

### PROJECT DIRECTORY

**OWNER:**  
SHARP HEALTHCARE  
8695 SPECTRUM CENTER BOULEVARD  
SAN DIEGO, CALIFORNIA 92123

**CONTRACTOR:**  
LAYTON CONSTRUCTION COMPANY, INC.  
8691 RESEARCH DRIVE, SUITE 100  
IRVINE, CALIFORNIA 92618

**ARCHITECT:**  
MASCARI WARNER DINH ARCHITECTS  
1717 KETTNER BLVD, SUITE 100  
SAN DIEGO, CALIFORNIA 92101

**CIVIL:**  
LATITUDE 33 PLANNING AND ENGINEERING  
9968 HILBERT STREET, 2ND FLOOR  
SAN DIEGO, CALIFORNIA 92131

**LANDSCAPE:**  
WEILAND DESIGN GROUP, INC.  
28924 OLD TOWN FRONT STREET, SUITE 202  
TEMECULA, CALIFORNIA 92590

**STRUCTURAL:**  
WISEMAN + ROHY STRUCTURAL ENGINEERS  
9915 MIRA MESA BOULEVARD, SUITE 200  
SAN DIEGO, CALIFORNIA 92131

**MECHANICAL / PLUMBING ENGINEER:**  
DUFOE CONSULTING ENGINEERS  
10680 TREENA STREET #163  
SAN DIEGO, CALIFORNIA 92131

**MECHANICAL / PLUMBING CONTRACTOR:**  
CONTROL AIR ENTERPRISES, LLC  
1390 ARMOLITE DRIVE  
SAN MARCOS, CALIFORNIA 92069

**ELECTRICAL/LOW VOLTAGE ENGINEER:**  
TANNER ENGINEERING  
5250 JACKSON DRIVE, SUITE 200  
LA MESA, CALIFORNIA 91942

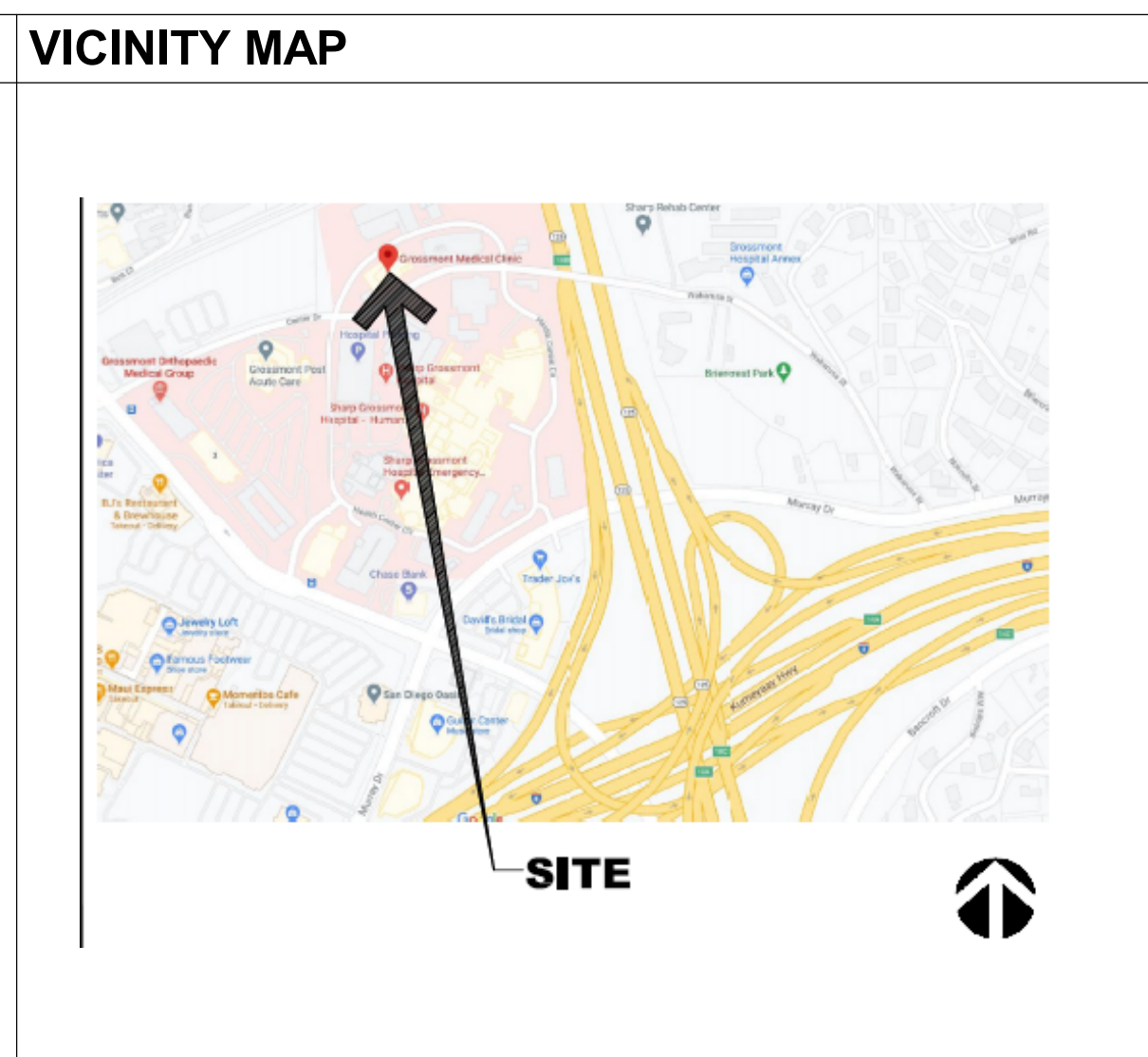
**ELECTRICAL / LOW VOLTAGE CONTRACTOR:**  
NATIONAL ELECTRIC WORKS  
4440 RAINIER AVENUE, SUITE 100  
SAN DIEGO, CALIFORNIA 92120

**FIRE ALARM:**  
JOHNSON CONTROLS  
3568 RUFFIN ROAD  
SAN DIEGO, CALIFORNIA 92123

**FIRE SPRINKLER:**  
A AND D FIRE  
7130 CONVOY STREET  
SAN DIEGO, CALIFORNIA 92111

### ABBREVIATIONS

ABBREV.	ABBREVIATIONS	(N)	NEW	S.M.D.	SEE MECHANICAL DRAWINGS
ACOUS.	ACOUSTICAL	N.	NORTH	SMS	SHEET METAL SCREW
ACT	ACOUSTICAL CEILING TILE	N/A	NOT APPLICABLE; NOT AVAILABLE	S.O.D.	STANDOFF DISTANCE
A.D.	AREA DRAIN/AUTOMATIC DOOR	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION	S.P.D.	SEE PLUMBING DRAWINGS
A.F.F.	ABOVE FINISH FLOOR	N.I.C	NOT IN CONTRACT	SPECS.	SPECIFICATIONS
ALT.	ALTERNATE	NO. / #	NUMBER	SPKR.	SPRINKLER
ALUM.	ALUMINUM	N.R.	NON-RATED	SQ.	SQUARE
APPROX.	APPROXIMATE	NRCA	NATIONAL ROOFING CONTRACTORS ASSOCIATION	S.S.	STAINLESS STEEL
ARCH.	ARCHITECTURAL	O/	OVER	S.S.D.	SEE STRUCTURAL DRAWINGS
AWP	ACOUSTICAL WALL PANEL	O.C.	ON CENTER	STD.	STANDARD
		O.F/CI	OWNER FURNISHED CONTRACTOR INSTALLED	STS	SELF TAPPING SCREW
		O.F/OI	OWNER FURNISHED OWNER INSTALLED	STL	STEEL
		O.F/VI	OWNER FURNISHED VENDOR INSTALLED	STOR.	STORAGE
		OPNG.	OPENING	STRUCT.	STRUCTURAL
		OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION	T & B	TOP & BOTTOM
		OSHPD	OFFICE OF STATEWIDE HEALTH PLANNING AND DEVELOPMENT	TBD	TO BE DETERMINED
				TEL	TELEPHONE
				TEMP	TEMPERED
				THK	THICK
				THRES.	THRESHOLD
				TJC	THE JOINT COMMISSION
				T.O	TOP OF
				T.O.C.	TOP OF CONCRETE
				T.O.P.	TOP OF PLYWOOD
				T.O.PL.	TOP OF PLATE
				TYP.	TYPICAL
				U.L.	UNDERWRITERS' LABORATORY
				UNIV.	UNIVERSITY
				U.O.N.	UNLESS OTHERWISE NOTED
				V	VOLTS
				VCT	VINYL COMPOSITION TILE
				VF/VI	VENDOR FURNISHED VENDOR INSTALLED
				V.I.F.	VERIFY IN FIELD
				W	WATTS
				W/	WITH
				WG	WALL GUARD
				W/O	WITHOUT
				WO	WOOD
				W.I.C.	WOODWORK INSTITUTE OF CALIFORNIA
				W.O.	WHERE OCCURS
				W.P.	WEATHERPROOF
				W.R.	WATER RESISTANT
				WT.	WEIGHT
				Ø	DIAMETER
				#	POUND OR NUMBER
				C	CENTER LINE
				&	AND
				@	AT



### SCOPE

ADDING A TWO-STORY ADDITION TO THE EXISTING 1-STORY REHABILITATION CENTER THAT WILL ADD 16 NEURO ICU BEDS AND 16 MEDICAL SURGICAL PATIENT BEDS AND REMODEL 18 EXISTING IN-PATIENT REHABILITATION BEDS.

THERE IS A NET INCREASE OF 20 NEW PATIENT BEDS.

### PROJECT DATA

ZONE	RB-G-D
ADDRESS:	5555 GROSSMONT CENTER DRIVE, LA MESA, CA 91942
APN:	490-340-23-00
LEGAL DESCRIPTION:	PARCEL 1 OF PARCEL MAP 21035 IN THE CITY OF LA MESA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA
SETBACKS:	
FRONT	15'
SIDE	5' (5' PER STORY PLUS 4' FOR WALLS EXCEEDING 100'-0" LENGTH)
REAR	5' (5' PER STORY PLUS 4' FOR WALLS EXCEEDING 100'-0" LENGTH)
STRUCTURE HEIGHT	30'
<b>PROJECT DESCRIPTION:</b>	ADDING A TWO-STORY ADDITION TO THE EXISTING 1-STORY REHABILITATION CENTER THAT WILL ADD 16 NEURO ICU BEDS AND 16 MEDICAL SURGICAL PATIENT BEDS, AND REMODELING 18 EXISTING IN-PATIENT REHABILITATION BEDS. (A NET INCREASE OF 20 NEW PATIENT BEDS).
<b>OCCUPANT LOAD:</b>	
LOAD FACTORS:	
INPATIENT TREATMENT:	240/SF
OUTPATIENT TREATMENT:	100/SF
SLEEPING AREAS:	120/SF
<b>BUILDING OCCUPANT LOAD:</b>	
FIRST FLOOR:	210 OCCUPANTS
SECOND FLOOR (OFFICES):	74 OCCUPANTS
<b>TOTAL:</b>	<b>384 OCCUPANTS</b>

### SHEET INDEX

01-GENERAL	COVER PAGE
CS- G-000	OVERALL CAMPUS PLAN
CS- G-001	ENLARGED CAMPUS PLAN
CS- G-002	
04-ARCHITECTURE	
CS- A-010	SITE DEMOLITION PLAN
CS- A-011	SITE RENOVATION PLAN
CS- A-100	EXISTING FIRST LEVEL FLOOR PLAN
CS- A-101	FIRST LEVEL FLOOR PLAN
CS- A-102	SECOND LEVEL FLOOR PLAN
CS- A-130	OVERALL RENOVATION ROOF PLAN
CS- A-201	EXTERIOR ELEVATIONS
CS- A-202	EXTERIOR RENDERINGS
CS- A-300	BUILDING SECTIONS
02-CIVIL	
CS- C-1	SITE PLAN
CS- C-2	GRADING PLAN
03-LANDSCAPE	
CS- L-100	OVERALL LANDSCAPE CONCEPT PLAN
CS- L-110	LANDSCAPE ENLARGEMENTS CONCEPT PLAN
CS- L-120	LANDSCAPE ENLARGEMENTS CONCEPT PLAN
CS- L-130	LANDSCAPE CONCEPT DETAILS
CS- L-140	EXISTING TREE AND LANDSCAPE DEMOLITION PLAN
CS- L-150	PROPOSED PLANT PALETTE
CS- L-160	PARTIAL PLANT PALETTE
05-ELECTRICAL	
CS- E-1	SITE LIGHTING PLAN
Grand total:	22

### DEFERRED SUBMITTALS

1.	FIRE SPRINKLERS	1 / A101	SHEET NUMBER
2.	FIRE ALRM	1 / A101	SHEET NUMBER

### SYMBOLS

	Name	Elevation	ELEVATION IN SECTION OR ELEVATION POINT OF REFERENCE
	Name	Elevation	ELEVATION IN PLAN POINT OF REFERENCE
	Room name	101	ROOM NAME ROOM NUMBER
		11	WALL TYPES
			NOTE LEADER LINE
			REFERENCE NORTH ARROW
			NORTH ARROW

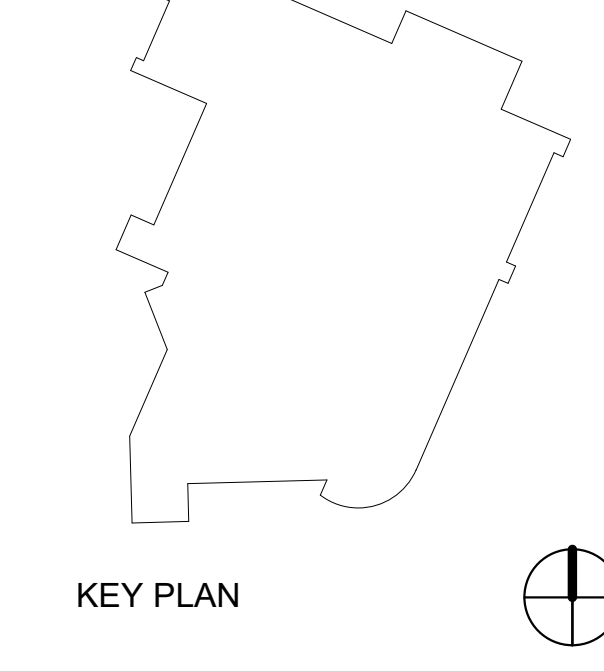
### PARKING SUMMARY

CITY OF LA MESA PARKING CODE CHAPTER 24.04 OF CITY OF LA MESA CODE OF ORDINANCES, APRIL 2019

EXISTING PARKING		NEW PARKING	
OFF STREET PARKING	3,152 SPACES	24.04.050 OFF STREET PARKING REQUIREMENTS:	2 SPACES PER BED
ON STREET PARKING	80 SPACES	20 NET NEW BEDS	40 ADDITIONAL PARKING SPACES REQUIRED
TOTAL PROVIDED	3,232 SPACES	OFF STREET PARKING	3,232 SPACES
REQUIRED (OFF STREET ) PARKING	2,268 SPACES	REQUIRED (OFF STREET ) PARKING	2,308 SPACES
SURPLUS PARKING	964 SPACES	NEW SURPLUS PARKING	924 SPACES

### BUILDING AREAS:

EXISTING BUILDING AREA:	37,581 SQUARE FEET
DEMOLITION AREA:	6,091 SQUARE FEET
EXISTING BUILDING AREA AFTER DEMOLITION:	31,490 SQUARE FEET TYPE VA (1 STORY)
PROPOSED ADDITIONS:	1,618 S.F. TYPE VA (1 STORY)
	17,772 S.F. YPE IIA (2 STORY)
	9,084 S.F. FIRST FLOOR
	8,688 S.F. SECOND FLOOR
	4,792 S.F. TUNNEL FOR FUTURE LINK
<b>TOTAL ADDITION AREA:</b>	<b>20,182 S.F.</b>
<b>TOTAL BUILDING AREA - EXISTING + ADDITION:</b>	<b>51,672 SQUARE FEET</b>
<b>PROPOSED HEIGHT:</b>	TOP OF ROOF PARAPET: 36'-6"
<b>HOSPITAL LICENSE - BED COUNT SUMMARY</b>	
LICENSED CAPACITY	524 BEDS
GENERAL ACUTE CARE	448 BEDS
INTENSIVE CARE	70 BEDS
REHABILITATION	30 BEDS
INTENSIVE CARE NEWBORN	24 BEDS
PERINATAL	24 BEDS
CORONARY CARE	5 BEDS
UNSPECIFIED GENERAL ACUTE CARE	295 BEDS
ACUTE PSYCHIATRIC	46 BEDS
SKILLED NURSING	30 BEDS



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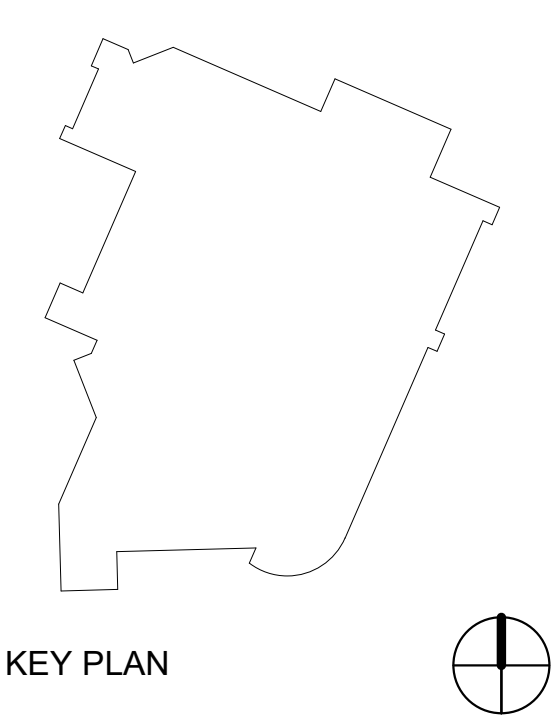
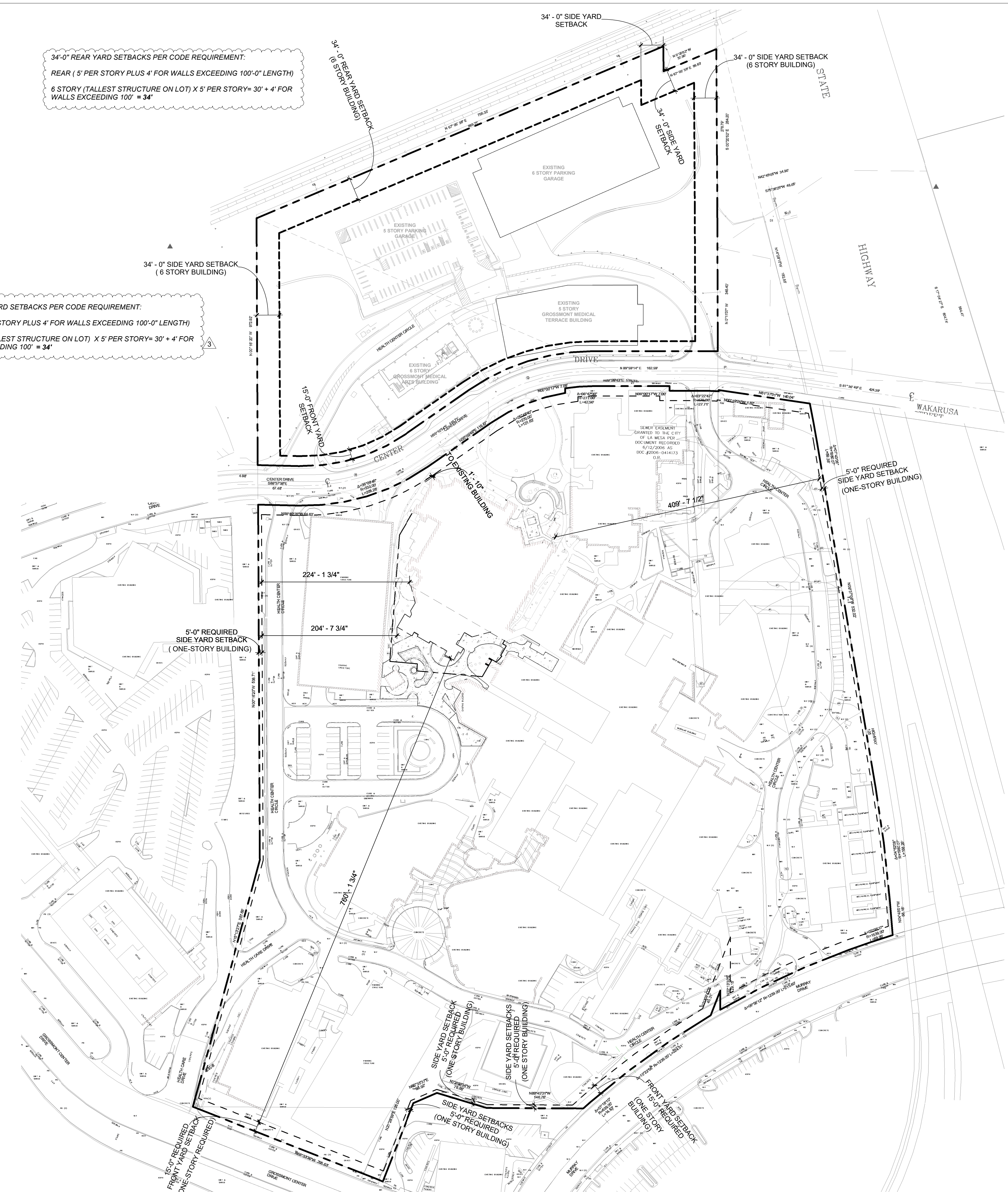
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ISSUE	DATE
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BACKCHECK 1	11/18/22
BACKCHECK 2	3/24/22
BACKCHECK 3	6/07/22
BACKCHECK 4	7/17/22

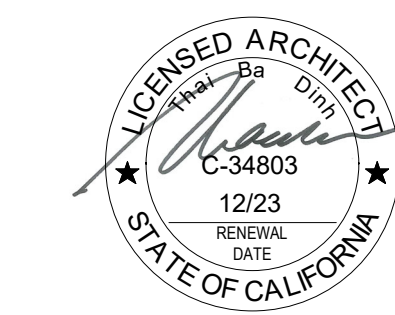
CS- G-000

34'-0" REAR YARD SETBACKS PER CODE REQUIREMENT:  
 REAR (5' PER STORY PLUS 4' FOR WALLS EXCEEDING 100'-0" LENGTH)  
 6 STORY (TALLEST STRUCTURE ON LOT) X 5' PER STORY = 30' + 4' FOR WALLS EXCEEDING 100' = 34'

34'-0" SIDE YARD SETBACKS PER CODE REQUIREMENT:  
 SIDE (5' PER STORY PLUS 4' FOR WALLS EXCEEDING 100'-0" LENGTH)  
 6 STORY (TALLEST STRUCTURE ON LOT) X 5' PER STORY = 30' + 4' FOR WALLS EXCEEDING 100' = 34'



ISSUE	DATE
BACKCHECK 3	6/07/22



**BLDG-05368 - PHYSICAL REHABILITATION ELECTRICAL TRANSFORMER VAULT BLDG 07A**  
CONSTRUCTION TYPE: VA  
CLASSIFICATION: OSHPD 1 (IN SERVICE)  
(SPC: 4S / NPC: 2)

**BLDG-02104 - PHYSICAL REHABILITATION UNIT, BLDG. 07**  
CONSTRUCTION TYPE: VA  
CLASSIFICATION: OSHPD 1 (IN SERVICE)  
(SPC: 4 / NPC: 2)

**BLDG-02099 - WEST WING - WEST, BLDG. 02A**  
CONSTRUCTION TYPE: N/A  
CLASSIFICATION: OSHPD 1 (IN SERVICE)  
(SPC: 2 / NPC: 2)

**BLDG-02622 - MAIN ENTRY, BLDG. 09**  
CONSTRUCTION TYPE: N/A  
CLASSIFICATION: OSHPD 1 (IN SERVICE)  
(SPC: 4 / NPC: 2)

**BLDG-03767 - WEST WING - EAST, BLDG. 02B**  
CONSTRUCTION TYPE: N/A  
CLASSIFICATION: OSHPD 1 (IN SERVICE)  
(SPC: 2 / NPC: 2)

**BLDG-02101 - SOUTH WING, BLDG. 04**  
CONSTRUCTION TYPE: N/A  
CLASSIFICATION: OSHPD 1 (IN SERVICE)  
(SPC: 2 / NPC: 2)

**BLDG-05678 - UTILITY TUNNEL, BLDG. 16**  
CONSTRUCTION TYPE: N/A  
CLASSIFICATION: OSHPD 1 (IN SERVICE)  
(SPC: 2 / NPC: 2)

