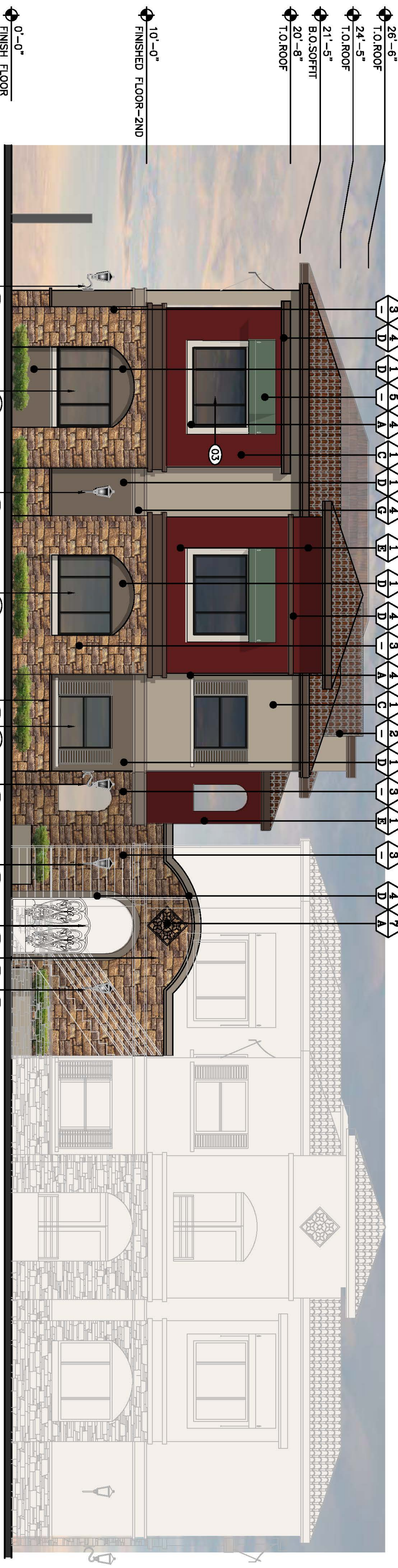






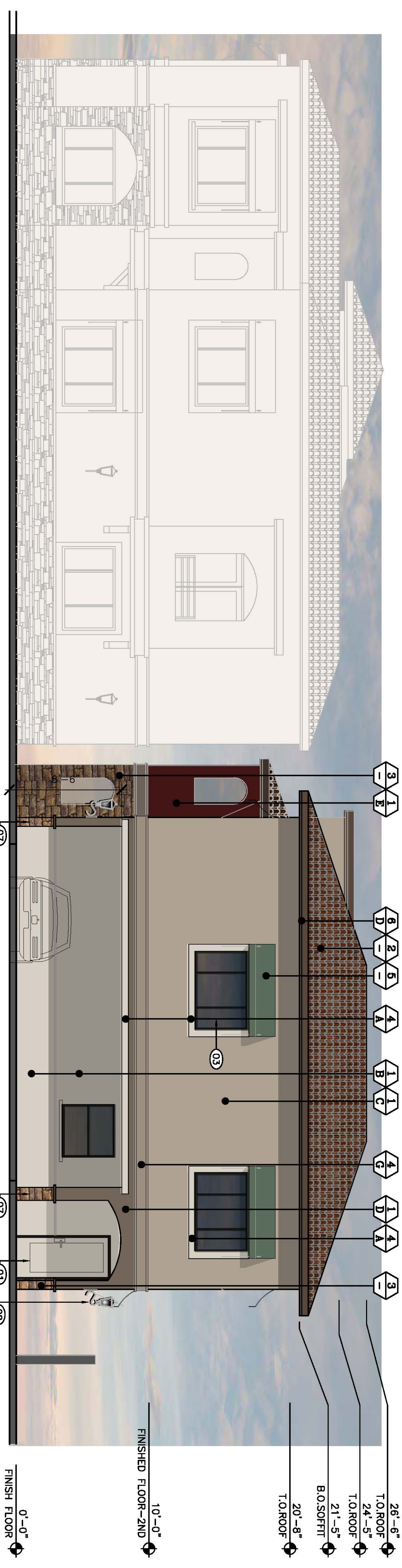
01 SOUTH ELEVATION  
SCALE: 3/16" = 1'-0"



02 WEST ELEVATION  
SCALE: 3/16" = 1'-0"



03 NORTH ELEVATION (REAR)  
SCALE: 3/16" = 1'-0"



04 EAST ELEVATION  
SCALE: 3/16" = 1'-0"

REV #	#	EXTERIOR ELEVATION KEYNOTES
	01	EXTERIOR DOOR
	02	COMPOSITE SLIDING GLASS DOOR
	03	ALUMINUM WINDOW SYSTEM W/ CLEAR GLAZING UNITS AT 42" MINIMUM HEIGHT AND 24" MINIMUM WIDTH AND CONTROLLABLE OPENINGS (PER CGC 1203.5)
	04	METAL GUARD RAIL
	05	STONE CAP
	06	STEEL STAIRCASE
	07	STRUCTURAL COLUMN
	08	EXTERIOR WALL SCONES
	09	WROUGHT IRON GATE
	10	ENTRY WALL

EXTERIOR FINISH SCHEDULE

MATERIALS
3-COAT GORNET PLASTER SYSTEM, MEDIUM SAND FLOAT TEXTURE
BORAL ROOF TILE: VILLA 900 "CARNET BLEND"
ELDORADO STONE: Limestone "SHILO"
EIS CORNICE/TRIM
ACCENT AWNING COMPANY: SPEAR STATIONARY AWNING WITH SUNBRELLA FABRIC SILICA SAGE 4896
ROOF FASCIA & RAIN GUTTER
ARCHITECTURAL DECORATIVE ORNAMENT
HANDRAIL & GUARDRAIL

FINISH COLOR
PAINT: SHERWIN-WILLIAMS SW7566 "WESTHIGHLAND WHITE"
PAINT: SHERWIN-WILLIAMS SW7050 "JASEFUL GRAY"
PAINT: SHERWIN-WILLIAMS SW7546 "PRARIE GRASS"
PAINT: SHERWIN-WILLIAMS SW7515 "HOMESTEDD BROWN"
PAINT: SHERWIN-WILLIAMS SW7584 "RED THEATRE"
PAINT: SHERWIN-WILLIAMS SW2849 "WESTCHESTER GRAY"
PAINT: SHERWIN-WILLIAMS SW7508 "TAVERN TAUPE"



**ATC DESIGN GROUP**  
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**MULTI-FAMILY RESIDENTIAL DEVELOPMENT**  
2690 S. ESCONDIDO BLVD.  
ESCONDIDO, CA 92025

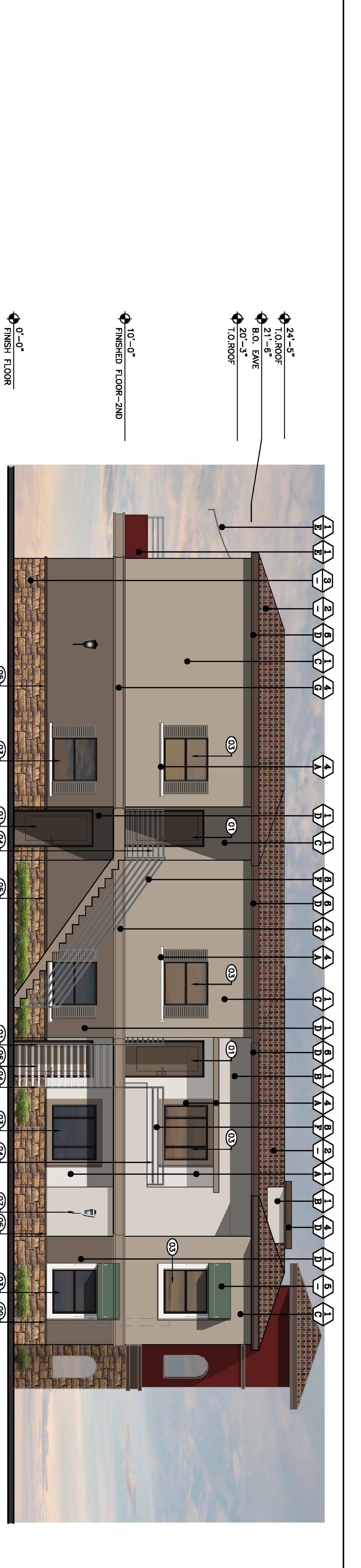
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NOT FOR  
CONSTRUCTION

REVISIONS:	REV	REVISION	DATE	REV	REVISION	DATE
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	2	DESIGN CHANGE	11/22/19			

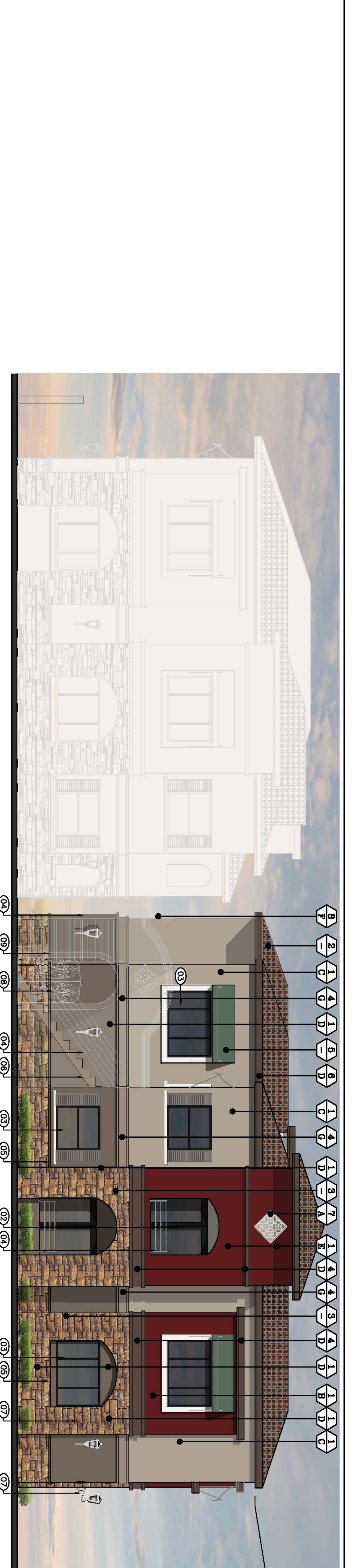
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SHEET NUMBER:  
**A4.0**

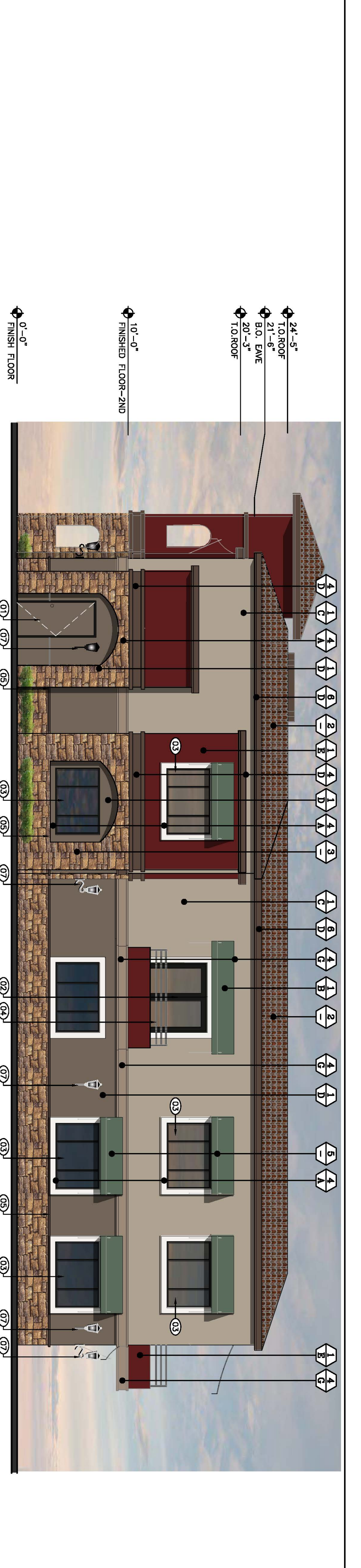
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**01 NORTH ELEVATION**  
SCALE: 3/16" = 1'-0"



