

**PROJECT TEAM**  
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 POWAY, CA 92064  
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ALBERT CHERRY  
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**LANDSCAPE ARCHITECT**  
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 TEL: 909.484.2800  
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RICHARD KRUMWIEDE  
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**LEGEND**

- LANDSCAPE AREA
- EXISTING OFFICE
- CONCRETE FINISH
- BALE STORAGE
- BIO-SWALE
- SINGLE STREAM MRF/ SELF-HAUL/C&D
- STRIPING ON PAVEMENT
- MAINTENANCE CANOPY
- GRAVEL
- MIXED TIPPING
- EXISTING TO BE DEMOLISHED
- MIXED MRF
- FUTURE AD
- VISITOR ENTRY
- EXISTING HHW

**SITE COVERAGE**

TOTAL LOT SITE	495,469 sq.ft.
TOTAL BUILDING COVERAGE	214,910 sq.ft.
TOTAL LANDSCAPE COVERAGE	61,335 sq.ft.
TOTAL HARDSCAPE COVERAGE	219,224 sq.ft.
PERCENTAGE BUILDING COVERAGE	43.4%
PERCENTAGE LANDSCAPE COVERAGE	12.3%
PERCENTAGE HARDSCAPE COVERAGE	44.3%

**BUILDING SUMMARY**

OFFICE BUILDING	10,372 sq.ft.
BALE STORAGE	14,977 sq.ft.
SINGLE STREAM MRF/ SELF-HAUL/ C&D	74,436 sq.ft.
VEHICLE MAINT. CANOPY	4,615 sq.ft.
MIXED TIPPING	36,798 sq.ft.
MIXED MRF	43,150 sq.ft.
FUTURE ANAEROBIC DIGESTION	30,037 sq.ft.
HHW CANOPY	1,566 sq.ft.
VISITOR ENTRY	525 sq.ft.
<b>TOTAL</b>	<b>216,476 sq.ft.</b>

**PARKING ANALYSIS**

OFFICE BUILDING	(1,300)	35 STALLS
BALE STORAGE	(1,3,000)	5 STALLS
SINGLE STREAM MRF/ SELF-HAUL/ C&D	(1,3,000)	25 STALLS
VEHICLE MAINT. CANOPY	(1,3,000)	2 STALLS
MIXED TIPPING FLOOR	(1,3,000)	12 STALLS
MIXED MRF	(1,3,000)	15 STALLS
FUTURE ANAEROBIC DIGESTION	(1,3,000)	10 STALLS
<b>TOTAL REQUIRED</b>		<b>104 STALLS</b>
<b>PROVIDED</b>		<b>106 STALLS</b>

**KEYNOTES**

- 1 CONCRETE PAVING
- 2 STEEL TRENCH COVER CONCRETE PIT
- 3 BIO-SWALE/LANDSCAPE AREA. SEE CIVIL & LANDSCAPE PLANS
- 4 8'-0" HIGH CHAIN LINK FENCE
- 5 25'-0" HIGH LIGHT POLE
- 6 DECORATIVE PEDESTRIAN CONCRETE WALK
- 7 ACCESSIBILITY CONCRETE STAIR & RAMP
- 8 VEHICLE CONCRETE RAMP
- 9 CHAIN LINK SWING GATE
- 10 PAVEMENT MARKING PAINT CAUTION YELLOW
- 11 CHAIN LINK SLIDING GATE
- 12 PRE-FABRICATED SCALE HOUSE
- 13 TRUCK SCALE OVER CONCRETE PIT. SEE CIVIL PLANS
- 14 8'-0" HIGH WROUGHT IRON SLIDING GATE
- 15 8'-0" HIGH DECORATIVE CMU WALL
- 16 MOTORIZED SECURITY ARM GATE
- 17 METAL SCREEN WALL ABOVE. SEE ELEVATIONS
- 18 CNG FUELING AREA
- 19 CNG EQUIPMENT AREA
- 20 AT GROUND DIESEL STORAGE TANK (CAPACITY: 1,500 GALLONS)
- 21 CMU SCREEN WALL
- 22 BIO-FILTER
- 23 BIO-GAS/CHILLER SKID
- 24 CONCRETE WHEEL STOP
- 25 DRIVEWAY APPROACH
- 26 FIRE HYDRANT
- 27 OVERHEAD CONVEYOR WITH 17' MIN CLEARANCE BELOW CONVEYOR
- 28 20' WIDE X 17' HIGH ROLL-UP DOOR FOR EASEMENT ACCESS
- 29 9' X 18' PARKING SPACE
- 30 30' CLEAR AT UNDERSIDE OF CANOPY
- 31 PERCOLATE BASEMENT (APPROXIMATELY 8'-0" DEEP)
- 32 BIOGAS COMBUSTION FLARE
- 33 COMBINE HEAT & POWER UNIT
- 34 ELECTRICAL ROOM
- 35 MOBILE GRINDER
- 36 HAZARDOUS WASTE STORAGE W/ INTEGRAL CONTAINMENT
- 37 22'x6' STANDARD ROLL-OFF BIN
- 38 3 YARD BIN

**EXISTING KEYNOTES**

(EXISTING ITEMS TO REMAIN, UNLESS OTHERWISE NOTED)

- E1 CHAIN LINK FENCE/GATE
- E2 RAISED COVER PATIO
- E3 WOOD STAIR & RAMP
- E4 FIRE HYDRANT
- E5 CONCRETE RAMP

**DEMOLITION KEYNOTES**

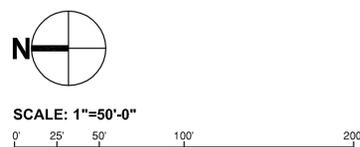
- D1 DASHED LINES INDICATE EXISTING BUILDING/AREA TO BE DEMOLISHED PRIOR TO START CONSTRUCTION PHASES

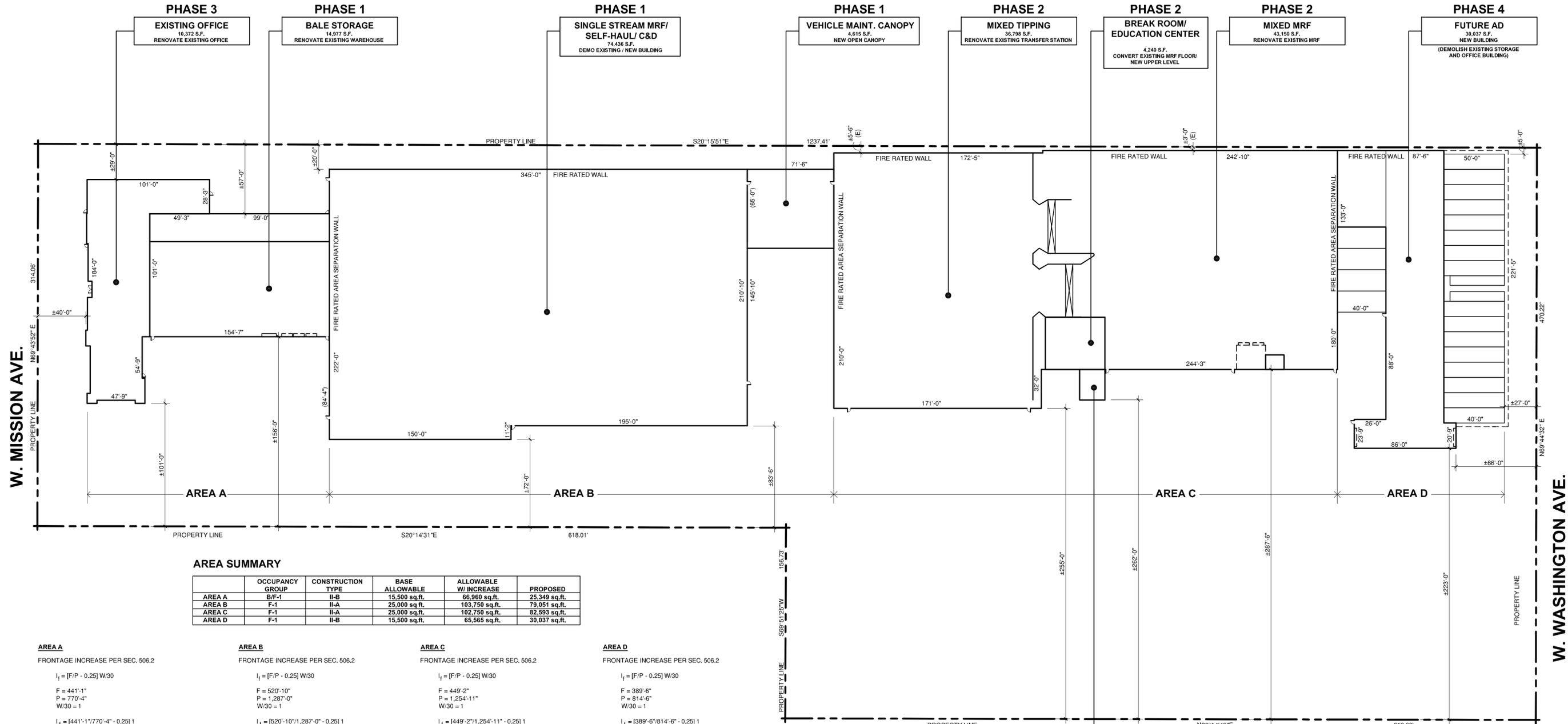
PHASING NOTED IS PRELIMINARY. FINAL PHASING TO BE DETERMINED BY OWNER PER PROJECT DEMAND REQUIREMENTS AND REVIEWED WITH CITY PRIOR TO CONSTRUCTION

# EDI MASTER PLAN

ESCONDIDO, CALIFORNIA

## OVERALL SITE PLAN





**AREA SUMMARY**

	OCCUPANCY GROUP	CONSTRUCTION TYPE	BASE ALLOWABLE	ALLOWABLE W/ INCREASE	PROPOSED
AREA A	B/F-1	II-B	15,500 sq.ft.	66,960 sq.ft.	25,349 sq.ft.
AREA B	F-1	II-A	25,000 sq.ft.	103,750 sq.ft.	79,051 sq.ft.
AREA C	F-1	II-A	25,000 sq.ft.	102,750 sq.ft.	82,593 sq.ft.
AREA D	F-1	II-B	15,500 sq.ft.	65,565 sq.ft.	30,037 sq.ft.

**AREA A**

FRONTAGE INCREASE PER SEC. 506.2

$$I_f = [F/P - 0.25] W/30$$

F = 441'-1"  
P = 770'-4"  
W/30 = 1

$$I_f = [441'-1"/770'-4" - 0.25] 1$$

I<sub>f</sub> = 0.32

BUILDING AREA INCREASE PER SEC. 506.1.

$$A_a = [A_1 + (A_2 \times I_f) + (A_3 \times I_s)]$$

A<sub>1</sub> = 15,500 (Table 503)  
I<sub>f</sub> = 0.32 (506.2)  
I<sub>s</sub> = 3 (506.3)

$$A_a = [15,500 + (15,500 \times 0.32) + (15,500 \times 3)]$$

A<sub>a</sub> = 66,960 sq.ft.

**AREA B**

FRONTAGE INCREASE PER SEC. 506.2

$$I_f = [F/P - 0.25] W/30$$

F = 520'-10"  
P = 1,287'-0"  
W/30 = 1

$$I_f = [520'-10"/1,287'-0" - 0.25] 1$$

I<sub>f</sub> = 0.15

BUILDING AREA INCREASE PER SEC. 506.1.

$$A_a = [A_1 + (A_2 \times I_f) + (A_3 \times I_s)]$$

A<sub>1</sub> = 25,000 (Table 503)  
I<sub>f</sub> = 0.15 (506.2)  
I<sub>s</sub> = 3 (506.3)

$$A_a = [25,000 + (25,000 \times 0.15) + (25,000 \times 3)]$$

A<sub>a</sub> = 103,750 sq.ft.