**BLDG-05336 - ED/CCU AND ACNU BLDG., BLDG. 12**  
CONSTRUCTION TYPE: TYPE I A, FULLY SPRINKLERED  
CLASSIFICATION: OSHPD 1 (IN SERVICE)  
(SPC: 5 / NPC: 2)

**BLDG-05312-MENTAL HEALTH BUILDING, BLDG 11**  
CONSTRUCTION TYPE: N/A, SPRINKLERED  
CLASSIFICATION: OSHPD 5 ( ACUTE CARE PSYCH ONLY)  
SPC: N/A, NPC: N/A

**BLDG-03678 - OLD ADMINISTRATION BUILDING, BLDG. 10**  
CONSTRUCTION TYPE: N/A, SPRINKLERED  
CLASSIFICATION: OSHPD 1 (IN SERVICE)  
(SPC: 2 / NPC: 2)

**BLDG-03768 - WEST WING / NORTH, BLDG. 02C**  
CONSTRUCTION TYPE: N/A  
CLASSIFICATION: OSHPD 1 (IN SERVICE)  
(SPC: 2 / NPC: 2)

**BLDG-03683 - WOMENS HEALTH CENTER, BLDG. 08**  
CONSTRUCTION TYPE: N/A  
CLASSIFICATION: OSHPD 1 (IN SERVICE)  
(SPC: 3 / NPC: 2)

**BLDG-02100 - NORTH WING, BLDG. 03**  
CONSTRUCTION TYPE: N/A  
CLASSIFICATION: OSHPD 1 (IN SERVICE)  
(SPC: 2 / NPC: 2)

**BLDG-02105 - MEETING ROOM ADDITION, BLDG. 08A**  
CONSTRUCTION TYPE: N/A  
CLASSIFICATION: OSHPD 1 (IN SERVICE)  
(SPC: 3 / NPC: 2)

**BLDG-03685 - EAST WING ADDITION, BLDG. 06A**  
CONSTRUCTION TYPE: N/A  
CLASSIFICATION: OSHPD 1 (IN SERVICE)  
(SPC: 4 / NPC: 2)

**BLDG-02103 - EAST WING, BLDG. 06**  
CONSTRUCTION TYPE: N/A  
CLASSIFICATION: OSHPD 1 (IN SERVICE)  
(SPC: 4 / NPC: 2)

**BLDG-02829 - HEART AND VASCULAR CENTER, BLDG. 13**  
CONSTRUCTION TYPE: TYPE I A  
CLASSIFICATION: OSHPD 1 (IN SERVICE)  
(SPC: 5 / NPC: 4)

**BLDG-02830 - NEW CENTRAL PLANT, BLDG. 14**  
CONSTRUCTION TYPE: II B, FULLY SPRINKLERED  
CLASSIFICATION: OSHPD 1 (IN SERVICE)  
(SPC: 5 / NPC: 4)

**(E) REFUSE ENCLOSURES TO REMAIN**

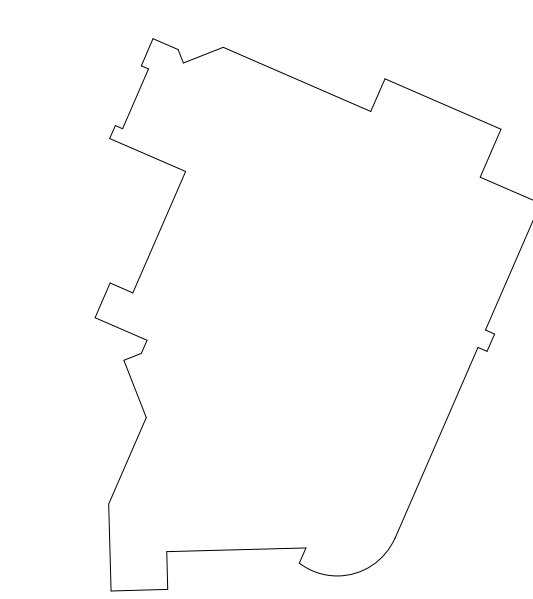
**BLDG-05764 - EMERGENCY GENERATOR 1, BLDG. 14A**  
CONSTRUCTION TYPE: N/A  
CLASSIFICATION: OSHPD 1 (NOT A BLDG. STRUCTURE)  
(SPC: N/A / NPC: N/A)

**BLDG-05765 - EMERGENCY GENERATOR 2, BLDG. 14B**  
CONSTRUCTION TYPE: N/A  
CLASSIFICATION: OSHPD 1 (NOT A BLDG. STRUCTURE)  
(SPC: N/A / NPC: N/A)

**BLDG-02102 - CENTRAL PLANT AND COOLING PLANT EXPANSION, BLDG. 5**  
CONSTRUCTION TYPE: N/A  
CLASSIFICATION: OSHPD 1 (IN SERVICE)  
(SPC: 4 / NPC: 2)

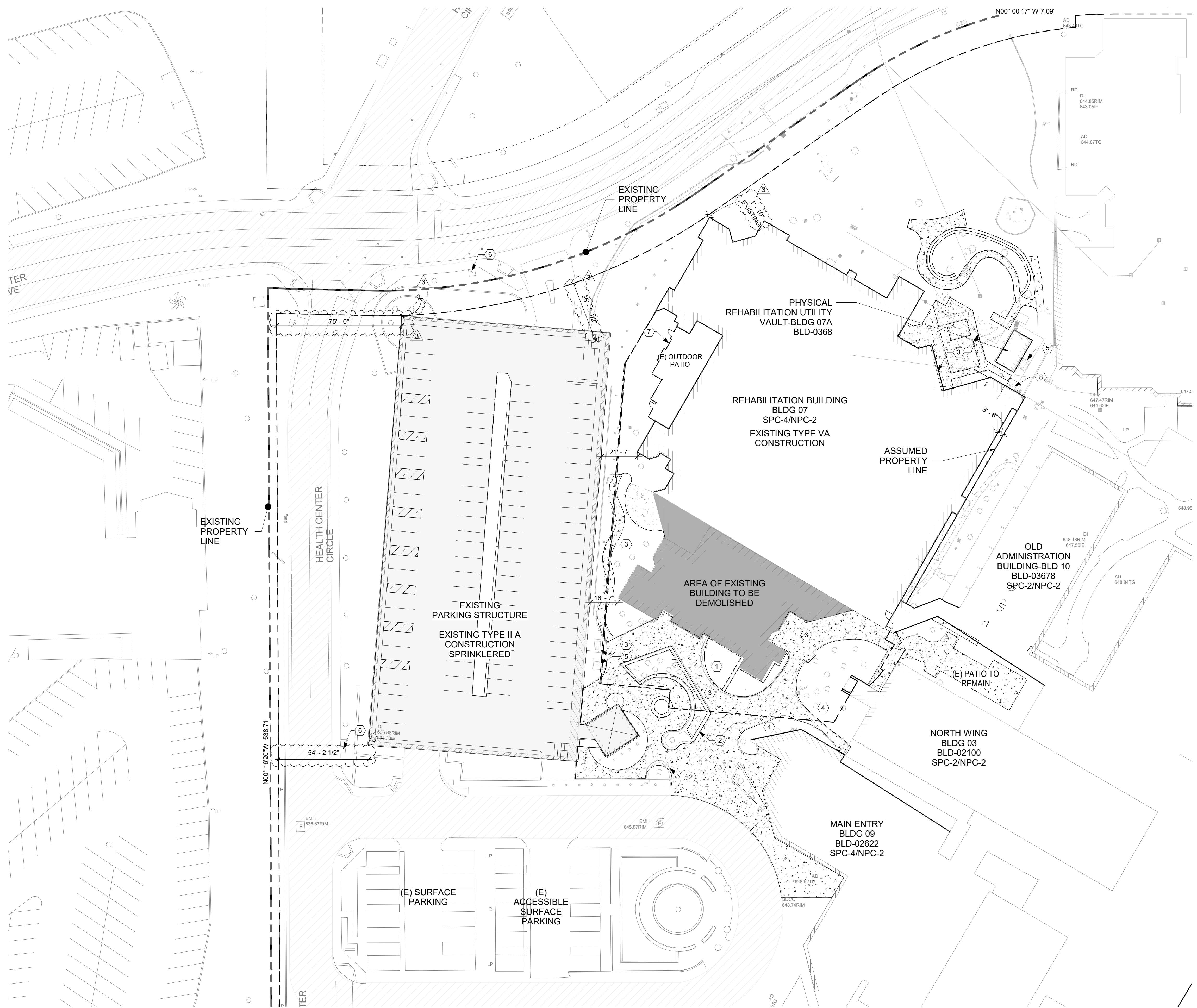
**BLDG-05510 - MRI/ ANGIO ADDITION, BLDG. 15**  
CONSTRUCTION TYPE: N/A  
CLASSIFICATION: OSHPD 1 (IN SERVICE)  
(SPC: 4 / NPC: 2)

**BLDG-02098 - EMERGENCY GENERATOR BUILDING, BLDG. 1**  
CONSTRUCTION TYPE: N/A  
CLASSIFICATION: OSHPD 1 (IN SERVICE)  
(SPC: 4 / NPC: 2)



KEY PLAN

ISSUE	DATE
1ST SUBMITTAL	11/12/21
BACKCHECK 1	11/18/21
BACKCHECK 2	03/24/22
BACKCHECK 3	6/07/22



**SITE PLAN LEGEND**

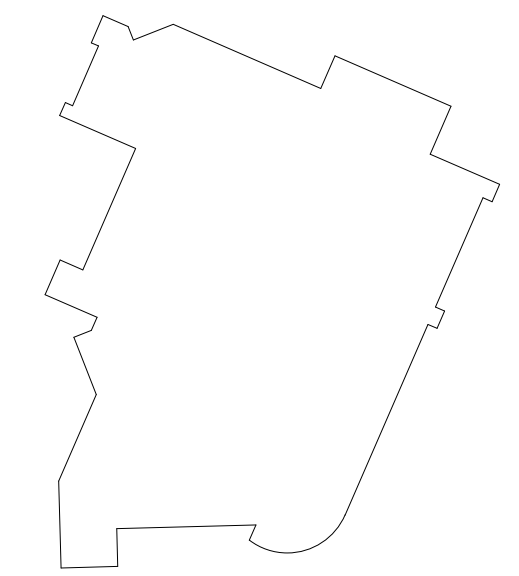
- PROPERTY LINE
- EXISTING BUILDING TO REMAIN
- DEMOLISHED

**GENERAL NOTES**

1. SEE CIVIL SHEET C-2 FOR GRADING AND ADDITIONAL SITE RENOVATION.



**MASCARI WARNER DINH Architects**  
 1717 Kettner Blvd., Suite 100  
 San Diego, California 92101  
 619.814.0080 Fax 619.814.0081



KEY PLAN

**KEYNOTES**

- ① EXISTING GARDEN TO BE REMOVED AND RELOCATED
- ② EXISTING PLANTER TO BE DEMOLISHED
- ③ EXISTING SIDEWALK TO BE DEMOLISHED
- ④ EXISTING LAWN AREA TO BE REMOVED
- ⑤ EXISTING ELECTRICAL VAULTS TO REMAIN
- ⑥ EXISTING FIRE HYDRANT TO REMAIN
- ⑦ EXISTING OUTDOOR FENCE TO REMAIN
- ⑧ EXISTING ABANDONED STEAM-LINE MANHOLE TO BE REMOVED



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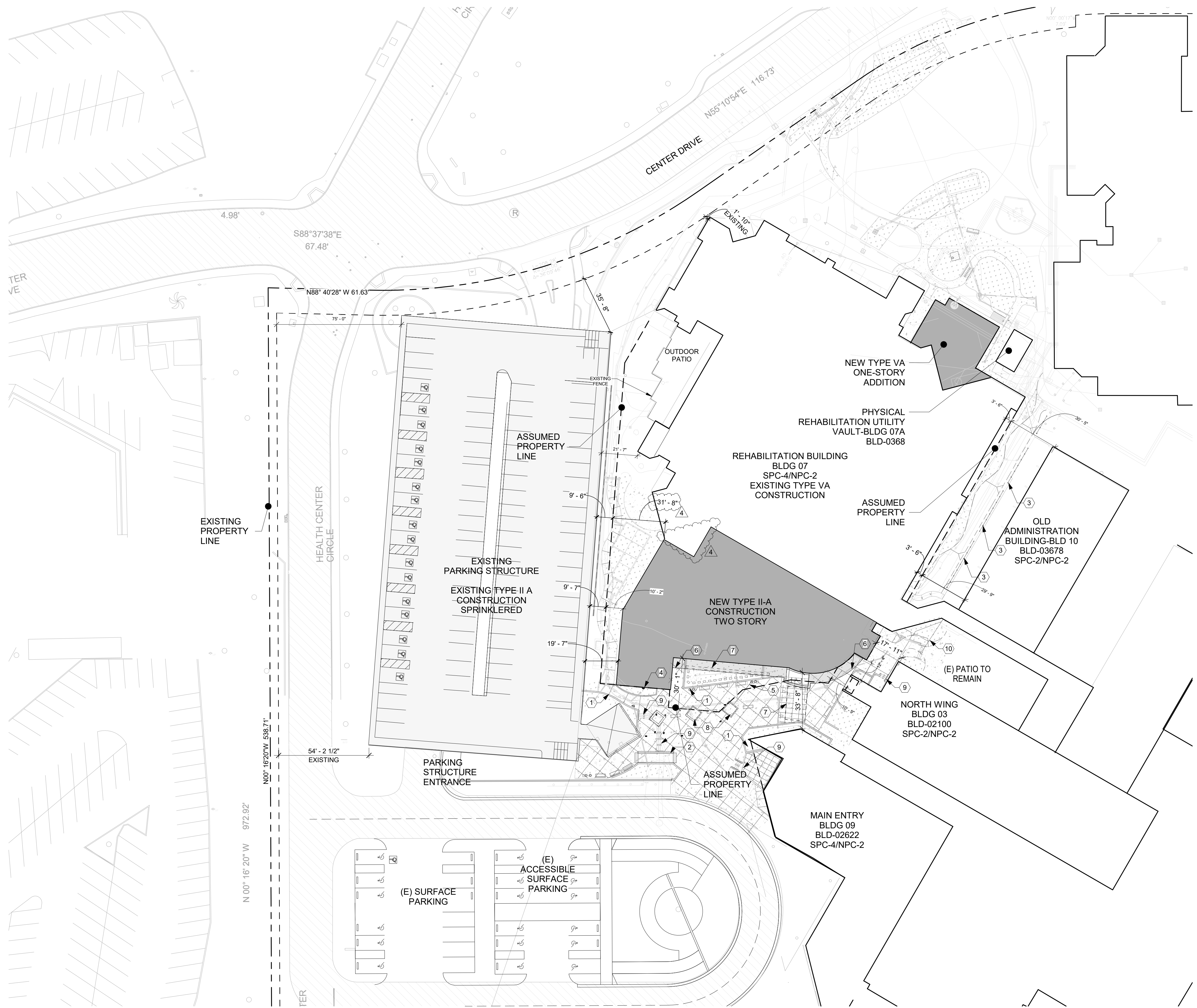
**NEUROSCIENCES CENTER**

TITLE SITE DEMOLITION PLAN

PROJECT NO. 2021001.10

ISSUE	DATE
1ST SUBMITTAL	11/12/21
BACKCHECK 1	11/18/21
BACKCHECK 3	6/07/22

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**SITE PLAN LEGEND**

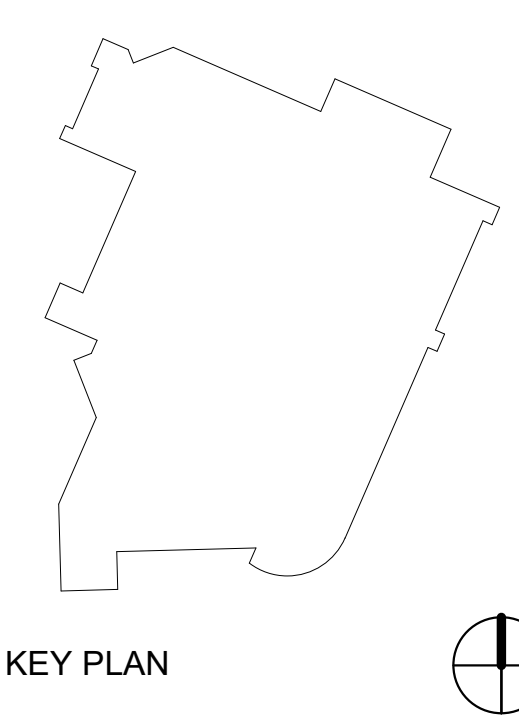
- PROPERTY LINE
- EXISTING BUILDING TO REMAIN
- FIRE LANE
- NEW ADDITION

**GENERAL NOTES**

1. SEE CIVIL SHEET C-2 FOR GRADING AND ADDITIONAL SITE RENOVATION.



MASCARI WARNER DINH  
Architects  
1717 Kettner Blvd., Suite 100  
San Diego, California 92101  
619.814.0080 Fax 619.814.0081



**KEYNOTES**

- 1 (N) 3'-0" MAX TALL PLANTER WALL, FOR DETAILS REFER TO LANDSCAPE DRAWINGS
- 2 (N) ACCESSIBLE RAMPS
- 3 (N) 6' PRIVACY FENCE PER LANDSCAPE
- 4 (N) GREEN VEGETATION WALL, FOR DETAILS REFER TO LANDSCAPE DRAWINGS
- 5 (N) OUTDOOR SEATING BENCHES, REFER TO LANDSCAPE DRAWINGS FOR DETAILS
- 6 (N) EXTERIOR HORIZONTAL "EYE-BROW" & "HALO", FOR MATERIAL PLEASE REFER TO EXTERIOR ELEVATIONS
- 7 (N) BUILDING SIGNAGE PLEASE REFER TO EXTERIOR ELEVATIONS FOR MATERIAL & SIZE
- 8 (N) LOW PLANTER FOR DETAILS REFER TO LANDSCAPE DRAWINGS
- 9 (N) EXTERIOR STAIRS FOR DETAILS AND FINISH REFER TO LANDSCAPE DRAWINGS
- 10 (E) FENCE TO BE REMOVED AND REINSTALLED UPON COMPLETION OF CONSTRUCTION



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**NEUROSCIENCES CENTER**

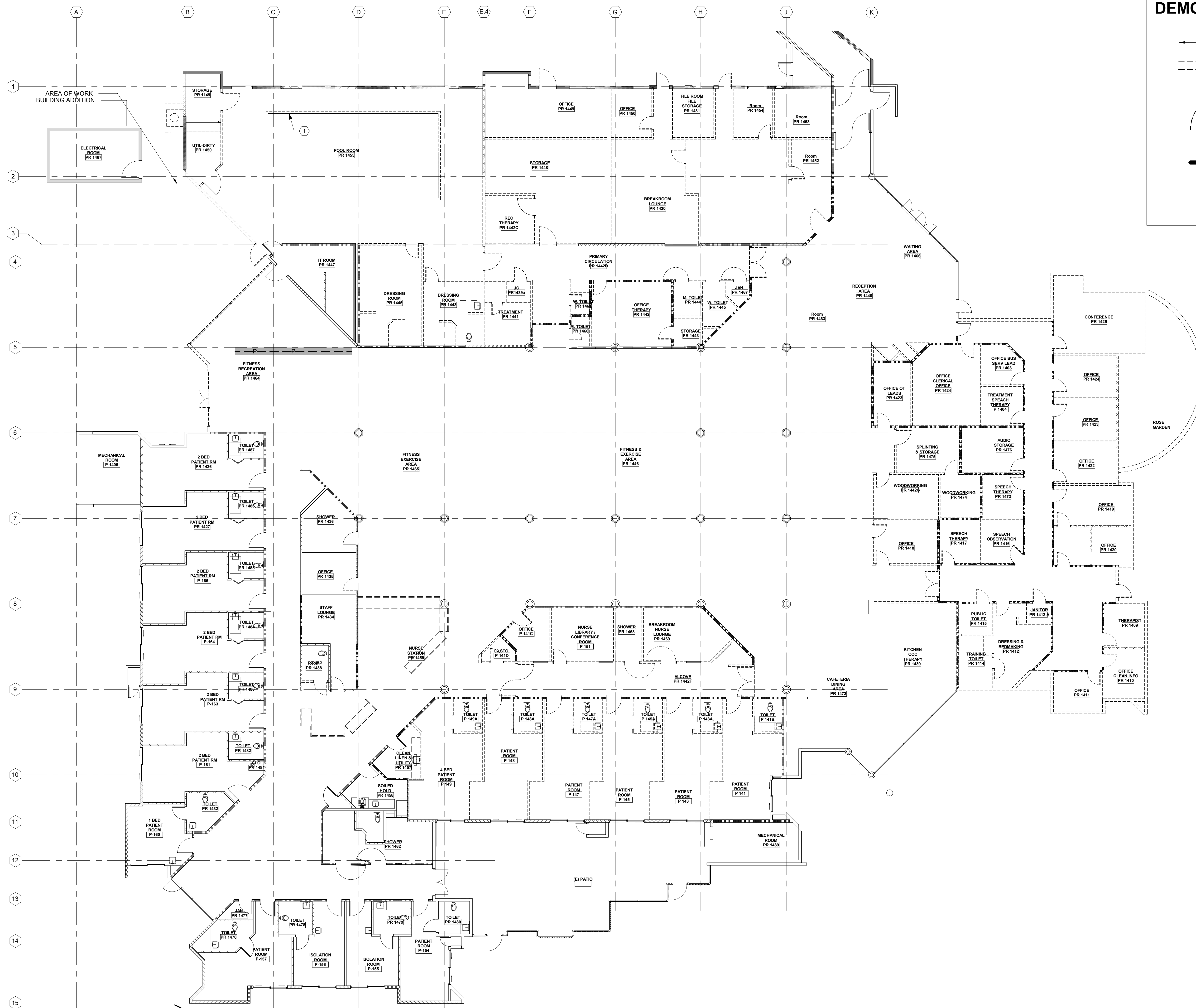
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PROJECT NO. 2021001.10

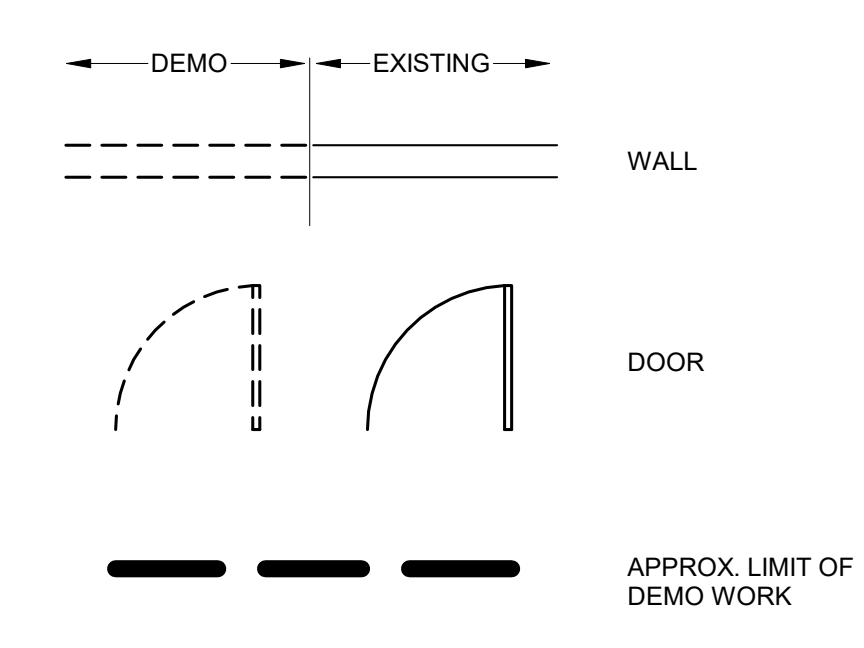
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BACKCHECK 4	7/17/22