**02 WEST ELEVATION**  
SCALE: 3/16" = 1'-0"



**03 SOUTH ELEVATION (REAR)**  
SCALE: 3/16" = 1'-0"



**04 EAST ELEVATION**  
SCALE: 3/16" = 1'-0"

REV #	#	EXTERIOR ELEVATION KEYNOTES
	01	EXTERIOR DOOR
	02	COMPOSITE SLIDING GLASS DOOR
	03	ALUMINUM WINDOW SYSTEM W/ CLEAR GLAZING UNITS AT 42" AND CENTER PANEL (MODEL 9111 R400) WITH REAR ACCESS AND CENTER PANEL (MODEL 9111 R400)
	04	METAL GUARD RAIL
	05	STONE CAP
	06	STEEL STAIRCASE
	07	EXTERIOR WALL SCONES
	08	WROUGHT IRON GATE
	09	ENTRY WALL

EXTERIOR FINISH SCHEDULE	
1	3-COAT GYPSUM PLASTER SYSTEM, MEDIUM SAND FLAKY TEXTURE
2	BORAL ROOF TILE: VILLA 900 "CARNET BLEND"
3	ESCONDIDO STONE: LIMESTONE "SHILO"
4	EPS CORNICE/TRIM
5	ACCENT AWNING COMPANY: SEAR STATIONARY AWNING WITH SIBERELLA FABRIC SILICA SAGE 4898
6	ROOF FASCIA & RAIN GUTTER
7	ARCHITECTURAL DECORATIVE ORNAMENT
8	HANDRAIL & GUARDRAIL

FINISH COLOR	
A	PAINT: SHERWIN-WILLIAMS SW7566 "WESTHIGHLAND WHITE"
B	PAINT: SHERWIN-WILLIAMS SW7050 "TUSCUL GRAY"
C	PAINT: SHERWIN-WILLIAMS SW7548 "POURIE GRASS"
D	PAINT: SHERWIN-WILLIAMS SW7515 "HONESTED BROWN"
E	PAINT: SHERWIN-WILLIAMS SW7584 "RED THEATRE"
F	PAINT: SHERWIN-WILLIAMS SW2849 "WESTCHESTER GRAY"
G	PAINT: SHERWIN-WILLIAMS SW7508 "TAVERN TAUPÉ"

**ATC DESIGN GROUP**  
ARCHITECTS • ENGINEERS • SURVEYORS  
1982 FIVE POINTS BLVD  
ESCONDIDO, CA 92029  
PHONE: (760) 784-8800 FAX: (760) 784-8822

CLIENT:  
PROJECT:

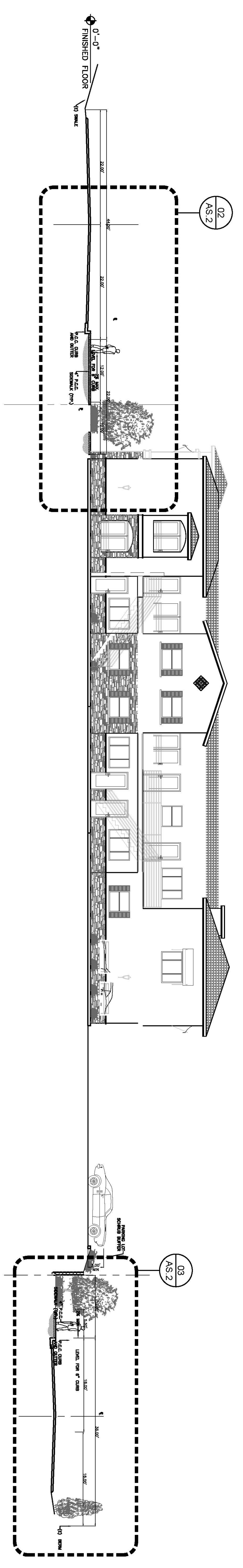
**MULTI-FAMILY RESIDENTIAL DEVELOPMENT**  
2690 S. ESCONDIDO BLVD.  
ESCONDIDO, CA 92025

**PRELIMINARY NOT FOR CONSTRUCTION**

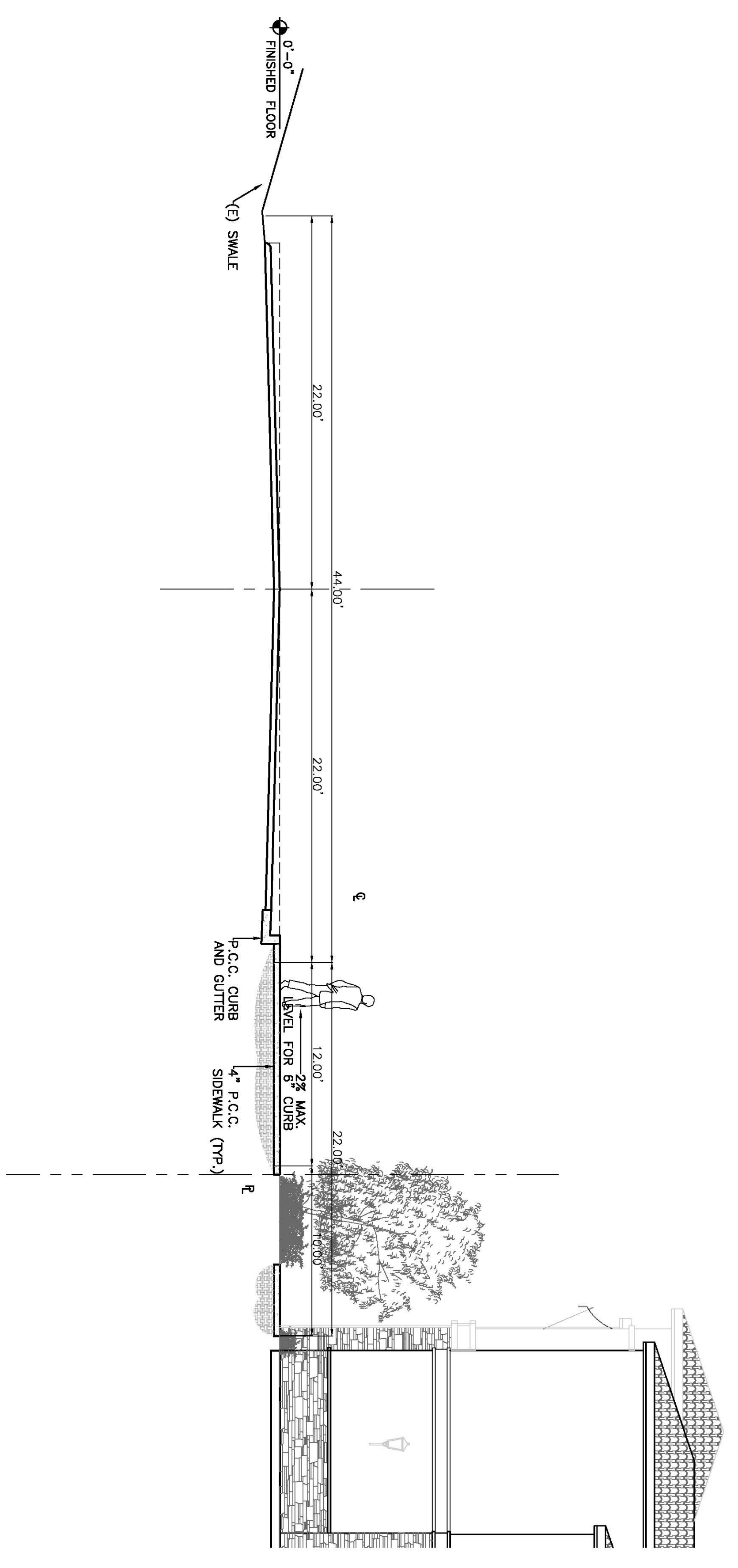
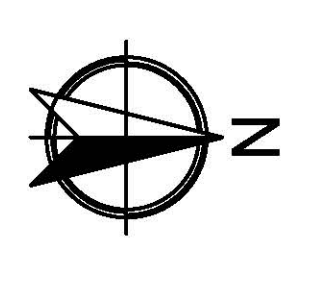
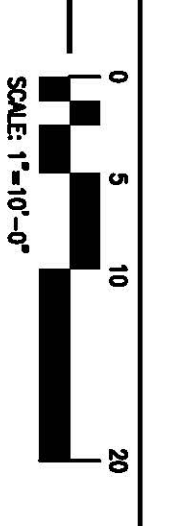
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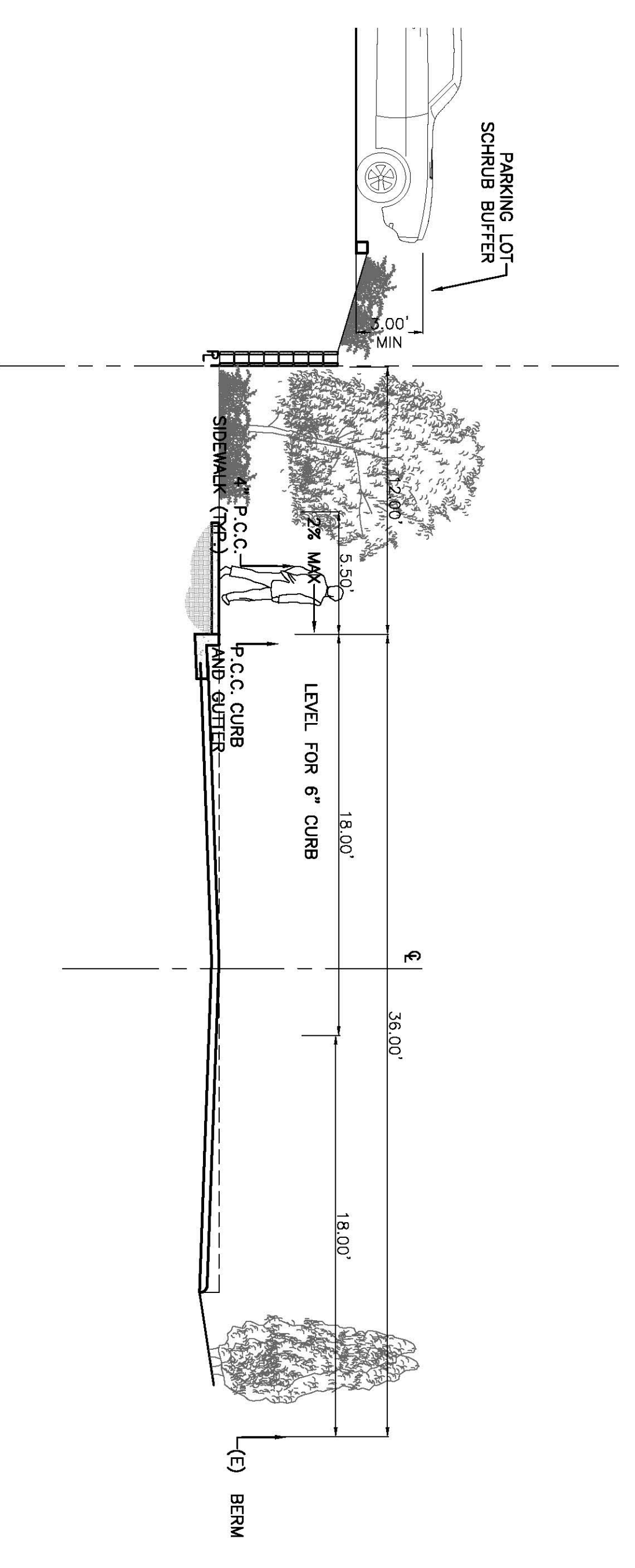
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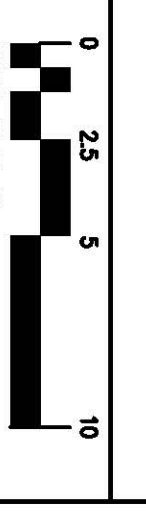
01 SITE SECTION  
SCALE: 1" = 10'-0"



