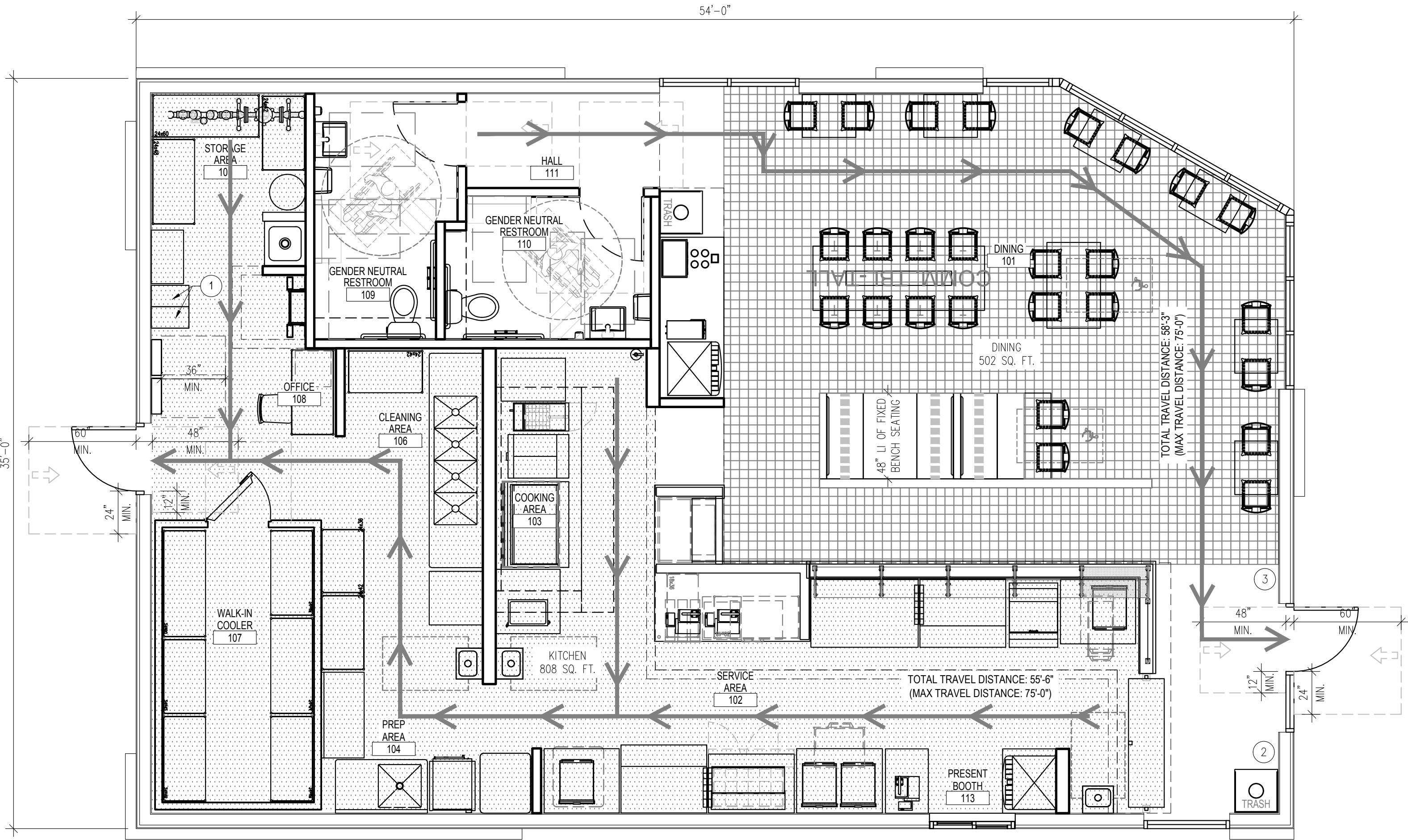
- GENERAL NOTES
- A. EXIT AISLES SHALL MEET ALL APPLICABLE CODES.
B. POST OCCUPANCY LOAD SIGN IN CONSPICUOUS PLACE NEAR MAIN EXITS AT 6'-10" A.F.F. CAULK AROUND ALL SIDES. "MAXIMUM SEATING CAPACITY - " FOR SEAT COUNT. SEE "BUILDING DATA" ON SHEET TS1.0.
C. OWNER SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS PER LOCAL FIRE MARSHAL. GENERAL CONTRACTOR TO INSTALL.
D. ANY TIME THE BUILDING IS OCCUPIED, THE MEANS OF EGRESS SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT THE FLOOR LEVEL. SEE ELECTRICAL DRAWINGS.
E. PROVIDE APPROVED EGRESS ILLUMINATION AND ILLUMINATED EXIT SIGNS. SEE ELECTRICAL DRAWINGS.
F. PROVIDE APPROVED PANIC HARDWARE ON EXIT DOORS.
G. ALL EXTERIOR PATIO DINING TABLES TO BE MOVEABLE U.N.O - SEE SHEET Q100

CALCULATED OCCUPANCY LOAD:		
ASSEMBLY AREAS	TOTAL	CALCULATED OCCUPANT LOAD
DINING: 15 SQ. FT. PER OCCUPANT (LESS FIXED SEATING)	502 SQ. FT.	34
KITCHEN: 200 SQ. FT. PER OCCUPANT	808 SQ. FT.	6
FIXED BENCH SEATING: 24 LINEAL INCHES PER OCCUPANT	144 LIN. IN.	6
TOTAL INTERIOR OCCUPANTS: (USED FOR EXITING/EGRESS CALCULATIONS)		46
ACTUAL SEAT COUNT		
48" BENCH (2 OCCUPANTS PER BENCH)		6
STANDARD CHAIR		18
TALL CHAIR		8
TOTAL SEATING		32
TOTAL REQUIRED ACCESSIBLE SEATING IN DINING AREA: (5% OF TOTAL)		2

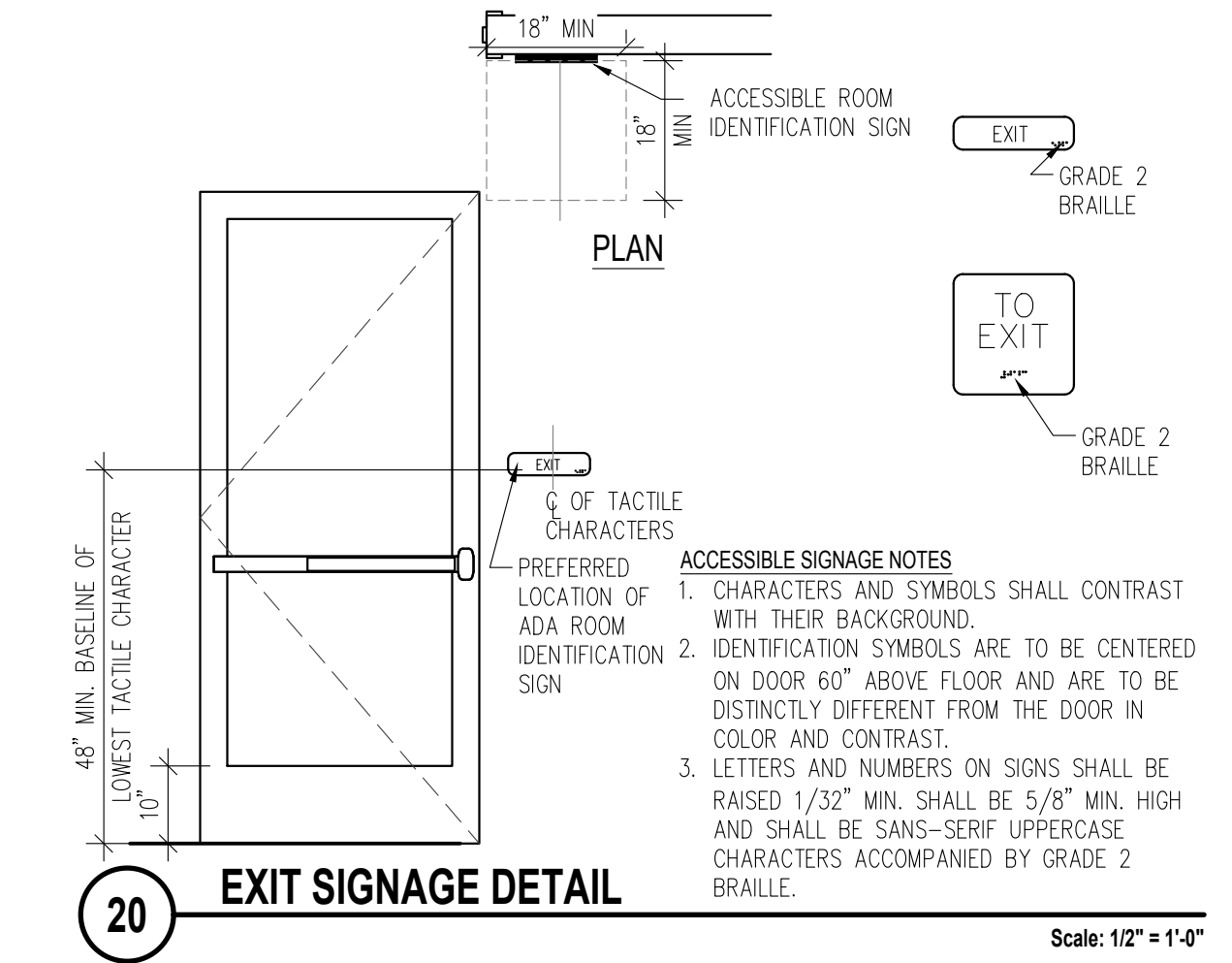
REQUIRED EGRESS WIDTH	
BUILDING EGRESS	
TOTAL EGRESS WIDTH REQUIRED:	
46 MAX INT. OCCUP. X .2" = 9	
TOTAL EGRESS WIDTH PROVIDED:	
TWO 34" CLEAR DOOR EXITS LEAFS = 68"	
MAIN ENTRANCE	
WIDTH REQUIRED (1/2 OCCUPANT LOAD):	
46 INTERIOR OCCUP. /2 = 23 X .20 = 5"	
CLEAR WIDTH PROVIDED: 34"	
NUMBER OF EXITS: 2 REQUIRED - 2 PROVIDED	

RESTROOM PLUMBING FIXTURES	
BUILDING OCCUPANCY CALCULATIONS (FROM TABLE A) -	
MAXIMUM OCCUPANTS PER CPC 422.1 TABLE A	
QUEUE + DINING S.F. =	694 /30 = 24
PATIO S.F. =	0 /30 = 0
KITCHEN S.F. =	808 /400 = 3
STORAGE S.F. =	0 /5000= 0
TOTAL OCCUPANT COUNT =	27
50% MALE AND 50% FEMALE =	27 /2 = 14
FEMALE - REQUIRED FIXTURES 1-25	W.C. MALE
MALE - REQUIRED FIXTURES 1-50	W.C. FEMALE
REQUIRED LAVATORIES 1-150	1
	1 EACH

- CODED NOTES
- 1 EMPLOYEE LOCKERS - KELMAX MODEL #EL5 W/ FINGER PULL
2 TACTILE SIGNAGE - "EXIT" - PER CBC 1013.4 - REFER TO DETAIL 20/G1.0.
3 SIGNAGE - "MAXIMUM OCCUPANCY 46 PERSONS" - PER CBC SECTION 1004.3



LEGEND	
	INDICATES 36" MIN. EGRESS PATH UNLESS NOTED OTHERWISE



QDOBA MEXICAN EATS
350 CAMINO DE LA REINA, STE 400
SAN DIEGO, CA 92108

© ALL DRAWINGS AND WRITTEN MATERIAL CONTAINED HEREIN ARE THE PROPERTY OF THE ARCHITECT. THEY MAY NOT BE REPRODUCED, COPIED, REVISED, OR DISCLOSED IN ANY MANNER WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT.



LINGLE DESIGN GROUP INC
158 W. MAIN ST.
DENVER, CO 80202
303.974.5873
WWW.LINGLEDESIGN.COM

PRELIMINARY
NOT FOR CONSTRUCTION

DATES

RELEASE: -
P.M. UPDATES: -

SUBMITTAL DATE:

- 03/17/2022
- 05/11/2022
- 06/09/2022
- 12/09/2022
- 03/17/2023
- 04/19/2023
- 06/15/2023

BID: -

CONSTRUCTION: -

REVISIONS

- | | |
|---|---|
| △ | - |
| △ | - |
| △ | - |
| △ | - |
| △ | - |
| △ | - |
| △ | - |

SITE INFORMATION

QME# 003039

ADDRESS:

8303 Parkway Drive
La Mesa, CA 91942

DRAWN BY: RG/KB

PROJECT #: 21-036

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

CODE/
ACCESSIBILITY
REFERENCE PLAN
G1.0



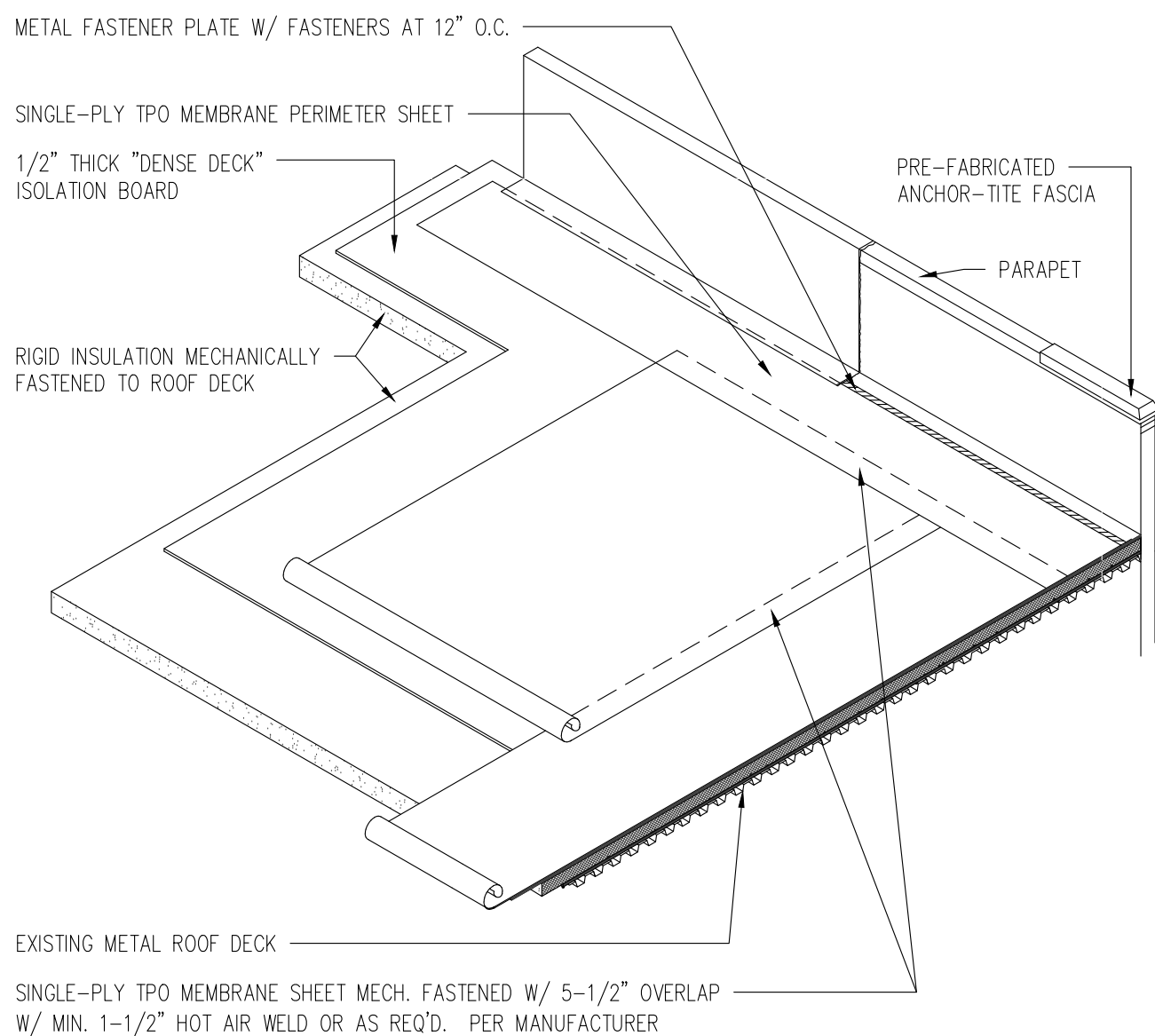
ROOF PLAN

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

1

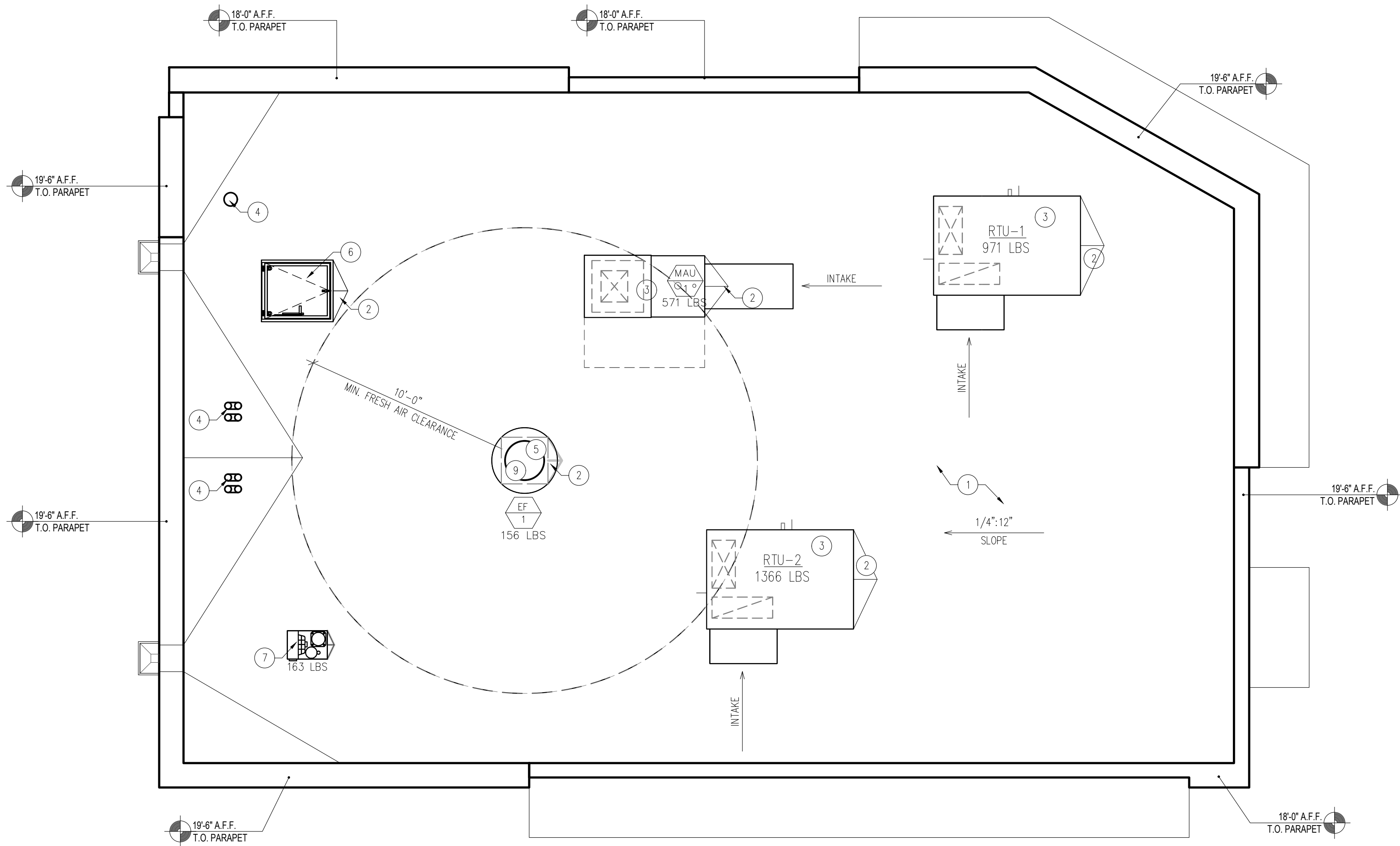
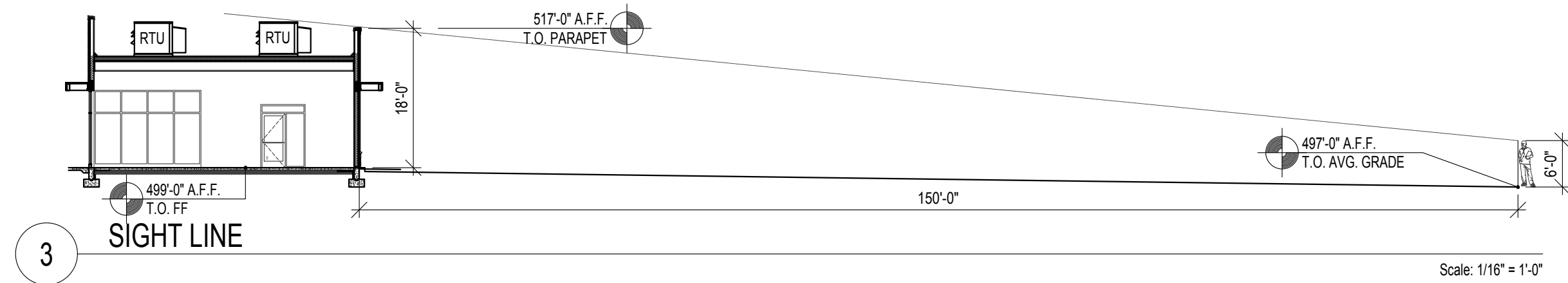
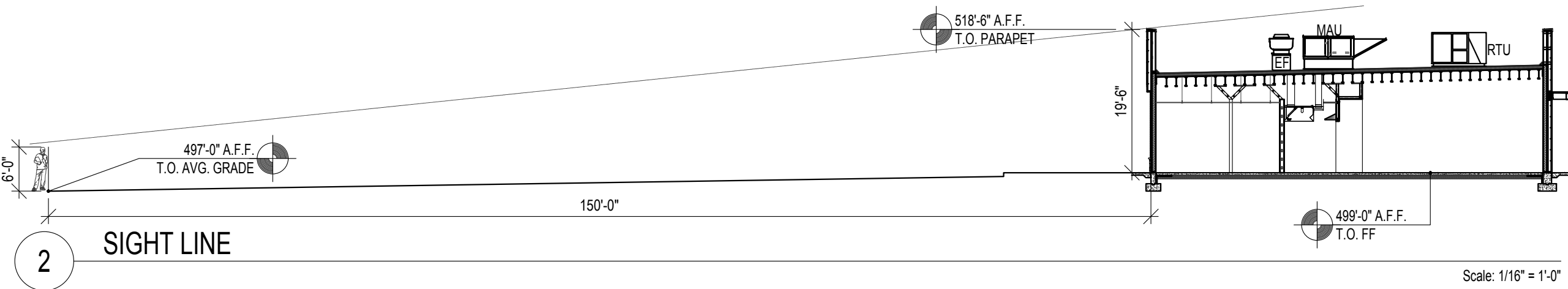
ROOFING SYSTEM

Scale: N.T.S.



