



# ALEXAN ESCONDIDO

ESCONDIDO, CA

**PARKING SUMMARY**

PARKING REQUIRED			
UNIT TYPE	PARKING REQ. PER DWELLING UNIT	NO OF UNITS	STALLS REQUIRED
1 BEDROOM	1.0	112	112
2 BEDROOM	1.5	128	192
3 BEDROOM	1.5	30	45
GUEST	N/A		0
TOTAL PARKING REQUIRED			349

PARKING PROVIDED	
RESIDENTIAL PARKING	
OPEN STANDARD STALLS	184
CARPORT STALLS	95
GARAGE STALLS	176
TOTAL PARKING PROVIDED	455
PARKING RATIO (PER UNIT)	1.30

**UNIT SUMMARY**

PLAN	BED/BATH	UNIT S.F.	NO. OF UNITS	UNIT S.F. TOTAL	UNIT MIX
P1.0	1 BED / 1 BA	±794	20	15,880	7%
P1.1	1 BED / 1 BA	±719	80	57,520	30%
P1.2	1BED / 1 BA	±777	12	9,324	4%
1 BEDROOM SUBTOTAL			112	73,400	
P2.0	2 BED / 2 BA	±1084	60	65,040	22%
P2.1	2 BED / 2 BA	±1064	32	34,048	12%
P2.2	2 BED / 2 BA	±1087	24	26,088	9%
TH-2	2BED / 2.5 BA	±1577	12	18,924	4%
2 BEDROOM SUBTOTAL			128	144,100	
TH-1	3 BED / 3 BA	±1806	12	21,672	4%
TH-3	3 BED / 3.5 BA	±1746	8	13,968	3%
TH-4	3BED / 3 BA	±1587	10	15,870	4%
3 BEDROOM SUBTOTAL			30	51,510	
TOTAL			270	479,964	100%

**BUILDING AREA SUMMARY**

BLDG. TYPE A	RESIDENTIAL (S.F.)	CIRC. AND UTILITY (S.F.)	GARAGE (S.F.)	TOTAL (S.F.)
1ST FLOOR	2,043	60	2,010	4,113
2ND FLOOR	4,535	0	0	4,535
3RD FLOOR	4,341	0	0	4,341
TOTAL (S.F.)	10,919	60	2,010	12,989

BLDG. TYPE B	RESIDENTIAL (S.F.)	CIRC. AND UTILITY (S.F.)	GARAGE (S.F.)	TOTAL (S.F.)
1ST FLOOR	2,040	60	4,313	6,413
2ND FLOOR	7,480	0	0	7,480
3RD FLOOR	6,667	0	0	6,667
TOTAL (S.F.)	16,187	60	4,313	20,560

BLDG. TYPE C	RESIDENTIAL (S.F.)	CIRC. AND UTILITY (S.F.)	GARAGE (S.F.)	TOTAL (S.F.)
1ST FLOOR	4,240	800	3,759	8,799
2ND FLOOR	8,509	693	0	9,202
3RD FLOOR	8,509	693	0	9,202
TOTAL (S.F.)	21,258	2,186	3,759	27,203

BLDG. TYPE D	RESIDENTIAL (S.F.)	CIRC. AND UTILITY (S.F.)	GARAGE (S.F.)	TOTAL (S.F.)
1ST FLOOR	12,575	3,436	5,332	21,343
2ND FLOOR	18,740	3,224	0	21,964
3RD FLOOR	18,740	3,224	0	21,964
4TH FLOOR	18,740	3,224	0	21,964
TOTAL (S.F.)	68,795	13,108	5,332	87,235

**PROJECT INFO**

**SITE ADDRESS:** CORNER OF FELICITA RD. AND BROTHERTON RD., ESCONDIDO, CA

**PROJECT DESCRIPTION:** THE PROPOSED PROJECT CONSISTS OF 270 UNITS UTILIZING A COMBINATION OF 3 STORY TOWNHOMES, AND 3 AND 4 STORY ON GRADE WITH TUCK UNDER GARAGES. THERE IS A MIX OF UNITS RANGING FROM 1-BEDROOM TO 3-BEDROOMS. THERE IS A TOTAL OF 4 DIFFERENT RESIDENTIAL BUILDINGS AND A 2 STORY LEASING/AMENITY BUILDING.

**APN:** 236-333-41-00 / 236-333-53-00

**SITE AREA:** ±7.92 ACRES (NET)

**UNITS:** 270 UNITS

**NET DENSITY:** 34.1 DU / ACRE

**CONSTRUCTION TYPE:** TYPE VA

**SPRINKLERS:** YES

**ZONING SUMMARY**

SUBJECT	REQUIREMENT	PROVIDED
BUILDING HEIGHT	75FT MAX.	52'-11"
OPEN SPACE	200 S.F. / UNIT + 200 S.F. FOR EVERY ADDITIONAL BEDROOM 1BEDROOM (200 S.F.) = 22,400 S.F. 2BEDROOM (400 S.F.) = 51,200 S.F. 3BEDROOM (600 S.F.) = 18,000 S.F. TOTAL REQUIRED = 91,600 S.F.	56,780 S.F.
STORAGE	80 CU.FT. / UNIT (TOTAL 270 UNITS) = 21,600 CU.FT.	16,715 CU. FT.

**PROJECT TEAM**

**CLIENT:** TRAMMELL CROW RESIDENTIAL  
5790 FLEET STREET, SUITE 140  
CARLSBAD, CA 92008  
CONTACT: GREG MOISEVE  
PHONE: 760.444.5205

**ARCHITECT:** ARCHITECTURE DESIGN COLLABORATIVE  
23231 SOUTH POINTE DRIVE  
LAGUNA HILLS, CA 92653  
CONTACT: CHRIS WEIMHOLT  
PHONE: 949.267.1660 EXT. 202

**CIVIL ENGINEER:** NASLAND ENGINEERING  
4740 RUFFNER STREET  
SAN DIEGO, CA 92111  
CONTACT: DANIEL QUINONES  
PHONE: 858.292.7770

**LANDSCAPE ARCHITECT:** EPT DESIGN  
532 W 1ST STREET, SUITE 218  
CLAREMONT, CA 91711  
CONTACT: STEPHEN CARROLL  
PHONE: 626.795.2008

**SHEET INDEX**

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BLDG. TYPE E	CIRC. AND UTILITY (S.F.)	AMENITY / LEASING (S.F.)	TOTAL (S.F.)
1ST FLOOR	676	5,297	5,973
2ND FLOOR	534	5,047	5,581
TOTAL (S.F.)	1,210	10,344	11,554

BLDG. TYPE F	AMENITY (S.F.)	GARAGE (S.F.)	TOTAL (S.F.)
1ST FLOOR	197	465	662
TOTAL (S.F.)	197	465	662

TOTAL PROJECT BUILDING AREA							
	OCCURANCE ON SITE	RESIDENTIAL (S.F.)	CIRC. AND UTILITY (S.F.)	GARAGE (S.F.)	AMENITY (S.F.)	BLDG. SUBTOTAL (S.F.)	TOTAL (S.F.)
BLDG. TYPE A	4	10,919	60	2,010	0	12,989	51,956
BLDG. TYPE B	2	16,187	60	4,313	0	20,560	41,120
BLDG. TYPE C	4	21,258	2,186	3,759	0	27,203	108,812
BLDG. TYPE D	2	68,795	13,108	5,332	0	87,235	174,470
BLDG. TYPE E	1	0	1,210	0	10,334	11,544	11,544
BLDG. TYPE F	1	0	0	465	197	662	662
TOTAL	14	117,159	16,624	15,879	10,531	160,193	388,564

**VICINITY MAP**





VIEW LOOKING WEST FROM PALM TERRACE (10)



VIEW LOOKING EAST ON FELICITA RD. (06)



VIEW LOOKING WEST FROM MILLER AVE. (04)



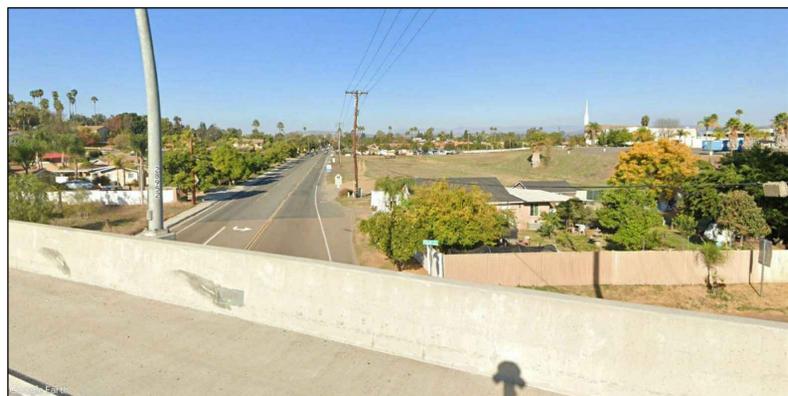
VIEW LOOKING EAST FROM INTERSECTION OF W. CITRACADO PKWY AND FELICITA RD. (09)



VICINITY MAP



VIEW LOOKING NORTH ON BROTHERTON RD. (03)



VIEW LOOKING NORTH FROM FREEWAY 15. (08)



VIEW LOOKING NORTHWEST FROM MILLER AVE. (02)



VIEW LOOKING EAST FROM BROTHERTON RD. (07)



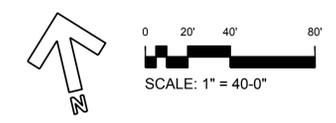
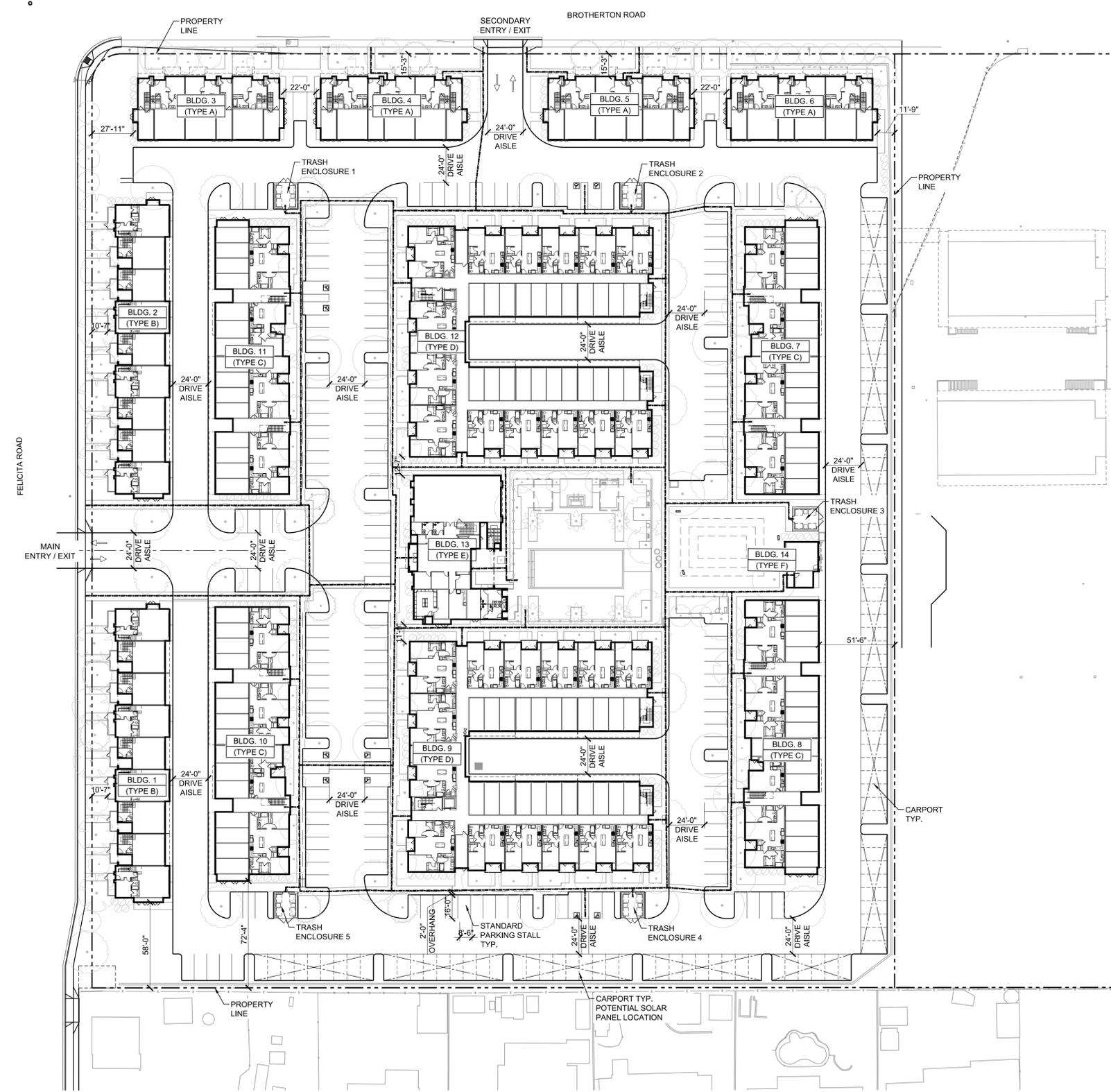
VIEW LOOKING SOUTH ON BROTHERTON RD. (05)



VIEW LOOKING SOUTHWEST FROM W. CITRACADO PKWY. (01)

