

**SCOPE OF WORK:**

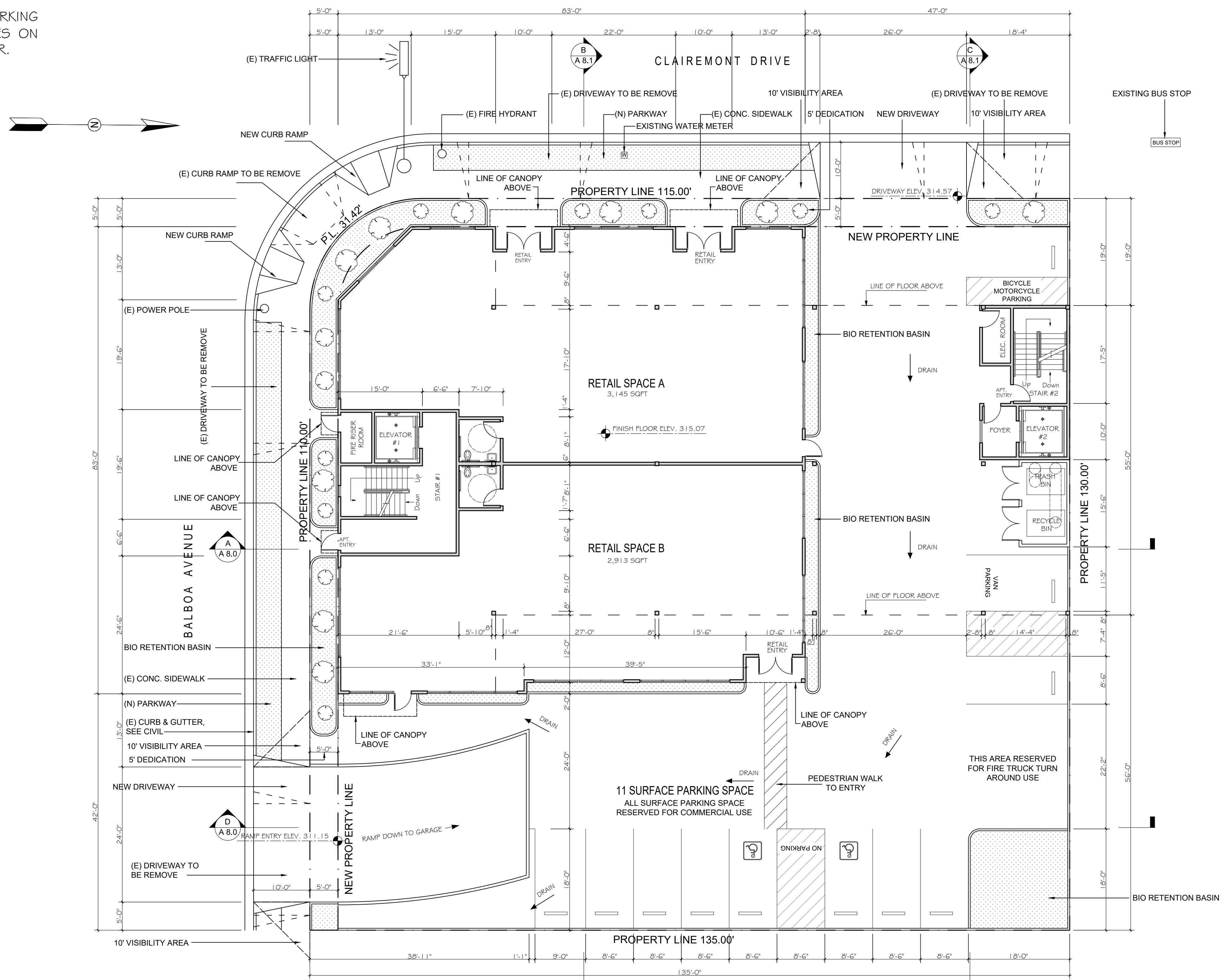
CONSTRUCT A NEW FOUR-STORY MIXED USE BUILDING WITH SUBTERRANEAN PARKING GARAGE ON A VACANT SITE. THE PROPOSED BUILDING INCLUDES RETAIL SPACES ON GROUND FLOOR AND 27 APARTMENT UNITS ON SECOND, THIRD AND FOURTH FLOOR.

**SHEET INDEX:**

- AS 1.0 SITE PLAN, FIRST FLOOR PLAN AND PROJECT SCOPE
- A 1.0 BASEMENT PLAN
- A 2.0 SECOND FLOOR PLAN
- A 3.0 THIRD FLOOR PLAN
- A 4.0 FOURTH FLOOR PLAN
- A 5.0 ROOF PLAN
- A 6.0 ENLARGED UNIT TYPES "A", "B", "C" AND "D"
- A 6.1 ENLARGED UNIT TYPES "E" AND "E-1"
- A 7.0 NORTH AND SOUTH ELEVATION
- A 7.1 EAST AND WEST ELEVATION
- A 8.0 SECTION "A" AND "D"
- A 8.1 SECTION "B" AND "C"

