# Project Summary

- **Four Story Mixed-Use Building:**
  56 feet high, earth tone stucco & stone façade, metal awnings & railings,
  126 space garage with at-and below-grade shared parking
- **55 Apartments:**
  (7 one-bdrm, 48 two-bdrm)
  700 – 1,110 SF, interior landscaped courtyard, balconies, fitness room, interior washers/dryers
- **Public Plaza:**
  Water feature, clock tower, seating and landscaping
- **9,300+ SF Ground-floor Pedestrian-Oriented Commercial:**
  1,950 SF Specialty Retail, 3,255 SF General Commercial, 4,158 SF General Office
  25-38 FT storefront widths / 52-55 FT store-front depths, 13 FT high ceilings
- **Infrastructure Improvements:**
  Undergrounding Overhead Utilities
  Extending 700+ FT offsite water
  Alley dedication/reconstruction

NORTH

WEST

ELEVATIONS

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

LEGEND

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# CITY PLAZA AT ESCONDIDO

330 S. ESCONDIDO BLVD.
ESCONDIDO, CA. 92025

HB&A Architects

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SOUTH

EAST

## LEGEND

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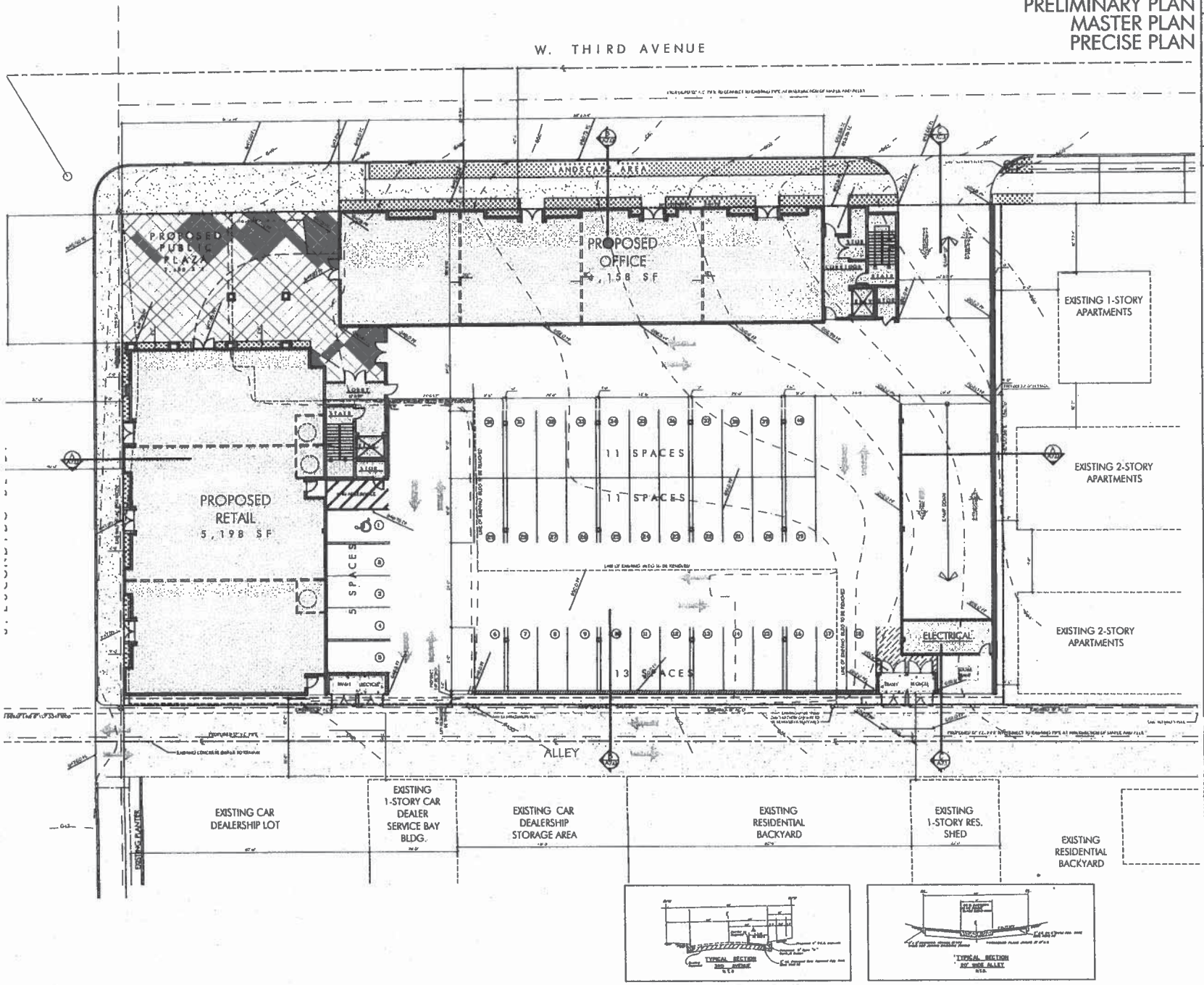
# PRELIMINARY PLAN
# MASTER PLAN
# PRECISE PLAN




SITE PLAN
SCALE: 1" = 10'-0"

## LEGEND

## PROJECT DATA

SITE INFO:

PROJECT DESCRIPTION:

PROJECT A.P.N.:

PROJECT ADDRESS:

OWNER/AGENT:

LOCATION MAP:

## VICINITY MAP

| NO. | DATE | REVISION |
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# CITY PLAZA AT ESCONDIDO