LEGEND

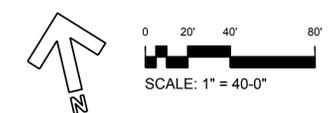
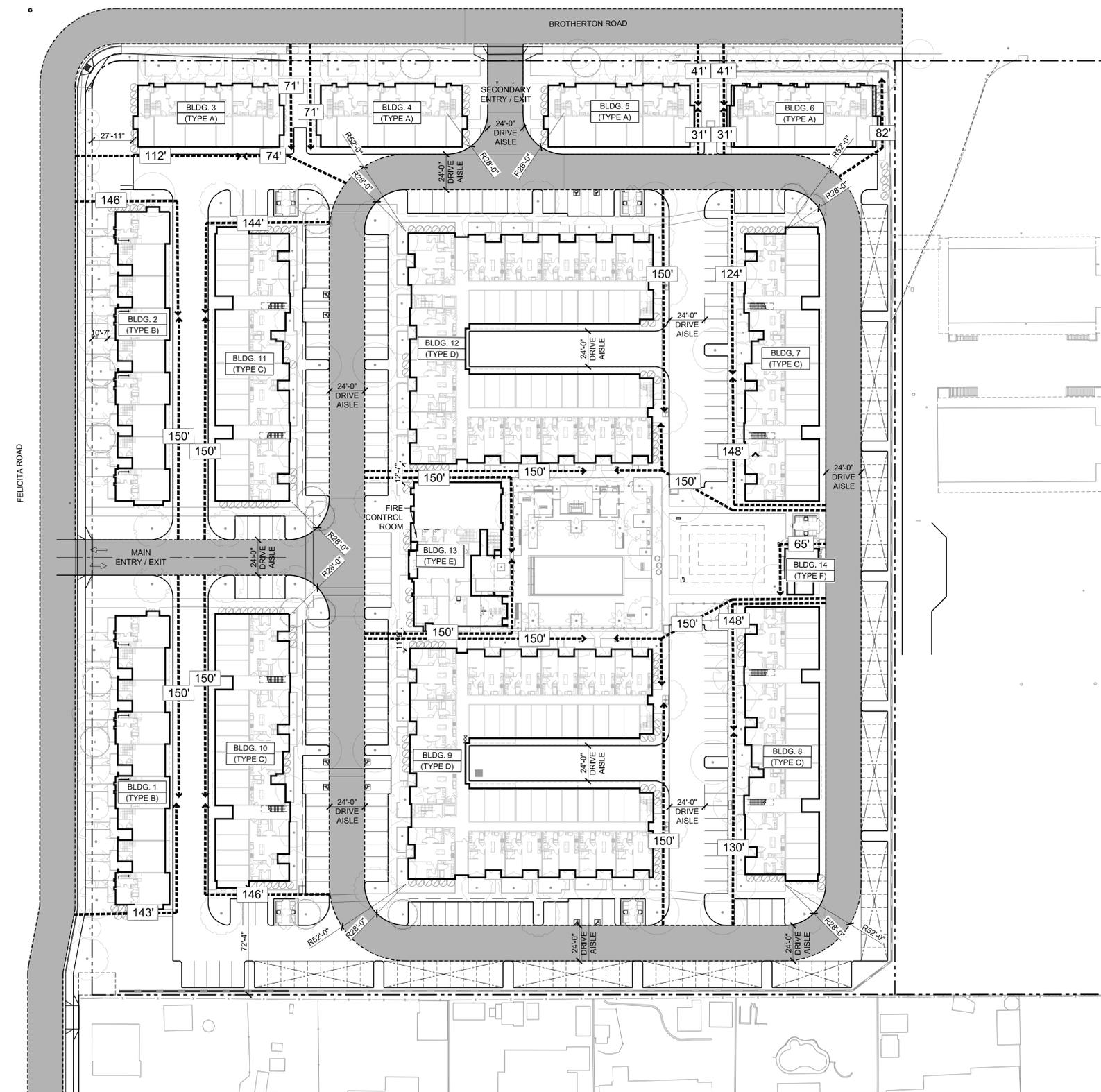
- PROPERTY LINE
- ADA PATH OF TRAVEL



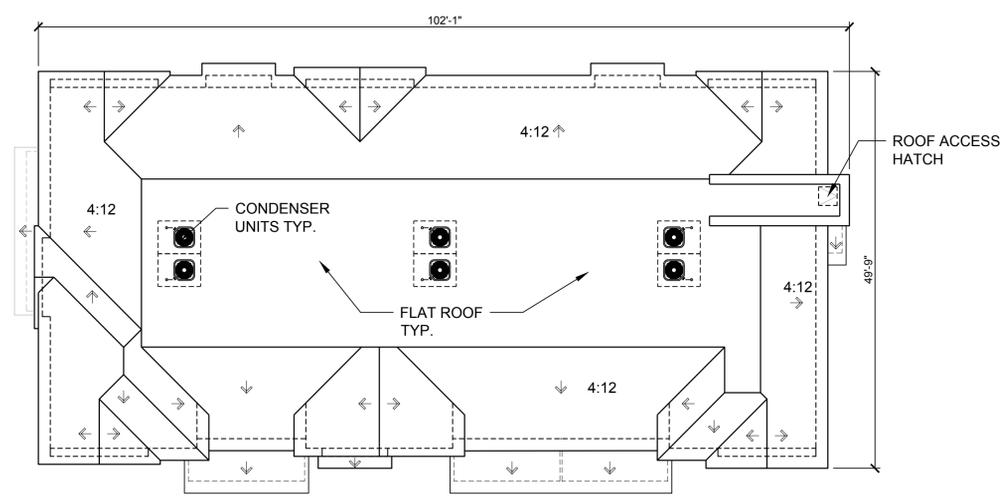
SITE PLAN 1

**SYMBOL LEGEND**

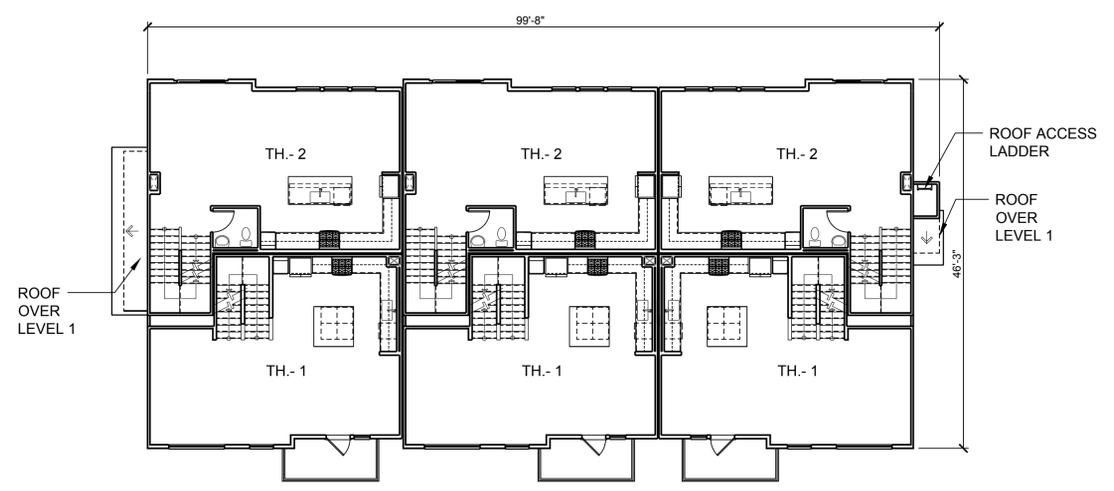
- PROPERTY LINE
- ▬ 24'-0" FIRE ACCESS LANE
- > HOSE PULL FROM FIRE ACCESS LANE



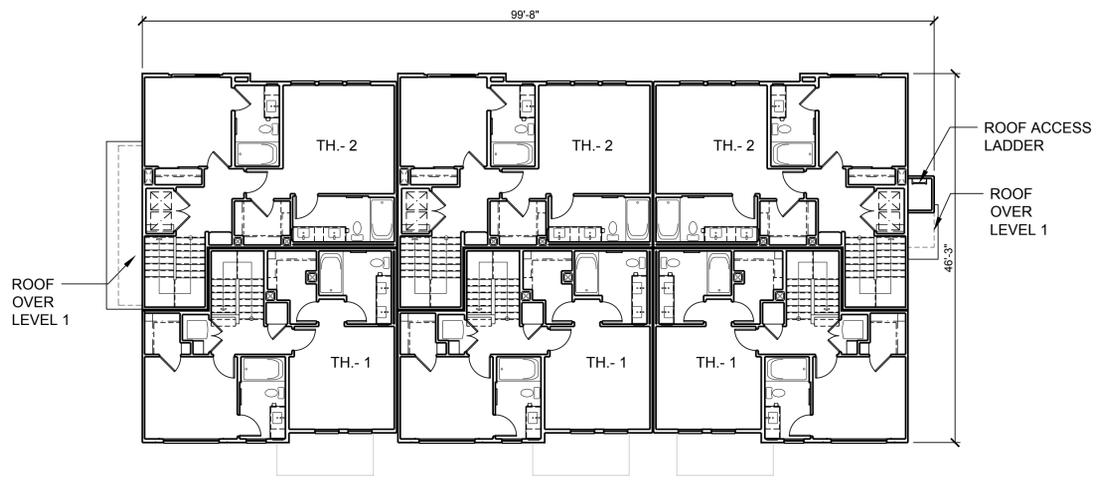
**FIRE MASTER PLAN 1**



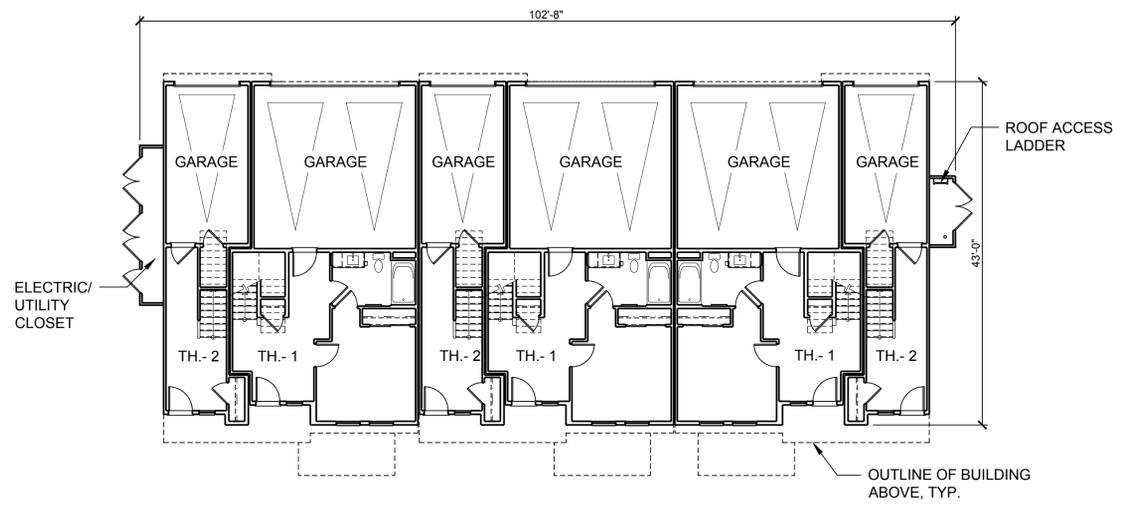
ROOF PLAN 4



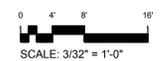
SECOND FLOOR PLAN 2



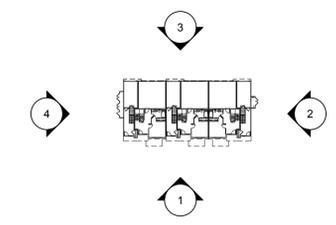
THIRD FLOOR PLAN 3



FIRST FLOOR PLAN 1



KEY PLAN



REAR ELEVATION 3

MATERIAL LEGEND:

- 1 EXTERIOR PLASTER
- 2 PLASTER SCREEDS
- 3 CONCRETE "S" PROFILE ROOF TILE
- 4 WOOD FASCIA
- 5 STONE VENEER
- 6 VERTICAL CEMENTITIOUS SIDING
- 7 DARK VINYL WINDOW
- 8 FOAM TRIM
- 9 DECORATIVE CLAY VENT
- 10 WOOD CORBEL DETAIL
- 11 PAINTED WOOD TRELLIS
- 12 PAINTED METAL GUARDRAIL
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- 14 DECORATIVE TILE
- 15 STOREFRONT GLAZING SYSTEM
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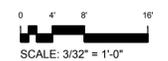
LEFT ELEVATION 4



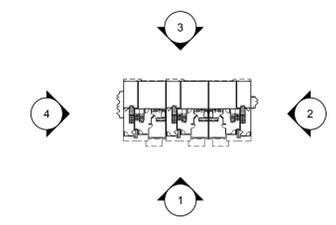
RIGHT ELEVATION 2



FRONT ELEVATION 1



KEY PLAN



REAR ELEVATION 3



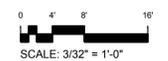
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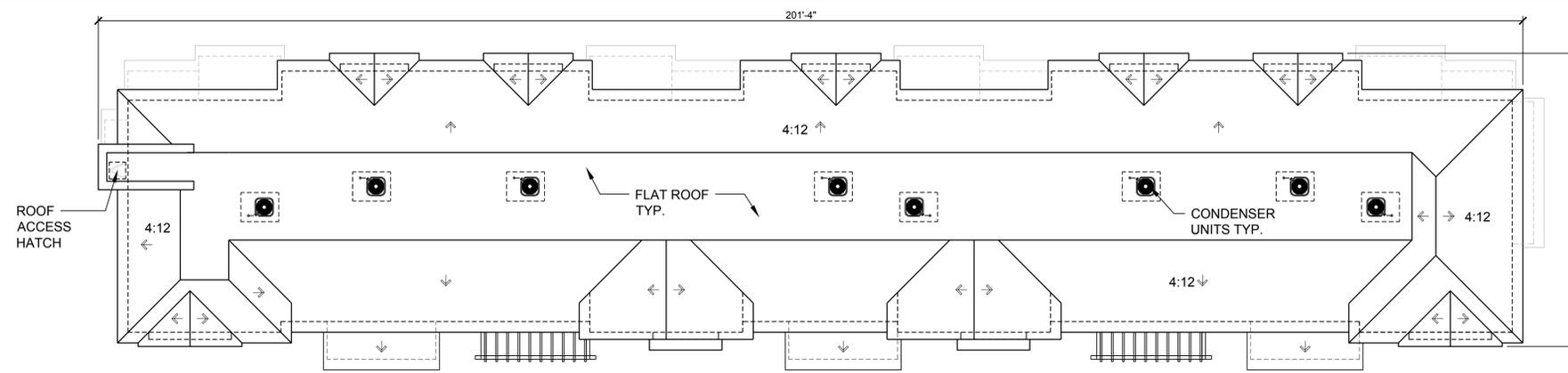


