

ABBREVIATIONS

A.B.	ANCHOR BOLT	KIT.	KITCHEN
A.C.	ASPHALTIC CONCRETE	K.O.	KNOCKOUT
A/C	AIR CONDITIONING	K.P.	KICKPLATE
AC TILE	ACOUSTICAL TILE		
A.D.	AREA DRAIN	LAB.	LABORATORY
ADJ.	ADJUSTABLE	LAM.	LAMINATE
ADDL.	ADDITIONAL	LAVS.	LAVATORIES
A.F.F.	ABOVE FINISH FLOOR	LS.	LOUSE
A.F.S.	AUTOMATIC FIRE SPRINKLER	L.P.	LOW POINT
AGGR.	AGGREGATE	L.S.D.	LIQUID SOAP DISPENSER
ALUM.	ALUMINUM		
ANOD.	ANODIZED	MAT.	MATERIAL
ASPH.	ASPHALT	MAX.	MAXIMUM
A.T.	ASH TRAY	M.B.	MACHINE BOLT
B/	BACK OF OR BOTTOM OF	M.B.R.	MODIFIED BITUMEN ROOF
BD/	BOARD	MECH.	MECHANICAL
BITUM.	BITUMINOUS	MET.	METAL
BLDG.	BUILDING	MFR.	MANUFACTURER
BLKG.	BLOCKING	M.H.	MANHOLE
BM.	BEAM	MIN.	MINIMUM
B.O.J.	BOTTOM OF JOISTS	M.O.	MASONRY OPENING
BOTT.	BOTTOM	M.S.	MACHINE SCREW
B.U.R.	BUILT-UP ROOF	MULL.	MULLION
CABT.	CABINET	N.I.C.	NOT IN CONTRACT
C.B.	CATCH BASKET OR CHALKBOARD	N.S.F.	NET SQUARE FEET
CAD. PL.	CADMIUM PLATED	N.T.S.	NOT TO SCALE
C.D.	CUP DISPENSER	(N)	NEW
CEM.	CEMENT	OBS.	OBSCURE
CER.	CERAMIC	O.C.	ON CENTER
C.I.	CAST IRON	O.H.	OVERHEAD, OPPOSITE HAND
C.J.	CONSTRUCTION JOINT	OPNG.	OPENING
C.L.	CHAIN LINK	OPP.	OPPOSITE
CLR.	CLEAR	O.D.	OVERSLOW DRAIN
CLG.	CEILING		or OUTSIDE DIAMETER
CM.U.	CONCRETE MASONRY UNIT	P.A.	PUBLIC ADDRESS
C.O.	CLEANOUT	P.B.	PANIC BAR
COL.	COLUMN	P.C.C.	PORTLAND CEMENT CONCRETE
COMP.	COMPOSITION	P.D.F.	POWDER DRIVEN FASTENER
CONC.	CONCRETE	P.H.	PHILLIPS HEAD
CONN.	CONNECTION	PL.	PLATE
CONT.	CONTINUOUS	PL	PROPERTY LINE
CONTR.	CONTRACTOR	PLAS.	PLASTER
C.O.T.G.	CLEAN OUT TO GRADE	PLAS. LAM.	PLASTIC LAMINATE
CSK.	COUNTERSUNK	PLY.	PLYWOOD
C.W.	COLD WATER	PNL.	PANEL
DET.	DETAIL	POL.	POLISHED
D.F.	DOUGLAS FIR	POL.	PORCELAIN ENAMEL
D.F.	DRINKING FOUNTAIN	PRCST.	PRECAST
DIA.	DIAMETER	P.S.D.	POWDER SOAP DISPENSER
DM.	DIMENSION	PT.	POINT
DN.	DOWN	P.T.D.	PAPER TOWEL DISPENSER
DO.	DITTO	P.V.C.	POLYVINYL CHLORIDE
D.S.	DOWNSPOUT		
DWG.	DRAWING	Q.T.	QUARRY TILE
D.S.P.	DRY STANDPIPE		
EA.	EACH	R.	RISER
EFS.	EXTERIOR INSULATING FINISH SYS.	R.A.	RETURN AIR
E.J.	EXPANSION JOINT	RAD.	RADIUS
ELEC.	ELECTRICAL	R.C.P.	REINFORCED CONCRETE PIPE
ELEV.	ELEVATION, ELEVATOR	R.D.	ROUND
ENCL.	ENCLOSURE	R.D.	ROOF DRAIN
E.P.B.	ELECTRIC PANEL BOARD	REC.	RECESSED
EQ.	EQUAL	REINF.	REINFORCED(ING)
E.S.	EXPANSION SHIELD	RES.	RESILIENT
E.W.C.	ELECTRIC WATER COOLER	R.H.	ROUND HEAD
E.W.H.	ELECTRIC WATER HEATER	RM.	ROOM
EXH.	EXHAUST	RO.	ROUGH
EXIST.. (E)	EXISTING	R.O.	ROUGH OPENING
EXT.	EXTERIOR	R / W	RIGHT OF WAY
EXPO.	EXPOSED	RWD.	REDWOOD
EXP.	EXPANSION	R.W.L.	RAIN WATER LEADER
F.A.	FIRE ALARM	S.	SEWER
F.B.	FLAT BAR	S.C.D.	SEAT COVER DISPENSER
FBRGL.	FIBERGLASS	S.D.	STORM DRAIN
F.D.	FLOOR DRAIN	SECT.	SECTION
FDN.	FOUNDATION	S.F.	SQUARE FOOT / FEET
F.E.	FIRE EXTINGUISHER	SHT.	SHEET
F.E.C.	FIRE EXTINGUISHER CABINET	SHTING.	SHEATHING
F.H.	FIRE HYDRANT OR FLAT HEAD	SHVS.	SHELVES
F.H.C.	FIRE HOSE CABINET	SHV.	SIMILAR
F.F.	FINISH FLOOR	SK.	SINK OR SKETCH
F.O.	FINISHED OPENING	S.M.	SHEET METAL
F.O.C.	FACE OF CONCRETE	S.M.S.	SHEET METAL SCREW
F.O.EFS.	FACE OF EIFS	S.N.D.	SANITARY NAPKIN DISPOSER
F.O.F.	FACE OF FINISH	S.N.V.	SANITARY NAPKIN VENDOR
F.O.M.	FACE OF MASONRY	S.O.V.	SHUT OFF VALVE
F.O.S.	FACE OF STUD	SPECS.	SPECIFICATIONS
F.S.	FLOOR SINK	SQ.	SQUARE
FTG.	FOOTING	S.S.	SANITARY SEWER
FRP.	FIBERGLASS REINFORCED PLASTIC	STD.	STANDARD
FRPF.	FIREPROOF	STL.	STEEL
		STOR.	STORAGE
GA.	GAUGE	STRUCT.	STRUCTURAL
GA.V.	GALVANIZED	STL.	STAINLESS STEEL
G.I.	GALVANIZED IRON	SUSP.	SUSPENDED
G.F.R.C.	GLASS FIBER REINFORCED CONCRETE	T.C.	TOP OF CURB
GRD.	GROUND OR GRADE	T.D.	TOWEL DISPENSER
G.S.F.	GROSS SQUARE FEET	T.D.D.	TOWEL DISPENSER & DISPOSAL
G.V.	GATE VALVE	TEL.	TELEPHONE
G.V.C.B.	GATE VALVE IN CONCRETE BOX	T & G.	TONGUE AND GROOVE
GYP.	GYP-SUM	T.O.S.	TOP OF SLAB
HDR.	HEADER	T.P.	TOP OF PAVEMENT
HWDL.	HARDWOOD	T.R.	TREAD
HWDR.	HARDWARE	TYP.	TYPICAL
H.M.	HOLLOW METAL	T.W.	TOP OF WALL
HORIZ.	HORIZONTAL	UNF.	UNFINISHED
H.P.	HIGH POINT	U.O.N.	UNLESS OTHERWISE NOTED
HR.	HOUR	UR.	URINAL
H.R.C.	HOSE REEL CABINET	V.C.P.	VITREOUS CLAY PIPE
H.S.B.	HIGH STRENGTH BOLT	VERT.	VERTICAL
HT.	HEIGHT	VEST.	VESTIBULE
H.T.D.	HANDICAP TOWEL DISPENSER	V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR
HTG.	HEATING	W.	WITH
HW.	HOT WATER	WI.	WAINS
H.W.D.	HOT WATER DISPENSER	WINS.	WAINSCOT
		WOOD.	WOOD
I.D.	INSIDE DIAMETER	W.P.	WORK POINT or WATERPROOF
INSUL.	INSULATION	W.P.	WATER RESISTANT
INV.	INVERT	W.R.	WASTE RECEPTACLE
INT.	INTERIOR	W.S.	WEATHER STRIPPING
		WT.	WEIGHT
JAN.	JANITOR	W.W.	WINDOW WALL
J.B.	JUNCTION BOX	W.W.F.	WELDED WIRE FABRIC
J.T.	JOINT TRENCH		

ALL DIMENSIONS CONTAINED HEREIN ARE APPROXIMATE AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR. ALL IDEAS, DESIGNS, PLANS, AND SPECIFICATIONS AND OTHER PROJECT DOCUMENTS, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA ARE THE PROPERTY OF GRAND WEST ASSOCIATES, INC. AND MAY NOT BE REPRODUCED OR USED WITHOUT THEIR WRITTEN PERMISSION.

