

THIRD STORY ADDITION

8923 LA MESA BLVD
LA MESA, CA 91942

NEW PERMIT PLANS PLANNING SUBMITTAL SET

SCOPE OF WORK

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

PROJECT SUMMARY

- I. PROJECT NAME / ADDRESS

THIRD STORY ADDITION
8923 LA MESA BLVD
LA MESA, CA 91942
- II. PROJECT SITE DATA

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

YEAR BUILT

1947
- III. OCCUPANCY

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

TYPE OF CONSTRUCTION

TYPE V-A, SPRINKLERED
TYPE V-A, SPRINKLERED
- IV. LEGAL DESCRIPTION

BLK A*LOT 3*(EX ST)PAR B PER DOC13-42568 IN LOT 2&ALL OF\
BLK A*LOT 15*
BLK A*LOT 17*(EX HWY OP)\
- V. APN AND ZONING

ASSESSORS MAP NO.:

490-472-31-00

ASSESSORS MAP NO.:

490-472-11-00

ASSESSORS MAP NO.:

490-472-07-00

ZONING:

C-D-MU
- VI. FLOOR AREAS:

Existing 2 story commercial 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

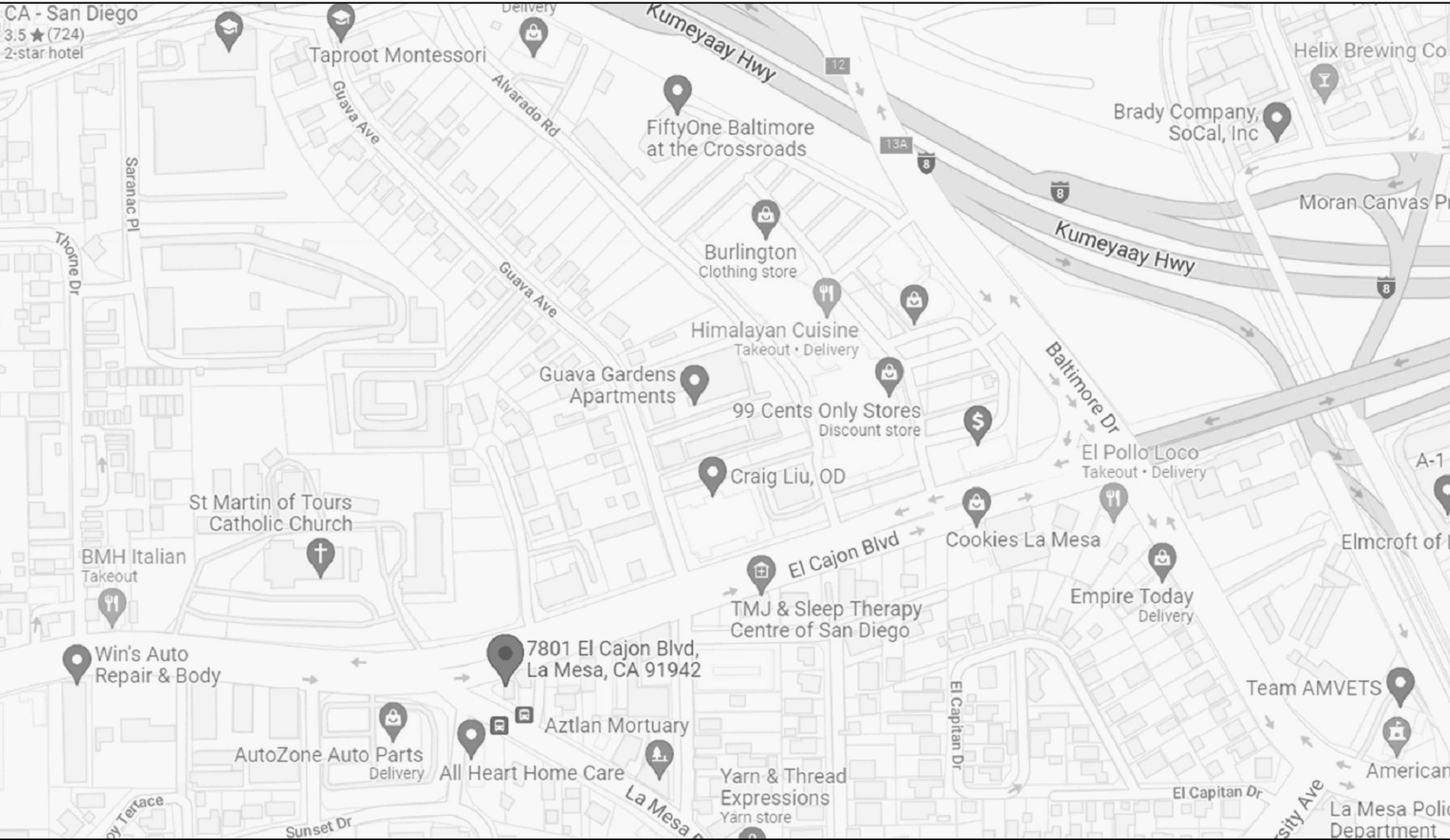
TITLE SHEET

VICINITY MAP

CURRENT REGULATIONS

GENERAL PROJECT NOTES

PROJECT CONTACTS



- 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

- A. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE BUILDING CODES AND LOCAL RESTRICTIONS. CONTRACTORS MUST COMPLY WITH CONTRACTOR REGISTRATION REQUIREMENTS OF ALL GOVERNING AUTHORITIES. THE GENERAL BUILDING PERMITS SHALL BE PAID FOR BY THE OWNER. ALL OTHER PERMITS SHALL BE SECURED AND PAID FOR BY THE SUBCONTRACTOR DIRECTLY RESPONSIBLE. ALL REQUIRED CITY, COUNTY AND/OR STATE LICENSES SHALL BE ACQUIRED AND PAID FOR BY THE INDIVIDUAL SUBCONTRACTOR.
- B. APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT SAME INFORMATION. CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF PLANS ON THE PREMISES IN GOOD CONDITION AT ALL TIMES. THIS SHALL INCLUDE ALL ADDENDA AND CHANGE ORDERS.
- C. DISCREPANCIES BETWEEN PORTIONS OF THE CONTRACT DOCUMENTS, DRAWINGS AND SPECIFICATIONS ARE NOT INTENDED. THE CONTRACTOR IS TO CLARIFY ANY SUCH DISCREPANCIES WITH THE NATIONAL SITE ADAPT CONSULTANT PRIOR TO COMMENCING WORK.
- D. STATED DIMENSIONS TAKE PRECEDENCE OVER GRAPHICS. DO NOT SCALE DRAWINGS TO DETERMINE LOCATIONS. THE OWNER/DESIGNER SHALL BE NOTIFIED OF ANY SUCH DISCREPANCIES PRIOR TO CONTINUING WITH WORK.
- E. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES AND TO PROTECT THEM FROM DAMAGE. CONTRACTOR SHALL BEAR THE EXPENSE OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THE WORK.
- F. GENERAL CONTRACTOR TO REFER TO THESE DOCUMENTS AS WELL AS SPECIFICATIONS FOR IDENTIFICATION OF ALL OWNER SUPPLIED ITEMS, ALL ITEMS NOT MARKED AS 'OWNER SUPPLIED' ARE TO BE SUPPLIED BY GENERAL CONTRACTOR, UNLESS NOTED OTHERWISE. ALL ITEMS ARE TO BE INSTALLED BY GENERAL CONTRACTOR.
- G. FOR CONSTRUCTION DETAILS NOT SHOWN, USE THE MANUFACTURER'S APPROVED SHOP DRAWINGS/DATA SHEETS IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- H. THE CONTRACTOR SHALL VERIFY LOCATIONS UTILITIES

- J. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE JOB IS IN PROGRESS AND UNTIL BUILDING IS OCCUPIED.
- I. 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. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUCTED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
- Q. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION.
- R. MATERIALS LISTED IN DRAWINGS ARE BASED ON DESIGN INTENT. ALTERNATE SPECIFICATIONS MAY BE ACCEPTED PROVIDED THEY CLOSELY MATCH SPECIFIED MATERIAL. CONTRACTOR IS TO SUBMIT PROPOSED SAMPLES OF SUBSTITUTIONS, ALONG WITH SAMPLE OF THAT SPECIFIED IN DRAWINGS FOR REVIEW BY NATIONAL SITE ADAPT CONSULTANT.
- S. GC TO REFER TO BID DOCUMENT PACKET FOR OWNER'S SCOPE OF WORK. SAID DOCUMENT TAKES PRECEDENCE OVER ANY SCOPE THAT MAY BE PRESENTED IN THIS SET OF CONSTRUCTION DOCUMENTS OR SPECIFICATIONS.

OWNER / APPLICANT / PERMIT HOLDER

BUILDING OWNER
THIRD STORY ADDITION
LA MESA, CA 91942

EDDIE GEORGEES/ NEJAD REFOU, OWNERS
PH# (619) 504-4569

DRAWING LIST

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

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

DATE: 4/ 4 /2023

DRAWN BY : GAZALLO

T1

ITEMS CORRESPONDING TO SCHEDULE "B":

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

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

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

3 AN EASEMENT FOR PURPOSES STATED AND INCIDENTAL RIGHTS, FOR: THE RIGHT TO CONSTRUCT AND MAINTAIN A FLUME AND PIPE LINE AND INCIDENTAL PURPOSES GRANTED TO: J. H. BARBOUR AS TRUSTEE, RECORDED: APRIL 10, 1985 IN BOOK 236, PAGE 452, OF DEEDS. THIS ITEM APPEARS TO AFFECT THE SUBJECT PROPERTY BUT CAN NOT BE PLOTTED DUE TO NO DOCUMENT BEING PROVIDED AT TIME OF SURVEY AND IS NOT PLOTTED HEREON.

4 AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF SEWER, WATER AND GAS MAINS, POLES AND WIRES FOR THE CONVEYANCE OF ELECTRICITY, WITH THE RIGHT OF INGRESS AND EGRESS FOR THE MAINTENANCE AND OPERATION THEREOF AND INCIDENTAL PURPOSES RESERVED IN THE DOCUMENT. RESERVED BY: GROSSMONT PART COMPANY, A CORPORATION RECORDED: MAY 4, 1926 IN BOOK 1210, PAGE 104, OF DEEDS. THIS ITEM APPEARS TO AFFECT THE SUBJECT PROPERTY BUT CAN NOT BE PLOTTED DUE TO NO DOCUMENT BEING PROVIDED AT TIME OF SURVEY AND IS NOT PLOTTED HEREON.

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

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

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

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

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

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

11 COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED MAY 9, 1986 AS INSTRUMENT NO. 1986-186466, OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

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

13 TERMS AND PROVISIONS, RECORDED DECEMBER 10, 1986 AS INSTRUMENT NO. 1986-575821, 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. 1990-0861548, 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. 1990-0861546, OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT THE EXACT LOCATION COULD NOT BE DETERMINED FROM THE RECORD DOCUMENT AND IS NOT PLOTTED HEREON.

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

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

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

20 A CERTIFICATE OF COMPLIANCE, DATED JANUARY 7, 2013 EXECUTED BY CITY OF LA MESA COMMUNITY DEVELOPMENT DEPARTMENT COMPLIANCE NO. S-775 RECORDED JANUARY 22, 2013 AS INSTRUMENT NO. 2013-042568, 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° 54' 30" EAST, 359.41 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1000.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09° 45' 47" A DISTANCE OF 170.00 FEET TO THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 16 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN.

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

PARCEL 2:

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

PARCEL 3:

AN EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS OVER THE NORTHERLY 5.00 FEET OF LOT 4, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1865, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 24, 1925.

PARCEL 4:

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

ALTA/NSPS LAND TITLE SURVEY

8923 LA MESA BOULEVARD
LA MESA, CA

NOTES:

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

AT THE TIME OF SURVEY, NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WERE OBSERVED UNLESS OTHERWISE NOTED HEREON.

NO RECENT CHANGES IN STREET RIGHTS-OF-WAY WERE OBSERVED AT THE TIME OF THE SURVEY UNLESS OTHERWISE NOTED HEREON.

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

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

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

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

SITE RESTRICTIONS:

(PENDING RECEIPT OF ZONING REPORT OR LETTER)

BASIS OF BEARINGS:

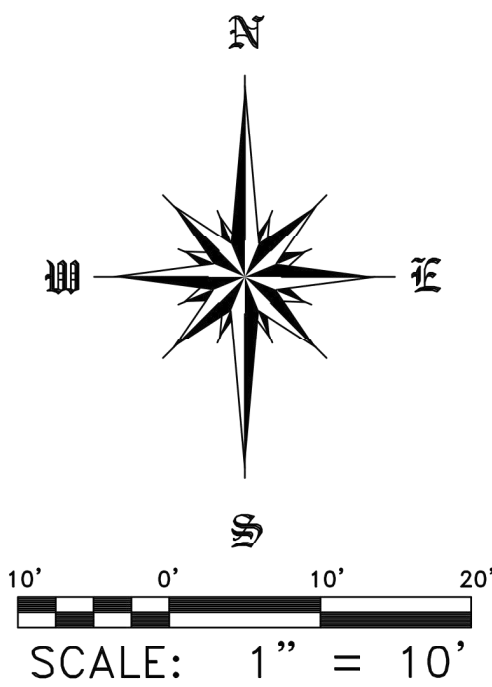
THE BEARING OF N00°30'00"W ALONG THE WESTERLY RIGHT OF WAY LINE OF WOOD STREET PER MAP NO. 1865 IN THE CITY OF LA MESA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

FLOOD NOTE:

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

ZONE "X" DENOTES AREAS SUBJECT TO MINIMAL FLOODING

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



LEGEND:

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

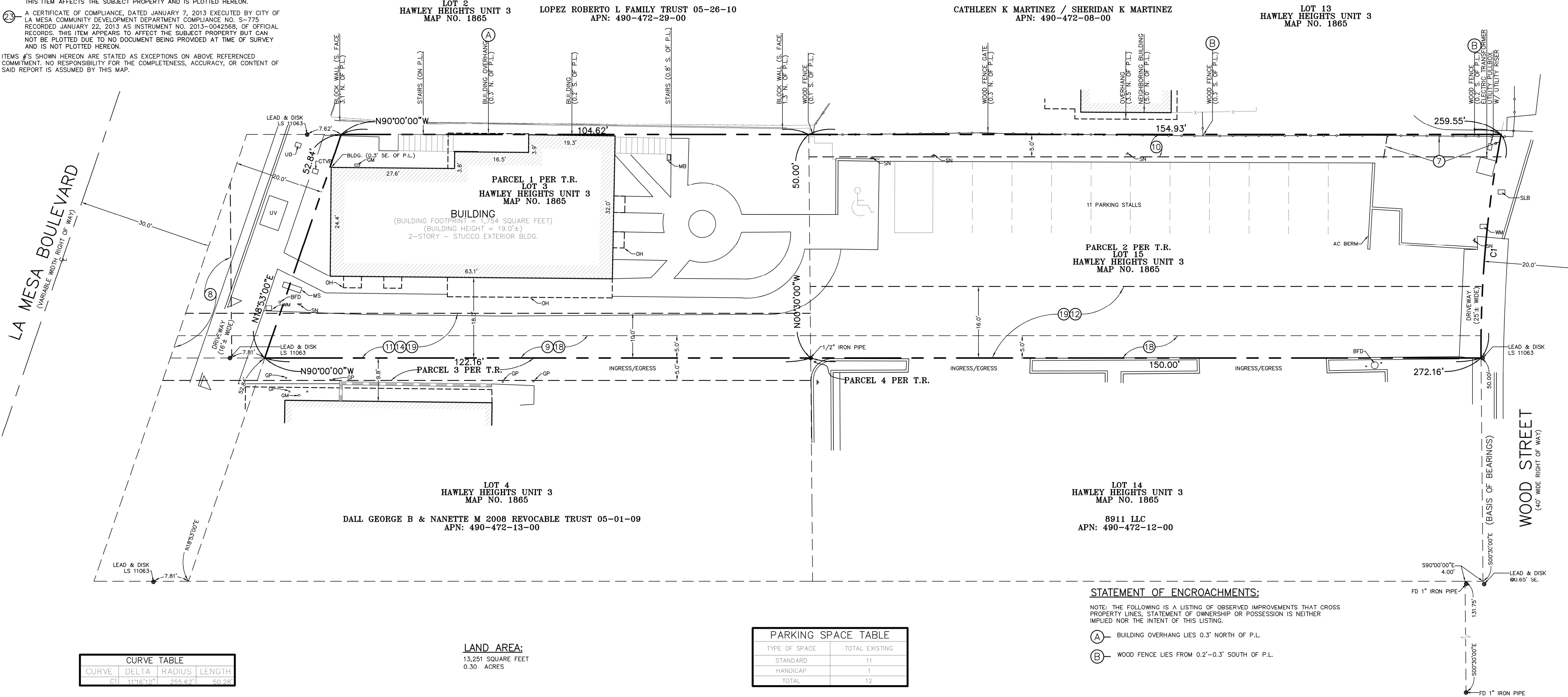
SURVEYOR'S CERTIFICATE:

TO: NEJAT REFOU AND EQUITY TITLE COMPANY

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

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

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



PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
STANDARD	11
HANDICAP	1
TOTAL	12

LAND AREA:

13,251 SQUARE FEET
0.30 ACRES

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
G1	111°16'12"	255.62'	50.28'

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

EXISTING SURVEY/SITE PLAN

DATE: 4/ 4 /2023
DRAWN BY: GAZALLO

ESP

KEYNOTES

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

ITEMS CORRESPONDING TO SCHEDULE "B":

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

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

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

③ AN EASEMENT FOR PURPOSES STATED AND INCIDENTAL RIGHTS, FOR: THE RIGHT TO CONSTRUCT AND MAINTAIN A FLUME AND PIPE LINE AND INCIDENTAL PURPOSES GRANTED TO: J. H. BARBOUR AS TRUSTEE RECORDED: APRIL 10, 1895 IN BOOK 236, PAGE 452, OF DEEDS. THIS ITEM APPEARS TO AFFECT THE SUBJECT PROPERTY BUT CAN NOT BE PLOTTED DUE TO NO DOCUMENT BEING PROVIDED AT TIME OF SURVEY AND IS NOT PLOTTED HEREON.

④ AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF SEWER, WATER AND GAS MAINS, POLES AND WIRES FOR THE CONVEYANCE OF ELECTRICITY, WITH THE RIGHT OF INGRESS AND EGRESS FOR THE MAINTENANCE AND OPERATION THEREOF AND INCIDENTAL PURPOSES RESERVED IN THE DOCUMENT. RESERVED BY: GROSSMONT PART COMPANY, A CORPORATION RECORDED: MAY 4, 1926 IN BOOK 1210, PAGE 104, OF DEEDS. THIS ITEM APPEARS TO AFFECT THE SUBJECT PROPERTY BUT CAN NOT BE PLOTTED DUE TO NO DOCUMENT BEING PROVIDED AT TIME OF SURVEY AND IS NOT PLOTTED HEREON.

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

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

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

⑧ AN EASEMENT FOR WATER PIPE LINE, RECORDED OCTOBER 14, 1954 IN BOOK 5397, PAGE 407, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

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

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

⑪ COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED MAY 9, 1986 AS INSTRUMENT NO. 1986-185646, OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

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

⑬ TERMS AND PROVISIONS, RECORDED DECEMBER 10, 1986 AS INSTRUMENT NO 1986-575621, OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

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

⑮ AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, DECEMBER 12 1990 AS INSTRUMENT NO 1990-0661548, OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT THE EXACT LOCATION COULD NOT BE DETERMINED FROM THE RECORD DOCUMENT AND IS NOT PLOTTED HEREON.

⑯ AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, DECEMBER 12, 1990 AS INSTRUMENT NO. 1990-0661546, OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT THE EXACT LOCATION COULD NOT BE DETERMINED FROM THE RECORD DOCUMENT AND IS NOT PLOTTED HEREON.

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

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

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

⑳ A CERTIFICATE OF COMPLIANCE, DATED JANUARY 7, 2013 EXECUTED BY CITY OF LA MESA COMMUNITY DEVELOPMENT 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

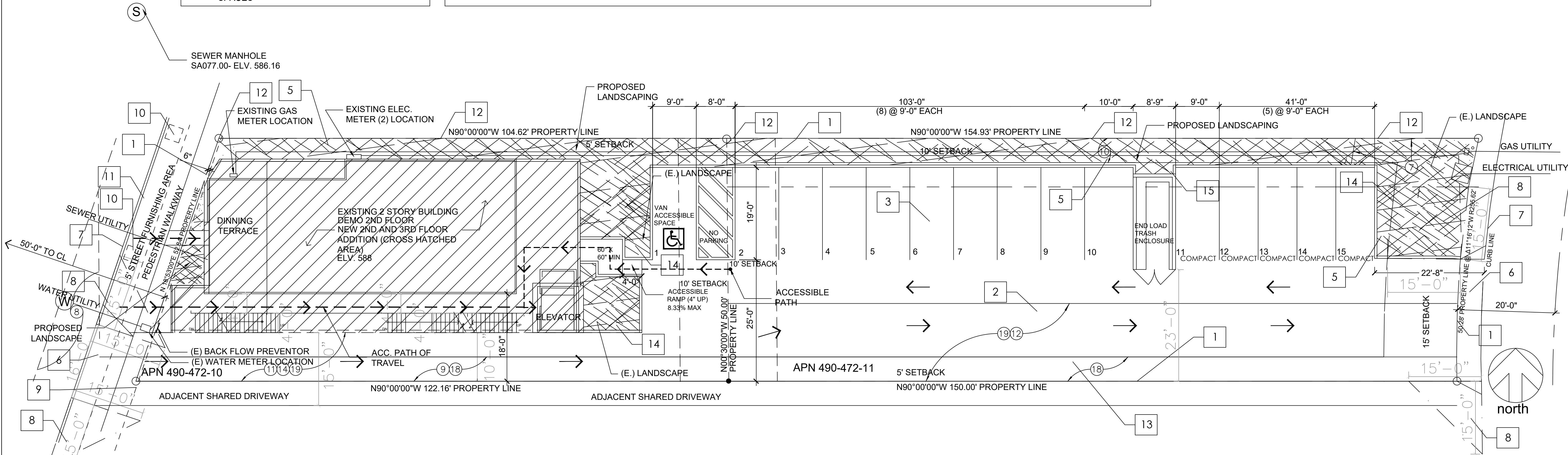
STAGGED PARKING HOURS UTILIZED.
15 SPACES PROVIDED BY 8923 LA MESA BLVD
7 SPACES PROVIDED BY WOOD ST PROPERTY
22 TOTAL PARKING SPACES PROVIDED

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

SITE PLAN

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

DATE: 4/ 4 /2023

DRAWN BY : GAZALLO

SP

THIRD STORY ADDITION
5264 WOOD ST
LA MESA, CA 91942

SCOPE OF WORK

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

OWNER INFORMATION

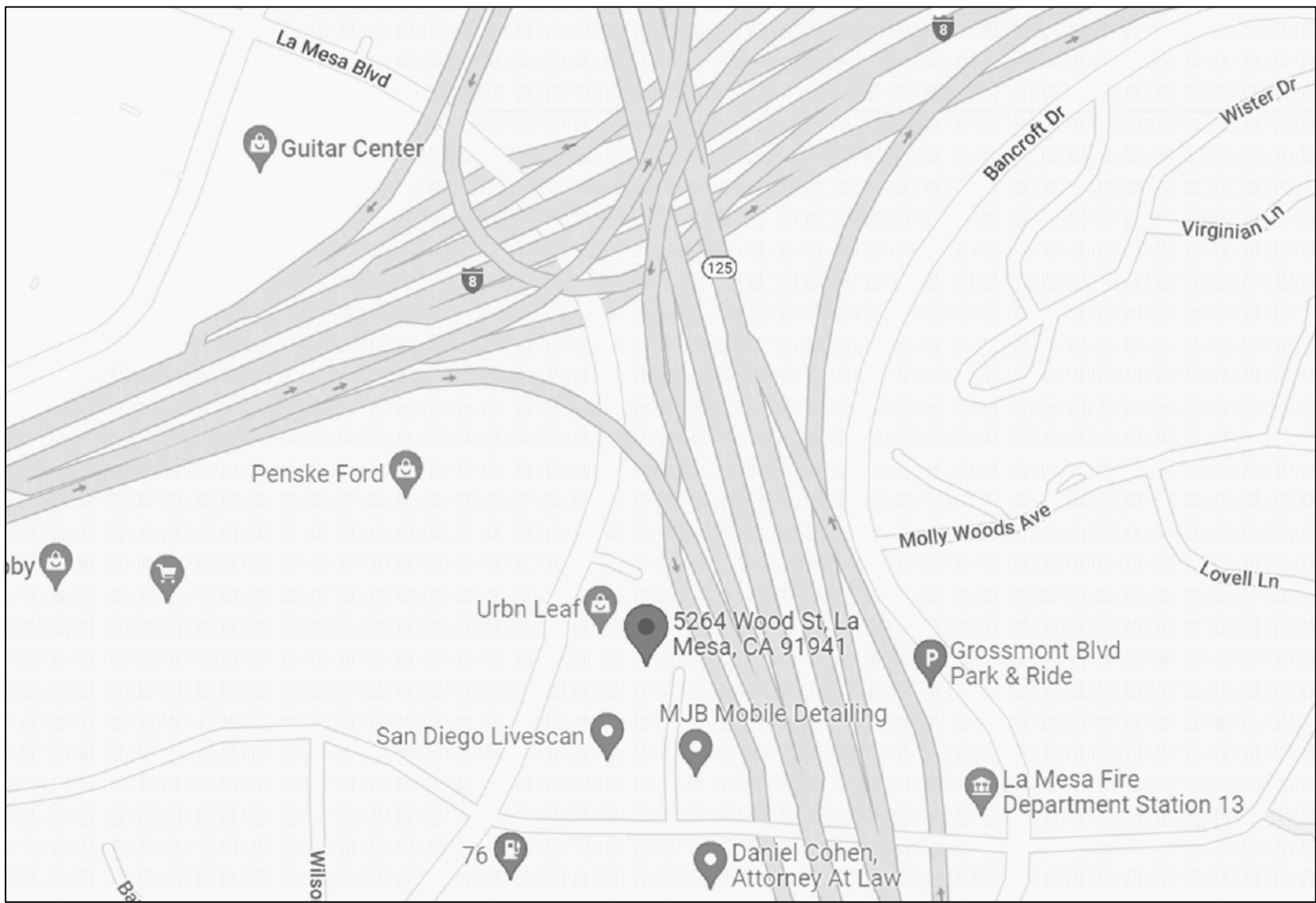
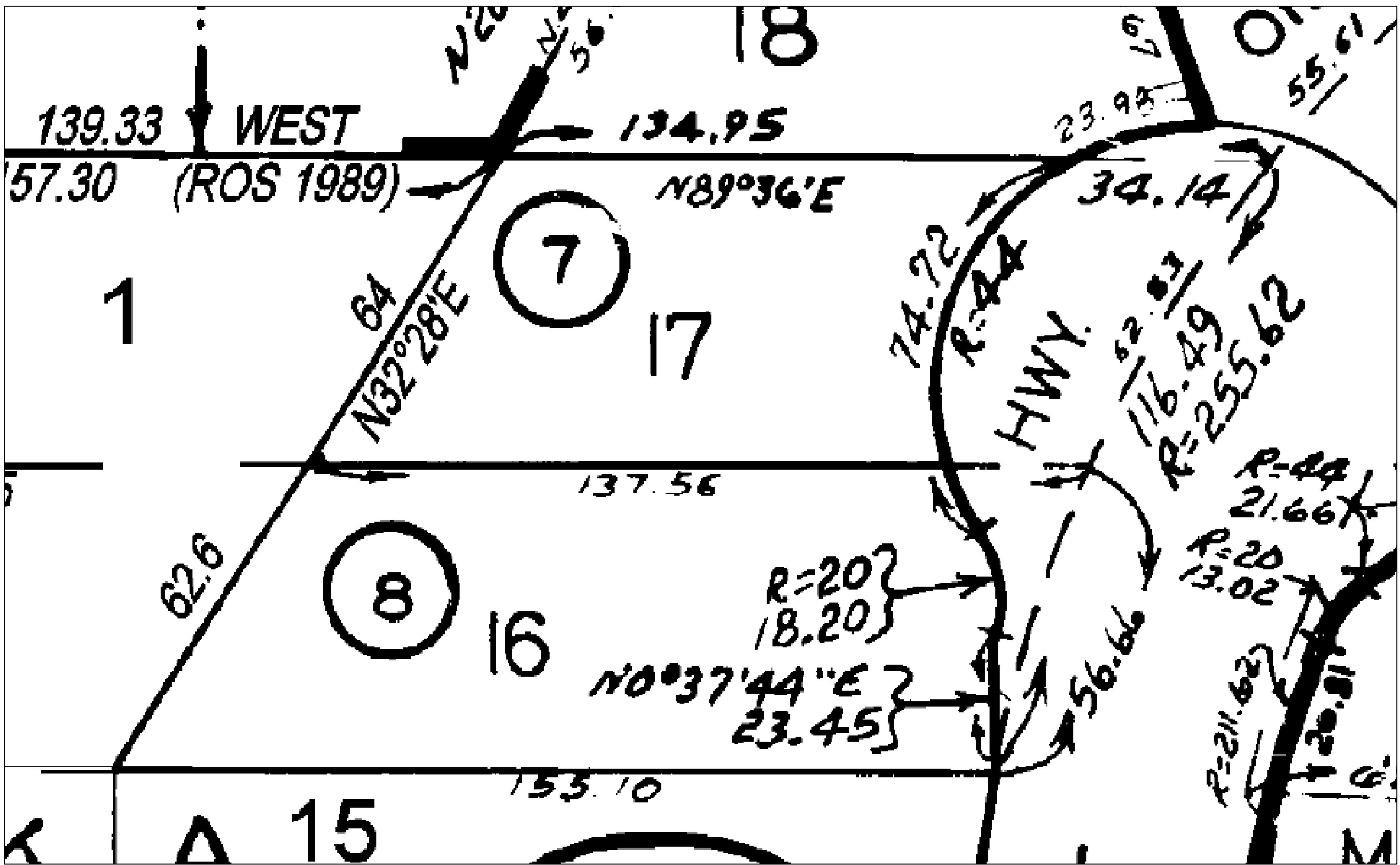
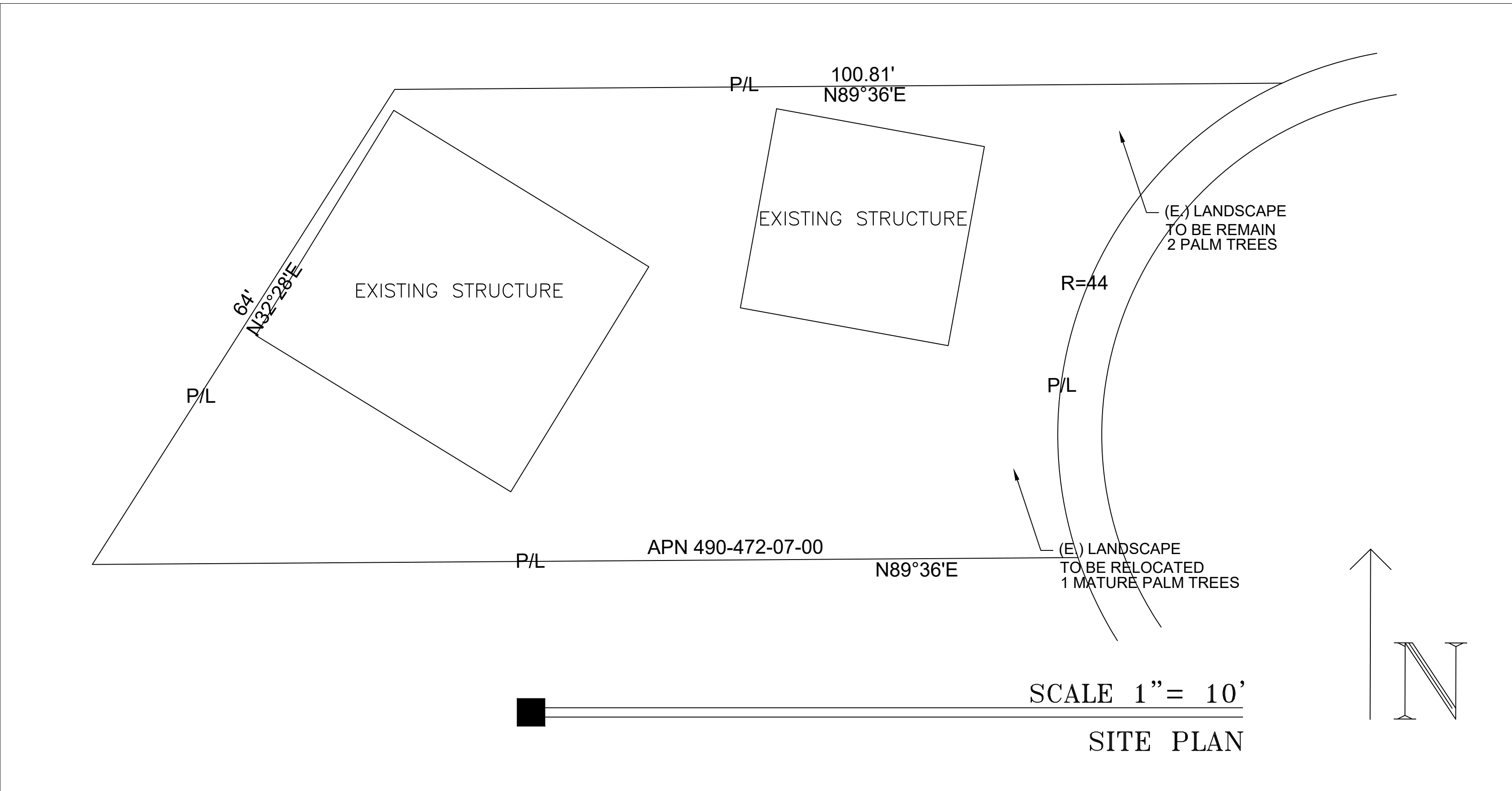
OWNER: NEJAT REFOU
OWNER PH. NUMBER: 619-212-6648
OWNER ADDRESS: 8923 LA MESA BLVD.
LA MESA, CA 911942

SITE INFORMATION

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

BUILDING CODE DATA LEGEND

- THIS PROJECT SHALL COMPLY WITH THE FOLLOWING:
- CITY OF ESCONDIDO CURRENT PLANNING,ENGINEERING, AND BUILDING DEPARTMENT REGULATIONS
 - 2022 ed. OF THE CALIFORNIA BUILDING CODE
 - 2022 ed. OF THE CALIFORNIA MECHANICAL CODE
 - 2022 ed. OF THE CALIFORNIA ELECTRICAL CODE
 - 2022 ed. OF THE CALIFORNIA PLUMBING CODE
 - 2022 ed. OF THE CALIFORNIA ENERGY CODE
 - 2022 ed. OF THE CALIFORNIA FIRE CODE
 - 2022 ed. OF THE CALIFORNIA GREEN BUILDING STANDERD CODE



VICINITY MAP

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

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 - 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

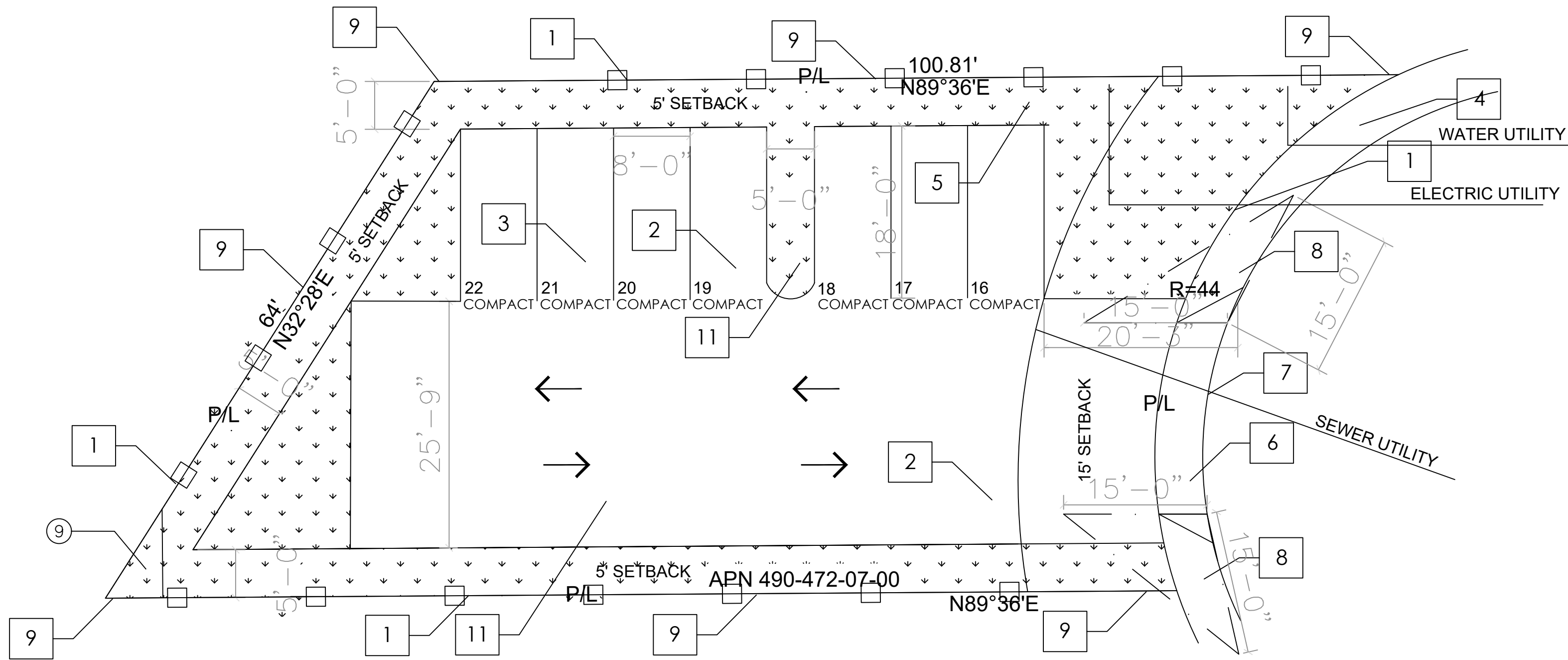
STAGGED PARKING HOURS UTILIZED.
15 SPACES PROVIDED BY 8923 LA MESA BLVD
7 SPACES PROVIDED BY WOOD ST PROPERTY
22 TOTAL PARKING SPACES PROVIDED

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'

