

2525 REED ROAD ASSISTED LIVING FACILITY



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NOTES

GENERAL NOTES

- ALL WORK SHALL COMPLY WITH THE LATEST CODES AND STANDARDS, AS ADOPTED BY THE GOVERNING AUTHORITIES, AND THE LOCAL JURISDICTION, INCLUDING BUT NOT LIMITED TO:
 - 2019 CALIFORNIA ADMINISTRATIVE CODE (CCR, PART 1 CHAPTER 4)
 - 2019 CALIFORNIA BUILDING CODE (CCR, PART 2 VOLUME 1 AND 2 AND APPENDICES G, H, I, AND J)
 - 2019 CALIFORNIA ELECTRICAL CODE (CCR, PART 3)
 - 2019 CALIFORNIA MECHANICAL CODE (CCR, PART 4 CHAPTER 1 AND APPENDICES A, B, AND D)
 - 2019 CALIFORNIA PLUMBING CODE (CCR, PART 5 CHAPTER 1 SECTIONS 101 AND 108, CHAPTER 2 THROUGH 16, APPENDIX CHAPTER 1 SECTIONS 101, 102, AND 103, APPENDICES A, D, G, I, AND K)
 - 2019 CALIFORNIA ENERGY CODE, 2008 ENERGY STANDARDS (CCR, PART 6 CHAPTERS 1 THROUGH 9 AND APPENDIX CHAPTER 1-A)
 - 2019 CALIFORNIA HISTORICAL CODE (CCR, PART 8)
 - 2019 CALIFORNIA FIRE CODE (CCR, PART 9 CHAPTER 1 SECTION 109, CHAPTERS 2 THROUGH 47 AND APPENDIX CHAPTER 1 SECTION 102)
 - 2019 CALIFORNIA REFERENCED STANDARDS CODE (CCR, PART 12)

2. THE DRAWINGS REFLECT GENERAL ARRANGEMENT, DESIGN AND EXTENT OF WORK, AND ARE NOT TO BE SCALED FOR MEASUREMENTS. THE DRAWINGS ARE PARTLY DIAGRAMATIC AND ARE NOT INTENDED TO BE AN EXACT REPRESENTATION OF FIELD CONDITIONS OR TO SERVE AS THE CONTRACTOR'S SHOP DRAWINGS.

3. AT ANY TIME SHOULD CONDITIONS ARISE WHEREIN THE INTENT OF THE DRAWINGS ARE IN DOUBT, OR WHERE THE DRAWINGS ARE IN CONFLICT WITH EACH OTHER, OR WHERE THERE IS A DISCREPANCY BETWEEN THE DRAWINGS AND FIELD CONDITIONS, THE ARCHITECT SHALL BE NOTIFIED AT ONCE FOR CLARIFICATION.

4. "EXISTING", "AS-BUILT" AND SIMILAR PHRASES REQUIRE THE CONTRACTOR TO VERIFY AND COORDINATE DIMENSIONS AND CONDITIONS INDICATED IN THE DRAWINGS WITH THE ACTUAL FIELD CONDITIONS. DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT FOR DIRECTION ON HOW TO PROCEED.

5. DIMENSIONS SHOWN ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.

6. REFER TO STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR EQUIPMENT ANCHORAGE, HVAC, PLUMBING, LIGHTING, COMMUNICATION, AND DATA AND POWER REQUIREMENTS.

7. THE ARCHITECT AND OWNERS' CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB) OR OTHER TOXIC SUBSTANCES.

8. CONTRACTOR SHALL CONTACT OWNER 48 HOURS IN ADVANCE OF ANY RESTRICTION OF OWNER ACCESS OR UTILITY OUTAGES. AUTHORIZATION FROM OWNER TO BE RECEIVED IN WRITING.

9. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO BEGINNING WORK. AT ANY TIME SHOULD ANY CONDITIONS ARISE WHEREIN THE INTENT OF THE DRAWINGS IS IN DOUBT OR WHERE THERE IS A DISCREPANCY BETWEEN THE DRAWINGS AND FIELD CONDITIONS THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY IN WRITING FOR CLARIFICATION.

10. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY AND CHARGE OF AND SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK OR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

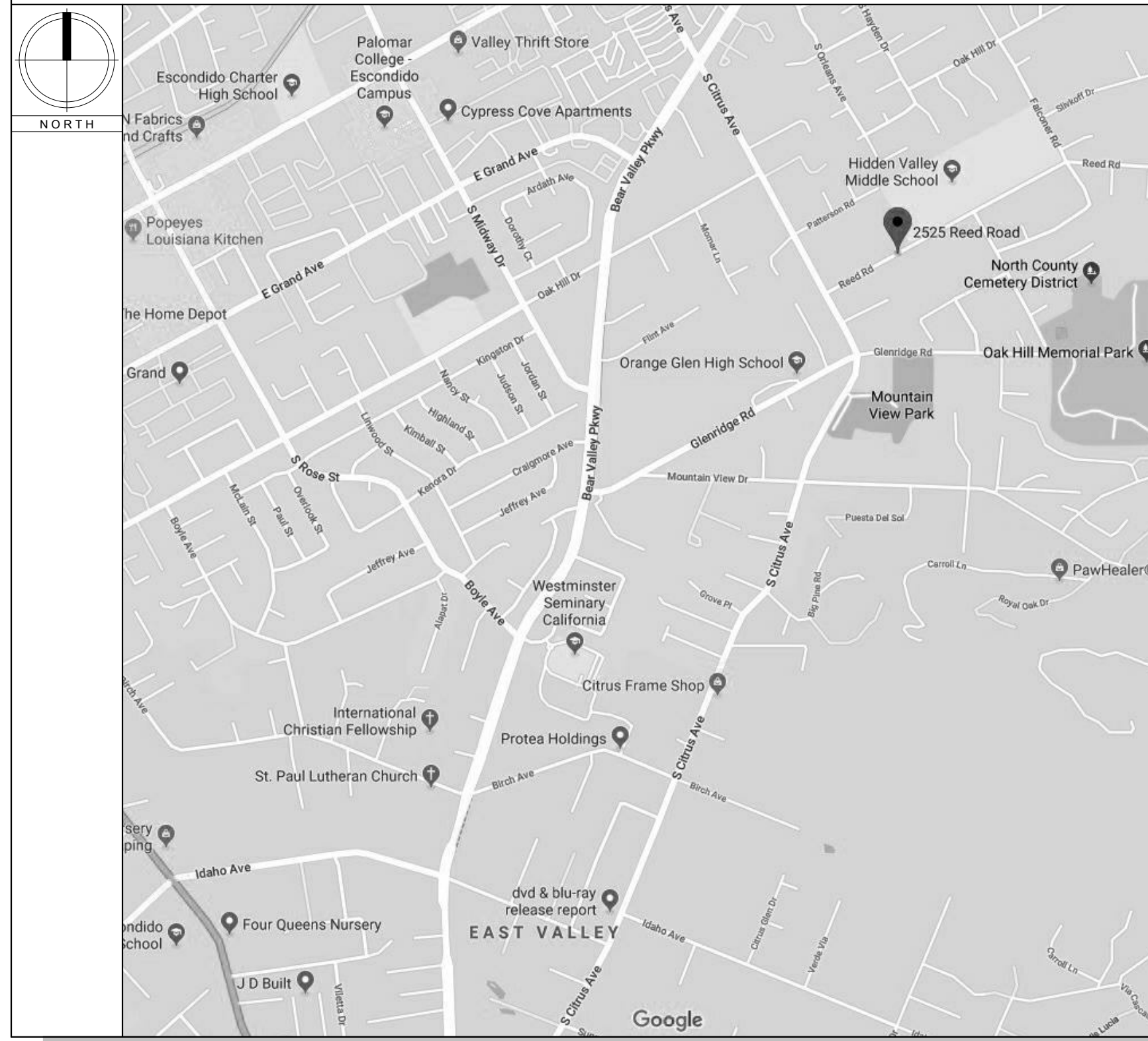
11. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY OF ALL PARTIES PRESENT ON THE JOB SITE IS SOLELY THE CONTRACTORS' RESPONSIBILITY.

12. THESE DRAWINGS ARE FOR PERMIT ONLY. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL ADDITIONAL DETAILS AND REQUIRED COORDINATION DURING CONSTRUCTION.