320 S. ESCONDIDO BLVD.
ESCONDIDO, CA 92025

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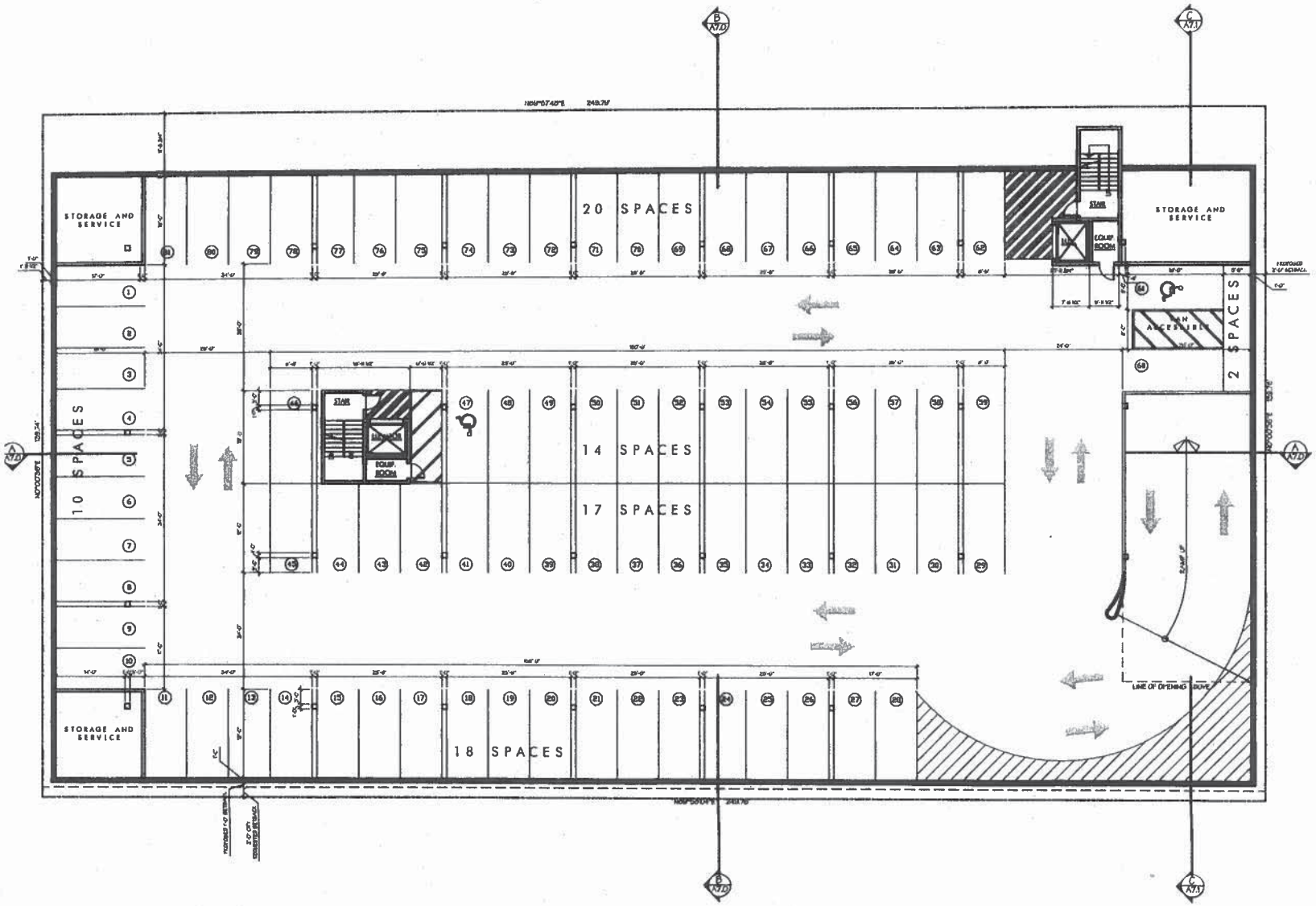


LOWER LEVEL PARKING FLOOR PLAN

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

LEGEND

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CITY PLAZA
AT ESCONDIDO
370 S. ESCONDIDO BLVD
ESCONDIDO, CA. 92025

HB&A
Architects

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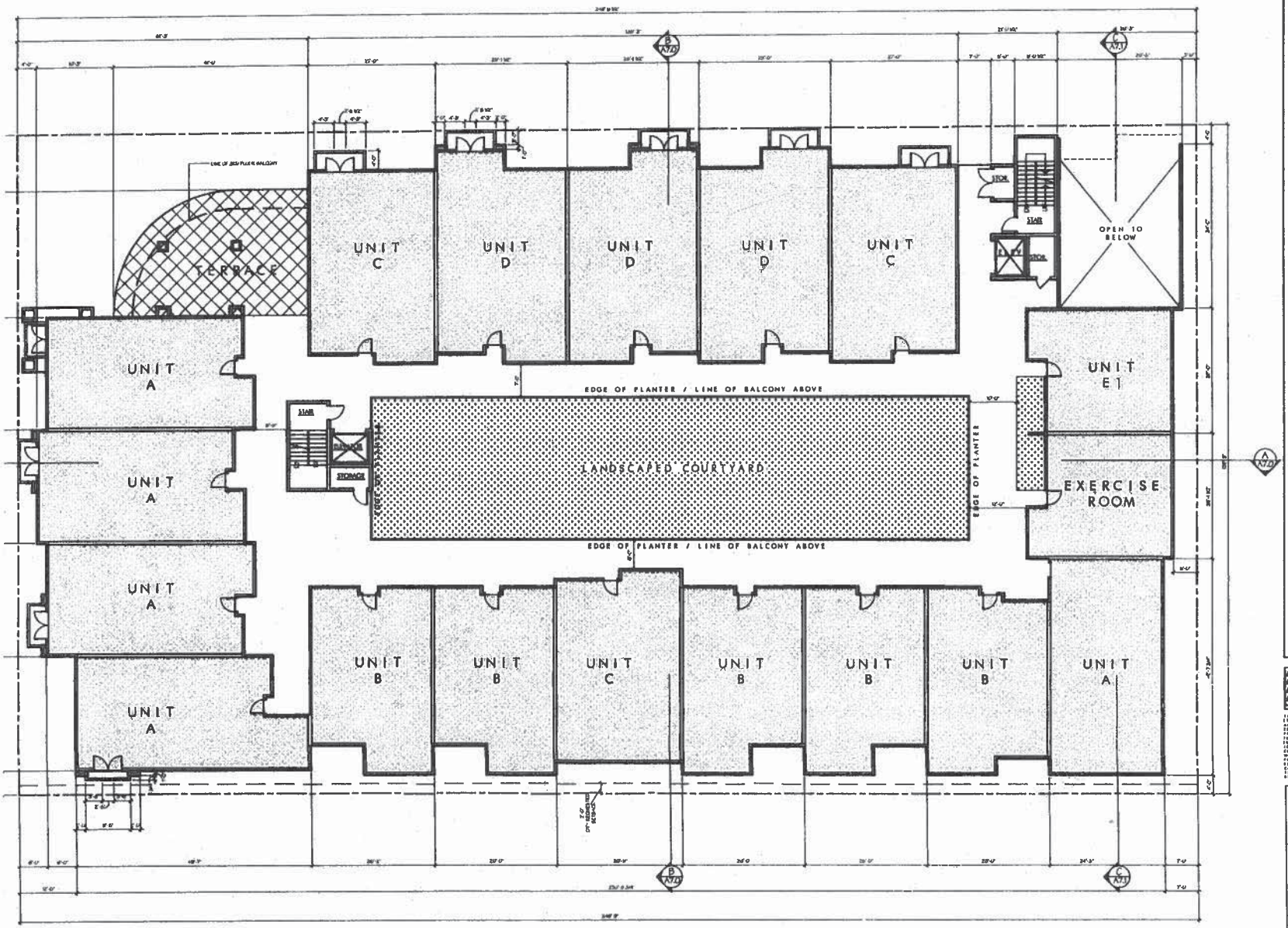
LOWER LEVEL PARKING PLAN