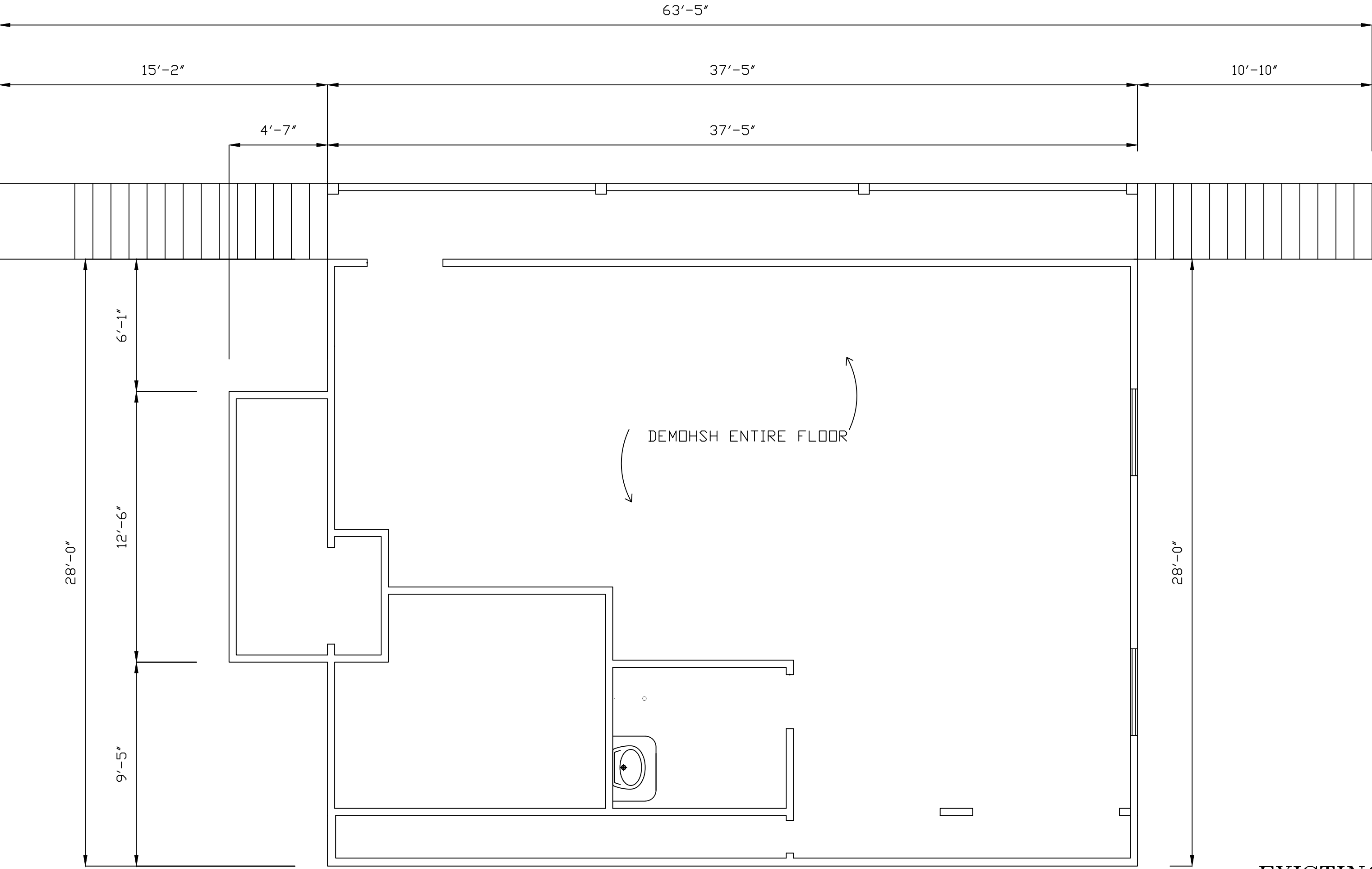
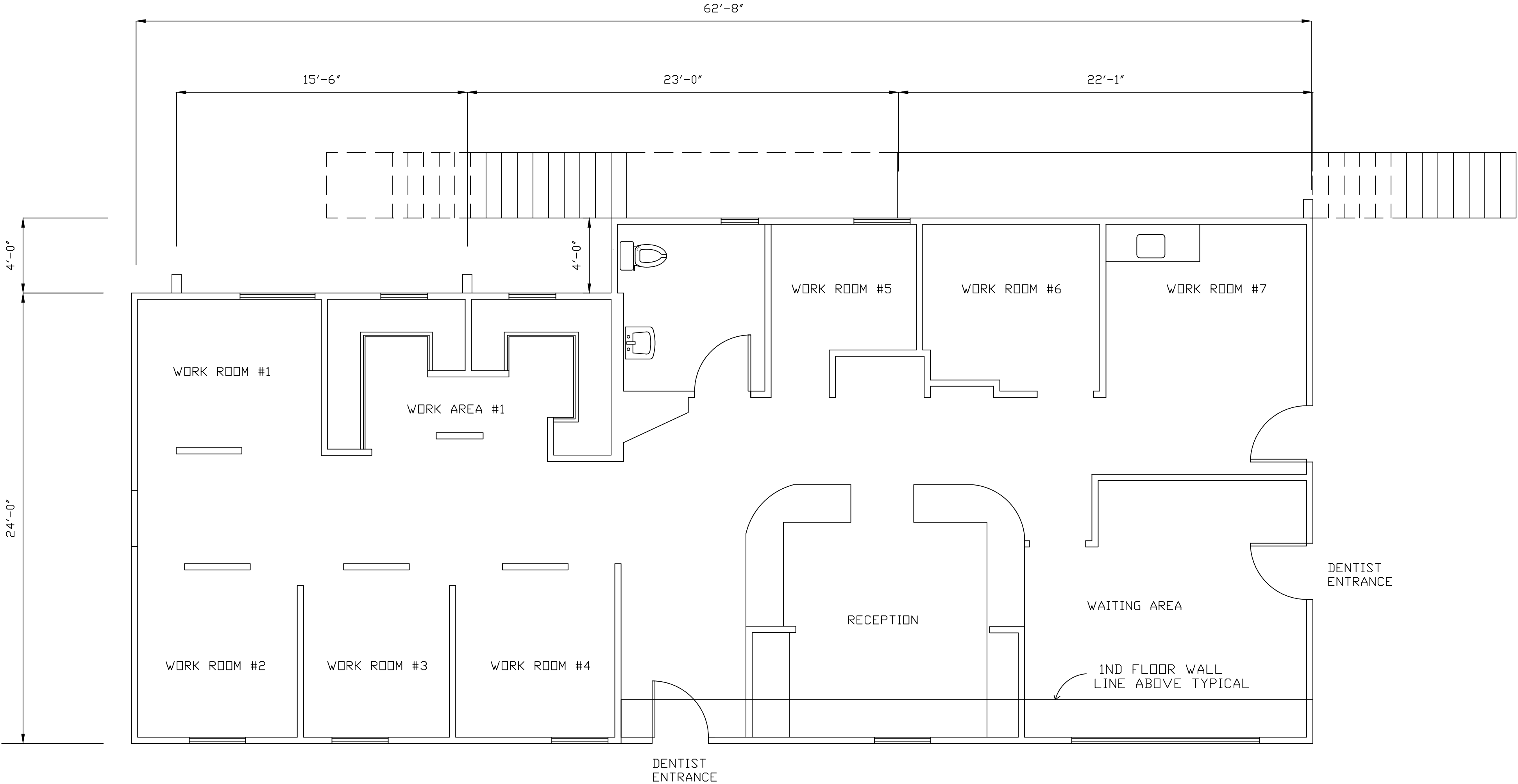
GAZALLO ENGINEERING GROUP
ARCHITECTURAL/ENGINEERING/CONSTRUCTION
363 N SECOND STREET STE 5
EL CAJON, CA 92021
(619) 922-5093

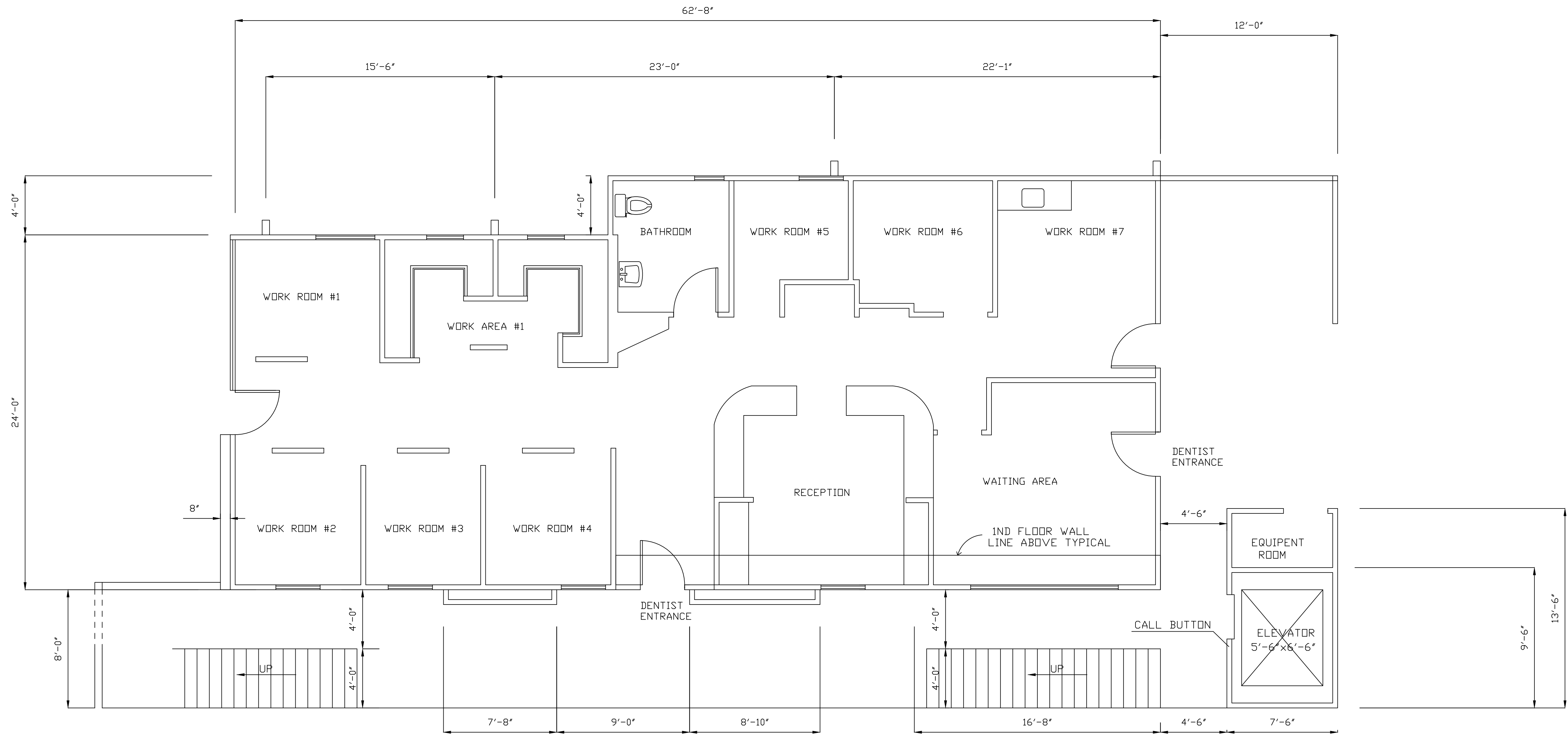
WOOD ST SITE PLAN

THIRD STORY ADDITION
5264 WOOD ST
LA MESA, CA 91942

DRAWN BY : GAZALLO
DATE: 04/10 /2023

SP3





FIRST FLOOR PLAN
SCALE 1/4"= 1' - 0"

*NO CHANGES TO FIRST STORY LAYOUT

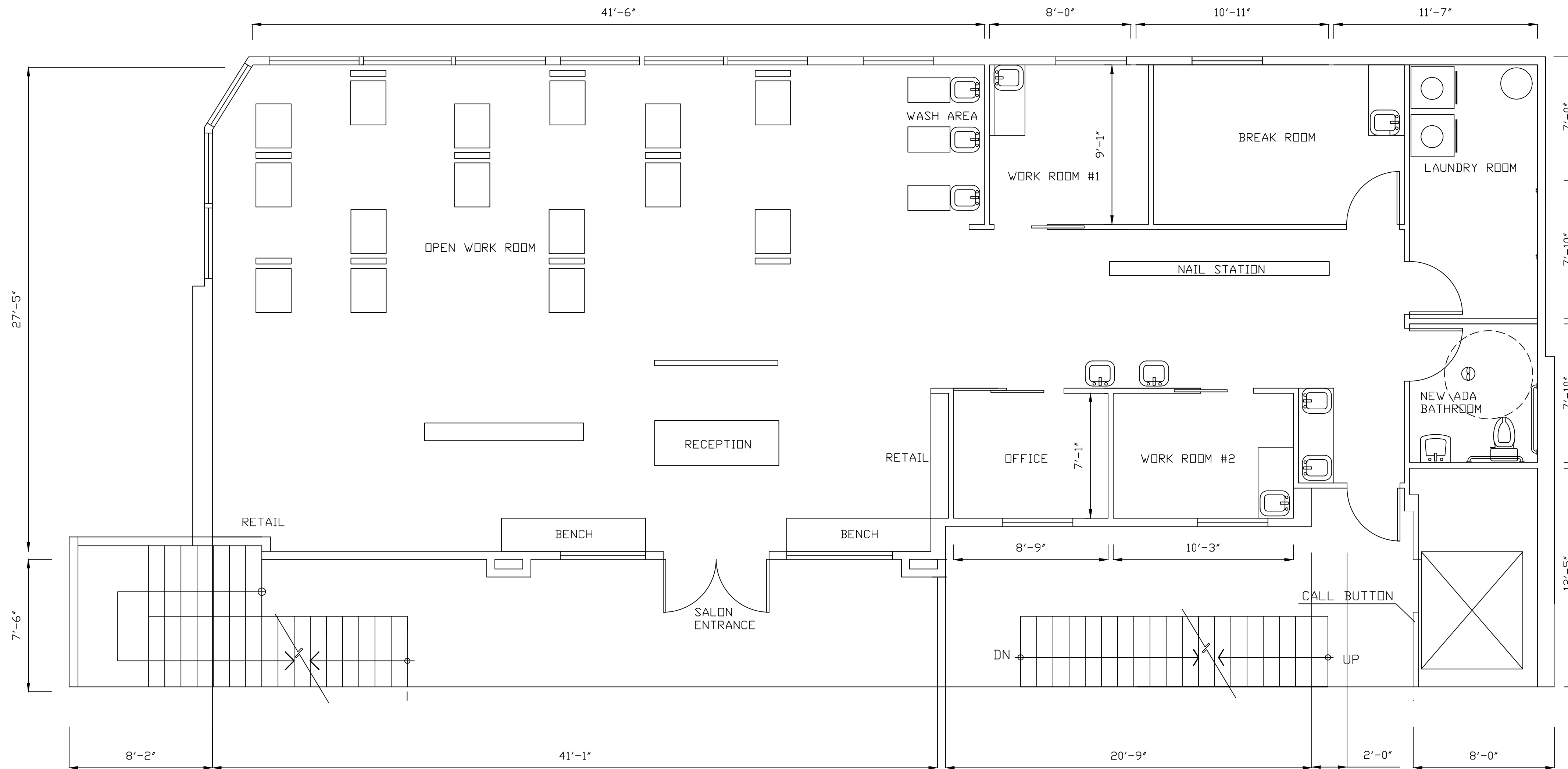
GAZALLO ENGINEERING GROUP
ARCHITECTURAL/ENGINEERING/CONSTRUCTION
363 N SECOND STREET STE 5
EL CAJON, CA 92021
(619) 922-5083

FIRST STORY FLOOR PLAN

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

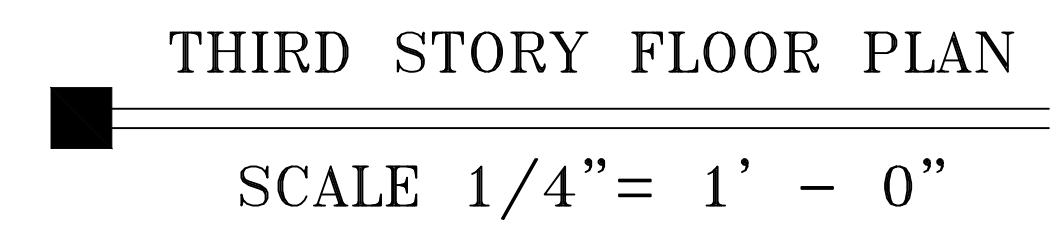
DRAWN BY : GAZALLO
DATE: 04/10 /2023

A2



SECOND FLOOR PLAN

SCALE 1/4"= 1' - 0"



MATERIAL LEGEND

A

WHITE STUCCO

B

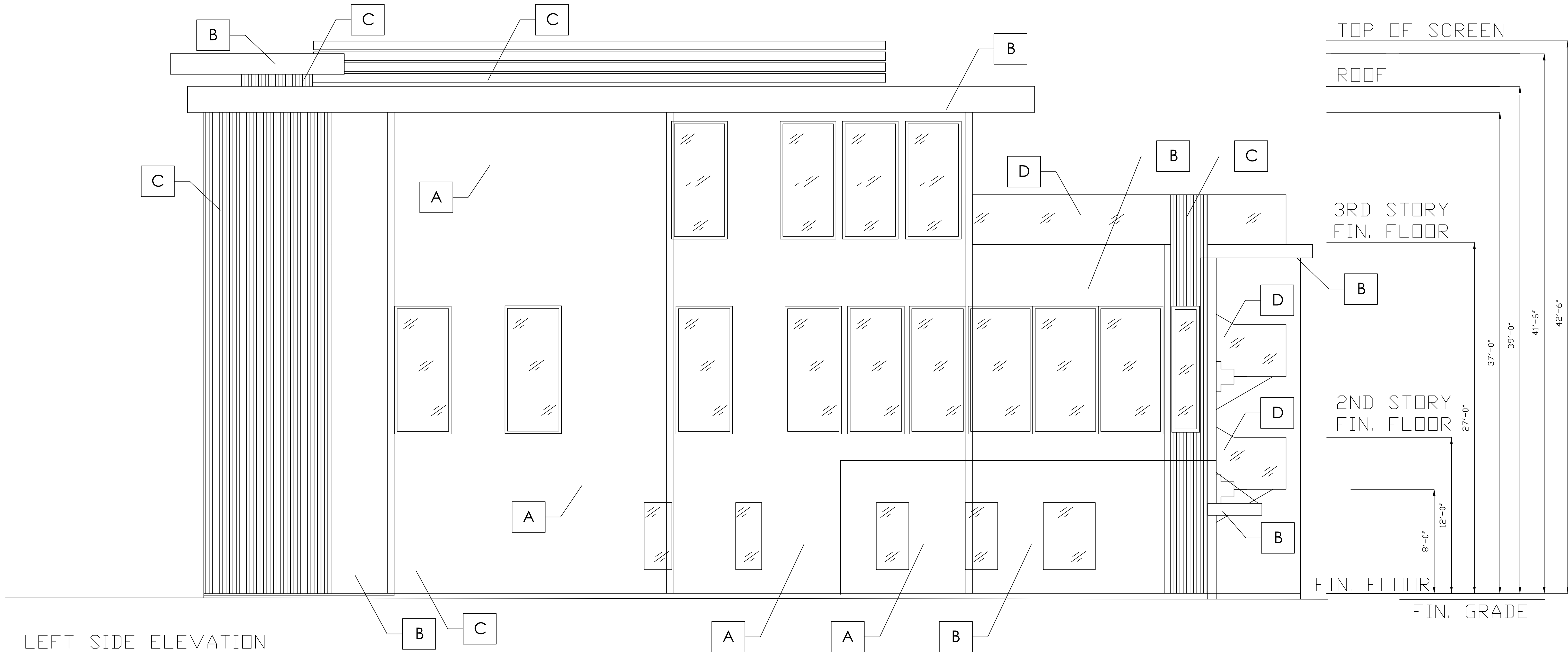
BLACK METAL

C

FINISHED NATURAL WOOD

D

GLASS



NORTH ELEVATION PLAN

SCALE 1/4" = 1' - 0"

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363 N SECOND STREET STE 5
EL CAJON, CA 92021
(619) 922-5083

NORTH ELEVATION PLAN

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

DRAWN BY : GAZALLO

DATE: 04/10 /2023

A5

MATERIAL LEGEND

A

WHITE STUCCO

B

BLACK METAL

C

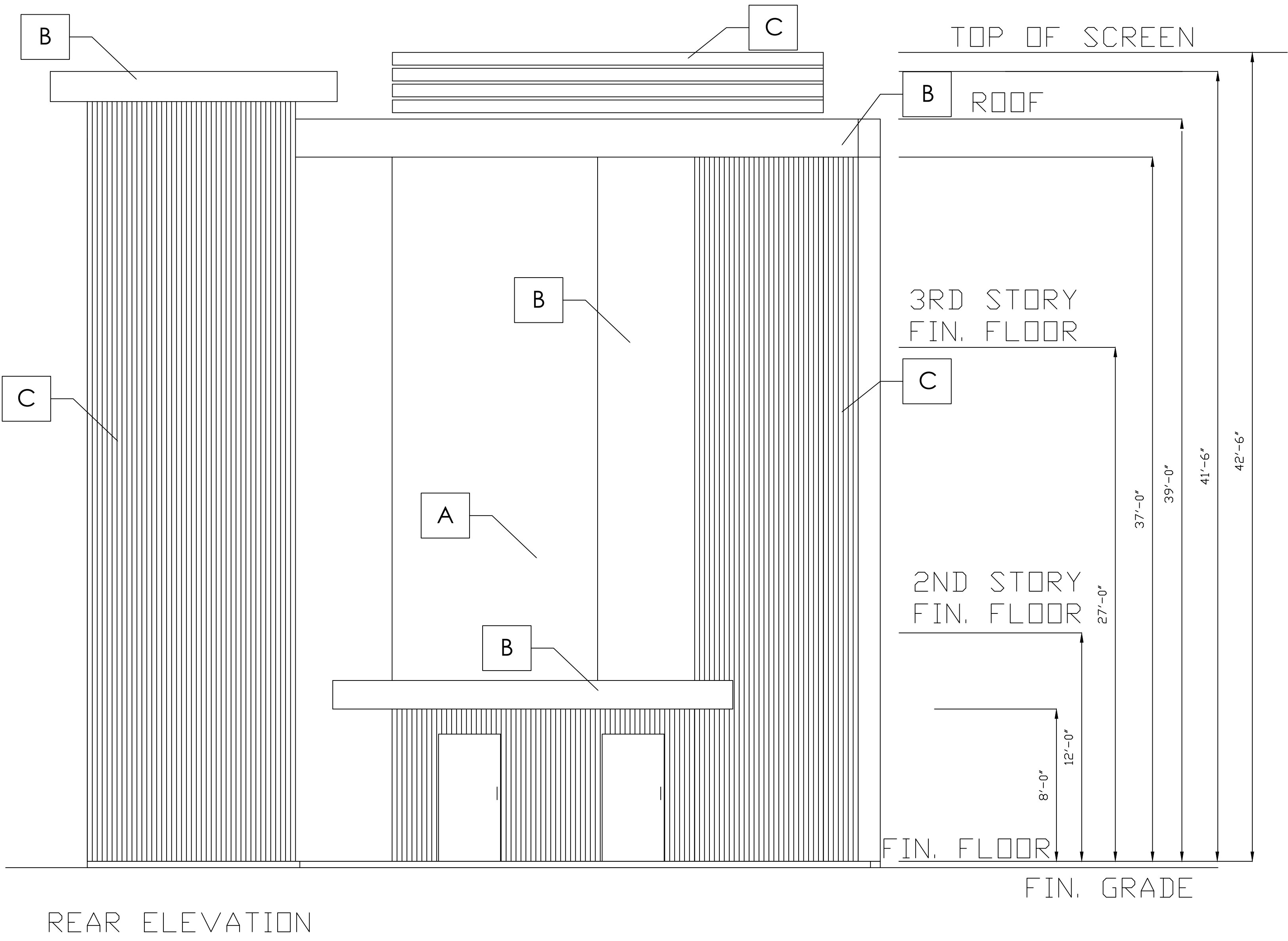
FINISHED NATURAL WOOD

D

GLASS

E

BLACK METAL LETTERS WITH LED BACKLIT



EAST ELEVATION PLAN

SCALE 1/4"= 1' - 0"

A

B

C

D

E

GAZALLO ENGINEERING GROUP

ARCHITECTURAL/ENGINEERING/CONSTRUCTION

363 N SECOND STREET STE 5

EL CAJON, CA 92021

(619) 922-5083

THIRD STORY ADDITION

8923 LA MESA BLVD.

LA MESA, CA 91942

DRAWN BY : GAZALLO

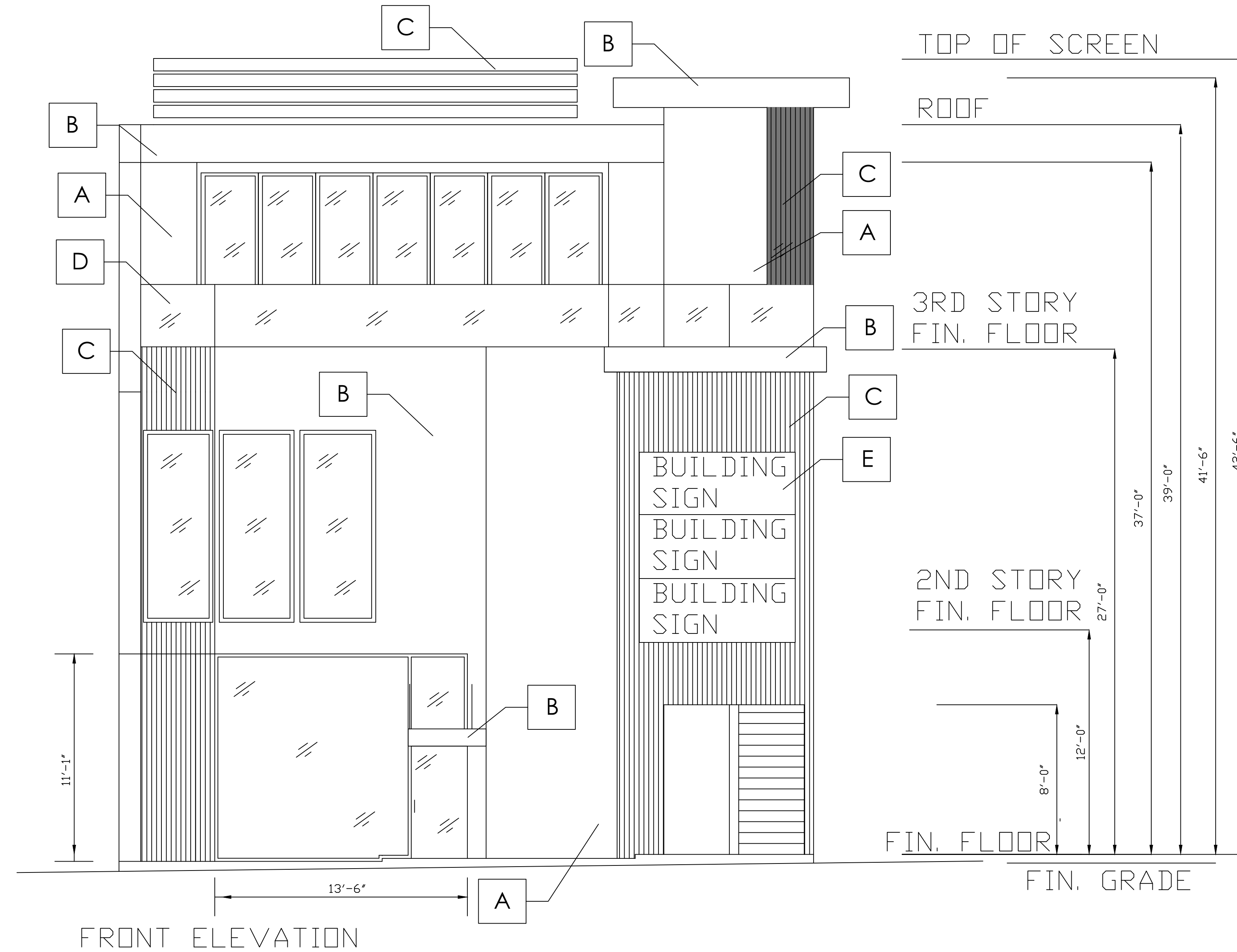
DATE: 04/10 /2023

A6

MATERIAL LEGEND

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

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



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

101

SCALE 1/4" = 1' - 0"

MATERIAL LEGEND

A

WHITE STUCCO

B

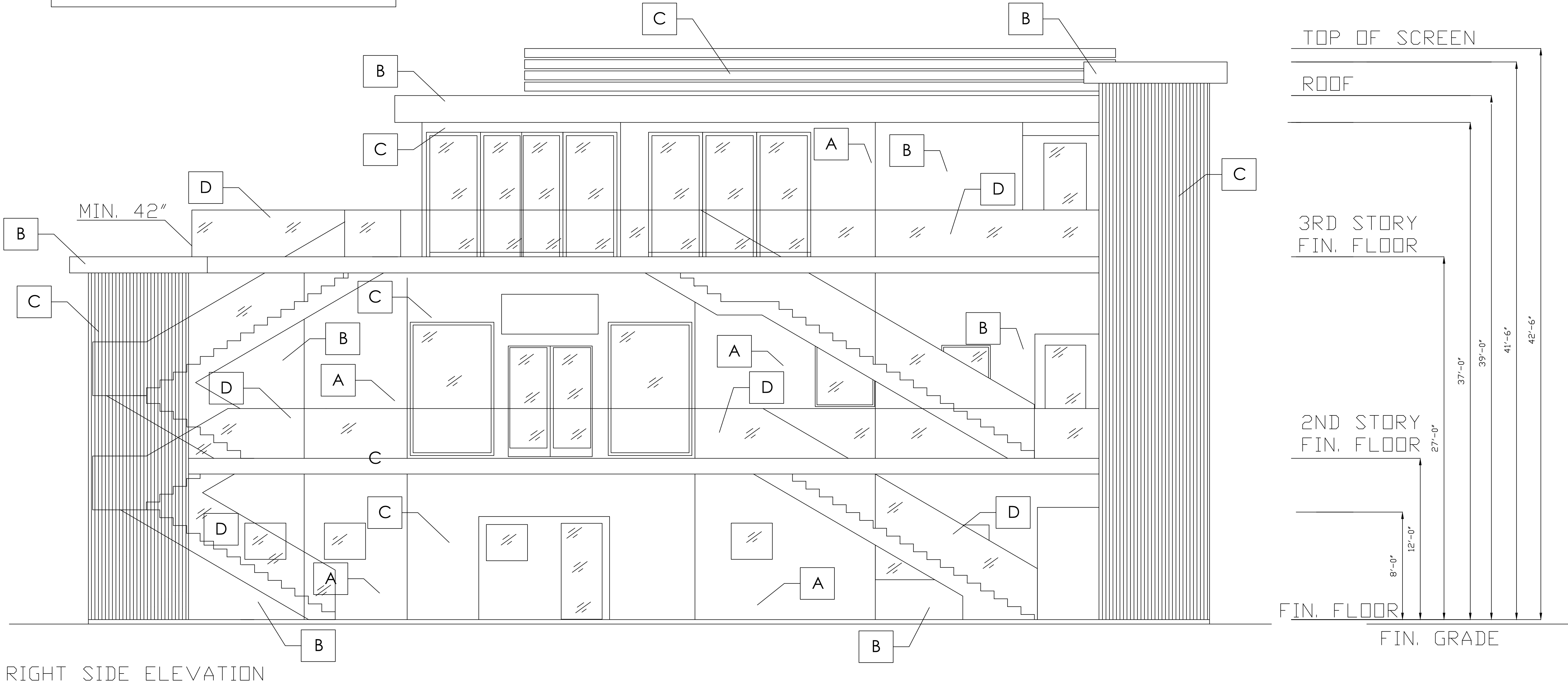
BLACK METAL

C

FINISHED NATURAL WOOD

D

GLASS



SOUTH ELEVATION PLAN

SCALE 1/4"= 1' - 0"

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

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

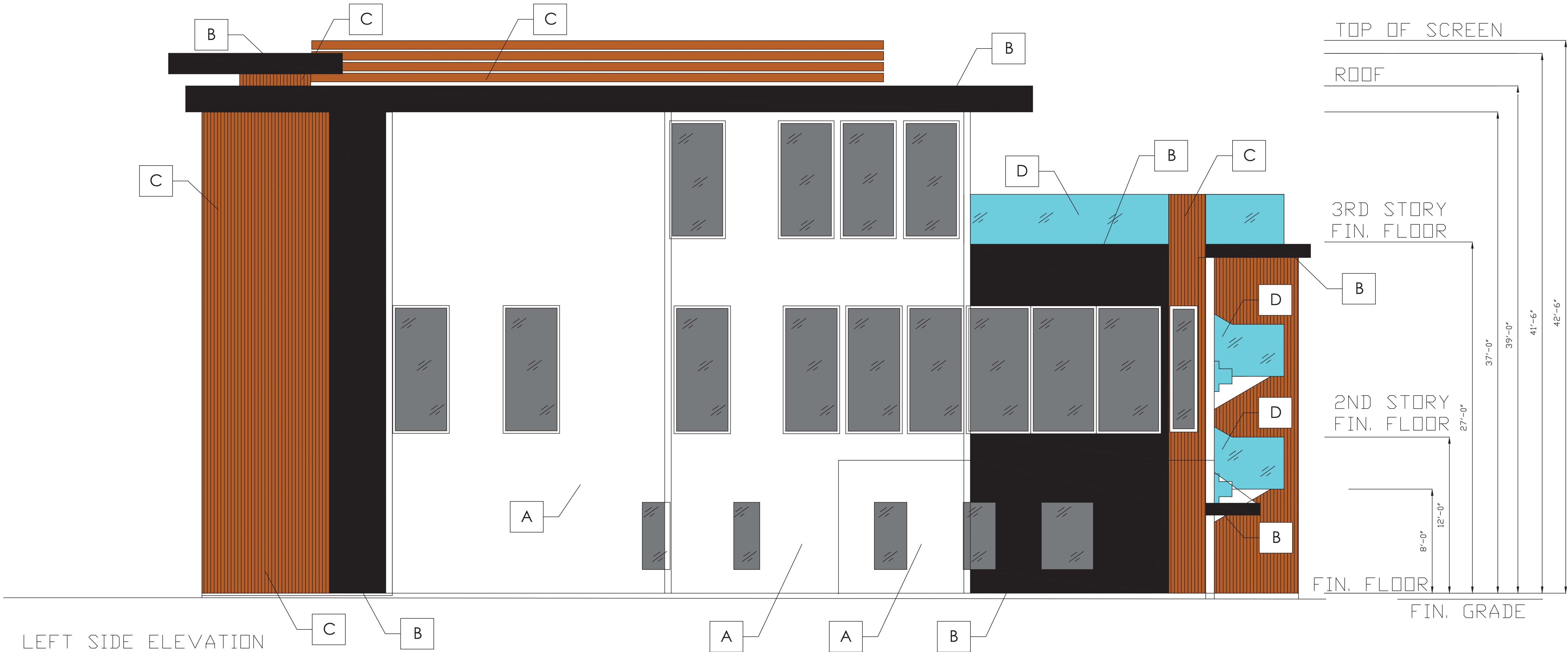
BLACK METAL

C

FINISHED NATURAL WOOD

D

GLASS



NORTH ELEVATION PLAN

SCALE 1/4"= 1' - 0"

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EL CAJON, CA 92021
(619) 922-5083

NORTH ELEVATION PLAN

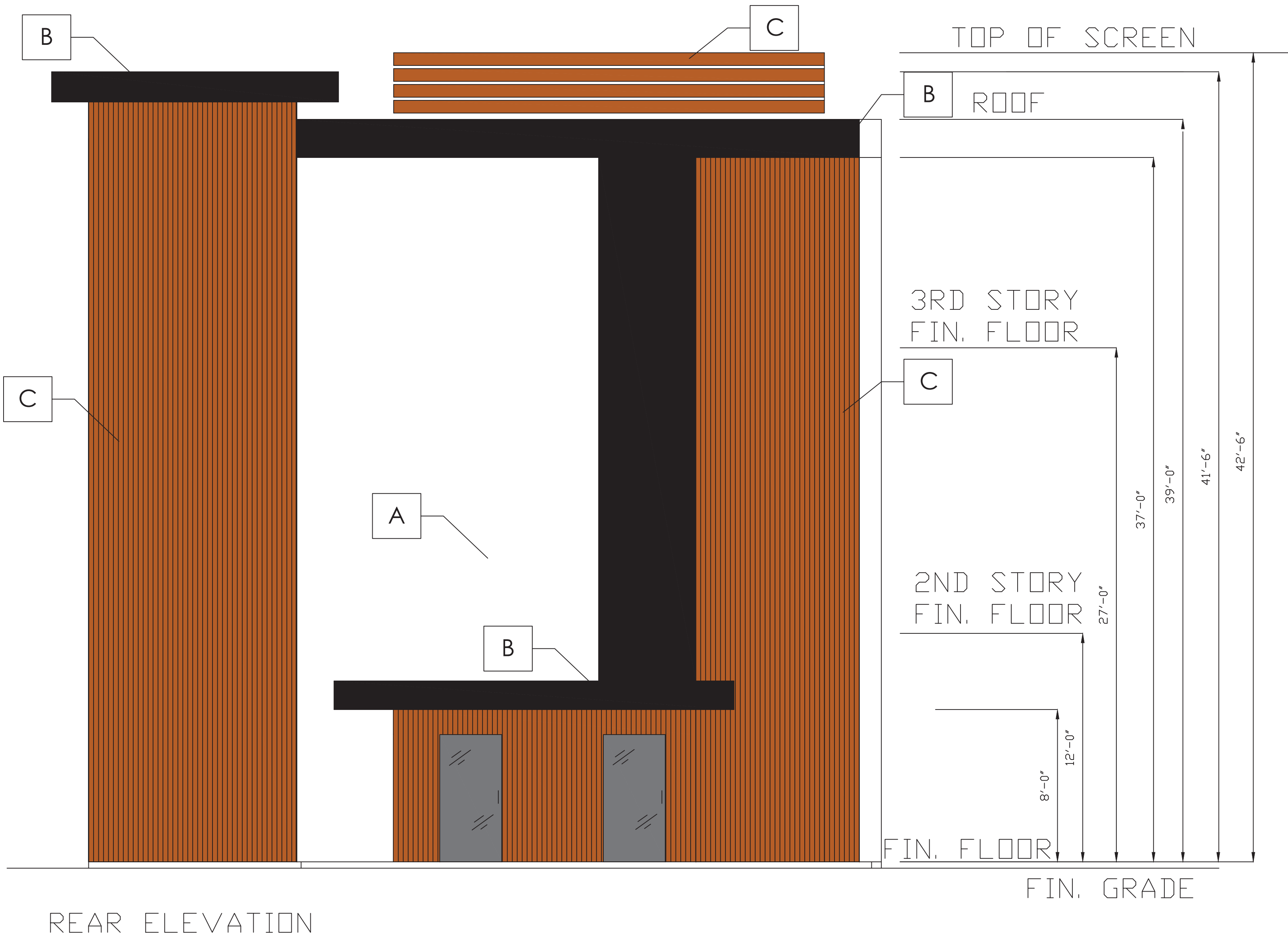
THIRD STORY ADDITION
8923 LA MESA BLVD.
LA MESA, CA 91942

DRAWN BY : GAZALLO

DATE: 04/10 /2023

A5

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



EAST ELEVATION PLAN

SCALE 1/4"= 1' - 0"

