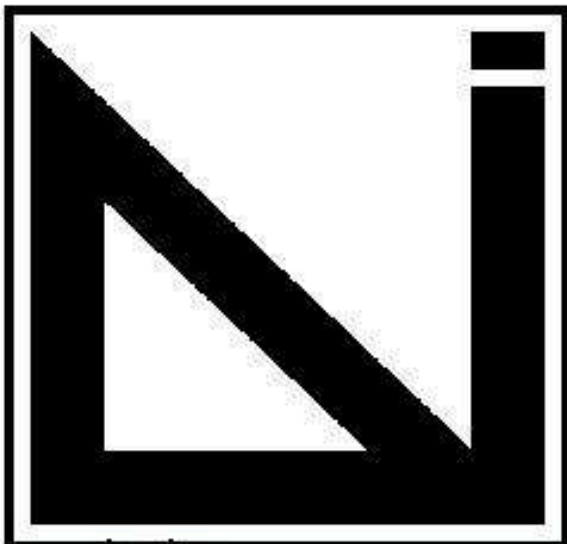


CIRCA GRAND



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CONSULTANTS

HANNA ANDERSON
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KEY PLAN

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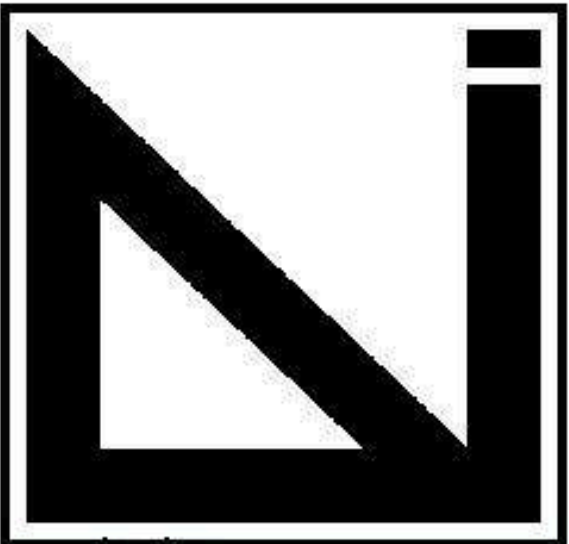
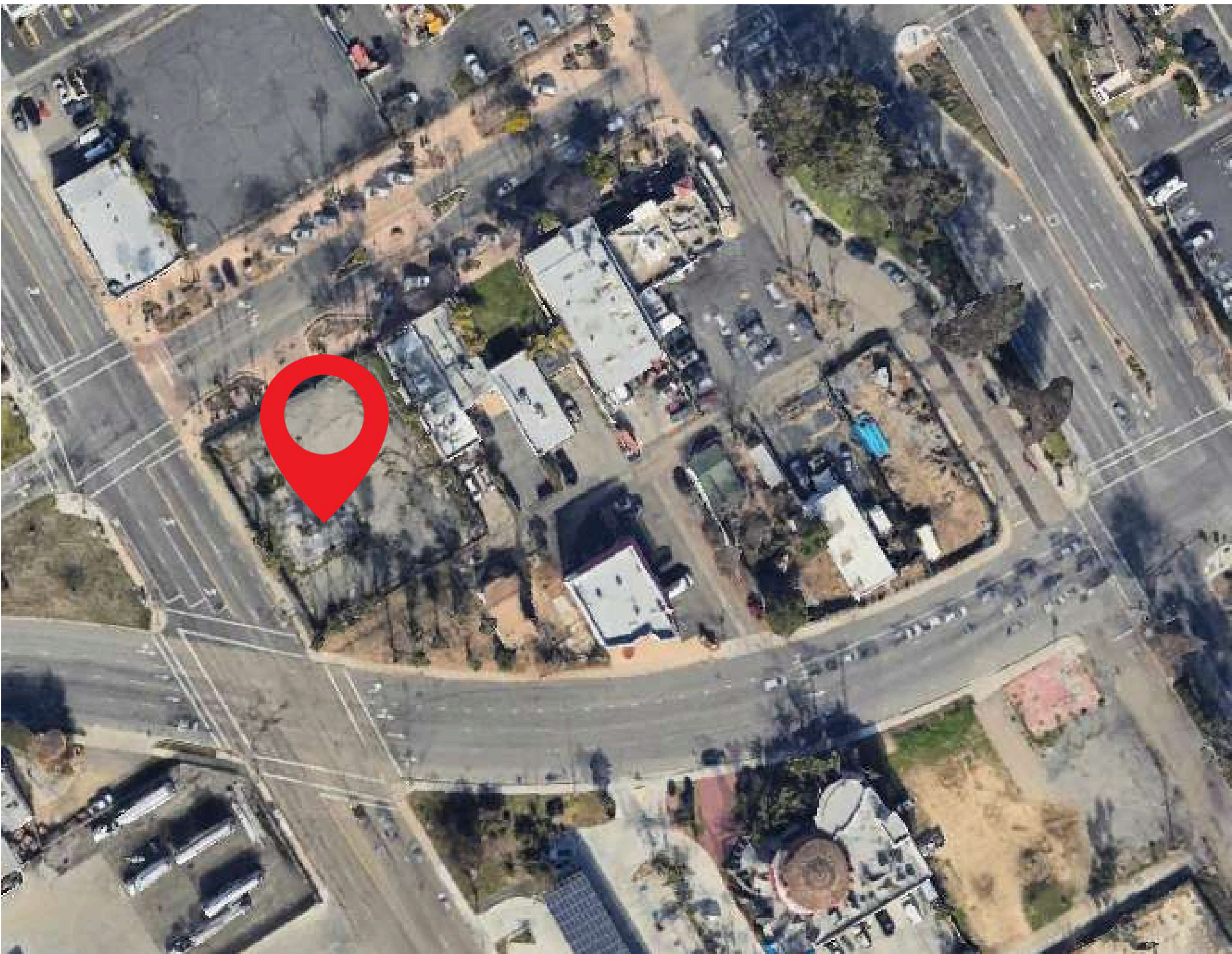
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FEASABILITY STUDY

BUILDING INFORMATION	
APN	233-022-01-00
AHJ	CITY OF ESCONDIDO
FAR	0.6
SITE SIZE	16,592' - 0"
ZONE	R2
CONSTRUCTION TYPE	IV (HEAVY TIMBER)
SETBACKS:	
STREET/ INTERIOR	15'-0"
REAR	5'-0"
FRONT	10'-0"
HEIGHT	35'-0"
CODES	CBC 2022 2010 ADA STANDARDS

SCOPE OF WORK

TO CREATE 6 MULTI-FAMILY RESIDENCES, EACH UTILIZING TYPE-4 HEAVY TIMBER CONSTRUCTION. THE RESIDENCES WILL BE DIVIDED INTO A UNIT-TYPE BLEND OF STUDIO, 1 BEDROOM, AND 2 BEDROOM UNITS, WITH THE ADDITION OF AN ADA COMPLIANT UNIT. PARKING PLANS WILL BE LOCATED ON THE GROUND FLOOR, AND AT LEAST ONE OF THESE PARKING STALLS MUST BE ADA ACCESSIBLE.



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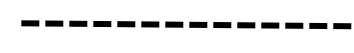
SITE PLAN

LEGEND

ADA PATH OF TRAVEL



PROPERTY LINE



SETBACKS



WIND



NOICE



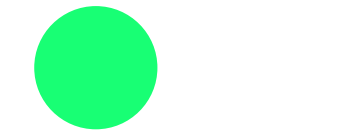
SUN PATH



POWER POLE



SEWER MANHOLE



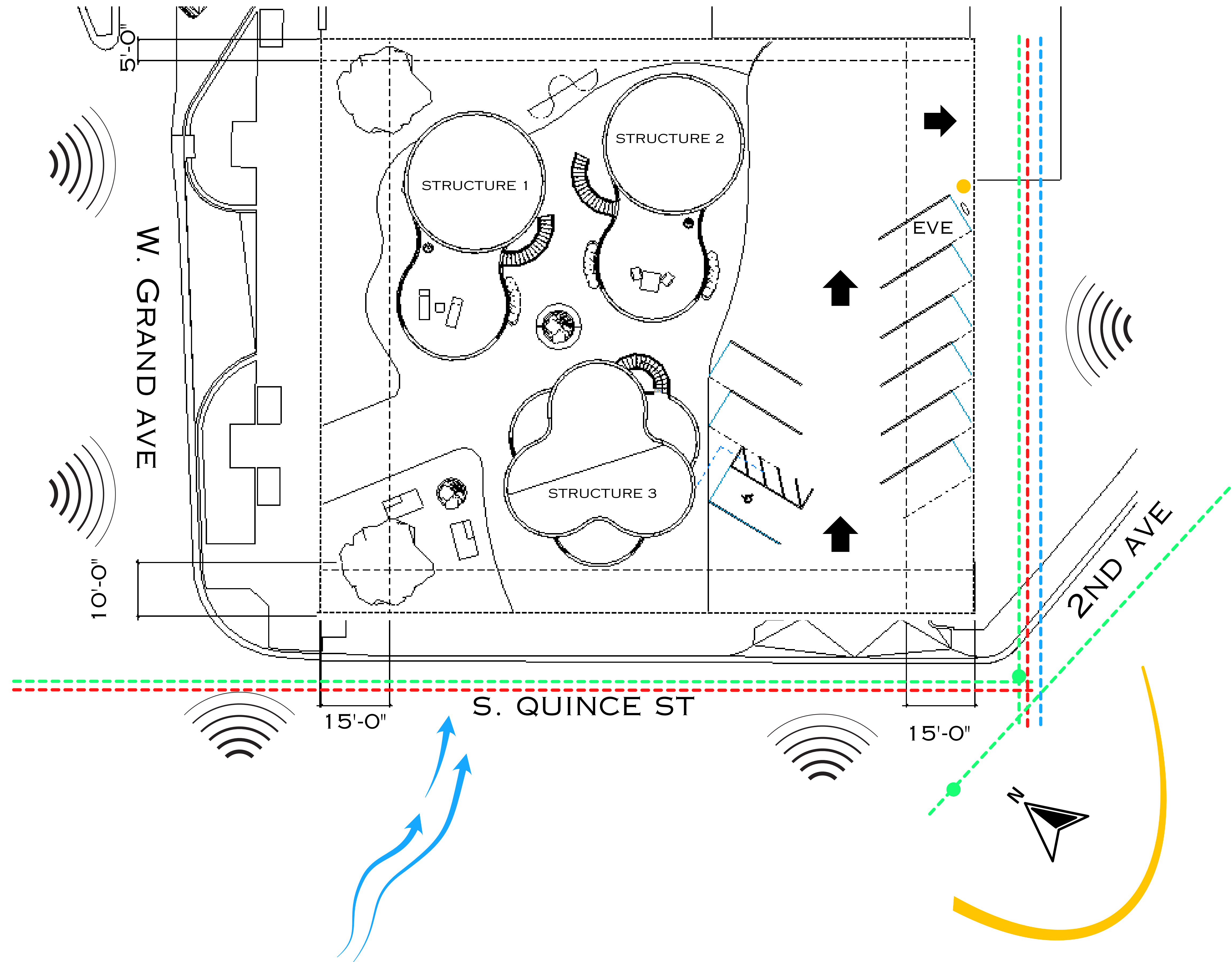
GAS MAIN



SEWER MAIN



WATER MAIN



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Scale: 1/8" = 1'-0"

Original Layout: 24" x 36"