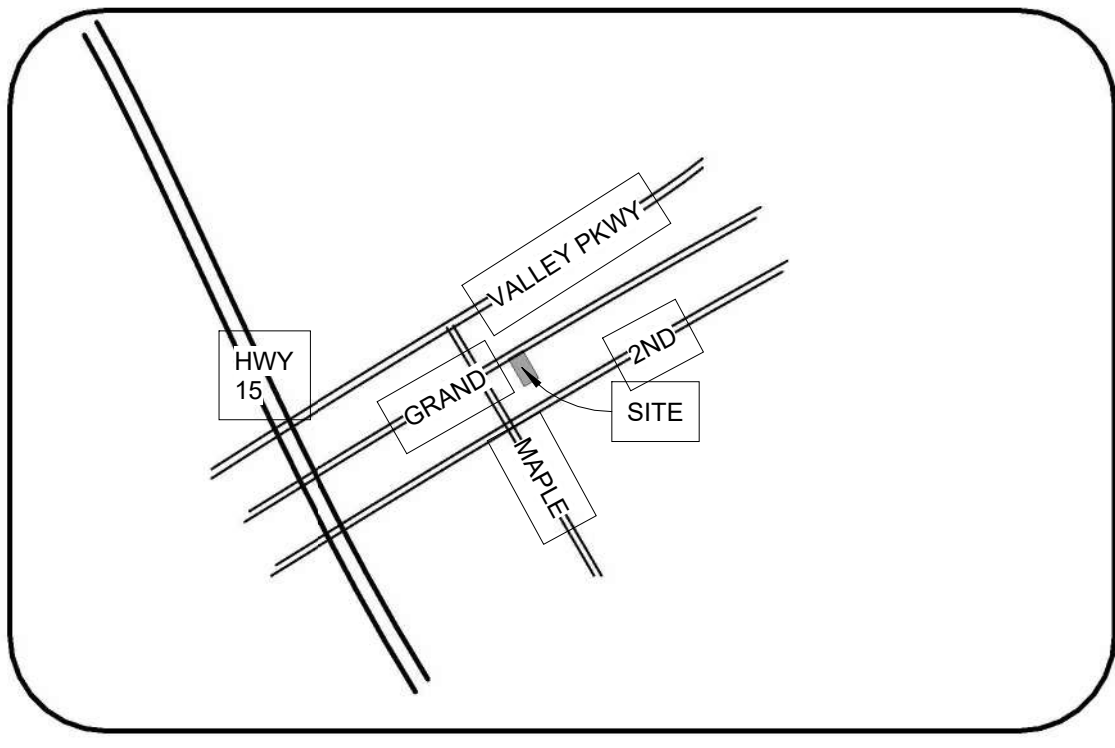
145 W. GRAND AVE.

143-145 W. GRAND AVE., ESCONDIDO, CA 92025

GENERAL NOTES

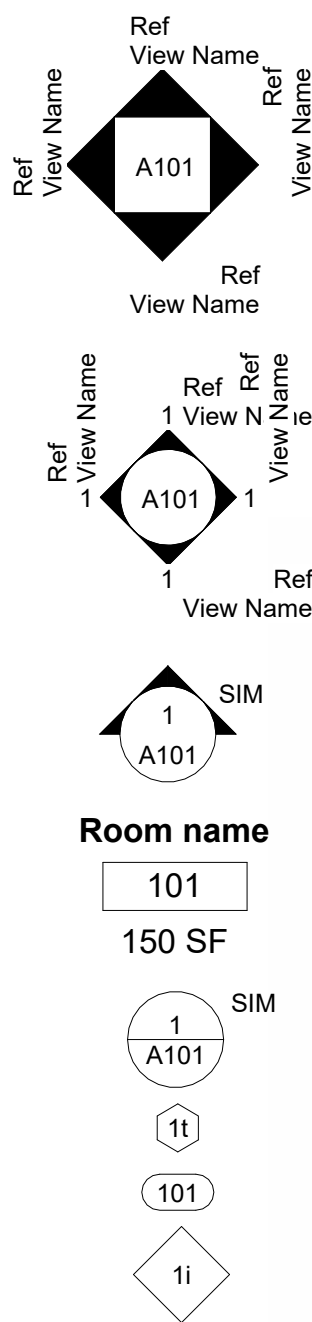
- PROVIDE BACK DRAFT DAMPER AT EXHAUST FAN PER CMC SECTION 504.0.
- NEW VENTILATION OPENINGS IN VERTICAL WALL, OR OTHER SIMILAR VENTILATION OPENINGS, SHALL BE LOUVERED AND COVERED WITH 1/4", NON-COMBUSTIBLE, CORROSION RESISTANT METAL MESH, OR OTHER APPROVED MATERIAL THAT OFFERS EQUIVALENT PROTECTION.
- STATE HEALTH AND SAFETY CODE SEC. 17921.9 BANS THE USE OF CHLORINATED POLYVINYL CHLORIDE (CPVC) FOR INTERIOR WATER SUPPLY PIPING.
- PROVIDE SHOWER HEADS WITH A MAXIMUM FLOW OF 2.5 GALLONS PER MINUTE (GPM)
- PROVIDE MIXING VALVE AT SHOWER HEAD PER CPC SECTION 418.0.
- PROVIDE FAUCETS WITH A MAXIMUM FLOW OF 2.2 GALLONS PER MINUTE (GPM).
- PROVIDE ULTRA LOW FLUSH TOILETS.
- ONSITE BUILT-UP SHOWER RECEPTOR SHALL COMPLY WITH CPC 411B.
- PROVIDE CARBON MONOXIDE SENSOR(S) PER CBC SECTION 420.4.
- PERMANENT VACUUM BREAKERS SHALL BE INCLUDED WITH ALL NEW HOSE BIBBS.
- ALL ABS AND PVC PIPING AND FITTINGS SHALL BE ENCLOSED WITHIN WALL AND FLOORS COVERED WITH TYPE X GYPSUM BOARD OR SIMILAR THAT PROVIDE THE SAME LEVEL OF FIRE PROTECTION. PROTECTION MEMBRANE PENETRATIONS IS NOT REQUIRED.
- HABITABLE SPACE, HALLWAYS, BATHROOMS, TOILET ROOMS, LAUNDRY ROOMS AND PORTIONS OF BASEMENTS CONTAINING THESE SPACES SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-0" (R305.1)
- ALL DIMENSIONS ARE TO FACE OF STUDS, U.N.O.
- GAS VENTS & NONCOM PIPING IN WALLS, PASSING THRU THREE FLOORS OR LESS, SHALL BE EFFECTIVELY DRAFTSTOPPED @ EACH FLOOR OR CEILING.
- CLEARANCE FOR CHIMNEYS, VENT FLUES, ETC. SHALL BE PER MANUFACTURERS INSTRUCTIONS OR PER UMC, WHICHEVER IS GREATER.
- PROVIDE SOLID BACKING IN STUD WALLS FOR HAND RAILS, TOILET ACCESSORIES, CABINETS, ETC.
- WINDOW AND DOOR SIZES ARE NOMINAL DIMENSIONS, IN FEET AND INCHES. THE HORIZONTAL DIMENSION FIRST.
- PROVIDE SEISMIC RESTRAINTS FOR WATER HEATERS, ONE STRAP AT THE TOP 1/3 OF THE TANK AND ONE STRAP AT THE BOTTOM 1/3 OF THE TANK.
- IN SHOWERS AND TUB-SHOWER COMBINATION CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES.
- NEW WATER CLOSETS SHALL USE NO MORE THAN 1.6 GALLONS PER FLUSH AND SHALL MEET THE PERFORMANCE STANDARDS ESTABLISHED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE, STANDARD A 112.19.2 HAS COD. SECTION 17921.30).
- PROVIDE WEATHER-STRIPPING ON ALL WINDOWS & EXTERIOR DOORS & DOOR TO GARAGE FROM HOUSE.
- PROVIDE SMOKE ALARMS, INTERCONNECTED AND HARD-WIRED WITH BATTERY BACK-UP, IN THE DWELLING UNDERGOING AN ADDITION, ALTERATION, OR REPAIR: (1) WITHIN EACH SLEEPING ROOM, (2) OUTSIDE EACH SLEEPING AREA IN IMMEDIATE VICINITY OF BEDROOMS; (3) ON EACH STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS. BATTERY OPERATED SMOKE ALARMS MAY BE USED IN EXISTING AREAS OF BUILDING WHERE THE INSTALLATION OF HARD-WIRED SMOKE ALARMS WOULD REQUIRE THE REMOVAL OF INTERIOR FINISHES. CRC R314.
- PROVIDE CARBON MONOXIDE ALARMS, INTERCONNECTED AND HARD-WIRED WITH BATTERY BACK-UP, IN THE DWELLING UNDERGOING AN ADDITION, ALTERATION, OR REPAIR: (1) OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S); (2) ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. BATTERY OPERATED CARBON MONOXIDE ALARMS MAY BE USED IN EXISTING AREAS OF BUILDING WHERE THE INSTALLATION OF HARD-WIRED CARBON MONOXIDE ALARMS WOULD REQUIRE THE REMOVAL OF INTERIOR FINISHES. CRC R315.
- CRC SECTION R302.3.1 HABITABLE ROOMS: ALL HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOOR AIR. SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS OR SHALL OTHERWISE BE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4 PERCENT OF THE FLOOR AREA BEING VENTILATED.
- CRC SECTION R302.3 BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA IN WINDOWS OF NOT LESS THAN 3 SQUARE FEET (0.3 m2), ONE-HALF OF WHICH MUST BE OPENABLE. EXCEPTION: THE GLAZED AREAS SHALL NOT BE REQUIRED WHERE ARTIFICIAL LIGHT AND A MECHANICAL VENTILATION SYSTEM ARE PROVIDED. THE MINIMUM VENTILATION RATES SHALL BE 80 CUBIC FEET PER MINUTE (9 L/S) FOR INTERMITTENT VENTILATION OR CUBIC FEET PER MINUTE (12 US) FOR CONTINUOUS VENTILATION. VENTILATION AIR FROM THE SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE.
- ALL ONSITE UTILITY LINES SHALL BE REROUTED UNDERGROUND. IF THERE ARE ANY UTILITY LINES THAT ARE NOT UNDERGROUND, THEY SHALL BE REROUTED UNDERGROUND FOR ALL OTHER BUILDINGS WITHIN THE PERIMETER OF THE PROPERTY LINES. THIS INCLUDES ALL ELECTRICAL, COMMUNICATION C.A.T.V. AND SIMILAR DISTRIBUTION, SERVICE WIRES AND / OR CABLES FROM THE POINT OF SERVICE.
- SHOWER COMPARTMENTS AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBANT SURFACE THAT EXTENDS TO THE HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. SEC. R307.2
- AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED PER COUNTY BUILDING CODE 92.2.R313
- DWELLINGS AND GARAGE SHALL BE SEPARATED PER COUNTY BUILDING CODE 92.2.R302.6, CBC 704.9