## 2ND LEVEL FLOOR PLAN

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

## LEGEND

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# CITY PLAZA AT ESCONDIDO

320 S. ESCONDIDO BLVD.
ESCONDIDO, CA. 92025

HB&A Architects
110 WEST FIRST ESCONDIDO, CA 92025
(619) 230-0600 FAX (619) 745-0444
EMAIL: HB&A@HBANDARCHITECTS.COM

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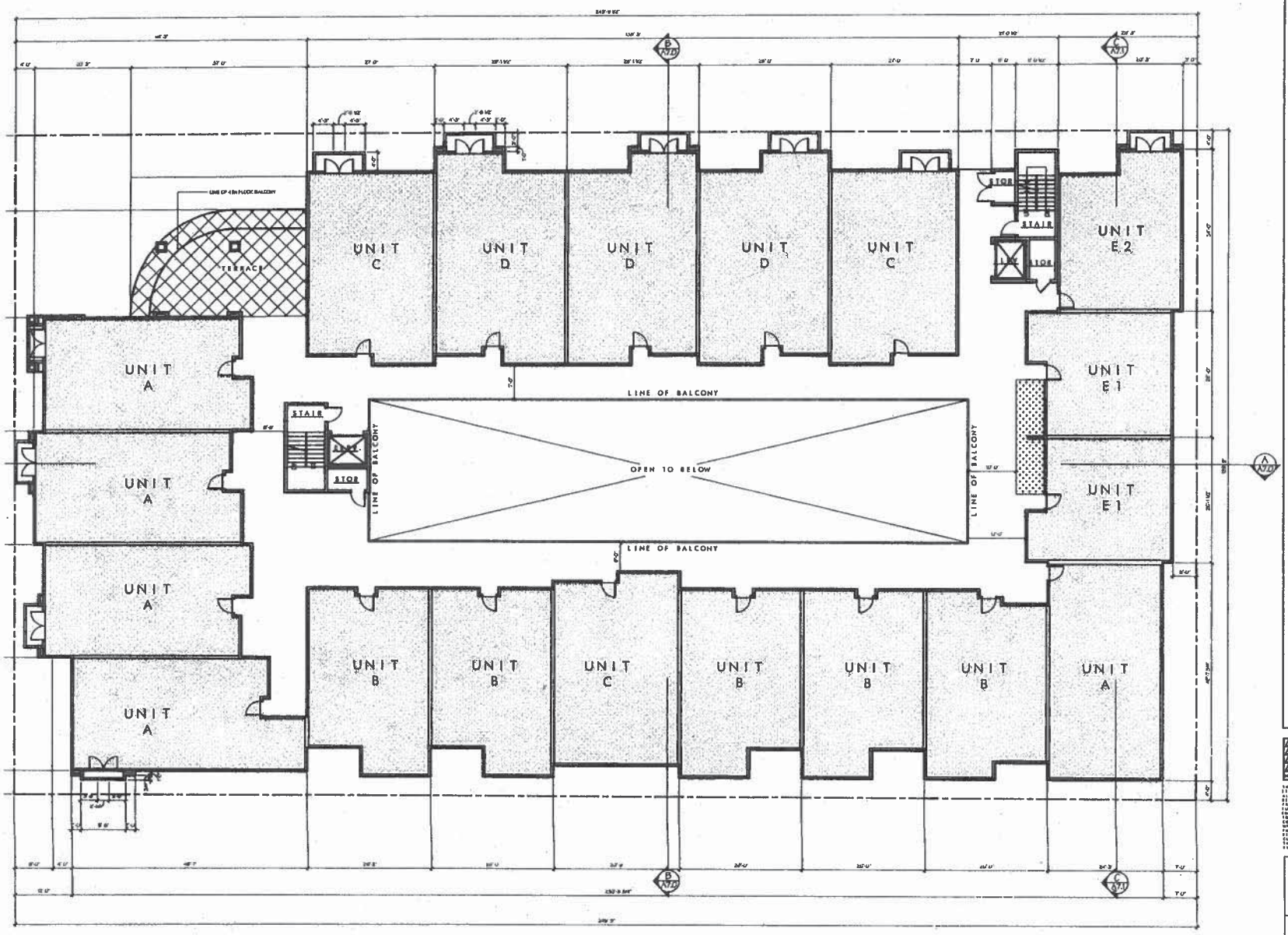


# 3RD & 4TH LEVEL FLOOR PLAN

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

## LEGEND

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# CITY PLAZA AT ESCONDIDO

320 S. ESCONDIDO BLVD.
ESCONDIDO, CA. 92025

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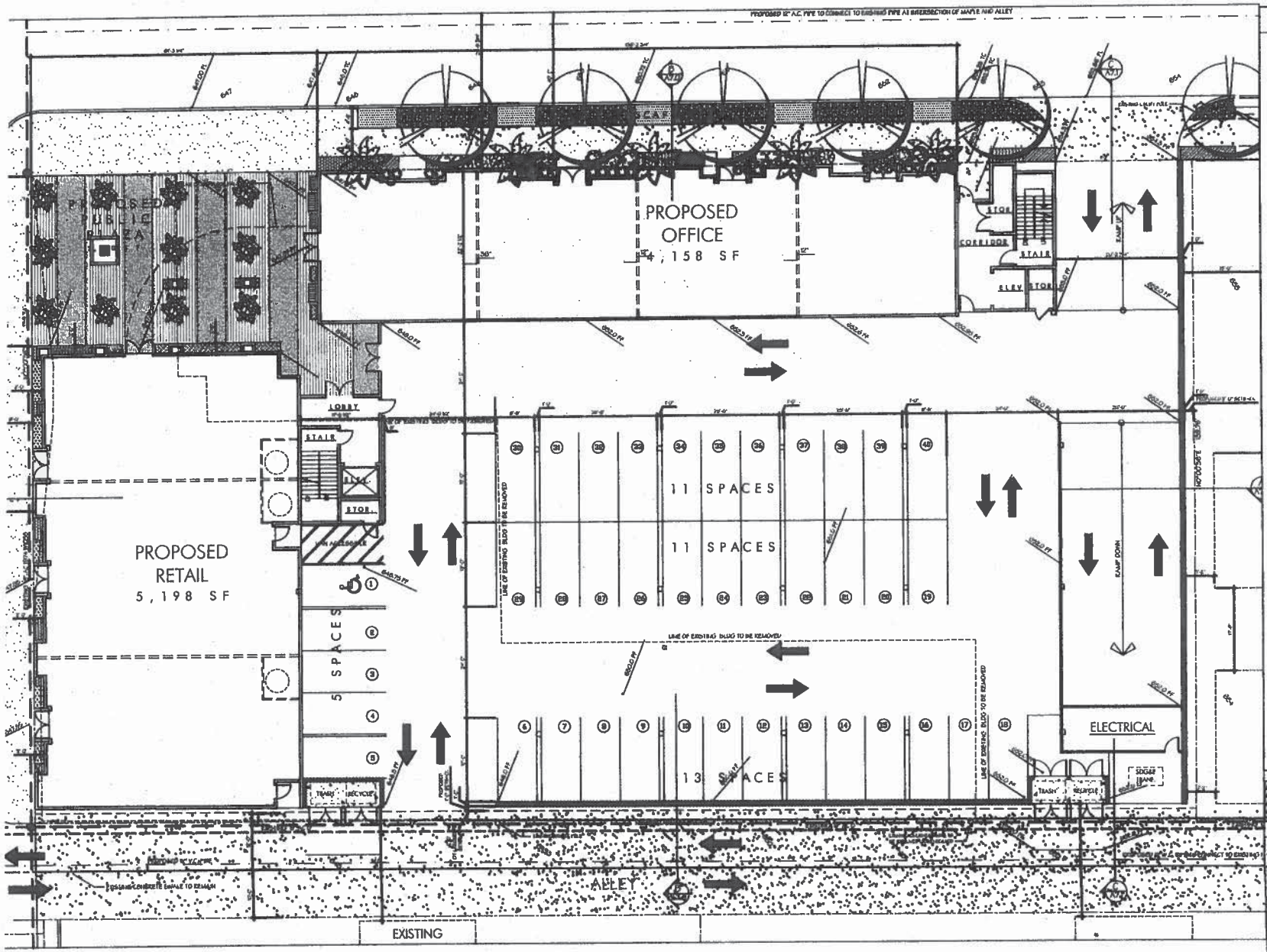