**AREA C**

FRONTAGE INCREASE PER SEC. 506.2

$$I_f = [F/P - 0.25] W/30$$

F = 449'-2"  
P = 1,254'-11"  
W/30 = 1

$$I_f = [449'-2"/1,254'-11" - 0.25] 1$$

I<sub>f</sub> = 0.11

BUILDING AREA INCREASE PER SEC. 506.1.

$$A_a = [A_1 + (A_2 \times I_f) + (A_3 \times I_s)]$$

A<sub>1</sub> = 25,000 (Table 503)  
I<sub>f</sub> = 0.11 (506.2)  
I<sub>s</sub> = 3 (506.3)

$$A_a = [25,000 + (25,000 \times 0.11) + (25,000 \times 3)]$$

A<sub>a</sub> = 102,750 sq.ft.

**AREA D**

FRONTAGE INCREASE PER SEC. 506.2

$$I_f = [F/P - 0.25] W/30$$

F = 389'-6"  
P = 814'-6"  
W/30 = 1

$$I_f = [389'-6"/814'-6" - 0.25] 1$$

I<sub>f</sub> = 0.23

BUILDING AREA INCREASE PER SEC. 506.1.

$$A_a = [A_1 + (A_2 \times I_f) + (A_3 \times I_s)]$$

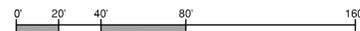
A<sub>1</sub> = 15,500 (Table 503)  
I<sub>f</sub> = 0.23 (506.2)  
I<sub>s</sub> = 3 (506.3)

$$A_a = [15,500 + (15,500 \times 0.23) + (15,500 \times 3)]$$

A<sub>a</sub> = 65,565 sq.ft.



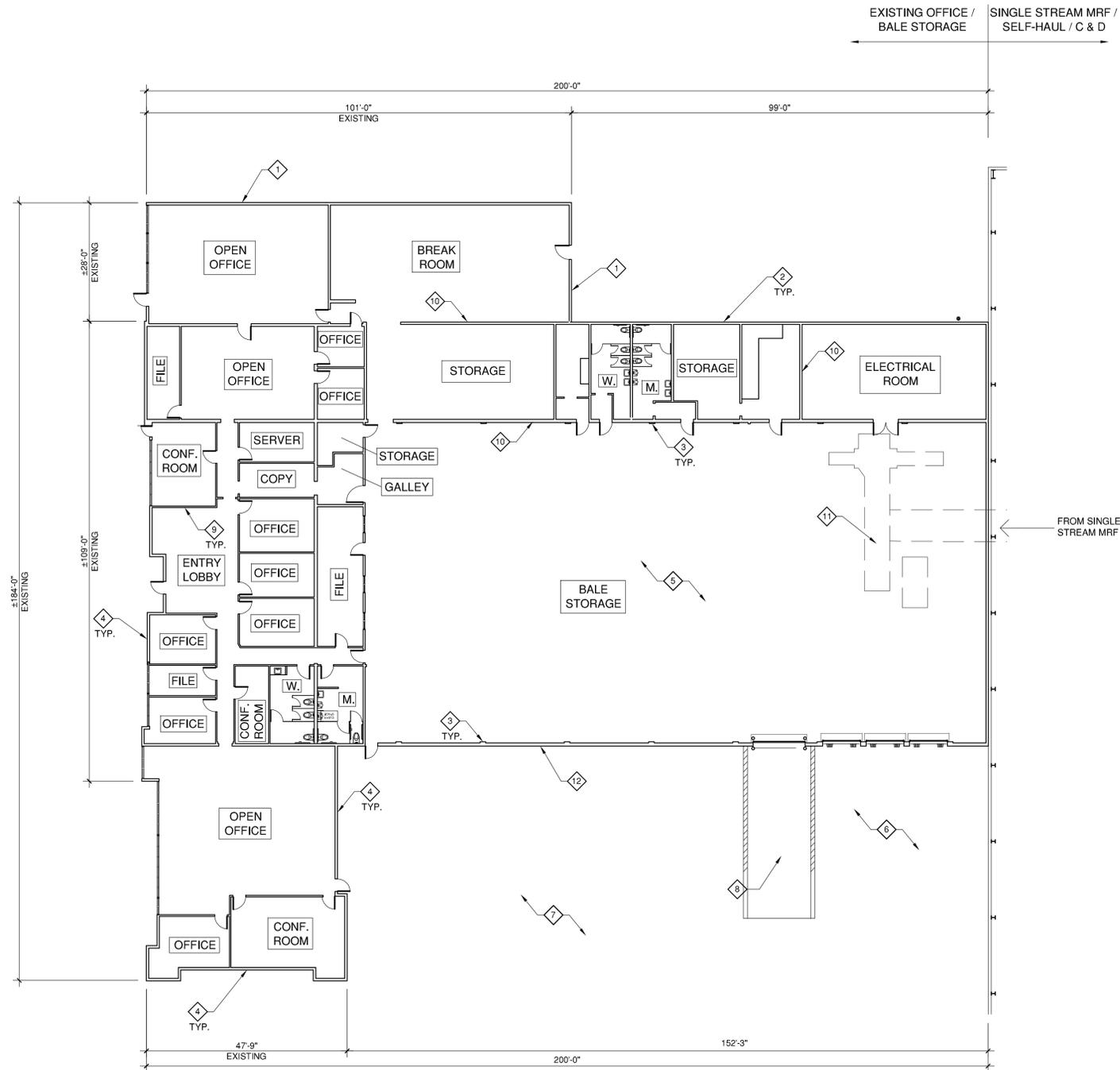
SCALE: 1"=40'-0"



# EDI MASTER PLAN

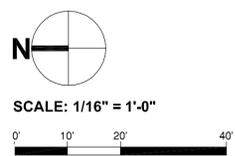
ESCONDIDO, CALIFORNIA

## AREA ANALYSIS



**KEYNOTES**

- 1 EXISTING BRICK WALL (SEE EXTERIOR ELEVATIONS)
- 2 EXISTING CMU WALL (SEE EXTERIOR ELEVATIONS)
- 3 EXISTING CMU PILASTER
- 4 EXISTING PLASTER WALL (SEE EXTERIOR ELEVATIONS)
- 5 EXISTING CONCRETE SLAB
- 6 NEW LOADING DOCK
- 7 NEW CONCRETE PAVING
- 8 NEW CONCRETE RAMP
- 9 EXISTING INTERIOR PARTITION WALL
- 10 EXISTING INTERIOR CMU WALL
- 11 BALER EQUIPMENT
- 12 NEW EXTERIOR BUILDING WALL. MATCH EXISTING



**EDI MASTER PLAN**  
 ESCONDIDO, CALIFORNIA

**ADMINISTRATION / BALE STORAGE BUILDING FLOOR PLAN**

25,349 sq.ft.

EXISTING OFFICE /  
BALE STORAGE

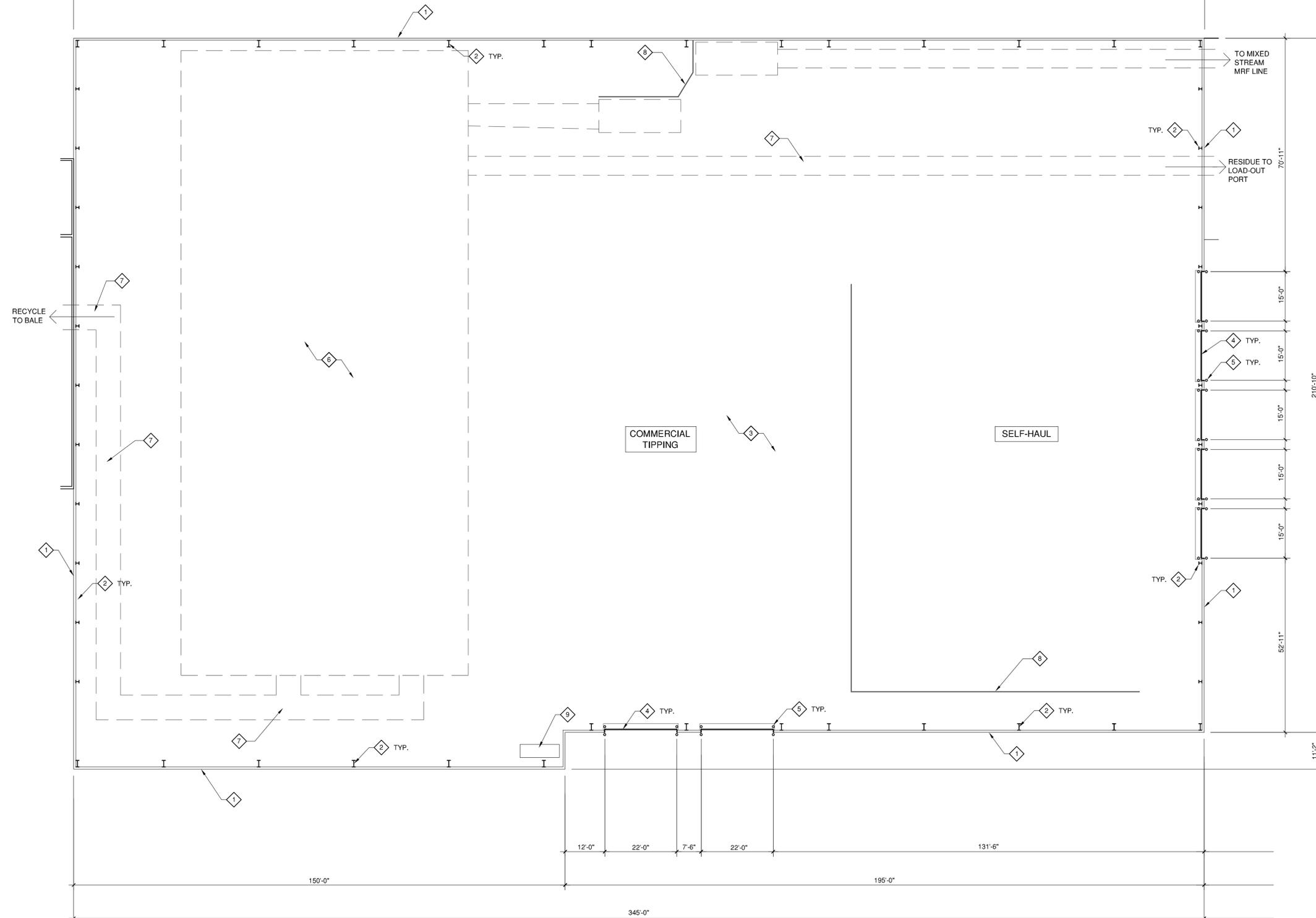
SINGLE STREAM MRF /  
SELF-HAUL / C & D

SINGLE STREAM MRF /  
SELF-HAUL / C & D

VEHICLE  
MAINT. CANOPY

**KEYNOTES**

- 1 EXTERIOR METAL WALL PANEL  
(SEE EXTERIOR ELEVATIONS)
- 2 FIRE RATED STRUCTURAL STEEL FRAME
- 3 CONCRETE FLOOR
- 4 METAL ROLL-UP DOOR
- 5 CONCRETE FILLED STEEL BOLLARD
- 6 FUTURE MRF EQUIPMENT
- 7 FUTURE OVERHEAD CONVEYOR
- 8 STEEL PUSHWALL W/ STEEL POST
- 9 HAZARDOUS WASTE STORAGE W/ INTEGRAL CONTAINMENT