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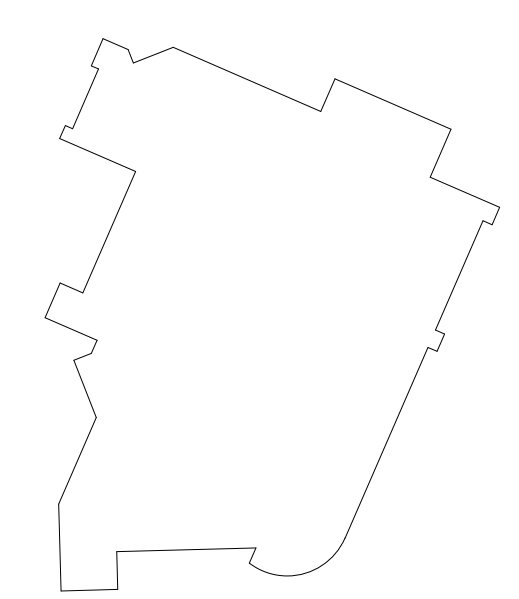
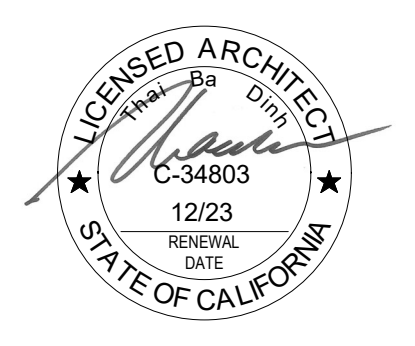


**DEMOLITION LEGEND**



MASCARI WARNER DINH  
Architects

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San Diego, California 92101  
619.814.0080 Fax 619.814.0081



KEY PLAN

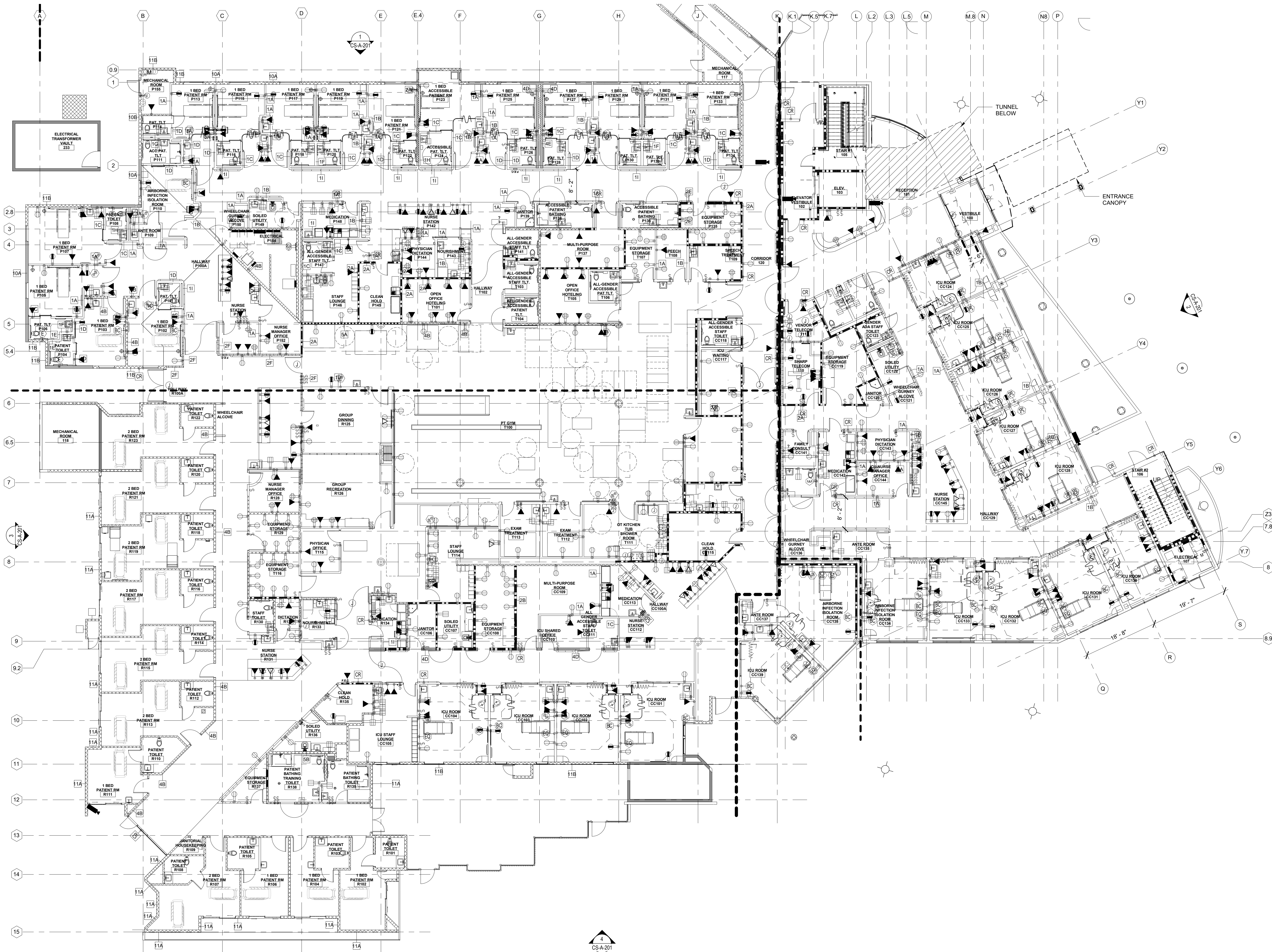
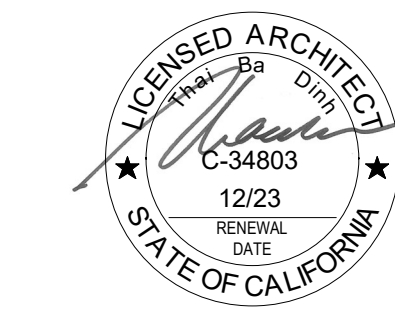
**SHARP** Grossmont  
Hospital

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**NEUROSCIENCES CENTER**

TITLE EXISTING FIRST LEVEL FLOOR PLAN  
PROJECT NO. 2021001.10

ISSUE	DATE
1ST SUBMITTAL	11/12/21
BACKCHECK 1	02/11/22



KEY PLAN



**SHARP** Grossmont  
Hospital

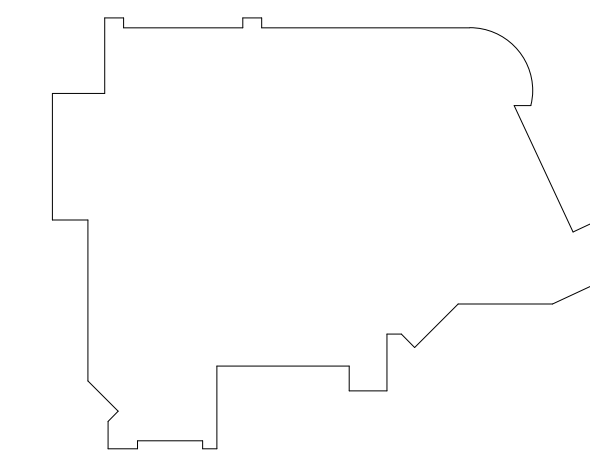
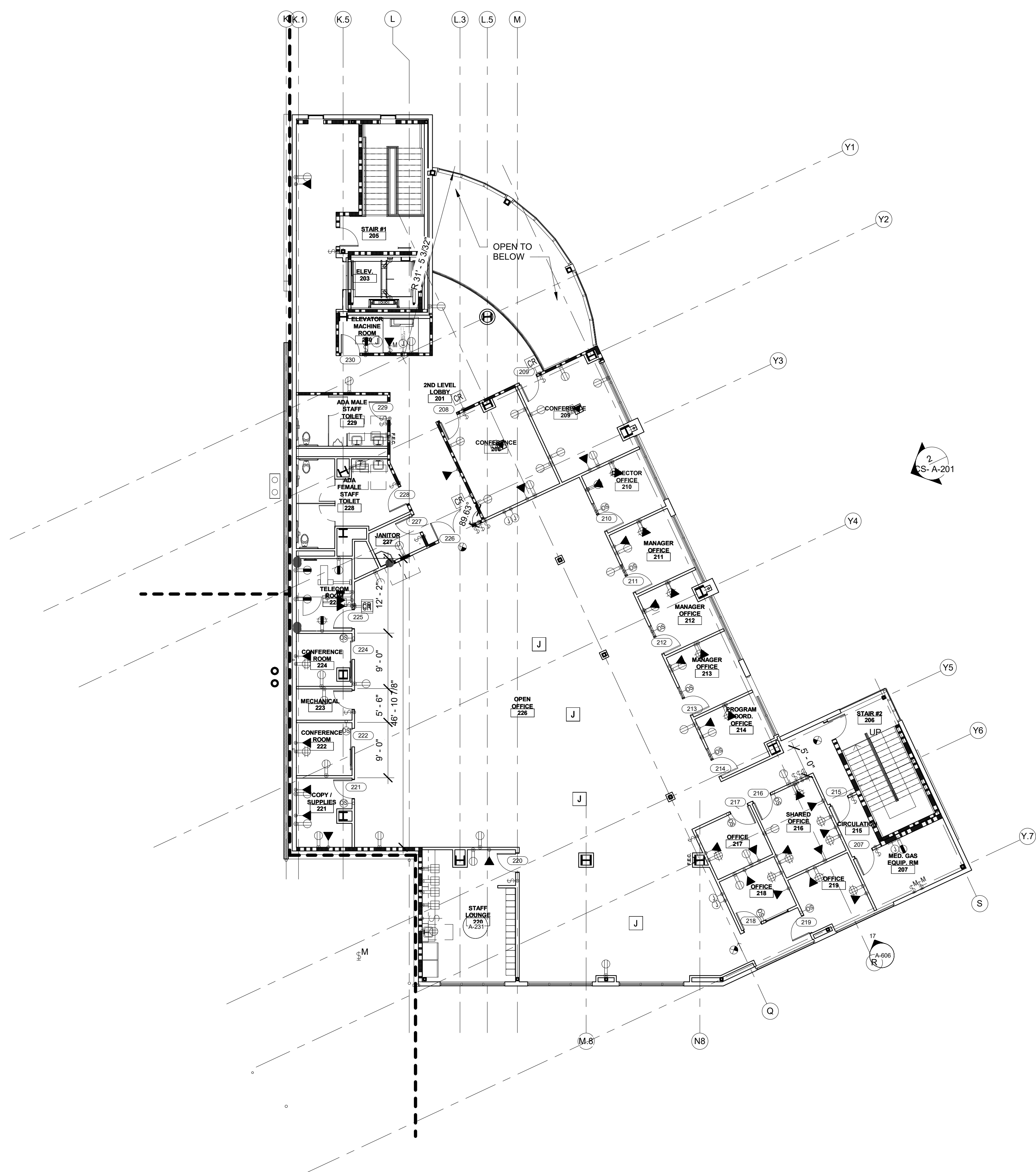
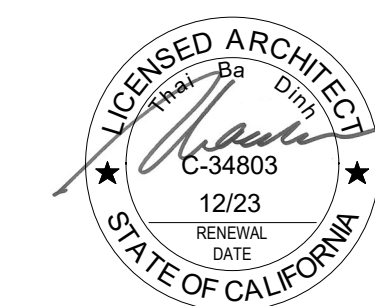
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NEUROSCIENCES CENTER

TITLE FIRST LEVEL FLOOR PLAN

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ISSUE	DATE
1ST SUBMITTAL	11/12/21
BACKCHECK 1	02/11/22



KEY PLAN

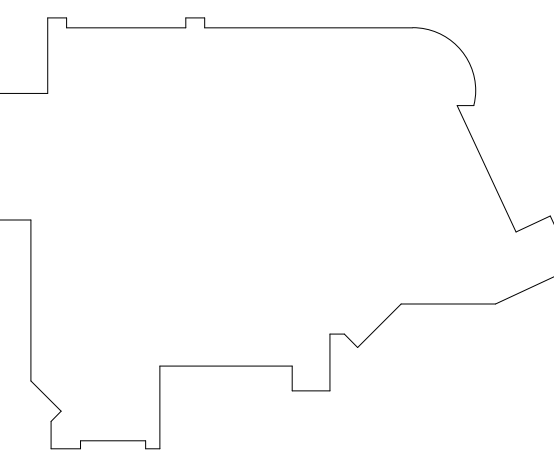
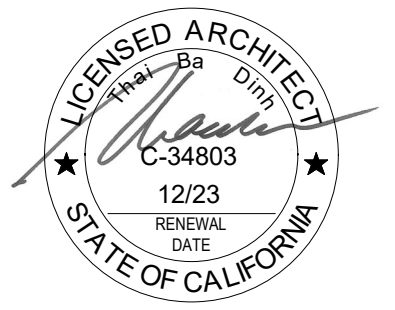
NEUROSCIENCES CENTER

TITLE SECOND LEVEL FLOOR PLAN  
PROJECT NO. 2021001.10

ISSUE	DATE
1ST SUBMITTAL	11/12/21
BACKCHECK 1	02/11/22

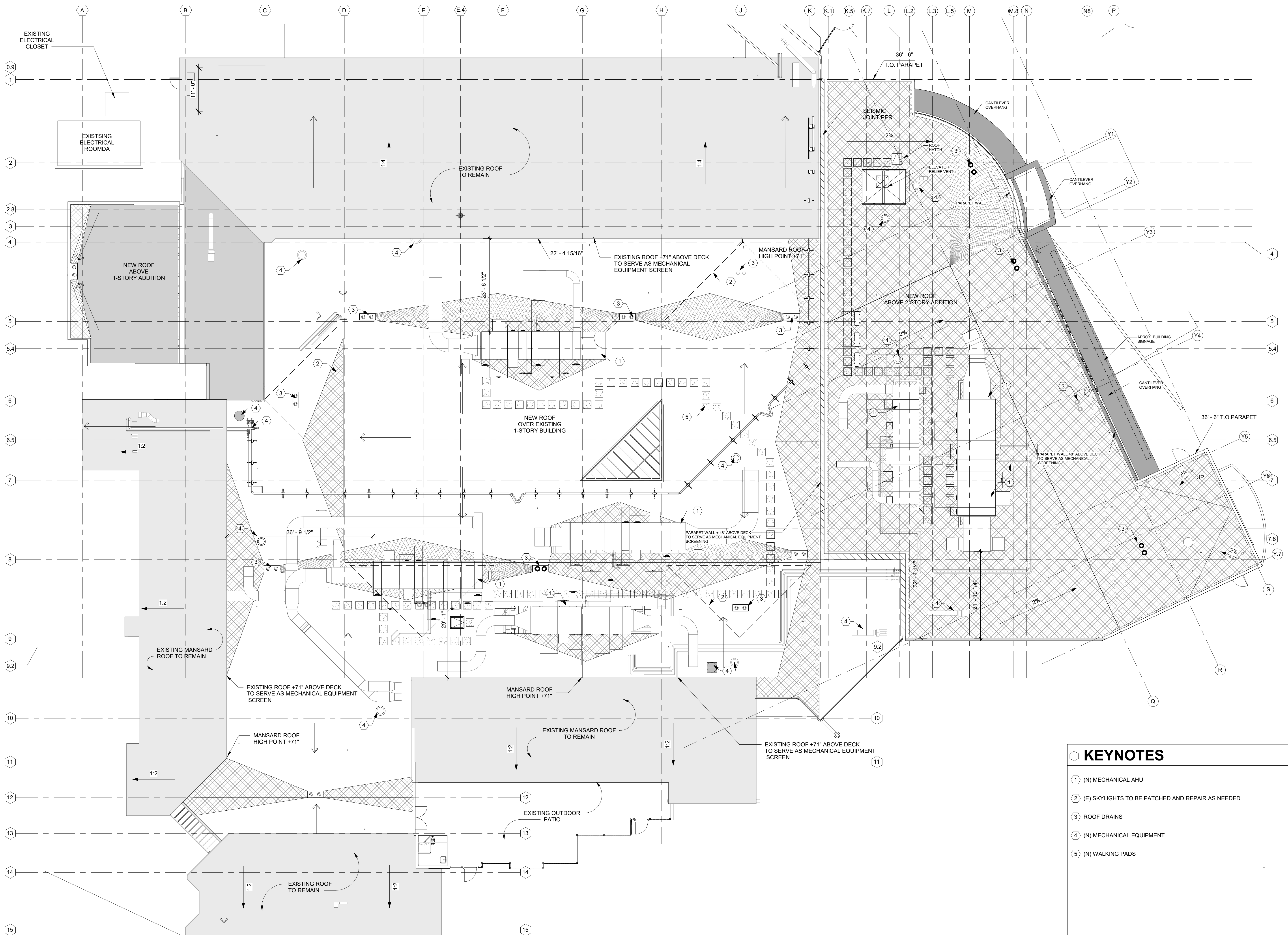
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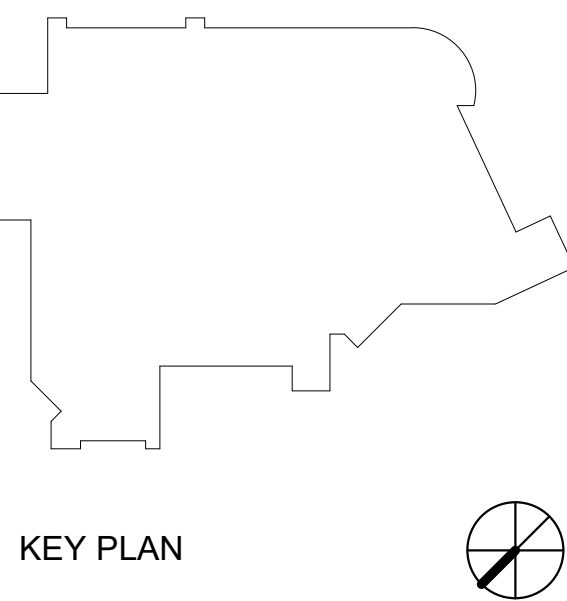
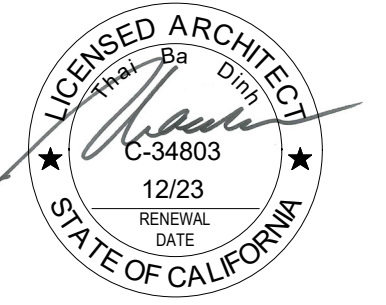
ISSUE	DATE
1ST SUBMITTAL	11/12/21
BACKCHECK 1	11/18/21



**KEYNOTES**

- 1 (N) MECHANICAL AHU
- 2 (E) SKYLIGHTS TO BE PATCHED AND REPAIR AS NEEDED
- 3 ROOF DRAINS
- 4 (N) MECHANICAL EQUIPMENT
- 5 (N) WALKING PADS

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KEY PLAN

NEUROSCIENCES CENTER

TITLE EXTERIOR ELEVATIONS

PROJECT NO. 2021001.10

ISSUE	DATE
1ST SUBMITTAL	11/12/21
BACKCHECK 1	11/18/22
BACKCHECK 2	3/24/22

**ELEVATION LEGEND**

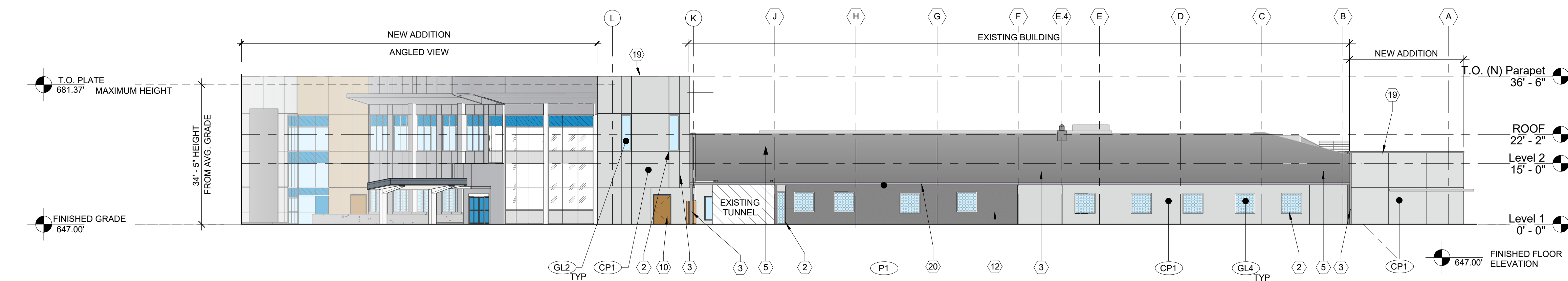
- M1 INSULATED METAL PANEL GRAY SPARKLE # UC125548
- CP1 EXTERIOR CEMENT PLASTER STO COLOR # 16002
- P1 EXTERIOR PAINT ROOF FASCIA AND GUTTER GRAYISH # SW6001
- GL1 CLEAR - INSULATED LOW-E GLASS
- GL1-S GRAY SPANDREL - INSULATED LOW-E GLASS
- GL2 AZURIA GLASS
- GL3 SOLARBLUE GLASS - SPANDREL GLASS
- GL4 FRIT GLASS
- EXTERIOR GRAY COLORED EXPANSION JOINT
- CONTROL JOINT

**KEYNOTES**

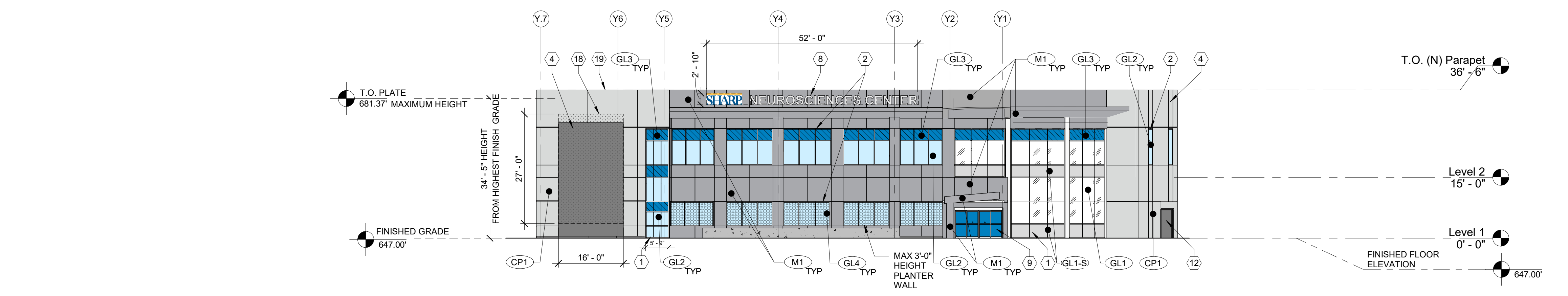
- 1 ALUMINUM CURTAIN WALL SYSTEM. FINISH COLOR: GRAY SPARKLE # UC125548
- 2 ALUMINUM STOREFRONT WINDOW, FACTORY FINISH CLEAR ANODOIZE
- 3 EXPANSION JOINT
- 4 CONTROL JOINT
- 5 EXISTING ROOF TO REMAIN
- 6 3'-0" (MAX) TALL CONCRETE PLANTER WALL. REFER TO LANDSCAPE DWGS.
- 7 EXISTING ADDITION BEYOND
- 8 EXTERIOR SIGN (122 S.F.): INTERNALLY ILLUMINATED (WHITE LED) CHANNEL LETTERS WITH ALUMINUM RETURNS PAINTED TO MATCH EXTERIOR METAL PANELS AT BUILDING FACE. LETTER FACES TO BE WHITE ACRYLIC WITH SURFACE APPLIED TRANSLUCENT/PERFORATED VINYL COLOR OVERLAYS. 'SHARP' SIGN: INTERNALLY ILLUMINATED (WHITE LED) CHANNEL LETTERS. LETTER PLEX FACES TO BE WHITE ACRYLIC WITH SURFACE APPLIED TRANSLUCENT VINYL WITH WHITE TRIM CAP AND RETURNS. RETURNS PAINTED TO MATCH VINYL FACE. FACE COLOR: 230-97 DELF BLUE WITH WHITE INLINE. -TOP BAR: FACE TO BE 230-25 'SUNFLOWER' WITH YELLOW TRIM CAP AND RETURNS TO MATCH.
- 9 MAIN ENTRY. AUTOMATIC SLIDING GLASS DOUBLE DOORS. CLEAR GLASS PANELS WITH ALUMINUM FRAME AND FACTORY FINISH CLEAR ANODOZIED
- 10 HOLLOW METAL DOOR WITH ALUMINUM DOOR FRAME, FACTORY FINISH CLEAR ANODOIZE.
- 11 GLASS DOUBLE DOOR WITH ALUMINUM DOOR FRAME, FACTORY FINISH CLEAR ANODOIZE
- 12 EXISTING EXTERIOR WALL TO BE PATCHED REPAIRED AND REPAINTED WITH STO COLOR # 16002
- 13 EXISTING HOLLOW METAL SLIDERS TO REMAIN.
- 14 EXISTING EXTERIOR STUCCO TO BE REPAINTED TO STO COLOR # 16002
- 15 EXISTING EXTERIOR BRONZE COLOR STORE-FRONT SYSTEM TO REMAIN
- 16 EXISTING EXTERIOR BRONZE COLOR SLOPED STORE-FRONT SYSTEM AT WEST ENTRANCE TO REMAIN
- 17 NOT USED.
- 18 'LIVING WALL' WITH GREEN-SCREEN STRUCTURE
- 19 ALUMINUM COPING. FINISH TO MATCH STOREFRONT FRAMES
- 20 EXISTING ROOF FASCIA AND GUTTER TO BE REPAINTED