LOCATION MAP



2 FRONT VIEW

SYMBOL LEGEND



EXTERIOR ELEVATION

INTERIOR ELEVATION

SECTION

ROOM NAME

DETAIL REFERENCE

WINDOW IDENTIFIER
DOOR IDENTIFIER

WALL TYPE

HERS FEATURE SUMMARY

REQUIRED SPECIAL FEATURES

AREA TABULATION

FIRST FLOOR COMMERCIAL AREA:	3,976 S.F.
SECOND FLOOR APARTMENTS:	
• UNIT #1	816 S.F.
• UNIT #2	914 S.F.
• UNIT #3	934 S.F.
• UNIT #4	822 S.F.

OPEN SPACE:

1,200 S.F. (300 S.F./UNIT)

SHEET INDEX

AS-2	Unnamed
T1	TITLE SHEET
AS-1	SITE PLAN
A1	A-S-BUILT PLANS
A2	2ND FLOOR CONCEPT 2
A3	ELEVATIONS
A4	ELEVATIONS & SECTIONS
L1	CONCEPTUAL LANDSCAPE PLAN
L3	COLOR CONCEPTUAL LANDSCAPE PLAN
L2	MATERIAL BOARD

PROJECT SUMMARY

PROPOSED:

REMODEL SECOND FLOOR TO FOUR (4) APARTMENTS, COVERED PARKING, RELOCATE EXISTING TRASH ENCLOSURE, ADD NEW ENTRANCE AND STAIR ON NORTH SIDE AND NEW ACCESS STAIR FROM SOUTH SIDE

APN:	233-062-02-00
SITE ADDRESS:	143-145 W. GRAND AVE. ESCONDIDO, CA 92025
LOT SIZE:	7,042 S.F.
BUILDING AREA:	4,500 S.F.
NUMBER OF FLOORS:	2
FIRE SPRINKLED:	NO
ZONING:	SP
CONSTRUCTION TYPE:	VB
BUILDING SETBACKS:	0'-0" FRONT YARD 0'-0" SIDE YARDS 0'-0" REAR YARD
YEAR BUILT:	1950 (EFFECTIVE)

PROJECT DIRECTORY

OWNER:
ZADAR LLC
8049 DEERFORD ROW
LA JOLLA, CA 92037

ARCHITECT:
GRAND WEST ASSOCIATES, INC
CURTIS LIVELY
431 WEST GRAND AVE. SUITE 103
ESCONDIDO, CA 92025
curtis.gwa@att.net

STRUCTURAL ENGINEER:
MORGAN STRUCTURAL ENGINEERING
JEFF MORGAN
480 E. 6TH AVE.
ESCONDIDO, CA 92025
morganstructural.com

BUILDING DEPARTMENT NOTICES

NOTICE TO THE APPLICANT / OWNER / OWNER'S AGENT / DESIGNER / OR ENGINEER OF RECORD:
BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION / INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF ESCONDIDO FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES.

NOTICE TO THE CONTRACTOR / BUILDER / INSTALLER / SUB-CONTRACTOR / OWNER-BUILDER:
BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION / INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU KNOWLEDGE AND ARE AWARE OF THE REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDINGS COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES.

A PROPERTY OWNER'S FINAL REPORT FORM FOR WORK REQUIRED TO HAVE SPECIAL INSPECTIONS, TESTING AND STRUCTURAL OBSERVATIONS MUST BE COMPLETED BY THE PROPERTY OWNER, PROPERTY OWNER'S AGENT OF RECORD, ARCHITECT-OF-RECORD, OR ENGINEER OF RECORD, AND SUBMITTED TO THE INSPECTION SERVICES DIVISION, ESCONDIDO.

DESIGN AND CONSTRUCTION SHALL CONFORM TO ALL FEDERAL, STATE AND LOCAL BUILDING CODES AND ORDINANCES TO INCLUDE BUT NOT LIMITED TO THE MOST CURRENT VERSION OF THE FOLLOWING DOCUMENTS:

- 2022 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2022 CALIFORNIA BUILDING CODE (CBC)
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
- 2022 CALIFORNIA ELECTRICAL CODE (CEC)
- 2022 CALIFORNIA MECHANICAL CODE (CMC)
- 2022 CALIFORNIA PLUMBING CODE (CPC)
- 2022 CALIFORNIA FIRE CODE (CFC)
- 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS (CBEES)
- ALL CODES AND ORDINANCES & AMENDMENTS ADOPTED BY THE CITY OF ESCONDIDO

BUILDING CODE SUMMARY

BUILDING CODE YEAR:	2022 CBC
TYPE OF OCCUPANCY:	---
TYPE OF CONSTRUCTION:	---
BUILDING HEIGHT:	---
SPRINKLER SYSTEM REQUIREMENTS:	ALL FIRE SPRINKLER WORK TO BE INSTALLED TO THE RESIDENCE SHALL BE DONE IN ACCORDANCE TO THE NFPA 13D 2019 STANDARD.
WILDLAND-URBAN INTERFACE AREA:	NO