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

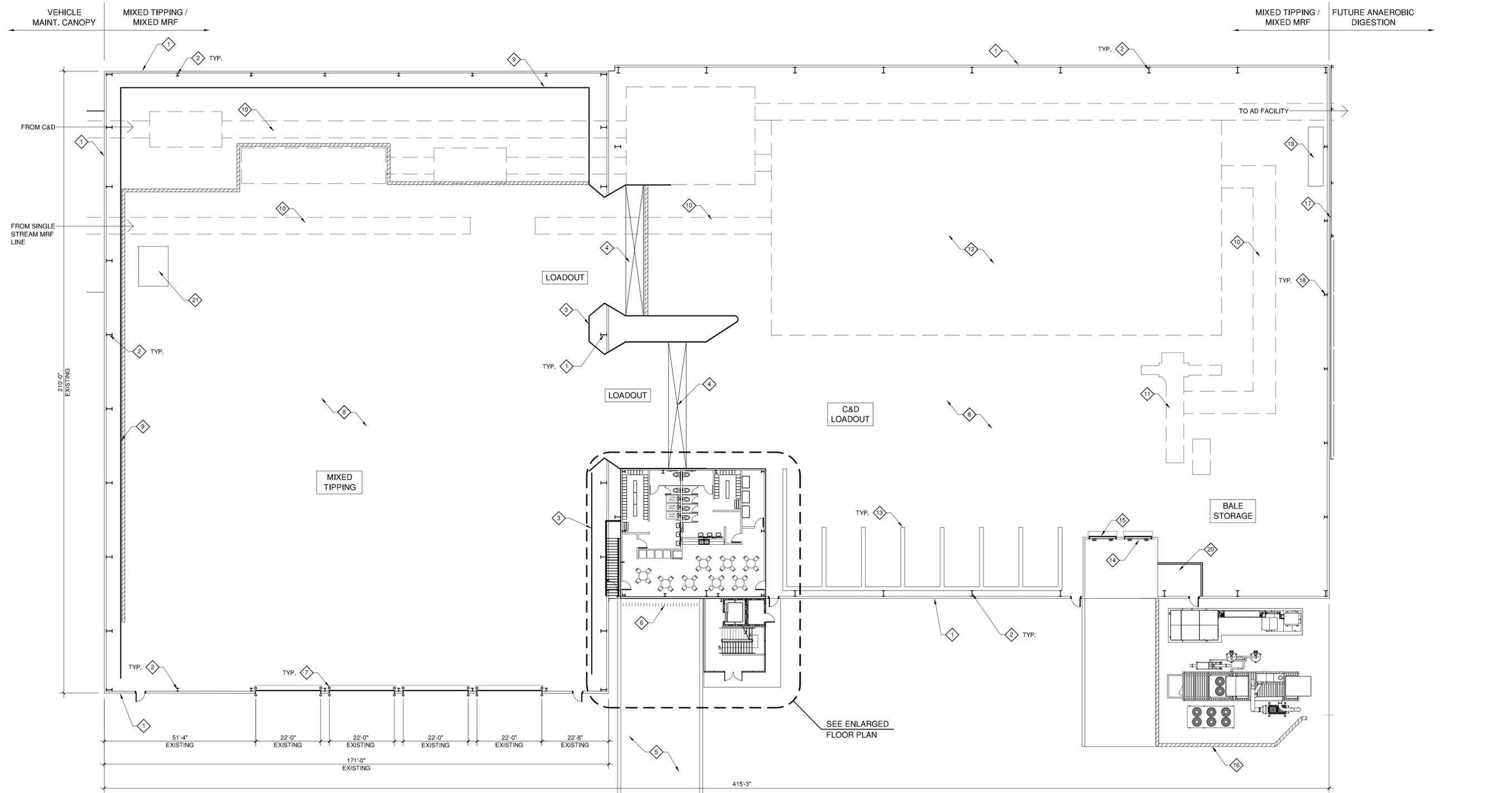


# EDI MASTER PLAN

ESCONDIDO, CALIFORNIA

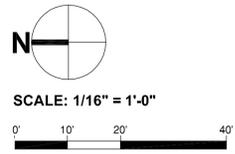
MRF/SELF-HAUL/C&D BUILDING FLOOR PLAN

74,436 sq.ft.



**KEYNOTES**

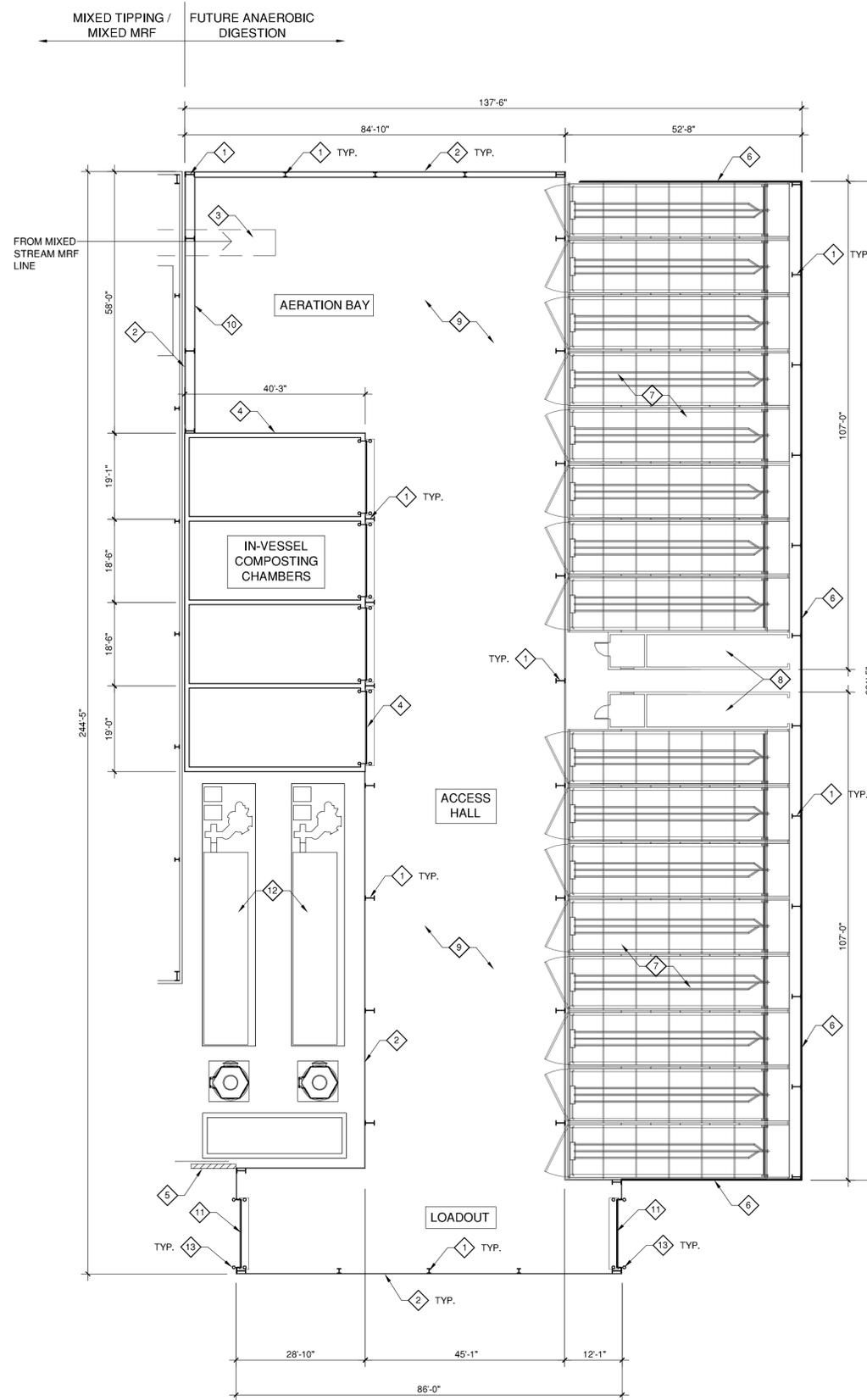
- |  |                                       |                            |  |
|--|---------------------------------------|----------------------------|--|
| 1 EXISTING EXTERIOR METAL WALL PANEL         | 6 EXISTING TRENCH DRAIN               | 11 FUTURE BALER EQUIPMENT  | 17 FIRE RATED AREA SEPARATION WALL                 |
| 2 EXISTING FIRE RATED STRUCTURAL STEEL FRAME | 7 EXISTING CONC. FILLED STEEL BOLLARD | 12 FUTURE MRF EQUIPMENT    | 18 FIRE RATED STRUCTURAL STEEL FRAME               |
| 3 EXISTING STEEL PUSH WALL W/ STEEL POST     | 8 EXISTING CONCRETE FLOOR             | 13 STORAGE CONCRETE BUNKER | 19 HAZARDOUS WASTE STORAGE W/ INTEGRAL CONTAINMENT |
| 4 EXISTING LOAD OUT PORT                     | 9 STEEL PUSH WALL W/ STEEL POSTS      | 14 LOAD-OUT DOCK           | 20 ELECTRICAL ROOM                                 |
| 5 EXISTING CONCRETE RAMP                     | 10 FUTURE OVERHEAD CONVEYOR           | 15 METAL ROLL-UP DOOR      | 21 MOBILE GRINDER                                  |



**EDI MASTER PLAN**  
**ESCONDIDO, CALIFORNIA**

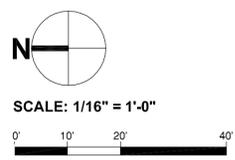
**TRANSFER/MIXED MRF BUILDING FLOOR PLAN**  
 79,948 sq.ft.  
 JOB # 4715  
 AUGUST 25 2015





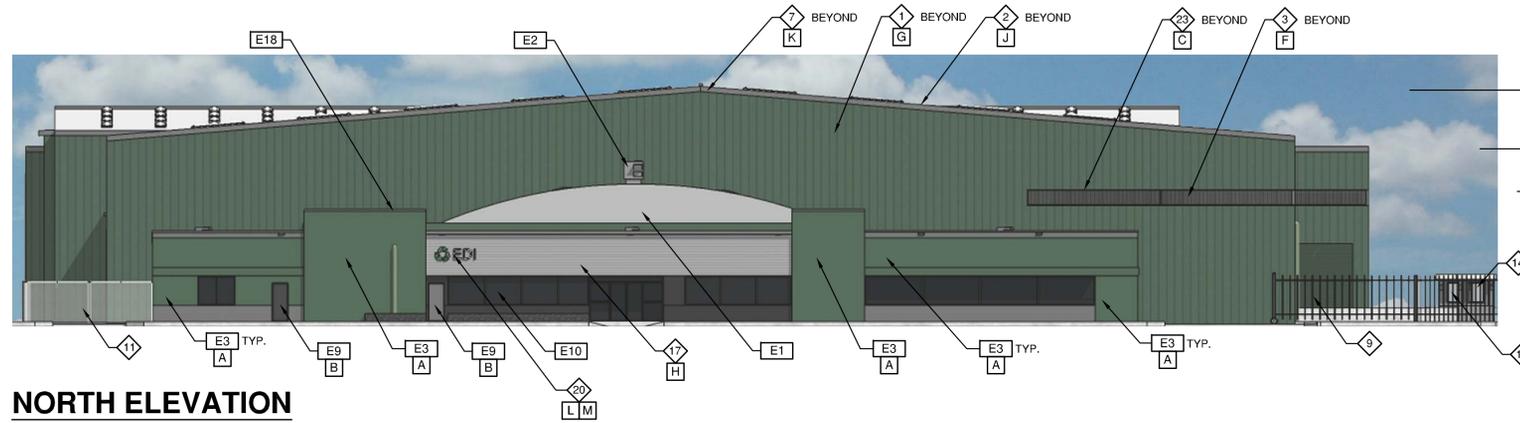
**KEYNOTES**

- 1 STRUCTURAL STEEL FRAME
- 2 EXTERIOR METAL WALL PANEL (SEE EXTERIOR ELEVATIONS)
- 3 FUTURE OVERHEAD CONVEYOR
- 4 CONCRETE BUNKER
- 5 EQUIPMENT CMU SCREEN WALL
- 6 EXTERIOR METAL SCREEN WALL (SEE EXTERIOR ELEVATIONS)
- 7 PRE-FABRICATED STEEL DIGESTER
- 8 PRE-FABRICATED CONTROL UNIT
- 9 CONCRETE FLOOR
- 10 STEEL PUSH WALL W/ STEEL POST
- 11 METAL ROLL-UP DOOR
- 12 BIO-FILTER
- 13 CONCRETE FILLED STEEL BOLLARD