02 STREET SECTION (S. ESCONDIDO BLVD.)  
SCALE: 1" = 5'-0"



03 STREET SECTION (CRANSTON DRIVE)  
SCALE: 1" = 5'-0"



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PROJECT:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT  
2690 S. ESCONDIDO BLVD.  
ESCONDIDO, CA 92025

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CONSTRUCTION

REVISIONS:

REV	REVISION	DATE	REV	REVISION	DATE
1	DESIGN CHANGE	8/16/19			
2	DESIGN CHANGE	11/22/19			
3	DESIGN CHANGE	3/20/20			
4	DESIGN CHANGE	8/6/21			

SHEET DESCRIPTION:  
STREET SECTION

SHEET NUMBER:  
AS.2



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PROJECT:

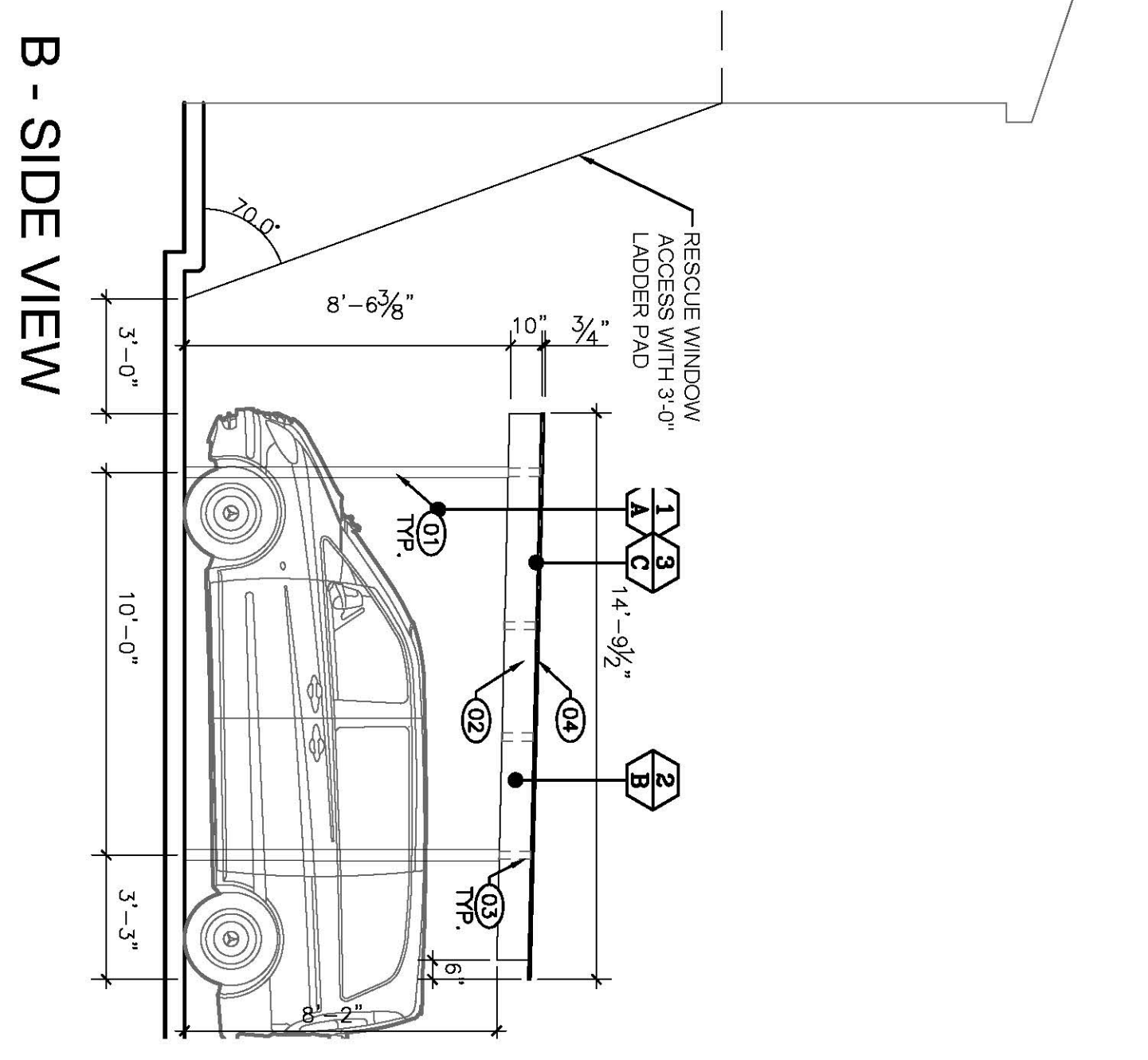
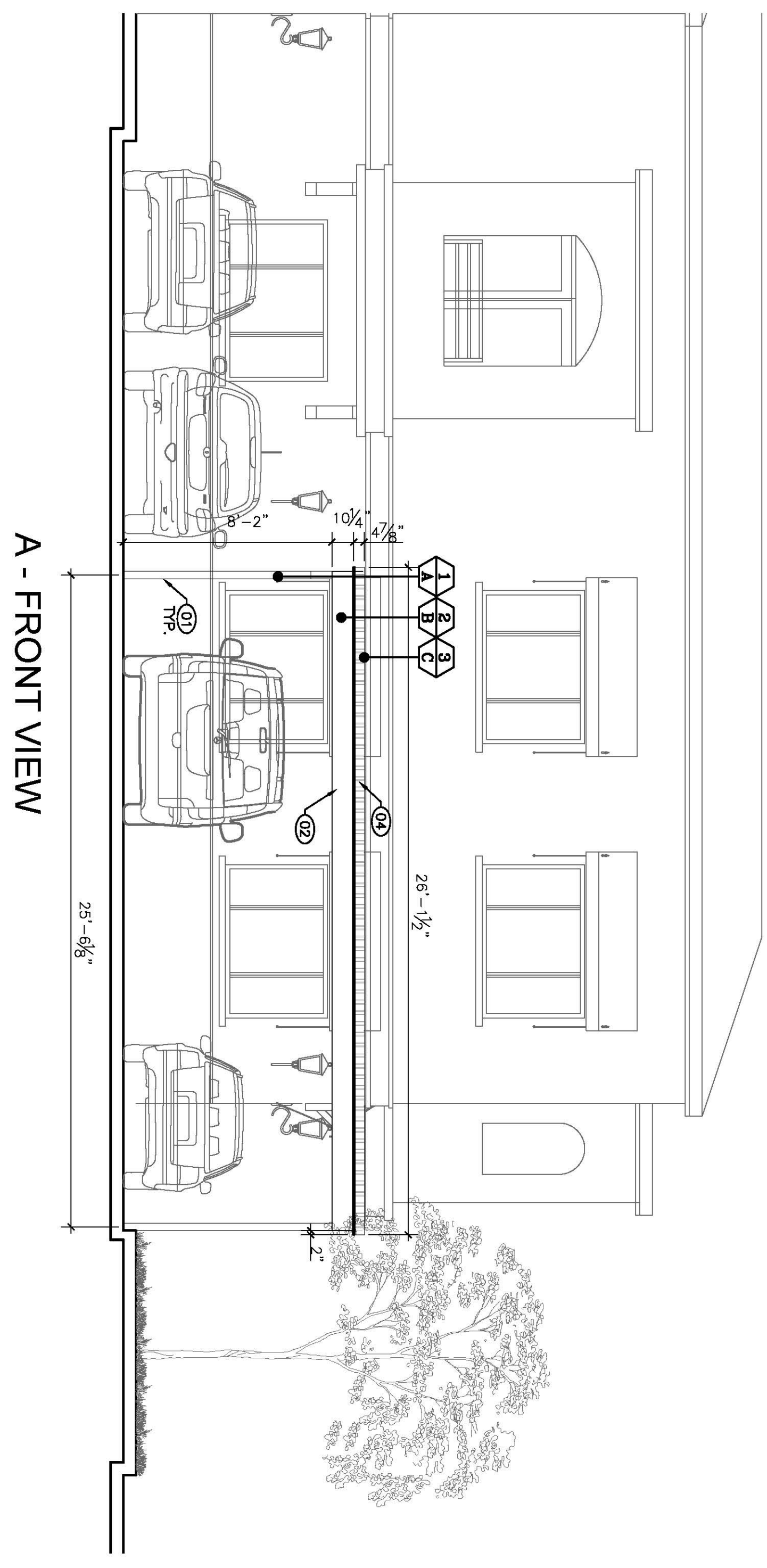
**MULTI-FAMILY RESIDENTIAL DEVELOPMENT**  
2690 S. ESCONDIDO BLVD.  
ESCONDIDO, CA 92025

**PRELIMINARY NOT FOR CONSTRUCTION**

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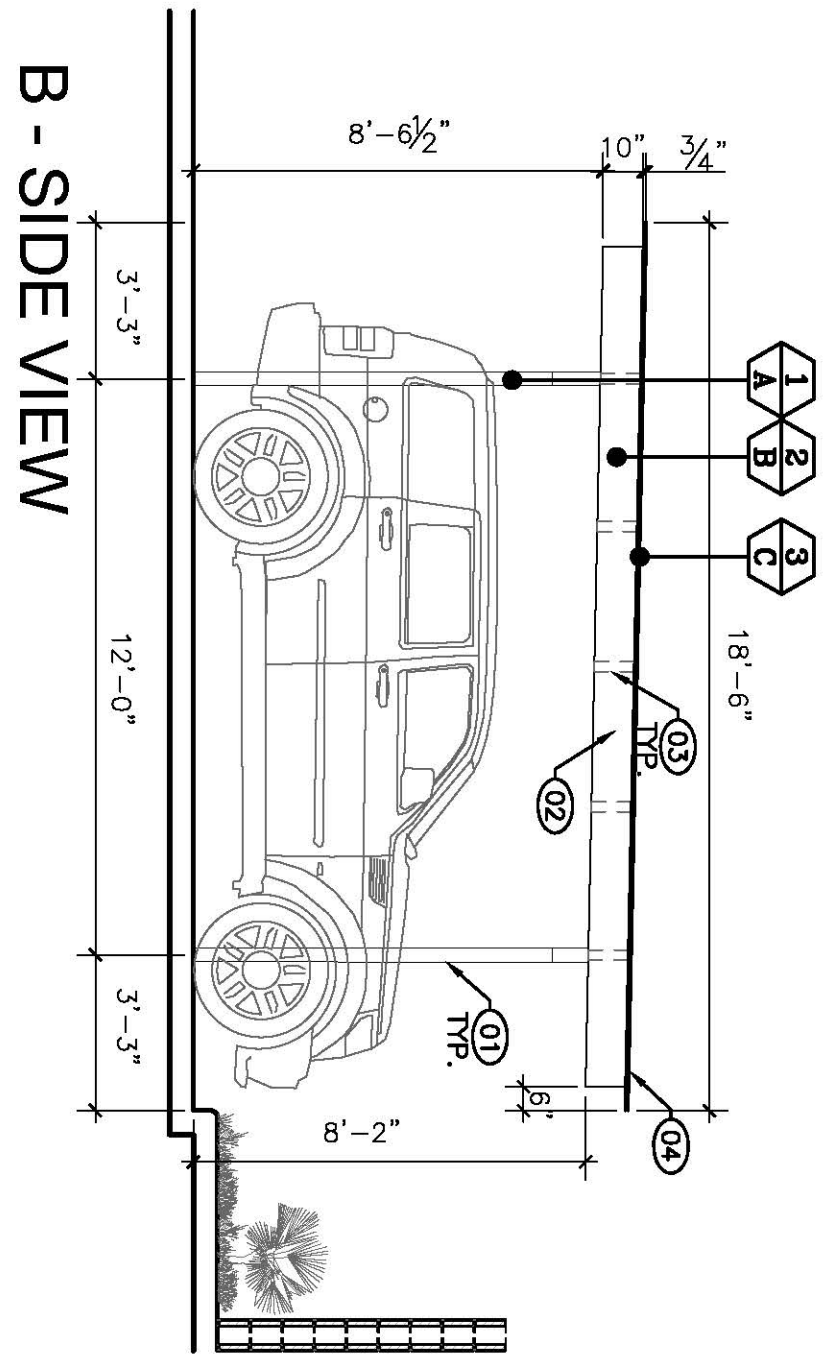
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**01 PARKING COVER - SOUTH AREA**  
SCALE: 1/4" = 1'-0"