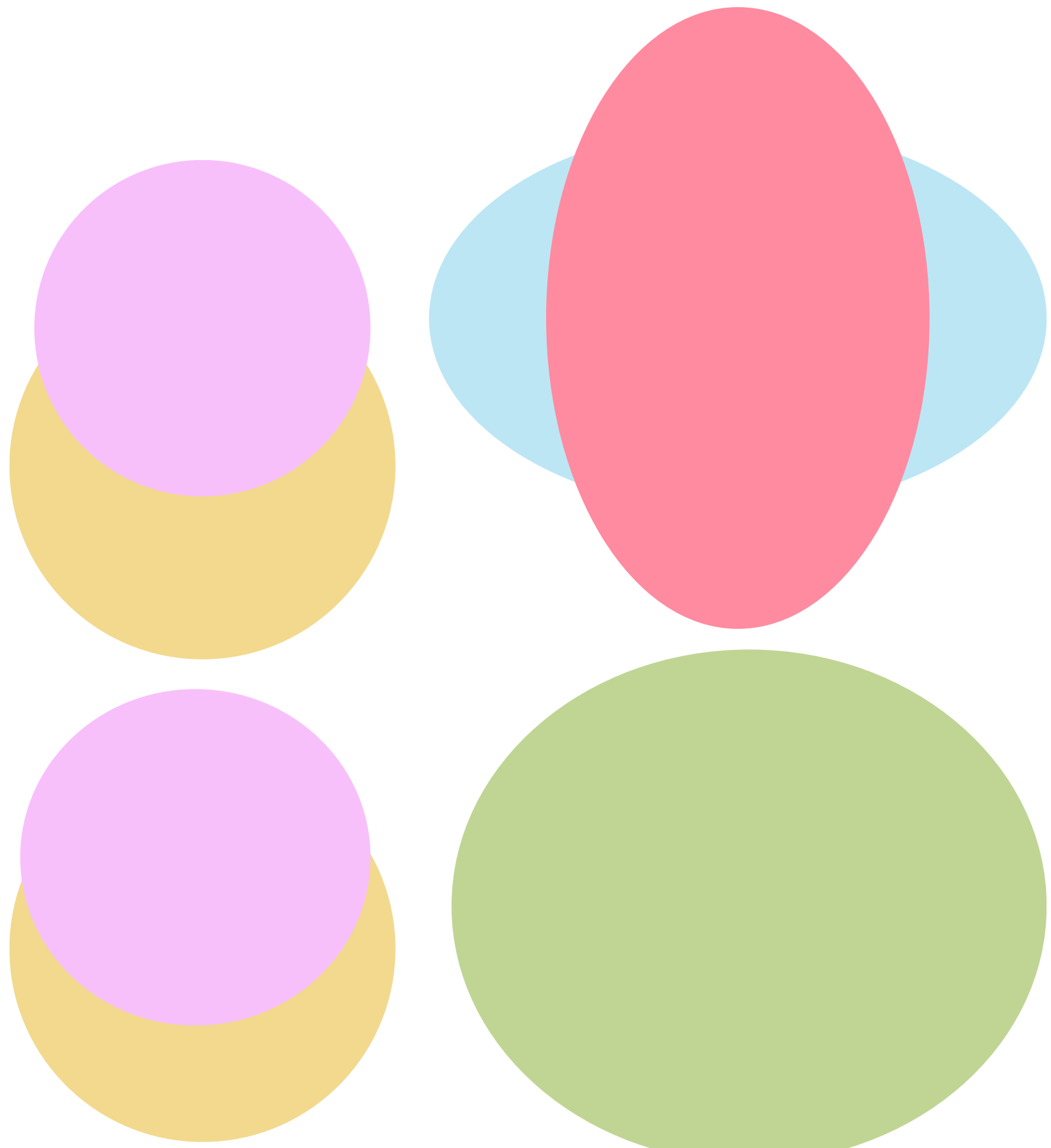
DESIGN PROCESS

THE DESIGN PROCESS WAS INSPIRED BY THE SITE CONTEXT OF ESCONDIDO. ESCONDIDO IS KNOWN FOR IT’S VINEYARDS AND NATURE. ESCONDIDO MEANS HIDDEN. THE SITE IS LOCATED IN CENTRAL ESCONDIDO. DURING THE DESIGN PROCESS VARIOUS FORMS HAVE BEEN EXPLORED. THE FORMS STARTED AS STACKED BOXES BEFORE BECOMING CIRCULAR STACKED UNITS. THE CIRCULAR SHAPE CREATES AN ENERGY EFFIECENT BUILDING AS THERE ARE NO DEAD CORNERS. THE MATERIALS AND LANDSCAPING ARE CAREFULLY CHOSEN BLEND INTO THE MODERN SPANISH STYLE OF CENTRAL ESCONDIDO.

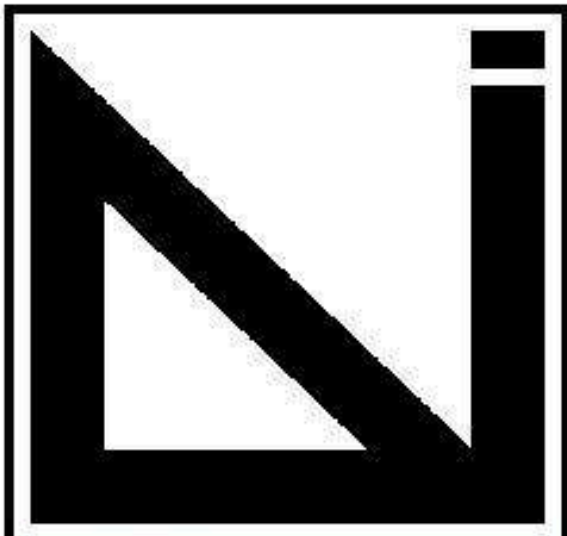
THE NAME “CIRCA GRAND” PLAYS ON A FEW LAYERED MEANINGS TO CREATE A MODERN, STYLISH, AND LOCATION-CONSCIOUS IDENTITY FOR THE MULTI FAMILY RESIDENCE. “CIRCA” MEANS “AROUND” IN LATIN AND IT CLEVERLY ALLUDES TO THE ROUND SHAPE OF THE UNITS.



- STUDIO
- 1 BD
- 2 BD
- PARKING
- ADA 2 BD



Scale:1/8" = 1'-0"



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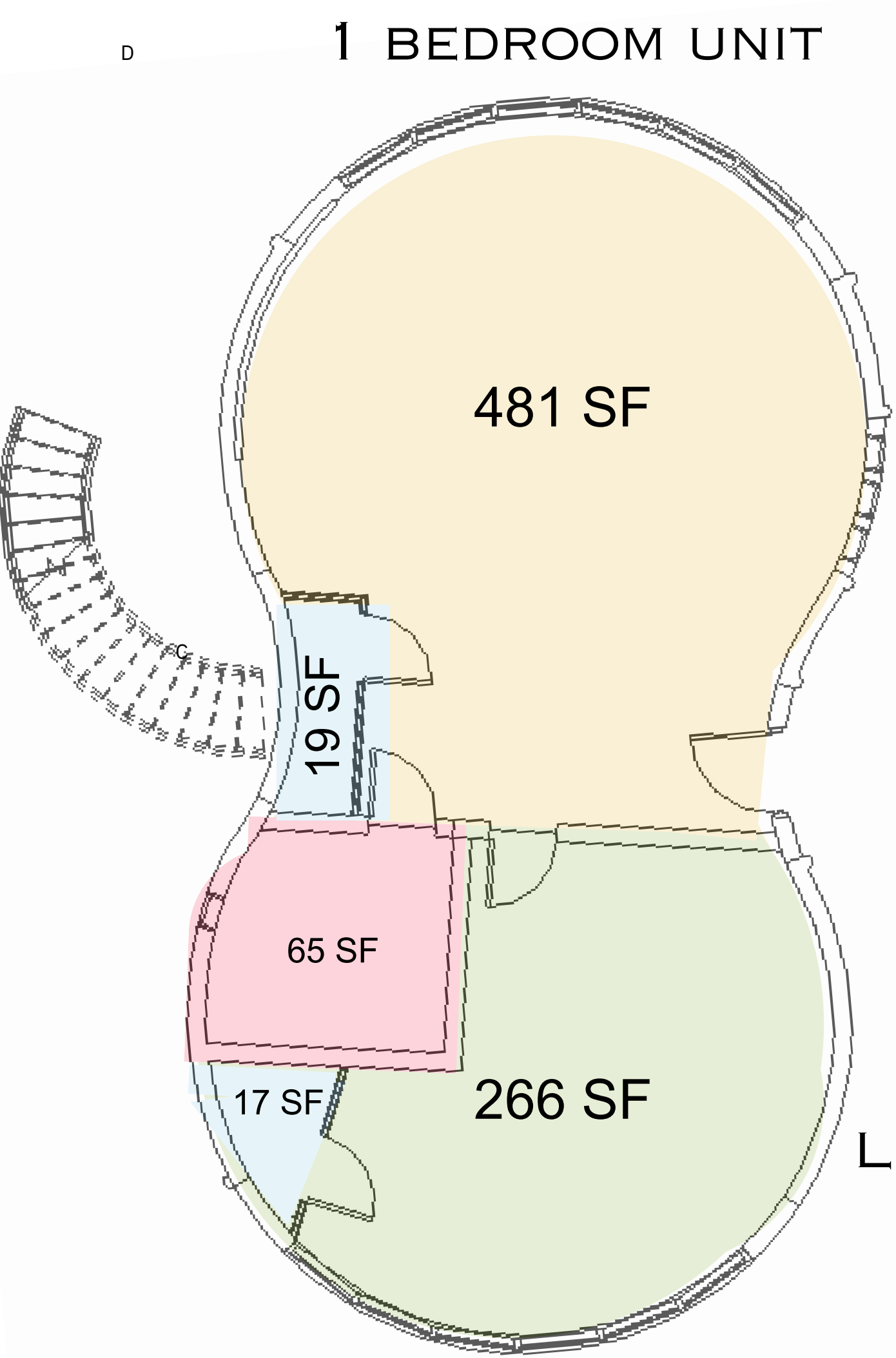
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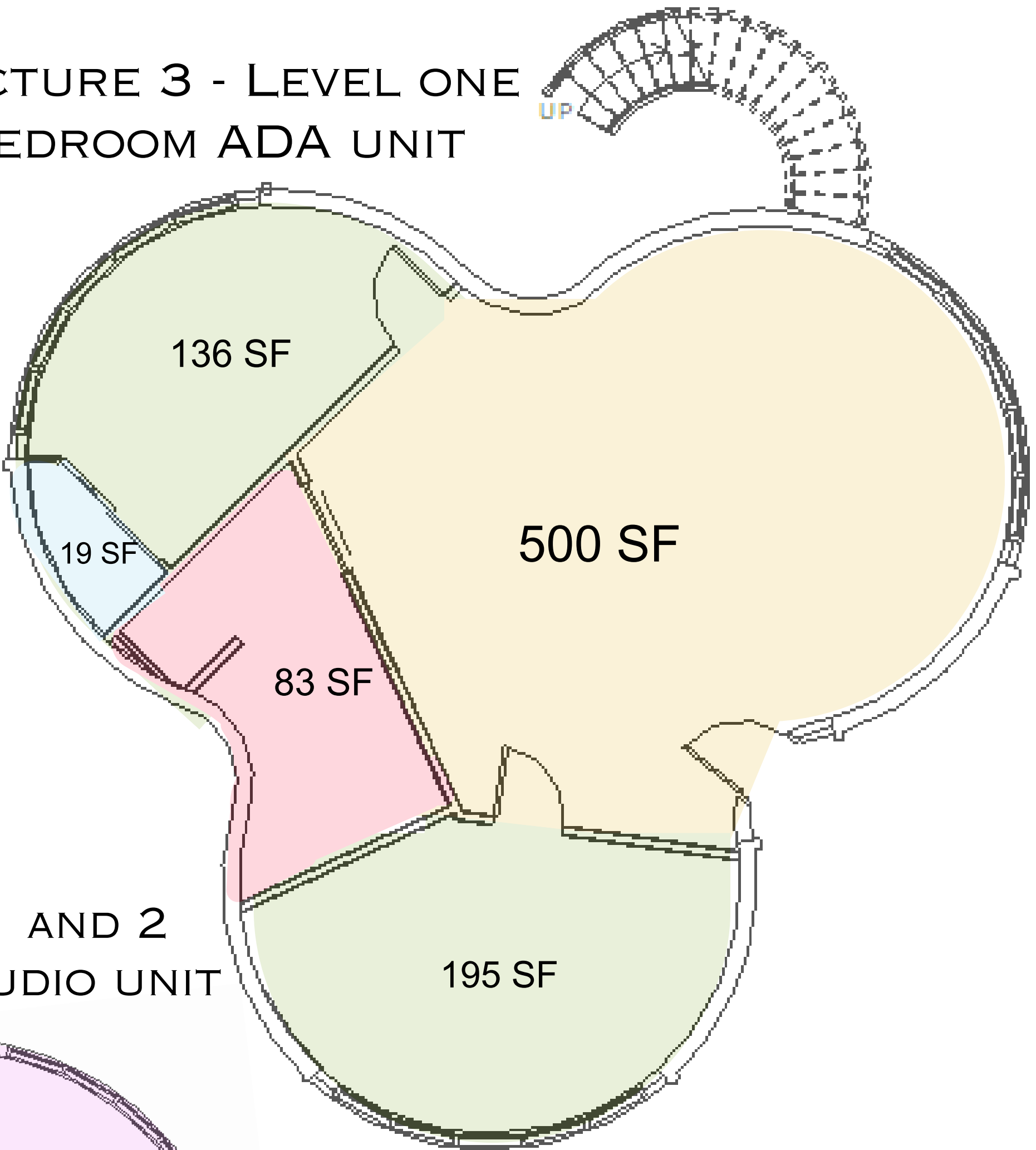
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AREA PLAN