MATERIAL LEGEND

A

WHITE STUCCO

B

BLACK METAL

C

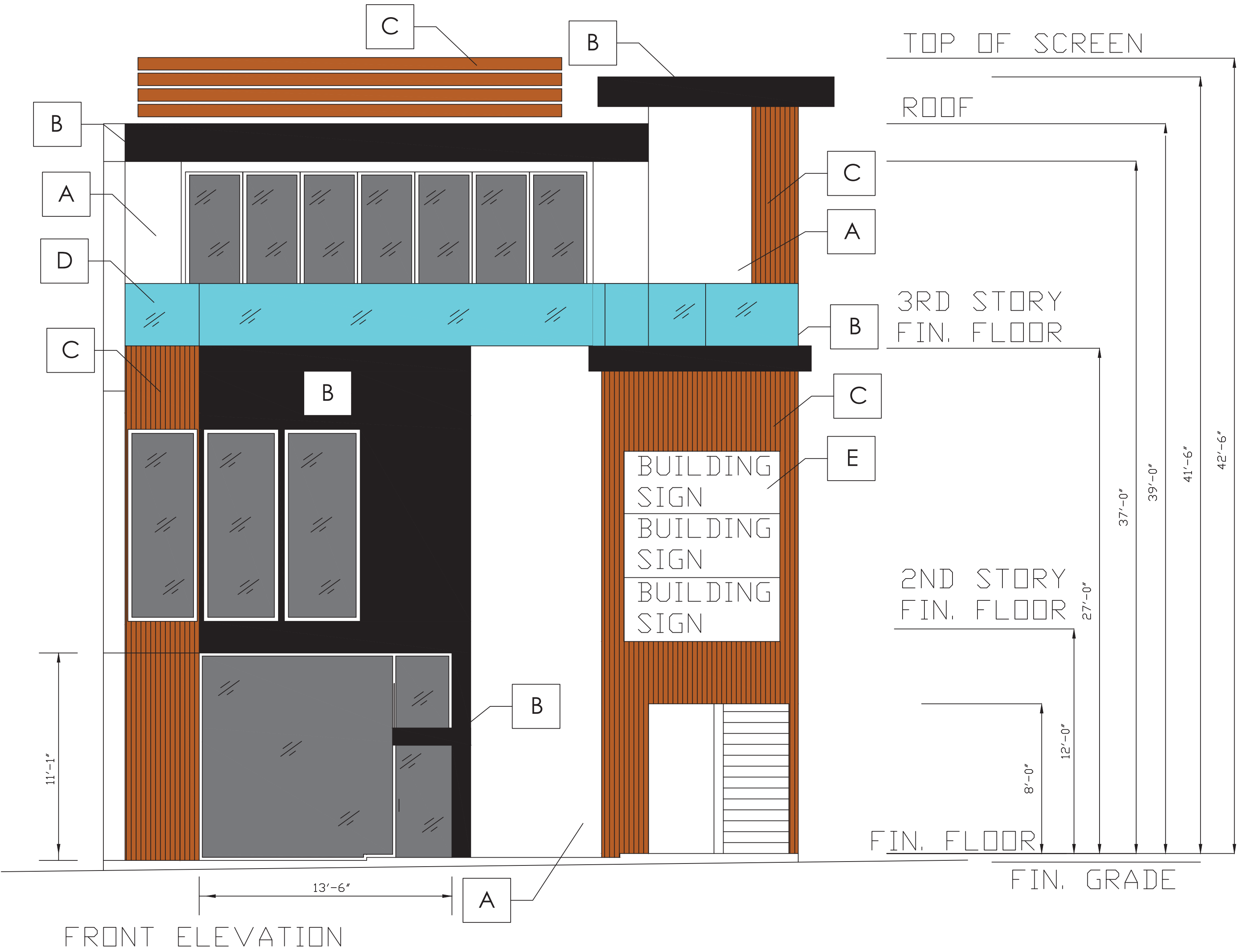
FINISHED NATURAL WOOD

D

GLASS

E

BLACK METAL LETTERS WITH LED BACKLIT



WEST ELEVATION PLAN

SCALE 1/4"= 1' - 0"

MATERIAL LEGEND

A

WHITE STUCCO

B

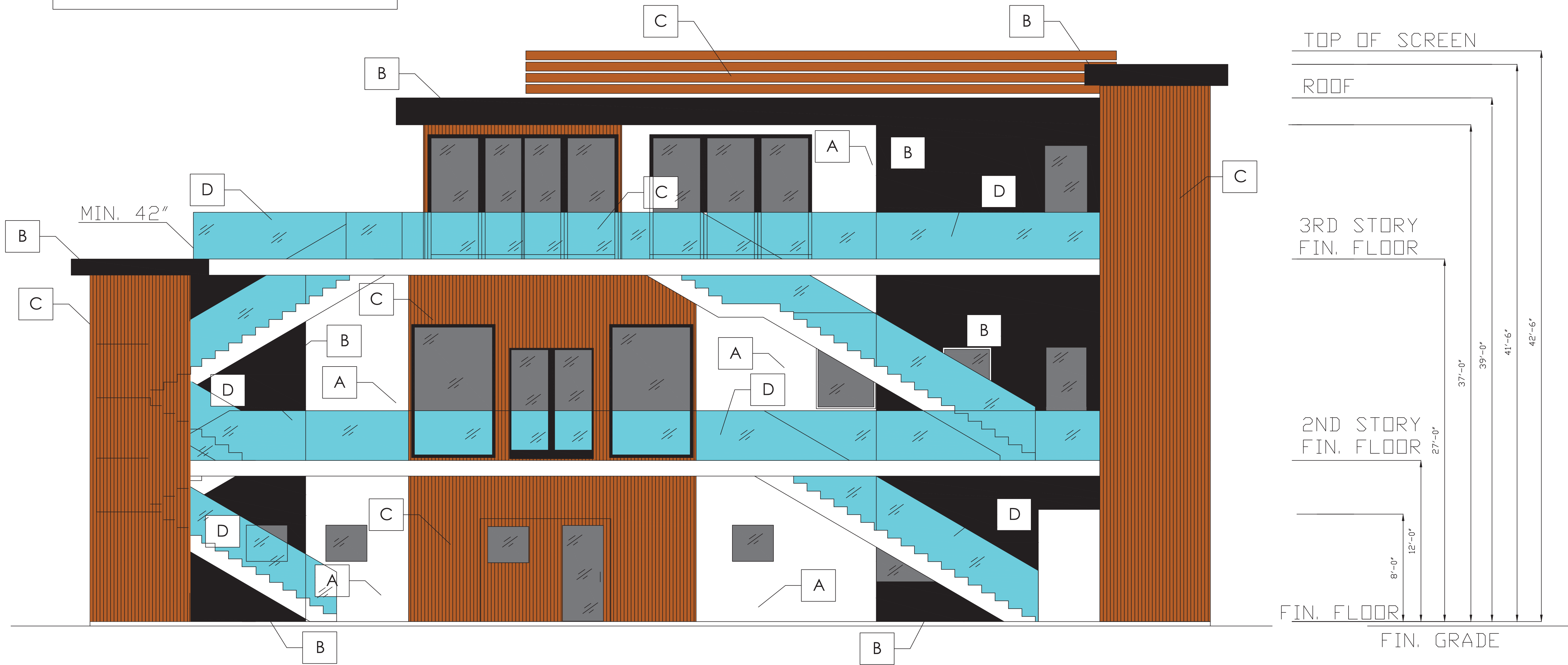
BLACK METAL

C

FINISHED NATURAL WOOD

D

GLASS



SOUTH ELEVATION PLAN

SCALE 1/4"= 1' - 0"

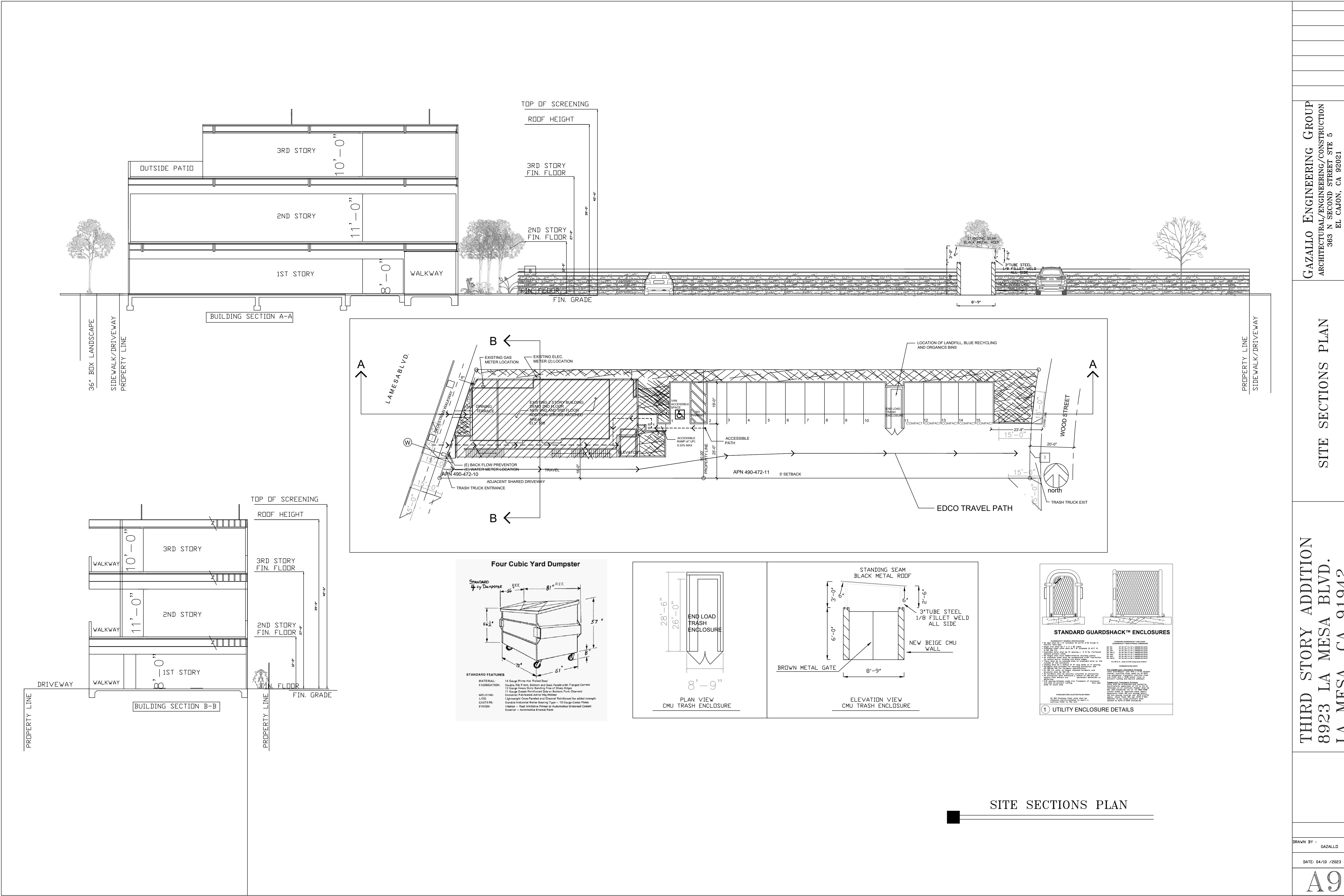


Sign 1
Sign 2
Sign 3



Sign 1
Sign 2
Sign 3





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

EXIT

●

DARK COLORED CONTRASTING BACKGROUND (NON-GLARE FINISH)

●

CORRESPONDING GRADE II BRAILLE

●

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

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

NOTES:

- TACTILE EXIT SIGNS SHALL BE PROVIDED AT EACH GRADE LEVEL DESIGNATED EXIT DOOR.
- EXIT SIGN SHALL BE MOUNTED ON THE LATCH SIDE OF DOOR @ 60" ABOVE FLOOR TO CENTER OF SIGN.
- SIGN SHALL BE MOUNTED SO THAT A PERSON MAY APPROACH WITHIN 3 INCHES OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR.
- CHARACTERS ON SIGN SHALL HAVE A HEIGHT TO WIDTH RATIO BETWEEN 3:5 & 1:1 & A STROKE RATIO WIDTH TO HEIGHT RATIO BETWEEN 1:5 & 1:10

TACTILE EXIT SIGN

EGRESS PLAN KEYNOTES

- 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 MDRE MEANS OF EGRESS.
2. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDING REQUIRED TO HAVE TWO OR MDRE 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 MDRE EXITS.
4. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SEC. 1024.1, IN BUILDING REQUIRED TO HAVE TWO OR MDRE EXITS.
5. EXTERIOR LANDINGS, AS REQUIRED BY SEC. 1008.1.5, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MDRE 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

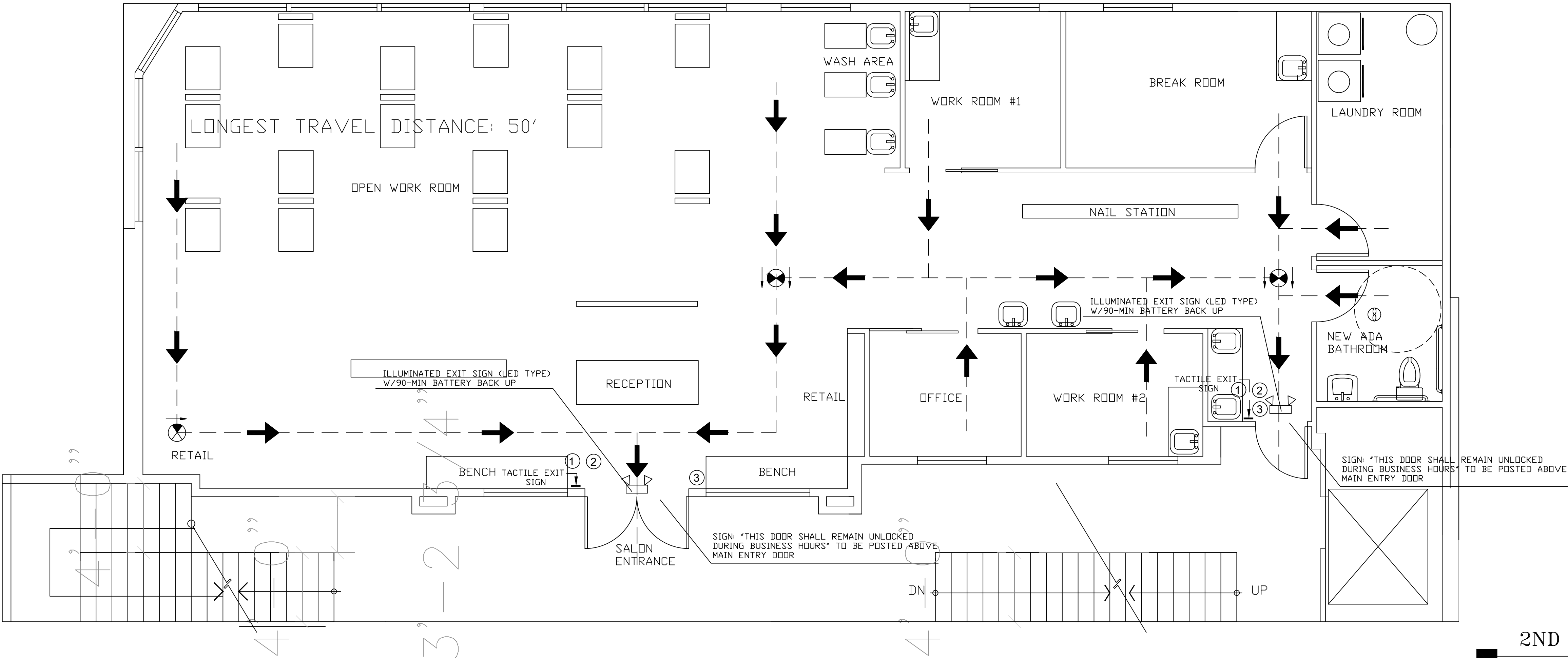
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CEILING MOUNTED ILLUMINATED EXIT SIGN

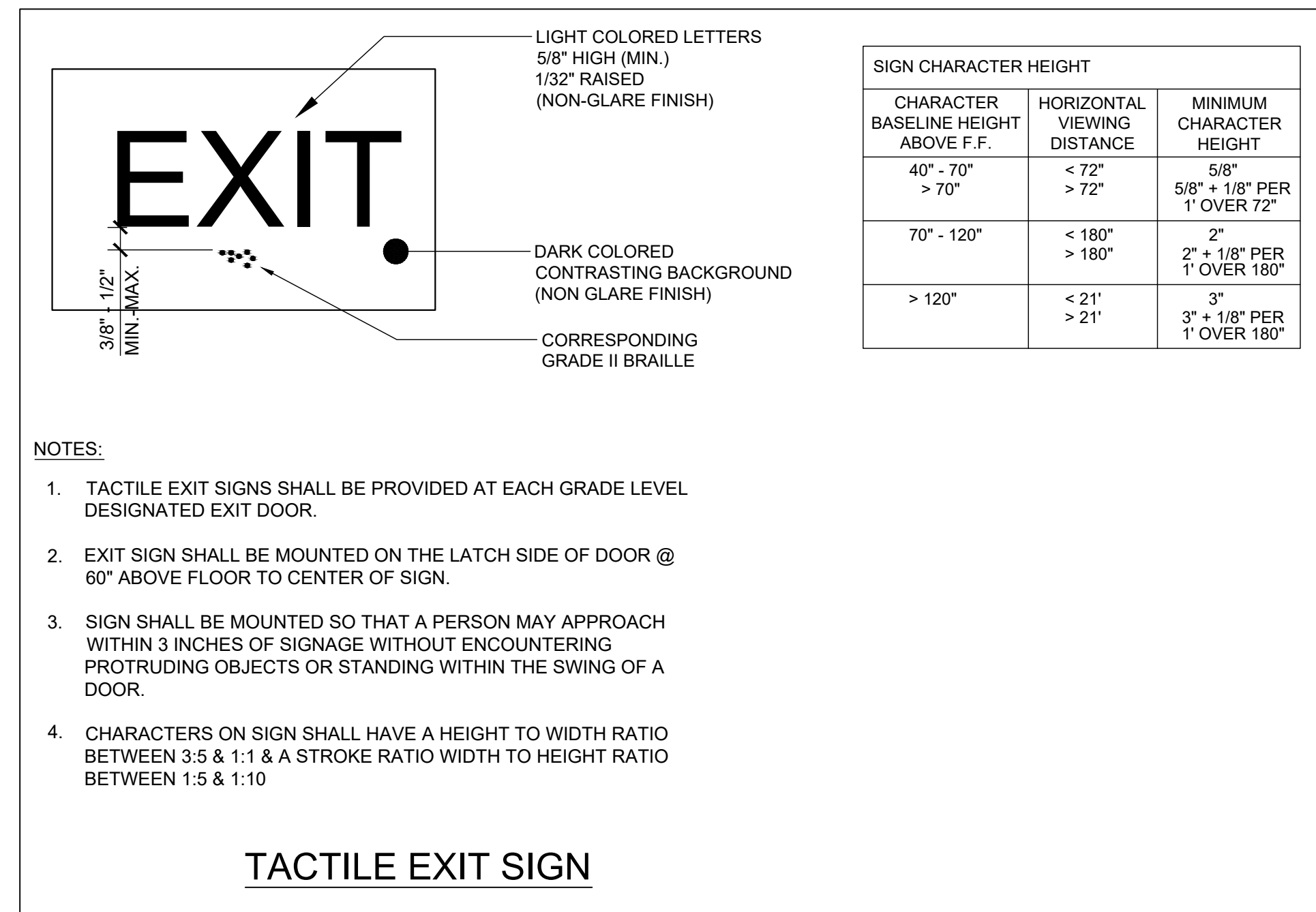
☐

CEILING MOUNTED EMERGENCY LIGHTING PACK

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



2ND STORY EGRESS PLAN



EGRESS PLAN KEYNOTES

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

EGRESS NOTES:

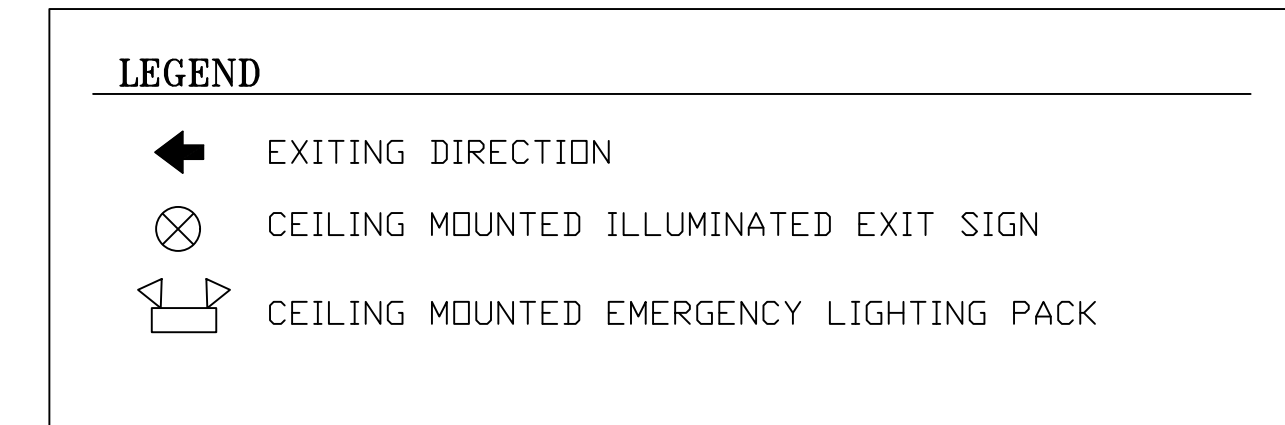
1. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. (CBC 1008.1.8)
2. ALL DOORS PROVIDING A MEANS OF EGRESS FROM ASSEMBLY AREA TO HAVE PANIC AND FIRE EXIT HARDWARE AND COMPLY WITH CBC 1008.1.9
3. MEANS OF EGRES LIGHTING TO MEET REQUIREMENTS OF CBC SEC. 1006, SEE ILLUMINATION EMERGENCY POWER NOTES THIS SHEET.

ILLUMINATION - EMERGENCY POWER NOTES

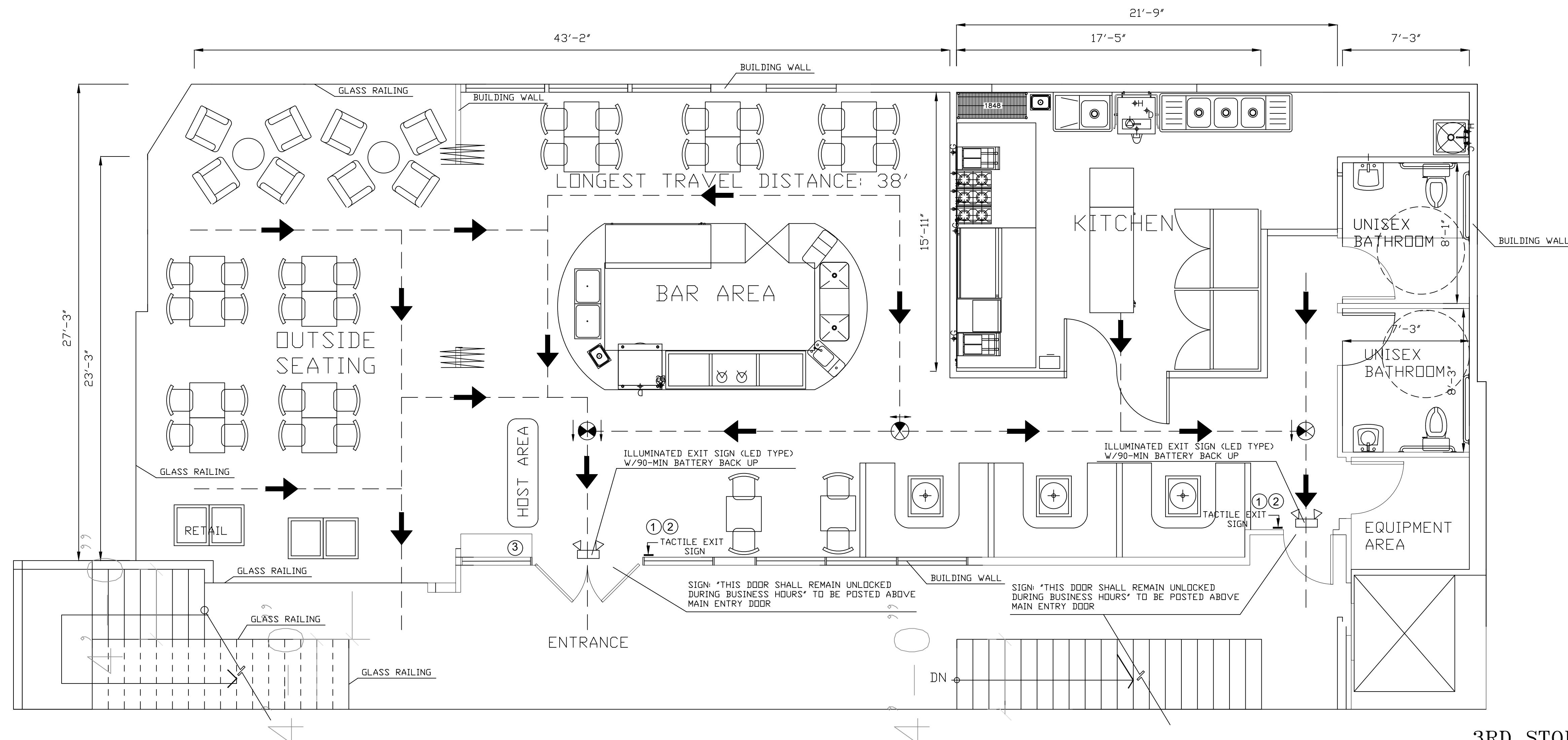
THE POWER SUPPLY OR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF A POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:

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 (6 LUX) AND A MINIMUM AT ANY POINT OF 0.6 FOOT-CANDLES (6 LUX) ASSURED BY THE EMERGENCY LIGHTING SYSTEM. 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.



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



3RD STORY EGRESS PLAN

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

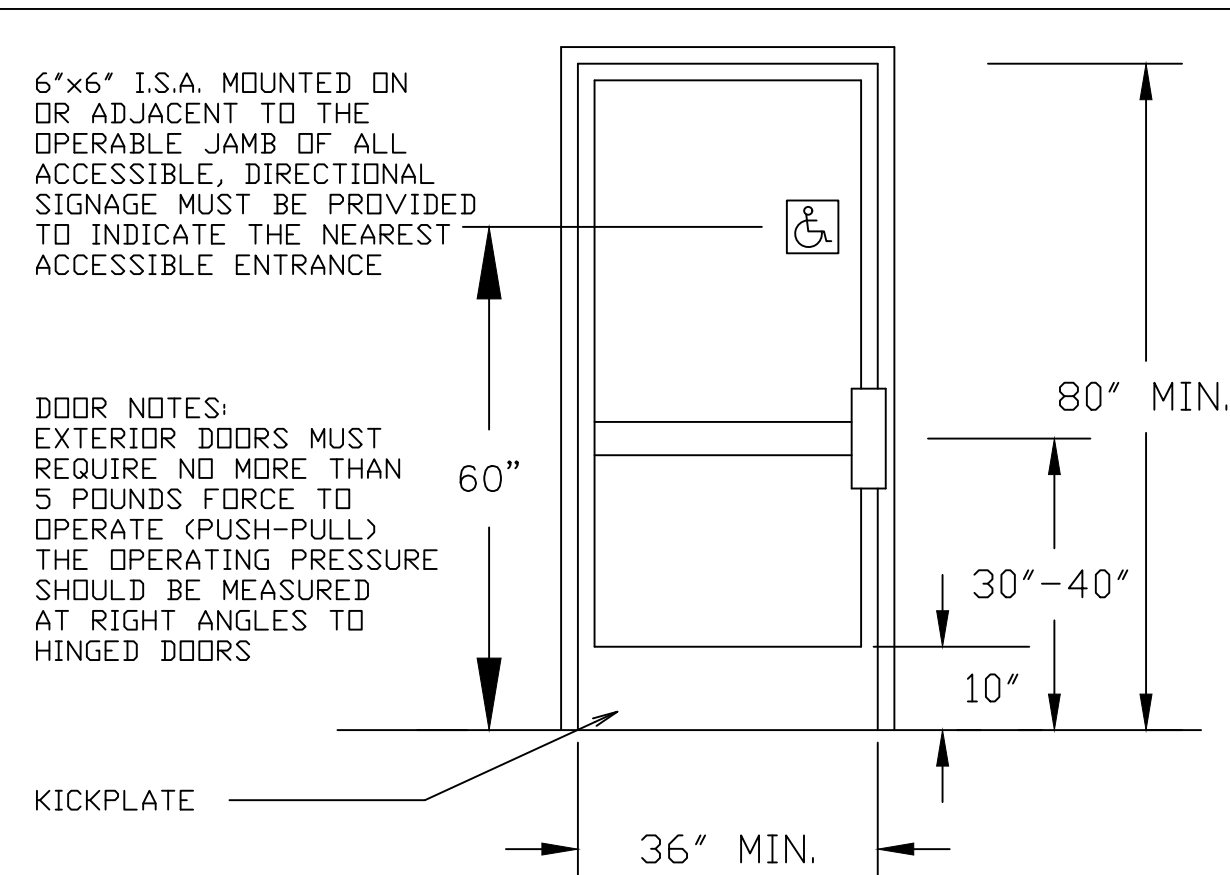
"Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing distinguishing placards or special license plates issued for persons with disabilities may be towed away at owner's expense. Towed vehicles may be reclaimed
by or by telephoning
NOTE: BLANK SPACES ARE TO BE FILLED IN WITH APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN.
17. THE MAXIMUM SLOPE OF THE PARKING SURFACE AT THE ACCESSIBLE SPACE AND ADJACENT ACCESS AISLE, IN ANY DIRECTION, IS $\leq 1:48$, PER SECTION 11B502.4.
18. A LEVEL FLOOR OR LANDING IS ON EACH SIDE OF ALL DOORS. THE FLOOR OR LANDING IS TO BE $\leq \frac{1}{2}$ " LOWER THAN THE DOORWAY THRESHOLD, PER SECTION 11B404.2.5.

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

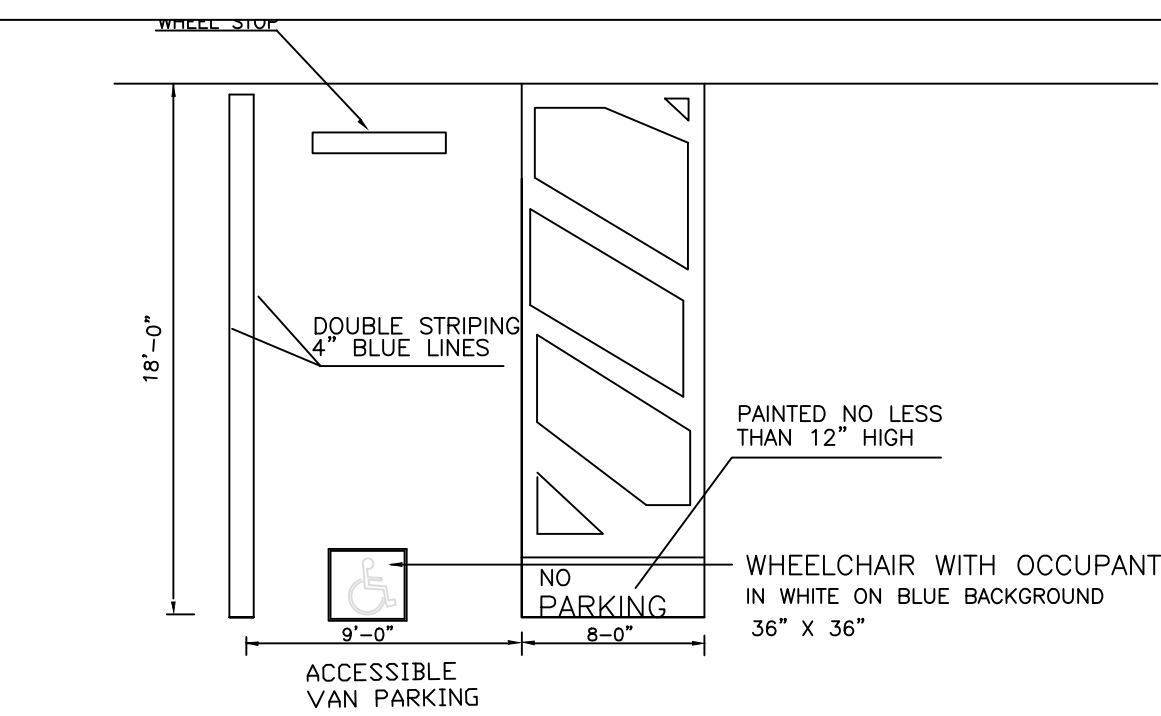
SECTION 11B-404.2.9.

22. PER SECTION 1013.4, TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS:

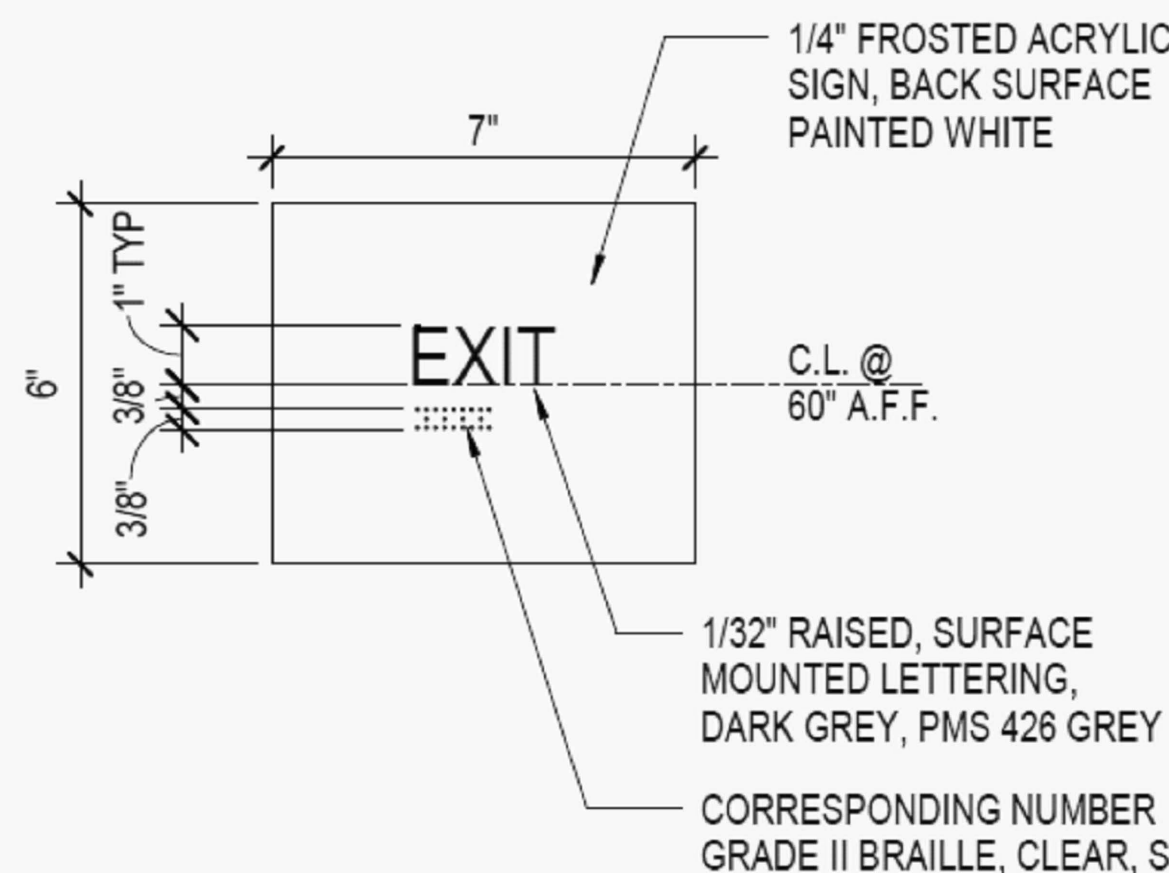
- a) WHEREVER BASIC CBC PROVISIONS REQUIRE EXIT SIGNS FROM A ROOM OR AREA TO CORRIDOR OR HALLWAY. THE TACTILE EXIT SIGN SHALL HAVE THE WORDS, "EXIT ROUTE."
- b) EACH GRADE-LEVEL EXIT DOOR. THE TACTILE EXIT SIGN SHALL HAVE THE WORD, "EXIT."
- c) EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR 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."