FINISH COLOR

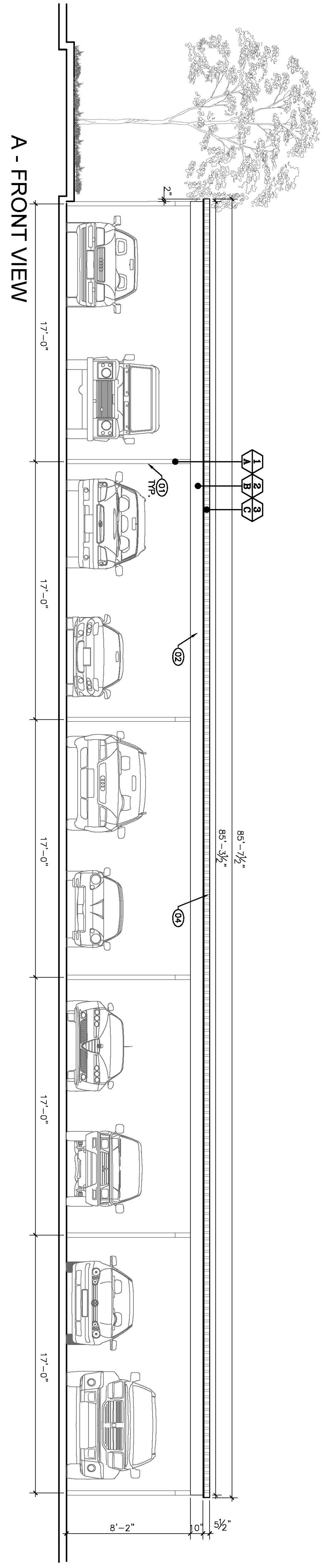
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2	PANT: SHERWIN-WILLIAMS SW7546 "PRARIE GRASS"
3	PANT: SHERWIN-WILLIAMS SW7050 "USEFUL GRAY"



**02 PARKING COVER - NORTH AREA**  
SCALE: 1/4" = 1'-0"

FINISH COLOR

1	PANT: SHERWIN-WILLIAMS SW7515 "HONESTY BROWN"
2	PANT: SHERWIN-WILLIAMS SW7546 "PRARIE GRASS"
3	PANT: SHERWIN-WILLIAMS SW7050 "USEFUL GRAY"



EXTERIOR FINISH SCHEDULE

MATERIALS

1	COLUMNS
2	BEAMS
3	ROOF

EXTERIOR ELEVATION KEYNOTES

10	COLUMNS HSS ASTM A-500 GRADE B A-500
20	BEAMS 10" DEEP A-992 GRADE 50 STEEL
30	PURLINS 16 GA COLD ROLLED C-90 GALVANIZED STEEL
40	ROOFING 29 GA ROLL FORMED, EXPOSED FASTENERS



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PROJECT:

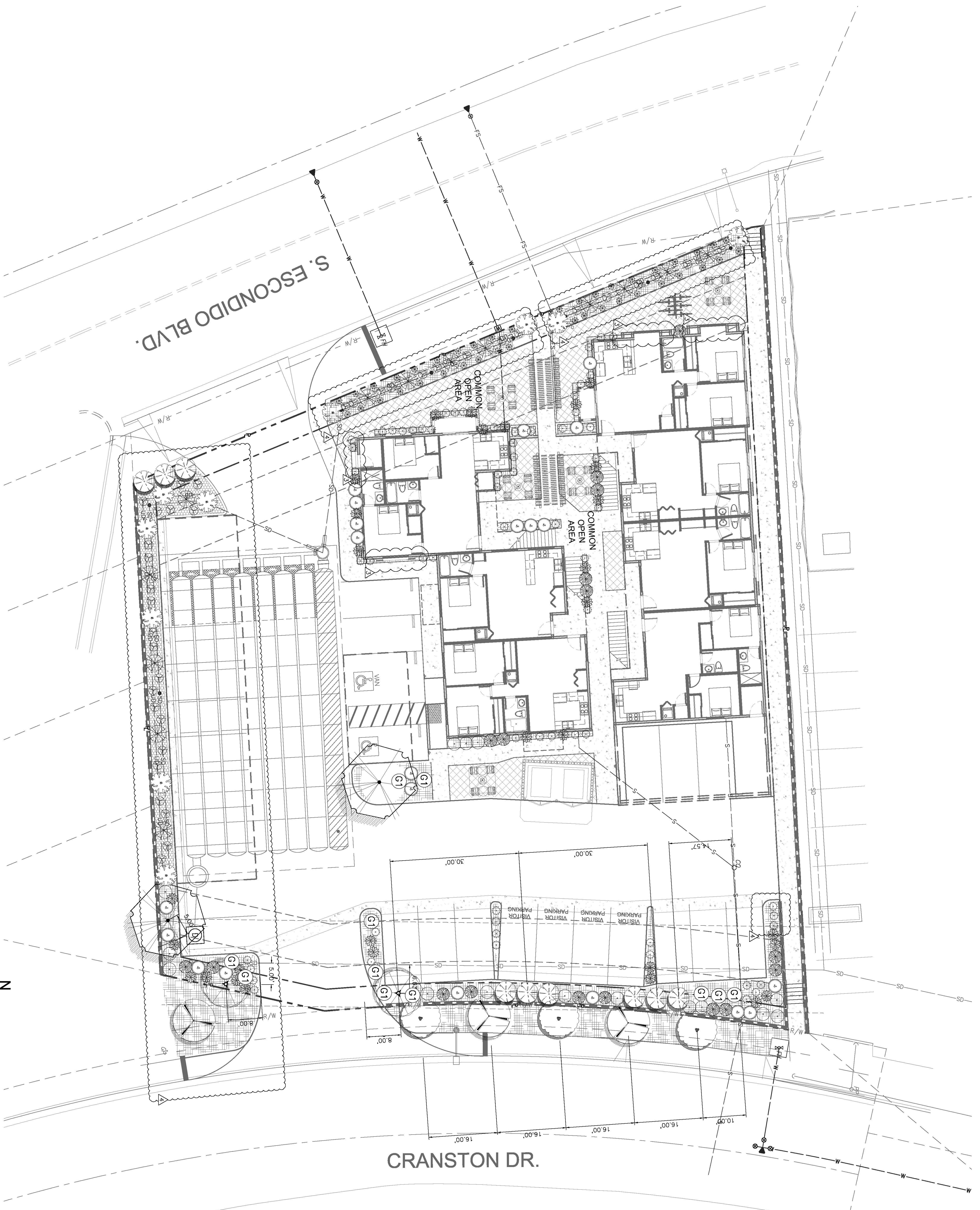
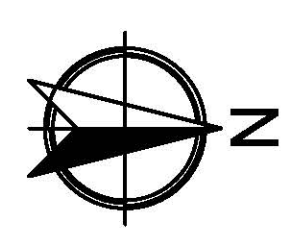
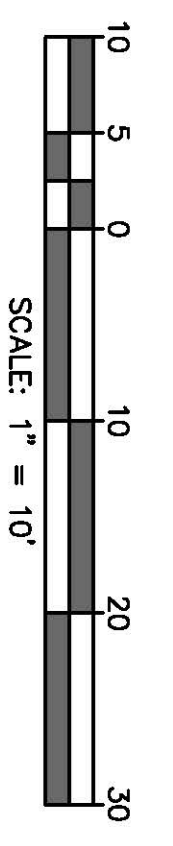
MULTI-FAMILY RESIDENTIAL  
DEVELOPMENT

2690 S. ESCONDIDO BLVD.  
ESCONDIDO, CA 92025

**FOR REFERENCE ONLY**

DISCLAIMER:  
THIS PLAN HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE SURVEY.  
IT IS CONCEPTUAL IN NATURE AND NO GUARANTEE OF ITS ACCURACY IS  
IMPLIED.

**01 CONCEPTUAL LANDSCAPE PLAN**



**ON-SITE LANDSCAPE TREES**

PLANT SYMBOL	BOTANICAL NAME	SIZE	CANOPY QTY	PLANT FACTOR	W/COL
	PARKSONIA FLORIDA (DECIDUOUS)	15 GAL	15' O.C. 2	.1	L
	COTYLIUS COCOGRERA (DECIDUOUS)	15 GAL	25' O.C. 2	.3	L
	CUPRESSUS SEMPERVIRENS (EVERGREEN)	15 GAL	10' O.C. 9	.3	L

**SHRUBS**

PLANT SYMBOL	BOTANICAL NAME	SIZE	CANOPY QTY	PLANT FACTOR	W/COL
	BOUGAINVILLEA SPP.	5 GAL	3' O.C. 15	.3	L
	LAVANDULA SPP.	5 GAL	3' O.C. 21	.3	L
	DANIELA REVOLUTA, CVS.	5 GAL	2' O.C. 63	.3	L
	HESPERALOE PARVIFLORA RED/YELLOW YUCCA	5 GAL	3' O.C. 17	.3	L
	ARETIA PURPUREA PURPLE THREE AMN	5 GAL	3' O.C. 31	.3	L

**GROUND COVERS**

GROUND COVER SYMBOL	BOTANICAL NAME	SIZE	CANOPY QTY	PLANT FACTOR	W/COL
	CEGAR BARK MULCH	PER CUBIC YARD			
	CARPOROTUS SPP.	1 GAL	18" O.C. 11	.1	L

LANDSCAPE AREA = 4,184 SF

**BIO-RETENTION LANDSCAPE SHRUBS**

PLANT SYMBOL	BOTANICAL NAME	SIZE	CANOPY QTY	PLANT FACTOR	W/COL
	VA HAVESANA	5 GAL	3' O.C. 10	.3	L
	JUNCUS PATENS CALIFORNIA GRAY RUSH	5 GAL	2' O.C. 13	.3	L
	LEPIS COMPERSTIS CANYON PINNAC WILD RYE	5 GAL	3' O.C. 37	.3	L
	STRYMONCHUM BELLUM BLUE-FIELD GRASS	5 GAL	1' O.C. 40	.3	L

