CITY *of* ESCONDIDO

PLANNING COMMISSION MEETING

November 10, 2026 at 7:00 PM
Council Chambers: 201 North Broadway, Escondido, CA 92025

WELCOME TO YOUR COMMISSION MEETING

We welcome your interest and involvement in the legislative process of Escondido. This agenda includes information about topics coming before the Commission.

CHAIR
Barry Speer

VICE CHAIR
Dustin Steeve

COMMISSIONERS
Marc Correll
Corey Gustafson
Jeff Jester
Carrie Mecaro
Stan Weiler

MINUTES CLERK
Awnie Orozco

HOW TO WATCH

The City of Escondido provides one way to watch a Commission meeting:

In Person



201 N. Broadway, Escondido, CA 92025

CITY of ESCONDIDO

PLANNING COMMISSION

TUESDAY, NOVEMBER 10, 2026

HOW TO PARTICIPATE

The City of Escondido provides two ways to communicate with the Commission during a meeting:

In Person	In Writing
	
Fill out Speaker Slip and Submit to City Clerk	https://escondido-ca.municodemeetings.com

ASSISTANCE PROVIDED

If you need special assistance to participate in this meeting, please contact our ADA Coordinator at 760-839-4869. Notification 48 hours prior to the meeting will enable to city to make reasonable arrangements to ensure accessibility. Listening devices are available for the hearing impaired – please see the City Clerk.



CITY of ESCONDIDO

PLANNING COMMISSION

TUESDAY, NOVEMBER 10, 2026

AGENDA

CALL TO ORDER

FLAG SALUTE

ROLL CALL

APPROVAL OF MINUTES

1. October 27, 2026

WRITTEN COMMUNICATIONS

Under state law, all items under Written Communications can have no action, and will be referred to the staff for administrative action or scheduled on a subsequent agenda.

ORAL COMMUNICATIONS

Under state law, all items under Written Communications can have no action, and will be referred to the staff for administrative action or scheduled on a subsequent agenda.

This is the opportunity for members of the public to address the Commission on any item of business within the jurisdiction of the Commission.

PUBLIC HEARINGS

Please limit your testimony to three minutes.

2. **PL25-0292/PL25-0293/PL25-0294 - BROADWAY CONDOMINIUM HOMES**

   REQUEST: Approval of a Project consisting of a Tentative Subdivision Map, Major Plot Plan, and Major Design Review Permit to permit the construction of 17 dwelling units ("Project"). The proposed Project includes a Tentative Subdivision Map to allow for the subdivision of air space for the purposes of condominium units. A Major Plot Plan for the site design and new construction of three multifamily buildings. A Design Review Permit is required for the architectural design of the multifamily buildings. The Project also includes a Density Bonus request for a 50% increase in base density. The Project also includes the demolition of an existing 2,400 square foot garage structure, and construction of appurtenant grading, landscaping, open space, and public street and sidewalk improvements.

   PROPERTY SIZE AND LOCATION: The 0.835-acre site is located on the western side of N. Broadway, and is addressed as 1325 N. Broadway. (Assessor's Parcel Number(s): 226-210-07-00)

APPLICANT: Behzad Zakeri, on behalf of Crestline Investments

CEQA RECOMMENDATION: Categorical Exemption – CEQA Guidelines Section 15332 (In-Fill Development Projects)

STAFF RECOMMENDATION: Approval

CITY COUNCIL HEARING REQUIRED: NO

CURRENT BUSINESS

3. City Vacancy Rates and Relevance to the Planning Commission's Work

4. Planning Commission Bylaws

ORAL COMMUNICATIONS

Under state law, all items under Written Communications can have no action, and will be referred to the staff for administrative action or scheduled on a subsequent agenda.

This is the opportunity for members of the public to address the Commission on any item of business within the jurisdiction of the Commission.

PLANNING COMMISSIONERS REPORT

CITY PLANNER'S REPORT

5. Tentative Future Agenda

ADJOURNMENT

CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

October 27, 2026 at 7:00 PM
Council Chambers: 201 North Broadway, Escondido, CA 92025

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201 N. Broadway, Escondido, CA 92025

CITY of ESCONDIDO

PLANNING COMMISSION MINUTES

TUESDAY, OCTOBER 27, 2026

MINUTES

CALL TO ORDER: 7:02 p.m.

FLAG SALUTE: Chair Speer.

ROLL CALL:

Commissioners Present: Barry Speer, Chair; Dustin Steeve, Vice-Chair; Stan Weiler, Commissioner; Corey Gustafson, Commissioner; Carrie Mecaro, Commissioner.

Commissioners Absent: Marc Correll, Commissioner; Jeff Jester, Commissioner.

City Staff Present: Garrett Smith, City Planner; Leia Cabrera, Engineering Manager; Dare DeLano, City Attorney; Sally Schifman, Principal Planner; Pricila Roldan, Senior Planner; Awnie Orozco, Minutes Clerk.

APPROVAL OF MINUTES:

1. **October 13, 2026 Meeting Minutes**
   Motion to Approve.
   Motion: Stan Weiler, Commissioner; Second: Carrie Mecaro, Commissioner.
   Motion carried 3-0-2 to approve the meeting minutes.
   Ayes: Speer, Weiler, Mecaro.
   Nays: None.
   Abstain: Steeve, Gustafson.

WRITTEN COMMUNICATIONS:

None.

ORAL COMMUNICATIONS:

None.

PUBLIC HEARINGS:

2. **PL23-0375 – El Caballo Park Master Plan and Mitigated Negative Declaration**

   REQUEST: For the Planning Commission to adopt Resolution No. 2026-174 recommending that the City Council adopt the El Caballo Park Master Plan, the Final Initial Study/Mitigated Negative Declaration, and the Mitigation Monitoring and Reporting Program.

   APPLICANT: City of Escondido.

STAFF RECOMMENDATION: Approval.

CITY COUNCIL HEARING REQUIRED: Yes.

CEQA RECOMMENDATION: Adopt the Final Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

COMMISSION DISCUSSION:

Commissioners discussed the long-standing community use of El Norte Park, the cultural and recreational value of the equestrian facilities, and the benefits of formalizing the site's future through the proposed Master Plan. Discussion included the park's history, community partnerships, maintenance responsibilities, funding opportunities, and potential cost-recovery mechanisms to support future operations and improvements. Commissioners also discussed the flexibility of the Master Plan to accommodate future amendments and additional revenue-generating uses if deemed appropriate by the City. Commissioners further discussed the proposed Master Plan's role in guiding future improvements, preserving existing recreational and cultural uses, and providing flexibility for future operational and funding considerations.

COMMISSION ACTION:
Motion to approve Resolution No. 2026-174 and recommend that the City Council consider incorporating cost-recovery mechanisms into the implementation of the Master Plan.
Motion: Barry Speer, Chair; Second: Dustin Steeve, Vice-Chair.
Motion carried 5-0 to approve.
Ayes: Speer, Gustafson, Mecaro.
Nays: Weiler.
Abstain: Steeve.

CURRENT BUSINESS:

None.

ORAL COMMUNICATIONS:

None.

PLANNING COMMISSIONERS:

None.

CITY PLANNER'S REPORT:

Garrett Smith, City Planner, provided an update on anticipated upcoming agenda items, including a residential condominium project, discussion of city vacancy rates, and a review of Planning Commission bylaws. He also noted

that several policy-related items may be carried into early 2027 as the Commission works through its remaining meetings of the year.

ADJOURNMENT

Chair Speer adjourned the meeting at 8:19 p.m.

_____ _____

Garrett Smith, Secretary to the Escondido Planning Commission

Awnie Orozco, Minutes Clerk

STAFF REPORT

DATE: November 10, 2026
PL25-0292/PL25-0293/PL25-0294 - BROADWAY CONDOMINIUM HOMES

PROJECT NUMBER / NAME: **PL25-0292/PL25-0293/PL25-0294 - BROADWAY CONDOMINIUM HOMES**

REQUEST: Approval of a Project consisting of a Tentative Subdivision Map, Major Plot Plan, and Major Design Review Permit to permit the construction of 17 dwelling units ("Project"). The proposed Project includes a Tentative Subdivision Map to allow for the subdivision of air space for the purposes of condominium units. A Major Plot Plan for the site design and new construction of three multifamily buildings. A Design Review Permit is required for the architectural design of the multifamily buildings. The Project also includes a Density Bonus request for a 50% increase in base density. The Project also includes the demolition of an existing 2,400 square foot garage structure, and construction of appurtenant grading, landscaping, open space, and public street and sidewalk improvements.

PROPERTY SIZE AND LOCATION: The 0.835-acre site is located on the western side of N. Broadway, and is addressed as 1325 N. Broadway. (Assessor's Parcel Number(s): 226-210-07-00)

APPLICANT: Behzad Zakeri, on behalf of Crestline Investments

GENERAL PLAN / ZONING: Urban II (U2) / Light Multiple Residential (R-2-12)

PRIMARY REPRESENTATIVE: Behzad Zakeri

DISCRETIONARY ACTIONS REQUESTED: Tentative Subdivision Map, Major Plot Plan, and Major Design Review

PREVIOUS ACTIONS: None.

CEQA RECOMMENDATION: Categorical Exemption – CEQA Guidelines Section 15332 (In-Fill Development Projects)

STAFF PRESENTER: Alex Rangel, Associate Planner

STAFF RECOMMENDATION: Approval

REQUESTED ACTION: Approve Planning Commission Resolution No. 2026-13

CITY COUNCIL HEARING REQUIRED: ___YES _X_NO

REPORT APPROVALS: ___ Kevin Snyder, Director of Development Services

_X_ Garrett Smith, City Planner

CITY of ESCONDIDO

STAFF REPORT

BACKGROUND

The Project site is located to the north of W. El Norte Pkwy, and on the west side of N. Broadway, and is addressed as 1325 N. Broadway. The Project site is located within the Urban II (U2) General Plan land use designation, and is zoned Light Multiple Residential (R-2-12) (Attachment 1 - Aerial, General Plan, and Zoning Maps). The Project site is currently occupied by an unutilized 2,400-square-foot garage structure. The existing structure will be demolished as part of the Project.

The Project site is surrounded by a mix of commercial and residential uses, as detailed in Table 1.

Table 1: Surrounding Land Uses

Cardinal	General Plan/Zoning	Land Uses
North	Urban II (U2) / Light Multiple Residential (R-2-12)	Medium-Density Multifamily Apartments
East	Urban II (U2) / Light Multiple Residential (R-2-12)	Medium-Density Multifamily Condominiums
South	General Commercial (GC) / General Commercial (C-G)	Multi-Tenant Commercial Property
West	General Commercial (GC) / General Commercial (C-G)	Elderly Care Facility

SUMMARY OF REQUEST

On October 8, 2025, Behzad Zakeri, on behalf of Crestline Investments ("Applicant"), submitted a Tentative Subdivision Map, Major Plot Plan, and Major Design Review Permit for the construction of a two-story, 17-unit "for-sale" multi-family condominium project (Attachment 2 - Project Plans).

Chapter 33, Article 6 (Residential Zones) of the Escondido Zoning Code (EZC) provides for the development standards for properties located within the R-2-12, Multi-Family Residential zoning designation. Multi-family developments are permitted with a Major Plot Plan Permit pursuant to Article 61, Division 8 (Plot Plans) of the EZC.

The Project also includes a Tentative Subdivision Map and Condominium permit to allow for the individual ownership of the multi-family units pursuant to Article 49 (Air Space Condominium and Community Apartment Projects) of the EZC, and Chapter 32 (Subdivisions), Article 2 (Tentative Maps) of the Escondido Municipal Code. A Major Design Review Permit is required for projects that include new construction of buildings, pursuant to Article 64 (Design Review), Section 33-1354 of the EZC.

The Project also includes a Density Bonus request, which would permit six additional units pursuant to State Density Bonus Law (SDBL), in addition to the 11 base units allowed by the underlying zone. The Project would entail the deed restriction of two units for very low income households, and the use of incentives/concessions and waivers as permitted by SDBL, and Article 67 of the EZC.

Chapter 32, Section 32.105.03 permits the Planning Commission to approve, conditionally approve, or deny the application for the Tentative Subdivision Map. Article 1 (General Provisions and Definitions), Section 33-16(c) of the

CITY of ESCONDIDO

STAFF REPORT

EZC allows for permits which require discretionary approval to be processed concurrently, and be reviewed by the decision-making body associated with the highest-level action among applications to be considered. Therefore, the Project is subject to the final decision by the Planning Commission.

SUPPLEMENTAL DETAILS OF REQUEST

Standard			
1. Property Size:	0.835 gross acres gross acres / 0.835 net acres		
2. Number of Units:	17 units		
	Minimum Required		**Proposed**
3. Unit Size (Article 49):	600 square feet (sq. ft.) 700 sq. ft. 800 sq. ft. 1,000 sq. ft. 150 sq. ft.	Studio 1-bedroom 2-bedrooms 3-bedrooms Per additional bedroom	2 units at 606 sq. ft. None. 12 units at 1,053 sq. ft. 3 units at 1,525 sq. ft. None.
4. Density:	12 dwelling units per acre		20 du/ac*
5. Lot Coverage/Floor Are Ratio:	50% / 0.6		37.5% / 0.51
6. Building Height	35’-0” / two stories		27’-9” / two stories
7. Motor Vehicle Parking:	Pursuant to Article 39 Studio: 1 space (2) Two Bedroom: 1.75 spaces (21) Three Bedroom: 2 spaces (6) Covered: 1 per unit Guests: 1 per 4 units (4.25) Total Required: 33 spaces		Pursuant to Gov Code 65915(p) Studio: 1 space (2) Two Bedroom: 1.5 spaces (18) Three Bedroom: 1.5 spaces (4.5) Total Required: 24 (rounded down) Guests: None. Total Provided: 29
8. Bicycle Parking:	N/A		N/A
9. Setbacks:			
a. Front Yard:	15’-0”		19’-0”
b. Rear Yard:	15’-0”		15’-0”

CITY of ESCONDIDO

STAFF REPORT

c. Side Yard:	5'-0"	5'-0"
10. Open Space / Landscaping:	Usable Open Space: 400 sq. ft. per unit; No restrictions on mix between common or open space 6,800 sq. ft. minimum	Private: 50-80 sq. ft. balconies for 16 units 1,250 sq. ft. private space 1,310 sq. ft. common space 2,560 sq. ft. provided**
11. Trees:	Two Street Trees One Tree per Dwelling Unit on site (17 minimum)	Two Street Trees 17 trees on site; two existing trees to be replaced on site.
12. Signage:	Compliance with Article 66 (Sign Ordinance) of the EZC	To be reviewed at building permit stage
13. Trash:	Screening	Trash Enclosure
14. Lighting:	Compliance with Article 35 (Outdoor Lighting) of the EZC	To be reviewed at building permit stage
15. Heating and Ventilation:	Screened	Screened

**Increased density provided pursuant to State Density Bonus Law. See Project Analysis: Density Bonus for information.*
***Waiver pursuant to SDBL*

PROJECT ANALYSIS

1. General Plan Conformance:

   a. Land use and density consistency

   The Project site is located within the Urban II (U2) General Plan land use designation, which allows for up to 12 dwelling units per acre ("du/ac"). Based on the property size, the allowable maximum base density equates to 10.02 dwelling units, consistent with the allowable du/ac.

   The Applicant proposes to deed restrict two of the units for very low income households ("Target units"), as permitted by SDBL and Article 67 (Table 1 - Project Density Bonus Calculations). Based on the provided affordability levels, the Applicant is allowed 3 incentives/concessions, unlimited waivers, and a 50% increase in density.

Table 2: Project Density Bonus Calculations

CITY of ESCONDIDO

STAFF REPORT

Standard	Calculation	Total
Base Density (permitted under Zoning/GP)	12 dwelling units per acre 10.02 dwelling units at 0.835 acres	11 dwelling units*
Target Units (Affordable Units)	2 (very-low-income) ÷ 11 base units	18% of very-low-income units
Bonus Units EZC Sec (33-1413(b)(1)(B))	11 base units x 50% increase in density 5.5 dwelling units	6 bonus units*
Total units proposed: 17 dwelling units (11 base units + 6 bonus units)		

* Rounded up pursuant to EZC Section 33-1412(b)

The City's Staff Development Committee reviewed the requested incentives/concessions and waivers, and determined the requests would not cause a specific, adverse impact upon public health and safety, the physical environment, or on any real property that is listed on the California Register of Historical Resources. The Applicant does not request any incentives/concessions, however, one waiver has been requested regarding the total reduction in open space per dwelling units, as described in the Supplemental Details of Request.

The above referenced request is further detailed under Attachment 3 - Density Bonus Request Form. Planning Services staff, in conjunction with the City's Staff Development Committee, evaluated the requested waiver, and determined that the requested waiver of development standards for open space complies with the provisions of SDBL, and is an eligible waiver.

Further, in accordance with State Law, inconsistency with a zoning ordinance or general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety. The Applicant's requested waiver of development standards is consistent with the requirements of SDBL and Article 67. The Project site maintains a land use designation that permits for residential development, while State law and Article 67 allow for density beyond the general plan's identified threshold.

b. Housing Element and "No Net Loss"

The City is taking steps to encourage, promote, and facilitate the development of housing consistent with policies 1.1 and 2.1 of the Housing Element of the General Plan, while accommodating the City's share of regional housing needs, consistent with Government Code section 65584. No Net Loss Law (Government Code section 65863) ensures development opportunities remain available throughout the planning period to accommodate a jurisdiction's Regional Housing Needs Allocation (RHNA), especially for lower- and moderate-income households. In general, jurisdictions cannot approve new housing at significantly lower densities or at different income categories than was projected in the Housing Element without making specific findings and identifying other sites that could accommodate these units and affordability levels "lost" as a result of the approval. The so-called "no net loss" provisions apply when a site is included in the

jurisdiction's Housing Element's inventory of sites and is either rezoned to a lower residential density or is approved at a lower residential density than shown in the Housing Element. (Gov't Code § 65863(b)).

The Project site is located on a site listed within the Suitable Sites Inventory, and forecasted to provide eight moderate income units. The Project would be approved for two very-low-income units and 15 above-moderate income units, and thus would be approved at a lower density than shown in the Housing Element for moderate income units (Government Code 65863(b)).

The Project parcel is listed on the City's SSI, and is forecast to provide 12 above-moderate units as shown in Table 3:

Table 3: SSI Projected Capacity at Project Site

Income Levels	Lower	Moderate	Above Moderate	Totals
Parcel Number 226-210-07-00	0	8	0	8
Totals	**0**	**8**	**0**	**8**

No Net Loss law (Gov. Code § 65863) ensures development opportunities remain available throughout the planning period to accommodate a jurisdiction's RHNA, especially for lower- and moderate-income households. The so-called "no net loss" provisions apply when a site is included in the jurisdiction's Housing Element's inventory of sites and is either rezoned to a lower residential density or is approved at a lower residential density than shown in the Housing Element. (Gov't Code § 65863(b)). In general, jurisdictions cannot approve new housing at significantly lower densities or at different income categories than was projected in the Housing Element without making specific findings and/or identifying other sites that could accommodate these units and affordability levels "lost" as a result of the approval.

Since the Project is proposing six above moderate-income housing units, the Project would provide fewer housing units than projected in the Housing Element (Gov. Code § 65863(b)). Therefore, provisions of No Net Loss law apply to the Project. However, as demonstrated in Table 4 below, capacity remains to meet the requirements of Gov. Code § 65583.2 and to accommodate the RHNA pursuant to Gov. Code § 65584, without identifying additional sites to accommodate these units or the affordability levels "lost". Therefore, the City would continue to comply with the provisions of No Net Loss with approval of the Project, as proposed, and the Project would be consistent with the City's Housing Element.

Table 4: Housing Unit Capacity versus Need Analyses

Suitable Sites Inventory (SSI) + Alternative Sites Capacity Analysis				
Income Levels	**Lower[1]**	**Moderate**	**Above Moderate**	**Totals**
Original SSI Capacity	+4,557	+1,467	+3,439	+9,463
Original ADU/Alternative Sites Capacity	+653	+237	+2,092	+2,983

CITY of ESCONDIDO

STAFF REPORT

Original Total Capacity	**+5,210**	**+1,704**	**+5,531**	**+12,446**
Capacity Removed to Date[2]	-434	-38	-382	-850
Capacity Removed by Project	-0	-8	-0	-12
Remaining Capacity with Project	**+4,776**	**+1,658**	**+5,149**	**+11,584**
Regional Housing Needs Allocation (RHNA) Analysis				
Income Levels	**Lower[1]**	**Moderate**	**Above Moderate**	**Totals**
Original Total RHNA	-3,113	-1,527	-4,967	-9,607
Reported Progress, as of Jan. 1, 2026	+403	+59	+1,413	+1,875
Remaining RHNA	**-2,688**	**-1,465**	**-3,524**	**-7,677**
Capacity vs. Need Analysis				
Income Levels	**Lower[1]**	**Moderate**	**Above Moderate**	**Totals**
Remaining Capacity (+)	+4,776	+1,658	+5,149	+11,584
Remaining Need (-), as of Jan. 1 2026	-2,688	-1,465	-3,524	-7,677
Total Surplus (+)/Deficit (-)	**+2,088**	**+193**	**+1,625**	**+3,907**
Capacity to Need "Buffer" by Income Category Analysis				
	Lower[1]	**Moderate**	**Above Moderate**	**Average**
Original "Buffer"	40%	10%	11%	23%
Current "Buffer", as of Jan. 1, 2026	44%	12%	32%	34%

[1] Very-Low-Income and Low-Income housing units have been combined for demonstration purposes.

[2] SSI Capacity Removed to Date includes both entitled and pending projects for conservative estimates.

2. Zoning Conformance:

The proposed Project was reviewed by applicable standards within the Escondido Zoning Code, including, but not limited to, Article 6 (Residential Zones) and Article 49 (Air Space Condominium and Community Apartment Projects). Notwithstanding the requests for modifications to development standards pursuant to SDBL, the Project is consistent with all applicable development standards of the underlying zoning and development project type.

3. Climate Action Plan Consistency:

The Applicant has completed the City's "Climate Action Plan Consistency Checklist" for the Project, and based on the screening thresholds provided, has been screened out of further review from said checklist. The screening threshold for housing project greenhouse gas emissions for multi-family housing is 55 dwelling units. Since the Project would only provide for 17 multi-family dwelling units, the Project's greenhouse gas emissions impacts are assumed to be less than significant, and no further analysis is necessary.

4. Site Design

   a. Grading, topography, retaining wall, and fencing:

      The Project site is relatively flat and has an average elevation of 681 feet across the site. The finished floors for the buildings range from 680.67 feet to 682.67 feet, indicating a very minor change of approximately two feet down slope in the topography of the site. A six-foot-tall masonry block wall would encompass the property to the south, west, and north, providing screening from adjacent commercial and residential properties, and privacy for the development. The fencing would be further enhanced by landscaping along the perimeter of the property, to provide additional screening and shade for the proposed Project.

   b. Project Access and Circulation:

      The Project site currently takes singular access from N. Broadway via a single access driveway which traverses the northern boundary of the property. Due to the enhanced traffic expected on N. Broadway and its proximity to W. El Norte Pkwy, the site will be limited to right-turn in, right-turn out access to provide for traffic calming and safety to the residents and passersby. The site will also include a fire safety turnaround point approximately 150 ft., providing turnaround access for emergency vehicles and trash collection.

   c. Building Orientation:

      The buildings of the proposed Project are primarily oriented inward, towards the northern driveway of the property. Primary access to the units will be provided from a walkway adjacent to the driveway, in the front of each unit.

   d. Open Space and Landscaping

      Section 33-108(b) of the EZC requires that new multi-family developments provide 400 sq. ft. of open space per dwelling unit. Based on this requirement, the proposed Project would require 6,800 sq. ft. of open space (17 dwelling units x 400 sq. ft.). "Usable Open Space" may be provided as common area, to include landscaping, walks, recreational facilities, decorative landscape elements, and private space such as patios or balconies. SDBL affords the applicant certain incentives/concessions and waivers of development standards due to the provision of two very-low-income units. Under SDBL, the Applicant has requested a reduction of the open space requirement for the Project, in order to provide for additional floor plan space for the two- and three-bedroom units, and additional parking spaces above the minimums pursuant to State law.

Article 6 of the EZC refers to Article 62 (Water Efficient Landscape Regulations) for landscaping requirements, which include the required number of street trees (1 tree per 30 linear feet of street frontage), and a requirement of one tree per dwelling units. Cumulatively, the proposed Project would require 19 trees on site, as shown in the Project plans under Attachment 2 (Planting Plan). Of the 19 trees, 17 would be within the private property and 2 along the property frontage. Two existing trees on site would be removed and replaced, in accordance with Section 33-1069 (Vegetation protection and replacement standards) of the EZC.

e. Parking:

Article 39 (Off-Street Parking) of the EZC requires off-street parking based on the number of bedrooms in each of the dwelling units. As provided within the Supplemental Details of Request, the proposed Project would be required to provide 33 parking spaces in totality. However, the Applicant has requested the utilization of reduced parking ratios as permitted by SDBL (Government Code Section 65915(p)), which would require only 24 off-street parking spaces. The Applicant proposed 29 off-street parking spaces – five spaces in excess of the SDBL parking requirement.

5. Building Design:

a. Building Height, Mass, and Scale:

The proposed residential buildings are massed to the south and west of the Project site, and would be built to two stories, approximately 27'-0" in height. The building height and stories are consistent with the requirements of the R-2 zoning designation, and would be generally consistent in height and scale with the existing residential development to the north.

b. Residential Floor Plans:

The proposed Project includes a variety of floor plans, consisting of two studios, 12 two-bedroom, and three three-bedroom units. Requirements of residential floor plans, specific to size and amenities within, are provided pursuant to Articles 6 and 49 of the EZC. Each floor plan demonstrates all required amenities, which include storage space and laundry facilities, and do not impede on required living space dimensions for each unit.

c. Building Materials:

The proposed Project's materials will include a mix of smooth white stucco finish, red "Spanish" clay tile roofing, and metal decorative elements for the window and railing treatments for the Project. Basic wooden and PVC features would be included to provide additional design features to the Project.

FISCAL ANALYSIS

The Applicant will be responsible for payment of all Development Impact Fees (DIF) prior to the issuance of building permits for the Project, as conditioned in Planning Commission Resolution No. 2026-13 (Attachment 5).

CITY of ESCONDIDO

STAFF REPORT

ENVIRONMENTAL ANALYSIS

Pursuant to Section 15332 (In-Fill Development Projects") of the California Environmental Quality Act ("CEQA") Guidelines, the proposed Project is categorically exempt from further environmental review in that the Project involves the creation of 17 multi-family residential units across three buildings, on a property that is less than five acres. Notwithstanding modifications as permitted through SDBL, the proposed Project is consistent with the applicable General Plan designation, and all applicable General Plan policies, as well as applicable zoning designation regulations as detailed in the analysis section, above. The Project site has no value as habitat for endangered, rare, or threatened species, and is considered "urban/developed" as denoted within the City of Escondido's Multiple Habitat Conservation Program Draft Subarea Plan, Figures 3-1 through 3-3. The proposed Project can be adequately served by all required utilities and public services, as determined by the City's Utilities Engineering Division through the Staff Development Committee review process. The proposed Project would not result in any significant effects relating to traffic, noise, air quality, or water quality, in that the Project is an in-fill development project located within an urbanized area of the city, and no substantial evidence has been provided indicating that the Project would have significant effects on the environment.

The Applicant has provided the following supplemental memorandums to justify the Class 32 exemption request, which have been fully reviewed by City staff to be in compliance with all CEQA requirements for the proposed Project.

- Traffic Scoping Agreement and Technical Memorandum, provided by GSC Engineering, dated January 6, 2026;
- Preliminary Stormwater Quality Management Plan, prepared by DRP Enterprises, dated August 7, 2026.

Furthermore, the proposed Project does not trigger any of the exceptions to the use of an exemption as detailed in Article 47 (Environmental Quality), Section 33-922 of the EZC, nor CEQA Guidelines Section 15300.2. The application of this exemption is further discussed in the Notice of Exemption (Attachment 4 – Notice of Exemption).

PUBLIC INPUT

As required by Article 61, Section 33-1300 of the EZC, the public hearing for the proposed Project was noticed in the Escondido Times Advocate on October 29, 2026, and notices mailed on October 27, 2026, to approximately 317 properties within a 500-foot radius of the Project site. As of the date of publication of this staff report, City staff have not received any public comments regarding the proposed Project.

CONCLUSION AND RECOMMENDATION

The proposed Project would include the redevelopment of an underutilized, generally vacant site, and introduce new housing opportunities adjacent to commercial areas of the city. Additionally, the proposed Project would result in the affordable deed restriction of two units for very-low-income households, and would further the City of Escondido's housing goals as discussed in the adopted Housing Element. Additionally, the Property is located on the Suitable Sites Inventory list, which anticipated approximately 8 moderate-income units for the site, whereas the proposed Project would provide 17 units, resulting in a net gain for the City and its obligations under the Regional Housing Needs Assessment (RHNA). Based on the analysis contained in this staff report, and as presented by City staff during the public hearing, staff recommends that the Planning Commission approve the Project and environmental determination, subject to the Conditions of Approval.

CITY of ESCONDIDO

STAFF REPORT

Motion as recommended by City staff: Adopt Resolution No. 2026-13, approving the Project as conditioned.

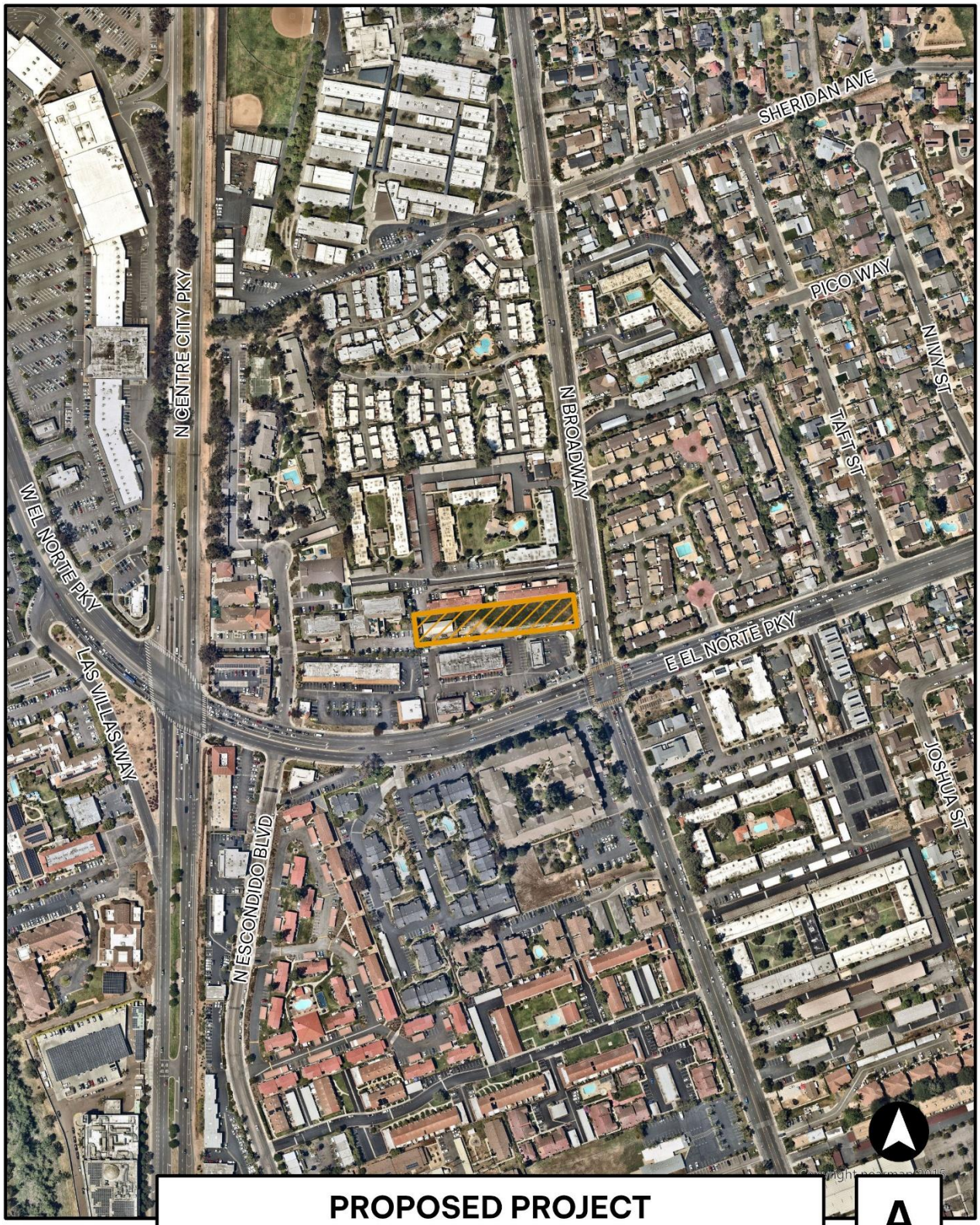
ATTACHMENTS

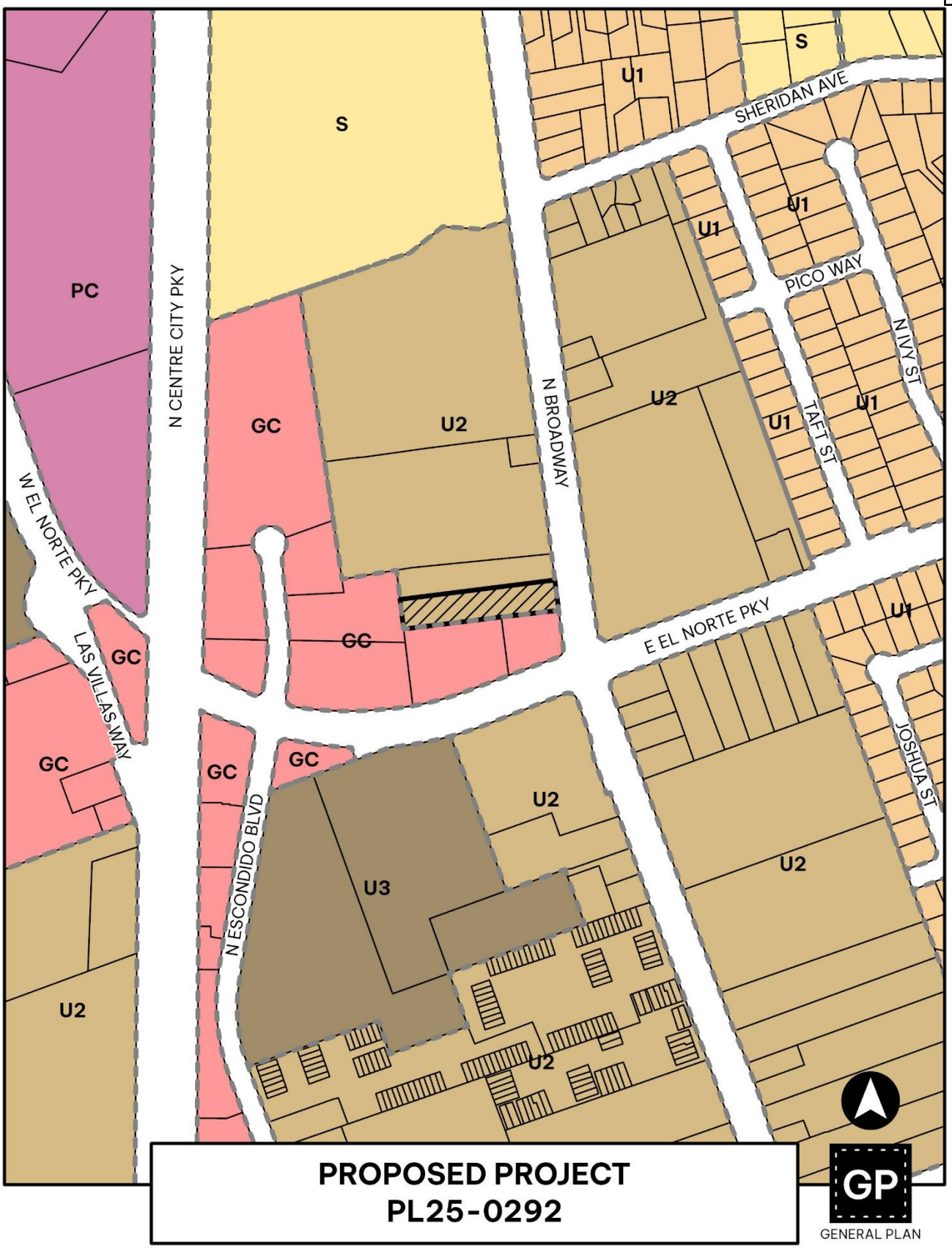
1. Aerial, General Plan, and Zoning Maps
2. Project Plan Set
3. Density Bonus Request Form
4. Draft Notice of Exemption
5. Draft Planning Commission Resolution No. 2026-13 including:
    a. Exhibit “A” – Legal Description
    b. Exhibit “B” – Project Plan Set
    c. Exhibit “C” – Findings of Fact/Factors to be Considered
    d. Exhibit “D” – Draft Conditions of Approval

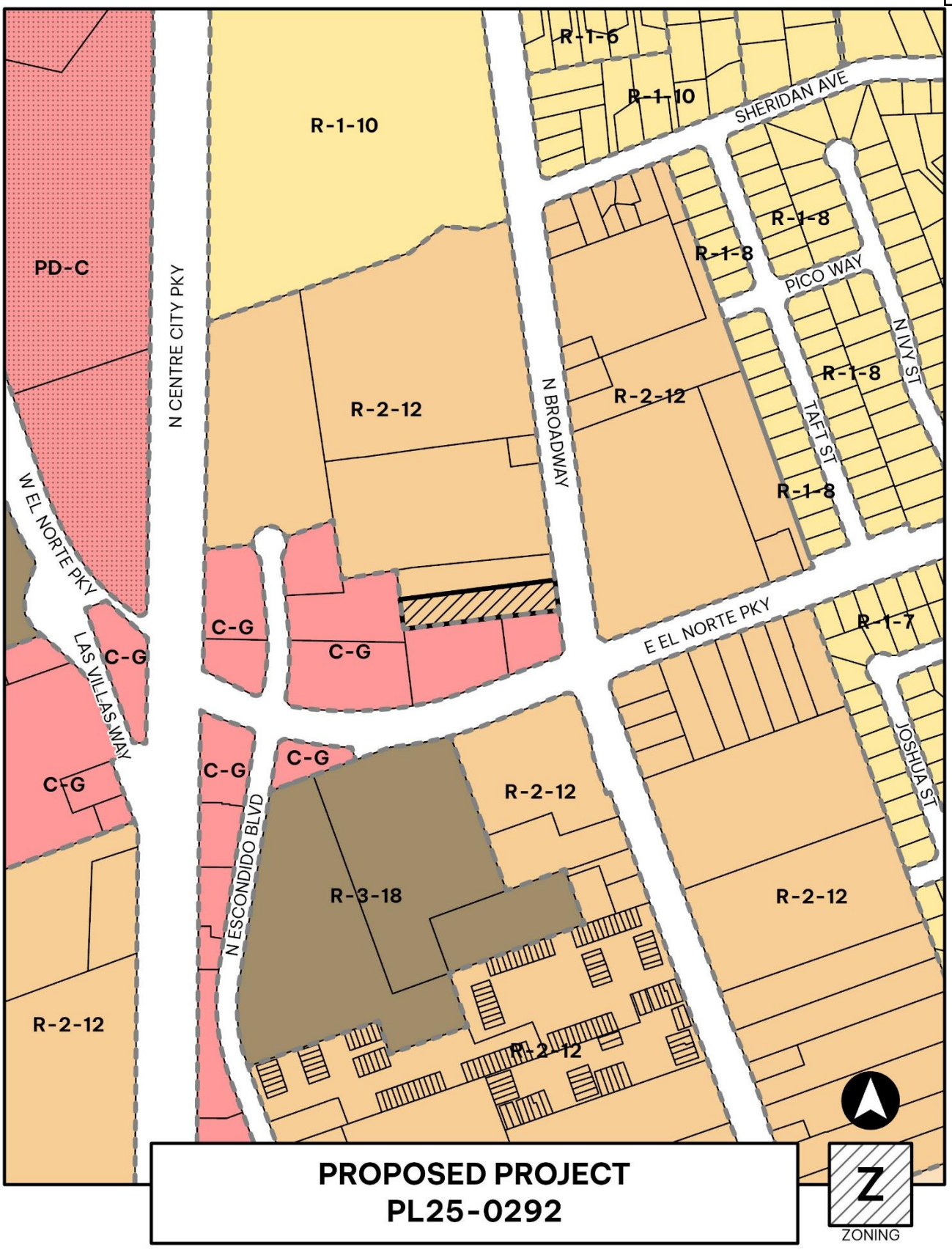
ATTACHMENT 1

AERIAL, GENERAL PLAN, ZONING MAP

PLANNING CASE NOS. PL25-0292/PL25-0293/PL25-0294




S
U1
SHERIDAN AVE
PC
N CENTRE CITY PKY
GC
U2
N BROADWAY
U1
PICO WAY
N IVY ST
TAFT ST
W EL NORTE PKY
LAS VILLAS WAY
GC
CC
E EL NORTE PKY
GC
GC
GC
N ESCONDIDO BLVD
U2
U3
JOSHUA ST
U2
U2
U2
PROPOSED PROJECT
PL25-0292
GP
GENERAL PLAN


R-1-6
R-1-10
SHERIDAN AVE
R-1-10
R-1-8
R-1-8
PICO WAY
N IVY ST
PD-C
N CENTRE CITY PKY
R-2-12
N BROADWAY
R-2-12
R-1-8
TAFT ST
R-1-8
W EL NORTE PKY
C-G
C-G
E EL NORTE PKY
R-1-7
LAS VILLAS WAY
C-G
C-G
C-G
C-G
R-2-12
JOSHUA ST
N ESCONDIDO BLVD
R-3-18
R-2-12
R-2-12
R-2-12
PROPOSED PROJECT
PL25-0292
Z
ZONING

RESIDENTIAL CONDOMINIUM UNITS

1325 N. BROADWAY ESCONDIDO, CA 92026

PROJECT CONTACTS

PROJECT ADDRESS:
1325 NORTH BROADWAY
ESCONDIDO, CA

CIVIL ENGINEER:
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STRUCTURAL ENGINEER:
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DESIGNER
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PHONE: 949-857-4763

CONTACT: TAMARA SOUSSAN
EMAIL: tsoussan@cox.net

MECHANICAL, ELECTRICAL AND PLUMBING ENGINEER:

OWNER:
WEST COAST PRIME DEVELOPMENT
Phone: 714-600-0182
Email:
westcoastprimedevelopment@gmail.com

UNIT SUMMARY (SEE ALSO SITE PLAN A-1.2)

UNIT	#	FACTOR	SF	SUBTOTAL SF	PARKING R-2 ZONE
3 BR	3	1.5	1,500	4,500	5 SPACES
2 BR	12	1.5	1,000	12,000	18 SPACES
STUDIO VERY LOW INCOME UNITS	2	1	600	1,200	2 SPACES
*NOTE: R-2-12 ZONING: SEE DENSITY BONUS IS REQUESTED FOR VERY LOW INCOME HOUSEHOLDS - (6 UNITS ADDED)					
TOTAL	17			17,700	25 REQUIRED, 29 PROVIDED (27 SPACES+1 VAN ACCESSIBLE + 1 HC SPACE)

CODE COMPLIANCE

2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA RESIDENTIAL CODE (CRC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA GREEN BUILDING CODES (CGBC)
2022 CALIFORNIA ENERGY STANDARDS
SEC. 6-42.1. APPENDIX CHAPTER J IS HEREBY AMENDED TO INCORPORATE ARTICLE 55 OF THE ESCONDIDO ZONING CODE, GRADING AND EROSION CONTROL. (ORD. NO. 2011-02RR, § 7, 3-16-11; ORD. NO. 2016-17, § 3, 12-7-16)

PLANNING CASE

CITY OF ESCONDIDO PLANNING CASE # PL2025-0292

UNDER SEPARATE PERMIT

UNDER SEPARATE PERMIT:

1. EXTERIOR SIGNAGE
2. FIRE SUPRESSION SYSTEM (SEE NOTE)

a) PROJECT SHALL BE SPRINKLERED AS PER NFPA 13R AND WILL REQUIRE A SEPARATE FIRE DEPARTMENT CONNECTION (FDC) AND POST INDICATOR VALVE (PIV). PROPOSED IS MISSING THE SEPARATE CONNECTIONS FOR EACH BUILDING (MIDDLE BUILDING) AND PIVS ARE MISSING ON ALL AND FTCS SHOWN ARE NOT OPERATIONALLY ACCESSIBLE.

b) SHOW ALL FTC AND PIV AND BACKFLOW****. NOTE CITY STANDARD RPDA'S INCLUDE FDC AND ELIMINATE THE NEED FOR A PIV. STRONGLY URGE THIS ROUTE TO HELP WITH THE FIRE OPERATIONS AND SITE CONSTRAINTS.

c) FIRE UNDERGROUND LINES, FIRE, SPRINKLER, AND FIRE ALARM PLANS SHALL BE DEFERRED SUBMITTALS TO THE FIRE TO THE ESCONDIDO FIRE DEPARTMENT.

d) FIRE LANE SHALL BE MARKED AND SIGNED,

PARKING REQUIREMENTS:
TO BE CONSISTENT WITH STATE DENSITY BONUS PARKING PROVISIONS (GOV CODE 65915(P)):

(A) ZERO TO ONE BEDROOM: ONE ONSITE PARKING SPACE.
(B) TWO TO THREE BEDROOMS: ONE AND ONE-HALF ONSITE PARKING SPACES.
(C) FOUR AND MORE BEDROOMS: TWO AND ONE-HALF PARKING SPACES.
(D) ONE BEDSPACE IN A STUDENT HOUSING DEVELOPMENT: ZERO PARKING SPACES.

PARKING CALCULATION NOTE:

CALIFORNIA GOVERNMENT CODE SECTION 65915(P) OUTLINES THE PARKING STANDARDS FOR HOUSING DEVELOPMENTS ELIGIBLE FOR A DENSITY BONUS UNDER THE STATE DENSITY BONUS LAW. FOR ZERO TO ONE BEDROOM UNITS: ONE ON-SITE PARKING SPACE IS REQUIRED. FOR TWO TO THREE BEDROOM UNITS: THE MAXIMUM PARKING RATIO THAT CAN BE REQUIRED IS 1.5 SPACES PER UNIT.

ACCESSIBLE PATH NOTE:
1) IF CURB RAMPS AS REQUIRED: 5% MAX RUNNING SLOPE, 2% CROSS SLOPE)
2) 4'-0"(N) MIN. ACCESSIBLE PATH (5% MAX RUNNING SLOPE 2% CROSS SLOPE) TO ENTRY PER CBC 11B-403.3.
3) PROVIDE ACCESSIBLE PARKING SIGNS AS REQUIRED

DENSITY BONUS

*ARTICLE 67
DENSITY BONUS AND RESIDENTIAL INCENTIVES
§ 33-1413(2) STANDARD INCENTIVES FOR NEW RESIDENTIAL CONSTRUCTION
TABLE B
DENSITY BONUS FOR COMMON INTEREST DEVELOPMENTS WITH UNITS LISTED AS VERY LOW INCOME HOUSING

THE BASE UNIT COUNT = 11.
(ALLOWABLE NUMBER OF BONUS UNITS AREA BASED ON VERY LOW INCOME USING TABLE B, PROPOSING 15% AS VERY LOW INCOME) THE NUMBER OF BONUS UNITS WOULD BE 11 X .50 = 5.5, ROUNDING UP TO 6.

TOTAL UNITS = 17, AND 15% WOULD BE DEED-RESTRICTED AS VERY LOW INCOME. (0.15X11=1.65 ROUNDING UP TO 2)

OPEN AREA SUMMARY

AN INCENTIVE/CONCESSION FOR THE OPEN SPACE WILL BE REQUESTED BY APPLICANT

UNIT	SF	REQUIRED OPEN SPACE PER SEC 33-108 (B)
OPEN SPACE	1,310	3,400 SF REQUIRED PER 33.108 (2,560 SF PROVIDED INCL BALCONIES)
BALCONIES	1,250	
LANDSCAPING	5,849	
WALKWAYS	4,034	
TOTAL OPEN SPACE	12,443	REQUEST FOR INCENTIVE/CONCESSION FOR THE OPEN SPACE
HARDSCAPE	16,355	ACCESS ROAD & PARKING SPACES

VICINITY MAP



PROJECT SUMMARY

SCOPE OF WORK: DEVELOP EXISTING LOT AND DEMOLISH (1) EXISTING BUILDING. OWNER IS REQUESTING 17 NEW CONDO UNITS, THE ORIGINAL ALLOWABLE 11 UNITS PLUS (6) UNITS BY GRANTING A DENSITY BONUS (2 UNITS WILL BE DEED RESTRICTED TO VERY LOW INCOME).	
PROJECT ADDRESS:	1325 NORTH BROADWAY ESCONDIDO, CA
CONSTRUCTION TYPE:	TYPE V-B WITH SPRINKLERS
LEGAL DESCRIPTION:	MAP 7760 ESCONDIDO TRACT: 207-A, LOT: 7
OCCUPANCY CLASSIFICATION:	R-2 MULTI UNIT MIXED USE/SEPARATED OCCUPANCY (A-2, M) PER IBC SECTION 508/508.4 & 707.3.9 SEPARATED OCCUPANCIES
ASSESSOR PARCEL NUMBER:	226-210-07-00
EXISTING BUILDING USE:	(1) EXISTING STRUCTURE TO BE REMOVED
PROPOSED BUILDING USE:	17 CONDOMINIUM UNITS
NUMBER OF STORIES:	27'-6" FT / 2 STORIES
GENERAL PLAN DESIGNATION:	URBAN II
EXISTING LOT:	(1) EXISTING BUILDING TO BE REMOVED
PROPOSED BUILDING USE:	MULTI UNIT CONDOS
ZONING/SPECIFIC PLAN DESIGNATION:	R-2-12 (LIGHT MULTIPLE RESIDENTIAL)
NUMBER OF STORIES:	2 STORY
ALLOWABLE AREA:	28,000 SF ALLOWED PER IBC TABLE 506.2 [R-2 OCCUPANCY / S1 SPRINKLERS / TYPE V-B] NEW GROUP R OCCUPANCIES ARE REQUIRED TO BE PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.2.8.
LOT AREA:	36,465 SF SEE SITE PLAN FOR PROPERTY LINES
ESCONDIDO R-2-12 ZONE: MAX. LOT COVERAGE=50%.	CONDO PARCELS: 9249.73 SF COVERED PARKING: 4,410 SF TOTAL COVERAGE: 13,659.73 SF LOT AREA = 36,352.95 SF LOT COVERAGE = 37.5%<50%
FLOOR AREA RATIO:	21,879 SF FAR ALLOWABLE (.6)
VERY HIGH FIRE SEVERITY ZONE:	YES
FIRE SUPRESSION SYSTEM:	FIRE ALARM SYSTEM SHALL MEET THE REQ'TS OF CFC 907.5.2.3.3 GROUP R-2
FIRE SPRINKLERS:	YES, NFPA 13R, PER ICC 903.1.2
FIRE HYDRANTS:	(2) NEW FIRE HYDRANTS SHOWN
SEPARATION REQUIRED:	1-HR. SEPARATION BETWEEN UNITS
LOT AREA:	36,465 SF SEE SITE PLAN FOR PROPERTY LINES
FLOOR AREA RATIO:	21,879 SF FAR ALLOWABLE (.6)
VERY HIGH FIRE SEVERITY ZONE:	YES
FIRE SUPRESSION SYSTEM:	FIRE ALARM SYSTEM SHALL MEET THE REQ'TS OF CFC 907.5.2.3.3 GROUP R-2
FIRE SPRINKLERS:	YES, NFPA 13R, PER ICC 903.1.2 & WILL REQUIRE A SEPARATE FIRE DEPARTMENT CONNECTION (FDC)
FIRE HYDRANTS:	(2) NEW FIRE HYDRANTS SHOWN
SEPARATION REQUIRED:	1-HR. SEPARATION BETWEEN UNITS SEPARATION PROVIDED:1-HR. UL DESIGN (U419)
EXTERIOR WALLS FIRE RATING:	1-HR. RATING FOR EXT. WALLS WITHIN 5' OF PROPERTY LINE
SITE SLOPE & DRAINAGE: (DIRECTION OF DRAINAGE IS TOWARD N BROADWAY)	LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FT. (5%). WHERE LOT LINES, WALLS SLOPES OR OTHER PHYSICAL BARRIER PROHIBIT 6" OF FALL WITHIN 10 FT, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. (CRC R401.3 IMPERVIOUS SURFACES WITHIN 10 FT. OF THE BUILDING FOUNDATION SHALL BE SLOPED A MIN. OF 2% AWAY FROM THE BUILDING (CRC 401.3 EXCEPTION)

SHEET INDEX

ELECTRICAL

MECHANICAL

PLUMBING

LANDSCAPING
L1.0 PLANTING PLAN
L1.1 PLANTING DETAILS

SHEET INDEX

GENERAL
T-0.0 TITLE SHEET
T-1.0 GENERAL NOTES (NOT A PART)
T-1.1 CAL GREEN CODE (NOT A PART)
T-1.2 CAL GREEN CODE (NOT A PART)

ARCHITECTURAL
A-1.2 PROPOSED ARCHITECTURAL SITE PLAN
A-1.3 PROPOSED OPEN SPACE PLAN
A-1.4 PROPOSED OVERALL ROOF PLAN
A-2.1 SOUTHEAST CLUSTER OF BUILDINGS
A-2.2 SOUTHWEST CLUSTER OF BUILDINGS
A-2.3 WEST CLUSTER OF BUILDINGS
A-2.4 ENLARGED STUDIO UNITS
A-2.5 ENLARGED TWO BEDROOM UNIT
A-2.6 ENLARGED THREE BEDROOM UNIT
A-2.7 ROOF PLANS
A-2.8 TRASH ENCLOSURE PLANS
A-3.1 SECTIONS
A-7.1 DETAILS
A-7.2 DETAILS
A-7.3 DETAILS

CIVIL
1 OF 2 PRELIMINARY GRADING PLANS
2 OF 2 PRELIMINARY GRADING PLANS

1 OF 1 TENTATIVE PARCEL MAP
1 OF 1 PRELIMINARY UTILITY PLAN

1 OF 5 CONDOMINIUM PLANS
2 OF 5 CONDOMINIUM PLANS
3 OF 5 CONDOMINIUM PLANS
4 OF 5 CONDOMINIUM PLANS
5 OF 5 CONDOMINIUM PLANS

STRUCTURAL

GSC ENGINEERING INC
GSC Engineering Inc.
Email: info@gscengineeringco.com
www.gscengineeringco.com
Tel: 714-600-0182

PROJECT TITLE:
RESIDENTIAL CONDOMINIUM UNITS
1325 N. BROADWAY ESCONDIDO, CA 92026

PROFESSIONAL SEAL:
REGISTERED PROFESSIONAL ENGINEER
DANIEL RIAD ZAMEL PATNEAUDE
EXP: 3/31/27
No. C89670
CIVIL
STATE OF CALIFORNIA
8/12/2026

REVISIONS:	DATE:
PROJECT NO.:	CLIENT PROJECTS
DRAWN:	CHECKED:

DRAWING TITLE:
COVER SHEET

T - 0.0

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 2 (July 2024 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

CHAPTER 3
GREEN BUILDING

SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

E-016,I0,73765;**Note:** Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

Exceptions:
1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the *California Building Code*, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT

4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection inlet, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Section 4.106.4.1 or 4.106.4.2, Electric vehicle supply equipment (EVSE) shall comply with the *California Electrical Code*.

Exceptions:
1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.
   1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, Install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the *California Electrical Code*.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.
When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Section 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as an EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

4.106.4.2.1 Reserved.

4.106.4.2.2 Multifamily dwellings, hotels and motels

1. EV ready parking spaces with receptacles.

a. Hotels and motels. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles.

b. Multifamily parking facilities. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. EV charging receptacles required by this section shall be located in at least one assigned parking space per dwelling unit where assigned parking is provided but need not exceed forty (40) percent of the total number of assigned parking spaces provided on the site.

Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the *California Building Code*; or parking facilities otherwise incapable of supporting electric vehicle charging.

c. Receptacle power source. EV charging receptacles in multifamily parking facilities shall be provided with a dedicated branch circuit connected to the dwelling unit's electrical panel, unless determined as infeasible by the project builder or designer and subject to concurrence of the local enforcing agency.

Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the *California Building Code*; or parking facilities otherwise incapable of supporting electric vehicle charging.

d. Receptacle configurations. 208/240V EV charging receptacles shall comply with one of the following configurations:

1. For 20-ampere receptacles, NEMA 6-20R
2. For 30-ampere receptacles, NEMA 14-30R
3. For 50-ampere receptacles, NEMA 14-50R

2. EV ready parking spaces with EV chargers.

a. Hotels and motels. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors.

b. Multifamily parking facilities. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors. Where common use parking or unassigned parking is provided, EV chargers shall be located in common use or unassigned parking areas and shall be available for use by all residents or guests.

Where low power Level 2 EV charging receptacles or Level 2 EV chargers are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EV chargers shall have a capacity of not less than 30 amperes.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 2, with EV chargers Installed shall comply with Section 4.106.4.2.2.1.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See *California Building Code*, Chapter 11B, for applicable requirements.

4.106.4.2.2.1.1 Electric vehicle charging stations (EVCS) spaces with EV chargers installed: dimensions and location.

EVCS spaces shall be designed to comply with the following:

1. The minimum length of each EVCS space shall be 18 feet (5486 mm).
2. The minimum width of each EVCS space shall be 9 feet (2743 mm).
3. One in every 25 EVCS spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 96-inch (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EVCS space is 12 feet (3658 mm). Surface slope for this EVCS space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction. These EVCS spaces shall also comply with at least one of the following:

   a. The EVCS space shall be located adjacent to an accessible parking space meeting the requirements of the *California Building Code*, Chapter 11A, to allow use of the EV charger from the accessible parking space.
   b. The EVCS space shall be located on an accessible route, as defined in the *California Building Code*, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the *California Building Code*, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1.

4.106.4.2.2.1.2 Accessible electric vehicle charging station spaces.
In addition to the requirements in Section 4.106.4.2.2.1.1, all EV chargers, where installed, shall comply with the accessibility provisions for EV chargers in the *California Building Code*, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with *California Building Code*, Chapter 11A, Section 1109A.

4.106.4.2.3 Reserved.

4.106.4.2.4 Reserved.

4.106.4.2.5 Electric vehicle ready space signage.
Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multi-family buildings.
Where new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be EV capable spaces to support future Level 2 electric vehicle supply equipment. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE."

Notes:

1.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

2.There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL
4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE
4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 Pre-rinse spray valves.
When Installed, shall meet the requirements In the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations),Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS (spray force in ounce force (ozf))	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray valves manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)]

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.
Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the *California Plumbing Code*.

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be Installed In accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE
4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located In the *California Code Regulations*, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator; are available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE
4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings In sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this Item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify If construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated,
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE (LR). Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65 % construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65 % construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5, Section 4.408.3 or Section 4.408.4.,

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION
4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape Irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the Importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, Including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and Incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code,
11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
12. Information and/or drawings Identifying the location of grab bar reinforcements.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS

5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified In California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

GSC ENGINEERING INC.
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PROJECT TITLE:
RESIDENTIAL CONDOMINIUM UNITS
1325 N. BROADWAY ESCONDIDO, CA 92026

REGISTERED PROFESSIONAL ENGINEER — MIRZA ZAIN — EXP: 3/31/27 — No. C86670 — CIVIL — STATE OF CALIFORNIA

08/12/2026

REVISIONS:	DATE:

PROJECT NO.:	CLIENT PROJECT#:
DRAWN:	CHECKED:

DRAWING TITLE:
CAL GREEN BLDG CODE

T-1.1

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 2 (July 2024 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (e.: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O³/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES
4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL
4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]

(Less Water and Less Exempt Compounds In Grams per Liter)	
ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT

(Less Water and Less Exempt Compounds in Grams per Liter)	
SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504,3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS	
COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504,5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION	
PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

hhttps://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL
4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curing, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST
4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

4.507 ENVIRONMENTAL COMFORT
4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS
702 QUALIFICATIONS
702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special Inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special Inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special Inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special Inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS
703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

GSC ENGINEERING INC.
GSC Engineering Inc.
Email: info@gscengineeringco.com
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Tel: 714-600-0182

PROJECT TITLE:
RESIDENTIAL CONDOMINIUM UNITS
1325 N. BROADWAY ESCONDIDO, CA 92026

PROFESSIONAL SEAL:
REGISTERED PROFESSIONAL ENGINEER
BEHZAD ZAKERI
EXP: 3/31/27
No. C89570
CIVIL
STATE OF CALIFORNIA
08/12/2026

REVISIONS:	DATE:
PROJECT NO.:	CLIENT PROJECT:
DRAWN:	CHECKED:

DRAWING TITLE:
CAL GREEN BLDG CODE

T-1.2

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

NPDES NOTES

1.) EROSION CONTROL BMPs SHALL BE IMPLEMENTED AND MAINTAINED TO MINIMIZE AND/OR PREVENT THE ENTRAINMENT OF SOIL IN RUNOFF FROM DISTURBED SOIL AREAS ON CONSTRUCTION SITES.
2.) SEDIMENT CONTROL BMPs SHALL BE IMPLEMENTED AND MAINTAINED TO PREVENT AND/OR MINIMIZE THE TRANSPORT OF SOIL FROM THE CONSTRUCTION SITE.
3.) STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO ELIMINATE OR REDUCE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
4.) APPROPRIATE BMPs FOR CONSTRUCTION–RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED TO ELIMINATE OR REDUCE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTIES BY WIND OR RUNOFF.
5.) RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCT/ON SITES AND MUST NOT BE DISCHARGED TO RECEIVING WATERS OR THE LOCAL STORM DRAIN SYSTEM.
6.) ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BEST MANAGEMENT PRACTICES AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.
7.) AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY ALL CONSTRUCT/ON DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH OR RECYCLE BINS.
8.) CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT A STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OTHER THAN STORMWATER (NON–STORMWATER DISCHARGES) ARE PROHIBITED, EXCEPT AS AUTHORIZED BY AN INDIVIDUAL NPDES PERMIT OR THE STATEWIDE GENERAL PERMIT–CONSTRUCTION. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, SOLVENTS, DETERGENTS, GLUES, LIME, PESTICIDES, HERBICIDES, FERTILIZERS, WOOD PRESERVATIVES, AND ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; CONCRETE AND RELATED CUTTING OR CURING RESIDUES; FLOA TABLE WASTES; WASTES FROM ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; WASTES FROM STREET CLEANING; AND SUPER–CHLORINATED POTABLE WATER FROM LINE FLUSHING AND TESTING. DURING CONSTRUCT/ON, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON–SITE PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
9.) DISCHARGING CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING GROUNDWATER THAT HAS INFILTRATED INTO THE CONSTRUCTION SITE IS PROHIBITED. DISCHARGING OF CONTAMINATED SOILS VIA SURFACE EROSION IS ALSO PROHIBITED. DISCHARGING NON–CONTAMINATED GROUNDWATER PRODUCED BY DEWA TERING ACTIVITIES MAY REQUIRE A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT ISSUED BY THE REGIONAL BOARD.
10.) CONSTRUCTION SITES SHALL BE MANAGED TO MINIMIZE THE EXPOSURE TIME OF DISTURBED SOIL AREAS THROUGH PHASING AND SCHEDULING OF GRADING TO THE EXTENT FEASIBLE AND THE USE OF TEMPORARY AND PERMANENT SOIL STABILIZATION.
11.) BMPS SHALL BE MAINTAINED AT ALL TIMES. IN ADDITION, BMPs SHALL BE INSPECTED PRIOR TO PREDICTED STORM EVENTS AND FOLLOWING STORM EVENTS.

SITE PLAN GENERAL NOTES

1) CONTRACTOR/OWNER BUILDER SHALL PRIOR TO COMMENCEMENT OF WORK, FIELD VERIFY ALL EXISTING PROJECT CONDITIONS, INCLUDING DIMENSIONS AND UTILITY LOCATIONS / SIZES, FILED INFORMATION OF DESCREPENCIES SHALL BE RECORDED ON A REPRODUCABLE DOCUMENT AND IMMEDIATLEY TRANSMITTED TO ENGINEER FOR PROJECT RECORD, COORDINATION AND NECESSARY RESOLUTION PRIOR TO CONTINUING WITH WORK. CONTRACTOR OWNER/BUILDER SHALL VEIRFY AND BE RESPONSIBLE FOR ALL WORK AND MATERIALS, INCLUDING THOSE FURNISHED BY ALL SUB CONTRACTORS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES. DO NOT SCALE DRAWINGS TO ANY LOCATIONS. THE ARCHITECT OR ENGINEER SHALL BE NOTIFIED OF ANY DESCREPENCIES PRIOR TO CONTINUATION OF WORK. ALL DIMENSIONS ARE CENTERLINE OF WALLS / COLUMNS AND FACE OF STUD(F.O.S) OR FACE OF MASONRY (F.O.M.) UNLESS NOTED OTHERWISE.
2) ALL WORK SHALL CONFORM TO THE LATEST ADOPTED EDITIONS OR APPLICABLE CODES, THE AMERICAN WITH DISABILITIES ACT AS WELL AS ALL OTHER LOCAL CODES / ORDINANCES AND APLICABLE CA GREEN CODE.
3) ALL ELECTRICAL, MECHANCIAL AND PLUMBING WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL LEGALLY CONSTITUED AUTHORITIES HAVING JURISDICTION.
4) THE GENERAL BUILDING PERMITS SHALL BE PAID FOR BY THE OWNER AND SECURED BY THE GENERAL CONTRACTOR OR SUB–CONTRACTOR DIRECTLY RESPONSIBLE UNLESS OWNER/BUILDER
5) CONTRACTOR, IF APPLICABLE, SHALL PROVIDE FOR SUPPORT OF ALL WALL, CEILING MOUNTED ITEMS SUCH AS LIGHT FIXTURES, SHELVING, EQUIPMENT AND TELEVISIONS. COORDINATE LOCATIONS AND REQUIREMENTS WITH PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS.
6) IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, WHETHER SHOWN HEREIN OR NOT, AND TO PROTECT THEM FROM DAMAGE.
7) CONTRACTOR SHALL PROVIDE PEDESTRIAN PROTECTION IN ACCORDANCE WITH APPLICABLE CODES

SITE PLAN KEYNOTES

1. DRIVE AISLE CROSSINGS REQ'TS FOR PEDESTRIAN SAFETY: ACCESSIBLE PATH AT LESS THAN 2% SLOPE, PAINTED 4–FT. W. PEDESTRIAN PATH WITH DIRECTIONAL SIGNAGE, ACCESSIBLE CURB RAMPS PER CITY STDS., TRUNCATED DOME INDICATORS PER CITY STDS. AT DRIVE AISLE CROSSINGS
2. TRASH ENCLOSURE w/CONC. PAD (MEETS DEVELOPMENT STANDARDS OF THE CITY'S TRASH ENCLOSURE GUIDELINES FOR TRASH AND RECYCLE BINS (https://www.escondido.gov/documentcenter/view/1977/)
3. NEW 6'–0"H CONCRETE BLOCK WALL AT WEST, EAST AND NORTH PROPERTY LINES.
4. (E) 6'–0"H CONCRETE BLOCK WALL AT SOUTH PROPERTY LINE.
5. 4'–0" PEDESTRIAN PATH OF TRAVEL TO PUBLIC RIGHT OF WAY (SEE ACCESSIBLE NOTE UNDER UNIT SUMMARY)
6. EXISTING SDGE EASEMENT TO BE QUIT CLAIMED (PER PRELIMINARY COMMUNICATIONS) PROVIDE 20' NEW EASEMENT FOR THE UTILITIES
7. CANTILEVER STRUCTURE FOR COVERED CARPORT PARKING
8. ACCESSIBLE PARKING SIGNAGE, SEE DETAILS DWG A–7.1
9. FIRE HYDRANTS SHALL B INSTALLED PER ESCONDIDO STANDARD DRAWING W–3–E, PROVIDE 5'–0" CLEARANCE

SITE PLAN KEYNOTES (cont)

10. PROJECT SHALL COMPLY WITH TABLE OF 602 FOR FIRE RESISTANT RATING REQUIREMENTS FOR EXTERIOR WALLS. THE FOLLOWING SPECIFIC AREAS SHOULD BE ADDRESSED
    A) ALL EXTERIOR WALLS
    B) IN CALIFORNIA SECTION 705.5 WAS MODIFIED FOR GROUP A,E,H,I, L & R OCCUPANCIES, ALONG WITH HIGH–RISE BUILDINGS, BY REQUIRING EXTERIOR WALLS TO BE RATED FOR EXPOSURE TO FIRE FROM BOTH SIDES, WHEN SUCH WALLS ARE REQUIRED TO BE FIRE RATED PER TABLES 601 AND 602,
11. SEE WALL & SYMBOL LEGEND ON A–2.1 & A–2.2 FOR THE REQUIRED RATING FOR OPENINGS AND EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE TABLES TABLES, 716.1(2) AND 7 16.1,(3).
12. FIRE LANES MUST BE CLEARLY MARKED WITH "NO PARKING" AND "FIRE LANE" SIGNS AND PAINTED RED BORDERS
13. LANDSCAPE BUFFER IN SETBACK
14. FIRE DEPARTMENT CONNECTION "FDC", PROVIDE 3 TOTAL (1 PER BULDING)
15. SEE CIVIL DWGS FOR ECOSTREAM FILTRATION SYSYEM AND PLANTING.
16. TUBULAR STEEL SECURITY INTERLOCKING FENCING. MANUF – FENCEWORKS 870 N. MAIN ST. RIVERSIDE, CA 92501–1016, (951) 788–5620

PLANNING NOTES

SEC. 33–108. BUILDING REQUIREMENTS,MULTI–FAMILY ZONES

(B) USABLE OPEN SPACE. EACH LOT OR PARCEL OF LAND IN THE R–2 & R–3 ZONES SHALL PROVIDE ON THE SAME LOT OR PARCEL OF LAND (400) SQUARE FEET OF USABLE OPEN SPACE, OR TWO HUNDRED (200) SQUARE FEET IN THE ARTICLE 6. RESIDENTIAL ZONES R–4 AND R–5 ZONES, AS HEREINAFTER DEFINED, PER DWELLING UNIT, PLUS AN ADDITIONAL TWO HUNDRED (200) SQUARE FEET OF USABLE OPEN SPACE FOR EACH SLEEPING ROOM (BEDROOM) OVER ONE (1) IN SAID DWELLING UNIT.

USABLE OPEN SPACE FOR THE PURPOSE OF THIS SECTION, MEANS AN OPEN AREA OR RECREATIONAL FACILITY WHICH IS DESIGNED AND INTENDED TO BE USED FOR OUTDOOR LIVING, LANDSCAPING AND/OR RECREATION. AN AREA OF USABLE OPEN SPACE SHALL NOT EXCEED A GRADE OF TEN (10) PERCENT, SHALL HAVE A MINIMUM DIMENSION OF AT LEAST TEN (10) FEET (EXCEPT BALCONIES), AND MAY INCLUDE LANDSCAPING, WALKS, RECREATIONAL FACILITIES AND DECORATIVE OBJECTS SUCH AS ARTWORK AND FOUNTAINS. UP TO ONE–HALF (1/2) OF THE REQUIREMENT FOR EACH UNIT MAY BE PROVIDED IN A PRIVATE PATIO OR BALCONY HAVING DIRECT ACCESS FROM THE UNIT. BALCONIES HAVING A MINIMUM DIMENSION OF NOT LESS THAN FIVE (5) FEET AND A MINIMUM AREA OF NOT LESS THAN FIFTY (50) SQUARE FEET SHALL BE COUNTED AS OPEN SPACE. USABLE OPEN SPACE SHALL NOT INCLUDE ANY PORTION OF OFF–STREET PARKING AREAS, DRIVEWAYS,

PLANNING NOTES (cont)

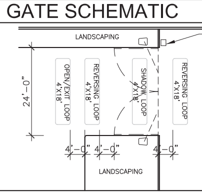
ROOFTOPS OR REQUIRED FRONT SETBACKS. ANY ACCESSORY BUILDING OR UNIT DESIGNED AND INTENDED TO BE USED FOR RECREATIONAL PURPOSES SHALL BE COUNTED AS USABLE OPEN SPACE.

§ 33–955 DEVELOPMENT STANDARDS.
CONDOMINIUMS APPROVED AND AUTHORIZED SHALL BE DEVELOPED OR UPGRADED TO COMPLY WITH THE CITY'S CURRENT DESIGN REVIEW, BUILDING, SEISMIC, DRAINAGE, ENGINEERING, ZONING AND FIRE PROTECTION STANDARDS FOR NEW CONSTRUCTION. LIMITED DEPARTURES, IN ACCORDANCE WITH APPLICABLE BUILDING CODE PROVISIONS, MAY BE GRANTED FOR CONDOMINIUM CONVERSIONS PROVIDING THAT PROPOSED CONDITIONS WILL SUBSTANTIALLY CONFORM TO CURRENT REQUIREMENTS, FEASIBLE UPGRADES HAVE BEEN PROVIDED, AND NO HEALTH AND SAFETY ISSUES WILL EXIST.
CONDOMINIUM PERMIT APPROVALS SHALL COMPLY WITH THE FINDINGS OUTLINED IN SECTION 33–953 OF THIS ARTICLE. ADDITIONALLY, MINIMUM STANDARDS FOR RESIDENTIAL CONDOMINIUM UNITS INCLUDE THE FOLLOWING:
(A) MINIMUM SQUARE FOOTAGES AS FOLLOWS:

STUDIO	600 SQUARE FEET
ONE–BEDROOM UNITS	700 SQUARE FEET
TWO–BEDROOM UNITS	800 SQUARE FEET
THREE–BEDROOM UNITS	1,000 SQUARE FEET

(B) WASHER AND DRYER HOOK–UPS IN EACH UNIT.
(C) MINIMUM OF 80 CUBIC FEET OF PRIVATE STORAGE AREA FOR EACH UNIT WITH MINIMUM DIMENSIONS OF AT LEAST TWO FEET. SAID STORAGE SHALL BE IN ADDITION TO NORMALLY EXPECTED CABINETS AND CLOSETS.
(ORD. NO. 2020–07, § 6, 5–6–20)
SEE CITY OF ESCONDIDO DEVELOPMENT STANDARDS FOR THE FOLLOWING:
§ 33–957CONTINGENCY FUND DEPOSIT.
§ 33–958 IMPROVEMENT SECURITY.
§ 33–959 COVENANTS, CONDITIONS AND RESTRICTIONS.
§ 33–960 EXPIRATION AND EXTENSIONS.
§ 33–961 MODIFICATIONS.
§ 33–962 FILING FEE.
§ 33–963 REPORTING TO PLANNING COMMISSION AND CITY COUNCIL.
§ 33–964 REQUIRED NOTICES TO TENANTS.

GATE SCHEMATIC



KNOX GATE SWITCH PER FD STADARDS

NOTE:
1) GATES MUST OPEN TO THE FULL WIDTH OF THE ACCESS 24 FEET TO ALLOW FOR EMERGENCY ACCESS AS PER CHAPTER 5.
2) ALL FOOTINGS FOR GATE WILL BE LOCATED OUTSIDE OF THE 20' UTLITY EASEMENT TYP.

§ 33–1413 STAND INCENTIVES FOR NEW RESIDENTIAL CONSTRUCTION.

(A) THE DECISION–MAKING BODY SHALL GRANT ONE DENSITY BONUS, AS SPECIFIED IN SUBSECTION (B) OF THIS SECTION, AND/OR INCENTIVES OR CONCESSIONS, AS SET FORTH IN SECTION 33–1414, WHEN A DEVELOPER OF A HOUSING DEVELOPMENT OF AT LEAST FIVE UNITS (OR AT LEAST THREE UNITS IF THE HOUSING DEVELOPMENT IS LOCATED WITHIN THE SOUTH CENTRE CITY SPECIFIC PLAN) SEEKS AND AGREES TO CONSTRUCT AT LEAST ANY ONE OF THE FOLLOWING.
(THE DENSITY BONUS UNITS SHALL NOT BE INCLUDED WHEN DETERMINING THE TOTAL NUMBER OF TARGET UNITS IN THE HOUSING DEVELOPMENT.)

(1) LOW INCOME HOUSEHOLDS. A MINIMUM OF 10% OF THE TOTAL UNITS OF THE HOUSING DEVELOPMENT AS RESTRICTED AND AFFORDABLE TO LOWER INCOME HOUSEHOLDS, AS DEFINED IN HEALTH AND SAFETY CODE SECTION 50079.5.
(2) VERY LOW INCOME HOUSEHOLDS. A MINIMUM OF 5% OF THE TOTAL UNITS OF THE HOUSING DEVELOPMENT AS RESTRICTED AND AFFORDABLE TO VERY LOW INCOME HOUSEHOLDS, AS DEFINED IN HEALTH AND SAFETY CODE SECTION 50105.
(3) SENIOR CITIZENS. A SENIOR CITIZEN HOUSING DEVELOPMENT OR MOBILE HOME PARK THAT LIMITS RESIDENCY BASED ON AGE REQUIREMENTS FOR HOUSING FOR OLDER PERSONS PURSUANT TO SECTION 798.76 OR 799.5 OF THE CALIFORNIA CIVIL CODE.
(4) MODERATE INCOME HOUSEHOLDS. A MINIMUM OF 10% OF THE TOTAL UNITS IN A COMMON INTEREST DEVELOPMENT AS RESTRICTED AND AFFORDABLE TO MODERATE INCOME HOUSEHOLDS, AS DEFINED IN HEALTH AND SAFETY CODE SECTION 50093, PROVIDED THAT ALL UNITS IN THE DEVELOPMENT ARE OFFERED TO THE PUBLIC FOR PURCHASE.
(5) TRANSITIONAL FOSTER YOUTH, DISABLED VETERANS, HOMELESS PERSONS. A MINIMUM OF 10% OF THE TOTAL UNITS OF THE HOUSING DEVELOPMENT AS RESTRICTED FOR TRANSITIONAL FOSTER YOUTH, AS DEFINED IN EDUCATION CODE SECTION 66025.9; DISABLED VETERANS, AS DEFINED IN GOVERNMENT CODE SECTION 18541; OR HOMELESS PERSONS, AS DEFINED IN THE FEDERAL MCKINNEY–VENTO HOMELESS ASSISTANCE ACT (42 U.S.C. SECTION 11301 ET SEQ.).
(6) STUDENTS. A MINIMUM OF 20% OF THE TOTAL UNITS FOR LOWER INCOME STUDENTS IN A STUDENT HOUSING DEVELOPMENT THAT MEETS THE FOLLOWING REQUIREMENTS:

§ 33–108 PRIVATE STORAGE AREA

A MINIMUM OF 80 CUBIC FEET OF PRIVATE STORAGE AREA SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE STORAGE AREA SHALL HAVE MINIMUM DIMENSIONS OF TWO FEET, AND SHALL BE IN ADDITION TO NORMALLY EXPECTED CABINETS AND CLOSETS.
(ORD. NO. 2017–07, § 4, 6–7–17)

1) COVERED PARKING WILL BE PROVIDED, SEE ROOF PLAN

PARKING CALCULATION NOTE:
CALIFORNIA GOVERNMENT CODE SECTION 65915(P) OUTLINES THE PARKING STANDARDS FOR HOUSING DEVELOPMENTS. PARKING REQUIREMENTS TO BE CONSISTENT WITH STATE DENSITY BONUS PARKING PROVISIONS (GOV CODE 65915(P)) AS FOLLOWS:
(A) ZERO TO ONE BEDROOM: ONE ONSITE PARKING SPACE.
(B) TWO TO THREE BEDROOMS: ONE AND ONE–HALF ONSITE PARKING SPACES.
(C) FOUR AND MORE BEDROOMS: TWO AND ONE–HALF PARKING SPACES.
(D) ONE BEDSPACE IN A STUDENT HOUSING DEVELOPMENT: ZERO PARKING SPACES.