ROOFING SYSTEM

- MANUFACTURERS AND PRODUCTS:
DURO-LAST, 40 MIL
- SPECIFIED ROOFING SYSTEMS (AS SHOWN):
HEAT-WELDABLE SINGLE-PLY 60 MIL TPO ROOFING SYSTEM, CLASS A FIRE RATING, INSTALLED OVER RIGID INSULATION ON METAL ROOF DECK HAVING A SLOPE OF 1/4" PER FOOT. MATERIALS SHALL BE AS FOLLOWS:
 - TPO ROOFING SYSTEM AS MANUFACTURED BY ONE OF THE TWO MANUFACTURERS LISTED ABOVE TO COMPLY WITH ASTM D-6878, AND FMG I-90 FOR WIND UPLIFT.
 - FASTENERS: CORROSION RESISTANT METAL FASTENERS AND PLATES AS PER MANUFACTURER.
 - ACCESSORIES: PRE-FABRICATED CURBS, FLASHING, CORNERS, TERMINATION BARS, PIPE FLASHING, VENT FLASHING ETC. AS PER MANUFACTURER.
- WALKWAYS:
 - 34" WIDE WALKWAY ROLL, HOT AIR WELDED TO MEMBRANE.
 - PROVIDE WALKWAY FROM ROOF LADDER EXIT TO ALL ROOF TOP EQUIPMENT.
 - INSTALL WALKWAY ACCORDING TO WALKWAY PAD MANUFACTURER'S WRITTEN INSTRUCTION.
- RIGID INSULATION:
PROVIDE 6" LAYERS OF OWENS CORNING FOAMULAR NGX THERMAPINK 25 (XPS) RIGID INSULATION, CLASS-A FIRE RATINGS, WITH COVER BOARD TO MEET A MINIMUM CONTINUOUS R-30 VALUE. PROVIDE POSITIVE SLOPE TO ALL ROOF DRAINS (SEE ROOF PLAN). PROVIDE TOP LAYER PROTECTION MATERIAL AS PER MANUFACTURERS RECOMMENDATIONS. BOTTOM LAYER OF INSULATION OVER 5/8" TYPE "X" EXTERIOR GRADE GYPSUM BOARD. ASSEMBLY SHALL COMPLY WITH UL 1256 OR FMG 4450.
- TAPERED INSULATION:
PROVIDE TAPERED INSULATION AS REQUIRED FOR POSITIVE DRAINAGE TO ROOF DRAINS AS INDICATED PER ROOF PLAN. 1/4" PER FOOT MIN. REQUIRED.
- EXHAUST FANS:
PROVIDE ADDITIONAL LAYER OF ROOF MEMBRANE 24" AROUND EXHAUST FAN PERIMETER.



GENERAL ROOF PLAN NOTES

- REFER TO RESPONSIBILITY MATRIX ON SHEET TS1.0 FOR ROOF PENETRATION, STRUCTURAL SUPPORT, AND UNIT RESPONSIBILITY OF WORK.
- THE ROOF STRUCTURE SHALL NOT BE USED FOR STOCKPILING OF EQUIPMENT OR MATERIALS UNLESS APPROVED BY THE ARCHITECT, STRUCTURAL ENGINEER AND THE JOIST MANUFACTURER.
- THE ROOFING SYSTEM SHALL BE AS PER DRAWINGS AND PER MANUFACTURERS SPECIFICATIONS.
- COORDINATE ROOF ELEVATIONS WITH STRUCTURAL DRAWINGS. REFER TO SPECIFICATION SHEET FOR ROOF RELATED ITEMS, INCLUDING GUARANTEES, CURBS, FLASHING, ETC.
- ROOFING SUBCONTRACTOR TO COORDINATE LOCATION OF H.V.A.C. UNITS AND ROOF TOP ACCESSORIES WITH STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR PLACEMENT AND TAPERED RIGID INSULATION BOARD LAY-OUT AND SUBSEQUENT INSTALLATION IN ORDER TO AVOID PONDING WATER CONDITIONS ATTRIBUTABLE TO BOARD LAY-OUT ISSUES.
- ROOF SYSTEMS SPECIFIED SHALL BE APPLIED ONLY BY MANUFACTURER APPROVED APPLICATOR IN ORDER TO MEET GUARANTEE REQUIREMENTS.
- HVAC CONDENSATE LINES TO TERMINATE AT ROOF DRAIN OR AS REQUIRED BY LOCAL CODE.
- REFER TO STRUCTURAL AND M-E-P DRAWINGS FOR ADDITIONAL INFORMATION.
- ALL CURBS AND PIPE PENETRATIONS SHALL HAVE A MINIMUM OF 16" CLEAR FROM EACH OTHER FOR ROOF FLASHING PURPOSES. ALL EQUIPMENT SHALL HAVE A MINIMUM OF 16" CLEAR FROM ALL ADJACENT PARAPETS. ALL HVAC MOUNTED EQUIPMENT (DISCONNECT BOXES, GFCI, PIPE SUPPORTS) SHALL NOT BE CLOSER THAN 16" FROM EACH OTHER OR CURB. NO UNISTRUT PIPE SUPPORTS SHALL BE USED AS VERTICAL MEMBERS FOR MOUNTING EQUIPMENT TO ROOF SURFACE.
- ALL FLASHING CEMENTS, ASPHALTS, PRODUCTS AND ACCESSORIES SHALL BE APPROVED BY ROOFING MANUFACTURER WITH THE MANUFACTURER'S BRAND. ALL ASPHALTS SHALL BE AMERICAN MANUFACTURED PRODUCTS.
- SEE MECHANICAL DRAWINGS FOR ROOF TOP EQUIPMENT LOCATIONS

ROOF PLAN KEY NOTES

- DURO-LAST 40 MIL MECHANICALLY FASTENED MEMBRANE ROOFING SYSTEM (OR EQUAL) w/ 4" THICK, R-25, RIGID INSULATION.
- PROVIDE ROOF CRICKET AS REQUIRED, MIN 1/4" PER FOOT SLOPE.
- ROOFTOP UNIT - REFER TO MECHANICAL DRAWINGS
- VENT THROUGH ROOF - PROVIDED PREFABRICATED DURO-LAST VENT FLASHING FOR ALL VENTS AND PIPE PENETRATIONS.
- EXHAUST FAN - REFER TO MECHANICAL DRAWINGS
- ROOF ACCESS HATCH AND LADDER
- WALK-IN COOLER REMOTE COMPRESSOR, REFER TO KITCHEN DRAWINGS.
- MEMBRANE WALKWAY TO ALL SERVICE SIDES OF ROOF TOP MOUNTED EQUIPMENT. VERIFY LOCATION PRIOR TO INSTALLATION. WALKWAY PADS SHALL BE PURCHASED WITH PVC ROOFING MEMBRANE, INSTALLED AND LOCATED PER MANUFACTURER'S SPECIFICATIONS AND WARRANTY. COLOR OF WALKWAY TO CONTRAST ADJACENT ROOF COLOR - WHITE.
- GC TO PROVIDE AND INSTALL GREASE GUARD AT EXHAUST HOOD - REFER TO MECHANICAL SHEETS.
- ROOF SCUPPER WITH GUTTER AND DOWN SPOUT.



QDOBA MEXICAN EATS
350 CAMINO DE LA REINA, STE 400
SAN DIEGO, CA 92108

© ALL DRAWINGS AND WRITTEN MATERIAL CONTAINED HEREIN ARE THE PROPERTY OF THE ARCHITECT. THEY MAY NOT BE REPRODUCED, COPIED, REVISED, OR DISCLOSED IN ANY MANNER WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT.



LINGLE DESIGN GROUP INC
158 W. MAIN ST.
LENA, IL 61049
815.369.9155
1754 BLAKE ST.
DENVER, CO 80202
303.974.5873
WWW.LINGLEDESIGN.COM



DATES

RELEASE:	-
P.M. UPDATES:	-
SUBMITTAL DATE:	
1:	03/17/2022
2:	05/11/2022
3:	06/09/2022
4:	12/09/2022
5:	03/17/2023
6:	04/19/2023
7:	06/15/2023

BID: -
CONSTRUCTION: -

REVISIONS

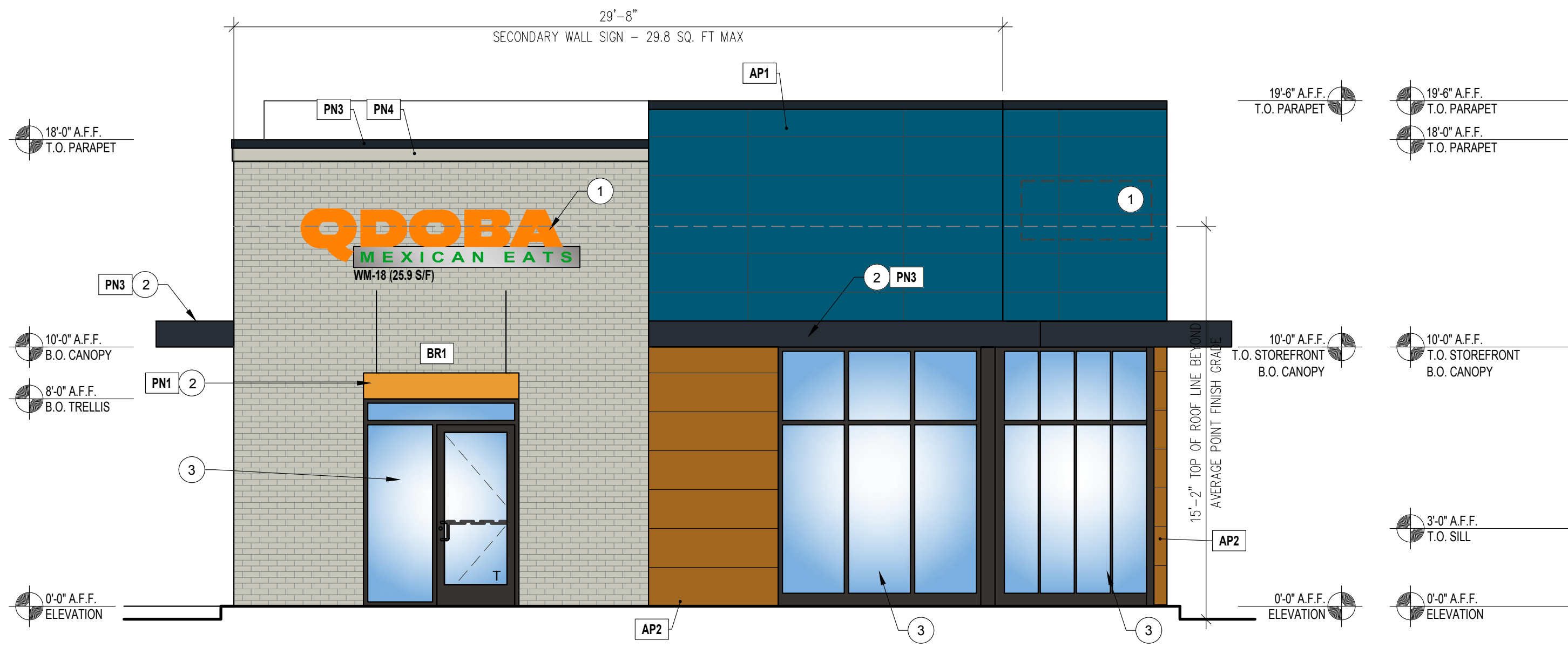
△	-
△	-
△	-
△	-
△	-
△	-
△	-

SITE INFORMATION

QME #: 003039
ADDRESS:
8303 Parkway Drive
La Mesa, CA 91942
DRAWN BY: RG/KB
PROJECT #: 21-036
SCALE: 1/4" = 1'-0"

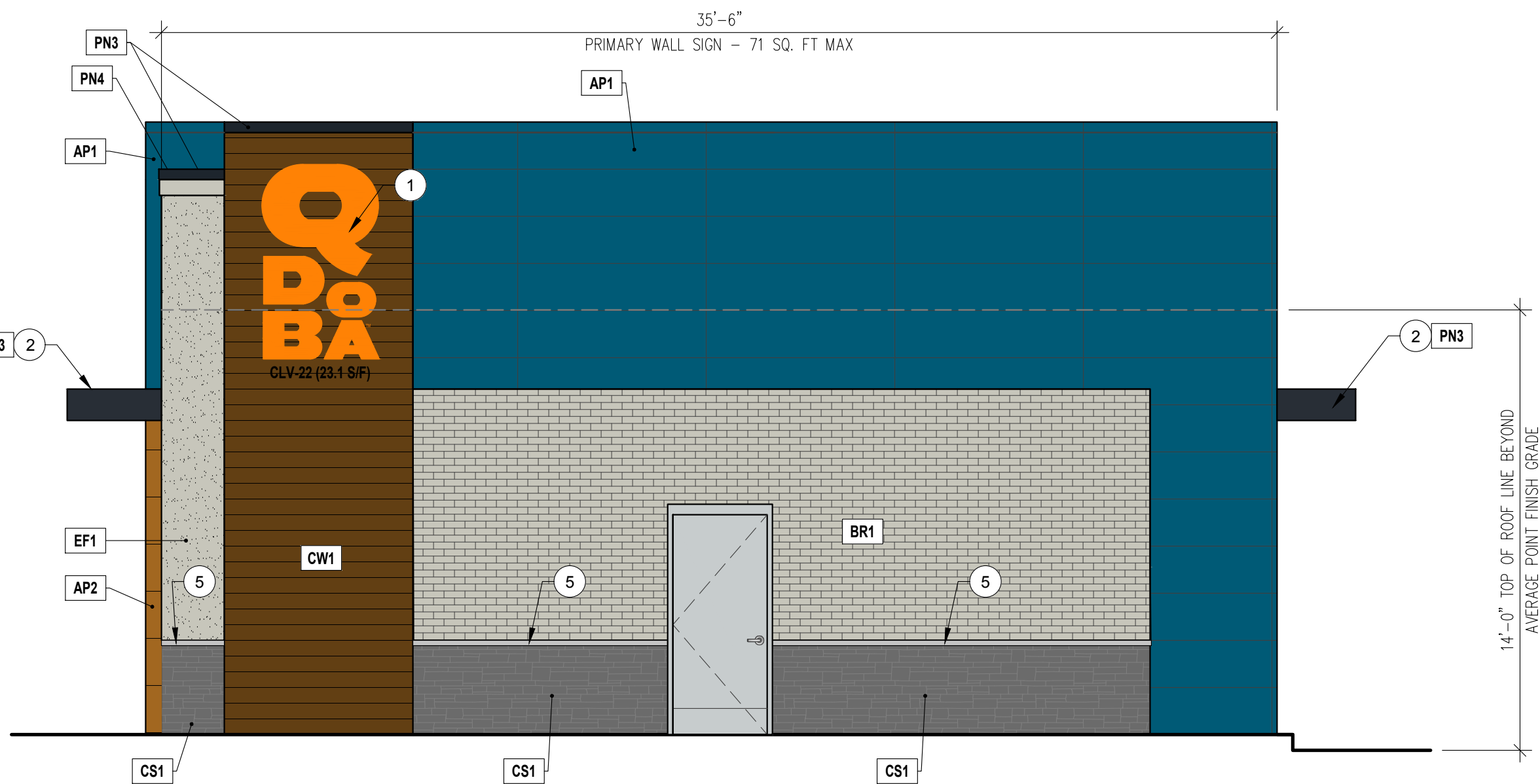
ROOF PLAN

A3.0



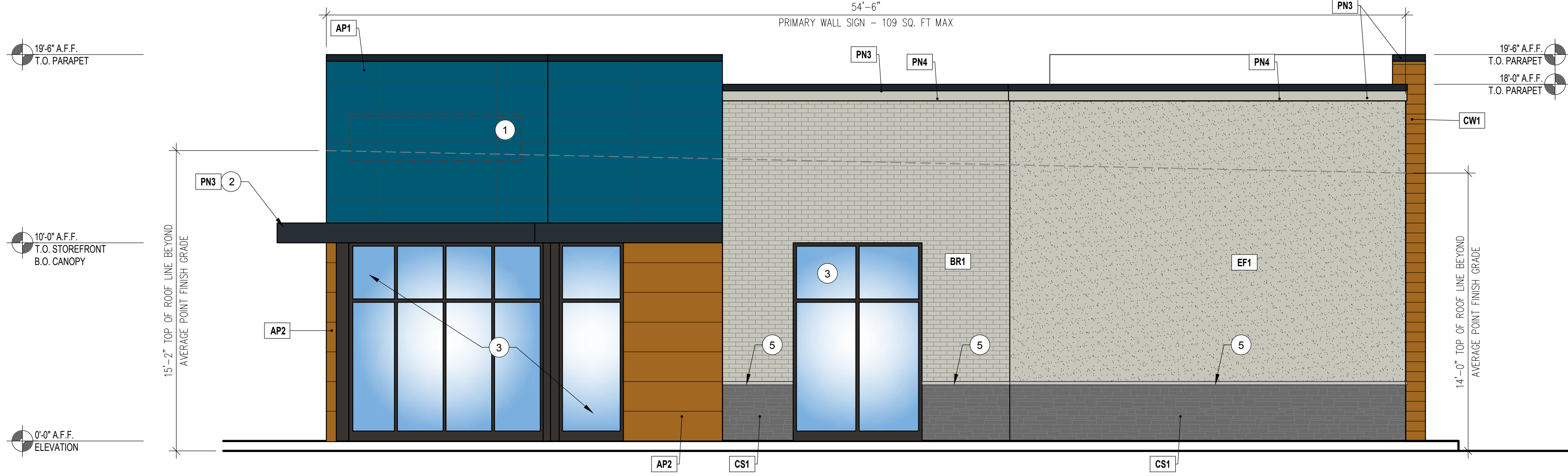
1 EAST ELEVATION (FRONT)

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



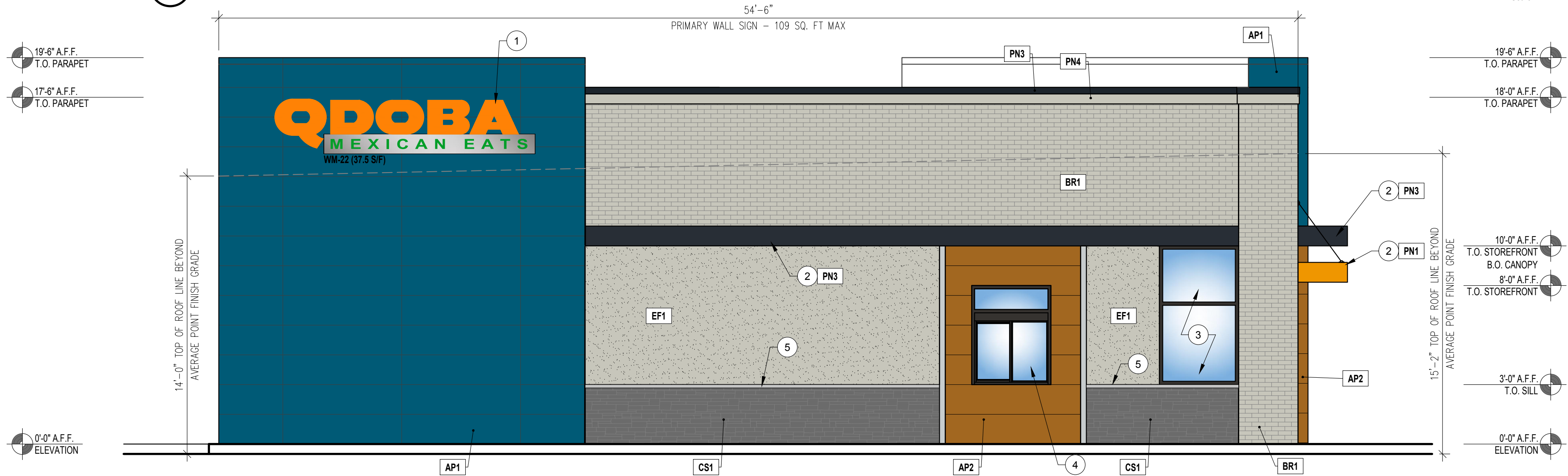
3 WEST ELEVATION (REAR)