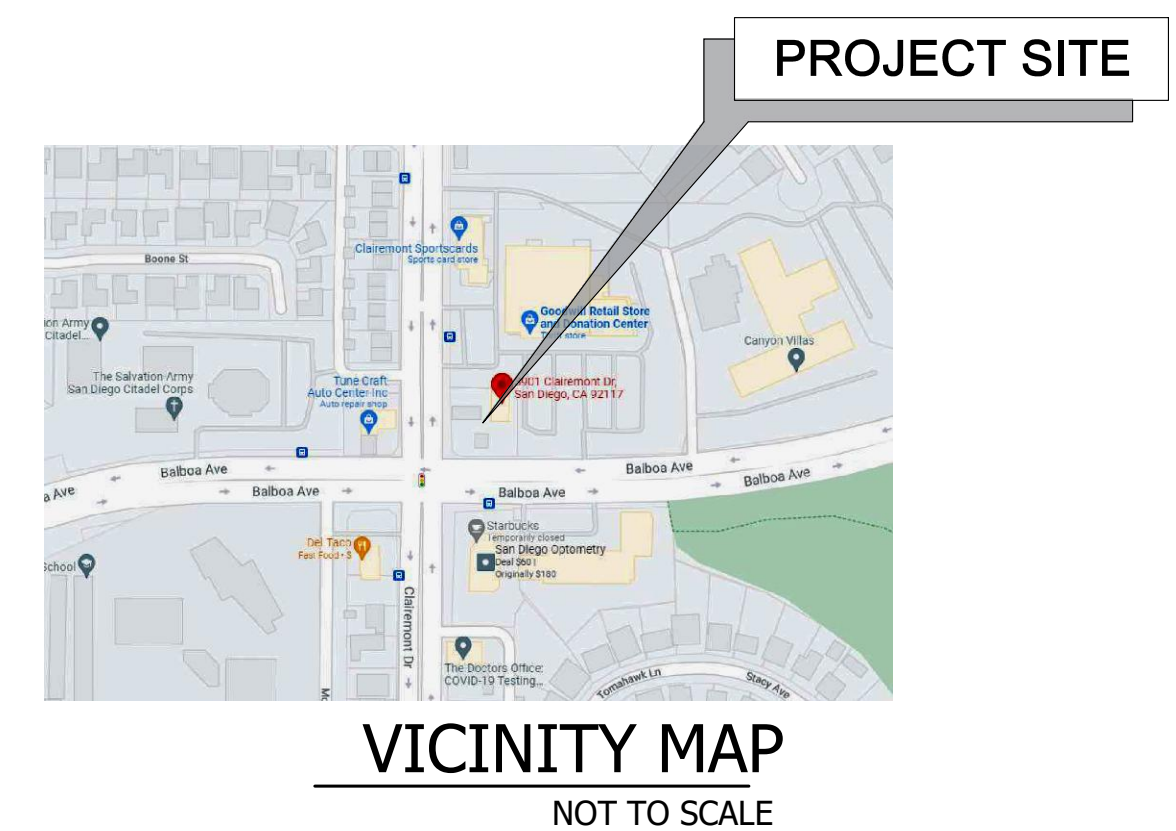
**PROJECT DATA:**

PROJECT ADDRESS:	3901 CLAIREMONT DR., San Diego, CA 92117		
APN#: 418-292-0500	LEGAL DESCRIPTION:	TRACT 2889 LOTS 1538 & 1539 *PAR AS PER ROS 3701*	
GENERAL PLAN DESIGNATION:	COMMERCIAL		
ZONE:	CN-1-2 (TRANSIT PRIORITY AREA)		
CONSTRUCTION TYPE:	V-A WITH SPRINKLERS		
LOT SIZE: (SQFT)	17,424		
LOT SIZE: (ACRES)	0.40		
ALLOWABLE F.A.R.:	COMPLETE COMMUNITY TIER 4, FAR 4.0		
ALLOWABLE FLOOR AREA:	17,424 SF x 4.0 = 69,696 SF		
PROPOSED GROSS FLOOR AREA:	31,138 SF		
BASEMENT GARAGE FLOOR AREA:	16,211 SF		
PROPOSED FAR:	1.8		
FIRST FLOOR RETAIL AREA:	6,058 SF		
RESIDENTIAL BUILDING AREA:	25,080 SF		
MAX. RESIDENTIAL DENSITY:	1,500 SF / UNIT		
BASE DENSITY UNITS	12 UNITS		
AFFORDABLE UNITS	12 X 40% = 5 UNITS		
PROPOSED RESIDENTIAL:	27 UNITS		
MAX. HEIGHT ALLOW:	30 FEET		
PROPOSED BUILDING HEIGHT:	50.5 FEET		
REQUIRED SETBACKS:			
FRONT SETBACKS:	0		
STREET SIDE:	0		
SIDE:	0		
REAR:	0		
LANDSCAPING RATIO:			
LANDSCAPING AREA REQUIRED:			
LANDSCAPING AREA PROVIDED:	960 SF		
PARKING AND OPEN SPACE DATA			
PARKING	BASIC:	No. OF UNITS	TOTAL
1 BEDROOM	0	15	0
2 BEDROOM	0	12	0
3 BEDROOM	0	0	0
THIS PROPERTY IS LOCATED IN THE TRANSIT PRIORITY AREA			
RESIDENTIAL PARKING REQUIRED:	0		
COMMERCIAL PARKING REQUIRED:	0 TABLE 142-05E		
TOTAL REQUIRED:	0		
SURFACE PARKING PROVIDED:	11, ALL FOR COMMERCIAL RETAIL USE		
BASEMENT PARKING PROVIDED:	33, 6 FOR COMMERCIAL RETAIL USE, 27 FOR RESIDENTIAL USE		
TOTAL PARKING PROVIDED:	44		
OUTDOOR OPEN SPACE REQUIRED PER UNIT:	25 SF		
PRIVATE OPEN SPACE PROVIDED:	60 SF PER UNIT		
COMMON OPEN SPACE PROVIDED:	FIRST FLOOR:	0 SF	
	SECOND FLOOR:	0 SF	
	THIRD FLOOR:	0 SF	
	FOURTH FLOOR:	0 SF	
	ROOF:	4,064 SF	
APARTMENT UNIT COUNT			
	1 BEDROOM	2 BEDROOM	3 BEDROOM
SECOND FLOOR:	5	4	0
THIRD FLOOR:	5	4	0
FOURTH FLOOR:	5	4	0
TOTAL COUNT BY TYPE:	15	12	0
UNIT TOTAL:	27		