**GENERAL NOTES**

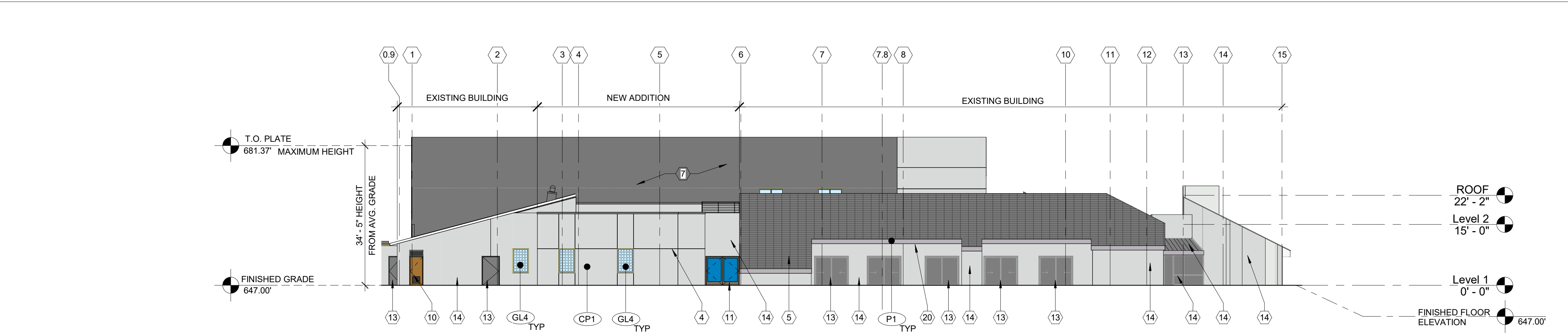
PARAPET WALL HEIGHT IS TALL ENOUGH TO SERVE AS ROOF SCREEN. MECHANICAL EQUIPMENT IS NOT VISIBLE FROM GRADE



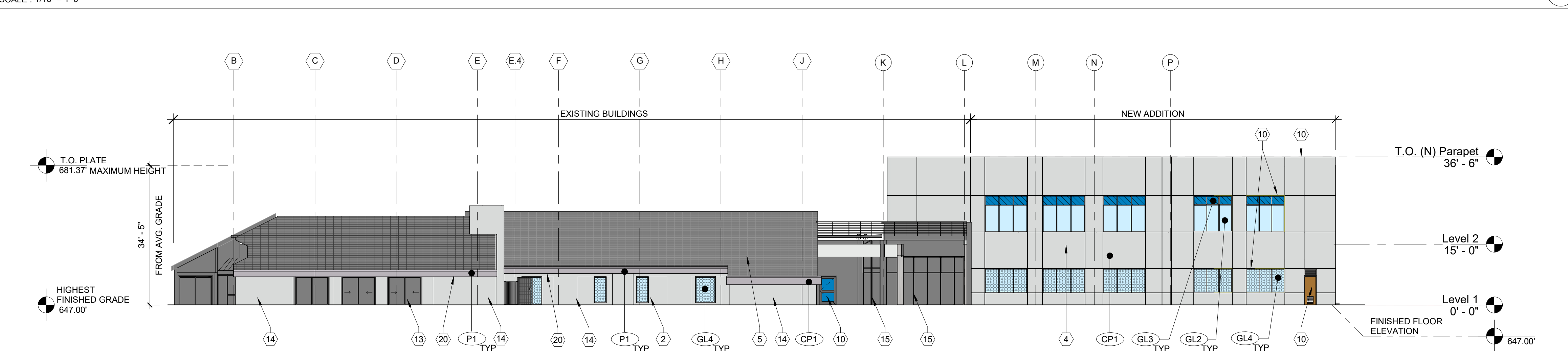
**SOUTHEAST**  
SCALE: 1/16" = 1'-0"



**SOUTHWEST**  
SCALE: 1/16" = 1'-0"

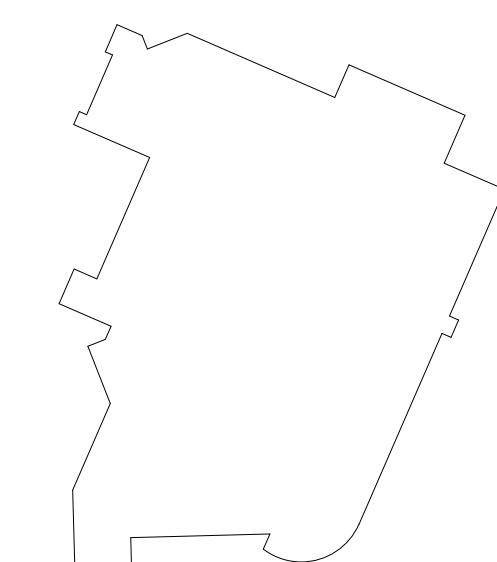
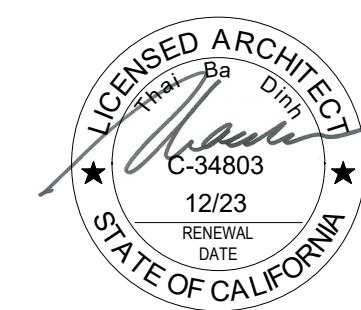


**NORTHEAST**  
SCALE: 1/16" = 1'-0"



**NORTHWEST**  
SCALE: 1/16" = 1'-0"

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KEY PLAN



**SHARP** Grossmont  
Hospital

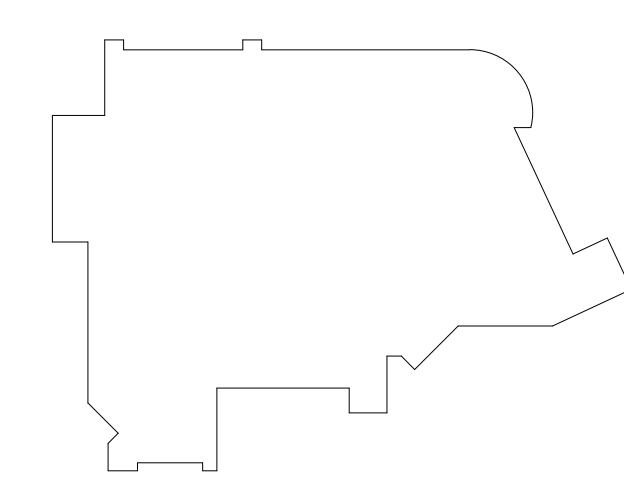
5555 GROSSMONT CENTER DR.  
LA MESA, CA 91942

NEUROSCIENCES CENTER

TITLE EXTERIOR RENDERINGS

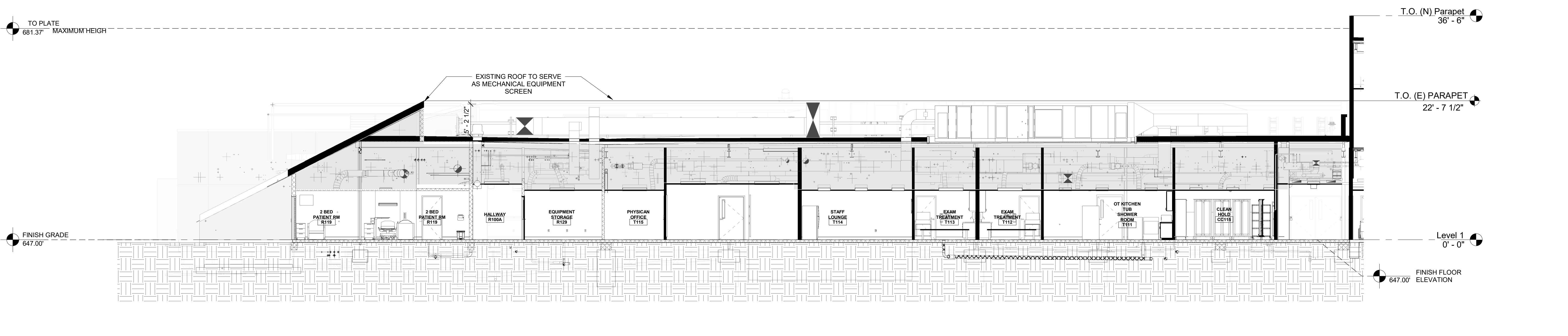
PROJECT NO. 2021001.10

ISSUE	DATE
1ST SUBMITTAL	11/12/21
BACKCHECK 1	02/11/22

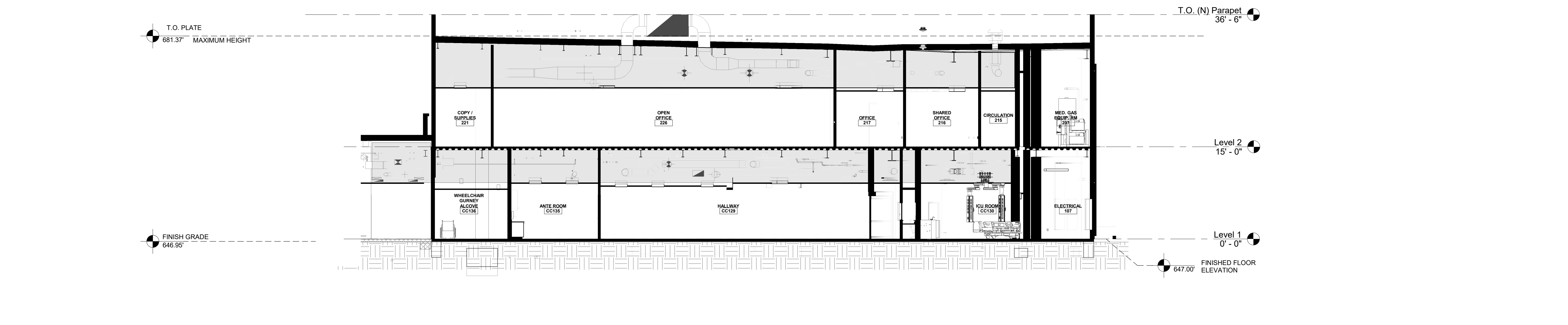


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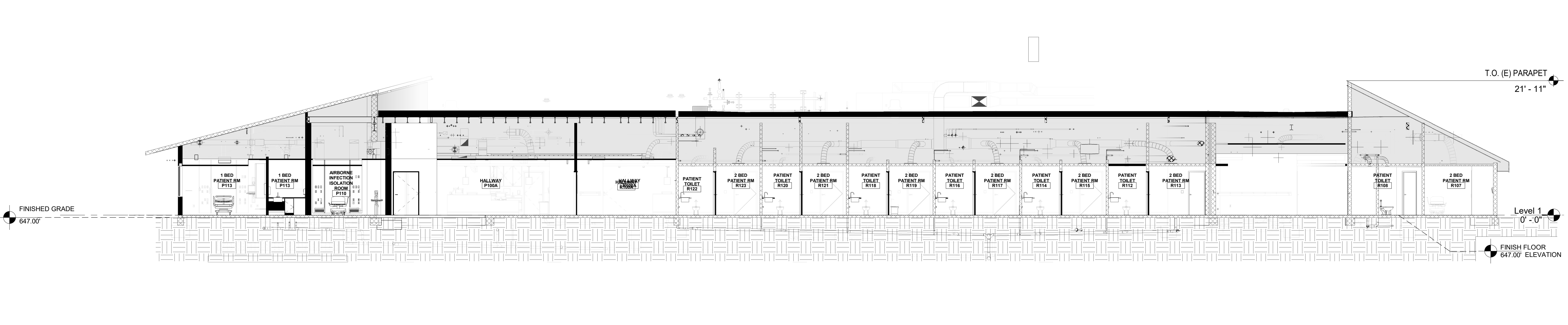
ISSUE	DATE
1ST SUBMITTAL	11/12/21
BACKCHECK 1	02/11/22
BACKCHECK 2	03/24/22



**EAST / WEST SECTION A**  
SCALE: 1/8" = 1'-0" 1

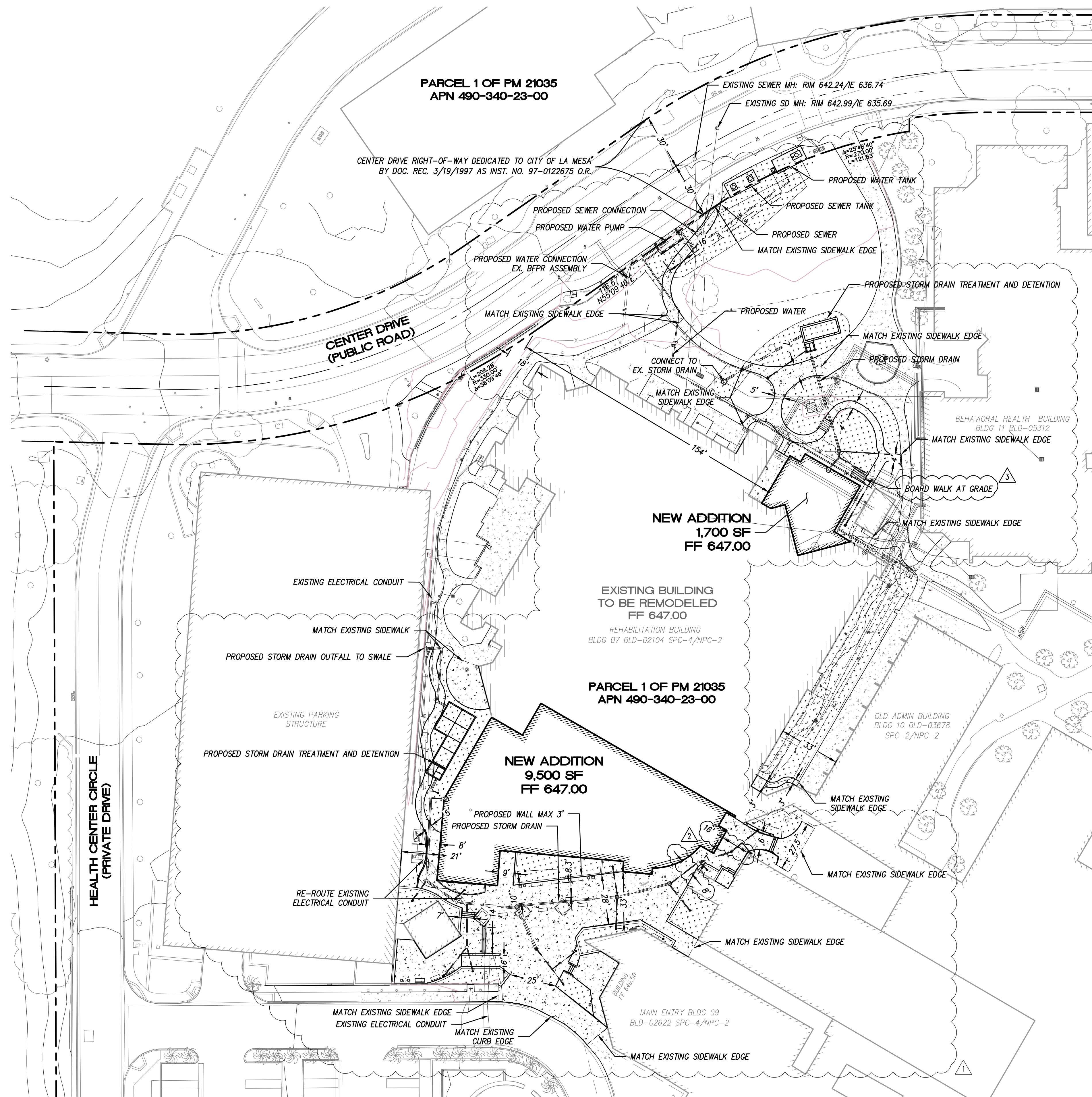
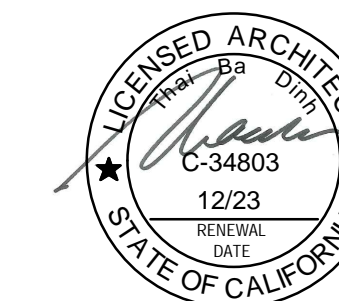


**EAST / WEST SECTION B**  
SCALE: 1/8" = 1'-0" 2



**NORTH / SOUTH SECTION**  
SCALE: 1/8" = 1'-0" 3

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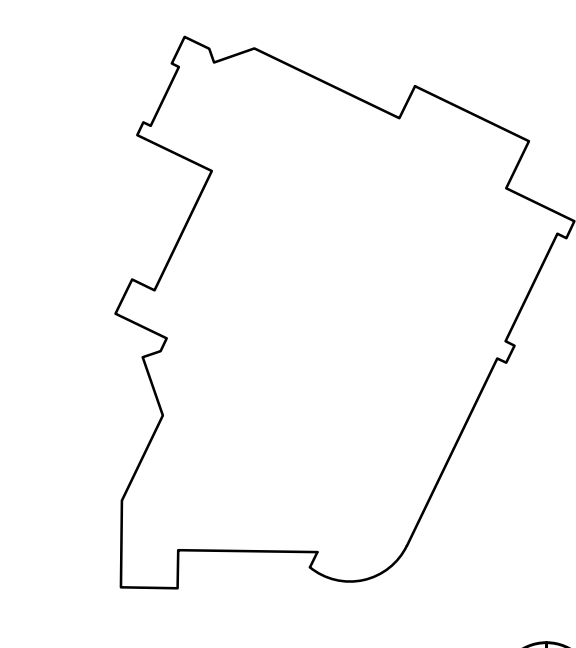


**LEGEND**

- PROPERTY LIMITS  
 PROPOSED PCC SIDEWALK  
 PROPOSED LANDSCAPING  
 PROPOSED RETAINING WALL  
 PROPOSED RAISED PLANTER

**UTILITY LENGTH ESTIMATES**

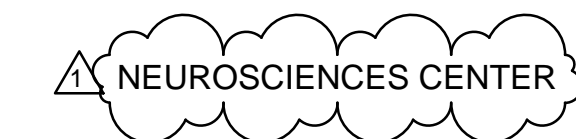
STORM DRAIN = 550'  
 SEWER = 45'



KEY PLAN

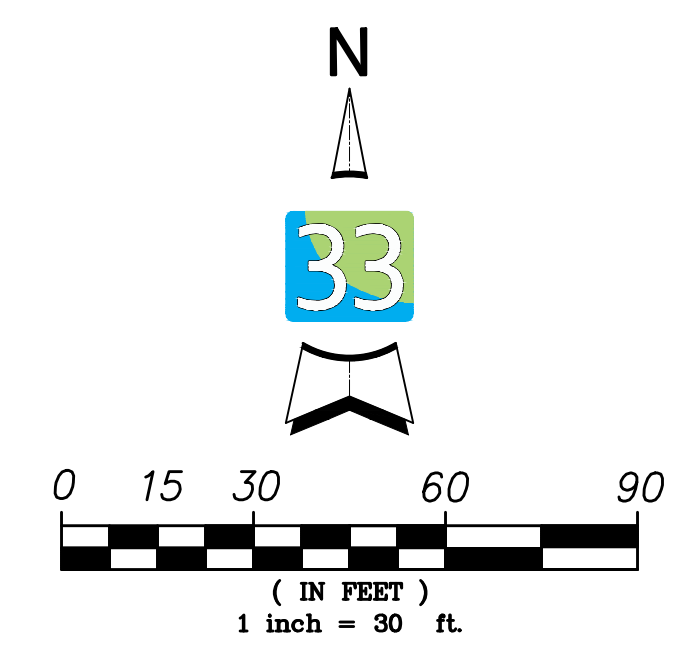


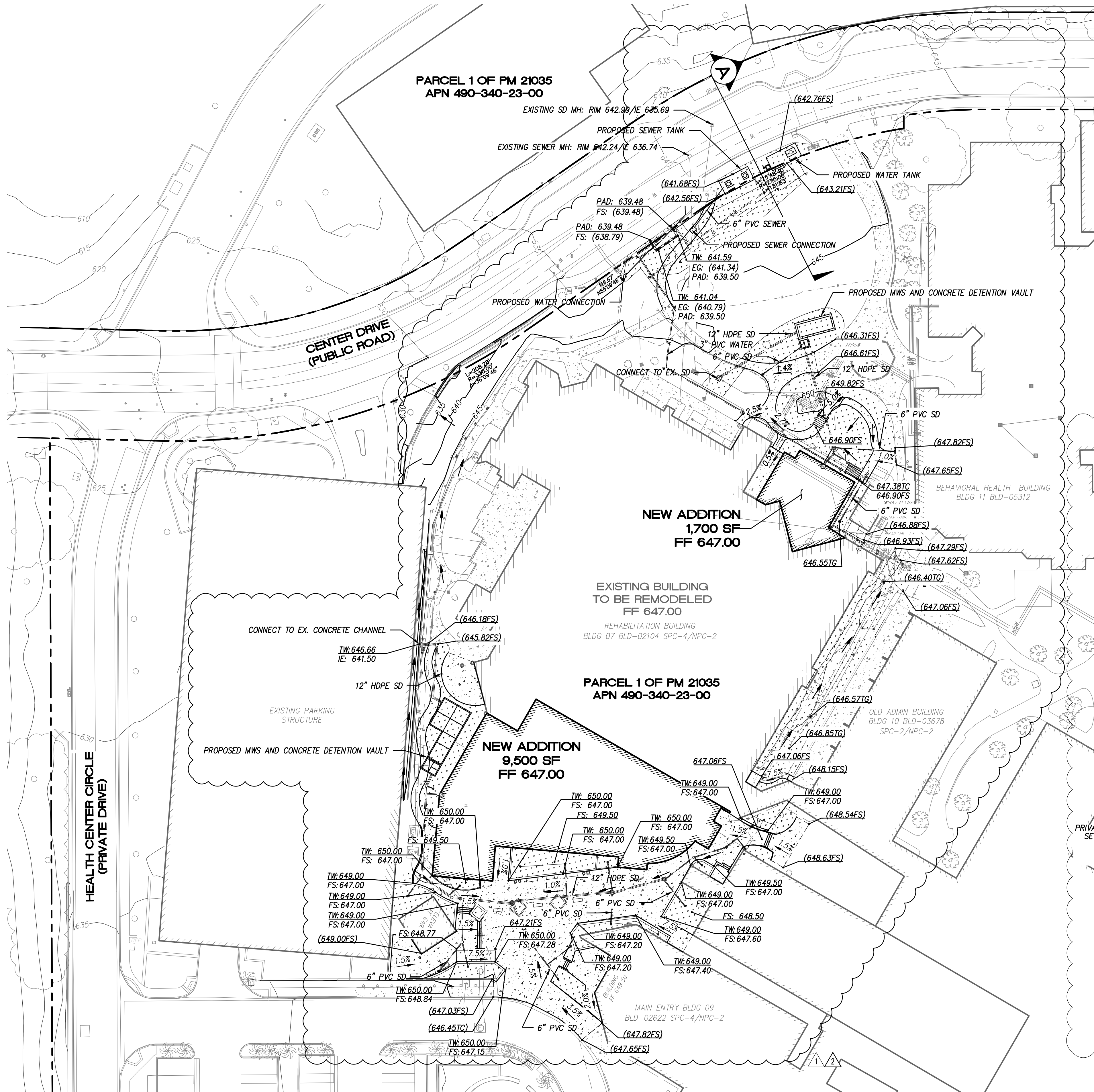
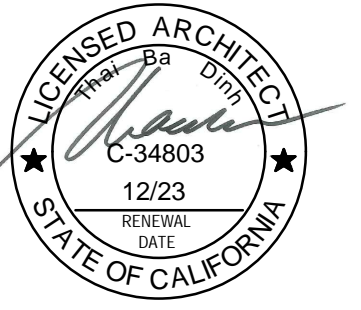
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LA MESA, CA 91942



