

OVERALL SITE PLAN

PROJECT DATA :

NEIGHBORHOOD SHOPPING CENTER WITH 4 PARCELS AND FOUR COMMERCIAL BUILDINGS. PARCEL 1 WILL HAVE BUILDING "A1" WITH ONE TENANT WHICH WILL BE A RETAIL SPACE. PARCEL 2 WILL HAVE BUILDING "A2" WITH SEAT DOWN RESTAURANT WITH DRIVE THRU WINDOW AND OUTDOOR PATIO SEATING. PARCEL 3 WILL HAVE BUILDING "B" WITH MULTIPLE TENANTS ALL OF WHICH ARE RESTAURANTS. TENANT B1 & B3 SHALL HAVE OUTDOOR SEATING AND TENANT B2 SHALL ALSO HAVE THE DRIVE THRU WINDOW. PARCEL 4 SHALL HAVE BUILDING "C" WHICH IS A CARWASH WITH VACUUM STALLS AVAILABLE FOR CUSTOMERS.

Site Areas

AREAS			
2.26 ACRES (GROSS)	98,592 SF		
2.25 ACRES (NET)	98,116 SF	99.6%	
0.011 DEDICATIONS	476 SF	0.4%	

PARCEL 1:	20,485 SQ. FT. (GR)	20,009 SQ. FT. (NET)
PARCEL 2:	14,401 SQ. FT.	
PARCEL 3:	33,048 SQ. FT.	
PARCEL 4:	30,658 SQ. FT.	

Site Coverage

AREAS			
BUILDING AREA:	16,086 SQ. FT.	= 16%	
ASPHALT AREA:	57,533 SQ. FT.	= 59%	
HARDSCAPE AREA:	4,982 SQ. FT.	= 5%	
LANDSCAPE AREA:	19,515 SQ. FT.	= 20%	
TOTAL AREA:	98,116 SQ. FT.	= 100%	

Building Areas

BUILDING "A1" (PARCEL 1 RETAIL SPACE):	3,500SF
OCCUPANCY B - 1 STORY	
CONST. TYPE V-B NO SPRINKLERS	
BUILDING "A2"(PARCEL 2 RESTAURANT & D/T):	2,874 SF
OCCUPANCY A2 - 1 STORY	
CONST. TYPE V-B NO SPRINKLERS	
BUILDING "B" (PARCEL 3)	
(ALL A2 OCCUPANCIES, CONST TYPE V-B SPRINKLERED YES)	
TENANT B1 (RESTAURANT):	2,400 SF
TENANT B2 (RESTAURANT):	1,000 SF
TENANT B3 (RESTAURANT W/ D/T):	2,004 SF
TOTAL AREA BLDG B:	5,404 SF
BUILDING "C" (PARCEL 4)	
TENANT C1 (CARWASH)	4,308 SF
OCCUPANCY B - 1 STORY	
CONST. TYPE V-B NO SPRINKLERS	
TOTAL BUILDING AREA:	16,086 SF

Parking Required

- GENERAL RETAIL EQUALS (1) PARKING SPACE FOR EVERY 250SF
- RESTAURANT W/ DRIVE THRU (20) PARKING SPACES PLUS (1) FOR EVERY 100SF OVER 4,000 SF (PLUS 1 FOR EVERY 100 SQ. FT. OF PATIO OVER 300 SF)
- RESTAURANT EQUALS (1) PARKING SPACE FOR EVERY 100 SF OF GROSS BUILDING AREA (PLUS 1 FOR EVERY 100 SF OF PATIO OVER 300 SF)

BUILDING "A1"
TENANT (RETAIL SPACE):
3,500 SF/250 SF = 14 STALLS REQ'D

BUILDING "A2"
TENANT (RESTAURANT W/ D/T):
2,874sf w/
500sf PATIO
TOTAL 3,374 SF (<4,000) = 20 STALLS REQ'D

BUILDING "B"
TENANT B1 (RESTAURANT):
2,400sf / 100sf
480sf PATIO of which
180 is path of travel
effective area = 300sf = 0 STALLS REQ'D