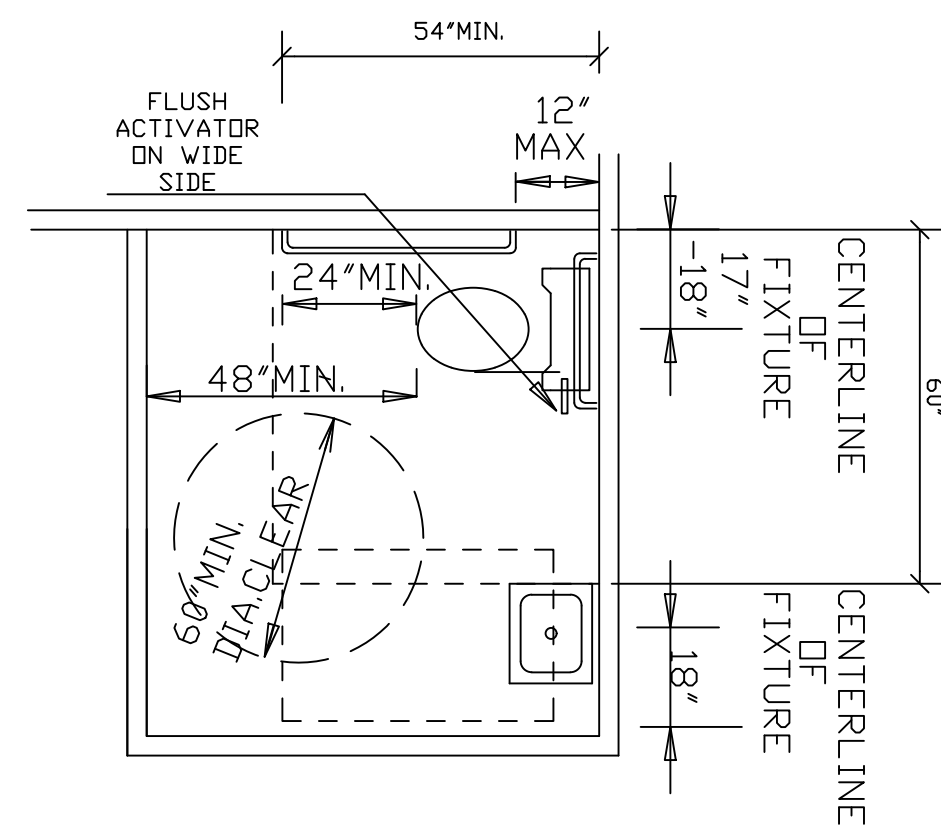
ADA EXTERIOR DOOR (12)



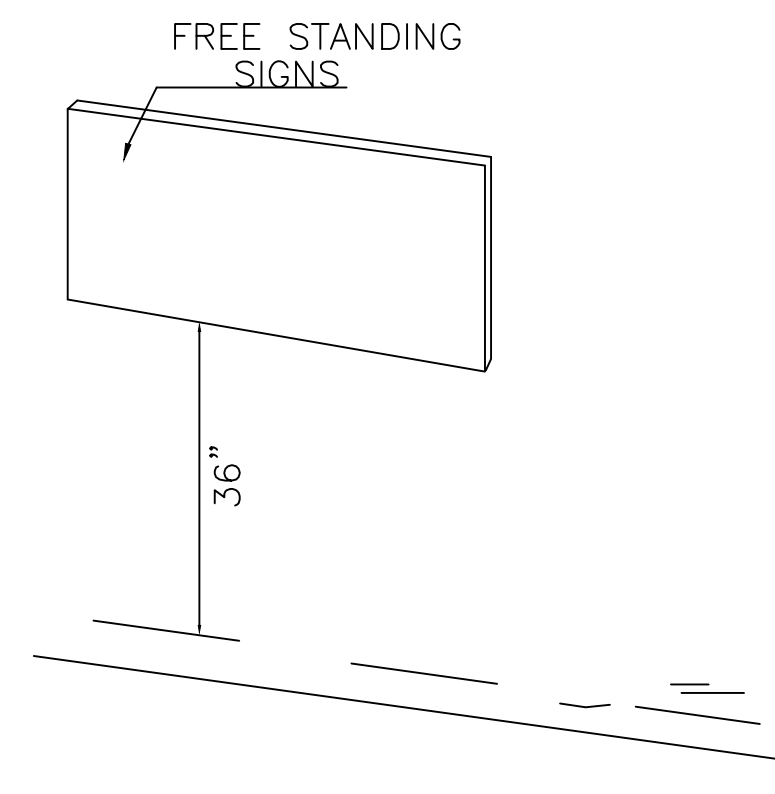
SINGLE PARKING STALLS (7)



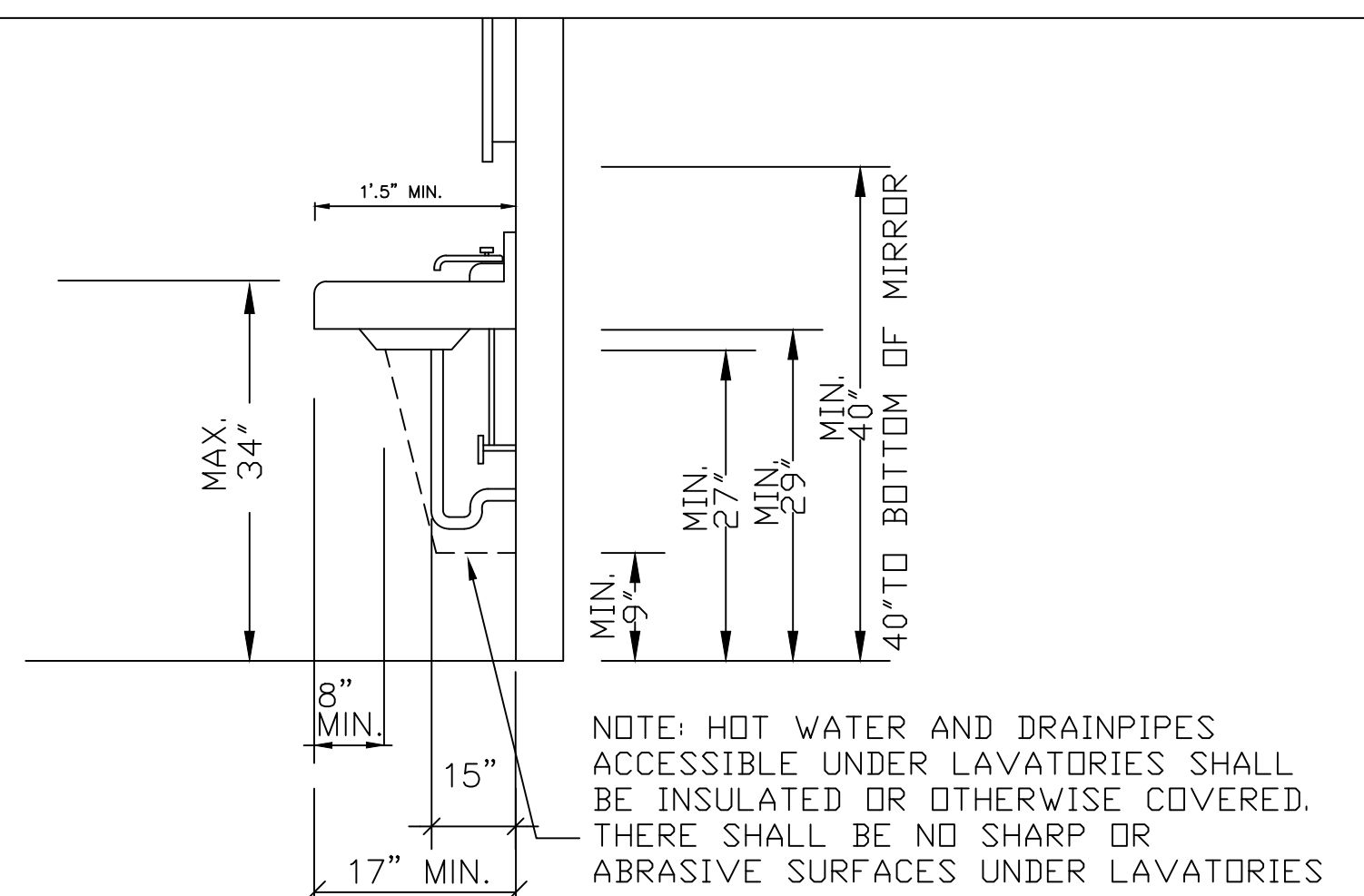
ADA TACTILE SIGNAGE (12b)



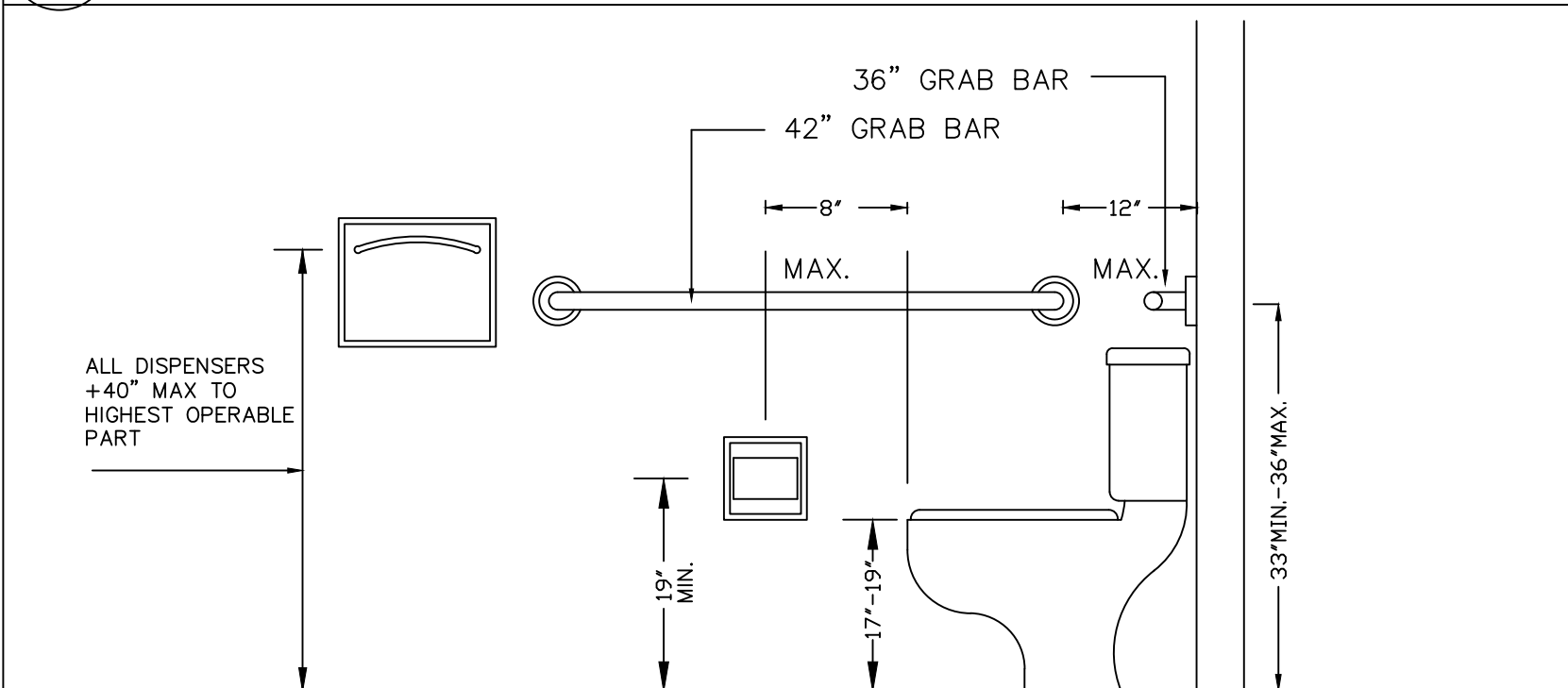
9 ADA OCCUPANCY TOILET



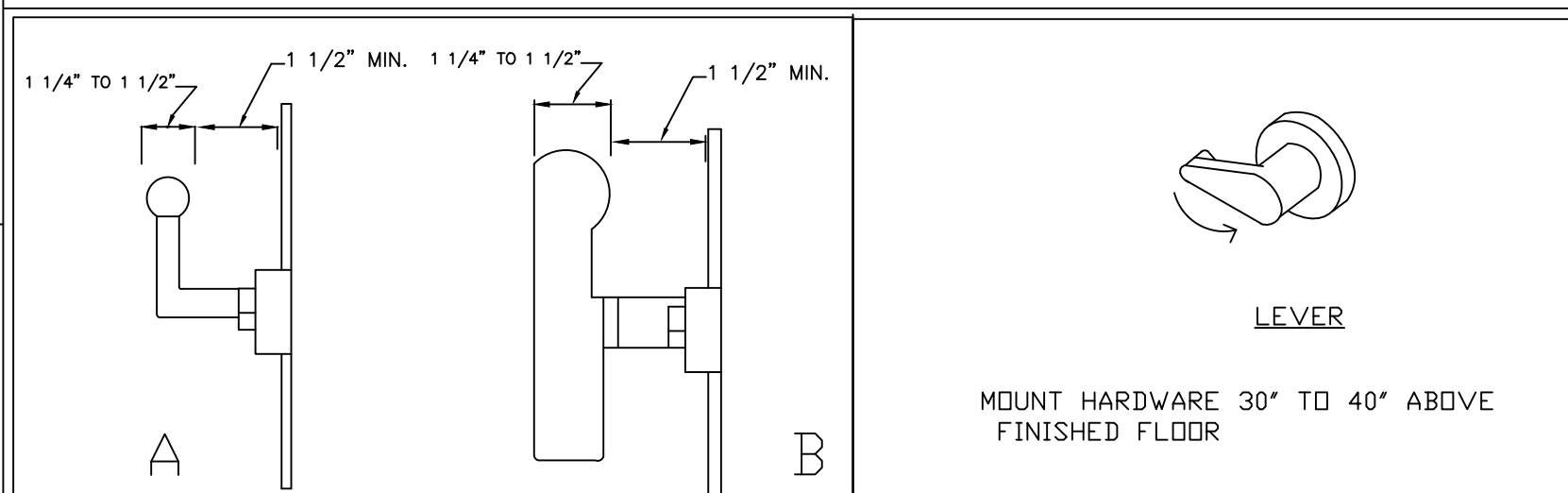
10 SIGN OF DISABILITY



1 LAV. DETAIL

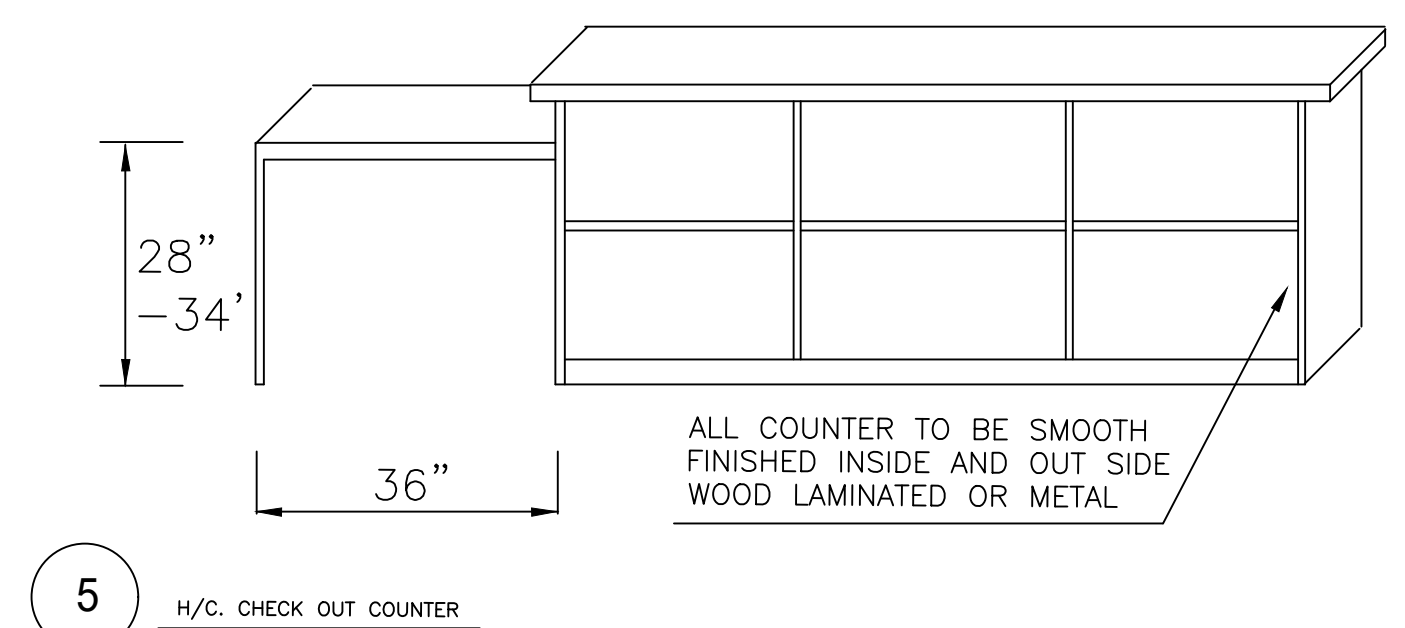


(2) TOILET DETAIL

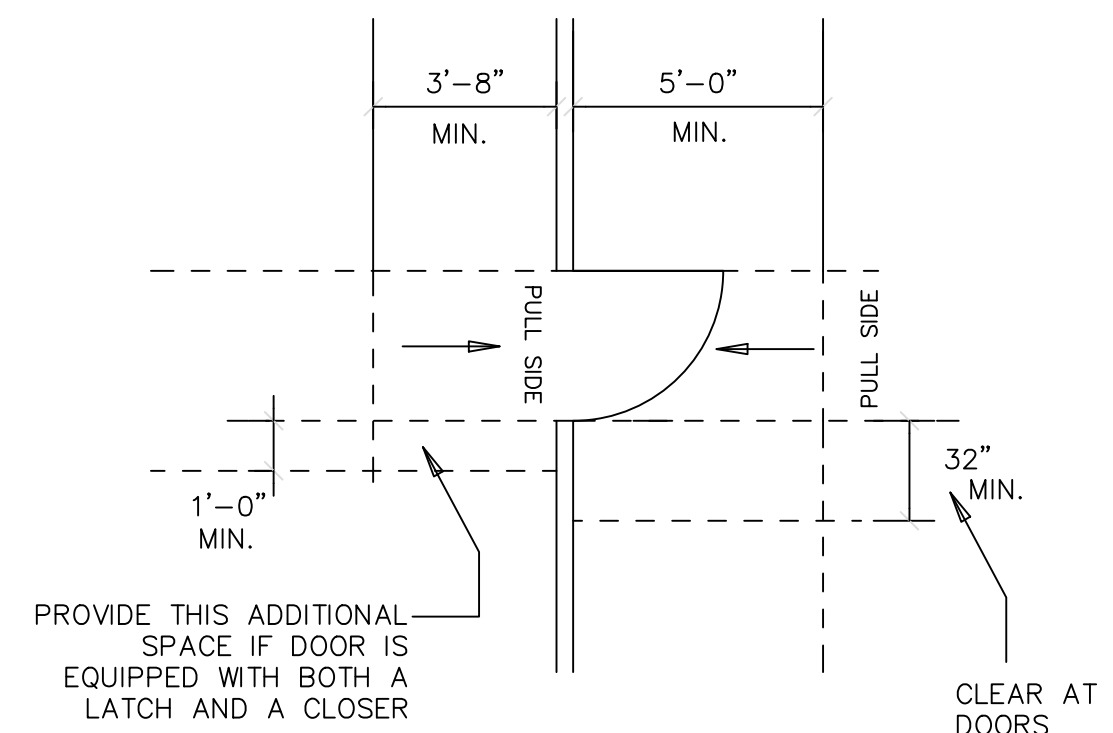


3 HANDRAILS

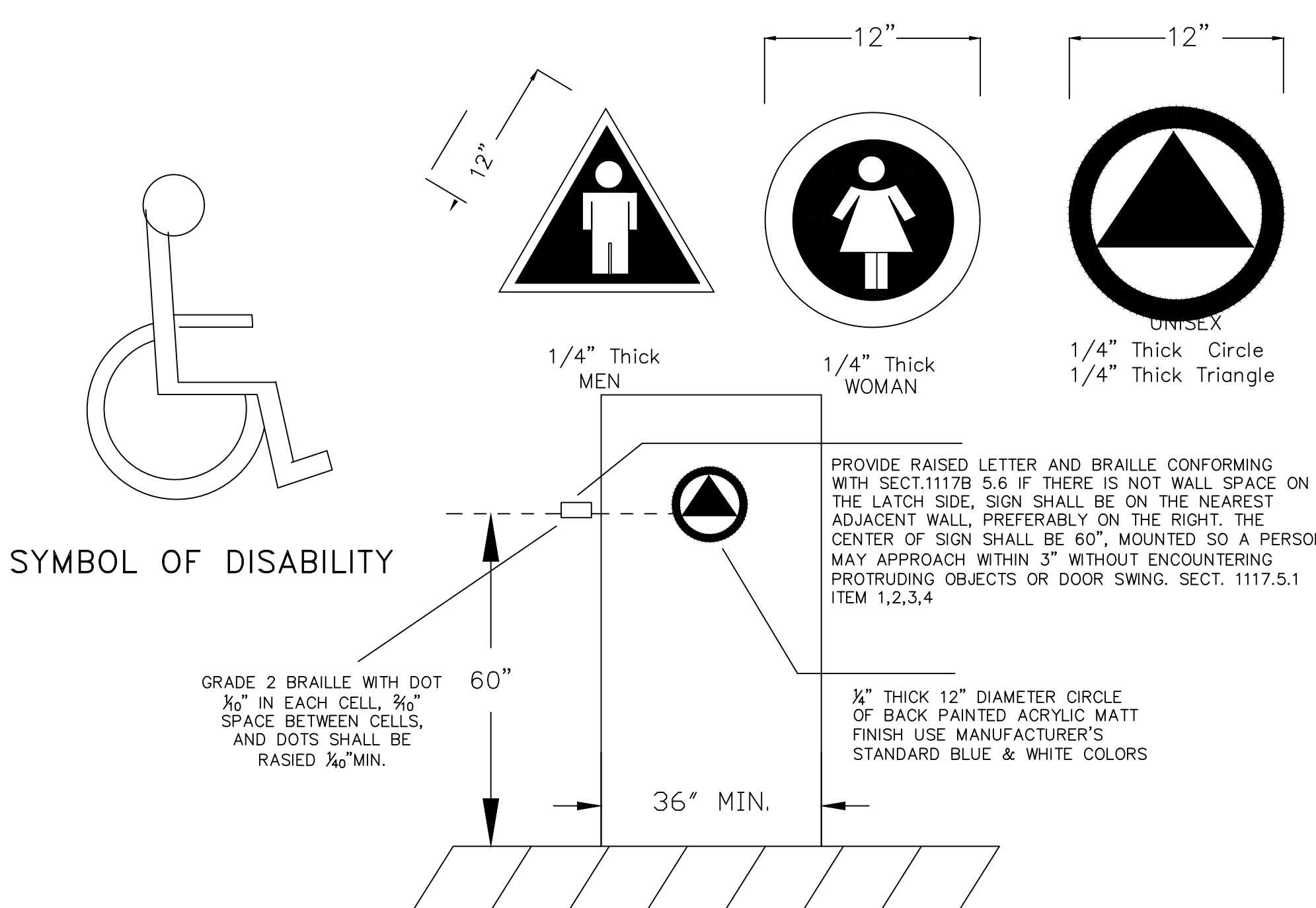
4 DOOR HARDWARE



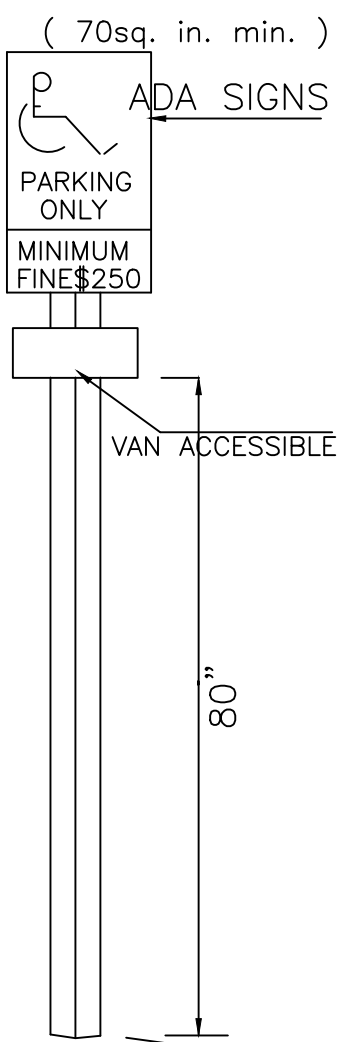
5 H/C. CHECK OUT COUNTER



6 DOOR APPROACH



UNISEX TOILET DOOR & WALL SIGN (11)



8 SIGN OF DISABILITY

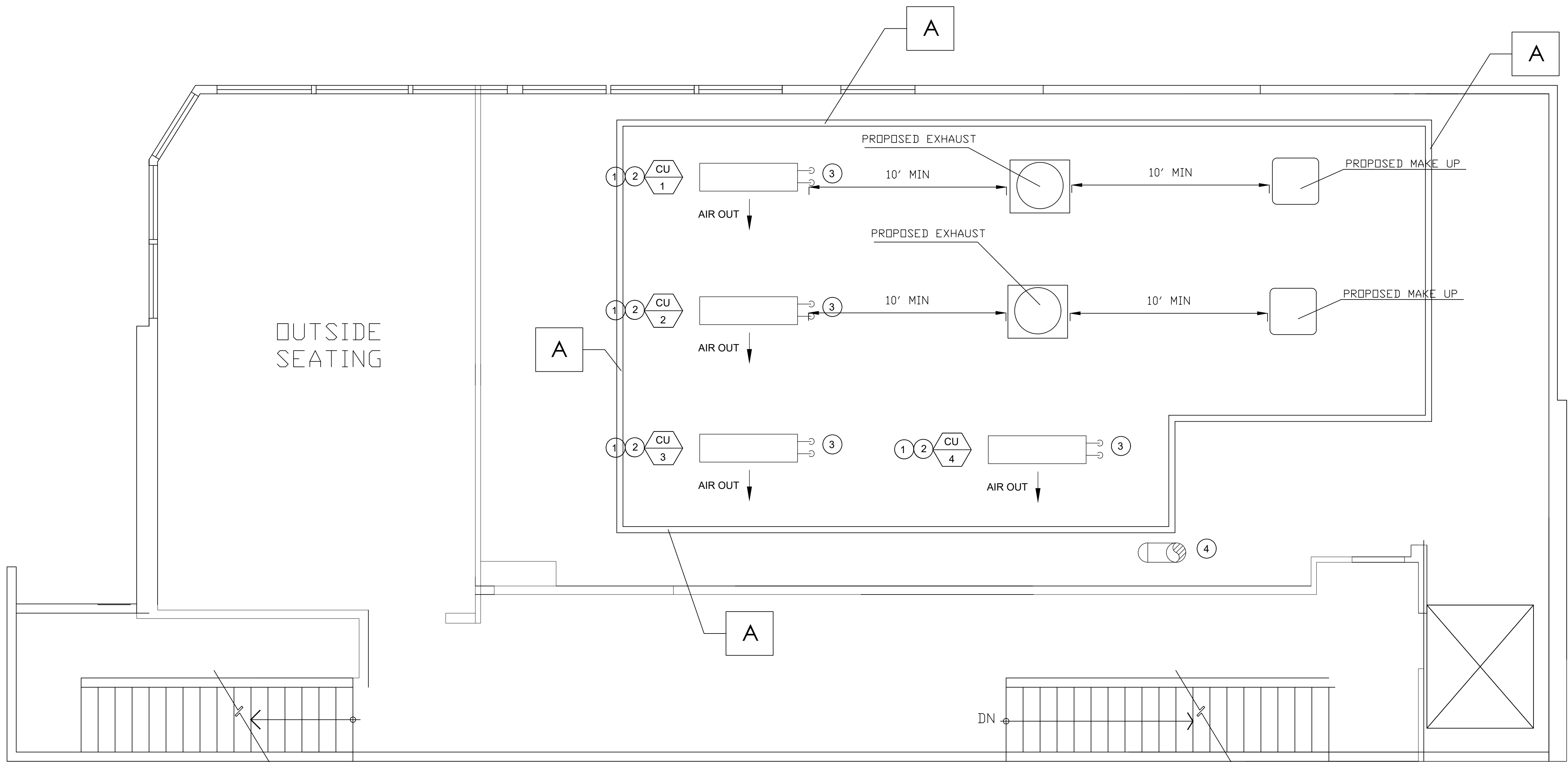
THE ACCESSIBLE PARKING SPACES ARE TO BE IDENTIFIED BY A REFLECTORIZED SIGN, PERMANENTLY POSTED IMMEDIATELY ADJACENT TO THE SPACE, ONE FROM EACH SPACE, CONSISTING OF:

- a) A PROFILE VIEW OF A WHEELCHAIR WITH OCCUPANT IN WHITE ON DARK BLUE BACKGROUND.
- b) THE SIGN SHALL BE 270 IN.² IN AREA.
- c) ADDITIONAL LANGUAGE OR SIGN BELOW THE SYMBOL OF ACCESSIBILITY STATING, "MINIMUM FINE."
- d) WHEN IN THE PATH OF TRAVEL, THEY SHALL BE POSTED 280" FROM THE BOTTOM OF THE SIGN TO PARKING SPACE FINISHED SURFACE.
- 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 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.

MATERIAL LEGEND

A

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



ROOF PLAN

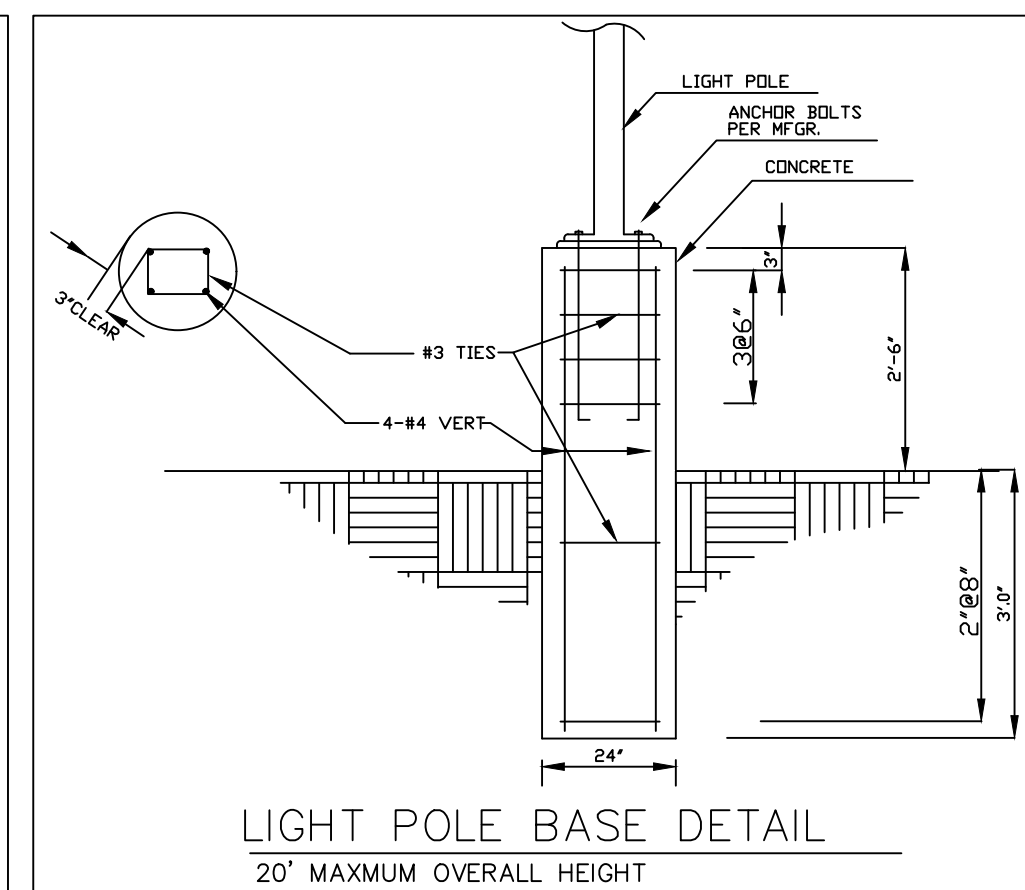
GAZALLO ENGINEERING GROUP
ARCHITECTURAL/ENGINEERING/CONSTRUCTION
363 N SECOND STREET STE 5
EL CAJON, CA 92021
(619) 922-5083

ROOF LAYOUT PLAN

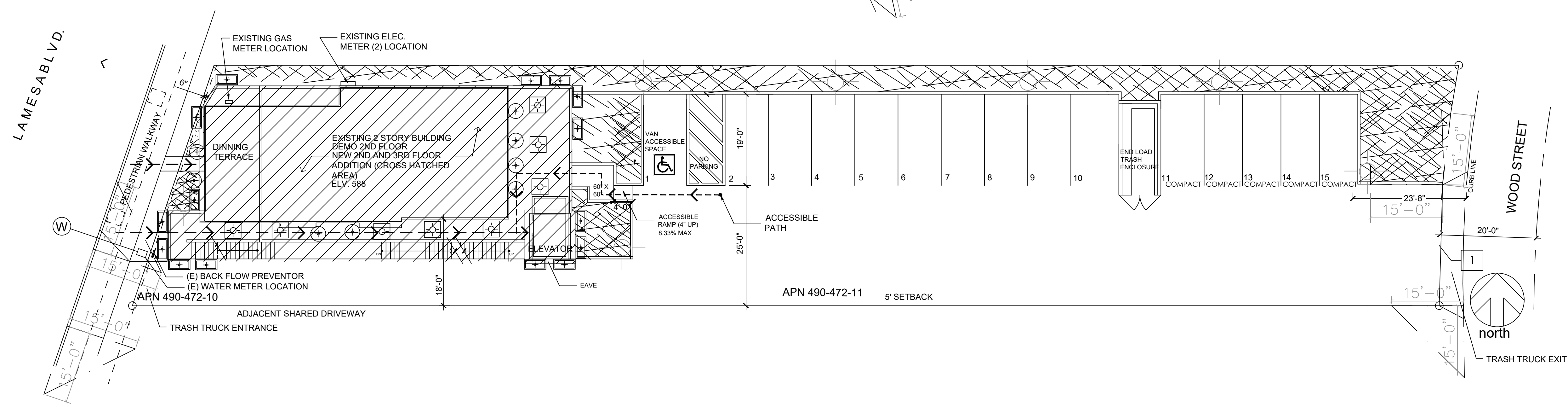
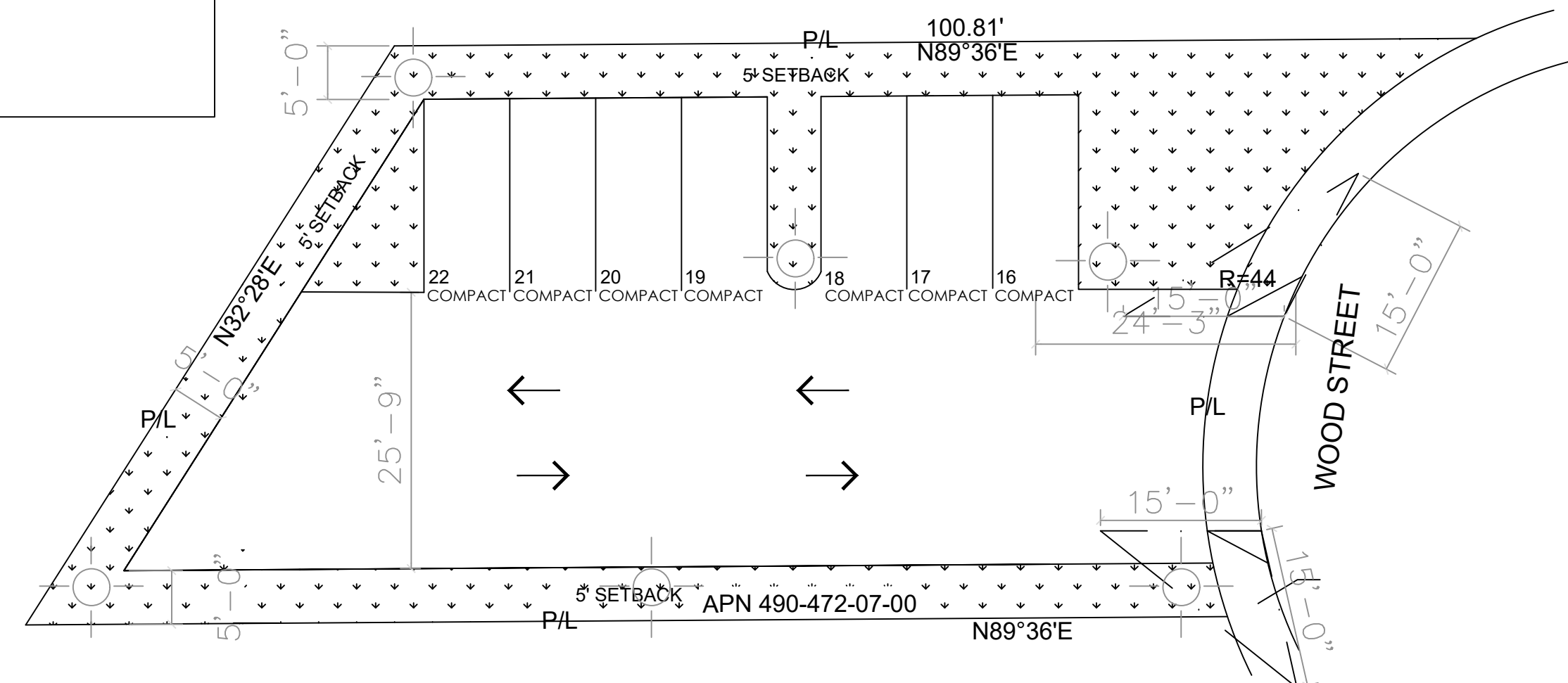
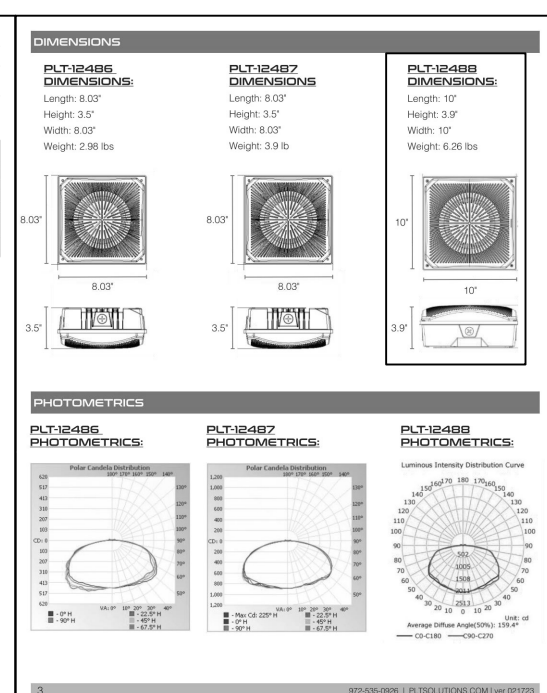
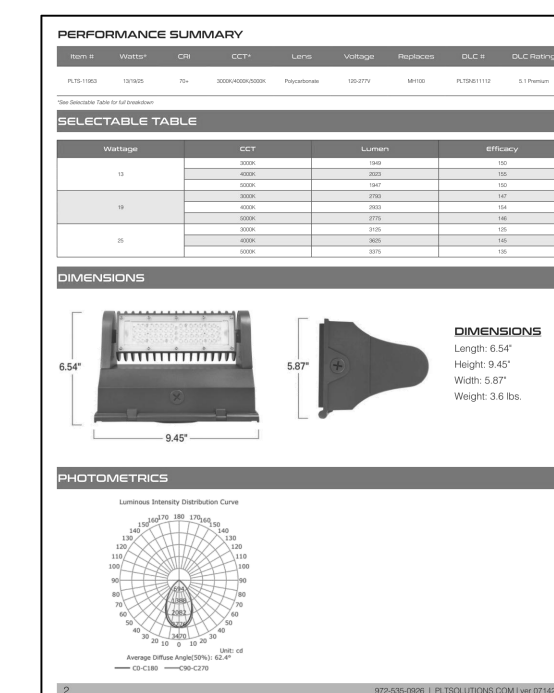
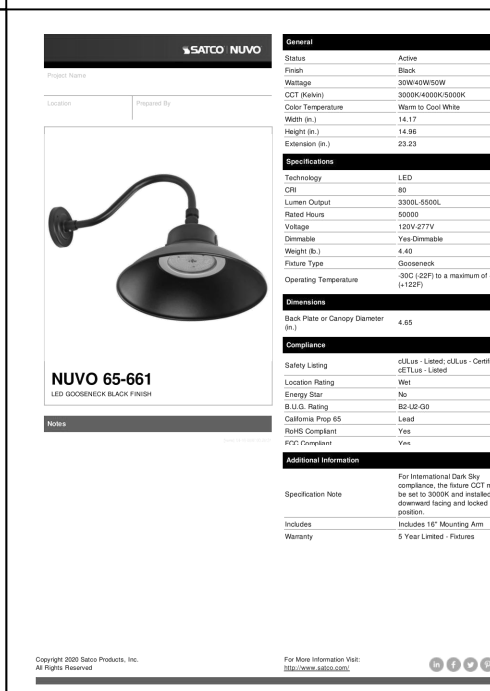
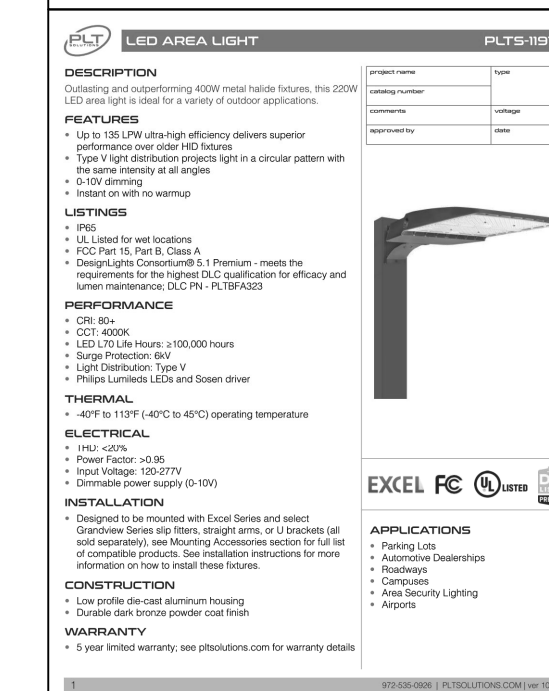
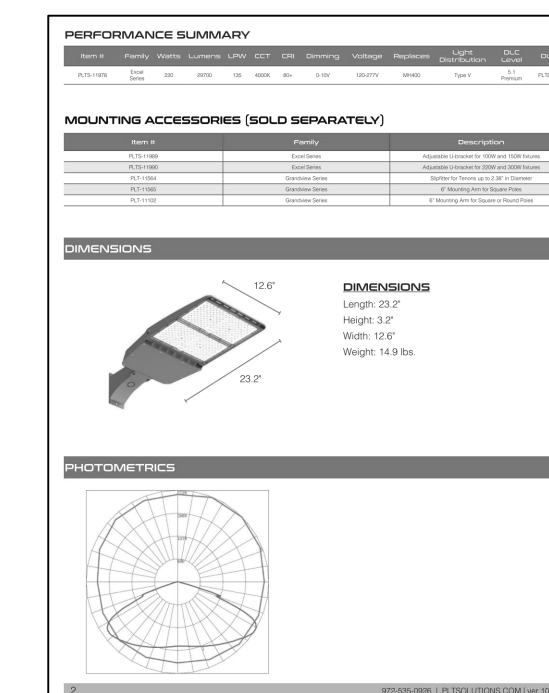
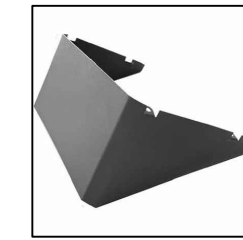
THIRD STORY ADDITION
8923 LA MESA BLVD.
LA MESA, CA 91942