ACCESSIBLE PATH NOTE:
1) IF CURB RAMPS AS REQUIRED: 5% MAX RUNNING SLOPE, 2% CROSS SLOPE)
2) 4'–0"(N) MIN. ACCESSIBLE PATH (5% MAX RUNNING SLOPE 2% CROSS SLOPE) TO ENTRY PER CBC 11B–403.3.
3) PROVIDE ACCESSIBLE PARKING SIGNS AS REQUIRED

DENSITY BONUS

*ARTICLE 67
DENSITY BONUS AND RESIDENTIAL INCENTIVES
§ 33–1413(2) STANDARD INCENTIVES FOR NEW RESIDENTIAL CONSTRUCTION

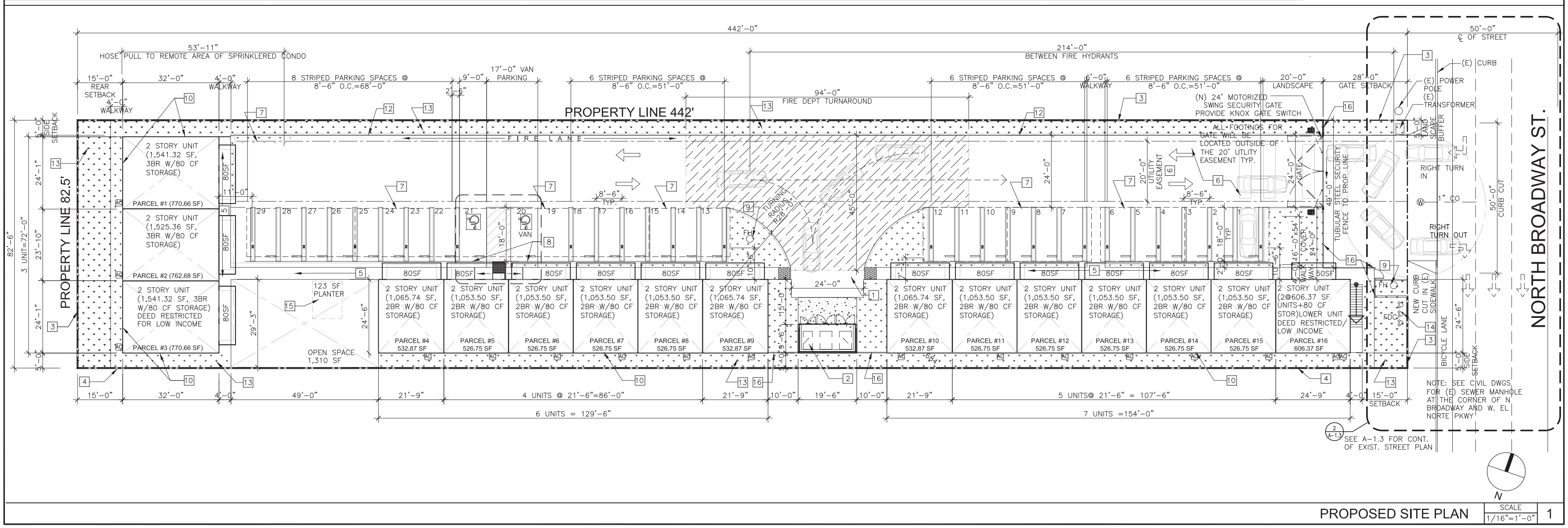
TABLE B
DENSITY BONUS FOR COMMON INTEREST DEVELOPMENTS WITH UNITS LISTED AS VERY LOW INCOME HOUSING

THE BASE UNIT COUNT = 11.
(ALLOWABLE NUMBER OF BONUS UNITS AREA BASED ON VERY LOW INCOME USING TABLE B, PROPOSING 15% AS VERY LOW INCOME)
THE NUMBER OF BONUS UNITS WOULD BE 11x.50 = 5.5, ROUNDING UP TO 6.

TOTAL UNITS = 17, AND 15% WOULD BE DEED–RESTRICTED AS VERY LOW INCOME. (0.15X11=1.65 ROUNDING UP TO 2)

UNIT SUMMARY

REFER TO COVER SHEET T–0.0 FOR UNIT SUMMARY AND SQUARE FOOTAGE OF PARCELS LISTED IN CONDOMINIUM SITE PLAN

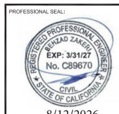


PROPOSED SITE PLAN — SCALE 1/16"=1'–0" — 1

GSC Engineering Inc.
Email: info@gscengineeringco.com
www.gscengineeringco.com
Tel: 714–600–0182

PROJECT TITLE:
RESIDENTIAL CONDOMINIUM UNITS
1325 N. BROADWAY ESCONDIDO, CA 92026

PROFESSIONAL SEAL:



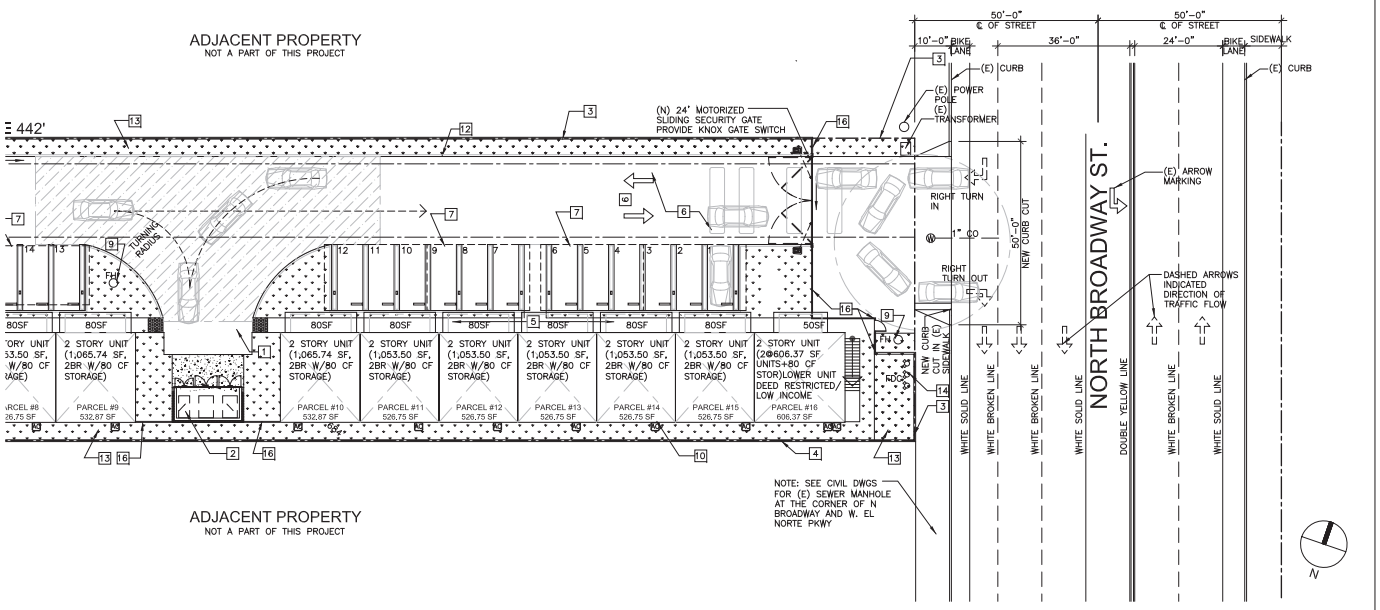
8/12/2026

REVISIONS:	DATE:

PROJECT NO.:	CLIENT PROJECT:
DRAWN:	CHECKED:

DRAWING TITLE:
PROPOSED SITE PLAN

A – 1.2

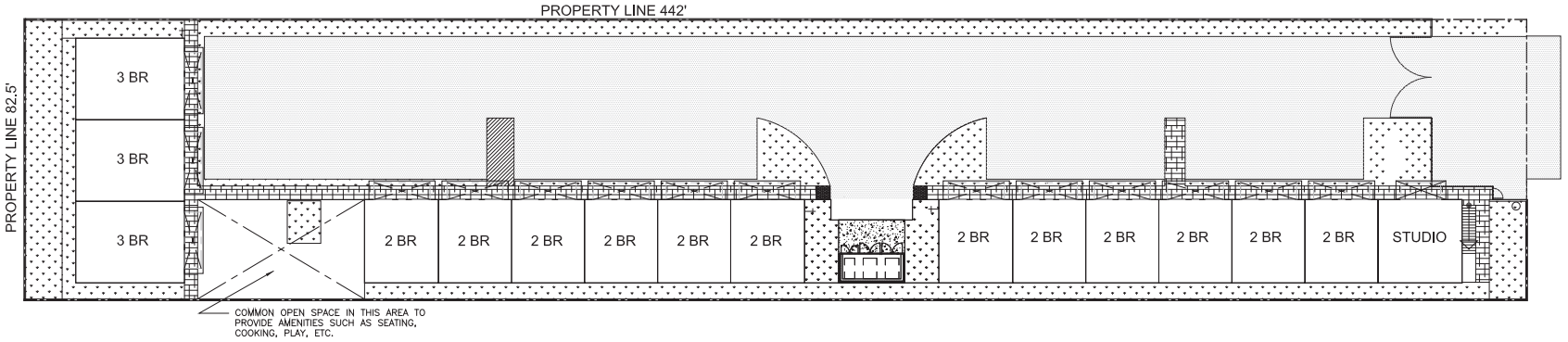


PARTIAL SITE PLAN - STREET APPROACH FROM NORTH BROADWAY — SCALE 1/16"=1'-0" — 2

KEY PLAN

SEE OPEN SPACE SUMMARY ON TITLE SHEET T-0.0

LANDSCAPING	5,849 SF
WALKWAYS	4,034 SF
OPEN SPACE (INCLUDES BALCONIES)	2,560 SF
PAVING	16,103 SF
CONC.	252 SF
BLDG FOOTPRINT	9,249.73 SF



OPEN SPACE PLAN / ANALYSIS — SCALE 1/16"=1'-0" — 1

GSC Engineering Inc.
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www.gscengineeringco.com
Tel: 714-600-0182

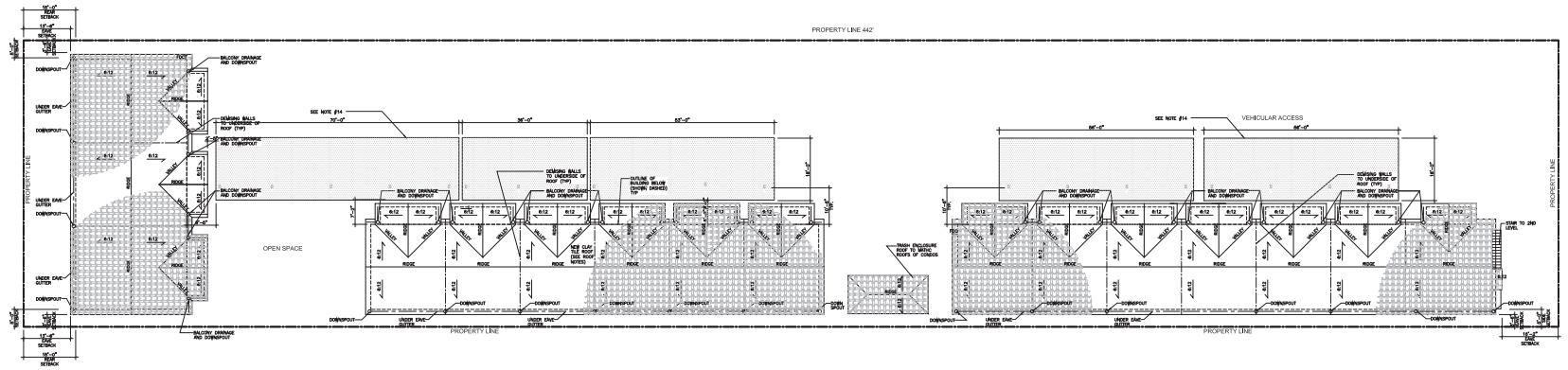
PROJECT TITLE:
RESIDENTIAL CONDOMINIUM UNITS
1325 N. BROADWAY ESCONDIDO, CA 92026

PROFESSIONAL SEAL
REGISTERED PROFESSIONAL ENGINEER
SHAD ZAMEL
EXP: 3/31/27
No. C89670
CIVIL
STATE OF CALIFORNIA
8/12/2026

REVISIONS:	DATE:
PROJECT NO.:	CLIENT PROJECT:
DRAWN:	CHECKED:

DRAWING TITLE:
OPEN SPACE ANALYSIS

A - 1.3



OVERALL ROOF PLAN | SCALE 1/16"=1'-0" | 1

GSC Engineering Inc.
Email: info@gscengineeringco.com
www.gscengineeringco.com
Tel: 714-600-0182

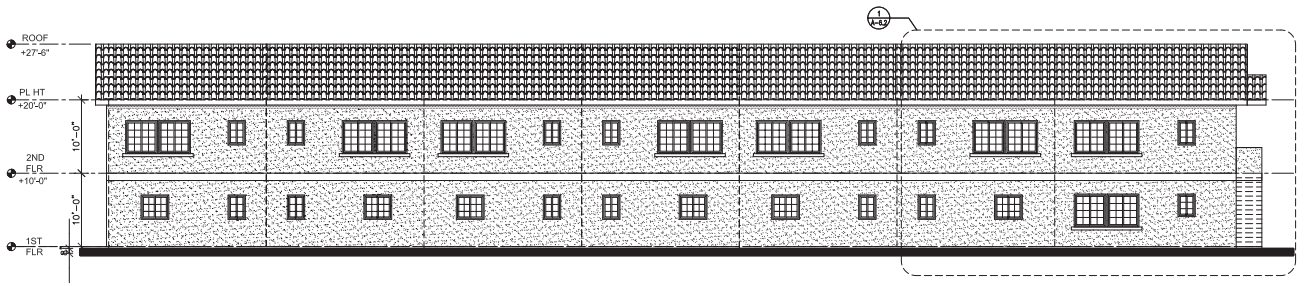
PROJECT TITLE:
RESIDENTIAL CONDOMINIUM UNITS
1325 N. BROADWAY ESCONDIDO, CA 92026

PROFESSIONAL SEAL:
REGISTERED PROFESSIONAL ENGINEER
SHAHZAD ZAMIR HUSSAIN
EXP: 3/31/27
No. C89670
CIVIL
STATE OF CALIFORNIA
8/12/2026

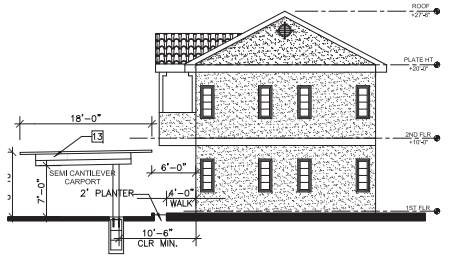
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PROJECT NO.:	CLIENT PROJECT:
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DRAWING TITLE:
OVERALL
ROOF PLAN

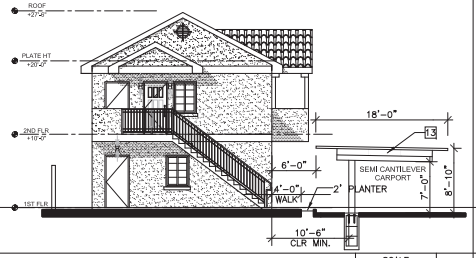
A - 1.4



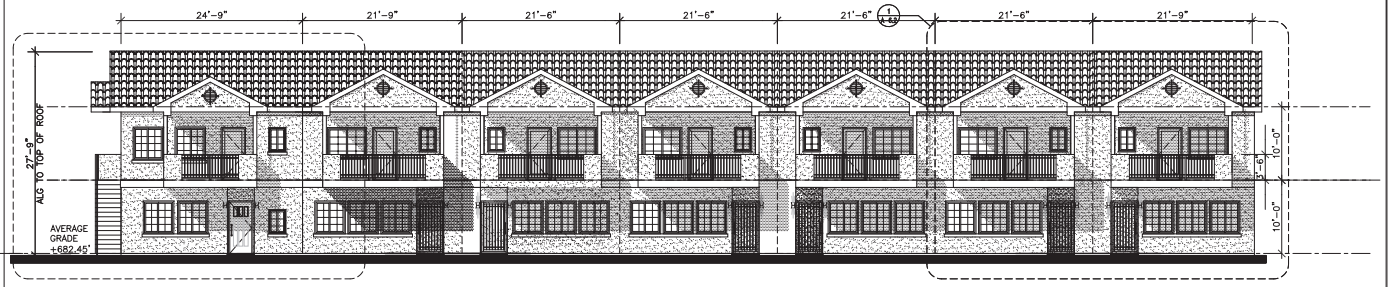
SOUTHEAST BUILDING - SOUTH ELEVATION | SCALE 1/8"=1'-0" | 6



SOUTHEAST BUILDING - WEST ELEVATION | SCALE 1/8"=1'-0" | 5



SOUTHEAST BUILDING - EAST ELEVATION | SCALE 1/8"=1'-0" | 4



SOUTHEAST BUILDING - NORTH ELEVATION | SCALE 1/8"=1'-0" | 3

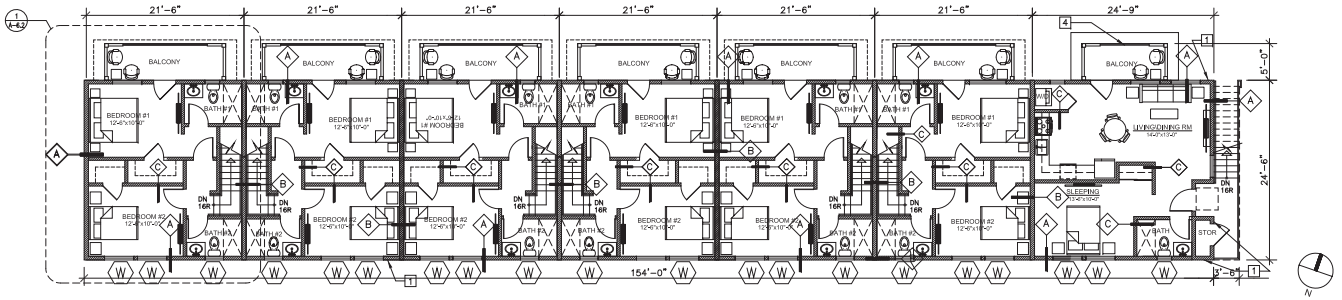
KEYNOTES

1	NEW 3 COAT STUCCO FINISH ON METAL LATHE. SEE WALL DETAILS
2	CLASS A, CLAY ROOF TILES (S TILE) ICC ESR #2111 IN COMPLIANCE WITH ASTM C1167
3	PROVIDE WROUGHT IRON HANDRAIL SYSTEM AT BALCONY.
4	PROVIDE WROUGHT IRON HANDRAIL AT STAIR AND +42"H GUARDRAIL @ TOP OF 2ND LEVEL.
5	COVERED ENTRY TO EACH UNIT SHALL HAVE A CONCRETE STEP TO THE ADJACENT WALKWAY, 3'-0" x 3'-0" CLR. MIN.
6	NEW BALCONY. UNDERSIDE TO BE COVERED WITH STUCCO FOR FIRE RATING. NEW WATERPROOF DECK PER DETAILS.
7	EXTERIOR DOORS AND MANUFACTURER: 36 IN. X 80 IN. REVERSIBLE CLASSIC CLEAR GLASS WALNUT SPEAKEASY EXTERIOR FIBERGLASS FRONT DOOR SLAB SUPPLIER: TEL. 626-388-9898 CALHOME OR EQUAL 2550 FULTON ROAD STE A POMONA, CALIFORNIA 91767
8	EXTERIOR WINDOW MANUFACTURER: ALUMINUM SLIDING GLASS WINDOWS TO COMPLY WITH CA TITLE 24 ENERGY STANDARDS SUPPLIER: ALLWEATHER ARCHITECTURAL ALUMINUM (OR EQUAL) 777 ALDRIDGE ROAD TEL. 707.452.1600 VACAVILLE, CA 95688 TEL. 800.680.5800
9	GLASS AND GLAZING: 2406.4 CBC SAFETY GLAZING IN THE FOLLOWING LOCATIONS: WHERE THE NEAREST EDGE OF GLAZING IS WITHIN A 24-INCH ARC OF EITHER SIDE OF A DOOR IN A CLOSED POSITION (UNLESS THERE IS AN INTERVENING WALL BETWEEN THE DOOR AND THE GLAZING OR IF THE GLAZING IS 5' OR HIGHER ABOVE THE WALKING SURFACE). GLAZING GREATER THAN 9 SQUARE FEET WITH THE BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR AND THE TOP EDGE GREATER THAN 36" ABOVE THE FLOOR (UNLESS THE GLAZING IS MORE THAN 36" HORIZONTALLY AWAY FROM WALKING SURFACES OR IF A COMPLYING PROTECTIVE BAR IS INSTALLED)
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14	NEW TUBULAR STEEL SECURITY INTERLOCKING FENCING HAS BEEN ADDED TO THE PLANS. MANUF - FENCEWORKS 870 N. MAIN ST. RIVERSIDE, CA 92501-1016, (951) 788-5620

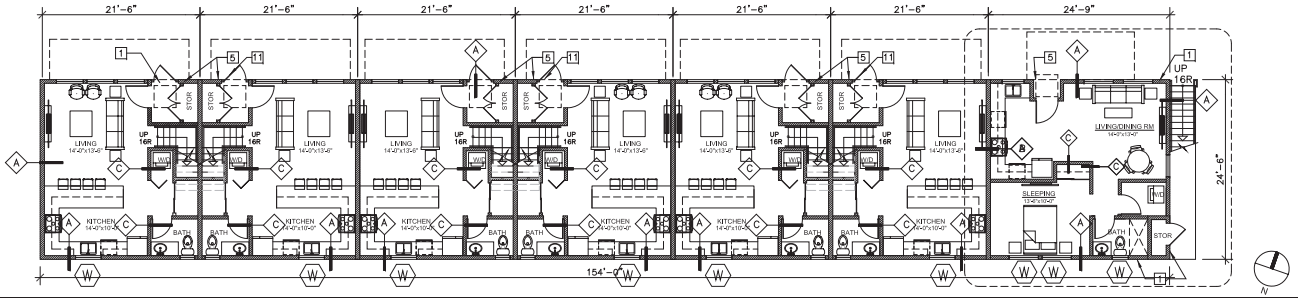
WALL AND SYMBOL LEGEND

SYMBOL	WALL TYPE	DESCRIPTION
X	A	EXTERIOR WALL - 1 HR FIRE RATING DET 2/A-7.2 (SEE DET 11/A-7.2 FOR RATED EAVE)
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X	C	NEW 2x INT WALL
W		EXTERIOR WINDOWS IN 1 HOUR FIRE RATED WALLS = DH-45 PER TABLE 716.1(2), & OH-45/W-60 PER TABLE 716.1(3)

NOTE: REFER TO COVER SHEET AND SITE PLAN FOR SUMMARY OF BUILDING AREAS



OVERALL SECOND FLOOR PLAN - SOUTHEAST BUILDING (CLUSTER OF 8 UNITS) | SCALE 1/8"=1'-0" | 2



OVERALL FIRST FLOOR PLAN - SOUTHEAST BUILDING (CLUSTER OF 8 UNITS) | SCALE 1/8"=1'-0" | 1

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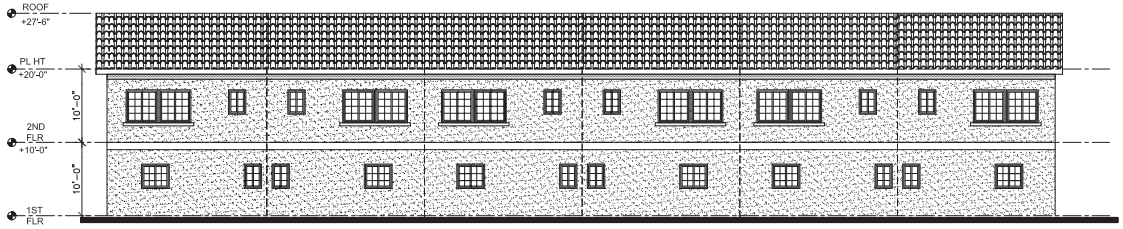
PROFESSIONAL SEAL
REGISTERED PROFESSIONAL ENGINEER
MUHAMMAD ZAHID QURESHI
EXP: 3/31/27
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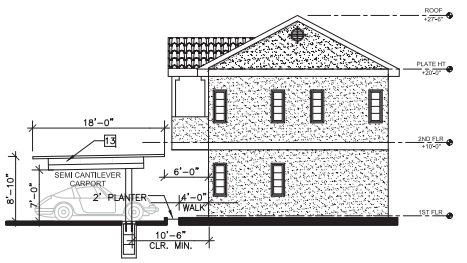
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DRAWING TITLE:
SOUTHEAST CLUSTER OF BLDGS.

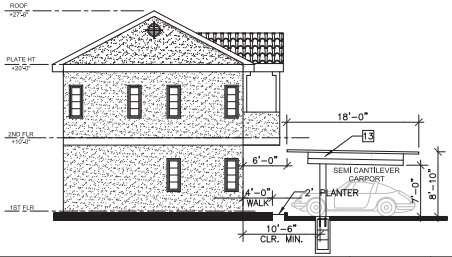
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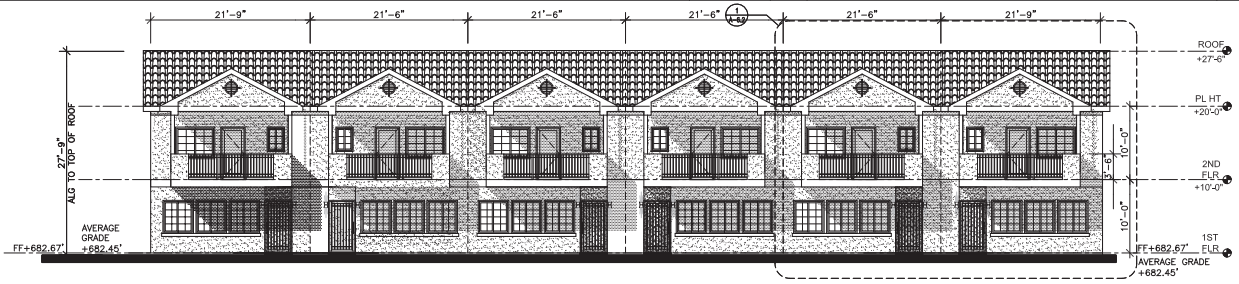
SOUTHWEST BUILDING - SOUTH ELEVATION | SCALE 1/8"=1'-0" | 6



SOUTHWEST BUILDING - WEST ELEVATION | SCALE 1/8"=1'-0" | 5



SOUTHWEST BUILDING - EAST ELEVATION | SCALE 1/8"=1'-0" | 4



SOUTHWEST BUILDING - NORTH ELEVATION | SCALE 1/8"=1'-0" | 3

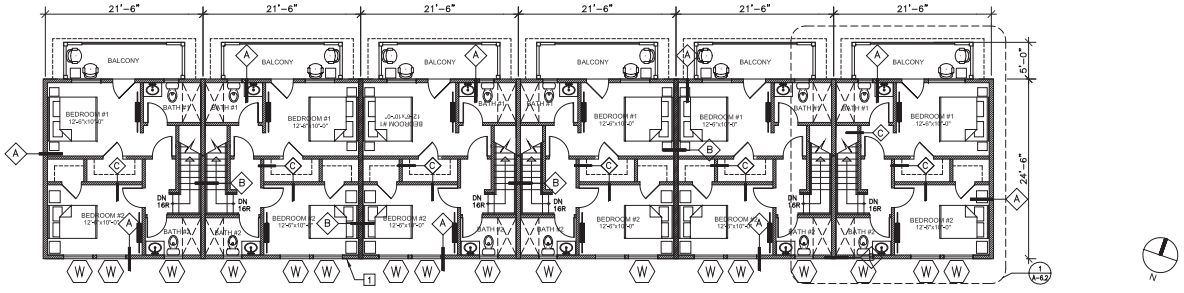
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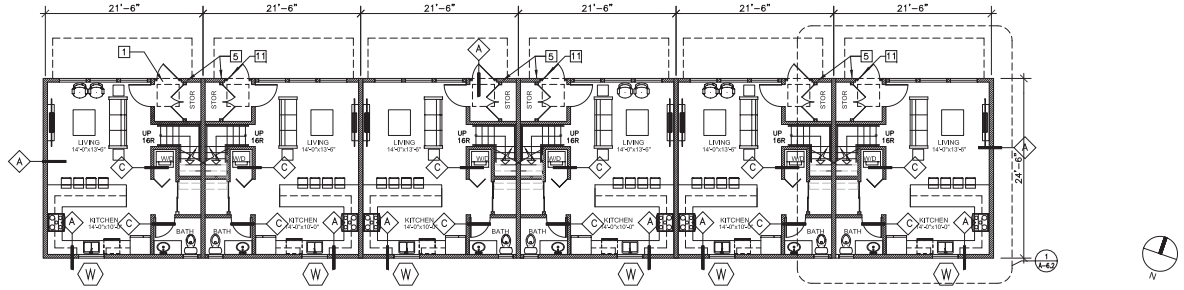
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NOTE: REFER TO COVER SHEET AND SITE PLAN FOR SUMMARY OF BUILDING AREAS



OVERALL SECOND FLOOR PLAN - SOUTHWEST BUILDING (CLUSTER OF 6 UNITS) | SCALE 1/8"=1'-0" | 2



OVERALL FIRST FLOOR PLAN - SOUTHWEST BUILDING (CLUSTER OF 6 UNITS) | SCALE 1/8"=1'-0" | 1

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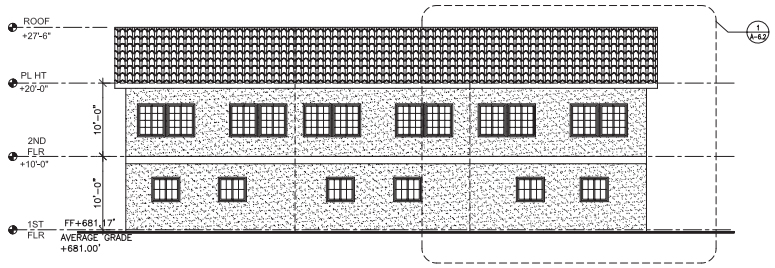
PROJECT TITLE:
RESIDENTIAL CONDOMINIUM UNITS
1325 N. BROADWAY ESCONDIDO, CA 92026

PROFESSIONAL SEAL
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EXP: 3/31/27
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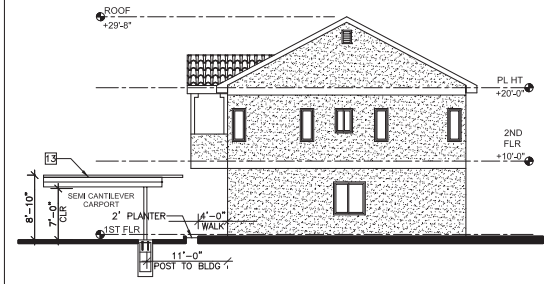
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DRAWING TITLE:
SOUTHWEST CLUSTER OF BLDGS.

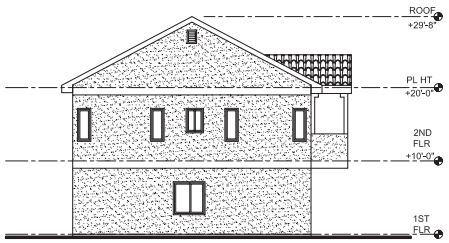
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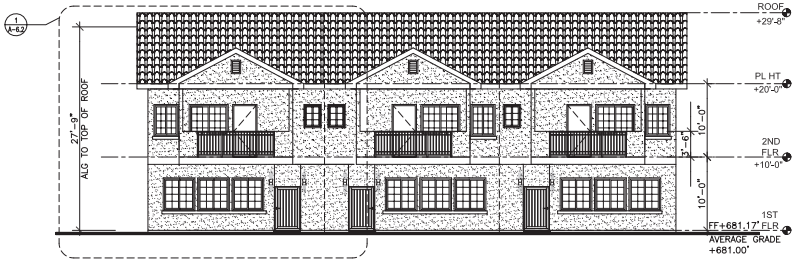
WEST BUILDING - WEST ELEVATION | SCALE 1/8"=1'-0" | 6



WEST BUILDING - NORTH ELEVATION | SCALE 1/8"=1'-0" | 5



WEST BUILDING - SOUTH ELEVATION | SCALE 1/8"=1'-0" | 4



WEST BUILDING - EAST ELEVATION | SCALE 1/8"=1'-0" | 3

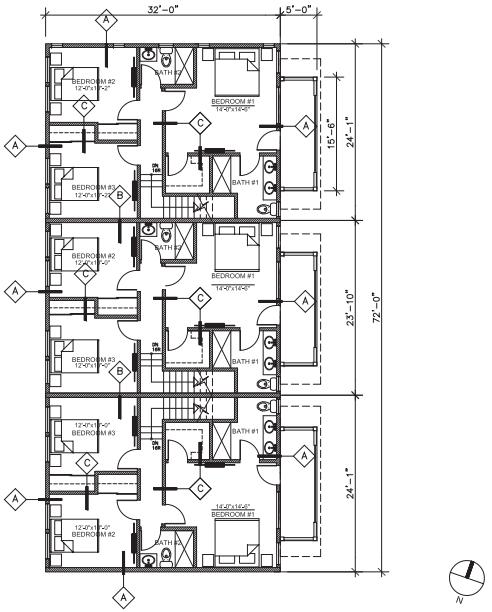
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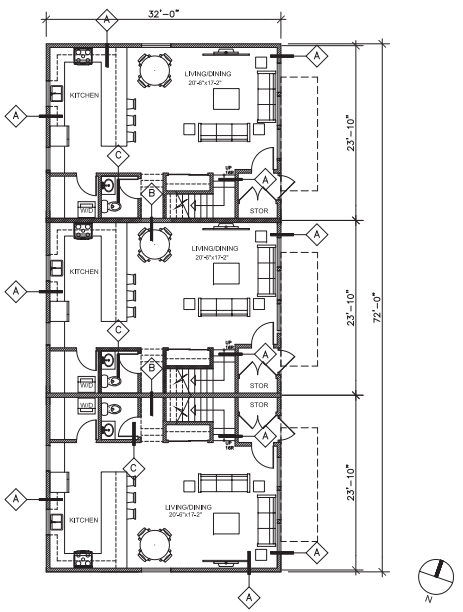
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OVERALL 2ND FLR PLAN - WEST BLDG (CLUSTER OF 3 UNITS) | SCALE 1/8"=1'-0" | 2



OVERALL 1ST FLR PLAN - WEST BLDG (CLUSTER OF 3 UNITS) | SCALE 1/8"=1'-0" | 1

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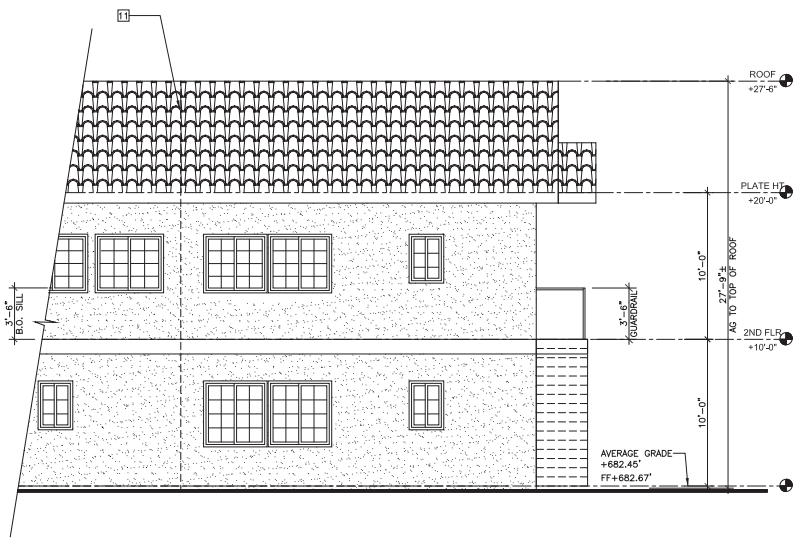
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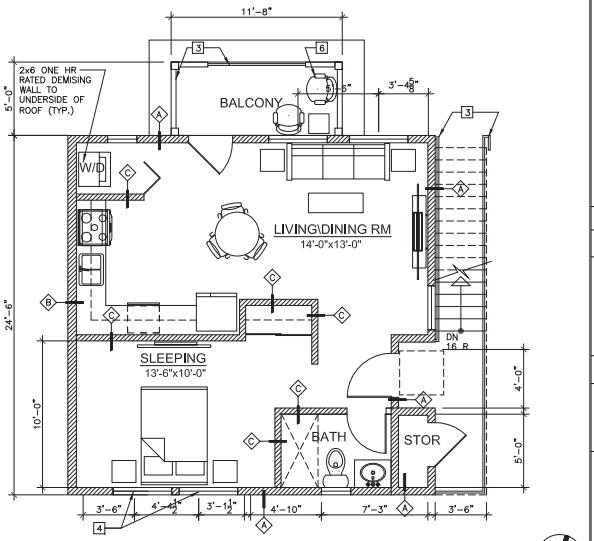
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PROJECT NO.:	CLIENT PROJECT:
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WEST
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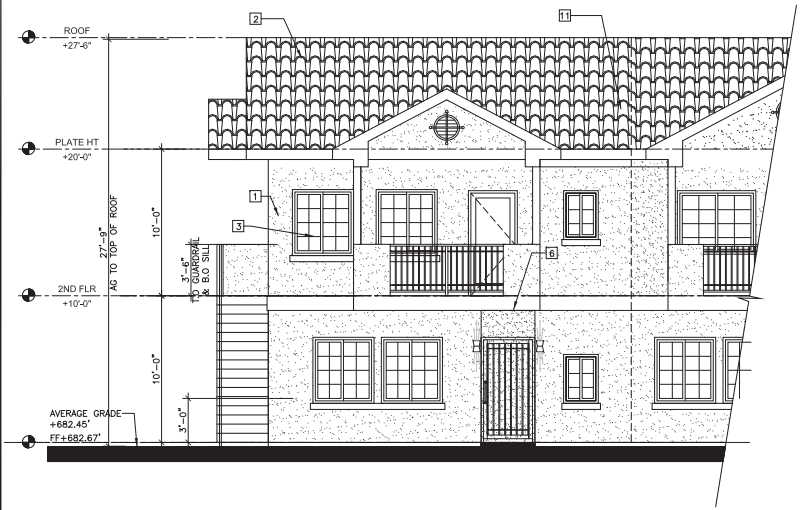
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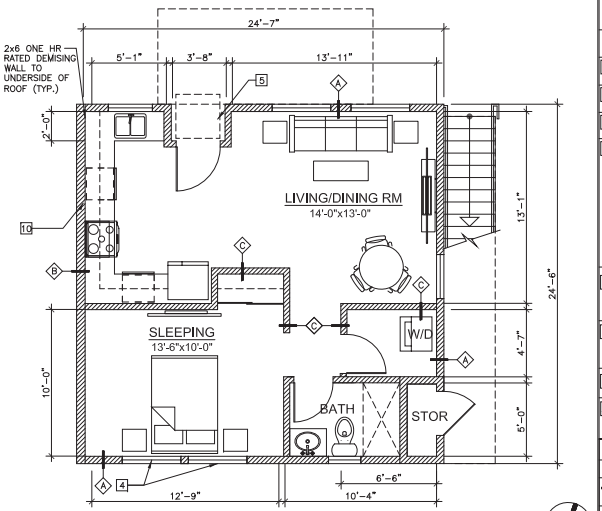
ENLARGED STUDIO SOUTH ELEVATION | SCALE 1/4"=1'-0" | 4



ENLARGED SECOND FLOOR STUDIO PLAN | SCALE 1/4"=1'-0" | 2



ENLARGED STUDIO NORTH ELEVATION | SCALE 1/4"=1'-0" | 3



ENLARGED GROUND FLOOR STUDIO PLAN | SCALE 1/4"=1'-0" | 1

KEYNOTES

1. NEW 3 COAT STUCCO FINISH ON METAL LATHE. SEE WALL DETAILS
2. CLASS A, CLAY ROOF TILES (S TILE) ICC ESR #2111 IN COMPLIANCE WITH ASTM C1167
   A. WHEN PROVIDED, VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF 72 POUND MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D3909 RUNNING THE FULL LENGTH OF THE VALLEY. [§R337.5.3 CRC]
   B. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. [§R327.5.4]
   C. ROOF AND ATTIC VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE ATTIC AREA OF THE STRUCTURE, OR SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH OPENINGS A MINIMUM OF 1/16-INCH AND SHALL NOT EXCEED 1/8-INCH. [§R337.6.2 CRC]
   D. PROVIDE WATER-RESISTIVE BARRIER PER R337.7.3 CRC
   E. ENCLOSED EAVES AND EAVE SOFFITS SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, IGNITION-RESISTANT MATERIAL, ONE LAYER OF 5/8" TYPE X GYPSUM BOARD, THE EXTERIOR PORTION OF AN APPROVED ONE-HOUR WALL ASSEMBLY, OR HAVE THE HORIZONTAL UNDERSIDE MEET THE PERFORMANCE CRITERIA OF SFM 12-7A-3 OR ASTM E2957. [§R337.7.5 CRC]
   F. EXTERIOR WINDOWS AND DOORS SHALL COMPLY WITH R337.8.2.1 & R337.8.3 RESPECTIVELY.
3. PROVIDE WROUGHT IRON HANDRAIL AT STAIR AND +42"H GUARDRAIL @ TOP OF 2ND LEVEL.
4. SLIDING GLASS WINDOW EMERGENCY ESCAPE/RESCUE WINDOWS @ BEDROOMS (R310.1)
5. COVERED ENTRY TO EACH UNIT SHALL HAVE A CONCRETE STEP TO THE ADJACENT WALKWAY. EXTERIOR DOOR LANDINGS SHALL BE A MINIMUM OF 36 INCHES IN THE DIRECTION OF TRAVEL ON BOTH SIDES OF THE DOOR. R311.3

   LANDINGS OR FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1½" INCHES LOWER THAN THE TOP OF THE THRESHOLD. THE EXTERIOR LANDING OR FLOOR SHALL NOT BE MORE THAN 7" INCHES BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LOWER LANDING OR FLOOR, R.311.3.1
6. NEW BALCONY. UNDERSIDE TO BE COVERED WITH STUCCO FOR FIRE RATING. NEW WATERPROOF DECK PER DETAILS.
7. EXTERIOR DOORS AND MANUFACTURER:
   36 IN. X 80 IN. REVERSIBLE CLASSIC CLEAR GLASS WALNUT SPEAKEASY EXTERIOR FIBERGLASS FRONT DOOR SLAB
   SUPPLIER: CALHOME OR EQUAL 626-388-9898
   2550 FULTON ROAD STE A
   POMONA, CALIFORNIA 91767
8. EXTERIOR WINDOW MANUFACTURER:
   ALUMINUM SLIDING GLASS WINDOWS TO COMPLY WITH CA TITLE 24 ENERGY STANDARDS
   SUPPLIER: ALLWEATHER ARCHITECTURAL ALUMINUM (OR EQUAL)
   777 ALDRIDGE ROAD
   VACAVILLE, CA 95688 707.452.1600
   ALL WINDOWS & DOORS TO BE FIELD MEASURED PRIOR TO FABRICATION. REFER TO WINDOW AND DOOR SCHEDULE FOR WINDOW AND DOOR TYPES AND SIZES.
9. GLASS AND GLAZING: 2406.4 CBC
   SAFETY GLAZING IN THE FOLLOWING LOCATIONS: WHERE THE NEAREST EDGE OF GLAZING IS WITHIN A 24-INCH ARC OF EITHER SIDE OF A DOOR IN A CLOSED POSITION (UNLESS THERE IS AN INTERVENING WALL BETWEEN THE DOOR AND THE GLAZING OR IF THE GLAZING IS 5' OR HIGHER ABOVE THE WALKING SURFACE). GLAZING GREATER THAN 9 SQUARE FEET WITH THE BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR AND THE TOP EDGE GREATER THAN 36" ABOVE THE FLOOR (UNLESS THE GLAZING IS MORE THAN 36" HORIZONTALLY AWAY FROM WALKING SURFACES OR IF A COMPLYING PROTECTIVE BAR IS INSTALLED)
10. 1 HOUR RATED DEMISING WALL TO BE CONSTRUCTED FROM FOUNDATION TO UNDERSIDE OF ROOF (TYP.) 1 HOUR SEPARATION FROM ALL EXTERIOR STORAGE
11. FINISH MATERIALS INCLUDING ADHESIVES, SEALANTS, CAULK, PAINTS & COATINGS, CARPET SYSTEMS, ETC. SHALL MEET THE (VOC) EMISSION LIMITS PER CHAPTER 4 OF CALIFORNIA GREEN BUILDING STANDARDS CODE. (R340)
12. LOCATION OF 30"x30" ATTIC ACCESS TO HVAC IN ATTIC. MIN HEADROOM OF 30" (R807.1, MC 304.1)
13. DRYER VENT 4" ø MIN.; 14' MAX. W/ TWO 90° BENDS FOR METAL DUCT 6' MAX. FOR FLEX DUCT CONNECTOR
14. BATHROOMS SHALL BE PROVIDED WITH 50 CFM INTERMITTENT VENTILATION EXHAUSTED DIRECTLY TO THE OUTSIDE (R303.3)
15. PROVIDE AT LEAST ONE OUTSIDE WEATHERPROOF, GFI 120 VOLT RECEPTACLE AT FRONT AND BACK OF DWELLING UNIT. [CEC 210.52(E) AND 210.8(A)]
16. HARD WIRED SMOKE DETECTORS IN BEDROOM AND LIVING AREA PER [CRC R314]:
    a. CENTRALLY LOCATED IN CORRIDOR (OR AREA) LEADING TO SLEEPING AREAS, AND INSIDE EACH SLEEPING ROOM.
    b. SMOKE DETECTOR SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS.
    c. SMOKE DETECTORS SHALL BE "HARD WIRED" AND SHALL BE EQUIPPED WITH BATTERY BACKUP.
    d. A MINIMUM OF 20 FT. FROM PERMANENT COOKING EQUIPMENT. PROVIDE PHOTOELECTRIC SMOKE DETECTOR IN LIVING ROOM WHERE LESS THAN 20' BUT GREATER THAN 10' FROM RANGE.
    e. SMOKE ALARMS AND CARBON MONOXIDE ALARMS SHALL BE COMPLIANT WITH CRC R314 AND R31.
17. LOCATION(S) OF HARD WIRED CARBON MONOXIDE ALARMS IN LIVING AREA PER [CRC R315]:
    a. CARBON MONOXIDE DETECTORS SHALL BE "HARD WIRED" AND SHALL BE EQUIPPED WITH BATTERY BACKUP.
18. PROVIDE GFI PROTECTION TO ALL 120 VOLT, 15 AND 20 AMP RECEPTACLES INSTALLED OUTDOORS, IN BATHROOMS, IN BASEMENT, AT COUNTER TOP SURFACES AND GARAGES. [CEC 210.8(A)] AT KITCHEN (TYP.)
19. PROVIDE DEDICATED CIRCUIT FOR FAN VENTILATION UNITS, SEE REFLECTED CEILING PLAN DWG A-5.1
20. IN BATHROOM, AT LEAST ONE LUMINAIRE SHALL BE CONTROLLED BY A VACANCY SENSOR AS PER 2022 CALIFORNIA ENERGY CODE SECTION 150.0(K)2I.

WALL AND SYMBOL LEGEND

SYMBOL	WALL TYPE	DESCRIPTION
1-HR	A	EXTERIOR WALL – 1 HR FIRE RATING DET 2/A-7.2 (SEE DET 11/A-7.2 FOR RATED EAVE)
1-HR	B	INTERIOR 1 HR RATED DEMISING WALL TO UNDERSIDE OF STRUCTURE DET 1/A-7.2
1-HR	C	NEW 2x INT WALL
W		EXTERIOR WINDOWS IN 1 HOUR FIRE RATED WALLS = DH-45 PER TABLE 716.1(2), & OH-45/W-60 PER TABLE 716.1(3)

GSC ENGINEERING INC.
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Email: info@gscengineeringco.com
www.gscengineeringco.com
Tel: 714-600-0182

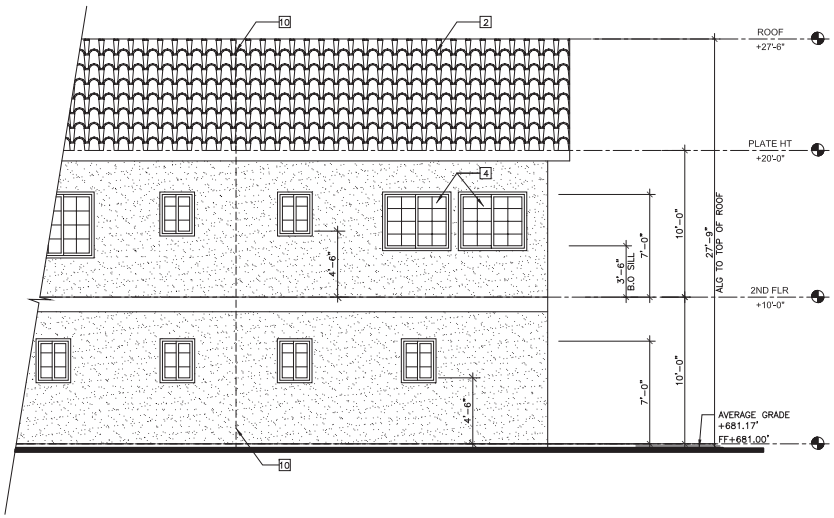
PROJECT TITLE:
RESIDENTIAL CONDOMINIUM UNITS
1325 N. BROADWAY ESCONDIDO, CA 92026

PROFESSIONAL SEAL:
REGISTERED PROFESSIONAL ENGINEER
MUHAMMAD ZAHID QURESHI
EXP: 3/31/27
No. C89670
CIVIL
STATE OF CALIFORNIA
8/12/2026

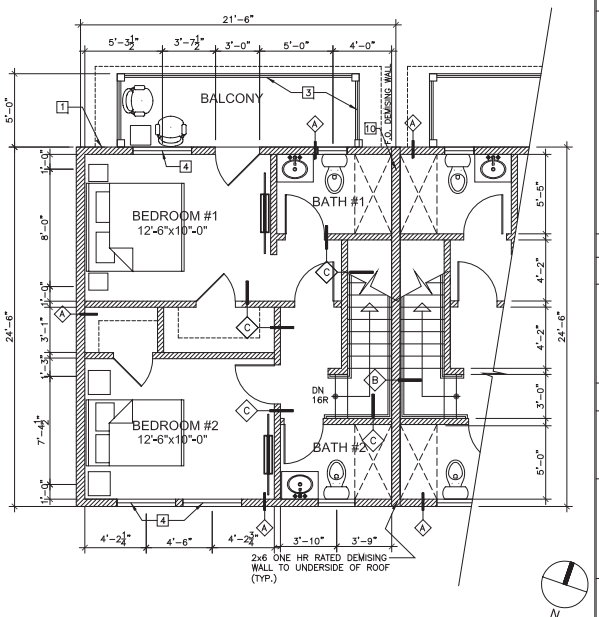
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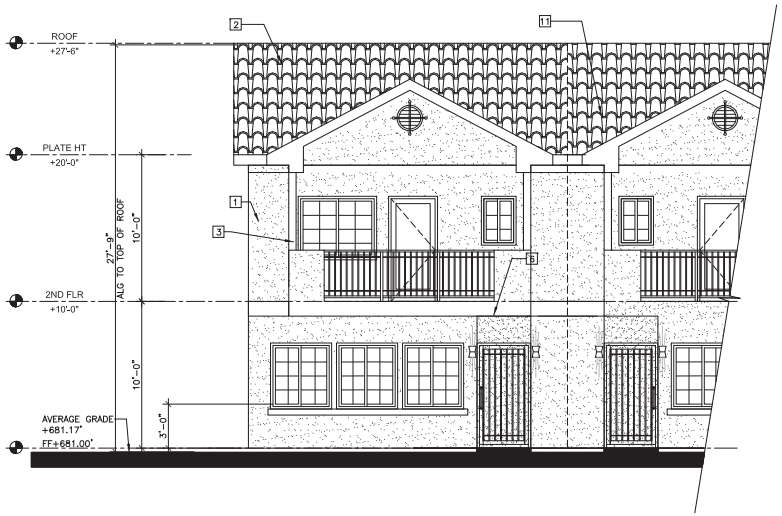
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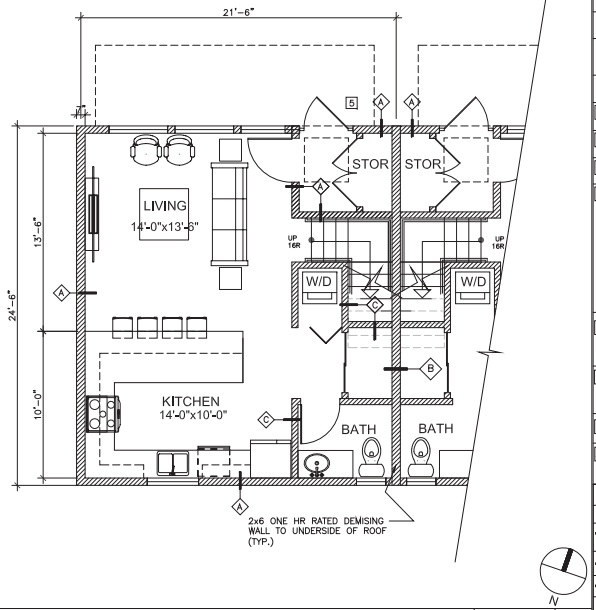
ENLARGED SOUTH ELEVATION - 2 BR LOCATION | SCALE 1/4"=1'-0" | 4



ENLARGED SECOND FLOOR 2 BR PLAN | SCALE 1/4"=1'-0" | 2



ENLARGED NORTH ELEVATION - 2 BR LOCATION | SCALE 1/4"=1'-0" | 3



ENLARGED GROUND FLOOR 2 BR PLAN | SCALE 1/4"=1'-0" | 1

KEYNOTES

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2	CLASS A, CLAY ROOF TILES (S TILE) ICC ESR #2111 IN COMPLIANCE WITH ASTM C1167 A. WHEN PROVIDED, VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019–INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION–RESISTANT METAL INSTALLED OVER A MINIMUM 36–INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF 72 POUND MINERAL–SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D3909 RUNNING THE FULL LENGTH OF THE VALLEY. [§R337.5.3 CRC] B. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. [§R327.5.4] C. ROOF AND ATTIC VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE ATTIC AREA OF THE STRUCTURE, OR SHALL BE PROTECTED BY CORROSION–RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH OPENINGS A MINIMUM OF 1/16–INCH AND SHALL NOT EXCEED 1/8–INCH. [§R337.6.2 CRC] D. PROVIDE WATER–RESISTIVE BARRIER PER R337.7.3 CRC E. ENCLOSED EAVES AND EAVE SOFFITS SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, IGNITION–RESISTANT MATERIAL, ONE LAYER OF 5/8" TYPE X GYPSUM BOARD, THE EXTERIOR PORTION OF AN APPROVED ONE–HOUR WALL ASSEMBLY, OR HAVE THE HORIZONTAL UNDERSIDE MEET THE PERFORMANCE CRITERIA OF SFM 12–7A–3 OR ASTM E2957. [§R337.7.5 CRC] F. EXTERIOR WINDOWS AND DOORS SHALL COMPLY WITH R337.8.2.1 & R337.8.3 RESPECTIVELY.
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WALL AND SYMBOL LEGEND

SYMBOL	WALL TYPE	DESCRIPTION
X	A	EXTERIOR WALL – 1 HR FIRE RATING DET 2/A–7.2 (SEE DET 11/A–7.2 FOR RATED EAVE)
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W		EXTERIOR WINDOWS IN 1 HOUR FIRE RATED WALLS = DH–45 PER TABLE 716.1(2), & OH–45/W–60 PER TABLE 716.1(3)

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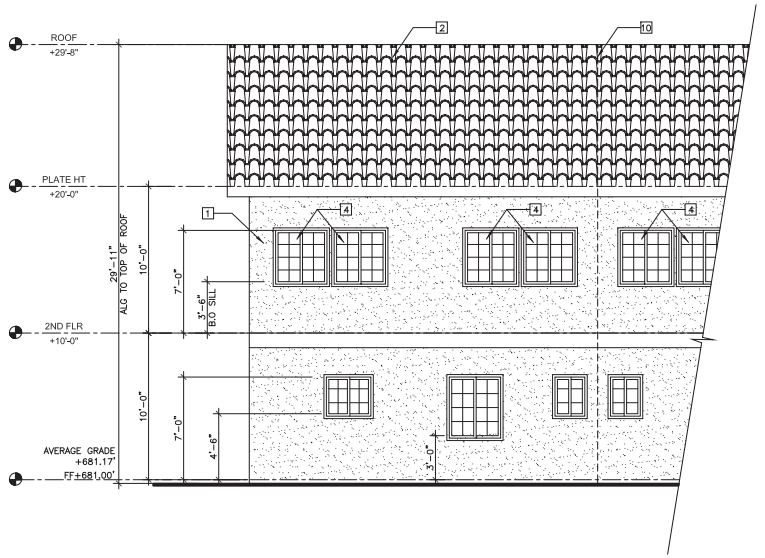
PROJECT TITLE:
RESIDENTIAL CONDOMINIUM UNITS
1325 N. BROADWAY ESCONDIDO, CA 92026

PROFESSIONAL SEAL
REGISTERED PROFESSIONAL ENGINEER
SHAHZAD ZAMEER
EXP: 3/31/27
No. C89670
CIVIL
STATE OF CALIFORNIA
8/12/2026

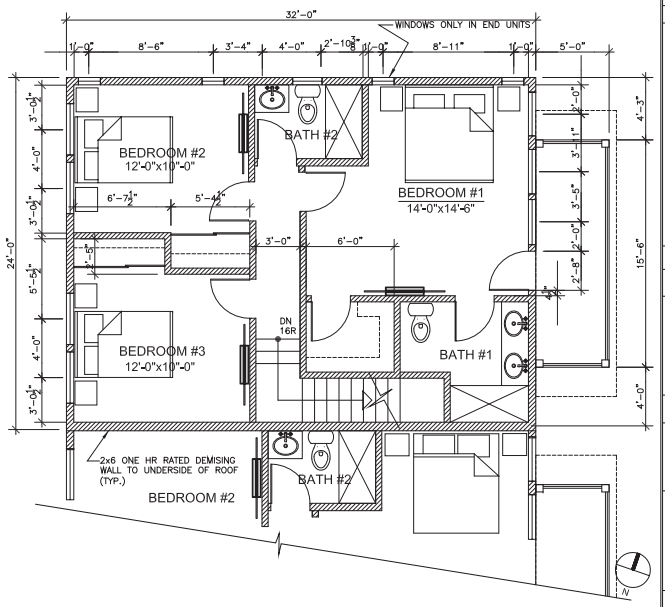
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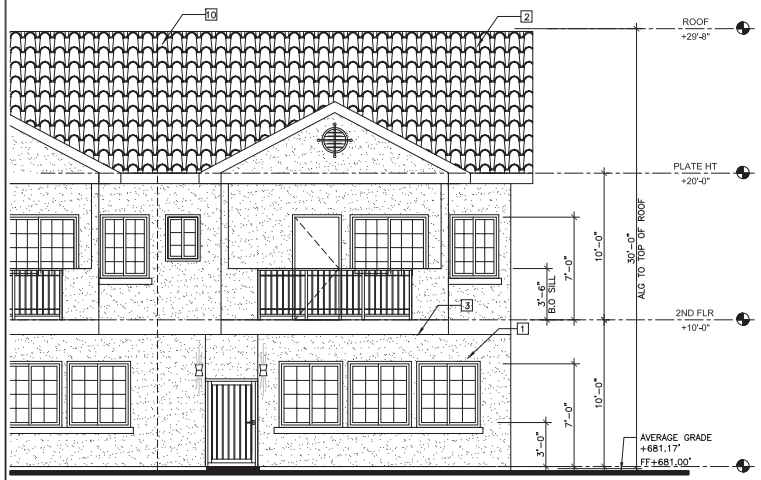
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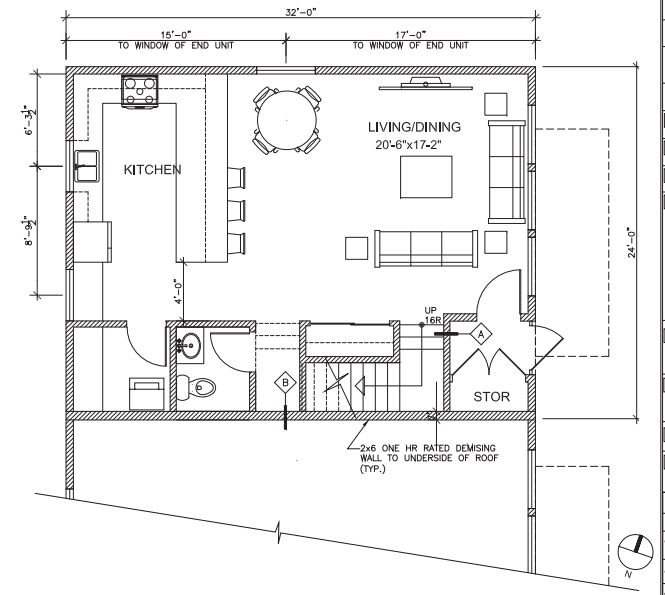
ENLARGED WEST ELEVATION - 3 BR PLAN | SCALE 1/4"=1'-0" | 4



ENLARGED SECOND FLOOR 3 BR PLAN | SCALE 1/4"=1'-0" | 2



ENLARGED EAST ELEVATION - 3 BR PLAN | SCALE 1/4"=1'-0" | 3



ENLARGED GROUND FLOOR 3 BR PLAN | SCALE 1/4"=1'-0" | 1

KEYNOTES

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17. LOCATION(S) OF HARD WIRED CARBON MONOXIDE ALARMS IN LIVING AREA PER [CRC R315]:
    a. CARBON MONOXIDE DETECTORS SHALL BE "HARD WIRED" AND SHALL BE EQUIPPED WITH BATTERY BACKUP.
18. PROVIDE GFI PROTECTION TO ALL 120 VOLT, 15 AND 20 AMP RECEPTACLES INSTALLED OUTDOORS, IN BATHROOMS, IN BASEMENT, AT COUNTER TOP SURFACES AND GARAGES. [CEC 210.8(A)] AT KITCHEN (TYP.)
19. PROVIDE DEDICATED CIRCUIT FOR FAN VENTILATION UNITS, SEE REFLECTED CEILING PLAN DWG A–5.1
20. IN BATHROOM, AT LEAST ONE LUMINAIRE SHALL BE CONTROLLED BY A VACANCY SENSOR AS PER 2022 CALIFORNIA ENERGY CODE SECTION 150.0(K)2I.

WALL AND SYMBOL LEGEND

SYMBOL	WALL TYPE	DESCRIPTION
X	A	EXTERIOR WALL – 1 HR FIRE RATING DET 2/A–7.2 (SEE DET 11/A–7.2 FOR RATED EAVE)
X	B	INTERIOR 1 HR RATED DEMISING WALL TO UNDERSIDE OF STRUCTURE DET 1/A–7.2
X	C	NEW 2x INT WALL
W		EXTERIOR WINDOWS IN 1 HOUR FIRE RATED WALLS = DH–45 PER TABLE 716.1(2), & OH–45/W–60 PER TABLE 716.1(3)

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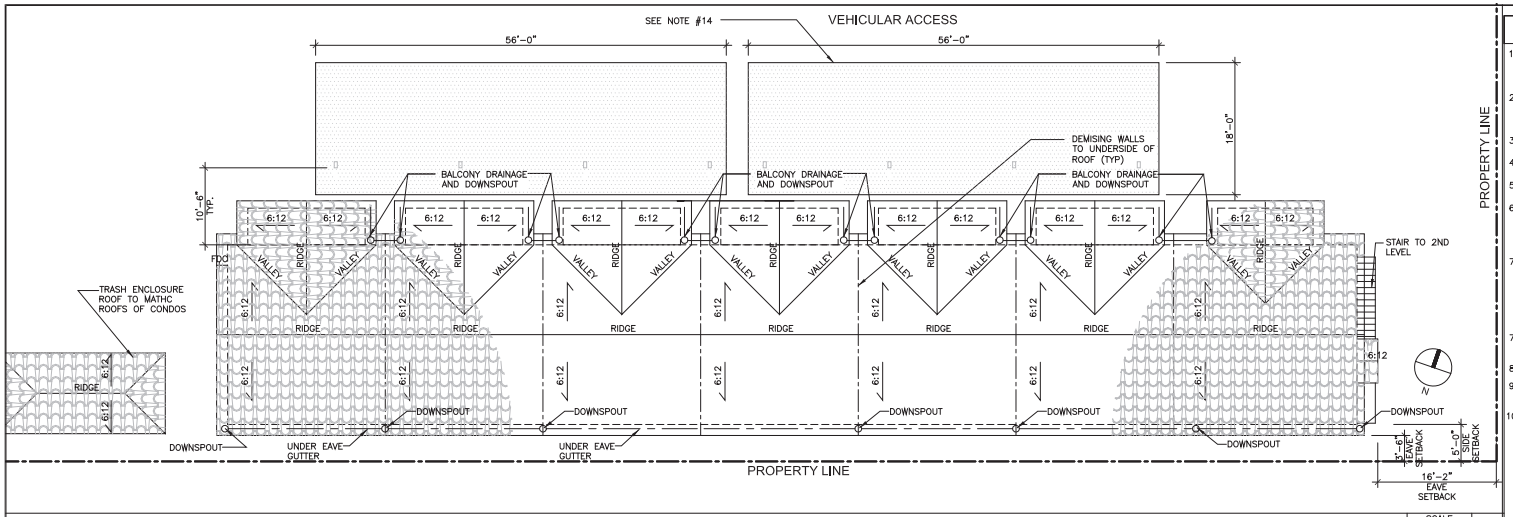
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RESIDENTIAL CONDOMINIUM UNITS
1325 N. BROADWAY ESCONDIDO, CA 92026

PROFESSIONAL SEAL
REGISTERED PROFESSIONAL ENGINEER
SAEED ZAKERI
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No. C89670
CIVIL
STATE OF CALIFORNIA
8/12/2026

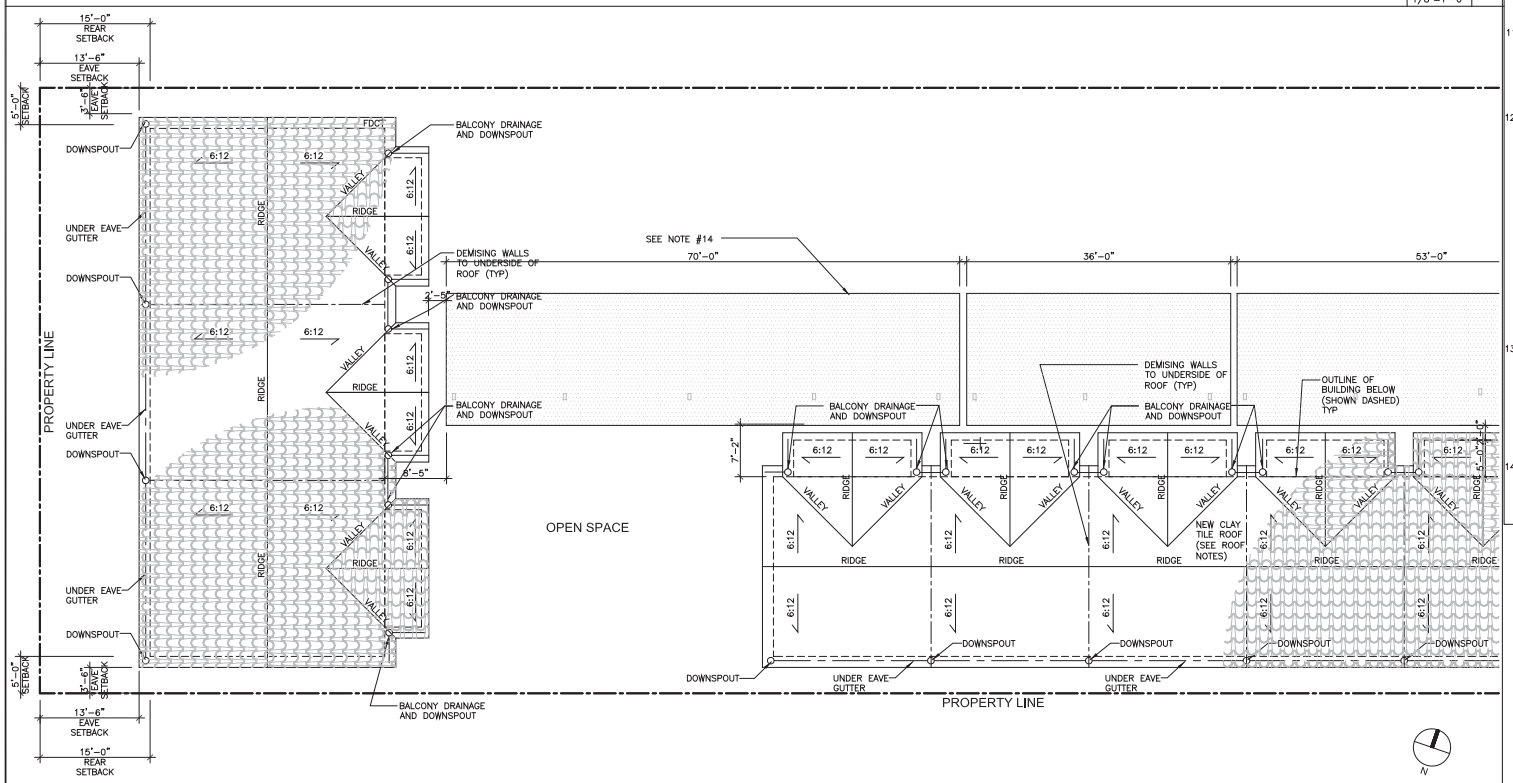
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ENLARGED THREE BR PLANS

A - 2.6



ROOF PLANS - SOUTHEAST CLUSTER — SCALE 1/8"=1'-0" — 2



ROOF PLANS - SOUTHWEST AND WEST CLUSTERS — SCALE 1/8"=1'-0" — 1

ROOFING NOTES

1) ALL EXTERIOR STUCCO AND ADJACENT ROOFING TO BE CONTROLLED BY NEW WRB (WATER RESISTANT BARRIER) OR DRAINAGE PLANE THAT DIRECTS THE PENETRATING WATER DOWNWARDS AND OUTWARDS.

2) PROVIDE BUILDING WRAP AND WATERPROOF MEMBRANE BEHIND THE STUCCO. PROVIDE FLASHING TO DIRECT ROOF DRAINAGE TO EXISTING PLANTING BELOW AND SEAL PER MANUF RECOMENDATION.

3) ROOFING [IMC 5-9-401 F. & 5-9-402 M.]

4) ROOF COVERING CLASSIFICATION SHALL MEET MINIMUM CLASS A.

5) ATTIC VENT COVERS [IMC 5-9-401 E. & 5-9-402 K.]

6) ROOF AND UNDERFLOOR VENT OPENINGS SHALL BE COVERED WITH NON-COMBUSTIBLE, CORROSION RESISTANT, METAL WIRE MESH OR OTHER MATERIALS HAVING OPENINGS OF 1/16 INCH MINIMUM TO 1/8 INCH MAXIMUM. (CBC 706A.2)

7) COMBUSTIBLE PROJECTIONS 705.2.3

COMBUSTIBLE PROJECTIONS EXTENDING TO WITHIN 5 FEET OF THE LINE USED TO DETERMINE THE FIRE SEPARATION DISTANCE SHALL BE OF NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION, TYPE IV CONSTRUCTION, FIRE-RETARDANT-TREATED WOOD OR AS REQUIRED BY SECTION 1406.3.

7) NEW CLAY TILE ROOFING: CLASS "A", ICBO ESR #2111 (OR EQUAL) INSTALLED PER MANUF. SPECIFICATIONS OVER TWO LAYERS 15# FELT.

8) ALL NEW ROOF FLASHING SHALL BE 28 GA GALV STEEL.

9) CLAY ROOF TILES SHALL BE NAILED W/ 11 GA. CORROSION RESISTANT NAILS W/ ¾" PENETRATION INTO SHEATHING

10) TABLE 705.2
MINIMUM DISTANCE OF PROJECTION

FIRE SEPARATION DISTANCE (FSD)	MINIMUM DISTANCE FROM LINE USED TO DETERMINE FSD
0 FEET TO 2 FEET	PROJECTIONS NOT PERMITTED
GREATER THAN 2FT TO 3FT	24 INCHES
GREATER THAN 3 FEET TO LESS THAN 30 FEET	24 INCHES PLUS 8 INCHES FOR EVERY FOOT OF FSD BEYOND 3 FEET OR FRACTION THEREOF

11) TABLE R905.1.1(1) UNDERLAYMENT TYPES

CLAY AND CONCRETE TILE CRC R 905.3	ASTM D226 TYPE II ASTM D2626 TYPE I ASTM D6380 CLASS M MINERAL, SURFACED ROLL ROOFING

12) TABLE R905.1.1(2) UNDERLAYMENT APPLICATIONS

CLAY AND CONCRETE TILE CRC R 905.3	FOR ROOF SLOPES FROM 2 1/2 UNITS VERTICAL IN 12 UNITS HORIZONTAL (21/2:12), UP TO 4 UNITS VERT IN 12 UNITS HORIZ (4:12), UNDERLAYMENT SHALL BE NOT FEWER THAN TWO LAYERS APPLIED AS FOLLOWS: STARTING AT THE EAVE, APPLY A 19" STRIP OF UNDERLAYMENT PARALLEL WITH THE EAVE. STARTING AT THE EAVE, APPLY 36" WIDE STRIPS OF UNDERLAYMENT FELT, OVERLAPPING SUCCESSIVE SHEETS 19". END LAPS SHALL BE 4" & SHALL BE OFFSET BY 6 FEET. FOR ROOF SLOPES OF 4 UNITS VERT IN 12 UNITS HORIZ (4:12) OR GREATER, UNDERLAYMENT SHALL BE NOT FEWER THAN ONE LAYER OF UNDERLAYMENT FELT APPLIED SHINGLE FASHION, PARALLEL TO AND STARTING FROM THE EAVES & LAPPED 2". END LAPS SHALL BE 4" AND SHALL BE OFFSET BY 6 FEET.

13) SITE SLOPE & DRAINAGE:
(DIRECTION OF DRAINAGE IS TOWARD N BROADWAY)
LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FT. (5%). WHERE LOT LINES, WALLS SLOPES OR OTHER PHYSICAL BARRIER PROHIBIT 6" OF FALL WITHIN 10 FT, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. (CRC R401.3 IMPERVIOUS SURFACES WITHIN 10 FT. OF THE BUILDING FOUNDATION SHALL BE SLOPED A MIN. OF 2% AWAY FROM THE BUILDING (CRC 401.3 EXCEPTION)

14) 18'-0" DEEP CANTILEVERED CARPORT

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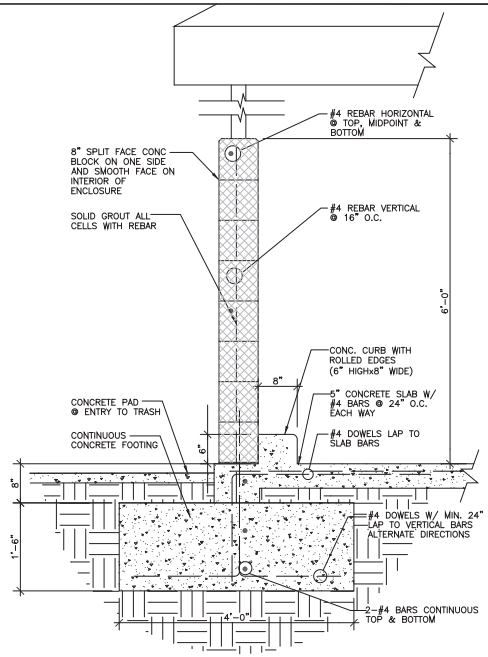
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ROOF PLAN

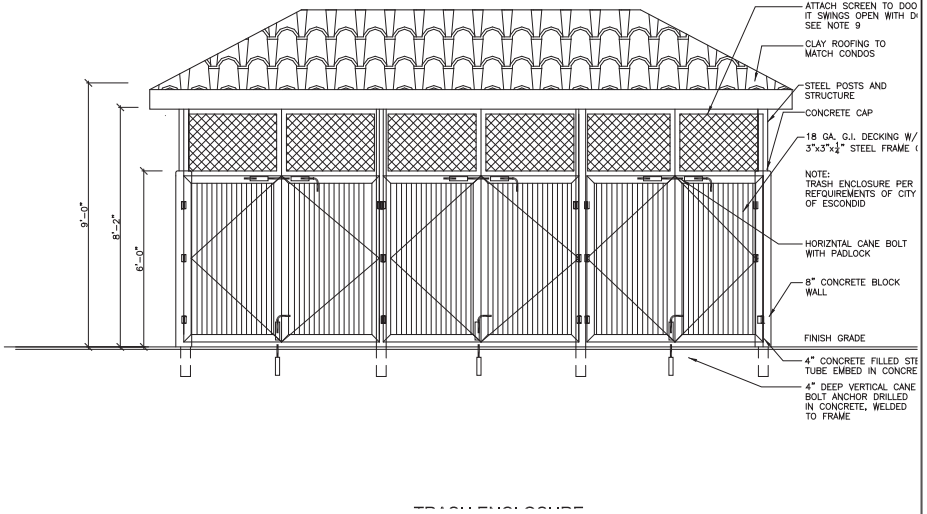
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TRASH ENCLOSURE NOTES

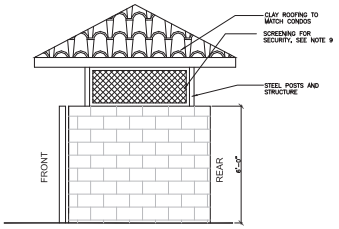
1. WALLS: SLUMPSTONE BLOCK, REINFORCED AND CAPPED. STRUCTURE TO BE APPROVED PRIOR TO CONSTRUCTION BY BUILDING AND SAFETY DEPARTMENT
2. GATES: SHALL BE STEEL FRAMED WITH STEEL ANGLE BRACE TYPE METAL 18 GAUGE AND STEEL MINI V-BEAM PANEL AND THE GATE ITSELF, SHALL BE HUNG ON A 4" STEEL TUBE, CONCRETE FILLED THAT IS NOT ATTACHED TO THE ENCLOSURE. SHALL NOT OPEN INTO DRIVING LANES OR PARKING SPACES.
3. SIZE & LOCATION: TO BE DETERMINED IN ADVANCE OF CONSTRUCTION BY THE REFUSE SUPERINTENDENT. ENCLOSURE WILL HOLD (3) BINS FOR TRASH, RECYCLING AND ORGANIC WASTE (TWO 4-YARD BINS FOR AND ONE 2-YARD BIN)
4. FLOOR: SHALL BE OF CONCRETE, WITH A MAXIMUM SLOPE OF 2% TO DRAIN ENCLOSURE, AND FLUSH WITH ADJOINING PAVEMENT
5. LATCH: A LATCHING ASSEMBLY IS REQUIRED WITH CANE BOLTS ON BOTH GATES TO HOLD IN OPEN AND CLOSED POSITION WITH $\frac{3}{4}$" PIPE TO HOLD THE CANE BOLT.
6. ACCESSABILITY: ENCLOSURE LOCATIONS SHOULD NOT BE BEHIND ANY LOCKED GATES, CHAINS, OR FENCES. IF ENCLOSURE LOCATIONS ARE SITUATED BEHIND LOCKED COMPLEXES, THE CONDITIONS FOR PICKUP WILL BE FORMALIZED IN A WRITTEN AGREEMENT SIGNED BY THE OWNER AND APPROVED BY THE REFUSE SUPERINTENDENT. THIS AGREEMENT MUST BE APPROVED PRIOR TO APPROVAL OF PLANS.
7. ROOF: A SOLID ROOF WITH 8 FEET OF CLEARANCE IS REQUIRED ON ALL TRASH ENCLOSURES.
8. PARKING: NO PARKING SPACES ARE ALLOWED WITHIN 5 FEET OF EDGE OF ENCLOSURE.
9. SECURITY SCREENING (TUBULAR STEEL, SECURITY INTERLOCKING FENCING, ETC.) ON THE OPEN AREAS OF THE TRASH ENCLOSURE TO PREVENT UNAUTHORIZED ACCESS.