SPECIAL INSPECTION REQUIRED FOR THE FOLLOWING

PROJECT DATA:
DJANI REMODEL
145 W. GRAND AVE.
ESCONDIDO, CA 92025

GRAND WEST ASSOCIATES, INC.
DESIGN-BUILD
Esccondido, CA 92025
cell: 760-594-1555
curtis.gwa@att.net

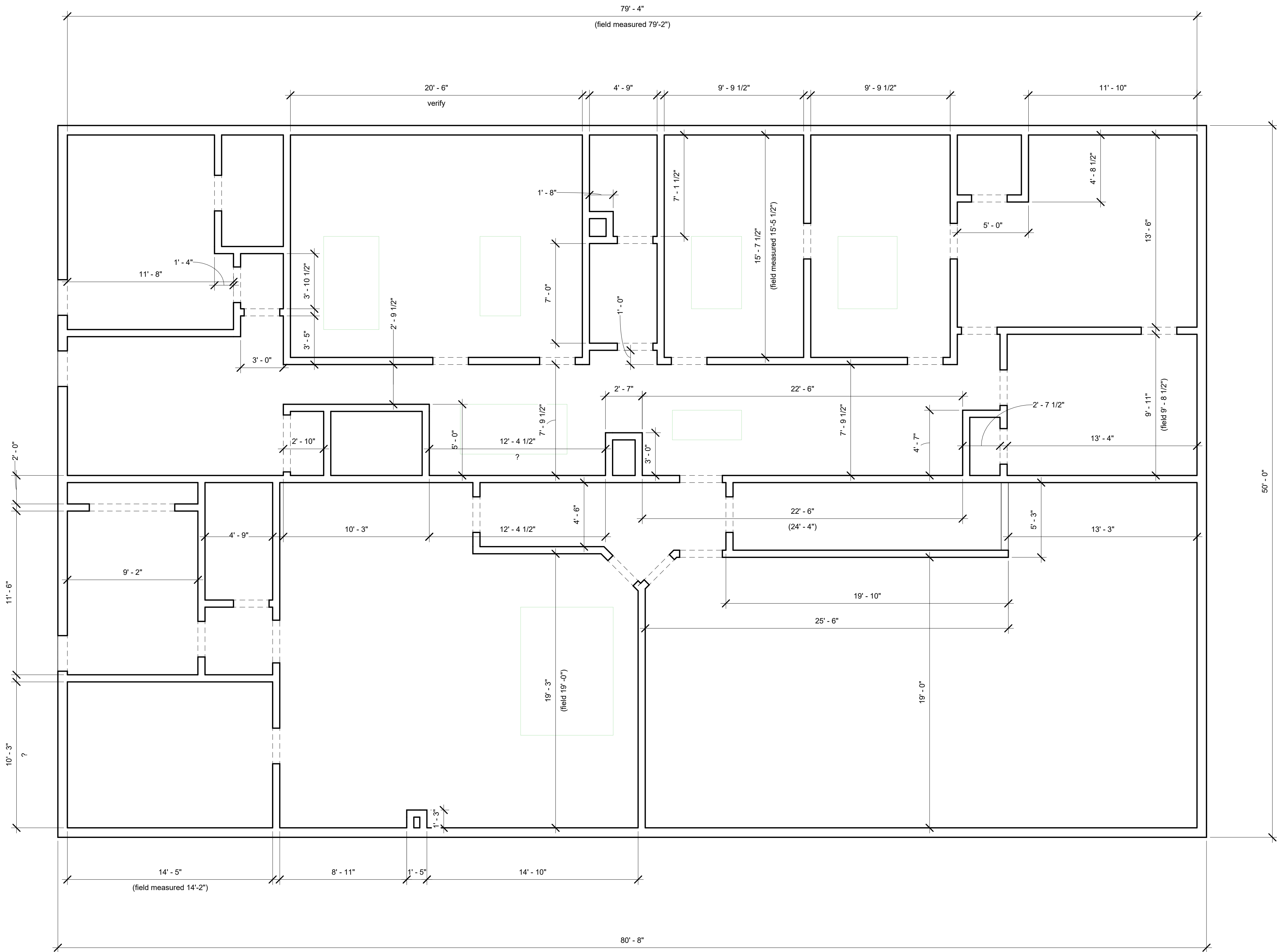
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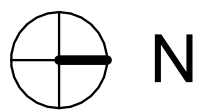
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T1

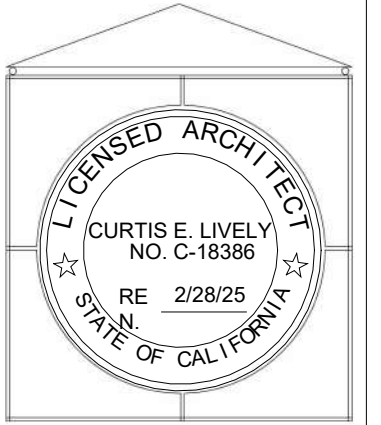
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① 2ND FL-ASBUILT
1/4" = 1'-0"



REVISION		DESCRIPTION	DATE
#			
A			
B			
C			
D			
E			



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145 W. GRAND AVE.
ESCONDIDO, CA 92025

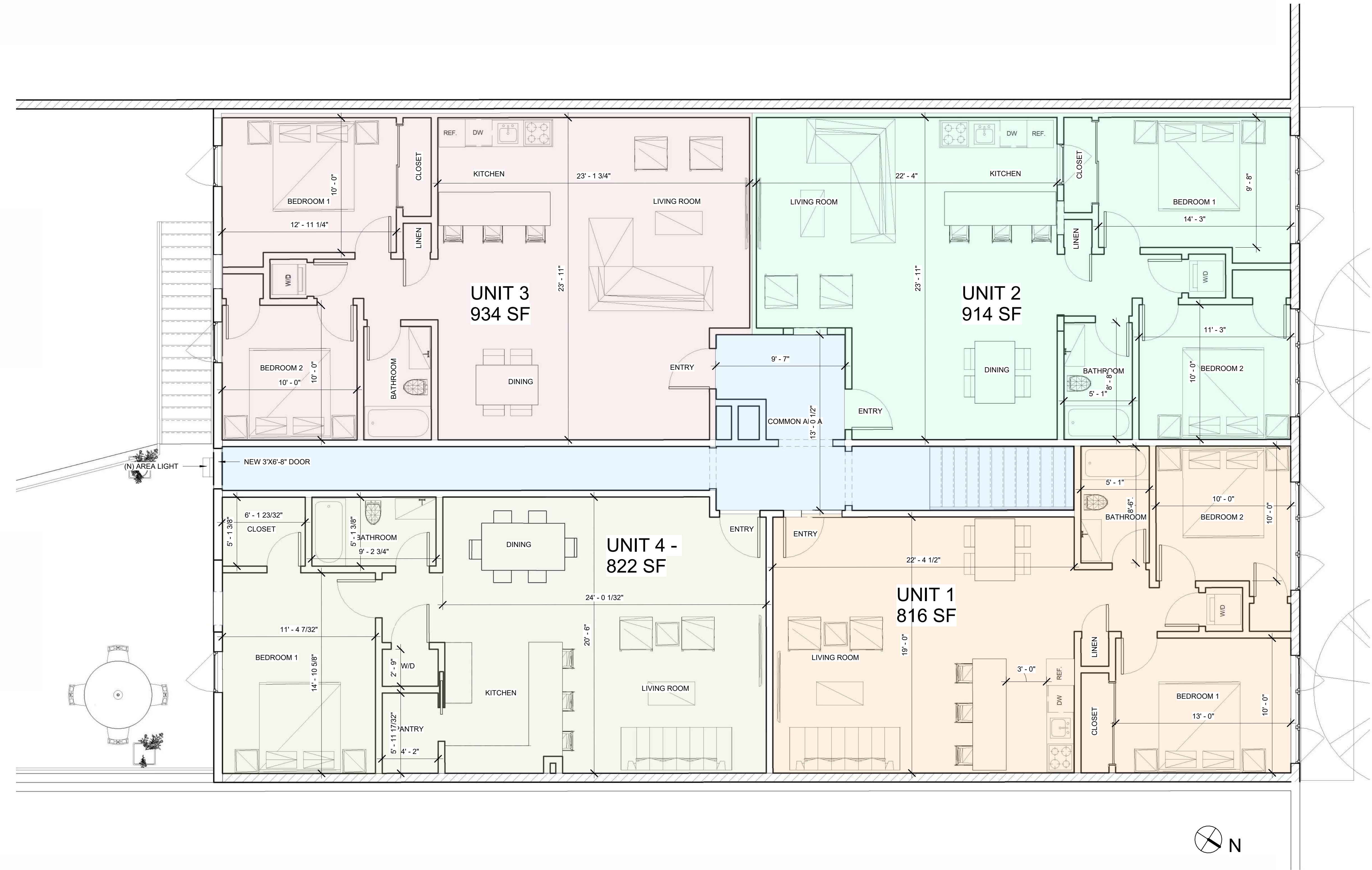
GRAND WEST ASSOCIATES, INC.
D E S I G N
431 West Grand Ave., Suite 103
studio: 760-480-5555
cell: 760-594-1555
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DRAWN BY: Author	CHECKED BY: Checker
DATE:	Issue Date
SCALE: AS SHOWN	Project Number
JOB NUMBER: 145WGrandAveRemodel CAD FILE: 145WGrandAveRemodel.dwg	