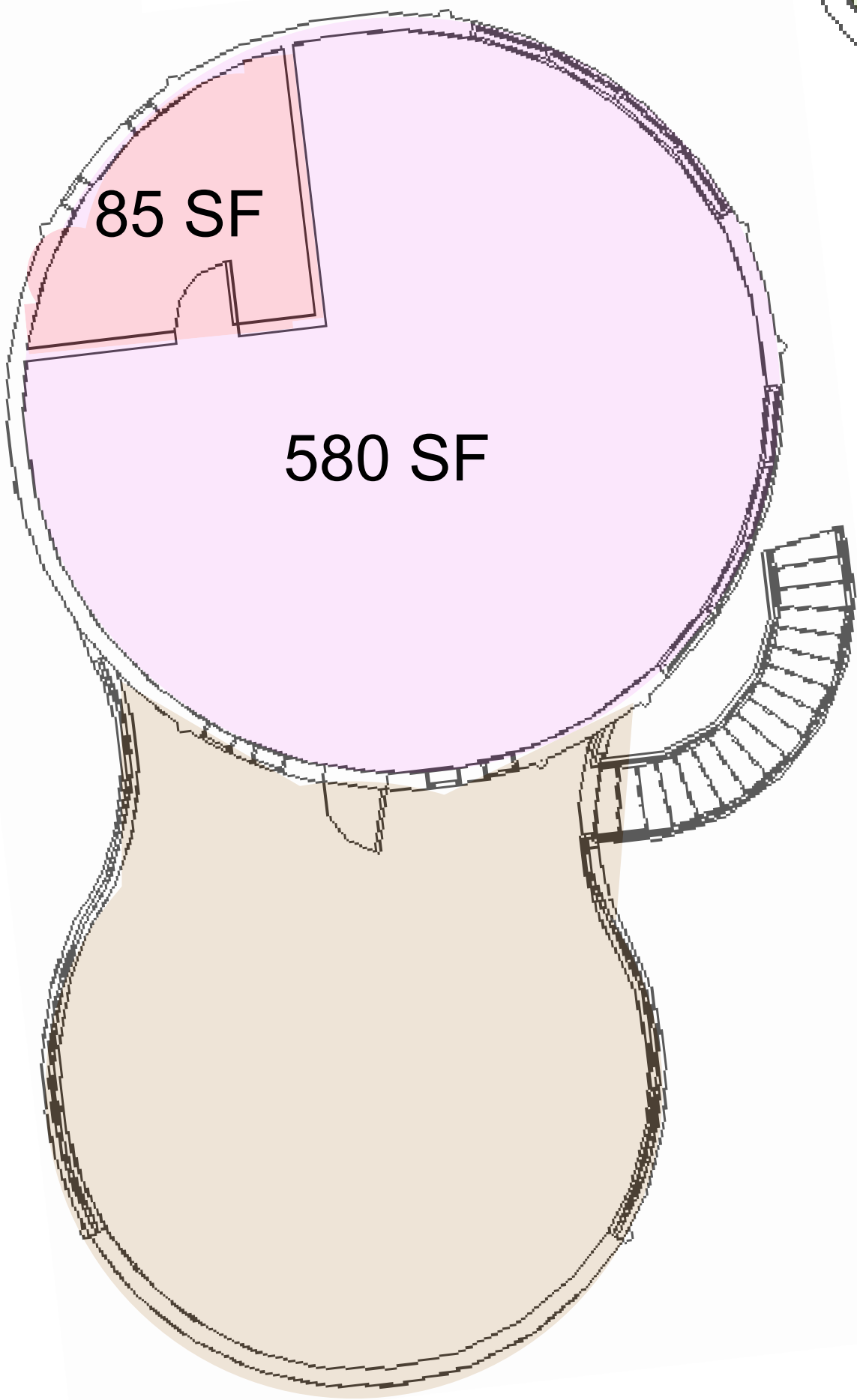
STRUCTURE 1 AND 2 -
LEVEL ONE
1 BEDROOM UNIT



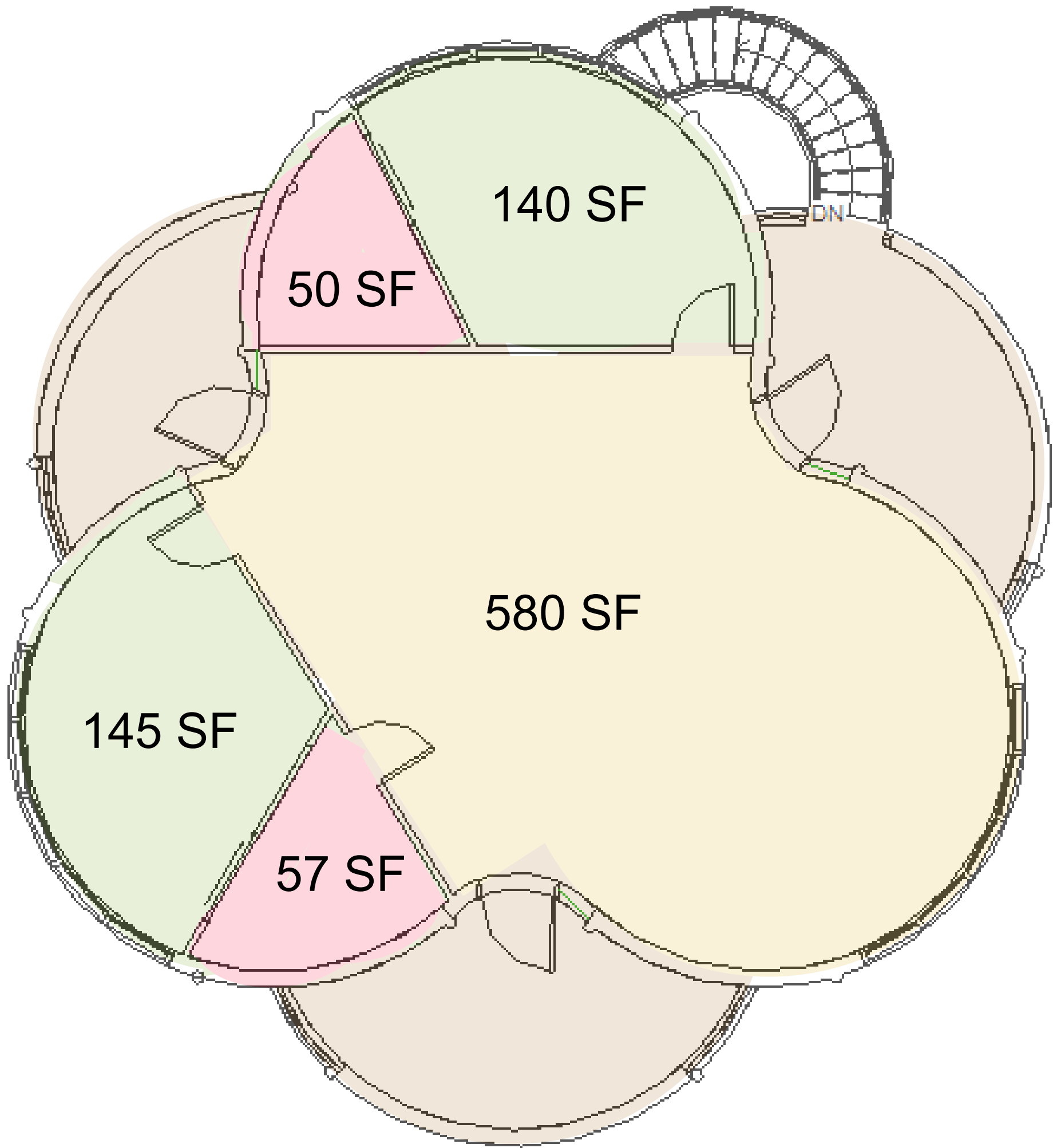
STRUCTURE 3 - LEVEL ONE
2 BEDROOM ADA UNIT



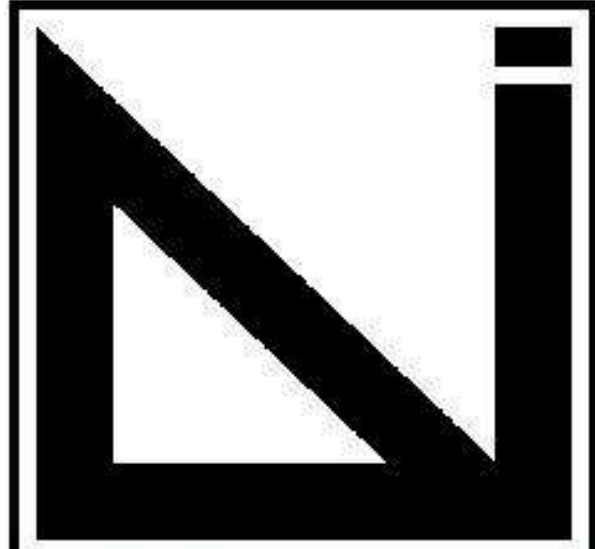
STRUCTURE 1 AND 2
LEVEL TWO, STUDIO UNIT



STRUCTURE 3 - LEVEL TWO
2 BEDROOM UNIT



- KITCHEN/LIVING
- BATHROOM
- BEDROOM
- CLOSET/LAUNDRY
- TERRACE/ BALCONY
- STUDIO



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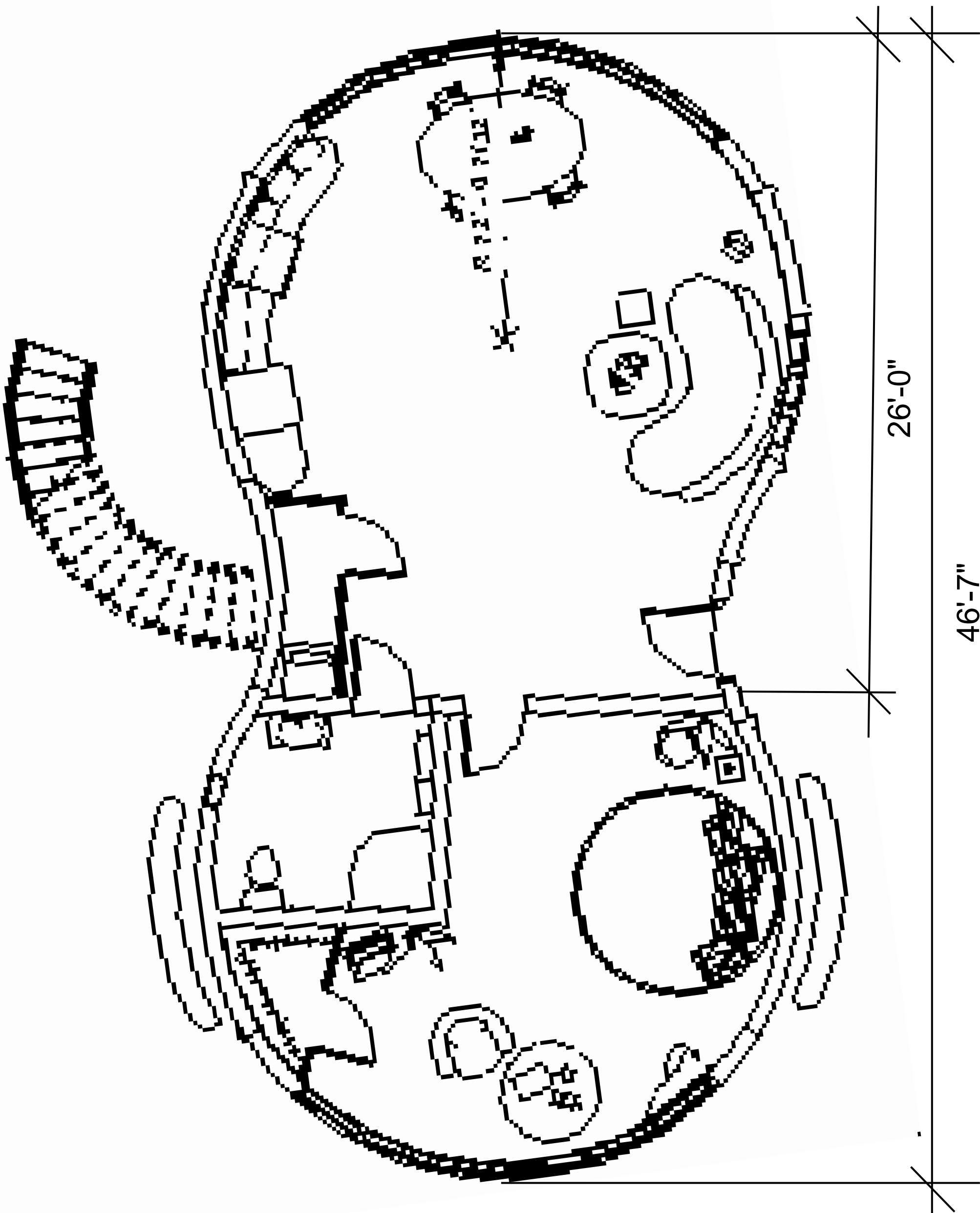
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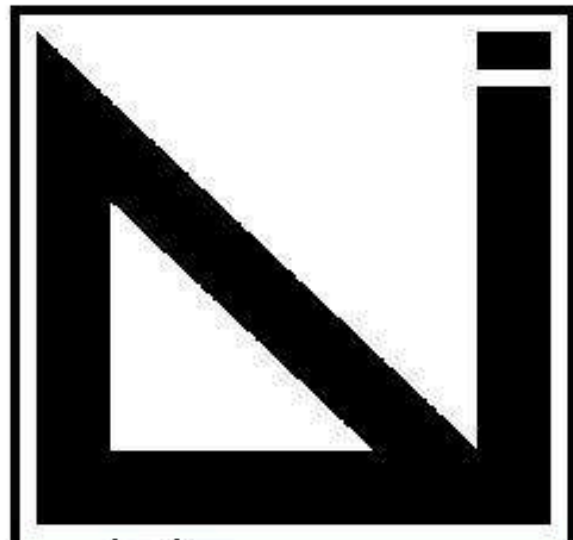
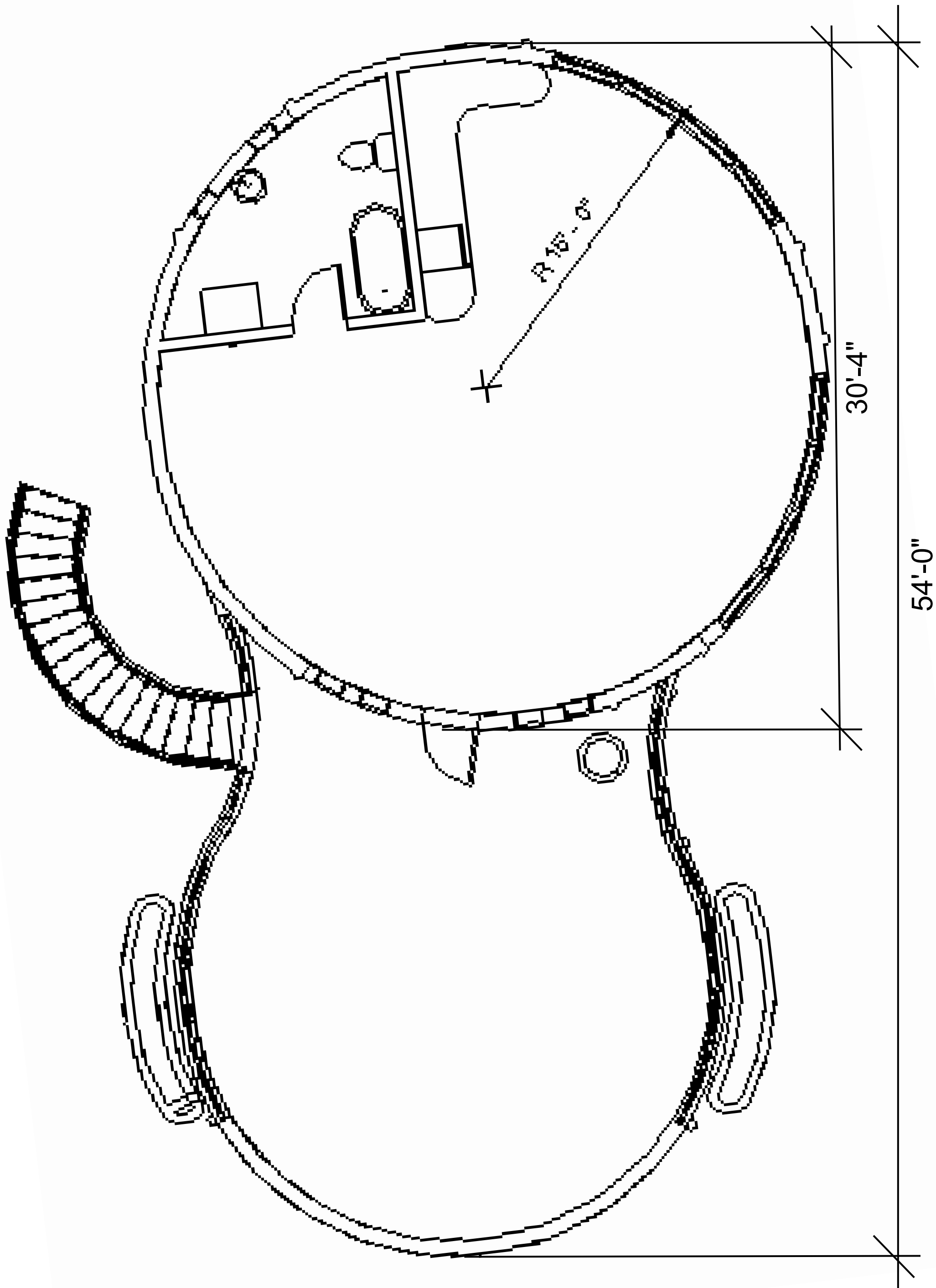
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STRUCTURE 1 AND 2