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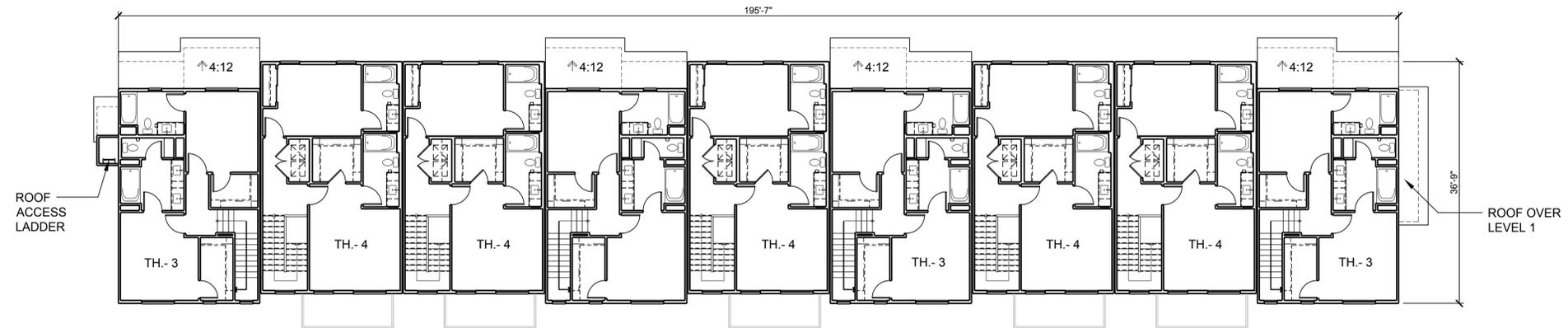


FRONT ELEVATION 1

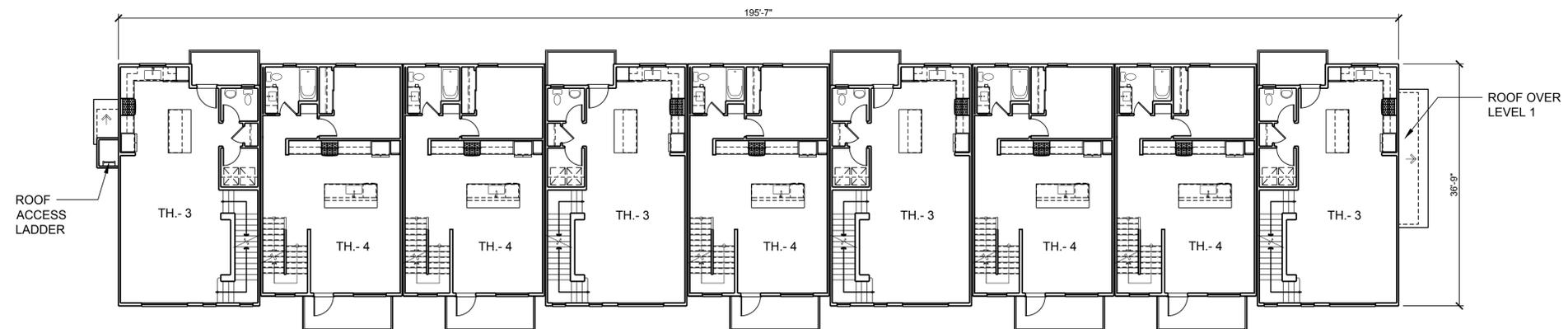




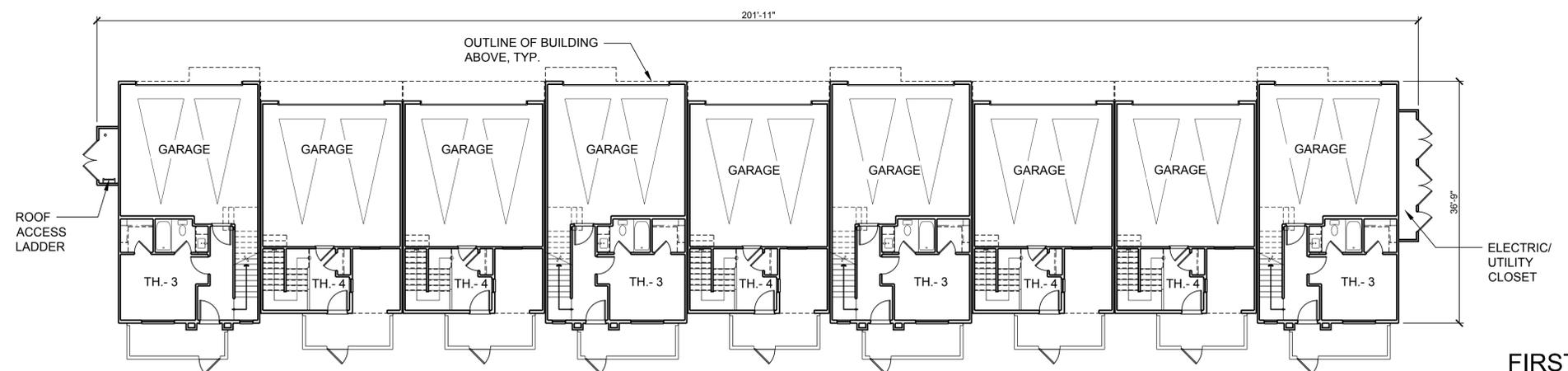
ROOF PLAN 4



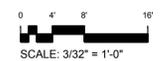
THIRD FLOOR PLAN 3



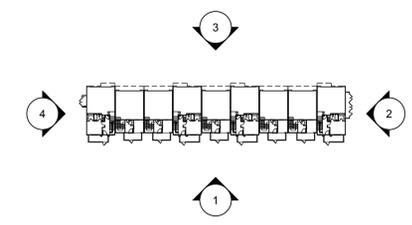
SECOND FLOOR PLAN 2



FIRST FLOOR PLAN 1



KEY PLAN



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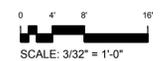
LEFT ELEVATION 4



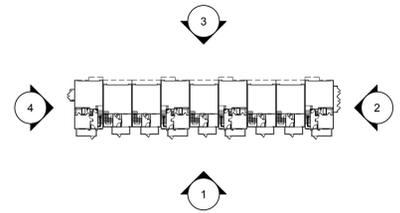
RIGHT ELEVATION 2



FRONT ELEVATION 1



KEY PLAN



REAR ELEVATION 3



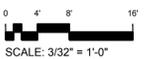
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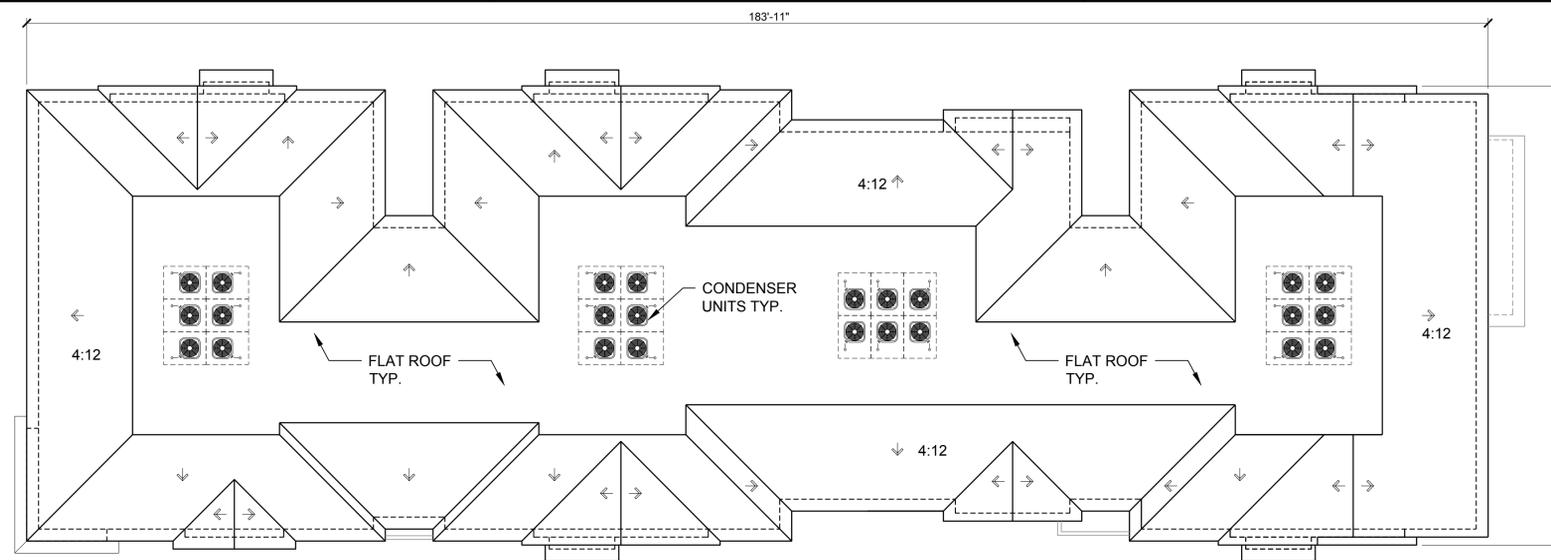


RIGHT ELEVATION 2

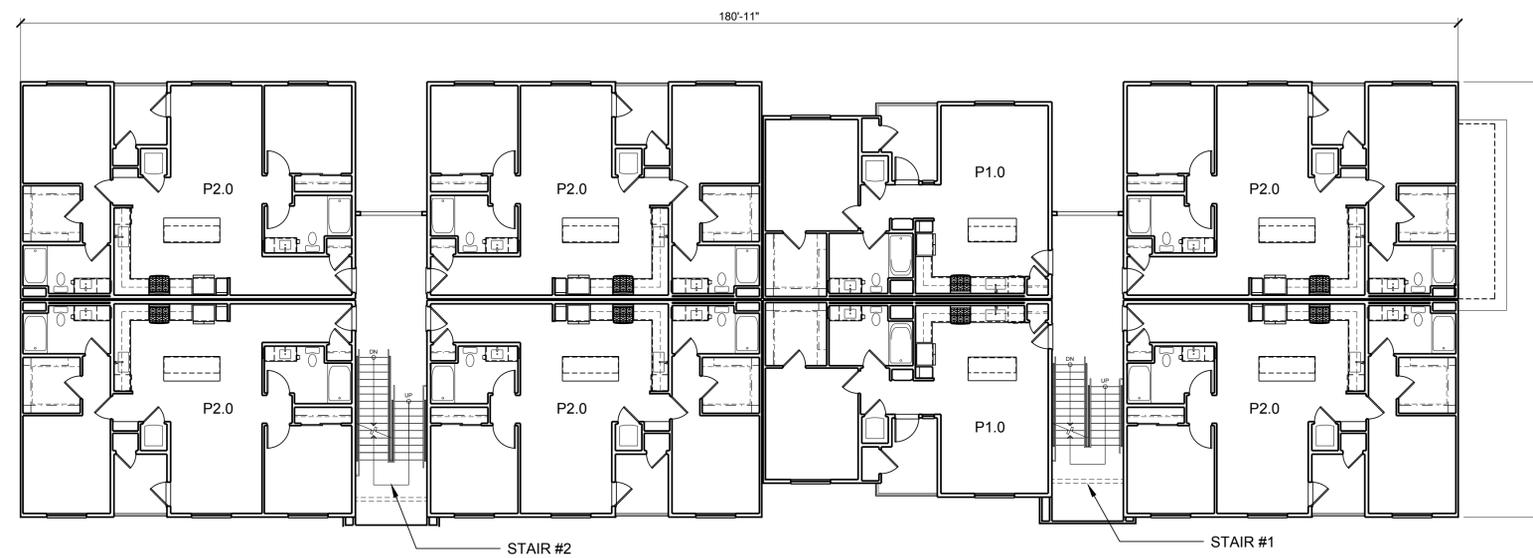


FRONT ELEVATION 1

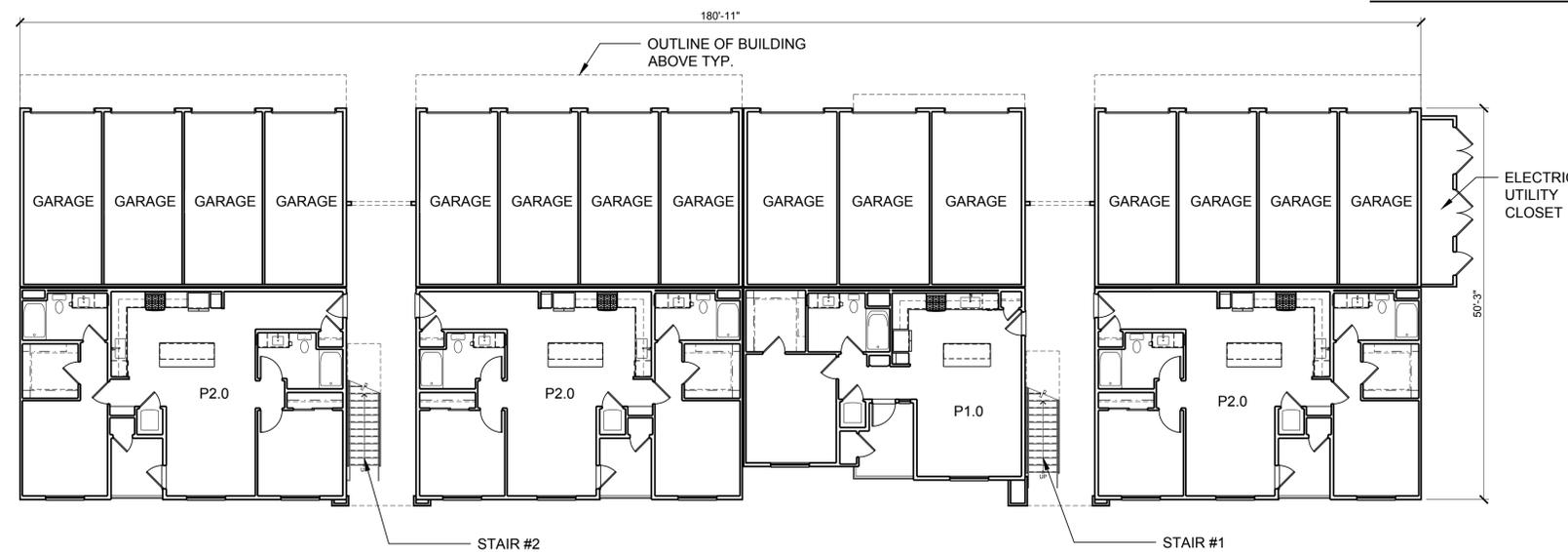




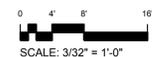
ROOF PLAN 3



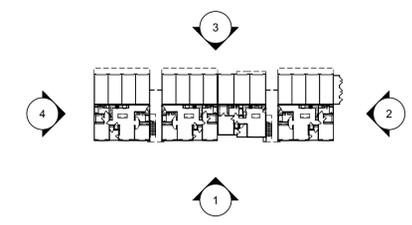
SECOND AND THIRD FLOOR PLAN 2



FIRST FLOOR PLAN 1



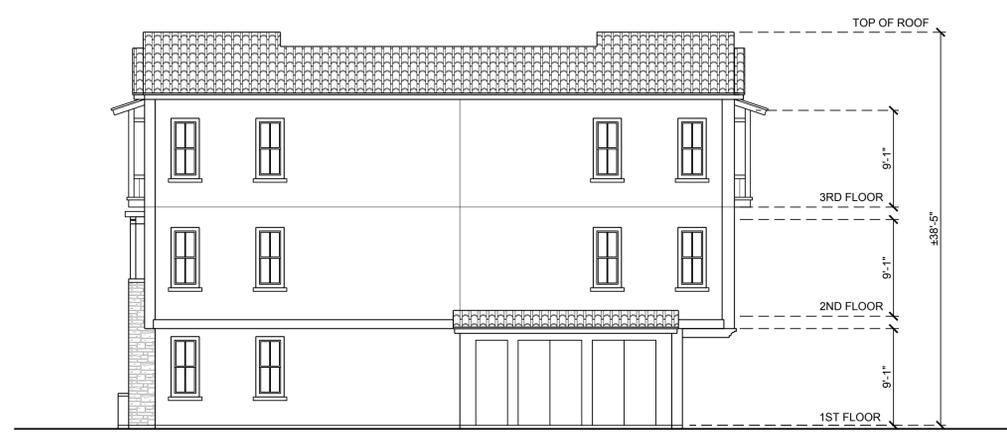
KEY PLAN



REAR ELEVATION 3

MATERIAL LEGEND:

- 1 EXTERIOR PLASTER
- 2 PLASTER SCREEDS
- 3 CONCRETE "S" PROFILE ROOF TILE
- 4 WOOD FASCIA
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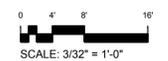
LEFT ELEVATION 4



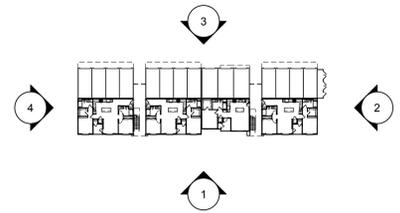
RIGHT ELEVATION 2



FRONT ELEVATION 1



KEY PLAN



REAR ELEVATION 3



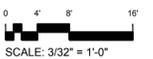
LEFT ELEVATION 4



RIGHT ELEVATION 2



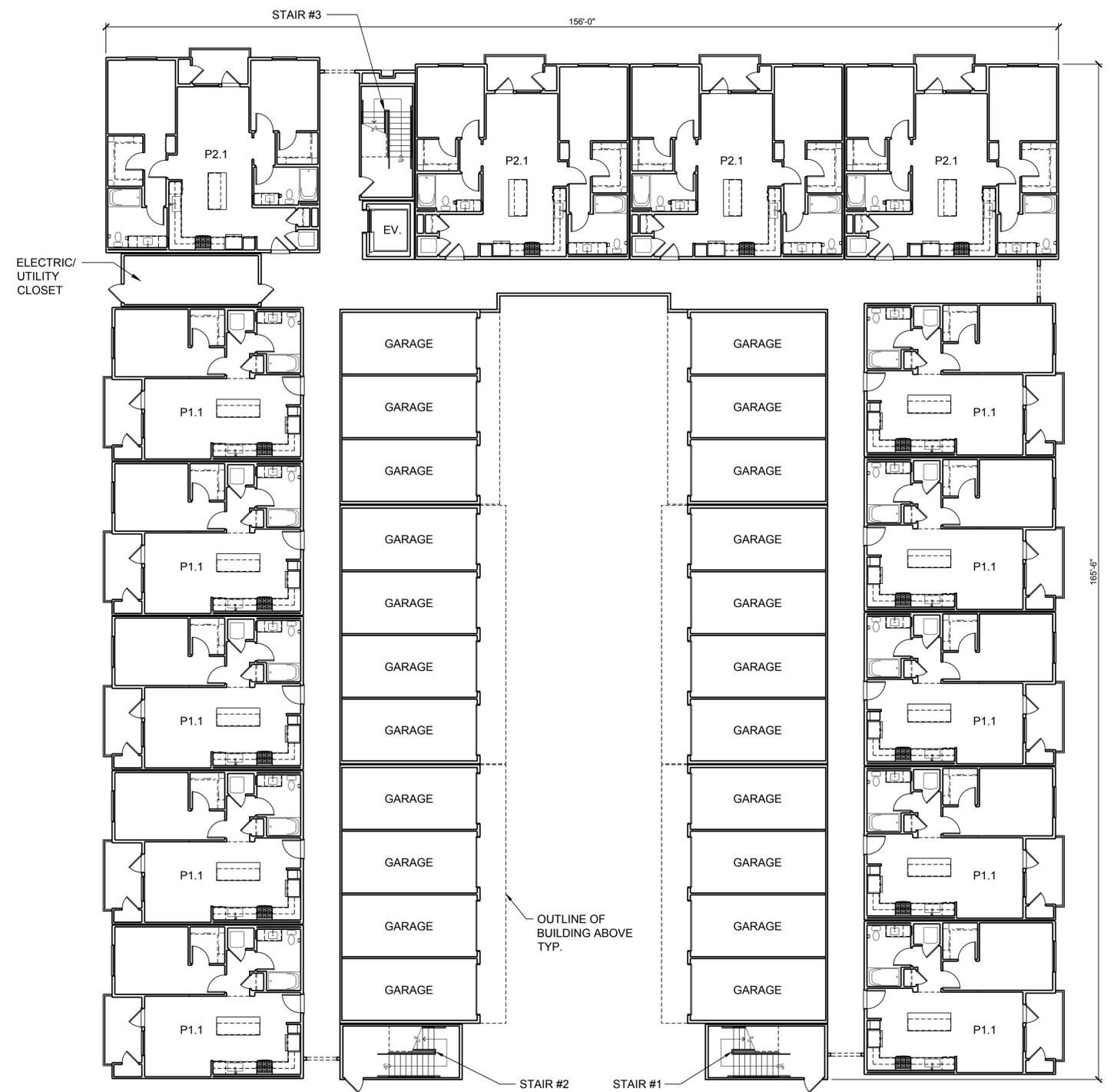
FRONT ELEVATION 1



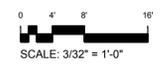
SCALE: 3/32" = 1'-0"



SECOND TO FOURTH FLOOR PLAN 2

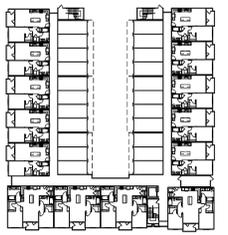


FIRST FLOOR PLAN 1





KEY PLAN



1

2

MATERIAL LEGEND:

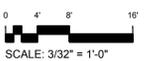
- 1 EXTERIOR PLASTER
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RIGHT ELEVATION 2

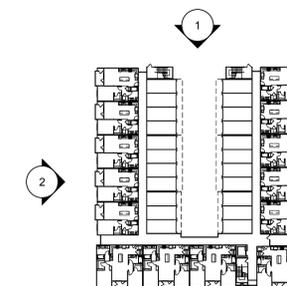


FRONT ELEVATION 1



SCALE: 3/32" = 1'-0"

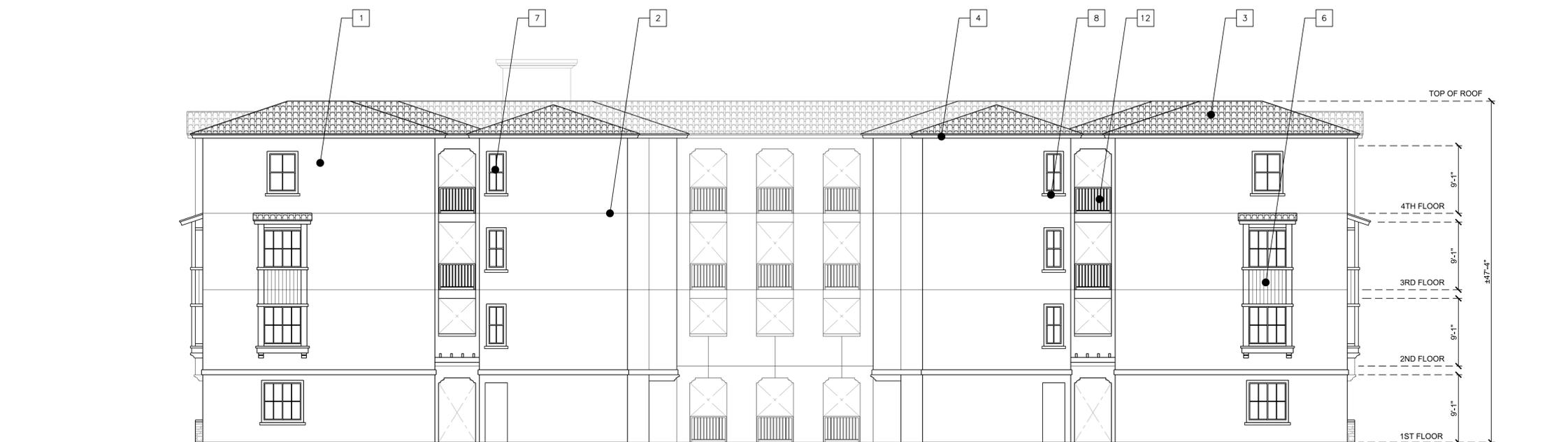
KEY PLAN



LEFT ELEVATION 2

MATERIAL LEGEND:

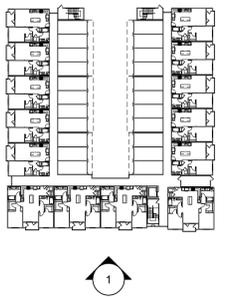
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REAR ELEVATION 1



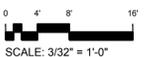
KEY PLAN



RIGHT ELEVATION 2

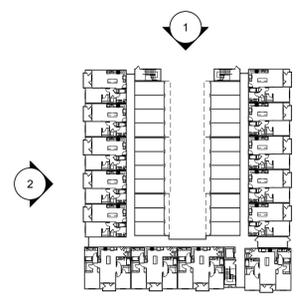


FRONT ELEVATION 1



SCALE: 3/32" = 1'-0"