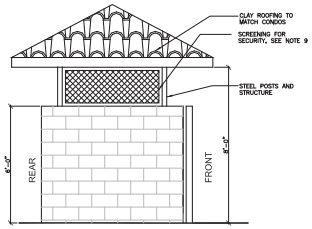
TRASH ENCLOSURE SECTION | SCALE 1"=1'-0" | 5



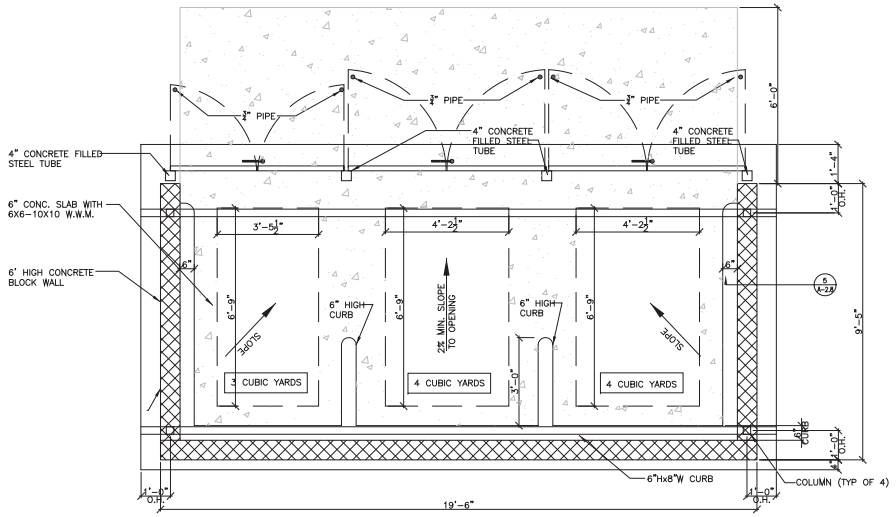
TRASH ENCLOSURE - SECTION | SCALE 1/2"=1'-0" | 4



TRASH - SIDE ELEVATION | SCALE 1/2"=1'-0" | 3



TRASH - SIDE ELEVATION | SCALE 1/2"=1'-0" | 2



TRAHS ENCLOSURE PLAN | SCALE 1/2"=1'-0" | 1

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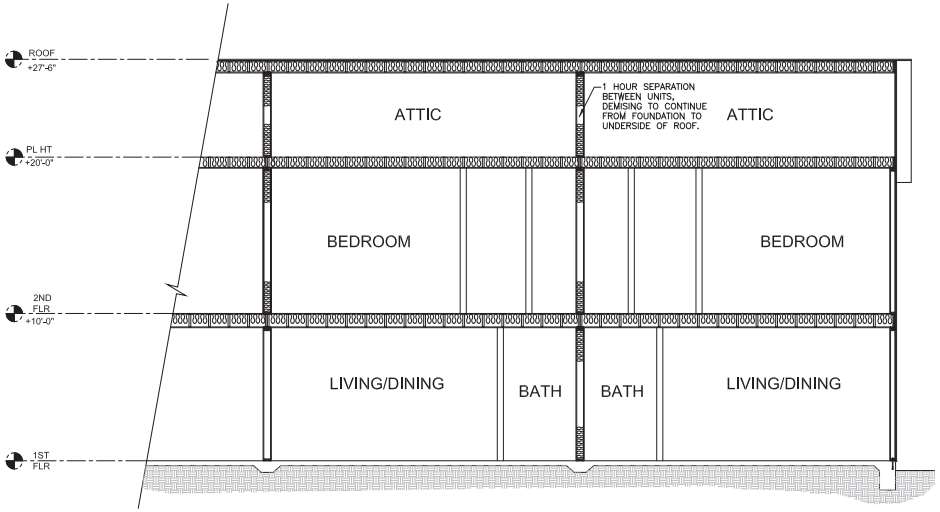
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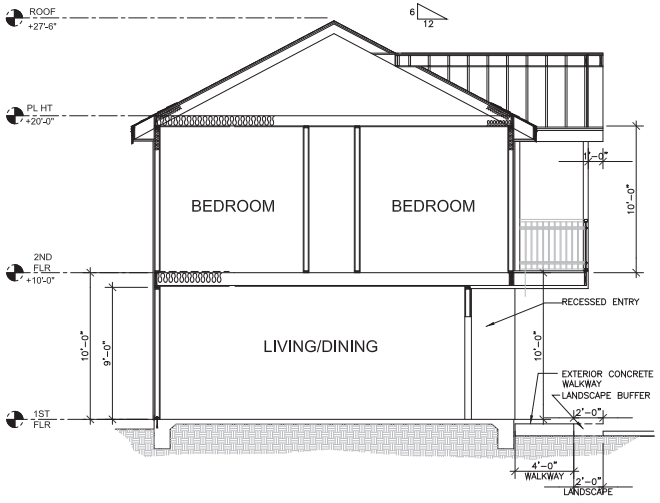
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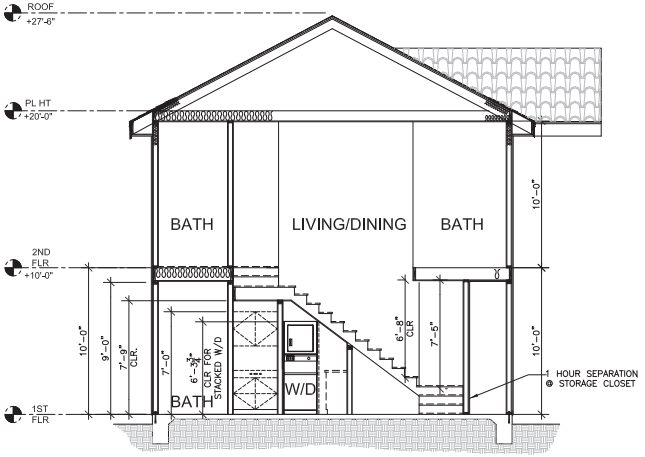
A - 2.8



SECTION SCALE 1/4"=1'-0" 2



SECTION SCALE 1/4"=1'-0" 3



SECTION SCALE 1/4"=1'-0" 1

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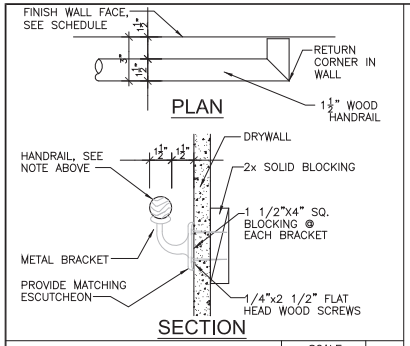
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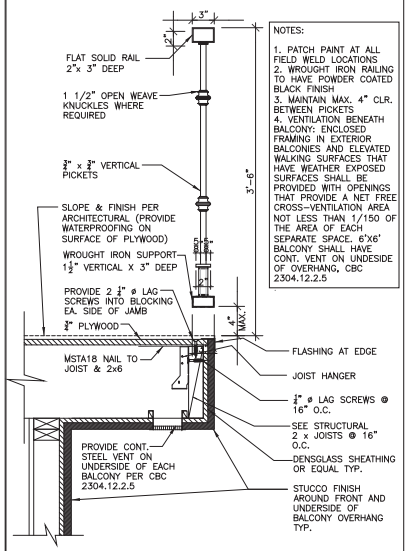
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SECTIONS

A - 3.1

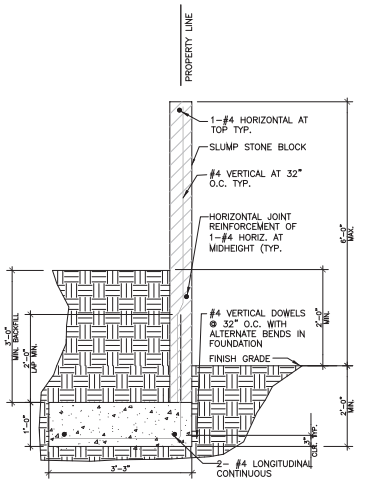


WALL MOUNTED RAIL- | SCALE 1 1/2"=1'-0" | 13



NOTES:
1. PATCH PAINT AT ALL FIELD WELD LOCATIONS
2. WROUGHT IRON RAILING TO HAVE POWDER COATED BLACK FINISH
3. MAINTAIN MAX. 4" CLR. BETWEEN PICKETS
4. VENTILATION BENEATH BALCONY: ENCLOSED FRAMING IN EXTERIOR BALCONIES AND ELEVATED WALKING SURFACES THAT HAVE WEATHER EXPOSED SURFACES SHALL BE PROVIDED WITH OPENINGS THAT PROVIDE A NET FREE CROSS-VENTILATION AREA NOT LESS THAN 1/150 OF THE AREA OF EACH SEPARATE SPACE. 6'X6' BALCONY SHALL HAVE CONT. VENT ON UNDESIDE OF OVERHANG, CBC 2304.12.2.5

BALCONY EDGE | SCALE 1 1/2"=1'-0" | 11



GENERAL SPECIFICATIONS:

1) CONCRETE MIX FOR FOOTING TO BE 1 PART CEMENT TO 2.5 PARTS SAND TO 3.5 PARTS GRAVEL WITH A MAXIMUM OF 7.5 GALLONS OF WATER PER SACK OF CEMENT/ MINIMUM F'C = 2,500 PSI.

2)CONCRETE BLOCK UNITS SHALL CONFORM TO ASTM C90.

3) REINFORCING STEEL TO BE DEFORMED AND CONFORMED TO ASTM STANDARD A615 GRADE 40 OR GRADE 60

4) REBAR SHALL BE CENTERED IN THE CONCRETE BLOCK CELL IN WHICH IT IS LOCATED

5) CONCRETE BLOCK UNITS SHALL BE PLACED IN A RUNNING BAND WITH HEAD JOINTS IN SUCCESSIVE COURSES HORIZONTALLY OFFSET AT LEAST ONE-QUARTER THE UNIT LENGTH.

6) CONCRETE BLOCK UNITS TO HAVE VERTICAL CONTINUITY OF CELLS UNOBSTRUCTED. ALL CELLS CONTAINING REINFORCING SHALL BE SOLID GROUTED (VERTICAL AND HORIZONTAL REINFORCEMENT.)

7) MORTAR MIX FOR CONCRETE TO BE 1 PART CEMENT TO 0.5 PART LIME TO 3 PARTS DAMP LOOSE SAND.

8) GROUT MIX FOR CONCRETE BLOCK WALL TO BE 1 PART CEMENT TO 3 PARTS SAND TO WHICH MAY BE ADDED NOT MORE THAN 0.1 PART LIME. SUFFICIENT WATER TO BE ADDED TO PRODUCE CONSISTENCY FOR POURING WITHOUT SEGREGATION OF CONSTITUENTS. THE GROUT MAY CONTAIN 2 PARTS PEA GRAVEL, MAXIMUM SIZE 3/8".

9) A FIRST INSPECTION IS REQUIRED WHEN TRENCHES ARE READY FOR CONCRETE AND ALL REQUIRED STEEL IS TIED IN PLACE. A SECOND INSPECTION IS REQUIRED WHEN FIRST HORIZONTAL BAR AND ALL VERTICAL BARS ARE IN PLACE BUT NOT GROUTED.

10) FOUNDATION MUST BE POURED AGAINST UNDISTURBED SOIL WITH NO APPRECIABLE SLOPE OF SIDEWALLS ON ALL TYPES OF FOUNDATION.

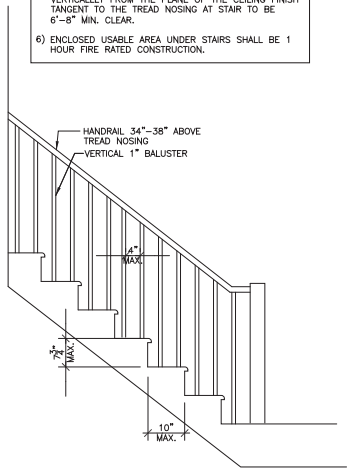
11) MASONRY OR CONCRETE FENCES OVER 3'-6" IN HEIGHT MEASURED FROM ADJACENT GRADE SHALL REQUIRE A BUILDING PERMIT.

12) HEIGHT OF FENCE SHALL COMPLY WITH ALL PROVISIONS OF THE ZONING CODE.

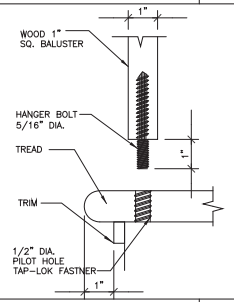
BLOCK WALL DETAIL | SCALE 3/4"=1'-0" | 8

STAIR NOTES

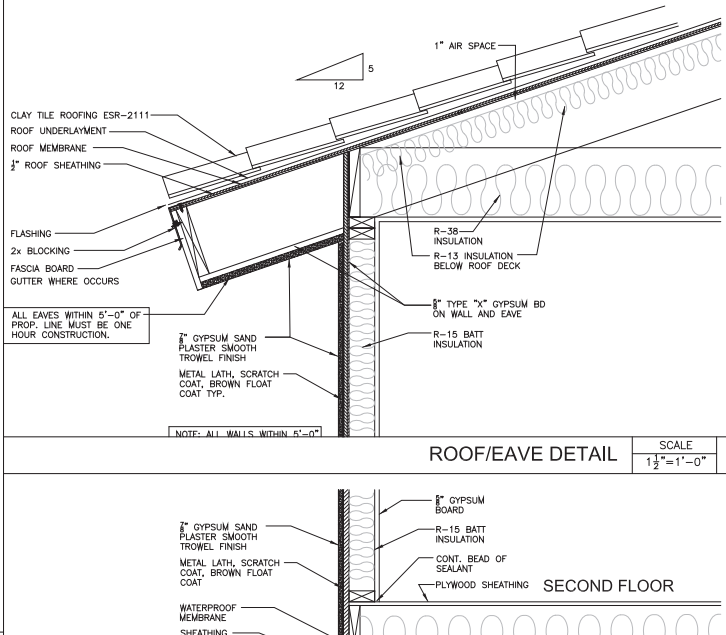
1) HEIGHT OF HANDRAIL ABOVE TREADS = 30" MIN, 34" MAX)
2) ALL TREAD SURFACES TO BE SLIP RESISTANT
3) ALL EXPOSED EDGES OF TREADS TO BE SMOOTH, ROUNDED OR CHAMPHERED, NO ABRUPT EDGES
4) NOSING PROJECTION PAST FACE OF RISER TO BE 1"
5) MINIMUM HEADROOM CLEARANCE MEASURED VERTICALLLY FROM THE PLANE OF THE CEILING FINISH TANGENT TO THE TREAD NOSING AT STAIR TO BE 6'-8" MIN. CLEAR.
6) ENCLOSED USABLE AREA UNDER STAIRS SHALL BE 1 HOUR FIRE RATED CONSTRUCTION.



STAIR ELEVATION | SCALE 3/4"=1'-0" | 6

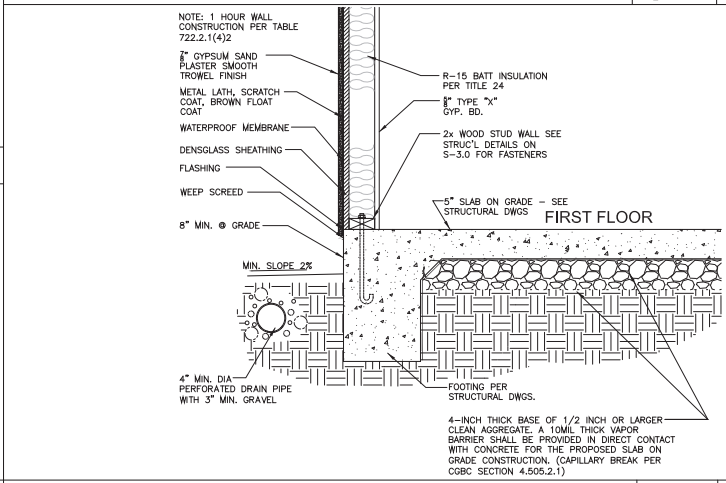


RAIL CONNECTION | SCALE 6"=1'-0" | 5



ROOF/EAVE DETAIL | SCALE 1 1/2"=1'-0" | 3

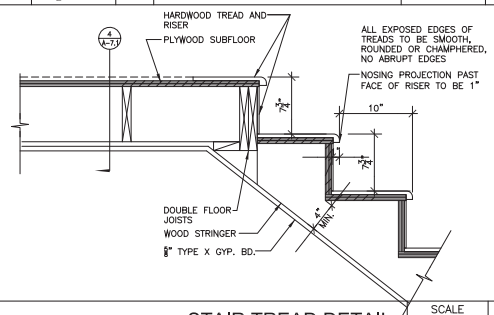
WALL / FLOOR DETAIL | SCALE 1 1/2"=1'-0" | 2



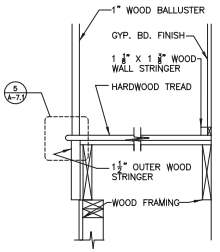
FOOTING DETAIL | SCALE 1 1/2"=1'-0" | 1

F. MEANS OF EGRESS

5. SHOW THE FOLLOWING STAIRWAY DETAILS ON PLANS:
A. 7.75" RISE & 10" RUN. (1011.5, R311.7.5)
B. MIN. 6'-8" HEADROOM CLEARANCE. (1011.3, R311.7.2)
C. MIN 36" CLEAR WIDTH. (1011.2, R311.7.1)
D. HANDRAILS 34" TO 38" HIGH ABOVE TREAD NOSING (1014.2, R311.7.8.1)
E. HANDGRIP PORTION OF HANDRAIL SHALL NOT BE LESS THAN 1.25" AND NO MORE THAN 2" CROSS-SECTIONAL DIMENSION HAVING A SMOOTH SURFACE WITH NO SHARP CORNERS (1014.3, R311.7.8.3)
F. LESS THAN 4" CLEAR SPACING OPENING BETWEEN RAILS.(1015.4, R312.1.3)



STAIR TREAD DETAIL | SCALE 1 1/2"=1'-0" | 7



RAIL SECTION | SCALE 1 1/2"=1'-0" | 4

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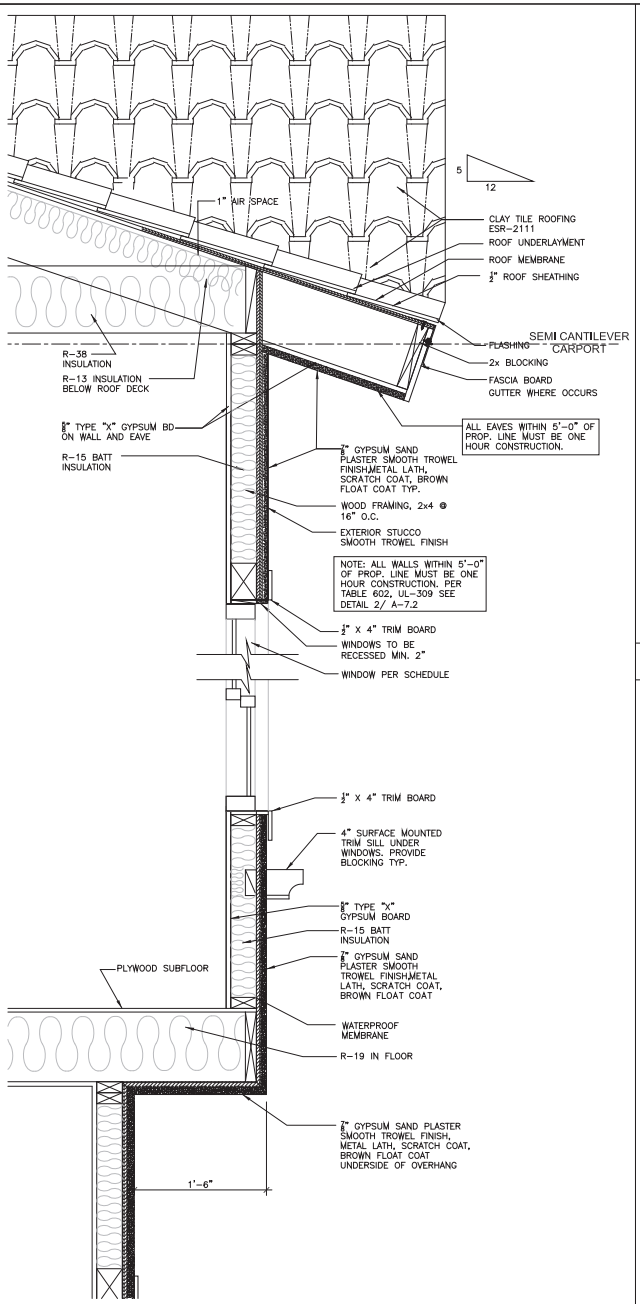
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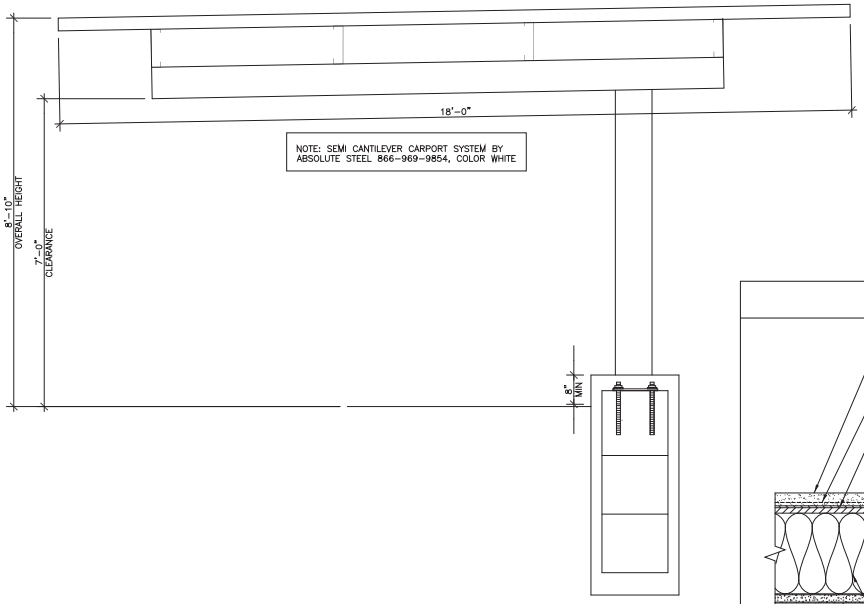
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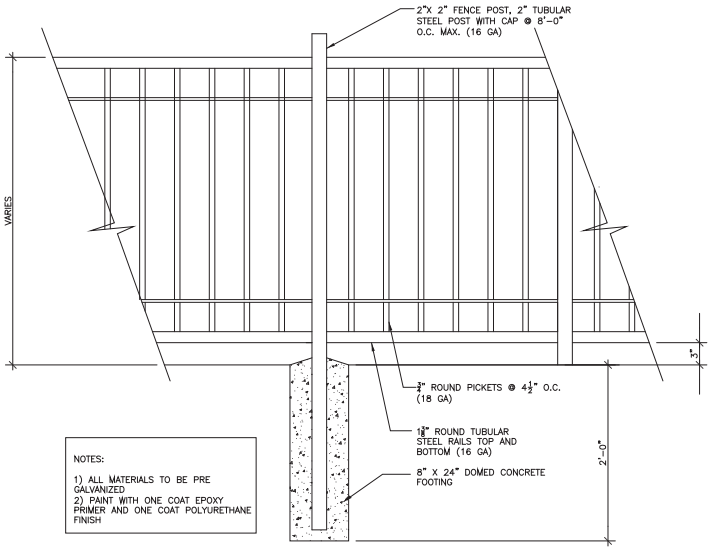
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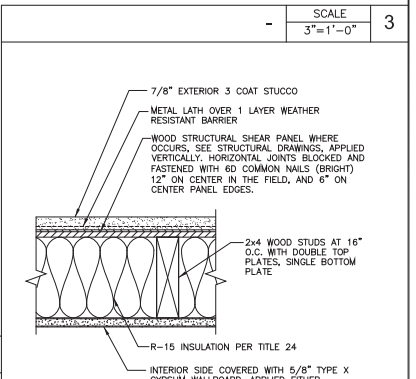
SECTION | SCALE 1½"=1'-0" | 11



CANTILEVER CANOPY PROFILE | SCALE 3/4"=1'-0" | 5

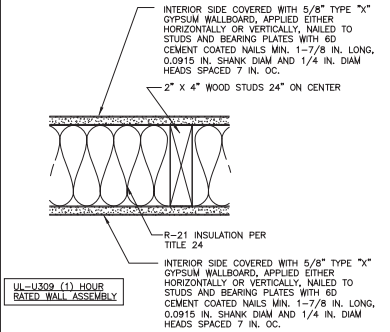


TUBULAR STEEL FENCE DETAIL | SCALE 1½"=1'-0" | 4



\- | SCALE 3"=1'-0" | 3

1 HOUR EXT WALL | SCALE 3"=1'-0" | 2



1 HOUR DEMISING WALL | SCALE 3"=1'-0" | 1

GSC ENGINEERING INC.
GSC Engineering Inc.
Email:info@gscengineeringco.com
www.gscengineeringco.com
Tel: 714-600-0182

PROJECT TITLE:
RESIDENTIAL CONDOMINIUM UNITS
1325 N. BROADWAY ESCONDIDO, CA 92026

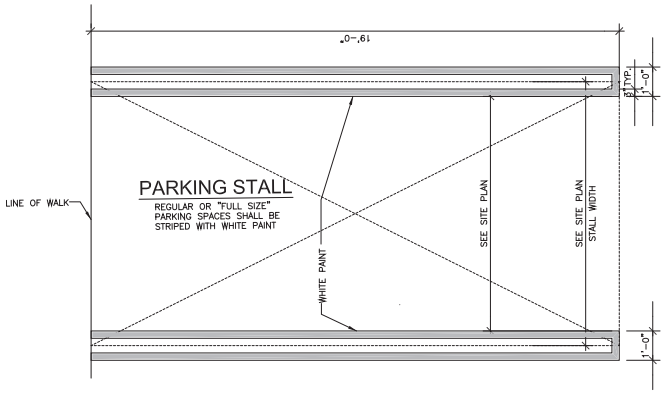
PROFESSIONAL SEAL:
REGISTERED PROFESSIONAL ENGINEER
MUHAD ZAKARIA
EXP: 3/31/27
No. C89670
CIVIL
STATE OF CALIFORNIA
8/12/2026

REVISIONS:	DATE:

PROJECT NO.: | CLIENT PROJECT:
DRAWN: | CHECKED:

DRAWING TITLE:
DETAILS

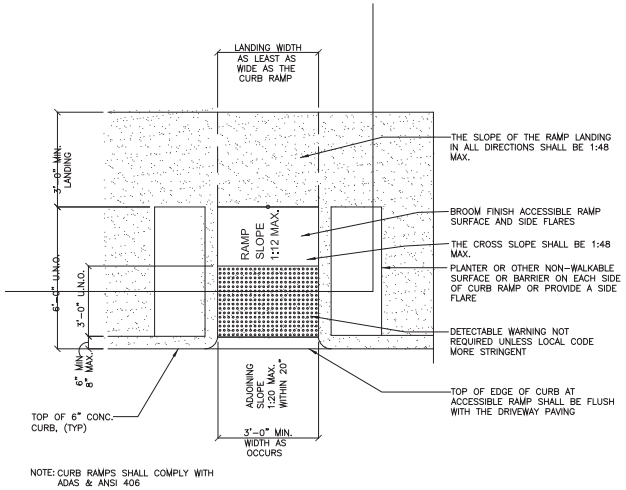
A - 7.2



PARKING STALL STRIPING

SCALE: –

16

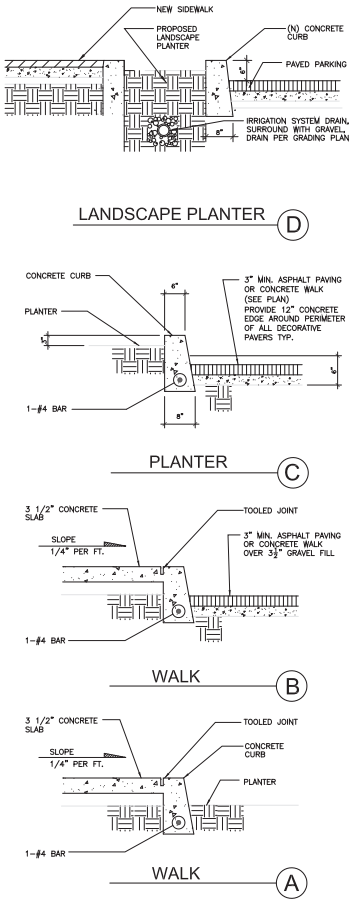


NOTE: CURB RAMPS SHALL COMPLY WITH ADAS & ANSI 406

PERPENDICULAR CURB RAMP

SCALE: 1/2"=1'-0"

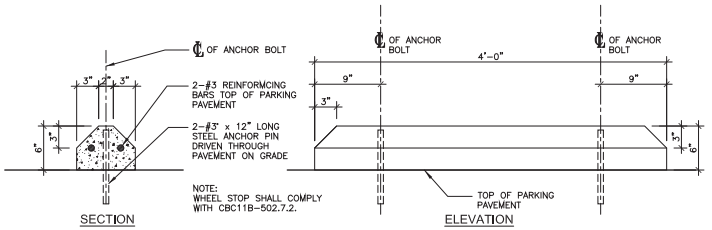
14



CURB DETAILS

SCALE: 6"=1'-0"

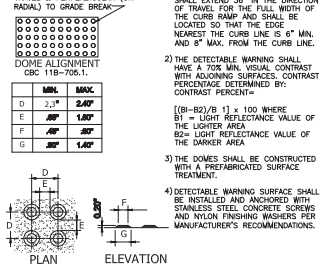
5



WHEELS CURB DETAIL

SCALE: 1½"=1'-0"

13



1) THE DETECTABLE WARNING SURFACE SHALL EXTEND 36" IN THE DIRECTION OF TRAVEL FOR THE FULL WIDTH OF THE CURB RAMP AND SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS 6" MIN. AND 8" MAX. FROM THE CURB LINE.

2) THE DETECTABLE WARNING SHALL HAVE A 70% MIN. VISUAL CONTRAST WITH ADJOINING SURFACES. CONTRAST PERCENTAGE DETERMINED BY: CONTRAST PERCENT= [(B1-B2)/B 1] x 100 WHERE B1 = LIGHT REFLECTANCE VALUE OF THE LIGHTER AREA B2= LIGHT REFLECTANCE VALUE OF THE DARKER AREA

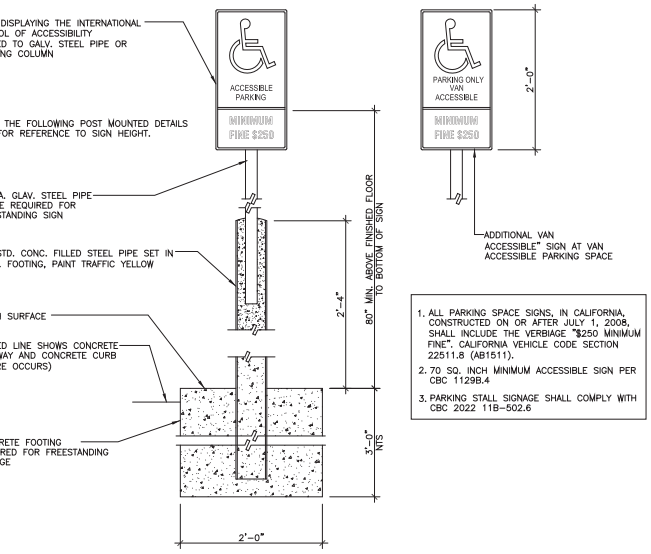
3) THE DOMES SHALL BE CONSTRUCTED WITH A PREFABRICATED SURFACE TREATMENT.

4) DETECTABLE WARNING SURFACE SHALL BE INSTALLED AND ANCHORED WITH STAINLESS STEEL CONCRETE SCREWS AND NYLON FINISHING WASHERS PER MANUFACTURER'S RECOMMENDATIONS.

DETECTABLE WARNING

SCALE: NONE

9



1. ALL PARKING SPACE SIGNS, IN CALIFORNIA, CONSTRUCTED ON OR AFTER JULY 1, 2008, SHALL INCLUDE THE VERBIAGE "$250 MINIMUM FINE". CALIFORNIA VEHICLE CODE SECTION 22511.8 (AB1511).
2. 70 SQ. INCH MINIMUM ACCESSIBLE SIGN PER CBC 1129B.4
3. PARKING STALL SIGNAGE SHALL COMPLY WITH CBC 2022 11B-502.6

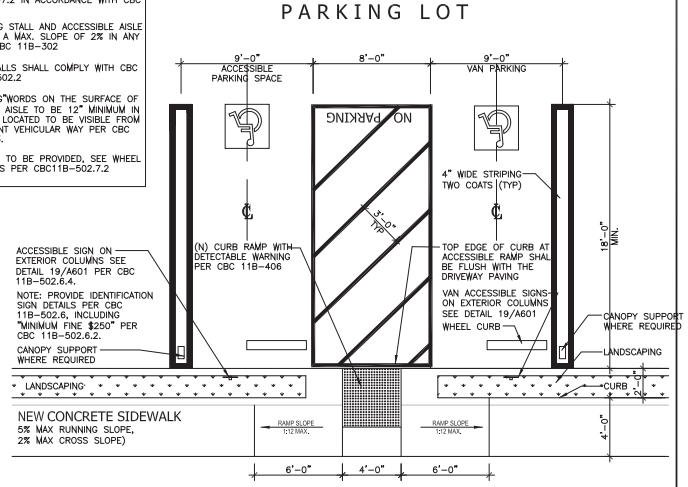
ACCESSIBLE PARKING SIGNS

SCALE: ½"=1'-0"

3

NOTES

1. PROVIDE DETECTABLE WARNING WHERE THE ACCESSIBLE ROUTE CROSSES OR ADJOINS THE VEHICULAR PATH OF TRAVEL PER CBC 11B-247.1.2.5. SEE DETECTABLE WARNINGS DETAIL 3/A-7.2 IN ACCORDANCE WITH CBC 11B-705
2. THE PARKING STALL AND ACCESSIBLE AISLE SHALL HAVE A MAX. SLOPE OF 2% IN ANY DIRECTION CBC 11B-302
3. PARKING STALLS SHALL COMPLY WITH CBC 2022 11B-502.2
4. "NO PARKING"WORDS ON THE SURFACE OF THE ACCESS AISLE TO BE 12" MINIMUM IN HEIGHT AND LOCATED TO BE VISIBLE FROM THE ADJACENT VEHICULAR WAY PER CBC 11B-502.3.3.
5. WHEEL STOP TO BE PROVIDED, SEE WHEEL STOP DETAILS PER CBC11B-502.7.2



ACCESSIBLE PARKING DETAILS

SCALE: 1/4"=1'-0"

1

GSC ENGINEERING INC.
GSC Engineering Inc.
Email: info@gscengineeringco.com
www.gscengineeringco.com
Tel: 714-600-0182

PROJECT TITLE:
RESIDENTIAL CONDOMINIUM UNITS
1325 N. BROADWAY ESCONDIDO, CA 92026

PROFESSIONAL SEAL
REGISTERED PROFESSIONAL ENGINEER
SHAHZAD ZAMEER
EXP: 3/31/27
No. C89670
CIVIL
STATE OF CALIFORNIA
8/12/2026

REVISIONS:	DATE:

DETAILS

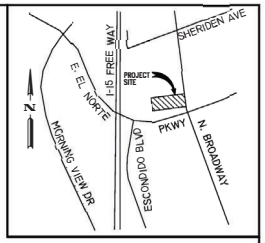
PROJECT NO.:	CLIENT PROJECT:
DRAWN: TS	CHECKED:

DRAWING TITLE:
DETAILS

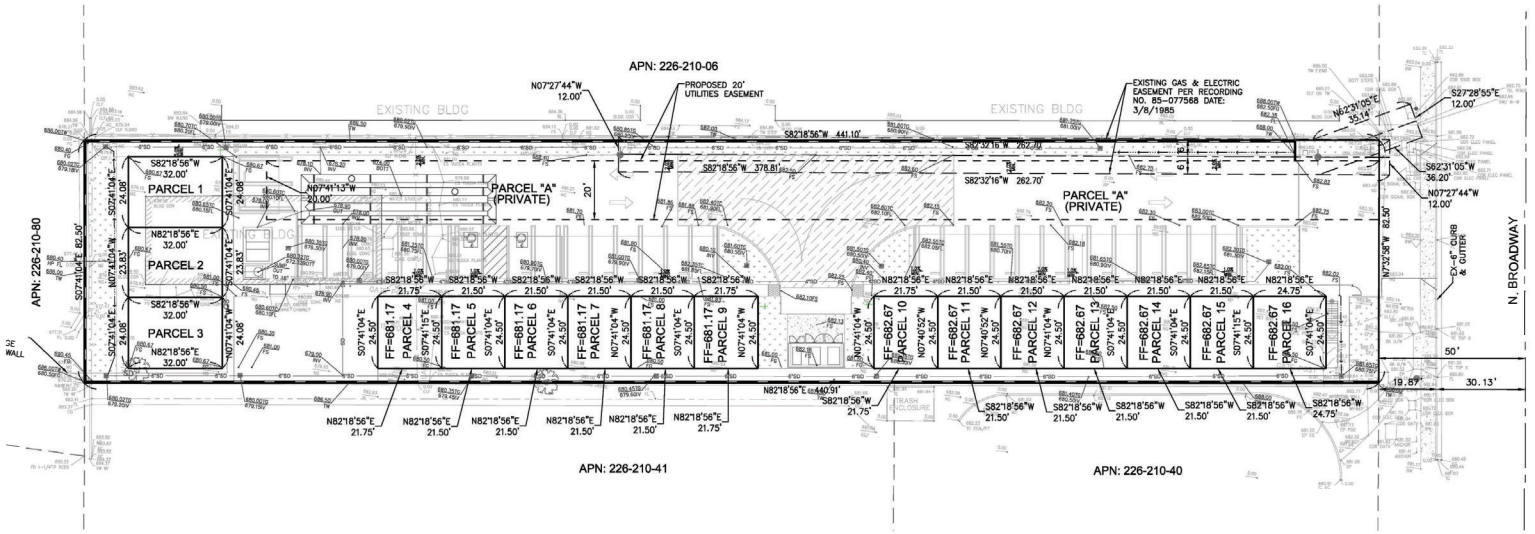
A - 7.3

TENTATIVE PARCEL MAP NO. PL25-0292

FOR CONDOMINIUM PURPOSES AS NOTED
CITY OF ESCONDIDO
IN THE COUNTY OF SAN DIEGO
STATE OF CALIFORNIA



VICINITY MAP
NOT TO SCALE



TENTATIVE MAP NOTE:

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTIONS 4125 OR 6542 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF COMMERCIAL CONDOMINIUM UNIT IS 17.

ASSESSORS PARCEL NUMBER(S)

226-210-07-00

LEGAL DESCRIPTION

THE EASTERLY 442 FEET OF THE SOUTHERLY 82 1/2 FEET OF THE NORTHERLY 165 FEET OF LOT 1 IN BLOCK 166 OF RANCHO RINCON DEL DIABLO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 723, MADE BY J.M. GRAHAM AND FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 13, 1892.

ENGINEER:

DRP ENTERPRISES
Daniel Patneaude
MAILING ADDRESS:
PO Box 4428
Palm Springs, CA 92263
206-734-7765
Joanne C. Singer RCE 26900
760-625-7426

OWNER:

WEST COAST PRIME DEVELOPMENT
PHONE: 714-600-0182

SITE ADDRESS

1325 N. BROADWAY
ESCONDIDO, CA 92026

ZONING/LAND USE

R-2-12 (LIGHT MULTIPLE RESIDENTIAL)

UTILITY COMPANIES

WATER – CITY OF ESCON.	PH: (760) 839-4880
SEWER – CITY OF ESCON.	PH: (760) 839-4880
GAS – SO CAL	PH: (800) 743-5000
ELEC – SDGE	PH: (800) 411-7343

LEGEND

PROPERTY LINE	TC	TOP OF CURB
CENTER LINE	HP	HIGH POINT
EASEMENT LINE	FG	FINISHED GRADE
	FL	FLOW LINE
PROP. CONTOUR LINE	FS	FINISHED SURFACE
EXIST. CONTOUR LINE	FF	FINISHED FLOOR
	PAD	PAD ELEVATION
EXIST. SPOT ELEVATION	R/W	RIGHT OF WAY
	P.L.	PROPERTY LINE
BOLLARD	TW	TOP OF WALL
FIRE HYDRANT	TF	TOP OF FOOTING
GAS VALVE	N.A.P.	NOT A PART
LIGHT POLE	EX	EXISTING
MISCELLANEOUS BOX	HT	WALL HIGH
POWER POLE	GB	GRADE BREAK
SEWER MANHOLE	CB	CATCH BASIN
STREET LIGHT	PUE	PUBLIC UTILITY EASEMENT
SIGN	SD	STORM DRAIN
TRAFFIC SIGNAL LIGHT	NEW SS	NEW SS
STORM DRAIN MANHOLE	NEW WATER	NEW WATER
WATER VALVE	NEW FIRE LINE	NEW FIRE LINE
PROPOSED DRAINAGE SWALE	NEW WALL	NEW WALL
	DRAINAGE PATTERN	DRAINAGE PATTERN
	AC PAVING	AC PAVING
	LANDSCAPE/NATURAL	LANDSCAPE/NATURAL
	GRAVEL SURFACES	GRAVEL SURFACES
	CONC SURFACES	CONC SURFACES

PARCEL DATA

PROPOSED PARCELS	AREA	USE
PARCEL 1	770.67 SF	CONDOMINIUM
PARCEL 2	762.67 SF	CONDOMINIUM
PARCEL 3	770.67 SF	CONDOMINIUM
PARCEL 4	532.83 SF	CONDOMINIUM
PARCEL 5	526.74 SF	CONDOMINIUM
PARCEL 6	526.73 SF	CONDOMINIUM
PARCEL 7	526.73 SF	CONDOMINIUM
PARCEL 8	526.73 SF	CONDOMINIUM

PARCEL DATA

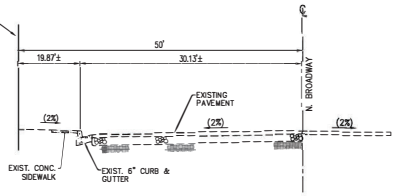
PROPOSED PARCELS	AREA	USE
PARCEL 9	532.82 SF	CONDOMINIUM
PARCEL 10	532.83 SF	CONDOMINIUM
PARCEL 11	526.73 SF	CONDOMINIUM
PARCEL 12	526.74 SF	CONDOMINIUM
PARCEL 13	526.73 SF	CONDOMINIUM
PARCEL 14	526.73 SF	CONDOMINIUM
PARCEL 15	526.71 SF	CONDOMINIUM
PARCEL 16	606.33 SF	CONDOMINIUM
PARCEL A	27133.56 SF	HOA

NOTE:

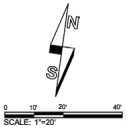
1. ALL LOTS TO BE SERVED BY SANITARY SEWER SYSTEM CONNECTED TO ...
2. ALL LOTS TO BE SERVED BY A DOMESTIC WATER DISTRIBUTION SYSTEM CONNECTED TO...
3. SYSTEM TO THE (WATER DISTRICT) SERVICE AND ENCOMPASSED WITHIN AN ON-SITE PUBLIC EASEMENT.
4. THIS MAP IS CONSISTENT WITH THE ZONING SHOWN IN THE PLANNED DEVELOPMENT/MASTER DEVELOPMENT FOR THIS PROJECT.
5. THIS MAP WILL CREATE NN CONDOMINIUM UNITS.

PROPERTY AREAS

	NET AREA	GROSS AREA
TOTAL	36,382.95 SF 0.83 AC.	36,382.95 SF 0.83 AC.



N. BROADWAY
NTS



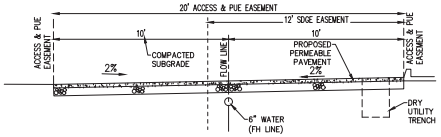
REGISTERED PROFESSIONAL ENGINEER
JOANNE C. SINGER
C 26900
3/31/2027
CIVIL
STATE OF CALIFORNIA

CIVIL ENGINEER

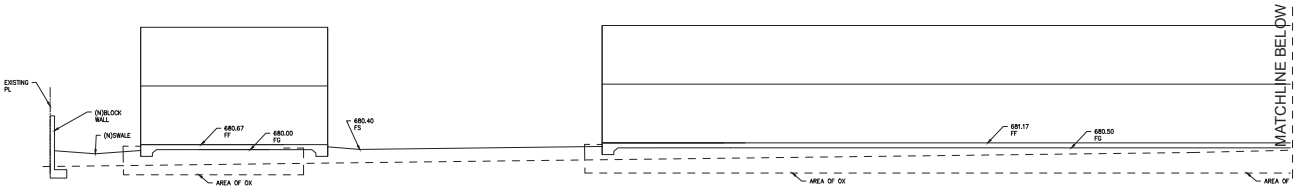
DRP ENTERPRISES
Daniel Patneaude
MAILING ADDRESS:
PO Box 4428
Palm Springs, CA 92263
206-734-7765
Joanne C. Singer RCE 26900
760-625-7426

PRELIMINARY GRADING PLANS

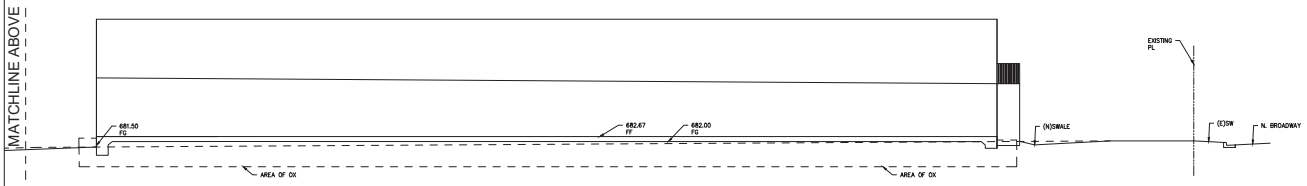
1325 N. BROADWAY ESCONDIDO CA 92026
APN 226-210-007



TYPICAL SECTION
PRIVATE DRIVE(EASEMENT)
NTS



SECTION A WEST
NOT TO SCALE



SECTION A EAST
NOT TO SCALE

BENCHMARK:

CITY BM 162-A
DESCRIPTION - CHISELED ON TOP OF CURB RETURN ON THE NW CORNER OF BROADWAY STREET AND EL NORTE PKWY.
ELEVATION = 679.20

EARTHWORK

CUT CY - 243 CY
FILL CY - 476 CY
REMEDIAL CY - 629 CY
IMPORT CY - 280.6 CY

LEGAL DESCRIPTION

MAP 7746 ESCONDIDO TRACT 207-A LOT 7
APN: 226-210-07

PREPARED BY:

DRP ENTERPRISES
Daniel Patneaude
MAILING ADDRESS:
PO Box 4428
Palm Springs, CA 92263
206-734-7765
Joanne C. Singer RCE 26900
760-625-7426

APPLICANT/OWNER DEVELOPER

WEST COAST PRIME DEVELOPMENT
WESTCOASTPRIMEDEVELOPMENT@GMAIL.COM
714-600-0182

BASIS OF BEARING

ALONG THE CENTERLINE OF NORTH BROADWAY STREET
BEARING N 7° 32' 58" W PER MAP 7746

ASSESSOR'S LOT NUMBER

APN: 226-210-07

ZONING ORDINANCE

R2 (MULTI UNIT)

FLOOD ZONE:

PROPERTY IS LOCATED IN HAZARD OR WITH RISK OF FLOODING AREA, FEMA
ZONE: X, 06073C0814G, effective on 5/16/2012

LOT AREA

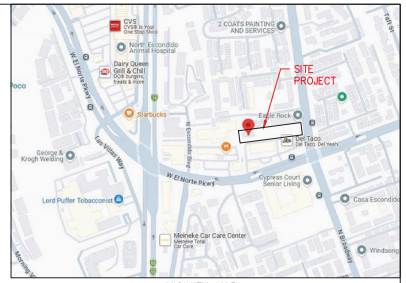
36,381 SF OR 0.835 ACRES

DISTURBED AREA

TOTAL DISTURBED AREA: 36,000 SF. OR 0.826 ACRES

PERVIOUS - IMPERVIOUS AREA TABLE		
	BEFORE	AFTER
PARCEL AREA	36,381 SF	36,381 SF
IMPERVIOUS (SF)	2425 SF	33,054 SF
PERVIOUS (SF)	0 SF	XXXXX SF
TOTAL IMPERVIOUS %	6.6%	90.8%
TOTAL PERVIOUS %	93.4%	9.2%

TOTAL BUILDINGS 17,000 SF
TOTAL LANDSCAPE 3,376 SF

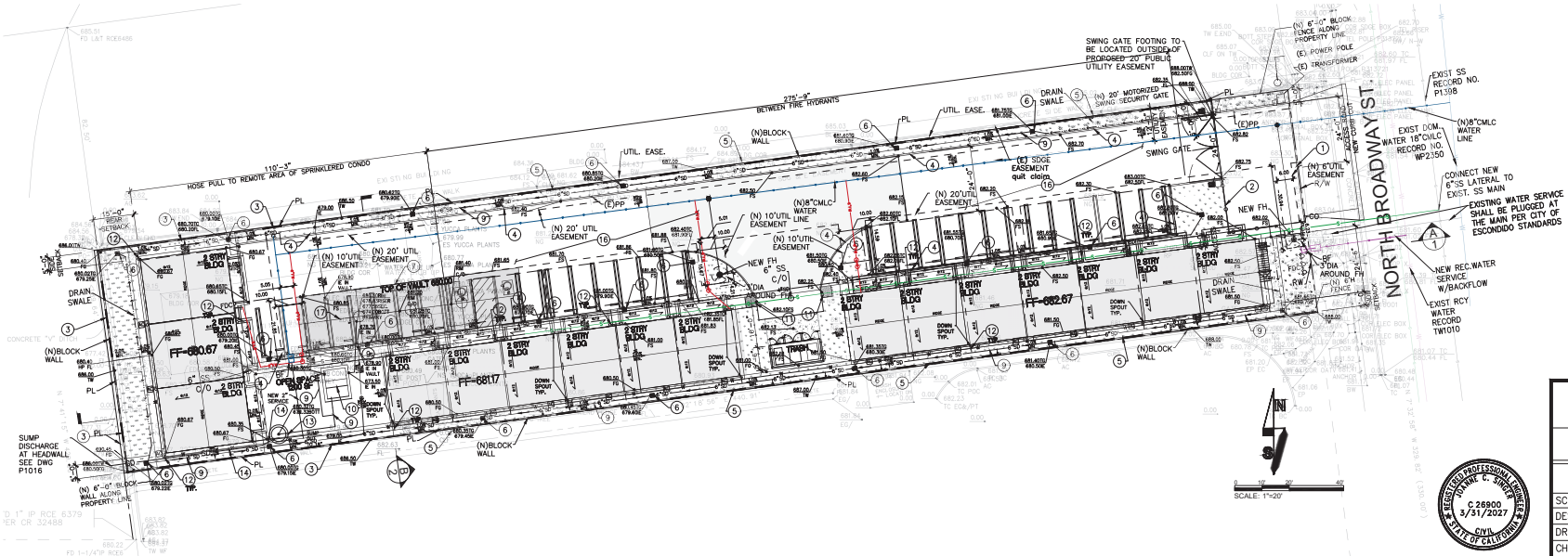


VICINITY MAP
N.T.S.

LEGEND

PROPERTY LINE	TC	TOP OF CURB
CENTER LINE	HP	HIGH POINT
EASEMENT LINE	FG	FINISHED GRADE
PROP. CONTOUR LINE	FL	FLOW LINE
EXIS. CONTOUR LINE	FS	FINISHED SURFACE
SPOT ELEVATION	FF	FINISHED FLOOR
BOLLARD	PAD	PAD ELEVATION
FIRE HYDRANT	R/W	RIGHT OF WAY
GAS VALVE	P.L.	PROPERTY LINE
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MISCELLANEOUS BOX	TF	TOP OF FOOTING
POWER POLE	N.A.P.	NOT A PART
SEWER MANHOLE	EX	EXISTING
STREET LIGHT	HT	WALL HIGH
SIGN	GB	GRADE BREAK
TRAFFIC SIGNAL LIGHT	CB	CATCH BASIN
STORM DRAIN MANHOLE	PUE	PUBLIC UTILITY EASEMENT
WATER VALVE		
PROPOSED DRAINAGE SWALE		

SD	STORM DRAIN
8"S	NEW SS
W	NEW WATER
6"FW	NEW FIRE LINE
	NEW WALL
	DRAINAGE PATTERN
	AC PAVING
	LANDSCAPE/NATURAL
	GRAVEL SURFACES
	CONC SURFACES



CONSTRUCTION NOTE:

1. PROPOSED DRIVEWAY APPROACH
2. PROPOSED NEW FENCE
3. PROPOSED COMBO RET/BLOCK WALL
4. PROPOSED 6" CURB
5. PROPOSED 6' MAX HEIGHT CMU PERIMETER BLOCK WALL
6. PROPOSED CATCH BASIN NDS
7. PROPOSED 66"x25"x5' STORM DRAIN VAULT
8. PROPOSED GRATE INLET
9. PROPOSED STORM DRAIN PIPE
10. PROPOSED ECOSTREAM FILTRATION SYSTEM
11. PROPOSED CURB RAMP
12. SD DETAIL CONNECTION DOWNSPOUT TO SD
13. PROPOSED ZOELLER SUMP AND VAULT
14. PROPOSED 4" SUMP DISCHARGE
15. NOT USED - REMOVED
16. PROPOSED 4" AC PAVING OVER 6" CAB
17. PROPOSED OVERFLOW

UTILITY COMPANIES:

WATER - CITY OF ESCON.	PH: (760) 839-4880
SEWER - CITY OF ESCON.	PH: (760) 839-4880
GAS - SO CAL	PH: (800) 743-5000
ELEC - SDGE	PH: (800) 411-7343

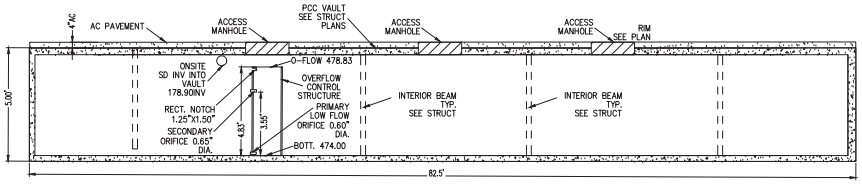
9-19-2026

REGISTERED PROFESSIONAL ENGINEER JOANNE C. SINGER C 26900 3/31/2027 CIVIL STATE OF CALIFORNIA

PRELIMINARY GRADING PLAN
1325 N. BROADWAY
ESCONDIDO, CA 92026

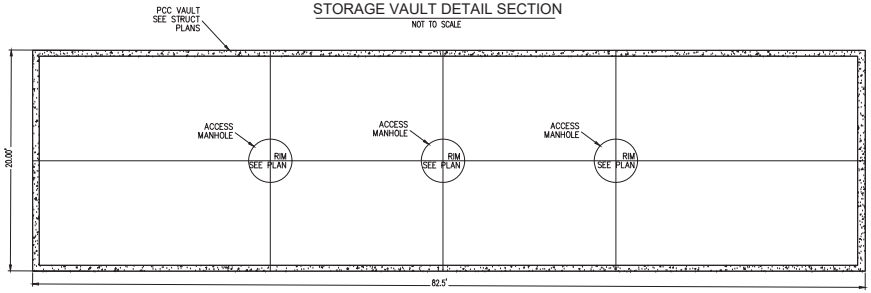
ENGINEERING DEPARTMENT
CITY OF ESCONDIDO, CA

SCALE: 1:=20'		SHEET NO. 1 OF 2 SHTS
DESIGN BY: DRP		
DRAWN BY: DRP		PROJECT NO.
CHECK BY: DRP		
RECORD DWG:		



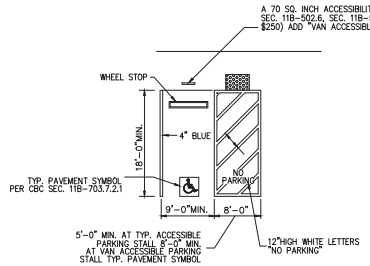
STORAGE VAULT DETAIL SECTION

NOT TO SCALE



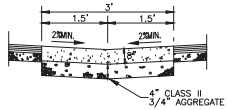
STORAGE VAULT DETAIL PLAN

NOT TO SCALE



ACCESSIBLE PARKING DETAIL

NOT TO SCALE



RIBBON GUTTER

NOT TO SCALE

ECOSTREAM BIOFILTER

- THE ECOSTREAM BIOFILTER IS A BIOFILTRATION STORMWATER TREATMENT TECHNOLOGY THAT RELIES ON PHYSICAL, CHEMICAL AND BIOLOGICAL MECHANISMS TO REMOVE TOTAL SUSPENDED SOLIDS, TOTAL PHOSPHORUS, TOTAL NITROGEN, HEAVY METALS, OIL AND GREASE, TRASH AND BACTERIA.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND FINALIZE GRADING TO MEET SITE CONDITIONS.
- THE SITE DESIGN ENGINEER MUST REVIEW THE INLET CHANNEL AND FINALIZE THE DESIGN TO MEET SITE CONDITIONS.
- WATER SURFACE ELEVATION ESTIMATED BASED ON THE INLET CAPACITY OF THE NYLOPLAST GRATE AND THE PROVIDED BYPASS FLOW RATE PER THE SITE DESIGN ENGINEER. SITE DESIGN ENGINEER MUST REVIEW THE WATER SURFACE ELEVATION AND FINALIZE THE DESIGN TO MEET THE PROJECT DESIGN PARAMETERS.
- ADS DOES NOT DESIGN OR PROVIDE MEMBRANE LINERS. TO MINIMIZE THE LEAKAGE POTENTIAL OF LINER SYSTEMS, THE MEMBRANE LINER SYSTEM SHOULD BE DESIGNED BY A KNOWLEDGEABLE GEOTEXTILE PROFESSIONAL AND INSTALLED BY A QUALIFIED CONTRACTOR.
- ADS DOES NOT RECOMMEND PLACING THE LINED ECOSTREAM SYSTEM IN THE WATER TABLE. FOR ASSISTANCE PLEASE CONTACT ADS.

ECOSTREAM BIOFILTER

UNIT	FILTER AREA (FT²)	MAX TREATMENT FLOW RATE (CFS)	MAX ALLOWABLE DRAINAGE AREA* (ACRES)
ES48B	48	0.441	1.354
ES66B	66	0.551	1.693
ES72B	72	0.662	2.032
ES80B	80	0.735	2.257
ES91B	91	0.838	2.588**
ES96B	96	0.882	2.709**
ES100B	100	0.919	2.822**
ES112B	112	1.029	3.160**
ES120B	120	1.103	3.386**
ES128B	128	1.176	3.612**
ES144B	144	1.323	4.063**
ES160B	160	1.470	4.515**
ES168B	168	1.544	4.740**
ES176B	176	1.618	4.966**
ES225B	225	2.068	6.340**
ES256B	256	2.353	7.223**
ES288B	288	2.656	8.155**
ES324B	324	2.978	9.142**
ES360B	360	3.309	10.158**

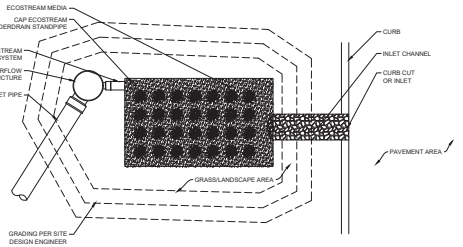
* DRAINAGE AREA IS BASED ON 16.93 LB./FT2/ (270.8 LB./16 FT2) OF EFFECTIVE FILTRATION TREATMENT AREA AND THE EQUATION IN THE NJDEP FILTRATION PROTOCOL APPENDIX, WHERE DRAINAGE AREA IS CALCULATED BASED ON 600 LBS. OF MASS CONTRIBUTED PER ACRE OF DRAINAGE AREA ANNUALLY.

** NJDEP REGULATIONS LIMIT THE CONTRIBUTORY DRAINAGE AREA FOR GI MTD'S TO 2.5 ACRES.

INTEGRATED BYPASS

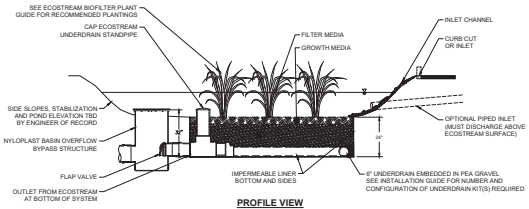
BASIN	GRATE	BYPASS (CFS)	HEAD REQ. (IN)
15	DOME	1.81	6
		2.26	12
		2.79	18
	FLAT	1.22	6
		1.73	12
		2.12	18
18	DOME	2.32	6
		3.23	12
		4.02	18
	FLAT	1.54	6
		2.18	12
		2.67	18
24	DOME	3.57	6
		5.05	12
		6.19	18
	FLAT	2.57	6
		3.63	12
		4.45	18
30	DOME	4.70	6
		7.65	12
		9.37	18
	FLAT	4.28	6
		6.05	12
		7.41	18

CALCULATIONS BASED ON USDOT/FHWA URBAN DESIGN MANUAL, HYDRAULIC ENGINEERING CIRCULAR NO. 22 THIRD EDITION, PUBLICATION NO FHWA-NHI-10-009, AND A 50% CLOGGING FACTOR.



PLAN VIEW

NTS



PROFILE VIEW

NTS

ECOSTREAM BIO FILTRATION

NOT TO SCALE

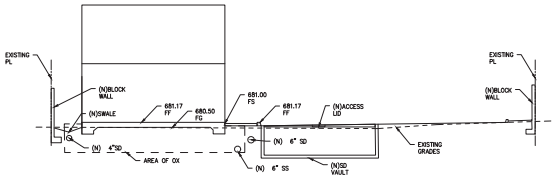
ECOSTREAM BIOFILTER LINER INSTALLATION OPTION
BASIC MEDIA

DATE	DRAWN	CHECKED
10/17/24	AM	AM

EcoStream™ Biofilter
Stormwater Media Filters

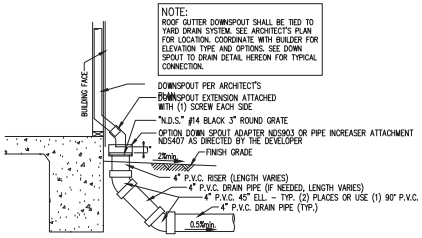
4641 TRUEMAN BLVD
HILLIARD, OH 43026

SHEET 1 OF 1



SECTION B

NOT TO SCALE



TYPICAL DOWNSPOUT TO SD PIPE DETAIL

NOT TO SCALE

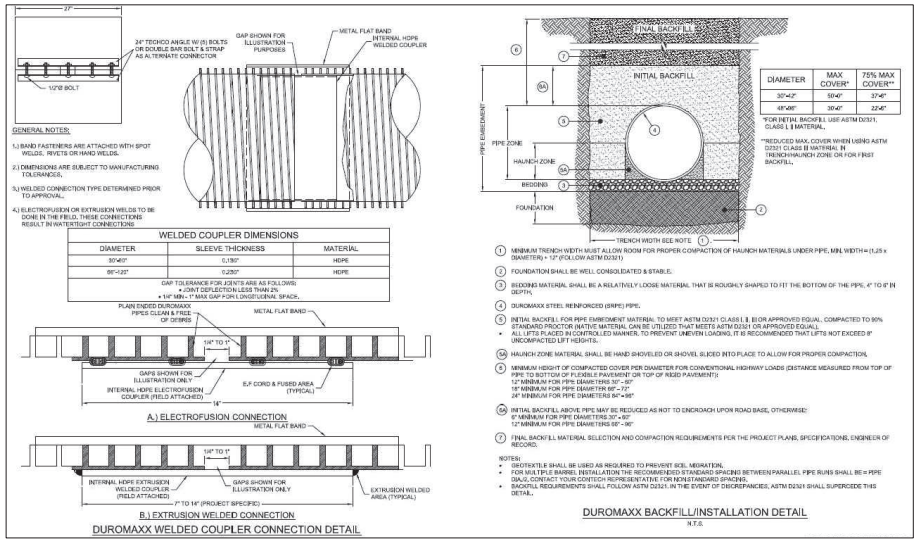
REGISTERED PROFESSIONAL ENGINEER
JOANNE C. SINGER
C 26900
3/31/2027
CIVIL
STATE OF CALIFORNIA

PRELIMINARY GRADING PLAN

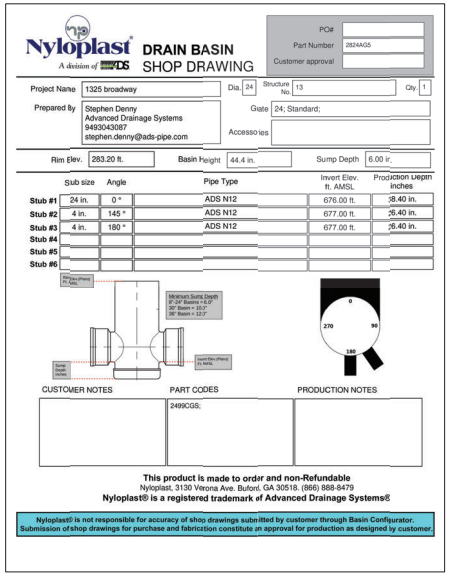
1325 N. BROADWAY
ESCONDIDO, CA 92026

ENGINEERING DEPARTMENT
CITY OF ESCONDIDO, CA

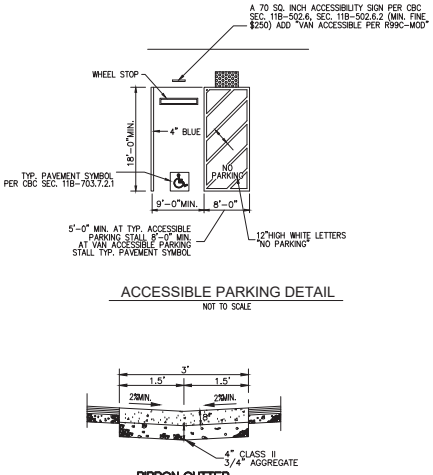
SCALE: NOTED		SHEET NO. 2 OF 2 SHTS
DESIGN BY: DRP		
DRAWN BY: DRP		PROJECT NO.
CHECK BY: DRP		
RECORD DWG:		



DUROMAXX PIPE DETAIL
NOT TO SCALE

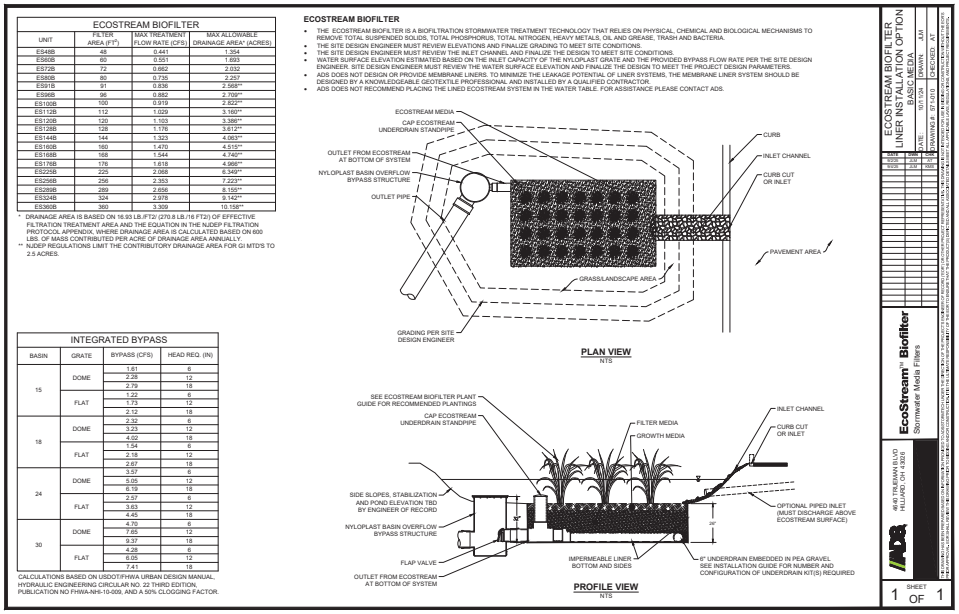


NYLOPLASR ADS OVERFLOW
NOT TO SCALE

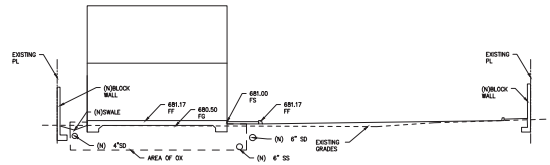


ACCESSIBLE PARKING DETAIL
NOT TO SCALE

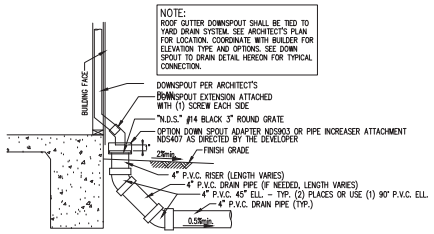
RIBBON GUTTER
NOT TO SCALE



ECOSTREAM BIO FILTRATION
NOT TO SCALE



SECTION B
NOT TO SCALE



TYPICAL DOWNSPOUT TO SD PIPE DETAIL
NOT TO SCALE

REGISTERED PROFESSIONAL ENGINEER DARRIN C. RAY C 26900 3/31/2027 CIVIL STATE OF CALIFORNIA

PRELIMINARY GRADING PLAN
1325 N. BROADWAY
ESCONDIDO, CA 92026

ENGINEERING DEPARTMENT
CITY OF ESCONDIDO, CA

SCALE: NOTED		SHEET NO. 2 OF 2 SHTS
DESIGN BY: DRP		
DRAWN BY: DRP		PROJECT NO.
CHECK BY: DRP		
RECORD DWG:		

SHEET 1 OF 1

PRELIMINARY UTILITY PLANS

1325 N. BROADWAY ESCONDIDO CA 92026
APN 226-210-007

PREPARED BY:
DRP ENTERPRISES
Daniel Patneaude
MAILING ADDRESS:
PO Box 4428
Palm Springs, CA 92263
206-734-7765
Joanne C. Singer RCE 26900
760-625-7426

BENCHMARK:

CITY BM 162-A
DESCRIPTION - CHISELED ON TOP OF CURB RETURN ON THE NW CORNER OF BROADWAY STREET AND EL NORTE PKWY.
ELEVATION = 679.20

EARTHWORK

CUT CY - XX
FILL CY - XX
REMEDIAL CY - XX
IMPORT CY - XX

LEGAL DESCRIPTION

MAP 7746 ESCONDIDO TRACT 207-A LOT 7

APN: 226-210-07

UTILITY COMPANIES:

WATER - CITY OF ESCON.	PH: (760) 839-4880
SEWER - CITY OF ESCON.	PH: (760) 839-4880
GAS - SO CAL	PH: (800) 743-5000
ELEC - SDGE	PH: (800) 411-7343

SPECIAL UTILITY NOTE:

ALL EXISTING SEWER LATERALS IF NOT IN USE OR ABANDONED MUST BE CAPPED AT THE PROPERTY LINE PER COE STD.

ALL EXISTING WATER METER TO BE ABANDONED MUST BE PLUGGED AT THE MAIN PER COE STD.

UTILITY NOTE:

PRIOR TO THE PREPARATION AND SUBMITTAL OF IMPROVEMENT PLANS, DEVELOPER SHALL POTHOLE AS NECESSARY TO VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING PUBLIC AND PRIVATE UTILITIES WITHIN AND ADJACENT TO THE PROJECT LIMITS. IMPROVEMENT PLANS SHALL BE DESIGNED USING VERIFIED UTILITY INFORMATION AND SHALL IDENTIFY AND RESOLVE ALL UTILITY CONFLICTS TO THE SATISFACTION OF THE CITY ENGINEER.

APPLICANT/OWNER DEVELOPER

WEST COAST PRIME DEVELOPMENT
WESTCOASTPRIMEDEVELOPMENT@GMAIL.COM
714-600-0182

BASIS OF BEARING

ALONG THE CENTERLINE OF NORTH BROADWAY STREET
BEARING N 7° 32' 58" W PER MAP 7746

ASSESSOR'S LOT NUMBER

APN: 226-210-07

ZONING ORDINANCE

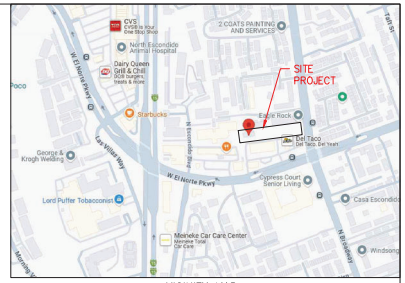
R2 (MULTI UNIT)

FLOOD ZONE:

PROPERTY IS LOCATED IN HAZARD OR WITH RISK OF FLOODING AREA, FEMA
ZONE: X, 06073C0814G, effective on 5/16/2012

LOT AREA

36,381 SF OR 0.835 ACRES

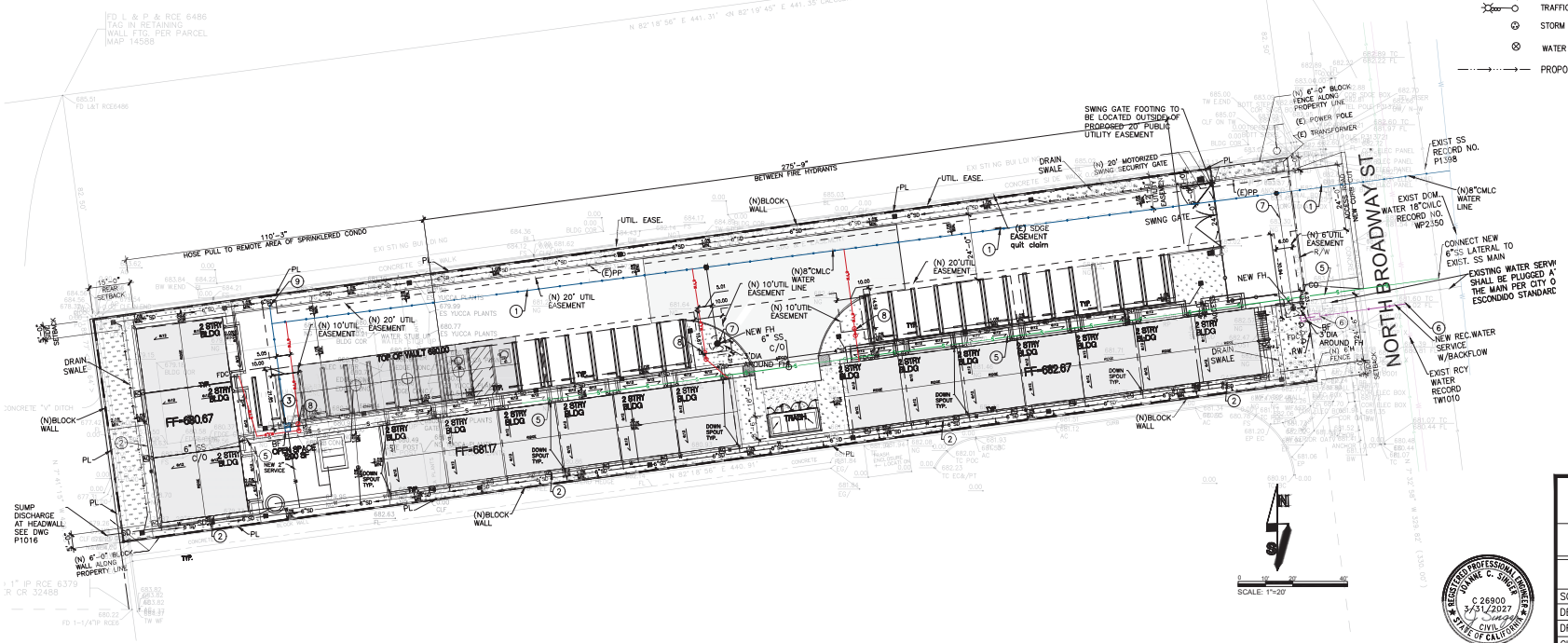


VICINITY MAP
N.T.S.

LEGEND

PROPERTY LINE	TC	TOP OF CURB
CENTER LINE	HP	HIGH POINT
EASEMENT LINE	FG	FINISHED GRADE
PROP. CONTOUR LINE	FL	FLOW LINE
EXIS. CONTOUR LINE	FS	FINISHED SURFACE
SPOT ELEVATION	FF	FINISHED FLOOR
BOLLARD	PAD	PAD ELEVATION
FIRE HYDRANT	R/W	RIGHT OF WAY
GAS VALVE	P.L.	PROPERTY LINE
LIGHT POLE	TW	TOP OF WALL
MISCELLANEOUS BOX	TF	TOP OF FOOTING
POWER POLE	N.A.P.	NOT A PART
SEWER MANHOLE	EX	EXISTING
STREET LIGHT	HT	WALL HIGH
SIGN	GB	GRADE BREAK
TRAFFIC SIGNAL LIGHT	CB	CATCH BASIN
STORM DRAIN MANHOLE	PUE	PUBLIC UTILITY EASEMENT
WATER VALVE		
PROPOSED DRAINAGE SWALE		

SD	STORM DRAIN
S	NEW SS
W	NEW WATER
6"FW	NEW FIRE SERVICE
	NEW WALL
	DRAINAGE PATTERN
	AC PAVING
	LANDSCAPE/NATURAL
	GRAVEL SURFACES
	CONC SURFACES



SCALE: 1"=20'

CONSTRUCTION NOTE:

1. INSTALL NEW PUBLIC 8" WATER MAIN IN 20 FT PUBLIC UTIL. EASE.
2. INSTALL NEW 2 INCH WATER SERVICE
3. INSTALL NEW 2 INCH WATER SERVICE AND BACKFLOW PER ESCONDIDO STD. DWG W-2-E AND W-10-E
4. INSTALL 6 INCH SEWER AND C/O
5. CONNECT 6 INCH SS LATERAL WITH C/O TO MAIN PER S-2-E
6. INSTALL 1 INCH NEW IRR. METER - CONNECT TO RECYCLE WATER INSTALL BACK FLOW WITH NEW REC. WATER METER.
7. INSTALL NEW FH 6 INCH SERVICE PER W-3-E
8. INSTALL NEW RPDA 6 INCH MIN SERVICE W-7-E NOTE EASEMENT ENDS AT TEE - SEE STD. W-7-E
9. AIR AND VACCUM RELEASE AND /OR BLOWOFF VALVE PER W-9-E, TYPE "B" SHALL BE INSTALLED AT END OF MAIN.