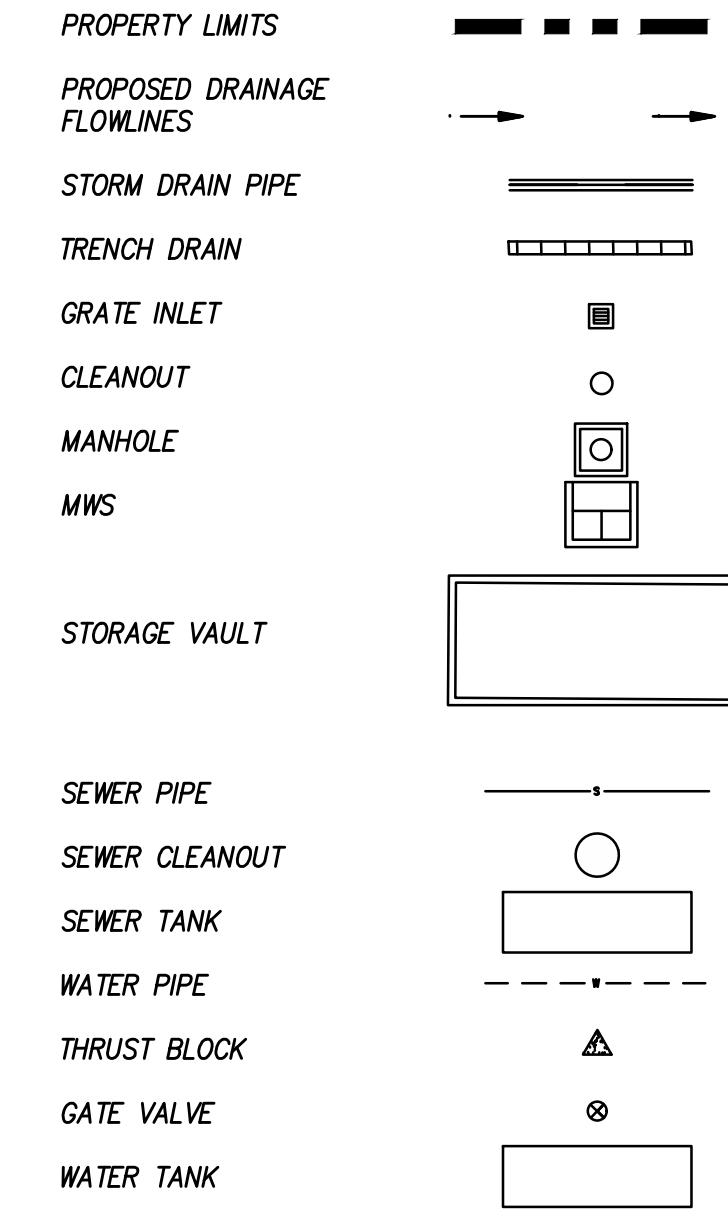
TITLE: **SITE PLAN**  
 PROJECT NO.: 2021001.10

ISSUE	DATE
1ST SUBMITTAL	11/12/21
BACKCHECK 1	02/11/22
BACKCHECK 2	03/24/22
BACKCHECK 3	05/26/22



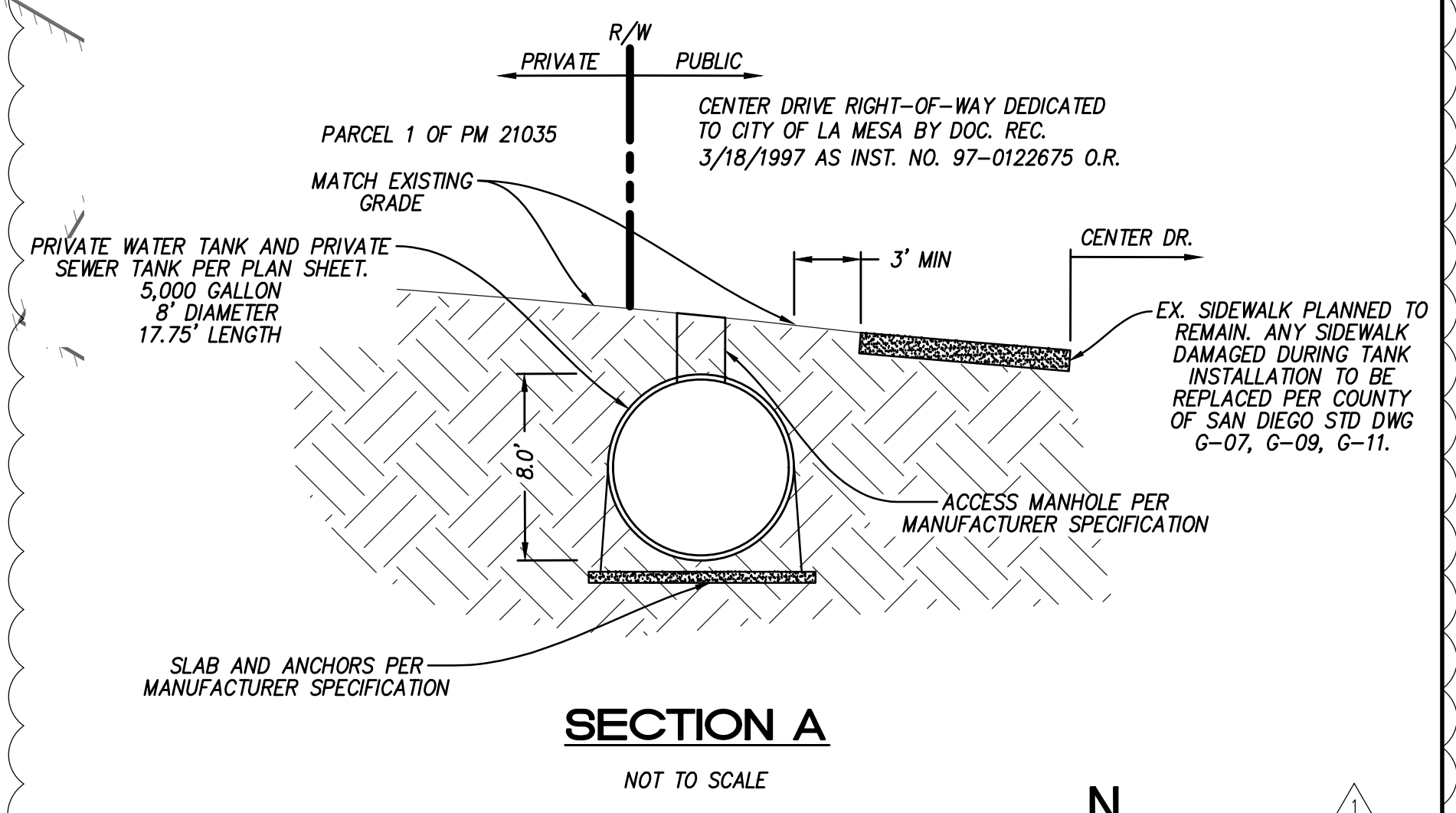


**LEGEND**



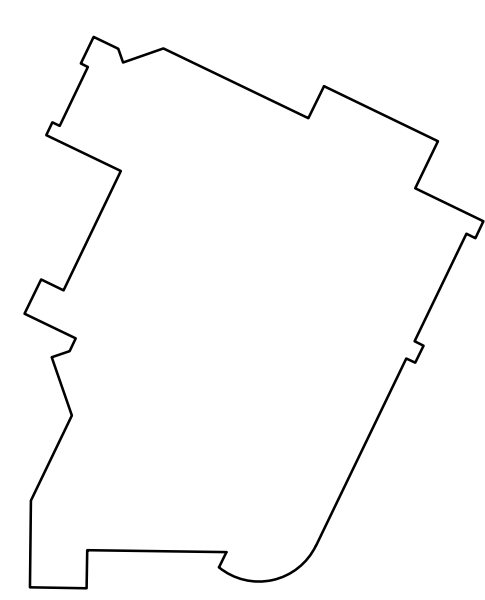
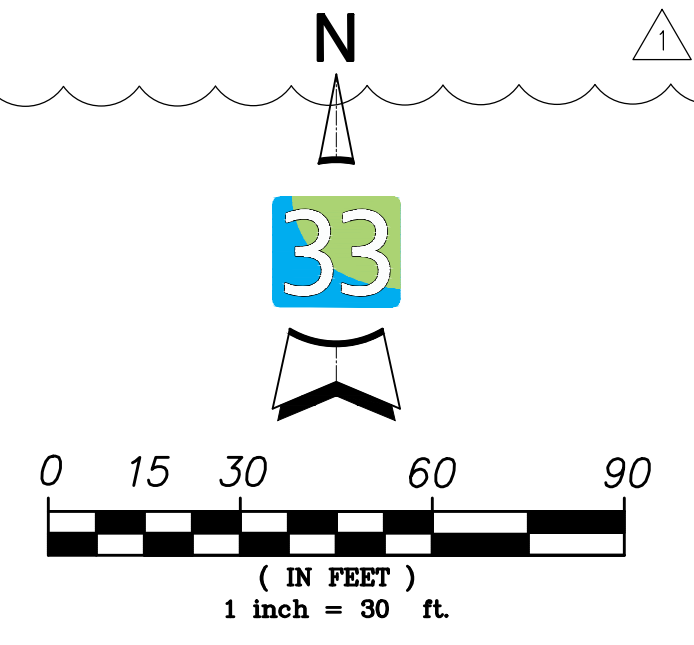
**EARTHWORK VALUES**

- DISTURBED AREA: 0.75 AC  
CUT: 1,000 CY  
FILL: 800 CY  
NET EXPORT: 200 CY
- NOTE:
1. THE ESTIMATED QUANTITIES ARE TO BE USED FOR JURISDICTIONAL PLAN CHECKING AND PERMITTING PURPOSES ONLY.
  2. ESTIMATED EARTHWORK IS BASED ON DESIGN FINISH GRADES TO EXISTING GRADES AND/OR CONTOURS AS PROVIDED ON THE BASE SURVEY. THE ESTIMATED EARTHWORK DOES NOT ACCOUNT FOR THE THICKNESS OF PAVEMENTS, FOUNDATIONS AND SLABS ON GRADE, FOOTINGS, CLEARING AND GRUBBING, OVER EXCAVATION AND RECOMPACTION, AND CONSTRUCTION MEANS AND METHODS.
  3. THE ESTIMATED EARTHWORK QUANTITIES DO NOT INCLUDE SHRINKAGE AND/OR EXPANSION FACTORS DUE TO COMPACTION OR OVER EXCAVATION QUANTITIES.
  4. ESTIMATED EARTHWORK QUANTITIES ASSUME THAT ALL ONSITE MATERIALS ARE SUITABLE FOR BACKFILLING. HOWEVER, ACTUAL EXISTING ONSITE MATERIALS AND IMPORTED MATERIALS MUST FIRST BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION, REMOVAL, OR REPLACEMENT.



**SECTION A**

NOT TO SCALE



KEY PLAN



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LA MESA, CA 91942

**NEUROSCIENCES CENTER**

TITLE GRADING PLAN

PROJECT NO. 2021001.10

ISSUE	DATE
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BACKCHECK 1	02/11/22
BACKCHECK 2	03/24/22

- LANDSCAPE NOTES:**
- AT LEAST (1) TREE SHALL BE PROVIDED FOR EVERY 500 SQ. FT. OF LANDSCAPE AREA.
  - A 2" MULCH LAYER SHALL BE USED IN ALL TREE AND SHRUB PLANTING AREAS. NON-LIVING GROUNDCOVER SHALL NOT COVER MORE THAN 50% OF ANY LANDSCAPE AREA.
  - PROPOSED TURF AREAS DO NOT EXCEED MORE THAN 30% OF THE PROJECT AREA, OR ARE LESS THAN 10' WIDE AND ON SLOPES 3:1 OR LESS.

**WATER CONSERVATION NOTE:**  
ALL COMMON LANDSCAPE AREAS HAVE BEEN DESIGNED TO MAXIMIZE WATER USE EFFICIENCY THROUGH THE LIMITATION OF TURF TO ACTIVE USE AREAS. THE USE OF DROUGHT TOLERANT AND NATIVE PLANTS AND THE USE OF AN AUTOMATIC IRRIGATION SYSTEM WHICH UTILIZES AN AUTOMATIC RAIN SHUTOFF DEVICE AND ET SENSOR.

**WATER EFFICIENT LANDSCAPE STATEMENT:**  
I am familiar with the requirement for landscape and irrigation plans contained in the City of La Mesa Water Efficient Landscape Regulations (LMMC chapter 14.29). I have prepared this plan in compliance with those regulations. I certify that the plan implements those regulations to provide efficient use of water.

Signature of Landscape Architect License Number Date  
5508 02/04/22

**NOTE:**  
I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan.

**LANDSCAPE CONCEPT STATEMENT:**

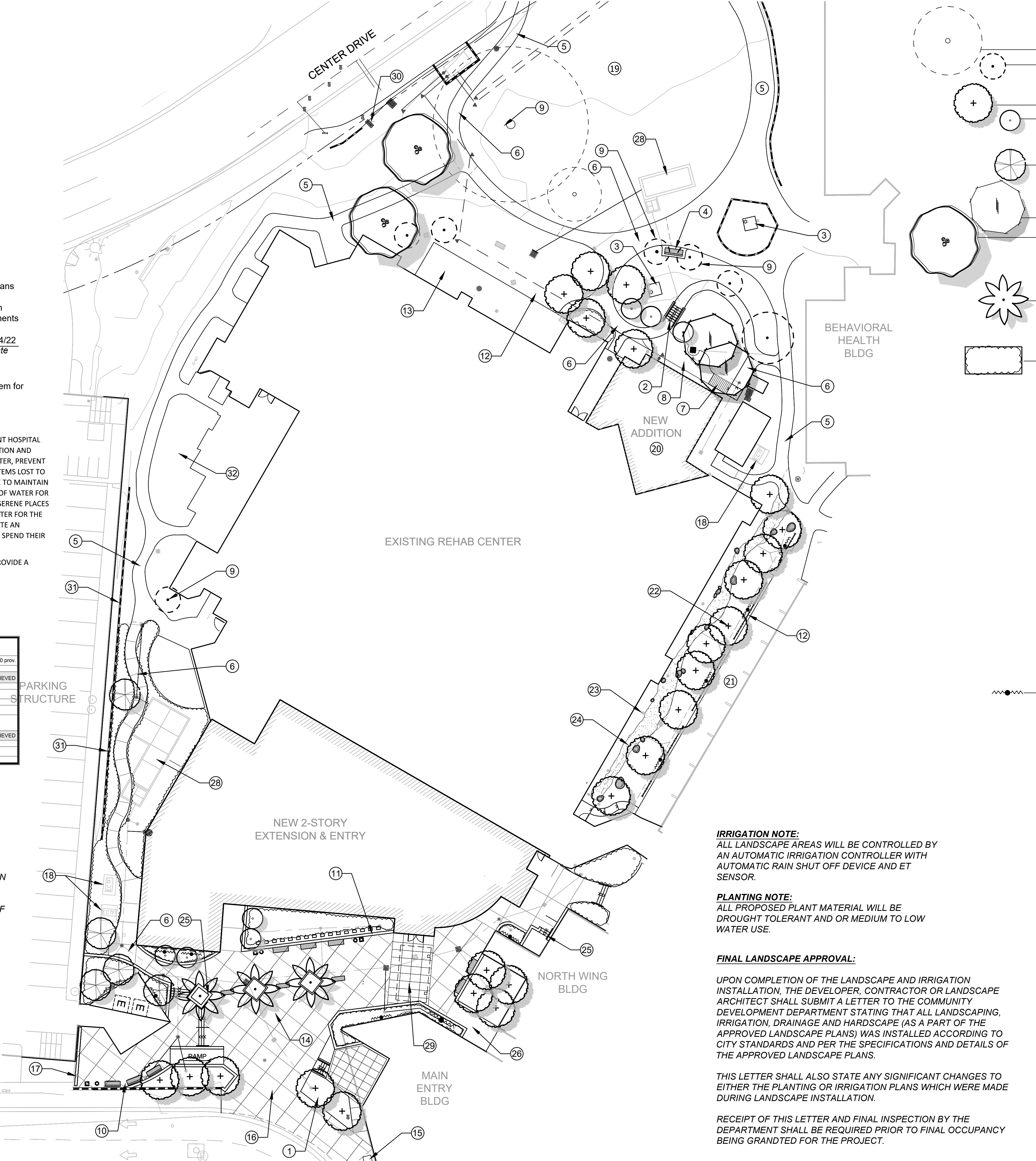
LANDSCAPES ARE ESSENTIAL TO THE QUALITY-OF-LIFE AT SHARP GROSSMONT HOSPITAL NEUROSCIENCES CENTER. THESE LANDSCAPES PROVIDE AREAS FOR RECREATION AND PHYSICAL THERAPY, ENHANCE THE ENVIRONMENT, CLEAN THE AIR AND WATER, PREVENT EROSION, OFFER PROTECTION AND SCREENING AND HELP REPLACE ECOSYSTEMS LOST TO INAPPROPRIATE TYPES OF DEVELOPMENT. THE GOAL IS TO CREATE A DESIRE TO MAINTAIN ENVIRONMENTAL QUALITY THAT IS DEPENDENT ON AN ADEQUATE SUPPLY OF WATER FOR BENEFICIAL USES SUCH AS COMMUNITY GARDENS, THE HOSPITAL'S MANY SERENE PLACES FOR CONTEMPLATIVE STUDY AND THERAPY AND APPROPRIATE USES OF WATER FOR THE MEMORIAL ROSE GARDENS. THE VARIOUS TYPES OF LANDSCAPES CAN CREATE AN ATMOSPHERE OF PEACE AND TRANQUILITY FOR PATIENTS AND THOSE WHO SPEND THEIR LIVE'S NUTURING OTHERS.

ADDITIONALLY, THE CAMPUS LANDSCAPE SETTING, BOTH NEW AND OLD, PROVIDE A TREMENDOUS QUALITY OF LIFE FOR PATIENTS, STAFF AND FAMILY ALIKE.

**CITY OF LA MESA LANDSCAPE CALCULATION**

UNITS	
TOTAL LANDSCAPE SQUARE FOOTAGE:	SQ. FT. 15,010 prov.
REQUIRED	ACHIEVED
ONE TREE FOR 500 SQ. FT. LANDSCAPING REQUIREMENT:	EA 30 34
20% TREES SHALL BE 24" BOX SIZE OR LARGER:	EA 7 19
MAXIMUM ALLOWED	ACHIEVED
TURF AREA (COMMERCIAL/INDUSTRIAL) 10% OF TOTAL SITE:	SQ. FT. All Existing

**EROSION CONTROL MEASURES:**  
BMP - "EROSION CONTROL PLAN" IS A PLAN PREPARED UNDER THE DIRECTION OF AND SIGNED BY A CIVIL ENGINEER COMPETENT IN THE PREPARATION OF SUCH PLANS AND KNOWLEDGEABLE ABOUT CURRENT EROSION CONTROL METHODS. THE PLAN SHALL PROVIDE FOR PROTECTION OF EXPOSED SOILS, PREVENTION OF DISCHARGE OF SEDIMENT, AND DESILTATION OF RUNOFF AT FREQUENT INTERVALS, ALONG FLOWAGE AREAS, AT ENTRANCES TO STORM DRAINS, AT ENTRANCES TO STREETS AND DRIVEWAYS, AND AT THE EXIT OF THE AREA BEING GRADED. THE LANDSCAPE EROSION CONTROL MEASURES HAVE BEEN PROVIDED THROUGH THE USE OF PROSTRATE TYPE GROUND COVER PLANTS AND GROUND COVERS, GRAVEL DRY STREAM BEDS IN SWALES AND CRUSHED ROCK AND D.G. PATHS ALONG WITH 2 TO 3 INCHES NATURAL MULCHES.



**SUGGESTED PLANT PALETTE:**

CANOPY ACCENT TREES - (EXISTING)		QUANTITY
BOTANICAL NAME	COMMON NAME	
FICUS MICROCARPA	INDIAN LAUREL	2
EUCALYPTUS SPP.	GUM TREES	4
ACCENT TREES - (24" BOX MIN.)		QUANTITY
BOTANICAL NAME	COMMON NAME	
ARBUTUS MARINA	STRAWBERRY TREE	6
BAUHINIA VARIEGATA	ORCHID TREE	5
CHITALPA T. 'PINK DAWN'	CHITALPA	12
CITRUS LIMON	MEYER LEMON	7
VERTICAL SCREEN TREES - (24" BOX - 36" BOX)		QUANTITY
BOTANICAL NAME	COMMON NAME	
PINUS CANRIENSIS	CANARY ISLAND PINE	4
PRUNUS C. 'BRIGHT 'N TIGHT'	CAROLINA LAUREL CHERRY-COLUMNAR	4
THEME TREES - (15 GAL. - 24" BOX)		QUANTITY
BOTANICAL NAME	COMMON NAME	
EUCALYPTUS SIDEROXYLON	RED FLOWERING GUM	1
EUCALYPTUS CITRIODORA	LEMON SCENTED GUM	1
JACARANDA MIMOSIFOLIA	JACARANDA	2
PALM TREES - (10' - 12' MIN. BTH-SKINNED)		QUANTITY
BOTANICAL NAME	COMMON NAME	
ARCHONTOPHOENIX CUNNINGHAMIANA	KING PALM	2
PHOENIX DACTYLIFERA	DATE PALM	3
WASHINGTONIA FILIFERA/ ROBUSTA	CALIFORNIA FAN PALM	0
SHRUBS / VINES / GROUNDCOVER (APPROX. #) (20% 15 gal, 40% 5 gal, 40% 1 gal. min. with flattened groundcover) such as:		QUANTITY
BOTANICAL NAME	COMMON NAME	
BACKGROUND SHRUBS (5-15 GAL.):		QUANTITY
AGAVE ATTENUATA	FOXTAIL AGAVE	16
BAMBUSIA 'GOLDEN GODDESS'	BAMBOO VAR.	4
DODONAEA VISCOSEA	HOPSEED BUSH	12
PHORMIUM SPP.	FLAX	12
PRUNUS C. 'COMPACTA'	CAROLINA LAUREL CHERRY	24
SALVIA LEUCANTHA	MEXICAN SAGE	14
WESTRINGIA R. 'MORNING LIGHT'	COASTAL ROSEMARY	14
XYLOSMA CONGESTUM	SHINY XYLOSMA	10
FOREGROUND SHRUBS (1-5 GAL.):		QUANTITY
CALLISTEMON V. 'LITTLE JOHN'	CALLISTEMON	46
CISTUS PURPUREUS	ORCHID ROCKROSE	24
DIETES 'LEMON DROP'	FORTNIGHT LILY	58
LAVANDULA S. 'OTTO QUAST'	SPANISH LAVENDER VAR.	60
MYRTUS C. 'COMPACTA'	MYRTLE	52
ROSA SPP.	ROSE	88
ROSMARINUS P. 'IRENE'	SPREADING ROSEMARY	24
ACCENT SHRUBS (1-5 GAL.):		QUANTITY
ALOE STRIATA	CORAL ALOE	22
ANICZANTHOS FLAVIDUS	KANGAROO PAW	20
CAREX SPISSA	SAN DIEGO SEDGE	48
LIRIOPE MUSCARI	LIRIOPE	26
MUHLENBERGIA RIGENS	PURPLE MUHLY	28
SANTOLINA CHAMAECYPARISSUS	LAVENDER COTTON	32
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	58
GROUNDCOVER SHRUBS (1 GAL.):		QUANTITY
BACCHARIS 'PIGEON POINT'	COYOTE BUSH	12
DYMONDEA MARGARITAE	DYMONDEA	28
MYOPORUM PUTA CREEK	MYOPORUM	18
SALVIA GREGGII	AUTUMN SAGE	22
SENEGIO SERPENS	BLUE CHALKSTICKS	110
STIPA PULCHRA	PURPLE NEEDLEGRASS	42
VINES: (5 GAL.):		QUANTITY
CALIANDRA TWEEDII	BRAZILIAN FLAME BUSH	2
CLYTOSTOMA CALLISTEGIOIDES	LAVENDER TRUMPET VINE	3
ROSA B. 'LUTJEA'	LADY BANKS ROSE	2
INERT GROUNDCOVER SUCH AS:		QUANTITY
BOTANICAL NAME	COMMON NAME	
MULCH	NITROLIZED SHREDDED MULCH	
PEA GRAVEL	BROWN/BLACK 1/4" MIXTURE	
BLACK BEACH PEBBLE	1" WIDE SMOOTH FLAT STONES	
COBBLE MULCH	4" - 8"	
GRAVEL MULCH	3/4" MIXTURE	

**CONCEPTUAL PLAN LEGEND**

- EXISTING PLANTER WITH KIOSK SIGN
- NEW STAIRS W/ HANDRAILS
- EXISTING LIGHT ON CONCRETE PAD / DIRECTIONAL SIGN
- BENCHES ON CONCRETE PADS
- EXISTING WALKWAY
- NEW WALK CONNECTION TO EXISTING WALKWAY
- STAMPED CONCRETE "WOOD" BOARDWALK PATH
- SYNTHETIC TURF AREA
- EXISTING TREES TO REMAIN
- PROPOSED PLAZA SEATING
- POURED-IN-PLACE PLANTER WALLS
- PARASOLEIL PANELS
- UPDATED PATIO - COLOR STAIN / SANDBLAST FINISH
- POURED-IN-PLACE PLANTER WALLS WITH MEMORIAL PLAQUES (16)
- EXISTING MAILBOX TO REMAIN
- BANDING & SAWCUT JOINTS
- SIGN / LIVING WALL
- EXISTING TRANSFORMERS TO REMAIN
- EXISTING LAWN
- NORTH BLDG. ADDITION
- EXISTING COVERED WALK
- FLOWERING ACCENT TREE
- LANDSCAPE DRAINING PER CIVIL PLANS
- D.G. SWALE/PATH W/ ROCKS
- PROPOSED STAIRS W/ HANDRAILS
- ACCESSIBLE RAMP W/ HANDRAILS
- PROPOSED STORM DRAIN SYSTEM PER CIVIL PLANS
- UNDERGROUND WATER QUALITY WETLANDS-MOD PER CIVIL PLANS
- ENHANCED PAVING BENEATH SHADE STRUCTURE
- EXISTING IRRIGATION METER & BACKFLOW PREVENTER
- EXISTING RETAINING WALL
- EXISTING ROSE GARDEN

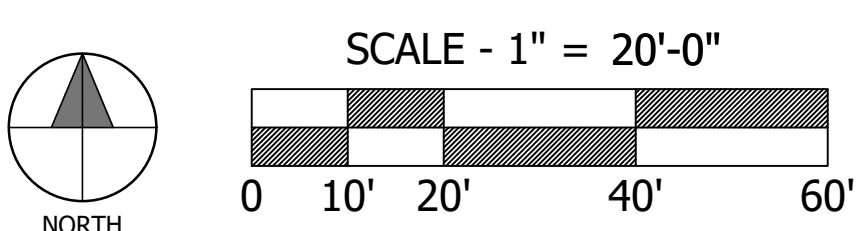
**IRRIGATION NOTE:**  
ALL LANDSCAPE AREAS WILL BE CONTROLLED BY AN AUTOMATIC IRRIGATION CONTROLLER WITH AUTOMATIC RAIN SHUT OFF DEVICE AND ET SENSOR.