# CITY PLAZA STREET LEVEL
## LANDSCAPE CONCEPT PLAN
ESCONDIDO, CALIFORNIA

**IRRIGATION NOTES:**

An automatic irrigation system shall be installed to provide coverage for all planting areas shown on the plan. Low precipitation equipment shall provide uniform water for plant growth with a minimum water loss due to water runoff. All landscape and irrigation improvements shall be installed as per the requirements of the City of Escondido Design Standards and Specifications for Landscape Development.

**PLANTING NOTES:**

The selection of plant material is based on cultural, aesthetic, and maintenance considerations. All planting areas shall be prepared with soil conditioner, fertilizer, and appropriate supplement based upon soil sample tests, into the site. The planting work and other related plant public shall conform to the City of Escondido Design Standards. The design shall provide water, and lighting equipment with materials as indicated on drawings. Improvements of utilities shall be provided with both sound planting and paving.

NORTH SCALE: 1" = 8'

0 4 8 16

Date: March 16, 2007
Job No. 7109

# LEGEND

**LANDSCAPE CONCEPT DESIGN STATEMENT**

The landscape is designed to enhance architectural features, and walkway areas. Specified materials will be placed to the edge to enhance of the project, and trees and other materials. The plant palette is selected to reflect the theme established by the buildings on the street.

**CONCEPTUAL PLANT PALETTE**

SYM — BOTANICAL NAME / COMMON NAME

**Structural Trees Such As: (Min. 15 Gal.)**

Eucalyptus ponderosa
Australian willow

Washingtonia robusta
Mexican fan palm

Pseudotsuga menziesii
Douglas fir

**Accent Shrubs Such As: (Min. 5 Gal.)**

Dodonaea viscosa 'purpurea'
Hop bush

Leucophyllum frutescens 'Compacta'
Compact Texas ranger

Rosmarinus officinalis 'Lockwood de Forest'
Rosemary

Rosmarinus officinalis 'Majorca pink'
Rosemary

Pittosporum tobira 'Wheeler's dwarf'
Mock orange

Muhlenbergia capillaris 'Compacta'
Compact Gulf muhly

Muhlenbergia capillaris
Gulf muhly

Trichostema lanatum
Woolly blue curls

Agapanthus africanus 'Little Jack'
Lily of the Nile

Liriope muscari 'Gigantea'
Lilyturf

Juncus patens
Spreading rush

Equisetum hyemale
Horsetail

Verbena
Verbena

Strelitzia nicolai 'Kew Jewel'
Giant bird of paradise

Plant species
Common name

**Groundcovers Such As: (Min. 1 Gal.)**

Mulch
Mulch

Sod
Sod

Lampranthus spectabilis
Trailing ice plant

Myoporum parvifolium 'Putah creek'
Myoporum

Fragaria chiloensis
Beach strawberry

Festuca glauca
Blue fescue

**Hardscape Features Such as:**

Specimen on plinth

Rectangular planter

4" Bench

Stamped Gray Concrete Per City Standards

Exposed Aggregate Integral Color Concrete

Exposed Aggregate Natural Gray Concrete

Tree Grate

Score Joints

| DATE | REVISION |
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# CITY PLAZA AT ESCONDIDO

320 S. ESCONDIDO BLVD.
ESCONDIDO, CA. 92025

HB&A ARCHITECTS

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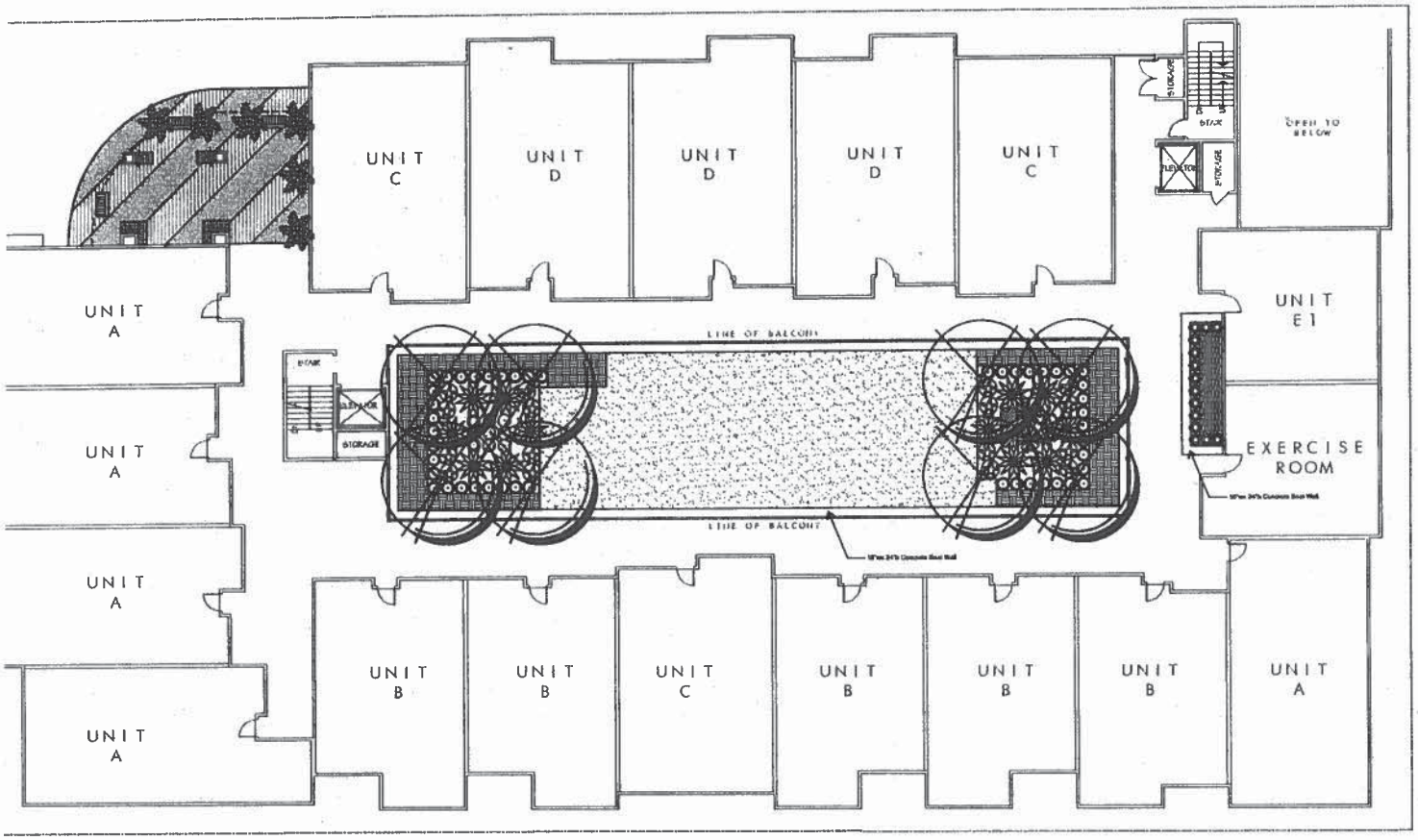
LANDSCAPING