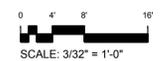
KEY PLAN



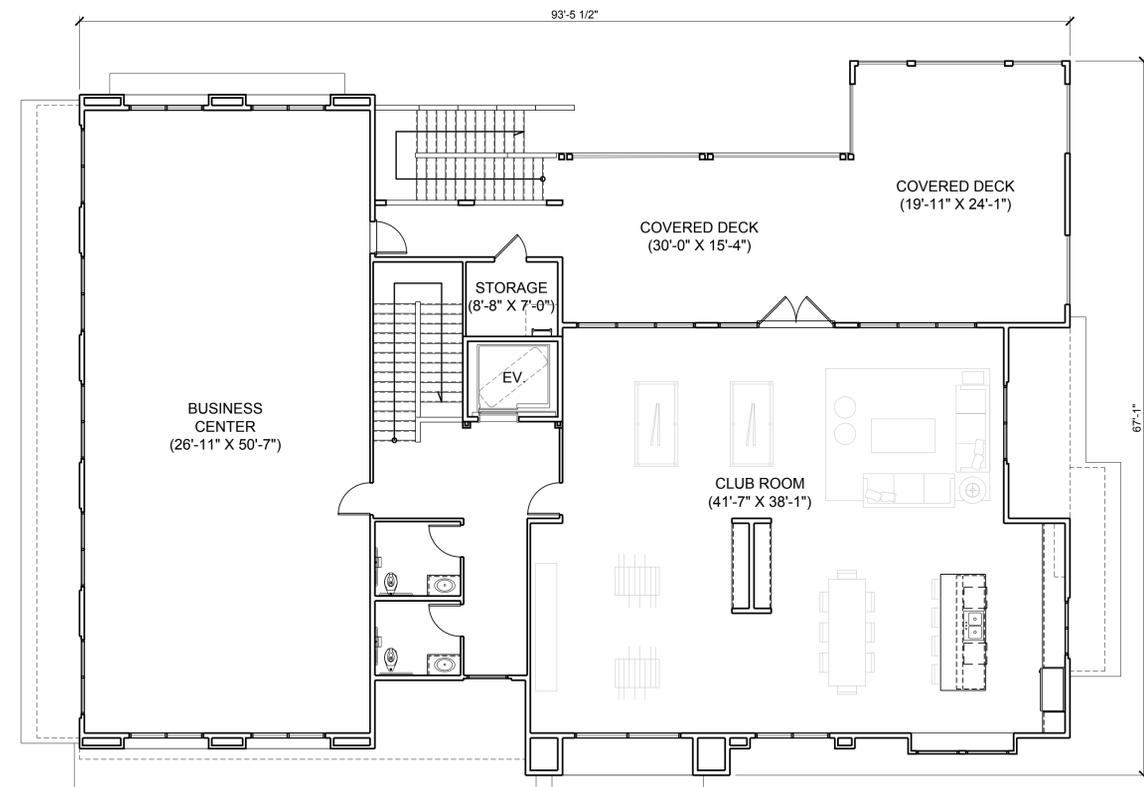
LEFT ELEVATION 2



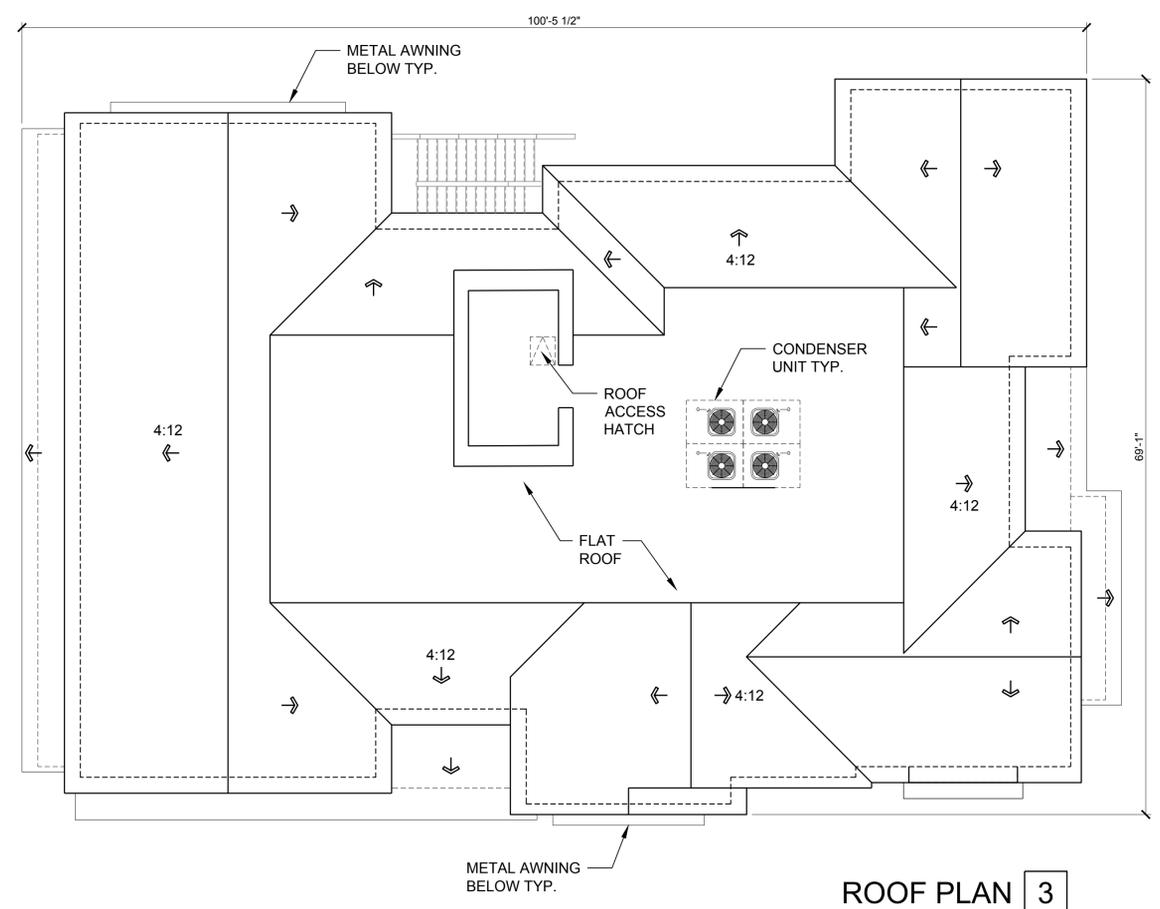
REAR ELEVATION 1



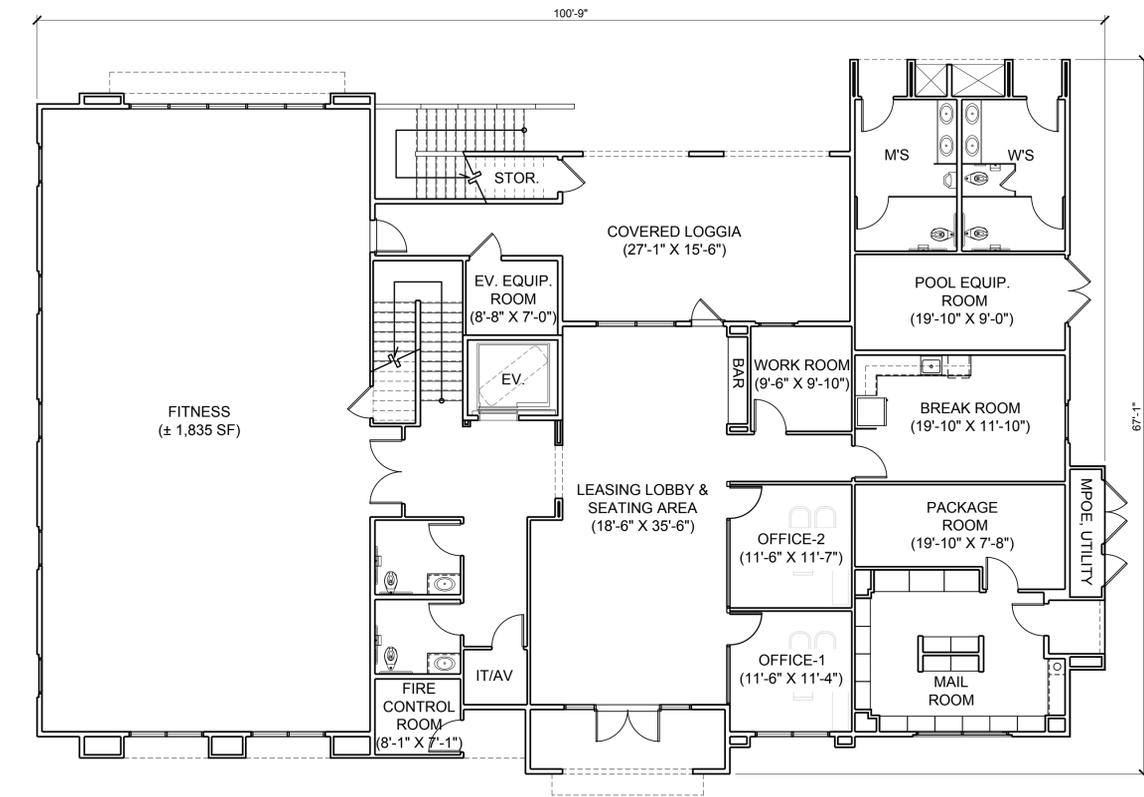
SCALE: 3/32" = 1'-0"



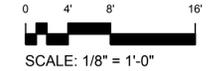
SECOND FLOOR PLAN 2



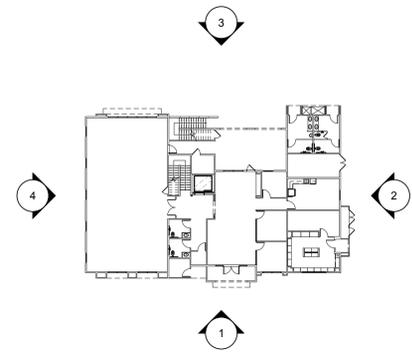
ROOF PLAN 3



FIRST FLOOR PLAN 1



KEY PLAN



MATERIAL LEGEND:

- 1 EXTERIOR PLASTER
- 2 PLASTER SCREEDS
- 3 CONCRETE "S" PROFILE ROOF TILE
- 4 WOOD FASCIA
- 5 STONE VENEER
- 6 VERTICAL CEMENTITIOUS SIDING
- 7 DARK VINYL WINDOW
- 8 FOAM TRIM
- 9 DECORATIVE CLAY VENT
- 10 WOOD CORBEL DETAIL
- 11 PAINTED WOOD TRELLIS
- 12 PAINTED METAL GUARDRAIL
- 13 SECTIONAL GARAGE DOOR
- 14 DECORATIVE TILE
- 15 STOREFRONT GLAZING SYSTEM
- 16 PAINTED WOOD POST
- 17 PAINTED METAL AWNING