**PLANTING NOTE:**  
ALL PROPOSED PLANT MATERIAL WILL BE DROUGHT TOLERANT AND OR MEDIUM TO LOW WATER USE.

**FINAL LANDSCAPE APPROVAL:**  
UPON COMPLETION OF THE LANDSCAPE AND IRRIGATION INSTALLATION, THE DEVELOPER, CONTRACTOR OR LANDSCAPE ARCHITECT SHALL SUBMIT A LETTER TO THE COMMUNITY DEVELOPMENT DEPARTMENT STATING THAT ALL LANDSCAPING, IRRIGATION, DRAINAGE AND HARDSCAPE (AS A PART OF THE APPROVED LANDSCAPE PLANS) WAS INSTALLED ACCORDING TO CITY STANDARDS AND PER THE SPECIFICATIONS AND DETAILS OF THE APPROVED LANDSCAPE PLANS.

THIS LETTER SHALL ALSO STATE ANY SIGNIFICANT CHANGES TO EITHER THE PLANTING OR IRRIGATION PLANS WHICH WERE MADE DURING LANDSCAPE INSTALLATION.

RECEIPT OF THIS LETTER AND FINAL INSPECTION BY THE DEPARTMENT SHALL BE REQUIRED PRIOR TO FINAL OCCUPANCY BEING GRANTED FOR THE PROJECT.

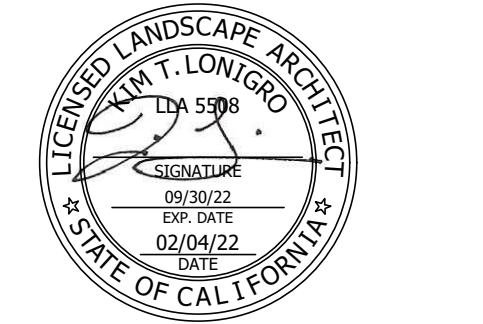


MASCARI WARNER DINH Architects

1717 Kettner Blvd., Suite 100  
San Diego, California 92101  
619.814.0080 Fax 619.814.0081



WELAND DESIGN GROUP  
LANDSCAPE ARCHITECTURE + PLANNING + CONSTRUCTION MANAGEMENT  
28924 OLD TOWN FRONT STREET, SUITE 202  
TEMECULA, CA 92590  
P (844) WEILAND, XT 701 F (619) 675-3426  
EMAIL - KLONIGRO@W-D-G.COM  
CORPORATE OFFICE  
291 SIERRA WAVE SWALL MEADOWS, CA 93514



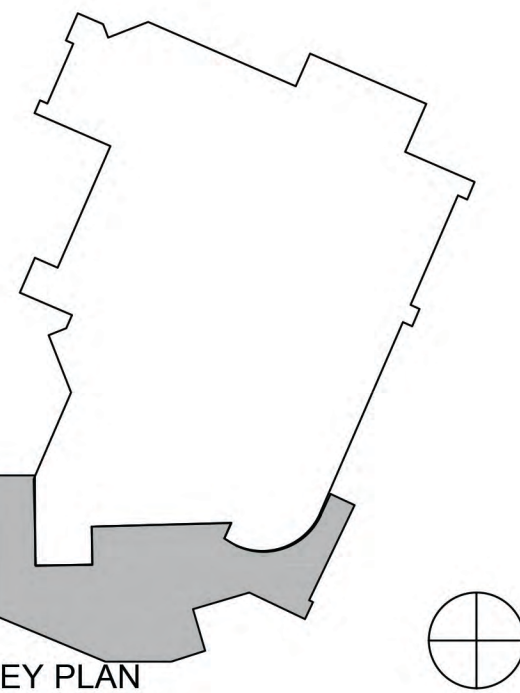
5555 GROSSMONT CENTER DR.  
LA MESA, CA 91942

NEUROSCIENCES CENTER

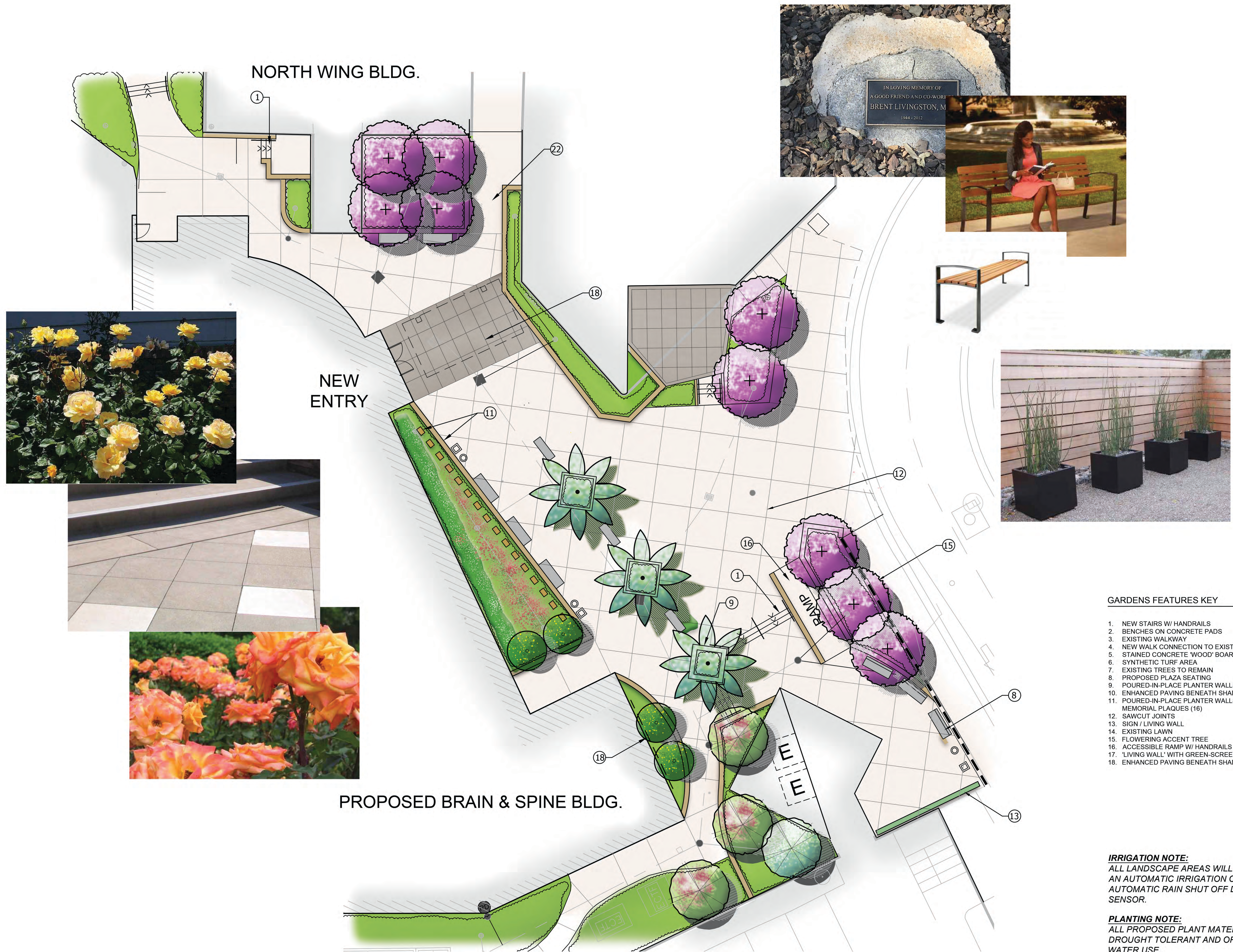
TITLE	OVERALL LANDSCAPE CONCEPT PLAN
PROJECT NO.	2021001.10
ISSUE	DATE
1ST SUBMITTAL	11/12/21
BACKCHECK 1	02/11/22



11/12/21



ISSUE	DATE
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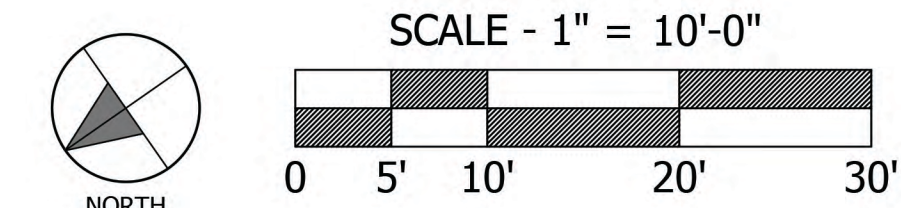


**GARDENS FEATURES KEY**

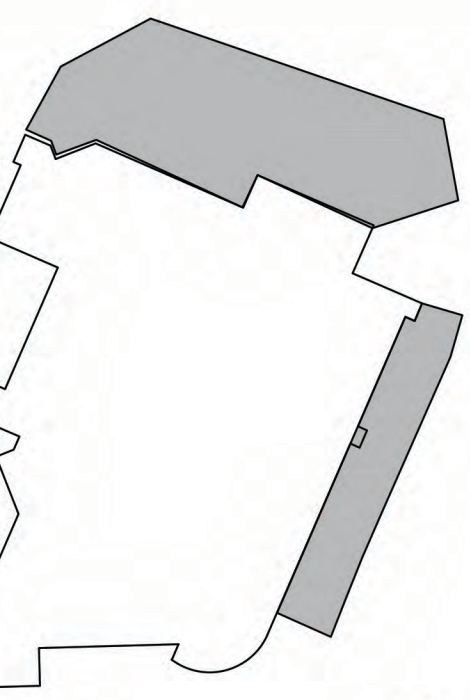
1. NEW STAIRS W/ HANDRAILS
2. BENCHES ON CONCRETE PADS
3. EXISTING WALKWAY
4. NEW WALK CONNECTION TO EXISTING WALKWAY
5. STAINED CONCRETE 'WOOD' BOARDWALK PATH
6. SYNTHETIC TURF AREA
7. EXISTING TREES TO REMAIN
8. PROPOSED PLAZA SEATING
9. POURED-IN-PLACE PLANTER WALLS
10. ENHANCED PAVING BENEATH SHAD STRUCTURE
11. POURED-IN-PLACE PLANTER WALLS WITH MEMORIAL PLAQUES (16)
12. SAWCUT JOINTS
13. SIGN / LIVING WALL
14. EXISTING LAWN
15. FLOWERING ACCENT TREE
16. ACCESSIBLE RAMP W/ HANDRAILS
17. 'LIVING WALL' WITH GREEN-SCREEN STRUCTURE
18. ENHANCED PAVING BENEATH SHADE STRUCTURE

**IRRIGATION NOTE:**  
ALL LANDSCAPE AREAS WILL BE CONTROLLED BY AN AUTOMATIC IRRIGATION CONTROLLER WITH AUTOMATIC RAIN SHUT OFF DEVICE AND ET SENSOR.

**PLANTING NOTE:**  
ALL PROPOSED PLANT MATERIAL WILL BE DROUGHT TOLERANT AND OR MEDIUM TO LOW WATER USE.



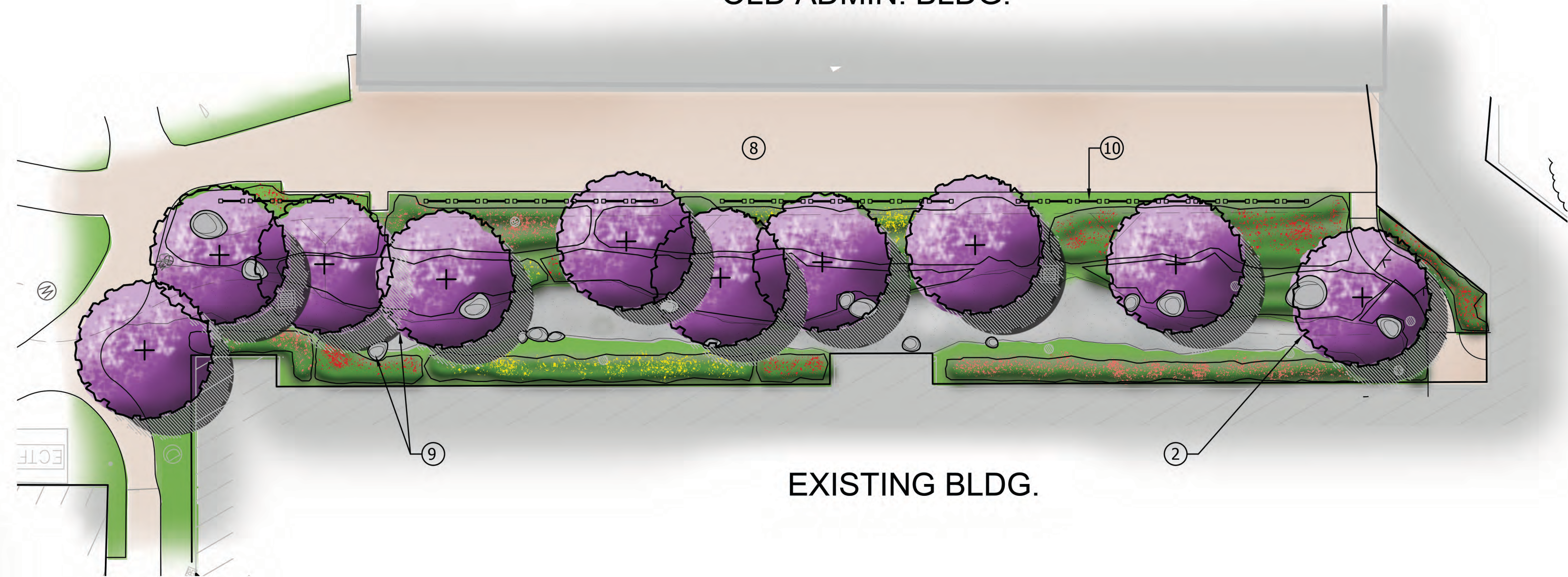




KEY PLAN

ISSUE	DATE
1ST SUBMITTAL	11/12/21
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OLD ADMIN. BLDG.



EXISTING BLDG.

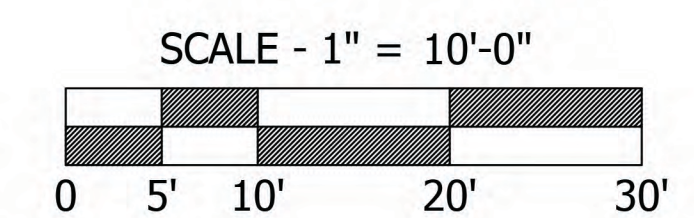
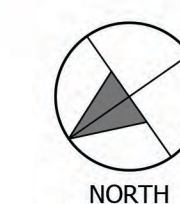
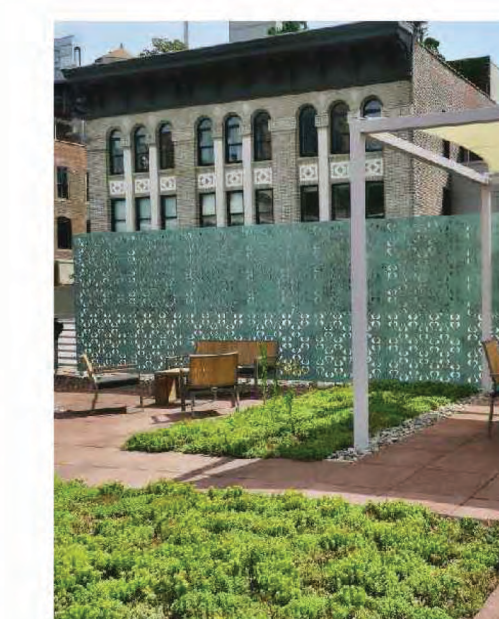
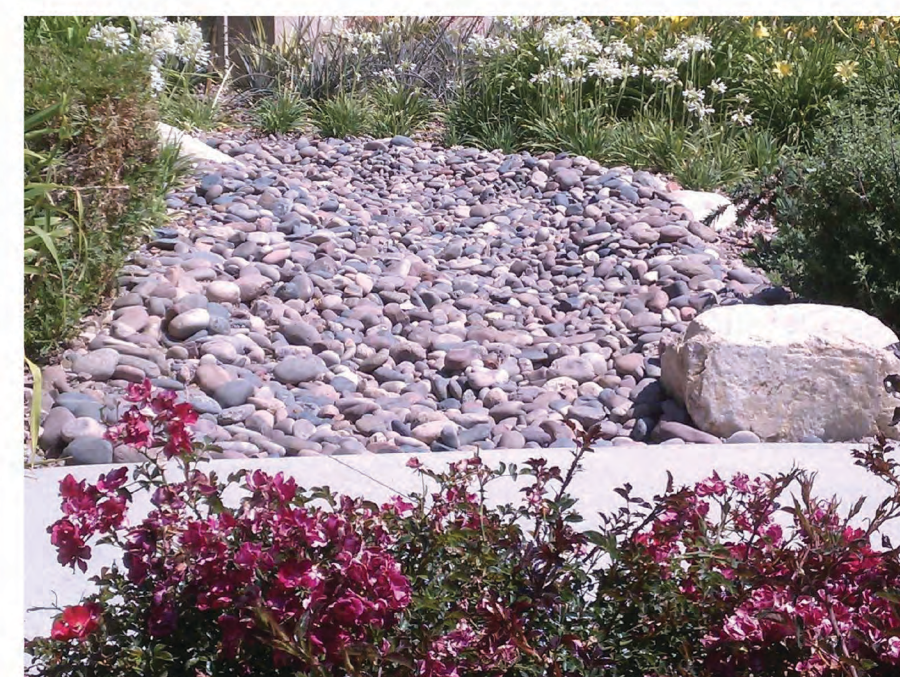
**GARDENS FEATURES KEY**

1. NEW STAIRS W/ HANDRAILS
2. FLOWERING ACCENT TREE
3. EXISTING WALKWAY
4. NEW WALK CONNECTION TO EXISTING WALKWAY
5. STAINED CONCRETE "WOOD" BOARDWALK PATH
6. SYNTHETIC TURF AREA
7. EXISTING TREES TO REMAIN
8. EXISTING COVERED WALK
9. ROCKS W/ D.G. SWALE
10. PARASOLEIL PANELS
11. UPDATED PATIO - COLOR STAIN / SANDBLAST FINISH
12. SAWCUT JOINTS
13. EXISTING LAWN

EXISTING BLDG.

**IRRIGATION NOTE:**  
ALL LANDSCAPE AREAS WILL BE CONTROLLED BY AN AUTOMATIC IRRIGATION CONTROLLER WITH AUTOMATIC RAIN SHUT OFF DEVICE AND ET SENSOR.

**PLANTING NOTE:**  
ALL PROPOSED PLANT MATERIAL WILL BE DROUGHT TOLERANT AND OR MEDIUM TO LOW WATER USE.



**IRRIGATION NOTE:**  
ALL LANDSCAPE AREAS WILL BE CONTROLLED BY AN AUTOMATIC IRRIGATION CONTROLLER WITH AUTOMATIC RAIN SHUT OFF DEVICE AND ET SENSOR.

**WATER CONSERVATION NOTE:**  
ALL COMMON LANDSCAPE AREAS HAVE BEEN DESIGNED TO MAXIMIZE WATER USE EFFICIENCY THROUGH THE LIMITATION OF TURF TO ACTIVE USE AREAS, THE USE OF DROUGHT TOLERANT AND NATIVE PLANTS AND THE USE OF AN AUTOMATIC IRRIGATION SYSTEM WHICH UTILIZES AN AUTOMATIC RAIN SHUTOFF DEVICE AND ET SENSOR.

**FINAL LANDSCAPE APPROVAL:**

UPON COMPLETION OF THE LANDSCAPE AND IRRIGATION INSTALLATION, THE DEVELOPER, CONTRACTOR OR LANDSCAPE ARCHITECT SHALL SUBMIT A LETTER TO THE COMMUNITY DEVELOPMENT DEPARTMENT STATING THAT ALL LANDSCAPING, IRRIGATION, DRAINAGE AND HARDSCAPE (AS A PART OF THE APPROVED LANDSCAPE PLANS) WAS INSTALLED ACCORDING TO CITY STANDARDS AND PER THE SPECIFICATIONS AND DETAILS OF THE APPROVED LANDSCAPE PLANS.

THIS LETTER SHALL ALSO STATE ANY SIGNIFICANT CHANGES TO EITHER THE PLANTING OR IRRIGATION PLANS WHICH WERE MADE DURING LANDSCAPE INSTALLATION.

RECEIPT OF THIS LETTER AND FINAL INSPECTION BY THE DEPARTMENT SHALL BE REQUIRED PRIOR TO FINAL OCCUPANCY BEING GRANTED FOR THE PROJECT.

**WATER EFFICIENT LANDSCAPE STATEMENT:**

I am familiar with the requirement for landscape and irrigation plans contained in the City of La Mesa Water Efficient Landscape Regulations (LMMC chapter 14.29). I have prepared this plan in compliance with those regulations. I certify that the plan implements those regulations to provide efficient use of water.

Signature of Landscape Architect License Number Date

**BACKFLOW PREVENTER EQUIPMENT LOCATION NOTE:**

BACKFLOW PREVENTER LOCATION SHOWN ON THIS DRAWING ARE APPROXIMATE. THE LANDSCAPE CONTRACTOR SHALL STAKE OUT THE BACKFLOW PREVENTER, AND ALL IRRIGATION APPURTENANCE LOCATION FOR REVIEW AND APPROVAL BY OWNER PRIOR TO INSTALLATION OF THIS EQUIPMENT. FINAL LOCATION AND EXACT POSITIONING OF BACKFLOW PREVENTER AND ALL IRRIGATION APPURTENANCE SHALL BE DETERMINED BY THE OWNER. MINOR MODIFICATIONS OF THE BACKFLOW PREVENTER, AND ALL IRRIGATION APPURTENANCE AS REQUESTED BY THE OWNER SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. FAILURE TO OBTAIN OWNER'S APPROVAL PRIOR TO THE INSTALLATION SHALL CAUSE THE CONTRACTOR TO MAKE OWNER DIRECTED REVISION AT NO CHARGE.