**GROUND COVERS**

GROUND COVER SYMBOL	BOTANICAL NAME	SIZE	CANOPY QTY	PLANT FACTOR	W/COL
	CEGAR BARK MULCH	PER CUBIC YARD			

BIO-RETENTION LANDSCAPE AREA = 656 SF

**CITY OF ESCONDIDO SIDEWALK LANDSCAPE TREES**

PLANT SYMBOL	BOTANICAL NAME	SIZE	CANOPY QTY	PLANT FACTOR	W/COL
	LAIURIS NOBILIS SARGOLLA SAVATOGA BAY LAUREL (EVERGREEN)	15 GAL	25' O.C. 3	.5	M
	GRAMELIS PHAENOPHYM WASHINGTON HAWTHORN (DECIDUOUS)	15 GAL	25' O.C. 4	.5	M

**GROUND COVERS**

GROUND COVER SYMBOL	BOTANICAL NAME	SIZE	CANOPY QTY	PLANT FACTOR	W/COL
	CEGAR BARK MULCH	PER CUBIC YARD			

LANDSCAPE AREA = 4898 SF

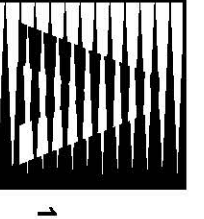
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1	DESIGN CHANGE	8/16/19			
2	DESIGN CHANGE	11/22/19			
3	DESIGN CHANGE	3/20/20			
4	DESIGN CHANGE	8/6/21			

SHEET DESCRIPTION:  
**CONCEPTUAL LANDSCAPE PLAN**

SHEET NUMBER:  
**L1.0**

PROJECT NO: 18-3772  
DATE: 9/23/2021



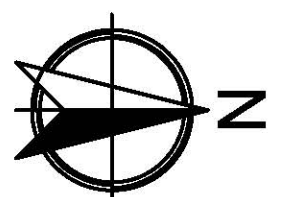
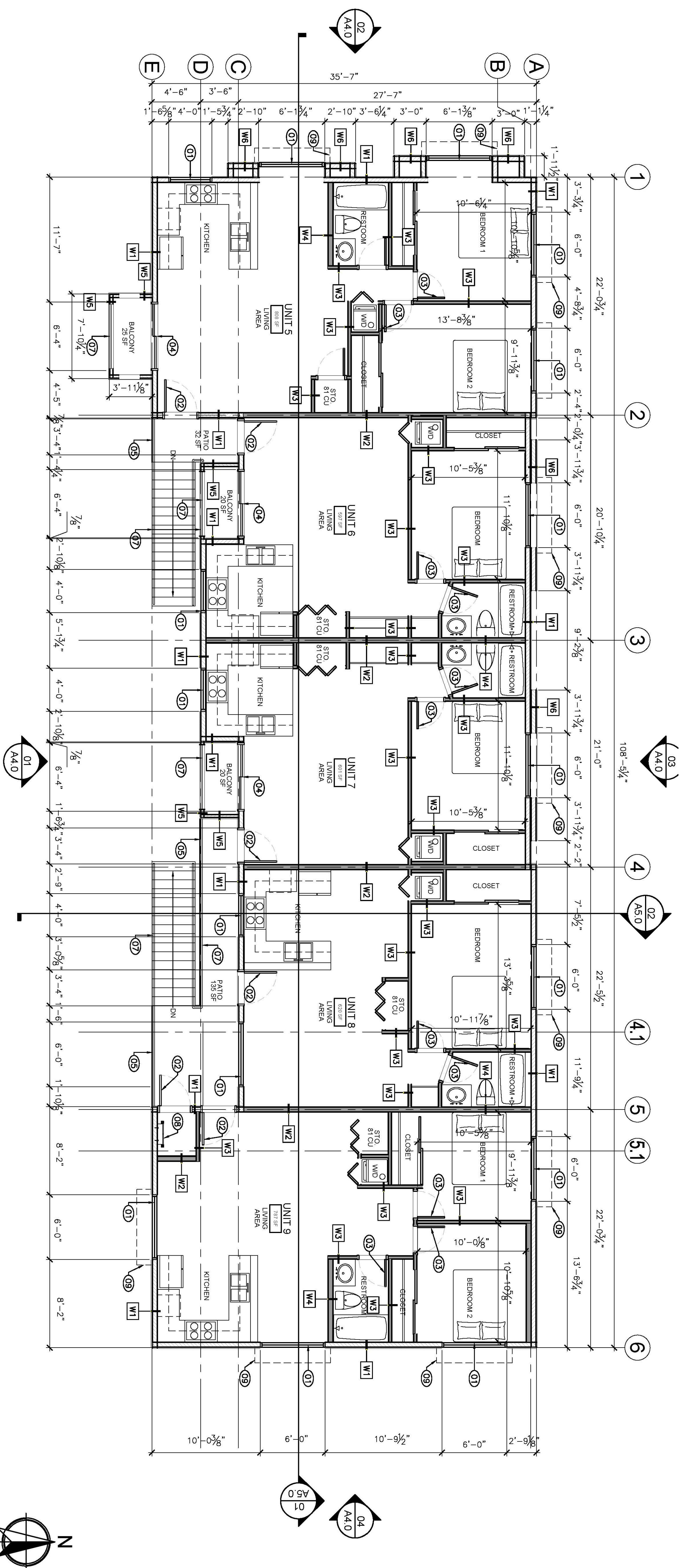
**ATC DESIGN GROUP**  
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1282 PUEBLO BLVD., SUITE 200, ESCONDIDO, CA 92025  
PHONE: (760) 755-8500 FAX: (760) 755-8524

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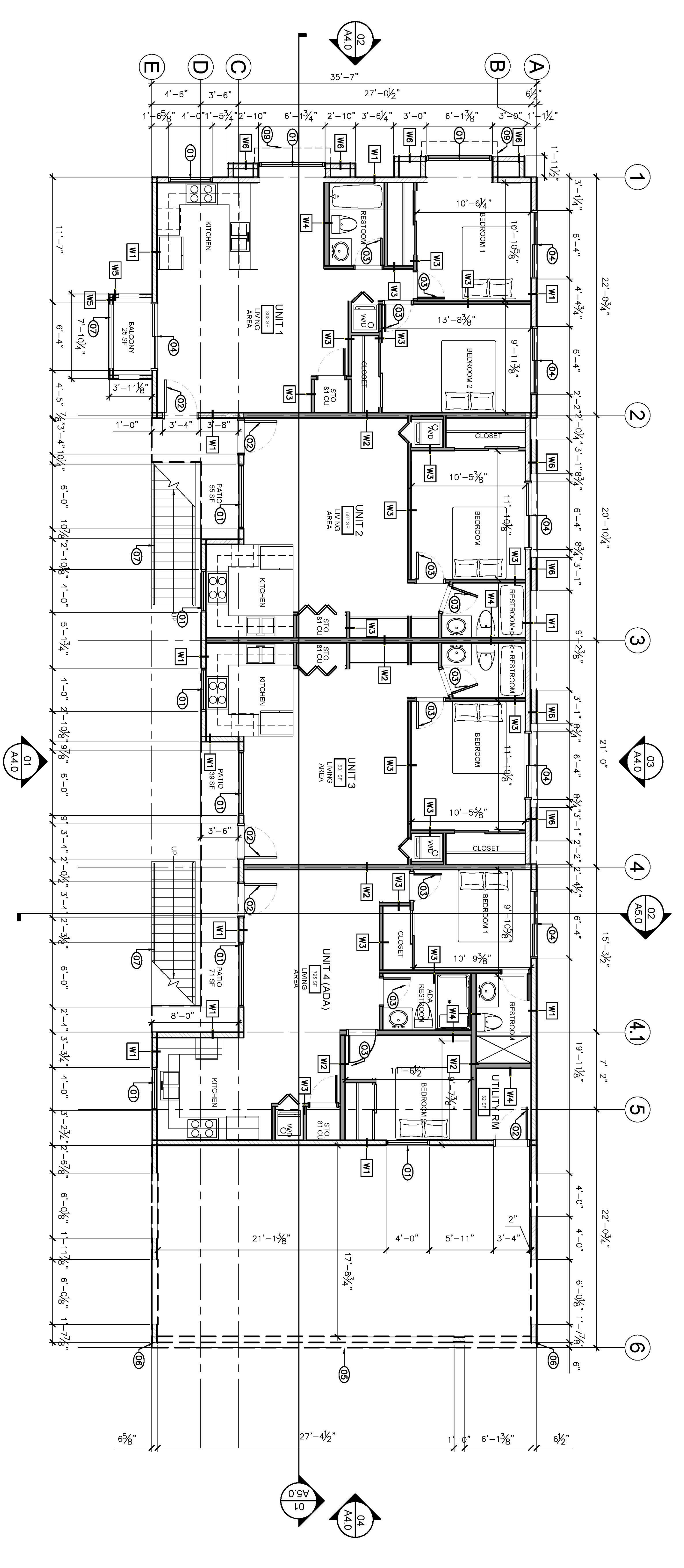
PROJECT:

**MULTI-FAMILY RESIDENTIAL**  
DEVELOPMENT  
2690 S. ESCONDIDO BLVD.  
ESCONDIDO, CA 92025

**02 FLOOR PLAN (2ND FLOOR)**  
SCALE: 3/16" = 1'-0"



**01 FLOOR PLAN (1ST FLOOR)**  
SCALE: 3/16" = 1'-0"



**FLOOR PLAN KEYNOTES**

- 01 ALUMINUM WINDOW SYSTEM WITH CLEAR GLAZING UNITS. EXTERIOR ELEVATIONS 44.0
- 02 EXTERIOR DOOR
- 03 INTERIOR DOOR
- 04 COMPOSITE SLIDING GLASS DOOR
- 05 FLOOR OUTLINE
- 06 STEEL COLUMN
- 07 GUARD RAIL AND HANDRAIL
- 08 ROOF ACCESS LADDER
- 09 FABRIC ANNING

**GENERAL NOTES**

ALL BATHROOMS SHALL BE MECHANICALLY VENTILATED PER CBC SECTION 1203.5.2.1

**WALL SCHEDULE**

TAG	GRAPHIC	DESCRIPTION	DETAIL
WI		NEW EXTERIOR WALL, 2X6 WOOD STUD WALL, NEW INTERIOR R-19 BATT BOARD ON EACH EXPOSED SIDE AT WALL TYPE, EXTERIOR FINISH 1/2" PLASTER OVER GYPSUM BOARD, INTERIOR FINISH 1/2" PLASTER OVER GYPSUM BOARD WITH 1/2" EXTERIOR GYPSUM BOARD PLASTER SEARCH COAT	
WI		INTERIOR WALL, 2X6 STUD @ 16" O.C., (1) LAYER 5/8" TYPE "X" GYP. BOARD ON EACH EXPOSED SIDE AT WALL TYPE, EXTERIOR GYP. BD. PROVIDE R-13 BATT INSULATION.	
WI		NEW INTERIOR WALL, 2X4 STUD @ 16" O.C., (1) LAYER 5/8" TYPE "X" GYP. BOARD ON EACH EXPOSED SIDE AT WALL TYPE, EXTERIOR GYP. BD. PROVIDE R-13 BATT INSULATION.	
WI		NEW EXTERIOR FLURRED WALL, 2X6 WOOD STUD, NEW INTERIOR R-19 BATT BOARD ON EACH EXPOSED SIDE AT WALL TYPE, EXTERIOR FINISH 1/2" PLASTER OVER GYPSUM BOARD, INTERIOR FINISH 1/2" PLASTER OVER GYPSUM BOARD WITH 1/2" EXTERIOR GYPSUM BOARD PLASTER SEARCH COAT	

**SYMBOL LEGEND**

SYMBOL	DESCRIPTION
	EXTERIOR ELEVATION CALLOUTS
	SECTION REFERENCE SYMBOL

PRELIMINARY  
NOT FOR  
CONSTRUCTION

REVISIONS:

REV	REVISION	DATE	REV	REVISION	DATE
1	DESIGN CHANGE	8/18/19			
2	DESIGN CHANGE	11/22/19			
3	DESIGN CHANGE	3/20/20			

**FLOOR PLAN**

SHEET NUMBER:  
**A1.0**



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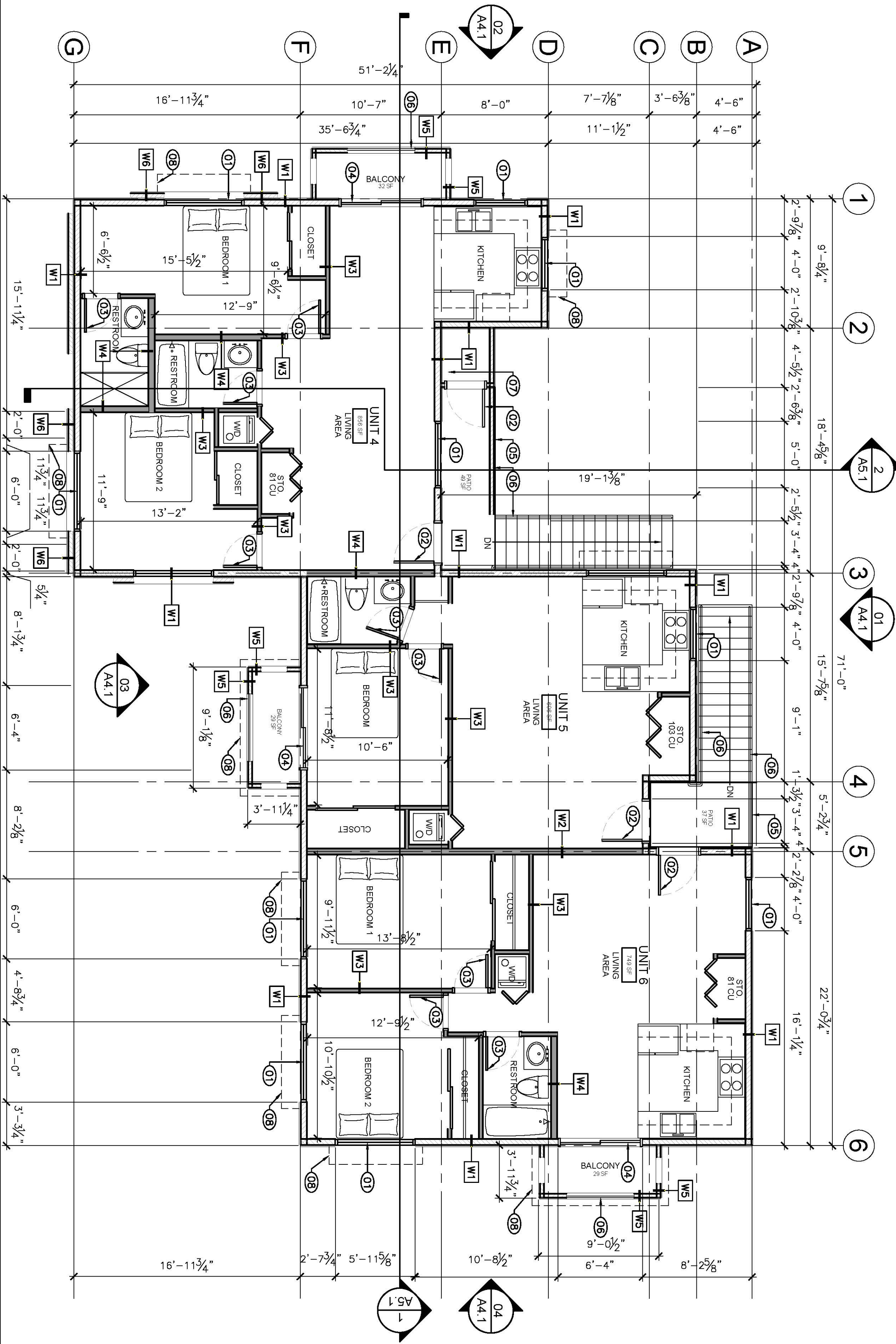
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2690 S. ESCONDIDO BLVD.  
ESCONDIDO, CA 92025

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CONSTRUCTION

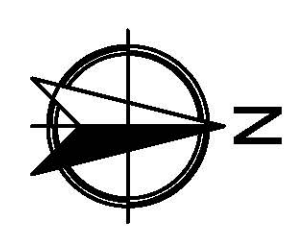
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1	DESIGN CHANGE	8/16/19			
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SHEET DESCRIPTION:  
**FLOOR PLAN**

SHEET NUMBER:  
**A1.1**

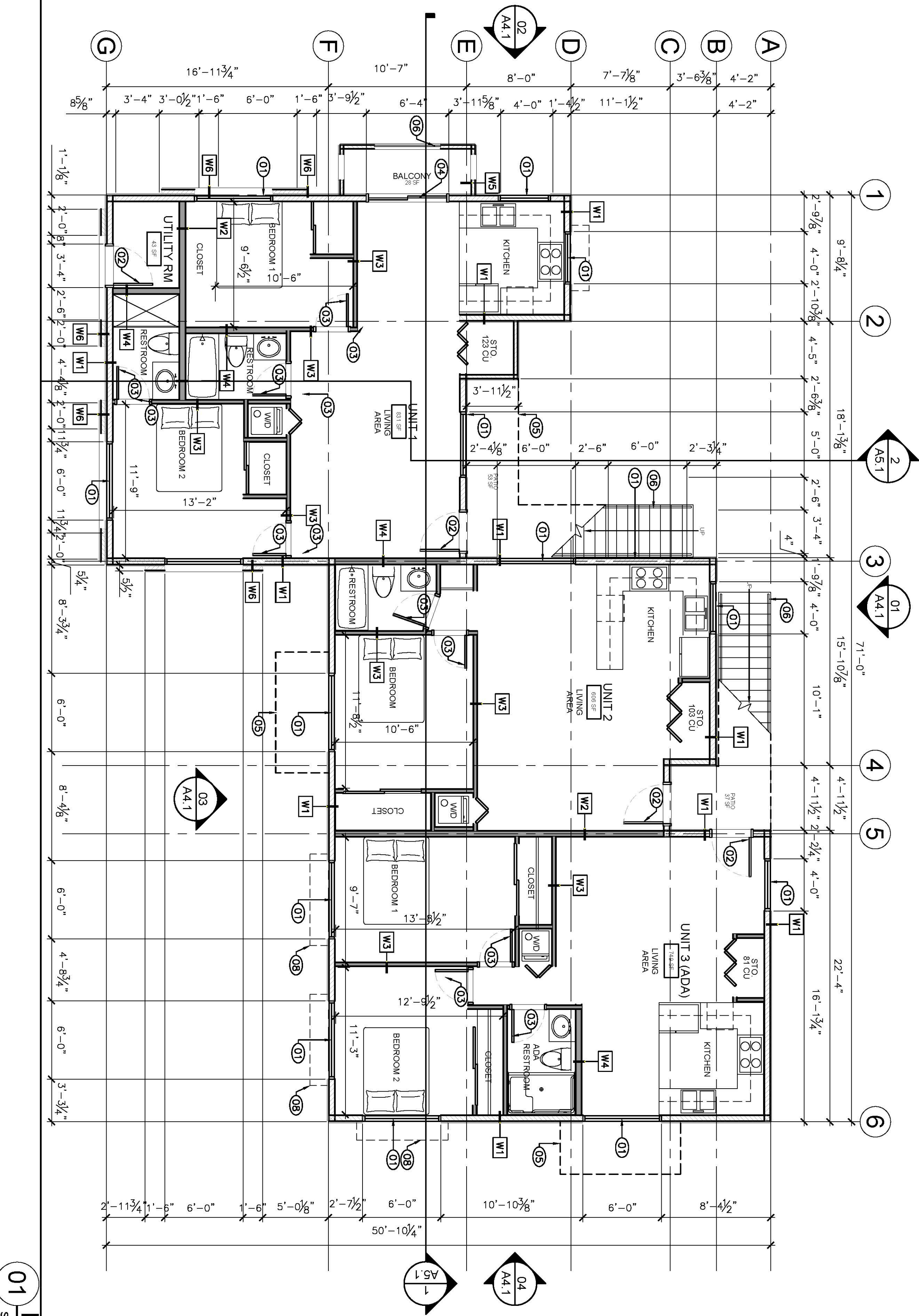


**02 FLOOR PLAN (2ND FLOOR)**  
SCALE: 3/16" = 1'-0"



SYMBOL	DESCRIPTION
	EXTERIOR ELEVATION CALLOUTS
	SECTION REFERENCE SYMBOL

TAG	GRAPHIC	DESCRIPTION	DETAIL
WI		NEW EXTERIOR WALL, 2X6 WOOD STUD WALL, NEW INTERIOR R-19 BATT BOARD ON EACH EXPOSED SIDE AT WALL TYPE, EXTEND GYP. BD. PROVIDE R-13 BATT INSULATION.	
WI		NEW EXTERIOR WALL, 2X4 WOOD STUD WALL, NEW INTERIOR R-19 BATT BOARD ON EACH EXPOSED SIDE AT WALL TYPE, EXTEND GYP. BD. PROVIDE R-13 BATT INSULATION.	
WI		NEW EXTERIOR WALL, 2X6 WOOD STUD WALL, NEW INTERIOR R-19 BATT BOARD ON EACH EXPOSED SIDE AT WALL TYPE, EXTEND GYP. BD. PROVIDE R-13 BATT INSULATION.	
WI		NEW EXTERIOR WALL, 2X4 WOOD STUD WALL, NEW INTERIOR R-19 BATT BOARD ON EACH EXPOSED SIDE AT WALL TYPE, EXTEND GYP. BD. PROVIDE R-13 BATT INSULATION.	
WI		NEW EXTERIOR WALL, 2X6 WOOD STUD WALL, NEW INTERIOR R-19 BATT BOARD ON EACH EXPOSED SIDE AT WALL TYPE, EXTEND GYP. BD. PROVIDE R-13 BATT INSULATION.	
WI		NEW EXTERIOR WALL, 2X4 WOOD STUD WALL, NEW INTERIOR R-19 BATT BOARD ON EACH EXPOSED SIDE AT WALL TYPE, EXTEND GYP. BD. PROVIDE R-13 BATT INSULATION.	