DRAWN BY : GAZALLO

DATE: 04/10 /2023



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



SITE LIGHTING PLAN

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

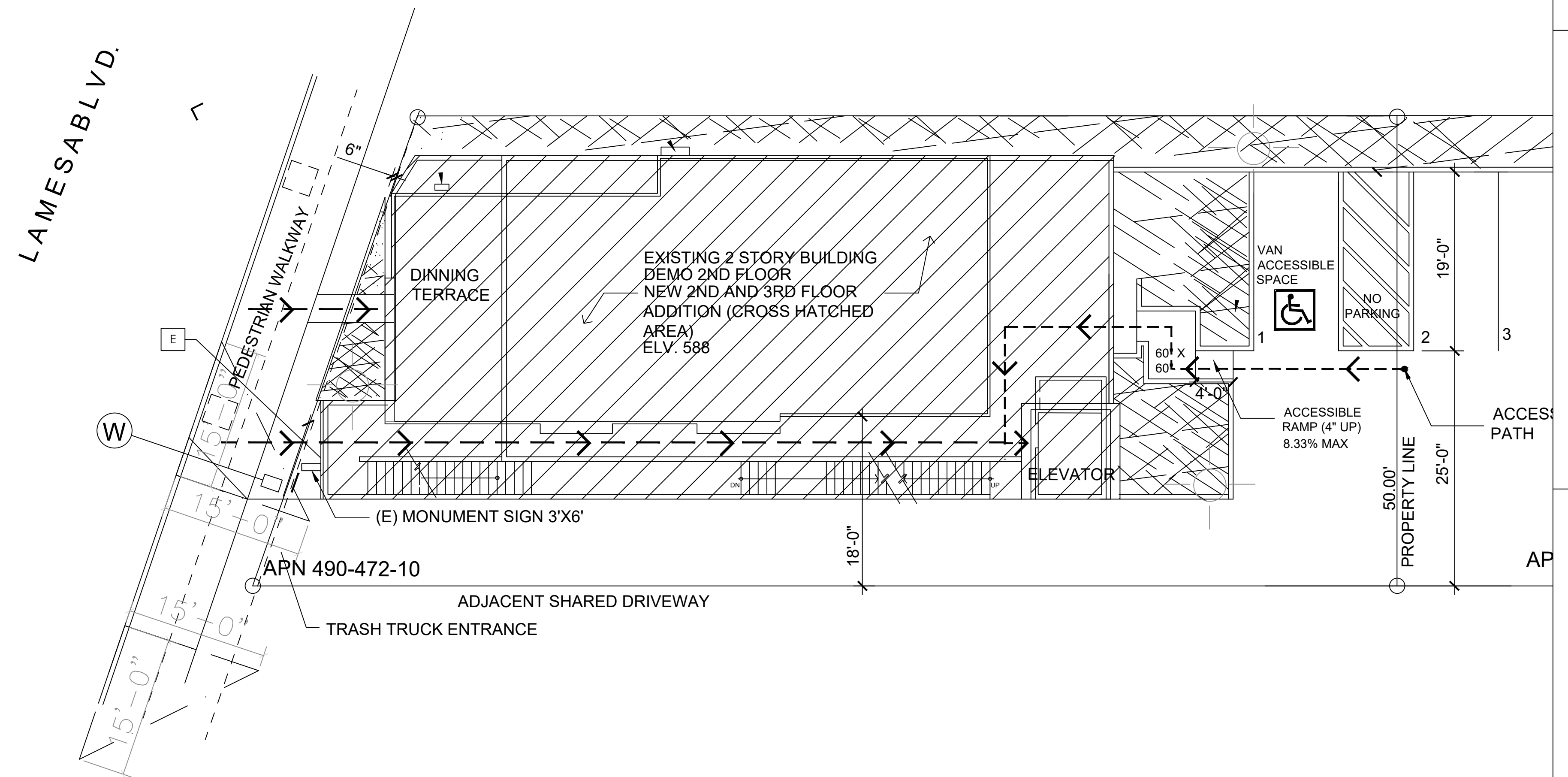
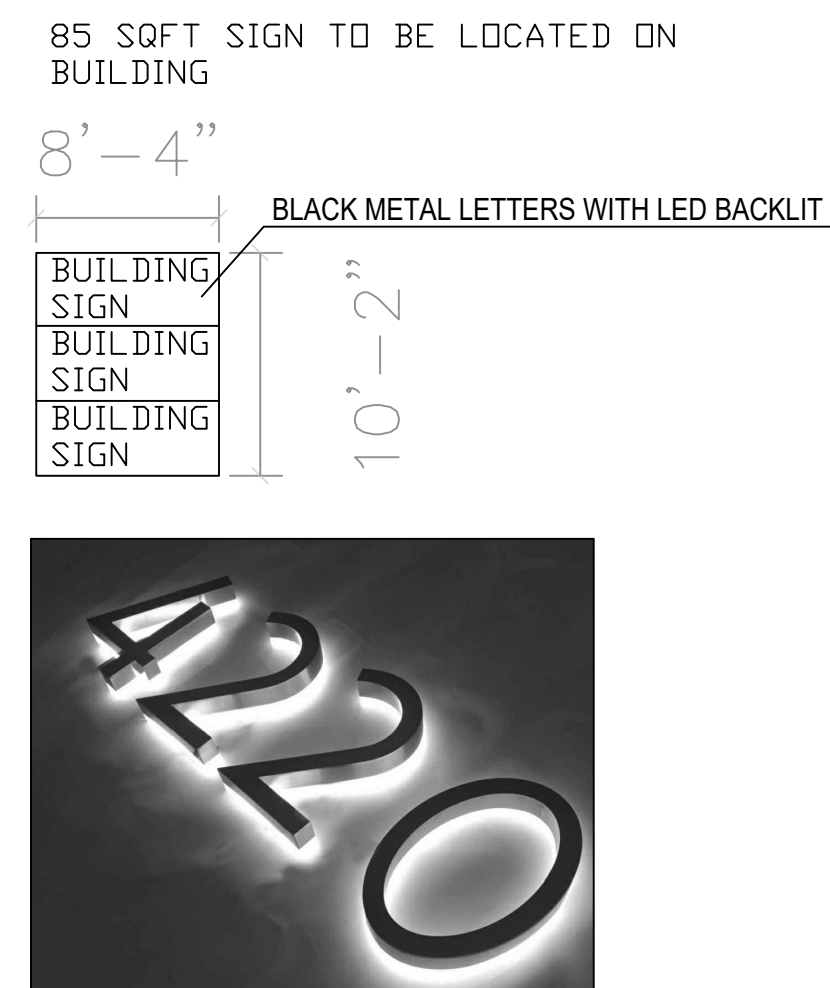
SITE LIGHTING PLAN

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

DRAWN BY : GAZALI P

DATE: 04/10 /2023

A15



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

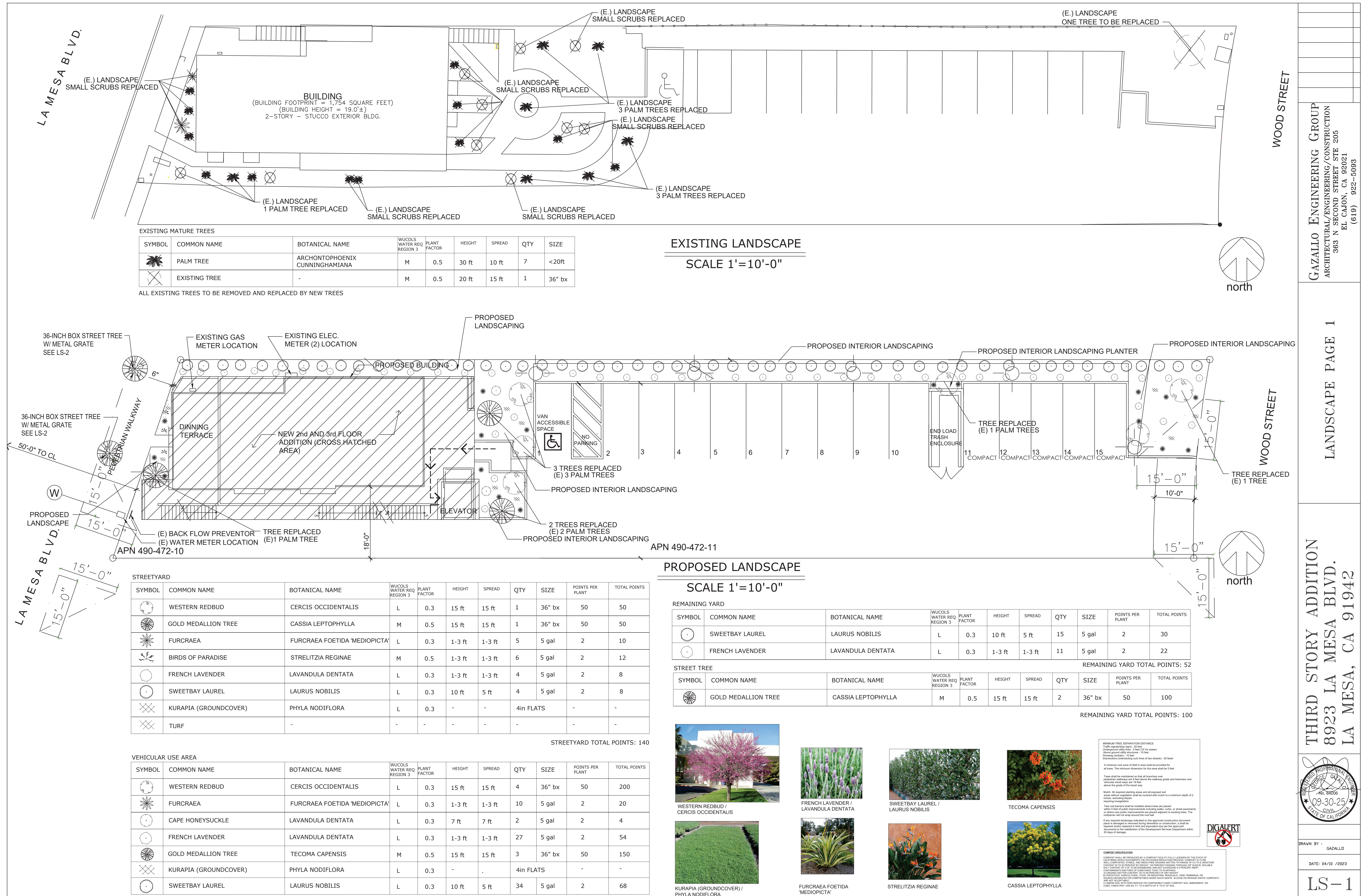
SIGN PLAN

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

OWN BY : GAZALLO

E: 04/10 /2023

A16



Planting Notes

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

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

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

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

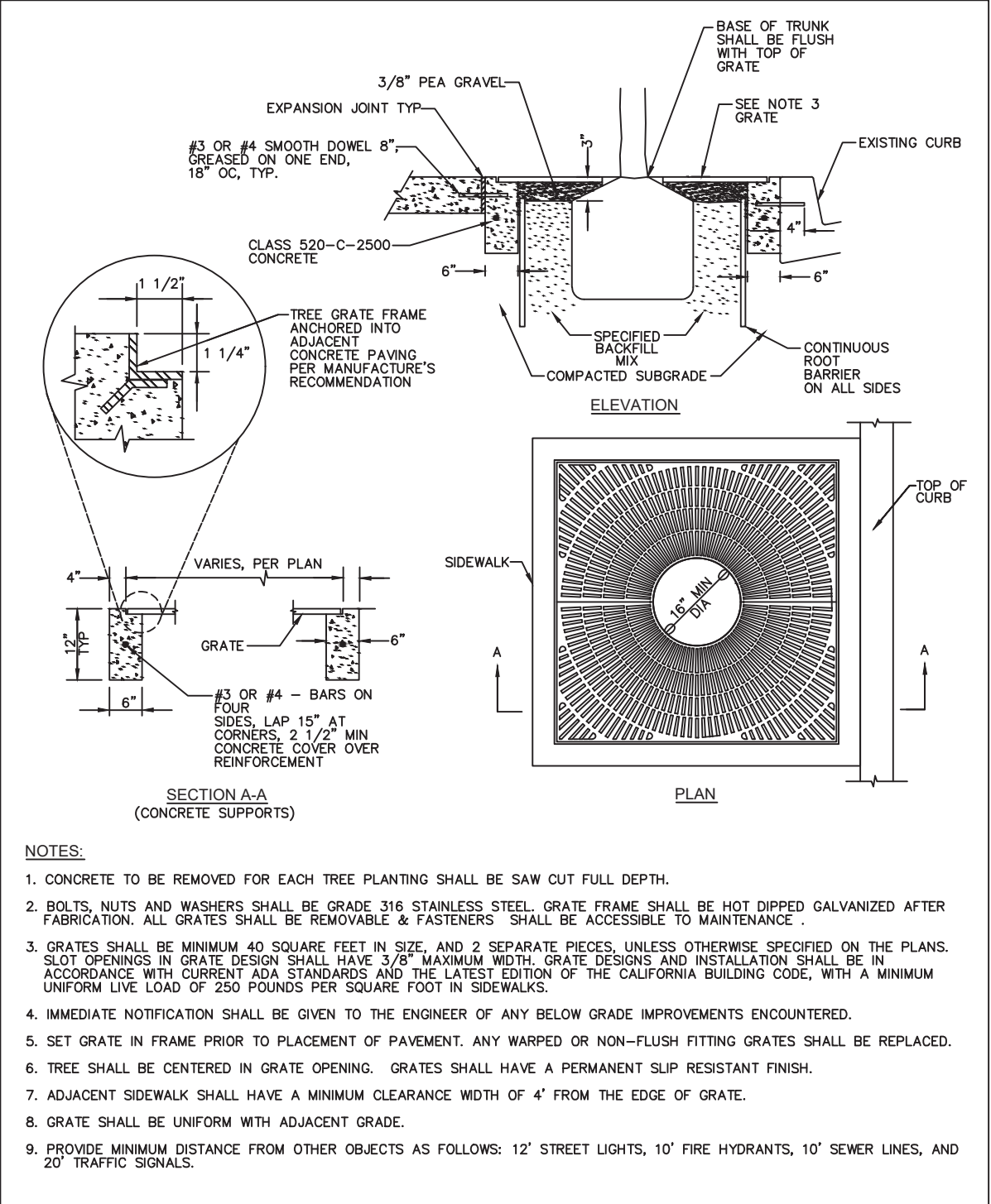
"Recirculating water systems shall be used for all water features."

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

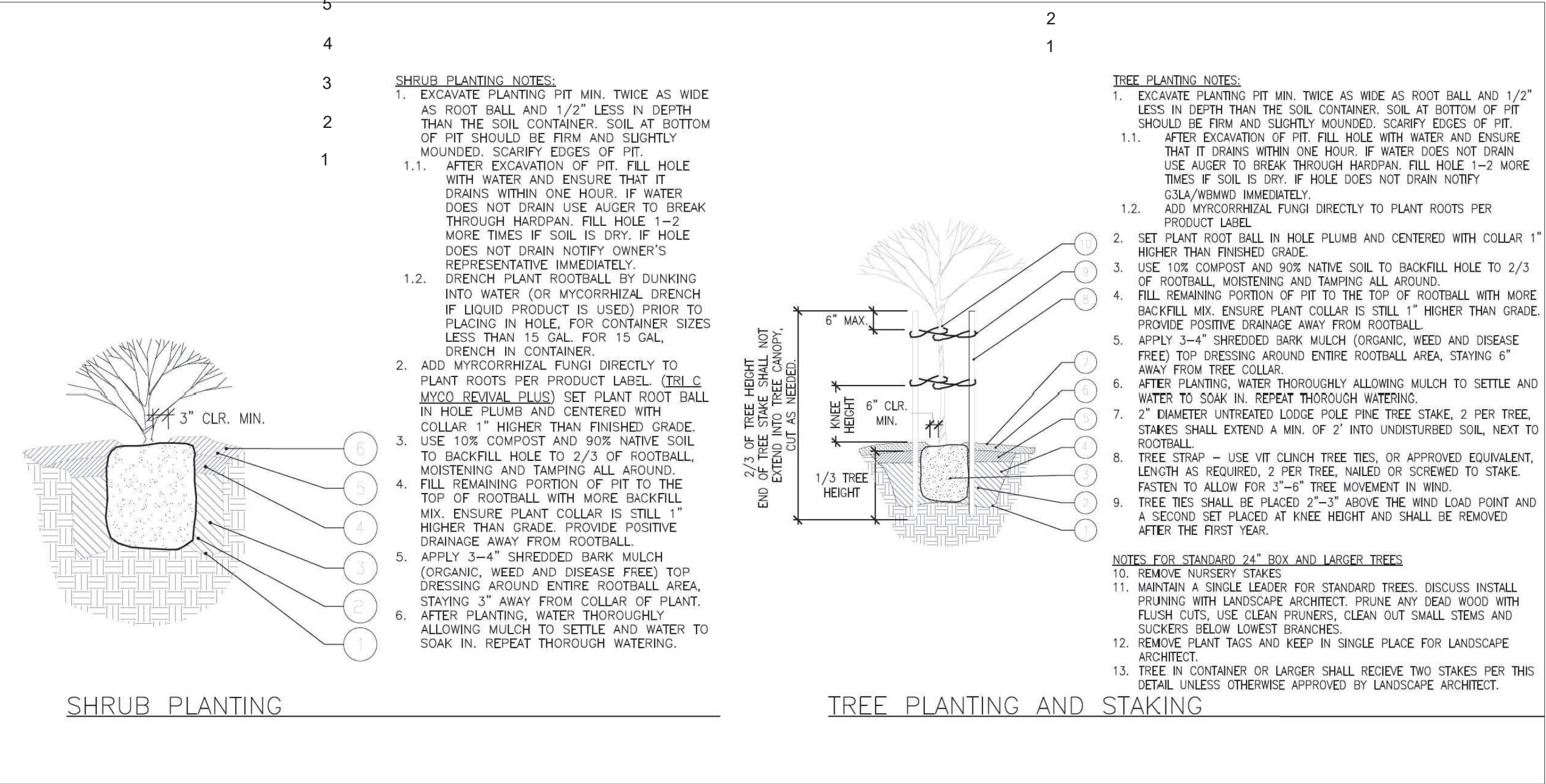
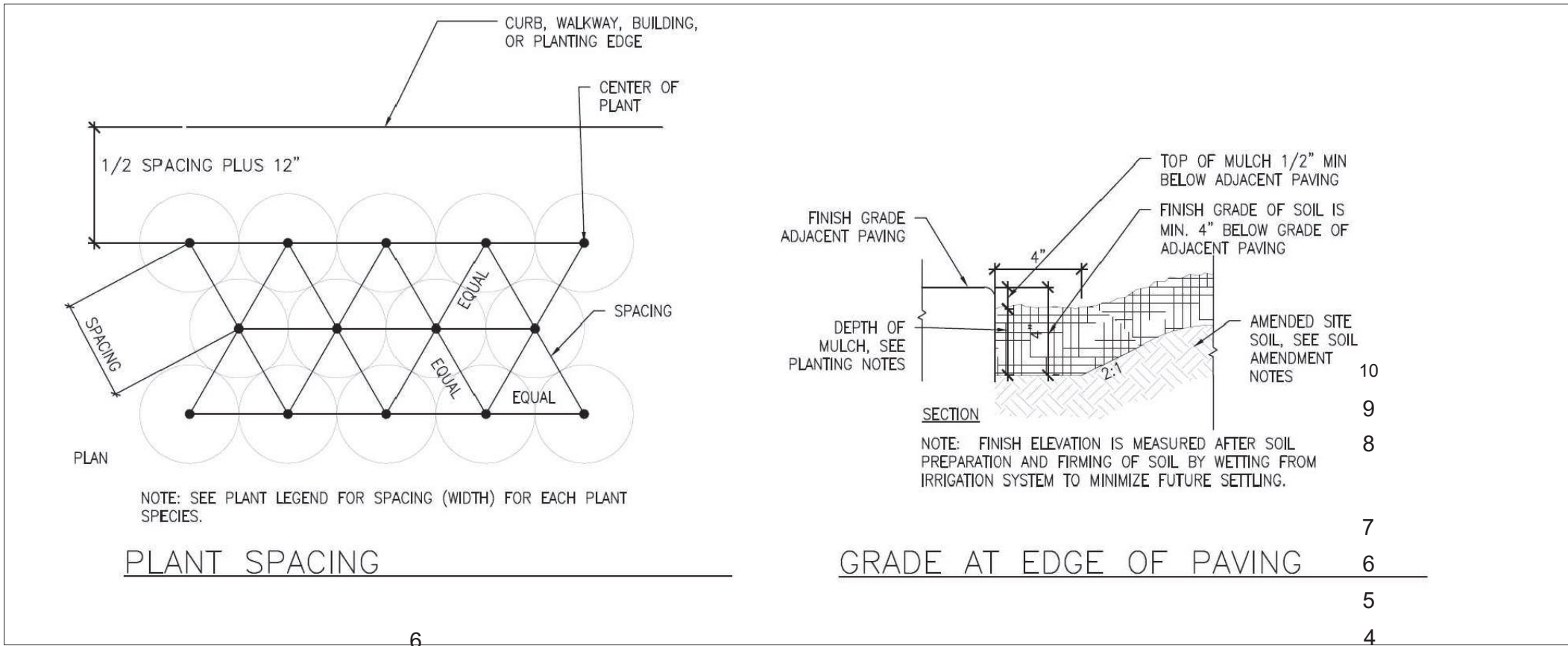
"A minimum 2-inch layer of mulch shall be apiled on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated."
"Unless contradicted by a soils test, compost at a rate of a minimum of four cubic yards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

COMPOST SPECIFICATION:

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



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



PLANTING NOTES:

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



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LANDSCAPE PAGE 2

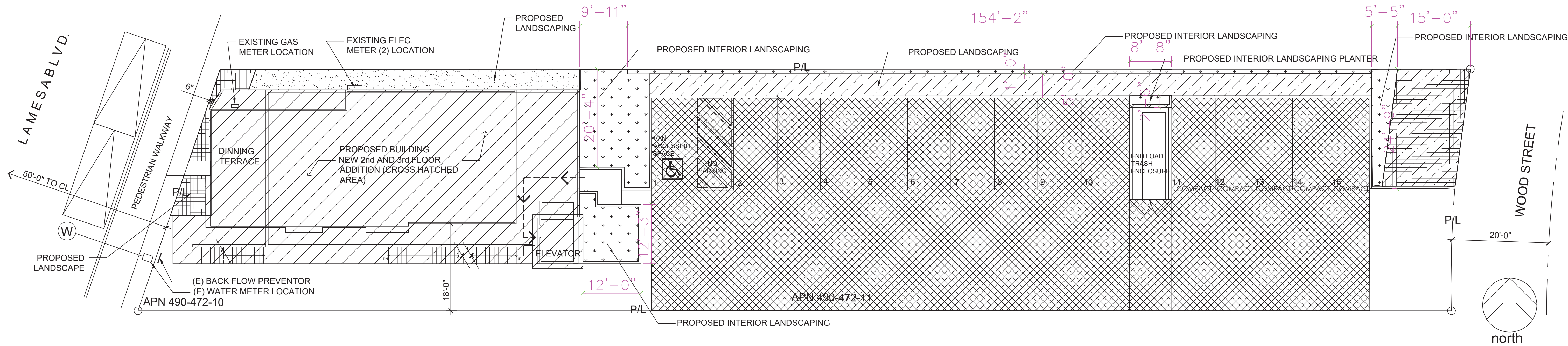
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DATE: 04/10 /2023

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




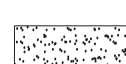
PROPOSED BUILDING




FRONT YARD PLANTING AREA



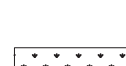
PERIMETER YARD LANDSCAPE



REMAINING YARD



PARKING USE AREA 6,360 SQ.FT.



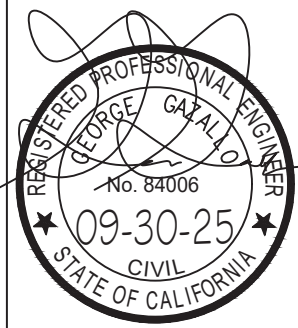
INTERIOR PLANTING AREA 715 SQ.FT.

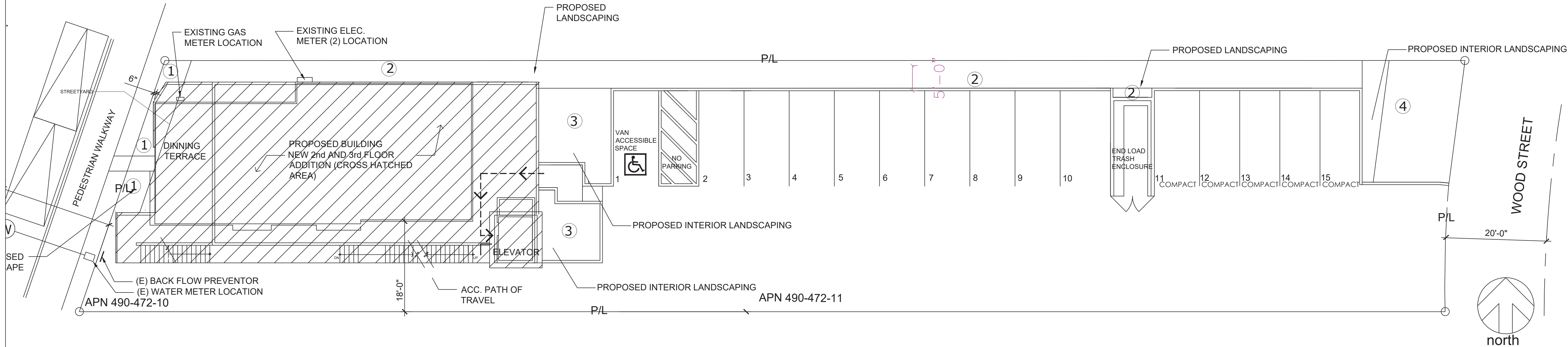
UNITS			
TOTAL LANDSCAPE SQUARE FOOTAGE (INTERIOR LANDSCAPE)	SQ. FT	636	2160 (715)
	REQUIRED		ACHIEVED
ONE TREE FOR 500 SQ.FT LANDSCAPING REQUIREMENT	EA.	5	9
20% TREES SHALL BE 24"BOX SIZE OR LARGER	EA.	1	9
		MAXIMUM	
TURF AREA (COMMERICAL/INDUSTRIAL) 10% OF TOTAL SITE	ALLOWED		ACHIEVED
	SQ. FT	216	80

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





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

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

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

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

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

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

28,748 < 30,373
ETWU COMPLIES WITH MAWA

Irrigation Efficiency Default Value for overhead 0.75 and drip 0.81.	
Plant Water Use Type	Plant Factor
Very Low	0.0-1
Low	1-3
Medium	0.4-0.6
High	0.7-1.0
SLA	1

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

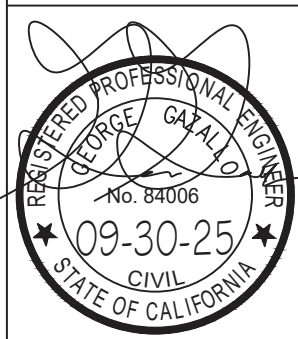
ZONE	2
WUCOLS:	LOW
AREA:	1215
TOTAL ZONE FLOW:	12.15
PRECIP. RATE:	0.96 in/hr
EMITTER FLOW:	0.9 GPH
3/4" PIPE	

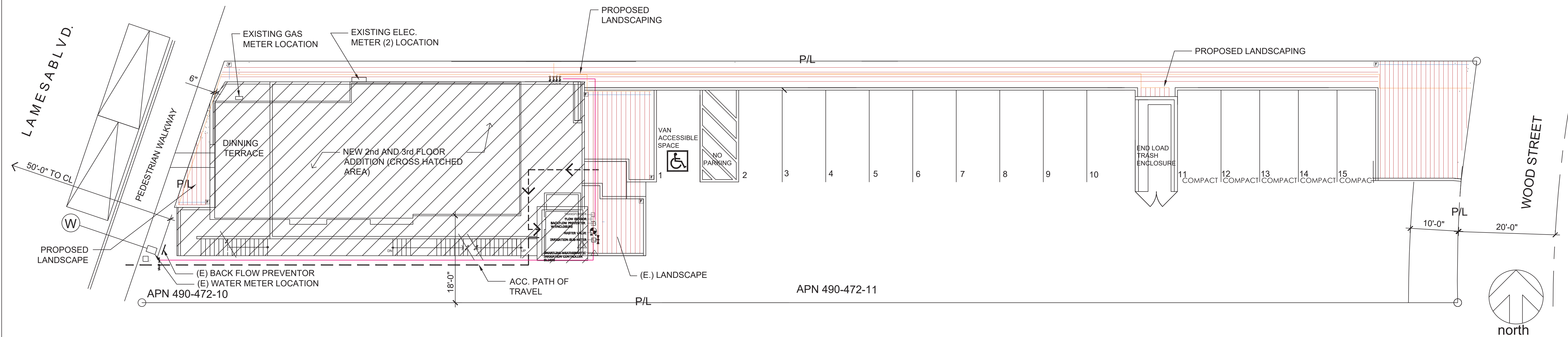
ZONE	3
WUCOLS:	MOD
AREA:	376
TOTAL ZONE FLOW:	3.76
PRECIP. RATE:	0.96 in/hr
EMITTER FLOW:	0.9 GPH
3/4" PIPE	

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

WATERING SCHEDULE	
WATER DURING NEW PLANTING PERIOD	
SHRUB AND GROUNDCOVERS SYSTEMS: 30 MINUTES 1X PER DAY FOR FIRST 4 WEEKS	
SPRING WATERING DURING PLANT ESTABLISHMENT	
TREES, SHRUB AND GROUNDCOVERS SYSTEMS: 30-35 MINUTES 2X PER WEEK	
SUMMER WATERING AFTER PLANT ESTABLISHMENT	
TREES, SHRUB AND GROUNDCOVERS SYSTEMS: 45 MINUTES 1X PER WEEK (FOR NATIVE OR DROUGHT TOLERANT PLANTS)	
FALL WATERING AFTER PLANT ESTABLISHMENT	
TREES, SHRUB AND GROUNDCOVERS SYSTEMS: 30-45 MINUTES 2X PER WEEK (FOR NATIVE OR DROUGHT TOLERANT PLANTS)	
WATER WATERING AFTER PLANT ESTABLISHMENT	
TREES, SHRUB AND GROUNDCOVERS SYSTEMS: 45 MINUTES 1X PER WEEK (FOR NATIVE OR DROUGHT TOLERANT PLANTS)	
NOTE:	
1. WATERING SCHEDULE IS PROVIDED AS A GENERAL GUIDE. THE TIME AND DAYS PER WEEK SHALL BE ADJUSTED BASED ON WEATHER CONDITIONS. PLANT TYPE, SIZE, ETC.	
2. ESTABLISHMENT IS TYPICALLY FIRST 30 MINUTE ESTABLISHMENT IS TYPICALLY FIRST 30 MINUTE	
3. I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A AGREED 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: 10 PSI	
3- CONTRACTOR SHALL VERIFY SIZE OF EXISTING WATER METER ONSITE	
DRIP APPLICATION RATE: 0.96 in/hr	
*A minimum 2-inch layer of mulch shall be applied on all expose soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.	
*Unless contradicted by a soils test, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil.	