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



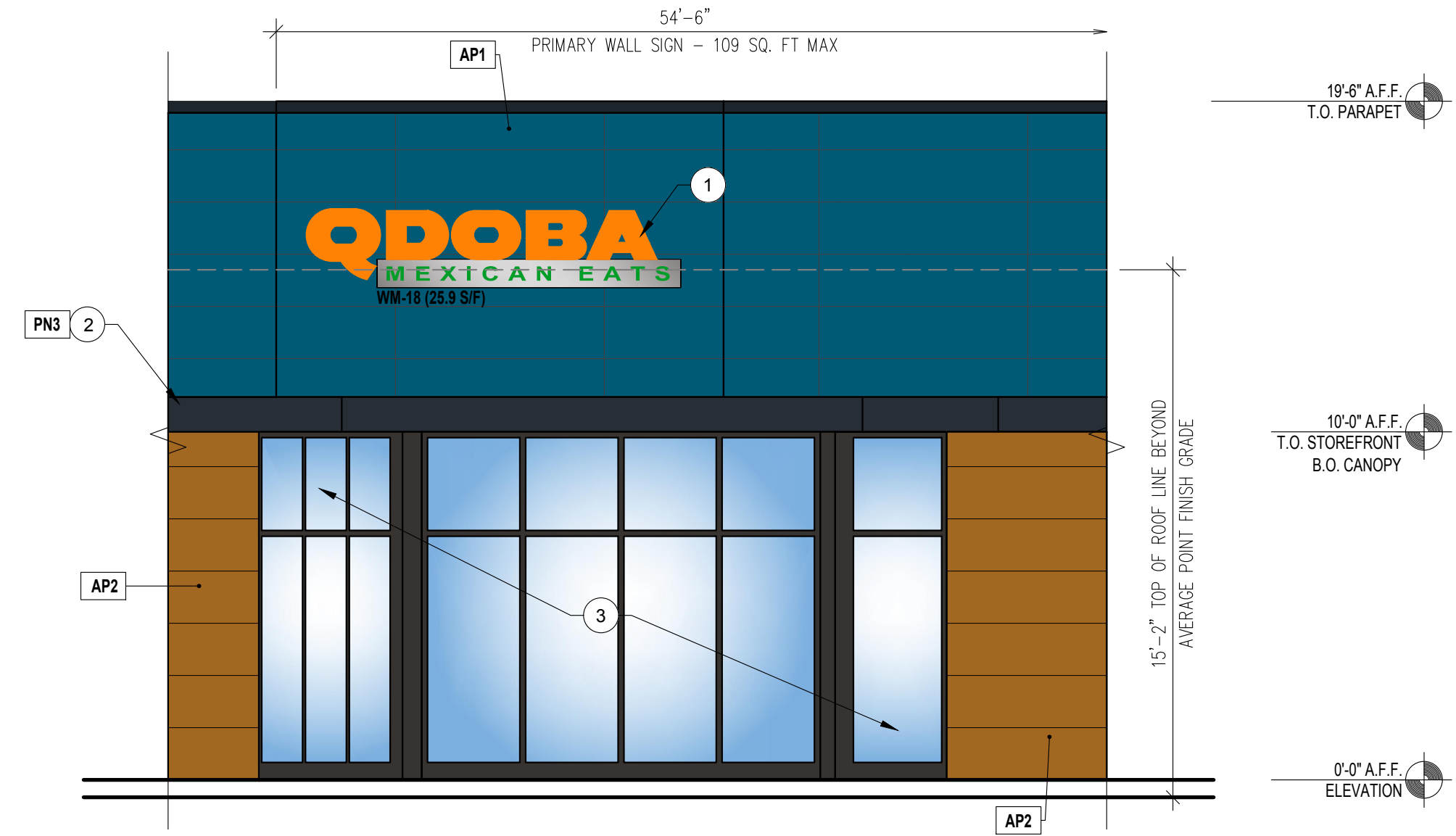
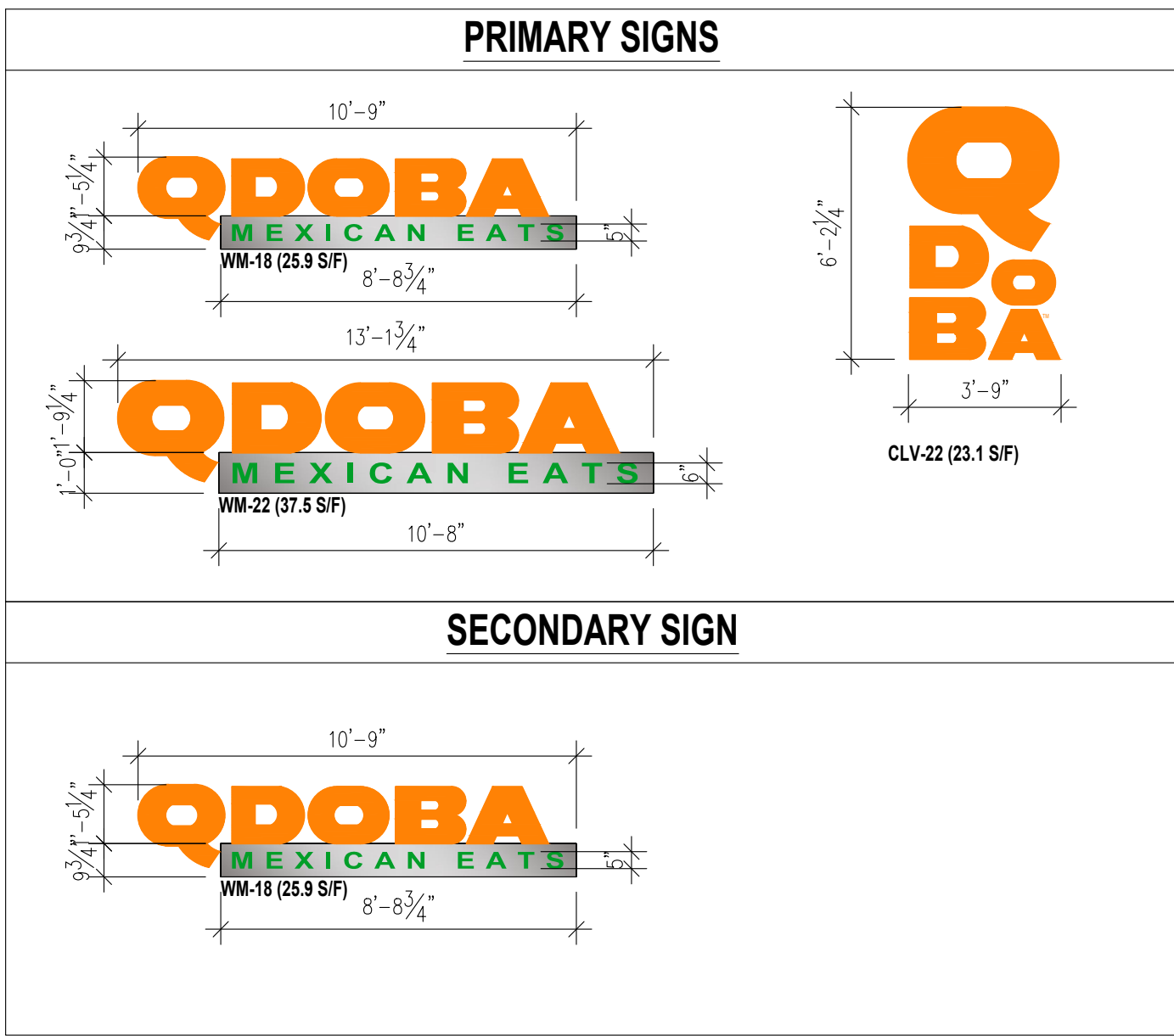
11 NORTH ELEVATION (SIDE)

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



16 SOUTH ELEVATION (SIDE)

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



19 NORTHEAST ELEVATION (CHAMFERED CORNER)

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

- KEY NOTES**
- SIGNAGE SHOWN IS FOR SCHEMATIC USE ONLY - SIGNAGE SUBMITTED UNDER SEPARATE PERMIT.
 - PAINTED METAL CANOPY - REFER TO ELEVATIONS FOR PAINT COLOR.
 - ANODIZED ALUMINUM STOREFRONT W/ 1" INSULATED CLEAR GLASS (TYP). STOREFRONT COLOR BLACK.
 - ANODIZED ALUMINUM DRIVE THRU WINDOW, COLOR TO MATCH ADJACENT STOREFRONT.
 - PRECAST STONE SILL CAP.

PN1	PAINT - QDOBA ORANGE - PANTONE PMS 1375 C - BM ORANGE SKY 2018-10
PN2	PAINT - QDOBA BLUE - PANTONE PMS 7708 C - BM CARIBBEAN AZURE 2059-20
PN3	PAINT - QDOBA BLACK - BM BLACK 2132-10
PN4	PAINT - QDOBA COOL GRAY - PANTONE PMS 413 C - BM GRAY HORSE 2140-50
CW1	COMPOSITE WOOD - TREX - SADDLE
AP1	NICHIHA - ILLUMINATION PANEL - FINISH QDOBA BLUE (PN2)
AP2	NICHIHA - ARCHITECTURAL WALL PANEL - RIFTSAWN WOOD SERIES - CHESTNUT WOOD
BR1	THIN BRICK - LOCAL SUPPLIER - THIN BRICK - PAINT QDOBA COOL GRAY
CS1	CULTURED STONE - ELDORADO STONE - LEDGE CUT 33 - BEACH PEBBLE
EF1	EIFS - DRYVIT, STOCORP, OR APPROVED EQUAL - QDOBA COOL GRAY

QDOBA MEXICAN EATS
350 CAMINO DE LA REINA, STE 400
SAN DIEGO, CA 92108

© ALL DRAWINGS AND WRITTEN MATERIAL CONTAINED HEREIN ARE THE PROPERTY OF THE ARCHITECT. THEY MAY NOT BE REVISED, COPIED, REUSED, OR DISCLOSED IN ANY MANNER WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT.

LINGLE DESIGN GROUP INC
158 W. MAIN ST.
LENA, IL 61849
815.369.9155
1754 BLAKE ST.
DENVER, CO 80202
303.974.5873
WWW.LINGLEDESIGN.COM

PRELIMINARY
NOT FOR CONSTRUCTION

DATES

RELEASE: -

P.M. UPDATES: -

SUBMITTAL DATE:

1: 10/27/2021

2: -

3: -

BID: -

CONSTRUCTION: -

REVISIONS

△	-
△	-
△	-
△	-
△	-
△	-

SITE INFORMATION

QME # 000000

ADDRESS:
8303 Parkway Drive
La Mesa, CA 91942

DRAWN BY: RG

PROJECT #: 21-036

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

EXTERIOR ELEVATIONS

A4.0

19'-6" A.F.F.
T.O. PARAPET

13'-0" A.F.F.
B.O. ROOF DECK

0'-0" A.F.F.
ELEVATION

19'-6" A.F.F.
T.O. PARAPET

14'-1" A.F.F.
B.O. ROOF DECK

10'-0" A.F.F.
B.O. TRELLIS

0'-0" A.F.F.
ELEVATION

6

BUILDING SECTION

Scale: 3/8"=1'-0"

19'-6" A.F.F.
T.O. PARAPET

10'-0" A.F.F.
B.O. TRELLIS

0'-0" A.F.F.
ELEVATION

18'-0" A.F.F.
T.O. PARAPET

10'-0" A.F.F.
B.O. TRELLIS

3'-0" A.F.F.
T.O. SILL

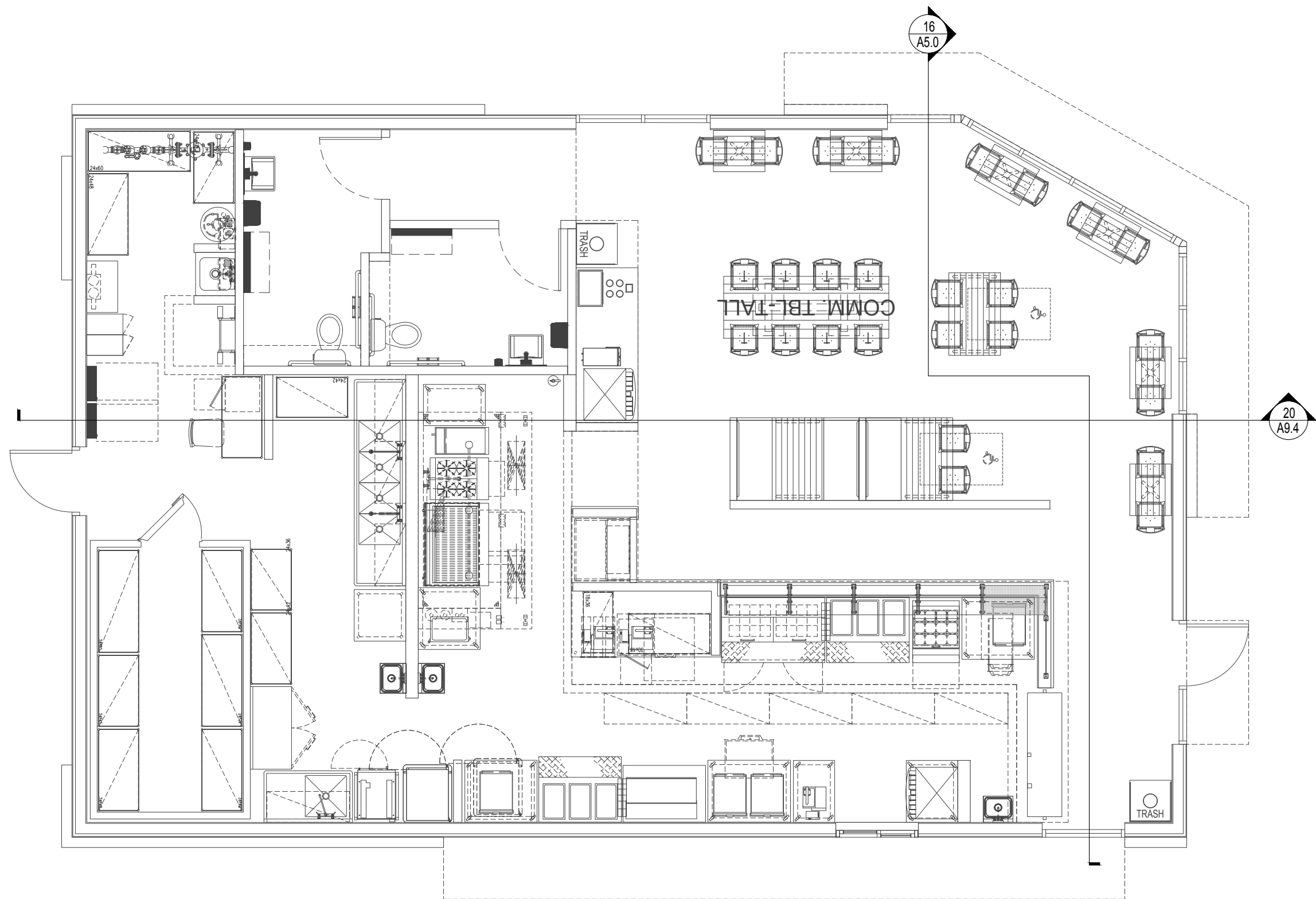
16

BUILDING SECTION

Scale: 3/8"=1'-0"



KEY PLAN



QDOBA MEXICAN EATS
350 CAMINO DE LA REINA, STE 400
SAN DIEGO, CA 92108

© ALL DRAWINGS AND WRITTEN MATERIAL
CONTAINED HEREIN ARE THE PROPERTY OF THE
ARCHITECT. THEY MAY NOT BE REVISED, COPIED,
REVISED, OR DISCLOSED IN ANY MANNER WITHOUT
WRITTEN AUTHORIZATION FROM THE ARCHITECT.



LINGLE DESIGN GROUP INC
158 W. MAIN ST.
LENA, IL 61049
815.369.9155
1754 BLAKE ST.
DENVER, CO 80202
303.974.5873
WWW.LINGLEDESIGN.COM

**PRELIMINARY
NOT FOR CONSTRUCTION**

DATES

RELEASE: -

P.M. UPDATES: -

SUBMITTAL DATE:

1: 03/17/2022

2: 05/11/2022

3: 06/09/2022

4: 12/09/2022

5: 03/17/2023

6: 04/19/2023

7: 06/15/2023

BID: -

CONSTRUCTION: -

REVISIONS

△ -
△ -
△ -
△ -
△ -
△ -
△ -
△ -

SITE INFORMATION

QME #: 003039

ADDRESS:

8303 Parkway Drive
La Mesa, CA 91942

DRAWN BY: RG/KB

PROJECT #: 21-036

SCALE: AS NOTED

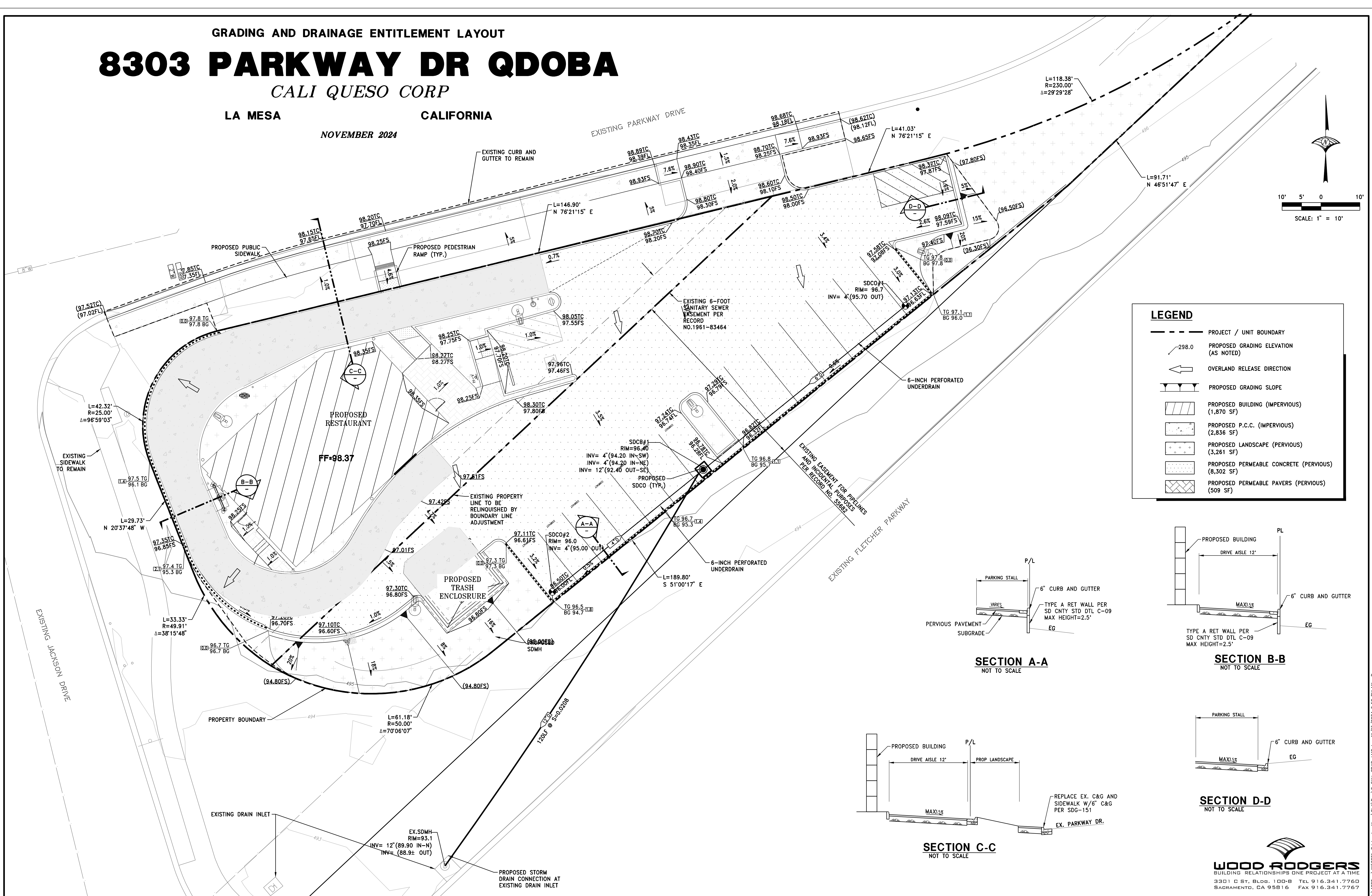
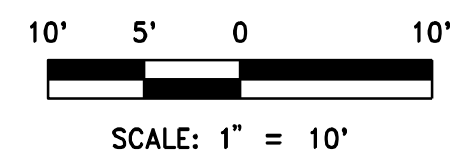
**BUILDING
SECTIONS**

A5.0

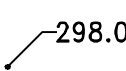
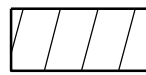
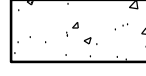
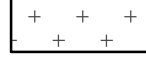
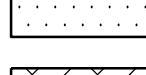
Scale: N.T.S.