9-19-2026

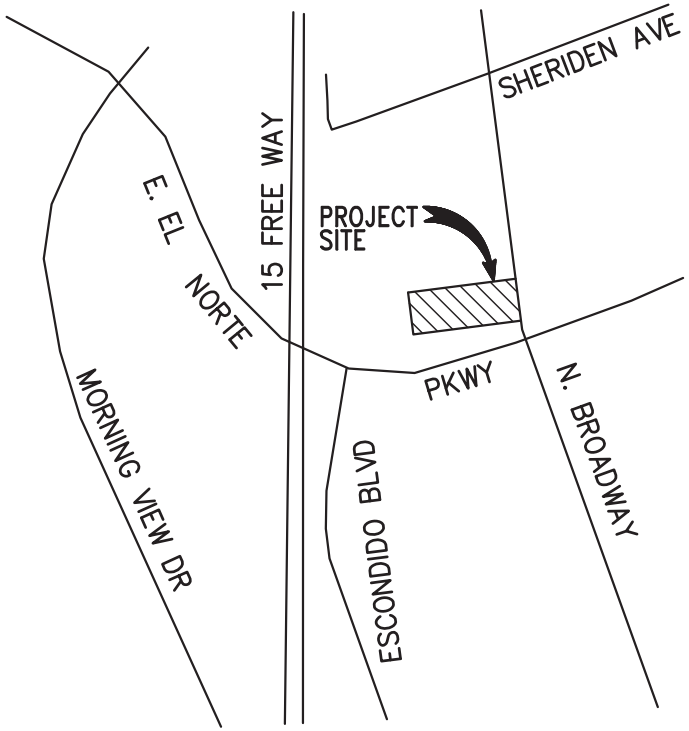
REGISTERED PROFESSIONAL ENGINEER JOANNE C. SINGER C 26900 3/31/2027 CIVIL STATE OF CALIFORNIA

PRELIMINARY UTILITY PLAN 1325 N. BROADWAY ESCONDIDO, CA 92026		
ENGINEERING DEPARTMENT CITY OF ESCONDIDO, CA		
SCALE: 1:=20'		SHEET NO. 1
DESIGN BY: DRP		OF 1 SHTS
DRAWN BY: DRP		PROJECT NO.
CHECK BY: DRP		
RECORD DWG:		

CONDOMINIUM PLAN FOR

1325 N. BROADWAY, ESCONDIDO, CA 92026

NOTES



VICINITY MAP

NTS

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF CENTERLINE OF NORTH BROADWAY BEING N07°32'58"W PER NO. 10009

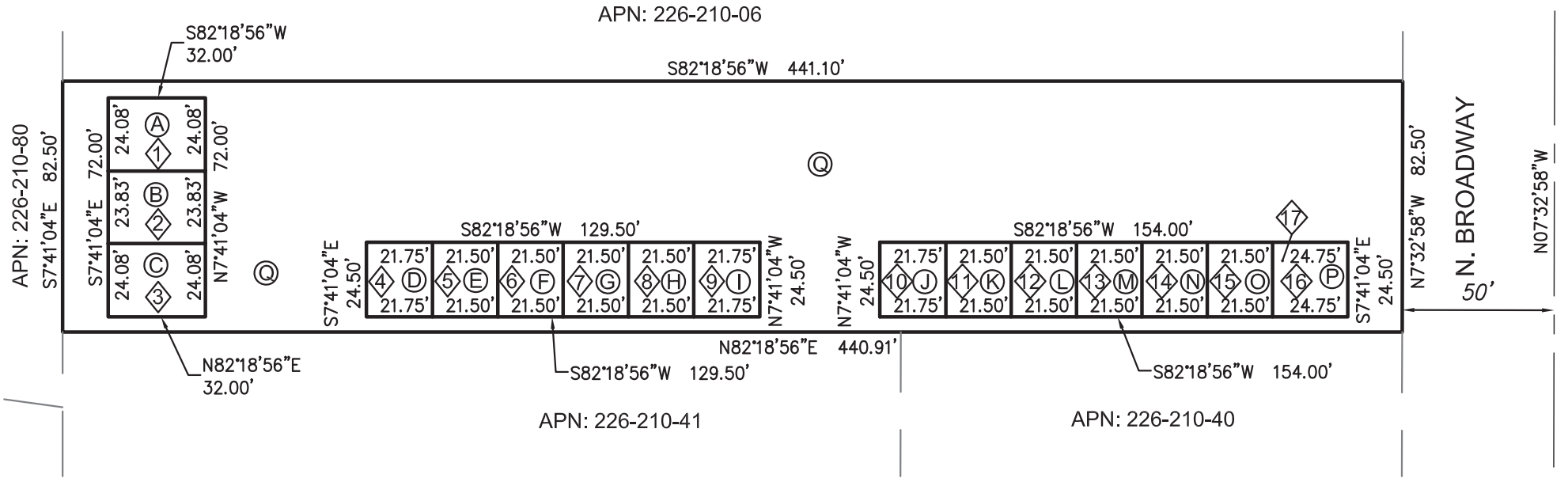
INDEX SHEET

SHEET NO. 1	NOTES & VICINITY MAP
SHEET NO. 2	PROJECT BOUNDARY
SHEET NO. 3	SITE PLAN & BUILDING LOCATION MAP
SHEET NO. 4	SITE PLAN & BUILDING LOCATION MAP
SHEET NO. 5	UNIT PLAN & SECTION

CONDOMINIUM PLAN FOR

1325 N. BROADWAY, ESCONDIDO, CA 92026
PROJECT BOUNDARY - PARCEL MAP NO. PL25-0292

SCALE: 1"=50'



LEGEND:

- CENTERLINE
- PROPERTY LINE
- (A) PARCEL LETTER
- ◇1 UNIT NUMBER

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF CENTERLINE OF NORTH BROADWAY BEING N07°32'58"W PER NO. 10009

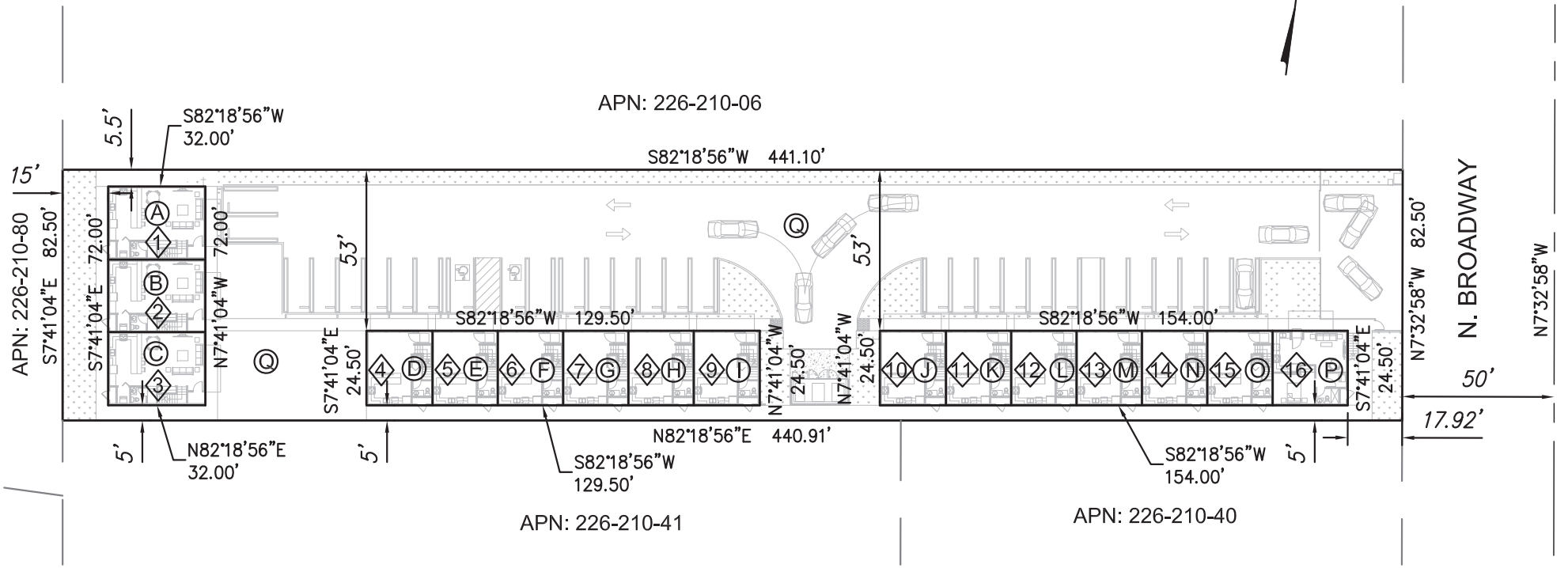
CONDOMINIUM PLAN FOR

1325 N. BROADWAY, ESCONDIDO, CA 92026

SITE PLAN & BUILDING LOCATION MAP

FIRST FLOOR (GROUND)

SCALE: 1"=50'



LEGEND:

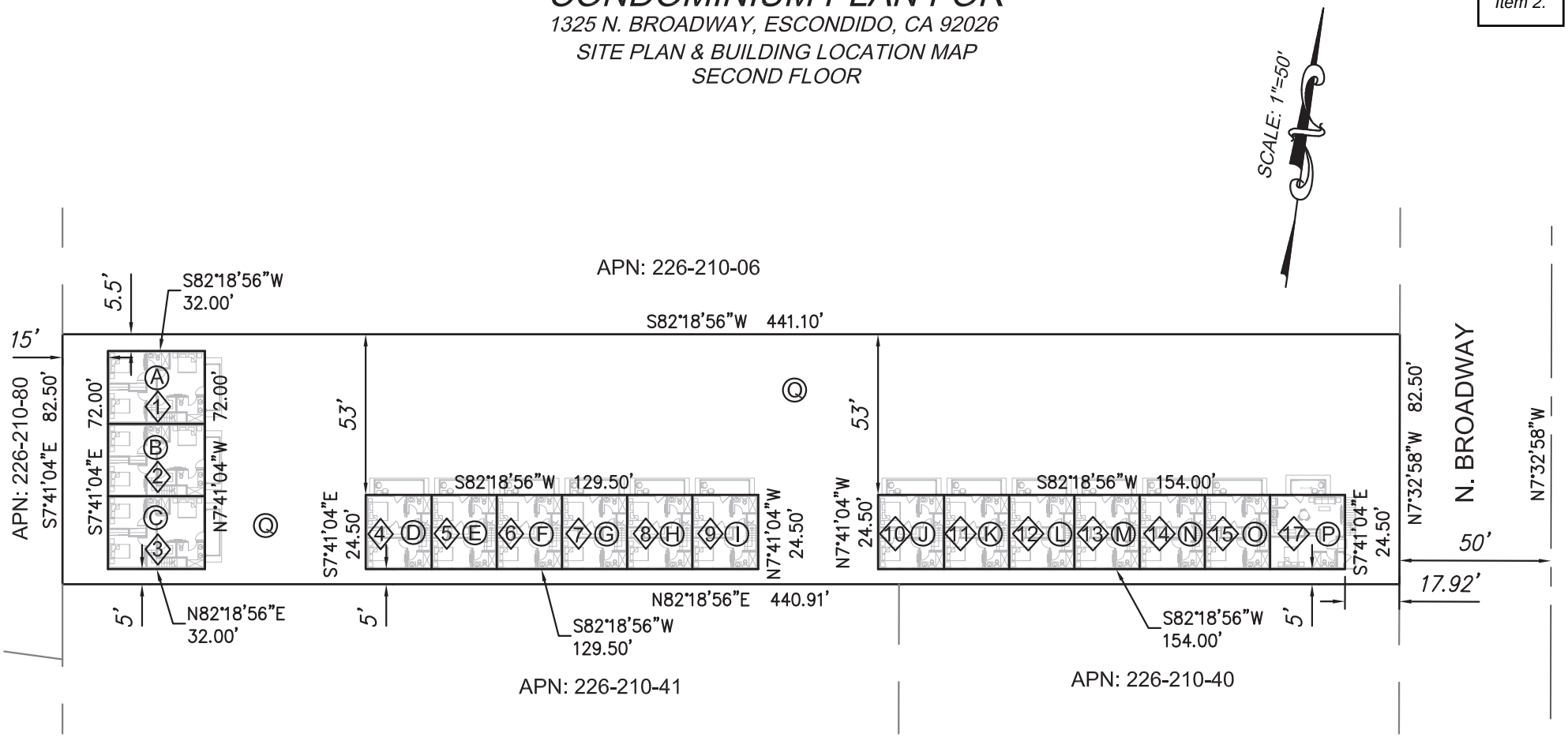
- CENTERLINE
- PROPERTY LINE
- (A) PARCEL LETTER
- ◇1 UNIT NUMBER

CONDOMINIUM PLAN FOR

1325 N. BROADWAY, ESCONDIDO, CA 92026

SITE PLAN & BUILDING LOCATION MAP

SECOND FLOOR



LEGEND:

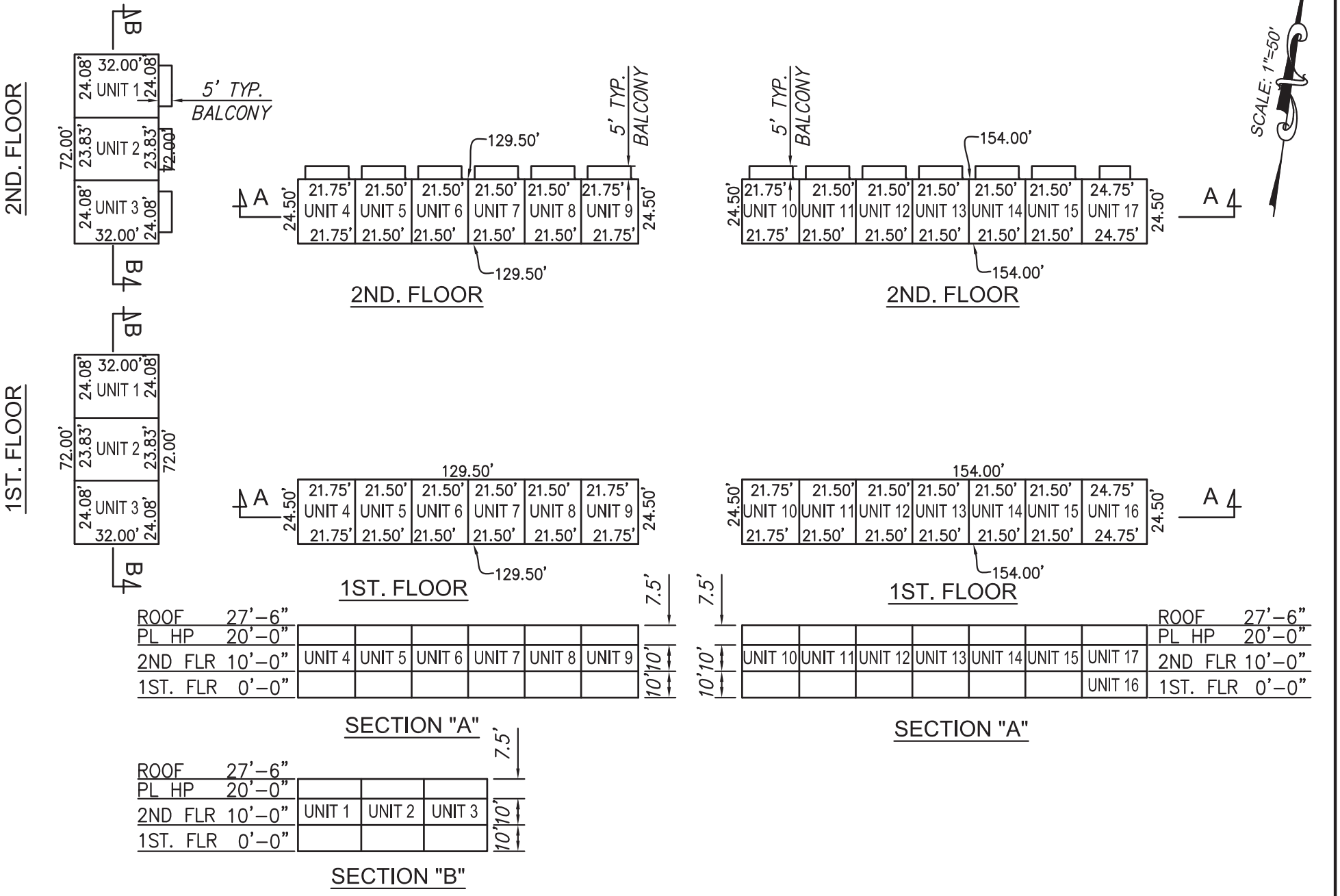
- CENTERLINE
- PROPERTY LINE
- (A) PARCEL LETTER
- ◇1 UNIT NUMBER

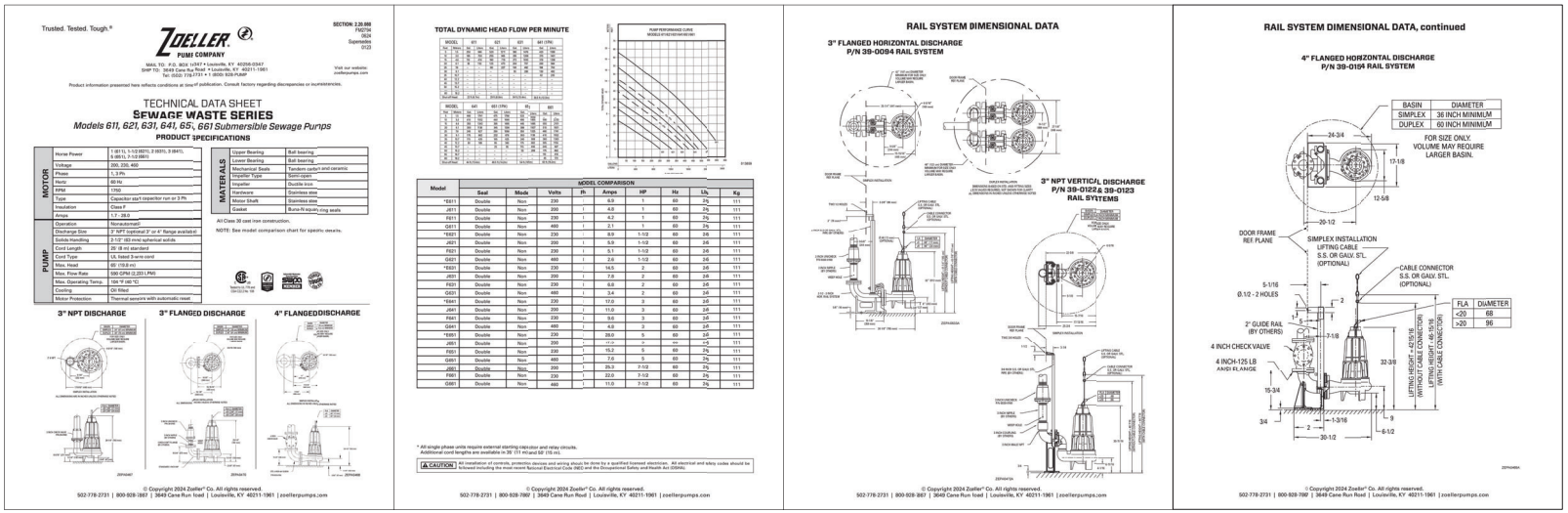
Item 2.

CONDOMINIUM PLAN FOR

1325 N. BROADWAY, ESCONDIDO, CA 92026

UNIT PLAN AND SECTION





Trusted. Tested. Tough.®

ZOELLER PUMP COMPANY

MAIL TO: P.O. BOX 12347 • Louisville, KY 40256-0347
SHIP TO: 3649 Cane Run Road • Louisville, KY 40211-1961
Tel: (502) 778-2731 • 1 (800) 928-PUMP

Visit our website: zoellerpumps.com

Product information presented here reflects conditions at time of publication. Consult factory regarding discrepancies or inconsistencies.

SECTION: 2.20.000
FM2704
0624
Supersedes
0123

TECHNICAL DATA SHEET

SEWAGE WASTE SERIES

Models 611, 621, 631, 641, 651, 661 Submersible Sewage Pumps

PRODUCT SPECIFICATIONS

MOTOR	Horse Power	1 (611), 1-1/2 (621), 2 (631), 3 (641), 5 (651), 7-1/2 (661)
	Voltage	200, 230, 460
	Phase	1, 3 Ph
	Hertz	60 Hz
	RPM	1760
	Type	Capacitor start capacitor run or 3 Ph
	Insulation	Class F
	Amps	1.7 - 28.0
PUMP	Operation	Nonautomatic
	Discharge Size	2" NPT (optional 3" or 4" flange available)
	Solids Handling	2-1/2" (63 mm) spherical solids
	Cord Length	20' (6 m) standard
	Cord Type	UL listed 3-wire cord
	Max. Head	65' (19.8 m)
	Max. Flow Rate	590 GPM (2,233 LPM)
	Max. Operating Temp.	104 °F (40 °C)
	Cooling	Oil filled
	Motor Protection	Thermal sensors with automatic reset

MATERIALS	Upper Bearing	Ball bearing
	Lower Bearing	Ball bearing
	Mechanical Seals	Tandem carbon and ceramic
	Impeller Type	Semi-open
	Impeller	Ductile iron
	Hardware	Stainless steel
	Motor Shaft	Stainless steel
	Gasket	Buna-N square ring seals

All Class 30 cast iron construction.

NOTE: See model comparison chart for specific details.

3" NPT DISCHARGE | 3" FLANGED DISCHARGE | 4" FLANGED DISCHARGE

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TOTAL DYNAMIC HEAD FLOW PER MINUTE

MODEL	611		621		631		641 (1PH)	
Ft	Meters	Gpm	Lpm	Gpm	Lpm	Gpm	Lpm	Gpm	Lpm
0	0	70	265	90	341	94	356	94	356
5	1.5	68	257	88	333	92	348	92	348
10	3	65	246	85	322	89	337	89	337
15	4.5	62	235	82	310	86	325	86	325
20	6	59	223	78	295	82	310	82	310
25	7.5	55	208	74	280	78	295	78	295
30	9	51	193	69	261	73	276	73	276
35	10.5	46	174	64	242	68	257	68	257
40	12	41	155	58	220	62	235	62	235
45	13.5	35	132	52	197	56	212	56	212
50	15	29	110	45	170	49	185	49	185
55	16.5	22	83	38	144	42	159	42	159
60	18	15	57	30	114	34	129	34	129
65	19.5	7	26	22	83	26	98	26	98
70	21			13	49	17	64	17	64
75	22.5			3	11	7	26	7	26
Shutoff		0 (0 PSI)		0 (0 PSI)		0 (0 PSI)		0 (0 PSI)	

MODEL	641		651 (1PH)		651	
Ft	Meters	Gpm	Lpm	Gpm	Lpm	Gpm	Lpm
0	0	140	530	140	530	140	530
5	1.5	138	522	138	522	138	522
10	3	135	511	135	511	135	511
15	4.5	132	500	132	500	132	500
20	6	128	484	128	484	128	484
25	7.5	124	469	124	469	124	469
30	9	119	450	119	450	119	450
35	10.5	114	431	114	431	114	431
40	12	108	409	108	409	108	409
45	13.5	102	386	102	386	102	386
50	15	95	360	95	360	95	360
55	16.5	88	333	88	333	88	333
60	18	80	303	80	303	80	303
65	19.5	72	272	72	272	72	272
70	21	63	238	63	238	63	238
75	22.5	53	201	53	201	53	201
Shutoff		0 (0 PSI)		0 (0 PSI)		0 (0 PSI)	

MODEL COMPARISON

Model	Seal	Mode	Volts	Ph	Amps	HP	Hz	Lbs	Kg
*E611	Double	Non	230	1	6.9	1	60	2½	111
J611	Double	Non	200	1	4.6	1	60	2½	111
F611	Double	Non	230	1	4.2	1	60	2½	111
G611	Double	Non	460	1	2.1	1	60	2½	111
*E621	Double	Non	230	1	8.9	1-1/2	60	2½	111
J621	Double	Non	200	1	5.9	1-1/2	60	2½	111
F621	Double	Non	230	1	5.1	1-1/2	60	2½	111
G621	Double	Non	460	1	2.6	1-1/2	60	2½	111
*E631	Double	Non	230	1	14.5	2	60	2½	111
J631	Double	Non	200	1	7.9	2	60	2½	111
F631	Double	Non	230	1	6.8	2	60	2½	111
G631	Double	Non	460	1	3.4	2	60	2½	111
*E641	Double	Non	230	1	17.0	3	60	2½	111
J641	Double	Non	200	1	11.0	3	60	2½	111
F641	Double	Non	230	1	9.6	3	60	2½	111
G641	Double	Non	460	1	4.8	3	60	2½	111
*E651	Double	Non	230	1	28.0	5	60	2½	111
J651	Double	Non	200	1	17.0	5	60	2½	111
F651	Double	Non	230	1	15.2	5	60	2½	111
G651	Double	Non	460	1	7.6	5	60	2½	111
J661	Double	Non	200	1	25.3	7-1/2	60	2½	111
F661	Double	Non	230	1	22.0	7-1/2	60	2½	111
G661	Double	Non	460	1	11.0	7-1/2	60	2½	111

* All single phase units require external starting capacitor and relay circuits.
Additional cord lengths are available in 3ft (1m) and 5ft (15 m).

CAUTION All installation of controls, protective devices and wiring should be done by a qualified licensed electrician. All electrical and safety codes should be followed including the most recent National Electrical Code (NEC) and the Occupational Safety and Health Act (OSHA).

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RAIL SYSTEM DIMENSIONAL DATA

3" FLANGED HORIZONTAL DISCHARGE
P/N 39-0094 RAIL SYSTEM

3" NPT VERTICAL DISCHARGE
P/N 39-0122 & 39-0123
RAIL SYSTEMS

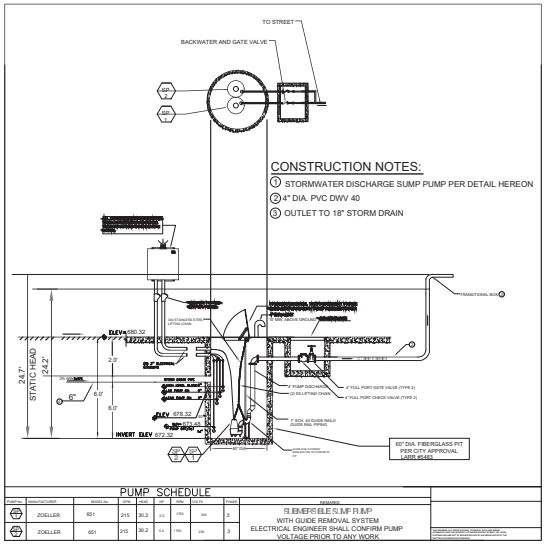
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RAIL SYSTEM DIMENSIONAL DATA, continued

4" FLANGED HORIZONTAL DISCHARGE
P/N 39-0194 RAIL SYSTEM

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SUMP PUMP MFG DETAILS
NOT TO SCALE



PUMP SCHEDULE

SYMBOL	MANUFACTURER	MODEL No.	GPM	HEAD	HP	RPM	VOLTS	PHASE	REMARKS
	ZOELLER	651	215	30.2	5.0	1750	230	3	SUBMERSIBLE SUMP PUMP WITH GUIDE REMOVAL SYSTEM ELECTRICAL ENGINEER SHALL CONFIRM PUMP VOLTAGE PRIOR TO ANY WORK
	ZOELLER	651	215	30.2	5.0	1750	230	3	

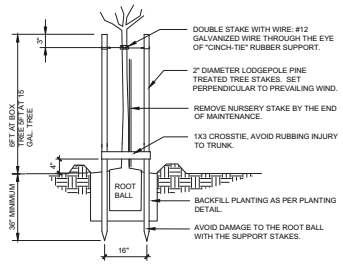
SUMP PUMP AND VAULT DETAILS
NOT TO SCALE

REGISTERED PROFESSIONAL ENGINEER
JOANNE C. SINGER
C 26900
3/31/2027
CIVIL
STATE OF CALIFORNIA

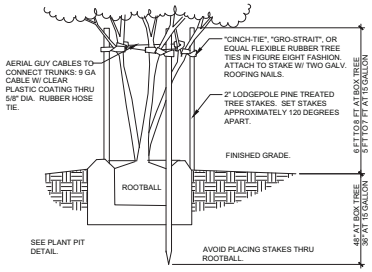
PRELIMINARY GRADING PLAN
1325 N. BROADWAY
ESCONDIDO, CA 92026

ENGINEERING DEPARTMENT
CITY OF ESCONDIDO, CA

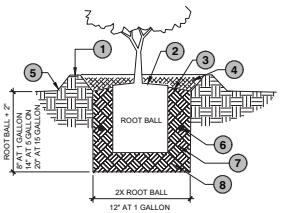
SCALE: NOTED			SHEET NO. 2
DESIGN BY: DRP			OF 2 SHTS
DRAWN BY: DRP			PROJECT NO.
CHECK BY: DRP			
RECORD DWG:			



STAKING DETAIL



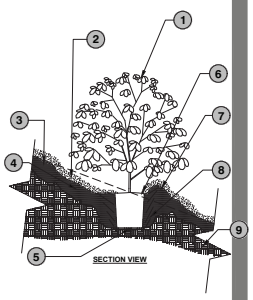
STAKING DETAIL



1. WATER WELL: 4" HIGH AT SHRUB, NO WATER WELL AT LAWN AREA.
2. SET ROOT BALL CROWN 1" HIGHER THAN SURROUNDING FINISHED GRADE.
3. SLOPE FINISHED GRADE AT BACKFILL AWAY FROM ROOT BALL.
4. MULCH TO 2" DEPTH AT WATER WELL.
5. FINISHED GRADE.
6. PLANT TABLETS AS NOTED OR SPECIFIED.
7. BACKFILL MIX, SEE NOTES AND SPECIFICAITONS.
8. NATIVE SOIL MIX FIRMLY COMPACTED.

3 SHRUB PLANTING
1" = 1'-0" 1

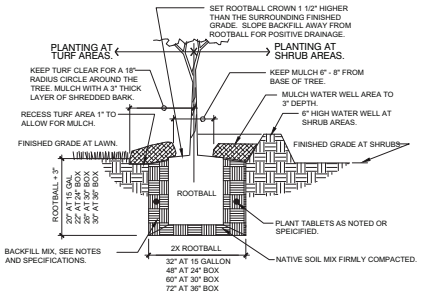
1. SHRUB
2. 4" LAYER OF MULCH.NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL. (SEE SPECIFICATIONS FOR MULCH).
3. ORIGINAL SLOPE SHOULD PASS THROUGH THE POINT WHERE THE TRUNK MEETS SUBSTRATE/SOIL.
4. MODIFIED SOIL. DEPTH VARIES. (SEE SPECIFICATIONS FOR SOIL MODIFICATION).
5. BOTTOM OF ROOT BALL RESTS ON EXISTING OR RECOMPACTED SOIL.
6. ROOT BALL
7. 4" HIGH X 8" WIDE ROUND - TOPPED SOIL BERM ABOVE ROOT BALL SURFACE SHALL BE CENTERED ON THE DOWNHILL SIDE OF THE ROOT BALL FOR 240°. BERM HALL BEGIN AT ROOT BALL PERIPHERY.
8. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE SHRUB. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.
9. EXISTING SOIL



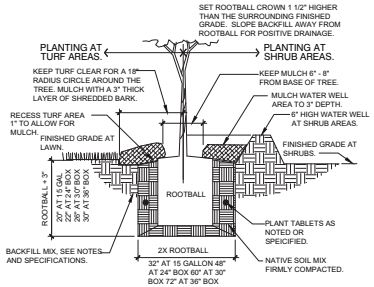
NOTES:
1- SHRUBS SHALL BE OF QUALITY AS PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATION.
2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL

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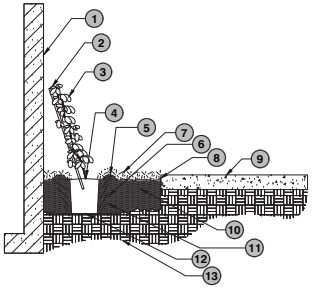
4 SHRUB ON SLOPE 5% TO 50% - MODIFIED SOIL
1/2" = 1'-0" FX-PLNT-FX-SHRB-01



PLANT PIT DETAIL



PLANT PIT DETAIL



1. FACE OF WALL OR BUILDING.
2. LEAN NURSERY STAKE AGAINST THE WALL. STAKE TO BE REMOVED AT THE END OF THE MAINTENANCE (WARRANTY) PERIOD AFTER THE VINE HAS ATTACHED TO THE WALL.
3. VINE.
4. ROOT BALL.
5. 4" X 8" WIDE ROUND - TOPPED SOIL BERM ABOVE ROOT BALL SURFACE SHALL BE CONSTRUCTED AROUND THE ROOT BALL. BERM SHALL BEGIN AT ROOT BALL PERIPHERY.
6. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE SHRUB. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.
7. 4" LAYER OF MULCH. NO MORE THAN 1" OF MULCH ON THE TOP OF THE ROOT BALL. (SEE SPECIFICATIONS FOR MULCH).
8. FINISHED GRADE.
9. PAVEMENT.
10. MODIFIED SOIL. DEPTH VARIES. (SEE SPECIFICATIONS FOR SOIL MODIFICATION).
11. LOOSENED SOIL DIG AND TURN THE SOIL TO REDUCE THE COMPACT TO THE AREA AND DEPTH SHOWN.
12. ROOT BALL RESTS ON EXISTING OR RECOMPACTED SOIL.
13. EXISTING SOIL.

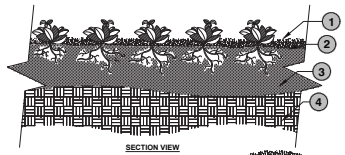
NOTES:
1- VINES SHALL BE OF QUALITY AS PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

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5 VINE - MODIFIED SOIL
1/2" = 1'-0" FX-PLNT-FX-SHRB-06

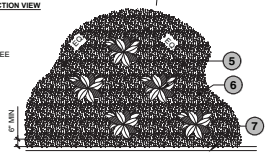
1 TREE PLANTING DOUBLE STAKE
1" = 1'-0" FX-PLNT-FX-TREE-10

2 TREE PLANTING MULTI-STAKE
1" = 1'-0" FX-PLNT-FX-TREE-15



SECTION VIEW

1. 2-3" THICK LAYER OF MULCH
2. FINISHED GRADE
3. MODIFIED SOIL. DEPTH VARIES. (SEE SPECIFICATIONS FOR SOIL MODIFICATION).
4. EXISTING SOIL
5. GROUNDCOVER PLANTS TO BE TRIANGULARLY SPACED
6. MULCH
7. PAVEMENT



PLAN

NOTES:
1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2- SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

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6 GROUNDCOVER
3/4" = 1'-0" FX-PLNT-FX-GROU-01

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(PH) 916-277-5200
LYLE D. CAMPBELL
LANDSCAPE ARCHITECT, CBLA #2471

Preliminary Landscape Plans
RESIDENTIAL CONDOMINIUMS

1325 N. BROADWAY
ESCONDIDO, CA 92026
APN: 226-210-07-00

DRAWING #:	**SC446**
PROJECT #:	**SC446**
DATE:	**10-04-25**

REVISIONS	DATE
City Comments	01-13-26

LICENSED LANDSCAPE ARCHITECT — Universal Teale — STATE OF CALIFORNIA

Drawing No.
L1.1 of 2

Title
PLANTIN DETAILS

PROJECT INFORMATION

DATE: OCTOBER 4, 2025

PROJECT NAME: 1354 N. BROADWAY ST.

PROJECT APPLICANT: WEST COAST PRIME DEVELOPMENTT
ADDRESS:
PHONE: 714-600-0182
EMAIL: westcoastprimedevelopment@gmail.com

PROJECT ADDRESS: 1354 N. BROADWAY ST.
ESCONDIDO, CA 92026
PARCEL NO: 226-210-007-000

LANDSCAPE AREA: PLANTABLE AREA 7,079 SF

PROJECT TYPE: NEW, PRIVATE, CONTRACTOR INSTALL

WATER SUPPLY TYPE: RECYCLED WATER

WATER PURVEYOR: CITY OF ESCONDIDO

CERTIFICATION OF COMPLETION TO SIGNED BY THE LANDSCAPE ARCHITECT

LANDSCAPE CONTRACTOR TO SUPPLY THE CERTIFICATE OF INSTALLATION, LANDSCAPE & IRRIGATION MAINTENANCE SCHEDULE, AS-BUILTS, INCLUDING A LAMENATED 11"X17" IRRIGATON PLAN WITHIN THE CONTROLLER CABINET.

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENT PACKAGE.

SIGNATURE	LANDSCAPE ARCHITECT #4377	08/01/26
SIGNATURE	TITLE	DATE

DESIGN STATEMENT

THE DESIGN INTENT IS TO PROVIDE THE OWNER WITH ATTRACTIVE YET AFFORDABLE LANDSCAPE WHILE MEETING THESE FOLLOWING:

- MEET OR EXCEED MWELO REQUIREMENTS UTILIZING LOW FLOW IRRIGATION, PLANTING AND IRRIGATION TO COMPLY WITH CITY OF ESCONDIDO AND STATE OF CALIFORNIA , IRRIGATION SYSTEM TO BE A FULLY AUTOMATIC UNDERGROUND SYSTEM.
- MEET CITY OF ESCONDIDO DEVELOPMENT STANDARDS (SITE PLAN BY OTHERS)
- MEET CITY ESCONDIDO DESIGN GUIDELINES FOR LANDSCAPE DESIGN. PLANTING TO COMPLY WITH CITY OF ESCONDIDO PLANTING REQUIREMENTS FOR CONTAINER SIZES AND PERCENTAGES.

NOTE: SITE DESIGN AND FENCING BY OTHERS.

LANDSCAPE NOTES

1. PLANTING AND IRRIGATION TO COMPLY WITH CITY OF ESCONDIDO AND STATE OF CALIFORNIA REQUIREMENTS FOR WATER CONSERVATION.
2. IRRIGATION SYSTEM TO BE A FULLY AUTOMATIC UNDERGROUND SYSTEM.
3. ROOT BARRIERS SHALL BE PROVIDE FOR ALL TREES ADJACENT TO PUBLIC WALK AND COMPLY WITH CITY OF ESCONDIDO REQUIREMENTS.
4. PLANT WATER USE IS BASED ON WUCCLOS IV.

UTILITY NOTES

1. NO OVERHEAD UTILITIES EXIST

IRRIGATION AUDIT NOTES

IRRIGATION AUDIT SHALL BE CONDUCTED BY A THIRD PARTY IRRIGATION AUDITOR. LANDSCAPE AUDITS SHALL NOT BE CONDUCTED BY THE PERSON WHO DESIGNED THE LANDSCAPE OR INSTALLED THE LANDSCAPE. IRRIGATION AUDITS REQUIRED FOR PROJECTS.

THE APPLICANT SHALL SUBMIT AN IRRIGATION AUDIT REPORT WITH THE CERTIFICATE OF COMPLETION TO THE LOCAL AGENCY THAT MAY INCLUDE, BUT NOT LIMITED TO:

- INSPECTION, SYSTEM TUNE-UP, SYSTEM TEST WITH DISTRIBUTION UNIFORMITY, REPORTING OVERSPRAY OR RUN OFF THAT CAUSES OVERLAND FLOW, AND PREPARATION OF AN IRRIGATION SCHEDULE, INCLUDING CONFIGURING IRRIGATION CONTROLLERS WITH APPLICATION RATE, SOIL TYPES, PLANT FACTORS, SLOPE EXPOSURE, AND OTHER NECESSARY FOR ACCURATE PROGRAMING.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	WATER USE
TREES					
	GB	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Maidenhair Tree	15 gal.	9	Medium
	KP	Koelreuteria paniculata / Golden Rain Tree	24" Box	1	Low
	PC	Pinus canariensis / Canary Island Pine	15 gal.	6	Low
	SP	Sophora japonica 'Regent' / Japanese Pagoda Tree	24" Box	1	Medium
	SS	Sophora secundiflora / Texas Mountain Laurel	15 gal.	2	Medium
SHRUBS					
	AM	Achillea millefolium 'Salmon Beauty' / Salmon Beauty Common Yarrow	1 gal.	25	Low
	AH	Alyogyne huegelii 'Blue Heeler' / Blue Healer Blue Hibiscus	5 gal.	6	Low
	EC	Echium candicans / Pride of Madeira	5 gal.	4	Low
	EN	Escallonia x 'Newport Dwarf' / Newport Dwarf Escallonia	5 gal.	66	Medium
	LA	Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue English Lavender	1 gal.	14	Low
	LM	Lavandula multifida / Canary Island Lavender	1 gal.	22	Low
	PA	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass	1 gal.	43	Low
	PF	Penstemon x 'Firebird' / Firebird Beardtongue	5 gal.	40	Medium
	PR	Phormium tenax 'Amazing Red' / Amazing Red New Zealand Flax	5 gal.	8	Low
	PH	Phormium tenax 'Atropurpureum' / Purple New Zealand Flax	5 gal.	33	Low
	PB	Phormium x 'Platt's Black' / Platt's Black New Zealand Flax	5 gal.	12	Low
	PW	Pittosporum tobira 'Wheeler's Dwarf' / Wheeler's Dwarf Pittosporum	1 gal.	14	Medium
	RH	Rudbeckia hirta / Black-eyed Susan	1 gal.	21	Medium
	RE	Russelia equisetiformis 'Coral' / Coral Firecracker Plant	5 gal.	4	Medium
VINE/ESPALIER					
	BS	Bougainvillea x 'San Diego Red' / San Diego Red Bougainvillea	5 gal.	28	Low
	FP	[illegible]	[illegible]	15	Medium
	MP	Mandevilla x 'Giant Peach Sunrise' / Sun Parasol® Giant Peach Mandevilla	5 gal.	5	Medium

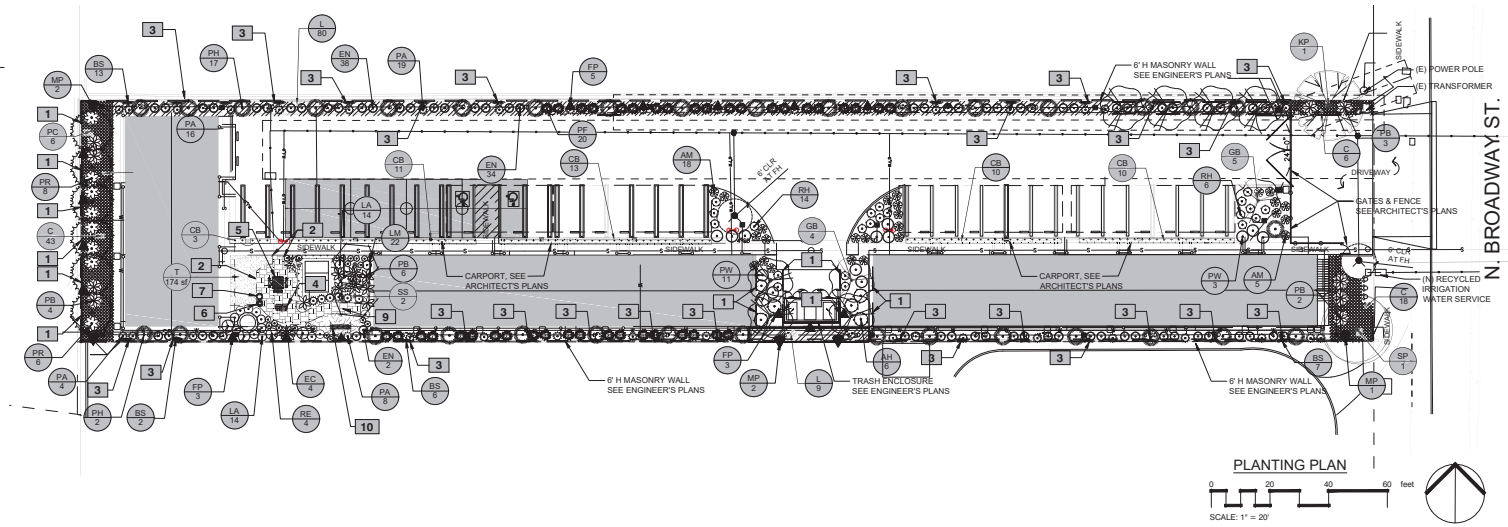
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY	WATER USE
SHRUB AREAS						
	CB	Carissa macrocarpa 'Boxwood Beauty' / Boxwood Beauty Natal Plum	5 gal.	36" o.c.	51	Low
GROUND COVERS						
	C	Carissa macrocarpa 'Prostrata' / Prostrate Natal Plum	1 gal.	48" o.c.	43	Low

PLANTING NOTES

1. THE PLAN IS DIAGRAMMATIC. PLANT COUNTS SHALL TAKE PRESIDENT OVER WRITTEN PLANT TOTALS.
2. ALL PLANT MATERIAL AND PLANT INSTALLATION SHALL COMPLY WITH THE CITY OF ESCONDIDO LANDSCAPE GUIDELINES, SPECIFICATIONS & WATER EFFICIENCY STANDARDS.
3. PLANT MATERIAL WATER USAGE TO COMPLY WITH WUCOLS IV.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING CONDITIONS AND ADJUST PLAN ACCORDINGLY.
5. NO PLANTING SHALL BE STARTED UNTIL FINISH GRADING AND IRRIGATION SYSTEM HAVE BEEN COMPLETED.
6. ALL PLANT MATERIALS SHALL MEET SIZE SPECIFICATIONS AS SHOWN ON THE PLANT LIST, AND SHALL BE HEALTHY, FULL, AND SHALL BE OF FIRST RATE QUALITY FOR THE SPECIES.
7. PLANT MATERIALS SHALL BE ADJUSTED IN THE FIELD TO ACCOMMODATE EXISTING UTILITIES, LIGHTS, ETC.
8. ALL SHRUB BEDS SHALL RECEIVE A 3" THICK LAYER OF LANDSCAPE GRADE WALK-ON REDWOOD BARK MULCH AS MANUFACTURED BY REDI-GRO CORPORATION, (916) 381-6063; OR APPROVED EQUAL. THE USE OF WOOD CHIPS, SHREDDED CEDAR, GUERILLA HAIR, OR RECYCLED BARK FOR MULCH IS NOT ALLOWED.
9. PLANTER BED MULCH SHALL BE FREE OF LARGE WOODY PIECES, SOIL, STONES, STICKS, DEBRIS OR OTHER FOREIGN MATTER.
10. PRE-EMERGENT HERBICIDES SHALL BE APPLIED TO SHRUB AND GROUNDCOVER PLANTING AREAS TO CONTROL WEEDS.
11. PROVIDE EACH TREE OR SHRUB PLANTING WITH AGRIFORM 20-10-5 PLANTING TABLETS AT THE FOLLOWING RATE:
    ONE (1) TABLETS PER ONE-GALLON CONTAINER.
    TWO (2) TABLETS PER FIVE-GALLON CONTAINER.
    THREE (3) TABLETS PER FIFTEEN-GALLON CONTAINER.
12. CONTRACTOR SHALL CULTIVATE PLANTING AREAS WITH APPROVED SOIL AMENDMENTS APPLIED AT THE RATE OF 4 CUBIC YARDS PER 1000 SQUARE FEET AND THOROUGHLY CULTIVATED INTO THE SOIL PRIOR TO PLANTING. AMENDMENTS TO BE GROUND FIR BARK OR EQUAL FREE OF WEED SEED AND NON-ORGANIC MATERIALS.
13. PLANTING PITS SHALL BE TWO TIMES THE DIAMETER OF THE ROOT BALL AND 2" LESS THE DEPTH OF THE ROOT BALL.
14. ALL PLANTERS NTO RECIEVE 3" OF REDWOOD WALK-ON BARK.
15. CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE AND FEDERAL LAWS, CODES AND ORDINANCES.
16. ALL REVISIONS MUST BE INITIALED AND DATED BY THE LANDSCAPE ARCHITECT. FAILURE TO DO SO RELEASES LANDSCAPE ARCHITECT FROM LIABILITY. LANDSCAPE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR ANY REVISIONS OR DEVIATIONS TO THESE DRAWINGS.
17. LANDSCAPE ARCHITECT TO COMPLETE CERTIFICATE OF COMPLETION AT PROJECT CLOSE OUT.
18. LANDSCAPE CONTRACTOR TO PROVIDE MAINTENANCE SCHEDULE, IRRIGATION SCHEDULE AND CERTIFICATE OF INSTALLATION AT PROJECT CLOSE OUT AND SOILS MANAGEMENT REPORT.

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	QTY
1	Root Barrier Manufacture:Deep Root Model #: UB 24-2	269 lf
2	Steel Edging	116 lf
3	Garden Trellis	28
4	Covered Charcoal Grill Kay Park Model ECG1941 Black in Color	1
5	Accessible Picnic Table Wabash Valley Signature Square Inground Mount Black in Color	1
6	Trash Receptacle Wabash Valley Signature Diamond Black in Color with Lid	1
7	Recycle Receptacle Wabash Valley Signature Diamond Black in Color with Recycling Lid	1
8	Inground Swing Bench Wabash Valley Estate Diamond Black in Color	1
9	Unilock Treo Smooth, Permeable,Pavers Granite Color	346 sf
10	Playground Bark Surfacing	95 sf



PLANTING PLAN

0 20 40 60 feet

SCALE: 1" = 20'

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SACRAMENTO, CA 95827
(PH) 916-277-5200

LYLE D. CAMPBELL
LANDSCAPE ARCHITECT, CBLA #4377

Preliminary Landscape Plans
RESIDENTIAL CONDOMINIUMS

1325 N. BROADWAY
ESCONDIDO, CA 92026
APN: 226-210-07-00

DRAWING #: SC446
PROJECT #: SC446
DATE: 10-04-25

REVISIONS	DATE
City Comments	01-13-26
City Comments	04-20-26
City Comments	04-23-26
Site Amenties	07-13-26
Grading Rev.	08-01-26

LICENSED LANDSCAPE ARCHITECT LYLE D. CAMPBELL No. 4377 Registered Date 06/30/2027 Renewal Date 06/30/2027 STATE OF CALIFORNIA

Drawing No.
L1.1 of 2

Title
PLANTING PLAN

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	GB	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Maidenhair Tree
	KP	Koelreuteria paniculata / Golden Rain Tree
	PC	Pinus canariensis / Canary Island Pine
	SP	Sophora japonica 'Regent' / Japanese Pagoda Tree
	SS	Sophora secundiflora / Texas Mountain Laurel
SHRUBS		
	AM	Achillea millefolium 'Salmon Beauty' / Salmon Beauty Common Yarrow
	AH	Alyogyne huegelii 'Blue Heeler' / Blue Healer Blue Hibiscus
	EC	Echium candicans / Pride of Madeira
	EN	Escallonia x 'Newport Dwarf' / Newport Dwarf Escallonia
	LA	Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue English Lavender
	LM	Lavandula multifida / Canary Island Lavender
	PA	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass
	PF	Penstemon x 'Firebird' / Firebird Beardtongue
	PR	Phormium tenax 'Amazing Red' / Amazing Red New Zealand Flax
	PH	Phormium tenax 'Atropurpureum' / Purple New Zealand Flax
	PB	Phormium x 'Platt's Black' / Platt's Black New Zealand Flax
	PW	Pittosporum tobira 'Wheeler's Dwarf' / Wheeler's Dwarf Pittosporum
	RH	Rudbeckia hirta / Black-eyed Susan
	RE	Russelia equisetiformis 'Coral' / Coral Firecracker Plant
VINE/ESPALIER		
	BS	Bougainvillea x 'San Diego Red' / San Diego Red Bougainvillea
	FP	Ficus pumila / Creeping Fig
	MP	Mandevilla x 'Giant Peach Sunrise' / Sun Parasol® Giant Peach Mandevilla

SYMBOL	CODE	BOTANICAL / COMMON NAME
GROUND COVERS		
	C	Carissa macrocarpa 'Prostrata' / Prostrate Natal Plum
	L	Lantana camara 'Gold Mound' / Gold Mound Lantana
	T	Zoysia japonica 'Empire' / Empire Zoysia Grass

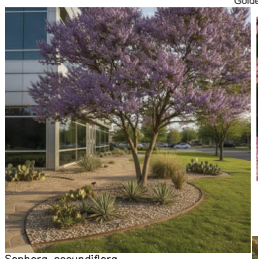

Ginkgo biloba 'Princeton Sentry'
Princeton Sentry Maidenhair Tree


Koelreuteria paniculata
Golden Rain Tree


Pinus canariensis
Canary Island Pine


Sophora japonica 'Regent'
Japanese Pagoda Tree

Lavandula multifida
Canary Island Lavender


Sophora secundiflora
Texas Mountain Laurel


Achillea millefolium 'Salmon Beauty'
Salmon Beauty Common Yarrow


Alyogyne huegelii 'Blue Heeler'
Blue Healer Blue Hibiscus

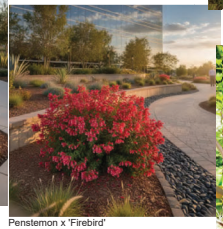

Escallonia x 'Newport Dwarf'
Newport Dwarf Escallonia


Lavandula angustifolia 'Hidcote Blue'
Hidcote Blue English Lavender


Phormium x 'Platt's Black'
Platt's Black New Zealand Flax


Pittosporum tobira 'Wheeler's Dwarf'
Wheeler;s Dwarf Pittodporum


Pennisetum alopecuroides
'Little Bunny' Little Bunny Fountain Grass


Penstemon x 'Firebird'
Firebird Beardtongue


Phormium tenax 'Amazing Red'
Amazing Red New Zealand Flax


Echium candicans
Pride of Madeira


Phormium tenax 'Atropurpureum'
Purple New Zealand Flax


Rudbeckia hirta
Black-eyed Susan


Russelia equisetiformis 'Coral'
Coral Firecracker Plant

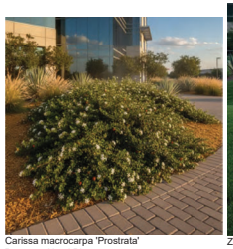

Lantana camara 'Gold Mound'
Gold Mound Lantana

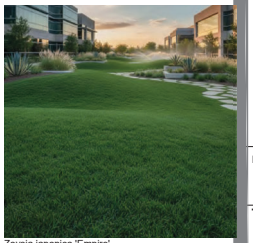

Bougainvillea x 'San Diego Red'
San Diego Red Bougainvillea


Ficus pumila
Creeping Fig


Mandevilla x 'Giant Peach Sunrise'
Sun Parasol® Giant Peach Mandevilla


Carissa macrocarpa 'Boxwood Beauty'
Boxwood Beauty Natal Plum


Carissa macrocarpa 'Prostrata'
Prostrate Natal Plum


Zoysia japonica 'Empire'
Empire Zoysia Grass

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DRAWING #: SC446
PROJECT #: SC446
DATE: 10-04-25

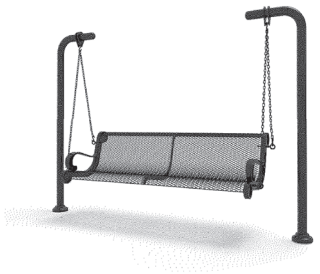
REVISIONS	DATE
City Comments	01-13-26
City Comments	04-20-26
City Comments	04-23-26

Drawing No.
L1.2 of 2

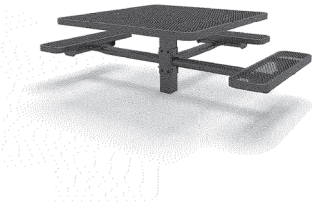
Title
PLANT PHOTOS



Unilock Treo Smooth
Permable Pavers
Granite Color



Wabash Valley Estate Diamond Series
Inground Swing Bench
Black in Color



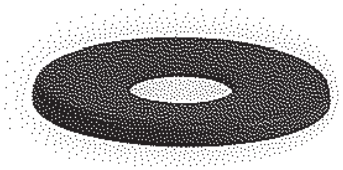
Wabash Valley Signature Square Series
Accessible Picnic Table
Inground Mount
Black in Color



Wabash Valley Signature Diamond Series
Trash Receptacle/Recycling Receptacle
Black in Color



Wabash Valley
Trash Receptacle
Black in Color



Wabash Valley
Recycling Receptacle
Blue in Color



Kay Park Covered Charcoal Grill
Inground Mount
Model ECG1941
Black in Color

STUDIO C
LANDSCAPE ARCHITECTURE & PLANNING
PO BOX 277057
SACRAMENTO, CA 95827
(PH) 916-277-5200
LYLE D. CAMPBELL
LANDSCAPE ARCHITECT, CSLA #4071

Preliminary Landscape Plans
RESIDENTIAL CONDOMINIUMS

1325 N. BROADWAY
ESCONDIDO, CA 92026
APN: 226-210-07-00

DRAWING #:	SC446
PROJECT #:	SC446
DATE:	10-04-25

REVISIONS	DATE
City Comments	01-13-26
City Comments	04-20-26
City Comments	04-23-26

Drawing No.
L1.3 of 2

Title
SITE AMENITIES

CITY OF ESCONDIDO
Planning Division
Density Bonus Request

Pursuant to Escondido Municipal Code Sections 33-1412 and 33-1413, the applicant for a density bonus project shall submit a written proposal for the project including the information provided below.

A. General Information

PROJECT NO(S).:	
ADDRESS:	**1325 N. Broadway, Escondido, 92206**
APN(S):	**226-210-07-00**

PROJECT NARRATIVE (Attach additional sheet if necessary)	Develop existing lot and demo existing building to put 17 new condo units.
SITE HISTORY (e.g., past entitlements, actions, CEQA review, existing development, site characteristics):	Vacant lot with an old un-used building.
GENERAL PLAN DESIGNATION:	U2
BASE DENSITY CALCULATION & ALLOWANCE:	12 units per ac. For this lot it will be 11 base units.

THE PROJECT INCLUDES A CHILD CARE FACILITY (check box) Yes ☐ No ☒

B. Existing Conditions

TOTAL NO. OF:	
Existing units on site:	0
Existing units proposed for removal:	0

IF UNITS ARE PROPOSED FOR REMOVAL FILL OUT **SECTION E.**

C. Proposed Density Bonus Request

TOTAL UNITS PROPOSED:	17
NO. AFFORDABLE UNITS & (AFFORDABILITY LEVELS):	2 Very Low Income
PERCENTAGE OF AFFORDABLE UNITS:	15%
DENSITY INCREASE PERMITTED (%):	50%
DENSITY BONUS UNITS ALLOWED:	6

TOTAL LOTS PROPOSED:	1
TOTAL NO. OF:	
Studio Units	0
1-Bedroom Units	2
2-Bedroom Units	12
3-Bedroom Units	3
4-Bedroom Units	0

D. Incentives/Concessions[1] and Waivers[2]

NO. OF INCENTIVES/ CONCESSIONS PERMITTED:	0	NO. OF WAIVERS REQUESTED:	1-Open space
NO. INCENTIVES/ CONCESSIONS REQUESTED:	0		

Provide all proposed Incentives/Concessions and/or any Waivers requested in **Table 1** as a part of the Density Bonus Request. Requests should be clear and definitive in identifying the requested standard, code, or regulation waiving/modification.

Note: A proposed project must not have a specific, adverse impact upon health, safety, or the physical environment and no adverse impacts to any real property that is listed in the California Register of Historical Resources. Additional information may be required, as needed.

Table 1 – Requests

Incentives/Concessions			
Incentive / Concession	**Development Standard (citation)**	**Proposed**	**Justification**
Waivers			
Waiver	**Development Standard (citation)**	**Proposed**	**Justification**

* Per EMC If any residential units are proposed for demolition, additional verification information will be required to ensure compliance with replacement requirements pursuant to state law.

[1] Per EMC 33-1411 – an incentive/concession is an item(s) that would result in identifiable, financially sufficient, and actual costs reductions that contribute to the economic feasibility of the project.

[2] Per Gov. Code §65915(e)(1) and §65915(e)(2) – a waiver is a reduction or modification of any development standard (Gov. Code §65915(o)(1)) when those requirements potentially make the construction of the project physically infeasible, if not approved. An example of sufficient documentation is a written explanation of the requested waiver(s) and a waiver exhibit showing the developable envelope remaining once all development standards are

Required open space	3,000 sf per 33-108 Subdivision and Zoning Code	***1975 sf***	***The requested reduction in the required open space is necessary to accommodate the proposed residential density permitted under California State Density Bonus Law. Due to the parcel's limited developable area and site constraints, including its location along Broadway and El Norte Parkway, strict compliance with the open space requirements would restrict the available area for building placement, on-site circulation, and off-street parking. These limitations would physically constrain the site layout and preclude the development from accommodating the residential density and associated development benefits allowed under State Density Bonus Law. Accordingly, the reduction in open space is requested to address these site-specific physical constraints while maintaining adequate on-site parking and circulation.***
Notes:			

E. Existing unit information

- Restricted Affordable Lower Income Units: Indicate the number of units by bedroom size existing on the site in the **past five years** that were at any time subject to a recorded covenant, ordinance, or law that restricted rents or prices to be affordable to lower or very low-income households.

0

- Units Subject to Rent Control or Price Control: Indicate the number of units by bedroom size on the site that in the **past five years** have been subject to rent control (through either state law, a local rent control ordinance, or an inclusionary (BMR) ordinance) or price control (through an inclusionary (BMR) ordinance).

0

- Incomes of Existing Tenant Households: Provide documentation of the names, property address, and current incomes of any households now occupying units on the site, by bedroom size of units. If current incomes are unknown, please indicate.

It is vacant.

- If Any Units Are Still Occupied, Incomes of Households Formerly Occupying Vacant Units: For any vacant units, provide documentation of the income of the last household occupying the unit, by bedroom size. If that household's income is unknown, please indicate.

NA.

- No Units Occupied; All Units Vacant or Demolished; Incomes of Former Tenants: If all units that existed on the site in the last five years are currently vacant or have been demolished, please indicate the maximum number of units, by bedroom size, that existed on the site in the past five years and the income of each household occupying a unit at the time when the maximum number of units existed on the site. If the income of those households is unknown, please indicate.

NA.

ATTACHMENT 4

DRAFT NOTICE OF EXEMPTION

PLANNING CASE NOS. PL25-0292/PL25-0293/PL25-0294

C I T Y O F E S C O N D I D O
Planning Services
201 North Broadway
Escondido, CA 92025-2798
(760) 839-4671

NOTICE OF EXEMPTION

To: Assessor/Recorder/County Clerk
Attn: Fish and Wildlife Notices
1600 Pacific Hwy, Room 260
San Diego, CA 92101
MS: A-33

From: City of Escondido
Development Services Department
Planning Services
201 North Broadway
Escondido, CA 92025

Project Title/Case No: PL25-0292/PL25-0293/PL25-0294 – Broadway Condominium Homes

Project Location - Specific: The 0.835-acre site is located on the western side of N. Broadway, and is addressed as 1325 N. Broadway. (Assessor's Parcel Number(s): 226-210-07-00)

Project Location - City: Escondido **Project Location - County:** San Diego

Description of Project: A Tentative Subdivision Map, Major Plot Plan, and Major Design Review Permit to permit the construction of 17 dwelling units ("Project"). The proposed Project includes a Tentative Subdivision Map to allow for the subdivision of air space for the purposes of condominium units. A Major Plot Plan for the site design and new construction of three multifamily buildings. A Design Review Permit is required for the architectural design of the multifamily buildings. The Project also includes a Density Bonus request for a 50% increase in base density. The Project also includes necessary on and off-site improvements, including the demolition of an existing 2,400 square foot garage structure, and construction of appurtenant grading, landscaping, open space, and public street and sidewalk improvements.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Behzad Zakeri, on behalf of Crestline Investments, Inc.

Address: 13628 Freeport Rd., San Diego, CA 92129 Telephone: 714-600-0182

☒ Private entity ☐ School district ☐ Local public Agency ☐ State agency ☐ Other special district

Exempt Status: The project is categorically exempt pursuant to CEQA Guidelines section 15332 (In-Fill Development Projects).

Reasons why project is exempt: The proposed Project is categorically exempt pursuant to CEQA Guidelines Section 15332 (In-Fill Development Projects), in that the proposed project consists of a request for the development of a 17-unit multifamily residential project and appurtenant site improvements on a site less than five acres in size; the Project is consistent with the applicable General Plan designation, all applicable General Plan policies as well as with applicable zoning designation regulations; the Project site has no value as habitat for endangered, rare, or threatened species; the Project can be adequately served by all required utilities and public services; and the Project will not result in any significant effects related to traffic, noise, air quality, or water quality.

The Project does not trigger any exceptions to the use of an exemption identified in Article 47 (Environmental Quality), Section 33-922(e) of the Escondido Zoning Code, in that:

1. *Plant or Animal Species.* The Project does not disturb, fragment, or remove such plant or animal species areas as defined by the California Endangered Species Act or the Federal Endangered Species Act identified as sensitive, rare, candidate, species of special concern, endangered, or threatened biological species or their habitat, as the Project is primarily located within a previously disturbed site in an urbanized area of the City.
2. *Archaeological or Cultural Resources.* The Project is not located on a site which contains a significant archaeological or cultural resource from either historic or prehistoric periods.
3. *Stream Courses.* The Project site is not located on a site which contains, or is adjacent to, a stream course as designated by U.S. Geological Survey maps.
4. *Hazardous Materials.* The proposed Project is not located on a site which is known to be impacted by hazardous materials or unstable soils, and does not contain other hazardous material factors which require special review.

Further, the Project also does not trigger any exceptions to categorical exemptions identified in CEQA Guidelines section 15300.2. in that:

1. *Location.* The proposed Project is not pursuing a Class 3, 4, 5, 6, or 11 exemption, and is not subject to this exception.
2. *Cumulative Impact.* The Project will not result in a cumulative impact from successive projects of the same type in the same place, over time, as the Project is consistent with the General Plan policies which were addressed in the General Plan Final EIR.
3. *Significant Effect.* As detailed in the Planning Commission staff report, dated November 10, 2026, no significant effects will occur as a result of the Project. The Project will involve the construction of a new 17-unit multifamily residential development, which meets all development standards of the underlying zoning designation and General Plan designation.
4. *Scenic Highways.* The Project will not damage scenic resources, including trees, historic buildings, rock outcroppings, or similar resources as none are located on the Project site.
5. *Hazardous Waste Sites.* The Project site is not located on a site as referenced in Section 65962.5 of the Government Code.
6. *Historical Resources.* The Project is not located on a site which contains a significant historical resource, and could not cause a substantially adverse change to the significance of a resource.

Lead Agency Contact Person: Alex Rangel Telephone: 760-839-4542

Signature: _____ Date: _____

Alex Rangel
Associate Planner

☒ Signed by Lead Agency Date filed with SCH: _____

☐ Signed by Authorized Applicant Representative

ATTACHMENT 5

DRAFT PLANNING COMMISSION RESOLUTION NO. 2026-13

PLANNING CASE NOS. PL25-0292/PL25-0293/PL25-0294

Planning Commission
Hearing Date: NOVEMBER 10, 2026
Effective Date: NOVEMBER 20, 2026

PLANNING COMMISSION RESOLUTION NO. 2026-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ESCONDIDO, CALIFORNIA, APPROVING A TENTATIVE SUBDIVISION MAP AND CONDOMINIUM PERMIT, A MAJOR PLOT PLAN, AND MAJOR DESIGN REVIEW FOR A 17-UNIT MULTIFAMILY DEVELOPMENT

APPLICANT: Behzad Zakeri, on behalf of Crestline Investments, Inc.

CASE NOS: PL25-0292/PL25-0293/PL25-0294

WHEREAS, Behzad Zakeri, on behalf of Crestline Investments, Inc. ("Applicant"), filed a land use development application, Planning Case Nos. PL25-0292, PL25-0293, and PL25-0294 ("Application") constituting a request for a Tentative Subdivision Map and Condominium Permit, a Major Plot Plan, and Major Design Review to allow for the development of a 17-unit multi-family condominium project ("Project") on a 0.835 gross acre site located at 1325 N. Broadway (APN 226-210-07-00), in the Urban II ("U2") general plan land use designation and R-2-12 Light Multiple Residential Zone; and

WHEREAS, the subject property is all that real property described in Exhibit "A," which is attached hereto and made a part hereof by this reference as though fully set forth herein ("Property"); and

WHEREAS, the Application was submitted to, and processed by, Planning Services of the Development Services Department in accordance with the rules and regulations of the Escondido Zoning Code and the applicable procedures and time limits specified by the Permit Streamlining Act (Government

Code section 65920 et seq.) and the California Environmental Quality Act (Public Resources Code section 21000 et seq.) ("CEQA"); and

WHEREAS, residential condominium development is a permitted use within the R-2-12 Zone, subject to the approval of a Tentative Subdivision Map in accordance with Chapter 32 of the Escondido Municipal Code, and a Condominium Permit, in accordance with Chapter 33, Article 49, Air Space Condominium and Community Apartment Projects of the Escondido Zoning Code; and

WHEREAS, a Major Plot Plan Permit is required by Article 61 (Administration and Enforcement), Division 8 (Plot Plans) of the Escondido Zoning Code for new construction within a multifamily zone; and

WHEREAS, a Major Design Review Permit is required by Article 64 (Design Review) of the Escondido Zoning Code for new construction projects subject to discretionary review by the Planning Commission; and

WHEREAS, the processing of concurrent applications for permits and hearings is permitted in accordance with Article 1 of the Escondido Zoning Code, permitting the decision-making body associated with the highest-level action among applications to be considered, to consider all applications associated with a discretionary approval; and

WHEREAS, pursuant to CEQA and the CEQA Guidelines (Title 14 of California Code of Regulations, Section 15000 et. seq.), the City is the Lead Agency for the Project, as the public agency with the principal responsibility for approving the proposed Project; and

WHEREAS, Planning Services studied the Application, performed necessary investigations, prepared a written report, and hereby recommends approval of the Project as depicted on the plan set shown in Exhibit "B," which is attached hereto and made a part hereof by this reference as though fully set forth herein; and

WHEREAS, City staff provided public notice of the application in accordance with City and State public noticing requirements; and

WHEREAS, on November 10, 2026, the Planning Commission held a duly noticed public hearing as prescribed by law, at which time the Planning Commission received and considered the reports and recommendation of Planning Services and gave all persons full opportunity to be heard and to present evidence and testimony regarding the Project. Evidence was submitted to and considered by the Planning Commission, including, without limitation:

a. Written information including plans, studies, written and graphical information, and other material, submitted by the Applicant;
b. Oral testimony from City staff, interested parties, and the public;
c. The staff report, dated November 10, 2026, with its attachments as well as City staff's recommendation on the Project, which is incorporated herein as though fully set forth herein; and
d. Additional information submitted during the public hearing; and

WHEREAS, the public hearing before the Planning Commission was conducted in all respects as required by the Escondido Municipal Code and the rules of this Planning Commission.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Escondido that:

1. The above recitations are true and correct.

2. The Planning Commission, in its independent judgment, has determined the Project to be exempt from environmental review pursuant to CEQA Guidelines Section 15332 (In-Fill Development Projects) as detailed in the draft Notice of Exemption attached to the Planning Commission staff report, dated November 10, 2026.

3. After consideration of all evidence presented, and studies and investigations made by the Planning Commission and on its behalf, the Planning Commission makes the following substantive findings and determinations, attached hereto as Exhibit "C," relating to the information that has been considered. In accordance with the Findings of Fact and the foregoing, the Planning Commission reached a recommendation on the matter as hereinafter set forth.

4. The Application to use the Property for the Project, subject to each and all of the conditions hereinafter set forth in Exhibit "D," is hereby **approved** by the Planning Commission. The Planning Commission expressly declares that it would not have approved this Application except upon and subject to each and all of said conditions, each and all of which shall run with the land and be binding upon the Applicant, the owner, and all subsequent owners of the Property, and all persons who use the Property for the use permitted hereby.

5. The Planning Commission, therefore, directs that a Notice of Exemption be filed with the County Clerk of the County of San Diego in accordance with the CEQA Guidelines.

6. The development plans for the Project are on file in Planning Services of the Development Services Department and are available for inspection by anyone interested herein, and the development plans are incorporated herein by this reference as if they were fully set forth herein. The Project is conditionally approved as set forth on the Application and Project drawings, all designated as approved by the Planning Commission, and which shall not be altered without the express authorization by Planning Services. Any deviations from the approved development plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.

BE IT FURTHER RESOLVED that, pursuant to Government Code section 66020(d)(1):

1. NOTICE IS HEREBY GIVEN that the Project is subject to dedications, reservations, and exactions, as specified in the Conditions of Approval. The Project is subject to certain fees described in

the City of Escondido's Development Fee Inventory on file in both the Development Services and Public Works Departments. The Applicant shall be required to pay all development fees of the City then in effect at the time and in such amounts as may prevail when building permits are issued. It is the City's intent that the costs representing future development's share of public facilities and capital improvements be imposed to ensure that new development pays the capital costs associated with growth. The Applicant is advised to review the Planned Fee Updates portion of the web page, www.escondido.gov, and regularly monitor and/or review fee-related information to plan for the costs associated with undertaking the Project.

2. NOTICE IS FURTHER GIVEN that the 90-day period during which to protest the imposition of any fee, dedication, reservation, or other exaction described in this Resolution begins on the effective date of this Resolution, and any such protest must be in a manner that complies with Government Code section 66020.

PASSED, ADOPTED, AND APPROVED by a majority vote of the Planning Commission of the City of Escondido, California, at a regular meeting held on the 10th day of November, 2026, by the following vote, to wit:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS:
ABSTAINED:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:

_____
BARRY SPEER, Chair
Escondido Planning Commission

ATTEST:

_____
GARRETT SMITH, Secretary of the
Escondido Planning Commission

I hereby certify that the foregoing Resolution was passed at the time and by the vote above stated.

_____
ANGEL ESTRADA, Minutes Clerk
Escondido Planning Commission

Decision may be appealed to City Council
pursuant to Zoning Code Section 33-1303

EXHIBIT "A"

LEGAL DESCRIPTION

PLANNING CASE NOS. PL25-0292/PL25-0293/PL25-0294

For APN/Parcel ID(s): 226-210-07-00

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THE EASTERLY 442 FEET OF THE SOUTHERLY 82 1/2 FEET OF THE NORTHERLY 165 FEET OF LOT 1 IN BLOCK 166 OF RANCHO RINCON DEL DIABLO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 723, MADE BY J.M. GRAHAM AND FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 13, 1892.

RESIDENTIAL CONDOMINIUM UNITS

1325 N. BROADWAY ESCONDIDO, CA 92026

PROJECT CONTACTS

PROJECT ADDRESS:
1325 NORTH BROADWAY
ESCONDIDO, CA

CIVIL ENGINEER:
DANIEL R PATNEAUDE
OWNER/CIVIL ENGINEER/DESIGNER
PO BOX 4428
PALM SPRINGS, CA 92263
206-734-7765
dpatneaude@drpenterprisesllc.org

STRUCTURAL ENGINEER:
GSC ENGINEERING, INC.
PHONE: 951-578-8890
Email: info@gscengineeringco.com

DESIGNER
TAMARA SOUSSAN DESIGN
4501 ELM TREE LANE
IRVINE, CA 92612
PHONE: 949-857-4763

CONTACT: TAMARA SOUSSAN
EMAIL: tsoussan@cox.net

MECHANICAL, ELECTRICAL AND PLUMBING ENGINEER:

OWNER:
WEST COAST PRIME DEVELOPMENT
Phone: 714-600-0182
Email:
westcoastprimedevelopment@gmail.com

UNIT SUMMARY (SEE ALSO SITE PLAN A-1.2)

UNIT	#	FACTOR	SF	SUBTOTAL SF	PARKING R-2 ZONE
3 BR	3	1.5	1,500	4,500	5 SPACES
2 BR	12	1.5	1,000	12,000	18 SPACES
STUDIO VERY LOW INCOME UNITS	2	1	600	1,200	2 SPACES
*NOTE: R-2-12 ZONING: SEE DENSITY BONUS IS REQUESTED FOR VERY LOW INCOME HOUSEHOLDS - (6 UNITS ADDED)					
TOTAL	17			17,700	25 REQUIRED, 29 PROVIDED (27 SPACES+1 VAN ACCESSIBLE + 1 HC SPACE)

CODE COMPLIANCE

2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA RESIDENTIAL CODE (CRC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA GREEN BUILDING CODES (CGBC)
2022 CALIFORNIA ENERGY STANDARDS
SEC. 6-42.1. APPENDIX CHAPTER J IS HEREBY AMENDED TO INCORPORATE ARTICLE 55 OF THE ESCONDIDO ZONING CODE, GRADING AND EROSION CONTROL. (ORD. NO. 2011-02RR, § 7, 3-16-11; ORD. NO. 2016-17, § 3, 12-7-16)

PLANNING CASE

CITY OF ESCONDIDO PLANNING CASE # PL2025-0292

UNDER SEPARATE PERMIT

UNDER SEPARATE PERMIT:

1. EXTERIOR SIGNAGE
2. FIRE SUPRESSION SYSTEM (SEE NOTE)
   a) PROJECT SHALL BE SPRINKLERED AS PER NFPA 13R AND WILL REQUIRE A SEPARATE FIRE DEPARTMENT CONNECTION (FDC) AND POST INDICATOR VALVE (PIV). PROPOSED IS MISSING THE SEPARATE CONNECTIONS FOR EACH BUILDING (MIDDLE BUILDING) AND PIVS ARE MISSING ON ALL AND FTCS SHOWN ARE NOT OPERATIONALLY ACCESSIBLE.
   b) SHOW ALL FTC AND PIV AND BACKFLOW****. NOTE CITY STANDARD RPDA'S INCLUDE FDC AND ELIMINATE THE NEED FOR A PIV. STRONGLY URGE THIS ROUTE TO HELP WITH THE FIRE OPERATIONS AND SITE CONSTRAINTS.
   c) FIRE UNDERGROUND LINES, FIRE, SPRINKLER, AND FIRE ALARM PLANS SHALL BE DEFERRED SUBMITTALS TO THE FIRE TO THE ESCONDIDO FIRE DEPARTMENT.
   d) FIRE LANE SHALL BE MARKED AND SIGNED,

PARKING REQUIREMENTS:
TO BE CONSISTENT WITH STATE DENSITY BONUS PARKING PROVISIONS (GOV CODE 65915(P)):

(A) ZERO TO ONE BEDROOM: ONE ONSITE PARKING SPACE.
(B) TWO TO THREE BEDROOMS: ONE AND ONE-HALF ONSITE PARKING SPACES.
(C) FOUR AND MORE BEDROOMS: TWO AND ONE-HALF PARKING SPACES.
(D) ONE BEDSPACE IN A STUDENT HOUSING DEVELOPMENT: ZERO PARKING SPACES.

PARKING CALCULATION NOTE:

CALIFORNIA GOVERNMENT CODE SECTION 65915(P) OUTLINES THE PARKING STANDARDS FOR HOUSING DEVELOPMENTS ELIGIBLE FOR A DENSITY BONUS UNDER THE STATE DENSITY BONUS LAW. FOR ZERO TO ONE BEDROOM UNITS: ONE ON-SITE PARKING SPACE IS REQUIRED. FOR TWO TO THREE BEDROOM UNITS: THE MAXIMUM PARKING RATIO THAT CAN BE REQUIRED IS 1.5 SPACES PER UNIT.

ACCESSIBLE PATH NOTE:
1) IF CURB RAMPS AS REQUIRED: 5% MAX RUNNING SLOPE, 2% CROSS SLOPE)
2) 4'-0"(N) MIN. ACCESSIBLE PATH (5% MAX RUNNING SLOPE 2% CROSS SLOPE) TO ENTRY PER CBC 11B-403.3.
3) PROVIDE ACCESSIBLE PARKING SIGNS AS REQUIRED

DENSITY BONUS

*ARTICLE 67
DENSITY BONUS AND RESIDENTIAL INCENTIVES
§ 33-1413(2) STANDARD INCENTIVES FOR NEW RESIDENTIAL CONSTRUCTION
TABLE B
DENSITY BONUS FOR COMMON INTEREST DEVELOPMENTS WITH UNITS LISTED AS VERY LOW INCOME HOUSING

THE BASE UNIT COUNT = 11.
(ALLOWABLE NUMBER OF BONUS UNITS AREA BASED ON VERY LOW INCOME USING TABLE B, PROPOSING 15% AS VERY LOW INCOME) THE NUMBER OF BONUS UNITS WOULD BE 11 X .50 = 5.5, ROUNDING UP TO 6.

TOTAL UNITS = 17, AND 15% WOULD BE DEED-RESTRICTED AS VERY LOW INCOME. (0.15X11=1.65 ROUNDING UP TO 2)

OPEN AREA SUMMARY

AN INCENTIVE/CONCESSION FOR THE OPEN SPACE WILL BE REQUESTED BY APPLICANT

UNIT	SF	REQUIRED OPEN SPACE PER SEC 33-108 (B)
OPEN SPACE	1,310	3,400 SF REQUIRED PER 33.108 (2,560 SF PROVIDED INCL BALCONIES)
BALCONIES	1,250	
LANDSCAPING	5,849	
WALKWAYS	4,034	
TOTAL OPEN SPACE	12,443	REQUEST FOR INCENTIVE/CONCESSION FOR THE OPEN SPACE
HARDSCAPE	16,355	ACCESS ROAD & PARKING SPACES

VICINITY MAP



PROJECT SUMMARY

SCOPE OF WORK: DEVELOP EXISTING LOT AND DEMOLISH (1) EXISTING BUILDING. OWNER IS REQUESTING 17 NEW CONDO UNITS, THE ORIGINAL ALLOWABLE 11 UNITS PLUS (6) UNITS BY GRANTING A DENSITY BONUS (2 UNITS WILL BE DEED RESTRICTED TO VERY LOW INCOME).	
PROJECT ADDRESS:	1325 NORTH BROADWAY ESCONDIDO, CA
CONSTRUCTION TYPE:	TYPE V-B WITH SPRINKLERS
LEGAL DESCRIPTION:	MAP 7760 ESCONDIDO TRACT: 207-A, LOT: 7
OCCUPANCY CLASSIFICATION:	R-2 MULTI UNIT MIXED USE/SEPARATED OCCUPANCY (A-2, M) PER IBC SECTION 508/508.4 & 707.3.9 SEPARATED OCCUPANCIES
ASSESSOR PARCEL NUMBER:	226-210-07-00
EXISTING BUILDING USE:	(1) EXISTING STRUCTURE TO BE REMOVED
PROPOSED BUILDING USE:	17 CONDOMINIUM UNITS
NUMBER OF STORIES:	27'-6" FT / 2 STORIES
GENERAL PLAN DESIGNATION:	URBAN II
EXISTING LOT:	(1) EXISTING BUILDING TO BE REMOVED
PROPOSED BUILDING USE:	MULTI UNIT CONDOS
ZONING/SPECIFIC PLAN DESIGNATION:	R-2-12 (LIGHT MULTIPLE RESIDENTIAL)
NUMBER OF STORIES:	2 STORY
ALLOWABLE AREA:	28,000 SF ALLOWED PER IBC TABLE 506.2 [R-2 OCCUPANCY / S1 SPRINKLERS / TYPE V-B] NEW GROUP R OCCUPANCIES ARE REQUIRED TO BE PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.2.8.
LOT AREA:	36,465 SF SEE SITE PLAN FOR PROPERTY LINES
ESCONDIDO R-2-12 ZONE: MAX. LOT COVERAGE=50%.	CONDO PARCELS: 9249.73 SF COVERED PARKING: 4,410 SF TOTAL COVERAGE: 13,659.73 SF LOT AREA = 36,352.95 SF LOT COVERAGE = 37.5%<50%
FLOOR AREA RATIO:	21,879 SF FAR ALLOWABLE (.6)
VERY HIGH FIRE SEVERITY ZONE:	YES
FIRE SUPRESSION SYSTEM:	FIRE ALARM SYSTEM SHALL MEET THE REQ'TS OF CFC 907.5.2.3.3 GROUP R-2
FIRE SPRINKLERS:	YES, NFPA 13R, PER ICC 903.1.2
FIRE HYDRANTS:	(2) NEW FIRE HYDRANTS SHOWN
SEPARATION REQUIRED:	1-HR. SEPARATION BETWEEN UNITS
LOT AREA:	36,465 SF SEE SITE PLAN FOR PROPERTY LINES
FLOOR AREA RATIO:	21,879 SF FAR ALLOWABLE (.6)
VERY HIGH FIRE SEVERITY ZONE:	YES
FIRE SUPRESSION SYSTEM:	FIRE ALARM SYSTEM SHALL MEET THE REQ'TS OF CFC 907.5.2.3.3 GROUP R-2
FIRE SPRINKLERS:	YES, NFPA 13R, PER ICC 903.1.2 & WILL REQUIRE A SEPARATE FIRE DEPARTMENT CONNECTION (FDC)
FIRE HYDRANTS:	(2) NEW FIRE HYDRANTS SHOWN
SEPARATION REQUIRED:	1-HR. SEPARATION BETWEEN UNITS SEPARATION PROVIDED:1-HR. UL DESIGN (U419)
EXTERIOR WALLS FIRE RATING:	1-HR. RATING FOR EXT. WALLS WITHIN 5' OF PROPERTY LINE
SITE SLOPE & DRAINAGE: (DIRECTION OF DRAINAGE IS TOWARD N BROADWAY)	LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FT. (5%). WHERE LOT LINES, WALLS SLOPES OR OTHER PHYSICAL BARRIER PROHIBIT 6" OF FALL WITHIN 10 FT, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. (CRC R401.3 IMPERVIOUS SURFACES WITHIN 10 FT. OF THE BUILDING FOUNDATION SHALL BE SLOPED A MIN. OF 2% AWAY FROM THE BUILDING (CRC 401.3 EXCEPTION)

SHEET INDEX

ELECTRICAL

MECHANICAL

PLUMBING

LANDSCAPING

L1.0 PLANTING PLAN
L1.1 PLANTING DETAILS

SHEET INDEX

GENERAL

T-0.0 TITLE SHEET
T-1.0 GENERAL NOTES (NOT A PART)
T-1.1 CAL GREEN CODE (NOT A PART)
T-1.2 CAL GREEN CODE (NOT A PART)

ARCHITECTURAL

A-1.2 PROPOSED ARCHITECTURAL SITE PLAN
A-1.3 PROPOSED OPEN SPACE PLAN
A-1.4 PROPOSED OVERALL ROOF PLAN
A-2.1 SOUTHEAST CLUSTER OF BUILDINGS
A-2.2 SOUTHWEST CLUSTER OF BUILDINGS
A-2.3 WEST CLUSTER OF BUILDINGS
A-2.4 ENLARGED STUDIO UNITS
A-2.5 ENLARGED TWO BEDROOM UNIT
A-2.6 ENLARGED THREE BEDROOM UNIT
A-2.7 ROOF PLANS
A-2.8 TRASH ENCLOSURE PLANS
A-3.1 SECTIONS
A-7.1 DETAILS
A-7.2 DETAILS
A-7.3 DETAILS

CIVIL

1 OF 2 PRELIMINARY GRADING PLANS
2 OF 2 PRELIMINARY GRADING PLANS

1 OF 1 TENTATIVE PARCEL MAP
1 OF 1 PRELIMINARY UTILITY PLAN

1 OF 5 CONDOMINIUM PLANS
2 OF 5 CONDOMINIUM PLANS
3 OF 5 CONDOMINIUM PLANS
4 OF 5 CONDOMINIUM PLANS
5 OF 5 CONDOMINIUM PLANS

STRUCTURAL

GSC ENGINEERING INC
GSC Engineering Inc.
Email: info@gscengineeringco.com
www.gscengineeringco.com
Tel: 714-600-0182

PROJECT TITLE:
RESIDENTIAL CONDOMINIUM UNITS
1325 N. BROADWAY ESCONDIDO, CA 92026

PROFESSIONAL SEAL:
REGISTERED PROFESSIONAL ENGINEER
DANIEL RIAD ZAMEL
EXP: 3/31/27
No. C89670
CIVIL
STATE OF CALIFORNIA
8/12/2026

REVISIONS:	DATE:
PROJECT NO.:	CLIENT PROJECTS
DRAWN:	CHECKED:

DRAWING TITLE:
COVER SHEET

T - 0.0

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 2 (July 2024 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

CHAPTER 3
GREEN BUILDING

SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

E-016,I0,73765;**Note:** Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

Exceptions:
1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the *California Building Code*, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT

4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection shall occur at gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Section 4.106.4.1 or 4.106.4.2. Electric vehicle supply equipment (EVSE) shall comply with the *California Electrical Code*.