**01 FLOOR PLAN (1ST FLOOR)**  
SCALE: 3/16" = 1'-0"

**GENERAL NOTES**  
ALL BATHROOMS SHALL BE MECHANICALLY VENTILATED PER CBC SECTION 1203.5.2.1

REV. #	FLOOR PLAN KEYNOTES
01	ALUMINUM WINDOW SYSTEM WITH CLEAR GLAZING UNITS, EXTERIOR ELEVATIONS 44.0
02	EXTERIOR DOOR
03	INTERIOR DOOR
04	COMPOSITE SLIDING GLASS DOOR
05	FLOOR OUTLINE
06	GUARDRAIL AND HANDRAIL
07	ROOF ACCESS LADDER
08	FABRIC AWNING





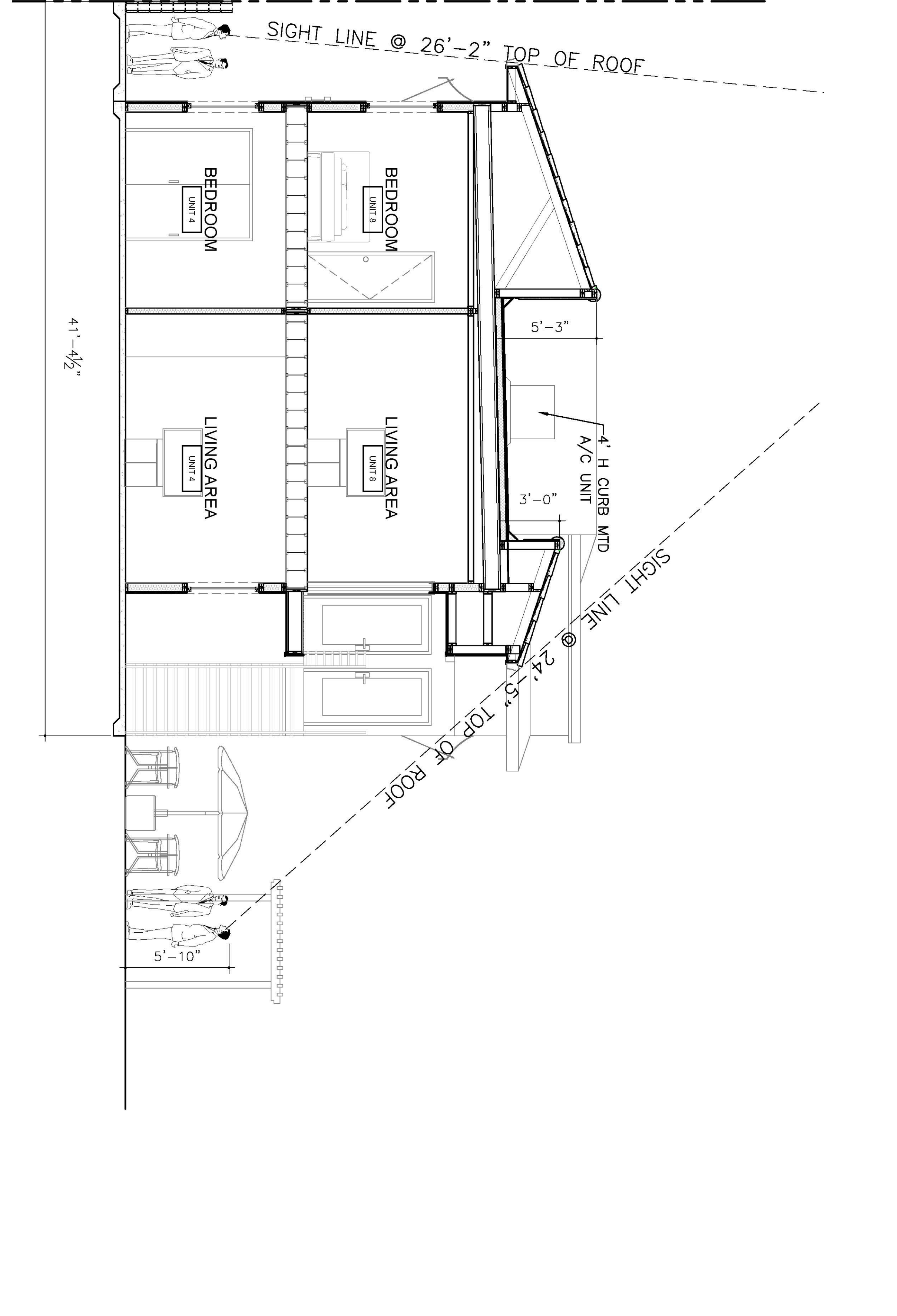
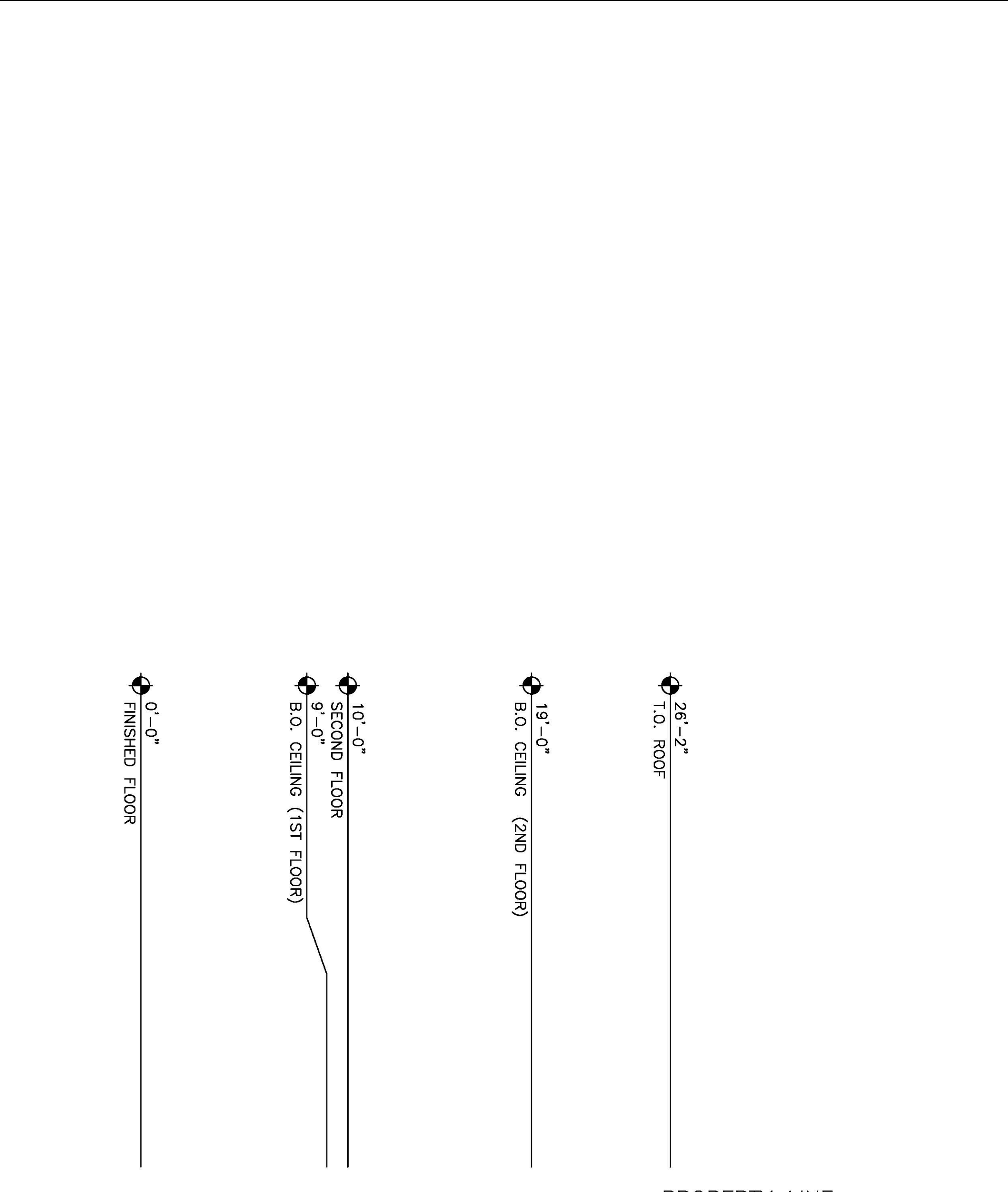
**ATC DESIGN GROUP**  
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1282 PACIFIC COAST PLAZA, SUITE C, ESCONDIDO, CA 92029  
PHONE: (760) 799-9591 FAX: (760) 799-5928

CLIENT:  
PROJECT:  
**MULTI-FAMILY RESIDENTIAL DEVELOPMENT**  
2690 S. ESCONDIDO BLVD.  
ESCONDIDO, CA 92025

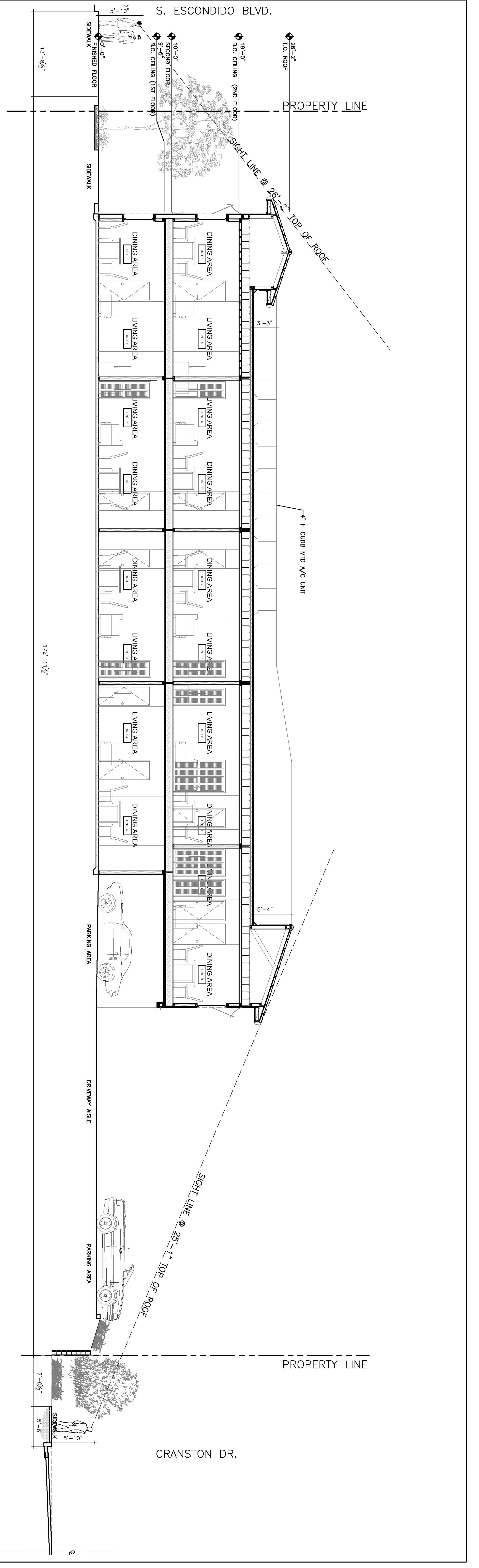
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1	DESIGN CHANGE	8/16/19			
2	DESIGN CHANGE	11/22/19			
3	DESIGN CHANGE	3/20/20			

SHEET DESCRIPTION:  
**BUILDING SECTION**  
BUILDING SECTION  
BUILDING "1"  
SHEET NUMBER:  
**A5.0**  
PROJECT NO: 18-3772  
DATE: 6.4.2020



