ESCONDIDO MIXED USE

PROJECT ADDRESS

CODE ANALYSIS

GENERAL PROJECT INFORMATION

PROJECT DESCRIPTION

THE PROPOSED 21- UNIT MIXED USE APARTMENT DEVELOPMENT WILL BE (4) STORIES OF NEW CONSTRUCTION WITH A SINGLE LEVEL OF TYPE IA CONSTRUCTION AT GRADE WITH (3) LEVELS OF TYPE VA CONSTRUCTION ABOVE. SITUATED ON AN APPROXIMATE 20,000 SF LOT CURRENTLY OCCUPIED BY SINGLE- LEVEL BUSINESSES AND AT- GRADE PARKING. THE GROUND LEVEL WILL INCLUDE COMMERCIAL SPACES, BUILDING UTILITY SPACES AND A RESIDENTIAL LOBBY AND EXTERIOR COURTYARD SERVING THE RESIDENTIAL UNITS AT LEVELS 2-4 ABOVE. THE SITE IS LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF SOUTH ESCONDIDO BOULEVARD AND WEST 9TH AVENUE AND WILL PROVIDE (28) TOTAL AT- GRADE PARKING SPACES FOR RESIDENTIAL USE UNDERNEATH THE BUILDING. THESE SPACES WILL BE ACCESSED FROM SOUTH ESCONDIDO BOULEVARD WITH A SECONDARY EXIT LOCATED INTO THE ALLEY TO THE NORTH. THE PROPOSED DEVELOPMENT FRONTS SOUTH ESCONDIDO BOULEVARD AND WEST 9TH AVENUE WITH PROPOSED DEDICATED PLAZA/ CAFE AREAS FOR FUTURE COMMERCIAL USE AND A SMALL RESIDENTIAL ENTRY PLAZA PROVIDING CONNECTIVITY VIA THE RESIDENTIAL LOBBY TO THE PRIVATE INTERIOR COURTYARD. DENTAL LOBBY TO THE PRIVATE INTERIOR COURTYARD. PARKING FOR COMMERCIAL USE IS LOCATED ON THE OPPOSITE SIDE OF WEST 9TH AVENUE PER A PREVIOUS PARKING AGREEMENT EXECUTED BY THE PROPERTY OWNER.

PROJECT SQUARE FOOTAGE

ROOM TYPE *	LEVEL	AREA PER LEVEL (SF.)	OPEN SPACE (SF.)	COUNT	TOTAL SF. PER LEVEL
			TOTAL		**XX SF.**

CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION

LEVEL	BUILDING USE	OCCUPANCY CLASSIFICATION	SECTION
1 THRU 3	HOTEL (TRANSIENT)	GROUP R-1	310.2

CHAPTER 4: SPECIAL DETAILED REQUIREMENT BASED ON USE AND OCCUPANCY

GROUP R-1 REQUIRES COMPLIANCE WITH SECTION 420. OTHERWISE, NO OTHER SPECIAL REQUIREMENTS BASED ON USE AND OCCUPANCY.

CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREA

504 BUILDING HEIGHT AND NUMBER OF STORIES

CONSTRUCTION TYPE	OCCUPANCY	SPRINKLERED	TABULAR ALLOWABLE HEIGHT (TABLE 504.3)	ACTUAL HEIGHT	TABULAR ALLOWABLE STORIES (TABLE 504.4)	ACTUAL STORIES
IA	GROUP B & S-2	YES	UNLIMITED	12 FT.	UNLIMITED	1
VA	GROUP R-1	YES	70 FT.	35 FT.	4	3

NO HEIGHT OR AREA INCREASES APPLIED / REQUIRED.

506 BUILDING AREA

SECTION 506.2 ALLOWABLE AREA FACTOR

CONSTRUCTION TYPE	OCCUPANCY	TABULAR ALLOWABLE AREA PER STORY (TABLE 506.2)
IA	GROUP B & S-2	UNLIMITED SQ. FT.
VA	GROUP R-2	36,000 SQ. FT.

FOR ACTUAL PROVIDED AREAS BY OCCUPANCY GROUP, SEE FLOOR PLANS ON #####. NO HEIGHT OR AREA INCREASES APPLIED / REQUIRED.