**A-S-BUILT
PLANS**

A1

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1 2ND FLOOR PLAN
1/4" = 1'-0"

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DJANI REMODEL
145 W. GRAND AVE.
ESCONDIDO, CA 92025

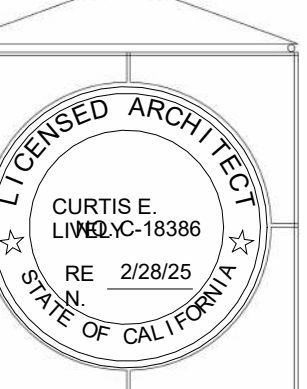
GRAND WEST ASSOCIATES, INC.
DESIGN
431 West Grand Ave., Suite 103
Escondido, CA 92025
cell: 760-594-1555
curtis.gwa@att.net

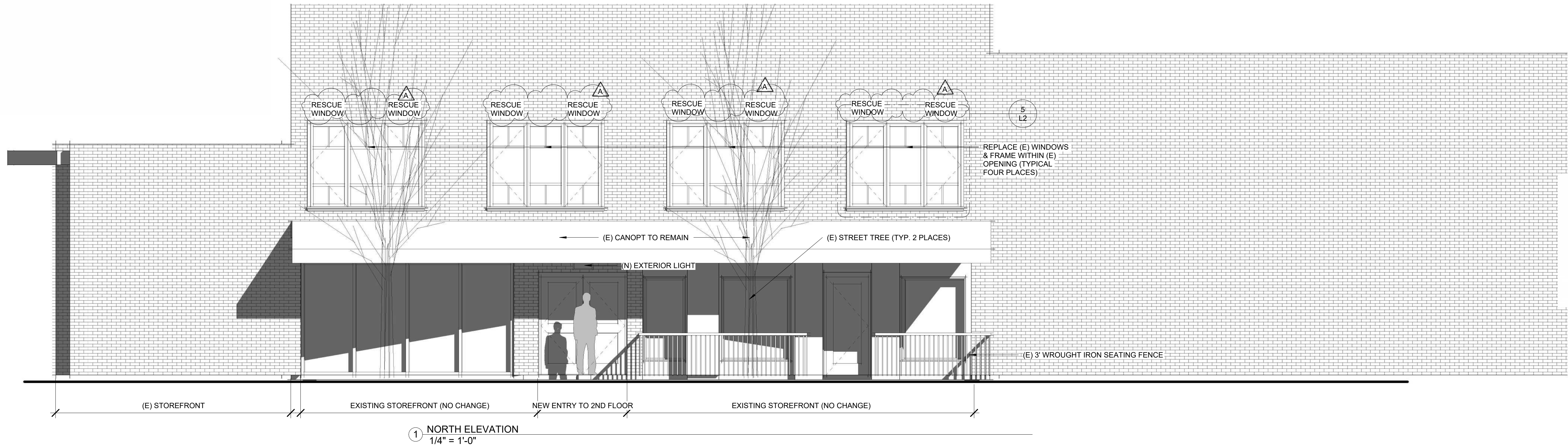
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SHEET INFORMATION
**2ND FLOOR
CONCEPT 2**

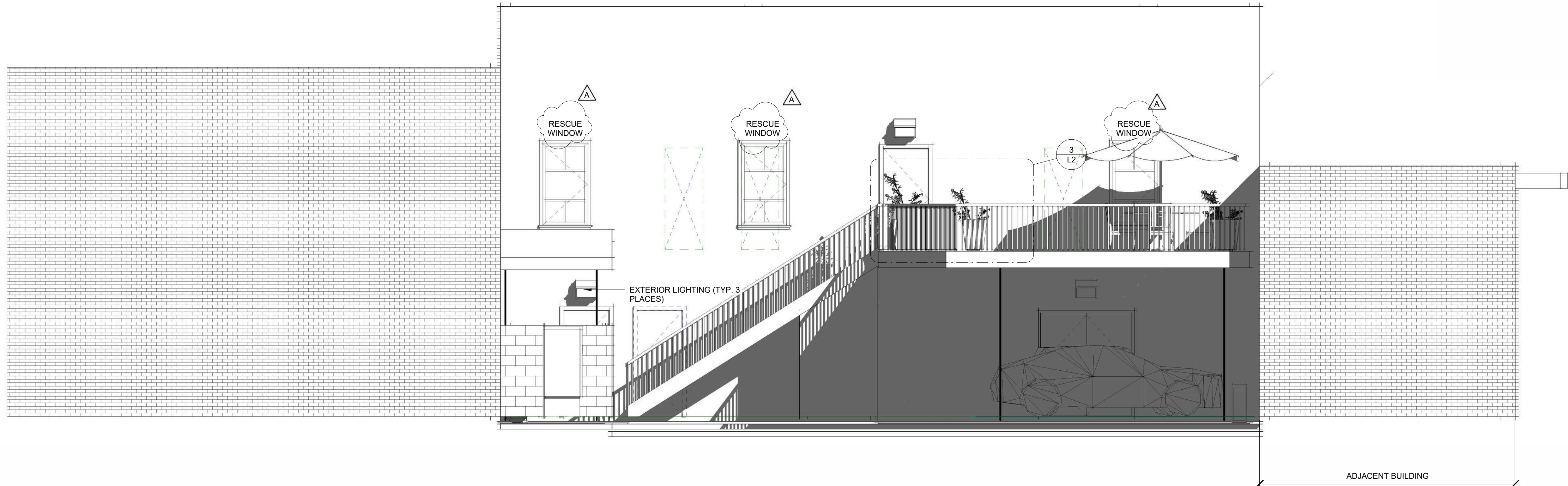
A2
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#	REVISION	DESCRIPTION	DATE
A			
B			
C			
D			
E			