FIRE NOTES

- FIRE DEPARTMENT FINAL INSPECTION REQUIRED. SCHEDULE ALL INSPECTIONS 2 DAYS IN ADVANCE.
- LOCATIONS AND CLASSIFICATIONS OF FIRE EXTINGUISHERS SHALL BE IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE STANDARD 10-1 AND PLACEMENT IS SUBJECT TO THE APPROVAL OF THE FIRE INSPECTOR.
- STORAGE, DISPENSING OR USE OF ANY FLAMMABLE AND COMBUSTIBLE LIQUIDS, FLAMMABLE AND COMPRESSED GASES, AND OTHER HAZARDOUS MATERIALS SHALL COMPLY WITH UNIFORM FIRE CODE REGULATIONS. THE STORAGE AND USE OF HAZARDOUS MATERIALS SHALL BE APPROVED BY THE FIRE AUTHORITY PRIOR TO ANY MATERIALS BEING STORED OR USED ON SITE. A SEPARATE PLAN SUBMITTAL IS REQUIRED PRIOR TO THE STORAGE AND USE OF HAZARDOUS MATERIALS.
- PLANS OF NEW OR MODIFICATIONS TO EXISTING FIRE PROTECTION, DETECTION, ALARM OR MONITORING SYSTEM(S) SHALL BE APPROVED BY THE FIRE DEPARTMENT PRIOR TO INSTALLATION. A SEPARATE PLAN SUBMITTAL AND APPROVAL BY THE FIRE DEPARTMENT IS REQUIRED PRIOR TO COMMENCEMENT OF WORK.
- PROVIDE 2A 10BC MINIMUM RATED FIRE EXTINGUISHERS TO BE LOCATED ON EACH FLOOR WITHIN 75 FEET MAX. OF TRAVEL DISTANCE FROM ALL AREAS.
- DRAPES AND OTHER DECORATIVE MATERIALS SHALL BE FLAME RETARDANT. CERTIFICATION THEREOF SHALL BE PROVIDED. EXITS, EXIT SIGNS, FIRE ALARM STATIONS HOSE CABINETS AND EXTINGUISHER LOCATIONS SHALL NOT BE CONCEALED BY DECORATIVE MATERIALS.
- ALL INTERIOR FINISHES SHALL CONFORM WITH THE TITLE 24, CCR, CHAPTER 42.
- FIRE HYDRANT MINIMUM FIRE FLOW IS 1500 GPM @ 20 PSI FOR 1 HR.
- FIRE ACCESS SHALL BE AN APPROVED ALL-WEATHER PAVED SURFACE ABLE TO HOLD 75,000 LBS (NO D.G. ALLOWED).
- A FIRE PROTECTION REPORT IS REQUIRED TO BE SUBMITTED PRIOR TO BUILDING PLANS SUBMITTAL.

PROJECT LOCATION



PROJECT DIRECTORY

OWNER
 REED 25 LLC
 2525 REED ROAD
 ESCONDIDO, CA 92027

GENERAL CONTRACTOR
 T.B.D.

STRUCTURAL ENGINEER
 Name
 Address
 City, State ZIP
 Phone #
 Fax #
 website / Email

CIVIL ENGINEER
 WYNN ENGINEERING, INC.
 27315 VALLEY CENTER ROAD
 VALLEY CENTER, CA 92082
 Phone # 760-749-8722
 www.wynnengineering.com

LANDSCAPE ARCHITECT
 T.B.D.

ARCHITECT
 BGI ARCHITECTURE
 2091 Las Palmas Drive, Suite D
 Carlsbad, CA 92011
 P: 760.438.2963
 F: 760.438.2965
 bgichitecture.com

GOVERNING AGENCY
 CITY OF ESCONDIDO
 201 N BROADWAY
 ESCONDIDO, CA 92025
 Phone # 760-839-4647
 www.escondido.org

MEP ENGINEER
 T.B.D.

SOILS ENGINEER
 GEOSOILS, INC.
 5741 PALMER WAY
 CARLSBAD, CA 92010
 Phone # 760-438-3155
 Fax # 760-931-0915
 www.geosoilsinc.com

T-24 CALCULATIONS
 T.B.D.