TENANT B2: (RETAIL)
1,000 SF/250 SF = 4 STALLS REQ'D

TENANT B3 (RESTAURANT W/ D/T):
2,004 SF
340 SF PATIO
TOTAL 2,344 (<4,000 SF) = 20 STALLS REQ'D

BUILDING "C"
TENANT (CARWASH MIN REQ'D TO BE DETERMINED)
STALLS PROVIDED = 26 VAC STALLS

TOTAL PARKING STALLS REQUIRED = 108 STALLS

Parking Provided

BUILDING "A1"
TENANT (RETAIL SPACE):
3,500 SF = 14 STALLS PROVIDED

BUILDING "A2"
TENANT A2 (RESTAURANT W/ D/T):
2,874 SF = 20 STALLS PROVIDED

BUILDING "B"
TENANT B1 (RESTAURANT):
2,400 SF = 24 STALLS PROVIDED

TENANT B2:
1,000 SF = 4 STALLS PROVIDED

TENANT B3 (RESTAURANT W/ D/T):
2,004 SF = 20 STALLS PROVIDED

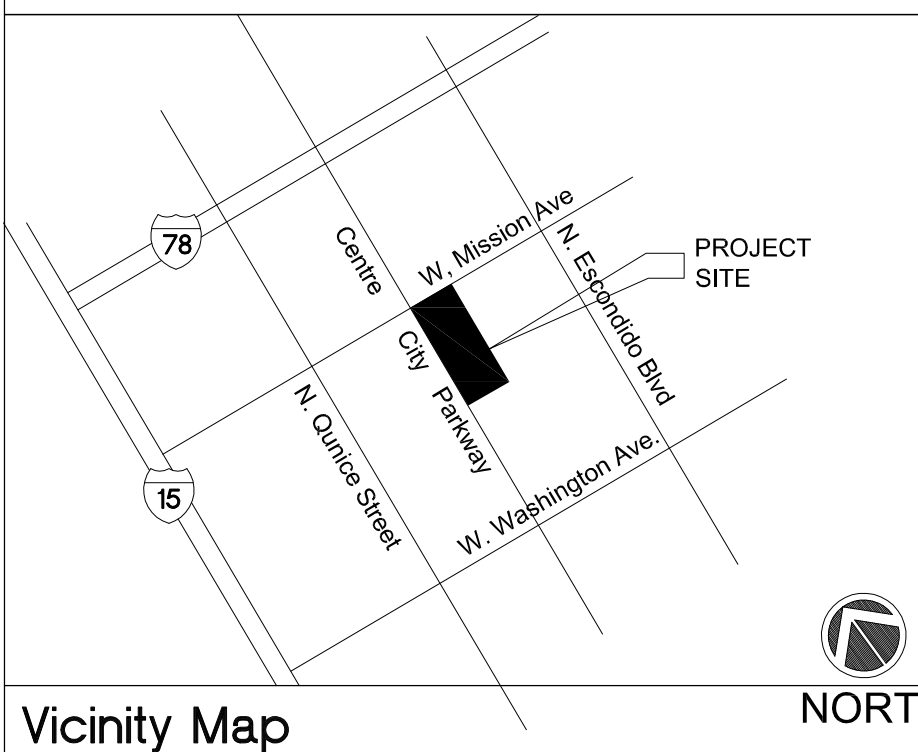
BUILDING "C"
TENANT (CARWASH)
STALLS PROVIDED = 26 VAC STALLS

TOTAL PARKING STALLS REQUIRED = 108 STALLS

ALSO PROVIDE IS A TOTAL OF 1 LOADING ZONE FOR BUILDING A1 & A2 AND 1 LOADING ZONE FOR BUILDING "B"