COPLEY DESIGN GROUP
LANDSCAPE ARCHITECTURE & URBAN DESIGN




# CITY PLAZA SECOND LEVEL
## LANDSCAPE CONCEPT PLAN
ESCONDIDO, CALIFORNIA

NORTH SCALE: 1" = 8'

0 4 8 16

Date: March 16, 2007
Job No. 7109

COPLEY DESIGN COLLABORATIVE

## LEGEND

**CONCEPTUAL PLANT PALETTE**

SYM — BOTANICAL NAME / COMMON NAME

**Structural Tree Such As: (Min. 15 Gal.)**

Acer palmatum
Japanese maple

Pistacia chinensis
Chinese pistache

Hedera helix 'Eden's Ivy'(g.c.)
No common name

**Accent Shrubs Such As: (Min. 5 Gal.)**

Agave attenuata
No common name

Nerium oleander 'Casablanca'
Casablanca Oleander

Dietes bicolor
Fortnight lily

Rosa x 'Noare'
Red groundcover rose

Cupressus sempervirens
Italian Cypress

Lavandula angustifolia 'Hidcote'
English Lavender

Rosa x 'Noaraum'
Pink groundcover rose

Strelitzia reginae
Bird of paradise

Bougainvillea 'Oo-la-la'
No common name

Muhlenbergia capillaris 'Compacta'
Lounge grass

**Vine**

Bougainvillea 'San Diego red'
no common name

Hibiscus rosa-sinensis
no common name

**Groundcovers Such As: (Min. 1 Gal.)**

Natural Mulch

Carex tumulicola
Bluff sedge

Lampranthus spectabilis
Trailing ice plant

Carex pansa 'Frosty curls'
Frosty curls sedge

**Hardscape Features Such as:**

Exposed Aggregate Natural Gray Concrete

Exposed Aggregate Integral Color Concrete

Scored Joints

4" Bench

Planter

Planter

Planter

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# CITY PLAZA
## AT ESCONDIDO
328 S. ESCONDIDO BLVD.
ESCONDIDO, CA. 92025

HB&A
Architects

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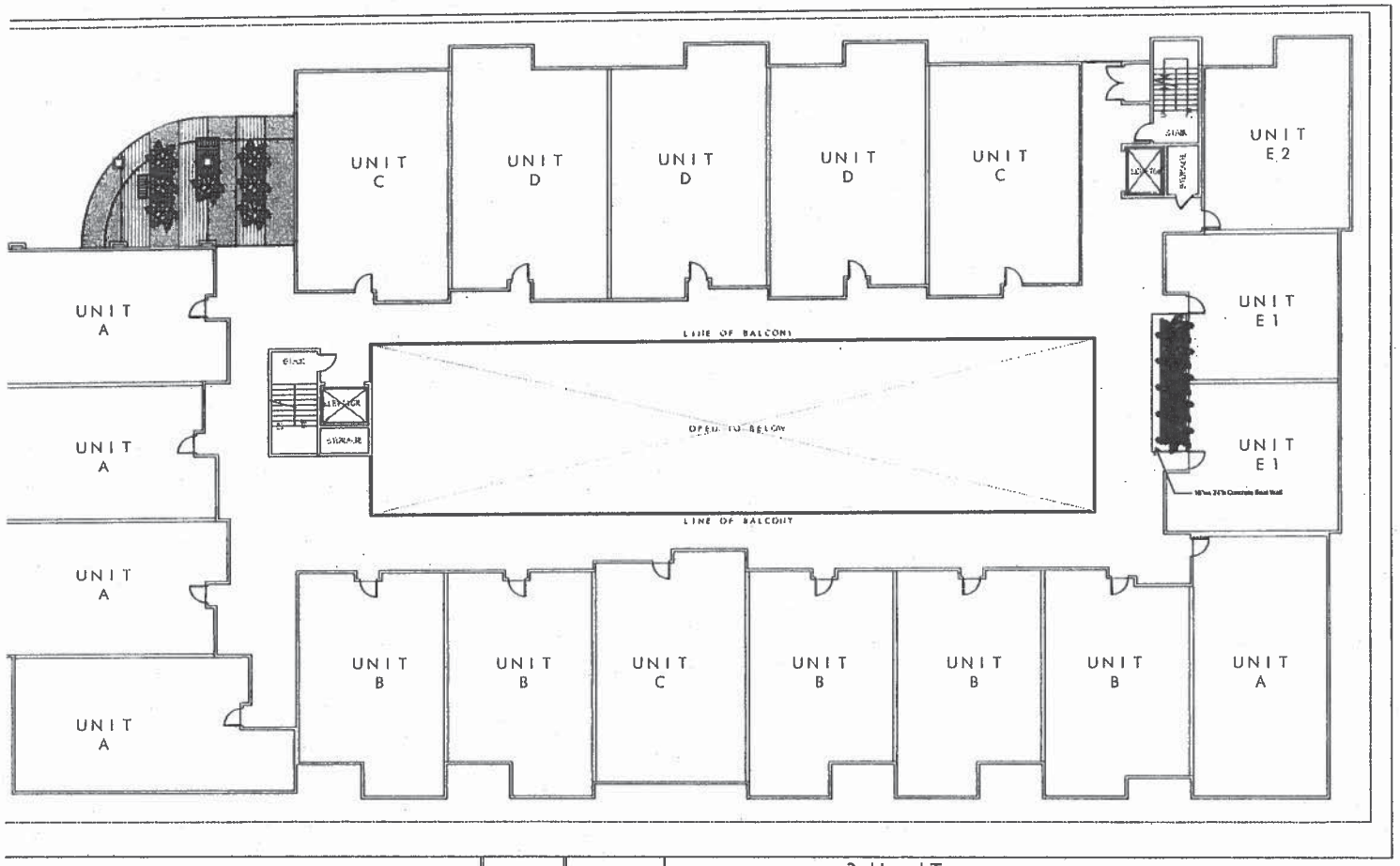
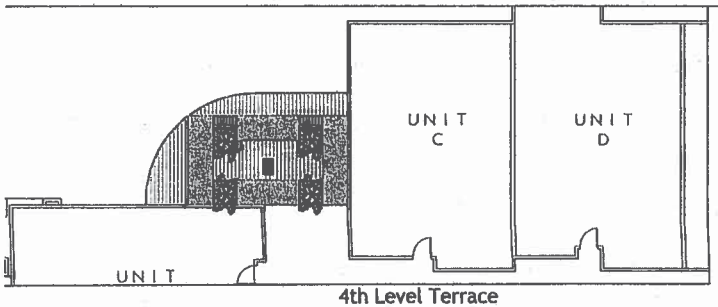