2 SOUTH ELEVATION
1/4" = 1'-0"



PROJECT DATA:
DJANI REMODEL
145 W. GRAND AVE.
ESCONDIDO, CA 92025

GRAND WEST ASSOCIATES, INC.
D E S I G N
431 West Grand Ave., Suite 103
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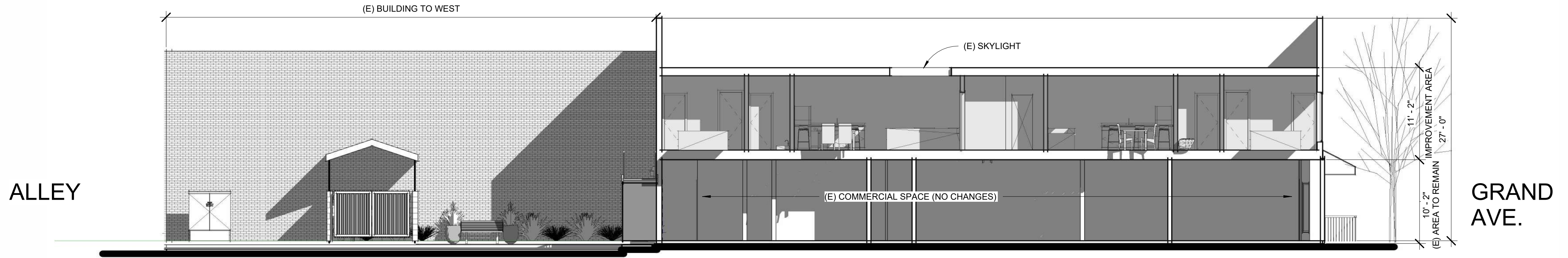
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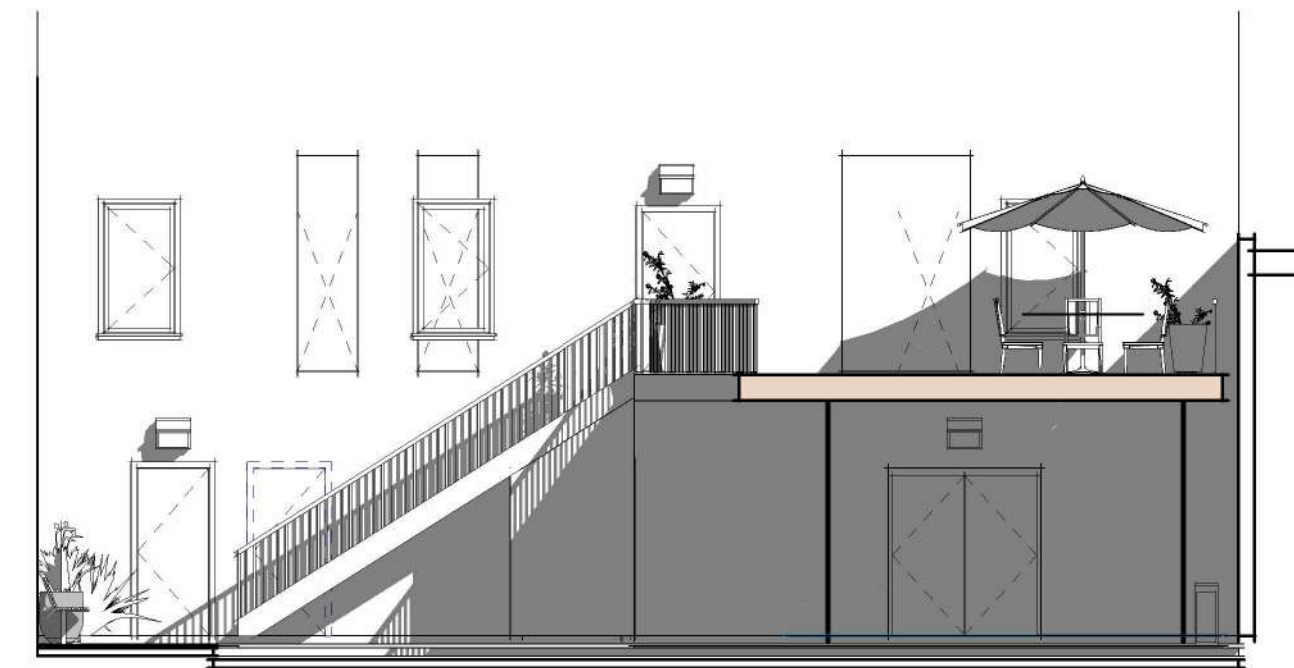
ELEVATIONS

A3

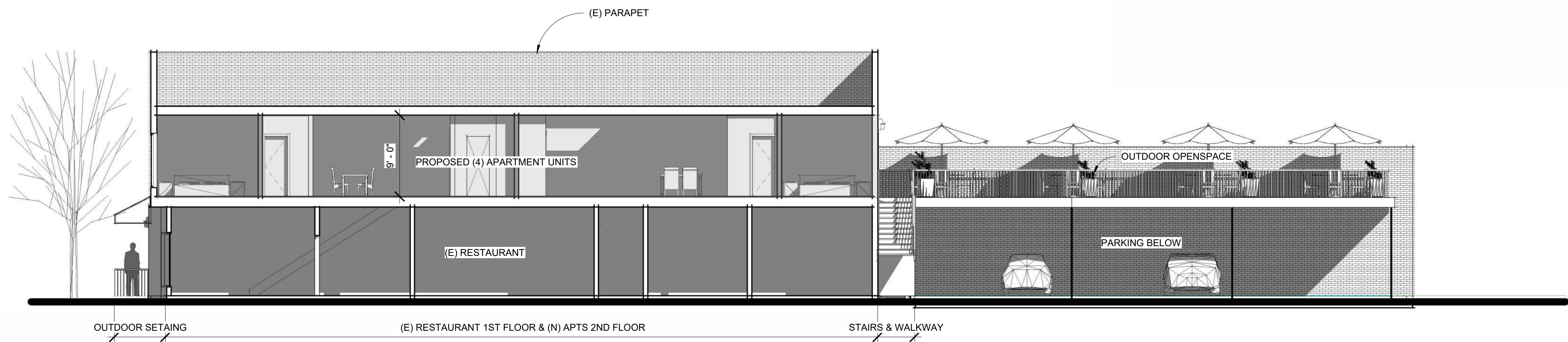
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① WEST ELEVATION/SECTION
1/8" = 1'-0"



② SECTION - LOOKING NORTH
1/8" = 1'-0"



③ EAST ELEVATION / SECTION
1/8" = 1'-0"

PROJECT DATA:

DJANI REMODEL
145 W. GRAND AVE.
ESCONDIDO, CA 92025

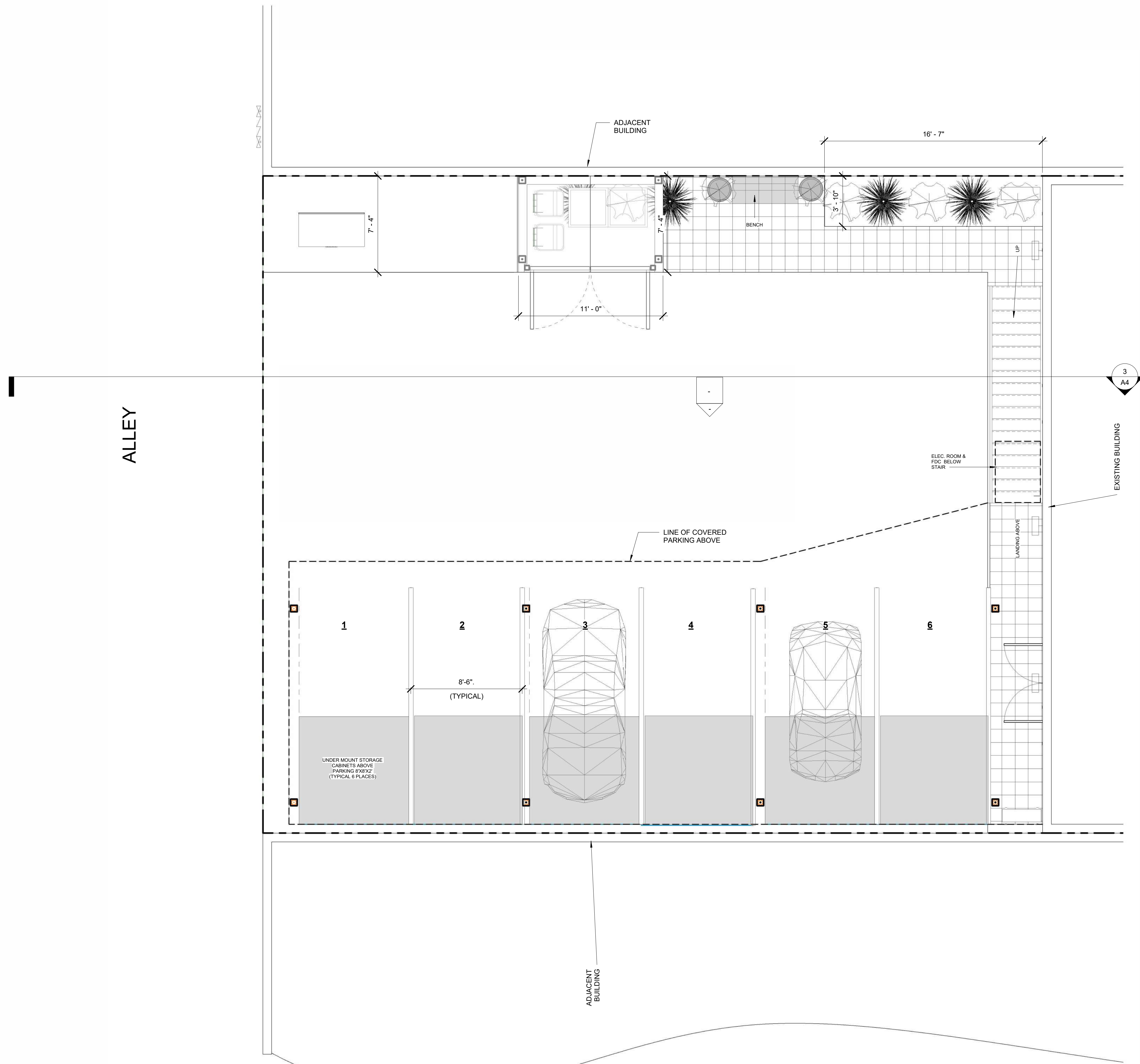
GRAND WEST ASSOCIATES, INC.
D E S I G N B U I L D
431 West Grand Ave., Suite 103
Esccondido, CA 92025
cell: 760-594-1555
studio: 760-480-5555
curtis.gwa@att.net