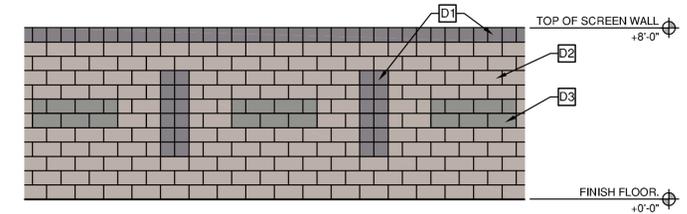


**EDI MASTER PLAN**  
 ESCONDIDO, CALIFORNIA

30,037 sq.ft.  
**ANAEROBIC DIGESTION FLOOR PLAN**  
 JOB # 4715      AUGUST 25 2015

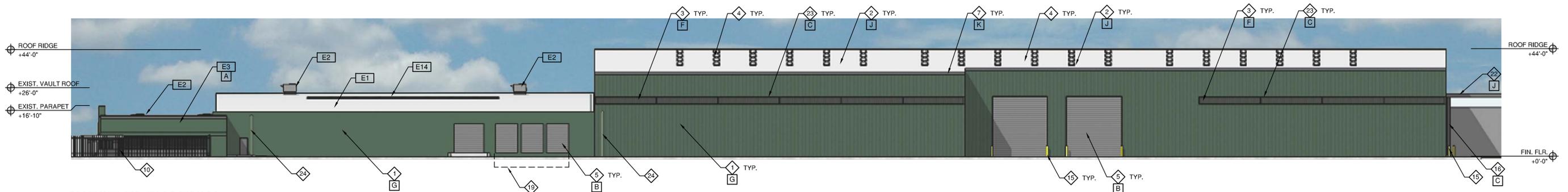


**NORTH ELEVATION**

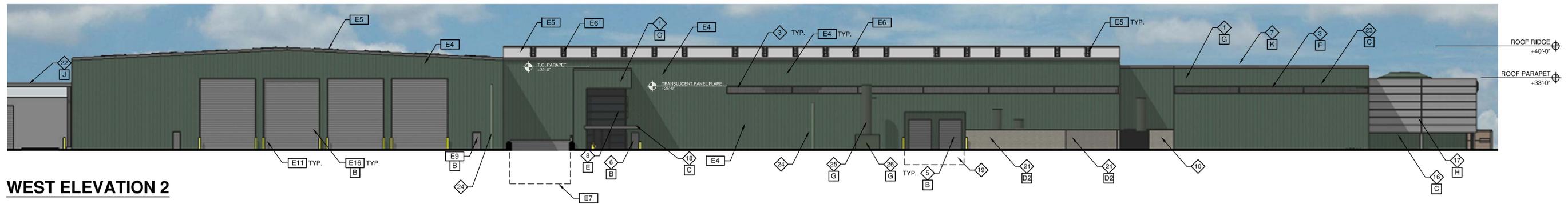


**DECORATIVE CMU WALL ENLARGED ELEV.**

- CMU LEGEND**
- D1 ANGELUS CMU BLOCK  
8x8x8 PRECISION BLOCK  
COLOR: MOSS
  - D2 ANGELUS CMU BLOCK  
8x8x16 SPLIT FACE BLOCK  
COLOR: COOL GRAY
  - D3 ANGELUS CMU BLOCK  
8x8x16 PRECISION BLOCK  
COLOR: COOL GRAY



**WEST ELEVATION 1**



**WEST ELEVATION 2**

**KEYNOTES**

- |  |   |   |
|--|---|---|
| 1 EXTERIOR METAL WALL PANEL (VERTICAL PATTERN) | 9 WROUGHT IRON FENCE                              | 18 STEEL CANOPY                             |
| 2 METAL ROOF PANEL                             | 10 PRE-FABRICATED SCALE HOUSE                     | 19 LINE OF LOADING DOCK                     |
| 3 MODULE TRANSLUCENT WALL PANEL                | 11 CHAIN LINK FENCE/GATE                          | 20 INTERNALLY ILLUMINATED LED BUILDING SIGN |
| 4 PRISMATIC SKYLIGHT (MATCH ROOF PROFILE)      | 12 DECORATIVE CMU WALL                            | 21 EQUIPMENT CMU SCREEN WALL                |
| 5 OVERHEAD METAL ROLL-UP DOOR                  | 13 25' HIGH LIGHT POLE                            | 22 METAL ROOF CANOPY                        |
| 6 EXTERIOR METAL MAN DOOR                      | 14 WROUGHT IRON GATE                              | 23 ALUMINUM FRAME                           |
| 7 METAL TRIM / CAP / ROOF FASCIA               | 15 CONCRETE FILLED STEEL PIPE BOLLARD             | 24 FIRE RISER                               |
| 8 DUAL GLAZED STOREFRONT SYSTEM                | 16 STEEL COLUMN                                   | 25 BIOGAS COMBUSTION FLARE                  |
|  | 17 EXTERIOR METAL WALL PANEL (HORIZONTAL PATTERN) | 26 UTILITY TRANSFORMER                      |

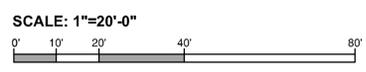
**EXISTING KEYNOTES**

(EXISTING ITEMS TO REMAIN, UNLESS OTHERWISE NOTED)

- |                              |                                   |                                  |
|------------------------------|-----------------------------------|----------------------------------|
| E1 VAULT ROOF                | E7 LINE OF LOADING TUNNEL RAMP    | E13 FIRE HYDRANT                 |
| E2 ROOF TOP EXHAUST FAN      | E8 ROOF TOP EQUIPMENT             | E14 SKYLIGHT                     |
| E3 EXTERIOR PLASTER          | E9 MAN DOOR                       | E15 CHAINLINK FENCE/GATE         |
| E4 EXTERIOR METAL WALL PANEL | E10 ALUMINUM FRAME WINDOW SYSTEM  | E16 OVER HEAD METAL ROLL-UP DOOR |
| E5 METAL ROOF PANEL          | E11 CONCRETE FILLED STEEL BOLLARD | E17 EXTERIOR BRICK WALL          |
| E6 TRANSLUCENT ROOF PANEL    | E12 ELECTRICAL EQUIPMENT          | E18 FIRE RISER                   |

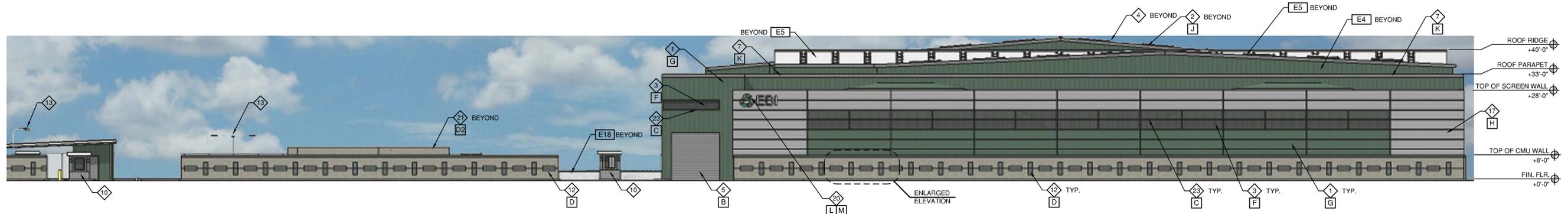
**COLOR LEGEND**

- |  |   |
|--|---|
| A DUNN-EDWARDS EXISTING PLASTER WALL<br>COLOR: WINDROCK DE6300         | G METAL SALES T2 WALL PANEL (VERTICAL)<br>COLOR: CLASSIC GREEN (68)       |
| B DUNN-EDWARDS EXTERIOR DOORS<br>COLOR: LOOKING GLASS DE6376           | H METAL SALES T2832 WALL PANEL (HORIZONTAL)<br>COLOR: OLD ZINC GREY (W29) |
| C DUNN-EDWARDS STEEL CANOPY/WINDOW FRAME<br>COLOR: POINTED ROCK DE6363 | J METAL SALES T7 ROOF PANEL<br>COLOR: SNOWDRIFT WHITE (W81)               |
| D ANGELUS BLOCK DECORATIVE CMU WALL<br>COLOR: SEE ENLARGED ELEVATION   | K METAL SALES WALL TRIM / ROOF TRIM<br>COLOR: SLATE GRAY (W38)            |
| E PPG GLAZING STOREFRONT GALZING<br>COLOR: GRAYLINE II                 | L DUNN-EDWARDS BUILDING SIGN-LOGO<br>COLOR: WINDROCK DE6300               |
| F CPI TRANSLUCENT WALL PANEL<br>COLOR: REFLECTIVE GRAY                 | M DUNN-EDWARDS BUILDING SIGN-NAME<br>COLOR: MATCH J                       |



**EDI MASTER PLAN**  
ESCONDIDO, CALIFORNIA

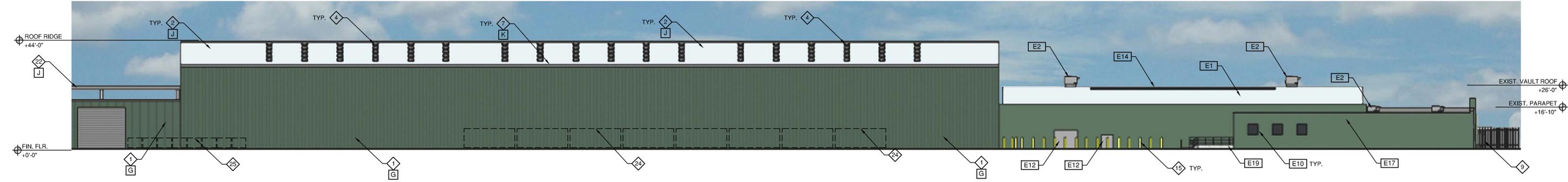
**NORTH AND WEST ELEVATIONS**



**SOUTH ELEVATION**



**EAST ELEVATION 1**



**EAST ELEVATION 2**

**KEYNOTES**

- 1 EXTERIOR METAL WALL PANEL (VERTICAL PATTERN)
- 2 METAL ROOF PANEL
- 3 MODULE TRANSLUCENT WALL PANEL
- 4 PRISMATIC SKYLIGHT (MATCH ROOF PROFILE)
- 5 OVERHEAD METAL ROLL-UP DOOR
- 6 EXTERIOR METAL MAN DOOR
- 7 METAL TRIM / ROOF FASCIA
- 8 DUAL GLAZED STOREFRONT SYSTEM
- 9 WROUGHT IRON FENCE
- 10 PRE-FABRICATED SCALE HOUSE
- 11 CHAIN LINK FENCE/GATE
- 12 DECORATIVE CMU WALL
- 13 25' HIGH LIGHT POLE
- 14 WROUGHT IRON GATE
- 15 CONCRETE FILLED STEEL PIPE BOLLARD
- 16 STEEL COLUMN
- 17 EXTERIOR METAL WALL PANEL (HORIZONTAL PATTERN)

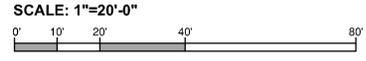
**EXISTING KEYNOTES**

(EXISTING ITEMS TO REMAIN, UNLESS OTHERWISE NOTED)