LEVEL ONE- ONE BD UNIT
HABITABLE SPACE- 849 SF



LEVEL TWO - STUDIO
HABITABLE SPACE- 665 SF



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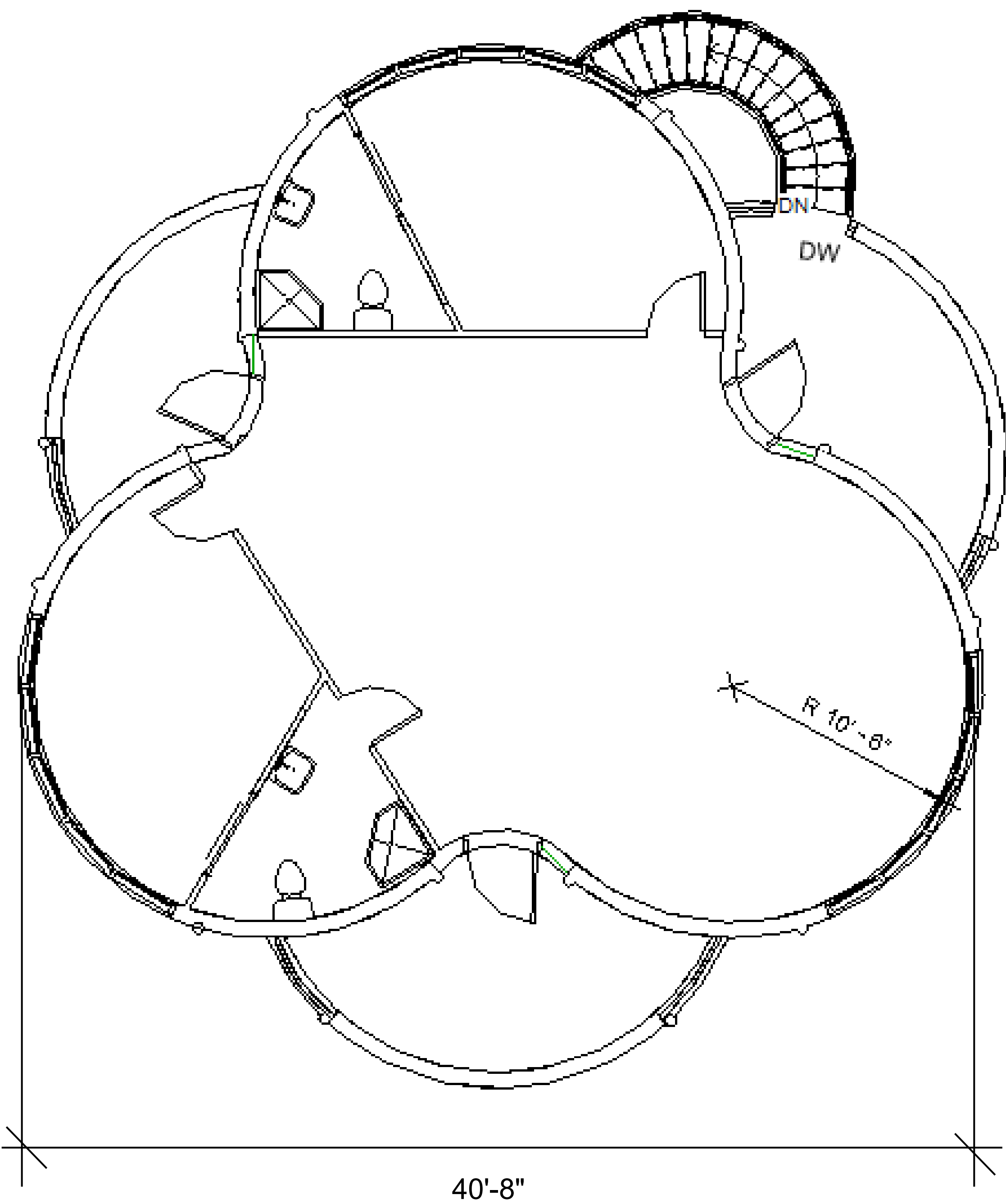
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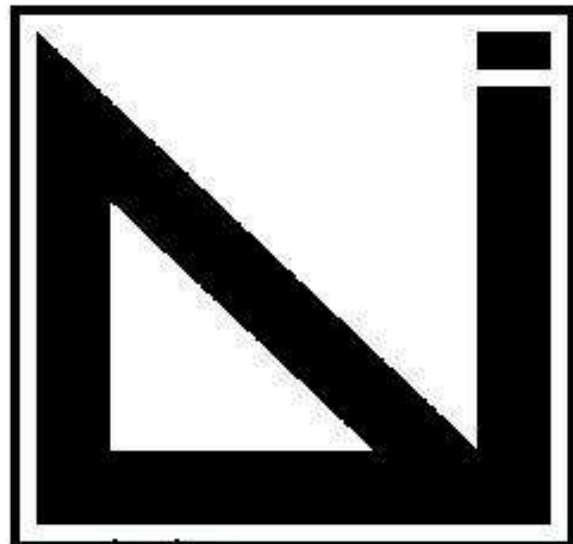
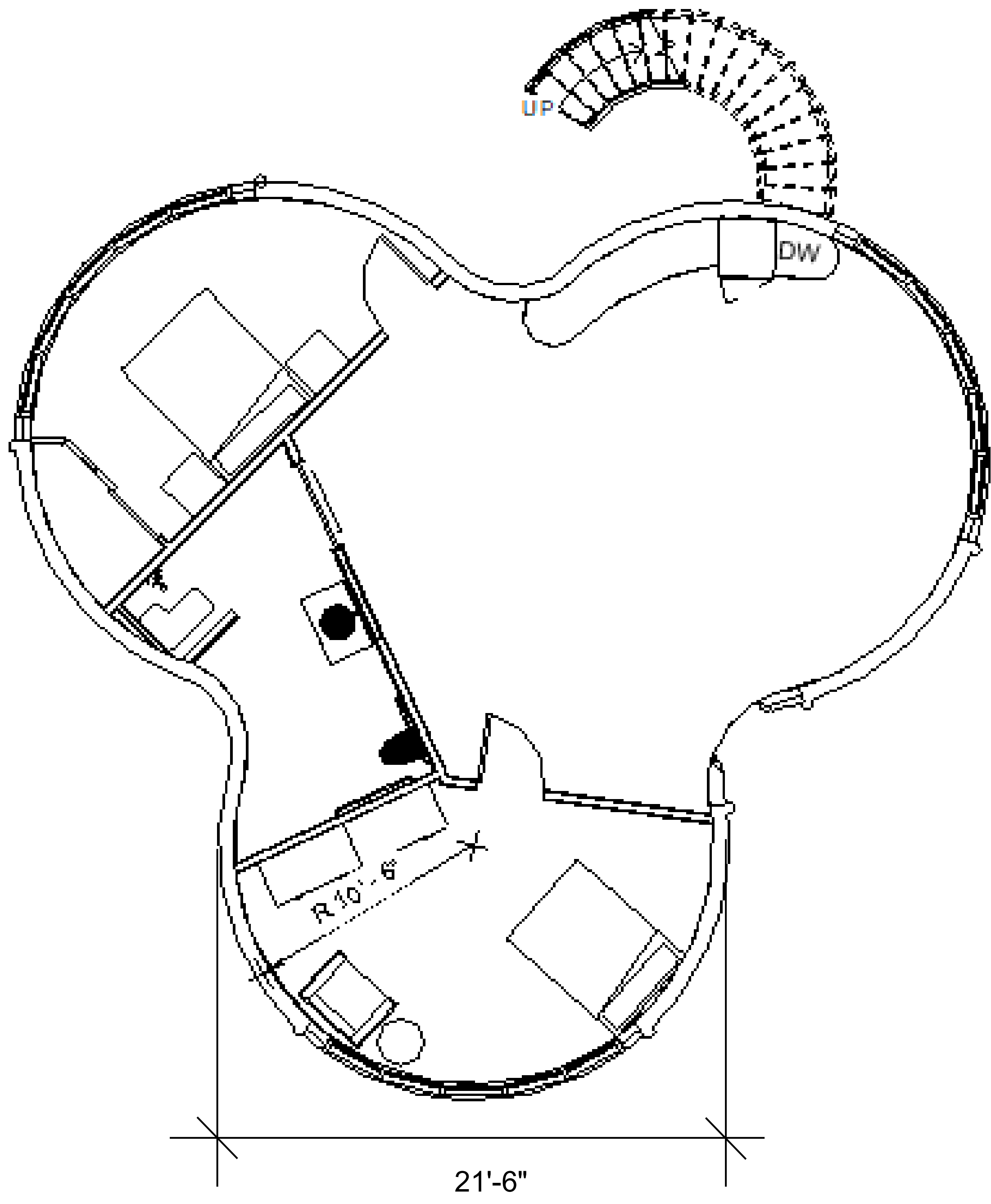
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STRUCTURE 3