CHAPTER 6: TYPES OF CONSTRUCTION

TABLE 601 - FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

BUILDING ELEMENT	TYPE IA	TYPE VA
STRUCTURAL FRAME	3 HOUR	1 HOUR
BEARING WALLS EXTERIOR INTERIOR	 3 HOUR 3 HOUR	 1 HOUR, 0 HOUR (MORE THAN 30' SEPARATION) 1 HOUR
NON BEARING WALLS EXTERIOR INTERIOR	 SEE TABLE 705.5 0 HOUR	 1 HOUR 0 HOUR
FLOOR CONSTRUCTION	2 HOUR	1 HOUR
ROOF CONSTRUCTION	1-1/2 HOUR	1 HOUR

TABLE 602 - FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

TYPE OF CONSTRUCTION / OCCUPANCY	TYPE VA / R-2	
BUILDING ELEMENT	FIRE - SEPARATION DISTANCE = X (FEET)	FIRE RESISTANCE RATING
EXTERIOR NON-BEARING WALLS	X < 5 FT	1 HOUR
	5 FT ≤ X < 30 FT	1 HOUR
	10 FT ≤ X < 30 FT	1 HOUR
	X > 30 FT	0 HOUR

CODE ANALYSIS (CONT.)

CHAPTER 7: FIRE AND SMOKE PROTECTION FEATURES

TABLE 705.8 - MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

EXTERIOR OPENINGS / FULLY SPRINKLERED BUILDING

FIRE SEPARATION DISTANCE	ALLOWABLE PERCENTAGE OF PROTECTED/ UNPROTECTED EXTERIOR OPENINGS
≥ 5 FT & < 10 FT.	25%
≥ 10 FT & < 15 FT.	45%
≥ 15 FT & < 20 FT.	75%
≥ 20 FT	NO LIMIT

713.4 - FIRE-RESISTANCE RATING (SHAFT ENCLOSURES)

NUMBER OF STORIES	FIRE RESISTANCE RATING
< 4 STORIES	ONE HOUR
≥ 4 STORIES	TWO HOUR

CHAPTER 9: FIRE PROTECTION SYSTEMS

903 AUTOMATIC SPRINKLER SYSTEMS

FULLY SPRINKLERED IN ACCORDANCE WITH 903.2.8 AND NFPA 13.

CHAPTER 10: MEANS OF EGRESS

1003.2 - CEILING HEIGHT 7' - 6" CLEAR	SEE UNIT BUILDING SECTIONS
1004 - OCCUPANT LOAD TABLE 1004.5 FLOOR AREA / 200 GROSS = OCC. LOAD	SEE EGRESS PLANS
1005 - MEANS OF EGRESS SIZING 1005.3.1 STAIRWAYS OCCUPANT LOAD X 0.3 IN. = REQ. WIDTH	SEE EGRESS PLANS

1006 NUMBER OF EXITS AND EXIT ACCESS DOORWAYS

1006.2.1 - MINIMUM TWO EXITS REQUIRED *

OCCUPANCY	OCCUPANT LOAD
R-2	> 10

* EXCEPTION 1: THE NUMBER OF EXITS FROM FOYERS, LOBBIES, VESTIBULES OR SIMILAR SPACES NEED NOT BE BASED ON CUMULATIVE OCCUPANT LOADS FOR AREAS DISCHARGING THROUGH SUCH SPACES, BUT THE CAPACITY OF THE EXITS FROM SUCH SPACES SHALL BE BASED ON APPLICABLE CUMULATIVE OCCUPANT LOADS.

TABLE 1006.2.1 - MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE

OCCUPANCY	MAX. OCCUPANT LOAD	WITH SPRINKLER SYSTEM (FEET)
R-2	10	75 FT.

SEE EGRESS PLANS

TABLE 1006.3.2 - MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS PER STORY

OCCUPANT LOAD PER STORY	NUMBER OF EXITS
1 - 500	2
500 - 1,000	3
MORE THAN 1,000	4

1007 EXIT AND EXIT ACCESS DOORWAY CONFIGURATION

SECTION 1007.1.1

TWO EXITS OR EXIT ACCESS DOORWAYS
EXCEPTIONS #2 FULLY SPRINKLERED DISTANCE APART
ONE THIRD OF THE MAXIMUM DIAGONAL OF THE BUILDING AREA SERVED

1017 EXIT ACCESS TRAVEL DISTANCE

TABLE 1017.2 - EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	FULLY SPRINKLERED
B	300 FT
R-2	250 FT
S-2	400 FT

1020 CORRIDORS

TABLE 1020.1 - CORRIDOR FIRE-RESISTANCE RATING

OCCUPANCY	OCCUPANT LOAD SERVED BY CORRIDOR	FULLY SPRINKLERED
B	> THAN 30	0 HOURS
R-2	> THAN 10	1 HOUR
S-2	> THAN 30	0 HOUR