Exceptions:
1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.
   1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the *California Electrical Code*.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities. When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Section 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as an EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

4.106.4.2.1 Reserved.

4.106.4.2.2 Multifamily dwellings, hotels and motels

1. EV ready parking spaces with receptacles.

a. Hotels and motels. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles.

b. Multifamily parking facilities. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. EV charging receptacles required by this section shall be located in at least one assigned parking space per dwelling unit where assigned parking is provided but need not exceed forty (40) percent of the total number of assigned parking spaces provided on the site.

Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the *California Building Code*; or parking facilities otherwise incapable of supporting electric vehicle charging.

c. Receptacle power source. EV charging receptacles in multifamily parking facilities shall be provided with a dedicated branch circuit connected to the dwelling unit's electrical panel, unless determined as infeasible by the project builder or designer and subject to concurrence of the local enforcing agency.

Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the *California Building Code*; or parking facilities otherwise incapable of supporting electric vehicle charging.

d. Receptacle configurations. 208/240V EV charging receptacles shall comply with one of the following configurations:

1. For 20-ampere receptacles, NEMA 6-20R
2. For 30-ampere receptacles, NEMA 14-30R
3. For 50-ampere receptacles, NEMA 14-50R

2. EV ready parking spaces with EV chargers.

a. Hotels and motels. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors.

b. Multifamily parking facilities. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors. Where common use parking or unassigned parking is provided, EV chargers shall be located in common use or unassigned parking areas and shall be available for use by all residents or guests.

Where low power Level 2 EV charging receptacles or Level 2 EV chargers are installed beyond the minimum required, an automatic load management system may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EV chargers shall have a capacity of not less than 30 amperes.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 2, with EV chargers installed shall comply with Section 4.106.4.2.2.1.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See *California Building Code*, Chapter 11B, for applicable requirements.

4.106.4.2.2.1.1 Electric vehicle charging stations (EVCS) spaces with EV chargers installed: dimensions and location.

EVCS spaces shall be designed to comply with the following:

1. The minimum length of each EVCS space shall be 18 feet (5486 mm).
2. The minimum width of each EVCS space shall be 9 feet (2743 mm).
3. One in every 25 EVCS spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 96-inch (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EVCS space is 12 feet (3658 mm). Surface slope for this EVCS space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction. These EVCS spaces shall also comply with at least one of the following:

   a. The EVCS space shall be located adjacent to an accessible parking space meeting the requirements of the *California Building Code*, Chapter 11A, to allow use of the EV charger from the accessible parking space.
   b. The EVCS space shall be located on an accessible route, as defined in the *California Building Code*, Chapter 2, to the building.
   Exception: Electric vehicle charging stations designed and constructed in compliance with the *California Building Code*, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1.

4.106.4.2.2.1.2 Accessible electric vehicle charging station spaces.
In addition to the requirements in Section 4.106.4.2.2.1.1, all EV chargers, where installed, shall comply with the accessibility provisions for EV chargers in the *California Building Code*, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with *California Building Code*, Chapter 11A, Section 1109A.

4.106.4.2.3 Reserved.

4.106.4.2.4 Reserved.

4.106.4.2.5 Electric vehicle ready space signage.
Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multi-family buildings.
Where new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be EV capable spaces to support future Level 2 electric vehicle supply equipment. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE."

Notes:

1.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

2.There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL
4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE
4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 Pre-rinse spray valves.
When Installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations),Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS (spray force in ounce force (ozf))	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray valves manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)]

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.
Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the *California Plumbing Code*.

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE
4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations*, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings In sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE (LR). Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65 % construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65 % construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5, Section 4.408.3 or Section 4.408.4.,

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.
11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
12. Information and/or drawings identifying the location of grab bar reinforcements.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS

5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include strawboard, agriboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified In California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

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PROJECT TITLE:
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08/12/2026

REVISIONS:	DATE:

PROJECT NO.:	CLIENT PROJECT:
DRAWN:	CHECKED:

DRAWING TITLE:
CAL GREEN
BLDG CODE

T-1.1

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 2 (July 2024 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (e.: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O³/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES

4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL

4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]

(Less Water and Less Exempt Compounds In Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT

(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

hhttps://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

4.507 ENVIRONMENTAL COMFORT

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS
702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special Inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special Inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special Inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special Inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

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NPDES NOTES

1.) EROSION CONTROL BMPs SHALL BE IMPLEMENTED AND MAINTAINED TO MINIMIZE AND/OR PREVENT THE ENTRAINMENT OF SOIL IN RUNOFF FROM DISTURBED SOIL AREAS ON CONSTRUCTION SITES.
2.) SEDIMENT CONTROL BMPs SHALL BE IMPLEMENTED AND MAINTAINED TO PREVENT AND/OR MINIMIZE THE TRANSPORT OF SOIL FROM THE CONSTRUCTION SITE.
3.) STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO ELIMINATE OR REDUCE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
4.) APPROPRIATE BMPs FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED TO ELIMINATE OR REDUCE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTIES BY WIND OR RUNOFF.
5.) RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCT/ON SITES AND MUST NOT BE DISCHARGED TO RECEIVING WATERS OR THE LOCAL STORM DRAIN SYSTEM.
6.) ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BEST MANAGEMENT PRACTICES AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.
7.) AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY ALL CONSTRUCT/ON DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH OR RECYCLE BINS.
8.) CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT A STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OTHER THAN STORMWATER (NON-STORMWATER DISCHARGES) ARE PROHIBITED, EXCEPT AS AUTHORIZED BY AN INDIVIDUAL NPDES PERMIT OR THE STATEWIDE GENERAL PERMIT-CONSTRUCTION. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, SOLVENTS, DETERGENTS, GLUES, LIME, PESTICIDES, HERBICIDES, FERTILIZERS, WOOD PRESERVATIVES, AND ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; CONCRETE AND RELATED CUTTING OR CURING RESIDUES; FLOA TABLE WASTES; WASTES FROM ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; WASTES FROM STREET CLEANING; AND SUPER-CHLORINATED POTABLE WATER FROM LINE FLUSHING AND TESTING. DURING CONSTRUCT/ON, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
9.) DISCHARGING CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING GROUNDWATER THAT HAS INFILTRATED INTO THE CONSTRUCTION SITE IS PROHIBITED. DISCHARGING OF CONTAMINATED SOILS VIA SURFACE EROSION IS ALSO PROHIBITED. DISCHARGING NON-CONTAMINATED GROUNDWATER PRODUCED BY DEWA TERING ACTIVITIES MAY REQUIRE A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT ISSUED BY THE REGIONAL BOARD.
10.) CONSTRUCTION SITES SHALL BE MANAGED TO MINIMIZE THE EXPOSURE TIME OF DISTURBED SOIL AREAS THROUGH PHASING AND SCHEDULING OF GRADING TO THE EXTENT FEASIBLE AND THE USE OF TEMPORARY AND PERMANENT SOIL STABILIZATION.
11.) BMPS SHALL BE MAINTAINED AT ALL TIMES. IN ADDITION, BMPs SHALL BE INSPECTED PRIOR TO PREDICTED STORM EVENTS AND FOLLOWING STORM EVENTS.

SITE PLAN GENERAL NOTES

1) CONTRACTOR/OWNER BUILDER SHALL PRIOR TO COMMENCEMENT OF WORK, FIELD VERIFY ALL EXISTING PROJECT CONDITIONS, INCLUDING DIMENSIONS AND UTILITY LOCATIONS / SIZES, FILED INFORMATION OF DESCREPENCIES SHALL BE RECORDED ON A REPRODUCABLE DOCUMENT AND IMMEDIATLEY TRANSMITTED TO ENGINEER FOR PROJECT RECORD, COORDINATION AND NECESSARY RESOLUTION PRIOR TO CONTINUING WITH WORK. CONTRACTOR OWNER/BUILDER SHALL VEIRFY AND BE RESPONSIBLE FOR ALL WORK AND MATERIALS, INCLUDING THOSE FURNISHED BY ALL SUB CONTRACTORS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES. DO NOT SCALE DRAWINGS TO ANY LOCATIONS. THE ARCHITECT OR ENGINEER SHALL BE NOTIFIED OF ANY DESCREPENCIES PRIOR TO CONTINUATION OF WORK. ALL DIMENSIONS ARE CENTERLINE OF WALLS / COLUMNS AND FACE OF STUD(F.O.S) OR FACE OF MASONRY (F.O.M.) UNLESS NOTED OTHERWISE.
2) ALL WORK SHALL CONFORM TO THE LATEST ADOPTED EDITIONS OR APPLICABLE CODES, THE AMERICAN WITH DISABILITIES ACT AS WELL AS ALL OTHER LOCAL CODES / ORDINANCES AND APLICABLE CA GREEN CODE.
3) ALL ELECTRICAL, MECHANCIAL AND PLUMBING WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL LEGALLY CONSTITUED AUTHORITIES HAVING JURISDICTION.
4) THE GENERAL BUILDING PERMITS SHALL BE PAID FOR BY THE OWNER AND SECURED BY THE GENERAL CONTRACTOR OR SUB-CONTRACTOR DIRECTLY RESPONSIBLE UNLESS OWNER/BUILDER
5) CONTRACTOR, IF APPLICABLE, SHALL PROVIDE FOR SUPPORT OF ALL WALL, CEILING MOUNTED ITEMS SUCH AS LIGHT FIXTURES, SHELVING, EQUIPMENT AND TELEVISIONS. COORDINATE LOCATIONS AND REQUIREMENTS WITH PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS.
6) IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, WHETHER SHOWN HEREIN OR NOT, AND TO PROTECT THEM FROM DAMAGE.
7) CONTRACTOR SHALL PROVIDE PEDESTRIAN PROTECTION IN ACCORDANCE WITH APPLICABLE CODES

SITE PLAN KEYNOTES

1 DRIVE AISLE CROSSINGS REQ'TS FOR PEDESTRIAN SAFETY: ACCESSIBLE PATH AT LESS THAN 2% SLOPE, PAINTED 4-FT. W. PEDESTRIAN PATH WITH DIRECTIONAL SIGNAGE, ACCESSIBLE CURB RAMPS PER CITY STDS., TRUNCATED DOME INDICATORS PER CITY STDS. AT DRIVE AISLE CROSSINGS

2 TRASH ENCLOSURE w/CONC. PAD (MEETS DEVELOPMENT STANDARDS OF THE CITY'S TRASH ENCLOSURE GUIDELINES FOR TRASH AND RECYCLE BINS (https://www.escondido.gov/documentcenter/view/1977/)

3 NEW 6'-0"H CONCRETE BLOCK WALL AT WEST, EAST AND NORTH PROPERTY LINES.

4 (E) 6'-0"H CONCRETE BLOCK WALL AT SOUTH PROPERTY LINE.

5 4'-0" PEDESTRIAN PATH OF TRAVEL TO PUBLIC RIGHT OF WAY (SEE ACCESSIBLE NOTE UNDER UNIT SUMMARY)

6 EXISTING SDGE EASEMENT TO BE QUIT CLAIMED (PER PRELIMINARY COMMUNICATIONS) PROVIDE 20' NEW EASEMENT FOR THE UTILITIES

7 CANTILEVER STRUCTURE FOR COVERED CARPORT PARKING

8 ACCESSIBLE PARKING SIGNAGE, SEE DETAILS DWG A-7.1

9 FIRE HYDRANTS SHALL B INSTALLED PER ESCONDIDO STANDARD DRAWING W-3-E, PROVIDE 5'-0" CLEARANCE

SITE PLAN KEYNOTES (cont)

10 PROJECT SHALL COMPLY WITH TABLE OF 602 FOR FIRE RESISTANT RATING REQUIREMENTS FOR EXTERIOR WALLS. THE FOLLOWING SPECIFIC AREAS SHOULD BE ADDRESSED
A) ALL EXTERIOR WALLS
B) IN CALIFORNIA SECTION 705.5 WAS MODIFIED FOR GROUP A,E,H,I, L & R OCCUPANCIES, ALONG WITH HIGH-RISE BUILDINGS, BY REQUIRING EXTERIOR WALLS TO BE RATED FOR EXPOSURE TO FIRE FROM BOTH SIDES, WHEN SUCH WALLS ARE REQUIRED TO BE FIRE RATED PER TABLES 601 AND 602,

11 SEE WALL & SYMBOL LEGEND ON A-2.1 & A-2.2 FOR THE REQUIRED RATING FOR OPENINGS AND EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE TABLES TABLES, 716.1(2) AND 7 16.1,(3).

12 FIRE LANES MUST BE CLEARLY MARKED WITH "NO PARKING" AND "FIRE LANE" SIGNS AND PAINTED RED BORDERS

13 LANDSCAPE BUFFER IN SETBACK

14 FIRE DEPARTMENT CONNECTION "FDC", PROVIDE 3 TOTAL (1 PER BULDING)

15 SEE CIVIL DWGS FOR ECOSTREAM FILTRATION SYSYEM AND PLANTING.

16 TUBULAR STEEL SECURITY INTERLOCKING FENCING. MANUF - FENCEWORKS 870 N. MAIN ST. RIVERSIDE, CA 92501-1016, (951) 788-5620

PLANNING NOTES

SEC. 33-108. BUILDING REQUIREMENTS,MULTI-FAMILY ZONES

(B) USABLE OPEN SPACE. EACH LOT OR PARCEL OF LAND IN THE R-2 & R-3 ZONES SHALL PROVIDE ON THE SAME LOT OR PARCEL OF LAND (400) SQUARE FEET OF USABLE OPEN SPACE, OR TWO HUNDRED (200) SQUARE FEET IN THE ARTICLE 6. RESIDENTIAL ZONES R-4 AND R-5 ZONES, AS HEREINAFTER DEFINED, PER DWELLING UNIT, PLUS AN ADDITIONAL TWO HUNDRED (200) SQUARE FEET OF USABLE OPEN SPACE FOR EACH SLEEPING ROOM (BEDROOM) OVER ONE (1) IN SAID DWELLING UNIT.

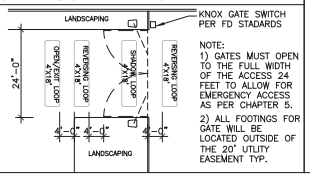
USABLE OPEN SPACE FOR THE PURPOSE OF THIS SECTION, MEANS AN OPEN AREA OR RECREATIONAL FACILITY WHICH IS DESIGNED AND INTENDED TO BE USED FOR OUTDOOR LIVING, LANDSCAPING AND/OR RECREATION. AN AREA OF USABLE OPEN SPACE SHALL NOT EXCEED A GRADE OF TEN (10) PERCENT, SHALL HAVE A MINIMUM DIMENSION OF AT LEAST TEN (10) FEET (EXCEPT BALCONIES), AND MAY INCLUDE LANDSCAPING, WALKS, RECREATIONAL FACILITIES AND DECORATIVE OBJECTS SUCH AS ARTWORK AND FOUNTAINS. UP TO ONE-HALF (1/2) OF THE REQUIREMENT FOR EACH UNIT MAY BE PROVIDED IN A PRIVATE PATIO OR BALCONY HAVING DIRECT ACCESS FROM THE UNIT. BALCONIES HAVING A MINIMUM DIMENSION OF NOT LESS THAN FIVE (5) FEET AND A MINIMUM AREA OF NOT LESS THAN FIFTY (50) SQUARE FEET SHALL BE COUNTED AS OPEN SPACE. USABLE OPEN SPACE SHALL NOT INCLUDE ANY PORTION OF OFF-STREET PARKING AREAS, DRIVEWAYS, ROOFTOPS OR REQUIRED FRONT SETBACKS. ANY ACCESSORY BUILDING OR UNIT DESIGNED AND INTENDED TO BE USED FOR RECREATIONAL PURPOSES SHALL BE COUNTED AS USABLE OPEN SPACE.

§ 33-955 DEVELOPMENT STANDARDS.
CONDOMINIUMS APPROVED AND AUTHORIZED SHALL BE DEVELOPED OR UPGRADED TO COMPLY WITH THE CITY'S CURRENT DESIGN REVIEW, BUILDING, SEISMIC, DRAINAGE, ENGINEERING, ZONING AND FIRE PROTECTION STANDARDS FOR NEW CONSTRUCTION. LIMITED DEPARTURES, IN ACCORDANCE WITH APPLICABLE BUILDING CODE PROVISIONS, MAY BE GRANTED FOR CONDOMINIUM CONVERSIONS PROVIDING THAT PROPOSED CONDITIONS WILL SUBSTANTIALLY CONFORM TO CURRENT REQUIREMENTS, FEASIBLE UPGRADES HAVE BEEN PROVIDED, AND NO HEALTH AND SAFETY ISSUES WILL EXIST.
CONDOMINIUM PERMIT APPROVALS SHALL COMPLY WITH THE FINDINGS OUTLINED IN SECTION 33-953 OF THIS ARTICLE. ADDITIONALLY, MINIMUM STANDARDS FOR RESIDENTIAL CONDOMINIUM UNITS INCLUDE THE FOLLOWING:
(A) MINIMUM SQUARE FOOTAGES AS FOLLOWS:

STUDIO	600 SQUARE FEET
ONE-BEDROOM UNITS	700 SQUARE FEET
TWO-BEDROOM UNITS	800 SQUARE FEET
THREE-BEDROOM UNITS	1,000 SQUARE FEET

(B) WASHER AND DRYER HOOK-UPS IN EACH UNIT.
(C) MINIMUM OF 80 CUBIC FEET OF PRIVATE STORAGE AREA FOR EACH UNIT WITH MINIMUM DIMENSIONS OF AT LEAST TWO FEET. SAID STORAGE SHALL BE IN ADDITION TO NORMALLY EXPECTED CABINETS AND CLOSETS.
(ORD. NO. 2017-07, § 6, 5-6-20)
SEE CITY OF ESCONDIDO DEVELOPMENT STANDARDS FOR THE FOLLOWING:
§ 33-957CONTINGENCY FUND DEPOSIT.
§ 33-958 IMPROVEMENT SECURITY.
§ 33-959 COVENANTS, CONDITIONS AND RESTRICTIONS.
§ 33-960 EXPIRATION AND EXTENSIONS.
§ 33-961 MODIFICATIONS.
§ 33-962 FILING FEE.
§ 33-963 REPORTING TO PLANNING COMMISSION AND CITY COUNCIL.
§ 33-964 REQUIRED NOTICES TO TENANTS.

GATE SCHEMATIC



NOTE:
1) GATES MUST OPEN TO THE FULL WIDTH OF THE ACCESS 24 FEET TO ALLOW FOR EMERGENCY ACCESS AS PER CHAPTER 5.
2) ALL FOOTINGS FOR GATE WILL BE LOCATED OUTSIDE OF THE 20' UTILITY EASEMENT TYP.

PLANNING NOTES (cont)

§ 33-1413 STAND INCENTIVES FOR NEW RESIDENTIAL CONSTRUCTION.

(A) THE DECISION-MAKING BODY SHALL GRANT ONE DENSITY BONUS, AS SPECIFIED IN SUBSECTION (B) OF THIS SECTION, AND/OR INCENTIVES OR CONCESSIONS, AS SET FORTH IN SECTION 33-1414, WHEN A DEVELOPER OF A HOUSING DEVELOPMENT OF AT LEAST FIVE UNITS (OR AT LEAST THREE UNITS IF THE HOUSING DEVELOPMENT IS LOCATED WITHIN THE SOUTH CENTRE CITY SPECIFIC PLAN) SEEKS AND AGREES TO CONSTRUCT AT LEAST ANY ONE OF THE FOLLOWING.
(THE DENSITY BONUS UNITS SHALL NOT BE INCLUDED WHEN DETERMINING THE TOTAL NUMBER OF TARGET UNITS IN THE HOUSING DEVELOPMENT.)

(1) LOW INCOME HOUSEHOLDS. A MINIMUM OF 10% OF THE TOTAL UNITS OF THE HOUSING DEVELOPMENT AS RESTRICTED AND AFFORDABLE TO LOWER INCOME HOUSEHOLDS, AS DEFINED IN HEALTH AND SAFETY CODE SECTION 50079.5.
(2) VERY LOW INCOME HOUSEHOLDS. A MINIMUM OF 5% OF THE TOTAL UNITS OF THE HOUSING DEVELOPMENT AS RESTRICTED AND AFFORDABLE TO VERY LOW INCOME HOUSEHOLDS, AS DEFINED IN HEALTH AND SAFETY CODE SECTION 50105.
(3) SENIOR CITIZENS. A SENIOR CITIZEN HOUSING DEVELOPMENT OR MOBILE HOME PARK THAT LIMITS RESIDENCY BASED ON AGE REQUIREMENTS FOR HOUSING FOR OLDER PERSONS PURSUANT TO SECTION 798.76 OR 799.5 OF THE CALIFORNIA CIVIL CODE.
(4) MODERATE INCOME HOUSEHOLDS. A MINIMUM OF 10% OF THE TOTAL UNITS IN A COMMON INTEREST DEVELOPMENT AS RESTRICTED AND AFFORDABLE TO MODERATE INCOME HOUSEHOLDS, AS DEFINED IN HEALTH AND SAFETY CODE SECTION 50093, PROVIDED THAT ALL UNITS IN THE DEVELOPMENT ARE OFFERED TO THE PUBLIC FOR PURCHASE.
(5) TRANSITIONAL FOSTER YOUTH, DISABLED VETERANS, HOMELESS PERSONS. A MINIMUM OF 10% OF THE TOTAL UNITS OF THE HOUSING DEVELOPMENT AS RESTRICTED FOR TRANSITIONAL FOSTER YOUTH, AS DEFINED IN EDUCATION CODE SECTION 66025.9; DISABLED VETERANS, AS DEFINED IN GOVERNMENT CODE SECTION 18541; OR HOMELESS PERSONS, AS DEFINED IN THE FEDERAL MCKINNEY-VENTO HOMELESS ASSISTANCE ACT (42 U.S.C. SECTION 11301 ET SEQ.).
(6) STUDENTS. A MINIMUM OF 20% OF THE TOTAL UNITS FOR LOWER INCOME STUDENTS IN A STUDENT HOUSING DEVELOPMENT THAT MEETS THE FOLLOWING REQUIREMENTS:

§ 33-108 PRIVATE STORAGE AREA

A MINIMUM OF 80 CUBIC FEET OF PRIVATE STORAGE AREA SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE STORAGE AREA SHALL HAVE MINIMUM DIMENSIONS OF TWO FEET, AND SHALL BE IN ADDITION TO NORMALLY EXPECTED CABINETS AND CLOSETS.
(ORD. NO. 2017-07, § 4, 6-7-17)

1) COVERED PARKING WILL BE PROVIDED, SEE ROOF PLAN

PARKING CALCULATION NOTE:
CALIFORNIA GOVERNMENT CODE SECTION 65915(P) OUTLINES THE PARKING STANDARDS FOR HOUSING DEVELOPMENTS. PARKING REQUIREMENTS TO BE CONSISTENT WITH STATE DENSITY BONUS PARKING PROVISIONS (GOV CODE 65915(P)) AS FOLLOWS:
(A) ZERO TO ONE BEDROOM: ONE ONSITE PARKING SPACE.
(B) TWO TO THREE BEDROOMS: ONE AND ONE-HALF ONSITE PARKING SPACES.
(C) FOUR AND MORE BEDROOMS: TWO AND ONE-HALF PARKING SPACES.
(D) ONE BEDSPACE IN A STUDENT HOUSING DEVELOPMENT: ZERO PARKING SPACES.

ACCESSIBLE PATH NOTE:

1) IF CURB RAMPS AS REQUIRED: 5% MAX RUNNING SLOPE, 2% CROSS SLOPE)
2) 4'-0"(N) MIN. ACCESSIBLE PATH (5% MAX RUNNING SLOPE 2% CROSS SLOPE) TO ENTRY PER CBC 11B-403.3.
3) PROVIDE ACCESSIBLE PARKING SIGNS AS REQUIRED

DENSITY BONUS

*ARTICLE 67
DENSITY BONUS AND RESIDENTIAL INCENTIVES
§ 33-1413(2) STANDARD INCENTIVES FOR NEW RESIDENTIAL CONSTRUCTION

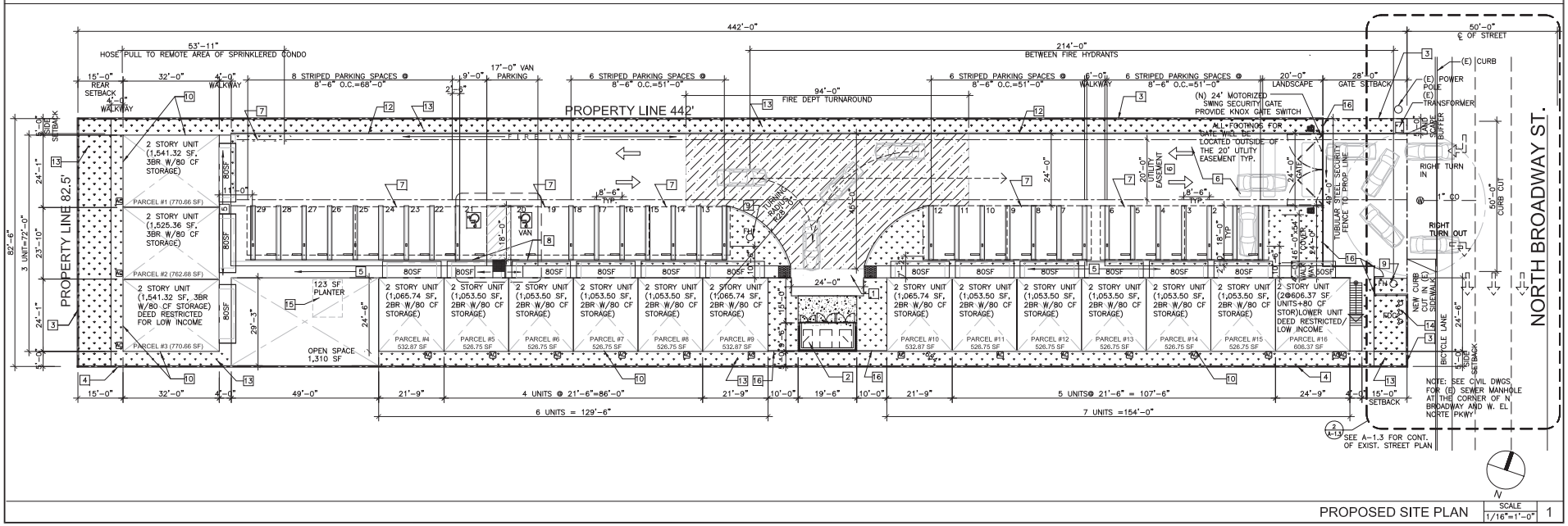
TABLE B
DENSITY BONUS FOR COMMON INTEREST DEVELOPMENTS WITH UNITS LISTED AS VERY LOW INCOME HOUSING

THE BASE UNIT COUNT = 11.
(ALLOWABLE NUMBER OF BONUS UNITS AREA BASED ON VERY LOW INCOME USING TABLE B, PROPOSING 15% AS VERY LOW INCOME)
THE NUMBER OF BONUS UNITS WOULD BE 11x.50 = 5.5, ROUNDING UP TO 6.

TOTAL UNITS = 17, AND 15% WOULD BE
DEED-RESTRICTED AS VERY LOW INCOME. (0.15X11=1.65 ROUNDING UP TO 2)

UNIT SUMMARY

REFER TO COVER SHEET T-0.0 FOR UNIT SUMMARY AND SQUARE FOOTAGE OF PARCELS LISTED IN CONDOMINIUM SITE PLAN



PROPOSED SITE PLAN — SCALE 1/16"=1'-0" — 1

OSC Engineering Inc.
Email:info@gscengineeringco.com
www.gscengineeringco.com
Tel: 714-600-0182

PROJECT TITLE:
RESIDENTIAL CONDOMINIUM UNITS
1325 N. BROADWAY ESCONDIDO, CA 92026

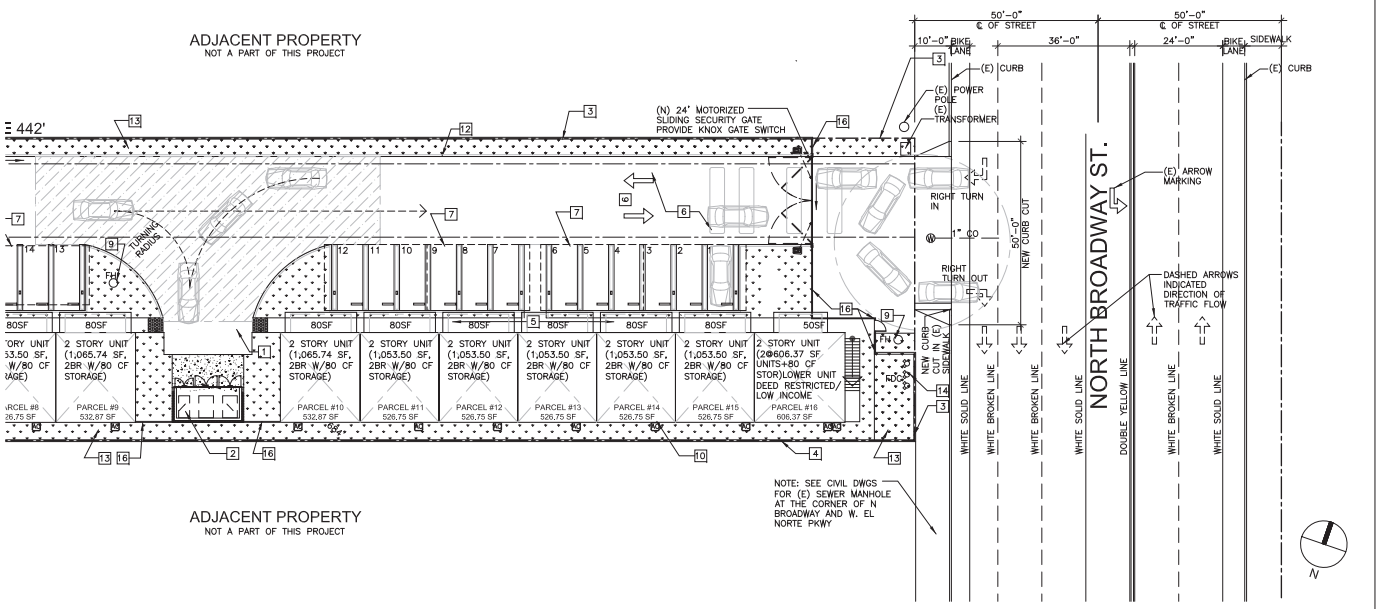
PROFESSIONAL SEAL
REGISTERED PROFESSIONAL ENGINEER — EXP: 3/31/27 — No. C89670 — CIVIL — STATE OF CALIFORNIA
8/12/2026

REVISIONS:	DATE:

PROJECT NO.:	CLIENT PROJECT:
DRAWN:	CHECKED:

DRAWING TITLE:
PROPOSED SITE PLAN

A - 1.2

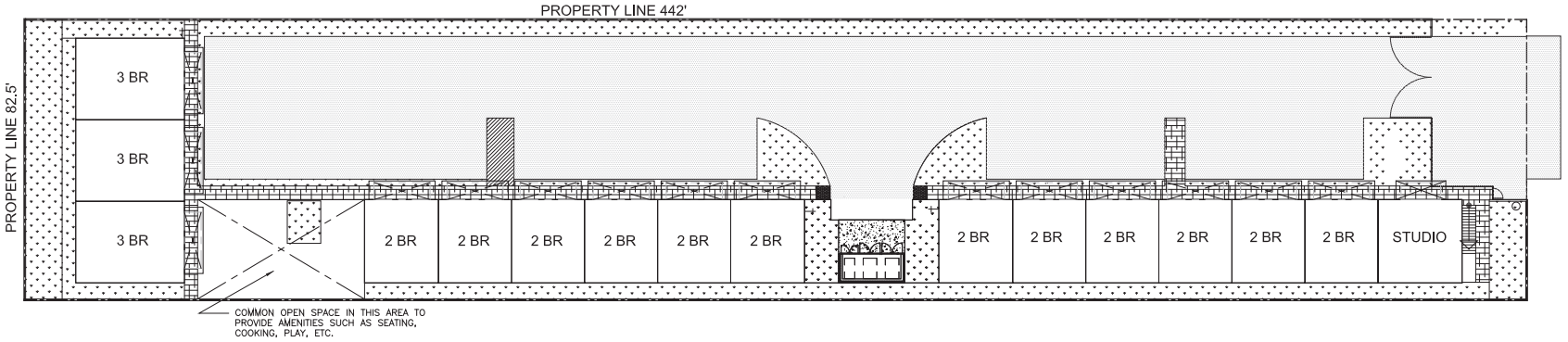


PARTIAL SITE PLAN - STREET APPROACH FROM NORTH BROADWAY — SCALE 1/16"=1'-0" — 2

KEY PLAN

SEE OPEN SPACE SUMMARY ON TITLE SHEET T-0.0

LANDSCAPING	5,849 SF
WALKWAYS	4,034 SF
OPEN SPACE (INCLUDES BALCONIES)	2,560 SF
PAVING	16,103 SF
CONC.	252 SF
BLDG FOOTPRINT	9,249.73 SF



OPEN SPACE PLAN / ANALYSIS — SCALE 1/16"=1'-0" — 1

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Email: info@gscengineeringco.com
www.gscengineeringco.com
Tel: 714-600-0182

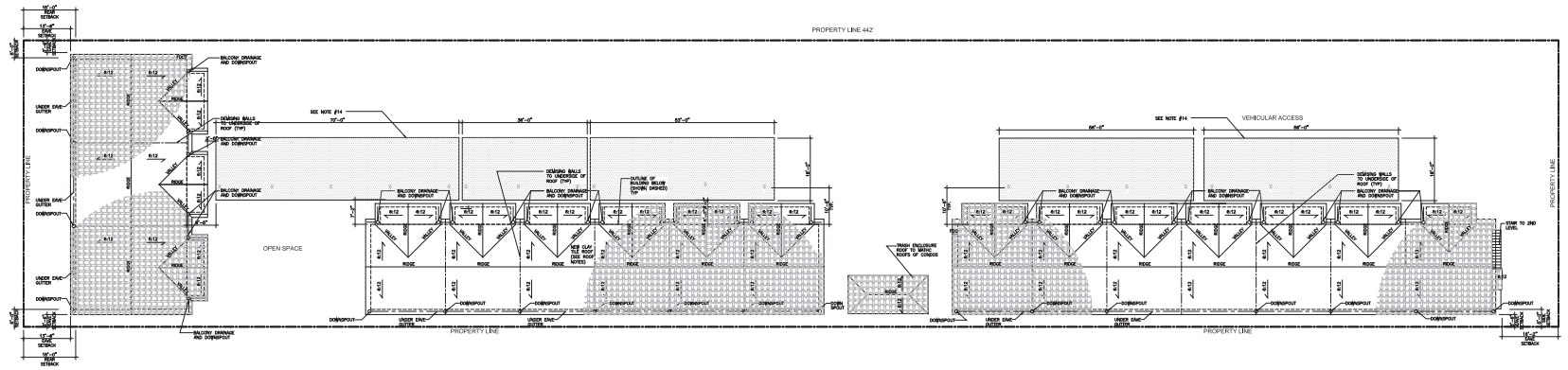
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RESIDENTIAL CONDOMINIUM UNITS
1325 N. BROADWAY ESCONDIDO, CA 92026

PROFESSIONAL SEAL:
REGISTERED PROFESSIONAL ENGINEER
SHAD ZAMEL
EXP: 3/31/27
No. C89670
CIVIL
STATE OF CALIFORNIA
8/12/2026

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PROJECT NO.:	CLIENT PROJECT:
DRAWN:	CHECKED:

DRAWING TITLE:
OPEN SPACE ANALYSIS

A - 1.3



OVERALL ROOF PLAN | SCALE 1/16"=1'-0" | 1

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Email: info@gscengineeringco.com
www.gscengineeringco.com
Tel: 714-600-0182

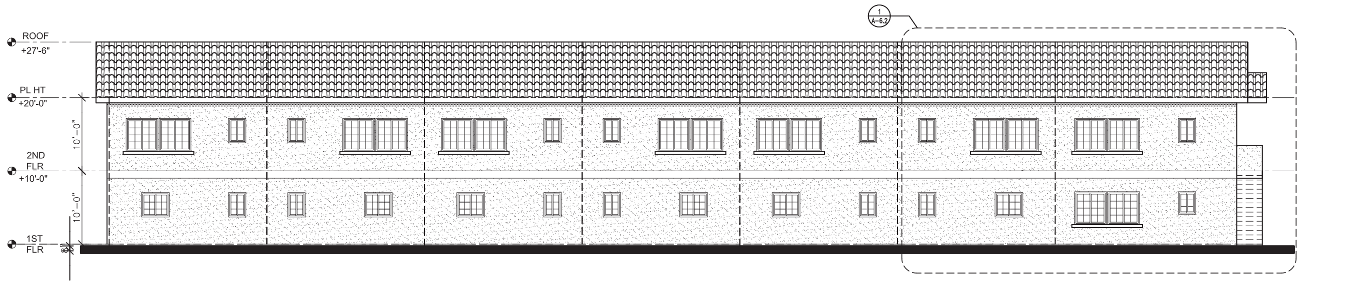
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RESIDENTIAL CONDOMINIUM UNITS
1325 N. BROADWAY ESCONDIDO, CA 92026

PROFESSIONAL SEAL:
REGISTERED PROFESSIONAL ENGINEER
EXP: 3/31/27
No. C89670
CIVIL
STATE OF CALIFORNIA
8/12/2026

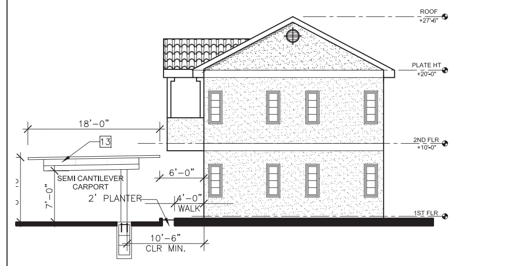
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PROJECT NO.:	CLIENT PROJECT:
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DRAWING TITLE:
OVERALL
ROOF PLAN

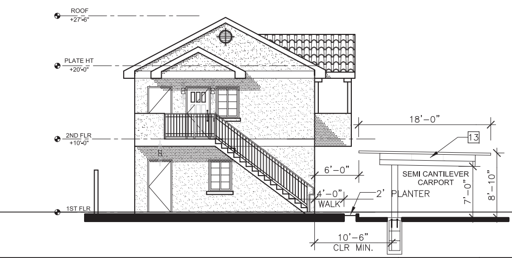
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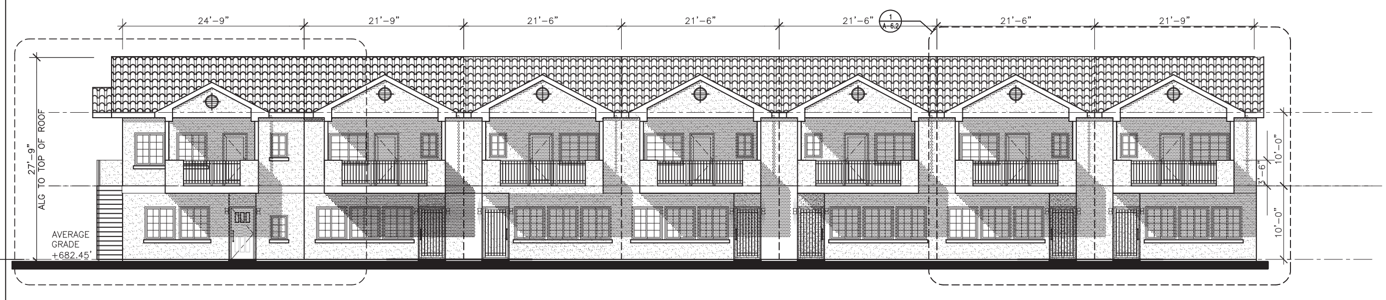
SOUTHEAST BUILDING - SOUTH ELEVATION | SCALE 1/8"=1'-0" | 6



SOUTHEAST BUILDING - WEST ELEVATION | SCALE 1/8"=1'-0" | 5



SOUTHEAST BUILDING - EAST ELEVATION | SCALE 1/8"=1'-0" | 4



SOUTHEAST BUILDING - NORTH ELEVATION | SCALE 1/8"=1'-0" | 3

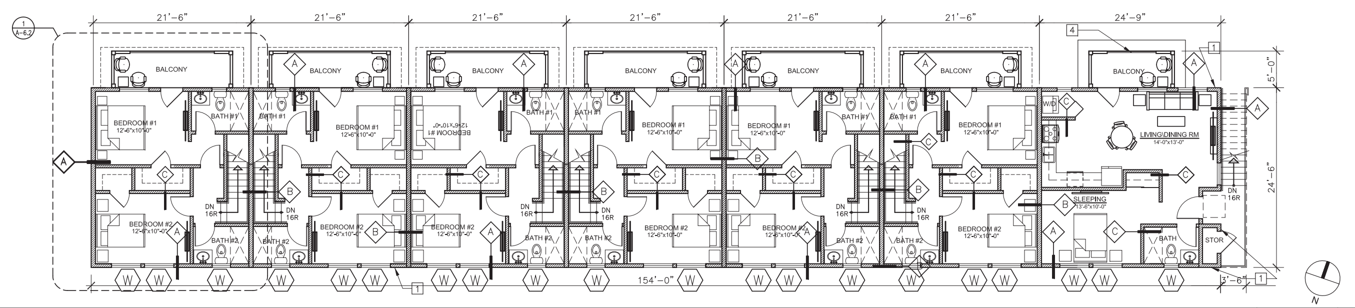
KEYNOTES

1	NEW 3 COAT STUCCO FINISH ON METAL LATHE. SEE WALL DETAILS
2	CLASS A, CLAY ROOF TILES (S TILE) ICC ESR #2111 IN COMPLIANCE WITH ASTM C1167
3	PROVIDE WROUGHT IRON HANDRAIL SYSTEM AT BALCONY.
4	PROVIDE WROUGHT IRON HANDRAIL AT STAIR AND +42"H GUARDRAIL @ TOP OF 2ND LEVEL.
5	COVERED ENTRY TO EACH UNIT SHALL HAVE A CONCRETE STEP TO THE ADJACENT WALKWAY, 3'-0" x 3'-0" CLR. MIN.
6	NEW BALCONY. UNDERSIDE TO BE COVERED WITH STUCCO FOR FIRE RATING. NEW WATERPROOF DECK PER DETAILS.
7	EXTERIOR DOORS AND MANUFACTURER: 36 IN. X 80 IN. REVERSIBLE CLASSIC CLEAR GLASS WALNUT SPEAKEASY EXTERIOR FIBERGLASS FRONT DOOR SLAB SUPPLIER: TEL. 626-388-9898 CALHOME OR EQUAL 2550 FULTON ROAD STE A POMONA, CALIFORNIA 91767
8	EXTERIOR WINDOW MANUFACTURER: ALUMINUM SLIDING GLASS WINDOWS TO COMPLY WITH CA TITLE 24 ENERGY STANDARDS SUPPLIER: ALLWEATHER ARCHITECTURAL ALUMINUM (OR EQUAL) 777 ALDRIDGE ROAD VACAVILLE, CA 95688 TEL. 707.452.1600 TEL. 800.680.5800
9	GLASS AND GLAZING: 2406.4 CBC SAFETY GLAZING IN THE FOLLOWING LOCATIONS: WHERE THE NEAREST EDGE OF GLAZING IS WITHIN A 24-INCH ARC OF EITHER SIDE OF A DOOR IN A CLOSED POSITION (UNLESS THERE IS AN INTERVENING WALL BETWEEN THE DOOR AND THE GLAZING OR IF THE GLAZING IS 5' OR HIGHER ABOVE THE WALKING SURFACE). GLAZING GREATER THAN 9 SQUARE FEET WITH THE BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR AND THE TOP EDGE GREATER THAN 36" ABOVE THE FLOOR (UNLESS THE GLAZING IS MORE THAN 36" HORIZONTALLY AWAY FROM WALKING SURFACES OR IF A COMPLYING PROTECTIVE BAR IS INSTALLED)
10	ALL WINDOWS & DOORS TO BE FIELD MEASURED PRIOR TO FABRICATION. REFER TO WINDOW AND DOOR SCHEDULE A-2.2 FOR WINDOW AND DOOR TYPES AND SIZES.
11	WROUGHT IRON ENTRY GATE
12	COMPLY WITH TABLE OF 602 FOR FIRE RESISTANT RATING REQUIREMENTS FOR EXTERIOR WALLS. THE FOLLOWING SPECIFIC AREAS SHOULD BE ADDRESSED. A) ALL EXTERIOR WALLS B) IN CALIFORNIA SECTION 705.5 WAS MODIFIED FOR GROUP A,E,H,I, L & R OCCUPANCIES, ALONG WITH HIGH-RISE BUILDINGS, BY REQUIRING EXTERIOR WALLS TO BE RATED FOR EXPOSURE TO FIRE FROM BOTH SIDES, WHEN SUCH WALLS ARE REQUIRED TO BE FIRE RATED PER TABLES 601 AND 602, THE REQUIRED RATING FOR OPENINGS AND EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE TABLES TABLES, 716.1(2) AND 7 16.1,(3). SEE WALL AND SYMBOL LEGEND
13	SEMI CANTILEVER CARPORT SYSTEM BY ABSOLUTE STEEL 866-969-9854, COLOR WHITE
14	NEW TUBULAR STEEL SECURITY INTERLOCKING FENCING HAS BEEN ADDED TO THE PLANS. MANUF - FENCEWORKS 870 N. MAIN ST. RIVERSIDE, CA 92501-1016, (951) 788-5620

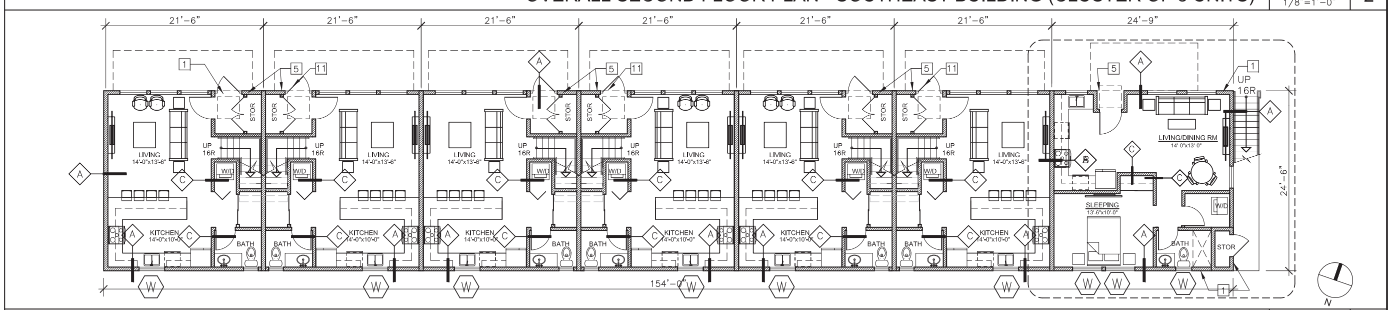
WALL AND SYMBOL LEGEND

SYMBOL	WALL TYPE	DESCRIPTION
—◇X	A	EXTERIOR WALL - 1 HR FIRE RATING DET 2/A-7.2 (SEE DET 11/A-7.2 FOR RATED EAVE)
—◇X	B	INTERIOR 1 HR RATED DEMISING WALL TO UNDERSIDE OF STRUCTURE DET 1/A-7.2
—◇X	C	NEW 2x INT WALL
W		EXTERIOR WINDOWS IN 1 HOUR FIRE RATED WALLS = DH-45 PER TABLE 716.1(2), & OH-45/W-60 PER TABLE 716.1(3)

NOTE: REFER TO COVER SHEET AND SITE PLAN FOR SUMMARY OF BUILDING AREAS



OVERALL SECOND FLOOR PLAN - SOUTHEAST BUILDING (CLUSTER OF 8 UNITS) | SCALE 1/8"=1'-0" | 2



OVERALL FIRST FLOOR PLAN - SOUTHEAST BUILDING (CLUSTER OF 8 UNITS) | SCALE 1/8"=1'-0" | 1

GSC Engineering Inc.
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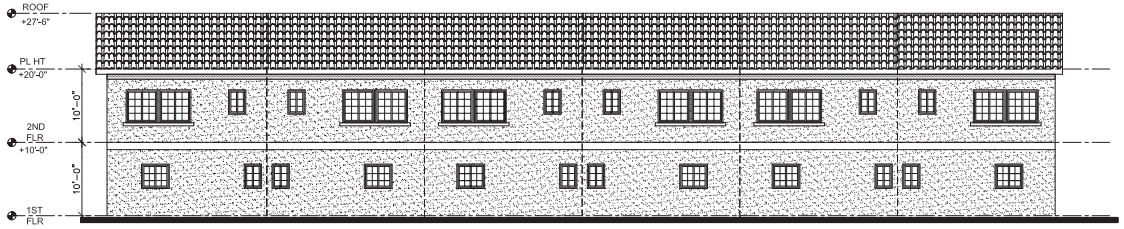
PROFESSIONAL SEAL:
REGISTERED PROFESSIONAL ENGINEER
EXP: 3/31/27
No. C89670
CIVIL
STATE OF CALIFORNIA
8/12/2026

REVISIONS:	DATE:

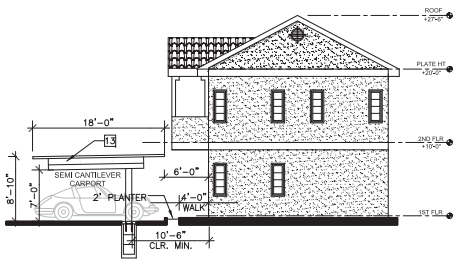
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DRAWN:	CHECKED:

DRAWING TITLE:
SOUTHEAST CLUSTER OF BLDGS.

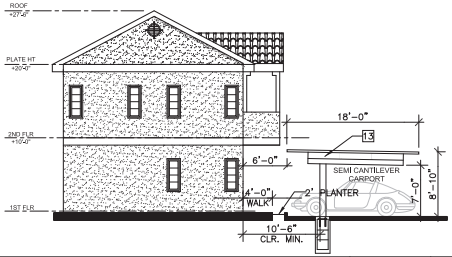
A - 2.1



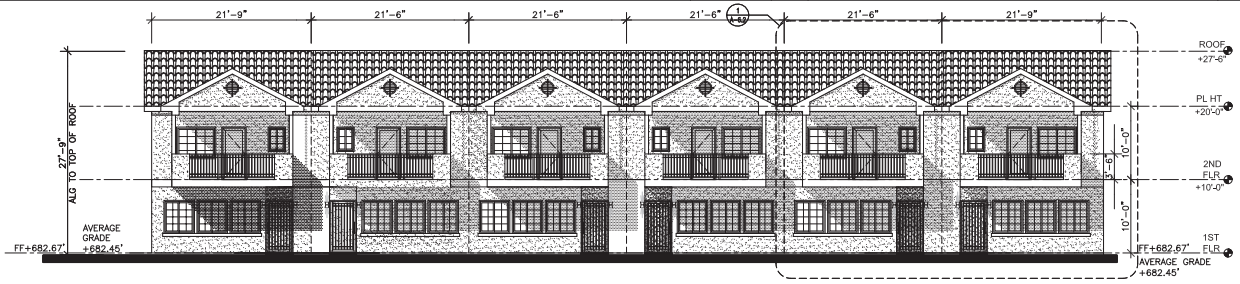
SOUTHWEST BUILDING - SOUTH ELEVATION | SCALE 1/8"=1'-0" | 6



SOUTHWEST BUILDING - WEST ELEVATION | SCALE 1/8"=1'-0" | 5



SOUTHWEST BUILDING - EAST ELEVATION | SCALE 1/8"=1'-0" | 4



SOUTHWEST BUILDING - NORTH ELEVATION | SCALE 1/8"=1'-0" | 3

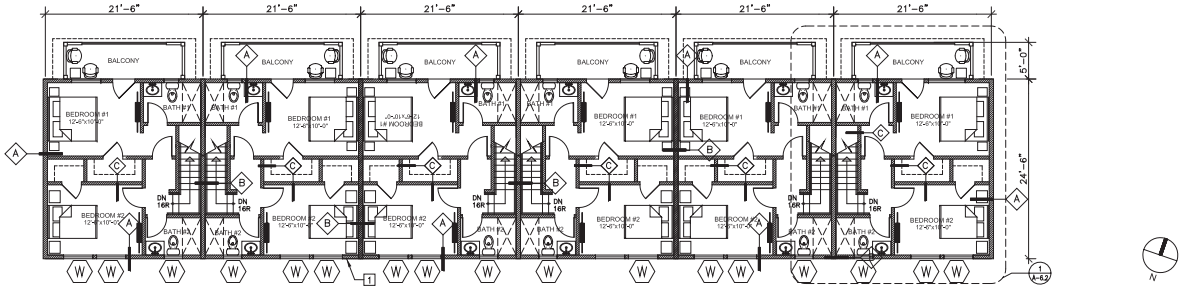
KEYNOTES

1	NEW 3 COAT STUCCO FINISH ON METAL LATHE. SEE WALL DETAILS
2	CLASS A, CLAY ROOF TILES (S TILE) ICC ESR #2111 IN COMPLIANCE WITH ASTM C1167
3	PROVIDE WROUGHT IRON HANDRAIL SYSTEM AT BALCONY.
4	PROVIDE WROUGHT IRON HANDRAIL AT STAIR AND +42"H GUARDRAIL @ TOP OF 2ND LEVEL.
5	COVERED ENTRY TO EACH UNIT SHALL HAVE A CONCRETE STEP TO THE ADJACENT WALKWAY, 3'-0" x 3'-0" CLR. MIN.
6	NEW BALCONY. UNDERSIDE TO BE COVERED WITH STUCCO FOR FIRE RATING. NEW WATERPROOF DECK PER DETAILS.
7	EXTERIOR DOORS AND MANUFACTURER: 36 IN. x 80 IN. REVERSIBLE CLASSIC CLEAR GLASS WALNUT SPEAKEASY EXTERIOR FIBERGLASS FRONT DOOR SLAB SUPPLIER: CALHOME OR EQUAL TEL. 626-388-9898 2550 FULTON ROAD STE A POMONA, CALIFORNIA 91767
8	EXTERIOR WINDOW MANUFACTURER: ALUMINUM SLIDING GLASS WINDOWS TO COMPLY WITH CA TITLE 24 ENERGY STANDARDS SUPPLIER: ALLWEATHER ARCHITECTURAL ALUMINUM (OR EQUAL) 777 ALDRIDGE ROAD TEL. 707.452.1600 VACAVILLE, CA 95688 TEL. 800.680.5800
9	GLASS AND GLAZING: 2406.4 CBC SAFETY GLAZING IN THE FOLLOWING LOCATIONS: WHERE THE NEAREST EDGE OF GLAZING IS WITHIN A 24-INCH ARC OF EITHER SIDE OF A DOOR IN A CLOSED POSITION (UNLESS THERE IS AN INTERVENING WALL BETWEEN THE DOOR AND THE GLAZING OR IF THE GLAZING IS 5' OR HIGHER ABOVE THE WALKING SURFACE). GLAZING GREATER THAN 9 SQUARE FEET WITH THE BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR AND THE TOP EDGE GREATER THAN 36" ABOVE THE FLOOR (UNLESS THE GLAZING IS MORE THAN 36" HORIZONTALLY AWAY FROM WALKING SURFACES OR IF A COMPLYING PROTECTIVE BAR IS INSTALLED)
10	ALL WINDOWS & DOORS TO BE FIELD MEASURED PRIOR TO FABRICATION. REFER TO WINDOW AND DOOR SCHEDULE A-2.2 FOR WINDOW AND DOOR TYPES AND SIZES.
11	WROUGHT IRON ENTRY GATE
12	COMPLY WITH TABLE OF 602 FOR FIRE RESISTANT RATING REQUIREMENTS FOR EXTERIOR WALLS. THE FOLLOWING SPECIFIC AREAS SHOULD BE ADDRESSED. A) ALL EXTERIOR WALLS B) IN CALIFORNIA SECTION 705.5 WAS MODIFIED FOR GROUP A,E,H,I, L & R OCCUPANCIES, ALONG WITH HIGH-RISE BUILDINGS, BY REQUIRING EXTERIOR WALLS TO BE RATED FOR EXPOSURE TO FIRE FROM BOTH SIDES, WHEN SUCH WALLS ARE REQUIRED TO BE FIRE RATED PER TABLES 601 AND 602, THE REQUIRED RATING FOR OPENINGS AND EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE TABLES TABLES, 716.1(2) AND 7 16.1,(3). SEE WALL AND SYMBOL LEGEND
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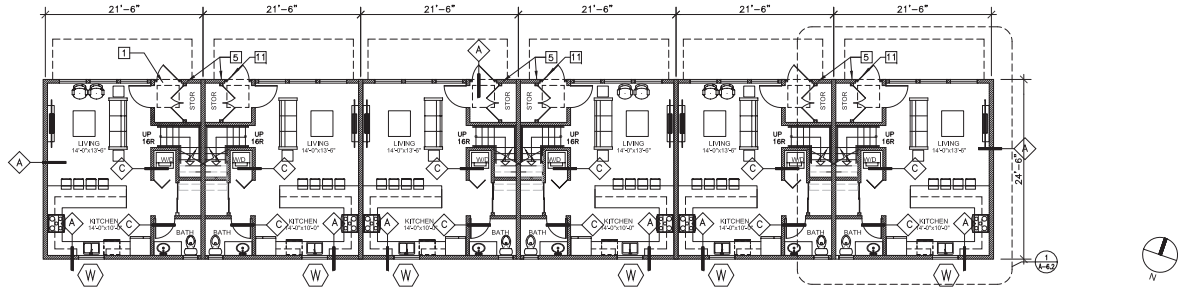
WALL AND SYMBOL LEGEND

SYMBOL	WALL TYPE	DESCRIPTION
X	A	EXTERIOR WALL - 1 HR FIRE RATING DET 2/A-7.2 (SEE DET 1/A-7.2 FOR RATED EAVE)
X	B	INTERIOR 1 HR RATED DEMISING WALL TO UNDERSIDE OF STRUCTURE DET 1/A-7.2
X	C	NEW 2x INT WALL
W		EXTERIOR WINDOWS IN 1 HOUR FIRE RATED WALLS = DH-45 PER TABLE 716.1(2), & OH-45/W-60 PER TABLE 716.1(3)

NOTE: REFER TO COVER SHEET AND SITE PLAN FOR SUMMARY OF BUILDING AREAS



OVERALL SECOND FLOOR PLAN - SOUTHWEST BUILDING (CLUSTER OF 6 UNITS) | SCALE 1/8"=1'-0" | 2



OVERALL FIRST FLOOR PLAN - SOUTHWEST BUILDING (CLUSTER OF 6 UNITS) | SCALE 1/8"=1'-0" | 1

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Email: info@gscengineeringco.com
www.gscengineeringco.com
Tel: 714-600-0182

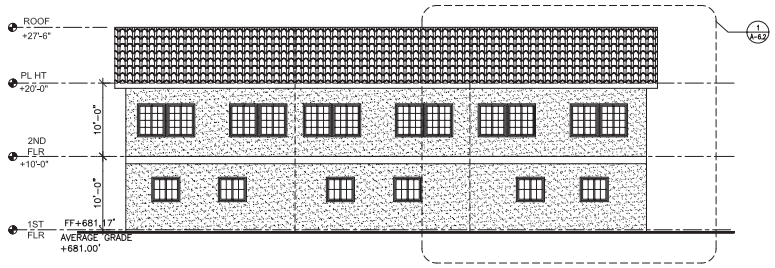
PROJECT TITLE:
RESIDENTIAL CONDOMINIUM UNITS
1325 N. BROADWAY ESCONDIDO, CA 92026

PROFESSIONAL SEAL
REGISTERED PROFESSIONAL ENGINEER
EXP: 3/31/27
No. C89670
CIVIL
STATE OF CALIFORNIA
8/12/2026

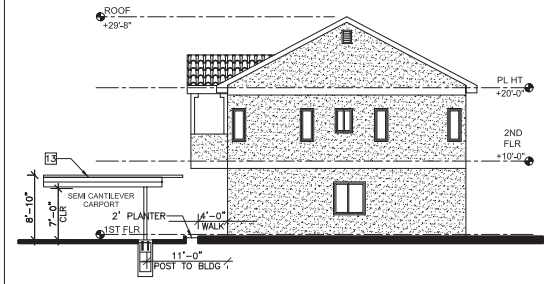
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DRAWING TITLE:
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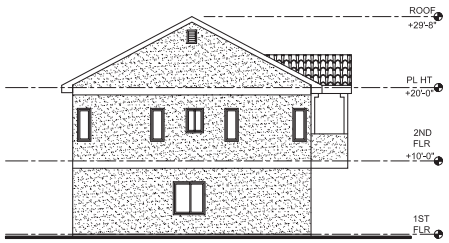
A - 2.2



WEST BUILDING - WEST ELEVATION | SCALE 1/8"=1'-0" | 6



WEST BUILDING - NORTH ELEVATION | SCALE 1/8"=1'-0" | 5



WEST BUILDING - SOUTH ELEVATION | SCALE 1/8"=1'-0" | 4



WEST BUILDING - EAST ELEVATION | SCALE 1/8"=1'-0" | 3

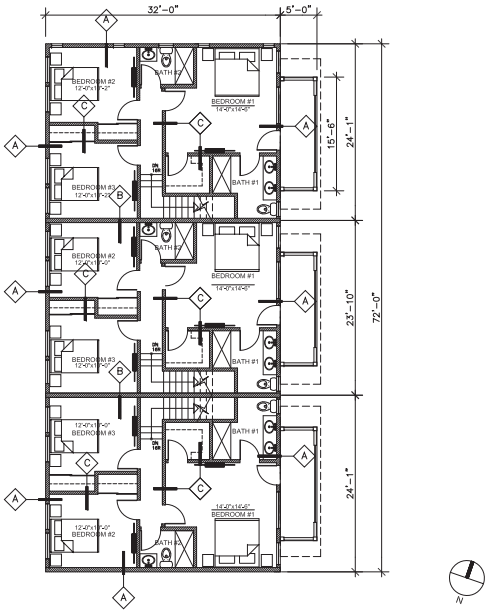
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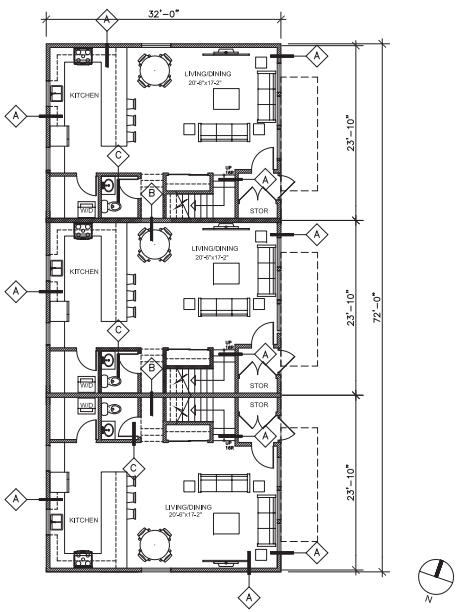
WALL AND SYMBOL LEGEND

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W		EXTERIOR WINDOWS IN 1 HOUR FIRE RATED WALLS = DH-45 PER TABLE 716.1(2), & OH-45/W-60 PER TABLE 716.1(3)

NOTE: REFER TO COVER SHEET AND SITE PLAN FOR SUMMARY OF BUILDING AREAS



OVERALL 2ND FLR PLAN - WEST BLDG (CLUSTER OF 3 UNITS) | SCALE 1/8"=1'-0" | 2



OVERALL 1ST FLR PLAN - WEST BLDG (CLUSTER OF 3 UNITS) | SCALE 1/8"=1'-0" | 1

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GSC Engineering Inc.
Email: info@gscengineeringco.com
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Tel: 714-600-0182

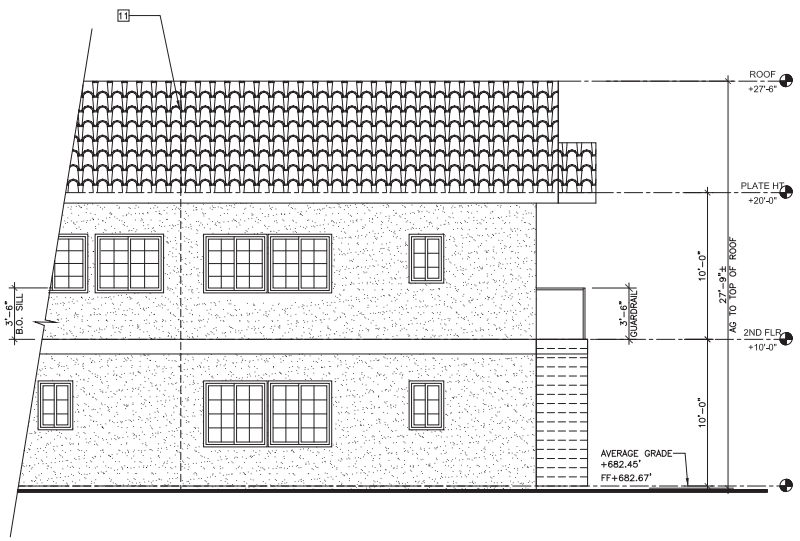
PROJECT TITLE:
RESIDENTIAL CONDOMINIUM UNITS
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PROFESSIONAL SEAL
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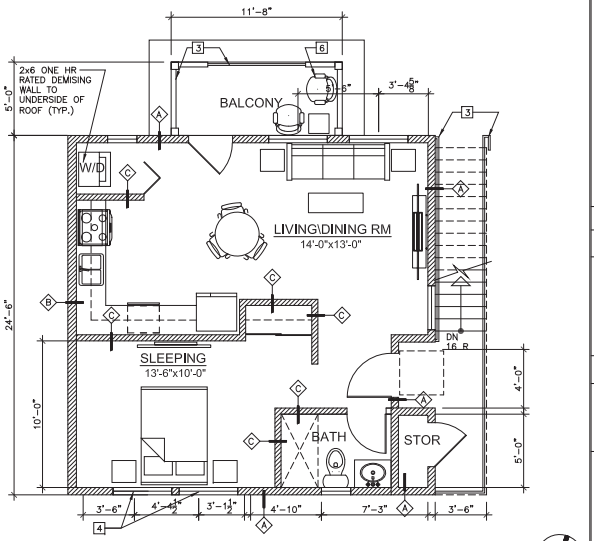
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DRAWING TITLE:
WEST
CLUSTER OF BLDGS.

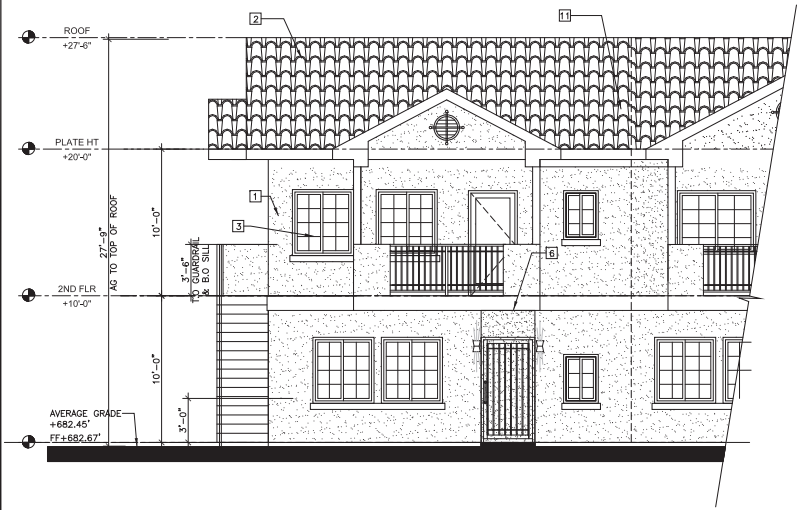
A - 2.3



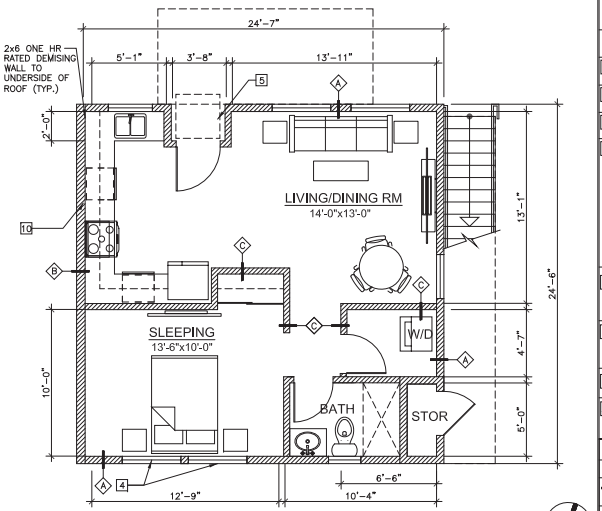
ENLARGED STUDIO SOUTH ELEVATION | SCALE 1/4"=1'-0" | 4



ENLARGED SECOND FLOOR STUDIO PLAN | SCALE 1/4"=1'-0" | 2



ENLARGED STUDIO NORTH ELEVATION | SCALE 1/4"=1'-0" | 3



ENLARGED GROUND FLOOR STUDIO PLAN | SCALE 1/4"=1'-0" | 1

KEYNOTES

1. NEW 3 COAT STUCCO FINISH ON METAL LATHE. SEE WALL DETAILS
2. CLASS A, CLAY ROOF TILES (S TILE) ICC ESR #2111 IN COMPLIANCE WITH ASTM C1167
   A. WHEN PROVIDED, VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF 72 POUND MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D3909 RUNNING THE FULL LENGTH OF THE VALLEY. [§R337.5.3 CRC]
   B. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. [§R327.5.4]
   C. ROOF AND ATTIC VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE ATTIC AREA OF THE STRUCTURE, OR SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH OPENINGS A MINIMUM OF 1/16-INCH AND SHALL NOT EXCEED 1/8-INCH. [§R337.6.2 CRC]
   D. PROVIDE WATER-RESISTIVE BARRIER PER R337.7.3 CRC
   E. ENCLOSED EAVES AND EAVE SOFFITS SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, IGNITION-RESISTANT MATERIAL, ONE LAYER OF 5/8" TYPE X GYPSUM BOARD, THE EXTERIOR PORTION OF AN APPROVED ONE-HOUR WALL ASSEMBLY, OR HAVE THE HORIZONTAL UNDERSIDE MEET THE PERFORMANCE CRITERIA OF SFM 12-7A-3 OR ASTM E2957. [§R337.7.5 CRC]
   F. EXTERIOR WINDOWS AND DOORS SHALL COMPLY WITH R337.8.2.1 & R337.8.3 RESPECTIVELY.
3. PROVIDE WROUGHT IRON HANDRAIL AT STAIR AND +42"H GUARDRAIL @ TOP OF 2ND LEVEL.
4. SLIDING GLASS WINDOW EMERGENCY ESCAPE/RESCUE WINDOWS @ BEDROOMS (R310.1)
5. COVERED ENTRY TO EACH UNIT SHALL HAVE A CONCRETE STEP TO THE ADJACENT WALKWAY. EXTERIOR DOOR LANDINGS SHALL BE A MINIMUM OF 36 INCHES IN THE DIRECTION OF TRAVEL ON BOTH SIDES OF THE DOOR. R311.3

   LANDINGS OR FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1½" INCHES LOWER THAN THE TOP OF THE THRESHOLD. THE EXTERIOR LANDING OR FLOOR SHALL NOT BE MORE THAN 7" INCHES BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LOWER LANDING OR FLOOR, R.311.3.1
6. NEW BALCONY. UNDERSIDE TO BE COVERED WITH STUCCO FOR FIRE RATING. NEW WATERPROOF DECK PER DETAILS.
7. EXTERIOR DOORS AND MANUFACTURER:
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   SUPPLIER: CALHOME OR EQUAL 626-388-9898
   2550 FULTON ROAD STE A
   POMONA, CALIFORNIA 91767
8. EXTERIOR WINDOW MANUFACTURER:
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   SUPPLIER: ALLWEATHER ARCHITECTURAL ALUMINUM (OR EQUAL)
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10. 1 HOUR RATED DEMISING WALL TO BE CONSTRUCTED FROM FOUNDATION TO UNDERSIDE OF ROOF (TYP.) 1 HOUR SEPARATION FROM ALL EXTERIOR STORAGE
11. FINISH MATERIALS INCLUDING ADHESIVES, SEALANTS, CAULK, PAINTS & COATINGS, CARPET SYSTEMS, ETC. SHALL MEET THE (VOC) EMISSION LIMITS PER CHAPTER 4 OF CALIFORNIA GREEN BUILDING STANDARDS CODE. (R340)
12. LOCATION OF 30"x30" ATTIC ACCESS TO HVAC IN ATTIC. MIN HEADROOM OF 30" (R807.1, MC 304.1)
13. DRYER VENT 4" ø MIN.; 14' MAX. W/ TWO 90° BENDS FOR METAL DUCT 6' MAX. FOR FLEX DUCT CONNECTOR
14. BATHROOMS SHALL BE PROVIDED WITH 50 CFM INTERMITTENT VENTILATION EXHAUSTED DIRECTLY TO THE OUTSIDE (R303.3)
15. PROVIDE AT LEAST ONE OUTSIDE WEATHERPROOF, GFI 120 VOLT RECEPTACLE AT FRONT AND BACK OF DWELLING UNIT. [CEC 210.52(E) AND 210.8(A)]
16. HARD WIRED SMOKE DETECTORS IN BEDROOM AND LIVING AREA PER [CRC R314]:
    a. CENTRALLY LOCATED IN CORRIDOR (OR AREA) LEADING TO SLEEPING AREAS, AND INSIDE EACH SLEEPING ROOM.
    b. SMOKE DETECTOR SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS.
    c. SMOKE DETECTORS SHALL BE "HARD WIRED" AND SHALL BE EQUIPPED WITH BATTERY BACKUP.
    d. A MINIMUM OF 20 FT. FROM PERMANENT COOKING EQUIPMENT. PROVIDE PHOTOELECTRIC SMOKE DETECTOR IN LIVING ROOM WHERE LESS THAN 20' BUT GREATER THAN 10' FROM RANGE.
    e. SMOKE ALARMS AND CARBON MONOXIDE ALARMS SHALL BE COMPLIANT WITH CRC R314 AND R31.
17. LOCATION(S) OF HARD WIRED CARBON MONOXIDE ALARMS IN LIVING AREA PER [CRC R315]:
    a. CARBON MONOXIDE DETECTORS SHALL BE "HARD WIRED" AND SHALL BE EQUIPPED WITH BATTERY BACKUP.
18. PROVIDE GFI PROTECTION TO ALL 120 VOLT, 15 AND 20 AMP RECEPTACLES INSTALLED OUTDOORS, IN BATHROOMS, IN BASEMENT, AT COUNTER TOP SURFACES AND GARAGES. [CEC 210.8(A)] AT KITCHEN (TYP.)
19. PROVIDE DEDICATED CIRCUIT FOR FAN VENTILATION UNITS, SEE REFLECTED CEILING PLAN DWG A-5.1
20. IN BATHROOM, AT LEAST ONE LUMINAIRE SHALL BE CONTROLLED BY A VACANCY SENSOR AS PER 2022 CALIFORNIA ENERGY CODE SECTION 150.0(K)2I.