3rd Level Terrace




4th Level Terrace

# CITY PLAZA THIRD LEVEL TERRACE

## LANDSCAPE CONCEPT PLAN

ESCONDIDO, CALIFORNIA

NORTH SCALE: 1" = 8'

0 4 8 16

Date: March 16, 2007
Job No. 7109

## LEGEND

**CONCEPTUAL PLANT PALETTE**

| SYM | BOTANICAL NAME / COMON NAM |
|---|---|

**Structural Tree Such As: (Min. 15 Gal.)**

Podocarpus macrophyllus maki — Shrubby yew

**Groundcovers Such As: (Min. 1 Gal.)**

Trachelospermum jasminoides — Star jasmine

Hedera helix 'Hahn's Ivy'(g.c.) — No common name

Vine — Ficus repens — no common name

**Hardscape Features Such as:**

Exposed Aggregate Integral Color Concrete

Exposed Aggregate Natural Gray Concrete

Score Joints

Square planter

4' Bench

Rectangular planter

Rectangular planter

Statue

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# CITY PLAZA AT ESCONDIDO

320 S. ESCONDIDO BLVD.
ESCONDIDO, CA. 92033

HB&A Architects

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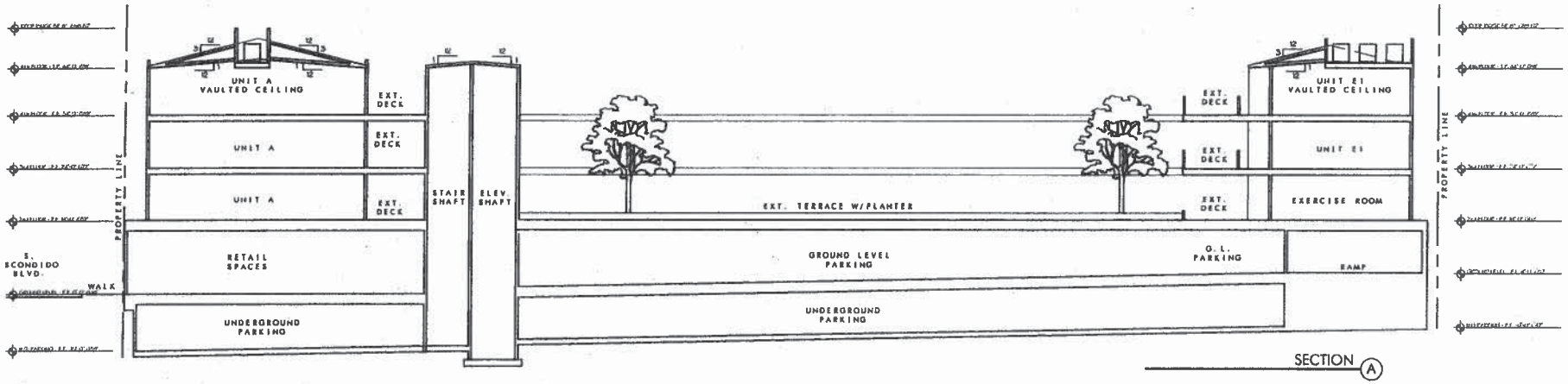
COPLEY DESIGN ASSOCIATES
LANDSCAPE ARCHITECTURE & URBAN DESIGN

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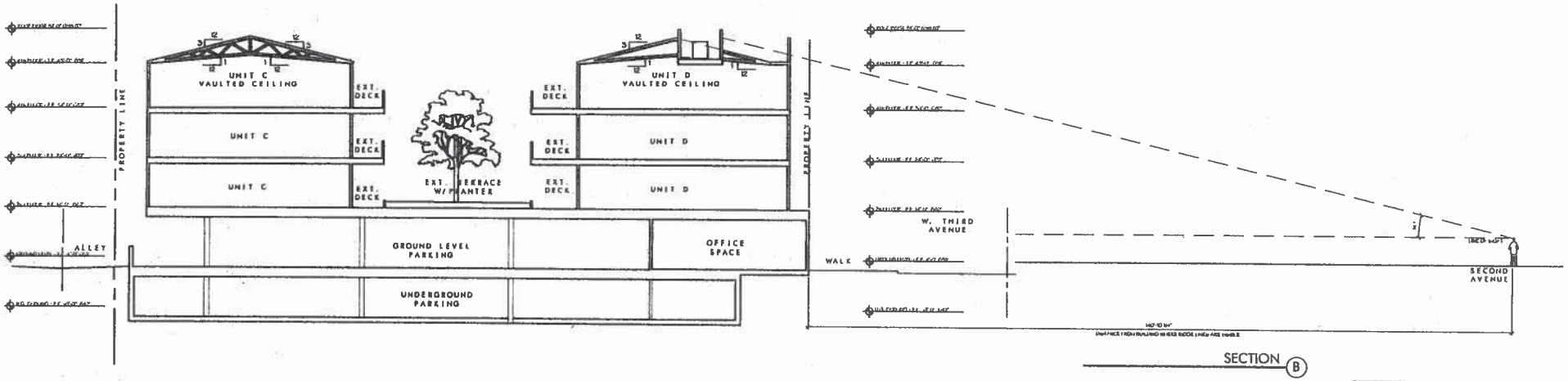


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# CITY PLAZA
## AT ESCONDIDO