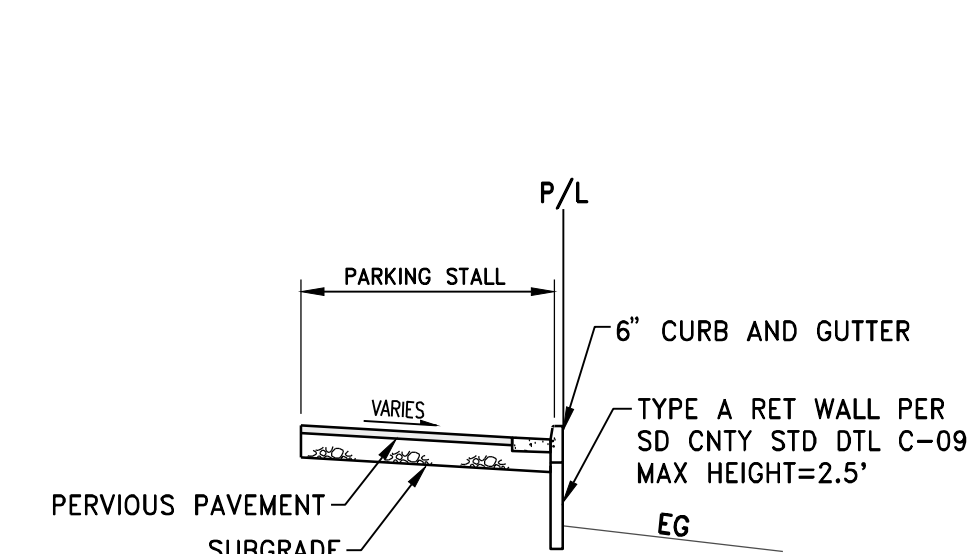
NOVEMBER 2024

NOVEMBER 2024

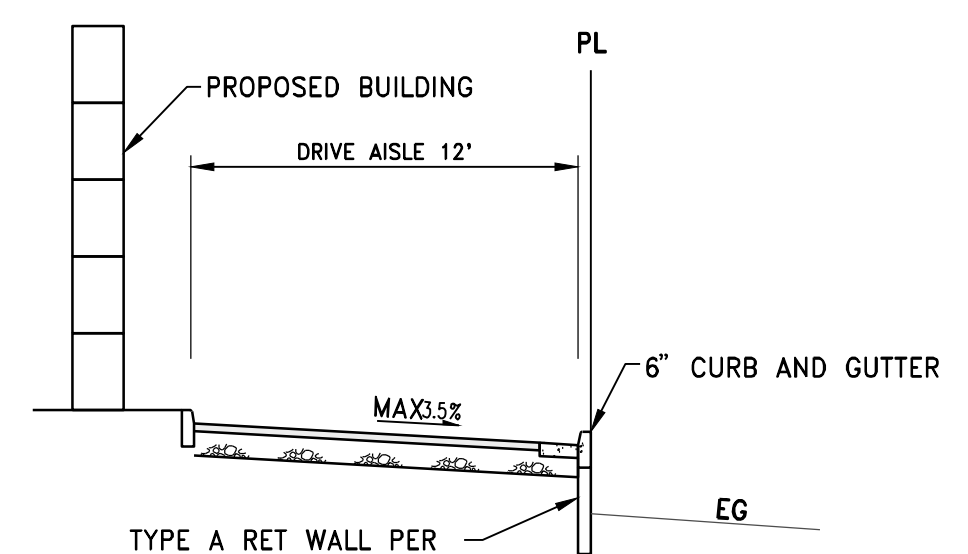


LEGEND

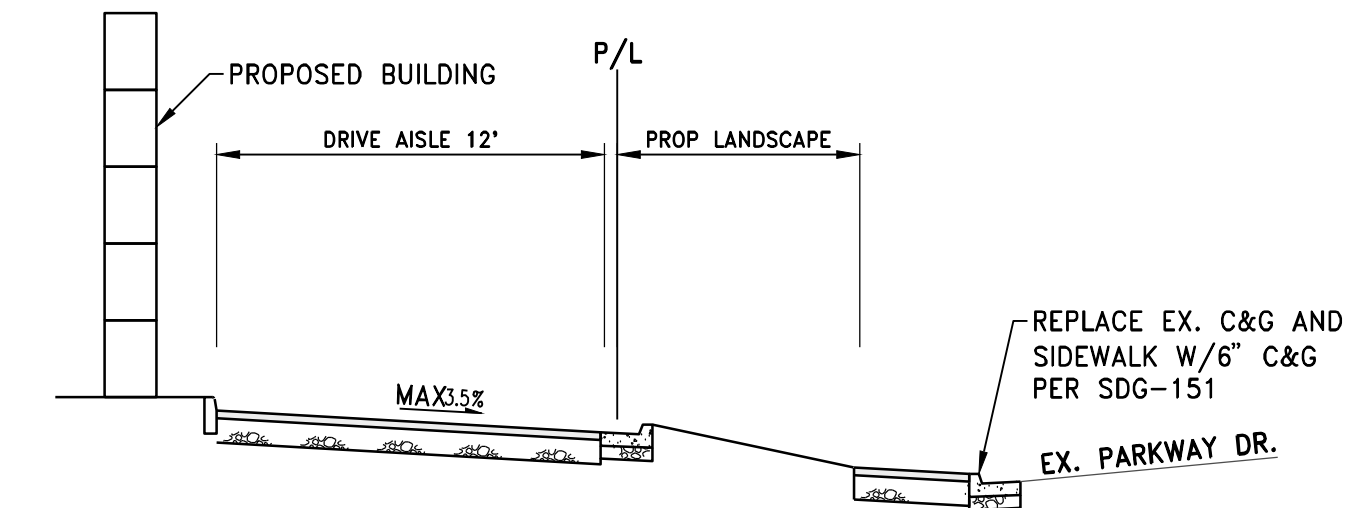
- | | |
|---|--|
|  | PROJECT / UNIT BOUNDARY |
|  | PROPOSED GRADING ELEVATION
(AS NOTED) |
|  | OVERLAND RELEASE DIRECTION |
|  | PROPOSED GRADING SLOPE |
|  | PROPOSED BUILDING (IMPERVIOUS)
(1,870 SF) |
|  | PROPOSED P.C.C. (IMPERVIOUS)
(2,836 SF) |
|  | PROPOSED LANDSCAPE (PERVIOUS)
(3,261 SF) |
|  | PROPOSED PERMEABLE CONCRETE (PERVIOUS)
(8,302 SF) |
|  | PROPOSED PERMEABLE PAVERS (PERVIOUS)
(509 SF) |



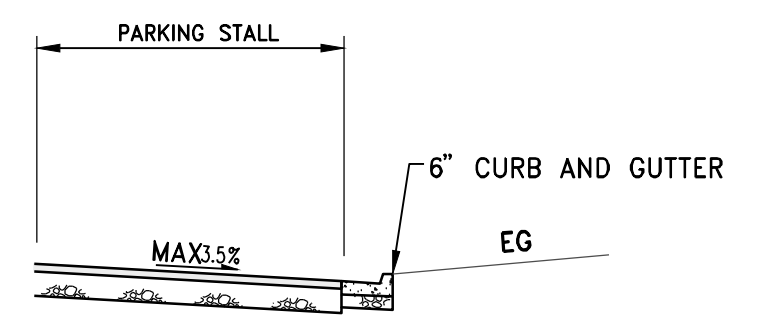
SECTION A-A
NOT TO SCALE



SECTION B-B
NOT TO SCALE

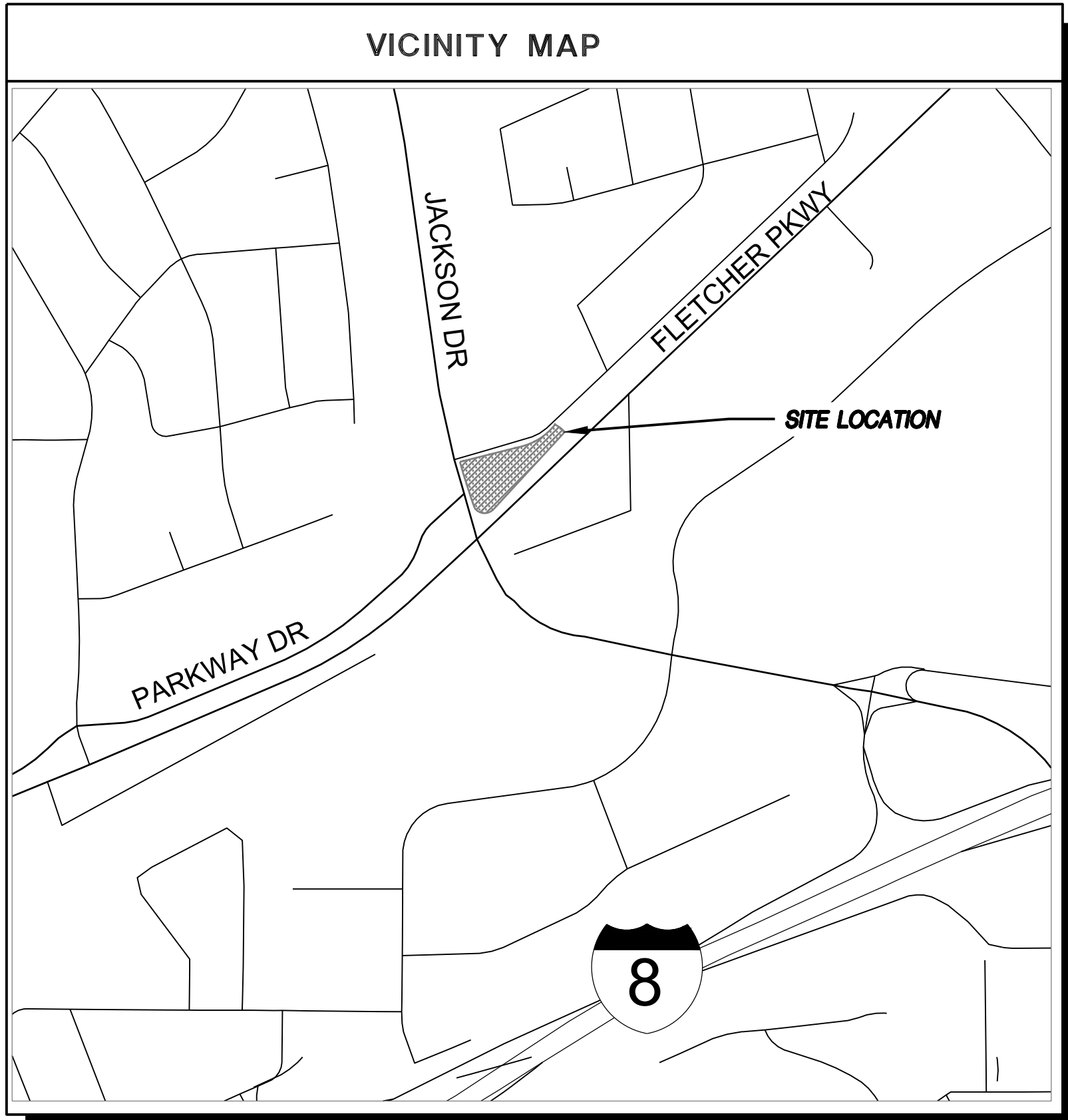


SECTION C-C
NOT TO SCALE



SECTION D-D
NOT TO SCALE

LANDSCAPE IMPROVEMENT PLANS FOR
QDOBA LA MESA
LA MESA, CALIFORNIA



LANDSCAPE IMPROVEMENTS SHEET INDEX

L100	LANDSCAPE COVER SHEET
L101	LANDSCAPE NOTES
L201	IRRIGATION PLAN
L202	IRRIGATION DETAILS
L203	IRRIGATION DETAILS
L204	CONTROLLER SCHEDULE & W.E.L.O. CALCS
L301	PLANTING & LAYOUT PLAN
L302	PLANTING & LAYOUT DETAILS

LANDSCAPE DOCUMENT PACKAGE

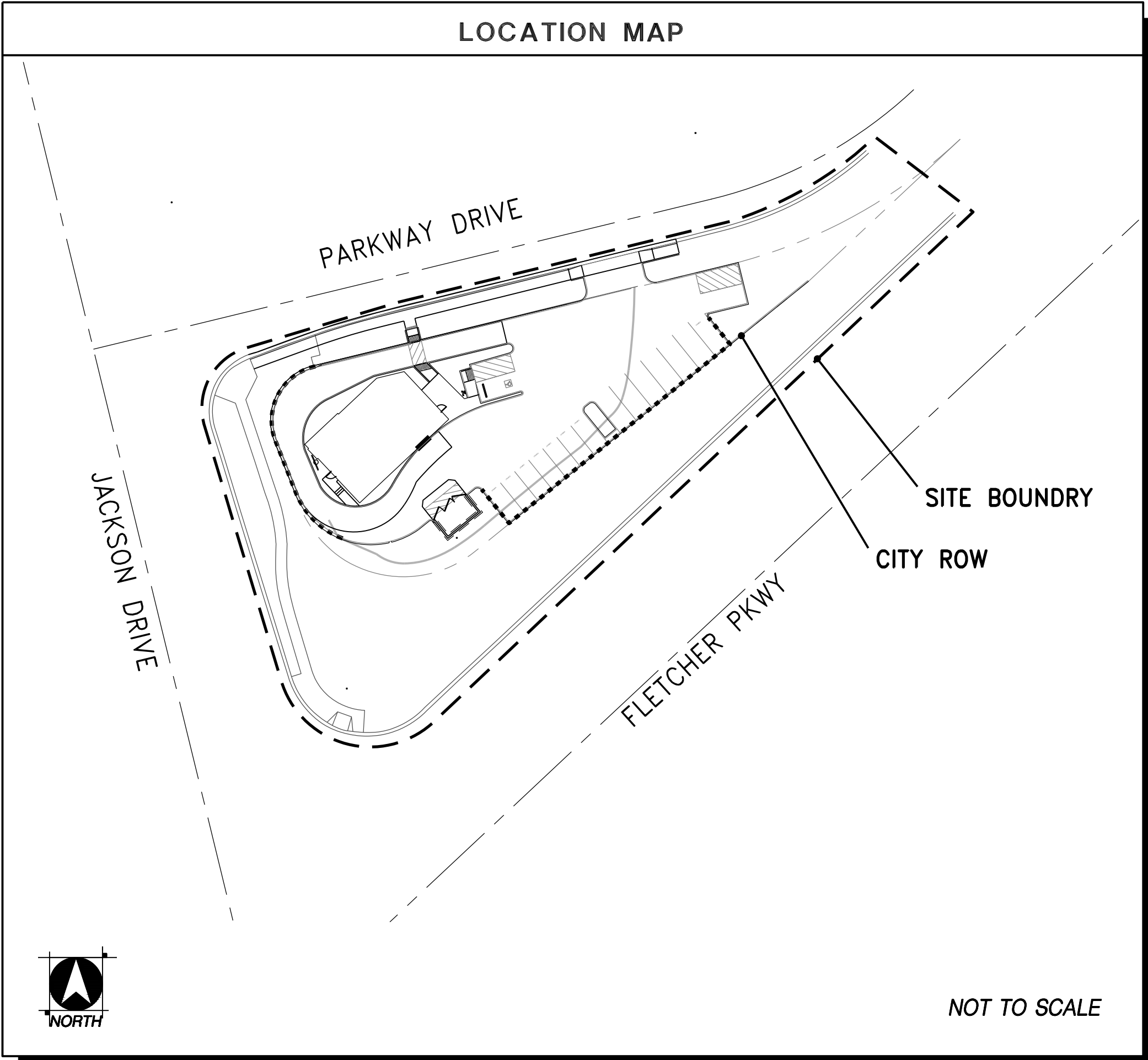
PROJECT INFORMATION:
DATE: 4.19.2023
APPLICANT: WOOD RODGERS, INC.
PROJECT ADDRESS: 8303 PARKWAY DRIVE, LA MESA, CA 91942
TOTAL LANDSCAPE AREA: REFER TO W.E.L.O. CALCULATIONS ON SHEET L204
PROJECT TYPE: NEW; DEVELOPER INSTALLED, PRIVATE MAINTAINED IN ROW, PUBLIC MAINTAINED OUTSIDE ROW.
WATER SUPPLY TYPE: POTABLE
PROJECT CONTACTS: JOHN NICOLAUS - WOOD RODGERS (916) 503-5094

WATER EFFICIENT LANDSCAPE WORKSHEET:
HYDROZONE INFORMATION TABLE: SEE IRRIGATION SHEET L204
WATER BUDGET CALCULATIONS: SEE IRRIGATION SHEET L204
SOIL MANAGEMENT REPORT: SEE LANDSCAPE NOTES SHEET L101
GRADING DESIGN PLAN: SEE CIVIL PLOT PLANS
LANDSCAPE DESIGN PLAN: SEE PLANTING SHEETS L301
IRRIGATION DESIGN PLAN: SEE IRRIGATION SHEETS L201

WATER EFFICIENT LANDSCAPE ORDINANCE STATEMENT:
I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENT PACKAGE"

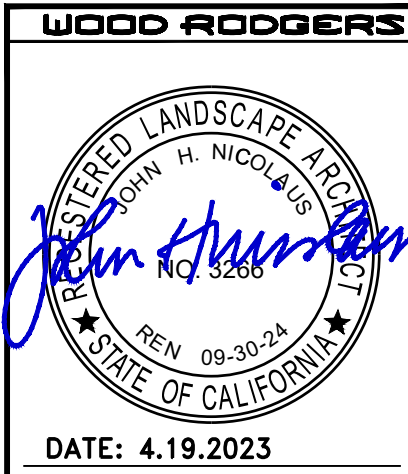
SIGNATURE: *John Nicolaus* DATE: 4.19.2023

LANDSCAPE ARCHITECT:
WOOD RODGERS, INC.
3301 C STREET, BLDG. #100-B
SACRAMENTO, CALIFORNIA 95816
CONTACT: JOHN NICOLAUS
(916) 503-5094
JNICOLAUS@WOODRODGERS.COM



LANDSCAPE DESIGN STATEMENT

- THIS PROJECT IS LOCATED ON A CORNER PARCEL. 24" BOX TREES WILL LINE ALL THREE ADJACENT STREETS TO CREATE AMPLE SCREENING/BUFFERING WHILE ENHANCING THE OVERALL CHARACTER OF THE STREETScape WHICH CURRENTLY CONSISTS OF AN UNMAINTAINED WEEDS AND A FEW TREES. TREES SURROUND THE PARKING LOT, WHICH EXCEED THE 50% SHADE COVERAGE AS REQUIRED BY CALGREEN. THIS WILL LEAD TO A DECREASED HEAT ISLAND EFFECT AS THE SHADE TREES WILL COOL THE PAVEMENT BELOW.
- ALL LANDSCAPE AREAS WILL UTILIZE LOW AND MEDIUM WATER USE PLANT MATERIAL AND LIMIT HIGH WATER USE PLANT MATERIAL.
- ALL SHRUB AND GROUND COVER AREAS ARE TO RECEIVE A 3" LAYER OF BARK MULCH.
- IRRIGATION DESIGN SHALL COMPLY WITH THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE. ALL NECESSARY DOCUMENTATION INCLUDING WATER CALCULATIONS AND CERTIFICATES SHALL BE SUBMITTED WITH THE LANDSCAPE CONSTRUCTION DOCUMENTS FOR REVIEW AND APPROVAL.
- IRRIGATION SYSTEM WILL CONSIST OF LOW FLOW ROTARY SPRAY NOZZLE TECHNOLOGY, POINT SOURCE BUBBLERS AND/OR DRIP EMITTERS SYSTEM CONTROLLED BY AN AUTOMATIC IRRIGATION CONTROLLER USING ET DATA SCHEDULING AND RAIN SENSOR SHUT-OFF CAPABILITIES.



DATE: 4.19.2023	SCALE: H: --- V: ---	DRAWN BY: C. WATERS	DESIGNED BY: C. WATERS	CHECKED BY: J. NICOLAUS	NO.	DESCRIPTION	ENGR. INT.	BY	DATE
WOOD RODGERS									
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME									
3301 C ST. BLDG. #100-B TEL 916.341.7760									
SACRAMENTO, CA 95816 FAX 916.341.7767									
CALIFORNIA									
LANDSCAPE PLANS FOR QDOBA LA MESA									
COVER SHEET									
CITY OF LA MESA									
PROJECT NO. 4152.001									
DRAWING L1.00									
SHT 1 OF 8									
J:\4000-s\4152001_Qdoba_La_Mesa_Landscape\Jing Sheets\LI-00-CVR-QDOBA.dwg 4/1/2025 11:00 AM Melissa Gomez									

GENERAL NOTES

1. WORK SHALL CONFORM TO THESE PLANS AND THE CURRENT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
2. ALL WORK SHALL BE PERFORMED BY A LICENSED LANDSCAPE CONTRACTOR.
3. ALL ROADS USED BY CONSTRUCTION TRAFFIC SHALL BE KEPT CLEAN AND FREE OF DEBRIS. ANY ROADS THAT DO NOT MEET THESE REQUIREMENTS ARE SUBJECT TO FINES AS PER LOCAL CODES.
4. ANY EXISTING FACILITIES SHOWN ON THESE PLANS ARE INFORMATIONAL ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND STAKING ALL SEWER, UTILITY AND WATER MAIN LINES PRIOR TO THE START OF WORK. CONTACT USA ALERT AT 18006422444 TO AND ALL NECESSARY UTILITY AGENCIES TO IDENTIFY AND LOCATE UNDERGROUND UTILITIES. ALL AREAS TO BE EXCAVATED SHALL BE MARKED WITH WHITE PAINT PRIOR TO CONTACTING USA.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION STAKING, SITE LAYOUT AND DIMENSIONS TO CONSTRUCT THE WORK AS DESCRIBED IN THESE PLANS.
6. THE CONTRACTOR MUST FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, FENCES, HARDSCAPE AND OTHER EXISTING STRUCTURES. ANY EXISTING ITEMS NOT SPECIFICALLY NOTED ON THE PLANS FOR REMOVAL SHALL BE PROTECTED IN PLACE. ALL EXISTING ITEMS TO REMAIN THAT ARE DAMAGED BY THE WORK SHALL BE REPLACED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
7. THE CONTRACTOR IS RESPONSIBLE FOR TEMPORARY EROSION CONTROL AT ALL TIMES. THE CONTRACTOR MUST TAKE NECESSARY PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY DAMAGE, WATER AND/OR SEDIMENT RUN-OFF. CONTRACTOR SHALL ASSURE THAT ANY DEBRIS GENERATED FROM THE WORK DESCRIBED IN THIS PLAN SET IS COLLECTED AND LEGALLY DISPOSED OF OFF THE SITE.
8. THE CONTRACTOR IS RESPONSIBLE FOR ALL FINE GRADING AND POSITIVE SURFACE GRADING IN ALL LANDSCAPE AREAS. THE CONTRACTOR SHALL VERIFY ALL ROUGH GRADES IN THE FIELD AND BRING ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND THE PLANS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY.
9. THE CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE LANDSCAPE ARCHITECT AND THE CITY INSPECTOR A MINIMUM OF ONE WEEK PRIOR TO THE START OF WORK. CONTRACTOR MUST COORDINATE THE PRE-CONSTRUCTION MEETING DATE WITH THE LANDSCAPE ARCHITECT AND CITY INSPECTOR A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO THE MEETING DATE.
10. ANY EXISTING HARDSCAPE (CONCRETE, ASPHALT, ETC) SHALL BE SAW CUT AND REMOVED IN A NEAT AND STRAIGHT LINE.
11. ALL CONCRETE SHALL BE A 6 SACK MIX.
12. COMPACTION OF BACKFILL BY METHOD OF 'JETTING' SHALL NOT BE PERMITTED.
13. ALL ENGINES USED FOR CONSTRUCTION SHALL USE NOISE SUPPRESSION DEVICES TO MINIMIZE NOISE TO THE SURROUNDING AREAS.
14. DUST SHALL BE CONTROLLED AT ALL TIMES DURING CONSTRUCTION PERIOD BY APPLICATION OF WATER TO THE SITE, INCLUDING DAYS WHEN CONSTRUCTION ACTIVITY DOES NOT OCCUR.
15. ALL USA MARKINGS SHALL BE COMPLETELY REMOVED PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.
16. ALL AS-BUILT PLANS SHALL BE SUBMITTED TO THE CITY PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.
17. HOURS OF CONSTRUCTION ACTIVITIES SHALL ADHERE TO LOCAL JURISDICTIONAL REQUIREMENTS. NO WORK IS ALLOWED ON SUNDAY.