LEVEL TWO - TWO BD UNIT
HABITABLE SPACE- 935 SF



LEVEL ONE - ADA COMPLIANT TWO BD UNIT
HABITABLE SPACE- 935 SF



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ELEVATIONS

EAST



KEBONY
MODIFIED OAK
WOOD
CLADDING

NORTH



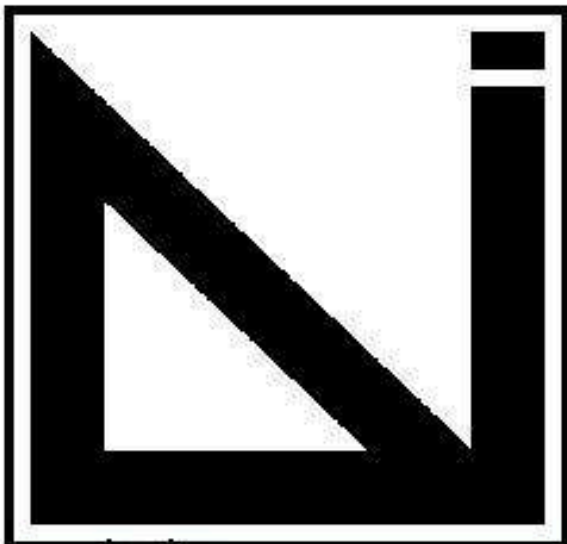
BRONZE
METAL

SOUTH



LIMEWASH

WEST



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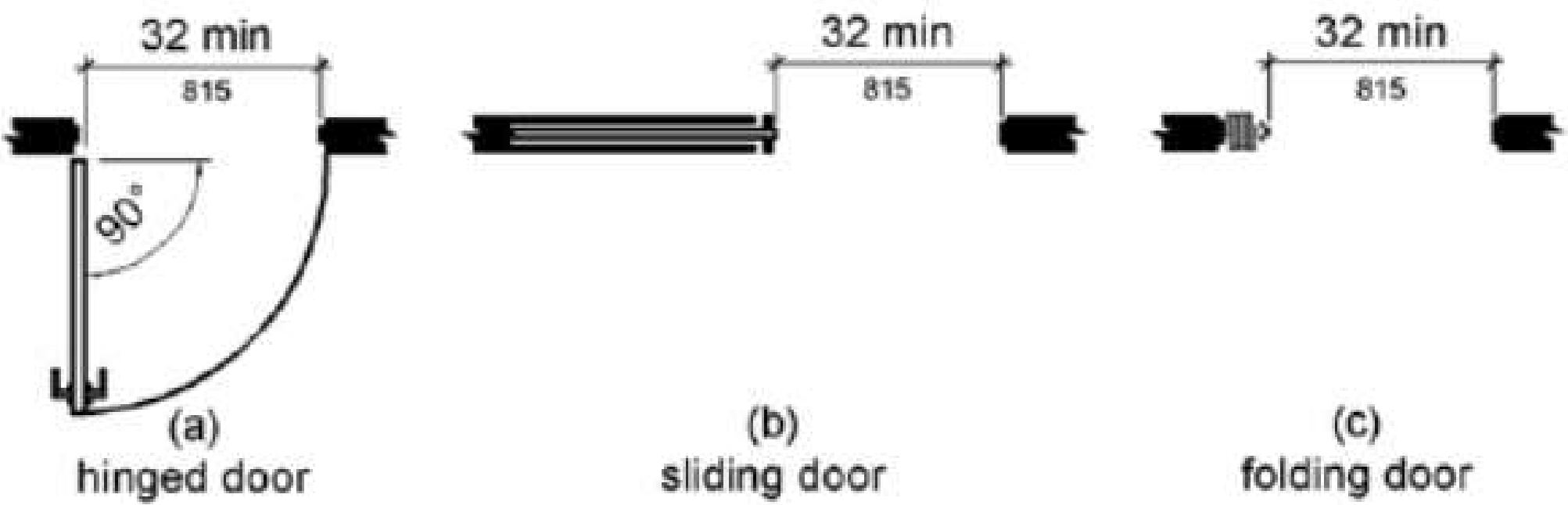
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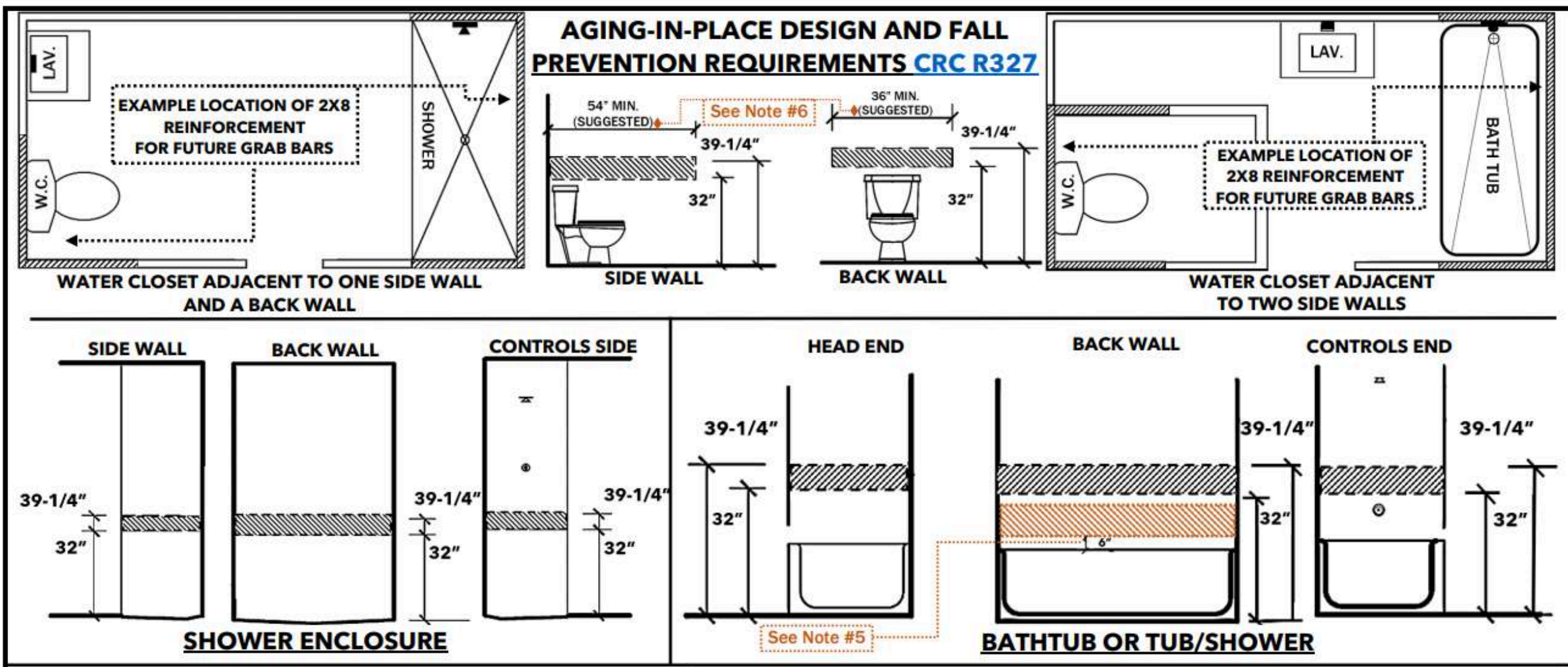
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ADA DETAILS