WALL AND SYMBOL LEGEND

SYMBOL	WALL TYPE	DESCRIPTION
X	A	EXTERIOR WALL – 1 HR FIRE RATING DET 2/A-7.2 (SEE DET 11/A-7.2 FOR RATED EAVE)
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W		EXTERIOR WINDOWS IN 1 HOUR FIRE RATED WALLS = DH-45 PER TABLE 716.1(2), & OH-45/W-60 PER TABLE 716.1(3)

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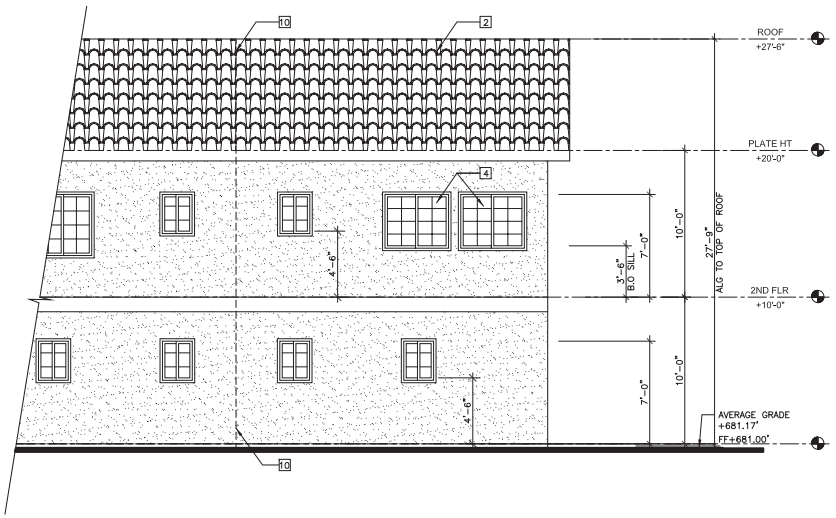
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FAHAD ZAHID KHAN
EXP: 3/31/27
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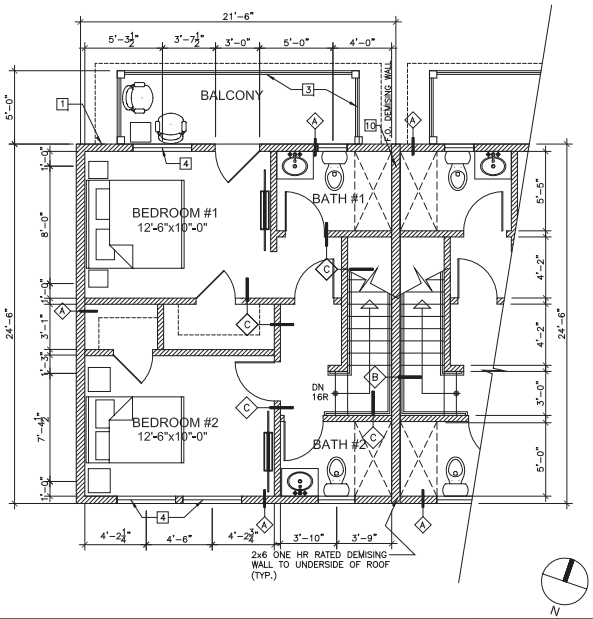
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ENLARGED STUDIO PLANS

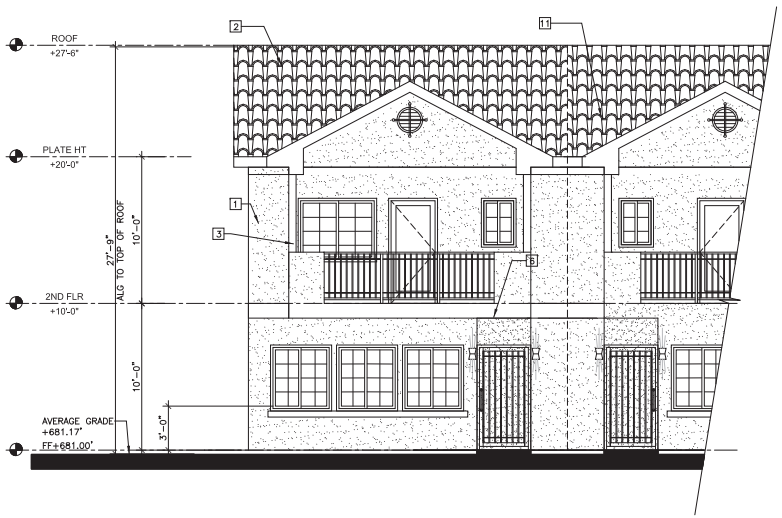
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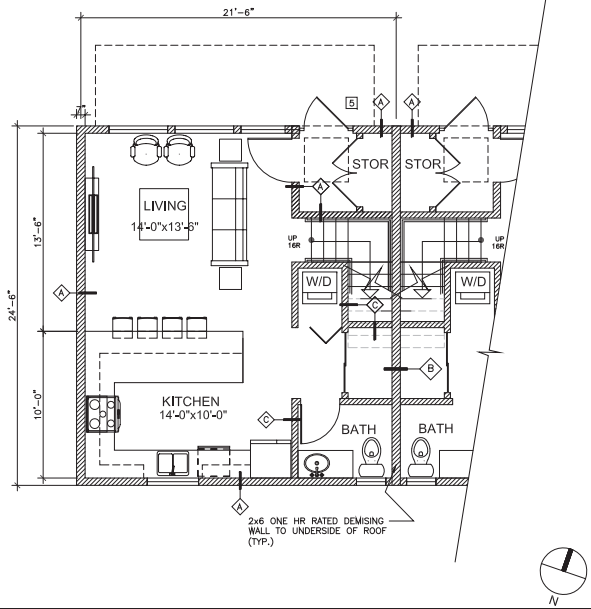
ENLARGED SOUTH ELEVATION - 2 BR LOCATION | SCALE 1/4"=1'-0" | 4



ENLARGED SECOND FLOOR 2 BR PLAN | SCALE 1/4"=1'-0" | 2



ENLARGED NORTH ELEVATION - 2 BR LOCATION | SCALE 1/4"=1'-0" | 3



ENLARGED GROUND FLOOR 2 BR PLAN | SCALE 1/4"=1'-0" | 1

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10	1 HOUR RATED DEMISING WALL TO BE CONSTRUCTED FROM FOUNDATION TO UNDERSIDE OF ROOF (TYP.) 1 HOUR SEPARATION FROM ALL EXTERIOR STORAGE
11	FINISH MATERIALS INCLUDING ADHESIVES, SEALANTS, CAULK, PAINTS & COATINGS, CARPET SYSTEMS, ETC. SHALL MEET THE (VOC) EMISSION LIMITS PER CHAPTER 4 OF CALIFORNIA GREEN BUILDING STANDARDS CODE. (R340)
12	LOCATION OF 30"x30" ATTIC ACCESS TO HVAC IN ATTIC. MIN HEADROOM OF 30" (R807.1, MC 304.1)
13	DRYER VENT 4" ø MIN.; 14' MAX. W/ TWO 90° BENDS FOR METAL DUCT 6' MAX. FOR FLEX DUCT CONNECTOR
14	BATHROOMS SHALL BE PROVIDED WITH 50 CFM INTERMITTENT VENTILATION EXHAUSTED DIRECTLY TO THE OUTSIDE (R303.3)
15	PROVIDE AT LEAST ONE OUTSIDE WEATHERPROOF, GFI 120 VOLT RECEPTACLE AT FRONT AND BACK OF DWELLING UNIT. [CEC 210.52(E) AND 210.8(A)]
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W		EXTERIOR WINDOWS IN 1 HOUR FIRE RATED WALLS = DH–45 PER TABLE 716.1(2), & OH–45/W–60 PER TABLE 716.1(3)

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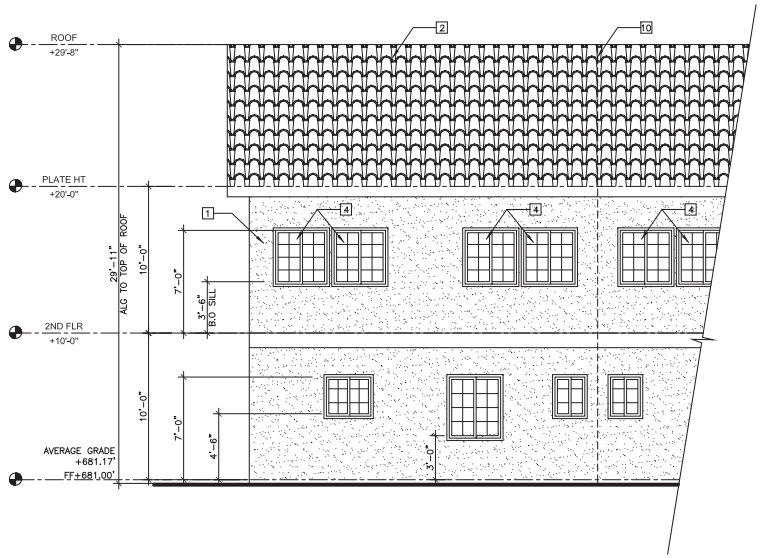
PROJECT TITLE:
RESIDENTIAL CONDOMINIUM UNITS
1325 N. BROADWAY ESCONDIDO, CA 92026

PROFESSIONAL SEAL
REGISTERED PROFESSIONAL ENGINEER
MUHAMMAD ZAHID ESKANDER
EXP: 3/31/27
No. C89670
CIVIL
STATE OF CALIFORNIA
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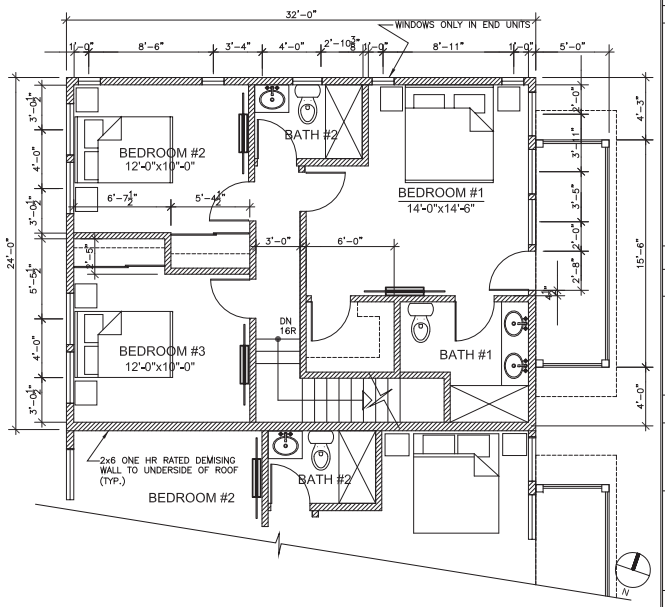
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ENLARGED
TWO BR PLANS

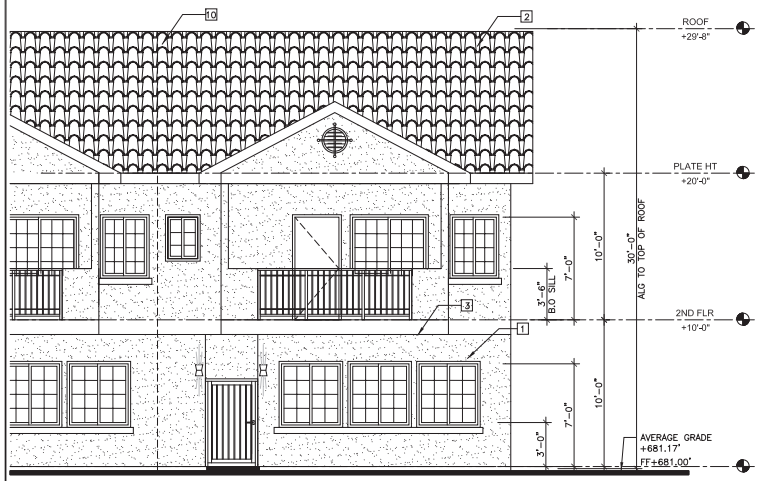
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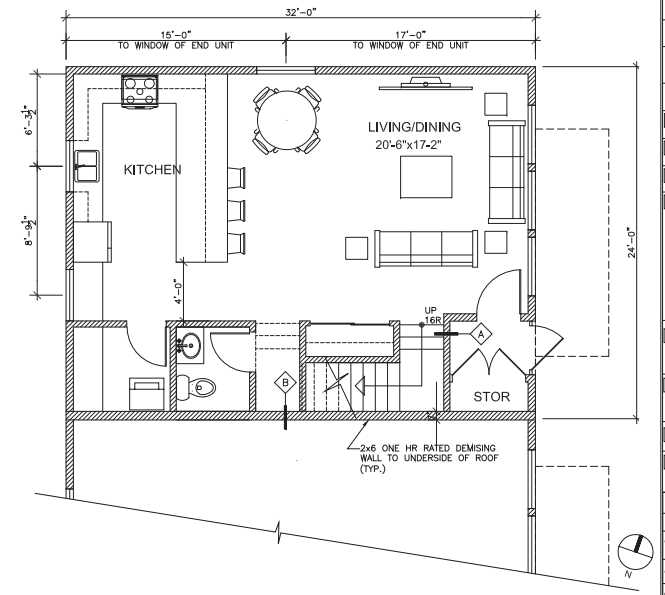
ENLARGED WEST ELEVATION - 3 BR PLAN | SCALE 1/4"=1'-0" | 4



ENLARGED SECOND FLOOR 3 BR PLAN | SCALE 1/4"=1'-0" | 2



ENLARGED EAST ELEVATION - 3 BR PLAN | SCALE 1/4"=1'-0" | 3



ENLARGED GROUND FLOOR 3 BR PLAN | SCALE 1/4"=1'-0" | 1

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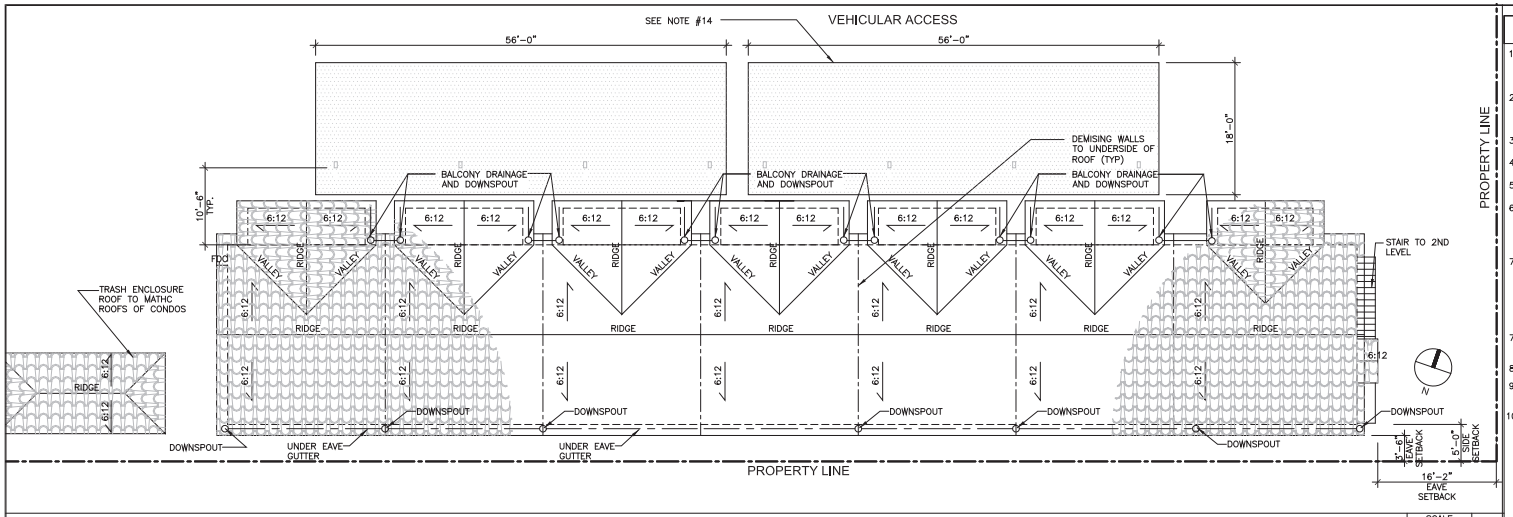
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PROFESSIONAL SEAL
REGISTERED PROFESSIONAL ENGINEER
SHAHZAD ZAMEER
EXP: 3/31/27
No. C89670
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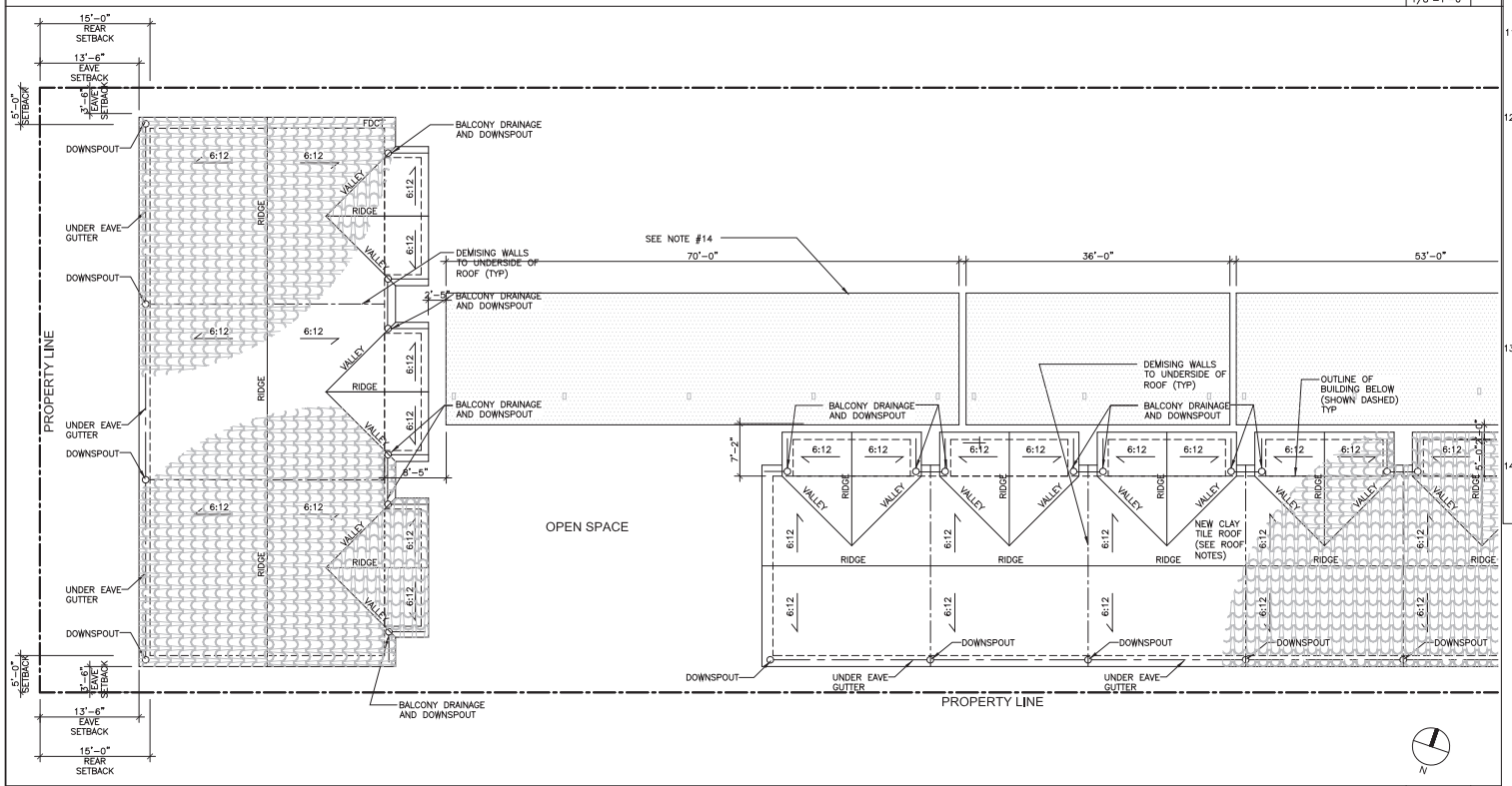
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ENLARGED THREE BR PLANS

A - 2.6



ROOF PLANS - SOUTHEAST CLUSTER | SCALE 1/8"=1'-0" | 2



ROOF PLANS - SOUTHWEST AND WEST CLUSTERS | SCALE 1/8"=1'-0" | 1

ROOFING NOTES

1) ALL EXTERIOR STUCCO AND ADJACENT ROOFING TO BE CONTROLLED BY NEW WRB (WATER RESISTANT BARRIER) OR DRAINAGE PLANE THAT DIRECTS THE PENETRATING WATER DOWNWARDS AND OUTWARDS.

2) PROVIDE BUILDING WRAP AND WATERPROOF MEMBRANE BEHIND THE STUCCO. PROVIDE FLASHING TO DIRECT ROOF DRAINAGE TO EXISTING PLANTING BELOW AND SEAL PER MANUF RECOMENDATION.

3) ROOFING [IMC 5-9-401 F. & 5-9-402 M.]

4) ROOF COVERING CLASSIFICATION SHALL MEET MINIMUM CLASS A.

5) ATTIC VENT COVERS [IMC 5-9-401 E. & 5-9-402 K.]

6) ROOF AND UNDERFLOOR VENT OPENINGS SHALL BE COVERED WITH NON-COMBUSTIBLE, CORROSION RESISTANT, METAL WIRE MESH OR OTHER MATERIALS HAVING OPENINGS OF 1/16 INCH MINIMUM TO 1/8 INCH MAXIMUM. (CBC 706A.2)

7) COMBUSTIBLE PROJECTIONS 705.2.3

COMBUSTIBLE PROJECTIONS EXTENDING TO WITHIN 5 FEET OF THE LINE USED TO DETERMINE THE FIRE SEPARATION DISTANCE SHALL BE OF NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION, TYPE IV CONSTRUCTION, FIRE-RETARDANT-TREATED WOOD OR AS REQUIRED BY SECTION 1406.3.

7) NEW CLAY TILE ROOFING: CLASS "A", ICBO ESR #2111 (OR EQUAL) INSTALLED PER MANUF. SPECIFICATIONS OVER TWO LAYERS 15# FELT.

8) ALL NEW ROOF FLASHING SHALL BE 28 GA GALV STEEL.

9) CLAY ROOF TILES SHALL BE NAILED W/ 11 GA. CORROSION RESISTANT NAILS W/ ¾" PENETRATION INTO SHEATHING

10) TABLE 705.2
MINIMUM DISTANCE OF PROJECTION

FIRE SEPARATION DISTANCE (FSD)	MINIMUM DISTANCE FROM LINE USED TO DETERMINE FSD
0 FEET TO 2 FEET	PROJECTIONS NOT PERMITTED
GREATER THAN 2FT TO 3FT	24 INCHES
GREATER THAN 3 FEET TO LESS THAN 30 FEET	24 INCHES PLUS 8 INCHES FOR EVERY FOOT OF FSD BEYOND 3 FEET OR FRACTION THEREOF

11) TABLE R905.1.1(1) UNDERLAYMENT TYPES

CLAY AND CONCRETE TILE CRC R 905.3	ASTM D226 TYPE II ASTM D2626 TYPE I ASTM D6380 CLASS M MINERAL, SURFACED ROLL ROOFING

12) TABLE R905.1.1(2) UNDERLAYMENT APPLICATIONS

CLAY AND CONCRETE TILE CRC R 905.3	FOR ROOF SLOPES FROM 2 1/2 UNITS VERTICAL IN 12 UNITS HORIZONTAL (21/2:12), UP TO 4 UNITS VERT IN 12 UNITS HORIZ (4:12), UNDERLAYMENT SHALL BE NOT FEWER THAN TWO LAYERS APPLIED AS FOLLOWS: STARTING AT THE EAVE, APPLY A 19" STRIP OF UNDERLAYMENT PARALLEL WITH THE EAVE. STARTING AT THE EAVE, APPLY 36" WIDE STRIPS OF UNDERLAYMENT FELT, OVERLAPPING SUCCESSIVE SHEETS 19". END LAPS SHALL BE 4" & SHALL BE OFFSET BY 6 FEET. FOR ROOF SLOPES OF 4 UNITS VERT IN 12 UNITS HORIZ (4:12) OR GREATER, UNDERLAYMENT SHALL BE NOT FEWER THAN ONE LAYER OF UNDERLAYMENT FELT APPLIED SHINGLE FASHION, PARALLEL TO AND STARTING FROM THE EAVES & LAPPED 2". END LAPS SHALL BE 4" AND SHALL BE OFFSET BY 6 FEET.

13) SITE SLOPE & DRAINAGE:
(DIRECTION OF DRAINAGE IS TOWARD N BROADWAY)
LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FT. (5%). WHERE LOT LINES, WALLS SLOPES OR OTHER PHYSICAL BARRIER PROHIBIT 6" OF FALL WITHIN 10 FT, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. (CRC R401.3 IMPERVIOUS SURFACES WITHIN 10 FT. OF THE BUILDING FOUNDATION SHALL BE SLOPED A MIN. OF 2% AWAY FROM THE BUILDING (CRC 401.3 EXCEPTION)

14) 18'-0" DEEP CANTILEVERED CARPORT

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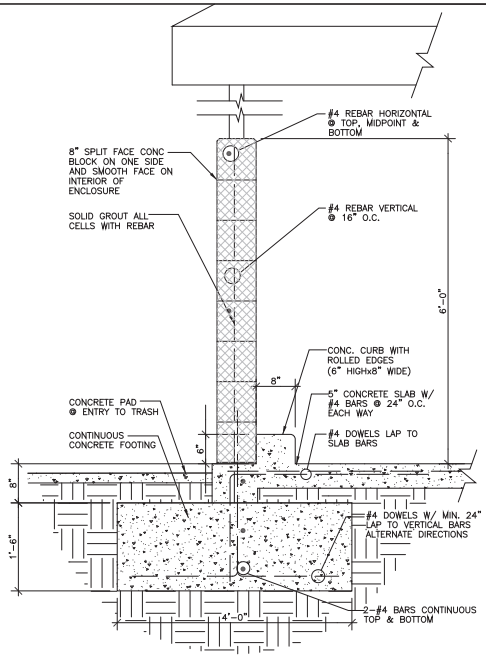
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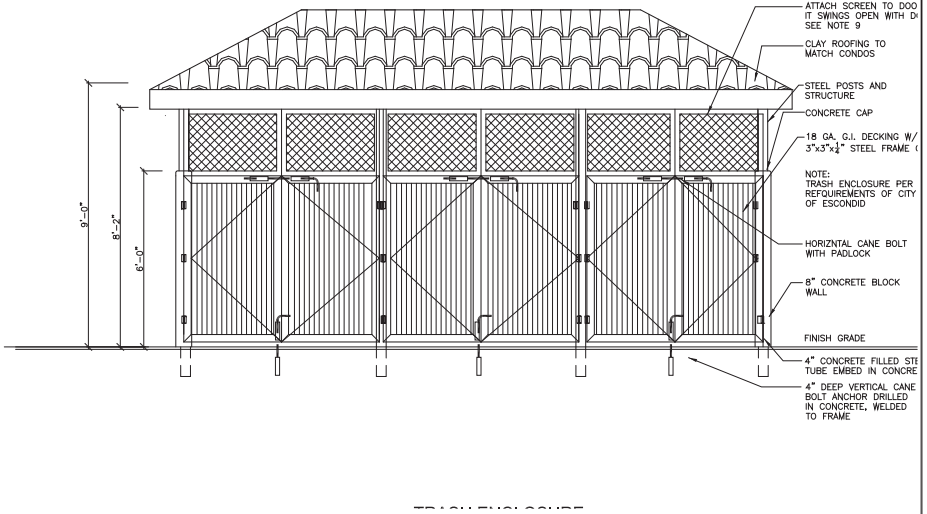
A - 2.7

TRASH ENCLOSURE NOTES

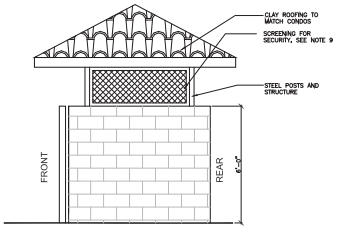
1. WALLS: SLUMPSTONE BLOCK, REINFORCED AND CAPPED. STRUCTURE TO BE APPROVED PRIOR TO CONSTRUCTION BY BUILDING AND SAFETY DEPARTMENT
2. GATES: SHALL BE STEEL FRAMED WITH STEEL ANGLE BRACE TYPE METAL 18 GAUGE AND STEEL MINI V-BEAM PANEL AND THE GATE ITSELF, SHALL BE HUNG ON A 4" STEEL TUBE, CONCRETE FILLED THAT IS NOT ATTACHED TO THE ENCLOSURE. SHALL NOT OPEN INTO DRIVING LANES OR PARKING SPACES.
3. SIZE & LOCATION: TO BE DETERMINED IN ADVANCE OF CONSTRUCTION BY THE REFUSE SUPERINTENDENT. ENCLOSURE WILL HOLD (3) BINS FOR TRASH, RECYCLING AND ORGANIC WASTE (TWO 4-YARD BINS FOR AND ONE 2-YARD BIN)
4. FLOOR: SHALL BE OF CONCRETE, WITH A MAXIMUM SLOPE OF 2% TO DRAIN ENCLOSURE, AND FLUSH WITH ADJOINING PAVEMENT
5. LATCH: A LATCHING ASSEMBLY IS REQUIRED WITH CANE BOLTS ON BOTH GATES TO HOLD IN OPEN AND CLOSED POSITION WITH 2" PIPE TO HOLD THE CANE BOLT.
6. ACCESSABILITY: ENCLOSURE LOCATIONS SHOULD NOT BE BEHIND ANY LOCKED GATES, CHAINS, OR FENCES. IF ENCLOSURE LOCATIONS ARE SITUATED BEHIND LOCKED COMPLEXES, THE CONDITIONS FOR PICKUP WILL BE FORMALIZED IN A WRITTEN AGREEMENT SIGNED BY THE OWNER AND APPROVED BY THE REFUSE SUPERINTENDENT. THIS AGREEMENT MUST BE APPROVED PRIOR TO APPROVAL OF PLANS.
7. ROOF: A SOLID ROOF WITH 8 FEET OF CLEARANCE IS REQUIRED ON ALL TRASH ENCLOSURES.
8. PARKING: NO PARKING SPACES ARE ALLOWED WITHIN 5 FEET OF EDGE OF ENCLOSURE.
9. SECURITY SCREENING (TUBULAR STEEL, SECURITY INTERLOCKING FENCING, ETC.) ON THE OPEN AREAS OF THE TRASH ENCLOSURE TO PREVENT UNAUTHORIZED ACCESS.



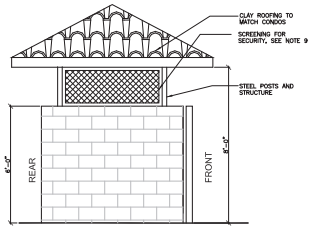
TRASH ENCLOSURE SECTION | SCALE 1"=1'-0" | 5



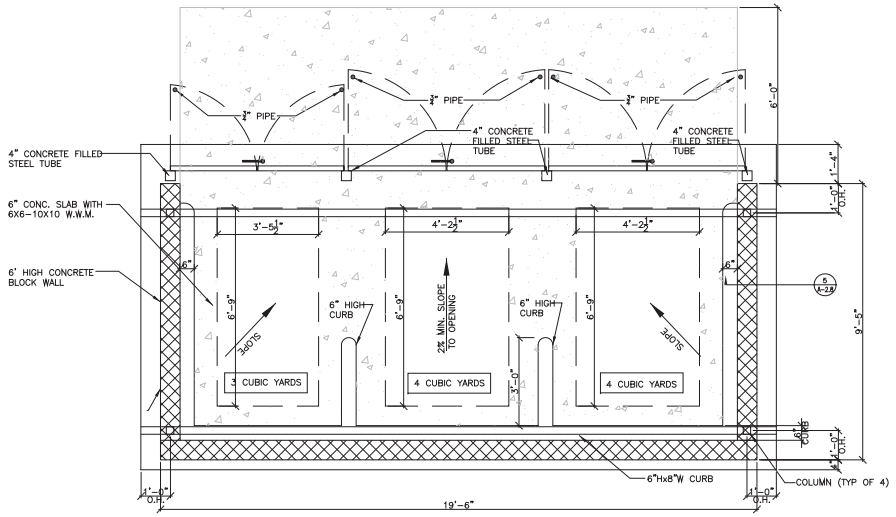
TRASH ENCLOSURE - SECTION | SCALE 1/2"=1'-0" | 4



TRASH - SIDE ELEVATION | SCALE 1/2"=1'-0" | 3



TRASH - SIDE ELEVATION | SCALE 1/2"=1'-0" | 2



TRAHS ENCLOSURE PLAN | SCALE 1/2"=1'-0" | 1

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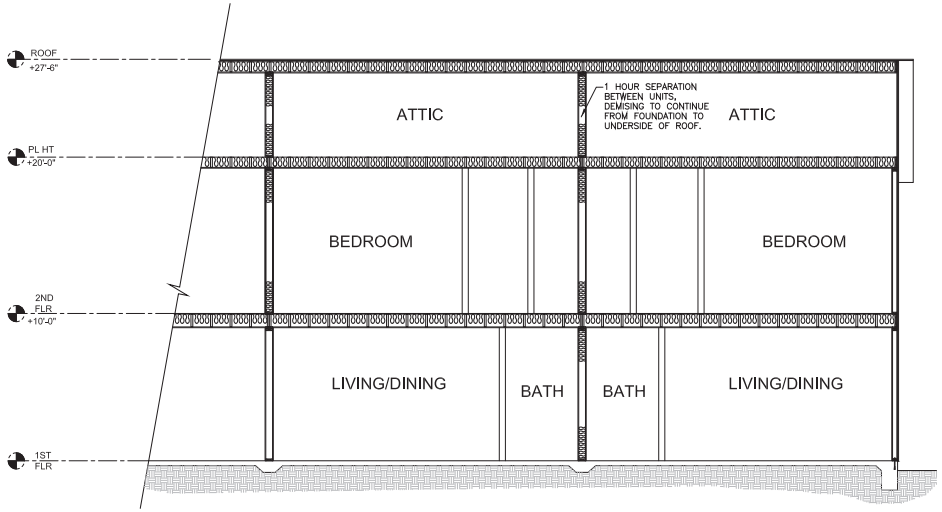
PROJECT TITLE:
RESIDENTIAL CONDOMINIUM UNITS
1325 N. BROADWAY ESCONDIDO, CA 92026

PROFESSIONAL SEAL:
REGISTERED PROFESSIONAL ENGINEER
EXP: 3/31/27
No. C89670
CIVIL
STATE OF CALIFORNIA
8/12/2026

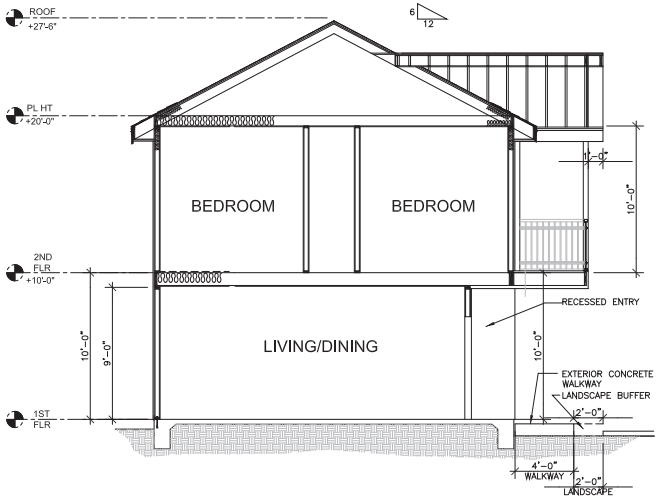
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DRAWN:	CHECKED:

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TRASH ENCLOSURE

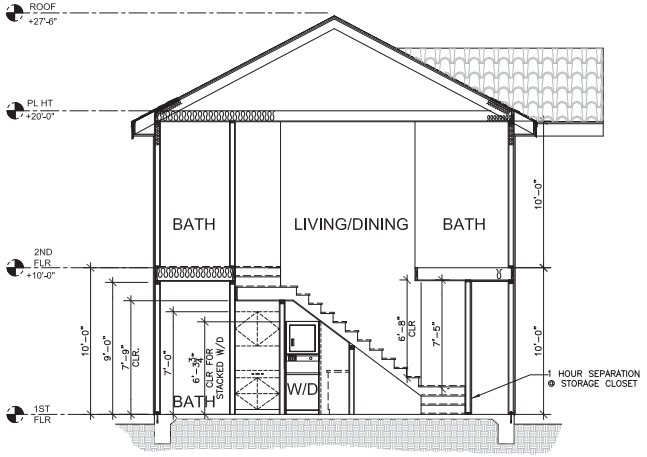
A - 2.8



SECTION | SCALE 1/4"=1'-0" | 2



SECTION | SCALE 1/4"=1'-0" | 3



SECTION | SCALE 1/4"=1'-0" | 1

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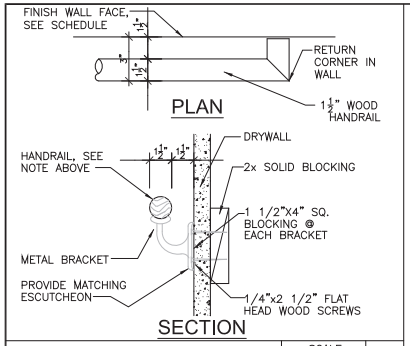
REGISTERED PROFESSIONAL ENGINEER
FAHAD ZAKARIA
EXP: 3/31/27
No. C89670
CIVIL
STATE OF CALIFORNIA

5/8/26

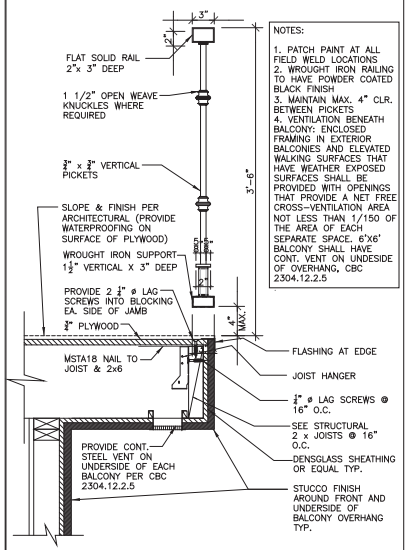
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DRAWING TITLE:
SECTIONS

A - 3.1

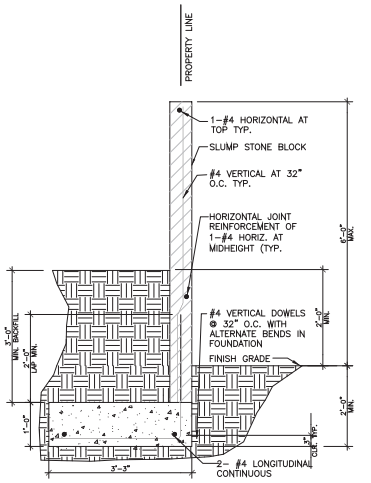


WALL MOUNTED RAIL- | SCALE 1 1/2"=1'-0" | 13



NOTES:
1. PATCH PAINT AT ALL FIELD WELD LOCATIONS
2. WROUGHT IRON RAILING TO HAVE POWDER COATED BLACK FINISH
3. MAINTAIN MAX. 4" CLR. BETWEEN PICKETS
4. VENTILATION BENEATH BALCONY: ENCLOSED FRAMING IN EXTERIOR BALCONIES AND ELEVATED WALKING SURFACES THAT HAVE WEATHER EXPOSED SURFACES SHALL BE PROVIDED WITH OPENINGS THAT PROVIDE A NET FREE CROSS-VENTILATION AREA NOT LESS THAN 1/150 OF THE AREA OF EACH SEPARATE SPACE. 6'X6' BALCONY SHALL HAVE CONT. VENT ON UNDESIDE OF OVERHANG, CBC 2304.12.2.5

BALCONY EDGE | SCALE 1 1/2"=1'-0" | 11



GENERAL SPECIFICATIONS:

1) CONCRETE MIX FOR FOOTING TO BE 1 PART CEMENT TO 2.5 PARTS SAND TO 3.5 PARTS GRAVEL WITH A MAXIMUM OF 7.5 GALLONS OF WATER PER SACK OF CEMENT/ MINIMUM F'C = 2,500 PSI.

2)CONCRETE BLOCK UNITS SHALL CONFORM TO ASTM C90.

3) REINFORCING STEEL TO BE DEFORMED AND CONFORMED TO ASTM STANDARD A615 GRADE 40 OR GRADE 60

4) REBAR SHALL BE CENTERED IN THE CONCRETE BLOCK CELL IN WHICH IT IS LOCATED

5) CONCRETE BLOCK UNITS SHALL BE PLACED IN A RUNNING BAND WITH HEAD JOINTS IN SUCCESSIVE COURSES HORIZONTALLY OFFSET AT LEAST ONE-QUARTER THE UNIT LENGTH.

6) CONCRETE BLOCK UNITS TO HAVE VERTICAL CONTINUITY OF CELLS UNOBSTRUCTED. ALL CELLS CONTAINING REINFORCING SHALL BE SOLID GROUTED (VERTICAL AND HORIZONTAL REINFORCEMENT.)

7) MORTAR MIX FOR CONCRETE TO BE 1 PART CEMENT TO 0.5 PART LIME TO 3 PARTS DAMP LOOSE SAND.

8) GROUT MIX FOR CONCRETE BLOCK WALL TO BE 1 PART CEMENT TO 3 PARTS SAND TO WHICH MAY BE ADDED NOT MORE THAN 0.1 PART LIME. SUFFICIENT WATER TO BE ADDED TO PRODUCE CONSISTENCY FOR POURING WITHOUT SEGREGATION OF CONSTITUENTS. THE GROUT MAY CONTAIN 2 PARTS PEA GRAVEL, MAXIMUM SIZE 3/8".

9) A FIRST INSPECTION IS REQUIRED WHEN TRENCHES ARE READY FOR CONCRETE AND ALL REQUIRED STEEL IS TIED IN PLACE. A SECOND INSPECTION IS REQUIRED WHEN FIRST HORIZONTAL BAR AND ALL VERTICAL BARS ARE IN PLACE BUT NOT GROUTED.

10) FOUNDATION MUST BE POURED AGAINST UNDISTURBED SOIL WITH NO APPRECIABLE SLOPE OF SIDEWALLS ON ALL TYPES OF FOUNDATION.

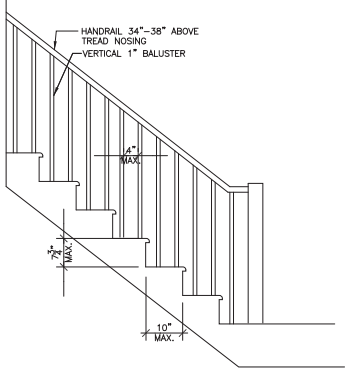
11) MASONRY OR CONCRETE FENCES OVER 3'-6" IN HEIGHT MEASURED FROM ADJACENT GRADE SHALL REQUIRE A BUILDING PERMIT.

12) HEIGHT OF FENCE SHALL COMPLY WITH ALL PROVISIONS OF THE ZONING CODE.

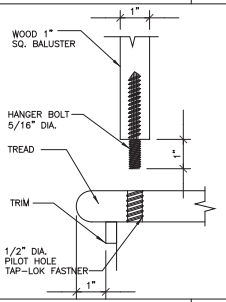
BLOCK WALL DETAIL | SCALE 3/4"=1'-0" | 8

STAIR NOTES

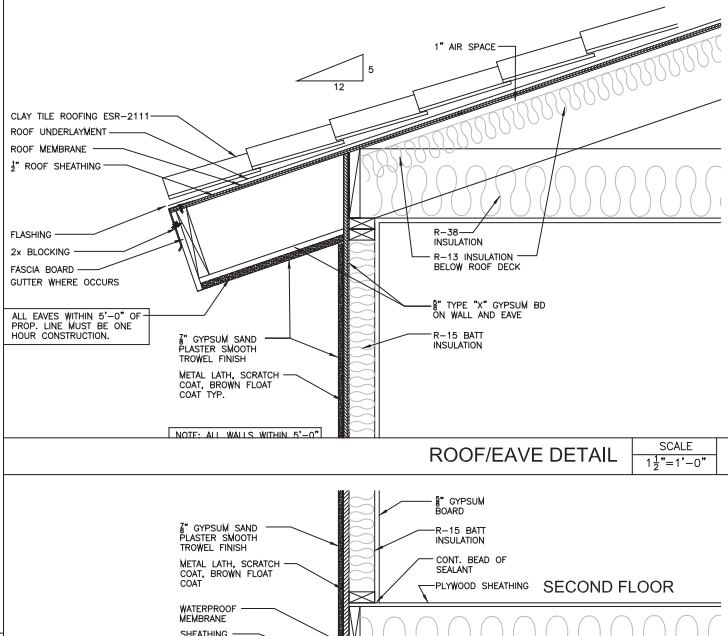
1) HEIGHT OF HANDRAIL ABOVE TREADS = 30" MIN, 34" MAX)
2) ALL TREAD SURFACES TO BE SLIP RESISTANT
3) ALL EXPOSED EDGES OF TREADS TO BE SMOOTH, ROUNDED OR CHAMPHERED, NO ABRUPT EDGES
4) NOSING PROJECTION PAST FACE OF RISER TO BE 1"
5) MINIMUM HEADROOM CLEARANCE MEASURED VERTICALLLY FROM THE PLANE OF THE CEILING FINISH TANGENT TO THE TREAD NOSING AT STAIR TO BE 6'-8" MIN. CLEAR.
6) ENCLOSED USABLE AREA UNDER STAIRS SHALL BE 1 HOUR FIRE RATED CONSTRUCTION.



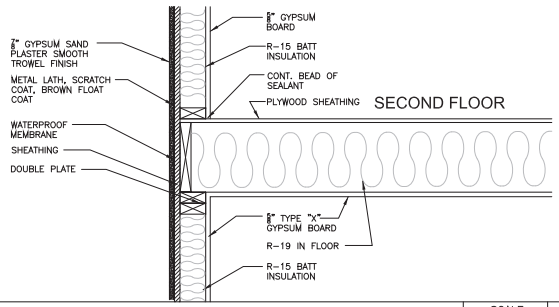
STAIR ELEVATION | SCALE 3/4"=1'-0" | 6



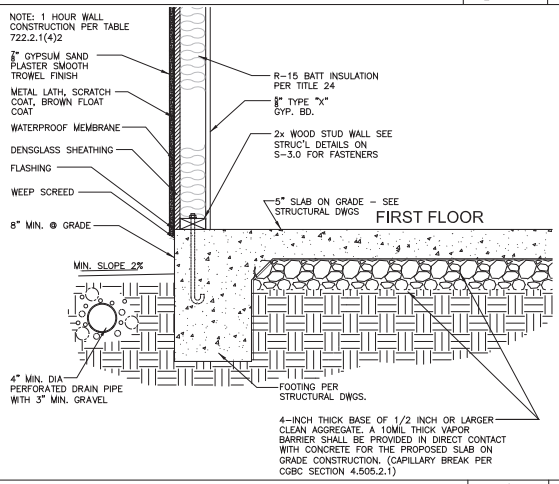
RAIL CONNECTION | SCALE 6"=1'-0" | 5



ROOF/EAVE DETAIL | SCALE 1 1/2"=1'-0" | 3



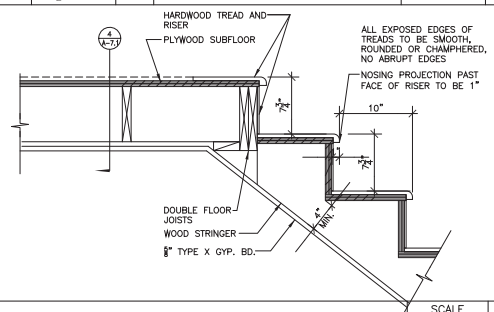
WALL / FLOOR DETAIL | SCALE 1 1/2"=1'-0" | 2



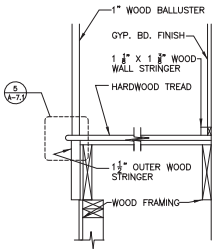
FOOTING DETAIL | SCALE 1 1/2"=1'-0" | 1

E. MEANS OF EGRESS

5. SHOW THE FOLLOWING STAIRWAY DETAILS ON PLANS:
A. 7.75" RISE & 10" RUN. (1011.5, R311.7.5)
B. MIN. 6'-8" HEADROOM CLEARANCE. (1011.3, R311.7.2)
C. MIN 36" CLEAR WIDTH. (1011.2, R311.7.1)
D. HANDRAILS 34" TO 38" HIGH ABOVE TREAD NOSING (1014.2, R311.7.8.1)
E. HANDGRIP PORTION OF HANDRAIL SHALL NOT BE LESS THAN 1.25" AND NO MORE THAN 2" CROSS-SECTIONAL DIMENSION HAVING A SMOOTH SURFACE WITH NO SHARP CORNERS (1014.3, R311.7.8.3)
F. LESS THAN 4" CLEAR SPACING OPENING BETWEEN RAILS.(1015.4, R312.1.3)



STAIR TREAD DETAIL | SCALE 1 1/2"=1'-0" | 7



RAIL SECTION | SCALE 1 1/2"=1'-0" | 4

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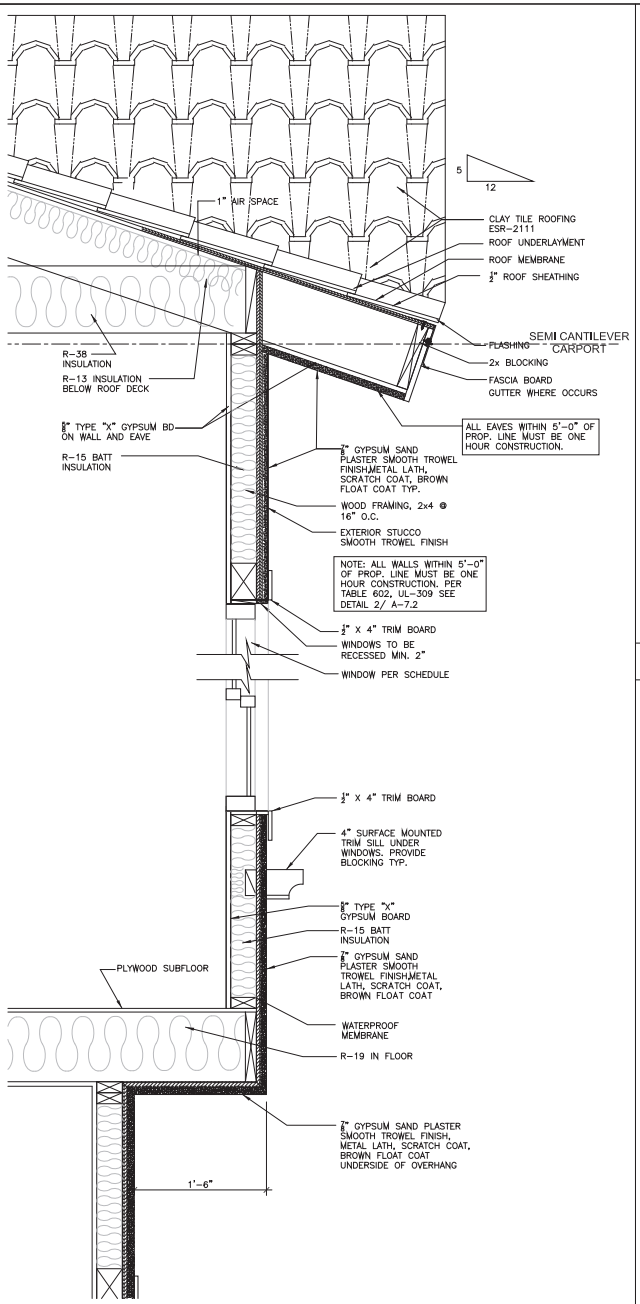
PROJECT TITLE:
RESIDENTIAL CONDOMINIUM UNITS
1325 N. BROADWAY ESCONDIDO, CA 92026

PROFESSIONAL SEAL
REGISTERED PROFESSIONAL ENGINEER
MUHAMMAD ZAHID QURESHI
EXP: 3/31/27
No. C89670
CIVIL
STATE OF CALIFORNIA
8/12/2026

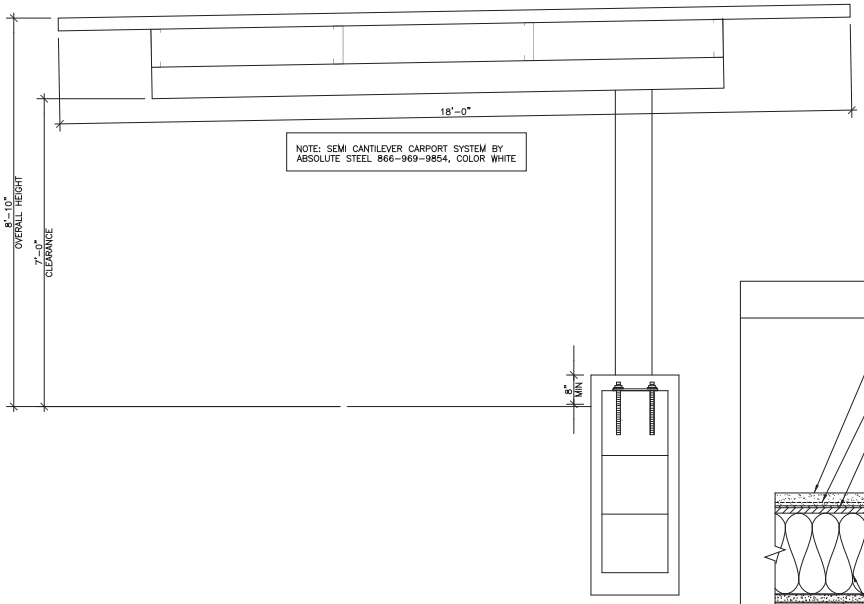
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DRAWING TITLE:
DETAILS

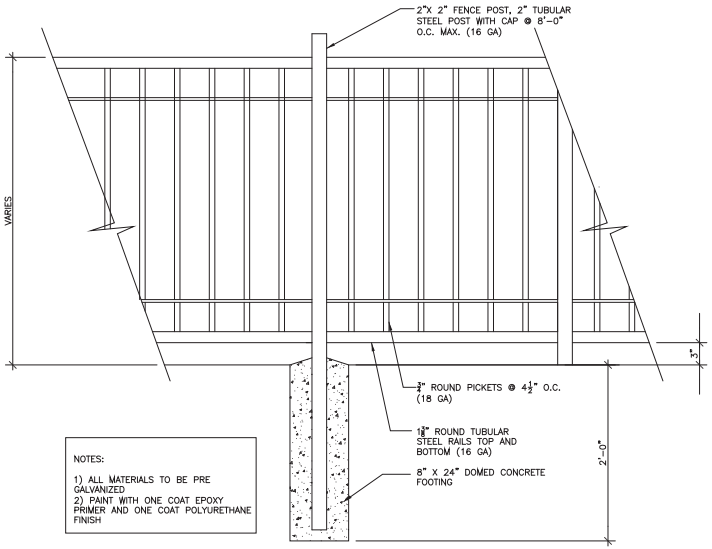
A - 7.1



SECTION | SCALE 1½"=1'-0" | 11

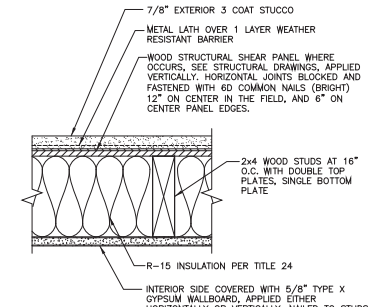


CANTILEVER CANOPY PROFILE | SCALE 3/4"=1'-0" | 5

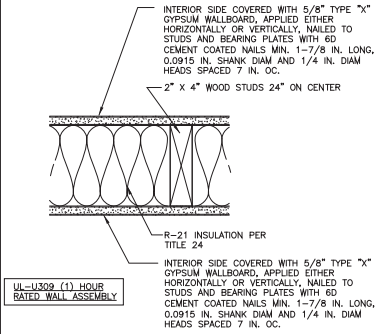


TUBULAR STEEL FENCE DETAIL | SCALE 1½"=1'-0" | 4

\- | SCALE 3"=1'-0" | 3



1 HOUR EXT WALL | SCALE 3"=1'-0" | 2



1 HOUR DEMISING WALL | SCALE 3"=1'-0" | 1

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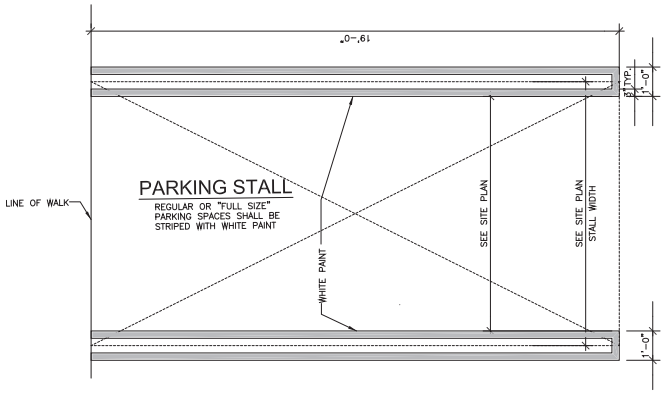
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RESIDENTIAL CONDOMINIUM UNITS
1325 N. BROADWAY ESCONDIDO, CA 92026

PROFESSIONAL SEAL:
REGISTERED PROFESSIONAL ENGINEER
MUHAMMAD ZAHEER KHAN
EXP: 3/31/27
No. C89670
CIVIL
STATE OF CALIFORNIA
8/12/2026

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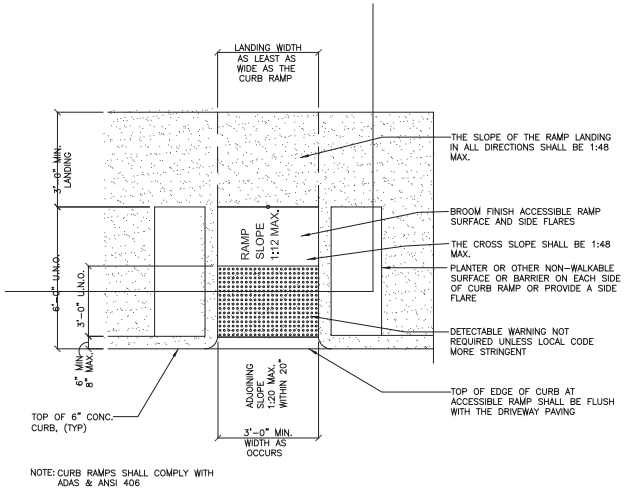
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DETAILS

A - 7.2



PARKING STALL STRIPING

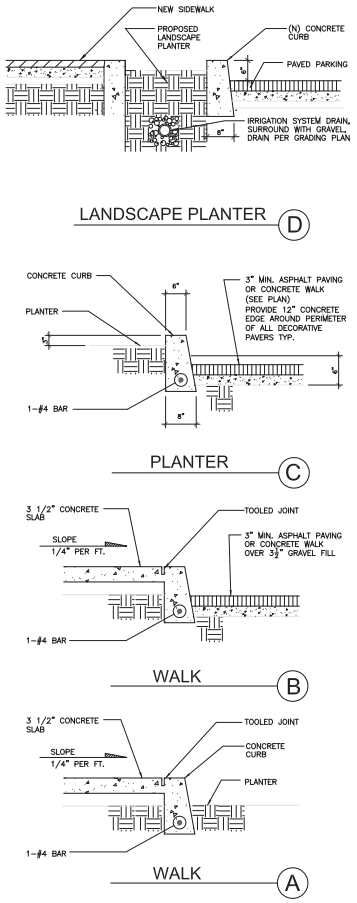
SCALE – | 16



NOTE: CURB RAMPS SHALL COMPLY WITH ADAS & ANSI 406

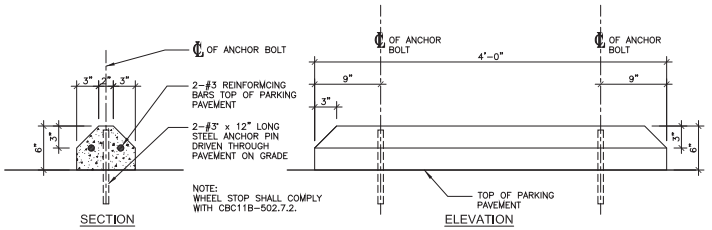
PERPENDICULAR CURB RAMP

SCALE 1/2"=1'-0" | 14



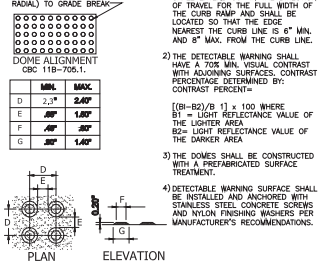
CURB DETAILS

SCALE 6"=1'-0" | 5



WHEELS CURB DETAIL

SCALE 1½"=1'-0" | 13



1) THE DETECTABLE WARNING SURFACE SHALL EXTEND 36" IN THE DIRECTION OF TRAVEL FOR THE FULL WIDTH OF THE CURB RAMP AND SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS 6" MIN. AND 8" MAX. FROM THE CURB LINE.

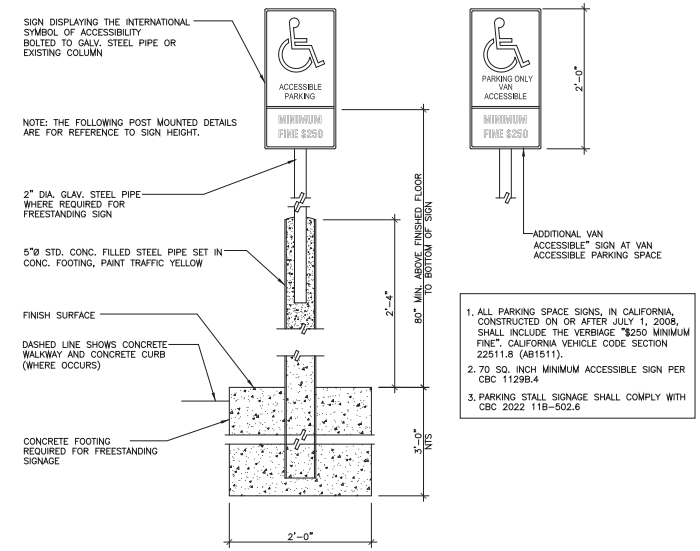
2) THE DETECTABLE WARNING SHALL HAVE A 70% MIN. VISUAL CONTRAST WITH ADJOINING SURFACES. CONTRAST PERCENTAGE DETERMINED BY: CONTRAST PERCENT= [(B1-B2)/B 1] x 100 WHERE B1 = LIGHT REFLECTANCE VALUE OF THE LIGHTER AREA B2= LIGHT REFLECTANCE VALUE OF THE DARKER AREA

3) THE DOMES SHALL BE CONSTRUCTED WITH A PREFABRICATED SURFACE TREATMENT.

4) DETECTABLE WARNING SURFACE SHALL BE INSTALLED AND ANCHORED WITH STAINLESS STEEL CONCRETE SCREWS AND NYLON FINISHING WASHERS PER MANUFACTURER'S RECOMMENDATIONS.

DETECTABLE WARNING

SCALE NONE | 9



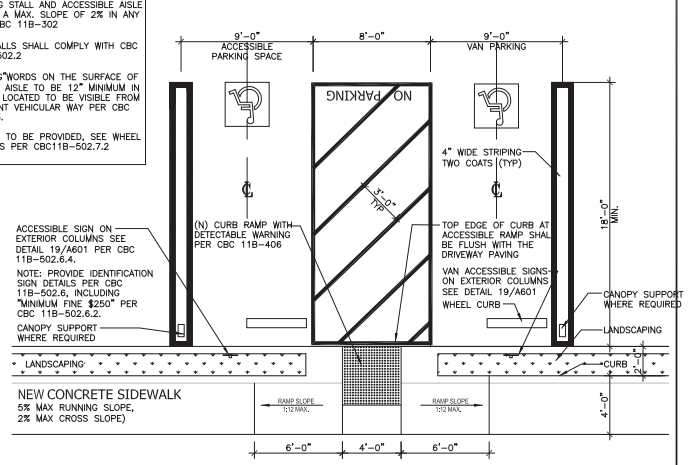
1. ALL PARKING SPACE SIGNS, IN CALIFORNIA, CONSTRUCTED ON OR AFTER JULY 1, 2008, SHALL INCLUDE THE VERBIAGE "$250 MINIMUM FINE". CALIFORNIA VEHICLE CODE SECTION 22511.8 (AB1511).
2. 70 SQ. INCH MINIMUM ACCESSIBLE SIGN PER CBC 1129B.4
3. PARKING STALL SIGNAGE SHALL COMPLY WITH CBC 2022 11B-502.6

ACCESSIBLE PARKING SIGNS

SCALE ½"=1'-0" | 3

NOTES

1. PROVIDE DETECTABLE WARNING WHERE THE ACCESSIBLE ROUTE CROSSES OR ADJOINS THE VEHICULAR PATH OF TRAVEL PER CBC 11B-247.1.2.5. SEE DETECTABLE WARNINGS DETAIL 3/A-7.2 IN ACCORDANCE WITH CBC 11B-705
2. THE PARKING STALL AND ACCESSIBLE AISLE SHALL HAVE A MAX. SLOPE OF 2% IN ANY DIRECTION CBC 11B-302
3. PARKING STALLS SHALL COMPLY WITH CBC 2022 11B-502.2
4. "NO PARKING"WORDS ON THE SURFACE OF THE ACCESS AISLE TO BE 12" MINIMUM IN HEIGHT AND LOCATED TO BE VISIBLE FROM THE ADJACENT VEHICULAR WAY PER CBC 11B-502.3.3.
5. WHEEL STOP TO BE PROVIDED, SEE WHEEL STOP DETAILS PER CBC11B-502.7.2



ACCESSIBLE PARKING DETAILS

SCALE 1/4"=1'-0" | 1

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PROJECT TITLE:
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1325 N. BROADWAY ESCONDIDO, CA 92026

PROFESSIONAL SEAL
REGISTERED PROFESSIONAL ENGINEER
SHAHZAD ZAMEER
EXP: 3/31/27
No. C89670
CIVIL
STATE OF CALIFORNIA
8/12/2026

REVISIONS:	DATE:

DETAILS

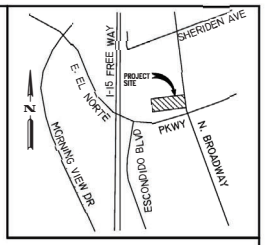
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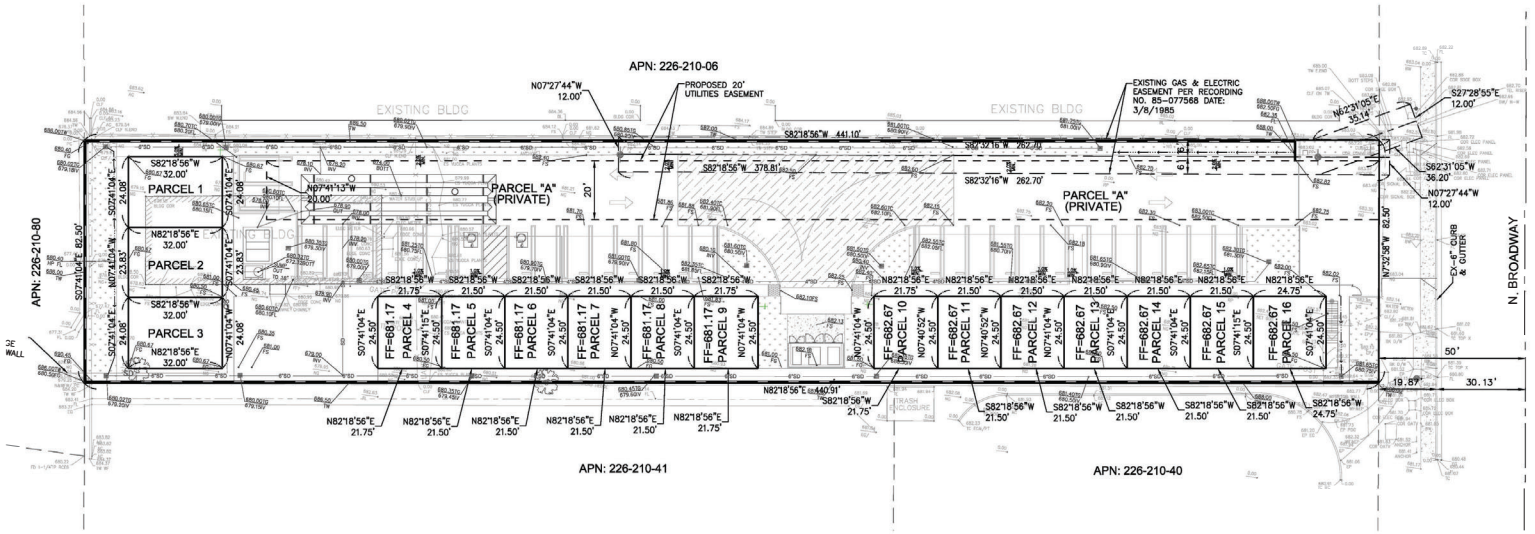
A - 7.3

TENTATIVE PARCEL MAP NO. PL25-0292

FOR CONDOMINIUM PURPOSES AS NOTED
CITY OF ESCONDIDO
IN THE COUNTY OF SAN DIEGO
STATE OF CALIFORNIA



VICINITY MAP
NOT TO SCALE



TENTATIVE MAP NOTE:

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTIONS 4125 OR 6542 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF COMMERCIAL CONDOMINIUM UNIT IS 17.

ASSESSORS PARCEL NUMBER(S)

226-210-07-00

LEGAL DESCRIPTION

THE EASTERLY 442 FEET OF THE SOUTHERLY 82 1/2 FEET OF THE NORTHERLY 165 FEET OF LOT 1 IN BLOCK 166 OF RANCHO RINCON DEL DIABLO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 723, MADE BY J.M. GRAHAM AND FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 13, 1892.

ENGINEER:

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206-734-7765
Joanne C. Singer RCE 26900
760-625-7426

OWNER:

WEST COAST PRIME DEVELOPMENT
PHONE: 714-600-0182

SITE ADDRESS

1325 N. BROADWAY
ESCONDIDO, CA 92026

ZONING/LAND USE

R-2-12 (LIGHT MULTIPLE RESIDENTIAL)

UTILITY COMPANIES

WATER – CITY OF ESCON.	PH: (760) 839-4880
SEWER – CITY OF ESCON.	PH: (760) 839-4880
GAS – SO CAL	PH: (800) 743-5000
ELEC – SDGE	PH: (800) 411-7343

LEGEND

PROPERTY LINE	TC	TOP OF CURB
CENTER LINE	HP	HIGH POINT
EASEMENT LINE	FG	FINISHED GRADE
PROP. CONTOUR LINE	FL	FLOW LINE
EXIST. CONTOUR LINE	FS	FINISHED SURFACE
EXIST. SPOT ELEVATION	FF	FINISHED FLOOR
BOLLARD	PAD	PAD ELEVATION
FIRE HYDRANT	R/W	RIGHT OF WAY
GAS VALVE	P.L.	PROPERTY LINE
LIGHT POLE	TW	TOP OF WALL
MISCELLANEOUS BOX	TF	TOP OF FOOTING
POWER POLE	N.A.P.	NOT A PART
SEWER MANHOLE	EX	EXISTING
STREET LIGHT	HT	WALL HIGH
SIGN	GB	GRADE BREAK
TRAFFIC SIGNAL LIGHT	CB	CATCH BASIN
STORM DRAIN MANHOLE	PUE	PUBLIC UTILITY EASEMENT
WATER VALVE		
PROPOSED DRAINAGE SWALE		

STORM DRAIN	
NEW SS	
NEW WATER	
NEW FIRE LINE	
NEW WALL	
DRAINAGE PATTERN	
AC PAVING	
LANDSCAPE/NATURAL	
GRAVEL SURFACES	
CONC SURFACES	

PARCEL DATA

PROPOSED PARCELS	AREA	USE
PARCEL 1	770.67 SF	CONDOMINIUM
PARCEL 2	762.67 SF	CONDOMINIUM
PARCEL 3	770.67 SF	CONDOMINIUM
PARCEL 4	532.83 SF	CONDOMINIUM
PARCEL 5	526.74 SF	CONDOMINIUM
PARCEL 6	526.73 SF	CONDOMINIUM
PARCEL 7	526.73 SF	CONDOMINIUM
PARCEL 8	526.73 SF	CONDOMINIUM

PARCEL DATA

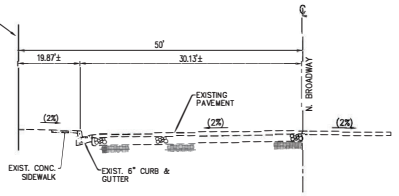
PROPOSED PARCELS	AREA	USE
PARCEL 9	532.82 SF	CONDOMINIUM
PARCEL 10	532.83 SF	CONDOMINIUM
PARCEL 11	526.73 SF	CONDOMINIUM
PARCEL 12	526.74 SF	CONDOMINIUM
PARCEL 13	526.73 SF	CONDOMINIUM
PARCEL 14	526.73 SF	CONDOMINIUM
PARCEL 15	526.71 SF	CONDOMINIUM
PARCEL 16	606.33 SF	CONDOMINIUM
PARCEL A	27133.56 SF	HOA

NOTE:

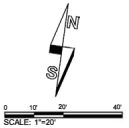
1. ALL LOTS TO BE SERVED BY SANITARY SEWER SYSTEM CONNECTED TO ...
2. ALL LOTS TO BE SERVED BY A DOMESTIC WATER DISTRIBUTION SYSTEM CONNECTED TO...
3. SYSTEM TO THE (WATER DISTRICT) SERVICE AND ENCOMPASSED WITHIN AN ON-SITE PUBLIC EASEMENT.
4. THIS MAP IS CONSISTENT WITH THE ZONING SHOWN IN THE PLANNED DEVELOPMENT/MASTER DEVELOPMENT FOR THIS PROJECT.
5. THIS MAP WILL CREATE NN CONDOMINIUM UNITS.

PROPERTY AREAS

	NET AREA	GROSS AREA
TOTAL	36,382.95 SF 0.83 AC.	36,382.95 SF 0.83 AC.



N. BROADWAY
NTS



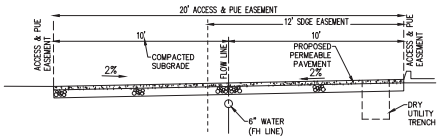


CIVIL ENGINEER

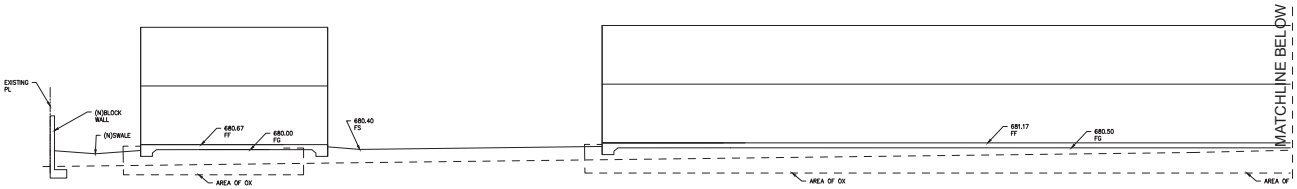
DRP ENTERPRISES
Daniel Patneaude
MAILING ADDRESS:
PO Box 4428
Palm Springs, CA 92263
206-734-7765
Joanne C. Singer RCE 26900
760-625-7426

PRELIMINARY GRADING PLANS

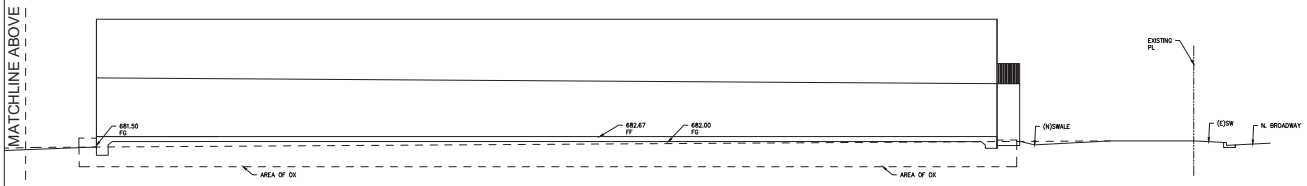
1325 N. BROADWAY ESCONDIDO CA 92026
APN 226-210-007



TYPICAL SECTION
PRIVATE DRIVE(EASEMENT)
NTS



SECTION A WEST
NOT TO SCALE



SECTION A EAST
NOT TO SCALE

BENCHMARK:

CITY BM 162-A
DESCRIPTION - CHISELED ON TOP OF CURB RETURN ON THE NW CORNER OF BROADWAY STREET AND EL NORTE PKWY.
ELEVATION = 679.20

EARTHWORK

CUT CY - 243 CY
FILL CY - 476 CY
REMEDIAL CY - 629 CY
IMPORT CY - 280.6 CY

LEGAL DESCRIPTION

MAP 7746 ESCONDIDO TRACT 207-A LOT 7
APN: 226-210-07

PREPARED BY:

DRP ENTERPRISES
Daniel Patneaude
MAILING ADDRESS:
PO Box 4428
Palm Springs, CA 92263
206-734-7765
Joanne C. Singer RCE 26900
760-625-7426

APPLICANT/OWNER DEVELOPER

WEST COAST PRIME DEVELOPMENT
WESTCOASTPRIMEDEVELOPMENT@GMAIL.COM
714-600-0182

BASIS OF BEARING

ALONG THE CENTERLINE OF NORTH BROADWAY STREET
BEARING N 7° 32' 58" W PER MAP 7746

ASSESSOR'S LOT NUMBER

APN: 226-210-07

ZONING ORDINANCE

R2 (MULTI UNIT)

FLOOD ZONE:

PROPERTY IS LOCATED IN HAZARD OR WITH RISK OF FLOODING AREA, FEMA
ZONE: X, 06073C0814G, effective on 5/16/2012

LOT AREA

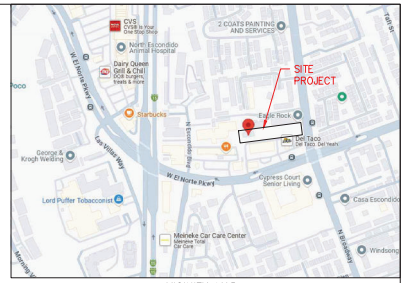
36,381 SF OR 0.835 ACRES

DISTURBED AREA

TOTAL DISTURBED AREA: 36,000 SF. OR 0.826 ACRES

PERVIOUS - IMPERVIOUS AREA TABLE		
	BEFORE	AFTER
PARCEL AREA	36,381 SF	36,381 SF
IMPERVIOUS (SF)	2425 SF	33,054 SF
PERVIOUS (SF)	0 SF	XXXXX SF
TOTAL IMPERVIOUS %	6.6%	90.8%
TOTAL PERVIOUS %	93.4%	9.2%

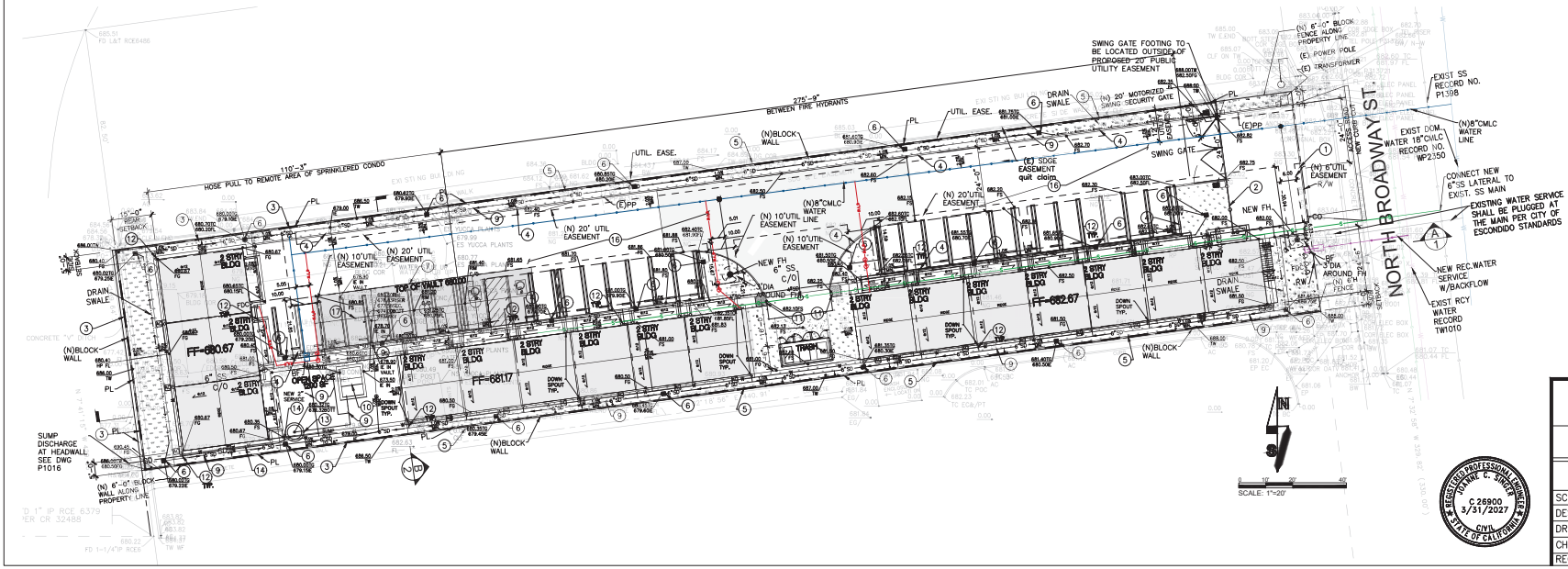
TOTAL BUILDINGS 17,000 SF
TOTAL LANDSCAPE 3,376 SF



VICINITY MAP
N.T.S.

LEGEND

PROPERTY LINE	TC	TOP OF CURB
CENTER LINE	HP	HIGH POINT
EASEMENT LINE	FG	FINISHED GRADE
PROP. CONTOUR LINE	FL	FLOW LINE
EXIS. CONTOUR LINE	FS	FINISHED SURFACE
SPOT ELEVATION	FF	FINISHED FLOOR
BOLLARD	PAD	PAD ELEVATION
FIRE HYDRANT	R/W	RIGHT OF WAY
GAS VALVE	P.L.	PROPERTY LINE
LIGHT POLE	TW	TOP OF WALL
MISCELLANEOUS BOX	TF	TOP OF FOOTING
POWER POLE	N.A.P.	NOT A PART
SEWER MANHOLE	EX	EXISTING
STREET LIGHT	HT	WALL HIGH
SIGN	GB	GRADE BREAK
TRAFFIC SIGNAL LIGHT	CB	CATCH BASIN
STORM DRAIN MANHOLE	PUE	PUBLIC UTILITY EASEMENT
WATER VALVE	SD	STORM DRAIN
PROPOSED DRAINAGE SWALE	6"S	NEW SS
	W	NEW WATER
	6"FW	NEW FIRE LINE
		NEW WALL
		DRAINAGE PATTERN
		AC PAVING
		LANDSCAPE/NATURAL
		GRAVEL SURFACES
		CONC SURFACES



CONSTRUCTION NOTE:

1. PROPOSED DRIVEWAY APPROACH
2. PROPOSED NEW FENCE
3. PROPOSED COMBO RET/BLOCK WALL
4. PROPOSED 6" CURB
5. PROPOSED 6' MAX HEIGHT CMU PERIMETER BLOCK WALL
6. PROPOSED CATCH BASIN NDS
7. PROPOSED 66"x25"x5' STORM DRAIN VAULT
8. PROPOSED GRATE INLET
9. PROPOSED STORM DRAIN PIPE
10. PROPOSED ECOSTREAM FILTRATION SYSTEM
11. PROPOSED CURB RAMP
12. SD DETAIL CONNECTION DOWNSPOUT TO SD
13. PROPOSED ZOELLER SUMP AND VAULT
14. PROPOSED 4" SUMP DISCHARGE
15. NOT USED - REMOVED
16. PROPOSED 4" AC PAVING OVER 6" CAB
17. PROPOSED OVERFLOW

UTILITY COMPANIES:

WATER - CITY OF ESCON.	PH: (760) 839-4880
SEWER - CITY OF ESCON.	PH: (760) 839-4880
GAS - SO CAL	PH: (800) 743-5000
ELEC - SDGE	PH: (800) 411-7343

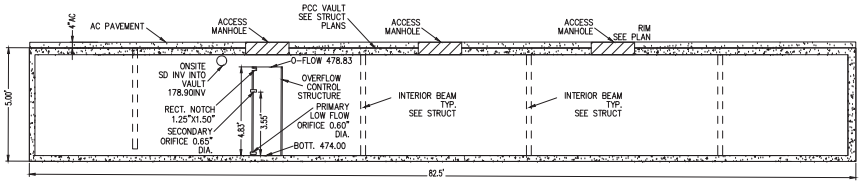
REGISTERED PROFESSIONAL ENGINEER JOANNE C. SINGER C 26900 3/31/2027 CIVIL STATE OF CALIFORNIA

9-19-2026

PRELIMINARY GRADING PLAN
1325 N. BROADWAY
ESCONDIDO, CA 92026

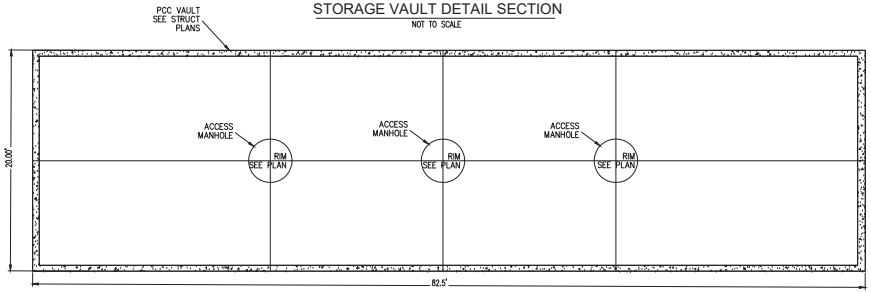
ENGINEERING DEPARTMENT
CITY OF ESCONDIDO, CA

SCALE:	1:=20'		SHEET NO. 1 OF 2 SHTS
DESIGN BY:	DRP		
DRAWN BY:	DRP		
CHECK BY:	DRP		PROJECT NO.
RECORD DWG:			



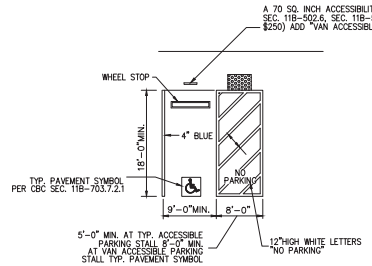
STORAGE VAULT DETAIL SECTION

NOT TO SCALE



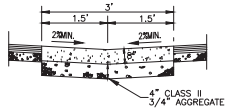
STORAGE VAULT DETAIL PLAN

NOT TO SCALE



ACCESSIBLE PARKING DETAIL

NOT TO SCALE



RIBBON GUTTER

NOT TO SCALE

ECOSTREAM BIOFILTER

UNIT	FILTER AREA (FT²)	MAX TREATMENT FLOW RATE (CFS)	MAX ALLOWABLE DRAINAGE AREA* (ACRES)
ES48B	48	0.441	1.354
ES66B	66	0.551	1.693
ES72B	72	0.662	2.032
ES80B	80	0.735	2.257
ES91B	91	0.838	2.588**
ES96B	96	0.882	2.709**
ES100B	100	0.919	2.822**
ES112B	112	1.029	3.160**
ES120B	120	1.103	3.386**
ES128B	128	1.176	3.612**
ES144B	144	1.323	4.063**
ES160B	160	1.470	4.515**
ES168B	168	1.544	4.740**
ES176B	176	1.618	4.966**
ES225B	225	2.068	6.340**
ES256B	256	2.353	7.223**
ES288B	289	2.656	8.155**
ES324B	324	2.978	9.142**
ES360B	360	3.309	10.158**

* DRAINAGE AREA IS BASED ON 16.93 LB./FT2/ (270.8 LB./16 FT2) OF EFFECTIVE FILTRATION TREATMENT AREA AND THE EQUATION IN THE NJDEP FILTRATION PROTOCOL APPENDIX, WHERE DRAINAGE AREA IS CALCULATED BASED ON 600 LBS. OF MASS CONTRIBUTED PER ACRE OF DRAINAGE AREA ANNUALLY.