IRRIGATION LEGEND

QUANTITY	SYMBOL	DESCRIPTION	DETAIL
METERS/PUMPS			
1		1 INCH IRRIGATION SUB-METER DLJ 100	IR-2/5
BACKFLOW DEVICES			
1		PERCO 860 - 1" W/ GUARDSHACK ENCLOSURE "N PATTERN"	IR-3/5 IR-2/9
CONTROL VALVES			
4		RAIN BIRD VCZ-1F-100-PHF (30 PH)	IR-2/3
1		MASTER VALVE - RAIN BIRD 100 - PEB	IR-2/8
IRRIGATION ACCESSORIES			
1		SMARTLINE WEATHERMATIC SL 1600	IR-2/1
1		WEATHERMATIC WEATHER SENSOR SLW10	IR-2/2
4		NETATM MANUAL LINE-FLUSHING VALVE - #TLSDV	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 R		SCHEDULE 40 1"	
LATERAL PIPE			
280 R		SCHEDULE 40 3/4"	
PVC SLEEVES			
-		2" CLASS 200 PVC	IR-2/6
DRIP TUBING			
1,450 R		NETATM TL06-12	IR-3/2 IR-3/3
40 R		1/2" BLANK POLYETHYLENE TUBING	
TBD		NETATM MICRO TUBING ADAPTOR - TLMTUBADP	
TBD		NETATM EMITTER PLUG - TLDPUG	

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

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

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

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

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

IRRIGATION MAINTENANCE SCHEDULE

DURING FIRST SIX WEEKS AFTER INSTALLATION:

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

EVERY SIX MONTHS:

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

ANNUALLY:

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

GENERAL IRRIGATION NOTES

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

IRRIGATION DETAIL NOTES

DRIP

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

VALVES

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

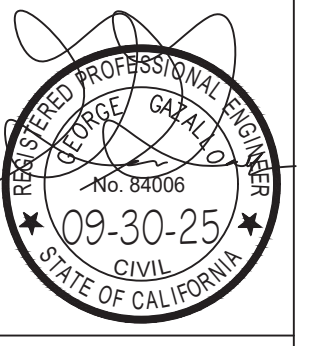
PIPES

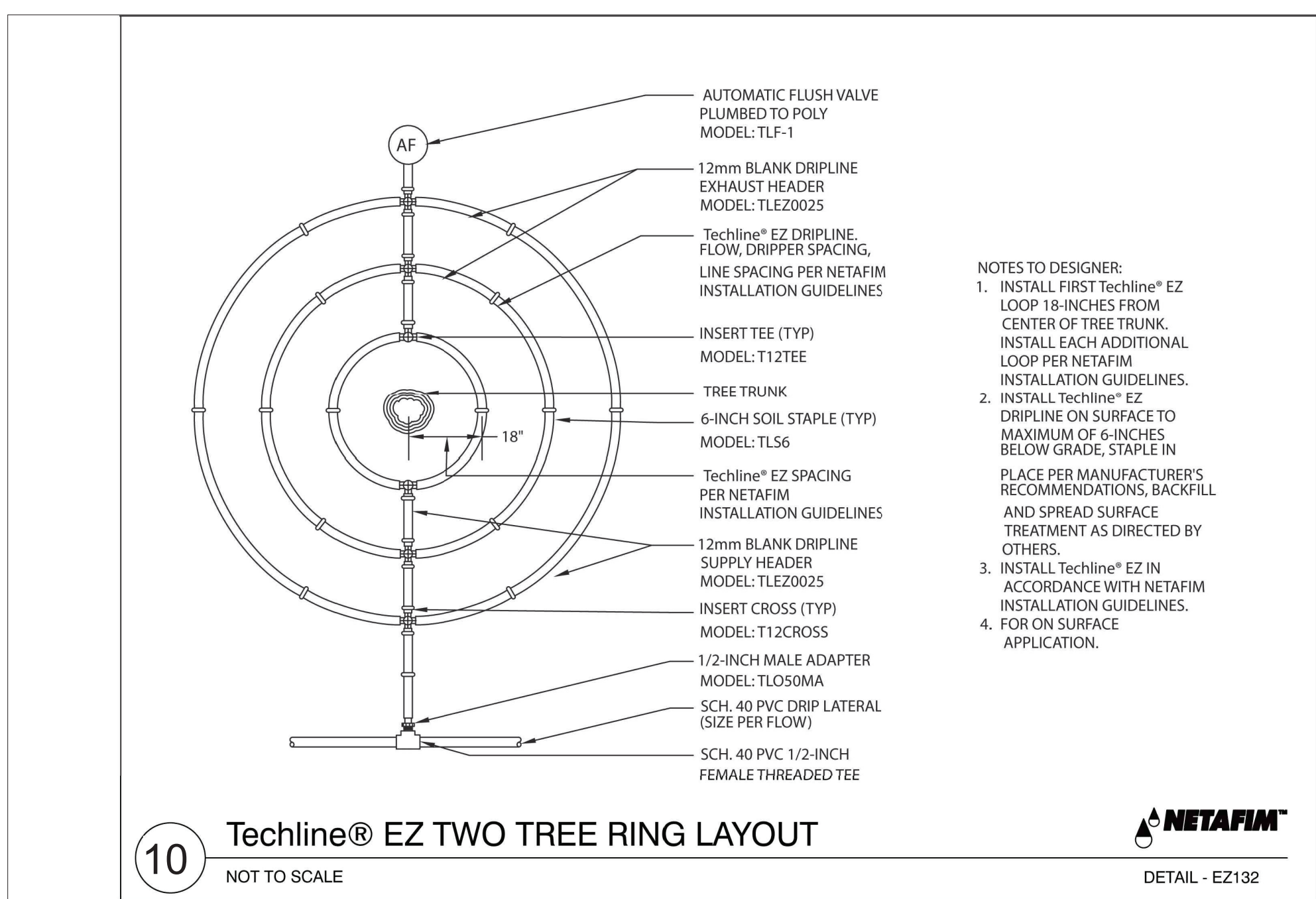
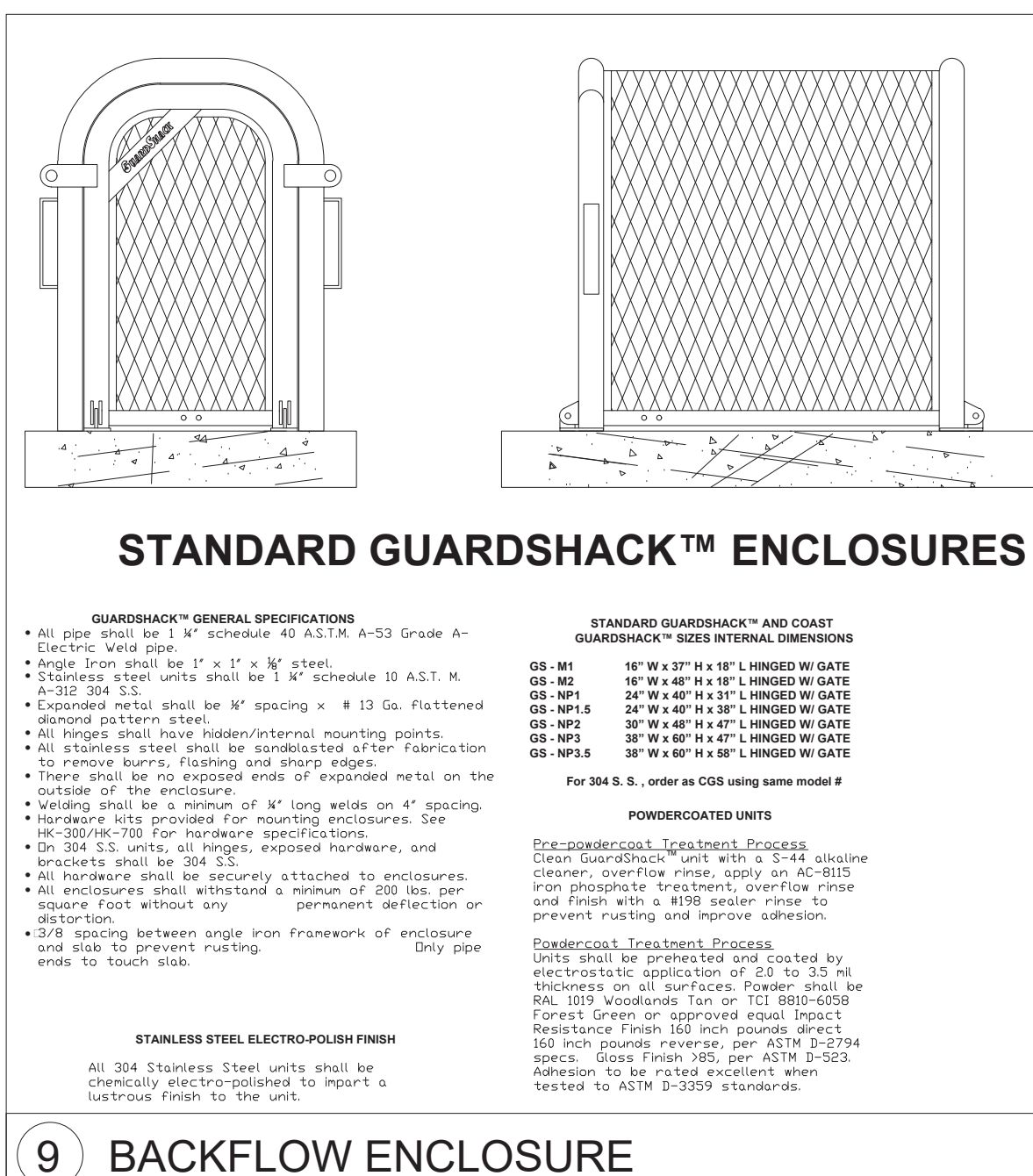
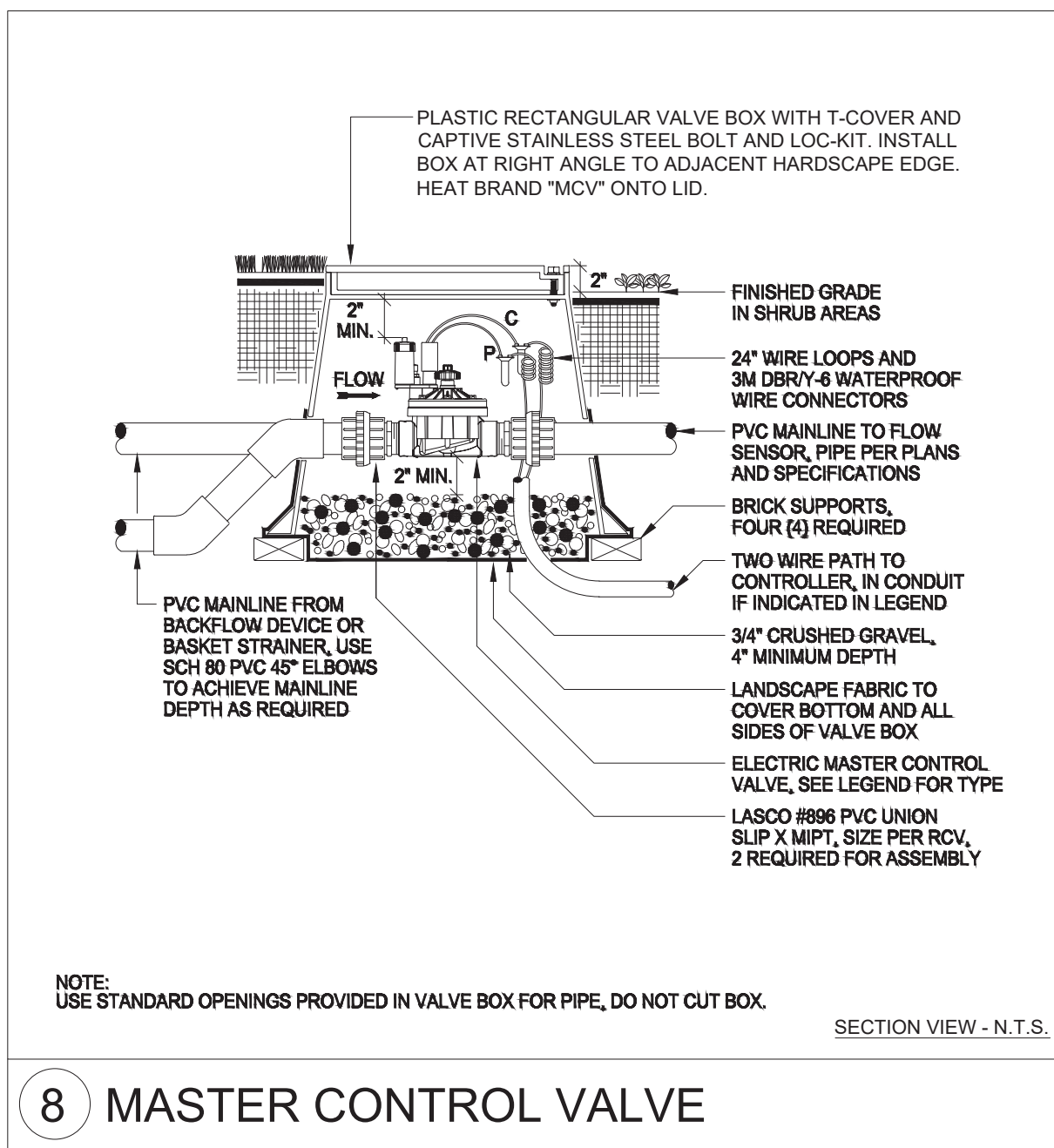
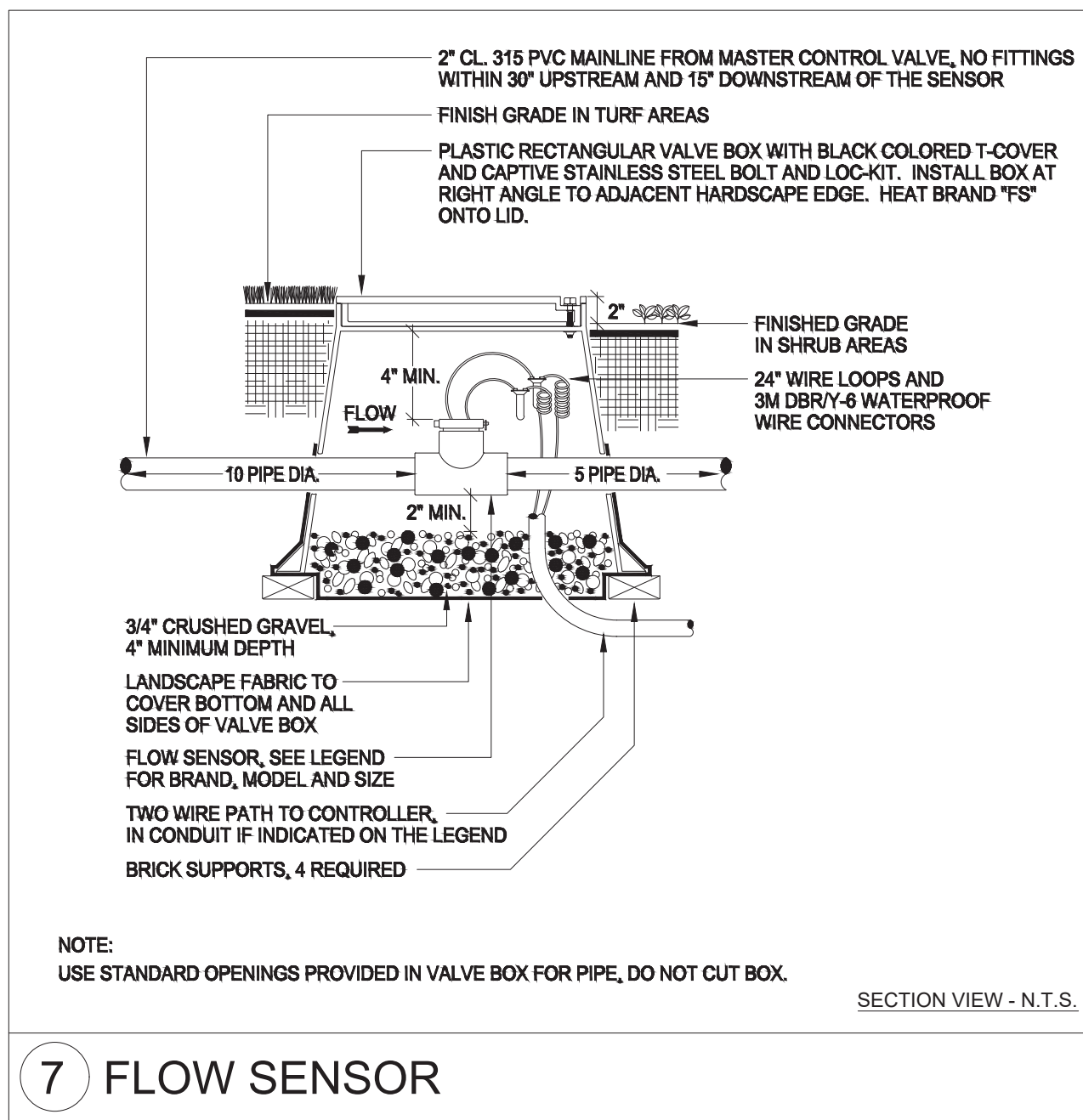
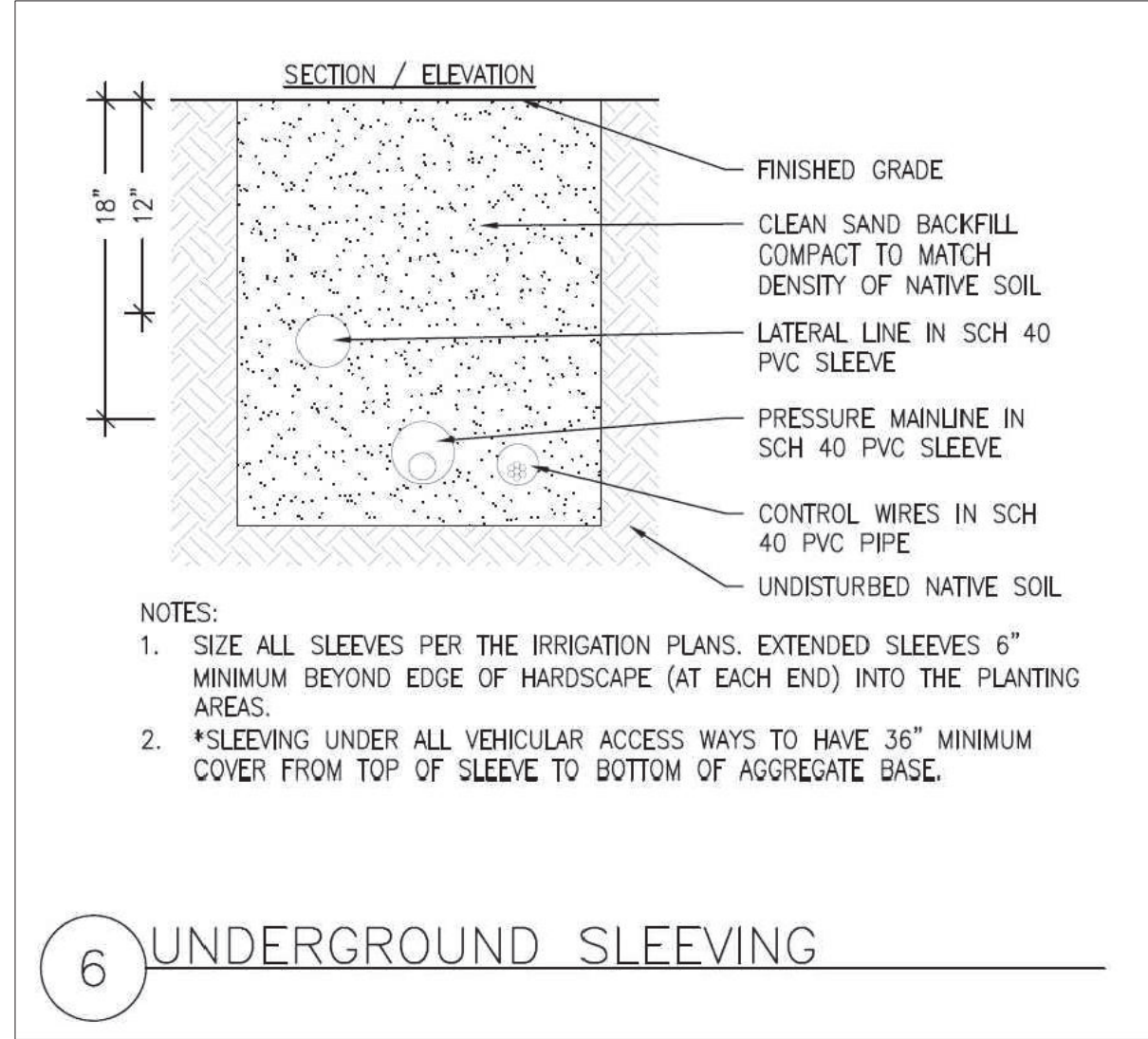
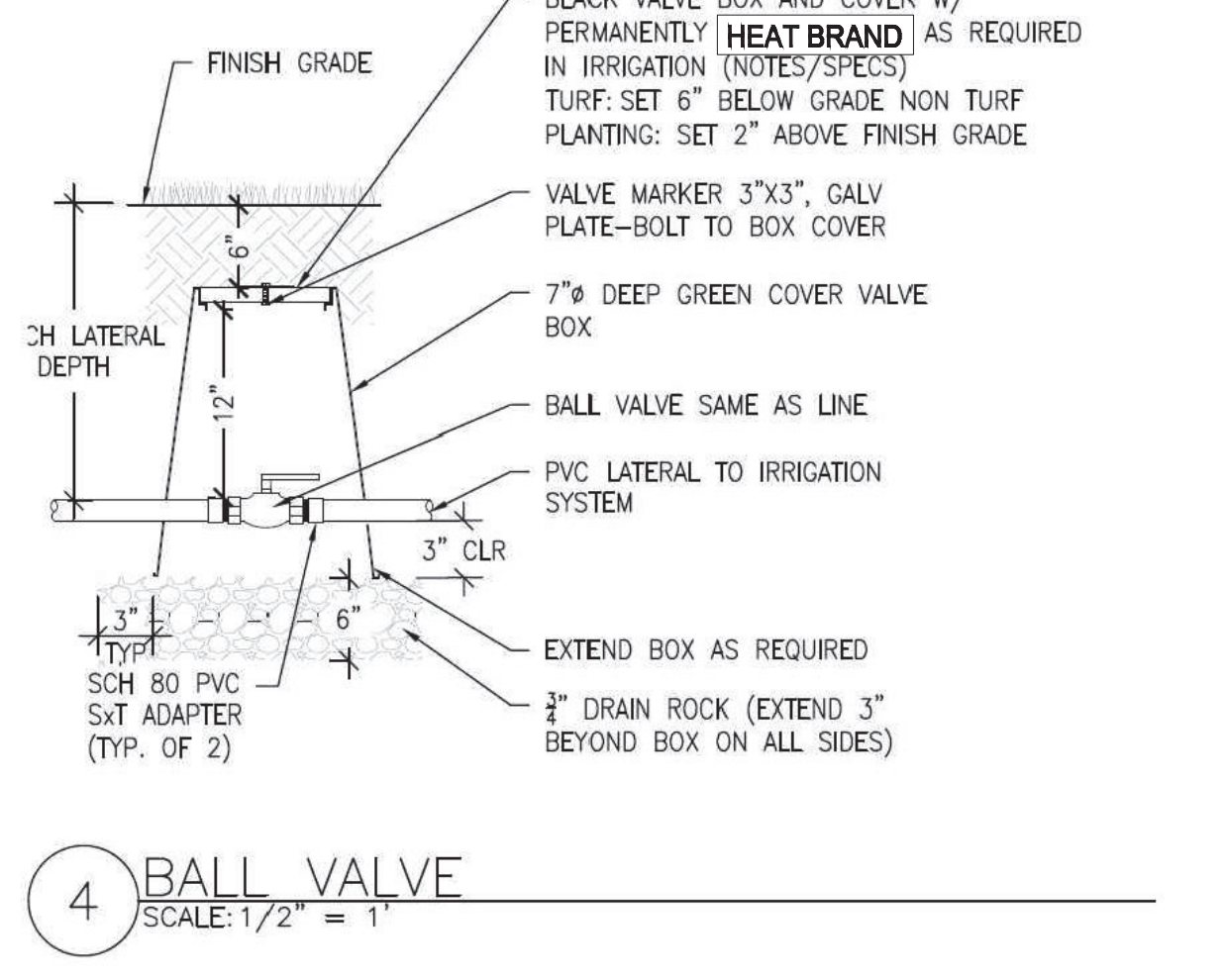
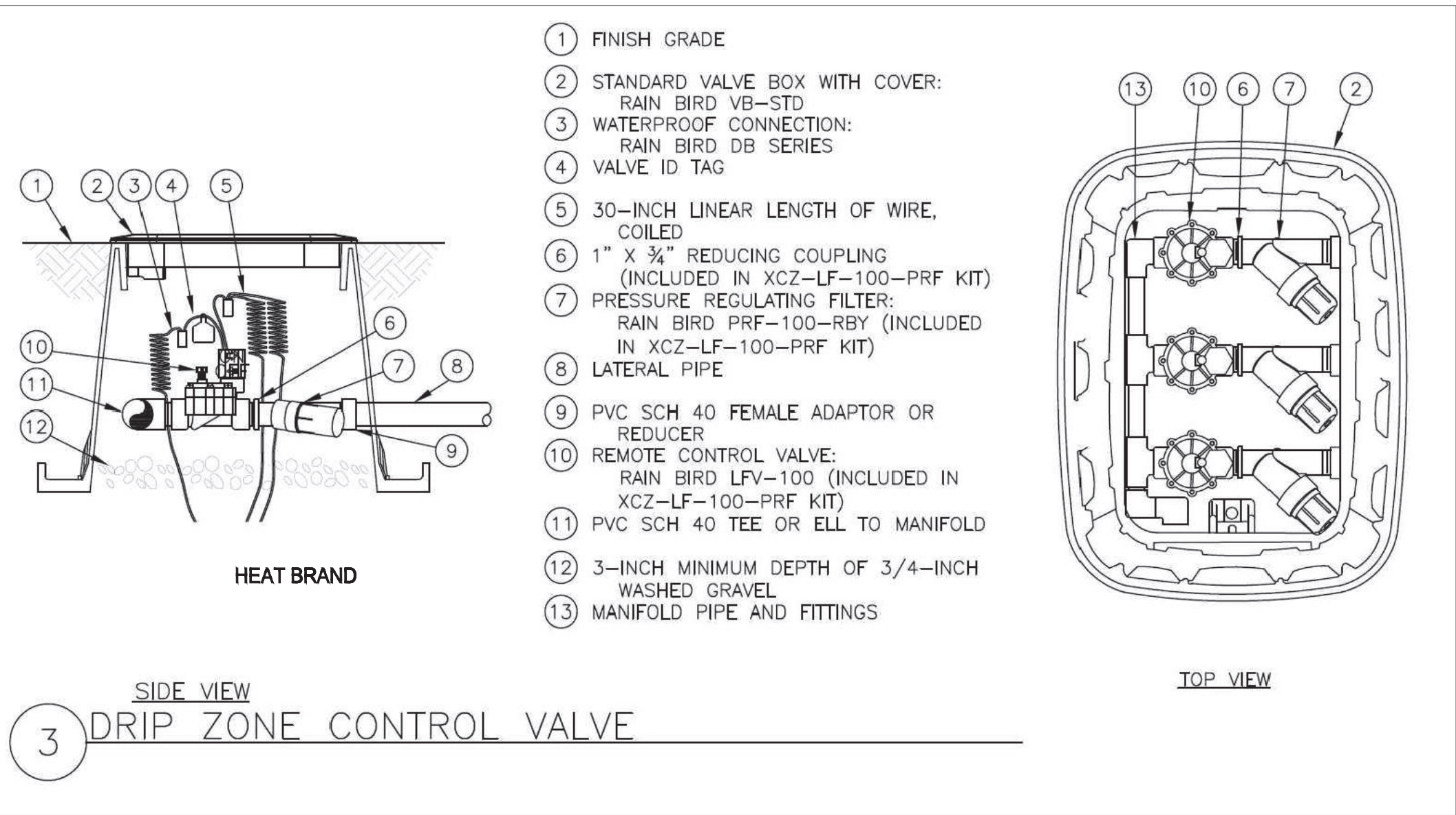
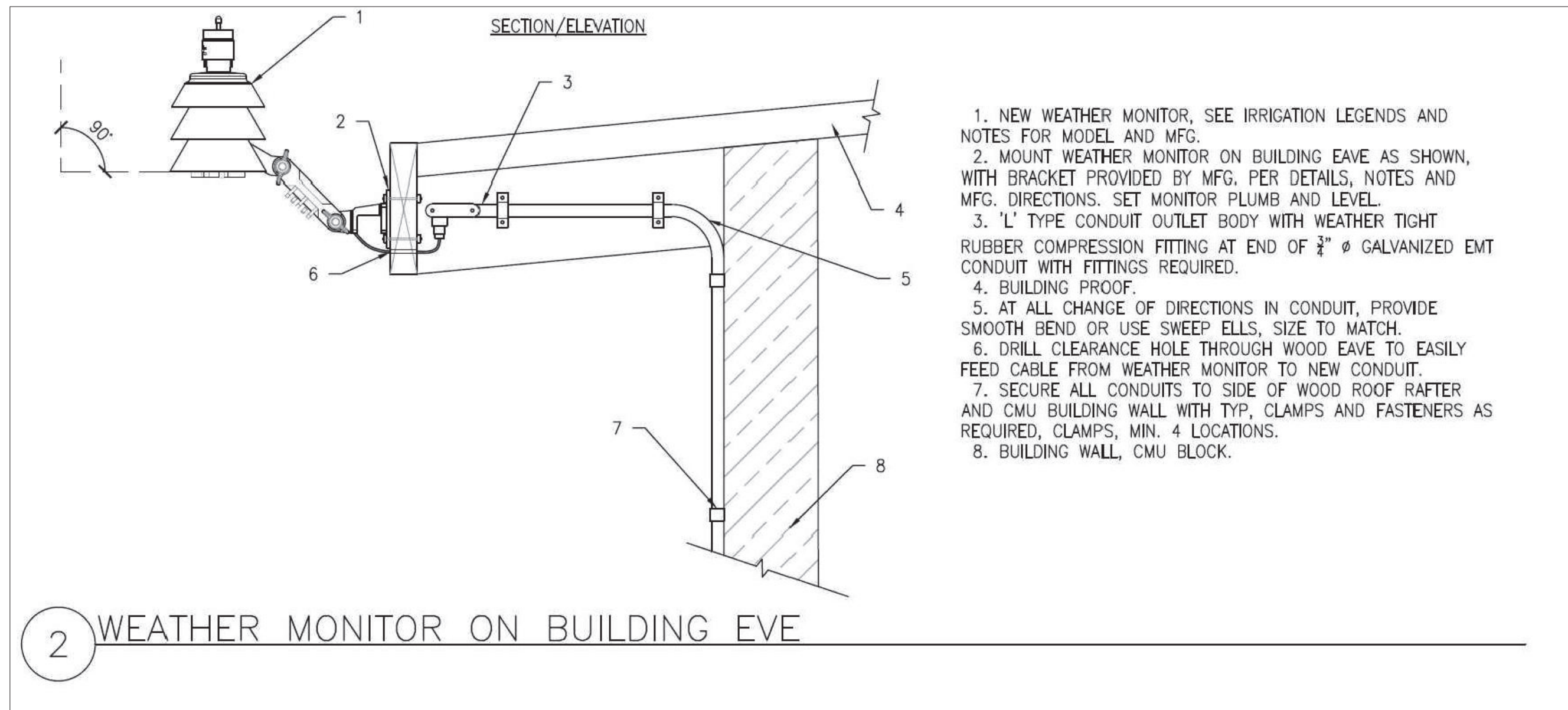
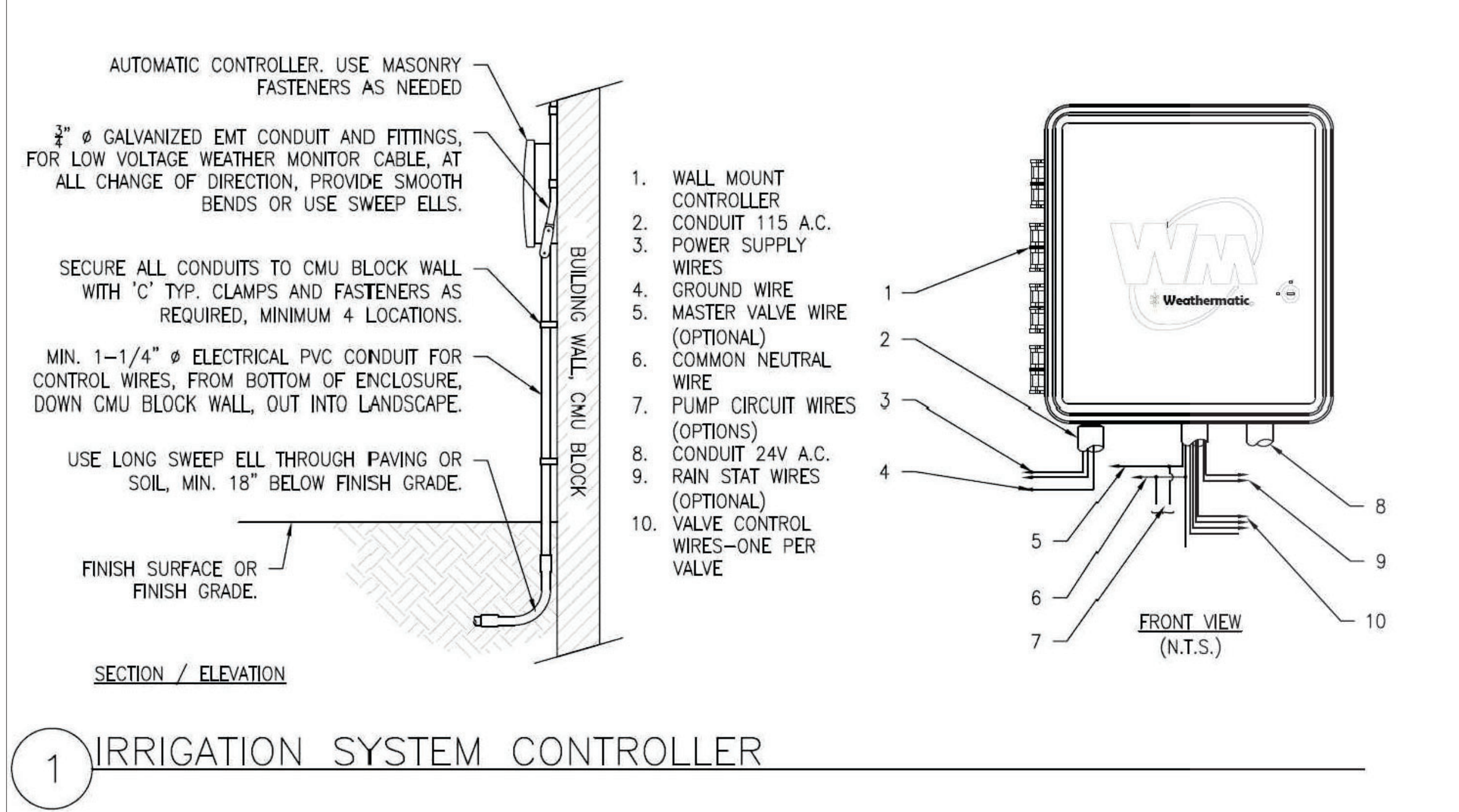
- THE MAINLINE PIPE IS 1" SCHEDULE 40 PVC ALL THE WAY FROM THE WATER METER, THROUGH THE POINT OF CONNECTION AND DOWNWARD TO EACH VALVE MANIFOLD. CONNECT TO THE CITY WATER SUPPLY WHERE SHOWN ON PLAN.
- CONTROLLER, WEATHER SENSOR AND IRRIGATION SUB-METER
- THE IRRIGATION CONTROLLER IS A 16-STATON WEATHERMATIC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

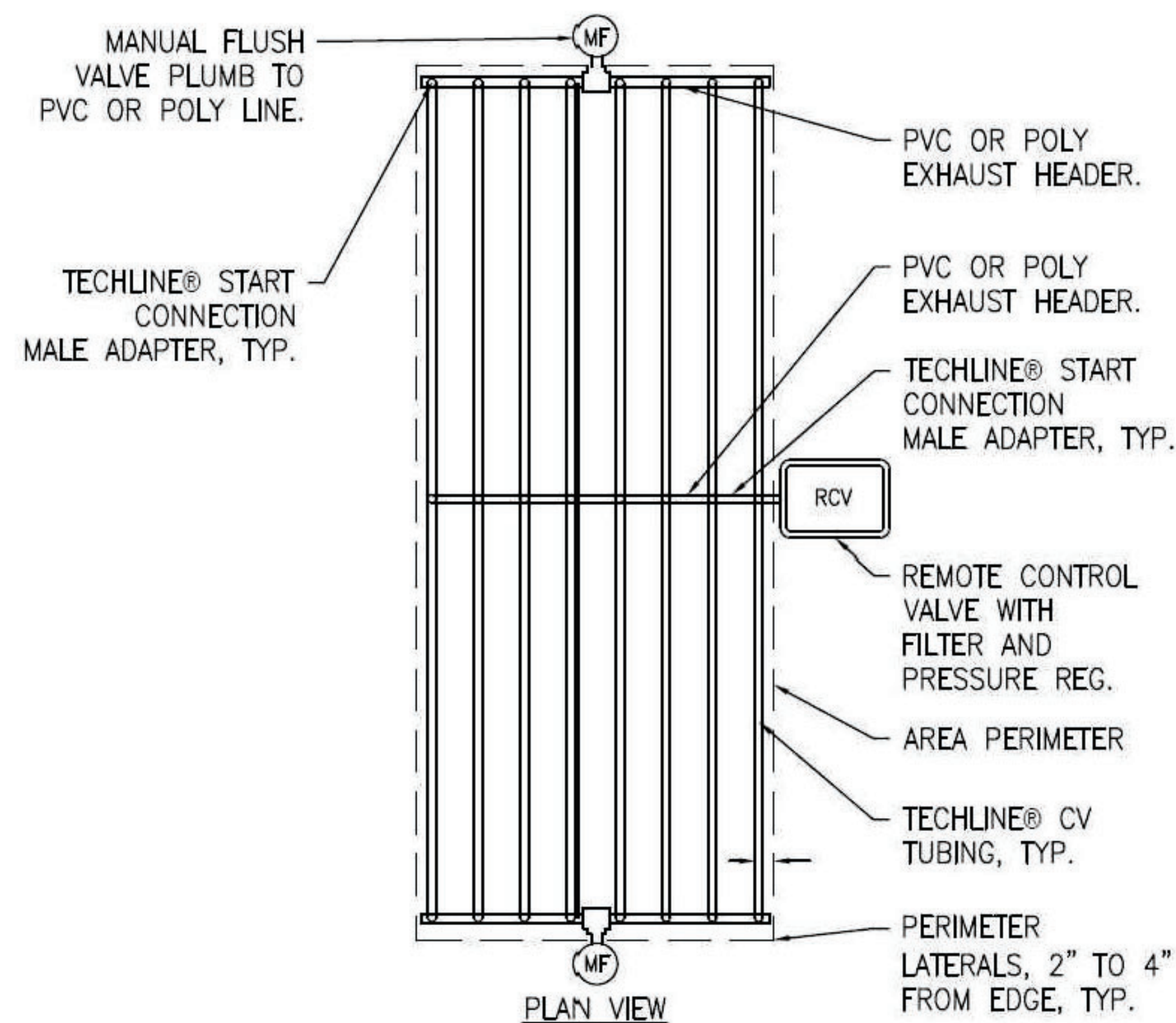
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IRRIGATION PAGE 1

THIRD STORY ADDITION
8923 LA MESA BLVD.
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1 INLINE DRIP CENTER FEED



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

2 DRIPPER PLUG RING



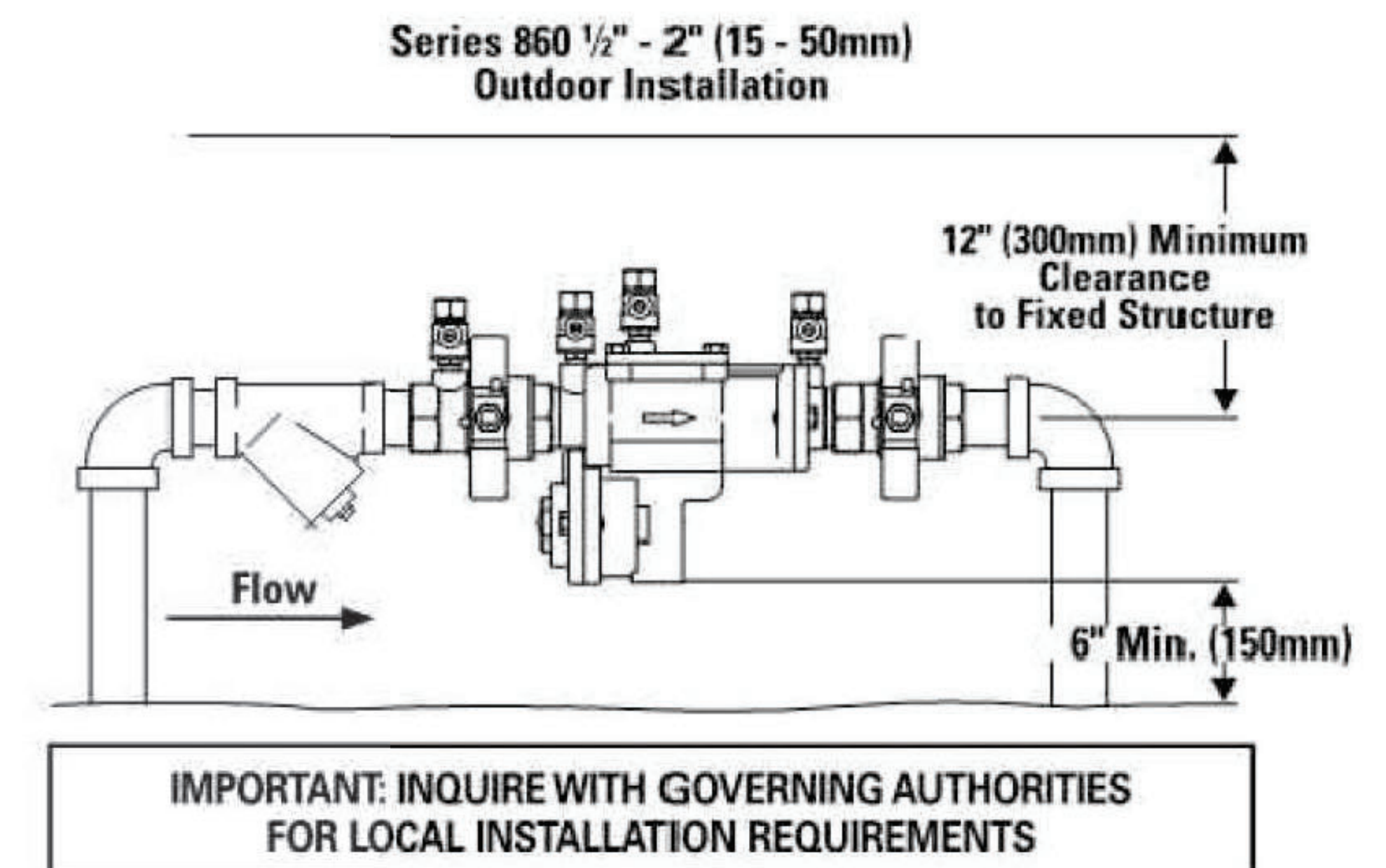
TO ENSURE THAT EACH NEW PLANT HAS AN EMITTER ON ITS ROOT BALL, USE THIS ADAPTOR FROM NETAFIM. IT IS CALLED A MICRO TUBING ADAPTOR. THE MODEL NUMBER IS: TLMTUBEADP.