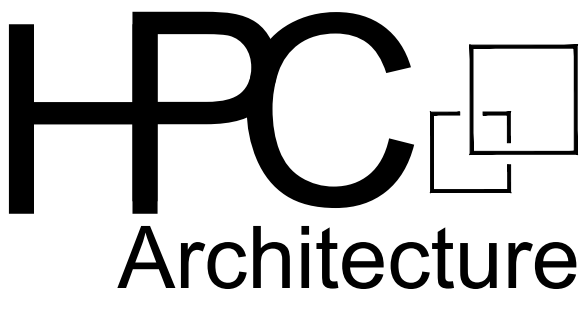


**SITE PLAN & FIRST FLOOR PLAN**  
Scale: 3/32"=1'-0"

Note:  
The proposed 4 -story building is equipped with fire sprinkler system

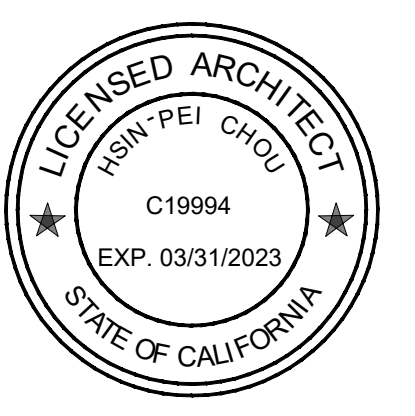


**VICINITY MAP**  
NOT TO SCALE



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Architect

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Murrieta, CA 92563  
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PROJECT ADDRESS:

3901 CLAIREMONT DRIVE  
SAN DIEGO, CA 92117  
APN: 418-292-0500

PROJECT:

CLAIREMONT FOUR STORY  
MIXED-USE BUILDING

REVISIONS:		

ALL DIMENSIONS AND CONDITIONS ARE TO BE VERIFIED BY CONTRACTOR BEFORE START OF CONSTRUCTION.

JOB No.:	
DATE:	OCT 01, 2022
DRAW BY:	M.G
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SHEET TITLE:	

SITE PLAN, FIRST FLOOR PLAN AND PROJECT SCOPE

SHEET No.:

AS 1.0





REVISIONS:	

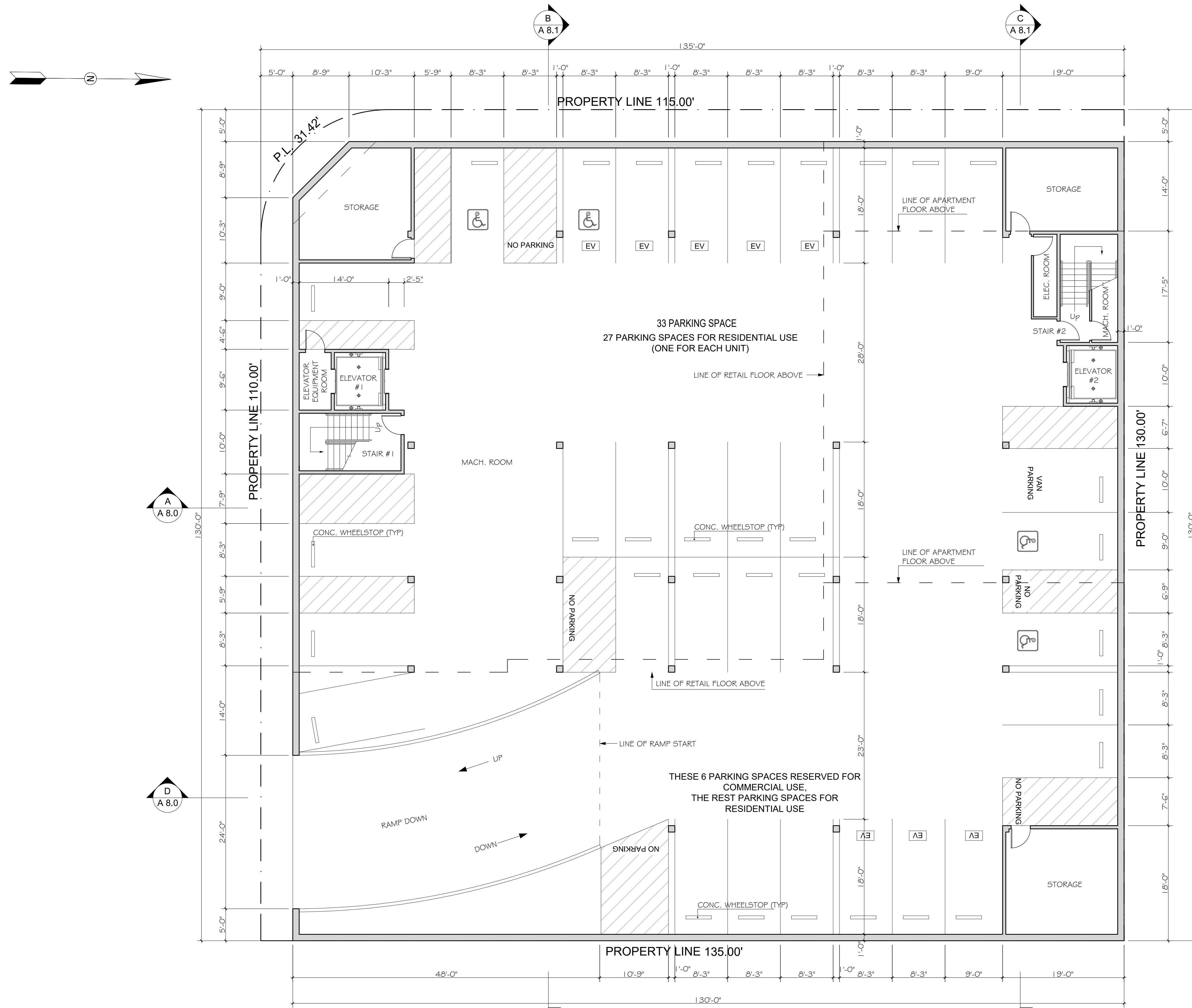
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**BASEMENT PLAN**