TABLE 1020.2 - MINIMUM CORRIDOR WIDTH

OCCUPANCY	WIDTH
B & S-2	44 INCHES
R-2	36 INCHES

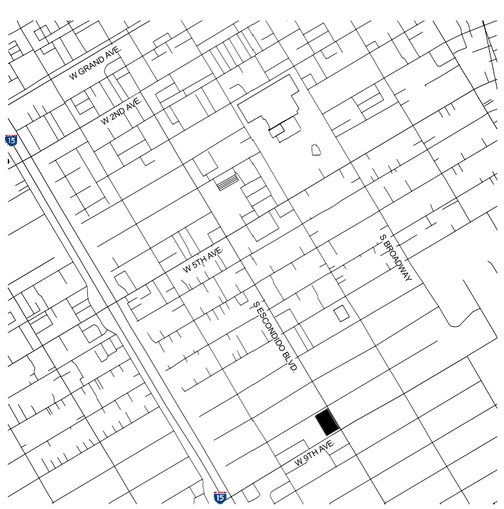
CPC CHAPTER 4: PLUMBING FIXTURES AND FIXTURE FITTINGS

TABLE 422.1 - MINIMUM PLUMBING FACILITIES

OCCUPANCY TYPE	WATER CLOSET	URINAL	LAVATORY	BATHTUBS / SHOWERS	DRINKING FOUNTAINS / FACILITIES
B	1: 1 - 50 (M) 1: 1 - 25 (F)	1: 1-100	1: 1 - 75 (M) 1: 1 - 50 (F)	-	1 PER 150
R-2	1	-	1	1	-

OTHER (B): 1 SERVICE SINK OR LAUNDRY TRAY.
OTHER (R-2): 1 KITCHEN SINK PER APARTMENT. 1 LAUNDRY TRAY OR AUTOMATIC CLOTHES WATER CONNECTION PER UNIT OR 1 AUTOMATIC CLOTHES WASHER CONNECTION FOR EACH 12 UNITS

VICINITY MAP



LEGEND

- PROJECT SITE
- EXISTING BUILDING
- RAILROAD TRACKS

SCALE: 1" = 550'

0' 275' 550' 1100'

TRUE NORTH PROJECT NORTH

PARKING CALCULATIONS

REQUIRED PARKING CALCS

VEHICLE

RESIDENTIAL	14 SPACES - STANDARDS
	12 SPACES - TANDEM
	1 SPACE - VAN ACCESSIBLE
COMMERCIAL	14 SPACES
TOTAL	41 SPACES

MOTORCYCLE

PROPOSED	**2 SPACES**

RELATED SUBMITTALS

THE FOLLOWING SUBMITTALS ARE RELATED TO THIS PROJECT:

1. XXXX

DEFERRED SUBMITTALS

PORTIONS OF THE PROJECTS THAT ARE DEFERRED SHALL BE SUBJECT TO THE CODES, STANDARDS AND OTHER APPLICABLE REQUIREMENTS IN FORCE ON THE DATE THAT THE DEFERRED PLAN IS SUBMITTED FOR PERMITTING.

THE FOLLOWING ITEMS WILL BE DEFERRED SUBMITTALS FOR THIS PROJECT:

1. SOLAR PHOTOVOLTAIC SYSTEM
2. FIRE SPRINKLER
3. FIRE ALARM
4. LOW VOLTAGE
5. STOREFRONT AND CURTAIN WALLS
6. FIRE CODE ASSEMBLY PERMIT

SPECIAL INSPECTION

SEE SPECIAL INSPECTION NOTES ON STRUCTURAL DRAWINGS, SHEET S001.

APPLICABLE CODES

ESCONDIDO MUNICIPAL CODE
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
NFPA 13 STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS
NFPA 72 NATIONAL FIRE ALARM AND SIGNALING CODE

ZONING INFORMATION

ZONING	S-P: SPECIFIC PLAN
REGULATIONS	ESCONDIDO MUNICIPAL CODE
COMMUNITY PLAN	-
OVERLAY ZONES	MIXED USE
TRASH /RECYCLE	1 TRASH ENCLOSURE

HEIGHT (FMC, TABLE 18.50.030)

ALLOWABLE	47' - 0"
PROPOSED	47' - 0"

SETBACKS (FMC, TABLE 18.50.030)