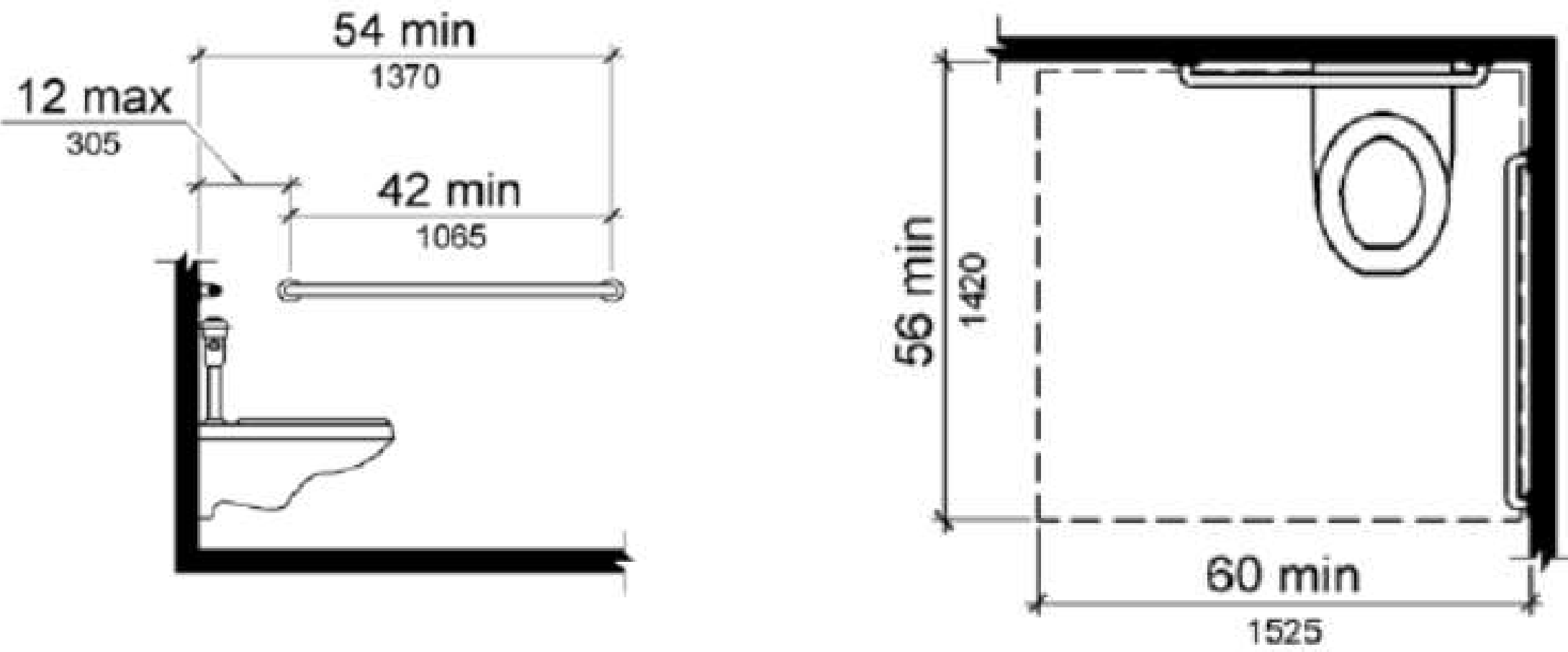
DOORS



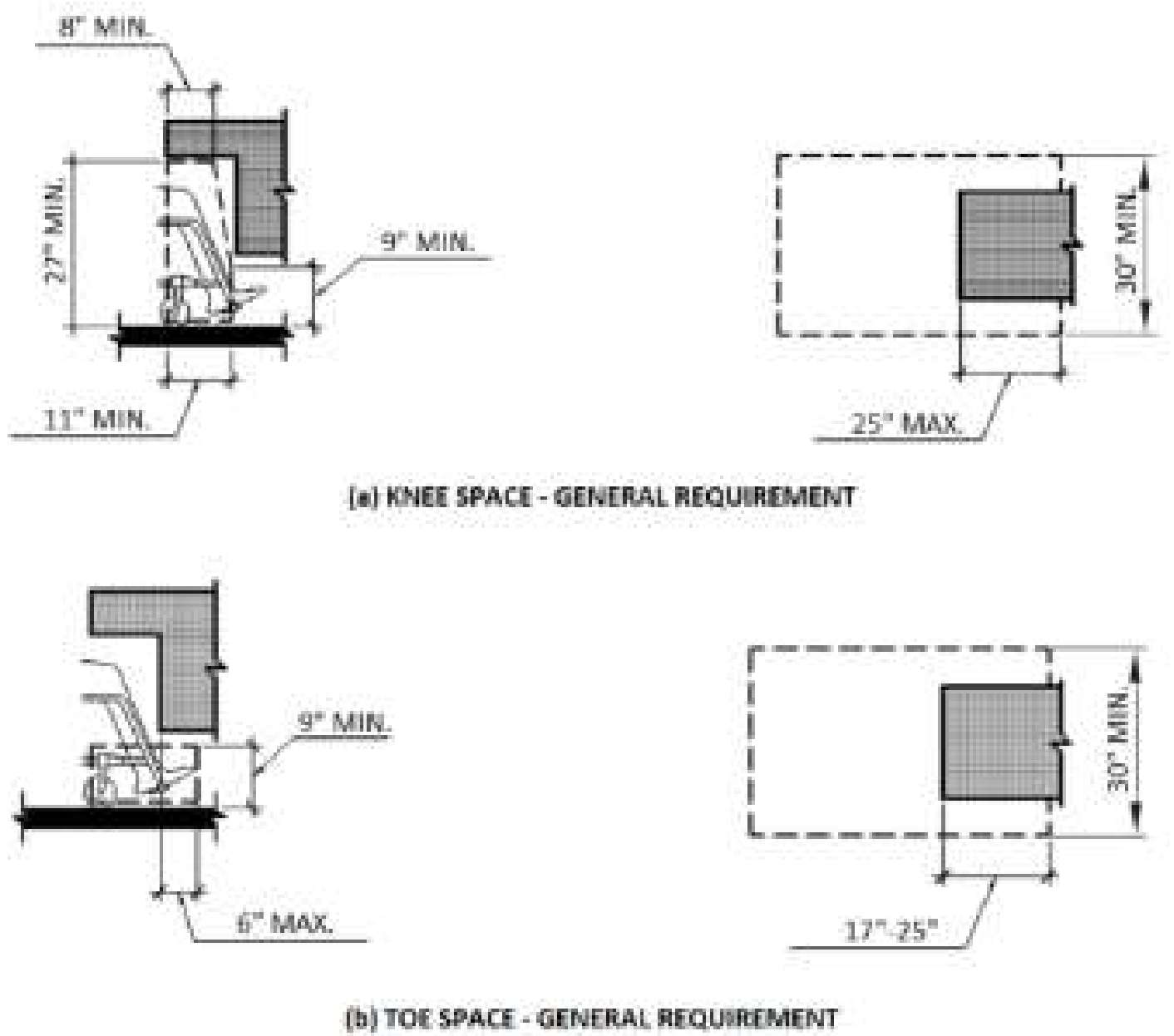
AGE IN PLACE



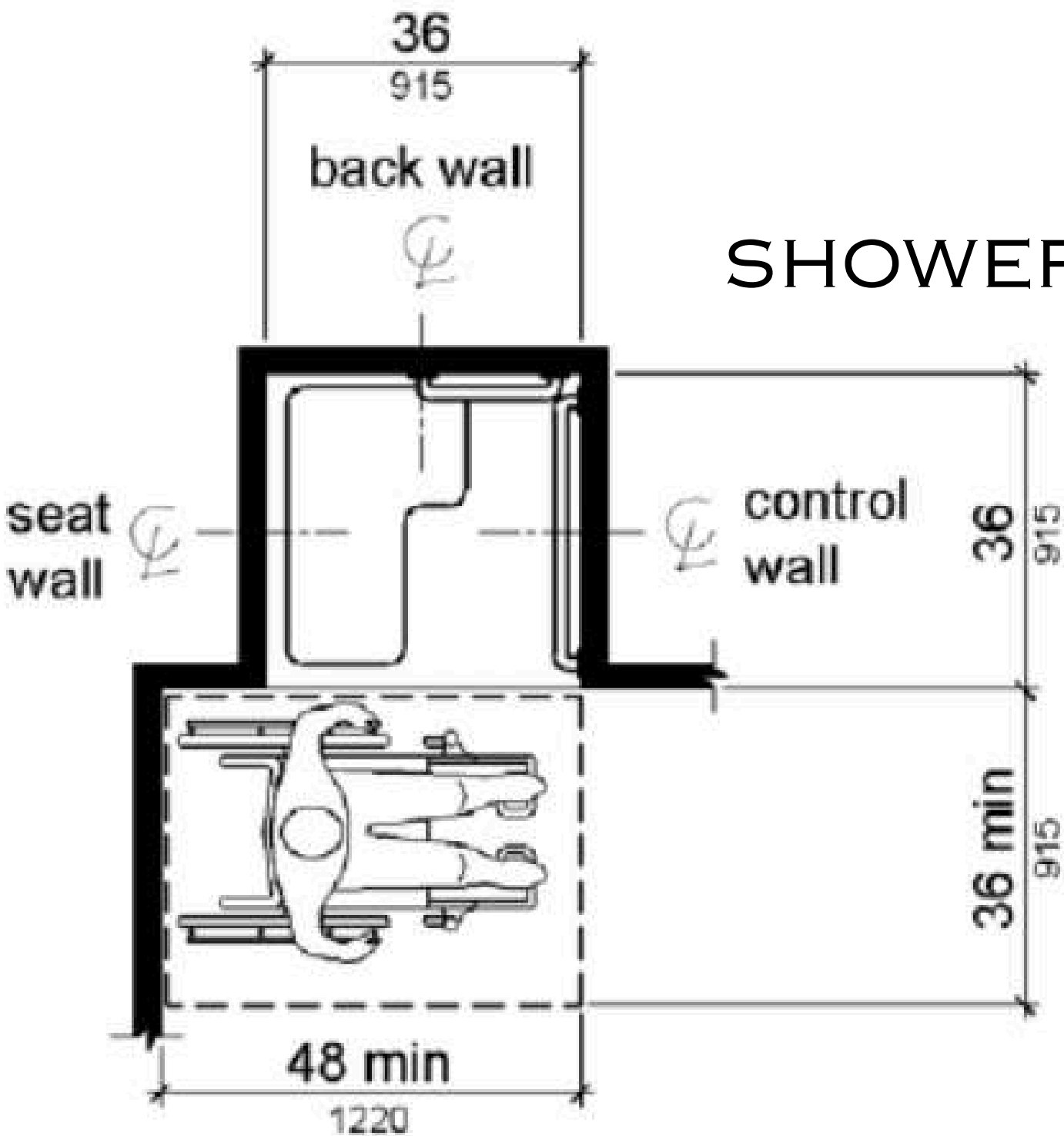
WATER CLOSET



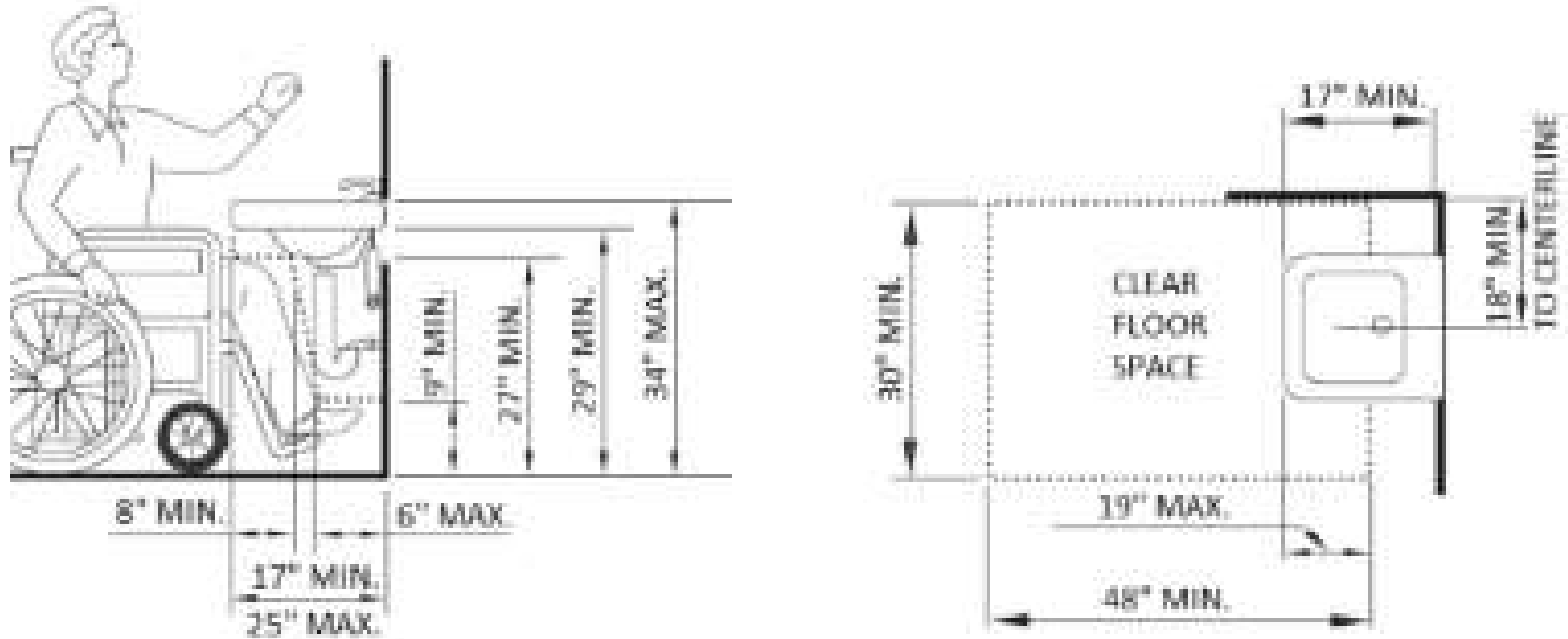
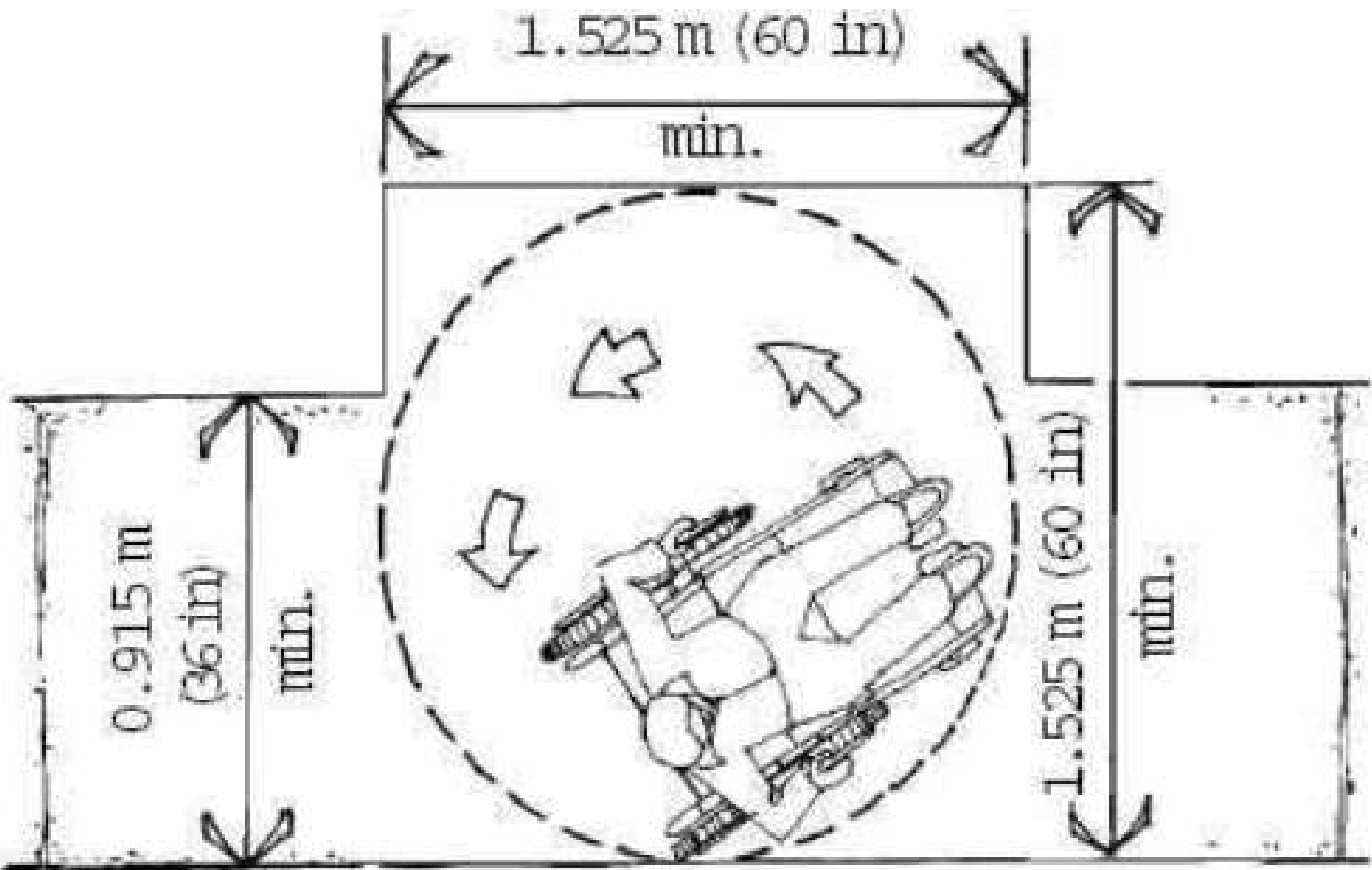
LAVORATORY