LAYOUT NOTES

1. WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS.
2. CONTRACTOR TO VERIFY ALL DISTANCES IN THE FIELD AND REPORT DISCREPANCIES TO THE OWNERS REPRESENTATIVE BEFORE PROCEEDING WITH WORK. DIMENSIONS NOT SHOWN SHALL BE SCALED FROM PLAN.
3. CONTRACTOR SHALL COORDINATE LANDSCAPE CONSTRUCTION WITH OTHER WORK ON SITE.
4. ALL WRITTEN DIMENSIONS ARE FROM THE OUTSIDE OF BUILDING OR FENCE, BACK OF CURB OR WALK, UNLESS OTHERWISE NOTED.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING NECESSARY EXTENSION OF WORK INCLUDING STUBOUTS, ETC, DURING PHASE UNDER CONSTRUCTION TO FACILITATE WORK ON SUBSEQUENT PHASES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND UNSUITABLE MATERIAL FROM THE SITE WHICH HAS BEEN GENERATED BY HIS WORK.
7. PRECISE BUILDING, PARKING, AND ROADWAY LAYOUT IS BASED ON DRAWINGS PREPARED BY ENGINEERS.
8. CONTRACTOR SHALL EXERCISE NECESSARY CAUTION TO PROTECT EXISTING LANDSCAPE AND OTHER ITEMS (I.E. LIGHTS, BENCHES, AND SHELTERS) FROM DAMAGE.

GRADING AND DRAINAGE NOTES

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SURFACE DRAINAGE TO DRAIN INLETS OR CURBS IN ALL LANDSCAPED AREAS.
2. THE LOCATION OF ALL CATCH BASINS, AREAS DRAINS, PIPE, ETC. SHALL BE LOCATED TO AVOID ANY SITE FEATURES NOT SPECIFICALLY SHOWN ON THE PLANS. CONTRACTOR IS RESPONSIBLE FOR MINOR FIELD ADJUSTMENTS TO ENSURE PROPER DRAINAGE.
3. DRAIN ALL PAVEMENT AREAS A MINIMUM OF 1%, AND ALL LANDSCAPE AREAS A MINIMUM OF 2%.
4. ALL DRAINAGE MATERIALS SHALL BE FREE OF DEBRIS TO ENSURE PROPER FLOW. THE MINIMUM SLOPE OF DRAINAGE PIPE SHALL BE .5%.
5. GRADES ARE TO BE CONSTANT AND UNIFORM WITHIN SWALES AND BETWEEN SPOT ELEVATIONS.
6. TOP OF DRAINAGE SWALES SHALL BE LOCATED A MINIMUM OF 3' AWAY FROM WALKS.
7. VERIFY ALL WALL, STEP AND FINISH FLOOR ELEVATIONS WITH CIVIL ENGINEERING DRAWINGS. IN CASE OF DISCREPANCY, CALL BOTH CIVIL ENGINEER AND LANDSCAPE ARCHITECT.
8. FILL AREAS SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90% RELATIVE COMPACTION.
9. THE GRADING CONTRACTOR SHALL SUBMIT A WRITTEN STATEMENT VERIFYING THAT THE GRADING WORK WAS PERFORMED UNDER HIS DIRECTION AND IN CONFORMANCE WITH THESE PLANS AND IN CONFORMANCE WITH ALL LOCAL CODES.
10. EROSION CONTROL MEASURES SHALL BE IN PLACE IN ACCORDANCE WITH LOCAL CODES DURING ALL PHASES OF GRADING. SUCH EROSION CONTROL MEASURES SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL BY THE CITY INSPECTOR.
11. AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM STREETS, GUTTERS, SIDEWALKS AND CATCH BASINS. STANDING WATER SHALL BE REMOVED FROM DRAINAGE OPEN TRENCHES. THIS REQUIREMENTS SHALL REMAIN IN EFFECT UNTIL FINAL ACCEPTANCE OF THE PROJECT.

IRRIGATION NOTES

1. THE DESIGN OF THE IRRIGATION SYSTEM IS DIAGRAMMATIC. CONTRACTOR MUST MAKE NECESSARY FIELD ADJUSTMENTS TO GUARANTEE HEAD-TO-HEAD COVERAGE FOR ALL PLANTER AND TURF AREAS. CONTRACTOR MUST ALSO MAKE MINOR ADJUSTMENTS TO ACCOMMODATE FIELD CONDITIONS NOT SPECIFICALLY NOTED ON THE PLANS AND TO MINIMIZE OVERSPRAY ONTO AREAS ADJACENT TO THE IRRIGATION SYSTEM.
2. THE IRRIGATION SYSTEM IS DESIGNED WITH A MINIMUM OPERATING PRESSURE STATED ON THE DRAWINGS. CONTRACTOR SHALL TEST THE AVAILABLE STATIC WATER PRESSURE AND NOTIFY THE LANDSCAPE ARCHITECT OF A ANY CONFLICTS BETWEEN STATED PRESSURE AND ACTUAL PRESSURE. CONTRACTOR IS RESPONSIBLE FOR MODIFICATIONS TO THE SYSTEM DESIGN IN THE EVENT OF INADEQUATE PRESSURE.
3. IRRIGATION POINT OF CONNECTION SHALL BE MADE OFF THE WATER LINE GOING INTO THE HOUSE.
4. LOCATION OF THE IRRIGATION CONTROLLER SHALL BE ON A WALL IN THE GARAGE AND POWER PROVIDED BE AN EXTRA WALL OUTLET.
5. ALL IRRIGATION MAINLINES LATERAL LINES SHALL BE FLUSHED PRIOR TO INSTALLATION OF SPRINKLERS.
6. CONTRACTOR MUST CONTACT LANDSCAPE ARCHITECT TO SCHEDULE AN IRRIGATION COVERAGE TEST A MINIMUM OF 48 HOURS PRIOR TO THE MEETING DATE. LANDSCAPE ARCHITECT WILL PROVIDE CONTRACTOR WRITTEN APPROVAL OF THE IRRIGATION COVERAGE PRIOR TO INSTALLATION OF PLANT MATERIAL. ANY PLANT MATERIAL INSTALLED PRIOR TO IRRIGATION COVERAGE APPROVAL BY LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL PENDING MODIFICATIONS TO THE IRRIGATION SYSTEM.
7. THE IRRIGATION CONTRACTOR SHALL NOT WILLFULLY INSTALL THE SYSTEM AS DESIGNED WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTION OR GRADE DIFFERENCES EXIST THAT WERE NOT KNOWN DURING THE DESIGN PROCESS. SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS AUTHORIZED REPRESENTATIVE, OTHERWISE THE IRRIGATION CONTRACTOR MUST ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.
8. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
9. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.

PLANTING NOTES

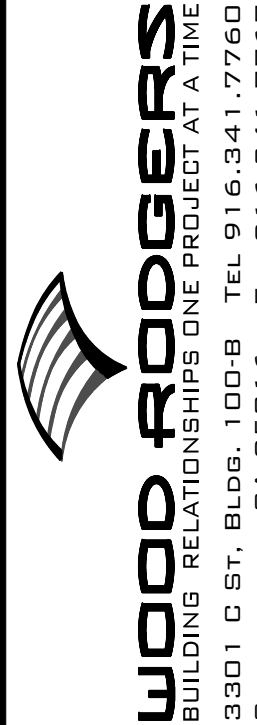
1. UPON AWARD OF CONTRACT, CONTRACTOR SHALL IMMEDIATELY CONTACT LANDSCAPE ARCHITECT IF ANY PLANT MATERIAL IS NOT AVAILABLE AND NOTIFY LANDSCAPE ARCHITECT OF PROPOSED PLANT SUBSTITUTES. FINAL PLANT SUBSTITUTES SHALL BE APPROVED IN WRITING BY LANDSCAPE ARCHITECT PRIOR TO ORDERING. ANY PLANT SUBSTITUTES SHALL NOT ALTER THE CONTRACTORS BID UNLESS A CREDIT IS DUE TO THE OWNER.
2. PLANT SYMBOL LOCATIONS ARE INFORMATIONAL AND SUBJECT TO MINOR FIELD REVISIONS BASED ON ACTUAL CONDITIONS. CONTRACTOR MUST REVIEW FIELD CONDITIONS AND NOTIFY LANDSCAPE ARCHITECT IF ANY MAJOR REVISIONS ARE REQUIRED.
3. THE CONTRACTOR MUST CONTACT LANDSCAPE ARCHITECT A MINIMUM OF 48 HOURS IN ADVANCE OF PLANT DELIVERY TO THE PROJECT SITE TO SCHEDULE A PLANT INSPECTION FOR WRITTEN APPROVAL OF PLANT MATERIAL. ANY PLANT MATERIAL INSTALLED PRIOR TO WRITTEN APPROVAL BY LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL AND REPLACEMENT AT NOT COST TO THE OWNER.
4. EXCAVATED PLANT PITS SHALL PROVIDE ADEQUATE DRAINAGE FOR PLANT SURVIVAL. CONTRACTOR SHALL FILL EXCAVATED PLANT PITS WITH WATER AND ENSURE THAT ALL PLANT PITS DRAIN WITHIN ONE HOUR.
5. AFTER PLANTING IS COMPLETE, A PRE-EMERGENT WEED KILLER SHALL BE USED TO CONTROL WEEDS ON ALL NON-TURF AREAS.
6. PLANTER AREAS SHALL HAVE A MINIMUM SLOPE OF 15-2% AND A MAXIMUM SLOPE OF 2:1.
7. A MINIMUM 3" LAYER OF MULCH AND LANDSCAPE FABRIC FOR WEED CONTROL SHALL BE APPLIED ON ALL EXPOSED SOILS SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IN CONTRAINDICATED.
8. CONTRACTOR TO LOCATE ALL TREES NO CLOSER THAN FIVE FEET FROM BUILDING AND THREE FEET FROM CURBS OR WALKS.
9. CONTRACTOR SHALL INSTALL LINEAR ROOT BARRIERS ADJACENT TO ANY HARDSCAPE LOCATED WITHIN FIVE FEET OF A TREE PLANTING. SEE SPECIFICATIONS FOR FURTHER INFORMATION.
10. ALL NURSERY STAKES SHALL BE REMOVED PRIOR TO THE START OF THE MAINTENANCE PERIOD.
11. SOIL TESTING:
 - A. COORDINATE SOIL TESTING IN AN EXPEDITIOUS AND TIMELY MANNER AS REQUIRED FOR ON-SITE MATERIALS. RESPONSIBILITY OF CONTRACTING WITH A SOIL LABORATORY SHALL BE BORNE BY CONTRACTOR. COST OF SAMPLING AND TESTING SHALL BE INCLUDED IN CONTRACT PRICE. CONTRACTOR SHALL COLLECT SAMPLES IN THE PRESENCE OF OWNERS REPRESENTATIVE. SAMPLE LOCATION TO BE IDENTIFIED ON THE PLAN BY THE CONTRACTOR.
 - B. A SOIL FERTILITY ANALYSES SHALL BE PERFORMED FOR THIS PROJECT.
 - C. EACH SAMPLE SHALL BE SUBMITTED TO A LABORATORY. THE LABORATORY MUST BE APPROVED BY THE OWNER. SUBMIT SAMPLE SIZES AS REQUIRED BY LABORATORY.
 - D. AS A MINIMUM, SOIL SAMPLES SHALL BE ANALYZED FOR PH, SALINITY, AMMONIA, PHOSPHATE, POTASSIUM, CALCIUM, MAGNESIUM, BORON, AND SODIUM LEVELS. LABORATORY TO PROVIDE APPRAISAL OF CHEMICAL PROPERTIES, INCLUDING PARTICLE SIZE AND RECOMMENDATIONS FOR TYPES AND QUANTITIES OF AMENDMENTS AND FERTILIZERS.
 - E. RESULTS OF SOIL TESTING SHALL BE PROVIDED TO LANDSCAPE ARCHITECT, WITH AMENDMENT RECOMMENDATIONS APPROVED BY LANDSCAPE ARCHITECT AND OWNERS REPRESENTATIVE.
 - F. SOIL TESTING FOR PRODUCTION LANDSCAPES SHALL COMPLY WITH MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.

IMPORTANT NOTE REGARDING CERTIFICATE OF COMPLETION REQUIREMENTS:

EACH LOT EXCEEDING 500 SQUARE FEET OF IRRIGATED LANDSCAPE AREA SHALL REQUIRE THE OWNER / DEVELOPER TO SUBMIT A CERTIFICATE OF COMPLETION AND ASSOCIATED DOCUMENTS PER CITY OF ROSEVILLE WATER EFFICIENT LANDSCAPE REQUIREMENTS.

CERTIFICATE OF COMPLETION SHALL CONTAIN THE FOLLOWING SIX (6) ELEMENTS:

1. PROJECT INFORMATION SHEET THAT CONTAINS:
 - DATE
 - PROJECT NAME
 - PROJECT APPLICANT NAME, TELEPHONE AND MAILING ADDRESS
 - PROJECT ADDRESS AND LOCATION
 - PROPERTY OWNER NAME, TELEPHONE AND MAILING ADDRESS
2. CERTIFICATION BY EITHER THE SIGNER OF THE LANDSCAPE DESIGN PLAN OR LICENSE LANDSCAPE CONTRACTOR WHO INSTALLED THE LANDSCAPING AND IRRIGATION:
 - WHERE SIGNIFICANT CHANGES ARE MADE IN THE FIELD DURING CONSTRUCTION 'AS-BUILT' OR RECORD DRAWINGS SHALL BE INCLUDED.
 - A COPY OF THE IRRIGATION PLAN OR RECORD DRAWINGS SHALL BE PLACED WITH THE IRRIGATION CONTROLLER.
3. IRRIGATION SCHEDULING PARAMETERS USED TO SET THE CONTROLLER.
4. LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE
5. IRRIGATION AUDIT REPORT
6. SOIL ANALYSIS REPORT, IF NOT SUBMITTED WITH LANDSCAPE DOCUMENT PACKAGE



LANDSCAPE PLANS FOR
QDOBA LA MESA

LANDSCAPE NOTES

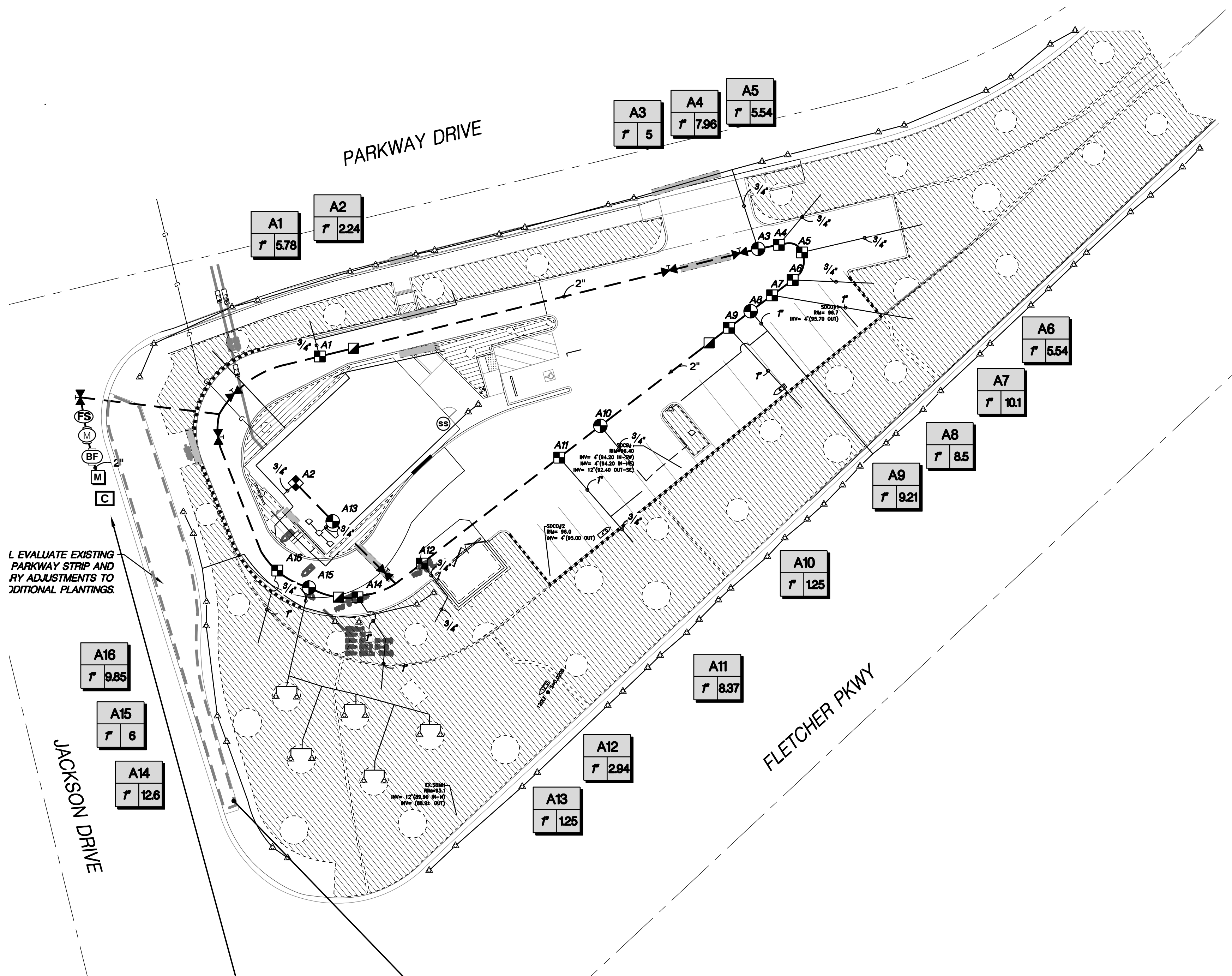
PROJECT NO.
4152.001

DRAWING
L1.01

SHT **2** OF **8**

DATE: **4.19.2023**
SCALE: H: --- V: ##
DRAWN BY: **C. WATERS**
DESIGNED BY: **C. WATERS**
CHECKED BY: **J. NICOLAUS**

NO.	DESCRIPTION	ENGR	BY	DATE



L. EVALUATE EXISTING PARKWAY STRIP AND ADJUSTMENTS TO ADDITIONAL PLANTINGS.

NOT A PART OF PROJECT SCOPE. EXISTING IRRIGATION TO REMAIN.

P.O.C. A NOTE:

1" METER & BACKFLOW PER CIVIL PLANS. VERIFY LOCATION IN THE FIELD.
2" MAINLINE. INSTALL PER THESE PLANS.

IRRIGATION DESIGN IS BASED ON:

20 GPM MAX. FLOW
64 PSI MIN. AT P.O.C. CONTACT LANDSCAPE ARCHITECT IMMEDIATELY IF PRESSURE DIFFERS GRATER THAN 10% FROM THE STATED MINIMUM PSI

CONTROLLER LOCATION:

CONTRACTOR SHALL INSTALL A CONTROLLER. COORDINATE 120 VAC POWER SUPPLY WITH DRY UTILITY DESIGNER. FINAL LOCATION SHALL BE IN THE PLANTER AREA & APPROVED BY THE OWNER.