**01** BUILDING SECTION  
SCALE: 3/16" = 1'-0"



**02** BUILDING SECTION  
SCALE: 3/16" = 1'-0"



**ATC DESIGN GROUP**  
ARCHITECTS • ENGINEERS • SURVEYORS  
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CLIENT:

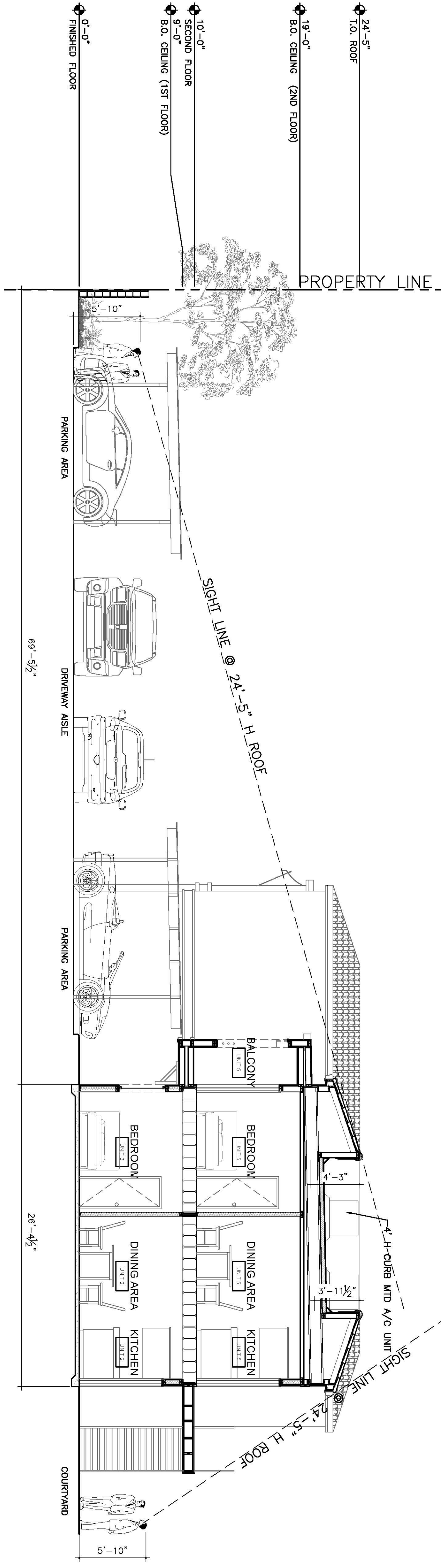
**MULTI-FAMILY RESIDENTIAL DEVELOPMENT**  
2690 S. ESCONDIDO BLVD.  
ESCONDIDO, CA 92025

**PRELIMINARY NOT FOR CONSTRUCTION**

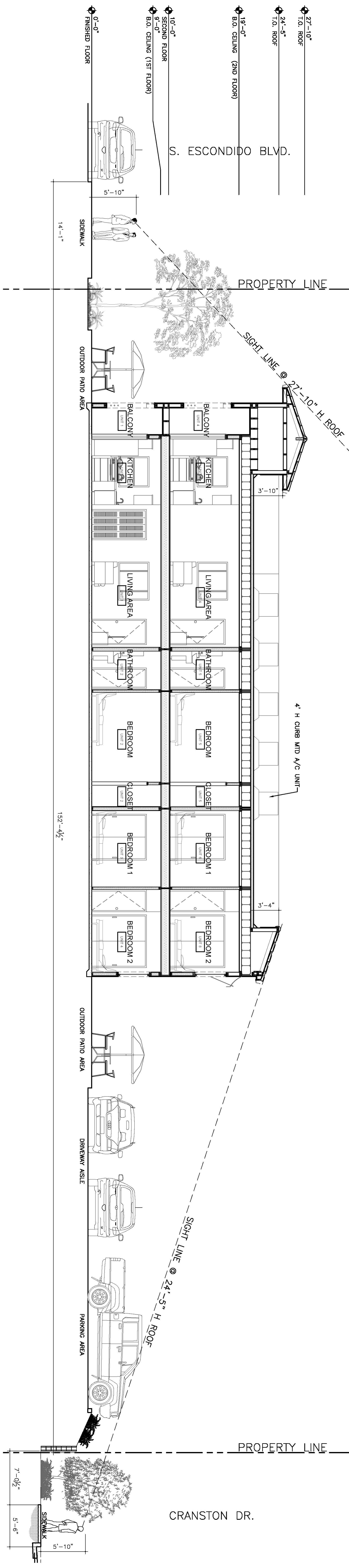
REV	REVISION	DATE	REV	REVISION	DATE
1	DESIGN CHANGE	6/7/19			
2	DESIGN CHANGE	11/22/19			
3	DESIGN CHANGE	3/20/20			

SHEET DESCRIPTION:  
**BUILDING SECTION**  
BUILDING SECTION "2"  
SHEET NUMBER:  
**A5.1**

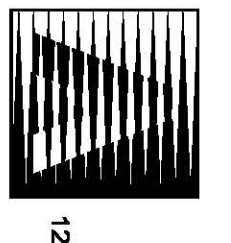
PROJECT NO: 18-3772  
DATE: XXXXX



**02 BUILDING SECTION**  
SCALE: 3/16" = 1'-0"



**01 BUILDING SECTION**  
SCALE: 3/16" = 1'-0"



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CLIENT:

PROJECT:

**MULTI-FAMILY RESIDENTIAL DEVELOPMENT**  
2690 S. ESCONDIDO BLVD.  
ESCONDIDO, CA 92025

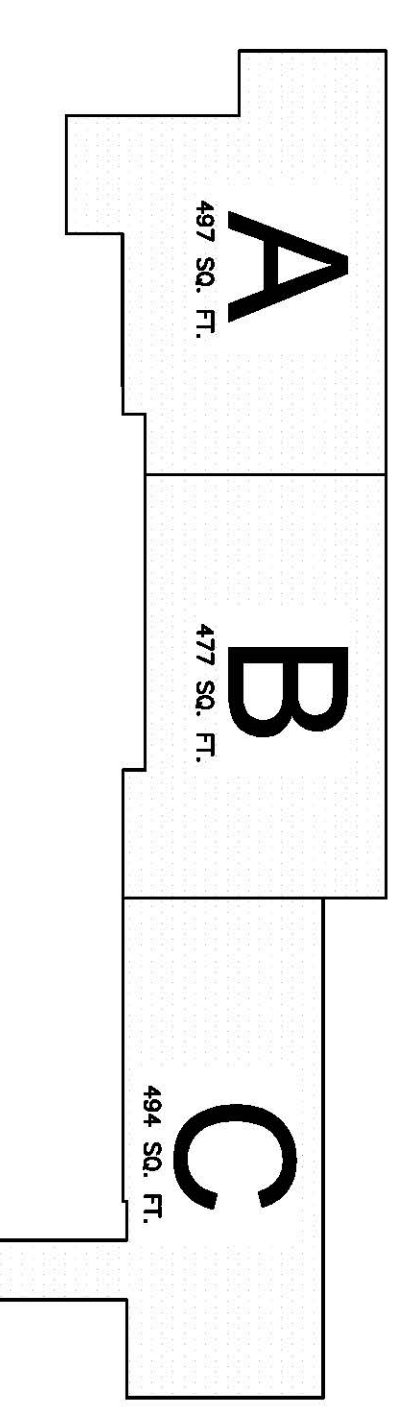
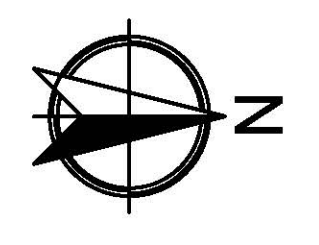
**01 ROOF PLAN**  
SCALE: 3/16" = 1'-0"

**PRELIMINARY NOT FOR CONSTRUCTION**

REV	REVISION	DATE	REV	REVISION	DATE
1	DESIGN CHANGE	6/7/19/19			
2	DESIGN CHANGE	11/22/19			
3	DESIGN CHANGE	3/20/20			

SHEET DESCRIPTION:  
**ROOF PLAN BUILDING "1"**

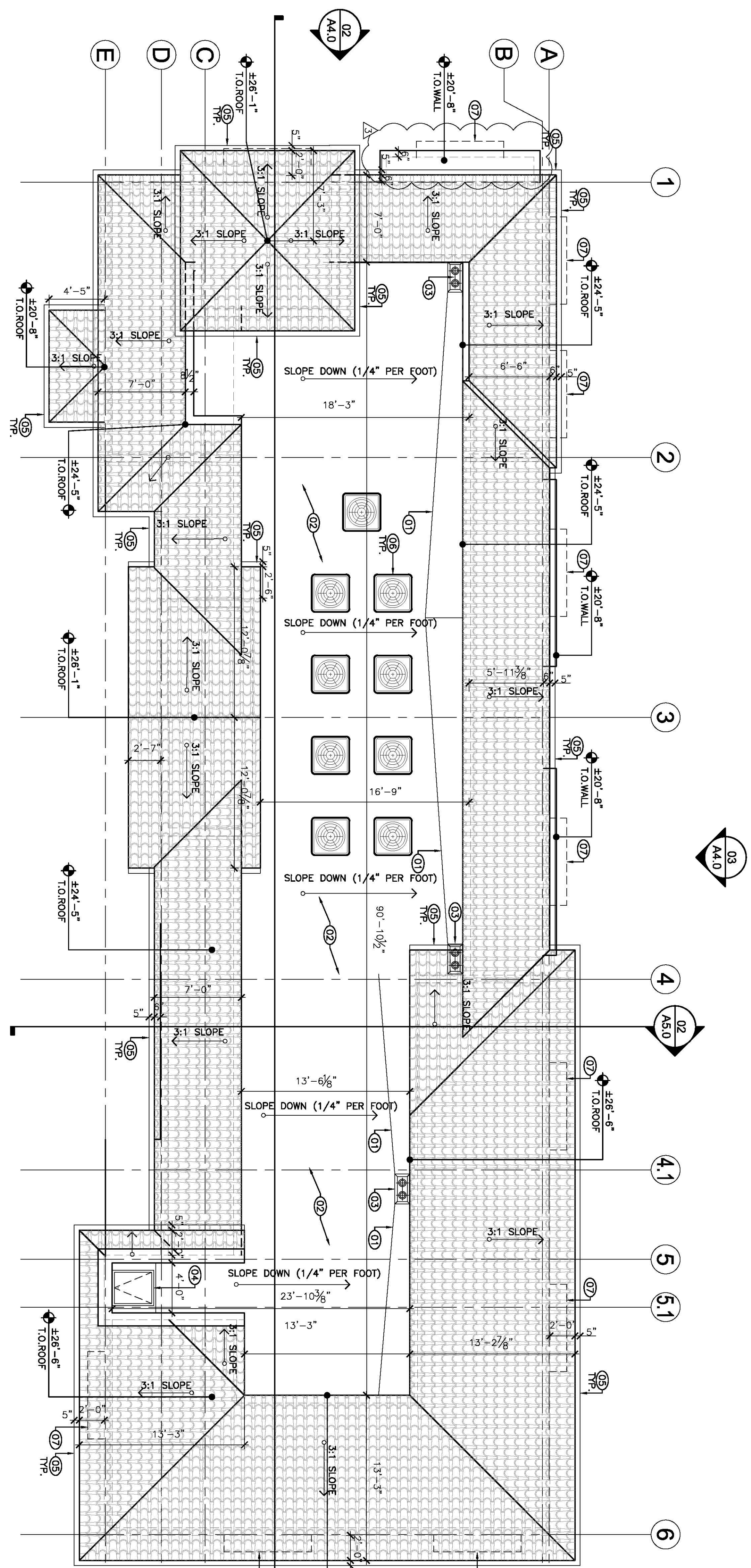
SHEET NUMBER:  
**A3.0**



**ROOF DRAIN CALCULATION**

ROOF AREA A	497 SF.	(3)-4" DRAIN
ROOF AREA B	477 SF.	(3)-4" DRAIN
ROOF AREA C	494 SF.	(3)-4" DRAIN

PER CPC 2016 TABLE 1101.7 2" DRAIN FOR 4 INCH PER HOUR RAIN FALL DESIGN IS OK UP TO 1,160 S.F.



**GENERAL NOTES**

**ROOFING NOTE**

**SYMBOLS LEGEND**

REV #	#	DESCRIPTION
	01	THICKENED ROOF INSULATION FORMED CRACKED UNDER ROOFING MEMBRANE. SLOPE TO ROOF DRAIN.
	02	ROOF ASSUMED: 1" TO LOW SLOPE ROOF MEMBRANE 0/1" PROTECTION BD 0/1" PROTECTION BD 0/1" METAL DECK
	03	LOCATION OF ROOF & OVERFLOW DRAINS & LINES
	04	ROOF HATCH
	05	RAIN GUTTER
	06	MECHANICAL UNITS
	07	FABRIC AWNING