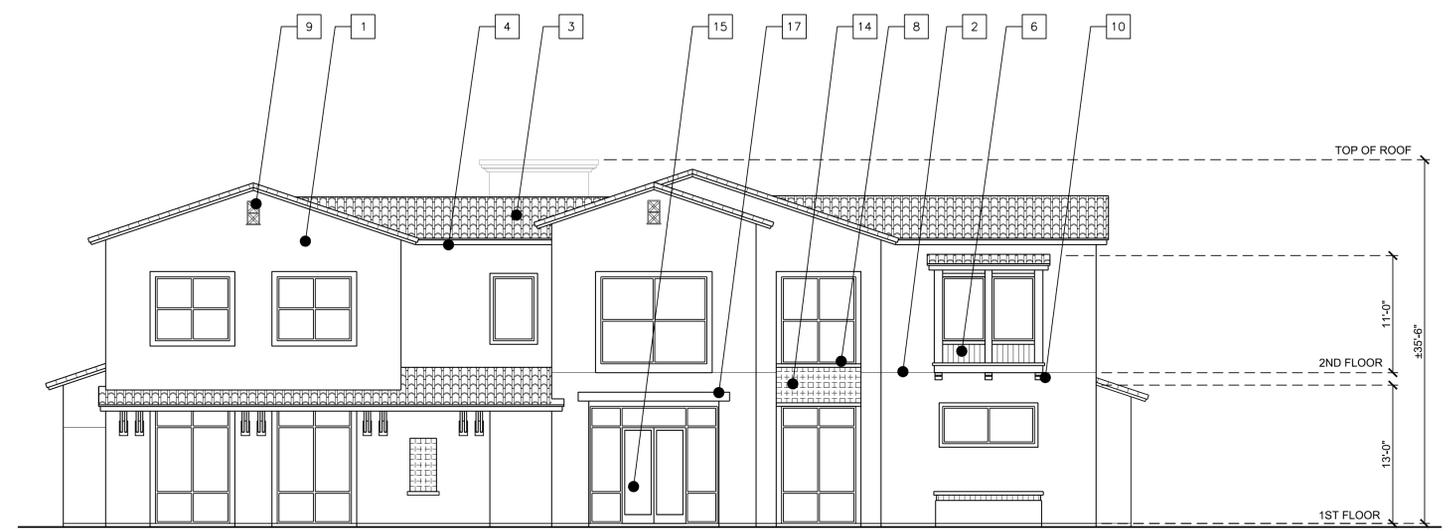
LEFT ELEVATION 4



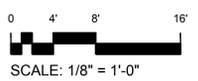
RIGHT ELEVATION 2



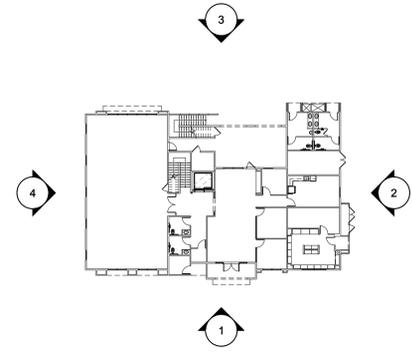
REAR ELEVATION 3



FRONT ELEVATION 1



KEY PLAN



LEFT ELEVATION 4



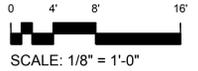
RIGHT ELEVATION 2

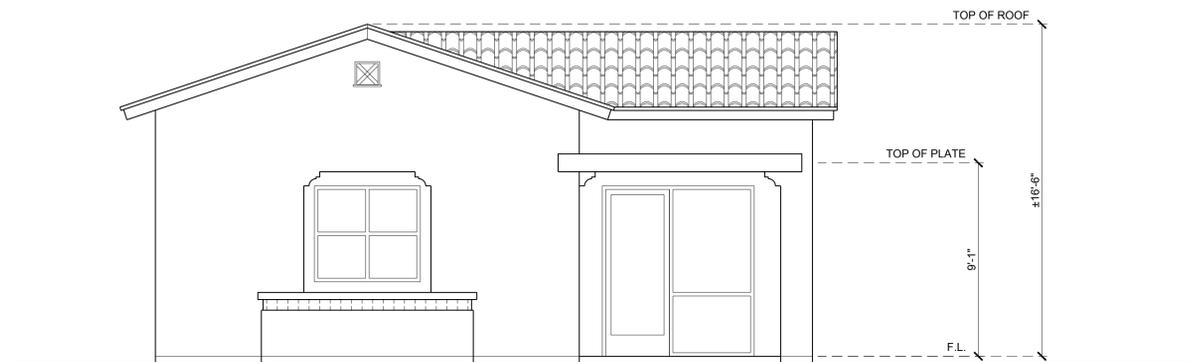


REAR ELEVATION 3

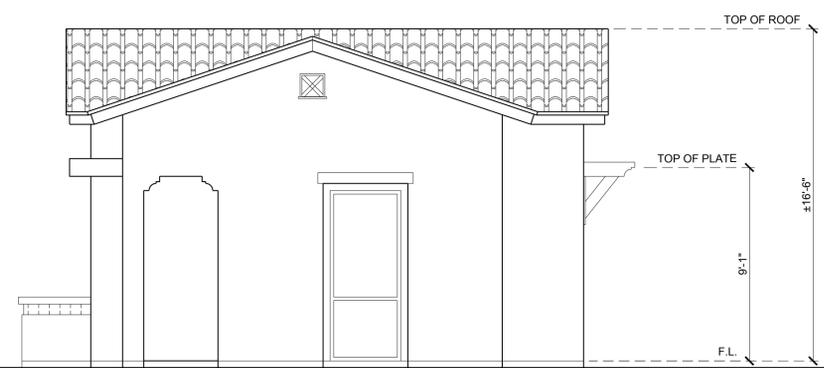


FRONT ELEVATION 1

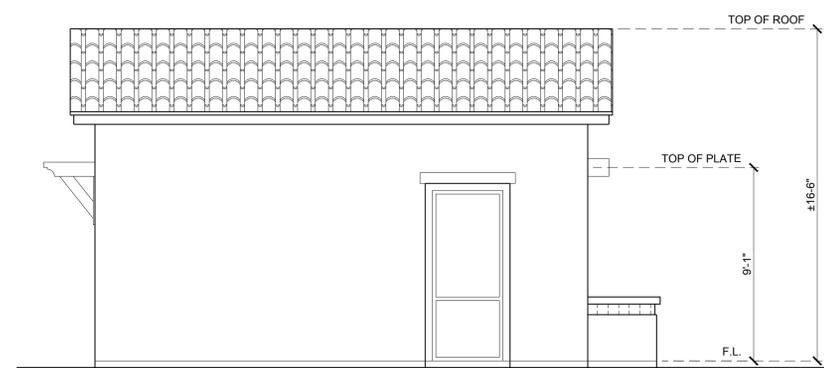




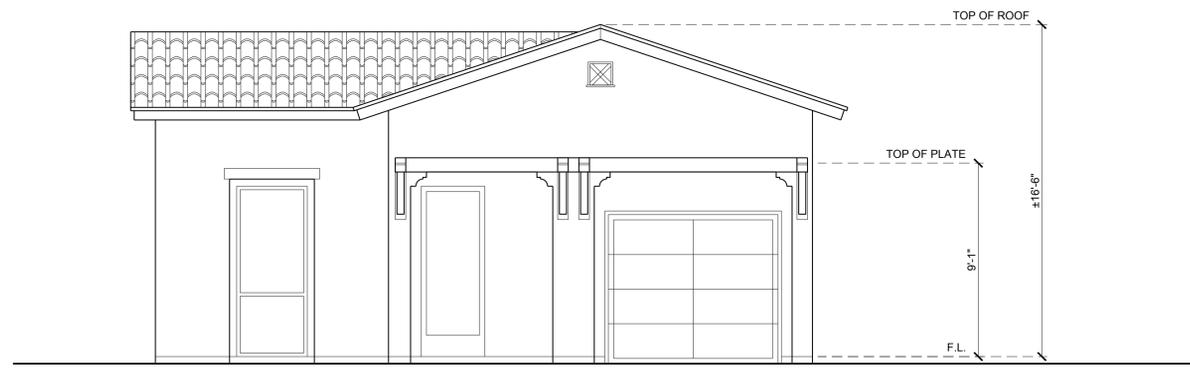
REAR ELEVATION 5



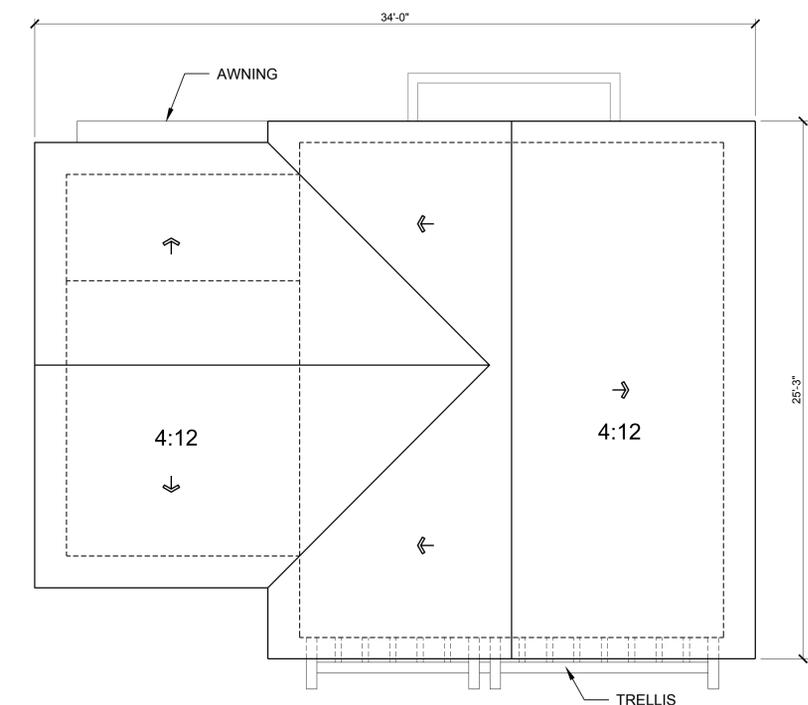
LEFT ELEVATION 6



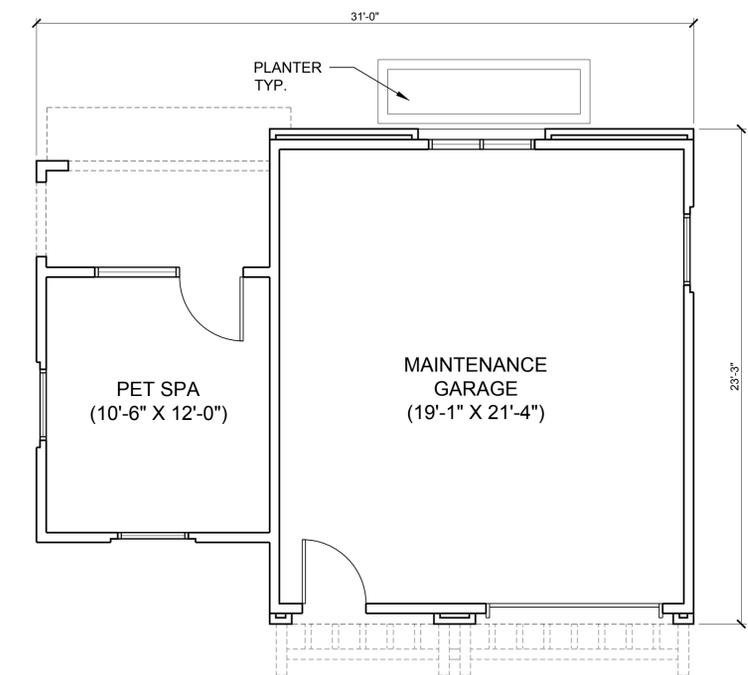
RIGHT ELEVATION 4



FRONT ELEVATION 3

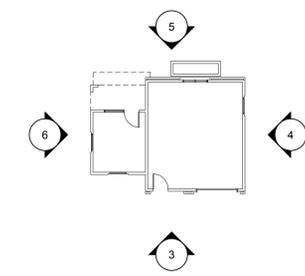


ROOF PLAN 2



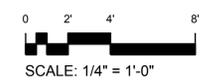
FLOOR PLAN 1

KEY PLAN

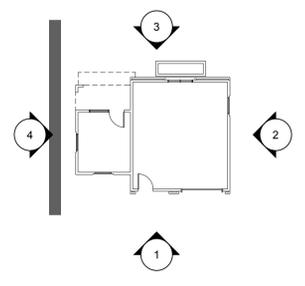


MATERIAL LEGEND:

- 1 EXTERIOR PLASTER
- 2 PLASTER SCREEDS
- 3 CONCRETE "S" PROFILE ROOF TILE
- 4 WOOD FASCIA
- 5 STONE VENEER
- 6 VERTICAL CEMENTITIOUS SIDING
- 7 DARK VINYL WINDOW
- 8 FOAM TRIM
- 9 DECORATIVE CLAY VENT
- 10 WOOD CORBEL DETAIL
- 11 PAINTED WOOD TRELLIS
- 12 PAINTED METAL GUARDRAIL
- 13 SECTIONAL GARAGE DOOR
- 14 DECORATIVE TILE
- 15 STOREFRONT GLAZING SYSTEM
- 16 PAINTED WOOD POST
- 17 PAINTED METAL AWNING



KEY PLAN



LEFT ELEVATION 4



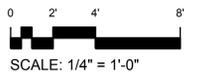
RIGHT ELEVATION 2

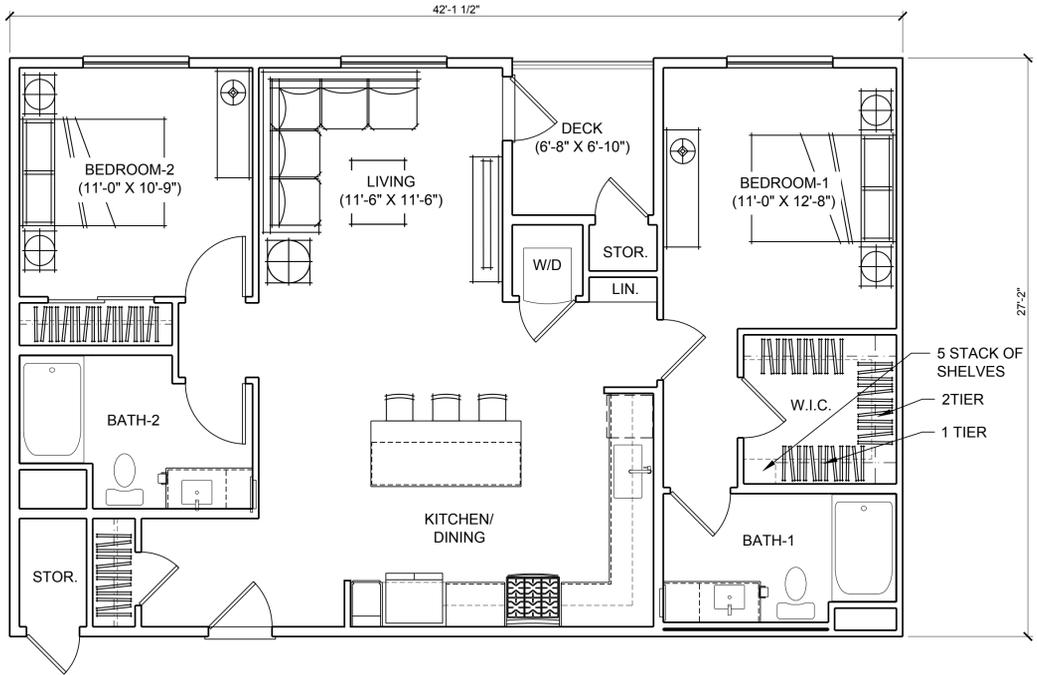


REAR ELEVATION 3

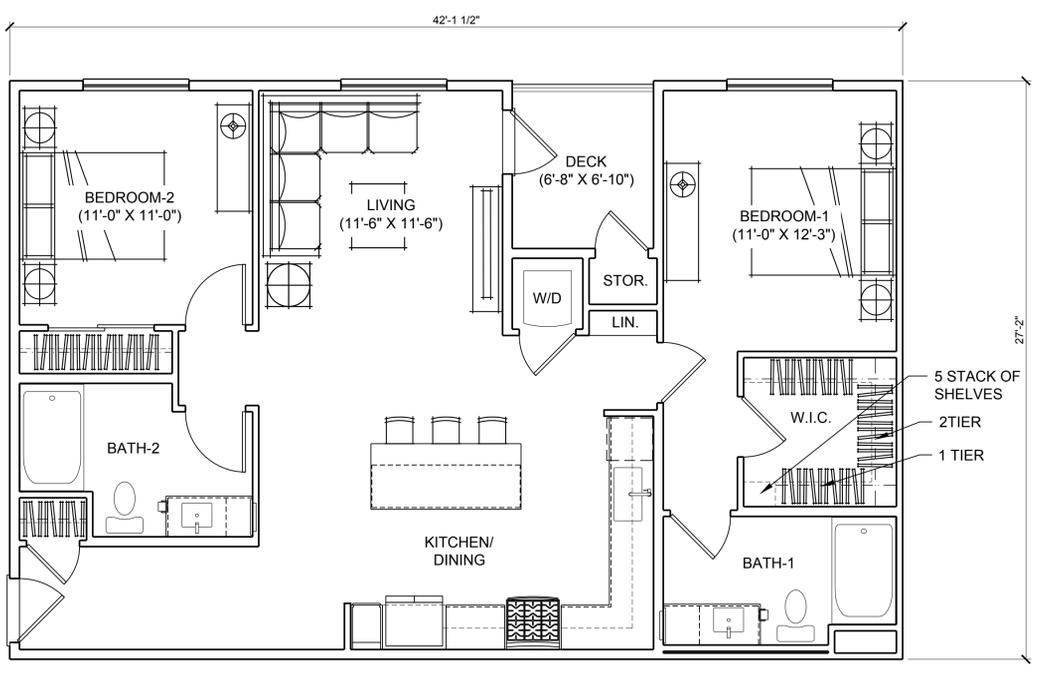


FRONT ELEVATION 1

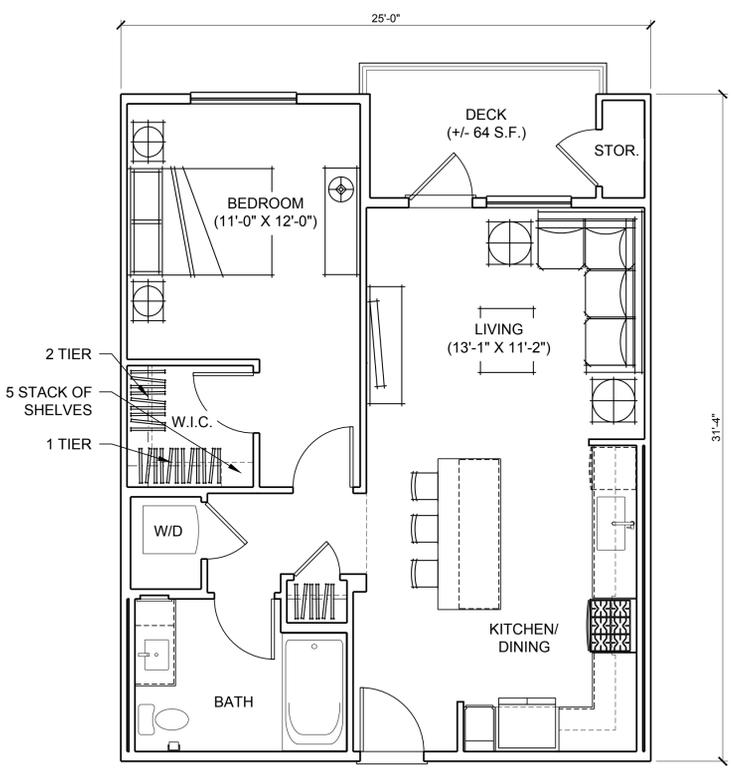




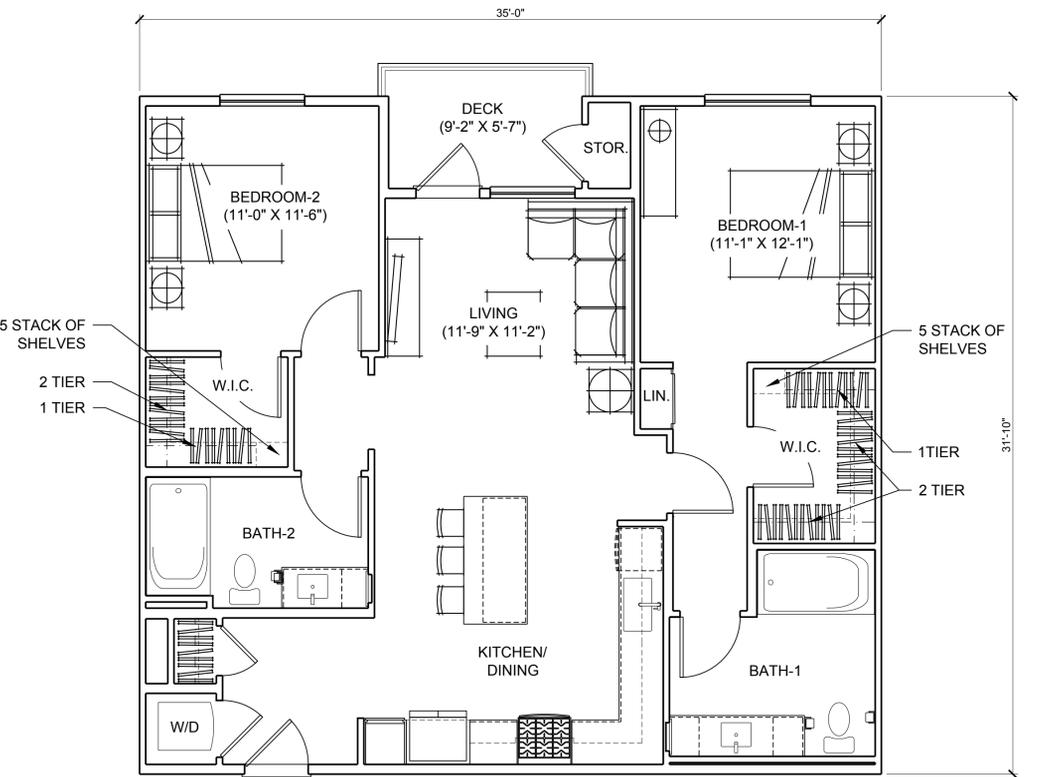
**UNIT P2.2 6**  
2 BED / 2 BATH - 1087 S.F. (24 TOTAL)