DEFERRED SUBMITTALS

- FIRE UNDERGROUND LINE, FIRE SPRINKLER, FIRE ALARM, CO2 (BEVERAGE DISPENSING IF APPLICABLE) SHALL BE DEFERRED SUBMITTAL TO THE ESCONDIDO FIRE DEPARTMENT

PROJECT DATA

PROJECT DESCRIPTION

THE PROPOSED PROJECT IS A LICENSED "ASSISTED LIVING" FACILITY PER TABLE 33-94 WHICH IS ALLOWED IN THE RE-20 ZONE WITH A CONDITIONAL USE PERMIT (C.U.P.).

ON THE SOUTHERN PORTION OF THE PROPERTY A CAMPUS OF THREE NEW BUILDINGS IS PROPOSED. EACH BUILDING IS PROPOSED TO HOUSE 15 RESIDENTS AND STAFF (ESTIMATED AT 4-5 EMPLOYEES). THE PROPOSED CAMPUS SHALL HAVE A TOTAL OF 45 NEW RESIDENTS. OF THE THREE BUILDINGS, 2 OF THEM SHALL BE SINGLE STORY IN HEIGHT, WITH THE REMAINING BUILDING BEING TWO STORIES IN HEIGHT. THE 3 NEW BUILDINGS ENCAPSULATE A SHARED TURF CENTRAL COURTYARD FOR COMMUNITY GATHERINGS WHICH IS DESIGNED TO ACCOMMODATE THE FIRE TRUCK TURNAROUND IN TIMES OF EMERGENCY.

PROJECT ADDRESS

2525 REED ROAD, ESCONDIDO, CA 92027

APN NO.

231-230-42-00

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL A:
 LOT 2 IN BLOCK 361 OF RANCHO RINCON DEL DIABLO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS PER MAP NO. 725, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 13, 1892.

EXCEPTING THE NORTHEASTERLY 665.42 FEET THEREOF.

PARCEL A1:
 AN EASEMENT FOR ROAD PURPOSES ACROSS THE SOUTHEASTERLY 20 FEET OF LOT 2 AND THE NORTHWESTERLY 36 FEET OF LOT 3 IN SAID BLOCK 361, EXCEPTING THAT PORTION LYING WITHIN PARCEL 1 ABOVE.

ZONE

RE-20 (RESIDENTIAL ESTATE 20,000 S.F. MIN. LOT AREA)

OVERLAY ZONE

-

USE

LICENSED "ASSISTED LIVING" FACILITY (TABLE 33-94) (THIS IS **NOT** A MEMORY CARE FACILITY)

UNITS

N.A.

SEISMIC

N.A.

LOT SIZE

4.2 ACRES (182,948 S.F.)

LOT COVERAGE

16.66% PROPOSED < 30% ALLOWED.

SEE ARCHITECTURAL SITE PLAN, "LOT COVERAGE CALC'S"

F.A.R.

BUILDING #1 (NEW): 6,533 S.F.
BUILDING #2 (NEW): 6,533 S.F.
BUILDING #3 (NEW): 8,124 S.F.
EXISTING BUILDING: 8,597 S.F.

TOTAL: 29,787 S.F.

F.A.R. = 29,787 S.F. / 182,948 S.F. = 16.28% PROPOSED < 40% ALLOWED
 NOTE: PER TABLE 503 ALL BUILDINGS ARE LESS THAN 16,000 S.F. MAX.

SETBACKS

- FRONT - 25'
- SIDE - 10' INTERIOR
- REAR - 20'

NUMBER OF STORIES

• ALLOWED - N/A NOTE: PER CBC TABLE 503 - BUILDINGS ARE LESS THAN 50'-0" MAX.
 • PROPOSED - 2 STORIES

HEIGHT

• ALLOWED - 35'

• PROPOSED - 25'-8"

OCCUPANCY

GROUP R-2, ASSISTED LIVING FACILITY FOR UP TO 15 RESIDENTS PER BUILDING (6 NON-AMBULATORY RESIDENTS PER BUILDING MAX.)

