



- ### KEYNOTES
- 'GRASS-CRETE' AREA FOR FIRE ACCESS. GRASS-CRETE ONLY ALLOWED ON 5% MAX. SLOPES.
 - INDIVIDUAL RESIDENT PATIO, TYP.
 - DININ / ENTERTAINING PATIO
 - TRASH & RECYCLE ENCLOSURE 24' x 8'
 - ENTERTAINING PATIO, TYP.
 - ACCESS STAIRS FOR FIRE DEPARTMENT HOSE PULLS, TYP.
 - LINE OF HOSE PULL FOR FIRE DEPARTMENT, TYP.
 - FLAT CONCRETE CURB FLUSH WITH PAVEMENT FOR FIRE ACCESS, TYP.
 - FIRE DEPARTMENT HOSE PULL START / STOP TOUCH POINT, TYP.
 - NOT USED
 - RETAINING WALL FROM 0-7.5'
 - RETAINING WALL FROM 0-4.5'
 - ROOF OVERHANG IS 1'-0" TYP.
 - LINE OF DECK OVERHANG ABOVE.
 - FOR ALL EXTERIOR DOOR SEE FLOOR PLAN SHEETS, TYP.
 - EXTERIOR WALKWAYS ARE TO BE MINIMUM 4'-5" WIDE, TYP.
 - FOR STREET CORSS SECTION SEE CIVIL PLANS.
 - FOR ROADWAY CROSS SECTION SEE CIVIL PLANS.
 - PROPOSED NEW FIRE HYDRANT LOCATED 323' MAX. BETWEEN EXISTING FIRE HYDRANTS.
 - EACH BUILDING REQUIRES INDIVIDUAL FIRE DEPARTMENT CONNECTION (FDC) AND POST INDICATOR VALVE (PIV). ALL HYDRANTS SHALL BE WITHIN 40' OF AN FDC CONNECTION.
 - CONSTRUCT AC PAVEMENT PER GEOTECHNICAL RECOMMENDATIONS.
 - CONSTRUCT PERVIOUS PAVEMENT.
 - ROOFTOP FIRE GROUND ACCESS LADDER, TYP.
 - ENLARGE EXISTING DRIVE TO 24'-0" PER CIVIL DRAWINGS AND IMPROVE TO MEET CURRENT ESCONDIDO FIRE DEPARTMENT FIRE ACCESS ROAD REQUIREMENTS, TYP.
 - CONNECT EXISTING DRIVE WITH NEW DRIVEWAY PER CIVIL DRAWINGS TO CREATE A CONTINUOUS 24'-0" DRIVE AISLE BETWEEN REED ROAD AND WEDGEWOOD AVENUE, TYP.
 - NEW / IMPROVED REED ROAD DRIVEWAY APRON AND STORM WATER PER CIVIL DRAWINGS, TYP.

LOT COVERAGE CALCS

BUILDING #1 (NEW):	6,713 S.F.
BUILDING #2 (NEW):	6,713 S.F.
BUILDING #3 (NEW):	6,807 S.F.
EXISTING BUILDING:	10,171 S.F.
TOTAL COVERAGE:	30,404 S.F.
LOT AREA = 182,527 S.F. (4.2 ACRE)	
LOT COVERAGE = 30,404 S.F. / 182,948 S.F. = 16.62%	

LANDSCAPE AREA CALCS

AREA A: 28'x80' = 2,240 S.F.
AREA B: 18'x83' = 1,494 S.F.
AREA C: 35'x90' = 3,150 S.F.
AREA D: 15'x110' = 1,650 S.F.
AREA E: 15'x75' = 1,125 S.F.
AREA F: 18'x120' = 2,160 S.F.
AREA G: 65'x69' = 4,485 S.F.
TOTAL LANDSCAPE AREA(S) = 16,304 S.F. = .37 ACRES

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- UTILITIES: VERIFY WITH CIVIL PLANS
 - SEE CIVIL PLANS FOR ALL NEW ROADWAY, DRIVE AISLE AND UTILITY IMPROVEMENTS, STORM WATER REQUIREMENTS AND UPGRADES, TYP.
 - WHEEL STOPS REQUIRED FOR ALL OFF-STREET PARKING AND SHALL BE 18" FROM THE CURB, TYP. ALL SITE RETAINING WALLS SHALL BE CONSTRUCTED OF DECORATIVE MATERIAL (CMU WITH STUCCO FINISH, SPLIT FACE BLOCK, ETC.) PER CITY OF ESCONDIDO.
 - SITE ACCESS SHALL BE AN APPROVED PAVED ALL-WEATHER ACCESS ABLE TO HOLD 75,000 LBS. AN ADEQUATE WATER SUPPLY AND AN APPROVED PAVED ACCESS SHALL BE PROVIDED PRIOR TO THE START OF CONSTRUCTION.

ARCHITECTURAL LEGEND

(01)	Doors
(A)	Windows
(01)	Keynote
(A)	Wall Type
(01)	Interior Elevation
(A-1)	Storefront Elevation
(A-1)	Building Elevation
(Solid)	New Wall
(Dashed)	Existing Wall
(Hatched)	Demolition
(Dotted)	Insulation
(Dashed)	Overhead
(Centerline)	Centerline
(Dashed)	Property Line
(Circle with 01)	Revision

NOTE: NOT ALL SYMBOLS SHOWN ABOVE ARE USED IN THIS SET OF DRAWINGS.

REVISIONS

Date	By
2023.01.16	

Scale: 1" = 20'-0"

Drawn by: BPB

Job No.: 1908

Sheet Name: ARCHITECTURAL SITE PLAN

Sheet No.: AC-1

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ARCHITECTURE | DESIGN

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AC-1