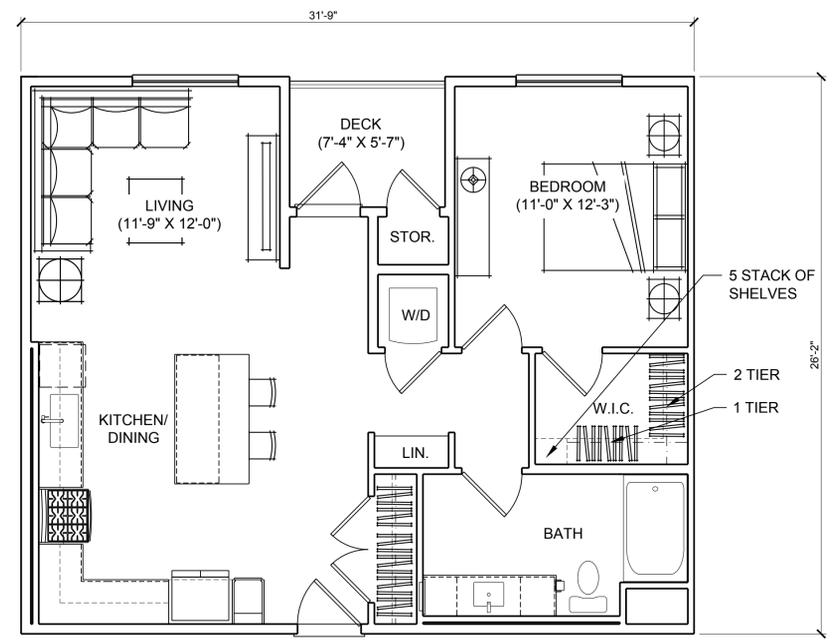
**UNIT P2.0 4**  
2 BED / 2 BATH - 1084 S.F. (60 TOTAL)



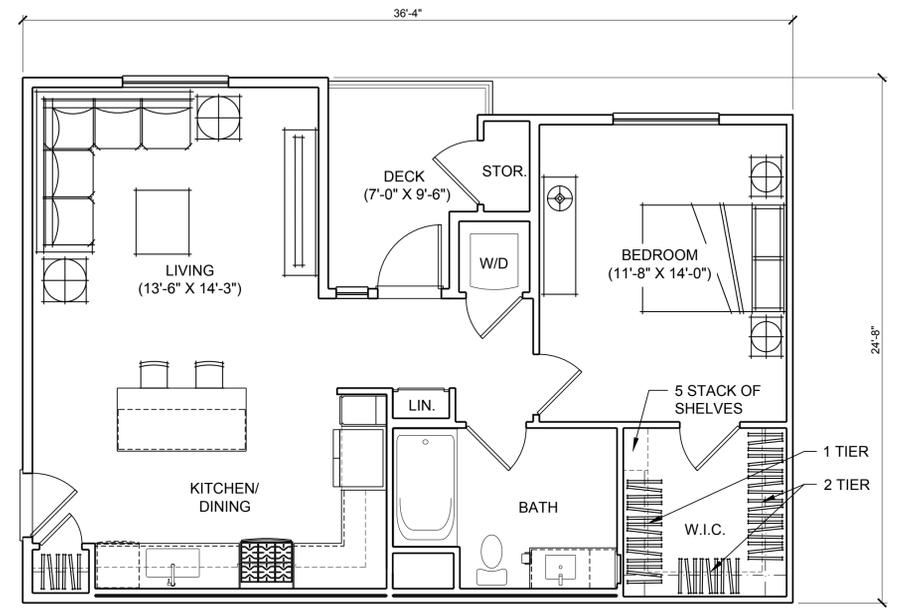
**UNIT P1.1 2**  
1BED / 1 BATH - 719 S.F. (80 TOTAL)



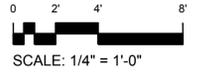
**UNIT P2.1 5**  
2 BED / 2 BATH - 1064 S.F. (32 TOTAL)

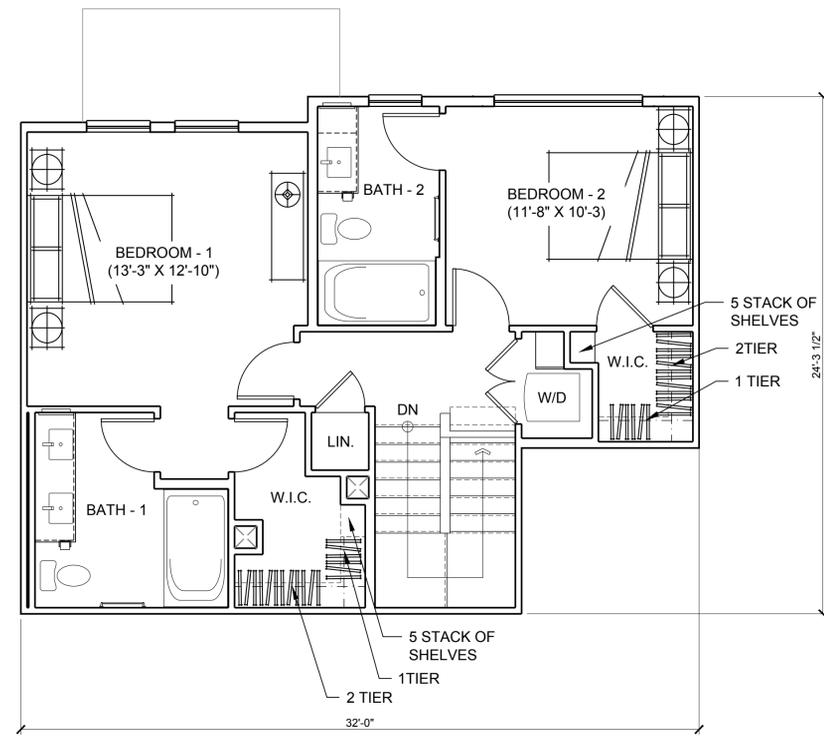


**UNIT P1.2 3**  
1BED / 1 BATH - 777 S.F. (12 TOTAL)



**UNIT P1.0 1**  
1BED / 1 BATH - 794 S.F. (20 TOTAL)

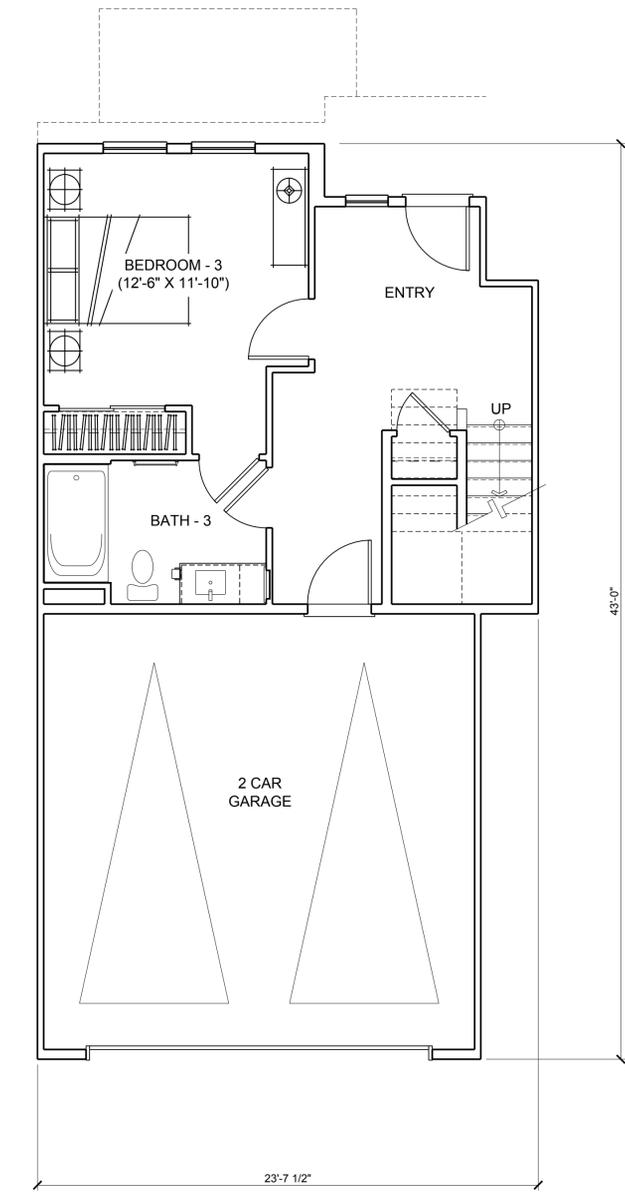




THIRD FLOOR



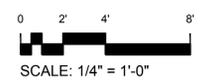
SECOND FLOOR

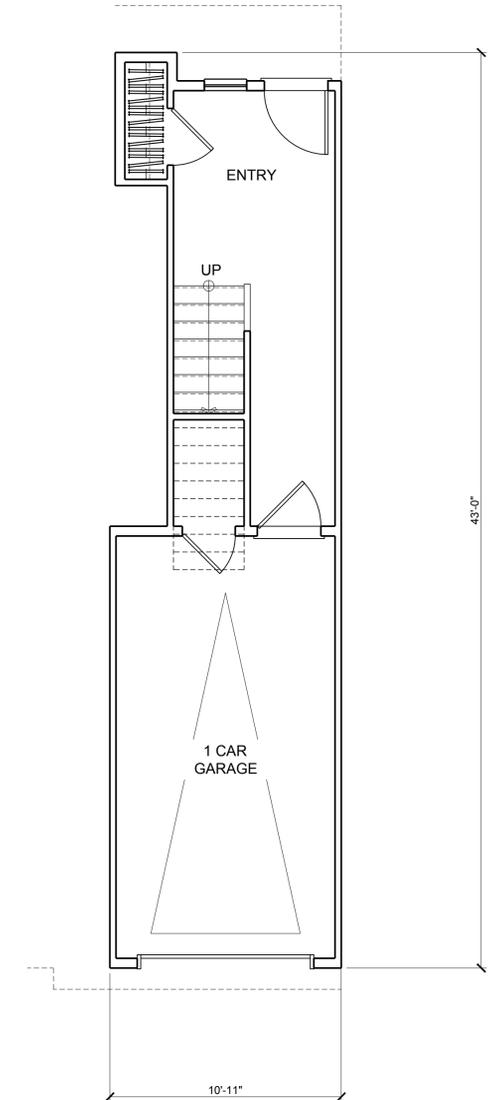
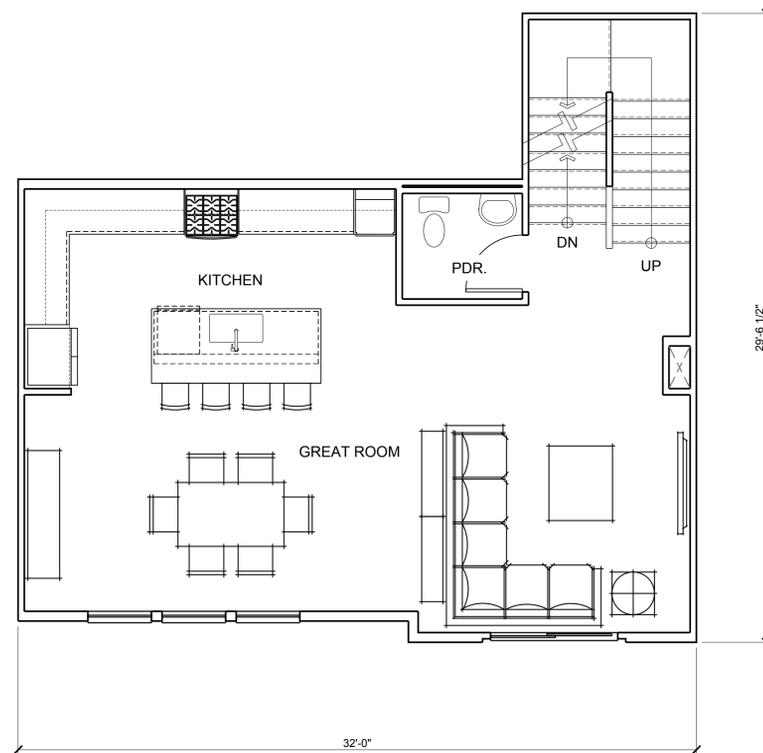
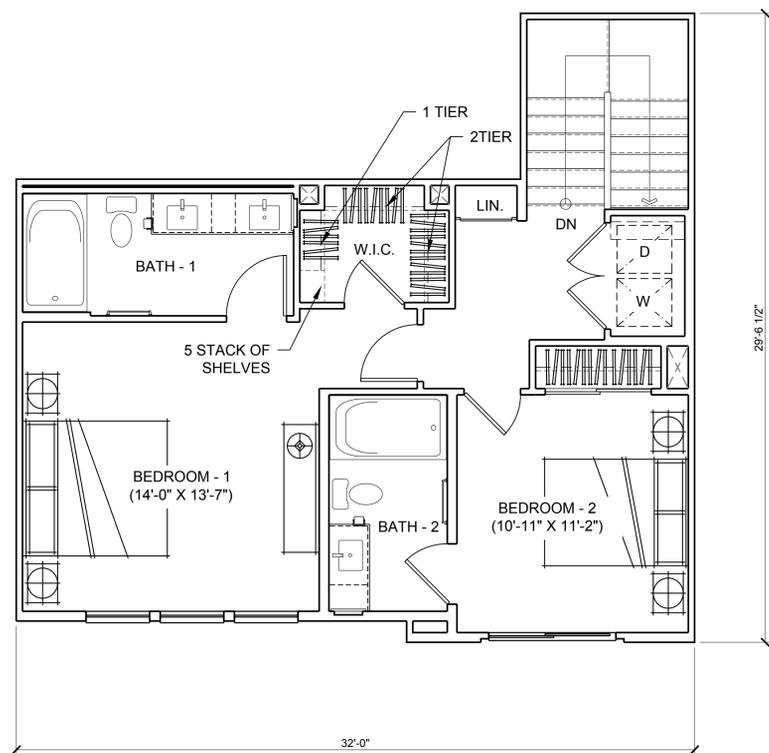