**VALVE LOCATION NOTE:**

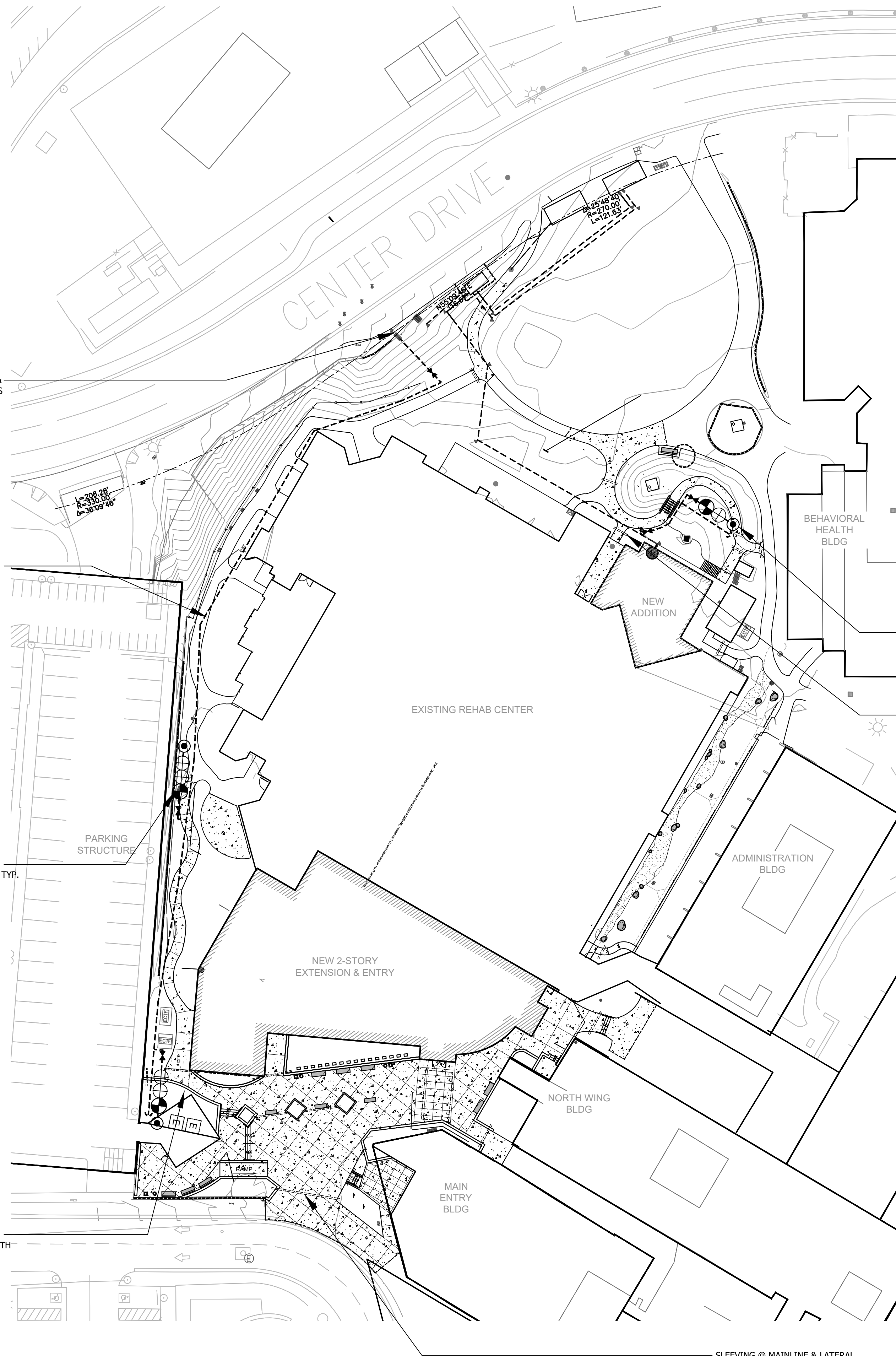
ELECTRIC CONTROL VALVES AND ISOLATION VALVE LOCATIONS ON THIS DRAWING ARE APPROXIMATE. THE LANDSCAPE CONTRACTOR SHALL STAKE OUT EACH ELECTRICAL CONTROL VALVE AND ISOLATION VALVE LOCATION FOR REVIEW AND APPROVAL BY OWNER PRIOR TO INSTALLATION OF ALL VALVES. FINAL LOCATION AND EXACT POSITIONING FOR ELECTRIC CONTROL VALVES AND ISOLATION VALVES SHALL BE DETERMINED BY THE OWNER. MINOR MODIFICATIONS OF ELECTRIC CONTROL VALVES AND ISOLATION VALVE LOCATIONS AS REQUESTED BY THE OWNER SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. FAILURE TO OBTAIN OWNER'S APPROVAL PRIOR TO THE INSTALLATION SHALL CAUSE THE CONTRACTOR TO MAKE OWNER DIRECTED REVISIONS AT NO ADDITIONAL COST TO THE OWNER. IN GENERAL, UNLESS OTHERWISE DIRECTED BY OWNER, ALL VALVES SHALL BE INSTALLED THREE FEET FROM EDGE OF HARDSCAPE, WALK OR CURB IN SHRUB PLANTING AREAS.

EXISTING 1-1/2" POTABLE WATER METER & RP DEVICE PER CIVIL IMPROVEMENT PLANS (MAX FLOW 75 GPM)

IRRIGATION MAINLINE - TYP. SYM. REFER TO IRRIGATION PLANS FOR SIZING INFORMATION

IRRIGATION CONTROL VALVES & QCV'S - APPROXIMATE LOCATIONS - SEE LEGEND - TYP.

IRRIGATION CONTROLLER & ET SENSOR - CONTRACTOR TO COORDINATE POWER WITH PEDESTAL PER SEPARATE UTILITY PLANS



IRRIGATION CONTROL VALVES & QCV'S - APPROXIMATE LOCATIONS - SEE LEGEND - TYP.

SLEEVING @ MAINLINE & LATERAL CROSSING - REFER TO IRRIGATION PLANS FOR SIZING

SLEEVING @ MAINLINE & LATERAL CROSSING - REFER TO IRRIGATION PLANS FOR SIZING

**IRRIGATION LEGEND**

DISTRIBUTION EQUIPMENT					
SYM.	MANUF.	MODEL#	PSI	GPM	PREC. RATE DESCRIPTION
▼	HUNTER	RZWS-18-50	30	0.5	ROOT ZONE WATERING SYSTEM (2 PER SYMBOL)
▨	HUNTER	PLD-CV-06-18	30	0.6 GPH	DRIPLINE W/18" SPACING (SHRUB)
Ⓛ	HUNTER	ECO-ID	SEE DETAIL		DRIP SYSTEM INDICATOR
Ⓧ	HUNTER	PLD-BV	SEE DETAIL		MANUAL FLUSH VALVE
Ⓜ	HUNTER	PLD-ARV	SEE DETAIL		AIR/VACUUM RELIEF VALVE

ADDITIONAL EQUIPMENT		
SYM.	MANUF.	MODEL#
Ⓜ	HUNTER	TCV-100 REMOTE CONTROL VALVE, SEE PLAN FOR SIZE
Ⓜ	HUNTER	TCV-100 DRIP REMOTE ZONE KIT CONTROL VALVE, SEE PLAN FOR SIZE
Ⓜ	HUNTER	HQ44A QUICK COUPLER VALVE
Ⓜ	WILKINS	850 SERIES BALL VALVE, LINE SIZE
Ⓜ	HUNTER	SOLAR-SYNC-SEN-ET SENSOR & AUTOMATIC RAIN SHUT OFF
Ⓜ	HUNTER	ICC2 MODULAR CONTROLLER WITH MODULES AS REQUIRED
Ⓜ	AS APPROVED	ELECTRICAL PEDESTAL FOR CONTROLLER, BY OTHERS
Ⓜ	WATTS	009QT SERIES, 1.5" R/P BACKFLOW PREVENTION ASSEMBLY W/ MODEL 777 WYE STRAINER
Ⓜ	HUNTER	HC-150-FLOW, FLOW METER
Ⓜ	SUPERIOR	3200150 NORMALLY CLOSED MASTER CONTROL VALVE
Ⓜ	AS APPROVED	1.5" WATER METER PER DEVELOPER

PIPE / NOTES		
SYM.	MANUF.	MODEL#
—	PWP	SCH 40 PVC LATERAL LINE - SIZE AS NOTED W/12" COVER
---	PWP	2" CL 315 PVC MAINLINE - SIZE AS NOTED W/18" COVER
----	PWP	SCH 40 PVC SLEEVE - TWICE LINE SIZE CARRIED WITHIN

**WATER EFFICIENT LANDSCAPE WORKSHEET**  
OVERALL SITE WATER CALCULATIONS POC A  
Project Reference Evapotranspiration (Eto) 52.6

Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
<b>Regular Landscape Areas</b>							
1	0.3	Drip-Shrub	0.81	0.37	10,327.00	3,824.81	124,734.86
2	0.3	Bubbler-Tree	0.81	0.37	624.00	231.11	7,537.00
4	0.3	Shrub Rotary	0.75	0.4	4,059.00	1,623.60	52,948.84
<b>Totals</b>					<b>15,010.00</b>	<b>5,679.53</b>	<b>185,220.70</b>
<b>Special Landscape Areas</b>							
<b>ETWU Total</b>						<b>185,220.70</b>	
<b>MAWA</b>						<b>220,277.75</b>	

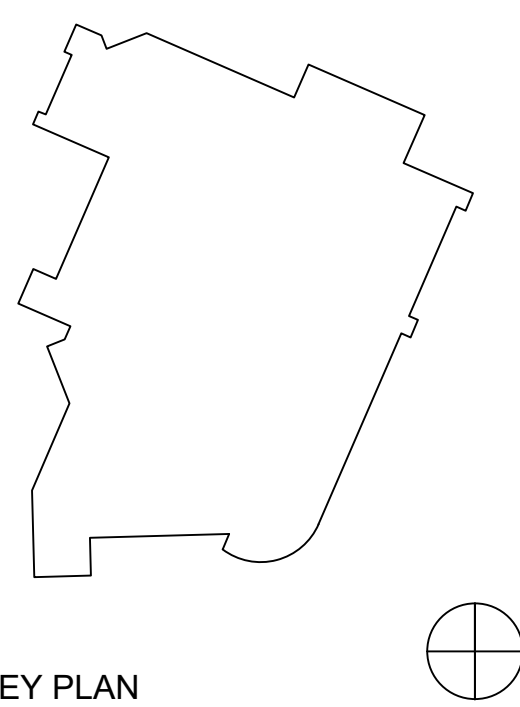
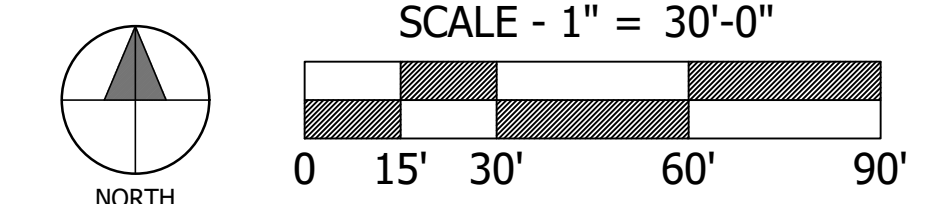
- Notes:  
1. Irrigation Efficiency - 0.75 Spray Head, 0.81 Drip  
2. ETWU = Annual Gallons Required = (Eto\*0.62\*ETAF\*Area)  
3. MAWA = Annual Gallons Allowed = (Eto) (0.62) [(ETAF\*LA)+(1-ETAF)\*SLA]

**ETAF Calculations**

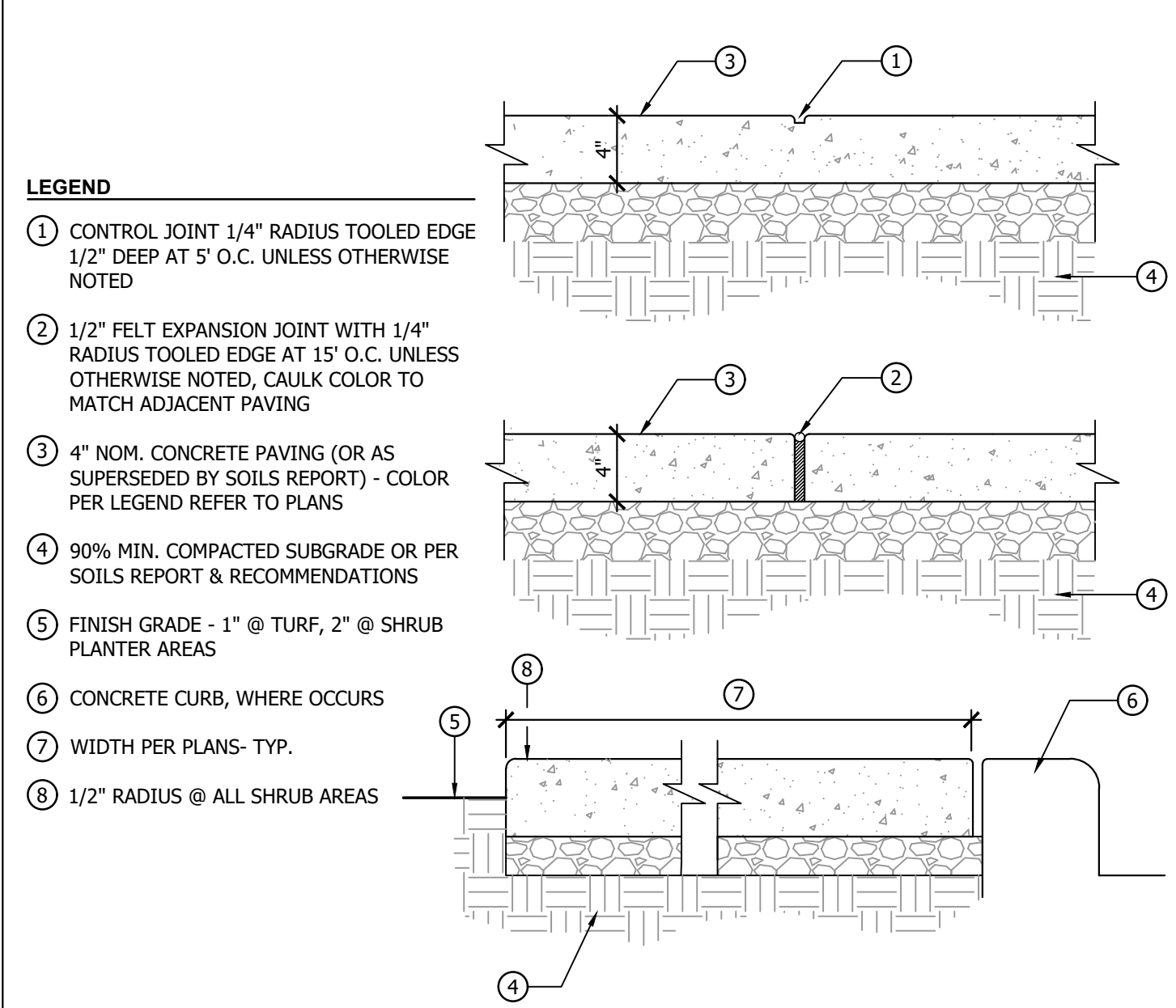
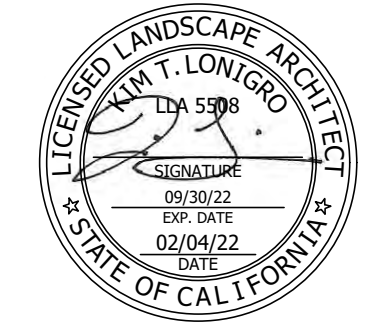
Regular Landscape Areas	
Total ETAF x Area	5,679.53
Total Area	15,010.00
Average ETAF	0.38

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

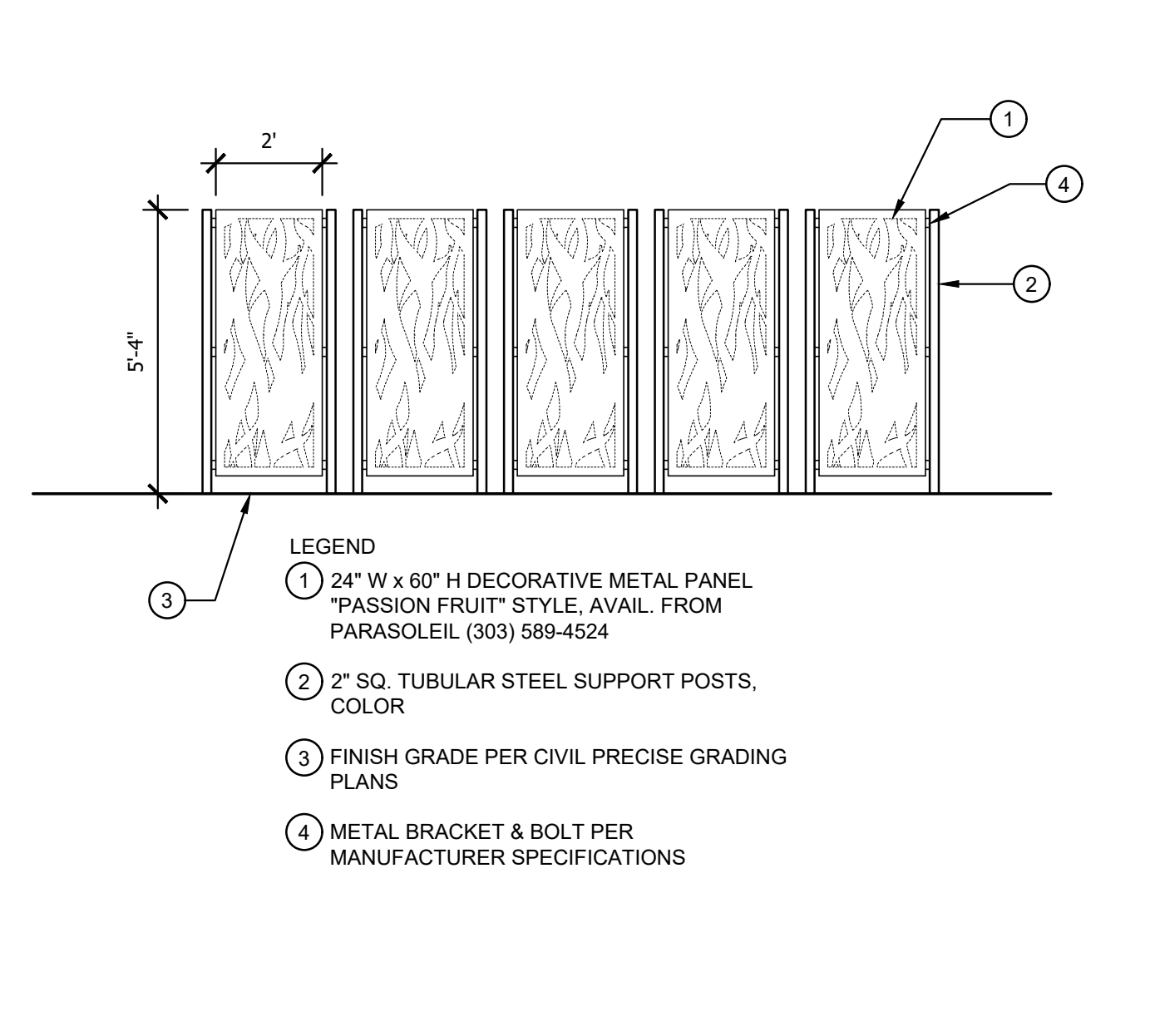
All Landscape Areas	
Total ETAF x Area	5,679.53
Total Area	15,010.00
Average ETAF	0.38



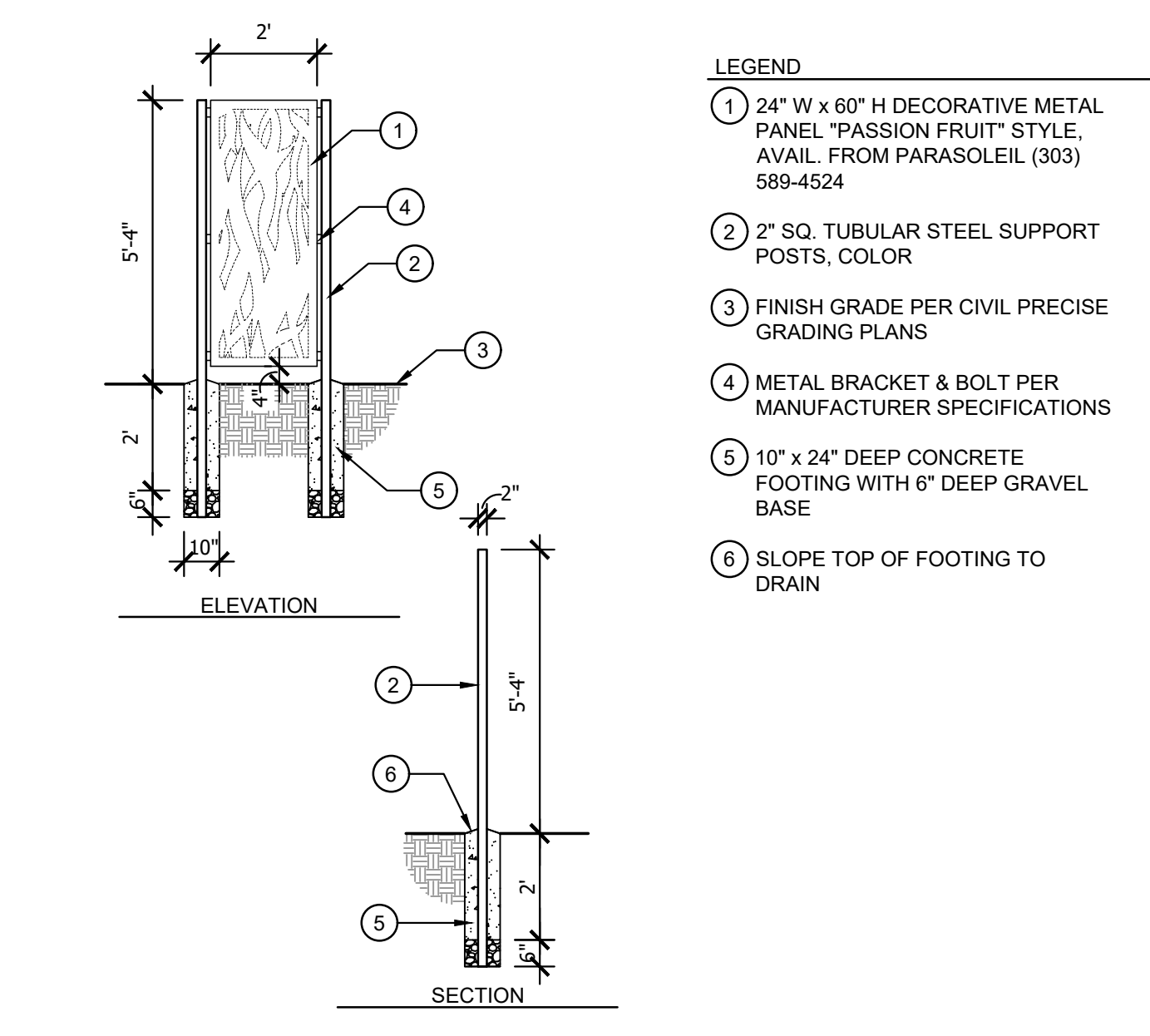
ISSUE	DATE
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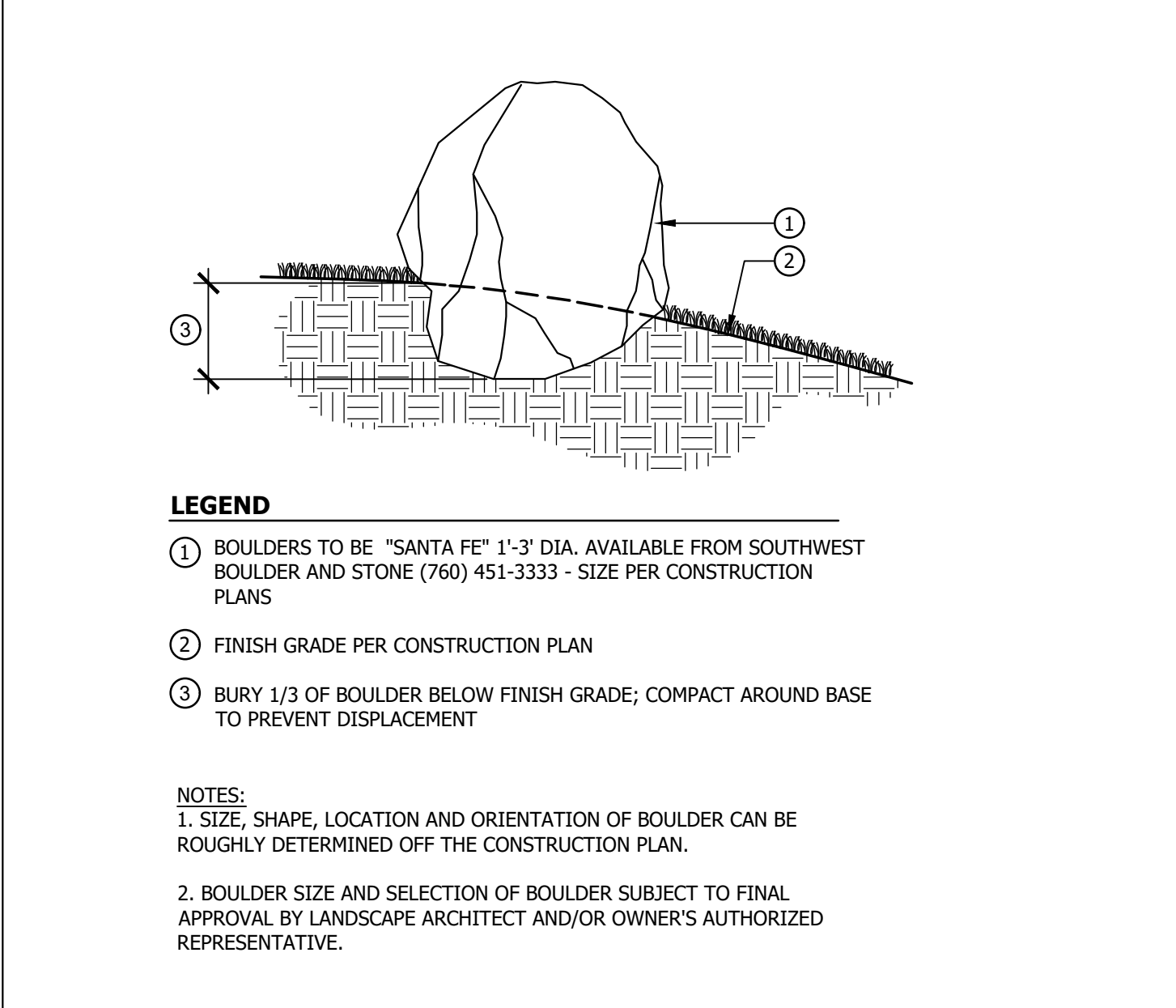
CONCRETE PAVING 1-1/2" = 1' - 0"