- E1 VAULT ROOF
- E2 ROOF TOP EXHAUST FAN
- E3 EXTERIOR PLASTER
- E4 EXTERIOR METAL WALL PANEL
- E5 METAL ROOF PANEL
- E6 TRANSLUCENT ROOF PANEL
- E7 METAL ROOF CANOPY
- E8 ROOF TOP EQUIPMENT
- E9 MAN DOOR
- E10 ALUMINUM FRAME WINDOW SYSTEM
- E11 CONCRETE FILLED STEEL BOLLARD
- E12 ELECTRICAL EQUIPMENT

**COLOR LEGEND**

- A DUNN-EDWARDS EXISTING PLASTER WALL  
COLOR: WINDROCK DE6300
- B DUNN-EDWARDS EXTERIOR DOORS  
COLOR: LOOKING GLASS DE6376
- C DUNN-EDWARDS STEEL CANOPY/WINDOW FRAME  
COLOR: POINTED ROCK DE6363
- D ANGELUS BLOCK DECORATIVE CMU WALL  
COLOR: SEE ENLARGED ELEVATION
- E PPG GLAZING STOREFRONT GALZING  
COLOR: GRAYLINE II
- F CPI TRANSLUCENT WALL PANEL  
COLOR: REFLECTIVE GRAY
- G METAL SALES T2 WALL PANEL (VERTICAL)  
COLOR: CLASSIC GREEN (66)
- H METAL SALES T2832 WALL PANEL (HORIZONTAL)  
COLOR: OLD ZINC GREY (W29)
- J METAL SALES T7 ROOF PANEL  
COLOR: SNOWDRIFT WHITE (W81)
- K METAL SALES WALL TRIM / ROOF TRIM  
COLOR: SLATE GRAY (W38)
- L DUNN-EDWARDS BUILDING SIGN-LOGO  
COLOR: WINDROCK DE6300
- M DUNN-EDWARDS BUILDING SIGN-NAME  
COLOR: MATCH J



**EDI MASTER PLAN**

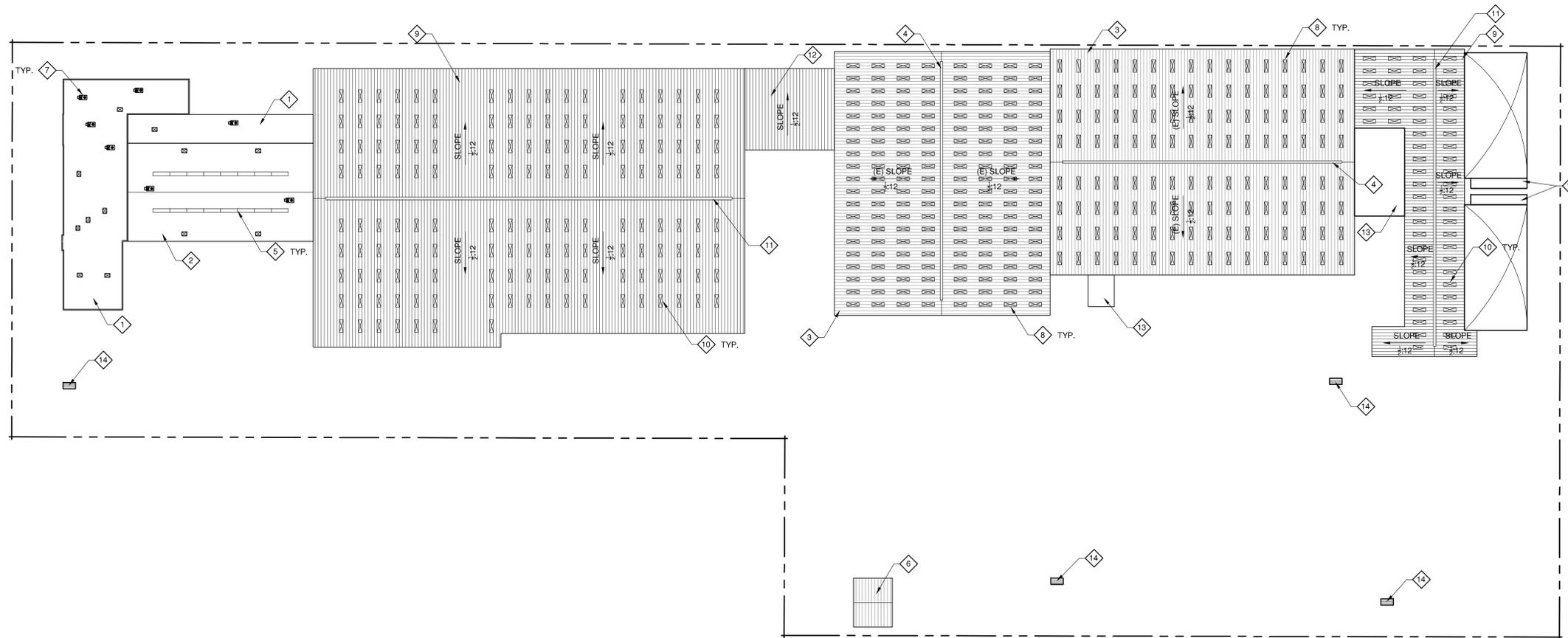
ESCONDIDO, CALIFORNIA

**SOUTH AND EAST ELEVATIONS**

JOB # 4715

AUGUST 25 2015





**KEYNOTES**

- |                                   |                                   |
|-----------------------------------|-----------------------------------|
| ① EXISTING BUILT-UP ROOF          | ⑧ EXISTING ROOF TRANSLUCENT PANEL |
| ② EXISTING VAULT ROOF             | ⑨ NEW METAL ROOF PANEL            |
| ③ EXISTING METAL ROOF PANEL       | ⑩ NEW ROOF TRANSLUCENT PANEL      |
| ④ EXISTING METAL ROOF RIDGE       | ⑪ NEW METAL ROOF RIDGE            |
| ⑤ EXISTING ROOF SKYLIGHT          | ⑫ NEW METAL ROOF CANOPY           |
| ⑥ EXISTING METAL ROOF CANOPY      | ⑬ NEW SINGLE PLY ROOFING          |
| ⑦ EXISTING ROOFTOP EQUIPMENT UNIT | ⑭ PRE-FABRICATED SCALE HOUSE ROOF |

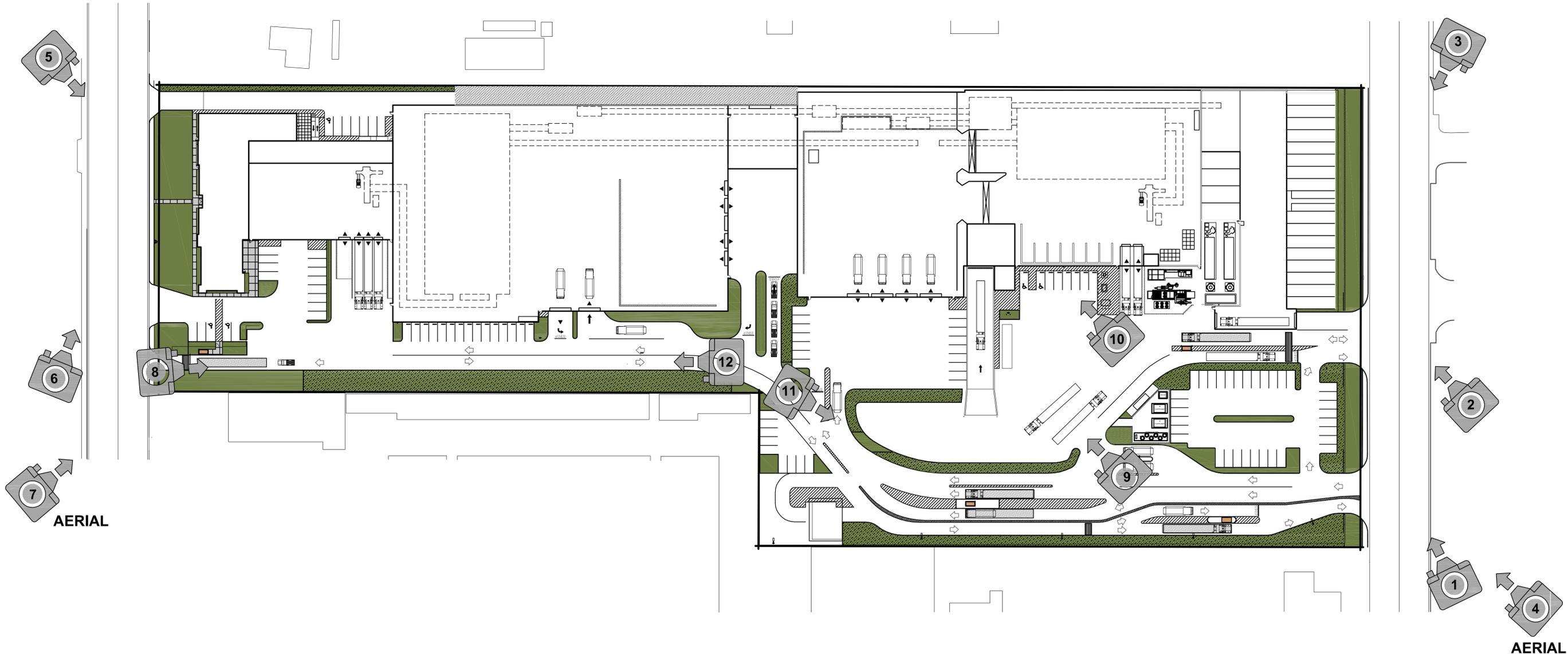


SCALE: 1"=50'-0"



**EDI MASTER PLAN**  
 ESCONDIDO, CALIFORNIA

**OVERALL ROOF PLAN**



SCALE: 1"=50'-0"



# EDI MASTER PLAN

ESCONDIDO, CALIFORNIA

PERSPECTIVE VIEWS KEY PLAN

JOB # 4715

AUGUST 25 2015



**VIEW 1**



**VIEW 2**



**VIEW 3**



**VIEW 4**

**NO SCALE**

**JRM & A** ARCHITECTS  
ENGINEERS  
PLANNERS  
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# **EDI MASTER PLAN**