FIRST FLOOR

TH.- 1 1

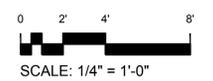
3 BR / 3 BATH - ±1,806 S.F.(12 TOTAL)

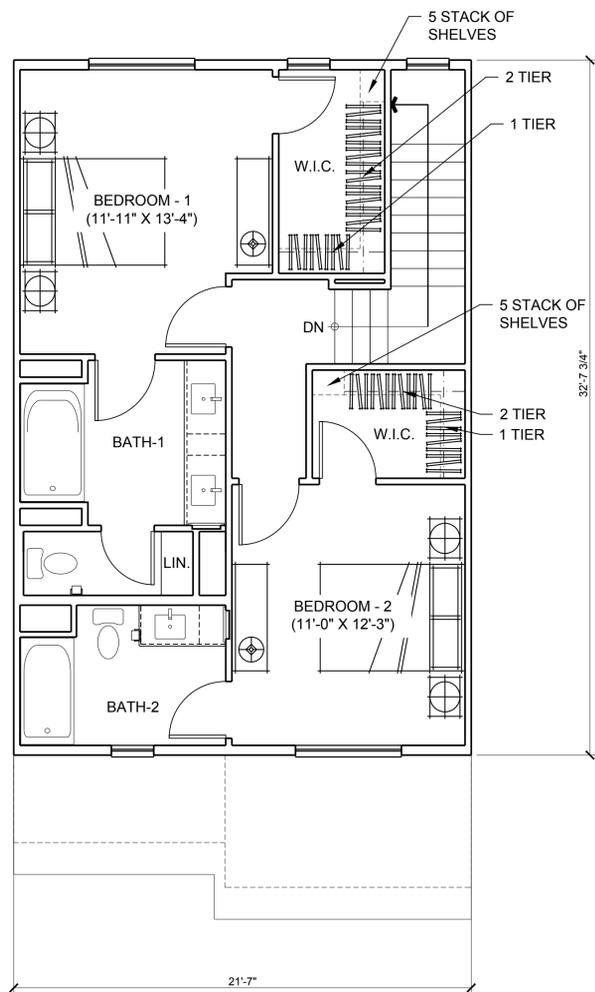




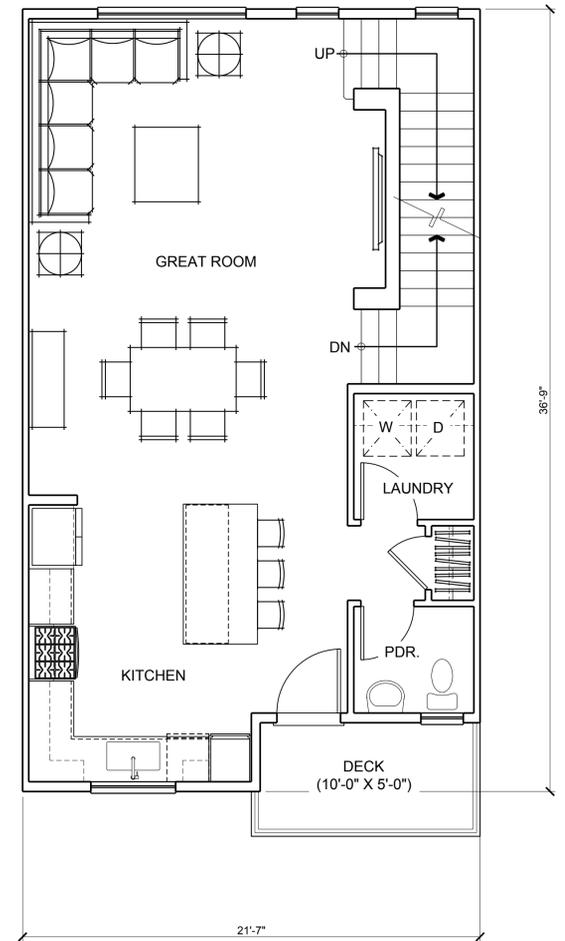
TH.- 2 | 1

2 BR / 2.5 BATH - ±1,577 S.F.(12 TOTAL)

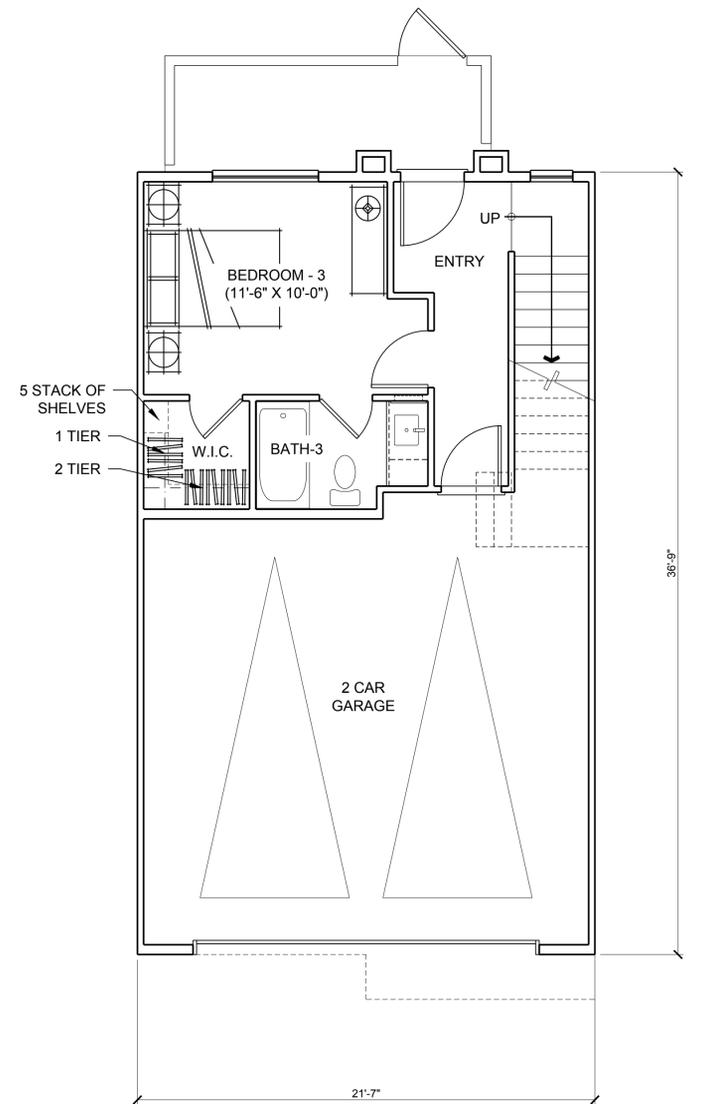




THIRD FLOOR



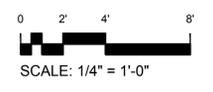
SECOND FLOOR

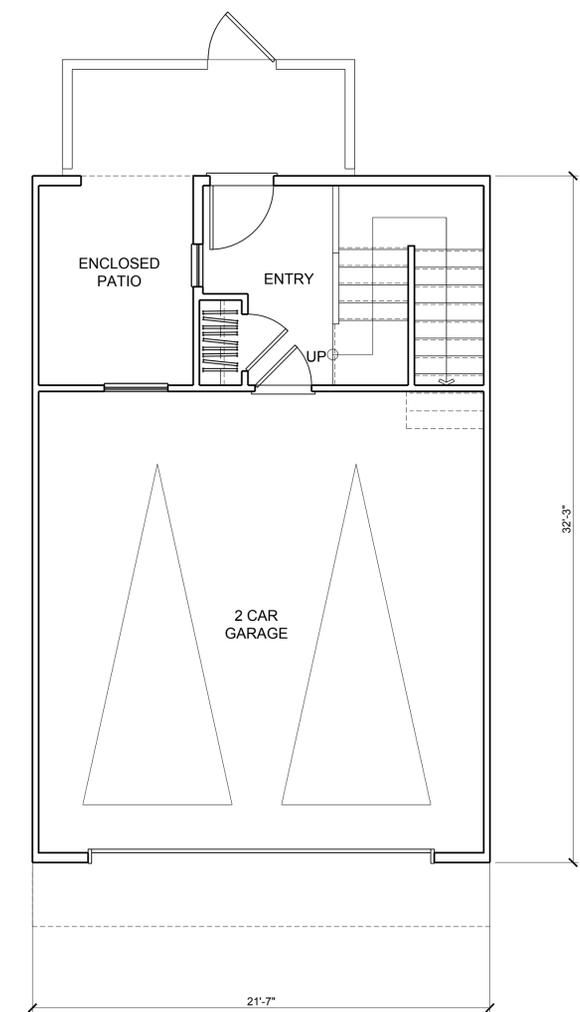
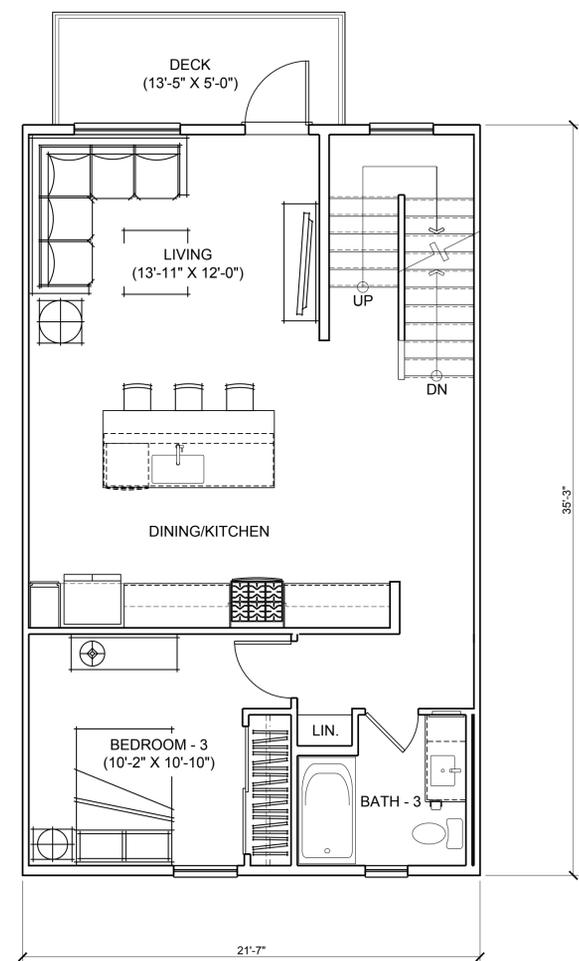
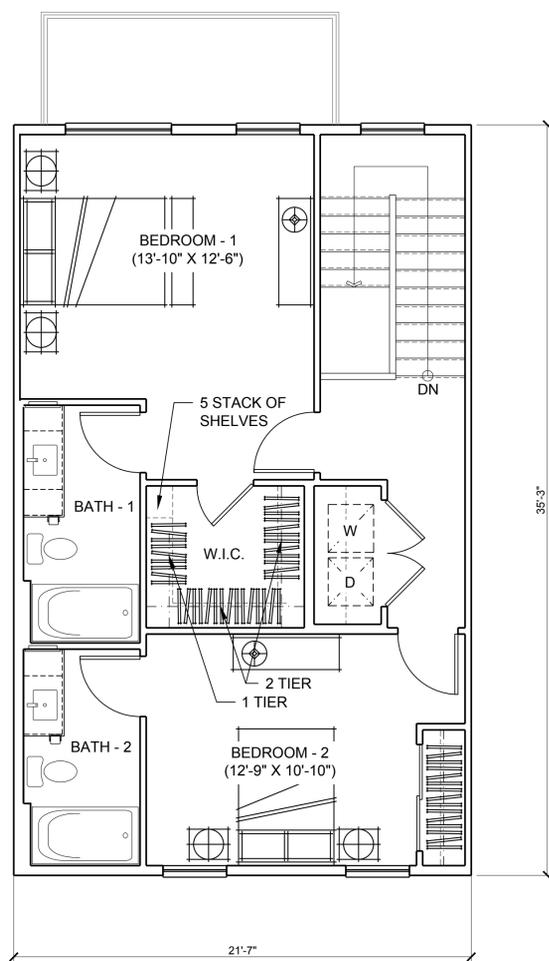


FIRST FLOOR

TH.- 3 1

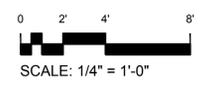
3 BR / 3.5 BATH - ±1,746 S.F.(8 TOTAL)





TH.- 4 1

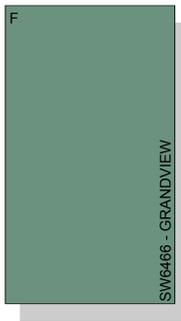
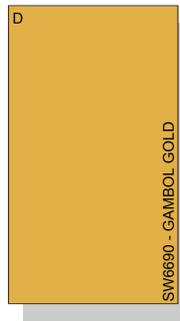
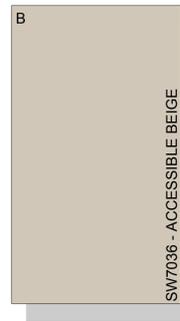
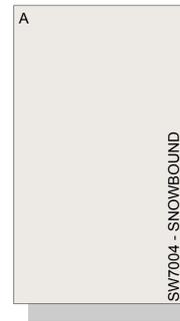
3 BR / 3 BATH - ±1,587 S.F.(10 TOTAL)



1 EXTERIOR PLASTER  
LIGHT SAND FINISH



2 SHERWIN WILLIAMS PAINT



3 CONCRETE "S" PROFILE ROOF TILE



4 VERTICAL CEMENTITIOUS SIDING



5 STONE VENEER



6 DARK VINYL WINDOWS



BUILDING TYPE B - FRONT ELEVATION