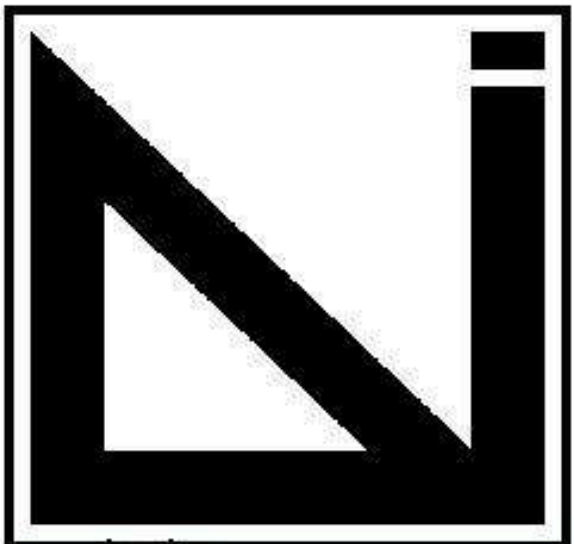
SHOWER



WHEELCHAIR CLEARANCE



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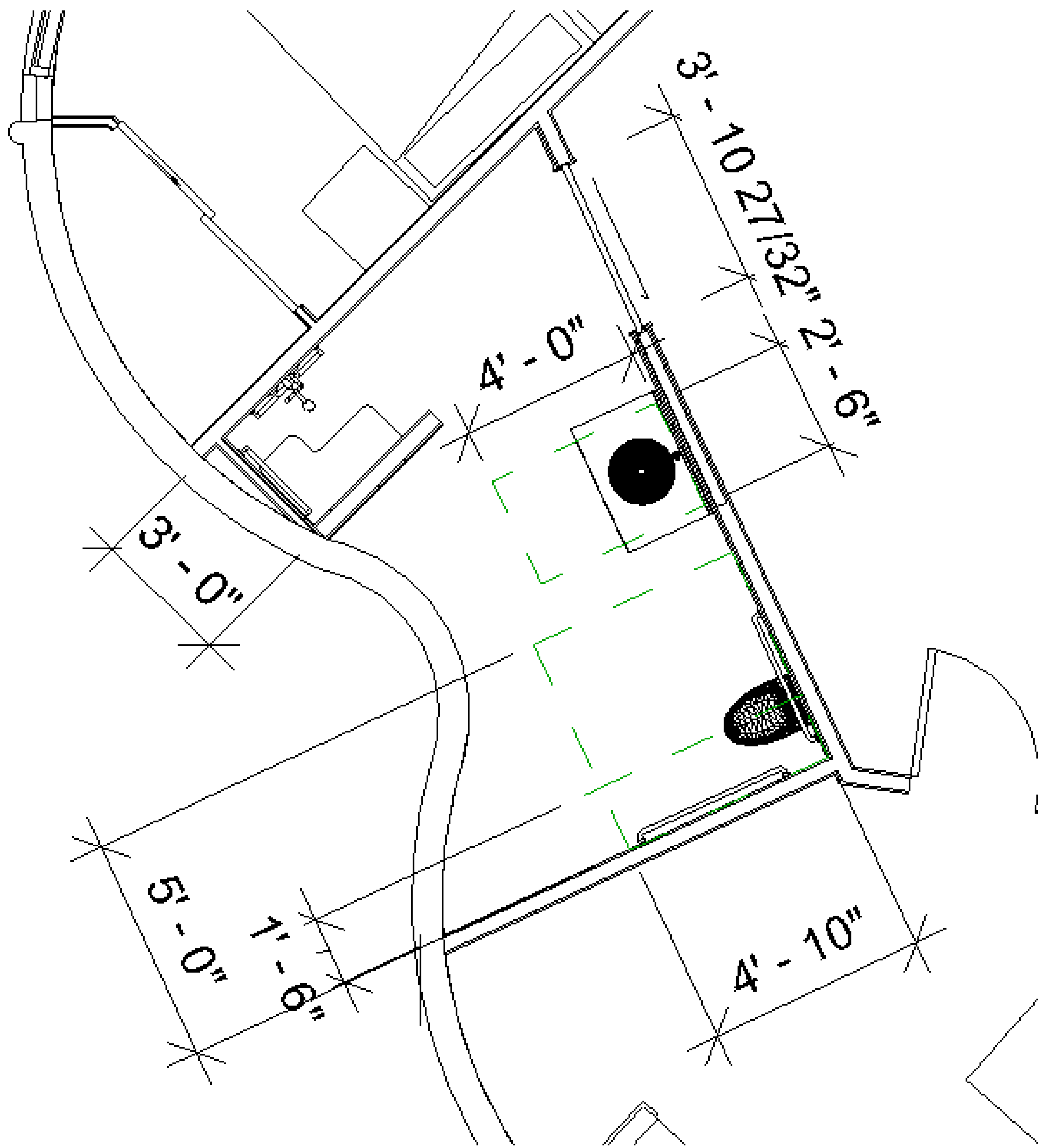
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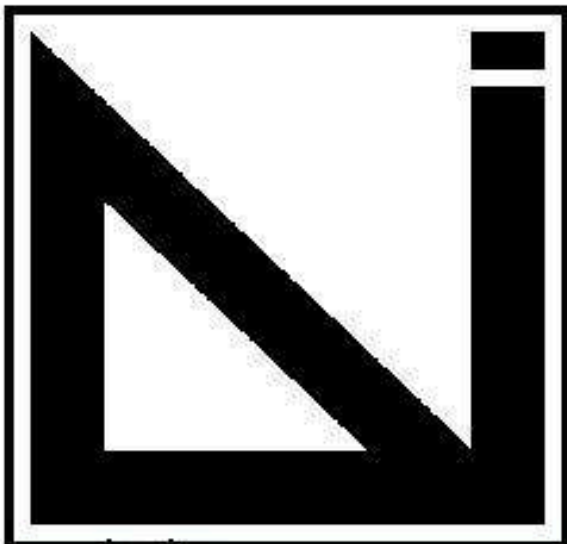
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ADA DETAILS



LEVEL ONE, STRUCTURE 3 - ADA COMPLIANT TWO BD UNIT
BATHROOM



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PARKING

CODE

CITY OF ESCONDIDO, CA - 2024-12-11 - SUBDIVISIONS AND ZONING CODE - CHAPTER 33 ZONING - ARTICLE 39 OFF-STREET PARKING - SECTION 33-764 ADJUSTMENTS TO RESIDENTIAL PARKING.

Use	Parking Spaces Required
Multiple Dwellings	
Bachelor	One parking space per unit.
One Bedroom	One and one-half (1 ½) parking space per unit.
Two Bedroom	One and three-quarter (1 ¾) parking space per unit.
Minimum square feet allowed for residential and parking regardless of the FAR	2,500

ADA PATH OF TRAVEL

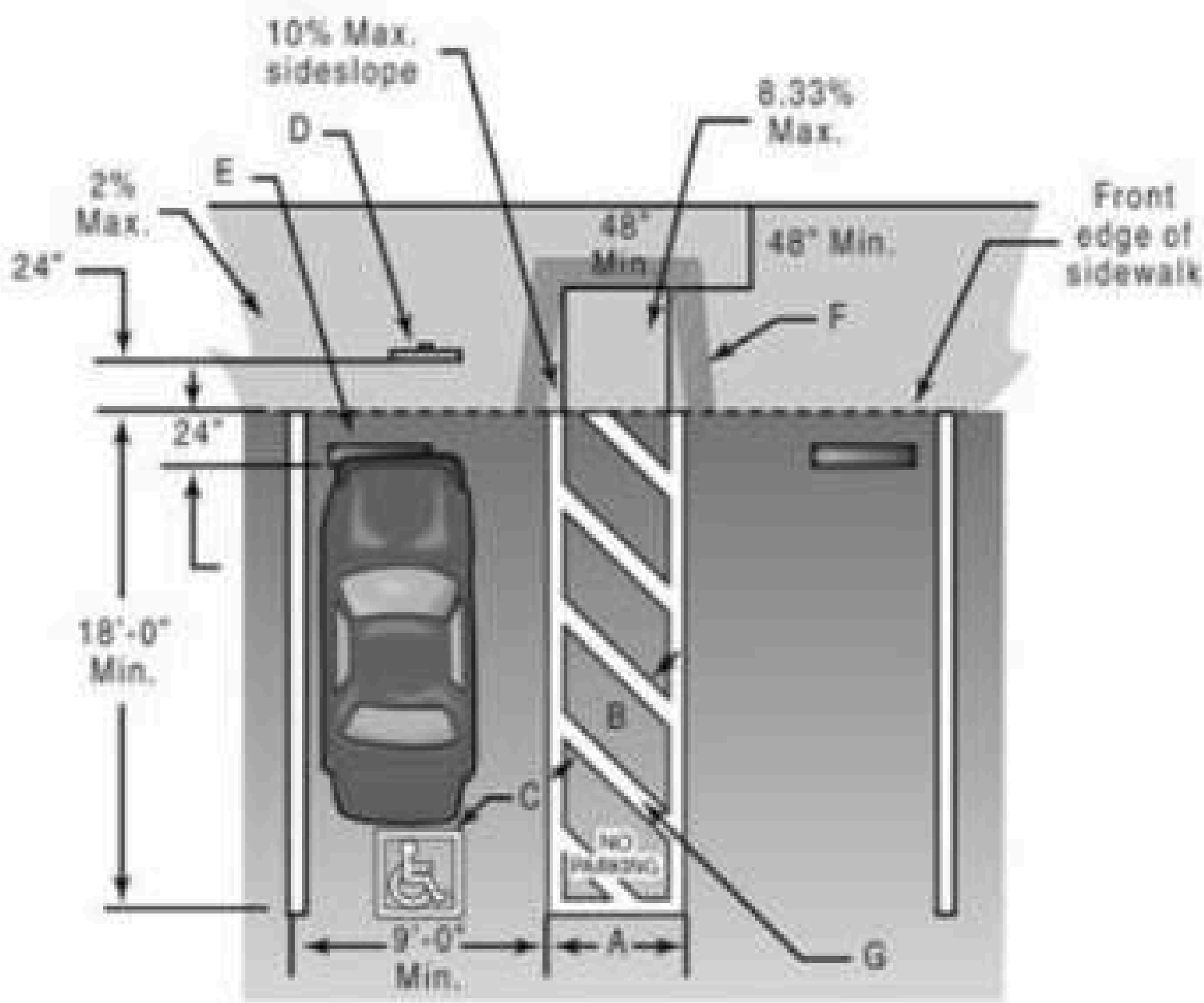
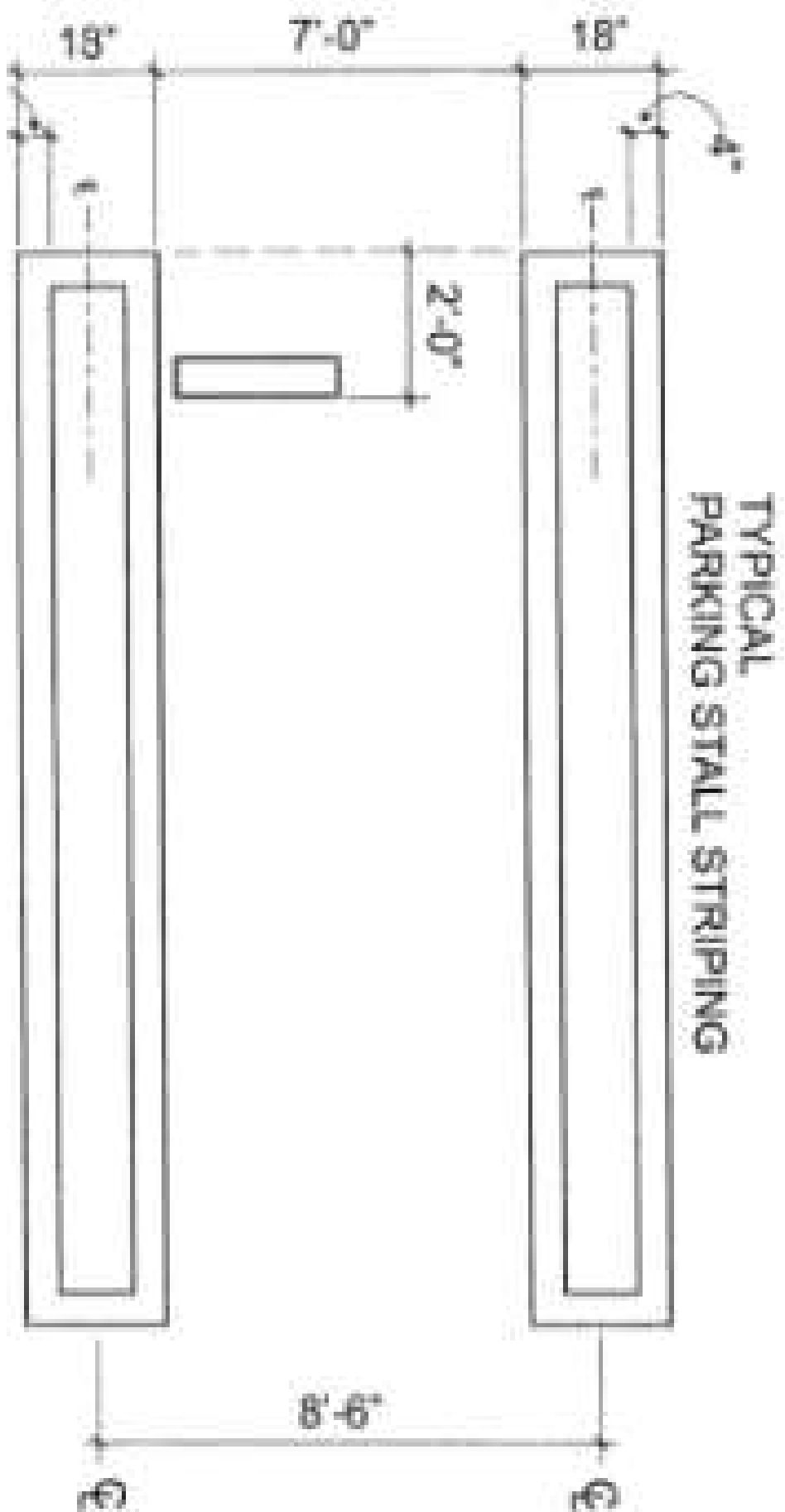
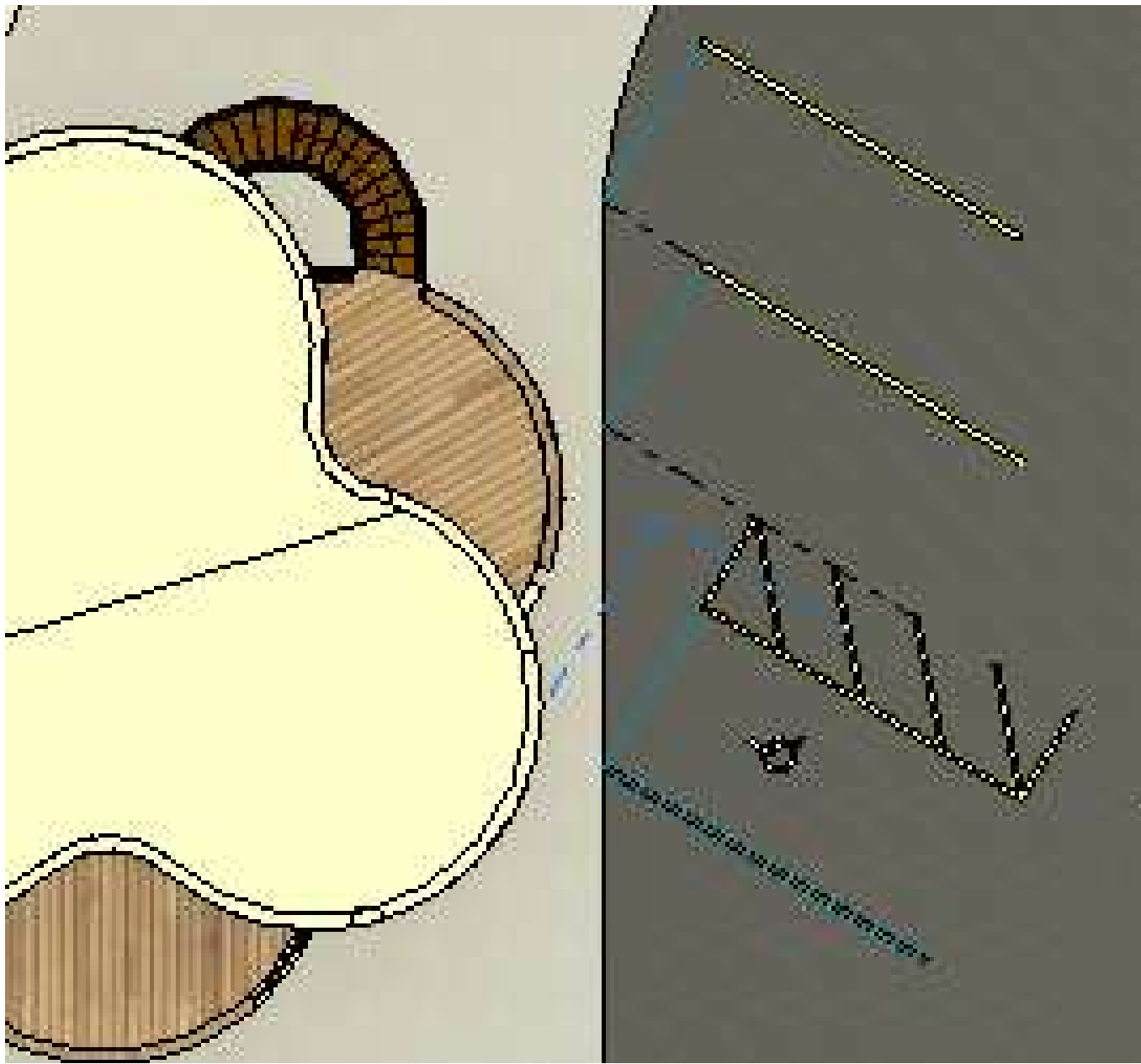