ESCONDIDO, CALIFORNIA

**PERSPECTIVE VIEWS**

JOB # 4715

AUGUST 25 2015



**VIEW 5**



**VIEW 6**



**VIEW 7**



**VIEW 8**

**NO SCALE**

**JRM & A** ARCHITECTS  
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# **EDI MASTER PLAN**

ESCONDIDO, CALIFORNIA

**PERSPECTIVE VIEWS**

JOB # 4715

AUGUST 25 2015



**VIEW 9**



**VIEW 10**



**VIEW 11**



**VIEW 12**

**NO SCALE**

# **EDI MASTER PLAN**

**ESCONDIDO, CALIFORNIA**

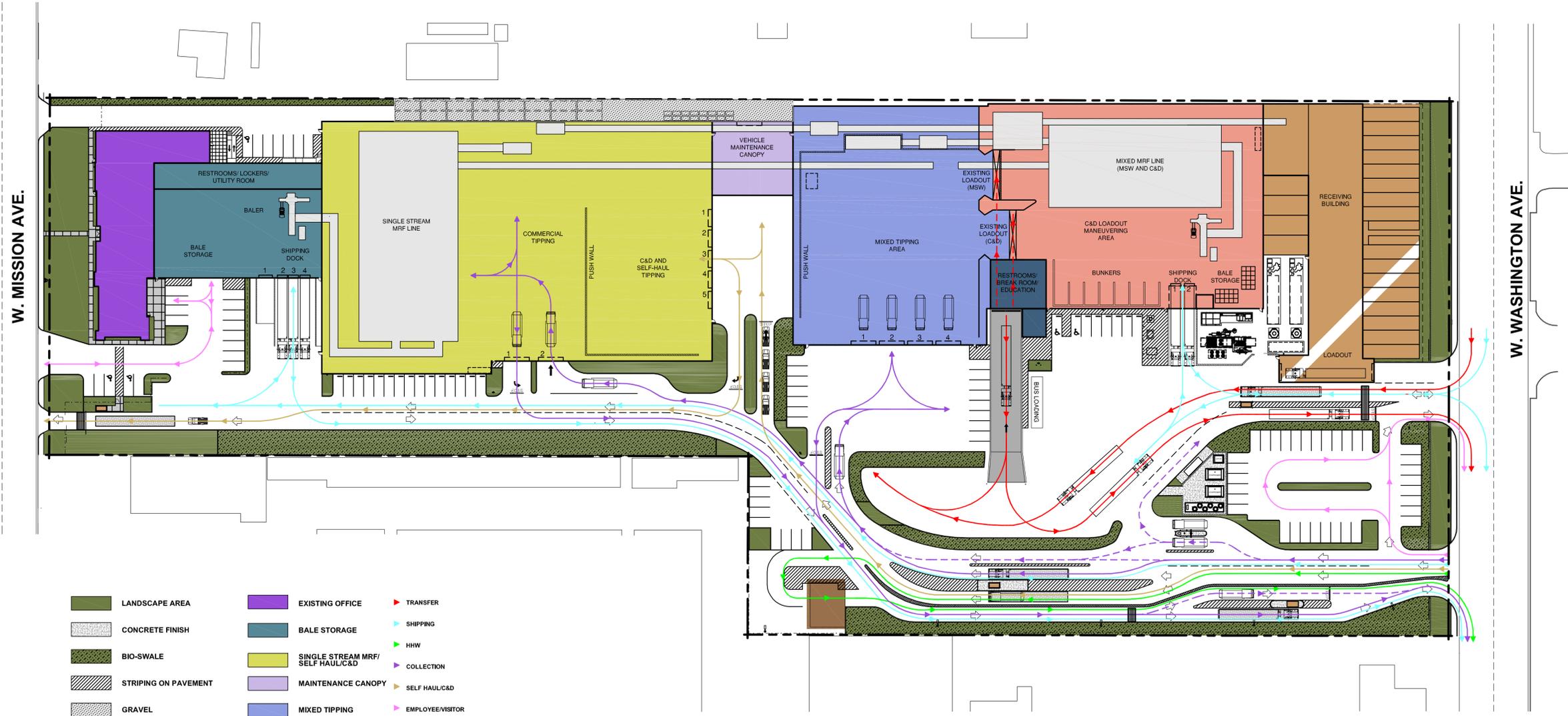
**PERSPECTIVE VIEWS**

**JRM & A**  
ARCHITECTS  
ENGINEERS  
PLANNERS

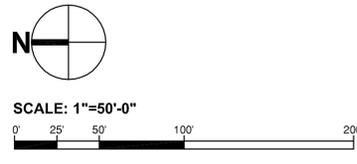
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JOB # 4715

AUGUST 25 2015

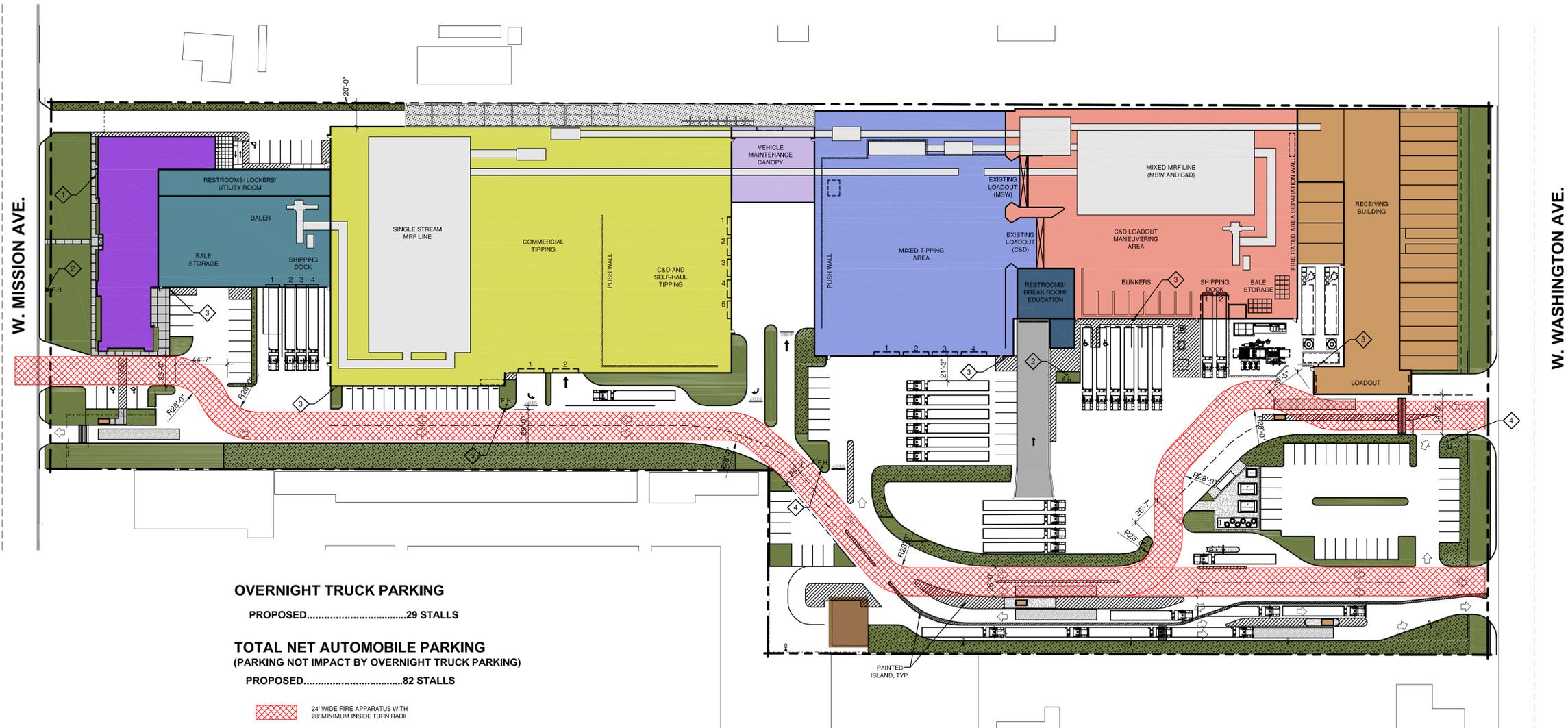


- |  |                      |  |                                     |  |               |
|--|----------------------|--|-------------------------------------|--|---------------|
|  | LANDSCAPE AREA       |  | EXISTING OFFICE                     |  | TRANSFER      |
|  | CONCRETE FINISH      |  | BALE STORAGE                        |  | SHIPPING      |
|  | BIO-SWALE            |  | SINGLE STREAM MRF/<br>SELF HAUL/C&D |  | HHW           |
|  | STRIPING ON PAVEMENT |  | MAINTENANCE CANOPY                  |  | COLLECTION    |
|  | GRAVEL               |  | MIXED TIPPING                       |  | SELF HAUL/C&D |
|  |                      |  | EMPLOYEE/VISITOR                    |  |               |
|  |                      |  | MIXED MRF                           |  |               |
|  |                      |  | FUTURE AD                           |  |               |
|  |                      |  | VISITOR ENTRY                       |  |               |
|  |                      |  | EXISTING HHW                        |  |               |



# EDI MASTER PLAN

ESCONDIDO, CALIFORNIA



**OVERNIGHT TRUCK PARKING**

PROPOSED.....29 STALLS

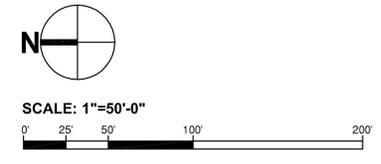
**TOTAL NET AUTOMOBILE PARKING**  
(PARKING NOT IMPACT BY OVERNIGHT TRUCK PARKING)

PROPOSED.....82 STALLS

-  24' WIDE FIRE APPARATUS WITH 28' MINIMUM INSIDE TURN RADIUS
-  FIRE HYDRANT
-  FIRE RISER

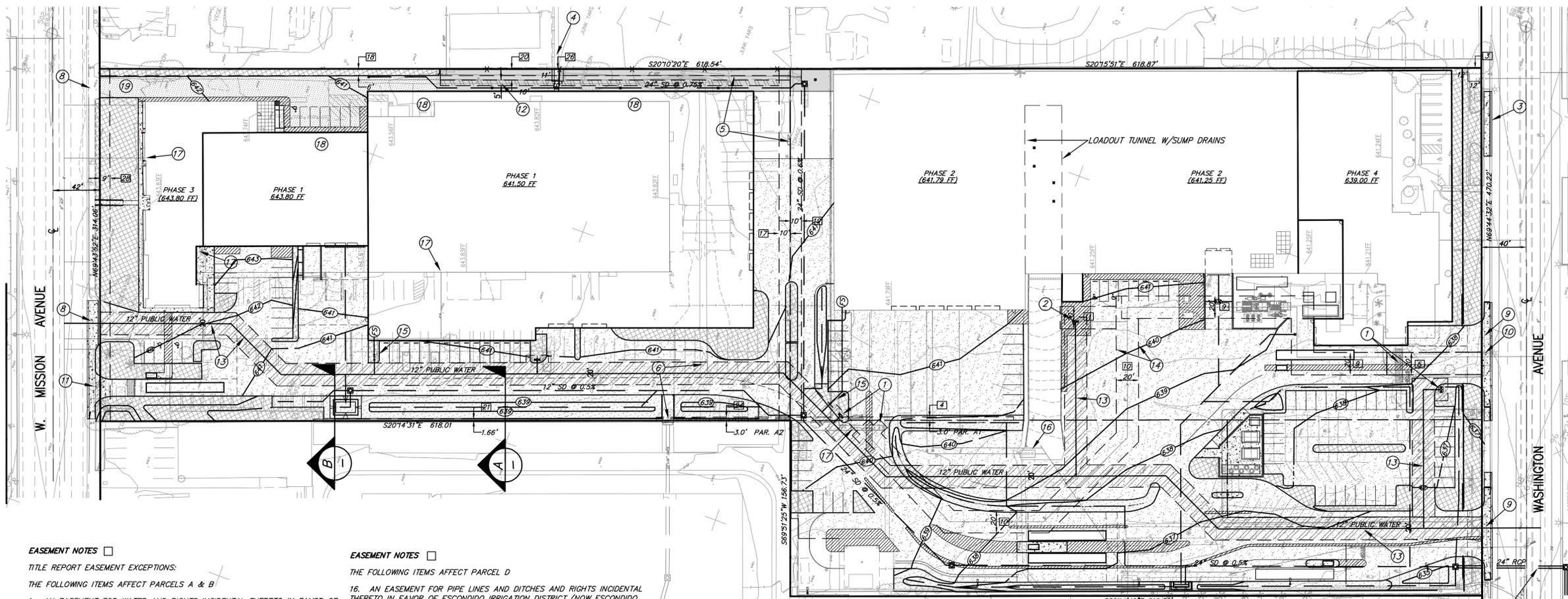
**KEYNOTES**

-  EXISTING FIRE RISER
-  EXISTING FIRE HYDRANT
-  BUILDING FIRE RISER
-  RELOCATED FIRE HYDRANT
-  NEW FIRE HYDRANT



**EDI MASTER PLAN**  
ESCONDIDO, CALIFORNIA

**FIRE DEPARTMENT ACCESS /  
OVERNIGHT TRUCK PARKING SITE PLAN**



**LEGEND**

IMPROVEMENT	SYMBOL
6" CONCRETE CURB	[Symbol]
6" MOW CURB	[Symbol]
PCC PAVEMENT	[Symbol]
PERVIOUS CONCRETE PAVEMENT	[Symbol]
PAVEMENT TO BE APPROVED BY CITY	[Symbol]
LANDSCAPE AREA	[Symbol]
BIO-RETENTION AREA	[Symbol]
EXISTING WATER/SEWER EASEMENT TO CITY	[Symbol]
PROPOSED WATER/SEWER EASEMENT TO CITY	[Symbol]
DETECTOR CHECK ASSEMBLY (FIRE SPRINKLER)	[Symbol]
FIRE HYDRANT	[Symbol]
18"x18" PRECAST CATCH BASIN	[Symbol]
STORM DRAIN CLEANOUT	[Symbol]
GRADE BREAK	[Symbol]
MASONRY WALL (FENCE)	[Symbol]
PRIVATE PVC STORM DRAIN	[Symbol]
PUBLIC 12" WATER MAIN	[Symbol]
PUBLIC 18" RCP STORM DRAIN	[Symbol]
EXISTING CONTOUR	[Symbol]
FINISH CONTOUR	[Symbol]