** NJDEP REGULATIONS LIMIT THE CONTRIBUTORY DRAINAGE AREA FOR GI MTD'S TO 2.5 ACRES.

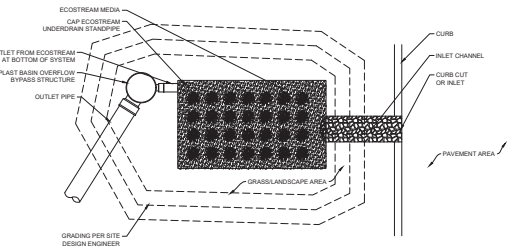
INTEGRATED BYPASS

BASIN	GRATE	BYPASS (CFS)	HEAD REQ. (IN)
15	DOME	1.81	6
		2.26	12
		2.79	18
	FLAT	1.22	6
		1.73	12
		2.12	18
18	DOME	2.32	6
		3.23	12
		4.02	18
	FLAT	1.54	6
		2.18	12
		2.67	18
24	DOME	3.57	6
		5.05	12
		6.19	18
	FLAT	2.57	6
		3.63	12
		4.45	18
30	DOME	4.70	6
		7.65	12
		9.37	18
	FLAT	4.28	6
		6.05	12
		7.41	18

CALCULATIONS BASED ON USDOT/FHWA URBAN DESIGN MANUAL, HYDRAULIC ENGINEERING CIRCULAR NO. 22 THIRD EDITION, PUBLICATION NO FHWA-NHI-10-009, AND A 50% CLOGGING FACTOR.

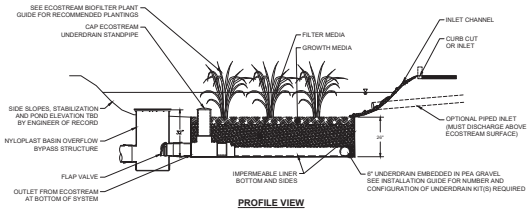
ECOSTREAM BIOFILTER

- THE ECOSTREAM BIOFILTER IS A BIOFILTRATION STORMWATER TREATMENT TECHNOLOGY THAT RELIES ON PHYSICAL, CHEMICAL AND BIOLOGICAL MECHANISMS TO REMOVE TOTAL SUSPENDED SOLIDS, TOTAL PHOSPHORUS, TOTAL NITROGEN, HEAVY METALS, OIL AND GREASE, TRASH AND BACTERIA.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND FINALIZE GRADING TO MEET SITE CONDITIONS.
- THE SITE DESIGN ENGINEER MUST REVIEW THE INLET CHANNEL AND FINALIZE THE DESIGN TO MEET SITE CONDITIONS.
- WATER SURFACE ELEVATION ESTIMATED BASED ON THE INLET CAPACITY OF THE NYLOPLAST GRATE AND THE PROVIDED BYPASS FLOW RATE PER THE SITE DESIGN ENGINEER. SITE DESIGN ENGINEER MUST REVIEW THE WATER SURFACE ELEVATION AND FINALIZE THE DESIGN TO MEET THE PROJECT DESIGN PARAMETERS.
- ADS DOES NOT DESIGN OR PROVIDE MEMBRANE LINERS. TO MINIMIZE THE LEAKAGE POTENTIAL OF LINER SYSTEMS, THE MEMBRANE LINER SYSTEM SHOULD BE DESIGNED BY A KNOWLEDGEABLE GEOTEXTILE PROFESSIONAL AND INSTALLED BY A QUALIFIED CONTRACTOR.
- ADS DOES NOT RECOMMEND PLACING THE LINED ECOSTREAM SYSTEM IN THE WATER TABLE. FOR ASSISTANCE PLEASE CONTACT ADS.



PLAN VIEW

NTS



PROFILE VIEW

NTS

ECOSTREAM BIO FILTRATION

NOT TO SCALE

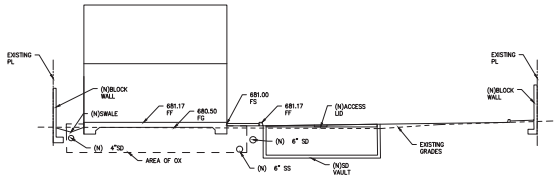
ECOSTREAM BIOFILTER LINER INSTALLATION OPTION
BASIC MEDIA

DATE:	10/17/24	DRAWN:	AM
PROJECT:	21-0125	CHECKED:	AS

EcoStream™ Biofilter
Stormwater Media Filters

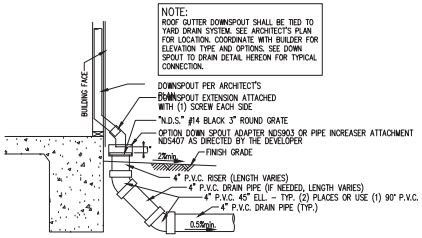
4640 TRUXTUN BLVD
BAKERSFIELD, CA 93309

SHEET 1 OF 1



SECTION B

NOT TO SCALE



TYPICAL DOWNSPOUT TO SD PIPE DETAIL

NOT TO SCALE

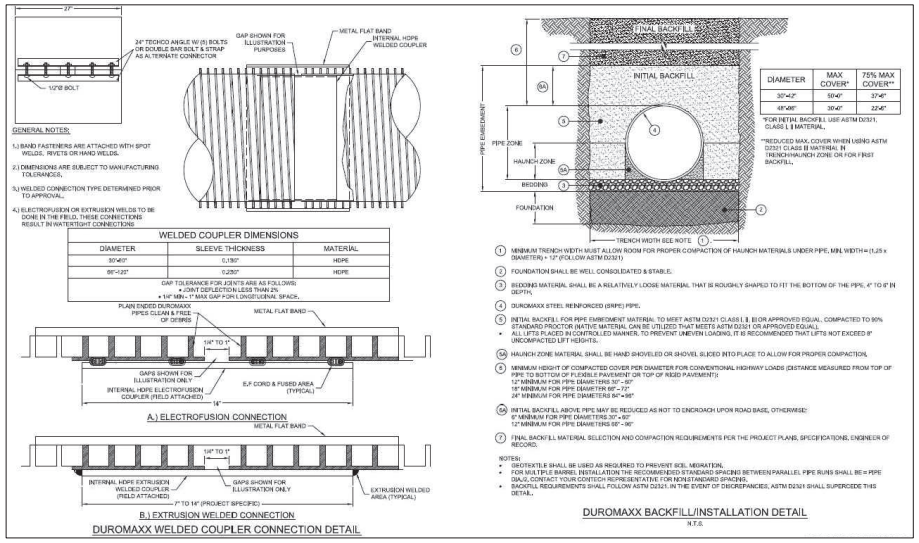
REGISTERED PROFESSIONAL ENGINEER
JOANNE C. SINGER
C 26900
3/31/2027
CIVIL
STATE OF CALIFORNIA

PRELIMINARY GRADING PLAN

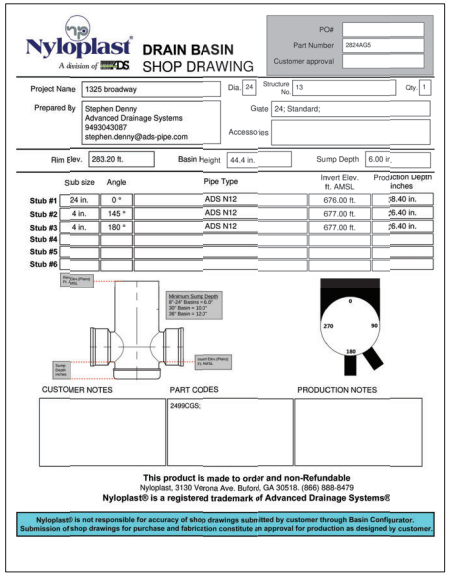
1325 N. BROADWAY
ESCONDIDO, CA 92026

ENGINEERING DEPARTMENT
CITY OF ESCONDIDO, CA

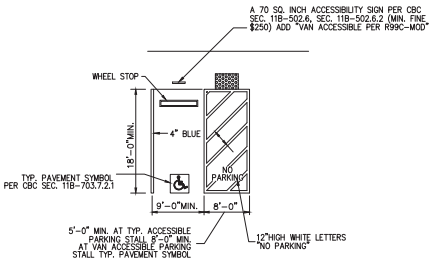
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DESIGN BY:	DRP		
DRAWN BY:	DRP		PROJECT NO.
CHECK BY:	DRP		
RECORD DWG:			



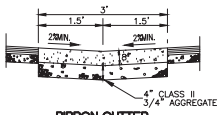
DUROMAXX PIPE DETAIL
NOT TO SCALE



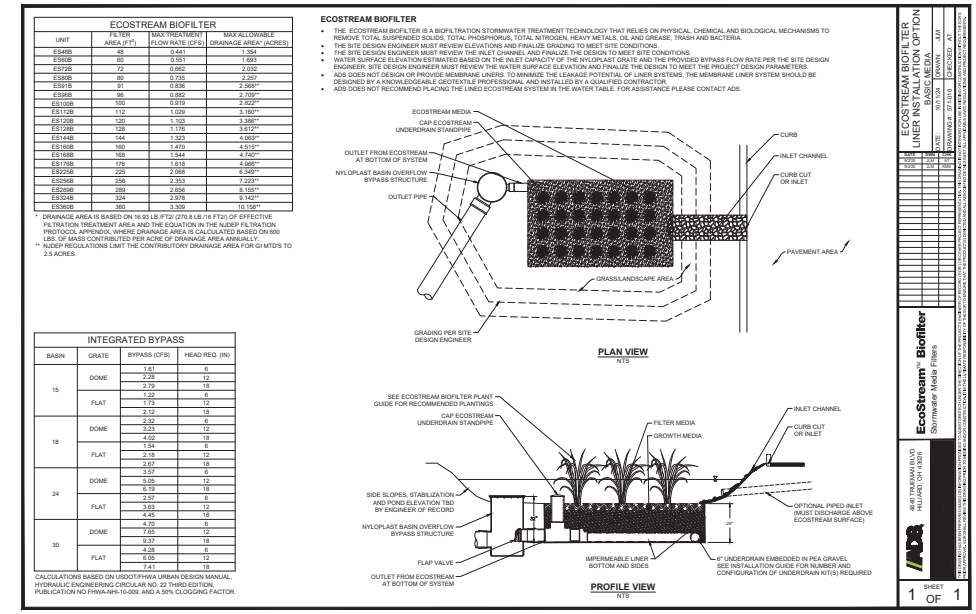
NYLOPLASR ADS OVERFLOW
NOT TO SCALE



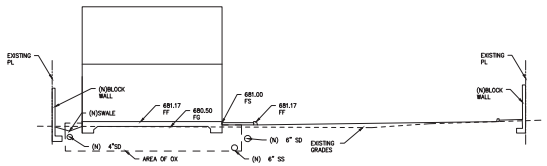
ACCESSIBLE PARKING DETAIL
NOT TO SCALE



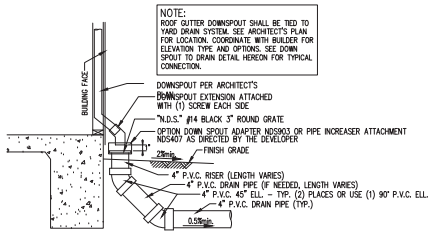
RIBBON GUTTER
NOT TO SCALE



ECOSTREAM BIO FILTRATION
NOT TO SCALE



SECTION B
NOT TO SCALE



TYPICAL DOWNSPOUT TO SD PIPE DETAIL
NOT TO SCALE

REGISTERED PROFESSIONAL ENGINEER DUANNE C. RICE C 26900 3/31/2027 CIVIL STATE OF CALIFORNIA

PRELIMINARY GRADING PLAN
1325 N. BROADWAY
ESCONDIDO, CA 92026

ENGINEERING DEPARTMENT
CITY OF ESCONDIDO, CA

SCALE: NOTED		SHEET NO. 2 OF 2 SHTS
DESIGN BY: DRP		
DRAWN BY: DRP		PROJECT NO.
CHECK BY: DRP		
RECORD DWG:		

SHEET 1 OF 1

PRELIMINARY UTILITY PLANS

1325 N. BROADWAY ESCONDIDO CA 92026
APN 226-210-007

PREPARED BY:
DRP ENTERPRISES
Daniel Patneaude
MAILING ADDRESS:
PO Box 4428
Palm Springs, CA 92263
206-734-7765
Joanne C. Singer RCE 26900
760-625-7426

BENCHMARK:

CITY BM 162-A
DESCRIPTION - CHISELED ON TOP OF CURB RETURN ON THE NW CORNER OF BROADWAY STREET AND EL NORTE PKWY.
ELEVATION = 679.20

EARTHWORK

CUT CY - XX
FILL CY - XX
REMEDIAL CY - XX
IMPORT CY - XX

LEGAL DESCRIPTION

MAP 7746 ESCONDIDO TRACT 207-A LOT 7

APN: 226-210-07

UTILITY COMPANIES:

WATER - CITY OF ESCON.	PH: (760) 839-4880
SEWER - CITY OF ESCON.	PH: (760) 839-4880
GAS - SO CAL	PH: (800) 743-5000
ELEC - SDGE	PH: (800) 411-7343

SPECIAL UTILITY NOTE:

ALL EXISTING SEWER LATERALS IF NOT IN USE OR ABANDONED MUST BE CAPPED AT THE PROPERTY LINE PER COE STD.

ALL EXISTING WATER METER TO BE ABANDONED MUST BE PLUGGED AT THE MAIN PER COE STD.

UTILITY NOTE:

PRIOR TO THE PREPARATION AND SUBMITTAL OF IMPROVEMENT PLANS, DEVELOPER SHALL POTHOLE AS NECESSARY TO VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING PUBLIC AND PRIVATE UTILITIES WITHIN AND ADJACENT TO THE PROJECT LIMITS. IMPROVEMENT PLANS SHALL BE DESIGNED USING VERIFIED UTILITY INFORMATION AND SHALL IDENTIFY AND RESOLVE ALL UTILITY CONFLICTS TO THE SATISFACTION OF THE CITY ENGINEER.

APPLICANT/OWNER DEVELOPER

WEST COAST PRIME DEVELOPMENT
WESTCOASTPRIMEDEVELOPMENT@GMAIL.COM
714-600-0182

BASIS OF BEARING

ALONG THE CENTERLINE OF NORTH BROADWAY STREET
BEARING N 7° 32' 58" W PER MAP 7746

ASSESSOR'S LOT NUMBER

APN: 226-210-07

ZONING ORDINANCE

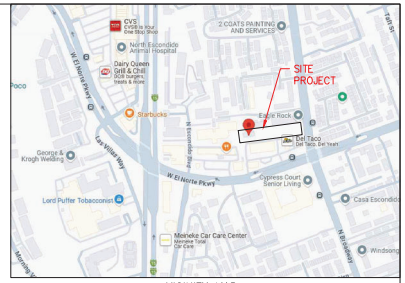
R2 (MULTI UNIT)

FLOOD ZONE:

PROPERTY IS LOCATED IN HAZARD OR WITH RISK OF FLOODING AREA, FEMA
ZONE: X, 06073C0814G, effective on 5/16/2012

LOT AREA

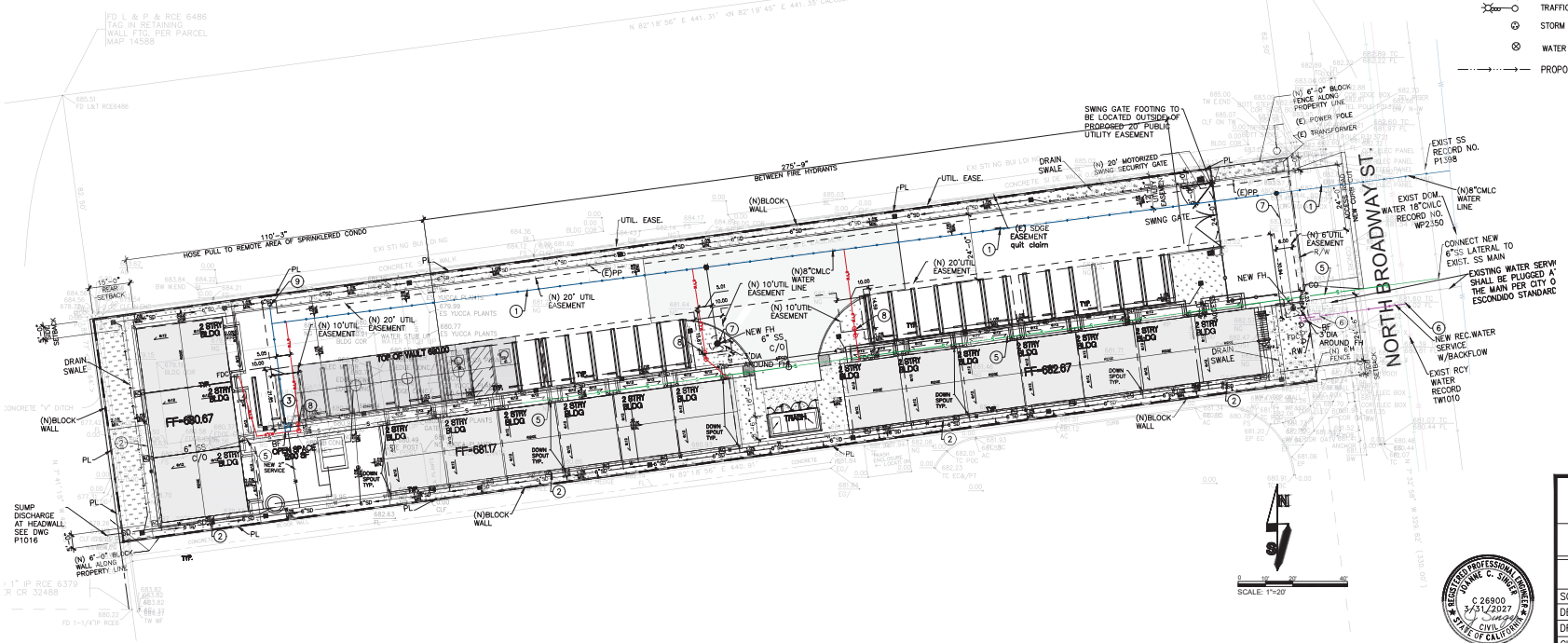
36,381 SF OR 0.835 ACRES



VICINITY MAP
N.T.S.

LEGEND

PROPERTY LINE	TC	TOP OF CURB
CENTER LINE	HP	HIGH POINT
EASEMENT LINE	FG	FINISHED GRADE
PROP. CONTOUR LINE	FL	FLOW LINE
EXIS. CONTOUR LINE	FS	FINISHED SURFACE
SPOT ELEVATION	FF	FINISHED FLOOR
BOLLARD	PAD	PAD ELEVATION
FIRE HYDRANT	R/W	RIGHT OF WAY
GAS VALVE	P.L.	PROPERTY LINE
LIGHT POLE	TW	TOP OF WALL
MISCELLANEOUS BOX	TF	TOP OF FOOTING
POWER POLE	N.A.P.	NOT A PART
SEWER MANHOLE	EX	EXISTING
STREET LIGHT	HT	WALL HIGH
SIGN	GB	GRADE BREAK
TRAFFIC SIGNAL LIGHT	CB	CATCH BASIN
STORM DRAIN MANHOLE	PUE	PUBLIC UTILITY EASEMENT
WATER VALVE	SD	STORM DRAIN
PROPOSED DRAINAGE SWALE	S	NEW SS
	W	NEW WATER
	6"FW	NEW FIRE SERVICE
		NEW WALL
		DRAINAGE PATTERN
		AC PAVING
		LANDSCAPE/NATURAL
		GRAVEL SURFACES
		CONC SURFACES



CONSTRUCTION NOTE:

1. INSTALL NEW PUBLIC 8" WATER MAIN IN 20 FT PUBLIC UTIL. EASE.
2. INSTALL NEW 2 INCH WATER SERVICE
3. INSTALL NEW 2 INCH WATER SERVICE AND BACKFLOW PER ESCONDIDO STD. DWG W-2-E AND W-10-E
4. INSTALL 6 INCH SEWER AND C/O
5. CONNECT 6 INCH SS LATERAL WITH C/O TO MAIN PER S-2-E
6. INSTALL 1 INCH NEW IRR. METER - CONNECT TO RECYCLE WATER INSTALL BACK FLOW WITH NEW REC. WATER METER.
7. INSTALL NEW FH 6 INCH SERVICE PER W-3-E
8. INSTALL NEW RPDA 6 INCH MIN SERVICE W-7-E NOTE EASEMENT ENDS AT TEE - SEE STD. W-7-E
9. AIR AND VACCUM RELEASE AND /OR BLOWOFF VALVE PER W-9-E, TYPE "B" SHALL BE INSTALLED AT END OF MAIN.

SCALE: 1"=20'

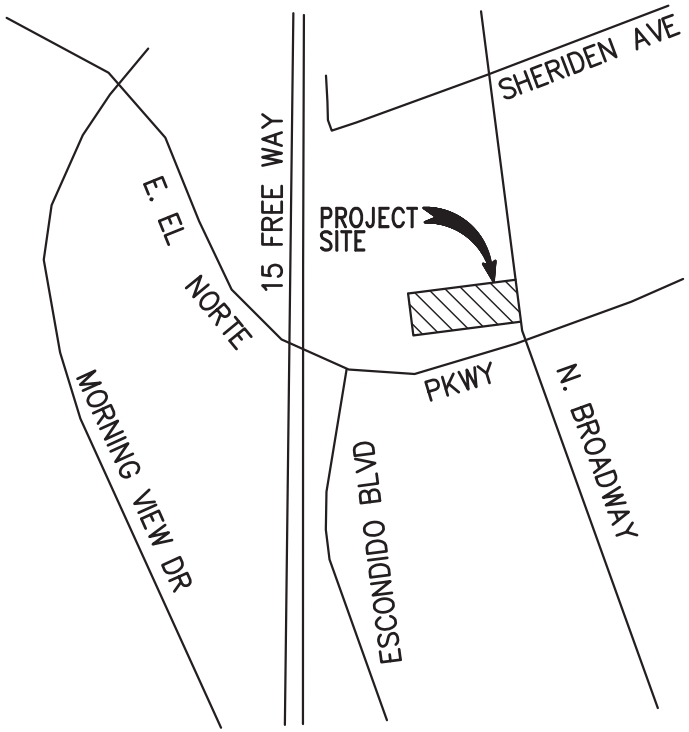
REGISTERED PROFESSIONAL ENGINEER JOANNE C. SINGER C 26900 3/31/2027 CIVIL STATE OF CALIFORNIA

9-19-2026

PRELIMINARY UTILITY PLAN	
1325 N. BROADWAY ESCONDIDO, CA 92026	
ENGINEERING DEPARTMENT CITY OF ESCONDIDO, CA	
SCALE: 1:=20'	SHEET NO. 1
DESIGN BY: DRP	OF 1 SHTS
DRAWN BY: DRP	PROJECT NO.
CHECK BY: DRP	
RECORD DWG:	

CONDOMINIUM PLAN FOR

1325 N. BROADWAY, ESCONDIDO, CA 92026
NOTES



VICINITY MAP
NTS

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF CENTERLINE OF NORTH BROADWAY BEING N07°32'58"W PER NO. 10009

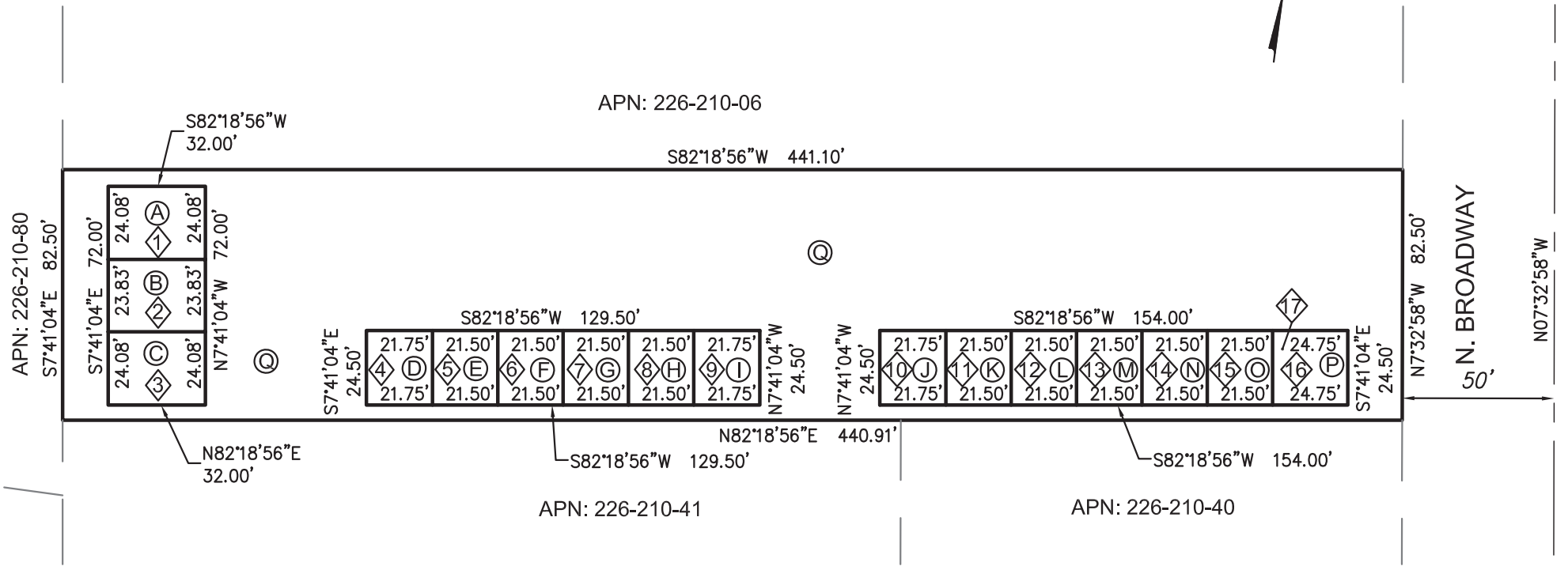
INDEX SHEET

SHEET NO. 1	NOTES & VICINITY MAP
SHEET NO. 2	PROJECT BOUNDARY
SHEET NO. 3	SITE PLAN & BUILDING LOCATION MAP
SHEET NO. 4	SITE PLAN & BUILDING LOCATION MAP
SHEET NO. 5	UNIT PLAN & SECTION

CONDOMINIUM PLAN FOR

1325 N. BROADWAY, ESCONDIDO, CA 92026
PROJECT BOUNDARY - PARCEL MAP NO. PL25-0292

SCALE: 1"=50'



LEGEND:

- CENTERLINE
- PROPERTY LINE
- (A) PARCEL LETTER
- ◇1 UNIT NUMBER

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF CENTERLINE OF NORTH BROADWAY BEING N07°32'58"W PER NO. 10009

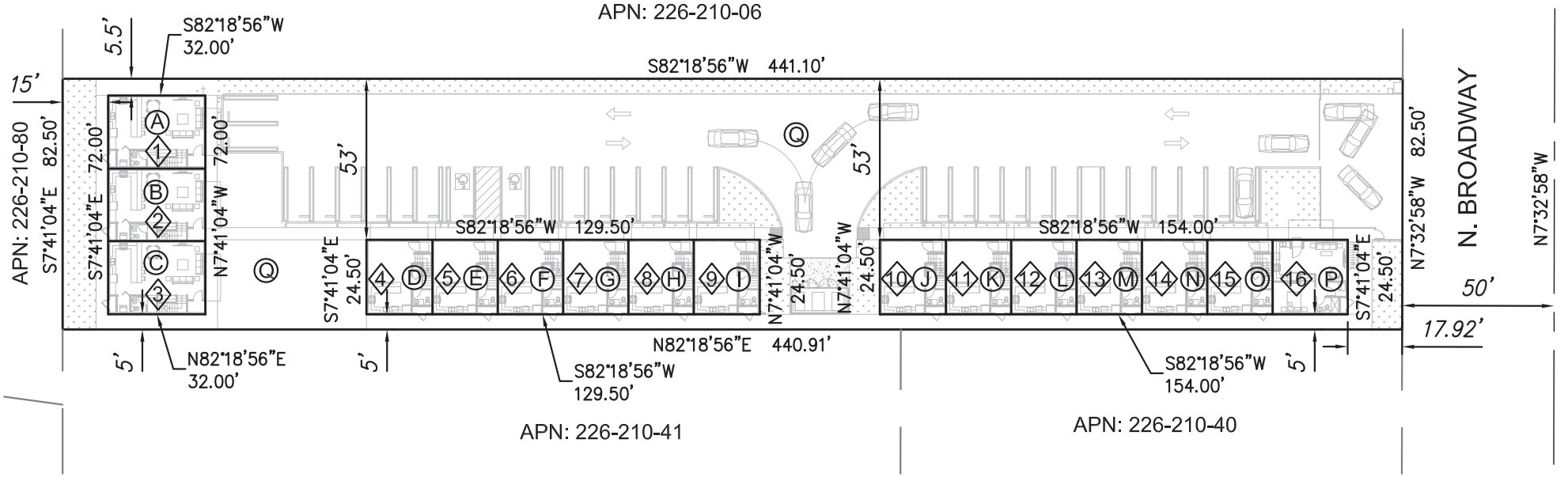
CONDOMINIUM PLAN FOR

1325 N. BROADWAY, ESCONDIDO, CA 92026

SITE PLAN & BUILDING LOCATION MAP

FIRST FLOOR (GROUND)

SCALE: 1"=50'



LEGEND:

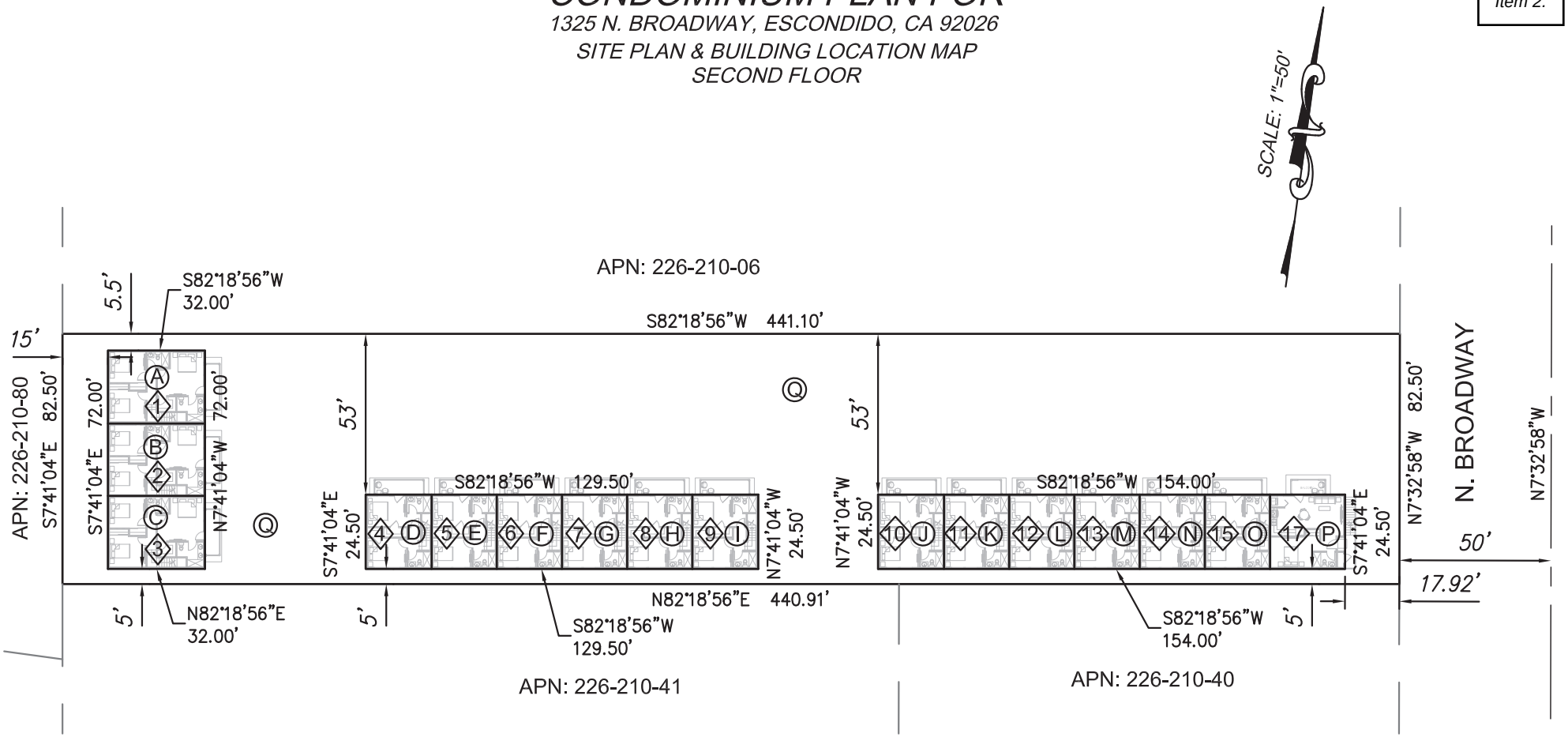
- CENTERLINE
- PROPERTY LINE
- (A) PARCEL LETTER
- ◇1 UNIT NUMBER

CONDOMINIUM PLAN FOR

1325 N. BROADWAY, ESCONDIDO, CA 92026

SITE PLAN & BUILDING LOCATION MAP

SECOND FLOOR



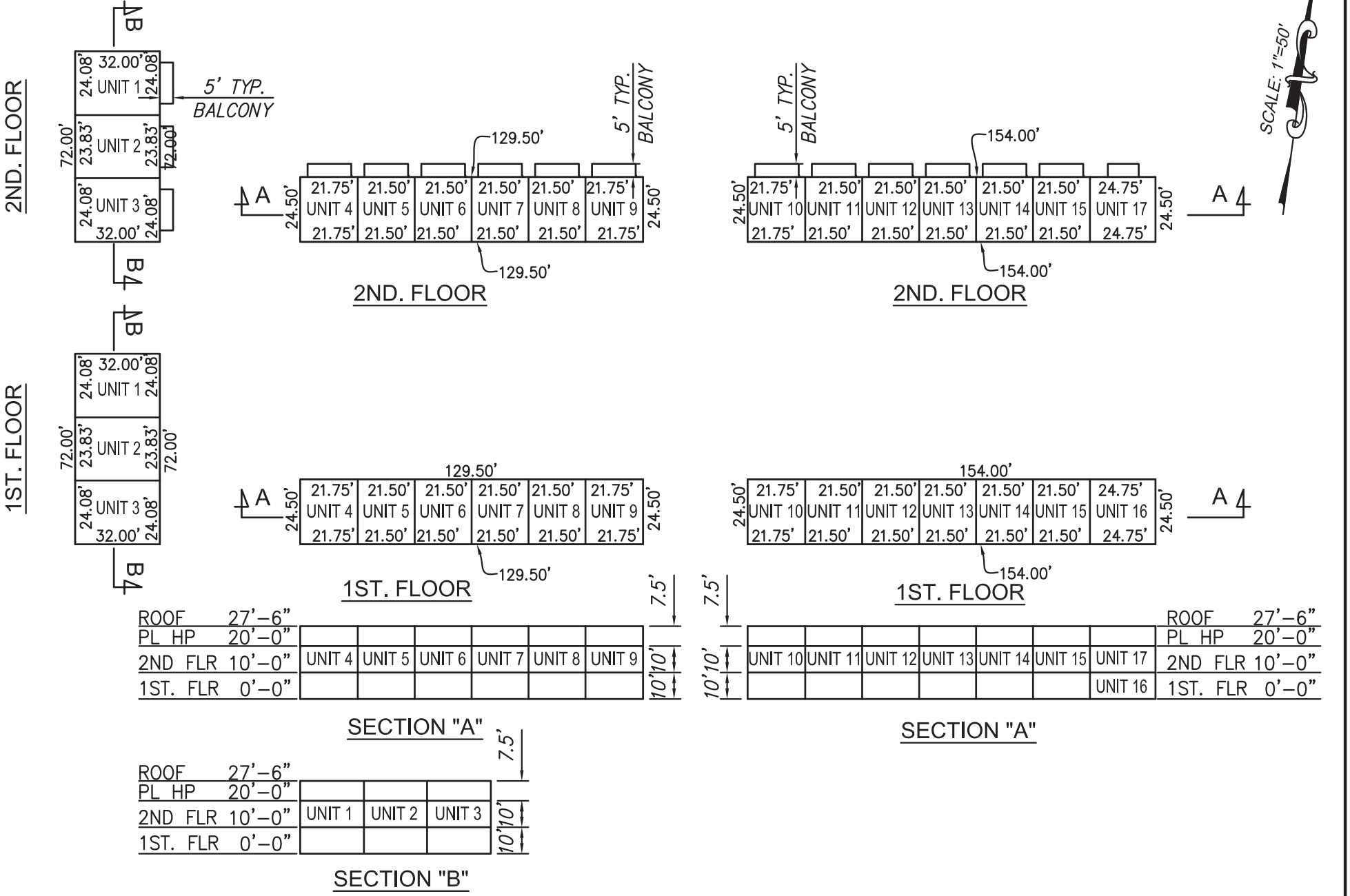
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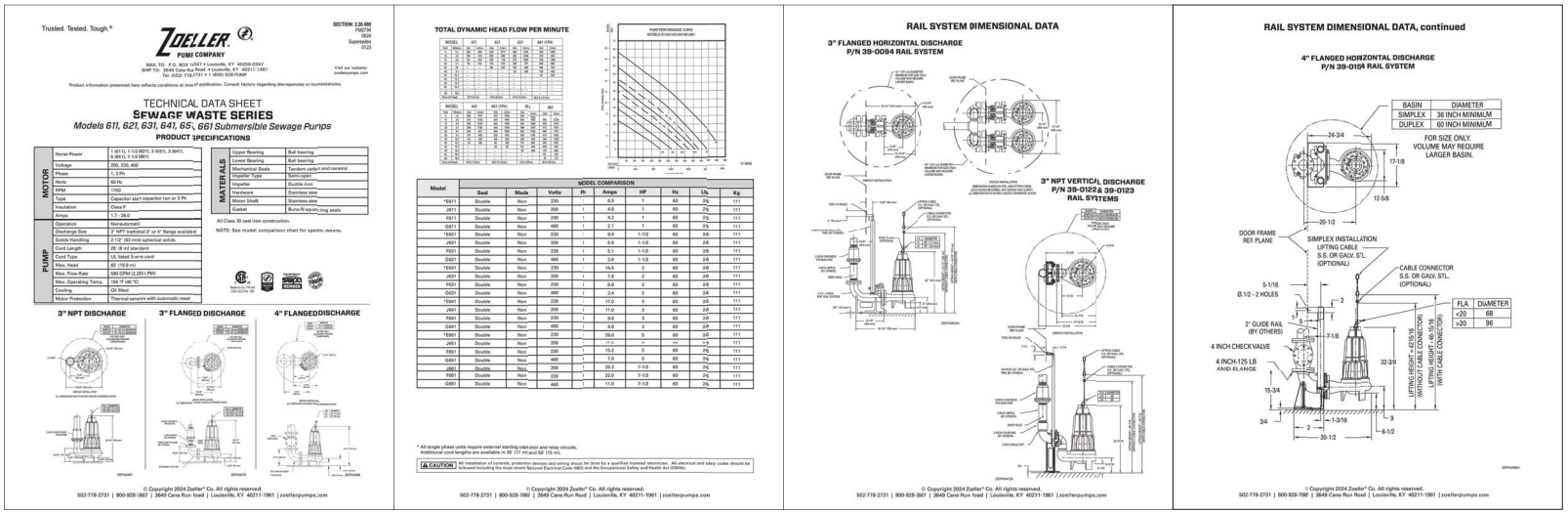
- CENTERLINE
- PROPERTY LINE
- (A) PARCEL LETTER
- ◇1 UNIT NUMBER

CONDOMINIUM PLAN FOR

1325 N. BROADWAY, ESCONDIDO, CA 92026
UNIT PLAN AND SECTION

Item 2.





Trusted. Tested. Tough.®

ZOELLER PUMP COMPANY

MAIL TO: P.O. BOX 12347 • Louisville, KY 40256-0347
SHIP TO: 3649 Cane Run Road • Louisville, KY 40211-1961
Tel: (502) 778-2731 • 1 (800) 928-PUMP

Visit our website: zoellerpumps.com

Product information presented here reflects conditions at time of publication. Consult factory regarding discrepancies or inconsistencies.

SECTION: 2.20.000
FM2704
0624
Supersedes
0123

TECHNICAL DATA SHEET

SEWAGE WASTE SERIES

Models 611, 621, 631, 641, 651, 661 Submersible Sewage Pumps

PRODUCT SPECIFICATIONS

MOTOR	Horse Power	1 (611), 1-1/2 (621), 2 (631), 3 (641), 5 (651), 7-1/2 (661)
	Voltage	200, 230, 460
	Phase	1, 3 Ph
	Hertz	60 Hz
	RPM	1750
	Type	Capacitor start capacitor run or 3 Ph
	Insulation	Class F
	Amps	1.7 - 28.0
PUMP	Operation	Nonautomatic
	Discharge Size	2" NPT (optional 3" or 4" flange available)
	Solids Handling	2-1/2" (63 mm) spherical solids
	Cord Length	20' (6 m) standard
	Cord Type	UL listed 3-wire cord
	Max. Head	65' (19.8 m)
	Max. Flow Rate	590 GPM (2,233 LPM)
	Max. Operating Temp.	104 °F (40 °C)
	Cooling	Oil filled
	Motor Protection	Thermal sensors with automatic reset

MATERIALS	Upper Bearing	Ball bearing
	Lower Bearing	Ball bearing
	Mechanical Seals	Tandem carbon and ceramic
	Impeller Type	Semi-open
	Impeller	Ductile iron
	Hardware	Stainless steel
	Motor Shaft	Stainless steel
	Gasket	Buna-N square ring seals

All Class 30 cast iron construction.

NOTE: See model comparison chart for specific details.

3" NPT DISCHARGE | **3" FLANGED DISCHARGE** | **4" FLANGED DISCHARGE**

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TOTAL DYNAMIC HEAD FLOW PER MINUTE

MODEL	611		621		631		641 (1PH)	
Ft	Meters	Gpl	lpm	Gpl	lpm	Gpl	lpm	Gpl	lpm
0	0.0	0	0	0	0	0	0	0	0
5	1.5	70	265	80	303	90	341	90	341
10	3.0	60	227	70	265	80	303	80	303
15	4.5	50	189	60	227	70	265	70	265
20	6.1	40	151	50	189	60	227	60	227
25	7.6	30	114	40	151	50	189	50	189
30	9.1	20	76	30	114	40	151	40	151
35	10.7	10	38	20	76	30	114	30	114
40	12.2	0	0	10	38	20	76	20	76
45	13.7			0	0	10	38	10	38
50	15.2					0	0	0	0
Shutoff		0 (0 PSI)		0 (0 PSI)		0 (0 PSI)		0 (0 PSI)	

MODEL	641	(3PH)	651		661	
Ft	Meters	Gpl	lpm	Gpl	lpm	Gpl	lpm
0	0.0	90	341	120	454	150	568
5	1.5	80	303	110	416	140	530
10	3.0	70	265	100	378	130	492
15	4.5	60	227	90	341	120	454
20	6.1	50	189	80	303	110	416
25	7.6	40	151	70	265	100	378
30	9.1	30	114	60	227	90	341
35	10.7	20	76	50	189	80	303
40	12.2	10	38	40	151	70	265
45	13.7	0	0	30	114	60	227
50	15.2			20	76	50	189
55	16.8			10	38	40	151
60	18.3			0	0	30	114
65	19.8					20	76
70	21.3					10	38
75	22.9					0	0
Shutoff		0 (0 PSI)		0 (0 PSI)		0 (0 PSI)	

MODEL COMPARISON

Model	Seal	Mode	Volts	Ph	Amps	HP	Hz	Lbs	Kg
*E611	Double	Non	230	1	6.9	1	60	24	111
J611	Double	Non	200	1	4.6	1	60	24	111
F611	Double	Non	230	1	4.2	1	60	24	111
G611	Double	Non	460	1	2.1	1	60	24	111
*E621	Double	Non	230	1	8.9	1-1/2	60	24	111
J621	Double	Non	200	1	5.9	1-1/2	60	24	111
F621	Double	Non	230	1	5.1	1-1/2	60	24	111
G621	Double	Non	460	1	2.6	1-1/2	60	24	111
*E631	Double	Non	230	1	14.5	2	60	24	111
J631	Double	Non	200	1	7.9	2	60	24	111
F631	Double	Non	230	1	8.6	2	60	24	111
G631	Double	Non	460	1	3.4	2	60	24	111
*E641	Double	Non	230	1	17.0	3	60	24	111
J641	Double	Non	200	1	11.0	3	60	24	111
F641	Double	Non	230	1	9.6	3	60	24	111
G641	Double	Non	460	1	4.8	3	60	24	111
*E651	Double	Non	230	1	28.0	5	60	24	111
J651	Double	Non	200	1	17.0	5	60	24	111
F651	Double	Non	230	1	15.2	5	60	24	111
G651	Double	Non	460	1	7.6	5	60	24	111
J661	Double	Non	200	1	25.3	7-1/2	60	24	111
F661	Double	Non	230	1	22.0	7-1/2	60	24	111
G661	Double	Non	460	1	11.0	7-1/2	60	24	111

* All single phase units require external starting capacitor and relay circuits.
Additional cord lengths are available in 3ft (1m) and 5ft (15 m).

CAUTION All installation of controls, protective devices and wiring should be done by a qualified licensed electrician. All electrical and safety codes should be followed including the most recent National Electrical Code (NEC) and the Occupational Safety and Health Act (OSHA).

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RAIL SYSTEM DIMENSIONAL DATA

3" FLANGED HORIZONTAL DISCHARGE
P/N 39-0094 RAIL SYSTEM

3" NPT VERTICAL DISCHARGE
P/N 39-0122 & 39-0123
RAIL SYSTEMS

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RAIL SYSTEM DIMENSIONAL DATA, continued

4" FLANGED HORIZONTAL DISCHARGE
P/N 39-0194 RAIL SYSTEM

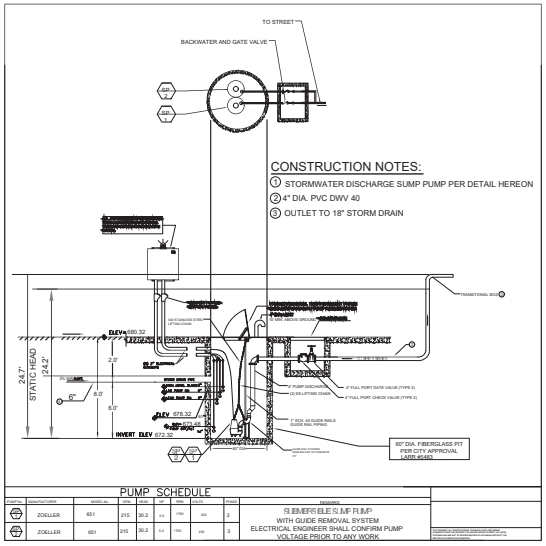
BASIN	DIAMETER
SIMPLEX	36 INCH MINIMUM
DUPLEX	60 INCH MINIMUM

FOR SIZE ONLY. VOLUME MAY REQUIRE LARGER BASIN.

FLA	DIAMETER
<20	68
>20	96

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SUMP PUMP MFG DETAILS
NOT TO SCALE



PUMP SCHEDULE

MANUFACTURER	MODEL No.	GPM	HEAD	HP	RPM	VOLTS	PHASE	REMARKS
ZOELLER	651	215	30.2	5.0	1750	230	3	SUBMERSIBLE SUMP PUMP WITH GUIDE REMOVAL SYSTEM ELECTRICAL ENGINEER SHALL CONFIRM PUMP VOLTAGE PRIOR TO ANY WORK
ZOELLER	651	215	30.2	5.0	1750	230	3	

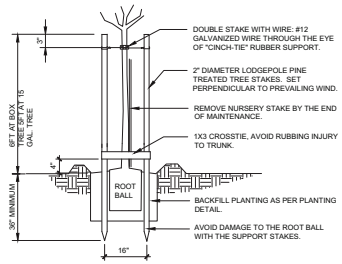
SUMP PUMP AND VAULT DETAILS
NOT TO SCALE

REGISTERED PROFESSIONAL ENGINEER
JOANNE C. SINGER
C 26900
3/31/2027
CIVIL
STATE OF CALIFORNIA

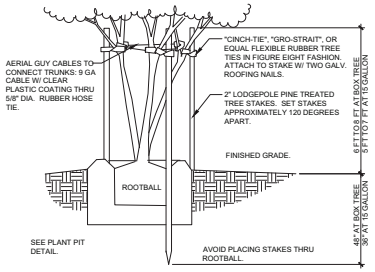
PRELIMINARY GRADING PLAN
1325 N. BROADWAY
ESCONDIDO, CA 92026

ENGINEERING DEPARTMENT
CITY OF ESCONDIDO, CA

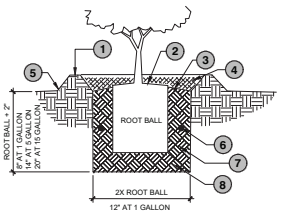
SCALE: NOTED			SHEET NO. 2
DESIGN BY: DRP			OF 2 SHTS
DRAWN BY: DRP			PROJECT NO.
CHECK BY: DRP			
RECORD DWG:			



STAKING DETAIL



STAKING DETAIL

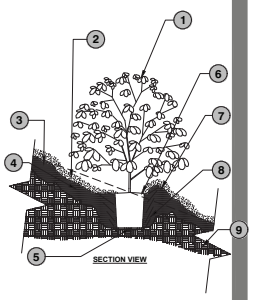


1. WATER WELL: 4" HIGH AT SHRUB, NO WATER WELL AT LAWN AREA.
2. SET ROOT BALL CROWN 1" HIGHER THAN SURROUNDING FINISHED GRADE.
3. SLOPE FINISHED GRADE AT BACKFILL AWAY FROM ROOT BALL.
4. MULCH TO 2" DEPTH AT WATER WELL.
5. FINISHED GRADE.
6. PLANT TABLETS AS NOTED OR SPECIFIED.
7. BACKFILL MIX, SEE NOTES AND SPECIFICAITONS.
8. NATIVE SOIL MIX FIRMLY COMPACTED.

3 SHRUB PLANTING

1" = 1'-0" 1

1. SHRUB
2. 4" LAYER OF MULCH.NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL. (SEE SPECIFICATIONS FOR MULCH).
3. ORIGINAL SLOPE SHOULD PASS THROUGH THE POINT WHERE THE TRUNK MEETS SUBSTRATE/SOIL.
4. MODIFIED SOIL. DEPTH VARIES. (SEE SPECIFICATIONS FOR SOIL MODIFICATION).
5. BOTTOM OF ROOT BALL RESTS ON EXISTING OR RECOMPACTED SOIL.
6. ROOT BALL
7. 4" HIGH X 8" WIDE ROUND - TOPPED SOIL BERM ABOVE ROOT BALL SURFACE SHALL BE CENTERED ON THE DOWNHILL SIDE OF THE ROOT BALL FOR 240°. BERM HALL BEGIN AT ROOT BALL PERIPHERY.
8. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE SHRUB. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.
9. EXISTING SOIL

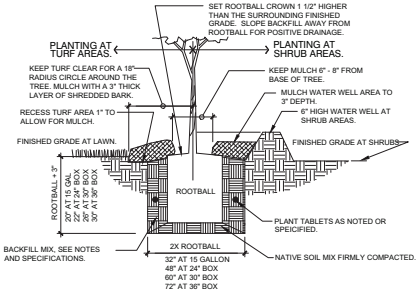


NOTES:
1- SHRUBS SHALL BE OF QUALITY AS PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATION.
2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL

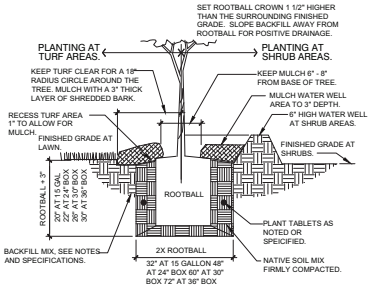
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4 SHRUB ON SLOPE 5% TO 50% - MODIFIED SOIL

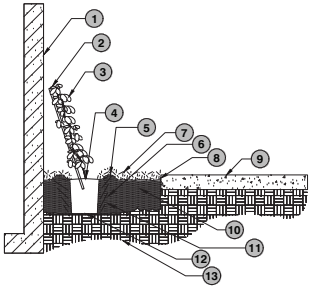
1/2" = 1'-0" FX-PLNT-FX-SHRB-01



PLANT PIT DETAIL



PLANT PIT DETAIL



1. FACE OF WALL OR BUILDING.
2. LEAN NURSERY STAKE AGAINST THE WALL. STAKE TO BE REMOVED AT THE END OF THE MAINTENANCE (WARRANTY) PERIOD AFTER THE VINE HAS ATTACHED TO THE WALL.
3. VINE.
4. ROOT BALL.
5. 4" X 8" WIDE ROUND - TOPPED SOIL BERM ABOVE ROOT BALL SURFACE SHALL BE CONSTRUCTED AROUND THE ROOT BALL. BERM SHALL BEGIN AT ROOT BALL PERIPHERY.
6. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE SHRUB. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.
7. 4" LAYER OF MULCH. NO MORE THAN 1" OF MULCH ON THE TOP OF THE ROOT BALL. (SEE SPECIFICATIONS FOR MULCH).
8. FINISHED GRADE.
9. PAVEMENT.
10. MODIFIED SOIL. DEPTH VARIES. (SEE SPECIFICATIONS FOR SOIL MODIFICATION).
11. LOOSENED SOIL DIG AND TURN THE SOIL TO REDUCE THE COMPACT TO THE AREA AND DEPTH SHOWN.
12. ROOT BALL RESTS ON EXISTING OR RECOMPACTED SOIL.
13. EXISTING SOIL.

NOTES:
1- VINES SHALL BE OF QUALITY AS PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

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5 VINE - MODIFIED SOIL

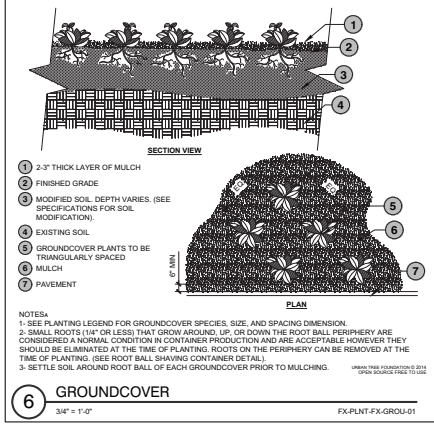
1/2" = 1'-0" FX-PLNT-FX-SHRB-06

1 TREE PLANTING DOUBLE STAKE

1" = 1'-0" FX-PLNT-FX-TREE-10

2 TREE PLANTING MULTI-STAKE

1" = 1'-0" FX-PLNT-FX-TREE-15



1. 2-3" THICK LAYER OF MULCH
2. FINISHED GRADE
3. MODIFIED SOIL. DEPTH VARIES. (SEE SPECIFICATIONS FOR SOIL MODIFICATION).
4. EXISTING SOIL
5. GROUNDCOVER PLANTS TO BE TRIANGULARLY SPACED
6. MULCH
7. PAVEMENT

NOTES:
1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2- SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

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6 GROUNDCOVER

3/4" = 1'-0" FX-PLNT-FX-GROU-01

STUDIO C
LANDSCAPE ARCHITECTURE & PLANNING
PO BOX 277057
SACRAMENTO, CA 95827
(PH) 916-277-5200
LYLE D. CAMPBELL
LANDSCAPE ARCHITECT, CBLA #2471

Preliminary Landscape Plans
RESIDENTIAL CONDOMINIUMS

1325 N. BROADWAY
ESCONDIDO, CA 92026
APN: 226-210-07-00

DRAWING #:	**SC446**
PROJECT #:	**SC446**
DATE:	**10-04-25**

REVISIONS	DATE
City Comments	01-13-26

LICENSED LANDSCAPE ARCHITECT — Universal Teale — STATE OF CALIFORNIA

Drawing No.
L1.1 of 2

Title
PLANTIN DETAILS

PROJECT INFORMATION

DATE: OCTOBER 4, 2025

PROJECT NAME: 1354 N. BROADWAY ST.

PROJECT APPLICANT: WEST COAST PRIME DEVELOPMENTT
ADDRESS:
PHONE: 714-600-0182
EMAIL: westcoastprimedevelopment@gmail.com

PROJECT ADDRESS: 1354 N. BROADWAY ST.
ESCONDIDO, CA 92026
PARCEL NO: 226-210-007-000

LANDSCAPE AREA: PLANTABLE AREA 7,079 SF

PROJECT TYPE: NEW, PRIVATE, CONTRACTOR INSTALL

WATER SUPPLY TYPE: RECYCLED WATER

WATER PURVEYOR: CITY OF ESCONDIDO

CERTIFICATION OF COMPLETION TO SIGNED BY THE LANDSCAPE ARCHITECT

LANDSCAPE CONTRACTOR TO SUPPLY THE CERTIFICATE OF INSTALLATION, LANDSCAPE & IRRIGATION MAINTENANCE SCHEDULE, AS-BUILTS, INCLUDING A LAMENATED 11"X17" IRRIGATON PLAN WITHIN THE CONTROLLER CABINET.

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENT PACKAGE.

SIGNATURE	LANDSCAPE ARCHITECT #4377	08/01/26
SIGNATURE	TITLE	DATE

DESIGN STATEMENT

THE DESIGN INTENT IS TO PROVIDE THE OWNER WITH ATTRACTIVE YET AFFORDABLE LANDSCAPE WHILE MEETING THESE FOLLOWING:

- MEET OR EXCEED MWELO REQUIREMENTS UTILIZING LOW FLOW IRRIGATION. PLANTING AND IRRIGATION TO COMPLY WITH CITY OF ESCONDIDO AND STATE OF CALIFORNIA . IRRIGATION SYSTEM TO BE A FULLY AUTOMATIC UNDERGROUND SYSTEM.
- MEET CITY OF ESCONDIDO DEVELOPMENT STANDARDS (SITE PLAN BY OTHERS)
- MEET CITY ESCONDIDO DESIGN GUIDELINES FOR LANDSCAPE DESIGN. PLANTING TO COMPLY WITH CITY OF ESCONDIDO PLANTING REQUIREMENTS FOR CONTAINER SIZES AND PERCENTAGES.

NOTE: SITE DESIGN AND FENCING BY OTHERS.

LANDSCAPE NOTES

1. PLANTING AND IRRIGATION TO COMPLY WITH CITY OF ESCONDIDO AND STATE OF CALIFORNIA REQUIREMENTS FOR WATER CONSERVATION.
2. IRRIGATION SYSTEM TO BE A FULLY AUTOMATIC UNDERGROUND SYSTEM.
3. ROOT BARRIERS SHALL BE PROVIDE FOR ALL TREES ADJACENT TO PUBLIC WALK AND COMPLY WITH CITY OF ESCONDIDO REQUIREMENTS.
4. PLANT WATER USE IS BASED ON WUCCLOS IV.

UTILITY NOTES

1. NO OVERHEAD UTILITIES EXIST

IRRIGATION AUDIT NOTES

IRRIGATION AUDIT SHALL BE CONDUCTED BY A THIRD PARTY IRRIGATION AUDITOR. LANDSCAPE AUDITS SHALL NOT BE CONDUCTED BY THE PERSON WHO DESIGNED THE LANDSCAPE OR INSTALLED THE LANDSCAPE. IRRIGATION AUDITS REQUIRED FOR PROJECTS.

THE APPLICANT SHALL SUBMIT AN IRRIGATION AUDIT REPORT WITH THE CERTIFICATE OF COMPLETION TO THE LOCAL AGENCY THAT MAY INCLUDE, BUT NOT LIMITED TO:

- INSPECTION, SYSTEM TUNE-UP, SYSTEM TEST WITH DISTRIBUTION UNIFORMITY, REPORTING OVERSPRAY OR RUN OFF THAT CAUSES OVERLAND FLOW, AND PREPARATION OF AN IRRIGATION SCHEDULE, INCLUDING CONFIGURING IRRIGATION CONTROLLERS WITH APPLICATION RATE, SOIL TYPES, PLANT FACTORS, SLOPE EXPOSURE, AND OTHER NECESSARY FOR ACCURATE PROGRAMING.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	WATER USE
TREES					
	GB	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Maidenhair Tree	15 gal.	9	Medium
	KP	Koelreuteria paniculata / Golden Rain Tree	24" Box	1	Low
	PC	Pinus canariensis / Canary Island Pine	15 gal.	6	Low
	SP	Sophora japonica 'Regent' / Japanese Pagoda Tree	24" Box	1	Medium
	SS	Sophora secundiflora / Texas Mountain Laurel	15 gal.	2	Medium
SHRUBS					
	AM	Achillea millefolium 'Salmon Beauty' / Salmon Beauty Common Yarrow	1 gal.	25	Low
	AH	Alyogyne huegelii 'Blue Heeler' / Blue Healer Blue Hibiscus	5 gal.	6	Low
	EC	Echium candicans / Pride of Madeira	5 gal.	4	Low
	EN	Escallonia x 'Newport Dwarf' / Newport Dwarf Escallonia	5 gal.	66	Medium
	LA	Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue English Lavender	1 gal.	14	Low
	LM	Lavandula multifida / Canary Island Lavender	1 gal.	22	Low
	PA	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass	1 gal.	43	Low
	PF	Penstemon x 'Firebird' / Firebird Beardtongue	5 gal.	40	Medium
	PR	Phormium tenax 'Amazing Red' / Amazing Red New Zealand Flax	5 gal.	8	Low
	PH	Phormium tenax 'Atropurpureum' / Purple New Zealand Flax	5 gal.	33	Low
	PB	Phormium x 'Platt's Black' / Platt's Black New Zealand Flax	5 gal.	12	Low
	PW	Pittosporum tobira 'Wheeler's Dwarf' / Wheeler's Dwarf Pittosporum	1 gal.	14	Medium
	RH	Rudbeckia hirta / Black-eyed Susan	1 gal.	21	Medium
	RE	Russelia equisetiformis 'Coral' / Coral Firecracker Plant	5 gal.	4	Medium
VINE/ESPALIER					
	BS	Bougainvillea x 'San Diego Red' / San Diego Red Bougainvillea	5 gal.	28	Low
	FP	[illegible]	[illegible]	15	Medium
	MP	Mandevilla x 'Giant Peach Sunrise' / Sun Parasol® Giant Peach Mandevilla	5 gal.	5	Medium

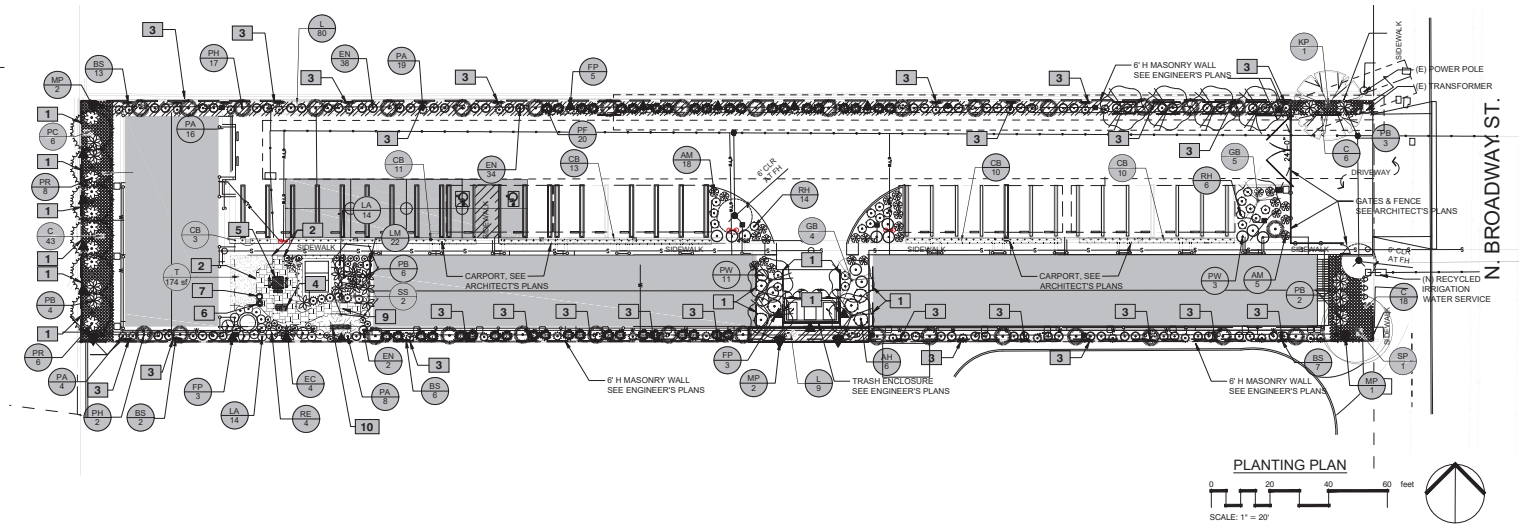
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY	WATER USE
SHRUB AREAS						
	CB	Carissa macrocarpa 'Boxwood Beauty' / Boxwood Beauty Natal Plum	5 gal.	36" o.c.	51	Low
GROUND COVERS						
	C	Carissa macrocarpa 'Prostrata' / Prostrate Natal Plum	1 gal.	48" o.c.	43	Low

PLANTING NOTES

1. THE PLAN IS DIAGRAMMATIC. PLANT COUNTS SHALL TAKE PRESIDENT OVER WRITTEN PLANT TOTALS.
2. ALL PLANT MATERIAL AND PLANT INSTALLATION SHALL COMPLY WITH THE CITY OF ESCONDIDO LANDSCAPE GUIDELINES, SPECIFICATIONS & WATER EFFICIENCY STANDARDS.
3. PLANT MATERIAL WATER USAGE TO COMPLY WITH WUCOLS IV.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING CONDITIONS AND ADJUST PLAN ACCORDINGLY.
5. NO PLANTING SHALL BE STARTED UNTIL FINISH GRADING AND IRRIGATION SYSTEM HAVE BEEN COMPLETED.
6. ALL PLANT MATERIALS SHALL MEET SIZE SPECIFICATIONS AS SHOWN ON THE PLANT LIST, AND SHALL BE HEALTHY, FULL, AND SHALL BE OF FIRST RATE QUALITY FOR THE SPECIES.
7. PLANT MATERIALS SHALL BE ADJUSTED IN THE FIELD TO ACCOMMODATE EXISTING UTILITIES, LIGHTS, ETC.
8. ALL SHRUB BEDS SHALL RECEIVE A 3" THICK LAYER OF LANDSCAPE GRADE WALK-ON REDWOOD BARK MULCH AS MANUFACTURED BY REDI-GRO CORPORATION, (916) 381-6063; OR APPROVED EQUAL. THE USE OF WOOD CHIPS, SHREDDED CEDAR, GUERILLA HAIR, OR RECYCLED BARK FOR MULCH IS NOT ALLOWED.
9. PLANTER BED MULCH SHALL BE FREE OF LARGE WOODY PIECES, SOIL, STONES, STICKS, DEBRIS OR OTHER FOREIGN MATTER.
10. PRE-EMERGENT HERBICIDES SHALL BE APPLIED TO SHRUB AND GROUNDCOVER PLANTING AREAS TO CONTROL WEEDS.
11. PROVIDE EACH TREE OR SHRUB PLANTING WITH AGRIFORM 20-10-5 PLANTING TABLETS AT THE FOLLOWING RATE:
    ONE (1) TABLETS PER ONE-GALLON CONTAINER.
    TWO (2) TABLETS PER FIVE-GALLON CONTAINER.
    THREE (3) TABLETS PER FIFTEEN-GALLON CONTAINER.
12. CONTRACTOR SHALL CULTIVATE PLANTING AREAS WITH APPROVED SOIL AMENDMENTS APPLIED AT THE RATE OF 4 CUBIC YARDS PER 1000 SQUARE FEET AND THOROUGHLY CULTIVATED INTO THE SOIL PRIOR TO PLANTING. AMENDMENTS TO BE GROUND FIR BARK OR EQUAL FREE OF WEED SEED AND NON-ORGANIC MATERIALS.
13. PLANTING PITS SHALL BE TWO TIMES THE DIAMETER OF THE ROOT BALL AND 2" LESS THE DEPTH OF THE ROOT BALL.
14. ALL PLANTERS NTO RECIEVE 3" OF REDWOOD WALK-ON BARK.
15. CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE AND FEDERAL LAWS, CODES AND ORDINANCES.
16. ALL REVISIONS MUST BE INITIALED AND DATED BY THE LANDSCAPE ARCHITECT. FAILURE TO DO SO RELEASES LANDSCAPE ARCHITECT FROM LIABILITY. LANDSCAPE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR ANY REVISIONS OR DEVIATIONS TO THESE DRAWINGS.
17. LANDSCAPE ARCHITECT TO COMPLETE CERTIFICATE OF COMPLETION AT PROJECT CLOSE OUT.
18. LANDSCAPE CONTRACTOR TO PROVIDE MAINTENANCE SCHEDULE, IRRIGATION SCHEDULE AND CERTIFICATE OF INSTALLATION AT PROJECT CLOSE OUT AND SOILS MANAGEMENT REPORT.

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	QTY
1	Root Barrier Manufacture:Deep Root Model #: UB 24-2	269 lf
2	Steel Edging	116 lf
3	Garden Trellis	28
4	Covered Charcoal Grill Kay Park Model ECG1941 Black in Color	1
5	Accessible Picnic Table Wabash Valley Signature Square Inground Mount Black in Color	1
6	Trash Receptacle Wabash Valley Signature Diamond Black in Color with Lid	1
7	Recycle Receptacle Wabash Valley Signature Diamond Black in Color with Recycling Lid	1
8	Inground Swing Bench Wabash Valley Estate Diamond Black in Color	1
9	Unilock Treo Smooth, Permeable,Pavers Granite Color	346 sf
10	Playground Bark Surfacing	95 sf



PLANTING PLAN

0 20 40 60 feet

SCALE: 1" = 20'

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LYLE D. CAMPBELL
LANDSCAPE ARCHITECT, CPLA #4377

Preliminary Landscape Plans
RESIDENTIAL CONDOMINIUMS

1325 N. BROADWAY
ESCONDIDO, CA 92026
APN: 226-210-07-00

DRAWING #: SC446
PROJECT #: SC446
DATE: 10-04-25

REVISIONS	DATE
City Comments	01-13-26
City Comments	04-20-26
City Comments	04-23-26
Site Amenties	07-13-26
Grading Rev.	08-01-26

Drawing No.
L1.1 of 2

Title
PLANTING PLAN

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	GB	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Maidenhair Tree
	KP	Koelreuteria paniculata / Golden Rain Tree
	PC	Pinus canariensis / Canary Island Pine
	SP	Sophora japonica 'Regent' / Japanese Pagoda Tree
	SS	Sophora secundiflora / Texas Mountain Laurel
SHRUBS		
	AM	Achillea millefolium 'Salmon Beauty' / Salmon Beauty Common Yarrow
	AH	Alyogyne huegelii 'Blue Heeler' / Blue Healer Blue Hibiscus
	EC	Echium candicans / Pride of Madeira
	EN	Escallonia x 'Newport Dwarf' / Newport Dwarf Escallonia
	LA	Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue English Lavender
	LM	Lavandula multifida / Canary Island Lavender
	PA	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass
	PF	Penstemon x 'Firebird' / Firebird Beardtongue
	PR	Phormium tenax 'Amazing Red' / Amazing Red New Zealand Flax
	PH	Phormium tenax 'Atropurpureum' / Purple New Zealand Flax
	PB	Phormium x 'Platt's Black' / Platt's Black New Zealand Flax
	PW	Pittosporum tobira 'Wheeler's Dwarf' / Wheeler's Dwarf Pittosporum
	RH	Rudbeckia hirta / Black-eyed Susan
	RE	Russelia equisetiformis 'Coral' / Coral Firecracker Plant
VINE/ESPALIER		
	BS	Bougainvillea x 'San Diego Red' / San Diego Red Bougainvillea
	FP	Ficus pumila / Creeping Fig
	MP	Mandevilla x 'Giant Peach Sunrise' / Sun Parasol® Giant Peach Mandevilla

SYMBOL	CODE	BOTANICAL / COMMON NAME
GROUND COVERS		
	C	Carissa macrocarpa 'Prostrata' / Prostrate Natal Plum
	L	Lantana camara 'Gold Mound' / Gold Mound Lantana
	T	Zoysia japonica 'Empire' / Empire Zoysia Grass

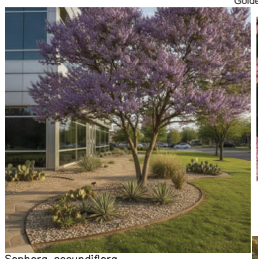

Ginkgo biloba 'Princeton Sentry'
Princeton Sentry Maidenhair Tree


Koelreuteria paniculata
Golden Rain Tree


Pinus canariensis
Canary Island Pine


Sophora japonica 'Regent'
Japanese Pagoda Tree

Lavandula multifida
Canary Island Lavender


Sophora secundiflora
Texas Mountain Laurel


Achillea millefolium 'Salmon Beauty'
Salmon Beauty Common Yarrow


Alyogyne huegelii 'Blue Heeler'
Blue Healer Blue Hibiscus

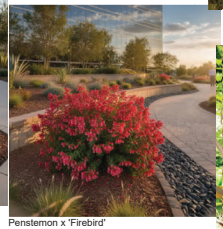

Escallonia x 'Newport Dwarf'
Newport Dwarf Escallonia


Lavandula angustifolia 'Hidcote Blue'
Hidcote Blue English Lavender


Phormium x 'Platt's Black'
Platt's Black New Zealand Flax


Pittosporum tobira 'Wheeler's Dwarf'
Wheeler;s Dwarf Pittodporum


Pennisetum alopecuroides
'Little Bunny' Little Bunny Fountain Grass


Penstemon x 'Firebird'
Firebird Beardtongue


Phormium tenax 'Amazing Red'
Amazing Red New Zealand Flax


Echium candicans
Pride of Madeira


Phormium tenax 'Atropurpureum'
Purple New Zealand Flax


Rudbeckia hirta
Black-eyed Susan


Russelia equisetiformis 'Coral'
Coral Firecracker Plant

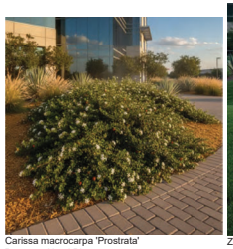

Lantana camara 'Gold Mound'
Gold Mound Lantana

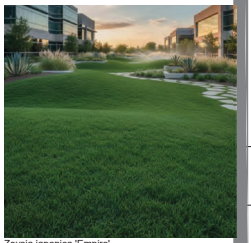

Bougainvillea x 'San Diego Red'
San Diego Red Bougainvillea


Ficus pumila
Creeping Fig


Mandevilla x 'Giant Peach Sunrise'
Sun Parasol® Giant Peach Mandevilla


Carissa macrocarpa 'Boxwood Beauty'
Boxwood Beauty Natal Plum


Carissa macrocarpa 'Prostrata'
Prostrate Natal Plum


Zoysia japonica 'Empire'
Empire Zoysia Grass

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LYLE D. CAMPBELL
LANDSCAPE ARCHITECT, CSLA #4071

Preliminary Landscape Plans
RESIDENTIAL CONDOMINIUMS

1325 N. BROADWAY
ESCONDIDO, CA 92026
APN: 226-210-07-00

DRAWING #: SC446
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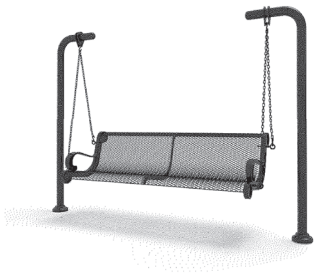
LICENSED LANDSCAPE ARCHITECT — STATE OF CALIFORNIA — Lyle D. Campbell — Renewal Date

Drawing No.
L1.2 of 2

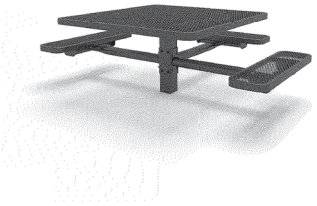
Title
PLANT PHOTOS



Unilock Treo Smooth
Permable Pavers
Granite Color



Wabash Valley Estate Diamond Series
Inground Swing Bench
Black in Color



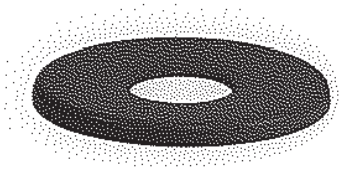
Wabash Valley Signature Square Series
Accessible Picnic Table
Inground Mount
Black in Color



Wabash Valley Signature Diamond Series
Trash Receptacle/Recycling Receptacle
Black in Color



Wabash Valley
Trash Receptacle
Black in Color



Wabash Valley
Recycling Receptacle
Blue in Color



Kay Park Covered Charcoal Grill
Inground Mount
Model ECG1941
Black in Color

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REVISIONS	DATE
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City Comments	04-23-26

Drawing No.
L1.3 of 2

Title
SITE AMENITIES

EXHIBIT "C"

PLANNING CASE NOS. PL25-0292/PL25-0293/PL25-0294

FACTORS TO BE CONSIDERED / FINDINGS OF FACT

Environmental Determinations:

1. Pursuant to the California Environmental Quality Act (Public Resources Code section 21000 et. seq.) ("CEQA"), and its implementing regulations (14 C.C.R. § 15000 et seq.) ("CEQA Guidelines"), the City of Escondido ("City") is the Lead Agency for the project ("Project"), as the public agency with the principal responsibility for approving the Project.

2. The Project qualifies for the following exemption which has been determined to not have a significant effect on the environment, and are declared categorically exempt from the requirement for the preparation of environmental documents. The proposed Project is categorically exempt pursuant to CEQA Guidelines Section 15332 (In-Fill Development Projects), in that the proposed project consists of a request for the development of a 17-unit multifamily residential project and appurtenant site improvements on a site less than five acres in size; the Project is consistent with the applicable General Plan designation, all applicable General Plan policies as well as with applicable zoning designation regulations; the Project site has no value as habitat for endangered, rare, or threatened species; the Project can be adequately served by all required utilities and public services; and the Project will not result in any significant effects related to traffic, noise, air quality, or water quality.
3. The Project does not trigger any exceptions to the use of an exemption identified in Article 47 (Environmental Quality), Section 33-922(e) of the Escondido Zoning Code, in that:
    a. *Plant or Animal Species.* The Project does not disturb, fragment, or remove such plant or animal species or areas as defined by the California Endangered Species Act or the Federal Endangered Species Act identified as sensitive, rare, candidate, species of special concern, endangered, or threatened biological species or their habitat, as the Project is primarily located within a previously disturbed site in an urbanized area of the City.
    b. *Archaeological or Cultural Resources.* The Project is not located on a site which contains a significant archaeological or cultural resource from either historic or prehistoric periods.
    c. *Stream Courses.* The Project site is not located on a site which contains, or is adjacent to, a stream course as designated by U.S. Geological Survey maps.
    d. *Hazardous Materials.* The proposed Project is not located on a site which is known to be impacted by hazardous materials or unstable soils, and does not contain other hazardous material factors which require special review.
4. Further, the Project also does not trigger any exceptions to categorical exemptions identified in CEQA Guidelines section 15300.2. in that:

    a. Location. The proposed Project is not pursuing a Class 3, 4, 5, 6, or 11 exemption, and is not subject to this exception.

b. *Cumulative Impact.* The Project will not result in a cumulative impact from successive projects of the same type in the same place, over time, as the Project is consistent with the General Plan policies which were addressed in the General Plan Final EIR.
c. *Significant Effect.* As detailed in the Planning Commission staff report, dated November 10, 2026, no significant effects will occur as a result of the Project. The Project will involve the construction of a new 17-unit multifamily residential development, which meets all development standards of the underlying zoning designation and General Plan designation.
d. *Scenic Highways.* The Project will not damage scenic resources, including trees, historic buildings, rock outcroppings, or similar resources as none are located on the Project site.
e. *Hazardous Waste Sites.* The Project site is not located on a site as referenced in Section 65962.5 of the Government Code.
f. *Historical Resources.* The Project is not located on a site which contains a significant historical resource, and would not cause a substantially adverse change to the significance of a resource.

5. The Planning Commission has independently considered the full administrative record before it, which includes but is not limited to the November 10, 2026 Staff Report; testimony by staff and the public; and other materials and evidence submitted or provide to it. The administrative record demonstrates that each of the above requirements have been satisfied. No substantial evidence has been submitted that would support a finding that any of the above-described exemption requirements has not been satisfied. The Project will not have a significant effect on the environment, and all of the requirements of CEQA have been met.