320 S. ESCONDIDO BLVD.
ESCONDIDO, CA. 92025

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REGISTERED ARCHITECT
STATE OF CALIFORNIA

## BUILDING SECTIONS

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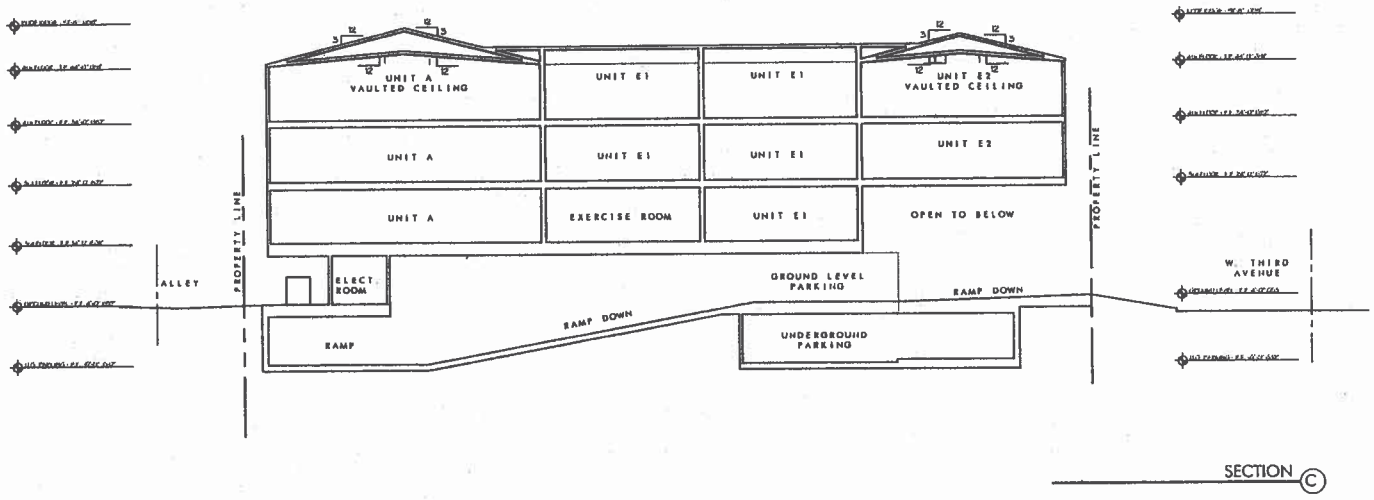


SECTION C

## BUILDING SECTIONS

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# CITY PLAZA AT ESCONDIDO

326 S. ESCONDIDO BLVD.
ESCONDIDO, CA 92025

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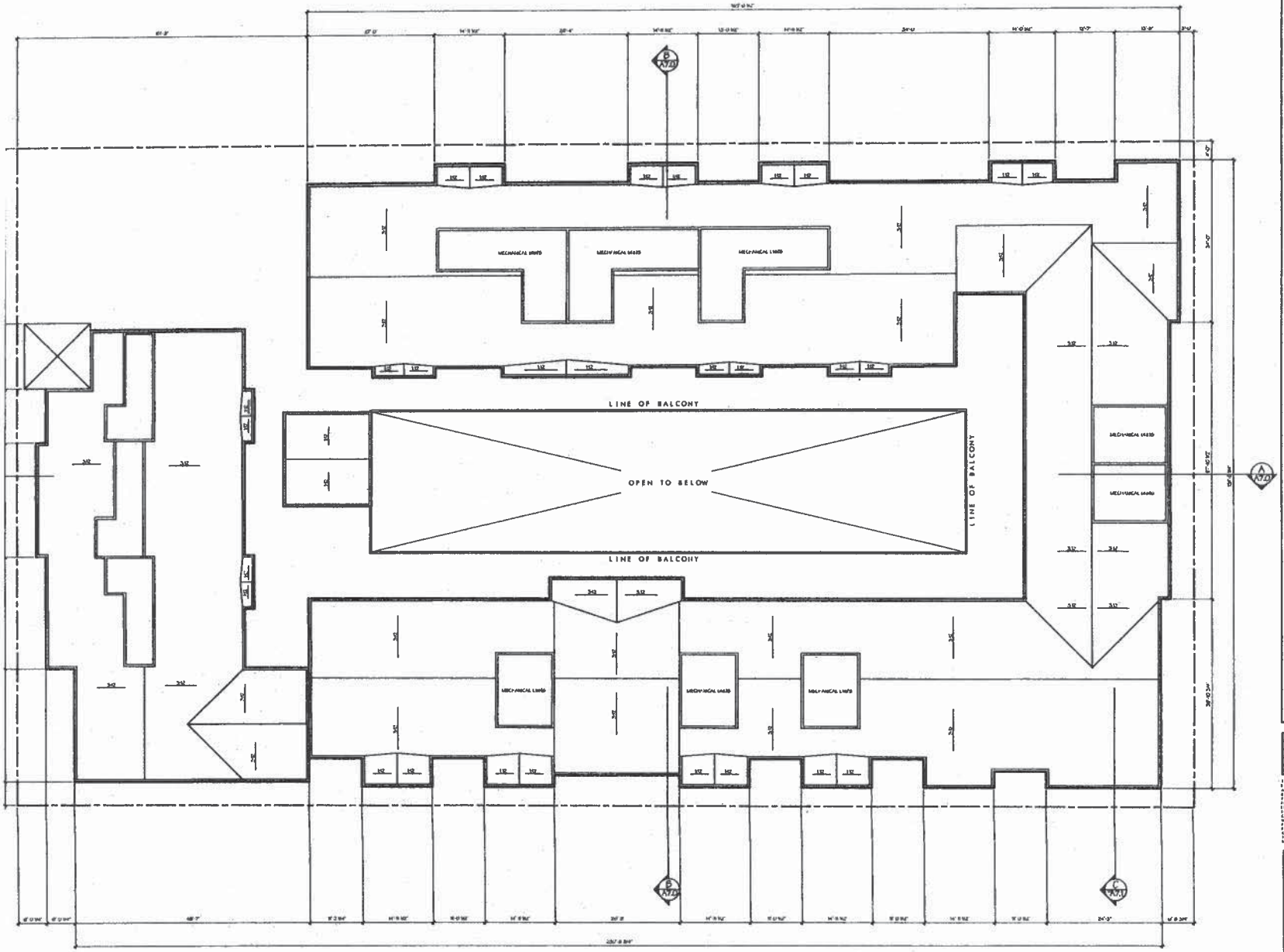