**NOTES**

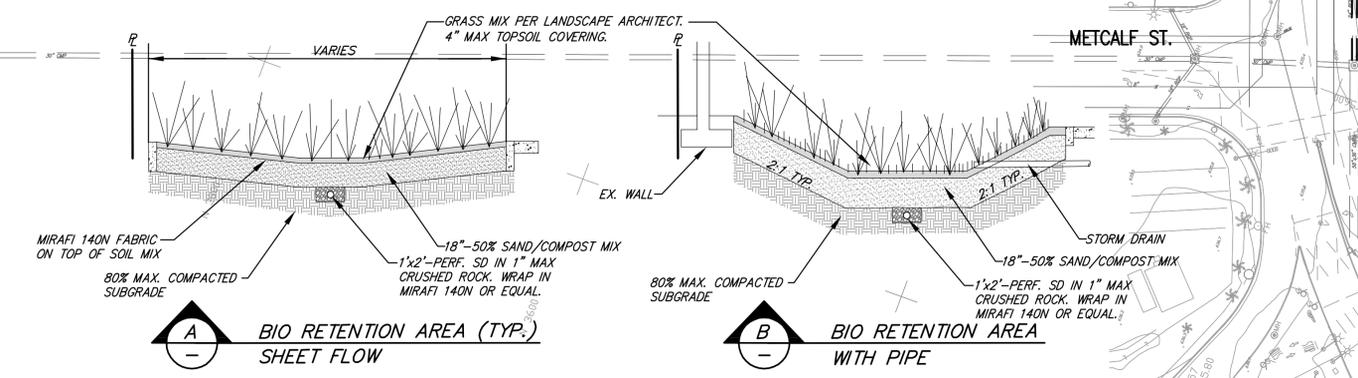
- EXISTING FIRE HYDRANT TO BE REPLACED/RELOCATED.
- EXISTING FIRE HYDRANT LOCATION TO REMAIN
- EXISTING DRIVEWAY TO BE CLOSED.
- OFFSITE RUNON TO BE INTERCEPTED AND PIPED TO WASHINGTON ST.
- EXISTING PUBLIC SEWER MAIN TO REMAIN.
- NORTH SITE SHEET FLOW CURRENTLY DRAINING TO METCALF ST. WILL BE TREATED IN BIO RETENTION AREAS AND CONVEYED TO WASHINGTON ST.
- THE EXISTING WASHINGTON STREET STORM DRAIN IS UNDERSIZED TO ACCOMMODATE THE METCALF ST DIVERSION. A SEPARATE 36" RCP WILL BE EXTENDED ACROSS WASHINGTON AND CONNECTED DOWNSTREAM.
- EXISTING DRIVEWAY TO REMAIN.
- EXISTING WASHINGTON ST DRIVEWAY TO BE WIDENED.
- EXISTING STREET LIGHT TO BE RELOCATED.
- PROPOSED MISSION AVE. DRIVEWAY.
- PROPOSED 5' WIDE SEWER EASEMENT TO CITY OF ESCONDIDO.
- PROPOSED 12" WATER MAIN AND 20' EASEMENT TO CITY OF ESCONDIDO.
- EXISTING 20' WATER EASEMENT TO BE ABANDONED ( ).
- PROPOSED DETECTOR CHECK ASSEMBLY FOR FIRE SPRINKLER SERVICE.
- EXISTING CLARIFIER FOR LOADOUT TUNNEL PUMPED EFFLUENT.
- EXISTING DETECTOR CHECK.
- INLINE ROOF DRAIN FILTERS WILL BE USED ON BUILDING EAST SIDE.
- ACCESS TO NORTH SEWER MANHOLE FROM MISSION AVENUE.

**EASEMENT NOTES**

- TITLE REPORT EASEMENT EXCEPTIONS:  
THE FOLLOWING ITEMS AFFECT PARCELS A & B
- AN EASEMENT FOR WATER AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE ESCONDIDO IRRIGATION DISTRICT (EASEMENT INTEREST NOW RESIDING WITH THE CITY OF ESCONDIDO) RECORDED AUGUST 1, 1895 IN BOOK 238, PAGE 390, OF DEEDS.  
SAID EASEMENT IS NOT PLOTTABLE.
  - AN EASEMENT FOR THE RIGHT TO LAY WATER PIPES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF ESCONDIDO LAND AND TOWN COMPANY RECORDED DECEMBER 6, 1906 IN BOOK 249, PAGE 296, OF DEEDS.  
SAID EASEMENT IS NOT PLOTTABLE.
  - AN EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY RECORDED MAY 26, 1983 AS INSTRUMENT NO. 83-175714 OF OFFICIAL RECORDS.
  - AN EASEMENT FOR SURFACE DRAINAGE CHANNEL AND RIGHTS INCIDENTAL THERETO IN FAVOR OF JOSEPH ROBERT MARTIN AND JAMES W. MARTIN, RECORDED DECEMBER 30, 1983 AS INSTRUMENT NO. 83-479688 OF OFFICIAL RECORDS.
  - AN EASEMENT FOR UNDERGROUND WATER PIPE LINES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE CITY OF ESCONDIDO, RECORDED APRIL 4, 1984 AS INSTRUMENT NO. 84-123378 OF OFFICIAL RECORDS.
  - AN EASEMENT FOR UNDERGROUND SEWER, WATER AND GAS PIPELINES AND CULVERTS, ELECTRIC POWER, COMMUNICATION AND ELECTRICAL CONDUITS, WIRES AND OTHER PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE CITY OF ESCONDIDO, RECORDED MAY 13, 1997 AS INSTRUMENT NO. 1997-0222467 OF OFFICIAL RECORDS.
  - AN EASEMENT FOR UNDERGROUND SEWER, WATER AND GAS PIPELINES AND CULVERTS, ELECTRIC POWER, COMMUNICATION AND ELECTRICAL CONDUITS, WIRES AND OTHER PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE CITY OF ESCONDIDO, RECORDED JUNE 11, 1998 AS INSTRUMENT NO. 1998-0359025 OF OFFICIAL RECORDS.
  - AN EASEMENT FOR UNDERGROUND SEWER, WATER AND GAS PIPELINES AND CULVERTS, ELECTRIC POWER, COMMUNICATION AND ELECTRICAL CONDUITS, WIRES AND OTHER PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE CITY OF ESCONDIDO, RECORDED MAY 6, 1999 AS INSTRUMENT NO. 1999-0310709 OF OFFICIAL RECORDS.
  - AN EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY RECORDED MARCH 1, 2004 AS INSTRUMENT NO. 2004-0162870 OF OFFICIAL RECORDS.  
SAID EASEMENT IS NOT PLOTTABLE.

**EASEMENT NOTES**

- THE FOLLOWING ITEMS AFFECT PARCEL D
- AN EASEMENT FOR PIPE LINES AND DITCHES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF ESCONDIDO IRRIGATION DISTRICT (NOW ESCONDIDO MUTUAL WATER CO.) RECORDED AUGUST 1, 1895 IN BOOK 238, PAGE 390, OF DEEDS.  
SAID EASEMENT IS NOT PLOTTABLE.
  - AN EASEMENT FOR SEWER PIPE LINE OR LINES AND FOR ALLEY PURPOSES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE CITY OF ESCONDIDO, RECORDED MAY 28, 1952 IN BOOK 4480, PAGE 285 OF OFFICIAL RECORDS.
  - AN EASEMENT FOR PUBLIC UTILITIES, APPURTENANCES, INGRESS, EGRESS AND RIGHTS INCIDENTAL THERETO IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY RECORDED JUNE 25, 1952 IN BOOK 4506, PAGE 295 OF OFFICIAL RECORDS.
  - AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE CITY OF ESCONDIDO, RECORDED AUGUST 27, 1952 IN BOOK 4573, PAGE 226 OF OFFICIAL RECORDS.
  - AN EASEMENT FOR SEWER PIPE LINE AND WATER PIPE LINE AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE CITY OF ESCONDIDO, RECORDED MARCH 15, 1954 IN BOOK 5171, PAGE 418 OF OFFICIAL RECORDS.
  - AN EASEMENT FOR A DRAINAGE DITCH AND RIGHTS INCIDENTAL THERETO IN FAVOR OF DARRELL L. BLACKWELL RECORDED NOVEMBER 8, 1972 AS INSTRUMENT NO. 72-299275 OF OFFICIAL RECORDS.
  - AN EASEMENT FOR PUBLIC UTILITIES, APPURTENANCES, INGRESS, EGRESS AND RIGHTS INCIDENTAL THERETO IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY RECORDED JUNE 5, 1973 AS INSTRUMENT NO. 73-152460 OF OFFICIAL RECORDS.  
SAID EASEMENT IS NOT PLOTTABLE.
  - AN EASEMENT FOR INGRESS AND EGRESS ONLY AND ALSO SURFACE DRAINAGE CHANNEL AND RIGHTS INCIDENTAL THERETO IN FAVOR OF JOSEPH ROBERT MARTIN, ET AL, RECORDED DECEMBER 30, 1983 AS INSTRUMENT NO. 83-479688 AND RE-RECORDED MARCH 6, 1984 AS INSTRUMENT NO. 84-080730, BOTH OF OFFICIAL RECORDS.
  - AN EASEMENT FOR A DRAINAGE AND RIGHTS INCIDENTAL THERETO IN FAVOR OF DORIS BEA LYMAN, FORMERLY DORIS BEA PAULEY AND SUSAN L. SIDEBOTTOM, RECORDED JUNE 17, 1988 AS INSTRUMENT NO. 88-291917 OF OFFICIAL RECORDS.
  - AN EASEMENT FOR A PUBLIC HIGHWAY THOROUGHFARE, PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE CITY OF ESCONDIDO, RECORDED JULY 27, 1992 AS INSTRUMENT NO. 1992-0467299 OF OFFICIAL RECORDS.



**OWNER**

FEDERAL BOULEVARD PROPERTIES - PARCELS A & B  
FEDERAL BOULEVARD PROPERTIES - PARCEL C  
JEMCO EQUIPMENT CORPORATION - PARCEL D  
CONTACT: STEVE SOUTH - PRESIDENT PH. 619.287.3532

**APN**

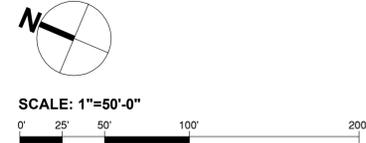
228-250-16, 17, 77 & 78

**LEGAL DESCRIPTION**

PORTIONS OF LOTS 1 AND 8, IN BLOCK 147 OF RANCHO RINCON DEL DIABLO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 527, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 1, 1888.

**PROJECT SITE DATA**

- TOTAL AREA OF PROPERTY = 485,067 SF
- EXISTING IMPERVIOUS AREA = 453,787 SF (31280 SF LANDSCAPE)
- PROPOSED IMPERVIOUS AREA = 420,795 SF (64,272 SF LANDSCAPE)
- TOTAL AREA TO BE DISTURBED = 375,537 SF (8.62 ACRES)
- PROPOSED SITE DRAINS TO STORM DRAIN
- WATERSHED - ESCONDIDO CREEK
- PROPOSED SITE GRADES ARE LESS THAN 10%.