Fig. 6
NOTES:

- A: 5'-0" min. at typical stall, 8'-0" min. at Van-Accessible stall, 1129B4.1 & 2
- B: Stripes 3'-0" on center, Fig. 6
- C: Typical pavement symbol, 1129B.5.2
- D: Parking signage, 70 sq. inch min., 1129B.5
- E: Wheel stop req'd if walk is 4' wide. Not req'd for walk 6' wide or greater
- F: 12" Min. border at 4" O.C.
- G: "NO PARKING" in min. 12" high letters, 1129B4.1 & 2

STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION



R99 (CA)

NOTE: For symbol details, see Standard Highway Signs, Appendix, "Handicapped".

COLORS: BORDER & LEGEND - WHITE (RETROREFLECTIVE)
BACKGROUND - BLUE (RETROREFLECTIVE)

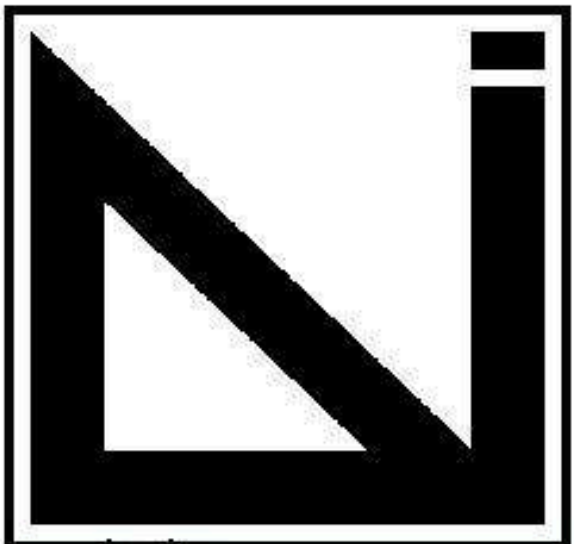
7/1/08



R99B (CA)

COLORS: BORDER & LEGEND - WHITE (RETROREFLECTIVE)
BACKGROUND - BLUE (RETROREFLECTIVE)

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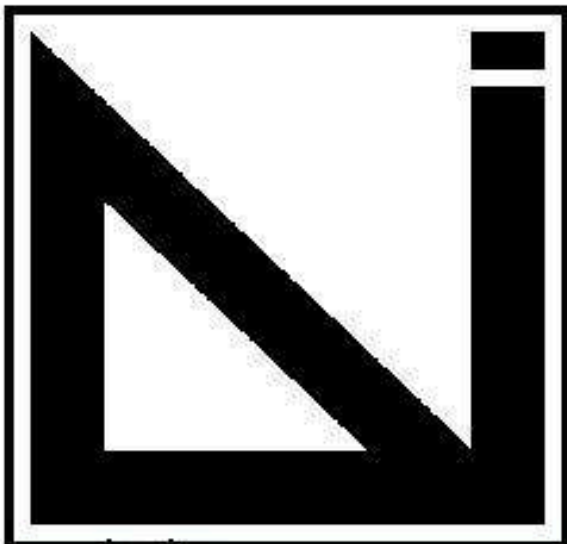
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1 2 3 4 5

EXTERIOR RENDERINGS



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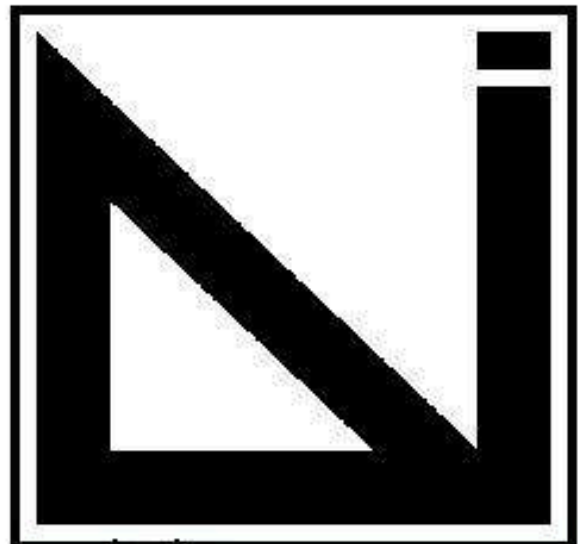
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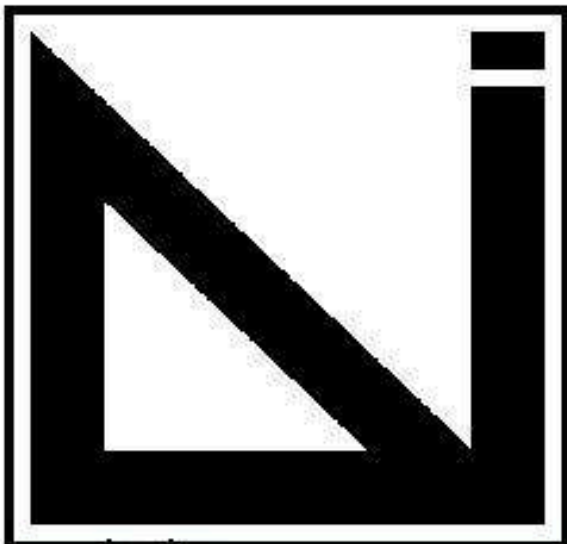
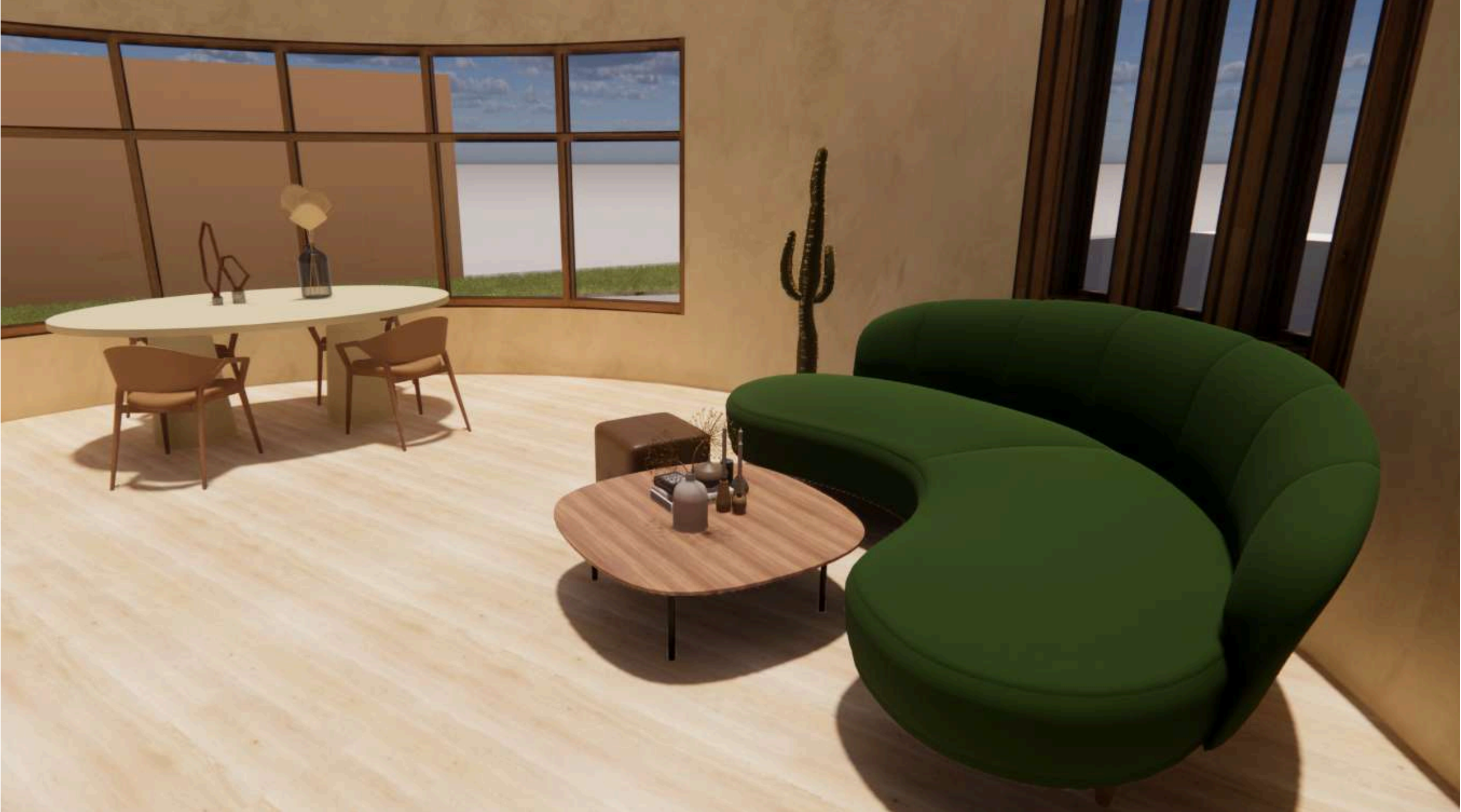
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KITCHEN AND LIVING RENDERINGS

1 BEDROOM UNIT



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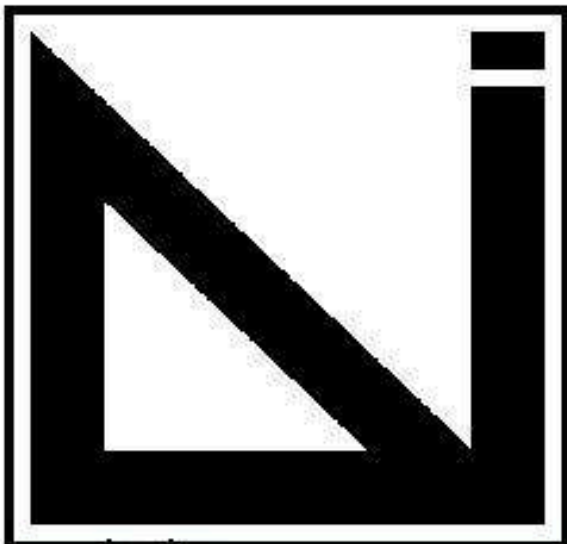
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BED AND BATH RENDERINGS

1 BEDROOM UNIT



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