ROOF PLAN

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

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# CITY PLAZA AT ESCONDIDO

376 S. ESCONDIDO BLVD.
ESCONDIDO, CA. 92025.

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Architects

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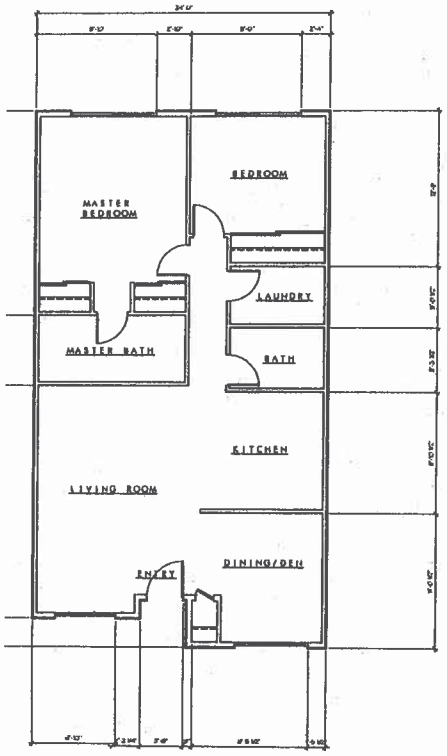
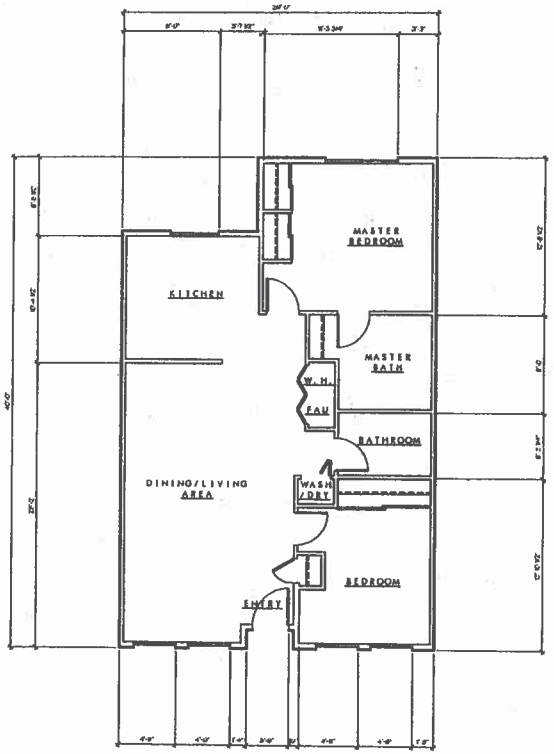
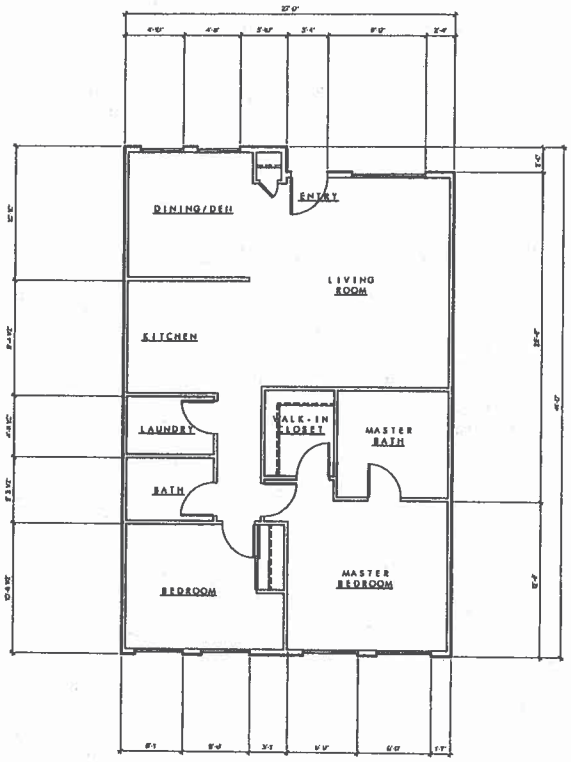
| DATE | | ROOF PLAN |
| 03-10-97 | | |




FLOOR PLAN 'A'
968 S.F.




FLOOR PLAN 'B'
914 S.F.




FLOOR PLAN 'C'
1,028 S.F.

LEGEND

| | | |
|---|---|---|
| A | | |
| B | | |
| C | | |
| D | | |
| E | | |
| | DATE | REVISION |

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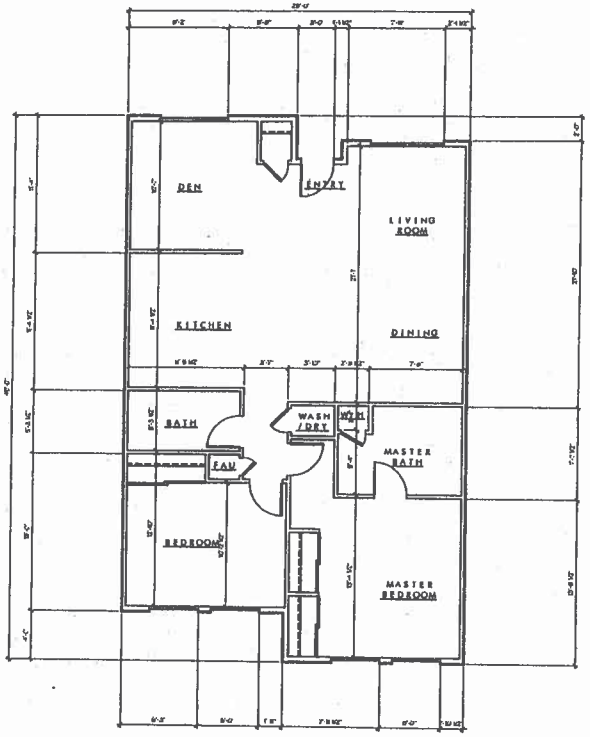
CITY PLAZA
AT ESCONDIDO
320 S. ESCONDIDO BLVD.
ESCONDIDO, CA. 92025

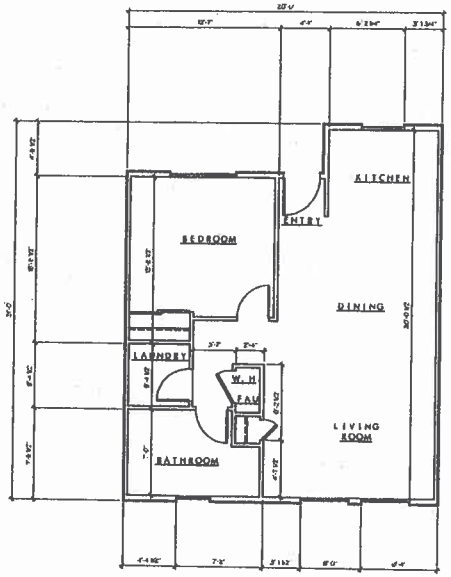
HB&A
Architects

| | | |
|---|---|---|
| DRAWN MEAR | CHECKED MEAR | DRAWING No. A2.3 |
| CAD FILE NO. 8329.A2.3 | | |
| PROJECT NO. 8329.CP11a | | |
| DATE 03-26-87 | | ENLARGED FLOOR PLANS |

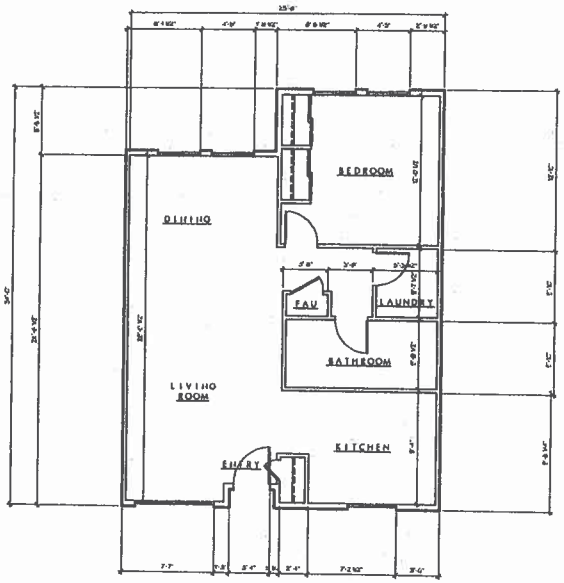
## ENLARGED FLOOR PLANS
SCALE: 1/4"=1'-0"




FLOOR PLAN 'D'
1,110 S.F.




FLOOR PLAN 'E1'
700 S.F.




FLOOR PLAN 'E2'
769 S.F.

LEGEND

| | |
|---|---|
| A | |
| B | |
| C | |
| D | |
| E | |
| NO. | DATE / REVISION |

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