LEGEND

- PROPERTY LINE
- STREET CENTER LINE
- SEWER LINE
- WATER LINE
- DIRECTION OF DRAINAGE LINE
- CONTOUR LINE
- SAW CUT LINE
- EXISTING AC PAVING, HARDSCAPE & BUILDINGS TO BE REMOVED



Legal Description

A PORTION OF LOT 14 IN BLOCK 148 OF RANCHO RINCON DEL DIABLO, CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 349, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY JULY 10, 1886

OWNER: JINKYU HEO AND JOY TOKMI HEO
3260 RYAN DRIVE
ESCONDIDO, CA. 92025

APPLICANT: NLA ACQUISITION, LLC
725 COOL SPRINGS BLVD, SUITE 600
FRANKLIN, TN 37067

ADDRESS: 425 & 427 W. MISSION AVE
ESCONDIDO, CA

A.P.N.: 229-172-38

EXISTING ZONING: CG GENERAL COMMERCIAL

Sheet Index

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LANDSCAPE	
L1.0	PLANTING PLAN

Consultants:

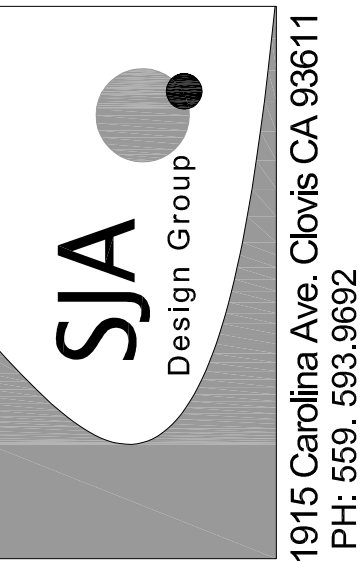
Architects Attn: Susan F. Jones SJA Design Group 1915 Carolina Ave. Fresno, CA. 93611 Ph: (559) 593-9692	Architects (Bldg C only) Attn: Paul Cawkey Cawley Architects 730 N. 52nd St. Ste. 203 Phoenix, Arizona 85008
Civil Engineer Attn: Josh Zeigler Speare & Associates, Inc. 475 Production Street San Marcos, CA 92078 Ph: (760) 736-2040	Landscape Architect Attn: Sean R. Clarke S.R. CLARKE 110 Copperwood way #P Oceanside, CA. 92056 Ph: (760)716-3100

Applicable Codes:

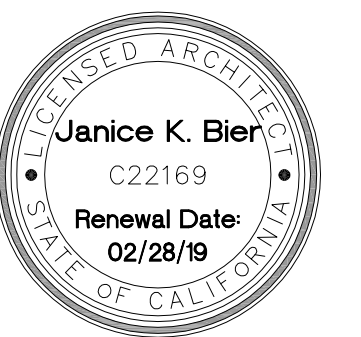
Building:	2016 California Building Code (CBC)
Plumbing:	2016 California Plumbing Code
Mechanical:	2016 California Mechanical Code
Electrical:	2016 California Electrical Code
Fire:	2016 California Fire Code (CFC)
Accessibility:	2016 California Building Code (Title 24, Part 2)
Energy:	2016 California Energy Code (Title 24, Part 6)
Sustainability:	2016 CALGreen Code

Service

GAS & ELECTRIC SERVICE :	SAN DIEGO GAS & ELECT CO.
TELEPHONE SERVICE:	AT&T
SCHOOLS:	ESCONDIDO UNION SCHOOL & ESCONDIDO HIGH SCHOOL DISTRICT
FIRE SERVICE:	CITY OF ESCONDIDO FIRE DEPARTMENT
SEWER & WATER:	CITY OF ESCONDIDO



Centre City Shopping Center
425 & 427 West Mission Ave.
Escondido, CA



Date: 05.20.17
Drawn By: Susan Jones
Project # 17004

Overall Site Plan

Revisions
x

SHEET No.

A1.0

SUB No. 17-0001