FRONT	14' - 0"
PROPOSED	13' - 0"
SIDE	0' (5' IF COMMERCIAL IS ADJACENT TO RESIDENTIAL USE)
PROPOSED	5' - 2"
SIDE (STREET)	14' - 0"
PROPOSED	13' - 3"
REAR	15' FIRST STORY, 8' STEPBACKS AFTER 2ND FLOOR
PROPOSED	24' - 0"

FLOOR TO AREA RATIO (FMC, TABLE 18.50.030)

ALLOWABLE	N/A
PROPOSED	1.99

PROJECT INFORMATION

PROJECT NAME	ESCONDIDO MIXED USE
PROJECT DESCRIPTION	SEE CODE ANALYSIS MATRIX
PROJECT ADDRESS	829 S ESCONDIDO BLVD, ESCONDIDO, CA 92025
APN	233-371-114, 233-371-115
LOT SIZE	7,230 SF + 14,354 SF
JURISDICTION	ESCONDIDO
EXISTING USE	COMMERCIAL ARTERIAL
PROPOSED USE	MIXED USE (COMMERCIAL/RESIDENTIAL)
CONSTRUCTION TYPE	(1) LEVEL TYPE IA AND (3) LEVELS OF TYPE VA - SPRINKLERED
OCCUPANCY TYPE	R-2, A-2, A-3, S-2
STORIES	4 STORIES
BLDG SQFT	XXXXX SF. (EXISTING) 46,095SF. (PROPOSED)
LOT COVERAGE	72.8%

PROJECT TEAM

DEVELOPER / PROPERTY OWNER
9TH AVENUE ESCONDIDO LLC
11341 TREYBURN WAY
SAN DIEGO, CA 92131

SCOTT MALLOY
CLIENT REP
SMOLLOY@MOLLOYPANDE.COM

MATTHEW JABRO
MATTHEW.JABRO@ICLOUD.COM

MICHAEL JABRO
MIKE@JLLAWS.COM

ARCHITECT OF RECORD
DBRDS
363 FIFTH STREET, SUITE 203
SAN DIEGO, CA 92101
(773) 501-2963
HANEEN KHATER
HANEEN@DBRDS.COM

CIVIL ENGINEER
PASCO LARET SUITER & ASSOCIATES
119 ABERDEEN DR.
CARDIFF, CA 92007
(858) 259-8212
TADD DOLFO
TDOLFO@PLSAENGINEERING.COM

LANDSCAPE ARCHITECT
HOWARD ASSOCIATES, INC.
1951 FOURTH AVENUE, SUITE 302,
SAN DIEGO, CA. 92101
Office: (619) 718-9660 x102
Cell: (619)971-0679
JOHN HOWARD
JOHN@HOWARDSASSOC.COM

STRUCTURAL ENGINEER
MYB Engineering
5151 California Ave, Suite 100
(714) 787-6434
DAVID YOO
David@mybengineers.com

MECHANICAL/ PLUMBING/ ELECTRICAL ENGINEER
H+W ENGINEERING
1810 GILLESPIE WAY, SUITE 207,
EL CAJON, CA 92020
C (619) 200-2479 | O (619) 659-8234 X701
TOM HARMON
TOM@HWENGR.COM
IAN HUYNH (PLUMBING ENGINEER)
IAN@HWENGR.COM
SCOTT EVANS (MECHANICAL ENGINEER)
SCOTT@HWENGR.COM

SOILS ENGINEER
XXXXXX
XXXXXX
XXXXXXXXXX
XXXXXXXXX
XXXXXXXXXXXXX

DBRDS DESIGN STUDIO

PROFESSIONAL STAMP:

ESCONDIDO MIXED USE

829 SOUTH ESCONDIDO BLVD.
ESCONDIDO, CA. 92025

All ideas, arrangements, drawings and plans set forth on this drawing are the property of DBRDS and shall not be used for any purpose other than the specified intent of this drawing and for the construction of one building, and are, except for such use, at all times the property of DBRDS. Any reproduction and/or arrangements, in whole or in part, by any media, is strictly prohibited without the written permission of DBRDS.

All Best dimensions on these drawings shall have precedence over scale measurements. Contractor shall verify and be responsible for all dimensions and conditions shown thereon before ordering or fabrication.

REVISION:	DATE:

SUBMITTAL:	DATE:
CITY SUBMITTAL	
BID SET	

DBRDS JOB NO.	24007
DATE	07/05/2024
CHECKED BY	Checker
SCALE	1 : 6600

TITLE SHEET

G001