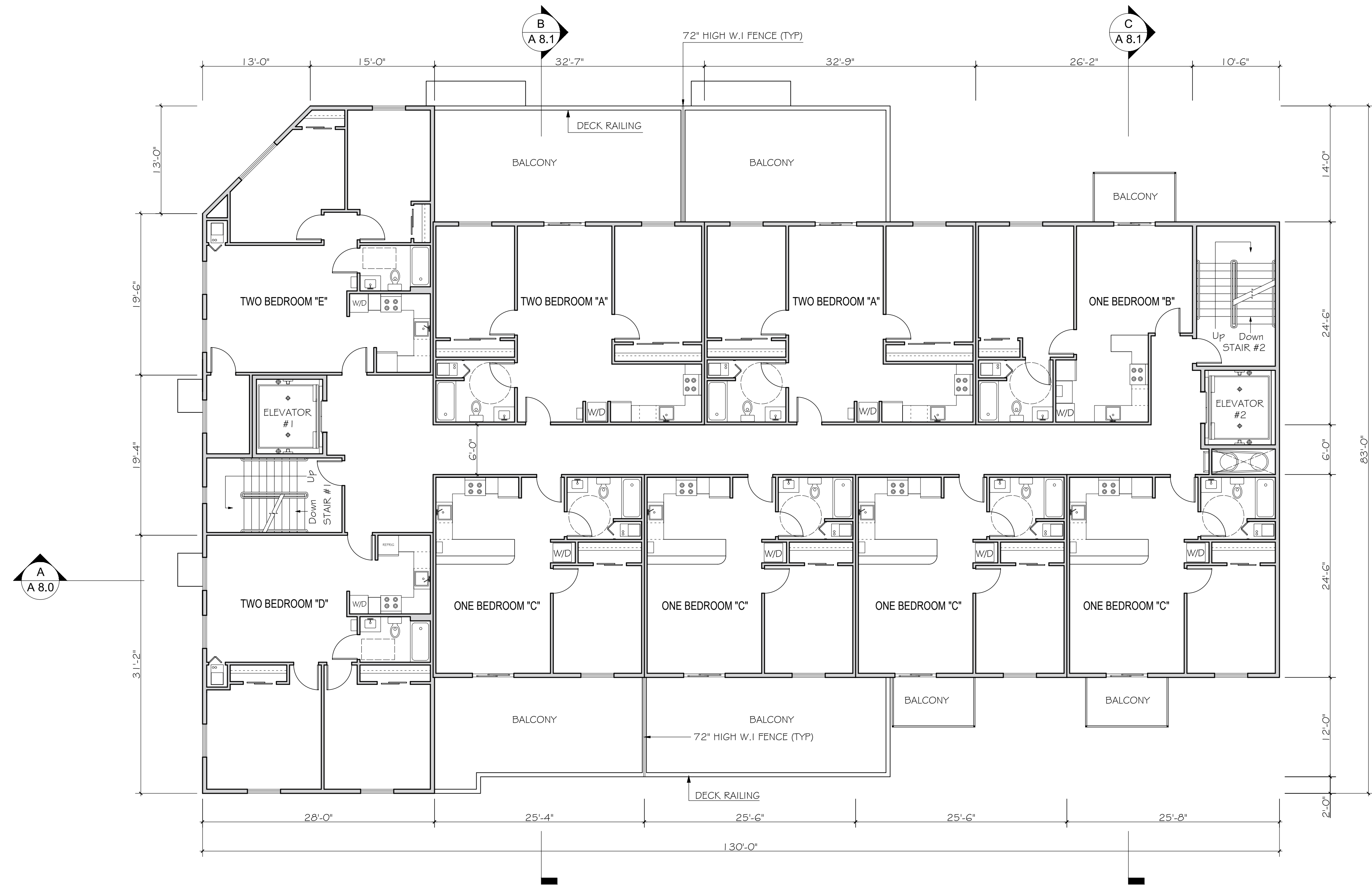
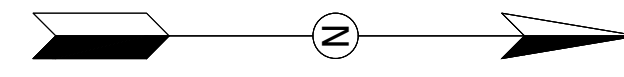
SHEET No.:

**A 1.0**



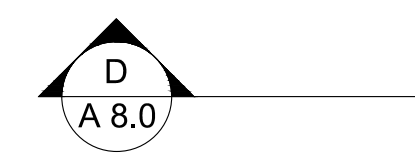
**BASEMENT PLAN**  
Scale: 1/8"=1'-0"

Note:  
The proposed 4 -story building is equipped with fire sprinkler system



**SECOND FLOOR PLAN**

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



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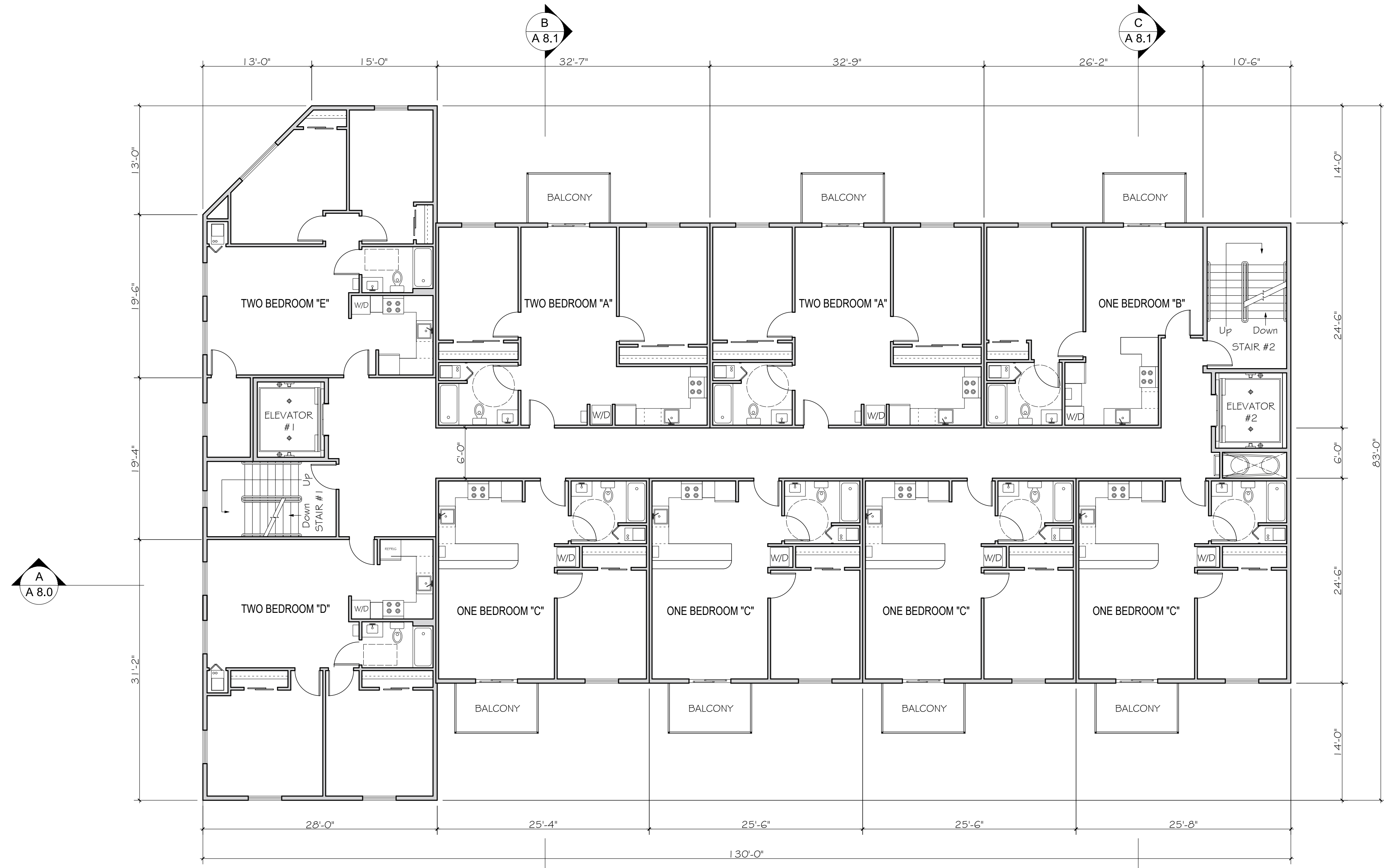
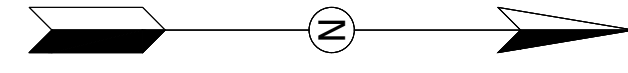
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SECOND FLOOR PLAN

SHEET No.:

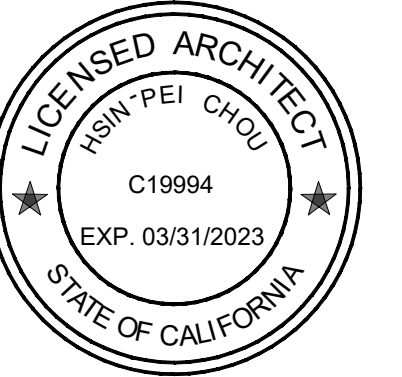


A  
A 8.0

D  
A 8.0

### THIRD FLOOR PLAN

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



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REVISIONS:

NO.	DATE	DESCRIPTION

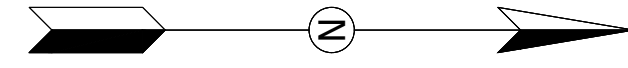
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DATE:	OCT 01, 2022
DRAW BY:	M.G.
CHECK BY:	
SHEET TITLE:	

THIRD FLOOR PLAN

SHEET No.:

A 3.0



**FOURTH FLOOR PLAN**

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



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FOURTH FLOOR PLAN

SHEET No.:

A 4.0





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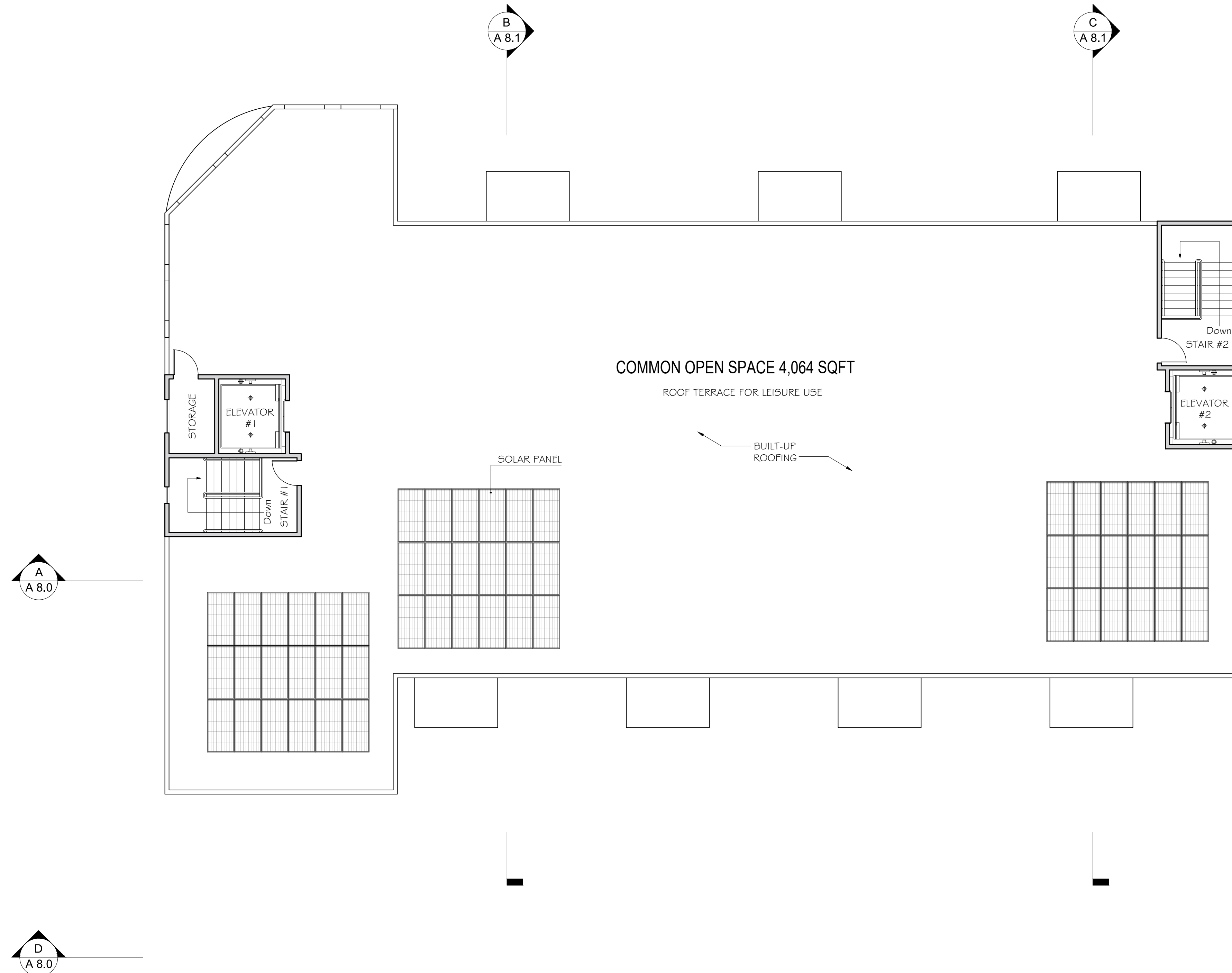
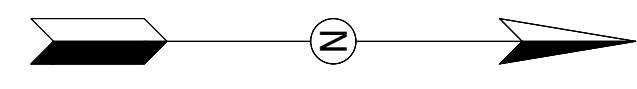
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ROOF PLAN