DRAWN BY: Author
CHECKED BY: Checker
DATE: Issue Date
SCALE: AS SHOWN
JOB NUMBER: Project Number
CAD FILE: H:\Esccondido\Jani\Construction\DWG\A4.dwg
H:\Esccondido\Jani\Construction\DWG\A4.dwg

**ELEVATIONS
& SECTIONS**

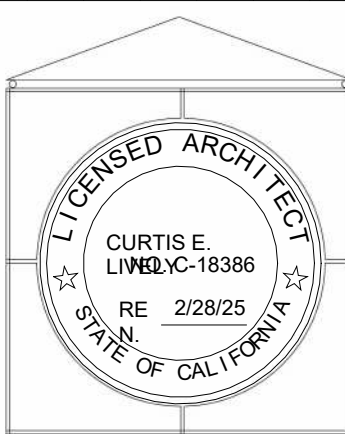
A4

PLOT DATE: 9/1/2023 2:19:27 PM



1 SITE PLAN - PARKING
1/4" = 1'-0"

REVISION		DATE
#	DESCRIPTION	
A		
B		
C		
D		
E		



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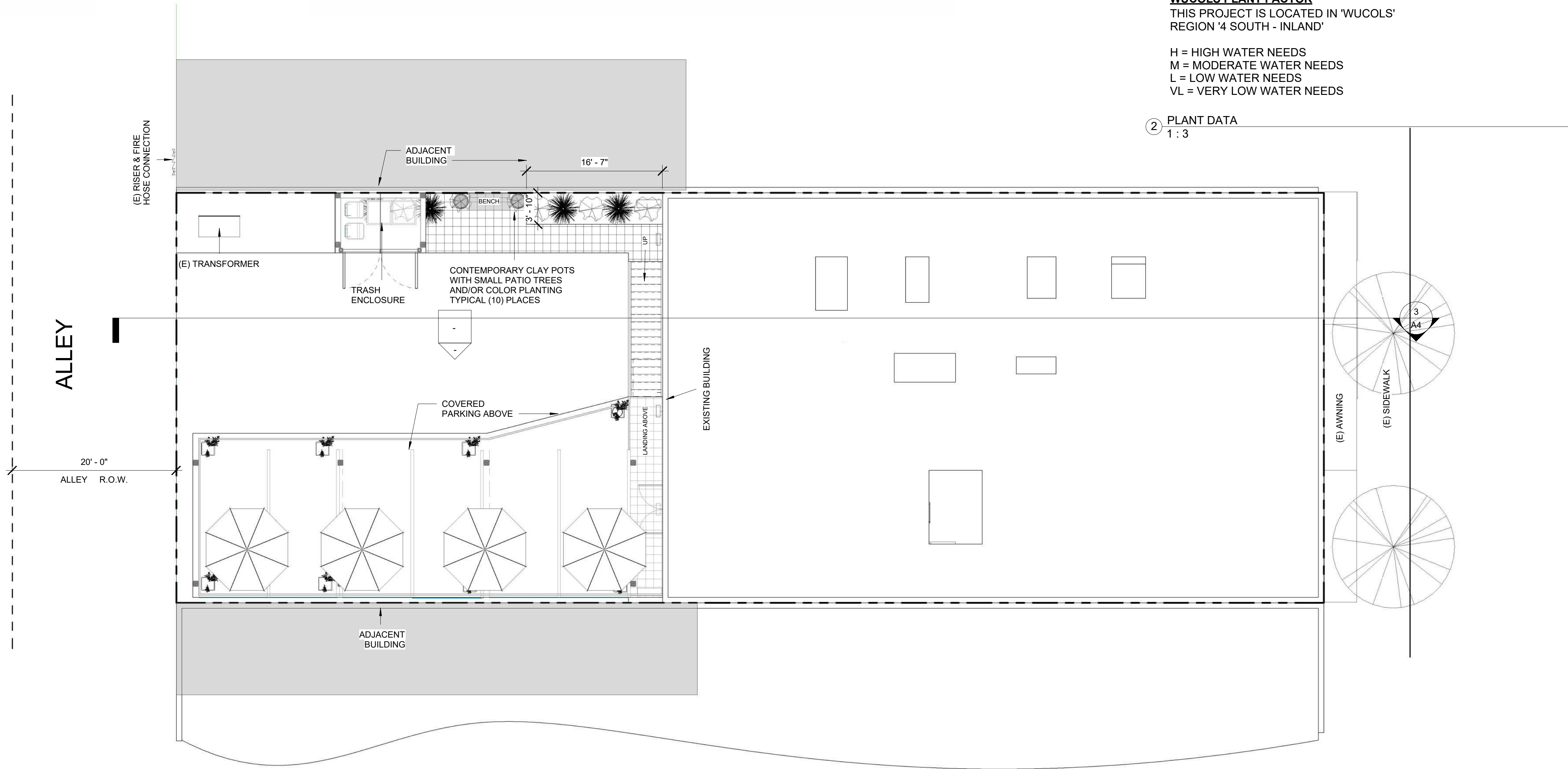


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CAD FILE: "MacHempeLibrary\Cad\CloseStor	

Unnamed

AS-2



1 CONCEPTUAL LANDSCAPE PLAN
1/8" = 1'-0"

PLANTING NEEDS

TREES			
SYMBOL	TREE NAME	QTY.	WUCOLS
	EXISTING STREET TREE	2	M

ACCENT PLANTS			
SYMBOL	ACCENT PLANT NAME		WUCOLS
	ROSMARINUS 'TUSCAN BLUE', TUSCAN BLUE ROSEMARY 5 GAL. SIZE		L
	AGAVE MADIOPICTA ALBA, CENTURY AGAVE 15 GAL. SIZE		L

GROUND COVER/SHRUB MASS NAME			
SYMBOL	NAME		WUCOLS
	MUHLENBERGIA RIGENS, DEER GRASS 1 GAL. SIZE 42" O.C.		M

WUCOLS PLANT FACTOR
THIS PROJECT IS LOCATED IN 'WUCOLS' REGION '4 SOUTH - INLAND'