IMPORTANT NOTE:
IRRIGATION MAINLINE, LATERAL LINE, AND VALVES ARE SHOWN DIAGRAMMATICALLY IN PAVING AREAS FOR CLARITY ONLY. INSTALL THESE COMPONENTS IN PLANT AREA ADJACENT TO EDGE OF HARDSCAPE. COORDINATE SLEEVE LOCATIONS UNDER PAVING.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE IRRIGATION DESIGN PLAN STATEMENT, SIGNATURE AND DATE:

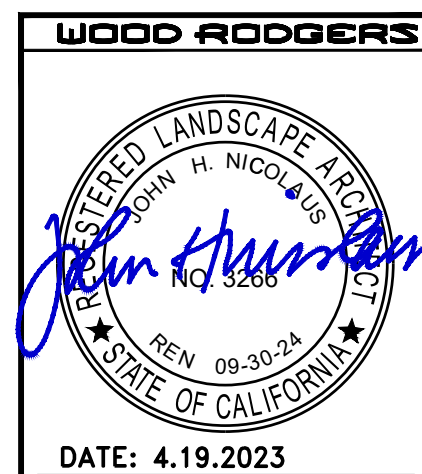
I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
25 50 10 20	HUNTER PCB FLOOD BUBBLER, 1/2IN. FIPT.	25
250 500 50H 10H 10P 20P	HUNTER PROS-PRS30-06-CV-MSBN MULTI-STREAM BUBBLER, 6IN. POP-UP, FACTORY INSTALLED DRAIN CHECK VALVE, 25=25GPM, 50=0.5GPM, 10=10GPM, 20=20GPM.	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	
■	HUNTER ICZ-101-25 DRIP CONTROL ZONE KIT. 1IN. ICV GLOBE VALVE WITH 1IN. HYDRO FILTER SYSTEM. PRESSURE REGULATION: 25PSI. FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN.	
Ⓢ	RAIN BIRD MDCFCAP (NOT SHOWN) DRIPLINE FLUSH VALVE CAP IN COMPRESSION FITTING COUPLER.	
Ⓐ	RAIN BIRD ARV050 (NOT SHOWN) 1/2" AIR RELIEF VALVE, MADE OF QUALITY RUST-PROOF MATERIALS, WITH A 60° DRIP VALVE BOX (SEB 7X8 EMITTER BOX). USE WITH INSTALLATION BELOW SOIL. THE VALVE WILL ALLOW AIR TO ESCAPE THE PIPELINE, THUS PREVENTING WATER HAMMER OR BLOCKAGE.	
ⓓ	RAIN BIRD OPERIND (NOT SHOWN) DRIP SYSTEM OPERATION INDICATOR, STEM RISES 6" FOR CLEAR VISIBILITY WHEN DRIP SYSTEM IS CHARGED TO A MINIMUM OF 20PSI. INCLUDES 16" OF 1/4" DISTRIBUTION TUBING WITH CONNECTION FITTING PRE-INSTALLED.	
▨	AREA TO RECEIVE DRIPLINE RAIN BIRD XFS-06-18 XFS SUB-SURFACE PRESSURE COMPENSATING DRIPLINE W/COPPER SHIELD TECHNOLOGY. 0.6 GPH EMITTERS AT 18" O.C. LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY XF INSERT FITTINGS.	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	
⊕	HUNTER ICV-G 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	
■	HUNTER HQ-44LRC QUICK COUPLER VALVE, YELLOW RUBBER LOCKING COVER, RED BRASS AND STAINLESS STEEL, WITH 1" NPT INLET, 2-PIECE BODY.	
⌵	NIBCO T-113-K CLASS 125 BRONZE GATE SHUT OFF VALVE WITH CROSS HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 1/4" - 3"	
Ⓜ	MASTER VALVE 2" SUPERIOR 950 SERIES MASTER VALVE. NORMALLY CLOSED DESIGN, SOLID BRASS CONSTRUCTION, ELECTRIC. INSTALL PER CITY STANDARD DETAIL.	
Ⓟ	FEBCO 825Y 1" FEBCO 825Y (OR APPROVED EQUAL) REDUCED PRESSURE BACKFLOW PREVENTER. INSTALL PER CIVIL PLANS.	
Ⓢ	HUNTER A2C-2400-SS 24-STATION CONTROLLER WITH TWO (2) A2M-600 MODULES IN AN OUTDOOR STAINLESS STEEL WALL MOUNT ENCLOSURE.	
Ⓢ	HUNTER SOLAR-SYNC SOLAR RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER PCC, PRO-G, AND I-CORE CONTROLLERS. INSTALL AS NOTED, INCLUDES 10 YEAR LITHIUM BATTERY AND RUBBER MODULE COVER, AND GUTTER MOUNT BRACKET. WIRED.	
Ⓢ	CREATIVE SENSOR TECHNOLOGY ELF-T10-N01 ENHANCED LOW FLOW SENSOR WITH 2-WIRE FREQUENCY, 1IN. MALE NPT THREADED CONNECTION, FLOW RANGE BETWEEN 20 GPM-20 GPM	
Ⓜ	WATER METER 1" EXISTING WATER METER INSTALLED PER CIVIL IMPROVEMENT PLANS. FIELD VERIFY SIZE AND LOCATION	
---	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	
---	IRRIGATION MAINLINE: PVC SCHEDULE 40	
▨	PIPE SLEEVE: PVC SCHEDULE 40 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL BE TWICE THE SIZE OF THE IRRIGATION PIPE. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION. CONTRACTOR TO ADD (1) ADDITIONAL SLEEVE FOR ELECTRICAL CONDUIT AT MAINLINE SLEEVE LOCATIONS.	
Valve Callout	# Valve Number # Valve Flow # Valve Size	

SEE SHEET L202 &
L203 FOR IRRIGATION
DETAILS

SEE SHEET L101 FOR
LANDSCAPE NOTES



PROJECT NO.
4152.001

DRAWING
L2.01

SHT 3 OF 8

LANDSCAPE PLANS FOR
QDOBA LA MESA

IRRIGATION PLAN

CITY OF LA MESA

CALIFORNIA

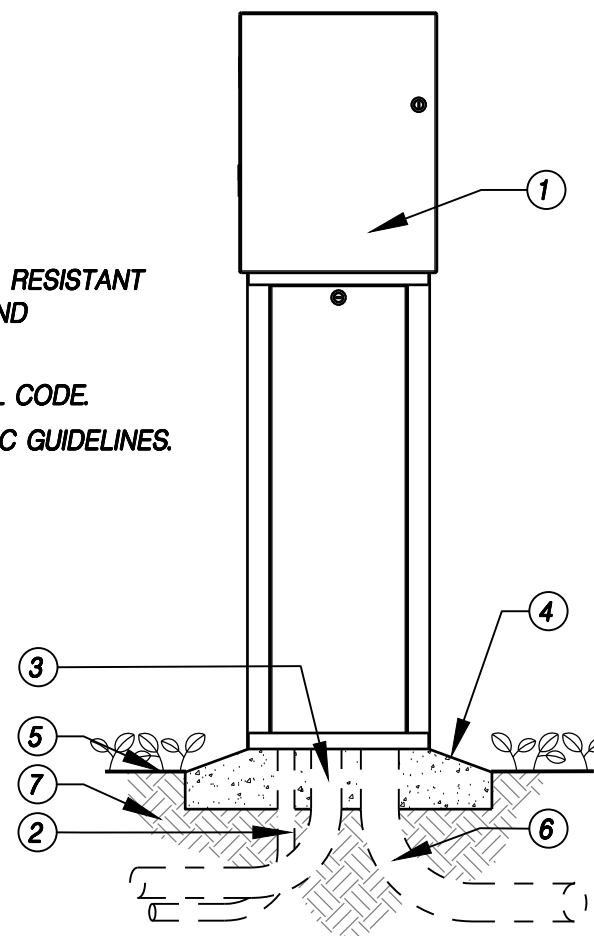
WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C ST. BLDG. 100-B TEL 916.341.7760
SACRAMENTO, CA 95816 FAX 916.341.7767

DATE: 4.19.2023
SCALE: H: V: #
DRAWN BY: C. WATERS
DESIGNED BY: C. WATERS
CHECKED BY: J. NICOLAUS

4152.001 - QDOBA LA MESA

KEY

- 1 IRRIGATION CONTROLLER MOUNTED WITHIN VANDAL RESISTANT PEDESTAL ENCLOSURE. SEE IRRIGATION LEGEND AND SPECIFICATIONS FOR FURTHER INFORMATION.
- 2 3/4" POWER CONDUIT. SIZE, TYPE, DEPTH PER LOCAL CODE.
- 3 GROUND WIRE CONDUIT MIN 1 1/2", GROUND PER ASIC GUIDELINES.
- 4 CONCRETE PEDESTAL BASE.
- 5 FINISH GRADE.
- 6 CONDUIT FOR CONTROL WIRES SIZE AS REQUIRED.
- 7 COMPACTED SUBGRADE TO 90% R.D.

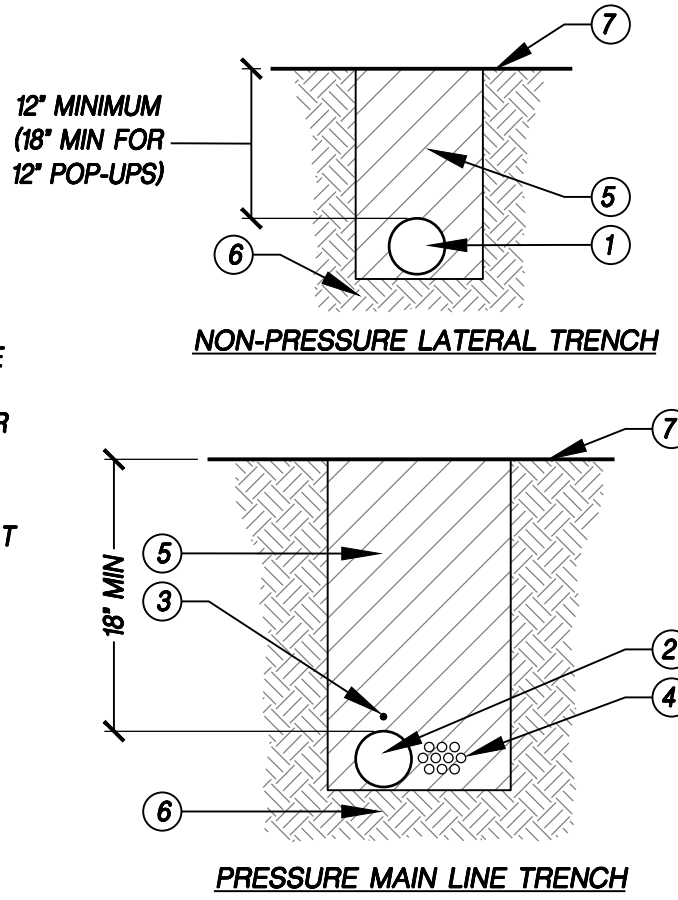


A PEDESTAL CONTROLLER
NTS.

WR-IR-CONT-01

KEY

- 1 NON-PRESSURE LATERAL PIPE.
- 2 PRESSURE MAIN LINE PIPE.
- 3 INSTALL #10 BARE COPPER TRACE WIRE IN MAINLINE TRENCH. LEAVE 8" LOOP EXPOSED IN EACH VALVE BOX. SOLDER ANY SPICES IN EACH TRACE WIRE.
- 4 CONTROL WIRE ADJACENT TO PRESSURE MAINLINE. BUNDLE & TAPE AT 4'-6" INTERVAL TO PIPE.
- 5 CLEAN BACKFILL - SEE SPECS, 92% COMPACTION IN NON-PAVED AREAS.
- 6 NATIVE OR AMENDED SOIL.
- 7 FINISH GRADE.



B PIPE TRENCHING
NTS.

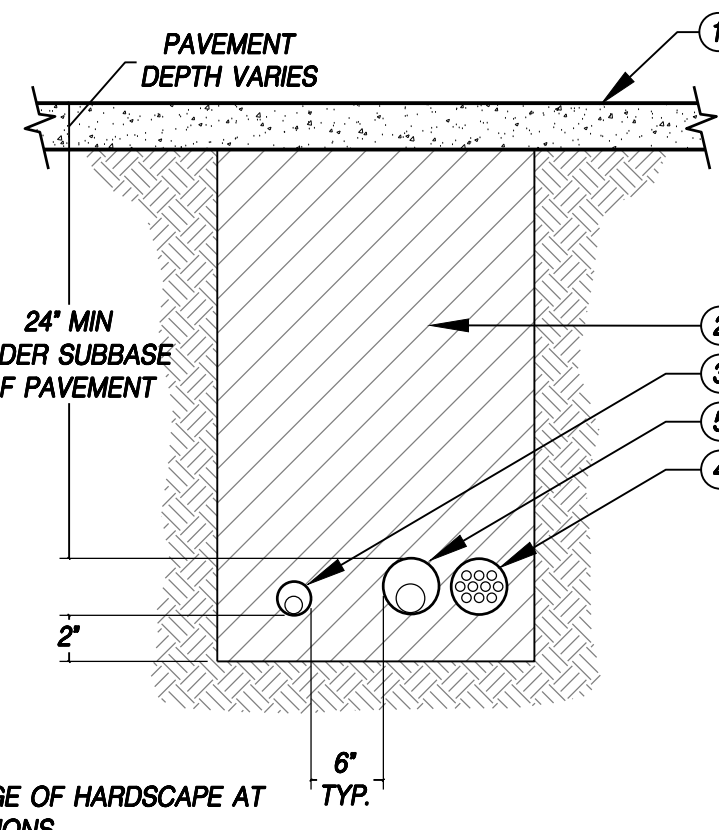
WR-IR-07

KEY

- 1 FINISH GRADE OF ASPHALT PAVING, CONCRETE OR OTHER IMPERVIOUS MATERIALS.
- 2 CLEAN BACKFILL - SEE SPECS, 95% COMPACTION IN PAVED AREAS.
- 3 NON-PRESSURE LATERAL LINE SLEEVE REQ. UNDER PAVING (TWICE DIA. OF NON-PRESSURE LATERAL LINE).
- 4 CONTROL WIRE SLEEVE UNDER PAVING. SIZE AS REQ'D. INSTALL ADJACENT TO PRESSURE MAIN LINE.
- 5 MAIN LINE SLEEVE REQ. UNDER PAVING (TWICE DIA. OF PRESSURE MAIN LINE).

NOTES:

- 1 ALL SLEEVES TO BE SCH 40 PVC.
- 2 EXTEND ALL SLEEVES 18" BEYOND EDGE OF HARDSCAPE AT BOTH ENDS, CAP ENDS AND FLAG LOCATIONS.

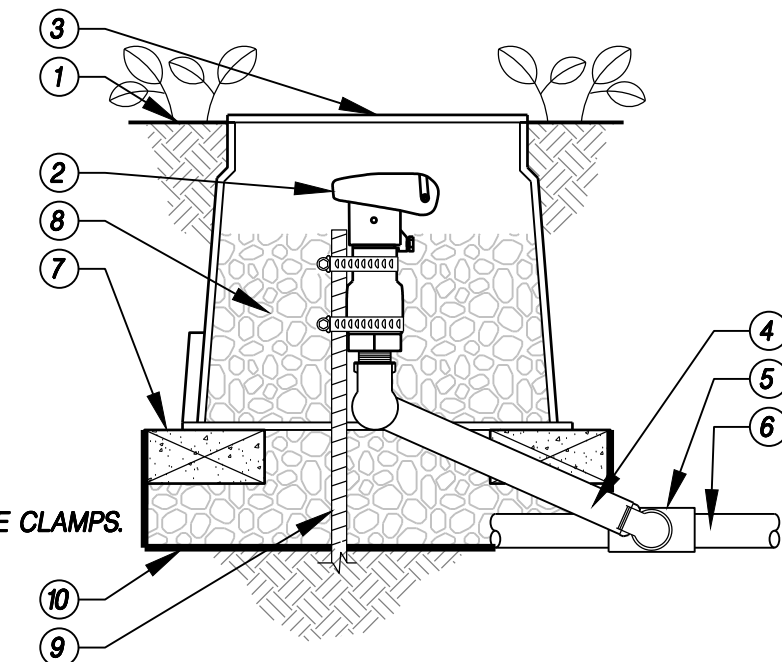


C PIPE TRENCHING UNDER PAVEMENT
NTS.

WR-IR-08

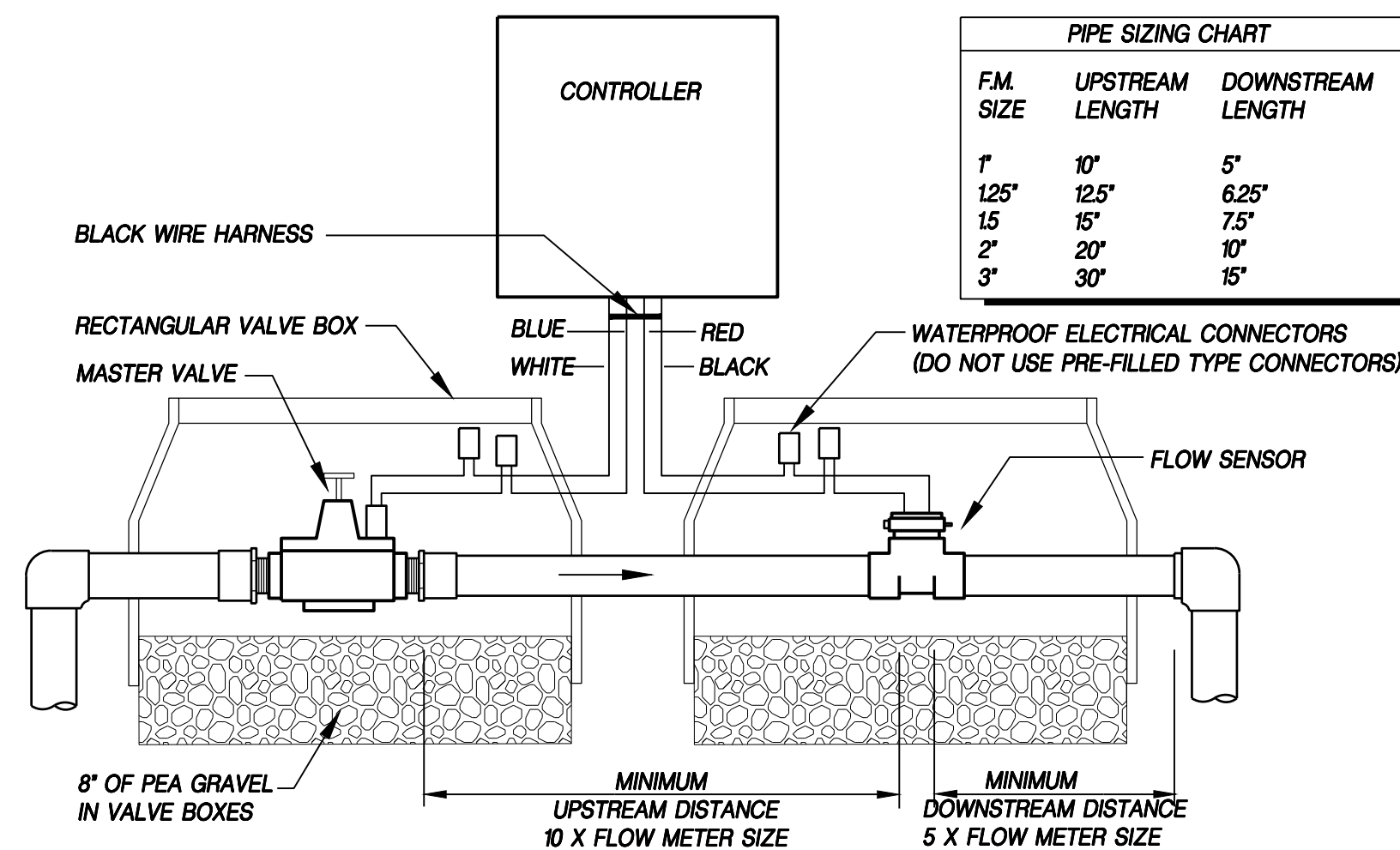
KEY

- 1 FINISH GRADE.
- 2 QUICK COUPLER VALVE.
- 3 ROUND VALVE BOX.
- 4 PREFABRICATED SWING JOINT.
- 5 MAIN LINE TEE OR ELL.
- 6 MAIN LINE PIPE.
- 7 BRICK SUPPORT (3).
- 8 3/4" MINUS WASHED GRAVEL.
- 9 #4 REBAR 24" LONG MIN. / SS HOSE CLAMPS.
- 10 LANDSCAPE FABRIC.



D QUICK COUPLER
NTS.

WR-IR-QC-01



E FLOW METER AND MASTER VALVE ASSEMBLY
NTS.

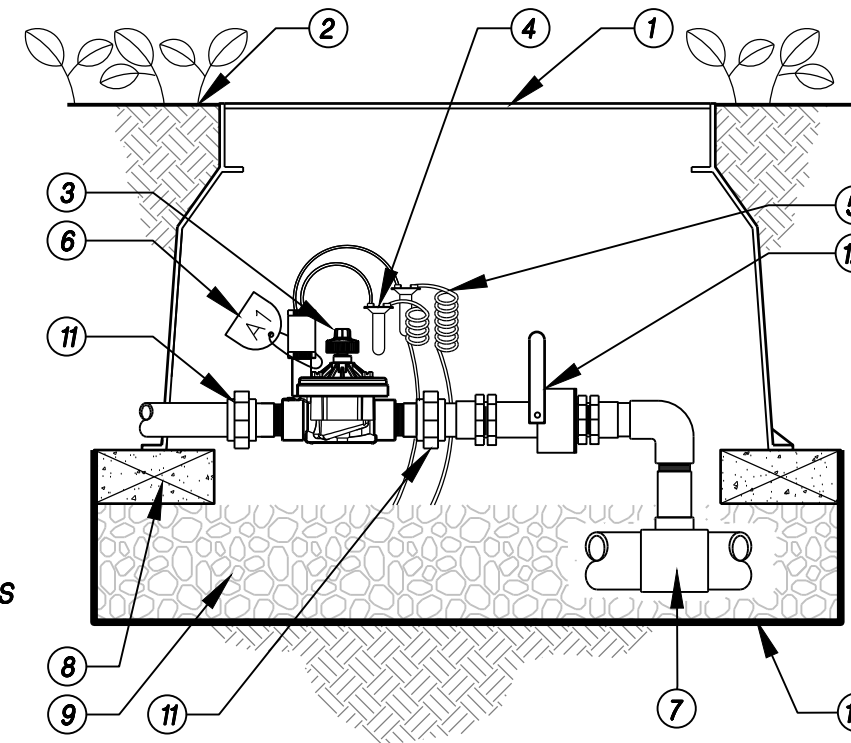
WR-IR-FLOW-03

KEY

- 1 12"X20" VALVE BOX
- 2 FINISH GRADE
- 3 REMOTE CONTROL VALVE. SEE IRRIGATION LEGEND FOR FURTHER INFORMATION.
- 4 WATERPROOF CONNECTIONS
- 5 18-24' COILED WIRE
- 6 VALVE ID TAG
- 7 MAIN LINE PIPE AND FITTINGS
- 8 BRICK SUPPORTS (4)
- 9 3/4" MINUS WASHED GRAVEL
- 10 LANDSCAPE FABRIC
- 11 PVC SLIP UNION ON BOTH SIDES OF VALVE
- 12 BRASS BALL VALVE

NOTES:

- 1 ALL VALVE BOX LIDS TO BE STAMPED WITH VALVE NUMBER, TYP.
- 2 VALVES AND VALVE MANFOLDS SHALL TEE FROM MAINLINE HORIZONTALLY NOT VERTICALLY.