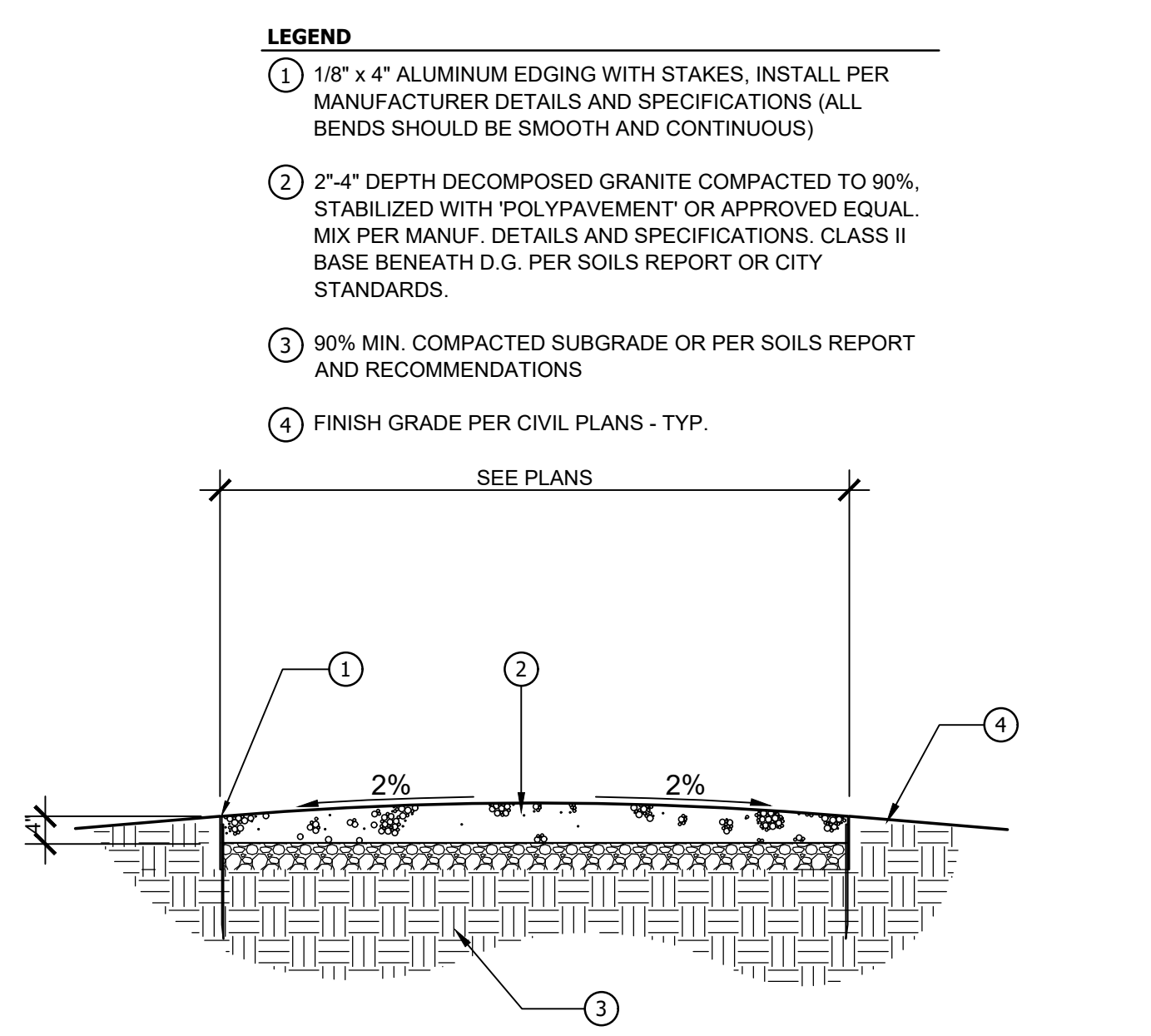
DECORATIVE METAL PANELS N.T.S.



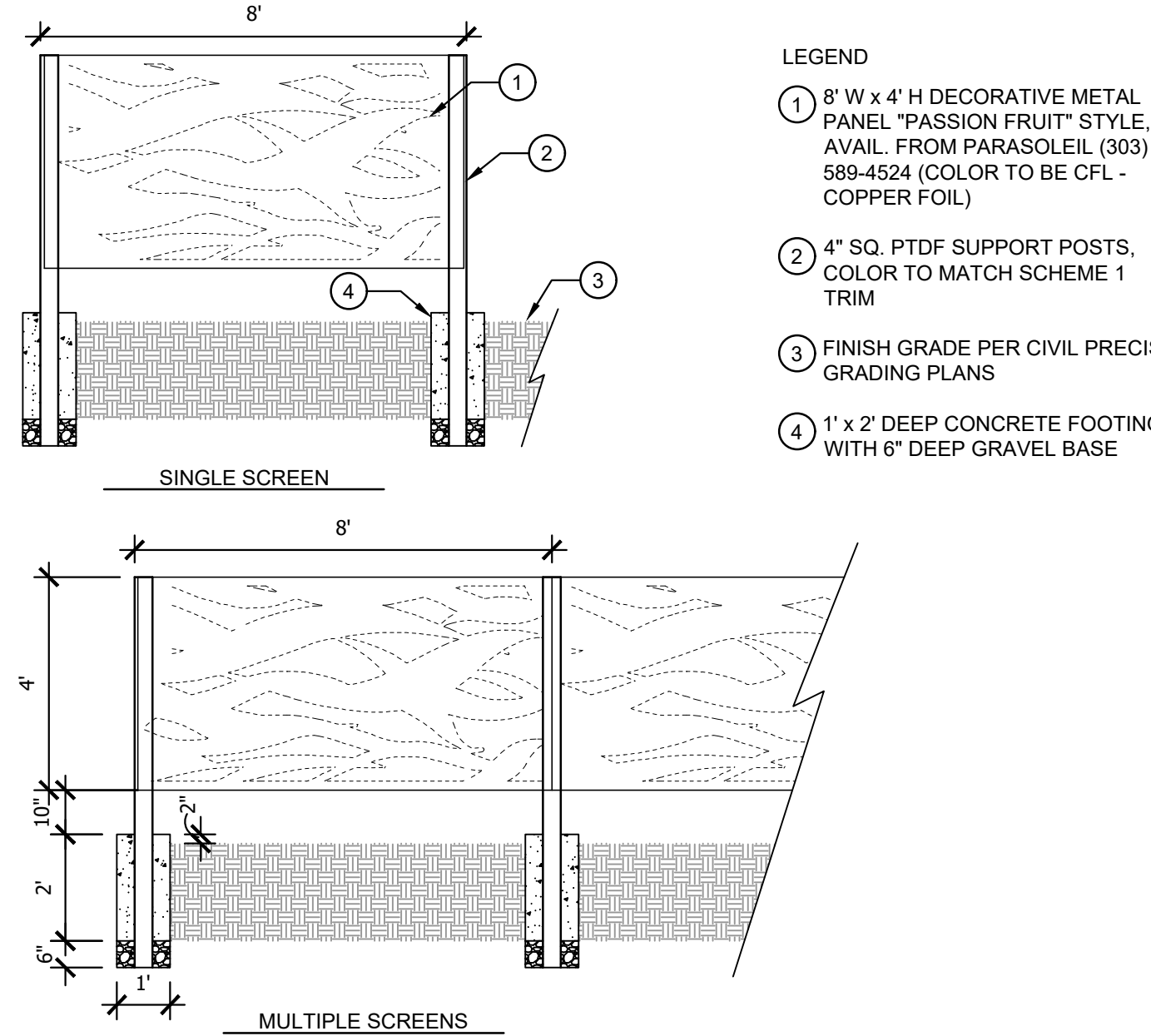
DECORATIVE METAL PANEL SECTION N.T.S.



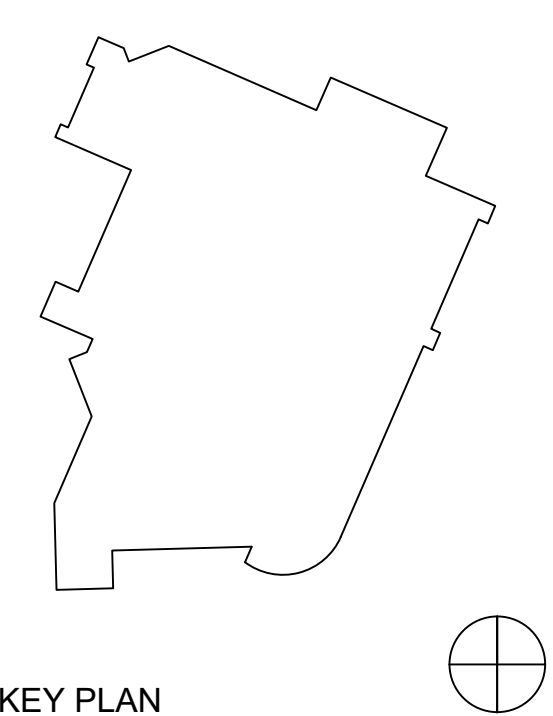
LANDSCAPE BOULDER N.T.S.



STABILIZED DECOMPOSED GRANITE PATH N.T.S.



DECORATIVE METAL PANELS N.T.S.



ISSUE	DATE
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NOTE:  
SHRUBS, GROUNDCOVER  
AND ROSES ARE TO  
REMAIN. PROTECT IN  
PLACE AS REQUIRED

**EXISTING TREE LEGEND**

1. LIQUIDAMBAR STYRACIFLUA
2. EUCALYPTUS SIDEROXYLON
3. EUCALYPTUS CITRIODORA
4. MAGNOLIA G. 'VICTORIA'
5. BAUHINIA VARIEGATA
6. TIJUANA TIPU
7. PINUS CANARIENSIS
8. FICUS MICROCARPUS
9. JACARANDA MIMOSIFOLIA
10. SCHINUS TEREBINTHIFOLIUS
11. PODOCARPUS GRACILIOR
12. ARCHONTOPHOENIX CUNNINGHAMIANA
13. PYRUS KAWAKAMII
14. PITTOSPORUM UNDULATUM

- ① TO BE REMOVED
- ② TO REMAIN - PROTECT IN PLACE

**TREE REMOVAL LEGEND:**

- UNDER 3" CALIPER - 6
- 3"-6" CALIPER - 16
- OVER 6" CALIPER - 28

**LANDSCAPE DEMO LEGEND**

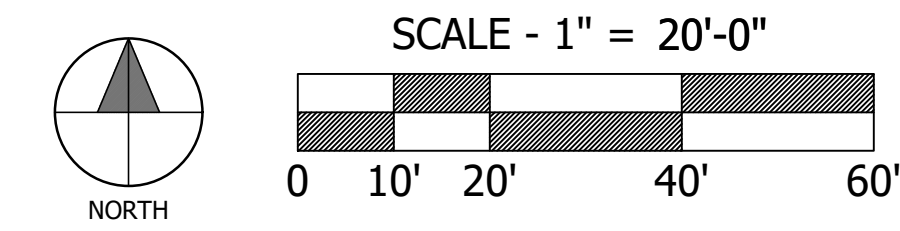
- ① NEW LAWN AT EDGE AT UNDERGROUND WATER QUALITY WETLANDS MODEUCALYPTUS SIDEROXYLON
- ② R & R CONCRETE W/ FINISH TO MATCH EXISTING (EXPOSED AGGREGATE)

**TREE REPLACEMENT NOTES:**

1. TREES REMOVED SHALL BE REPLACED BY NEW TREES PLANTED ON SITE. ALL MATURE TREES ON UNGRADED SLOPES SHALL REMAIN.
2. ALL PLANT MATERIALS CHOSEN ARE DROUGHT TOLERANT.
3. TREES REQUIRED : 1 PER 500 SF OF LANDSCAPED AREA
  - 3.1. TOTAL LANDSCAPE AREA: 15,010 SF
  - 3.2. TOTAL TREES REQUIRED: 31
  - 3.3. TOTAL TREES PROVIDED: 39
4. TREE REPLACEMENT FOR EXISTING SPECIMEN TREES PER PREVIOUS TREE SURVEY COMPLETED: 39 - 8 = 31

**IRRIGATION NOTE:**  
ALL LANDSCAPE AREAS WILL BE CONTROLLED BY AN AUTOMATIC IRRIGATION CONTROLLER WITH AUTOMATIC RAIN SHUT OFF DEVICE AND ET SENSOR.

**PLANTING NOTE:**  
ALL PROPOSED PLANT MATERIAL WILL BE DROUGHT TOLERANT AND OR MEDIUM TO LOW WATER USE.

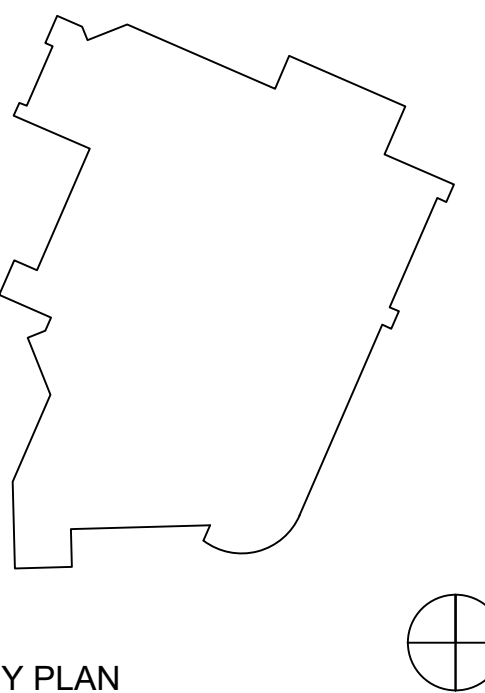


MASCARI WARNER DINH  
architects

1717 Kettner Blvd., Suite 100  
San Diego, California 92101  
619.814.0080 Fax 619.814.0081



WEILAND DESIGN GROUP  
LANDSCAPE ARCHITECTURE + PLANNING + CONSTRUCTION MANAGEMENT  
28924 OLD TOWN FRONT STREET, SUITE 202  
TEMECULA, CA 92590  
P (844) WEILAND, XT 701 F (619) 675-3426  
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5555 GROSSMONT CENTER DR.  
LA MESA, CA 91942

NEUROSCIENCES CENTER

TITLE EXISTING TREE & LANDSCAPE DEMO PLAN  
PROJECT NO. 2021001.10

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CANOPY TREE



VERTICAL PALM



VERTICAL TREES



ACCENT TREE



HEDGE SHRUBS



VINES



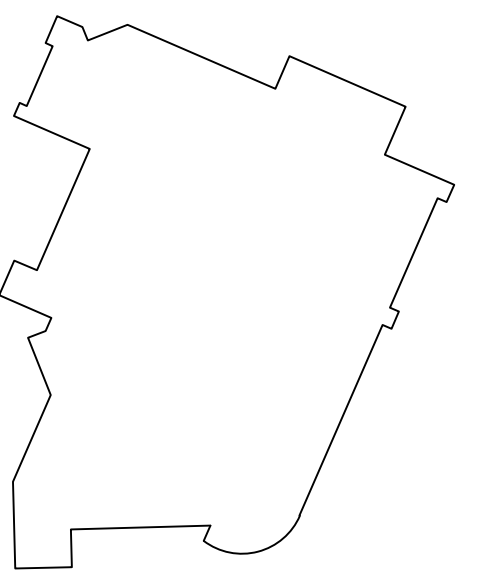
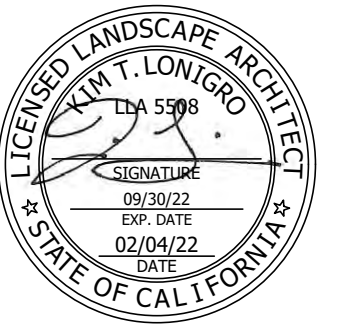
LOW - MEDIUM SHRUBS



ACCENT SHRUBS

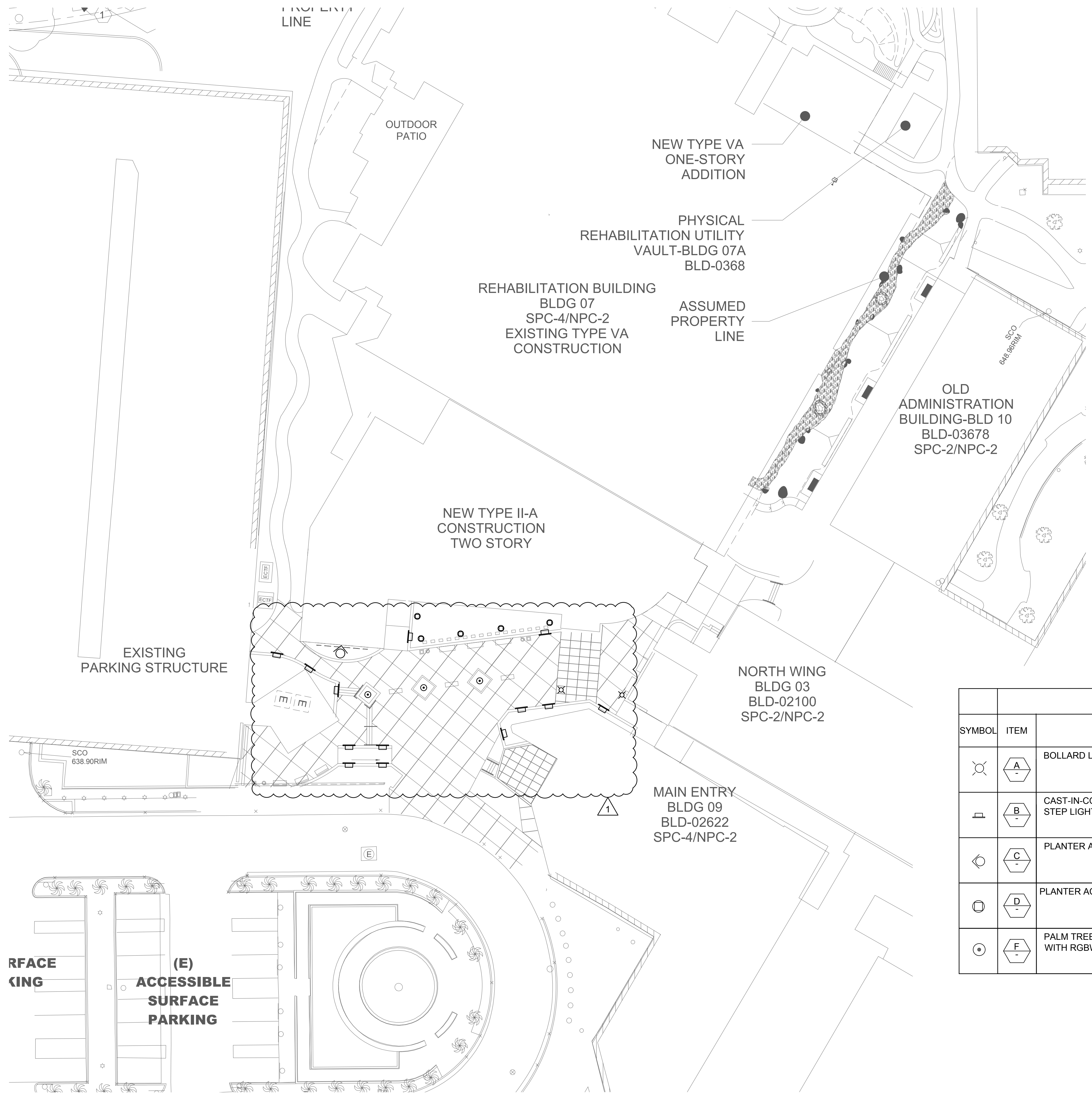


GROUNDCOVERS



KEY PLAN

ISSUE	DATE
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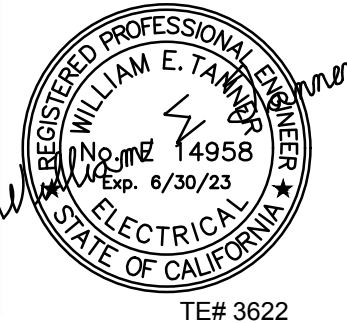
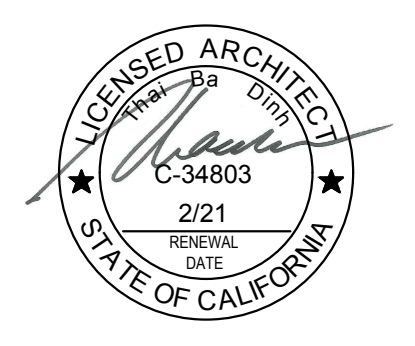
**GENERAL NOTES**

1. SITE LIGHTING SHALL PROVIDE AVERAGE 1FC ALONG PATH OF EGRESS.

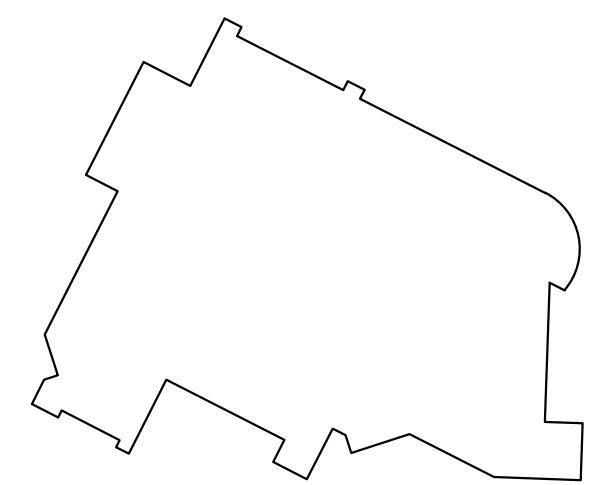


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San Diego, California 92101  
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Tanner Engineering  
CREATING ELECTRICAL ENGINEERING  
SOLUTIONS FOR THE CONSTRUCTION INDUSTRY  
TE# 3622



KEY PLAN



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LA MESA, CA 91942

NEUROSCIENCES CENTER

TITLE SITE LIGHTING PLAN

PROJECT NO. 2021001.10

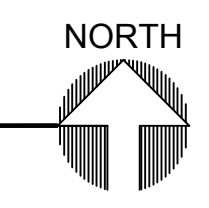
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**FIXTURE SCHEDULE**

SYMBOL	ITEM	DESCRIPTION	LAMP			CIRCUIT VOLTS	WATTS	MANUFACTURER MODEL#
			TYPE	COLOR	LUMENS			
☉	A	BOLLARD LIGHT	LED	4000K	1921	120/277V	17W	LUMINIS LQ423
☐	B	CAST-IN-CONCRETE RECESSED STEP LIGHT	LED	4000K	1037	120/277V	9.5W	FC LIGHTING FCSL2040
☉	C	PLANTER ACCENT LIGHT	LED	4000K	1375	120/277V	15W	TARGETTI DART SMALL
☉	D	PLANTER ACCENT LIGHT	LED	4000K	2721	120/277V	36W	TARGETTI FEBO EVO
☉	F	PALM TREE ACCENT LIGHT WITH RGBW LIGHTING	LED	4000K	715	120/277V	11W	BRADLEY STELLA

**1 SITE LIGHTING PLAN**

SCALE: 1" = 20'-0"



E1