H = HIGH WATER NEEDS
M = MODERATE WATER NEEDS
L = LOW WATER NEEDS
VL = VERY LOW WATER NEEDS

2 PLANT DATA
1:3

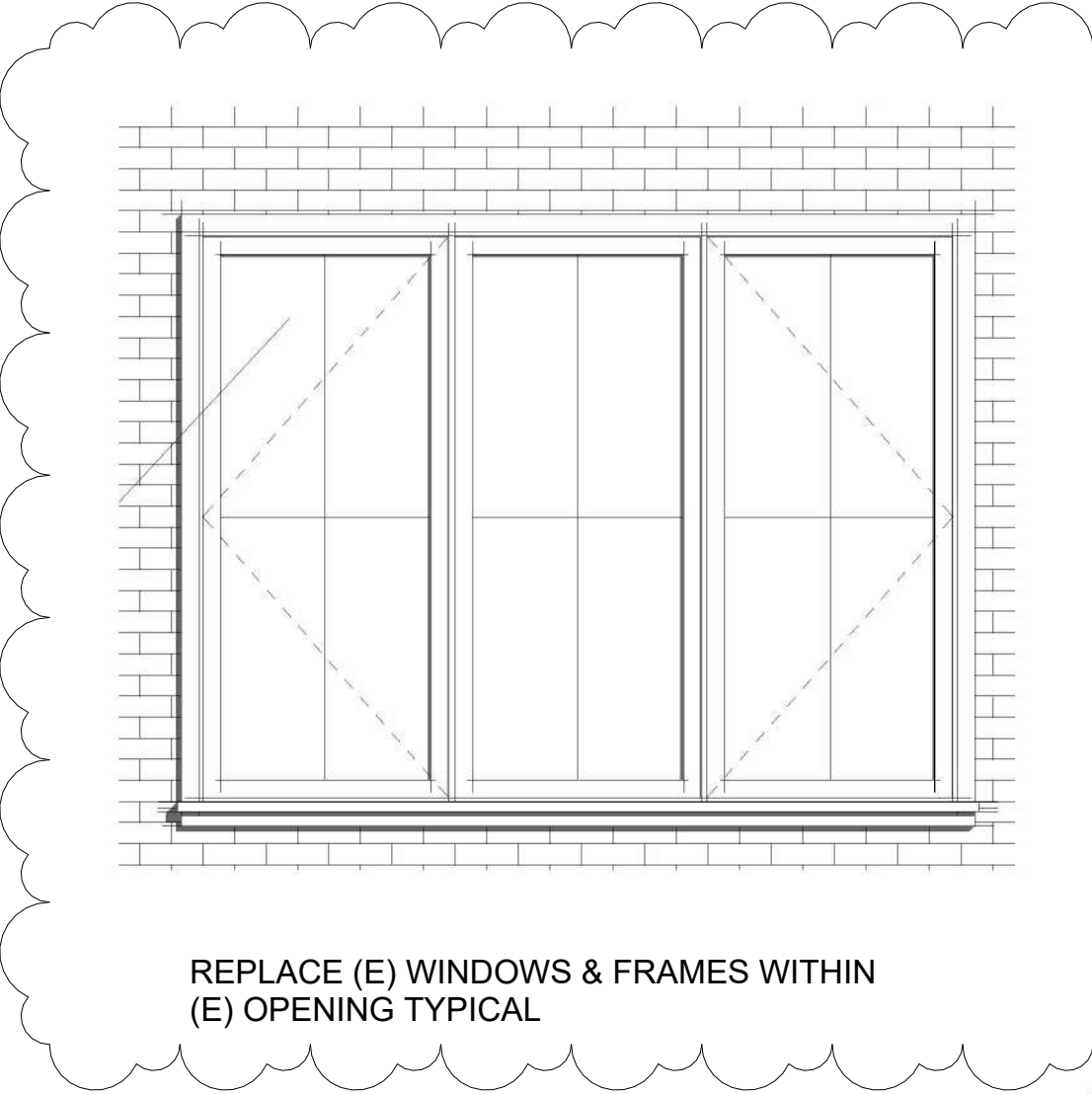
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DESIGN
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SHEET INFORMATION
CONCEPTUAL LANDSCAPE PLAN

L1



5 TYPICAL REPLACEMENT WINDOW
DETAIL
1/2" = 1'-0"

WINDOWS & EXTERIOR DOORS

MILGARD "ULTRA SERIES"
FIBERGLASS - (OR APPROVED EQUAL)

COLOR: BARK



VERFTICAL WROUGHT IRON HANDRAIL SYSTEM- OR
APPROVED EQUAL

- 1. WROUGHT IRON RAILS
- 2. COLOR - BARK TO MATCH WINDOW COLOR



4 SOUTH ELEVATION - COLOR
1/4" = 1'-0"

SPECIFICATION SHEET 145 W. GRAND AVE. ESCONDIDO, CA 92025			
AREA	DESCRIPTION	COLOR	NOTES
ROOFING	TORCH APPLIED ASPHALTIC	GRAY (EXISTING)	EXISTING
SIDING STUCCO	7/8" STUCCO VENEER	BONE	EXPO STUCCO OR APPROVED EQUAL
WINDOWS & EXTERIOR DOORS	METAL CLAD OR APPROVED EQUAL	REGAL BROWN	MANUFACTURER T.B.D.
PAINT	PRIME & TWO COATS	VARIES	FRAZEE PAINT OR APPROVED EQUAL
EXTERIOR LIGHTING	T.B.D.	MATCH WINDOW TRIM	MANUFACTURER T.B.D.
GUARDRAIL	WROUGHT IRON	MATCH WINDOW TRIM	CUSTOM FABRICATED

EXTERIOIR LIGHTING

T.B.D.

COLOR: TO MATCH WINDOW COLOR



EXTERIOR STUCCO COLORS

LAHABRA STUCCO - (OR APPROVED EQUAL)

COLOR ONE: #81585 CHARLESTON (BASE 100)



(E) EXTERIOR STUCCO COLOR

REVISION

DATE

DESCRIPTION

A
B
C
D
E

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ESCONDIDO, CA 92025

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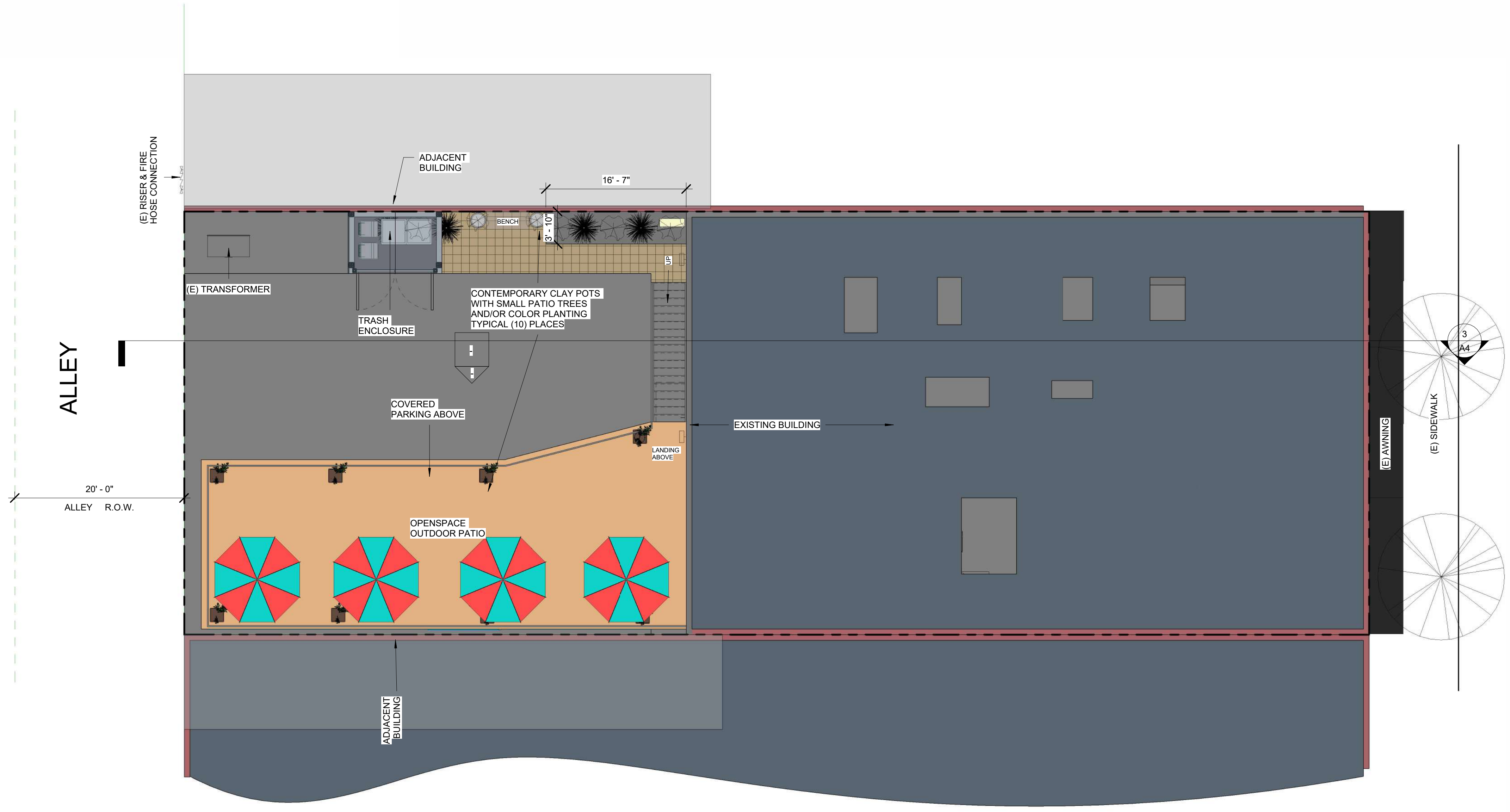
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SHEET INFORMATION

MATERIAL BOARD

L2

PLOT DATE: 9/1/2023 2:20:17 PM



1 CONCEPTUAL LANDSCAPE PLAN Copy 1
1/8" = 1'-0"

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ESCONDIDO, CA 92025

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JOB NUMBER: Project Number	
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**COLOR
CONCEPTUAL
LANDSCAPE
PLAN
L3**

PLOT DATE: 9/1/2023 2:20:25 PM

#	REVISION	DESCRIPTION	DATE
A			
B			
C			
D			
E			