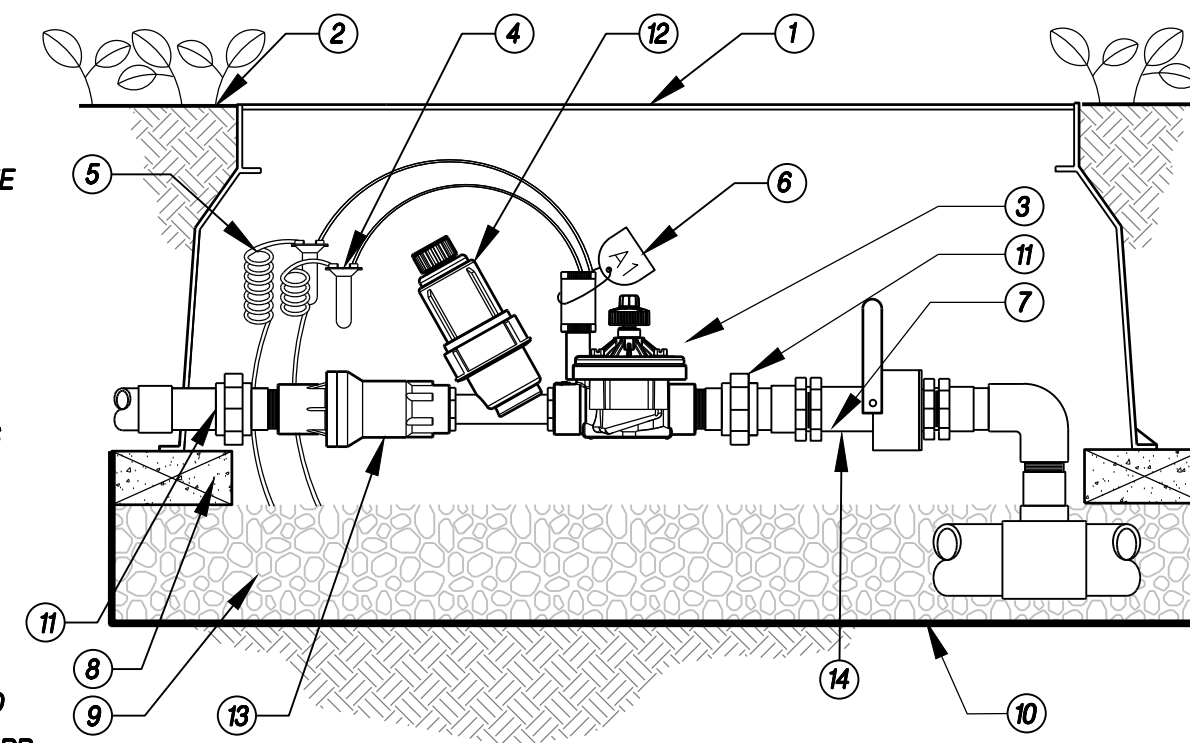


F ELECTRIC CONTROL VALVE W/ BALL VALVE
NTS.

WR-IR-VAL-03

KEY

- 1 JUMBO VALVE BOX
- 2 FINISH GRADE
- 3 REMOTE CONTROL VALVE. SEE IRRIGATION LEGEND FOR FURTHER INFORMATION.
- 4 WATERPROOF CONNECTIONS
- 5 18-24' COILED WIRE
- 6 SCH 80 T.O.E. NIPPLE
- 7 MAIN LINE PIPE AND FITTINGS
- 8 BRICK SUPPORTS (4)
- 9 3/4" MINUS WASHED GRAVEL
- 10 LANDSCAPE FABRIC
- 11 PVC SLIP UNION ON BOTH SIDES OF VALVE
- 12 DRIP FILTER, SEE IRR. LEGEND
- 13 PRESSURE REGULATOR, SEE IRR. LEGEND
- 14 BRASS BALL VALVE



NOTES:

- 1 ALL VALVE BOX LIDS TO BE STAMPED WITH VALVE NUMBER, TYP.

G ELECTRIC CONTROL VALVE W/ DRIP FILTER AND PSI REG.
NTS.

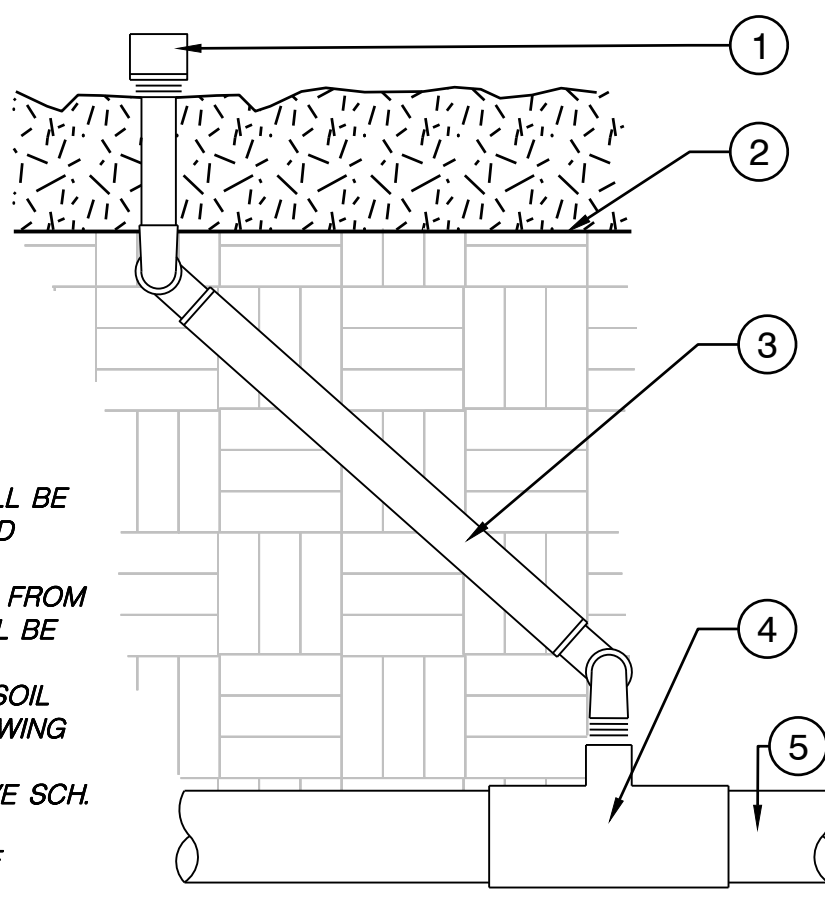
WR-IR-VAL-04

KEY:

- 1 BUBBLER SHALL BE 1" ABOVE BARK MULCH FINISHED GRADE.
- 2 FINISHED GRADE.
- 3 SWING JOINT. SEE DETAIL.
- 4 SCH. 40 PVC TEE OR ELBOW.
- 5 LATERAL LINE. SEE IRRIGATION SHEETS FOR PIPE CLASS AND TYPE.

NOTES:

- ALL IRRIGATION FITTINGS SHALL BE SCH. 40 PVC UNLESS SPECIFIED OTHERWISE.
- ALL THREADED CONNECTIONS FROM SCH. 40 TO SCH. 80 PVC SHALL BE MADE USING TEFLON TAPE.
- CONTRACTOR SHALL SETTLE SOIL AROUND THE BUBBLER AND SWING JOINT AFTER INSTALLATION.
- ALL SWING JOINTS SHALL HAVE SCH. 80 FITTINGS AND NIPPLES.
- CONTRACTOR SHALL NOT USE MARLEX SWING JOINTS.

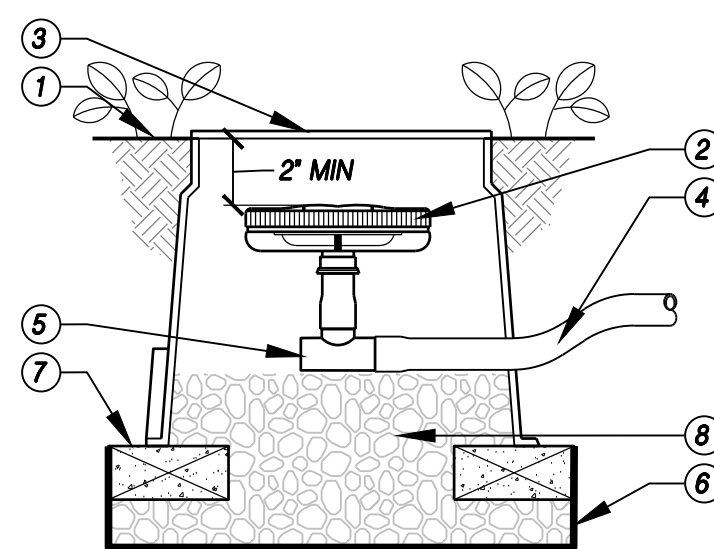


H BUBBLER ON SWING JOINT
1 1/2" = 1'-0"

WR-IR-BUB-05

KEY

- 1 FINISH GRADE.
- 2 AUTOMATIC FLUSH VALVE. SEE IRRIGATION LEGEND FOR FURTHER INFORMATION.
- 3 ROUND VALVE BOX.
- 4 DRIP TUBING, SWEEP DOWN TO ENTER VALVE BOX.
- 5 ELL.
- 6 LANDSCAPE FABRIC.
- 7 BRICK SUPPORT (3).
- 8 3/4" MINUS WASHED GRAVEL.

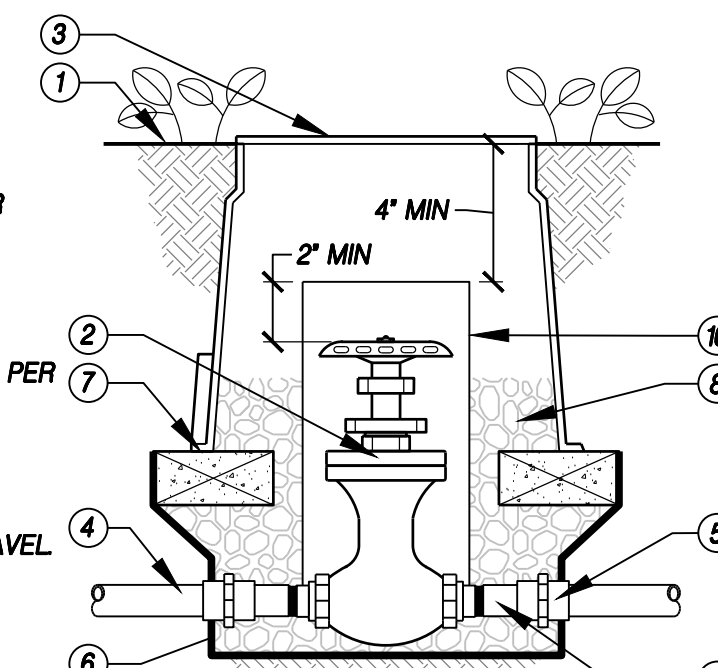


I AUTOMATIC FLUSH VALVE
NTS.

WR-IR-DRI-03

KEY

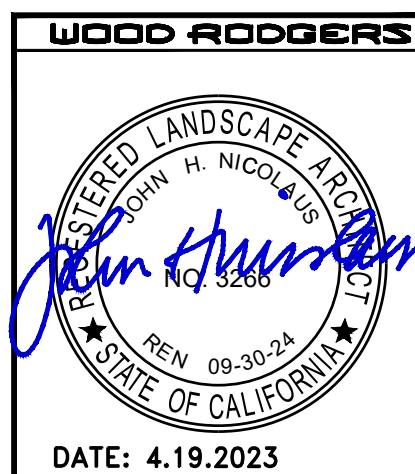
- 1 FINISH GRADE.
- 2 GATE VALVE. SEE IRRIGATION LEGEND FOR FURTHER INFORMATION.
- 3 ROUND VALVE BOX.
- 4 PRESSURE SUPPLY LINE.
- 5 SCH 40 COUPLING. SIZE PER MAINLINE.
- 6 LANDSCAPE FABRIC.
- 7 BRICK SUPPORT (3).
- 8 3/4" MINUS WASHED GRAVEL.
- 9 SCH 80 T.O.E. NIPPLE.
- 10 6" PVC.

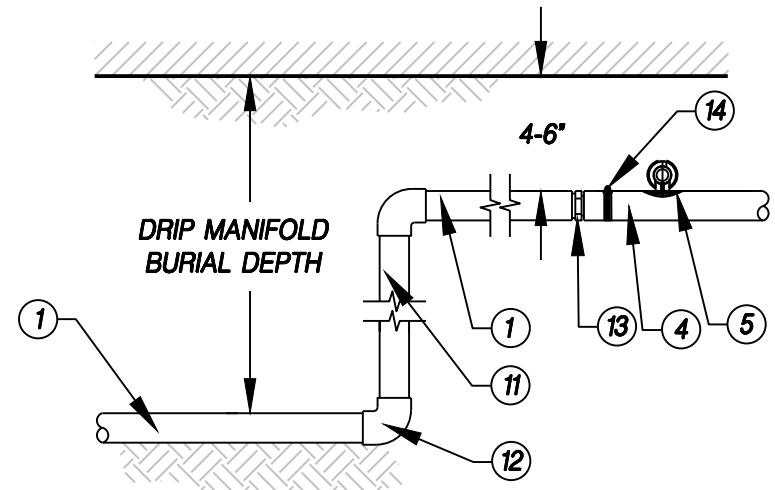


J GATE VALVE
NTS.

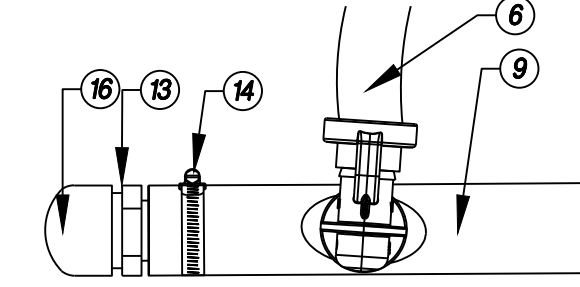
WR-IR-VAL-06

SEE SHEET L101 FOR
LANDSCAPE NOTES

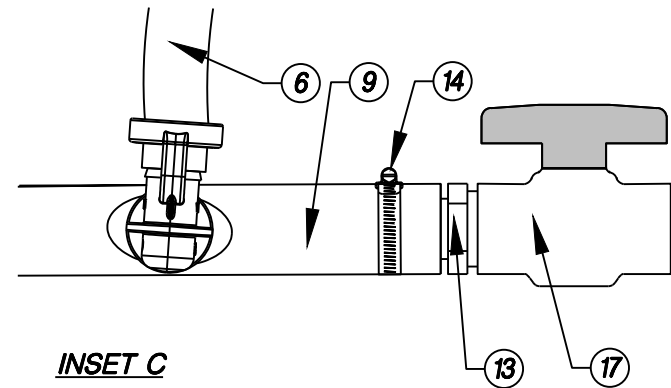




INSET A



INSET B



INSET C

- 1 PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
- 2 PERIMETER OF AREA
- 3 PERIMETER DRIPLINE PIPE TO BE INSTALLED 2'-4" FROM PERIMETER OF AREA
- 4 QF-SUPPLY HEADER
- 5 PRE-INSTALLED BARB FITTING
- 6 RAIN BIRD XFS SERIES DRIPLINE (TYPICAL)
- 7 BARB X BARB INSERT TEE; RAIN BIRD XFF-TEE (TYPICAL)
- 8 TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE
- 9 QF-FLUSH HEADER
- 10 FLUSH POINT WITH PVC CAP OR OPTIONAL PVC BALL VALVE
- 11 PVC RISER PIPE
- 12 PVC SCH 40 ELL (TYPICAL)
- 13 MALE ADAPTER INSERT
- 14 STAINLESS STEEL, OETIKER OR MURRAY CLAMP
- 15 OPERATION INDICATOR RAIN BIRD MODEL: OPERIND
- 16 PVC SCH 40 CAP
- 17 PVC SCH 40 BALL VALVE
- 18 XF SERIES TIE-DOWN STAKES (TDS-050) REFER TO RAIN BIRD DRIPLINE DESIGN GUIDE FOR PROPER SPACING

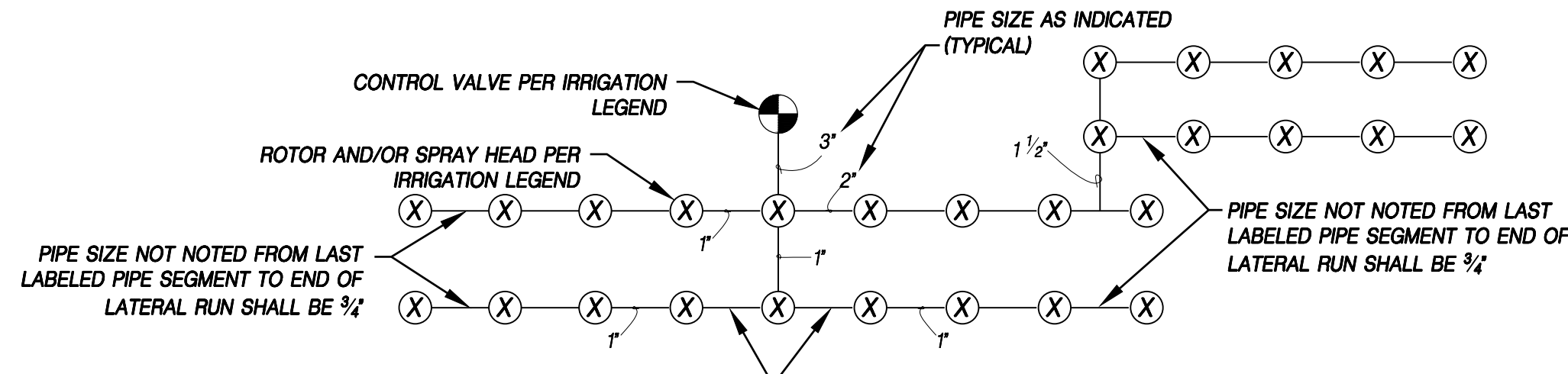
- NOTES:
- 1 DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
 - 2 LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
 - 3 PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
 - 4 AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

K XFS SUB-SURFACE DRIPLINE

NT.S.

WR-MISC-IRR-13

Inlet Pressure psi	12" Spacing		18" Spacing		24" Spacing	
	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)
15	0.6	0.9	0.6	0.9	0.6	0.9
20	273	155	314	250	424	322
30	318	169	353	294	508	368
40	360	230	413	350	586	414
50	395	255	465	402	652	474
60	417	285	528	420	720	488
70	460	290	596	455	780	514



- PIPE SIZE AS INDICATED (TYPICAL)
- PIPE SIZE NOT NOTED FROM LAST LABELED PIPE SEGMENT TO END OF LATERAL RUN SHALL BE 3/4"
- PIPE SIZE NOT NOTED FROM LAST LABELED PIPE SEGMENT TO END OF LATERAL RUN SHALL BE 3/4"
- "SANDWICH SEGMENTS" (PIPE SEGMENTS NOT NOTED BETWEEN HEADS) SHALL BE CONSISTENT WITH PREVIOUSLY NOTED SEGMENT (1" IN THIS CASE)
- NOTES:
- 1 PIPE SIZING SHALL CONFORM TO THE DIMENSIONS SHOWN ON THE PLANS.
 - 2 IF FIELD ADJUSTMENTS ARE NECESSARY AND LATERAL LINE PIPING LAYOUT CHANGES OCCUR, THE CONTRACTOR MUST CONFORM TO THE FOLLOWING SIZING REQUIREMENTS:
 - 3 MINIMUM PIPE SIZE SHALL BE 3/4"

FLOW	PIPE SIZE	FLOW	PIPE SIZE
0-7 GPM	3/4"	30.1-50 GPM	2"
7.1-12 GPM	1"	50.1-70 GPM	2 1/2"
12.1-22 GPM	1 1/4"	70.1-110 GPM	3"
22.1-30 GPM	1 1/2"		

L NON-PRESSURE (SCH 40 LATERAL LINE) PIPE SIZING SCHEMATIC

NT.S.

WR-IRR-12

KEY

- 1 LATERAL TO SPRAY HEADS.
- 2 SIDEWALK.
- 3 IRRIGATION SLEEVING.
- 4 IRRIGATION VALVE BOX.
- 5 PRESSURIZED MAINLINE.
- 6 PLANTED AREA.
- 7 CURB.
- 8 STREET.

NOTE

- 1 ALL PIPING, VALVES, ETC., SHOWN ON PLANS WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY. INSTALL PIPING AND VALVES IN SHRUB/GROUNDCOVER AREAS WHERE POSSIBLE, AND LOCATE ELECTRIC CONTROL AND QUICK COUPLING VALVES IN GROUND COVER/SHRUB AREAS, 6" TO 12" AWAY FROM BACK OF SIDEWALK FOR EASY ACCESS.

M MAINLINE PLACEMENT

NT.S.