TYPE OF CONSTRUCTION

V-A (SPRINKLERED) (AN AUTOMATIC FIRE PROTECTION SYSTEM SHALL BE PROVIDED PER CBC 903. A FIRE ALARM SYSTEM PER CBC 907, SMOKE ALARM SYSTEM PER SECTION 907.2.11.1)

FLOOR AREA

BUILDING #1 (NEW):
 • GROUND FLOOR= 6,466 S.F.
 • SECOND FLOOR= 67 S.F.
 • TOTAL = 6,533 S.F.

BUILDING #2 (NEW):
 • GROUND FLOOR= 6,466 S.F.
 • SECOND FLOOR= 67 S.F.
 • TOTAL = 6,533 S.F.

BUILDING #3 (NEW):
 • GROUND FLOOR= 8,521 S.F.
 • SECOND FLOOR= 1,603 S.F.
 • TOTAL = 8,124 S.F.

TOTAL (ALL NEW BUILDINGS) = 21,190 S.F.

EXISTING BUILDING (TO REMAIN) = 8,597 S.F.

PARKING

RESIDENTS = N/A. (SEE NOTE BELOW)
 EMPLOYEES & GUESTS (NO SPECIFIC REQUIREMENT) = 25 SPACES PROVIDED
 ADA = 2 HANDICAP SPACES PROVIDED

PLANNING DIRECTOR TO DETERMINE PARKING REQUIREMENTS PER 33-1212.C.5.

GOVERNING CODES

THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CITY OF ESCONDIDO MUNICIPAL CODE, THE 2019 EDITION OF THE CALIFORNIA BUILDING CODE FOUND IN STATE OF CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE CITY OF SANTA ANA.

THE 2019 EDITIONS OF THE CALIFORNIA BUILDING CODES SHALL APPLY:

- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA GREEN BUILDING CODE
- 2019 CALIFORNIA HISTORICAL BUILDING CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA TITLE 24
- 2019 CALIFORNIA FIRE CODE

SHEETS

- | | |
|-------|---|
| T-1 | PROJECT TITLE SHEET |
| AC-1 | ARCHITECTURAL SITE PLAN |
| C-1 | CIVIL PLOT PLAN (GRADING 1 OF 3) |
| C-2 | CIVIL PLOT PLAN (GRADING 2 OF 3) |
| C-3 | CIVIL PLOT PLAN (GRADING 3 OF 3) |
| C-4 | CIVIL SLOPE ANALYSIS |
| A-0.0 | CODE CHECK - ONE STORY - MAIN FLOOR |
| A-0.1 | CODE CHECK - TWO STORY - MAIN FLOOR |
| A-0.2 | CODE CHECK - TWO STORY - SECOND FLOOR |
| A-1.0 | ONE STORY - MAIN FLOOR PLAN - NOTED |
| A-1.1 | ONE STORY - SECOND FLOOR PLAN - NOTED & DIMENSIONED |
| A-1.2 | ONE STORY - ROOF PLAN - NOTED & DIMENSIONED |
| A-2.0 | TWO STORY - MAIN FLOOR PLAN - NOTED |
| A-2.1 | TWO STORY - SECOND FLOOR PLAN - NOTED |
| A-2.2 | TWO STORY - ROOF PLAN - NOTED & DIMENSIONED |
| A-3.0 | ONE STORY - ELEVATIONS |
| A-3.1 | ONE STORY - ELEVATIONS |
| A-4.0 | TWO STORY - ELEVATIONS |
| A-4.1 | TWO STORY - ELEVATIONS |
| AP-1 | ONE STORY - PERSPECTIVES |
| AP-2 | TWO STORY - PERSPECTIVES |
| L-1 | LANDSCAPE - PRELIMINARY PLANTING PLAN |
| L-2 | LANDSCAPE - PRELIMINARY PLANTING NOTES |

2525 REED ROAD ASSISTED LIVING FACILITY

2525 REED ROAD
 ESCONDIDO, CA 92000

REVISIONS

By	

Date: 2022.10.06

Scale: NO SCALE

Drawn By: BPB

Job No.: 1908

Sheet Name:

PROJECT TITLE SHEET

Sheet No.:

T-1

PRELIMINARY
 NOT FOR CONSTRUCTION

I have reviewed these construction documents and have approved their contents as including all of the design aspects I had previously authorized. I understand my project will be constructed as specified by these construction documents.

Signature: _____ Date: _____