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

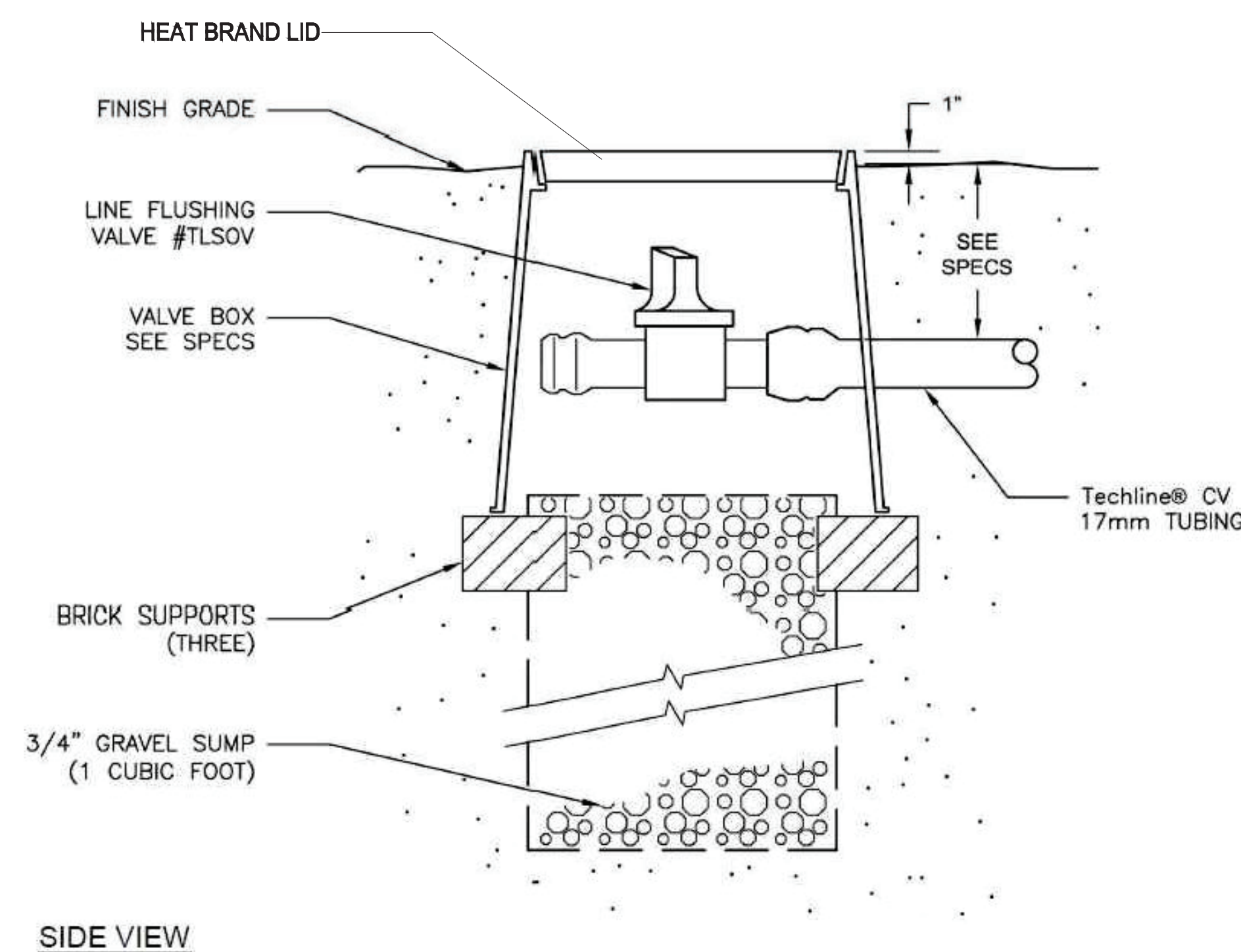
THIS ADAPTOR AND 1/4" TUBING MAY BE REMOVED AFTER THE ROOTS OF THE PLANTS MOVE OUT INTO THE NATIVE SOIL.

3 NETAFIM MICRO-TUBING ADAPTOR

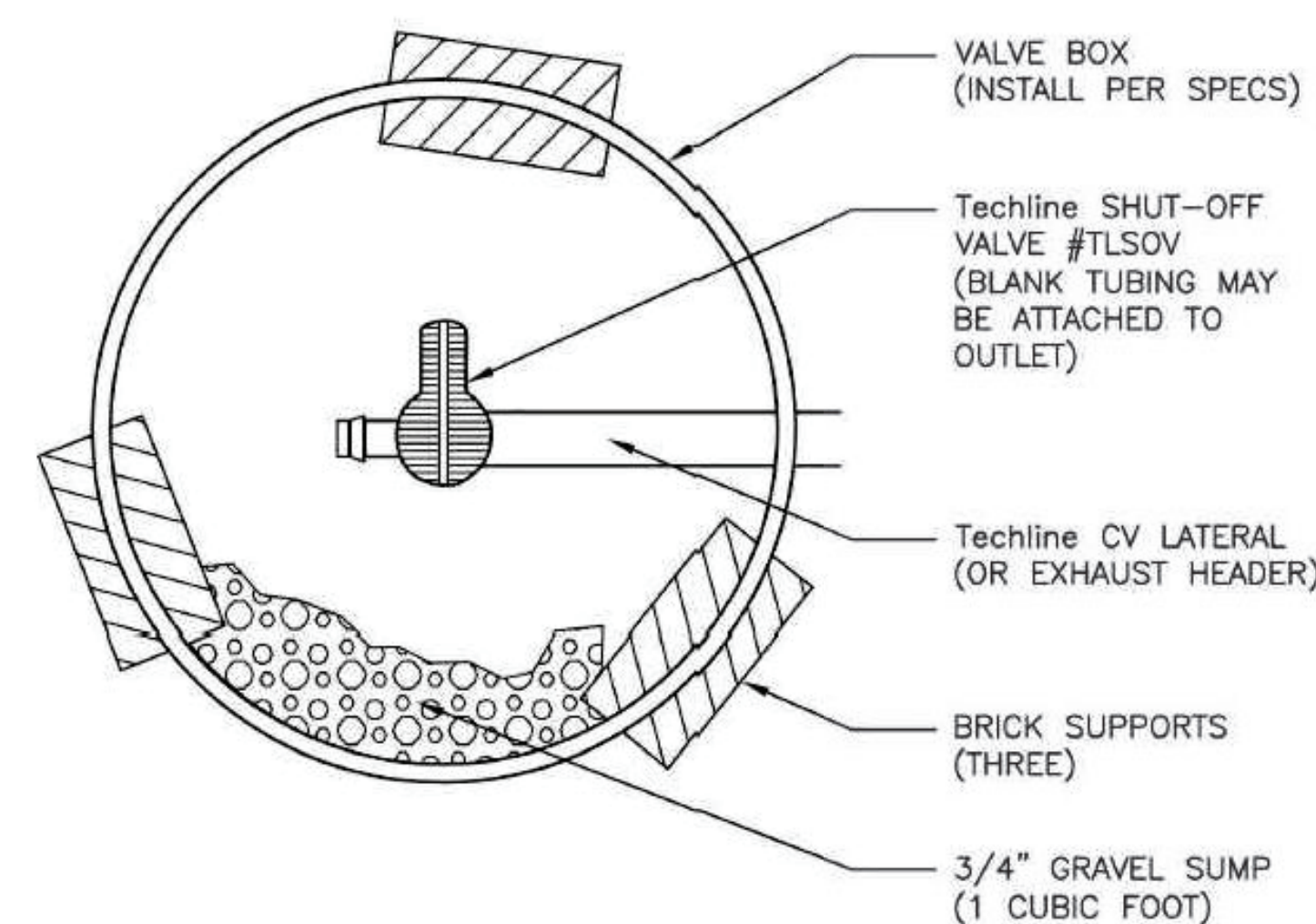
Typical Installation



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



SIDE VIEW



TOP VIEW

4 NETAFIM TECHLINE CV MANUAL FLUSHLINE VALVE

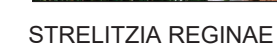


ALL EXISTING TREES TO BE REMOVED AND REPLACED BY NEW TREES



STREETYARD TOTAL POINTS: 78

VEHICULAR USE TOTAL POINTS: 298



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 WIND-TESTED, STABLE, AND WEIGH-PASS. ORGANIC MATTER, PH-RANGE OF 5.0 TO 8.0, ACIDITY CONTENT 2.0 TO 5.0 PERCENT BY WEIGHT: 100 PERCENT PASSING THROUGH 3/8" SIEVE; SOLUBLE CARBON CONTENT OF 1.0 TO 4.0 PERCENT; AND NOT EXCEEDING 10 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCE TOXIC TO PLANTING.

A. ORGANIC MATTER CONTENT 80 TO 86 PERCENT OF DRY WEIGHT

B. FERTILITY: AGRICULTURAL, OR INDUSTRIAL, RESIDUAL, VARYING ORANGE, OR SEWAGE-SEPARATED OR COMPOSTABLE NEARLY SOLID WASTE, SLUDGE OR TRIMMING WASTE COMPOSTS ARE NOT ACCEPTABLE

C. AMINO SOD ASH WITH AGRI-OR COMPOSTABLE HUMIC COMPOST SOD AMENDMENT, SIX CUBIC YARDS PER 1,000 SQ. FT. TO A DEPTH OF 5" TO 8" OF SOIL.

Planting Notes

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

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

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

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

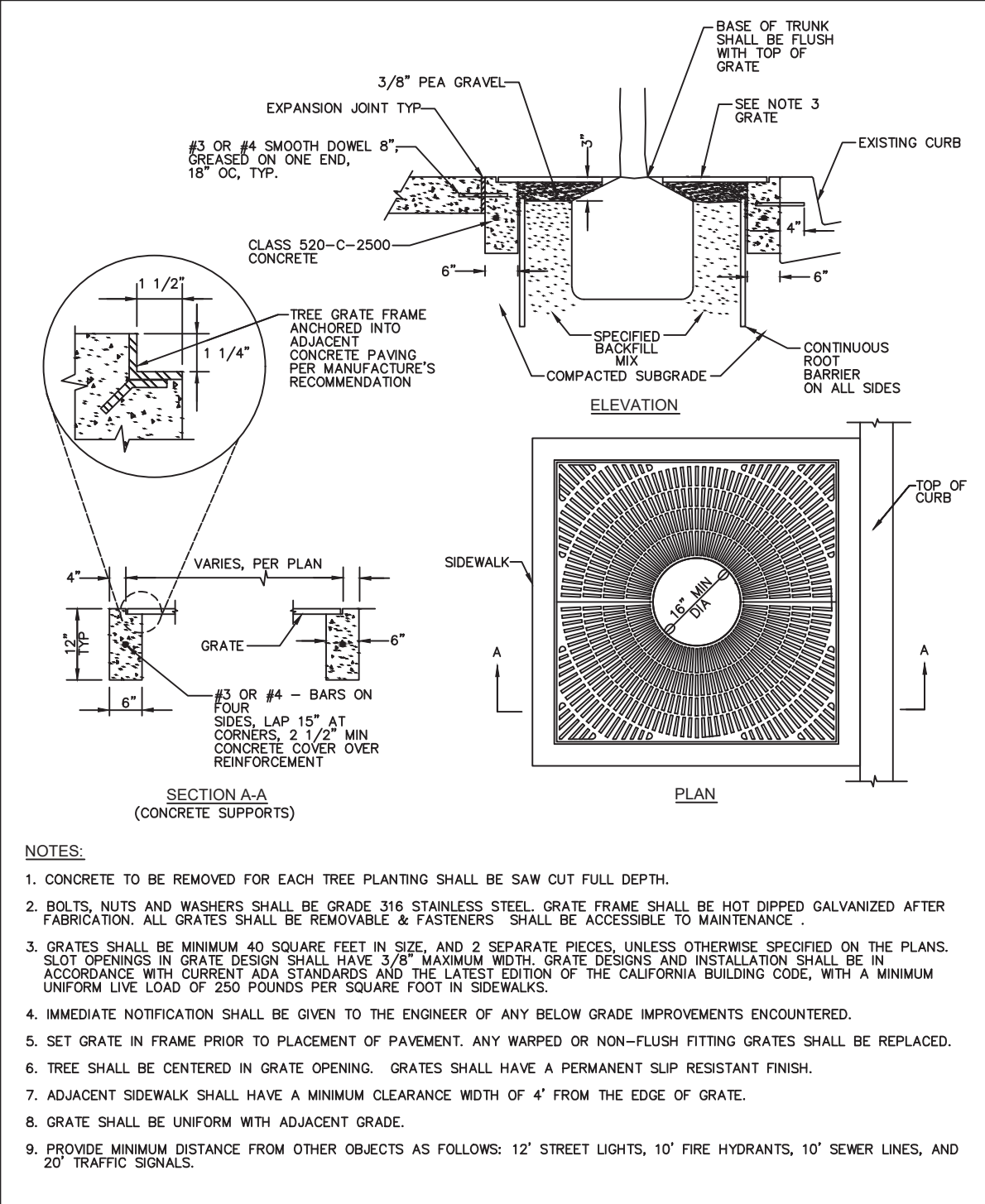
"Recirculating water systems shall be used for all water features."

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

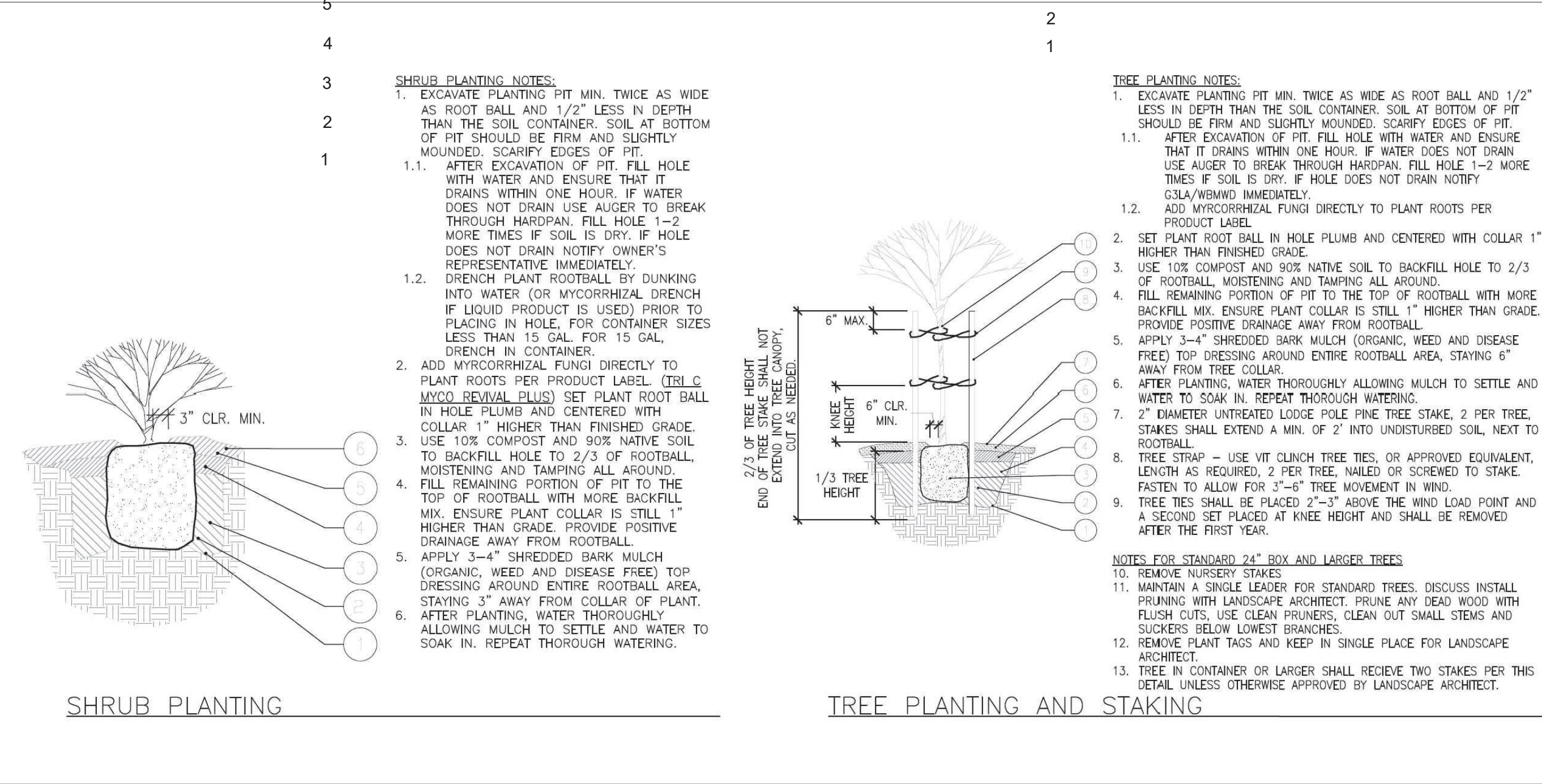
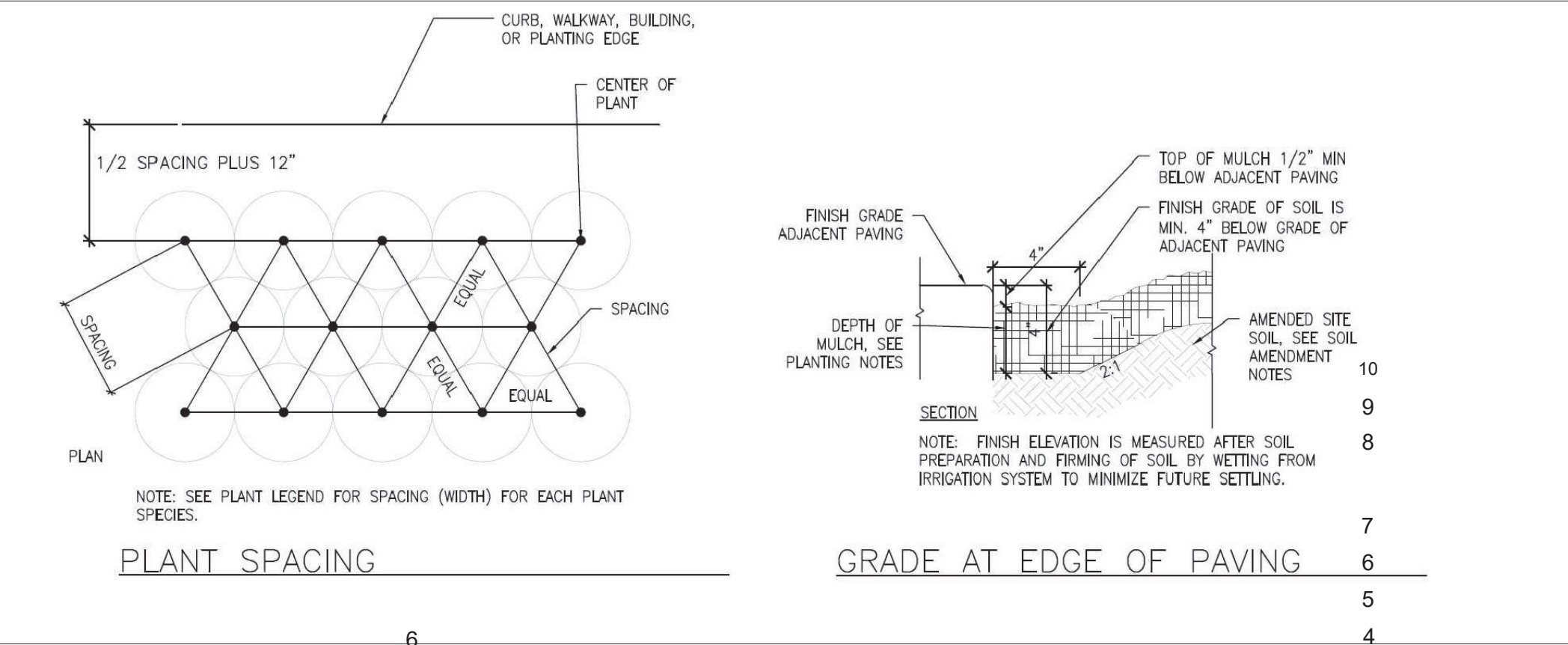
"A minimum 2-inch layer of mulch shall be apiled on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated."
"Unless contradicted by a soils test, compost at a rate of a minimum of four cubic yards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

COMPOST SPECIFICATION:

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



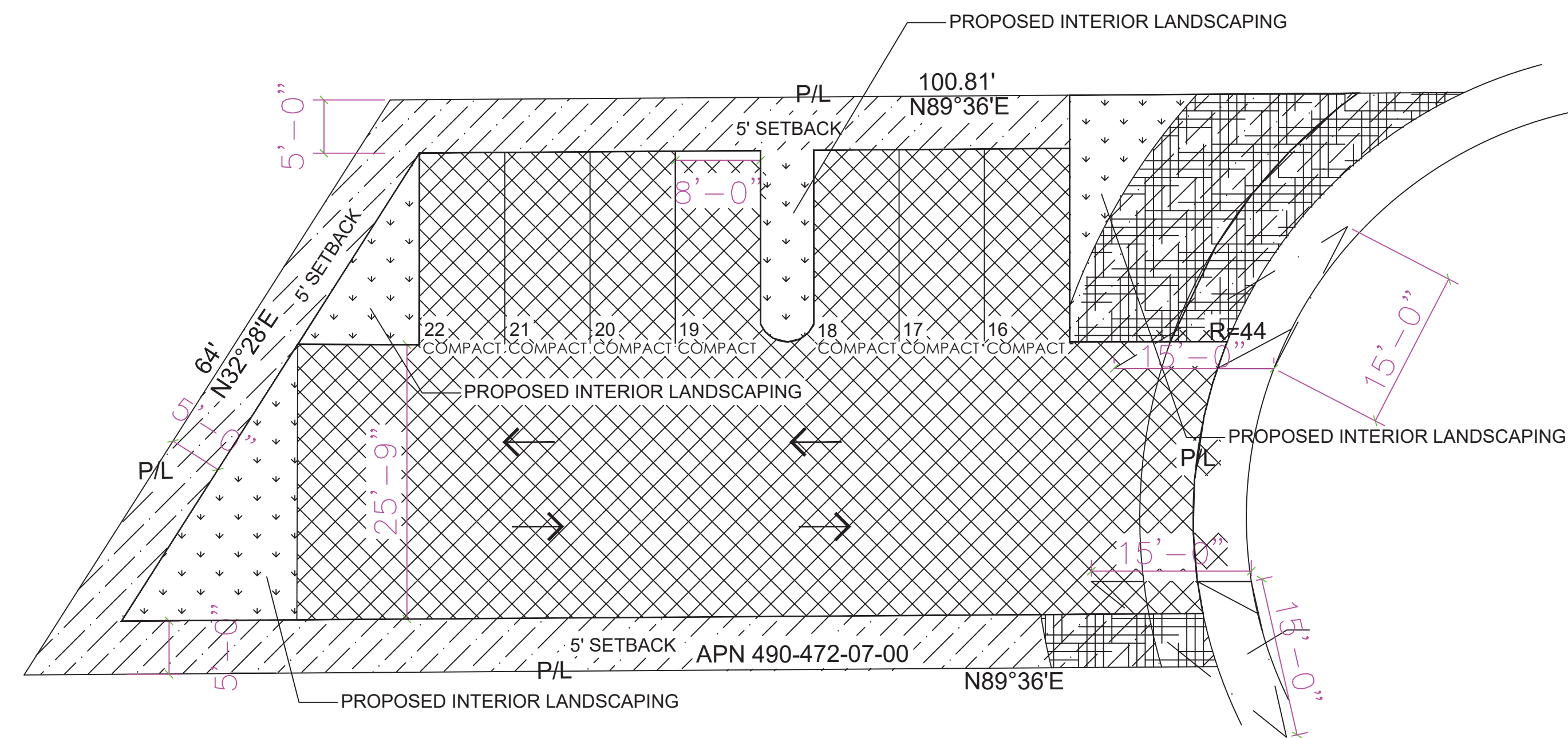
- NOTES:
1. CONCRETE TO BE REMOVED FOR EACH TREE PLANTING SHALL BE SAW CUT FULL DEPTH.
 2. BOLTS, NUTS AND WASHERS SHALL BE GRADE 316 STAINLESS STEEL. GRATE FRAME SHALL BE NOT DIPPED GALVANIZED AFTER FABRICATION. ALL GRATES SHALL BE REMOVABLE & FASTENERS SHALL BE ACCESSIBLE TO MAINTENANCE.
 3. GRATES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



PLANTING NOTES:

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





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

IRRIGATION LEGEND

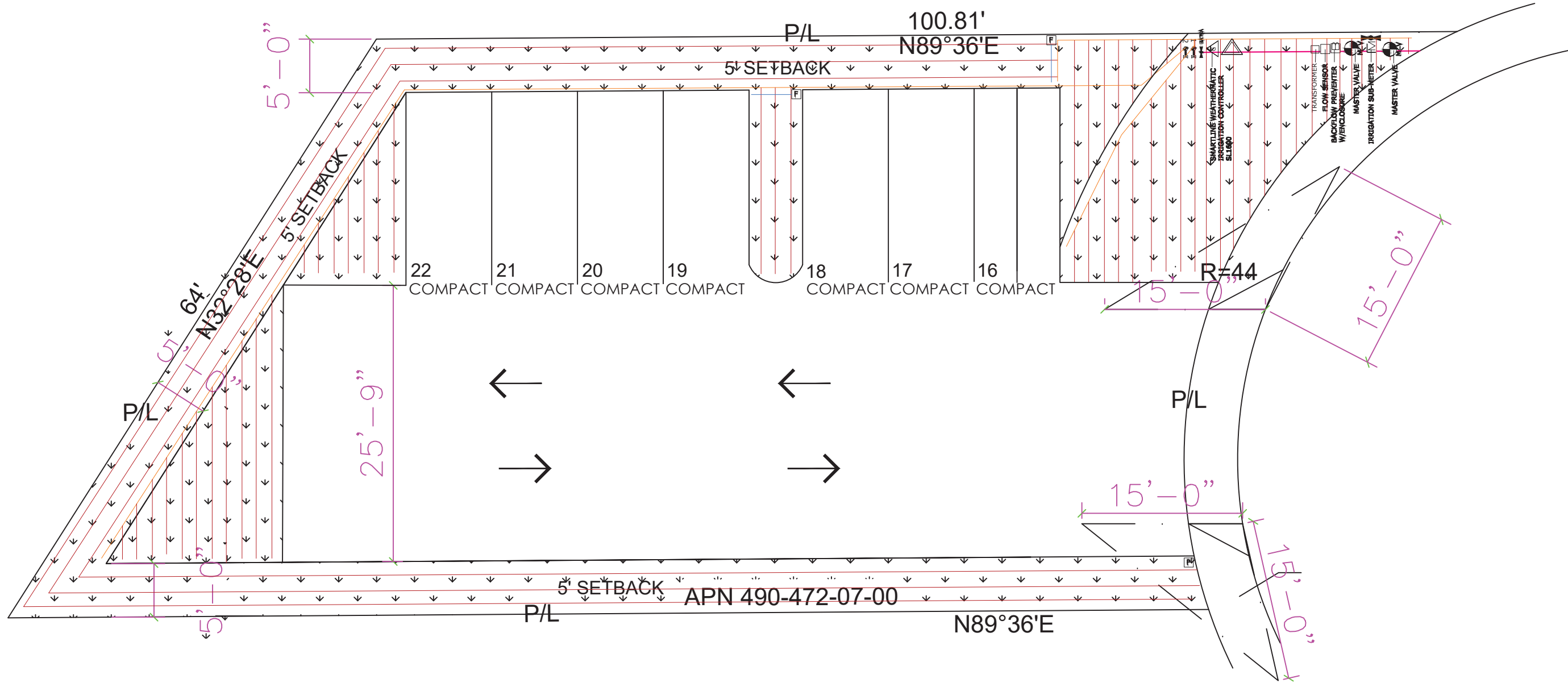
QUANTITY	SYMBOL	DESCRIPTION	DETAIL
METERS/PUMPS			
1		1 INCH IRRIGATION SUB-METER DLJ 100	IR-2/5
BACKFLOW DEVICES			
1		FERCO 860 - 1" T W/ GUARDSHACK ENCLOSURE "N PATTERN"	IR-3/5 IR-2/5
CONTROL VALVES			
2		RAIN BIRD KC2-LF-100-PF (30 psi)	IR-2/3
1		MASTER VALVE - RAIN BIRD 100 - PFB	IR-2/6
IRRIGATION ACCESSORIES			
1		SMARTLINE WEATHERMATIC SL 1600	IR-2/1
1		WEATHERMATIC WEATHER SENSOR SLW10	IR-2/2
2		NETAFIM MANUAL LINE-FLUSHING VALVE - #TL50V	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			
-		3" CLASS 200 PVC	IR-2/6
DRIP TUBING			
1,300 ft		NETAFIM TLGV-12	IR-3/1 IR-3/2
10 ft		1/2" BLANK POLYETHYLENE TUBING	
TBD		NETAFIM MICRO TUBING ADAPTOR - TUBTUBADAP	
TBD		NETAFIM EMITTER PLUG - TLGRPLUG	

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

HYDROZONES

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

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



IRRIGATION MAINTENANCE SCHEDULE

DURING FIRST SIX WEEKS AFTER INSTALLATION:

- CHECK CONTROLLER AND LANDSCAPE EVERY TWO WEEKS TO ENSURE THAT THE AUTOMATIC PROGRAM IS FUNCTIONING WELL, AND THE PLANTS ARE THRIVING.

- CHECK WATERING HISTROY ON CONTROLLER
- CHECK THAT ALL DATA IN CONTROLLER ARE CURRENT AND CORRECT.
- TURN ON ALL ZONES AND WALK THROUGH TO ENSURE PROPER FUNCTION OF ALL COMPONENTS.

EVERY SIX MONTHS:

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

ANNUALLY:

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

GENERAL IRRIGATION NOTES

- A DIAGRAM OF THE HYDROZONE PLAN SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
- A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE SIGNER OF THE LANDSCAPE PLANS, THE SIGNER OF THE IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
- AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.
- IRRIGATION WATER SUPPLY IS CITY SUPPLIED POTABLE WATER FROM THE EXISTING WATER METER LOCATED AT THE PARKWAY.
- AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE, SCHEDULE OF LANDSCAPE MAINTENANCE AND SCHEDULE OF IRRIGATION MAINTENANCE.

- RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.
- PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
- CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.
- MANUAL SHUT-OFF VALVES SHALL BE REQUIRED, AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY, TO MINIMIZE WATER LOSS IN CASE OF AN EMERGENCY OR ROUTINE REPAIR.

IRRIGATION DETAIL NOTES

DRIP

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

VALVES

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

PIPS

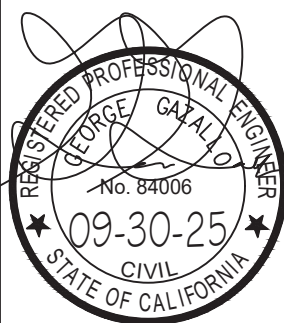
- THE MAINLINE PIPE IS 1" SCHEDULE 40 PVC. ALL THE WAY FROM THE WATER METER, THROUGH THE POINT OF CONNECTION AND DOWNWARD TO EACH VALVE MANIFOLD. CONNECT TO THE CITY WATER SUPPLY WHERE SHOWN ON PLAN.

CONTROLLER, WEATHER SENSOR AND IRRIGATION SUB-METER

- THE IRRIGATION CONTROLLER IS A 16-STATON WEATHERMATIC SL1600 SMART CONTROLLER.

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

THIRD STORY ADDITION
5264 WOOD ST
LA MESA, CA 91942



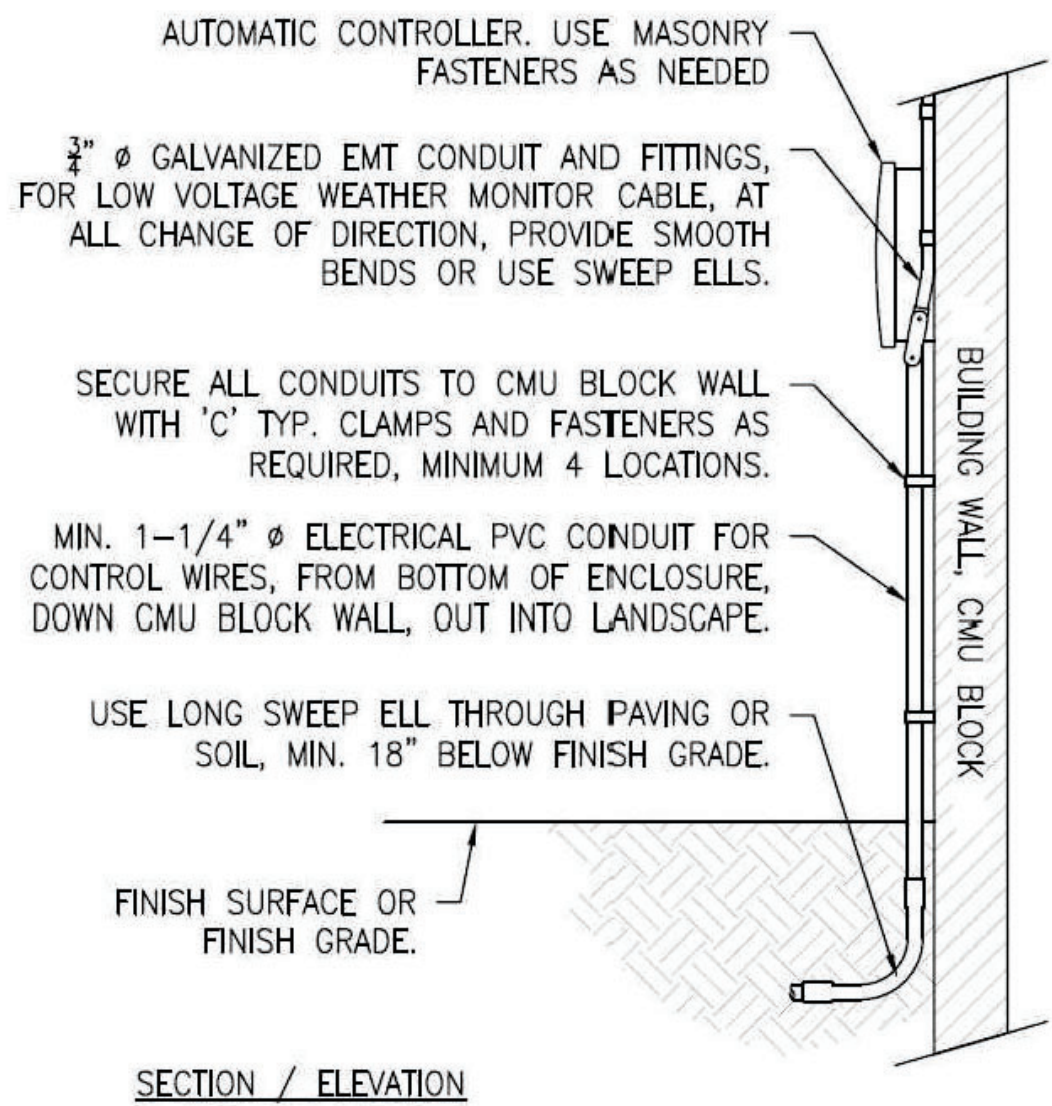
DRAWN BY : GAZALLO

DATE: 04/10 /2023

IR-1

GAZALLO ENGINEERING GROUP
ARCHITECTURAL/ENGINEERING/CONSTRUCTION
363 N SECOND STREET STE 205
EL CAJON, CA 92021
(619) 922-5083