WR-IRR-04

KEY

- 1 FINISH GRADE.
- 2 6" POP SPRAY HEAD.
- 3 LATERAL TEE OR ELL.
- 4 LATERAL PIPE.
- 5 1/2" MARLEX STREET ELLS (3).
- 6 SCH 80 NIPPLE.
- 7 INSTALL SPRINKLER BODY PERPENDICULAR TO SLOPE OF IRRIGATED AREA.

O 6" POP UP SPRAY HEAD

NT.S.

WR-IRR-HEAD-03

KEY

- 1 STANDARD VALVE BOX.
- 2 FINISH GRADE.
- 3 AIR / VACUUM RELIEF VALVE.
- 4 DRIP TUBING.
- 5 BRICK SUPPORTS (4).
- 6 3/4" MINUS WASHED GRAVEL.
- 7 LANDSCAPE FABRIC.

NOTE

- 1 INSTALL AIR / VACUUM RELIEF VALVE AT THE HIGHEST POINT OF THE DRIP TUBING SYSTEM. FLUSH ALL LINES PRIOR TO INSTALLATION OF VALVE.

N AIR / VACUUM RELIEF VALVE

NT.S.

WR-IRR-ORI-01

CONTROLLER IRRIGATION SCHEDULE QDOBA LA MESA																																	
									ESTABLISHMENT PERIOD (6 MONTHS)												MAINTENANCE PERIOD												
									RUN TIME IN MINUTES PER DAY												RUN TIME IN MINUTES PER DAY												
VALVE	GPM	PLANT TYPE	PLANT FACTOR	HYRDOZONE/ WATER USE	IRRIGATION METHOD	IRRIGATION EFFICIENCY	DESIGN PRESSURE (PSI)	PRECIP RATE (IN/HR)	WATERING DAYS PER WEEK	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
A1	5.78	SHRUB/G.C.	0.3	ZONE 1/ LOW	INLINE DRIP	0.81	30	0.43	3	5	9	15	23	31	37	40	34	26	18	8	4	4	7	13	19	25	31	33	29	22	15	7	4
A2	2.24	SHRUB/G.C.	0.3	ZONE 1/ LOW	INLINE DRIP	0.81	30	0.43	3	5	9	15	23	31	37	40	34	26	18	8	4	4	7	13	19	25	31	33	29	22	15	7	4
A3	5.00	TREES	0.5	ZONE 3 / MED	BUBBLERS	0.81	30	3.40	3	1	2	3	5	6	8	8	7	5	4	2	1	1	2	3	4	5	6	7	6	5	3	1	1
A4	7.96	SHRUB/G.C.	0.3	ZONE 1 / LOW	INLINE DRIP	0.81	30	0.43	3	5	9	15	23	31	37	40	34	26	18	8	4	4	7	13	19	25	31	33	29	22	15	7	4
A5	5.54	SHRUB/G.C.	0.3	ZONE 1/ LOW	INLINE DRIP	0.81	30	0.43	3	5	9	15	23	31	37	40	34	26	18	8	4	4	7	13	19	25	31	33	29	22	15	7	4
A6	5.54	SHRUB/G.C.	0.3	ZONE 1/ LOW	INLINE DRIP	0.81	30	0.43	3	5	9	15	23	31	37	40	34	26	18	8	4	4	7	13	19	25	31	33	29	22	15	7	4
A7	10.06	SHRUB/G.C.	0.3	ZONE 1/ LOW	INLINE DRIP	0.81	30	0.43	3	5	9	15	23	31	37	40	34	26	18	8	4	4	7	13	19	25	31	33	29	22	15	7	4
A8	8.50	TREES	0.5	ZONE 3 /MED	BUBBLERS	0.81	30	3.40	3	1	2	3	5	6	8	8	7	5	4	2	1	1	2	3	4	5	6	7	6	5	3	1	1
A9	9.21	SHRUB/G.C.	0.3	ZONE 1 / LOW	INLINE DRIP	0.81	30	0.43	3	5	9	15	23	31	37	40	34	26	18	8	4	4	7	13	19	25	31	33	29	22	15	7	4
A10	1.25	VINES	0.5	ZONE 2 / MED	BUBBLER	0.81	30	0.95	3	4	7	12	17	23	28	30	26	19	13	6	3	3	5	10	14	19	23	25	22	16	11	5	3
A11	8.37	SHRUB/G.C.	0.3	ZONE 1 / LOW	INLINE DRIP	0.81	30	0.43	3	5	9	15	23	31	37	40	34	26	18	8	4	4	7	13	19	25	31	33	29	22	15	7	4
A12	2.94	SHRUB/G.C.	0.3	ZONE 1 / LOW	INLINE DRIP	0.81	30	0.43	3	5	9	15	23	31	37	40	34	26	18	8	4	4	7	13	19	25	31	33	29	22	15	7	4
A13	1.25	VINES	0.5	ZONE 2 / MED	BUBBLERS	0.81	30	0.95	3	4	7	12	17	23	28	30	26	19	13	6	3	3	5	10	14	19	23	25	22	16	11	5	3
A14	12.57	SHRUB/G.C.	0.3	ZONE 1/ LOW	INLINE DRIP	0.81	30	0.43	3	5	9	15	23	31	37	40	34	26	18	8	4	4	7	13	19	25	31	33	29	22	15	7	4
A15	6.00	TREES	0.5	ZONE 3 / MED	BUBBLERS	0.81	30	3.40	3	1	2	3	5	6	8	8	7	5	4	2	1	1	2	3	4	5	6	7	6	5	3	1	1
A16	9.85	SHRUB/G.C.	0.5	ZONE 1 / LOW	INLINE DRIP	0.81	30	0.43	3	8	14	25	38	51	62	67	57	43	30	13	7	7	12	21	31	42	51	56	48	36	25	11	6
CONTROLLER SCHEDULE NOTES:																																	
1 RUN TIME IN MINUTES PER DAY SHALL OCCUR ON EACH WATERING DAY PER WEEK.																																	
IRRIGATION REQUIRED = WEEKLY ETO*PF/ IE																																	
RUNTIME = IR*60/PR*WATERING DAYS																																	
2 CONTROLLERS SHALL BE PROGRAMMED USING MULTIPLE PROGRAM FEATURES IN ORDER TO OBTAIN THE MAXIMUM FLOW DEMAND. IF NECESSARY, PROGRAM MULTIPLE VALVES TO RUN SIMULTANEOUSLY SO THAT THE MAXIMUM FLOW																																	
3 RUN TIMES IN MINUTES PER DAY SHALL BE DIVIDED INTO THE NECESSARY AMOUNT OF CYCLES TO AVOID RUNOFF.																																	
4 REFER TO MODEL WATER EFFICIENT LANDSCAPE ORDINANCE CALCULATIONS FOR ADDITIONAL WATER USE AND EVAPOTRANSPIRATION INFORMATION.																																	

WATER EFFICIENT LANDSCAPE WORKSHEET PER POC 'A'

(AS REQUIRED BY THE M.W.E.L.O.)

REFERENCE EVAPOTRANSPIRATION (ETO)

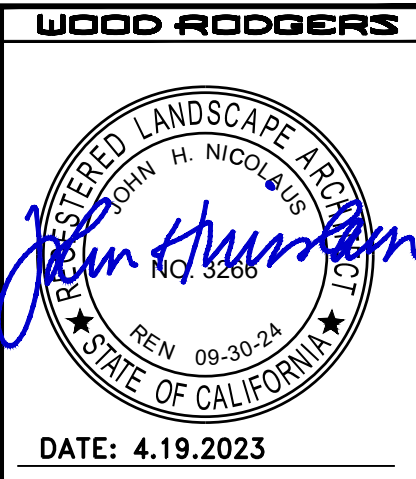
50.4

MAWA ETAF

0.45

HYDROZONE / PLANT TYPE	VALVE #	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (SQ.FT.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREAS								
ZONE 1 / LOW SHRUBS/G.C.	A1, A2, A4, A5, A6, A7, A9, A11, A12, A14, A16,	0.3	Drip	0.81	0.37	17,810	6,596.30	206,121.07
ZONE 2 / MED VINES	A10, A13	0.5	Bubbler	0.81	0.62	40	24.69	771.56
ZONE 3 / MED TREES	A3, A8, A15	0.5	Root Zone Bubbler	0.81	0.62	600	370.37	11,573.33
TOTALS						18,450	6,991.36	
SPECIAL LANDSCAPE AREAS								
					1		-	-
					1		-	-
TOTALS						-	-	
TOTAL LANDSCAPE AREA								18,450
ETWU TOTAL								218,465.96
MAXIMUM ALLOWED WATER ALLOWANCE (MAWA)								259,436.52
NOTES:								
1 IRRIGATION EFFICIENCY			3 ETAF for MAWA CALCULATIONS					
SPRAY 0.75			RESIDENTIAL 0.55					
DRIP 0.81			ALL OTHERS 0.45					
2 PLANT FACTOR			4 MAWA (ANNUAL GALLONS ALLOWED)					
LOW 0.1-0.3			=[ETO]/[0.62]*([(ETAF X LA)+(1-ETAF) X SLA]]					
MED 0.4-0.6			5 ETWU					
HIGH 0.7-1			=[ETO]/[0.62]*[(ETAF)*(LA)+SLA]					
IMPORTANT NOTE REGARDING IRRIGATION DESIGN EFFICIENCY: THE IRRIGATION SYSTEM HYDRAULICS, CONTROLLER OPERATION, NOZZLE SELECTION, HEAD SPACING AND PLACEMENT ARE DESIGNED TO BE IN CONFORMANCE WITH THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE [AB 1881]. THE IRRIGATION DESIGN IS INTENDED TO OPERATE WITH A MINIMUM DISTRIBUTION UNIFORMITY OF 75% FOR OVERHEAD SPRAY DEVICES AND 81% FOR RIP SYSTEM DEVICES UPON COMPLETION. WHILE THE DESIGN IS DIAGRAMMATIC, THE CONTRACTOR SHALL ENSURE THAT THE MINIMUM DISTRIBUTION UNIFORMITY IS MET BY MAKING MINOR YET VIABLE ADJUSTMENTS IN THE FIELD DURING THE CONSTRUCTION PROCESS. CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY IF FOR ANY REASON HE/SHE FORESEES THAT THE SYSTEM, AS DESIGNED, CAN NOT MEET THE MINIMUM DISTRIBUTION UNIFORMITY SPECIFIED.								

SEE SHEET L101 FOR LANDSCAPE NOTES



LANDSCAPE PLANS FOR

QDOBA LA MESA

CONTROLLER SCHEDULE & M.W.E.L.O. CALCS

CITY OF LA MESA

WOOD RODGERS

REGISTERED LANDSCAPE ARCHITECT

JOHN H. NICOLAIS

NO. 9261

EXPIRES 09-30-24

STATE OF CALIFORNIA

DATE: 4.19.2023

PROJECT NO. 4152.001

DRAWING L2.04

SHT 6 OF 8

DATE: 4.19.2023

SCALE: H: --- V: #

DRAWN BY: C.WATERS

DESIGNED BY: C.WATERS

CHECKED BY: J.NICOLAIS

ENGR

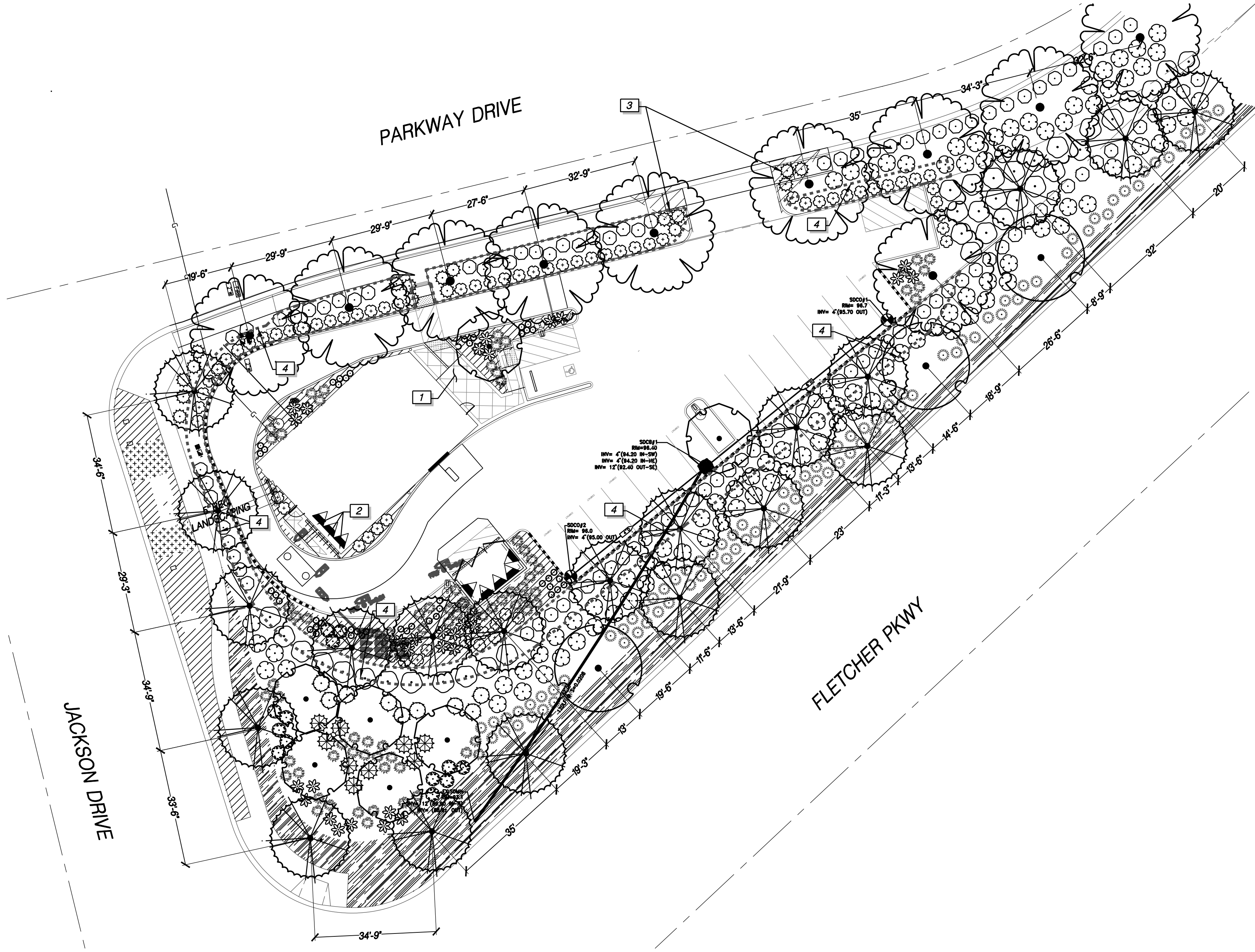
BY

AGENCY APPROVED

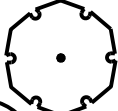
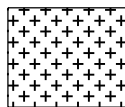
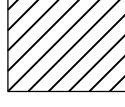
DATE

DESCRIPTION

4152.001 - QDOBA LA MESA



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	WATER USE	QTY	
	BAUHINIA X BLAKEANA / HONG KONG ORCHID TREE	24"BOX	MEDIUM	7	
	JACARANDA MIMOSIFOLIA / JACARANDA(EXISTING)	EXISTING		3	
	KOELREUTERIA BIPINNATA / CHINESE FLAME TREE	24"BOX	MEDIUM	10	
	PINUS CANARIENSIS / CANARY ISLAND PINE	24"BOX	LOW	20	
SHRUBS	BOTANICAL / COMMON NAME	SIZE	WATER USE	QTY	
	AGAVE AMERICANA / CENTURY PLANT	15 GAL	LOW	9	
	AGAVE ATTENUATA 'AGAVWS' / RAY OF LIGHT FOXTAIL AGAVE	5 GAL	LOW	26	
	ALOE STRIATA / CORAL ALOE	5 GAL	LOW	13	
	CAESALPINIA GILLIESII / YELLOW BIRD OF PARADISE	5 GAL	LOW	9	
	CALLISTEMON CITRINUS 'LITTLE JOHN' / DWARF BOTTLE BRUSH	5 GAL	LOW	65	
	CEANOTHUS CYANEUS / SAN DIEGO CEANOTHUS	5 GAL	LOW	98	
	FESTUCA CINEREA 'ELIJAH'S BLUE' / ELIJAH'S BLUE FESCUE	5 GAL	LOW	45	
	FICUS PUMILA / CREEPING FIG	5 GAL	MEDIUM	8	
	HESPERALOE PARVIFLORA 'BRAKELIGHTS' TM / BRAKELIGHTS RED YUCCA	5 GAL	LOW	91	
	LOMANDRA LONGIFOLIA 'BREEZE' TM / BREEZE MAT RUSH	5 GAL	LOW	71	
	PHORMIUM TENAX 'ATROPURPUREUM COMPACTUM' / BRONZE NEW ZEALAND FLAX	15 GAL	LOW	17	
	PITTOSPORUM TOBIRA 'VARIEGATA' / VARIEGATED JAPANESE PITTOSPORUM	5 GAL	LOW	35	
	RHAPHIOLEPIS INDICA 'BALLERINA' / BALLERINA INDIAN HAWTHORN	5 GAL	LOW	104	
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	WATER USE	SPACING	QTY
	EXISTING SHRUBS TO REMAIN	EXISTING			232 SF
	JUNIPERUS HORIZONTALIS 'WILTONII' / BLUE RUG JUNIPER	5 GAL	LOW	24" o.c.	552
	LANTANA MONTEVIDENSIS 'PURPLE' / PURPLE TRAILING LANTANA	5 GAL	LOW	36" o.c.	375

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
	CONCRETE PER CIVIL PLANS. COLOR TO BE STANDARD GRAY WITH MEDIUM BROOM FINISH. SCORE AS SHOWN.	G/L3.02
	DECORATIVE WOOD LATTICE PANELS.	H/L3.02
	15' SIGHT TRIANGLE	
	PROPERTY OWNER/DEVELOPER TO MAINTAIN LANDSCAPE AREA WITHIN DASHED LINE OUTSIDE OF PARCEL BOUNDARY. TO BE REVIEWED AND APPROVED BY CITY ENGINEER. DEPTH TO BE 8'-0" TYPICAL EXCEPT ADJACENT TO PARKING TO ALLOW FOR VEHICLE OVERHANG. 7'-0" AT COMPACT STALLS AND 8'-0 AT STANDARD STALLS.	

INTERIOR LANDSCAPE CALCULATION			
TOTAL LANDSCAPE SQUARE FOOTAGE	UNITS SQ.FT.		3024.7*
ONE TREE FOR 500 SQ.FT. LANDSCAPING REQUIREMENT	EA	REQUIRED 6.05	ACHIEVED 8
20% TREES SHALL BE 24" BOX SIZE OR LARGER	EA	1.20	8
		MAXIMUM	ACHIEVED
TURF AREA (COMMERCIAL/INDUSTRIAL) 10% OF TOTAL SITE	SQ.FT.	302	0
LINEAR FEET OF STREET FRONTAGE	LF		N/A
ONE TREE PER 35 FEET OF STREET FRONTAGE		REQUIRED N/A	ACHIEVED N/A

* CALCULATION INCLUDES PLANTING AREAS WITHIN PROPERTY LINE

INTERIOR LANDSCAPE CALCULATION (WITH PARKING BUFFER)			
TOTAL LANDSCAPE SQUARE FOOTAGE	UNITS SQ.FT.		6439**
ONE TREE FOR 500 SQ.FT. LANDSCAPING REQUIREMENT	EA	REQUIRED 12.88	ACHIEVED 16
20% TREES SHALL BE 24" BOX SIZE OR LARGER	EA	2.58	16
		MAXIMUM	ACHIEVED
TURF AREA (COMMERCIAL/INDUSTRIAL) 10% OF TOTAL SITE	SQ.FT.	643	0
LINEAR FEET OF STREET FRONTAGE	LF		N/A
ONE TREE PER 35 FEET OF STREET FRONTAGE		REQUIRED N/A	ACHIEVED N/A

** CALCULATION INCLUDES PLANTING AREAS WITHIN PROPERTY LINE AND THE REQUIRED 5' PLANTING AREA AROUND THE PARKING LOT AS INDICATED WITH THE DASHED LINE

TOTAL LANDSCAPE CALCULATION			
TOTAL LANDSCAPE SQUARE FOOTAGE	UNITS SQ.FT.		18450***
ONE TREE FOR 500 SQ.FT. LANDSCAPING REQUIREMENT	EA	REQUIRED 36.80	ACHIEVED 39
20% TREES SHALL BE 24" BOX SIZE OR LARGER	EA	7.36	39
		MAXIMUM	ACHIEVED
TURF AREA (COMMERCIAL/INDUSTRIAL) 10% OF TOTAL SITE	SQ.FT.	1,845	0
LINEAR FEET OF STREET FRONTAGE	LF		1299
ONE TREE PER 35 FEET OF STREET FRONTAGE		REQUIRED 37	ACHIEVED 39

*** CALCULATION INCLUDES ALL PLANTING AREAS

NOTE: FOUR INTERIOR PARKING PLANTER ISLANDS ARE SHOWN ADJACENT TO PARKING AREAS PER THE ARCHITECTS' IMPROVEMENT PLANS. EACH OF THESE PLANTER ISLANDS HAS A MIN. OF 1 TREE, EACH OF WHICH ARE 24" BOX.

NOTE: STREET TREES SHALL BE PRUNED TO MAINTAIN A MIN. OF 7' OVERHEAD CLEARANCE TO PROVIDE CLEAR SITE VISIBILITY

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE LANDSCAPE DESIGN PLAN STATEMENT, SIGNATURE AND DATE:

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

SEE SHEET L3.02 FOR PLAN DETAILS

SEE SHEET L3.02 FOR PLANTING DETAILS

SEE SHEET L1.01 FOR LANDSCAPE NOTES