TENTATIVE MAP DETERMINATIONS (PL25-0292)
(Subdivision Map Act and Chapter 32 of the Escondido Municipal Code)

With respect to the Tentative Subdivision Map Permit, Planning Case No. **PL25-0292**, the Planning Commission finds that none of the findings in California Government Code Section 66474 (a) through (g) apply to this Project. In addition to the findings required in Section 66474 of the California Government Code, the Project meets the requirements of Chapter 32 (Subdivision), Article 2 (Tentative Maps), Section 32.209.01(B) of the Escondido Municipal Code for the reasons stated as follows:

1. *The proposed map is consistent with applicable general and specific plans, as specified in Section 65451 of the Subdivision Map Act.*

The proposed map is consistent with the General Plan, as it is located within the Urban II (U2) general plan land use designation. As discussed in the Planning Commission staff report dated November 10, 2026, the proposed map will involve the condominium subdivision of the existing parcel into 17 multifamily units, which is not consistent with the general plan's development provisions. However, in accordance with State Density Bonus Law and Article 67 (Density Bonus and Residential Incentives) of the Escondido Zoning Code ("EZC"), the base density is rounded up from an originally permitted 10.02 dwelling units, to 11 units, due to the inclusion of two very-low-income units. This permits an up to 50% increase in density, which the applicant has proposed an additional six dwelling units. The Project's density becomes 20 dwelling

units per acre, and notwithstanding the Density Bonus request, is consistent with the City's adopted 2012 general plan.

2. *The design or improvement of the proposed subdivision is consistent with applicable general and specific plans.*

While the Project's density is not in conformance with the prescribed density of the Urban II General Plan land use designation, in accordance with State Law, inconsistency with a general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety, and the city may therefore not deem the project inconsistent with the General Plan per State Density Bonus Law. The project site's private street improvements have been designed, and are required to conform to, the City of Escondido's Design Standards and Standard Drawings (adopted by City Council Resolution No. 2014-08).

3. *The Project site is physically suitable for the proposed type of development.*

The project site is approximately 0.835 acres, located within the Urban II land use designation of the General Plan. Furthermore, the project site is located within the R-2-12 zoning designation, designed for multifamily residential development. As described in the November 10, 2026 Planning Commission staff report, the Project is proposing the utilization of State Density Bonus law, and will require any modifications to development standards provided in the R-2-12 zoning designation. As further discussed in the Planning Commission staff report, the Project is requesting a waiver to the required Open Space provisions. As required by State Density Bonus Law, the project site is physically suitable for the proposed type of project.

4. *The Project site is physically suitable for the proposed density of the development.*

The project site is approximately 0.835 acres, located within the Urban II land use designation of the General Plan. Furthermore, the project site is located within the R-2-12 zoning designation, designed for multifamily residential lots at a density of 12 dwelling units per acre. As described in the November 10, 2026 Planning Commission staff report, the Project is proposing the utilization of State Density Bonus law, and has requested an increase of the base density permitted on the Project site to 20 dwelling units per acre. As required by State Density Bonus Law, the project site is physically suitable for the proposed density of the development.

5. *The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

As discussed in the Planning Commission staff report dated November 10, 2026, and the draft Notice of Exemption, the Project is not likely to cause substantial environmental damage, nor will it substantially and avoidably injure fish, wildlife, or their habitat. The project site is located within an urban area of the city, and is not an identified habitat for fish or wildlife. Furthermore, the project is exempt from environmental analysis per Section 15332 of the CEQA Guidelines.

6. *The design of the subdivision or type of improvements will not cause serious public health problems.*

The design of the proposed subdivision and the public improvements associated with the Project will not cause serious public health problems. The proposed map is consistent with all applicable General Plan requirements, and the proposed improvements are consistent with all Engineering design guidelines.

7. *The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.*

The proposed map will not conflict with existing easements acquired by the public at large. The design of the subdivision and public improvements would not conflict with any existing easements.

8. *All permits and approvals applicable to the proposed Tentative Map pursuant to Chapter 33 of this code have been obtained.*

A Condominium Permit, Major Plot Plan, and Major Design Review Permit are required as a part of the Project, and will be obtained as a part of the approval of this Project.

9. *All applicable requirements of the Map Act and any ordinance of the City of Escondido regulating or otherwise regulating the conversion of existing buildings into condominiums or stock cooperatives have been satisfied.*

The proposed Project does not include the conversion of existing buildings into condominiums or stock cooperatives.

10. *The proposed Tentative Map shall be in conformity with the zone in which it is located. To the extent that the property, which is subject of the proposed tentative map, is an existing legal nonconforming multi-family residential use, this requirement shall not apply, in accordance with Chapter 33 of this code.*

The proposed Project is in conformance with the zone in which it is located. Notwithstanding all requests subject to State Density Bonus Law, as discussed in the Planning Commission staff report dated November 10, 2026, the Project conforms with the requirements of the R-2-12 zone, in that it complies with the development standards established in Article 6 and Article 49 of the Escondido Zoning Code. The Project does not involve an existing legal nonconforming multi-family residential use.

11. *All requirements of CEQA have been met.*

As discussed in the Planning Commission staff report dated November 10, 2026, and the draft Notice of Exemption, the proposed Project qualifies for Categorical Exemption 15332 (“In-Fill Development Projects”). All of the requirements of CEQA will have been met upon approval of the Project.

CONDOMINIUM PERMIT Findings (PL25-0292)
(Section 33-953 of Article 49 – AIR SPACE CONDOMINIUM AND COMMUNITY APARTMENT PROJECTS of the Escondido Zoning Code)

With respect to the Condominium Permit request, the Planning Commission makes the following findings for approval:

1. *The Project meets current zoning, design review, drainage, engineering, fire protection, seismic and building code requirements as if the project were newly constructed. However, the conversion of existing legal nonconforming multifamily residential developments to condominium units is exempt from current density requirements, providing no increased density is proposed. Conversion requests may also utilize the same administrative adjustment procedures available to new construction as specified in the underlying zone;*

The Project has been reviewed in accordance with the development standards as applicable by the City's Staff Development Committee, and found to meet all standards as approved by the City of Escondido. The Project will entail new development of 17 multifamily condominium homes, and will be subject to applicable Conditions of Approval to ensure that the Project's ultimate buildout will meet continued requirements of the City.

2. *Required upgrades or modifications correcting a nonconforming condition may be permitted notwithstanding the provisions of Section 33-1243 of this code, if the Project otherwise conforms to applicable criteria;*

The Project does not require any upgrades or modifications to an existing nonconforming condition, as the Project will entail new development.

3. *Residential projects will contain architectural and site-planning features commonly found in projects that maintain a majority of owner-occupied units;*

The Project includes architectural and site plans, which provide for public and private access, open space, parking, and community amenities which are typical in privately owned developments.

4. *The Project provides sufficient parking commensurate with its location and design;*

As discussed in the November 10, 2026 Planning Commission staff report, the Project is providing parking pursuant to State Density Bonus Law, Government Code 65915(p). No further modifications to the Project's parking are required, and the requirements of Government Code 65915(p) are met.

5. *The Project's open space is well designed, properly distributed, and does not unreasonably restrict disabled access;*

The Project's open space is well designed and properly distributed throughout the Project site. The Project provides for a mix of common and private open space immediately accessible to the majority of tenant spaces, or otherwise reasonably accessible via pedestrian pathways for disabled access. Pursuant to State Density Bonus Law, and as detailed in the November 10, 2026 Planning Commission hearing, the Applicant has requested a waiver in the total open space. Planning Services staff, in conjunction with the City's Staff Development Committee, evaluated the requested waiver, and determined that the requested waiver of development standards for open space complies with the provisions of SDBL, and is an eligible waiver.

6. *The Project conforms to the General Plan and applicable zoning provisions. However, a conversion to residential condominiums may occur notwithstanding the fact that existing densities exceed currently permitted general plan densities provided no additional units are proposed;*

As discussed in the November 10, 2026 Planning Commission staff report, notwithstanding the Density Bonus Request, the Project conforms to all applicable general plan policies and zoning provisions.

7. *The Project's maintenance and replacement program adequately addresses required improvements and appears to be sustainable;*

Pursuant to Section 33-959 and Section 33-1108 of the Escondido Zoning Code and the Project's Conditions of Approval, the Applicant will be required to provide Covenants, Conditions, and Restrictions for the Project, prior to final map approval of the Project. Said Covenants, Conditions, and Restrictions will be reviewed as a part of the post-entitlement proceedings to ensure that the maintenance and replacement program for on-site issues adequately addresses all concerns.

8. *That all tenant notification and information, as required by the California Subdivision Map Act, this chapter, and the City of Escondido subdivision ordinance has been, or will be provided;*

The Project will involve new development, and thus, no tenant notification and information is required as a part of this Project.

9. *The provisions have been made for the timely release of security deposits and provision of rental payment history reports if requested by existing residents.*

The Project will involve new development, and thus, no tenant notification and information is required as a part of this Project.

PLOT PLAN Findings (PL25-0293)
(Section 33-1316 of Article 61, Division 8 – PLOT PLANS of the Escondido Zoning Code)

With respect to the Major Plot Plan, the Planning Commission makes the following findings for approval:

1. *That the use is a permitted use in the zone in which is it located;*

The Project site is located within the R-2-12 zoning designation of the City of Escondido. Pursuant to Article 6 (Residential Zones), multifamily residential projects are a permitted use within the zoning designation.

2. *That the plot plan is granted subject to such conditions as deemed necessary to meet the standards of the use and zone in which it is located and to comply with applicable design standards;*

The Project meets all applicable development standards of the use and the zone in which it is located. As discussed in the Planning Commission staff report dated November 10, 2026, notwithstanding such modifications provided by State Density Bonus Law, the Project conforms to the requirements of the R-2-12 zoning designation. Conditions of Approval have been provided as necessary to meet further standards of the zone and project, as applicable.

3. *That the plot plan is granted subject to such additional conditions as deemed necessary and desirable to preserve the public health, safety, and general welfare.*

The Project will not be detrimental to the surrounding area with its proposed use, and will not require additional, specific conditions as a result of the use. The standard conditions would be provided as necessary to preserve the public health, safety, and general welfare.

DESIGN REVIEW PERMIT FINDINGS (PL25-0099)

(Section 33-1359 of Article 64 - DESIGN REVIEW of the Escondido Zoning Code)

With respect to the Design Review Permit, the Planning Commission recommends that that City Council make the following findings for approval:

1. *The proposed site plan has been designed in a manner which is compatible with the natural and urban characteristics of the site and the surrounding neighborhood.*

The proposed site plan is compatible with the multifamily characteristics of the light multifamily residential zoning designation, and will complement the existing developments within the urban area. It is bounded by multifamily residential development to the north and east, commercial development to the south, and a senior care facility development to the west. The Project will incorporate direct access to existing pedestrian and bicycle pathways, integrating directly into existing infrastructure. The proposed Project will revitalize an underutilized parcel within the City.

2. *The bulk, scale, and architectural design of the proposed structure are compatible with the character of the surrounding neighborhood.*

The bulk, scale, and architectural design is compatible with the character of the surrounding neighborhood, in that the Project is surrounded by development of similar massing and height. The proposed Project has been reviewed by the Staff Development Committee, and found to be in conformance with the development standards of the underlying zoning designation for bulk, scale, and design.

3. *The project incorporates landscaping, irrigation, and screening which is drought tolerant, appropriate for the site, and in compliance with the landscape standards established by the city.*

The Project will incorporate landscaping, irrigation practices in conformance with Article 62 (Water Efficient Landscape Regulations) of the Escondido Zoning Code and the state's Model Water Efficient Landscaping Ordinance. As demonstrated on the conceptual landscape plans, the Project will incorporate planting selections which will be drought tolerant and appropriate to the site.

4. *All grading related to the project is in conformance to design standards set by Article 55, Grading and Erosion Control.*

The Project will involve minimal grading activity, as the project site is relatively flat, and has been previously disturbed by commercial development. All Project-related grading will conform to the design standards within Article 55, and no deviations or exemptions are required.

5. *The project has incorporated the applicable design review standards contained in the ordinance codified in this section and other applicable ordinances into the site layout and building design.*

The Project was reviewed against the development standards within Article 64, Section 33-1357 by the Staff Development Committee, and found to be in compliance with all standards as applicable for the site design, architectural design, landscaping, fencing, and walls as required by the Escondido Zoning Code. As discussed in the Planning Commission staff report dated November 10, 2026, the Project complies with all applicable provisions of the specific plan.

6. *The project is consistent with the goals and objectives on the city general plan.*

As discussed in the Planning Commission staff report dated November 10, 2026, the Project complies with applicable goals and objectives of the City's adopted 2012 General Plan. The Project will redevelop an underutilized existing commercial property to provide new housing within the City, as envisioned in the City's guiding documents such as the 2012 General Plan, and the 2021 Climate Action Plan.

DENSITY BONUS REQUEST

(Section 33-1419 of Article 67 (Density Bonus and Residential Incentives) of the Escondido Zoning Code)

With respect to the Density Bonus Request, the Planning Commission makes the following findings for granting of the Density Bonus Request:

The Project includes a Density Bonus request to utilize waivers and an increase in density as permitted by State Density Bonus Law and Article 67 (Density Bonus and Residential Incentives); specifically, the Project will provide two very-low-income units (making 50% of the Average Median Incomes [AMI]), and will utilize one waiver related to open space requirements for multifamily projects. The Applicant does not propose the use of their three incentives/concessions. The City's Staff Development Committee reviewed the requested waiver, and did not identify anything in the administrative record indicating that the granting of the waivers will have a negative impact on the public health and safety or general welfare. The Applicant will utilize six of their bonus units for a total of 17 units, inclusive of the very-low-income units. The Project complies with the provisions of Article 67.

NO NET LOSS Findings

Pursuant to California Government Code Section 65863, the Planning Commission recommends that the City Council finds the following:

1. As discussed in the Planning Commission staff report dated November 10, 2026, in the Project will provide fewer housing units than projected in the Housing Element, and therefore, provisions of No Net Loss law apply to the project. However, capacity remains to meet the requirements of Gov. Code § 65583.2 and to accommodate the RHNA pursuant to Gov. Code § 65584, without identifying additional sites to accommodate these units or the affordability levels "lost". Therefore, the City will continue to comply with the provisions of No Net Loss with approval of the project, as proposed, and the project will be consistent with the City's Housing Element.

EXHIBIT "D"

CONDITIONS OF APPROVAL

PLANNING CASE NOS. PL25-0292/PL25-0293/PL25-0294

This Project is conditionally approved as set forth on the application received by the City of Escondido on **October 8, 2025**, and the Project drawings consisting of Site Plans, Floor Plans, Sections, Architectural Elevations, Civil Sheets/Grading, Landscape Plans and Colored Elevations; all designated as approved on **November 10, 2026**, and shall not be altered without express authorization by the Development Service Department.

For the purpose of these conditions, the term "Applicant" shall also include the Project proponent, owner, permittee, and the Applicant's successors in interest, as may be applicable.

A. General:

1. **Acceptance of Permit.** If the Applicant fails to file a timely and valid appeal of this Permit within the applicable appeal period, such inaction by the Applicant shall be deemed to constitute all of the following on behalf of the Applicant:

   a. Acceptance of the Permit by the Applicant; and

   b. Agreement by the Applicant to be bound by, to comply with, and to do all things required of or by the Applicant pursuant to all of the terms, provisions, and conditions of this Project Permit or other approval and the provisions of the Escondido Municipal Code or Zoning Code applicable to such Permit.

2. **Permit Expiration.** The Permit shall expire 36 months from the effective date of approval, unless additional time is granted pursuant to the Map Act or to the Escondido Municipal Code.

   The Permit shall be deemed expired if a building permit has not been obtained or work has been discontinued in the reliance of that building permit. If no building permits are required, the City may require a noticed hearing to be scheduled before the authorized agency to determine if there has been demonstrated a good faith intent to proceed, pursuant to and in accordance with the provision of this Permit.

3. **Certification.** The Director of Development Services, or his/her designee, is authorized and directed to make, or require the Applicant to make, all corrections and modifications to the Project drawings and any other relevant document comprising the Project in its entirety, as necessary to make them internally consistent and in conformity with the final action on the Project. This includes amending the Project drawings as necessary to incorporate revisions made by the decision-making body and/or reflecting any modifications identified in these conditions of approval. A final Approved Plan set, shall be submitted to Planning Services for certification electronically. Said plans must be certified by Planning Services prior

to submittal of any post-entitlement permit, including grading, public improvement, landscape, building plans for the Project.

4. Conformance to Approved Plans.

a. The operation and use of the subject property shall be consistent with the Project Description and Details of Request, designated with the Approved Plan set.

b. Nothing in this Permit shall authorize the Applicant to intensify the authorized activity beyond that which is specifically described in this Permit.

c. Once a permit has been issued, the Applicant may request Permit modifications. "Minor" modifications may be granted if found by the Director of Development Services to be in substantial conformity with the Approved Plan set, including all exhibits and Permit conditions attached hereto. Such "minor" modifications shall be processed through a substantial conformance process identified by Planning Services. Modifications beyond the scope described in the Approved Plan set may require submittal of an amendment to the Permit and approval by the authorized agency.

5. Limitations on Use. Prior to any use of the Project site pursuant to this Permit, all Conditions of Approval contained herein shall be completed or secured to the satisfaction of the Development Services Department.

6. Certificate of Occupancy.

a. No change in the character of occupancy or change to a different group of occupancies as described by the Building Code shall be made without first obtaining a Certificate of Occupancy from the Building Official, as required, and any such change in occupancy must comply with all other applicable local and state laws.

b. Prior to final occupancy, a Planning Final Inspection shall be completed to ensure that the property is in full compliance with the Permit terms and conditions. The findings of the inspection shall be documented on a form and content satisfactory to the Director of Development Services.

7. Availability of Permit Conditions.

a. Prior to grading permit issuance, the Applicant shall cause a covenant regarding real property to be recorded that sets forth the terms and conditions of this Permit approval and shall be of a form and content satisfactory to the Director of Development Services.

b. The Applicant shall make a copy of the terms conditions of this Permit readily available to any member of the public or City staff upon request. Said terms and conditions shall be printed on any construction plans that are submitted to Building Services for plan check processing.

8. **Right to Entry.** The holder of this Permit shall make the premises available for inspection by City staff during construction or operating hours and allow the investigations of property necessary to ensure that minimum codes, regulations, local ordinances and safety requirements are properly followed. The Applicant shall provide such business records, licenses, and other materials necessary upon request to provide evidence of compliance with the conditions of approval, as well as federal, state, or laws.

9. **Compliance with Federal, State, and Local Laws.** Nothing in this Permit shall relieve the Applicant from complying with conditions, performance standards, and regulations generally imposed upon activities similar in nature to the activity authorized by this permit. (Permits from other agencies may be required as specified in the Permit's Details of Request.) This Permit does not relieve the Applicant of the obligation to comply with all applicable statutes, regulations, and procedures in effect at the time that any engineering permits or building permits are issued unless specifically waived herein.

   No part of this Permit's approval shall be construed to permit a violation of any part of the Escondido Municipal or Zoning Code. During Project construction and after Project completion, the Applicant shall ensure the subject land use activities covered by this Permit is conducted in full compliance with all local and state laws.

10. **Fees.** The appropriate development fees and Citywide Facility fees shall be paid in accordance with the prevailing fee schedule in effect at the time of building permit issuance, to the satisfaction of the Director of Development Services. Through plan check processing, the Applicant shall pay development fees at the established rate. Such fees may include, but not be limited to: Permit and Plan Checking Fees, Water and Sewer Service Fees, School Fees, Traffic Mitigation Fees, Flood Control Mitigation Fees, Park Mitigation Fees, Fire Mitigation/Cost Recovery Fees, and other fees listed in the Fee Schedule, which may be amended. Arrangements to pay these fees shall be made prior to building permit issuance to the satisfaction of the Development Services Department.

    Approval of this development project is conditioned upon payment of all applicable development fees and connection fees in the manner provided in Chapter 6 of the Escondido Municipal Code.

11. **Public Art Partnership Program.** All requirements of the Public Art Partnership Program, Ordinance No. 86-70 shall be satisfied prior to any building permit issuance. The ordinance requires that a public art fee be added at the time of the building permit issuance for the purpose of participating in the City Public Art Program.

12. **Clerk Recording.**

    a. **Exemption.** If the environmental determination prepared for the Project is a categorical exemption, the City of Escondido hereby notifies the Applicant that the County Clerk's Office requires a documentary handling fee of $50 in order to file a Notice of Exemption. In order to file the Notice of Exemption with the County Clerk, in conformance with California Environmental Quality Act (CEQA) Guidelines section 15062, the Applicant should remit to the City of Escondido

Planning Services, within two working days of the final approval of the Project (the final approval being the date of this letter) a certified check payable to the "County Clerk" in the amount of $50. The filing of a Notice of Exemption and the posting with the County Clerk starts a 35-day statute of limitations period on legal challenges to the agency's decision that the Project is exempt from CEQA. Failure to submit the required fee within the specified time noted above will result in the Notice of Exemption not being filed with the County Clerk, and a 180-day statute of limitations period will apply.

b. For more information on filing fees, please refer to the County Clerk's Office and/or the California Code of Regulations, Title 14, Section 753.5.

13. **Legal Description Adequacy.** The legal description attached to the application has been provided by the Applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.

14. **Application Accuracy.** The information contained in the application and all attached materials are assumed to be correct, true, and complete. The City of Escondido is relying on the accuracy of this information and Project-related representations in order to process this application. Any permits issued by the City may be rescinded if it is determined that the information and materials submitted are not true and correct. The Applicant may be liable for any costs associated with rescission of such permits.

15. **Enforcement.** If any of the terms, covenants, or conditions contained herein shall fail to occur or if they are, by their terms, to be implemented and maintained over time, the City of Escondido shall have the right to deny or withhold subsequent permit approvals or permit inspections that are derived from the application entitlements herein granted; issue stop work orders; pursue abatement orders, penalties, or other administrative remedies as set forth in state and local laws; or institute and prosecute litigation to compel compliance with such terms, covenants, or conditions or seek damages for their violation. The Applicant shall be notified in advance prior to any of the above actions being taken by the City and shall be given the opportunity to remedy any deficiencies identified by the City.

16. **Indemnification, Hold Harmless, Duty to Defend.**

a. The Applicant shall indemnify, hold harmless, and defend (with counsel reasonably acceptable to the City) the City, its Councilmembers, Planning Commissioners, boards, commissions, departments, officials, officers, agents, employees, and volunteers (collectively, "Indemnified Parties") from and against any and all claims, demands, actions, causes of action, proceedings (including but not limited to legal and administrative proceedings of any kind), suits, fines, penalties, judgments, orders, levies, costs, expenses, liabilities, losses, damages, or injuries, at law or in equity, including without limitation the payment of all consequential damages and attorney's fees and other related litigation costs and expenses (collectively, "Claims"), of every nature caused by, arising out of, or in connection with (i) any business, work, conduct, act, omission, or negligence of the Applicant or the owner of the Property (including the Applicant's or the owner of the Property's contractors, subcontractors, licensees, sublessees, invitees,

agents, consultants, employees, or volunteers), or such activity of any other person that permitted by the Applicant or owner of the Property, occurring in, on, about, or adjacent to the Property; (ii) any use of the Property, or any accident, injury, death, or damage to any person or property occurring in, on, or about the Property; or (iii) any default in the performance of any obligation of the Applicant or the owner of the Property to be performed pursuant to any condition of approval for the Project or agreement related to the Project, or any such claim, action, or proceeding brought thereon. Provided, however, that the Applicant shall have no obligation to indemnify, hold harmless, or defend the City as to any Claims that arise from the sole negligence or willful misconduct of the City. In the event any such Claims are brought against the City, the Applicant, upon receiving notice from the City, shall defend the same at its sole expense by counsel reasonably acceptable to the City and shall indemnify the City for any and all administrative and litigation costs incurred by the City itself, the costs for staff time expended, and reasonable attorney's fees (including the full reimbursement of any such fees incurred by the City's outside counsel, who may be selected by the City at its sole and absolute discretion and who may defend the City against any Claims in the manner the City deems to be in the best interests of the City).

b. The Applicant further and separately agrees to and shall indemnify, hold harmless, and defend the City (including all Indemnified Parties) from and against any and all Claims brought by any third party to challenge the Project or its approval by the City, including but not limited to any Claims related to the Project's environmental determinations or environmental review documents, or any other action taken by the City regarding environmental clearance for the Project or any of the Project approvals. Such indemnification shall include the Applicant's payment for any and all administrative and litigation costs and expenses incurred by the City in defending against any such Claims, including payment for all administrative and litigation costs incurred by the City itself, the costs for staff time expended, and reasonable attorney's fees (including the full reimbursement of any such fees incurred by the City's outside counsel, who may be selected by the City at its sole and absolute discretion and who may defend the City against any Claims in the manner the City deems to be in the best interests of the City and the Project).

c. The City, in its sole discretion and upon providing notice to the Applicant, may require the Applicant to deposit with the City an amount estimated to cover costs, expenses, and fees (including attorney's fees) required to be paid by the Applicant in relation to any Claims referenced herein, which shall be placed into a deposit account from which the City may draw as such costs, expenses, and fees are incurred. Within 14 days after receiving written notice from the City, the Applicant shall replenish the deposit account in the amount the City determines is necessary in the context of the further defense of such Claims. To the extent such deposit is required by the City, the amount of such deposit and related terms and obligations shall be expressed in a written Deposit Account Agreement, subject to the City Attorney's approval as to form. The City, in its sole and reasonable discretion, shall determine the amount of any initial deposits or subsequent deposits of funds, and the Applicant may provide documentation or information for the City to consider in making its determinations. Nothing

within this subsection shall be construed as to relieve the Applicant's obligations to indemnif hold harmless, or defend the City as otherwise stated herein.

17. **Phasing.** A phasing plan shall be submitted for all projects which include more than one building. The phasing plan shall identify the order in which all on- and off-site improvements will be installed, including triggers for improvements resulting from mitigation measures placed on the project through the environmental review process or required for General Plan conformance. The plan shall also identify the order in which structures will be built and occupied, the location of construction fencing at each phase of construction, and any other means necessary to prevent conflicts between construction traffic and users of the occupied buildings. The phasing plan shall be approved by the City Planner, Building Official, City Engineer and Fire Marshal prior to the issuance of a grading permit for the project. The phasing plan shall not be modified without written consent from the City of Escondido.

B. Construction, Maintenance, and Operation Obligations:

1. **Code Requirements.** All construction shall comply with the applicable requirements of the Escondido Municipal Code, Escondido Zoning Code, California Building Code; and the requirements of Planning Services, Engineering Services, Director of Development Services, Building Official, City Engineer, and the Fire Chief in carrying out the administration of said codes. Approval of this Permit request shall not waive compliance with any City regulations in effect at the time of Building Permit issuance unless specifically waived herein.

   As a condition of receiving the land use approvals specified herein, Applicant shall maintain the property subject to the approvals in compliance with all applicable city codes governing the condition or appearance of property. In addition to compliance with such basic standards, the property subject to these approvals shall also be maintained free of trash, plant debris, weeds, and concrete (other than existing foundations and permanent structures). Any signs placed on the property advertising such property for sale or rent shall be in accordance with applicable laws, and be kept clean, in like-new condition, and free from fading and graffiti at all times. This condition shall be applicable from the date the land use is approved. The failure to comply with this condition shall subject the approvals specified herein to revocation for failure to comply.

2. **Agency License and Permitting.** In order to make certain on- or off-site improvements associated with the Approved Plan set, the Permit request may require review and clearance from other agencies. Nothing in these Conditions of Approval shall be construed as to waive compliance with other government agency regulations or to obtain permits from other agencies to make certain on- or off-site improvements prior to Final Map recordation, grading permit issuance, building permit issuance, or certificate of occupancy as required. This review may result in conditions determined by the reviewing agency.

   At all times during the effective period of this Permit, the Applicant and any affiliated responsible party shall obtain and maintain in valid force and effect, each and every license and permit required by a governmental agency for the construction, maintenance, and operation of the authorized activity.

3. **Utilities.** All new utilities and utility runs shall be underground, or fee payment in-lieu subject to the satisfaction of the City Engineer.

4. **Signage.** All proposed signage associated with the Project must comply with Article 66 (Sign Ordinance) of the Escondido Zoning Code. Separate sign permits will be required for Project signage. All non-conforming signs shall be removed. The Applicant shall submit with any sign permit graphic/list of all signs to be removed and retained, along with any new signage proposed.

5. **Noise.** All Project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08).

6. **Lighting.** All exterior lighting shall conform to the requirements of Article 35 (Outdoor Lighting Ordinance) of the Escondido Zoning Code.

7. **General Property Maintenance.** The property owner or management company shall maintain the property in good visual and functional condition. This shall include, but not be limited to, all exterior elements of the buildings such as paint, roof, paving, signs, lighting and landscaping. The Applicant shall paint and re-paint all building exteriors, accessory equipment, and utility boxes servicing the Project, as necessary to maintain clean, safe, and efficient appearances.

8. **Anti-Graffiti.** The Applicant shall remove all graffiti from buildings and wall surfaces within 48 hours of defacement, including all areas of the job site for when the Project is under construction.

9. **Anti-Litter**. The site and surrounding area shall be maintained free of litter, refuse, and debris. Cleaning shall include keeping all publicly used areas free of litter, trash, and garbage.

10. **Roof, Wall, and Ground Level Equipment.** All mechanical equipment shall be screened and concealed from view in accordance with Section 33-1085 of the Escondido Zoning Code.

11. **Trash Enclosures.** All appropriate trash enclosures or other approved trash systems shall be approved by Planning and Engineering Services. The property owner or management company shall be responsible for ensuring that enclosures are easily assessable for garbage and recyclables collection; and that the area is managed in a clean, safe, and efficient manner. Trash enclosure covers shall be closed when not in use. Trash enclosures shall be regularly emptied. There shall be the prompt removal of visible signs of overflow of garbage, smells emanating from enclosure, graffiti, pests, and vermin.

12. **Staging Construction Areas.** All staging areas shall be conducted on the subject property, subject to approval of the Engineering Department. Off-site staging areas, if any, shall be approved through the issuance of an off-site staging area permit/agreement.

13. **Disturbance Coordinator.** The Applicant shall designate and provide a point-of-contact whose responsibilities shall include overseeing the implementation of Project, compliance with Permit terms and conditions, and responding to neighborhood concerns.

14. **Construction Waste Reduction, Disposal, and Recycling.** Applicant shall recycle or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste for residential projects or portions thereof in accordance with either Section 4.408.2, 4.408.3, or 4.408.4 of the California Green Building Standards Code; and/or for non-residential projects or portions thereof in accordance with either Section 5.408.1.1, 5.408.1.2, or 5.408.1.3 of the California Green Building Standards Code. In order to ensure compliance with the waste diversion goals for all residential and non-residential construction projects, the Applicant must submit appropriate documentation as described in Section 4.408.5 of the California Green Building Standards Code for residential projects or portions thereof, or Section 5.408.1.4 for non-residential projects or portions thereof, demonstrating compliance with the California Green Building Standards Code sections cited above.

15. **Construction Equipment Emissions.** Applicant shall incorporate measures that reduce construction and operational emissions. Prior to the City's issuance of the demolition and grading permits for the Project, the Applicant shall demonstrate to the satisfaction of Planning Services that its construction contractor will use a construction fleet wherein all 50-horsepower or greater diesel-powered equipment is powered with California Air Resources Board ("CARB") certified Tier 4 Interim engines or equipment outfitted with CARB-verified diesel particulate filters. An exemption from this requirement may be granted if (i) the Applicant provides documentation demonstrating that equipment with Tier 4 Interim engines are not reasonably available, and (ii) functionally equivalent diesel PM emission totals can be achieved for the Project from other combinations of construction equipment. Before an exemption may be granted, the Applicant's construction contractor shall demonstrate to the satisfaction of the Director of Development Services that (i) at least two construction fleet owners/operators in San Diego County were contacted and those owners/operators confirmed Tier 4 Interim equipment could not be located within San Diego County during the desired construction schedule, and (ii) the proposed replacement equipment has been evaluated using the California Emissions Estimator Model ("CalEEMod") or other industry standard emission estimation method, and documentation provided to Planning Services confirms that necessary project-generated functional equivalencies in the diesel PM emissions level are achieved.

16. **Phasing.** A phasing plan shall be submitted for all projects which include more than one building. The phasing plan shall identify the order in which all on- and off-site improvements will be installed, including triggers for improvements resulting from mitigation measures placed on the project through the environmental review process or required for General Plan conformance. The plan shall also identify the order in which structures will be built and occupied, the location of construction fencing at each phase of construction, and any other means necessary to prevent conflicts between construction traffic and users of the occupied buildings. The phasing plan shall be approved by the City Planner, Building Official, City Engineer and Fire Marshal prior to the issuance of a grading permit for the project. The phasing plan shall not be modified without written consent from the City of Escondido.

C. Parking and Loading/Unloading.

1. A minimum of 24 parking spaces shall be provided at all times. Said parking spaces provided by the Applicant, and any additional parking spaces provided above the required minimum amount, shall be

dimensioned per City standards and be maintained in a clean, well-marked condition. The striping sha be drawn on the plans or a note shall be included indicating double-striping per City standards.

2. Parking for disabled persons shall be provided (including "Van Accessible" spaces) in full compliance with the State Building Code.

3. No contractor or employee may store, or permit to be stored, a commercial or construction vehicle/truck; or personal vehicle, truck, or other personal property on public-right-of-way or other public property without permission of the City Engineer.

D. Landscaping: The property owner or management company assumes all responsibility for maintaining all on-site landscaping; any landscaping in the public right-of-way adjacent to the property, including potted plants; and any retaining and freestanding walls in a manner that satisfies the conditions contained herein.

1. Landscaped areas shall be maintained in a flourishing manner. Appropriate irrigation shall be provided for all landscape areas and be maintained in a fully operational condition.

2. All existing planting and planter areas, including areas within the public right-of-way, shall be repaired and landscaping brought into compliance with current standards. All dead plant material shall be removed and replaced by the property owner or management company.

3. If at the time of planning final inspection that it is determined that sufficient screening is not provided, the Applicant shall be required to provide additional landscaping improvements to the satisfaction of Planning Services.

4. The landscaped areas shall be free of all foreign matter, weeds and plant material not approved as part of the landscape plan.

5. Failure to maintain landscaping and the site in general may result in the setting of a public hearing to revoke or modify the Permit approval.

6. Landscaping Plans. Applicant shall install all required improvements including screening walls, retaining walls, storm improvements, and landscaping in substantial conformance to the planting and irrigation schedule as shown on the final Approved Plan set.

a. A final landscape and irrigation plan shall be submitted to Engineering Services for review and approval, if meeting any of the criteria listed under Section 33-1323 of the Zoning Code. Detailed landscape and irrigation plans shall be submitted to Engineering Services with the second submittal lf the grading plan. The initial submittal of the landscape plans shall include the required plan check fees, paid in accordance with the prevailing fee schedule in effect at the time of submittal. Details of Project fencing and walls, including materials and colors, shall be provided on the landscape plans. (Building permits may also be required.) The landscape and irrigation plans shall be reviewed and approved by the Planning and Engineering Services prior to issuance of grading permits, and shall be equivalent or superior to the conceptual landscape

plans included as part of the Approved Plan set, to the satisfaction of Planning Services. The required landscape and irrigation plans(s) shall comply with the provisions, requirements and standards outlined in Article 62 (Landscape Standards) of the Escondido Zoning Code, except where stricter requirements are imposed by the State of California.

b. Screening walls, retaining walls, storm improvements, and landscaping (i.e. planting and irrigation) is to be provided prior to final occupancy.

c. The installation of the landscaping and irrigation shall be inspected by the Project landscape architect upon completion. He/she shall complete a Certificate of Landscape Compliance certifying that the installation is in substantial compliance with the approved landscape and irrigation plans and City standards. The Applicant shall submit the Certificate of Compliance to Planning Services and request a final inspection.

d. Any new freestanding walls and/or retaining walls shall incorporate decorative materials or finishes, and shall be indicated on the landscaping plans. (Building permits may also be required.) All freestanding walls visible from points beyond the Project site shall be treated with a protective sealant coating to facilitate graffiti removal. The sealant shall be a type satisfactory to the Director of Development Services.

e. New or retrofitted trash enclosures shall accommodate vertical climbing plants, vines with support trellis panels, clinging non-deciduous or fast growing shrubbery that will screen the enclosures wall surface. The Director of Development Services shall find that the proposed landscaping design, material, or method provides approximate equivalence to the specific requirements of this condition or is otherwise satisfactory and complies with the intent of these provisions.

E. Specific Planning Services Conditions:

1. Pursuant to Section 33-1082 of the Escondido Zoning Code, a six-foot high solid masonry or concrete wall shall be constructed on and along the common property line between the subject property and adjacent properties used for commercial purposes to the south and west of the subject property. Design of said masonry walls shall be consistent with the requirements of Condition D.6.c.

F. Specific Fire Department Conditions:

1. Fire hydrants and Fire Department Connection locations shall be approved by the Escondido Fire Department prior to installation.

2. Firte underground lines, fire sprinkler, and fire alarm system plans shall be a deferred submittal to Escondido Fire.

3. The Project shall be sprinkler, per NFPA 13 R Standards.

4. An approved, adequate water supply and paved access shall be provided prior to the start of construction.

G. Housing and Neighborhood Services Conditions:

Density Bonus:

1. Two residential units shall be deed restricted to households qualifying as very-low-income households, and rented at very-low-income rents per state policy ("Affordable Units").

2. The Project shall provide a minimum of two dwelling units for very-low-income households (those earning less than 50 percent of the Area Median Income for the San Diego-Carlsbad-San Marcos MSA). Prior to issuance of a grading permit or recording of the final map, whichever occurs first, the developer shall sign a binding affordable housing agreement with the City, which will set forth the conditions and guidelines to be met in the implementation of Density Bonus Law requirements and any other applicable requirements (Within the affordable housing agreement, the developer will be responsible for annual recertification of household income qualifications and compliance with rent limits). The agreement will also establish specific compliance standards and remedies available to the City upon failure by the developer to restrict units to target households for the prescribed time period (55 years for all target units as described in Government Code section 65915(c)). Income qualified households will be monitored by the City of Escondido Housing and Neighborhood Services for the duration of the affordability period. Monitoring fees will be applied per the affordable housing agreement.

3. All affordability agreements shall run with the land and be binding on the applicant and its heirs, transferees, assigns, successors, administrators, executors, and other representatives, and shall be recorded against the applicable property for the requisite period of time.

4. The Affordable Units shall be constructed concurrently with, or earlier than construction of the unrestricted units. The City shall not issue building permits for more than fifty (50) percent of the unrestricted units until the City has issued building permits for all of the Affordable Units.

5. The Affordable Units shall be constructed with the same exterior appearance and interior features, fixtures, and amenities, and shall use the same type and quality of materials as provided for the unrestricted units in the Project.

6. The design, appearance, and general quality of the Affordable Units shall be consistent or compatible with the design of the total housing development in terms of appearance, materials, and finished quality.

7. The average square footage for the unrestricted units shall be approximately the same as the average square footage for the Affordable Units of the same number of bedrooms.

8. All Affordable Units shall have a bedroom unit mix consistent with Municipal Code Section 33-1417(d).

9. The Affordable Units shall be disbursed within the housing development.

10. The City shall not approve any final inspections or issue any certificates of occupancy for more than fifty (50) percent of the unrestricted units until the City has issued certificates of occupancy for all of the Affordable Units.

Housing Crisis Act (SB 330) Compliance:

1. Very-Low-Income Deed Restriction: The Project shall provide a minimum of two dwelling unit(s) for very-low-income households (those earning less than 50 percent of the Area Median Income for the San Diego-Carlsbad-San Marcos MSA) that is a comparable unit to the existing dwelling unit(s) as defined in SB 330. Prior to issuance of a building permit, the developer shall sign a binding affordable housing agreement with the City, which will set forth the conditions and guidelines to be met in the implementation of SB 330, Density Bonus Law, and any other applicable requirements. Within the affordable housing agreement, the developer will be responsible for annual recertification of household income qualifications and compliance with rent limits. The agreement will also establish specific compliance standards and remedies available to the City upon failure by the developer to restrict units to target households for the prescribed time period (55 years for all target units as described in Government Code section 65915(c)). Income qualified households will be monitored by the City of Escondido Housing and Neighborhood Services for the duration of the affordability period. Monitoring fees will be applied per the affordable housing agreement.

2. Relocation Benefits: Within 45 days of the approval date of the Tentative Subdivision Map, Major Plot Plan, and Major Design Review, the Applicant shall provide to the satisfaction of the City Attorney's Office and Housing and Neighborhood Services, a Residential Relocation Assistance Program (RRAP) that outlines the relocation benefits tenants are entitled to under SB 330 and state law. The RRAP shall include, at minimum, a form prescribed by the City. The program shall include Relocation Advisory Services, Payment for Moving Expenses, and Replacement Housing Payment. The Applicant shall provide this program to the tenants of the existing dwelling unit(s) via certified mail within 14 days of the City's sign-off of the RRAP. The Applicant shall provide proof of mailing to the Development Services Department.

3. Right to First Refusal: Prior to issuance of the Certificate of Occupancy, the Applicant shall provide a signed letter from the prior tenant(s) acknowledging their receipt of notice for their Right of First Refusal to return to a comparable unit at the very-low-income household rent level, as defined in SB 330. The letter shall also indicate whether the tenant(s) accepted occupance of the newly constructed comparable unit at the affordable rent or waived their right for rental.

H. Specific Engineering Services Conditions:

1. GENERAL

a. The Tentative Map shall be revised to match these conditions and the requirements of the Utilities Department, prior to Planning Division certification. The applicant shall submit to the Planning Division a copy of the Tentative Map as presented to the Planning Commission and the City Council. The Tentative

Map will be signed by the Planning Division verifying that it is an accurate reproduction of the approved Tentative Map and must be included in the first submittal for plan check to Engineering Services.

b. The applicant shall provide the City Engineer with a tax clearance certificate and a recent Preliminary Title Report covering the subject property.

c. The location of all existing on-site utilities and storm drain facilities shall be determined by the applicant. If a conflict occurs with the proposed project or improvements, these utilities shall be relocated.

d. Improvement and grading plans prepared by a Civil Engineer are required for all grading, drainage and private onsite improvement design. Plans shall be submitted for review through the City's virtual plan review portal as a single package containing all items on the Engineering Initial Submittal Checklists. The applicant shall post securities in accordance with the City-prepared Bond and Fee Letter based on a final Engineer's Estimate of Grading and Improvements Cost prepared by the project engineer as surety for the construction of required off-site and/or on-site improvements. Bonds and agreements in a form acceptable to the City Attorney shall be posted by the applicant with the City of Escondido prior to approval of the Final Map.

e. No Building Permits shall be issued for construction until the Parcel Map is recorded and either:

i. All conditions of the Tentative Map have been fulfilled; or

ii. Those conditions unfulfilled at the time of an application for Building Permits shall be secured and agreements executed in a form and manner satisfactory to the City Attorney and City Engineer.

f. If site conditions change adjacent to the proposed development prior to completion of the project, the applicant will be responsible to modify his/her improvements to accommodate these changes. The determination and extent of the modification shall be to the satisfaction of the City Engineer.

g. All public improvements shall be constructed in a manner that does not damage existing public improvements. Any damage shall be determined by and corrected by the applicant to the satisfaction of the City Engineer.

2. <u>STREET IMPROVEMENTS AND TRAFFIC</u>

a. Private street improvements shall be constructed to City Standards as required by the Subdivision Ordinance and to the satisfaction of the City Engineer. Specific details, including final street improvement widths, right-of-way widths, concrete curb & gutters, drainage, lighting, etc. shall be resolved to the satisfaction of the City Engineer.

b. All structural improvements and overlays to public and private roadways shall adhere to the most recent Caltrans Standard specifications for asphalt concrete (AC), hot mix asphalt (HMA), aggregate base (AB), asphalt binders and Portland cement concrete (PCC). Materials shall be sourced from a Caltrans-approved facility or supplier(s) based on the respective materials being replaced or improved upon. For AC or HMA replacement, materials shall be sourced from suppliers listed on the Caltrans "Asphalt

Supplier Certification Program", or on the Caltrans "Job Mix Formula Prequalification Program" respectively. For AB replacement, materials shall be Caltrans-approved Class 2 Aggregate Base sourced from Caltrans-approved suppliers listed on the Caltrans "Aggregate Prequalification Program". All PCC shall have undergone the Caltrans Material Plant Quality Program (MPQP) to obtain their respective Plant Certification, and shall be listed on the MPQP "List of Active Plants in the State".

c. All driveways shall be alley-type in accordance with Escondido Standard Drawing No. G-5-E, with a minimum throat width of 24 feet.

d. Adequate horizontal sight distance shall be provided at driveway entrances. Increased parkway widths, open space easements, and restrictions on landscaping may be required at the discretion of the City Engineer.

e. The address of each dwelling unit shall be painted on the curb or, where curbs are not available, posted in such a manner that the address is visible from the street. In both cases, the address shall be placed in a manner and location approved by the City Fire Marshal and Development Services Director.

f. Street lighting shall be required on all on-site private streets. It shall be the responsibility of the home owner's association to adequately maintain the street lighting system and such maintenance responsibility shall be clearly stated in the CC&Rs.

g. The applicant may be responsible for overlays of N. Broadway due to the utility trenches necessary to serve this project. The determination of the extent of the overlays shall be to the satisfaction of the City Engineer. All AC overlays must be from a Caltrans Approved supplier listed on the Caltrans website under the "Asphalt Supplier Certification Program" list. If HMA is being used, the HMA must be sourced from a Caltrans Approved supplier under the "Job Mix Formula Prequalification Program" list. Any AC or HMA materials used shall adhere to the most recent Caltrans Standard Specifications.

h. The applicant shall remove and replace all damaged sidewalk, curb and gutter along all project frontages to the satisfaction of the City Engineer prior to issuance of a Certificate of Occupancy. All PCC shall be sourced from the Caltrans MPQP "List of Active Plants in the State", and adhere to the most recent Caltrans Standards and Specifications.

i. The applicant shall repaint all pavement striping and markings adjacent to the project that have been damaged and prematurely faded due to project construction traffic to the satisfaction of the City Engineer.

j. Access routes conforming to the Americans with Disabilities Act (ADA) shall be provided into the project from the public sidewalk, to the satisfaction of the City Engineer.

k. All gated entrances shall be designed and improved to the satisfaction of the City Fire Marshal and City Engineer.

l. The applicant will be required to provide a detailed detour and traffic control plan, for all construction and staging activities, and any requested materials placed within existing rights-of-way to the satisfaction

of the City Engineer. This plan shall include any proposed sidewalk closures and provide for alternat pedestrian access around the project site. This plan shall be approved prior to the issuance of an Encroachment Permit for construction or other project activities within the public right-of-way.

m. An engineered improvement plan is required for all public improvements (unless only sidewalks, driveways and/or streetlights are required). The developer shall post security for these improvements and an improvement plan shall be approved by the City of Escondido prior to issuance of any building permits. All required improvements shall be constructed prior to final acceptance of subject construction by the City.

3. GRADING

a. A site grading and erosion control plan prepared by a California registered Civil Engineer shall be approved by Engineering Services. The first submittal of the grading plan shall be accompanied by the preliminary soils and geotechnical report. The soils engineer will be required to indicate in the soils report that he/she has reviewed the grading design and found it to be in conformance with his/her recommendations.

b. The applicant shall be responsible for the recycling of all excavated materials designated as Industrial Recyclables (soil, asphalt, sand, concrete, land clearing brush and rock) at a recycling center or other location(s) approved by the City Engineer. Any/all soils deemed to be a California Class 1 hazardous soil as regulated by the Department of Toxic Substance Control (DTSC) shall be transported to California Class 1 hazardous waste facility or landfill for disposal by a DTSC registered transporter.

c. All blasting operations performed in connection with the improvement of the project shall conform to the City of Escondido Blasting Operations Ordinance.

d. All existing foundations and structures, other than those designated "to remain" on the Tentative Map, shall be removed or demolished from the site.

e. *All driveways and parking areas shall be paved with a minimum of 3" AC or HMA Sourced from an approved Caltrans Supplier listed on the Job Mix Formula Prequalification Program over 6" of AB or 5 1/2" PCC over 6" AB. AB must be recognized as Class 2 Caltrans Aggregate Base and shall be sourced from a Caltrans approved facility under the Caltrans "Aggregate Prequalification Program". All paved areas exceeding 15% slope or less than 1.0% shall be paved with PCC. All PCC materials shall be sourced from the Caltrans MPQP "List of Active Plants in the State". (This requirement may be reduced to 2" AC over 4" AB or 5 ½" P.C.C. over native for single family residential only). All AC, AB, and PCC materials shall adhere to the most recent Caltrans Standard Specifications and shall be sourced from a respective Caltrans approved supplier.*

f. Erosion control, including riprap, interim sloping planting, gravel bags, or other erosion control measures shall be provided to control sediment and silt from the project. The developer shall be responsible for maintaining all erosion control facilities throughout the development of the project.

g. A site drainage plan shall be approved by Engineering Services prior to issuance of building permits.

h. Site grading and drainage shall comply with Escondido Standard Drawing No. M-2-E. A grading plan or permit will not be required unless Grading Ordinance limits are exceeded. (Note: This requirement will not delay issuance of a building permit*)*

i. The developer will be required to obtain permission from adjoining property owners for any off-site grading and slopes necessary to construct the project and/or the required improvements.

j. All driveway grades shall conform to current Escondido Design Standards and Escondido Standard Drawings.

k. A General Construction Activity Storm Water Permit is required from the State Water Resources Board for all storm water discharges associated with a construction activity where clearing, grading and excavation results in a land disturbance of one or more acres.

l. Any proposed retaining walls shall be shown on and permitted as part of the site grading plan. Profiles and structural details shall be shown on the site grading plan and the soils engineer shall state on the plans that the proposed retaining wall design is in conformance with the recommendations and specifications as outlined in their report. Structural calculations shall be submitted for review by a consulting engineer for all walls not covered by the Regional or City Standard Drawings. The cost of any independent third-party review deemed necessary by the City Engineer shall be reimbursed by the applicant. Retaining walls or deepened footings that are to be constructed as part of building structure will be permitted as part of the Building Services plan review and permit process.

All site grading and erosion control plans shall be prepared by a Registered Civil Engineer. A separate submittal to Engineering Services is required for the site grading and erosion control plans. Plans will ***not*** *be forwarded from Building Services.*

4. DRAINAGE

a. Final on-site and off-site storm drain improvements shall be determined to the satisfaction of the City Engineer and shall be based on a drainage study to be prepared by the engineer of work. The drainage study shall be in conformance with the City of Escondido Design Standards.

b. All on-site storm drains not in public easements are private. The responsibility for maintenance of these storm drains shall be that of the homeowner's association. Provisions stating this shall be included in the CC&R'S.

c. The project shall limit 50-year drainage flows to their pre-construction rates. Details and calculations for the detention basins shall be submitted and approved as part of the grading plan check.

d. A Storm Water Quality Management Plan (SWQMP) in compliance with the City's latest adopted Storm Water Design Manual shall be prepared for all newly created or replaced onsite impervious areas, impervious frontage, and required offsite improvements. The SWQMP shall be submitted for approval with the final improvement and grading plans. The SWQMP shall include hydro-modification, treatment calculations, post-construction storm water treatment measures, and maintenance requirements.

e. All site drainage with emphasis on the parking and driveway areas shall be treated to remove expected contaminants using a high efficiency non-mechanical method of treatment. The City highly encourages the use of bio-retention areas as the primary method of storm water retention and treatment. The landscape plans shall reflect these areas of storm water treatment.

f. The current owner of the property shall sign, notarize, and record a Storm Water Control Facility Maintenance Agreement.

g. All storm water treatment and retention facilities and their drains including the bio-retention basins and planters, any permeable paver areas shall be considered private. The responsibility for maintenance of these post construction storm water treatment facilities shall be that of the homeowner's association.

5. WATER SUPPLY

a. The final locations and sizing of all required public water mains, domestic water services, water meters, fire hydrants, Reduced Pressure Detector Assemblies (RPDAs), backflow prevention assemblies, and other water appurtenances shall be designed and installed in accordance with current City of Escondido Design Standards and Standard Drawings, and to the satisfaction of the Utilities Engineer.

b. The project shall extend a minimum 8-inch public water main from the existing public water main in N. Broadway through the project site as shown on the approved tentative utility plan. The public water main shall be located within a minimum 20-foot-wide Public Utility Easement granted to the City.

c. All fire hydrants serving the project shall be supplied from the minimum 8-inch public water main. Fire hydrants shall not be supplied from a private fire service line and shall be connected in accordance with City of Escondido Standard Drawing W-3-E.

d. Each building shall be provided with an RPDA for the private fire service. Each RPDA shall connect to the public water main in accordance with City of Escondido Standard Drawing W-7-E. The City-maintained portion of each RPDA service shall be located within the Public Utility Easement, with the private portion located on private property.

e. The approved locations of the interior fire hydrants and RPDAs shall be maintained on the final engineering plans. Any revision to their locations or associated easements shall be subject to review and approval by the Utilities Department.

f. Domestic water meters shall be installed in accordance with City of Escondido Standard Drawing W-2-E and shall be located outside of driveways, parking stalls, and vehicle access areas while remaining within the Public Utility Easement.

g. Each above-ground domestic backflow prevention assembly shall be installed directly downstream of the associated water meter, on private property, in accordance with City of Escondido Standard Drawing W-10-E.

h. All on-site water lines and appurtenances beyond the City water meter, RPDA, or other approved point of connection shall be considered private. The property owner or homeowners association shall be responsible for their operation, maintenance, repair, and replacement.

i. Fire suppression and sprinkler systems beyond the RPDA are private and shall be designed and constructed in accordance with current Building, Plumbing, and Fire Code requirements and the requirements of the City Fire Marshal and City Building Official.

j. The Public Utility Easement shall be kept free of permanent structures and private facilities. Gate foundations, walls, buildings, and other permanent improvements shall be located outside the easement. Gates may swing over the easement only where approved by the Utilities Department.

k. No trees or deep-rooted bushes shall be planted within 10 feet of public water mains or other public water facilities.

l. Any existing water service or fire hydrant lateral to be abandoned shall be disconnected at the public water main to the satisfaction of the Utilities Engineer and Water Distribution. Any water service or fire hydrant to be replaced, reconnected, or relocated shall be replaced in its entirety from the public water main to the meter or hydrant.

m. The project shall not connect a recycled irrigation service to the potable public water system. Irrigation service shall be designed, identified, and connected to the appropriate approved water source in accordance with City requirements.

n. All required easements, water improvements, services, meters, hydrants, RPDAs, backflow assemblies, and private fire lines shall be clearly shown and labeled on the final grading and improvement plans.

6. SEWER

a. All sewer mains, laterals, cleanouts, and appurtenances shall be designed and constructed in accordance with current City of Escondido Design Standards and Standard Drawings, and to the satisfaction of the Director of Utilities and the Utilities Engineer.

b. A minimum 6-inch sewer lateral shall be provided for the project and shall be designed and constructed in accordance with City of Escondido Standard Drawing S-2-E, current City Design Standards, and to the satisfaction of the Utilities Engineer.

c. The final grading and improvement plans shall clearly show the locations, sizes, materials, slopes, rim elevations, and invert elevations of all proposed and existing sewer facilities necessary to demonstrate that gravity service can be provided at the minimum required slopes.

d. Sewer laterals serving the project shall be sized in accordance with the Uniform Plumbing Code and City requirements. Sewer laterals less than 8 inches in diameter shall connect to the public sewer main by an approved wye or Inserta-Tee connection.

e. All private sewer laterals and private on-site sewer facilities shall be owned and maintained by the property owner or homeowners association.

f. No permanent structures or private facilities shall be placed within a public sewer or Public Utility Easement. Required easements shall be shown on the Final Map and final engineering plans.

g. No trees or deep-rooted bushes shall be planted within 15 feet of a public sewer main or within 10 feet of a sewer lateral.

h. Any sewer lateral to be abandoned shall be capped at the property line to the satisfaction of the Utilities Engineer and City Inspector.

i. Prior to approval of the final engineering plans, the applicant shall field verify the location, depth, and alignment of existing sewer and other utilities where necessary to demonstrate constructability and required utility clearances. Any identified conflicts shall be resolved to the satisfaction of the Utilities Department.

7. LANDSCAPE

a. A site landscaping and irrigation plan shall be submitted to Engineering Services with the second submittal of the grading plan for review and approval by Engineering and Planning Services. The initial submittal of the landscape plans shall include the required plan check fees.

8. EASEMENTS AND DEDICATIONS

a. All easements, both private and public, affecting the subject property shall be shown and delineated on the Final Map.

b. Public utility easements for sewer, water, storm drain, etc. which are deemed necessary by the City Engineer shall be granted to the City.

c. An emergency access easement shall be dedicated over the private streets.

d. The applicant is responsible for making the arrangements to vacate all streets or quitclaim all easements of record which conflict with the proposed development prior to approval of the final map. All street vacations shall be accomplished by means of a separate public hearing. If an easement of record contains an existing utility that must remain in service, proof of arrangements to quitclaim the easement once new utilities are constructed must be submitted to the City Engineer prior to approval of the Final Map. Building permits will not be issued for lots in which construction will conflict with existing easements or utilities, nor will any securities be released until the existing easements are quitclaimed. The initial submittal of the plat and legal shall include the required Street Vacation fee in effect at the time of the submittal.

e. Necessary public utility easements (for sewer, water and storm drain) shall be granted to the City. The minimum easement width is 20 feet. Easements with additional utilities shall be increased accordingly.

Material necessary for processing a dedication or easement shall include: a current grant deed or title report, a legal description and plat of the dedication or easement signed and sealed by a person authorized to practice land surveying (document size) and traverse closure tapes. The City will prepare all final documents.

9. REPAYMENTS AND FEES

a. A cash security shall be posted to pay any costs incurred by the City to clean-up eroded soils and debris, repair damage to public or private property and improvements, install new BMPs, and stabilize and/or close-up a non-responsive or abandoned project. Any moneys used by the City for cleanup or damage will be drawn from this security and the grading permit will be revoked by written notice to the applicant until the required cash security is replaced. The cleanup cash security shall be released upon final acceptance of the grading and improvements for this project. The amount of the cash security shall be 10% of the total estimated cost of the grading, drainage, landscaping, and best management practices items of work with a minimum of $5,000 up to a maximum of $50,000, unless a higher amount is deemed necessary by the City Engineer.

b. The applicant shall be required to pay all development fees of the City then in effect at the time, and in such amounts as may prevail when building permits are issued.

10. CC&R's

a. Copies of the CC&Rs shall be submitted to Engineering and Planning Servicesfor approval prior to approval of the Final Map.

b. The applicant shall make provisions in the CC&Rs for maintenance by the homeowners' association of private driveways, parking areas, private utilities (including sewer and water), storm water and drainage facilities, private street lighting, landscaping both onsite and within fronting public right-of-way. These provisions must be approved by Engineering Services prior to approval of the Final Map.

c. The CC&Rs must state that the homeowners' association assumes liability for damage and repair to City utilities in the event that damage is caused by the homeowners' association when repair or replacement of private utilities is done.

d. The CC&Rs shall reference the recorded Storm Water Control Facility Maintenance Agreement and the approved Storm Water Quality Management Plan (SWQMP) for the project.

11. SURVEYING AND MONUMENTATION

a. All property corners shall be monumented by a person authorized to practice land surveying and a Record of Survey Map (or Corner Record if appropriate) shall be recorded.

CITY of ESCONDIDO

STAFF REPORT

Agenda Item No. 3
November 10, 2026

DATE:	November 4, 2026
TO:	Planning Commissioners
FROM:	Garrett Smith, City Planner
SUBJECT:	City Vacancy Rates and Relevance to the Planning Commission's Work

At its meeting of October 13, 2026, Planning Commission Chair Speer requested a discussion item be placed on a future agenda to discuss the relevancy of vacancy rates in Escondido on the work of the Planning Commission, in compliance with Planning Commission Bylaws Section B, 5, c, ii.

As such, this item is being agendized for the Commission's November 10, 2026 meeting. No formal staff report is being provided at this time as this agenda item is intended for discussion purposes for the Planning Commission.

For reference, an audio recording can be accessed via the following link with discussion on this topic found at the 48:44 minute mark: https://youtu.be/kkxJG3bLkH4?si=hKJSOKRNymqEc0Sf&t=2924

City of Escondido

Planning Commission Bylaws

Adopted: August 23, 2022
Effective: September 3, 2022
Planning Commission Resolution No. 2022-05

Amended: November 8, 2022
Effective: November 21, 2022
Planning Commission Resolution No. 2022-13

ESCONDIDO PLANNING DIVISION
201 N. BROADWAY
ESCONDIDO, CALIFORNIA 92025
Phone: (760) 839-4671
www.escondido.org/planning

Section A: Introduction.

1. The Escondido Planning Commission ("Planning Commission" or "Commission") is established pursuant to Chapter 20 of the Escondido Municipal Code, and is authorized by Government Code section 65100 et. seq.
2. The Planning Commission serves in an advisory capacity to the City Council on land use policy planning matters which guide the future development of the City.
    a. Planning Policy Matters.
        i. The Planning Commission considers and provides recommendations to the City Council on land use policies and documents including, but not limited to, the Escondido General Plan, specific plans, and the Escondido Zoning Code. These and other documents establish development standards and design parameters for future development projects and improvements in the City.
    b. Development Projects.
        i. The Planning Commission has decision-making authority on various development projects and serves in an advisory capacity to the City Council on other projects, as described in the Escondido Zoning Code.
        ii. The Planning Commission shall hear appeals of administrative decisions and decisions made by the

Zoning Administrator pursuant to section 33-1303 of the Escondido Zoning Code.

iii. Decisions of the Planning Commission can be appealed to the City Council pursuant to section 33-1303 of the Escondido Zoning Code.

Section B: Planning Commission Meetings.

1. Type of Meetings.

a. Regular Meetings.

i. Regular meetings of the Planning Commission shall be held at 7:00 p.m. on the second and fourth Tuesdays of each month.

ii. Regular meetings may be canceled by the Director of Development Services or their designee if there is no business to be conducted by the Commission.

b. Special Meetings.

i. Special meetings of the Planning Commission may be scheduled from time-to-time at the determination of the Director of Development Services or their designee if there is urgent business to be conducted.

2. Location:

a. All regular and special meetings of the Planning Commission shall be held in the Council Chambers of the City of Escondido, California. Changes to the location shall be properly identified in

any public hearing notices and agendas prepared for said meeting.

b. Further changes in the location of meetings may be authorized if required pursuant to state mandates and public health emergencies. This includes virtual meetings.

3. Posting and Distribution of Agenda.

   a. At least 72 hours before a regular meeting, the Secretary of the Planning Commission or their designee shall post a certified copy of the agenda specifying the time and location of the regular meeting in a place accessible so as to be available for review by members of the public, and on the City of Escondido's website (www.escondido.org).

   b. The Planning Commission agenda shall be delivered to Planning Commissioners via email unless otherwise requested by individual Commissioners.

4. Order and Description of Business.

   a. Regular business of the Planning Commission shall be taken up for consideration in substantially the following order, except as may be otherwise ordered by the Planning Commission Chair, or Vice-Chair in the absence of the Chair:

      i. Call to Order

      ii. Flag Salute: The Chair or their designee shall lead the Pledge of Allegiance.

iii. Roll Call: The Minutes Clerk shall call role and identify any Planning Commissioners who are not present.

iv. Consideration of Minutes: The Planning Commission shall review the minutes of the prior meeting, and shall approve or approve with modifications said meeting minutes.

v. Written Communications: The City Planner or their designee shall identify any written communication that has been provided on the dais for the Planning Commission's consideration. Under state law, items provided to the Commission as written communications can have no action taken unless they are specifically related to an item on the Planning Commission's agenda.

vi. Oral Communications: The Chair shall provide an opportunity for members of the public to address the Commission on any item of business within the jurisdiction of the Commission which is not on the current agenda. Under state law, no action can be taken on items presented under Oral Communications.

vii. Public Hearings: The Planning Commission shall hold public hearings on items for which have been duly noticed pursuant to the Escondido Zoning Code and state law.

viii. Current Business: The Planning Commission shall consider items on the agenda for which no public hearing notice is required.

ix. Future Agenda Items: This is an opportunity for Planning Commissioners to identify items of interest within the jurisdiction of the Commission which they would like to discuss at a future meeting, by following the process stated in section B(5)(c)(ii) of these laws. No discussion on these items is permitted.

x. Oral Communications: This is a second opportunity for members of the public to address the Commission on any item of business within the jurisdiction of the Commission which is not on the current agenda. Under state law, no action can be taken on items presented under Oral Communications.

xi. Planning Commissioner Reports: Commissioners are afforded the opportunity to provide information regarding activities related to issues in the Commission's purview. No discussion on these items is permitted.

xii. City Planner Report: The City Planner or their designee shall provide information to the Commission on activities related to issues in the Commission's purview. Items tentatively identified to be presented to the Planning Commission over the next three months will also be identified. Discussion shall be limited to requests by Commissioners for clarification.

xiii. Adjournment

b. In the event that both the Chair and Vice-Chair are not able to attend a meeting, the City Planner shall coordinate with an individual Commissioner to call the meeting to order. The first order of business will be to select an acting Chair to serve in that role for the remainder of the meeting.

5. Content of Agenda.
    a. Under state law, the Planning Commission is limited to consideration of items which are on a posted agenda.
    b. The City Planner shall be responsible for preparation of the agenda.
    c. Items may be placed on an agenda by city staff, or upon the request of at least two members of the Planning Commission present at the meeting at which the item is identified.
        i. Items placed on the agenda by city staff:
            1. Items placed on the agenda by city staff shall be accompanied by a staff report or other written materials providing sufficient information to enable the Planning Commission to consider and deliberate upon the item.
        ii. Items placed on the agenda by the Planning Commission:
            1. Any Planning Commissioner may request an item be considered at a future meeting during the Future Agenda Items portion of the agenda.

2. No discussion of the requested item shall be allowed. As such, a Commissioner should be as clear with their request as possible.
3. Request by a Planning Commissioner shall require the concurrence of at least one additional Commissioner prior to the item being placed on a future agenda.
4. City staff will prepare a memorandum as part of the agenda packet identifying the item and the Planning Commissioner who initially requested it be placed on the agenda. No staff report or other written information will be provided by city staff.
5. The Planning Commissioner who requested the item be placed on the agenda may provide staff with written information to be included with the agenda packet.
6. Placement of items on the agenda by members of the Commission shall be for discussion purposes only. No action shall be taken by the Commission and city staff will not take further action on such items unless instructed to do so by the City Council or City Manager.
7. No item shall be placed on the agenda by the Planning Commission that relates to a specific

development project that is under review by City staff, nor to any policy issue identified in the Planning Commission Work Plan or other topic anticipated to be brought forward to the Commission in the coming 12 months.

d. Development projects shall be considered prior to policy items or other current business items.

e. Items placed on the agenda by staff shall be considered before items placed on the agenda at the request of the Planning Commission.

f. At the beginning of a Planning Commission meeting, the City Planner shall be authorized to recommend to the Chair that the order of Public Hearing or Current Business items on the agenda be modified, and shall state the reason for the recommendation. It shall be the Chair's sole discretion as to whether to accept the recommendation.

6. Manner of Addressing the Planning Commission - Time Limit.

a. Each person wishing to address the Commission shall fill out a speaker slip and provide it to the Minutes Clerk prior to the item being considered by the Commission.

b. When called upon by the Planning Commission Chair, each person addressing the Commission shall step up to the microphone, shall state their name and city of residence in an audible tone of voice for the record, and shall limit their address

to three minutes. If significant numbers of persons desire to speak on a given item, the presiding officer has the discretion to limit speaking times and/or alter the sequence of hearing matters on the agenda.

c. Longer time limits may be permitted for a project proponent or appellant, or for a spokesperson representing an organized group of individuals present at the meeting. This shall generally be limited to 15 minutes, unless additional time is requested by the proponent, appellant or group spokesperson ahead of time. In such an instance, staff will communicate with the Chair who will have sole discretion as to whether to grant such extra time. Said request and the Chair's decision on it shall be stated by the Chair prior to the proponent, appellant, or spokesperson's comments.

    i. A spokesperson representing a group of individuals shall be allotted a maximum of three minutes per member of the group in attendance. Each member of the group shall fill out a speaker slip identifying the name of the individual who will be speaking on behalf of that group.

d. Any member of the public, a project proponent or appellant shall be permitted to provide a multimedia presentation to the Commission. A request to provide such a presentation must be made, and the electronic content provided to staff, at least 24 hours prior to the meeting. Presentations provided by the public shall be allotted a maximum of three minutes.

e. City staff presentations and responses to Commission questions are not governed by the time limits described in this section.

7. Commission Action on Agenda Matters.

a. When a motion is made, it shall be stated clearly and concisely by its mover. After a motion is made and seconded, it may be stated by the presiding officer before debate. A motion may be withdrawn by the mover without consent of the Commissioners.

b. The presiding officer shall at any time by majority consent of the Commissioners, permit a Commissioner to propose the reordering of agenda items.

c. If a question contains two or more divisible propositions, the presiding officer may, and upon request of a Commissioner shall, divide the same.

d. The Planning Commission shall take action on the following agenda items only:

i. Minutes of prior meetings;

ii. Public Hearing items;

iii. Certain Current Business items as detailed in any staff report prepared for said items; and

iv. Decisions to place items on a future agenda.

e. Action cannot be taken on any oral or written communications related to items not on the agenda.

f. Prior to the request for a motion and second by any Commissioner on an agenda matter, the Commission shall be

allowed to hear any presentation by staff or member of the public, ask questions, and discuss among themselves the matter to be decided. At the conclusion of the presentation, questions and discussion by Commissioners, a request for a motion and second may be made and a roll call vote shall be taken. A motion that fails to obtain a second or a majority vote shall die.

g. Precedence of Motions

   i. When a motion is before the Commission, no motion shall be entertained except (precedence in order indicated):

      1. To adjourn
      2. To fix hour of adjournment
      3. To lay on the table
      4. For the previous question
      5. To postpone to a certain day
      6. To refer
      7. To amend
      8. To postpone indefinitely

   ii. A motion to adjourn shall be in order any time, except as follows:

      1. When repeated without intervening business or discussion
      2. When made as an interruption of a Commissioner while speaking
      3. When the previous question has been ordered

4. While a vote is being taken

iii. A motion to adjourn “to another time" is debatable only as to the time to which the meeting is adjourned.

iv. A motion to table or lay on the table is not debatable and shall preclude all amendments or debate of the subject under consideration. If the motion shall prevail, the matter may be “taken from the table" only by adding it to the agenda of the next regular meeting, to be discussed at the following regular meeting.

v. A motion for previous question shall close debate on the main motion and shall be undebatable. The statement by a Commissioner of “question" does not accomplish the same purpose. If a motion fails, debate is reopened; if motion passes, then vote shall be taken on the main motion.

vi. A motion to amend shall be in order and is debatable only as to amendment. A motion to amend an amendment shall not be in order. An amendment modifying the intention of a motion shall be in order but an amendment relating to a different matter shall not be in order. A substitute motion on the same subject shall be acceptable and amendments are to be voted first, then the main motion is amended.

vii. A motion to postpone indefinitely shall be fully debatable and if the same is adopted, the principal motion shall be declared lost. A motion to postpone to a definite time shall be amendable and debatable as to propriety of postponement and time set.

viii. A motion to refer shall not be debatable except for the propriety of referring.

h. Closing Time of Planning Commission Meetings.

i. No agenda item may be introduced after the hour of 10:00 p.m.; however, the meeting may be extended beyond 10:00 p.m. upon a majority vote of the Commission.

ii. Items not introduced at a Planning Commission meeting as a result the time limitations described above shall be placed on the next available agenda.

i. Meeting Minutes.

i. The Minutes Clerk is instructed to prepare action minutes for each Planning Commission meeting. The Planning Commission Clerk shall add a brief description/topic for oral communication speakers and note whether the speaker was speaking in favor or opposition to agendized items.

ii. The Commission shall keep action minutes and records of all its meetings, resolutions, transactions, findings and determinations, and the vote shall be recorded with each

motion, order or resolution. Audio recordings, action minutes, records, resolutions, transactions, findings and determinations shall be of public record and be posted online.

iii. Activities and processes regarding meeting minutes may be changed as a result of direction from the City Clerk's office. Such changes shall not require immediate amendment to these bylaws, but shall be incorporated into said bylaws as part of any subsequent update.

j. Cancellation of Meetings.

i. Regular meetings may be cancelled from time to time due to a lack of business or for other reasons. A meeting cancellation notice shall be provided by the Secretary.

Section C: Roles and Responsibilities.

1. General.

a. The Commission is not involved in the administration or operation of City departments.

b. Commissioners should not contact the media or speak on behalf of the advisory body unless authorized to do so.

2. Commissioners.

a. Pursuant to Municipal Code Section 20-2, the Planning Commission is comprised of seven Commissioners, each of whom shall be entitled to vote on all items on the agenda except where a conflict of interest may exist.

3. Officers.
    a. The Planning Commission shall select a Chair and Vice-Chair at the first regular meeting held after March 31st of each year.
    b. The Chair shall have the following responsibilities:
        i. Preside at and conduct all meetings of the Commission;
        ii. Administer all rules of the Commission;
        iii. Rule upon other business transacted by the Commission;
        iv. Appointment of all committees and subcommittees;
        v. Preserve order and decorum at all meetings of the Commission;
        vi. Ensure equal ability for input from all Commissioners;
        vii. Allow for adequate and complete public participation; and
        viii. Represent or appoint another Commissioner to represent the Commission before the City Council. Such representation shall reflect the view of the majority of the Commission on any particular matter upon which the Commission has acted.
    c. The Vice-Chair shall, in the absence of the Chair, exercise all responsibilities of the Chair.
4. Selection of Officers.
    a. Selection of Chair and Vice-Chair shall be included on the agenda for the first regular meeting after March 31st of each year.
    b. When called for by the Chair, Commissioners may nominate any Commissioner, including themselves, for the role of Chair.

c. The Chair shall ask the nominated Commissioners if they have interest in serving in the role of Chair.

d. Each nominated Commissioner shall be allowed adequate time to make a statement to the Commission regarding their qualifications, desire, and other reason(s) they should be considered for the position.

e. Upon completion of Commissioner statements, the Chair shall call for a vote. Each Commissioner will have the ability to vote for any nominated Commissioner.

f. In the event that no Commissioner succeeds in gaining a majority of votes, the Commissioner with the fewest votes shall be eliminated from consideration and another vote shall be held. This process shall continue until one Commissioner has received a majority of votes.

g. Selection of the Vice-Chair shall occur immediately after selection of the Chair, utilizing the same procedure identified above.

5. Committees and Subcommittees.

   a. Creation.

      i. Committees and subcommittees shall be appointed by the Chair at the time deemed necessary or advisable so as to conduct Commission business properly.

      ii. Each committee shall consist of no fewer than two and no more than three Commission members.

iii. The members of committees shall serve for the duration of the committee unless a reassignment is made of the committee personnel by the Chair, in which case they shall serve until their successors are appointed.

iv. The Commission Chair shall fill any vacancy in committees.

b. Reporting.

i. All reports of committees and subcommittees shall be made at the direction of the Chair; however, no committee shall be required to make a formal report prior to the next regular Commission meeting following that meeting at which the committee was directed by the Chair of the Commission to report on the matter of business referred to such committee.

ii. Reports of committees and subcommittees shall be made orally or in writing. If in writing, the original copy thereof shall be filed with the Secretary and become a part of the administrative record.

6. Staff Support.

a. City staff shall provide support to assist the Planning Commission in carrying out their responsibilities.

b. City Staff shall serve in the following roles:

i. The City Planner or their designee shall serve as the Secretary of the Planning Commission.

ii. The City Attorney or their designee shall serve as the Parliamentarian of the Planning Commission. In said role, the City Attorney or their designee shall advise upon all questions of interpretations of these bylaws and any other questions of a parliamentary nature which may arise at a Planning Commission meeting.

iii. The City Engineer or their designee shall be available to provide technical expertise to the Commission related to civil engineering and land development issues.

iv. The City Planner shall make provisions for a Minutes Clerk to be present and serve at Planning Commission meetings.

c. The City Planner or their designee shall be responsible for preparation and publication of the Planning Commission agenda.

d. The City Planner or their designee shall be available to discuss matters related to future Planning Commission business with individual members of the Commission outside of Planning Commission meetings.

7. Commissioner Conduct.

a. Each member of the Commission shall act in a courteous and respectful manner to all members of the Commission, including providing each member the full opportunity to ask questions, voice opinions and make statements without interruption during Commission meetings.

Section D: Correspondence and Communication.

1. This section shall apply to all official correspondence and communication related to projects and policy topics which are within the purview of the Planning Commission. It does not apply to correspondence and communication related to topics not within the purview of the Planning Commission.
2. Communication between Planning Commission and Staff.
    a. In the event that Staff and members of the Commission shall have a need to communicate outside of public meetings or other public setting, communication shall occur in full compliance with the Ralph M. Brown Act and any other laws and regulations governing public meetings.
    b. In the event that staff has a need to communicate with all members of the Planning Commission, that communication shall be undertaken independently between staff and no more than three Commissioners at a time.
    c. In the event that individual Commissioners have a need to communicate with staff, that communication shall occur directly with the City Planner or their designee.
3. Public Correspondence with Planning Commissioners.
    a. Members of the public may contact the Planning Commission from time-to-time on subject matters within the Commission's general purview. Staff understands that members of the Planning Commission do not have City of Escondido email

addresses and respects Commissioners' privacy should they not wish to have their email addresses made available to the general public. As such, staff will accommodate public correspondence with members of the Planning Commission as follows:

i. Staff has created an escondidoplanningcommission@escondido.org email address that the public can use to send emails to all members of the Commission. Emails sent to that address will be redirected (as blind copies) to the Commissioners' email addresses on file with the City Clerk's office, with a copy sent to the City Planner and City Attorney or their authorized designees.

ii. Emails may also be sent to members of Planning Division staff with a request to forward to individual Planning Commissioners or to the full Commission.

iii. Comments on duly noticed public hearing items or other items on a published Planning Commission agenda which are made through the City Clerk's office's Public Comment webpage will be forwarded to escondidoplanningcommission@escondido.org.

Comments provided through this means which are received less than 24 hours before the meeting will be provided to Commissioners on the dais, and the first three minutes read into the record by the Minutes Clerk.

iv. The time limits above do not apply to weekends and city holidays.

b. Correspondence received by staff as hard copies will be scanned in and emailed to escondidoplanningcommission@escondido.org.

c. Members of the public may wish to discuss or meet with Commissioners related to proposed projects or other issues of concern to them. Should requests from a member of the public be received by staff, staff will forward the request to the Commissioners.

i. It is the prerogative of individual Commissioners if they wish to accommodate such meetings/discussions. Any Commissioner who wishes to do so should contact the individual to make arrangements. Staff can assist in this role if necessary.

ii. Staff will inform the individual that their request has been forwarded on to the Commissioners and that either staff or any member of the Commission will respond if the Commissioner wishes to accommodate said request.

4. Communication and Correspondence Between Commissioners.

a. Individual Planning Commissioners shall not communicate with more than two other Commissioners via any means on items within the purview of the Planning Commission.

b. This section does not pertain to personal communication between Commissioners on items not within the purview of the Commission, however care should be taken to ensure that any correspondence and communication not related to Planning Commission business does not inadvertently transition into that related to Planning Commission business.

5. Commissioner's communications, including those using a personal email address, may be subject to disclosure under the Public Records Act.

Section E: Amendments

1. These bylaws may be added to, amended, or revised at any meeting of the Planning Commission by a majority of a quorum of the Planning Commission by proper notice in advance of the meeting.

CITY of ESCONDIDO

STAFF REPORT

Agenda Item No. 4
November 10, 2026

DATE: November 4, 2026

TO: Planning Commissioners

FROM: Garrett Smith, City Planner

SUBJECT: Planning Commission Bylaws

The Planning Commission Bylaws were originally enacted in October 2018 to provide a framework for its operation and management. They were subsequently updated in August 2022 and amended in November 2022.

Acknowledging these bylaws have not been formally revisited in 4 years, and as the Development Services Department prepares for the upcoming 2027 calendar year (including scheduling future meeting dates/times), Planning staff thought it would be appropriate to initiate discussion on whether any revisions to the bylaws were appropriate or desired.

For example, the Commission has regularly held its meetings on the second and fourth Tuesday of each month starting at 7:00 p.m. Staff hoped to get confirmation from the Commission on whether it desired to continue with this time slot or look at an earlier 5:00 or 6:00 start time, which would require some advanced scheduling coordination for 2027.

Planning Services does not have any recommended changes to said bylaws. Rather, staff hoped to establish time for the Commission to reflect on any issues/matters that have been encountered since the 2022 version has been in use where revisions to the bylaws would be appropriate. Additionally, the City Attorney's Office and other staff may also have observations on the bylaw text that could be informative in the discussion. Any desired edits are anticipated to be drafted and brought back at a later date for Commission consideration.

A copy of the PC Bylaws have also been provided as an attachment to this staff report for the Commission's use. Note that Section E, at the conclusion of the document, further discusses any amendments to the bylaws.

CITY of ESCONDIDO

STAFF REPORT

Agenda Item No. _5_
November 10, 2026

DATE: November 4, 2026

TO: Planning Commissioners

FROM: Garrett Smith, City Planner

SUBJECT: Tentative Future Agenda Items

The items listed below are anticipated to be brought to the Planning Commission for consideration, discussion, and/or recommendation to the City Council over the next several months. Because there are factors out of City staff's control, this list is subject to change. The intent is to provide visibility regarding projects that the Commission should expect to see in the near future. (Items are listed in no particular order.)

Additionally, these items shall not be considered to be agenda items for this meeting so no discussion is permitted other than clarification of what the item is.

Private Development Projects:

- None at current time

Policy Work:

- Urban Forestry Workshop (tentative Fall 2026/Winter 2027)
- Misc. Housing Element Implementation Ordinances (tentative Fall 2026/Winter 2027)
- Sign Code Amendments (tentative Fall 2026/Winter 2027)
- Objective Design Standards – Workshop/Hearing (tentative Winter 2027)
- Escondido 2040 (2027/2028)

Planning Commission Matters and Requests:

- None at current time

Future Meetings:

- PC Meeting Cancellations: weeks of Thanksgiving/Christmas
- PC Remaining 2026 Meeting: 12/8/2026