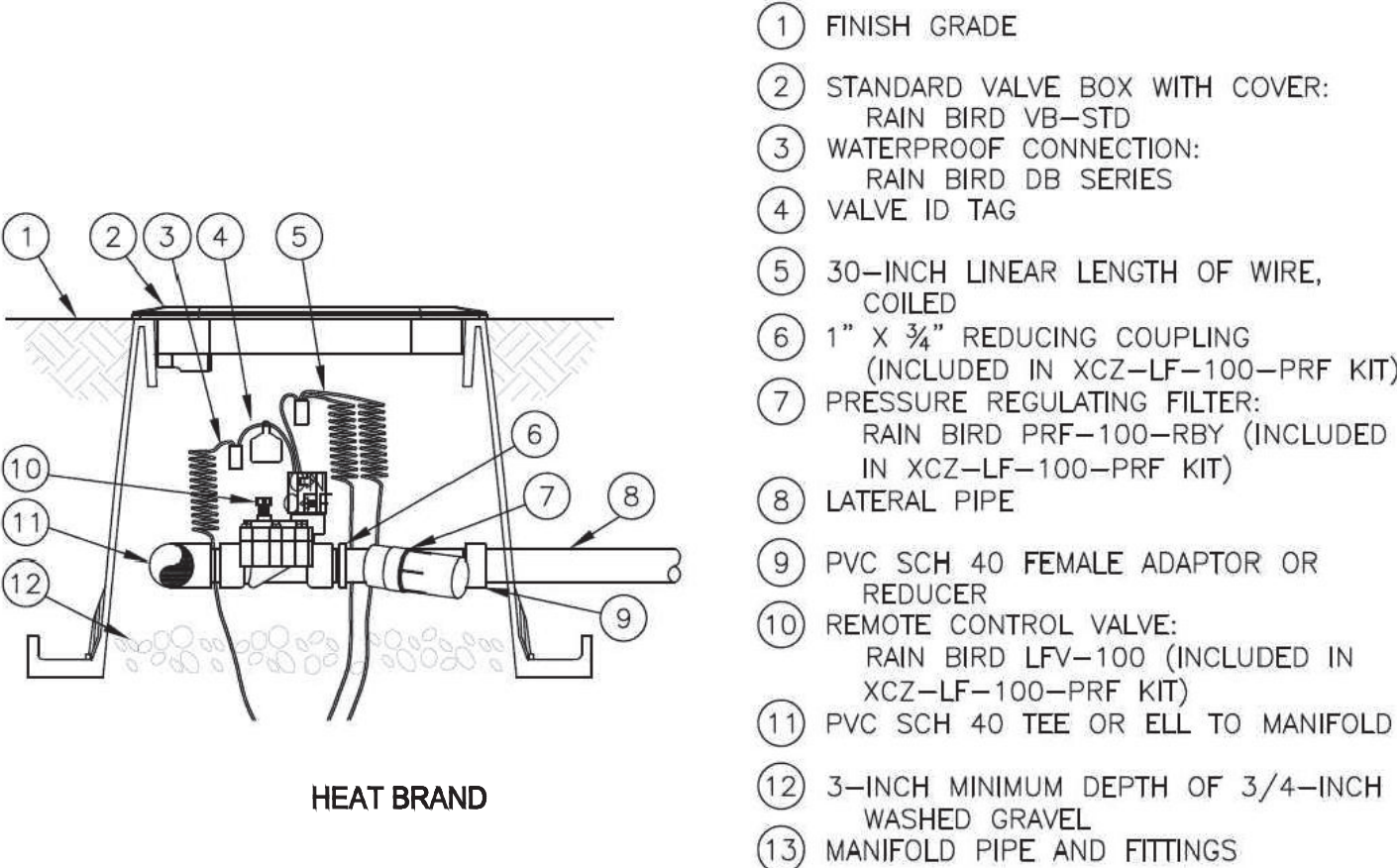
IRRIGATION PAGE 1



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

SECTION / ELEVATION

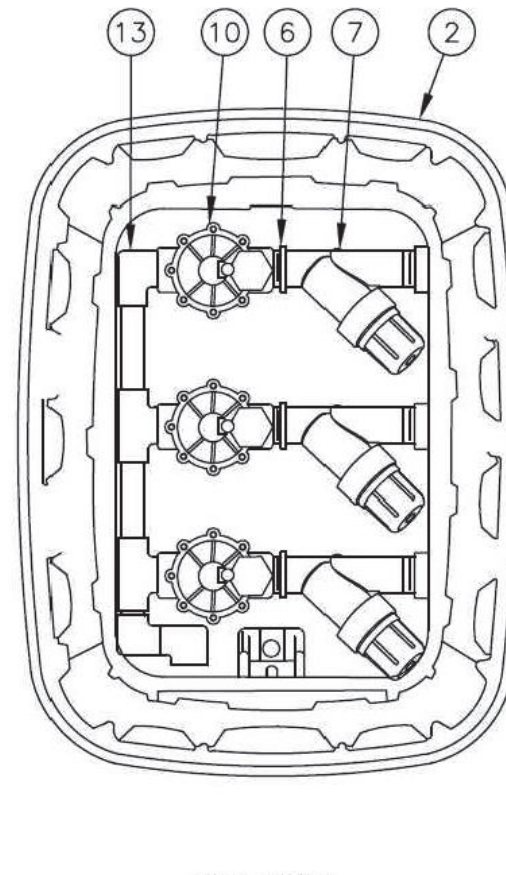
1 IRRIGATION SYSTEM CONTROLLER



HEAT BRAND

SIDE VIEW

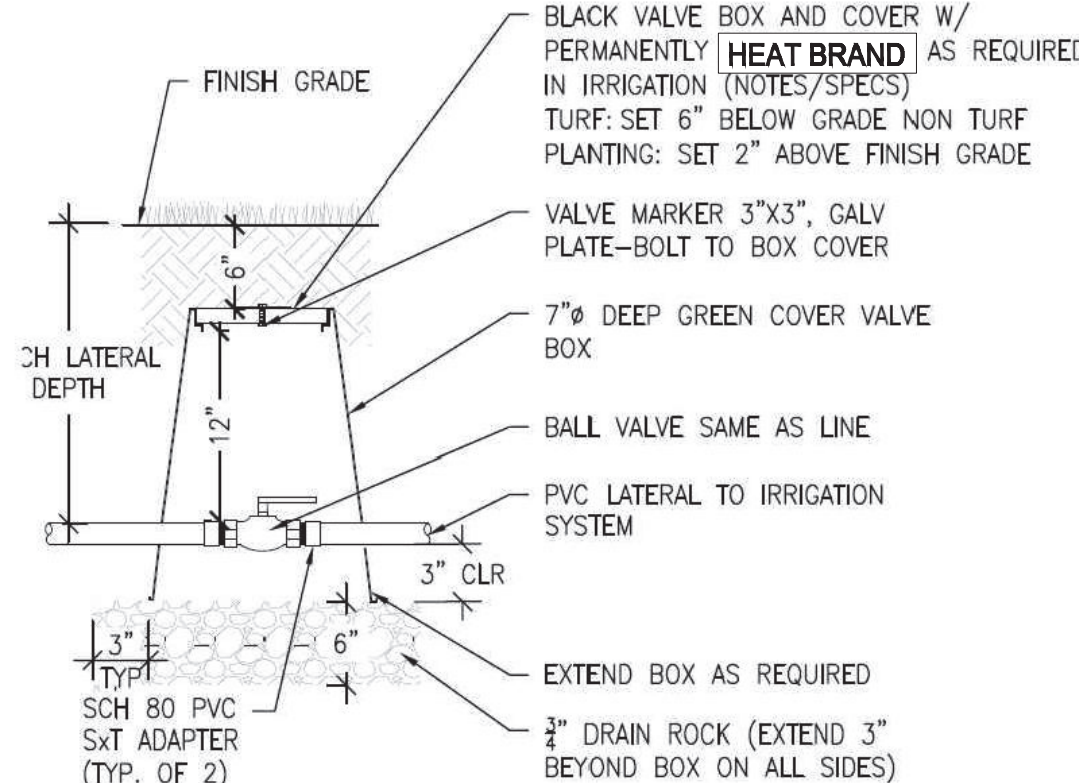
3 DRIP ZONE CONTROL VALVE



TOP VIEW

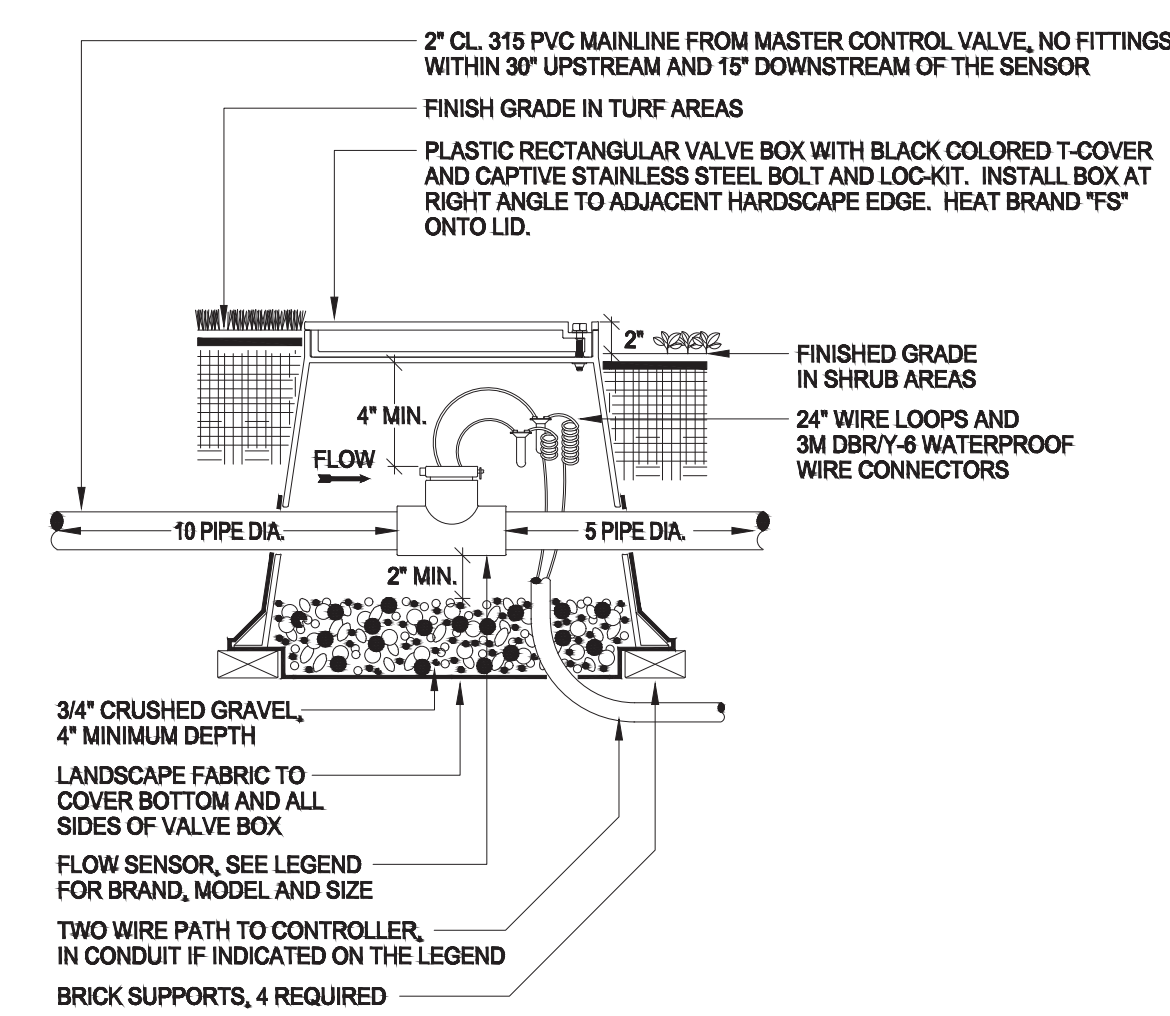
4 BALL VALVE

SCALE: 1/2" = 1'



4 BALL VALVE

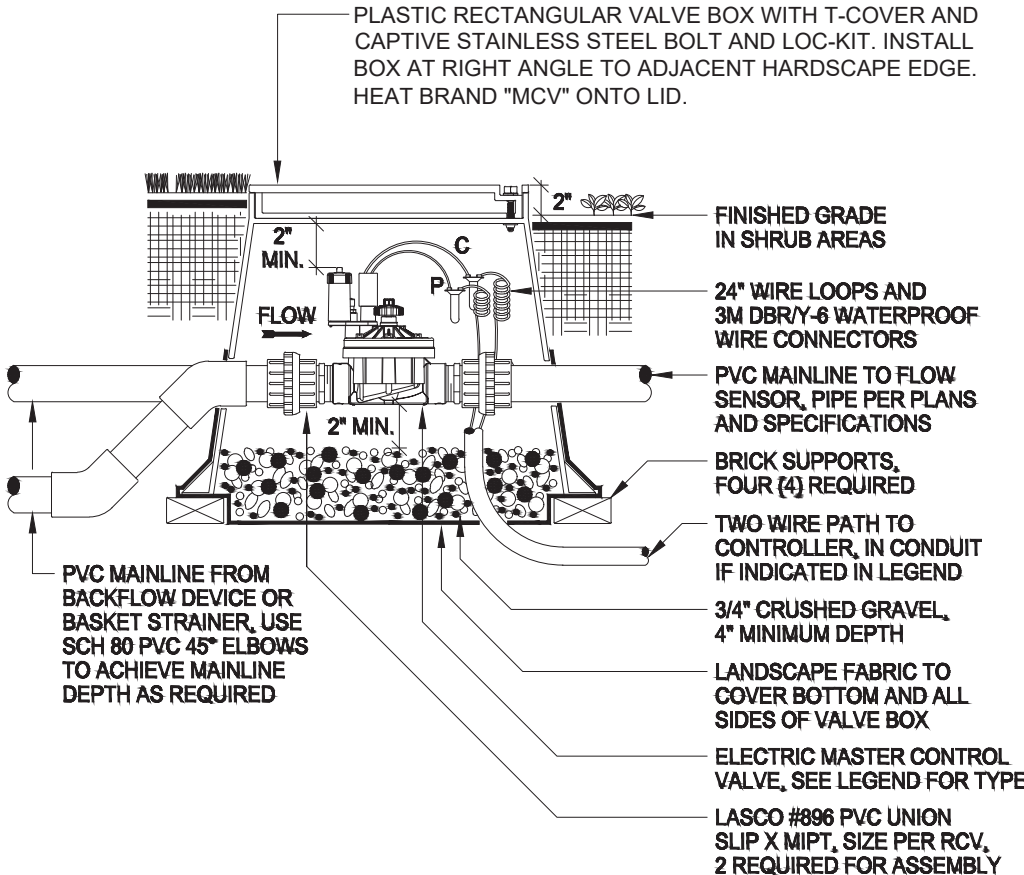
SCALE: 1/2" = 1'



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

SECTION VIEW - N.T.S.

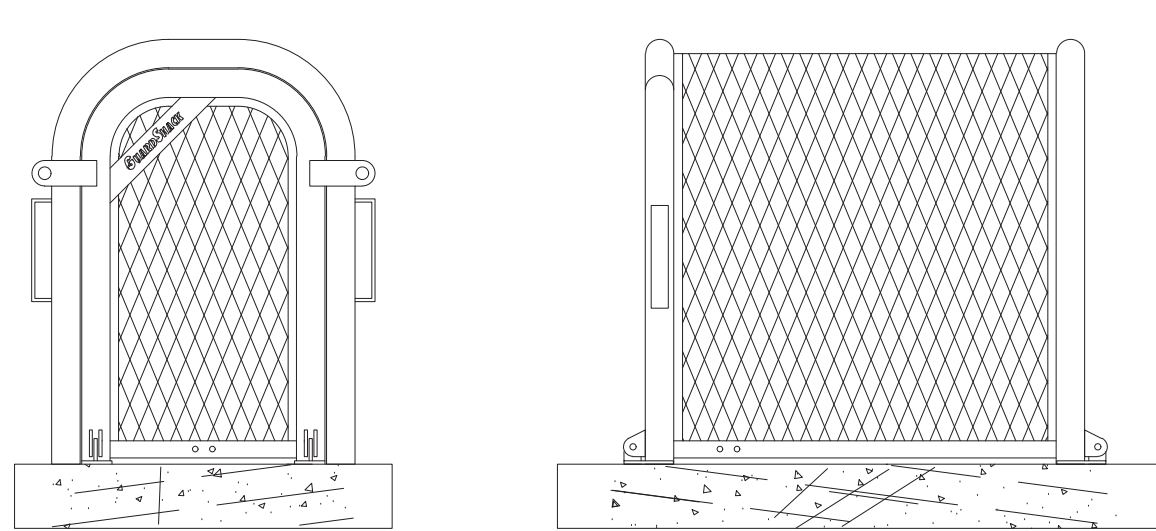
7 FLOW SENSOR



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

SECTION VIEW - N.T.S.

8 MASTER CONTROL VALVE



STANDARD GUARDSHACK™ ENCLOSURES

GUARDSHACK™ GENERAL SPECIFICATIONS

- All pipe shall be 1/2" schedule 40 A53.1A A-53 Grade A-1.
- Electric wire pipe.
- Single line units shall be 1" x 1" x 1/2" steel.
- Standard line units shall be 1" x 1" x 1/2" steel.
- Expanded metal shall be 1/2" spacing x 4 1/2" Ga. flat-rolled diamond pattern steel.
- All hinges shall have hidden/internal mounting points.
- All stainless steel shall be sandblasted after fabrication to remove burrs, flaking and sharp edges.
- There shall be no exposed ends of expanded metal on the outside of the enclosure.
- Welding shall be a minimum of 1/4" long welds on 1/2" spacing.
- Hardware shall be provided for mounting enclosures. See AC-308-100 for hardware specifications.
- On 304 S.S. units, all hinges, exposed hardware, and brackets shall be 304 S.S.
- All hardware shall be securely attached to enclosures.
- All enclosures shall withstand a minimum of 100 lbs. per square foot without any permanent deflection or deformation.
- 3/16" spacing between angle iron framework of enclosure and side to prevent nesting.
- Dry pipe ends to touch side.

STAINLESS STEEL ELECTRO-POLISH FINISH

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

9 BACKFLOW ENCLOSURE

DLJ Epoxy Coated Bronze Water Meters

Models DLJ 50, DLJ 75, DLJ 75T5, DLJ 100



Description

Operation The DLJ 50, 75, 75T5 and 100 are multiport (intermittent) impeller meters. The impeller and magnet are the only moving parts in the measuring chamber. The chamber is located in a strainer basket, which allows for high amounts of impurities to be passed through the meter without affecting operation. The impeller movement is transferred by a magnetic coupling to the hermetically sealed register.

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

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

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

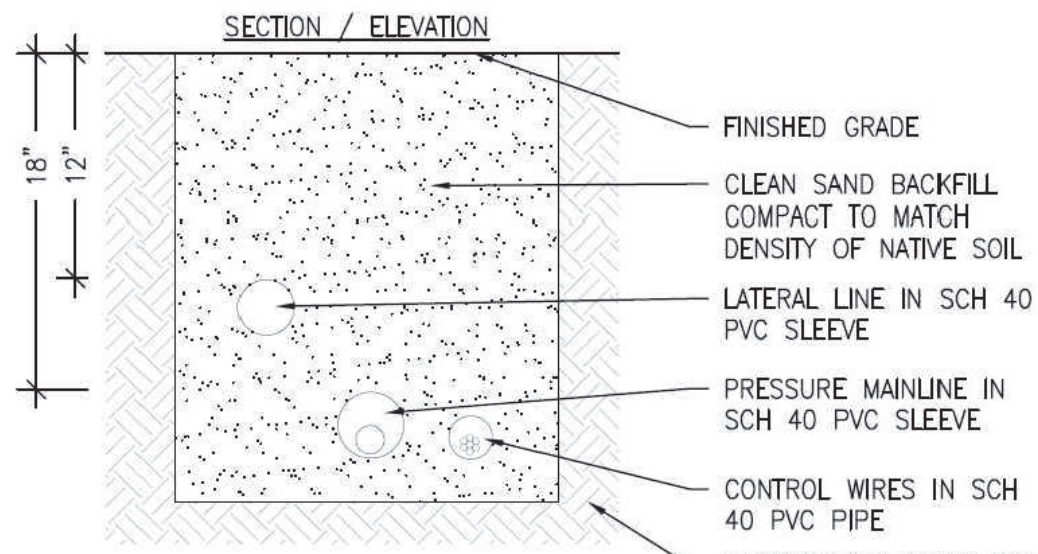
Construction This meter consists of an epoxy coated bronze maincase with the size and flow direction cast into it, an integral strainer/measuring chamber, a removable dry hermetically sealed register assembly and a secured calibration port (factory sealed and set).

Characteristics	Specifications			
	DLJ 50 1/2" x 1/2"	DLJ 75 3/4" x 3/4"	DLJ 75T5 3/4" x 3/4"	DLJ 100 1"
Flow Rating (gpm)	20	20	30	50
Continuous Flow (gpm)	15	20	25	30
Normal Flow Range (gpm)	1-20	1-20	2-30	3-50
Low Flow (gpm)	1/4	1/4	1/4	1/2
Maximum Pressure (psi)	150	150	150	150
Maximum Temperature (°F)	122	122	122	122
Temp./Wind Registers (stations)	10	10	10	10
Register Capacity (Millions of Gallons)	10	10	30	10

NOTE: INSTALL WATER METER IN STANDARD RECTANGULAR VALVE BOX.

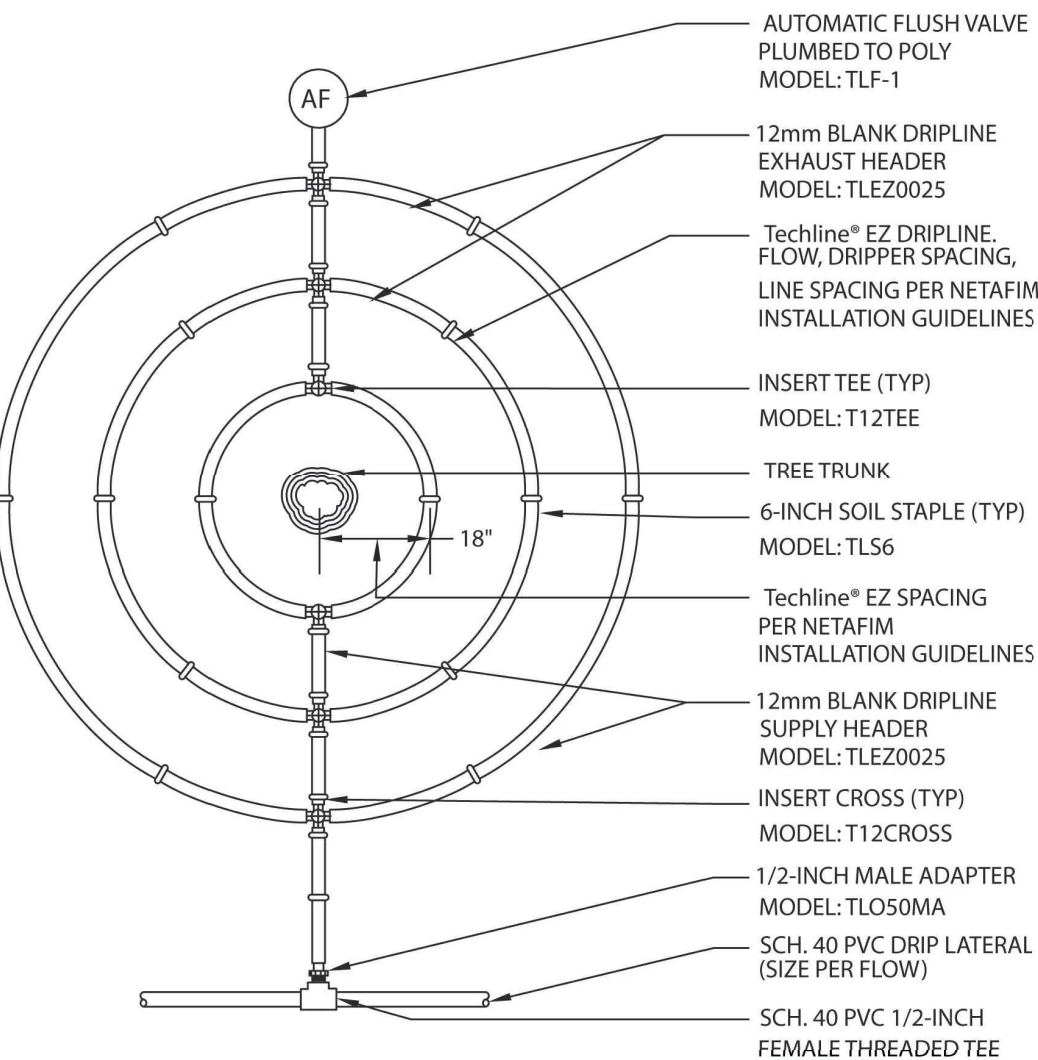
5 1" IRRIGATION SUB-METER

SCALE: NOT TO SCALE



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

6 UNDERGROUND SLEEVING

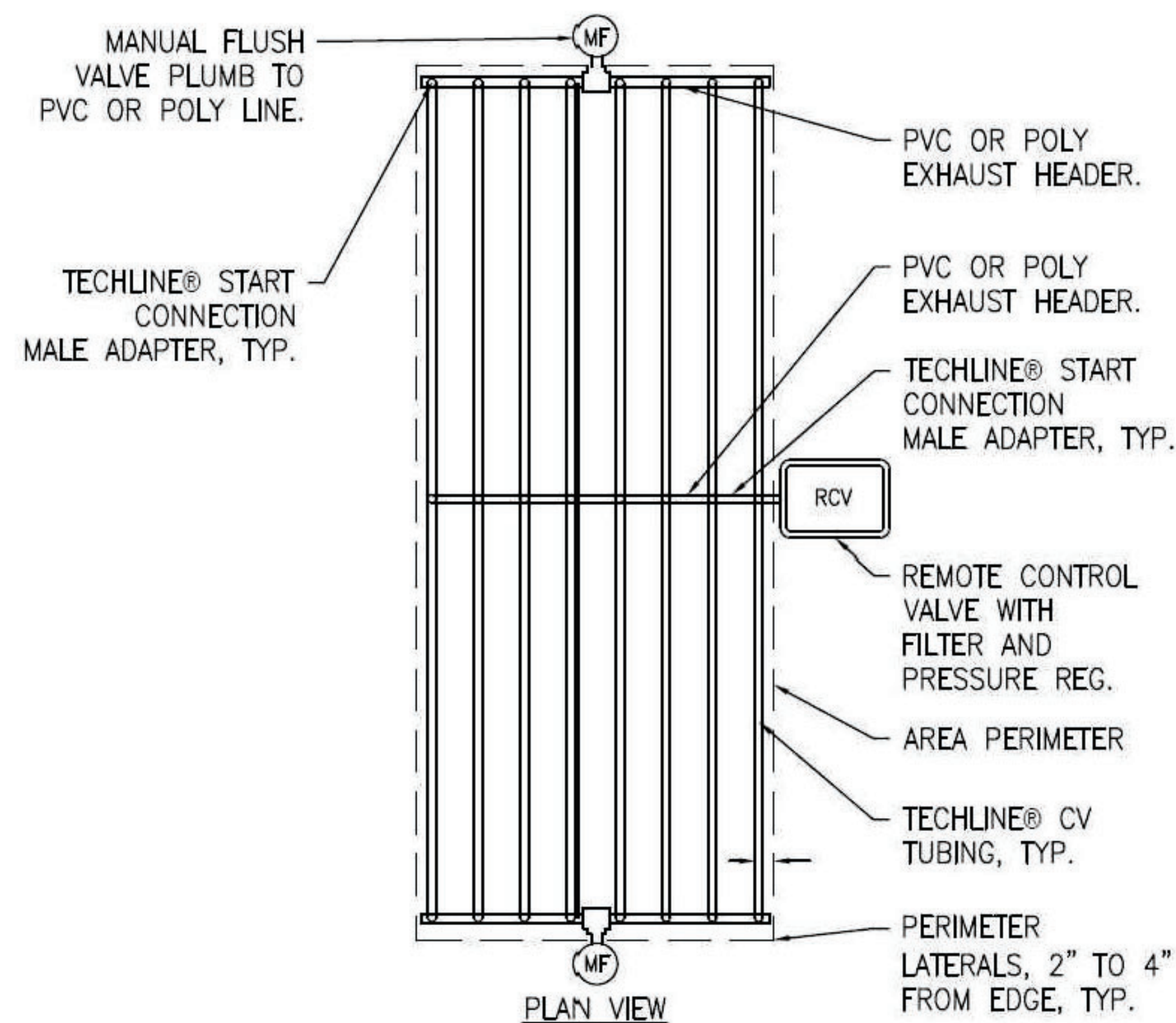


- NOTES TO DESIGNER:
1. INSTALL FIRST Techline® EZ LOOP 18-INCHES FROM CENTER OF TREE TRUNK. INSTALL EACH ADDITIONAL LOOP PER NETAFIM INSTALLATION GUIDELINES.
 2. INSTALL Techline® EZ DRIPLINE ON SURFACE TO MAXIMUM OF 6-INCHES BELOW GRADE, STAPLE IN PLACE PER MANUFACTURER'S RECOMMENDATIONS, BACKFILL 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

DETAIL - EZ132



1 INLINE DRIP CENTER FEED



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

2 DRIPPER PLUG RING



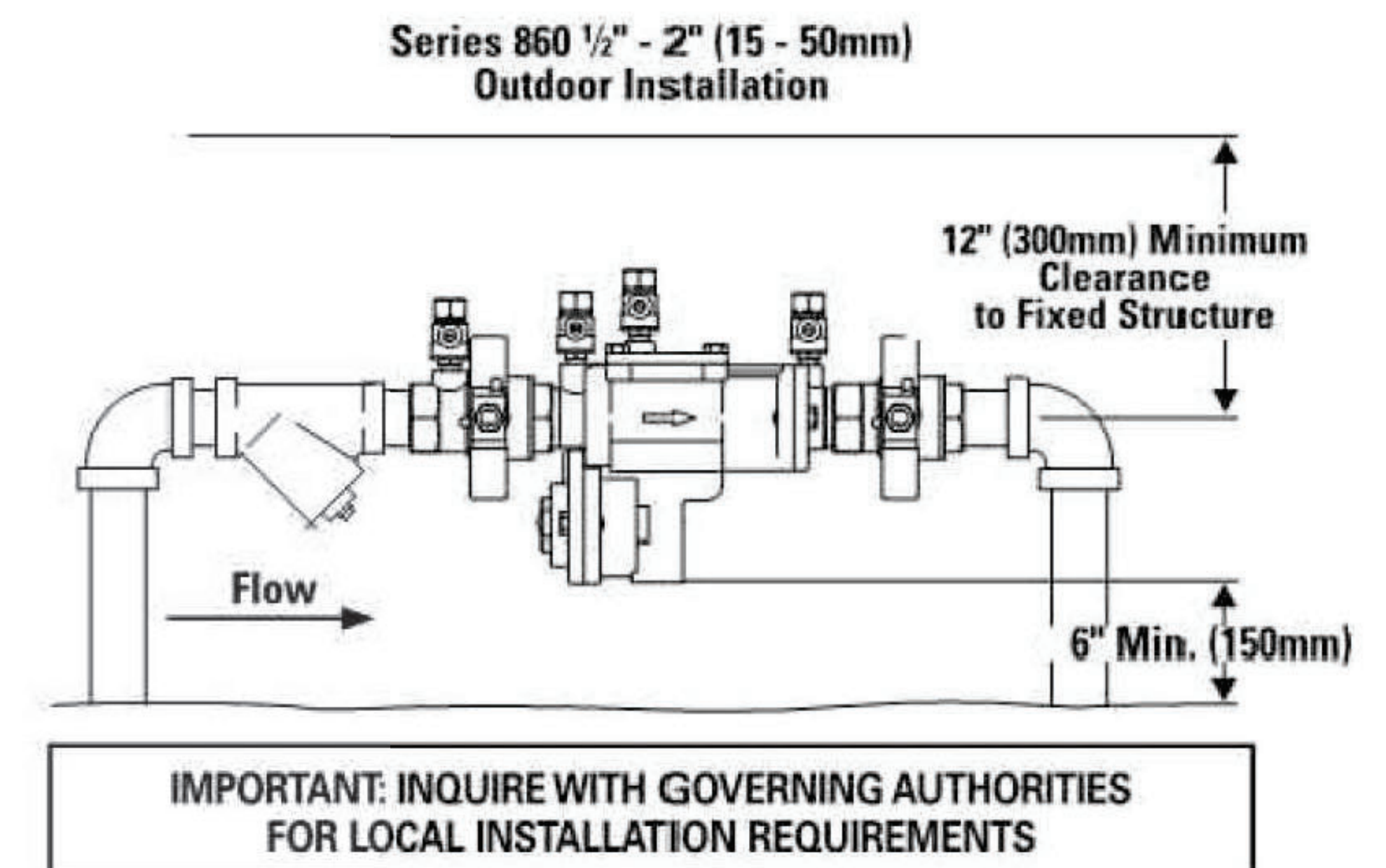
TO ENSURE THAT EACH NEW PLANT HAS AN EMITTER ON ITS ROOT BALL, USE THIS ADAPTOR FROM NETAFIM. IT IS CALLED A MICRO TUBING ADAPTOR. THE MODEL NUMBER IS: TLMTUBEADP.

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

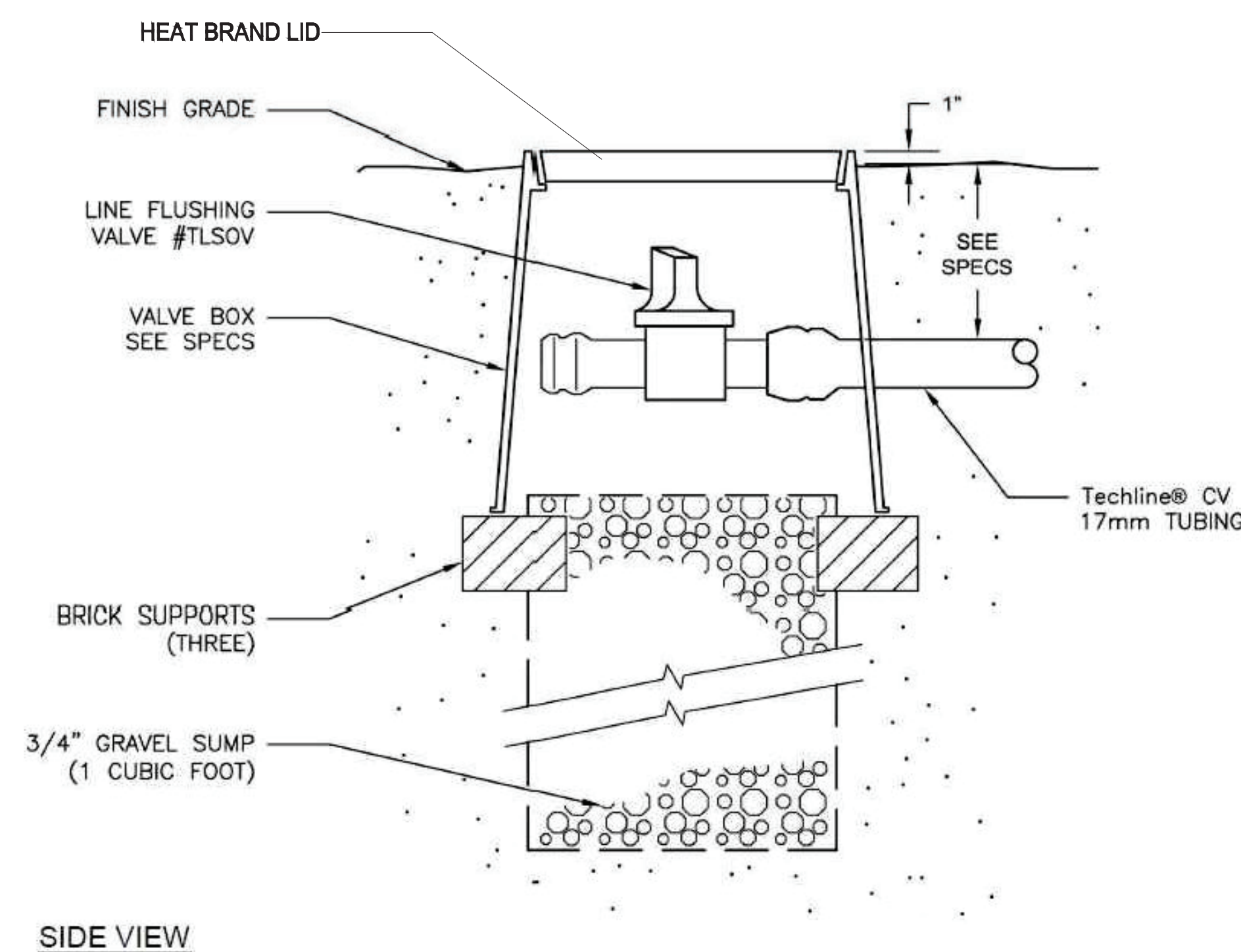
THIS ADAPTOR AND 1/4" TUBING MAY BE REMOVED AFTER THE ROOTS OF THE PLANTS MOVE OUT INTO THE NATIVE SOIL.

3 NETAFIM MICRO-TUBING ADAPTOR

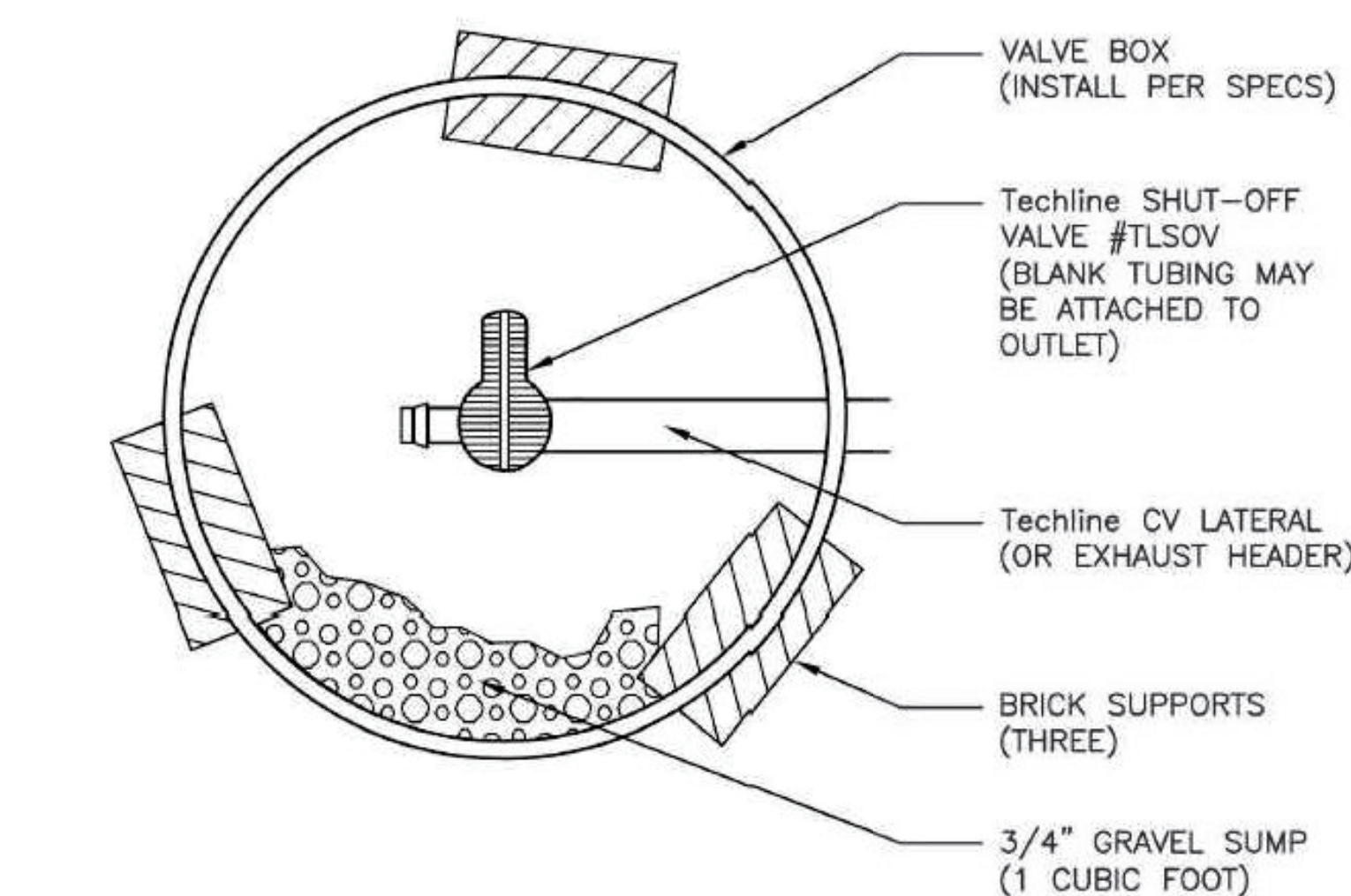
Typical Installation



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



SIDE VIEW



TOP VIEW

4 NETAFIM TECHLINE CV MANUAL FLUSHLINE VALVE