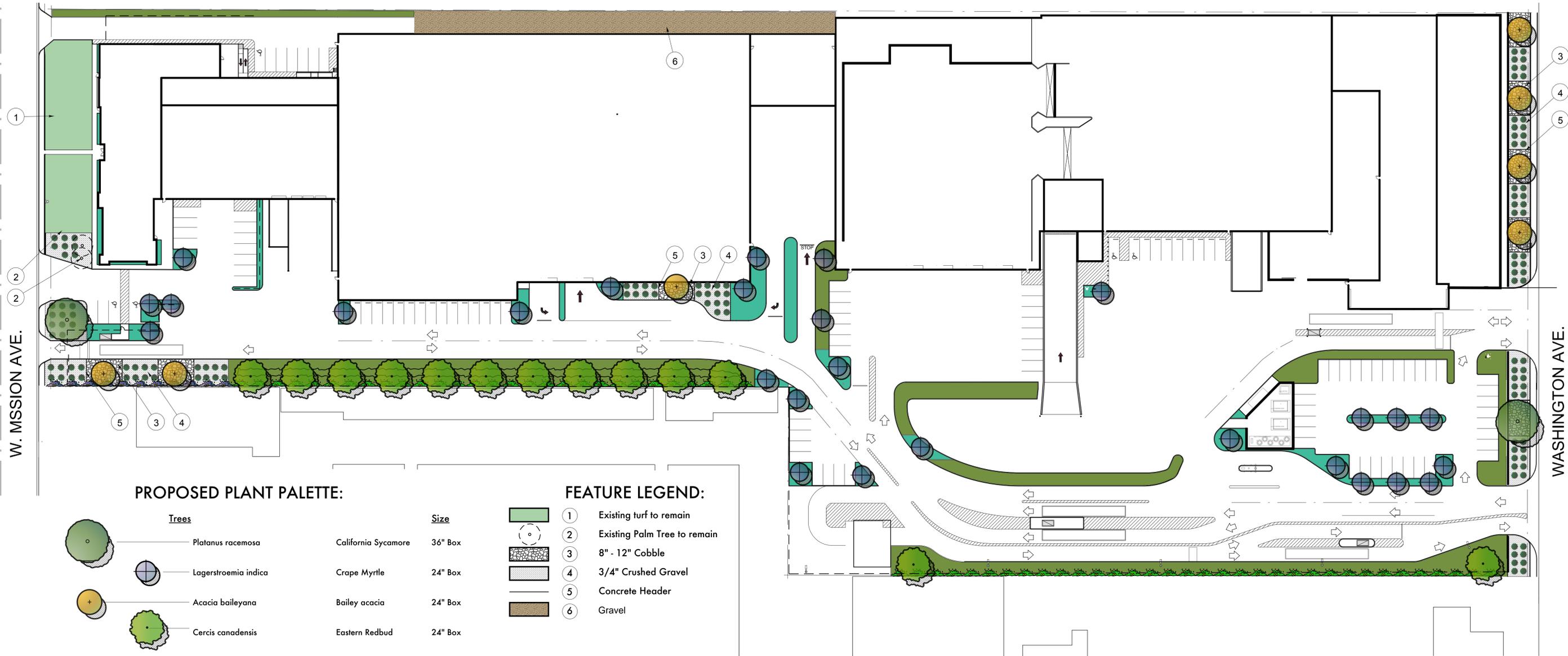
**EDI MASTER PLAN**  
ESCONDIDO, CALIFORNIA

**SITE GRADING PLAN**



JOB # 4715 AUGUST 25 2015

17271 Poway Road, Poway, CA 92064  
Ph (858) 679-3410 Fax (858) 679-3416



**PROPOSED PLANT PALETTE:**

Trees		Size
	Platanus racemosa	California Sycamore 36" Box
	Lagerstroemia indica	Crape Myrtle 24" Box
	Acacia baileyana	Bailey acacia 24" Box
	Cercis canadensis	Eastern Redbud 24" Box

Low Water Use Planting		Size
	Muhlenbergia rigens	Deer Grass 1 gal
	Aloe striata	Coral Aloe 1 gal
	Rosmarinus officinalis 'Prostrata'	Trailing Rosemary 1 gal

Xeric Accent Planting at Entry		Size
	Dasylirion quadrangulatum	Mexican Grass Tree 15 gal
	Hesperaloe parvifolia	Red Yucca 15 gal

Bio-Swale Planting		Size
	Carex divulsa	Berkeley Sedge 1 gal
	Lomandra longifolia 'Breeze'	Mat Rush 1 gal
	Chondropetalum tectorum	Small Cape Rush 5 gal

Vine Screen at Wall and Fence		Size
	Begonia c.'Tangerine Beauty'	Crossvine 15 gal
	Parthenocissus tricuspidata	Boston Ivy 15 gal

**FEATURE LEGEND:**

- 1 Existing turf to remain
- 2 Existing Palm Tree to remain
- 3 8" - 12" Cobble
- 4 3/4" Crushed Gravel
- 5 Concrete Header
- 6 Gravel

**Landscape Water Use Calculations**

**Project Information**

Total square footage of Landscape Area (including Special Landscape Area) LA=	49,285
Total square footage of Special Landscape Area SLA=	0
Hst. E To for the area ETo=	54.2

**Maximum Annual Water Allocation (MAWA)**  
MAWA is calculated using the following formula:  $(Eto) (0.7) [(0.7 \times LA) + (0.3 \times SLA)] / 748$   
MAWA = 1,580 ccf / yr

**Estimated Applied Water Use (EAWU)**  
EAWU is calculated using the following formula:  $(Eto) [(PF) \times HA / IE] + SLA / 748$

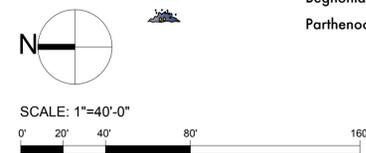
<b>Hydrozone # 1: Low Shrubs</b>	Drip	Plant Factor PF= 0.3
square footage of hydrozone HA=	11,863	(SLA=0)
hydrozone irrigation efficiency IE=	0.9	
#1 EAWU =	377	ccf / yr

<b>Hydrozone # 2: Xeric Shrubs</b>	Drip	Plant Factor PF= 0.1
square footage of hydrozone HA=	9,214	(SLA=0)
hydrozone irrigation efficiency IE=	0.9	
#2 EAWU =	46	ccf / yr

<b>Hydrozone # 3: Bioswale</b>	Spray	Plant Factor PF= 0.5
square footage of hydrozone HA=	27,450	(SLA=0)
hydrozone irrigation efficiency IE=	0.71	
#3 EAWU =	868	ccf / yr

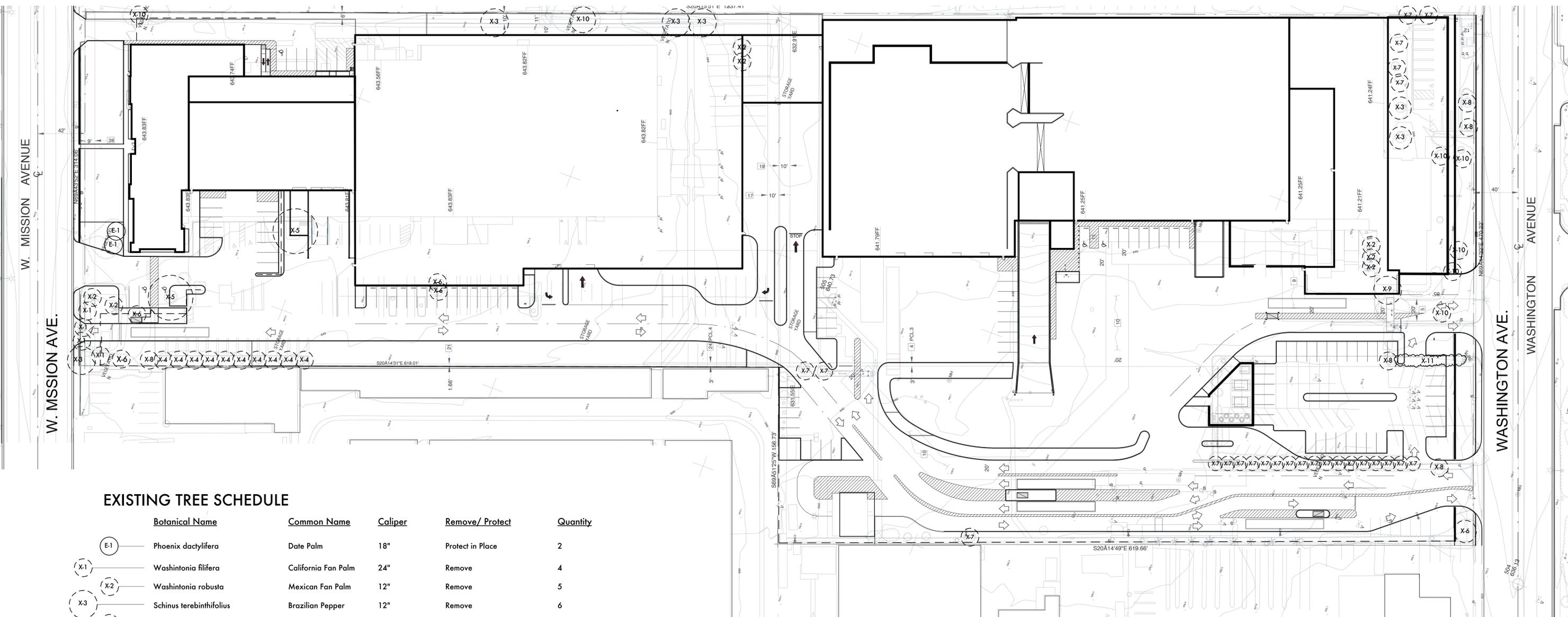
<b>Hydrozone # 4: Trees</b>	RWS Bubblers	Plant Factor PF= 0.5
square footage of hydrozone HA=	768	(SLA=0)
hydrozone irrigation efficiency IE=	0.7	
#4 EAWU =	19	ccf / yr

**Total EAWU = 1,111 ccf / yr**  
**MAWA - EAWU = 439 ccf / yr**  
Estimated Applied Water Use must be less than the Maximum Annual Water Allocation



**EDI MASTER PLAN**

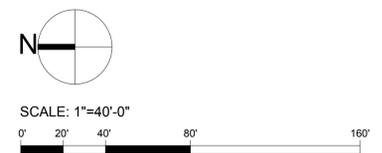
ESCONDIDO, CALIFORNIA



**EXISTING TREE SCHEDULE**

	Botanical Name	Common Name	Caliper	Remove/ Protect	Quantity
(E-1)	Phoenix dactylifera	Date Palm	18"	Protect in Place	2
(X-1)	Washingtonia filifera	California Fan Palm	24"	Remove	4
(X-2)	Washingtonia robusta	Mexican Fan Palm	12"	Remove	5
(X-3)	Schinus terebinthifolius	Brazilian Pepper	12"	Remove	6
(X-4)	Afrocarpus gracilior	Fern Pine	24"	Remove	9
(X-5)	Tipuana Tipu	Tipu Tree	18"	Remove	2
(X-6)	Lophostemon conferta	Brisbane Box	12"	Remove	4
(X-7)	Ficus benjamina	Weeping Fig	12"	Remove	24
(X-8)	Liquidambar styraciflua	Sweetgum	12"	Remove	4
(X-9)	Eucalyptus sideroxylon	Red Ironbark	36"	Remove	1
(X-10)	Melaleuca quinquenervia	Cajeput Tree	10"	Remove	7
(X-11)	Cupressus sempervirens	Italian Cypress	8"	Remove	9

**Note**  
 In accordance with The City of Escondido EZC Article 55, there are no protected Oak trees on this site.



**EDI MASTER PLAN**

**EXISTING TREE PLAN**

ESCONDIDO, CALIFORNIA