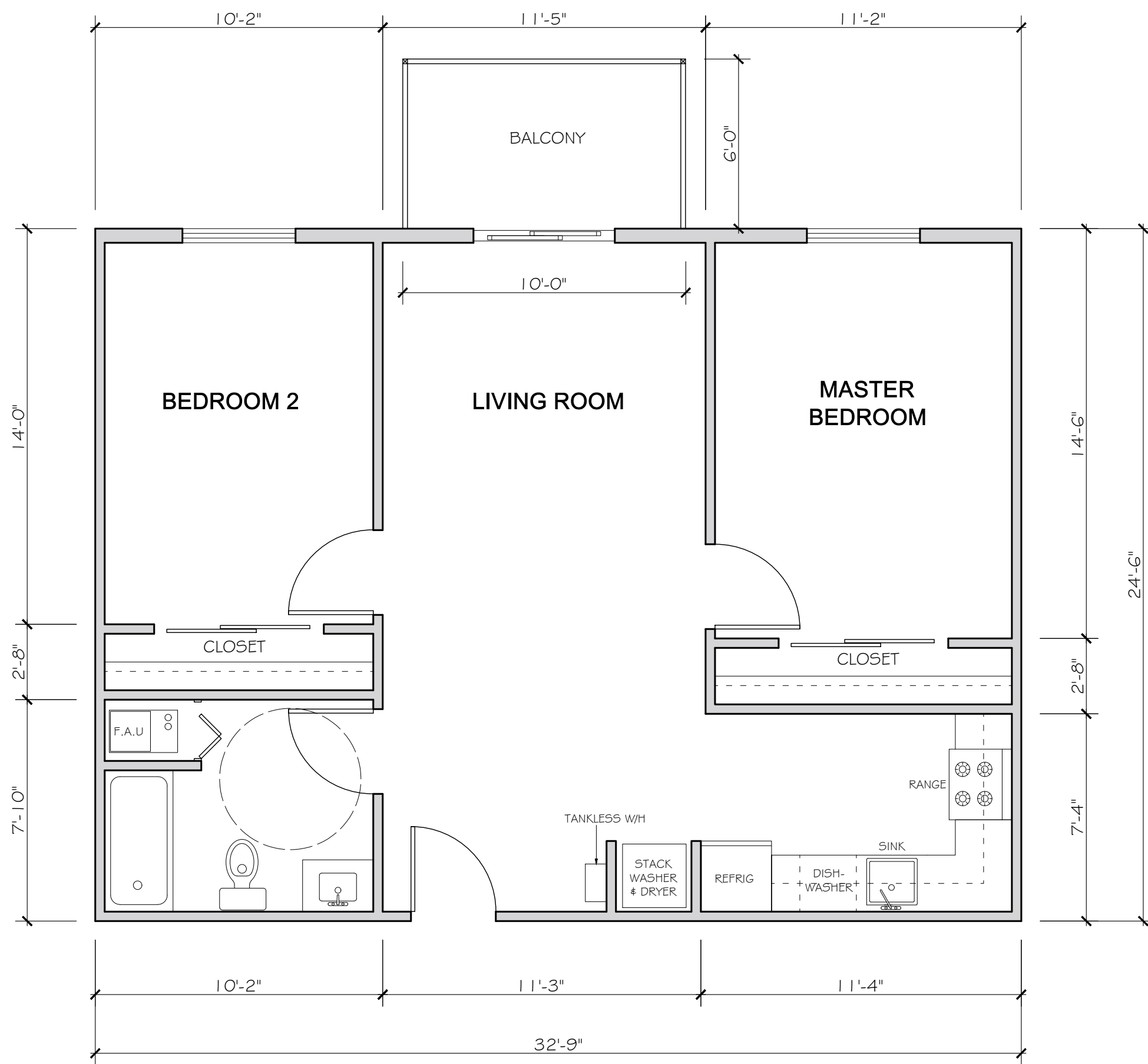
SHEET No.:

A 5.0

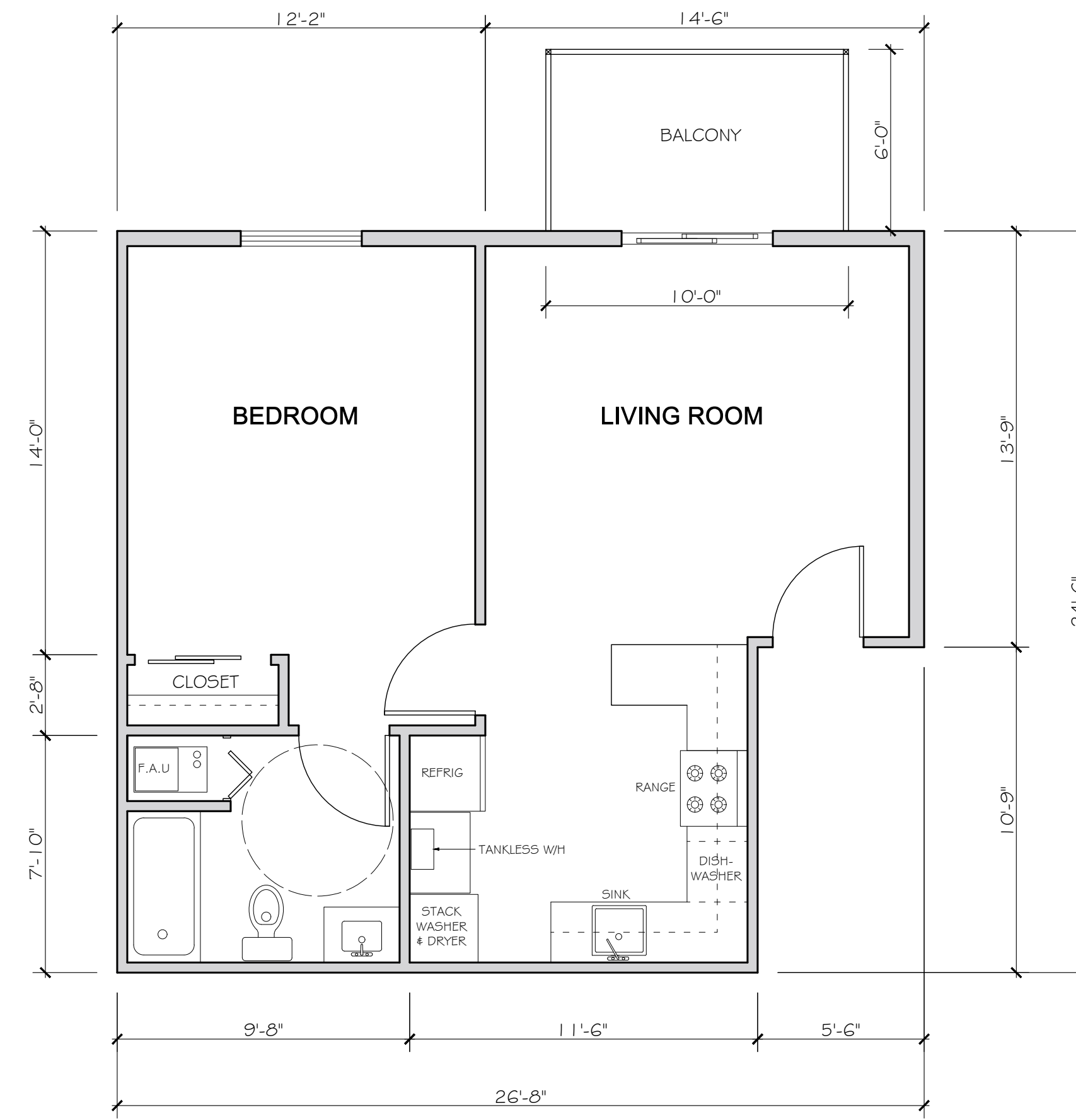


**ROOF PLAN**

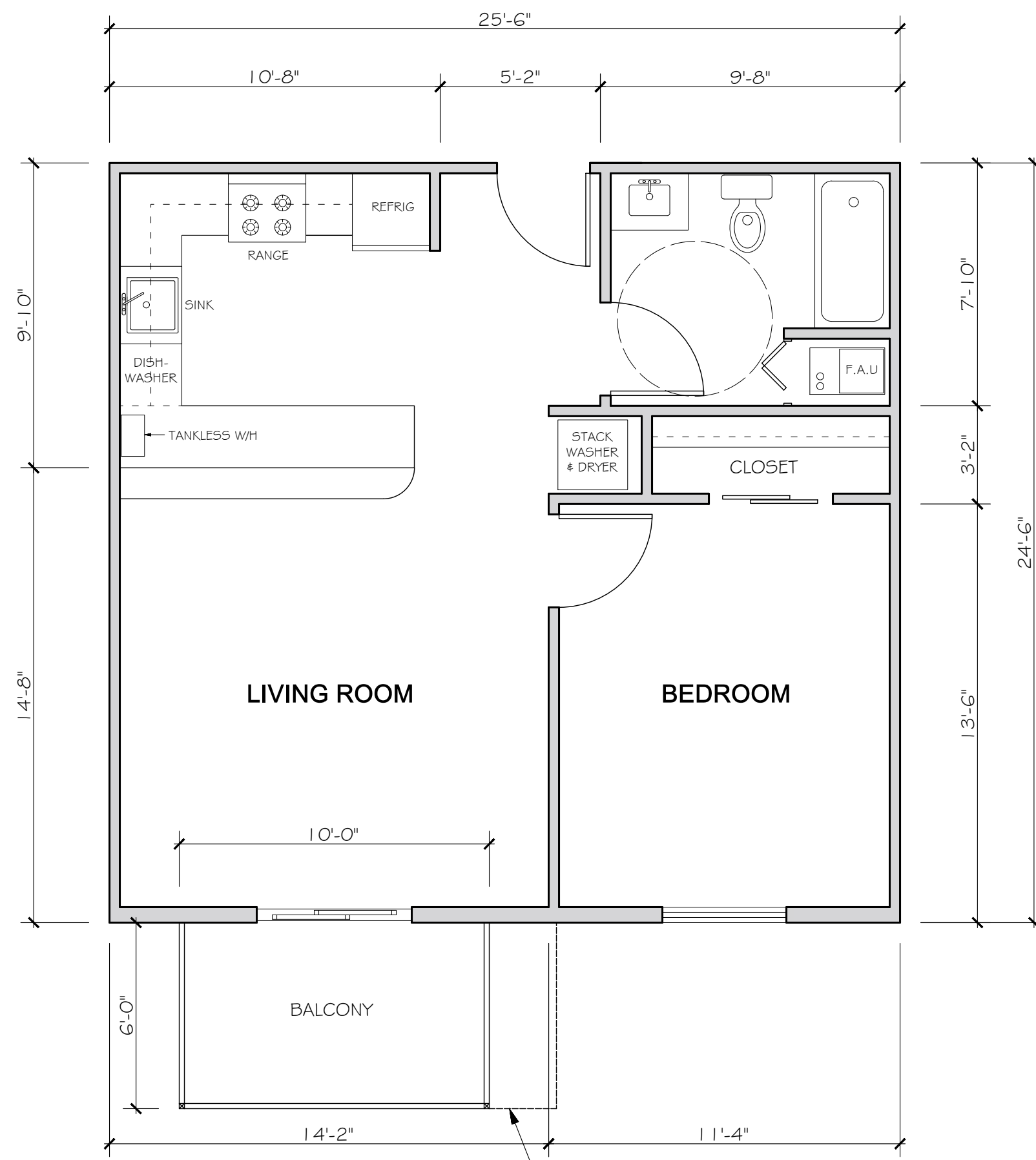
Scale: 1/8"=1'-0"



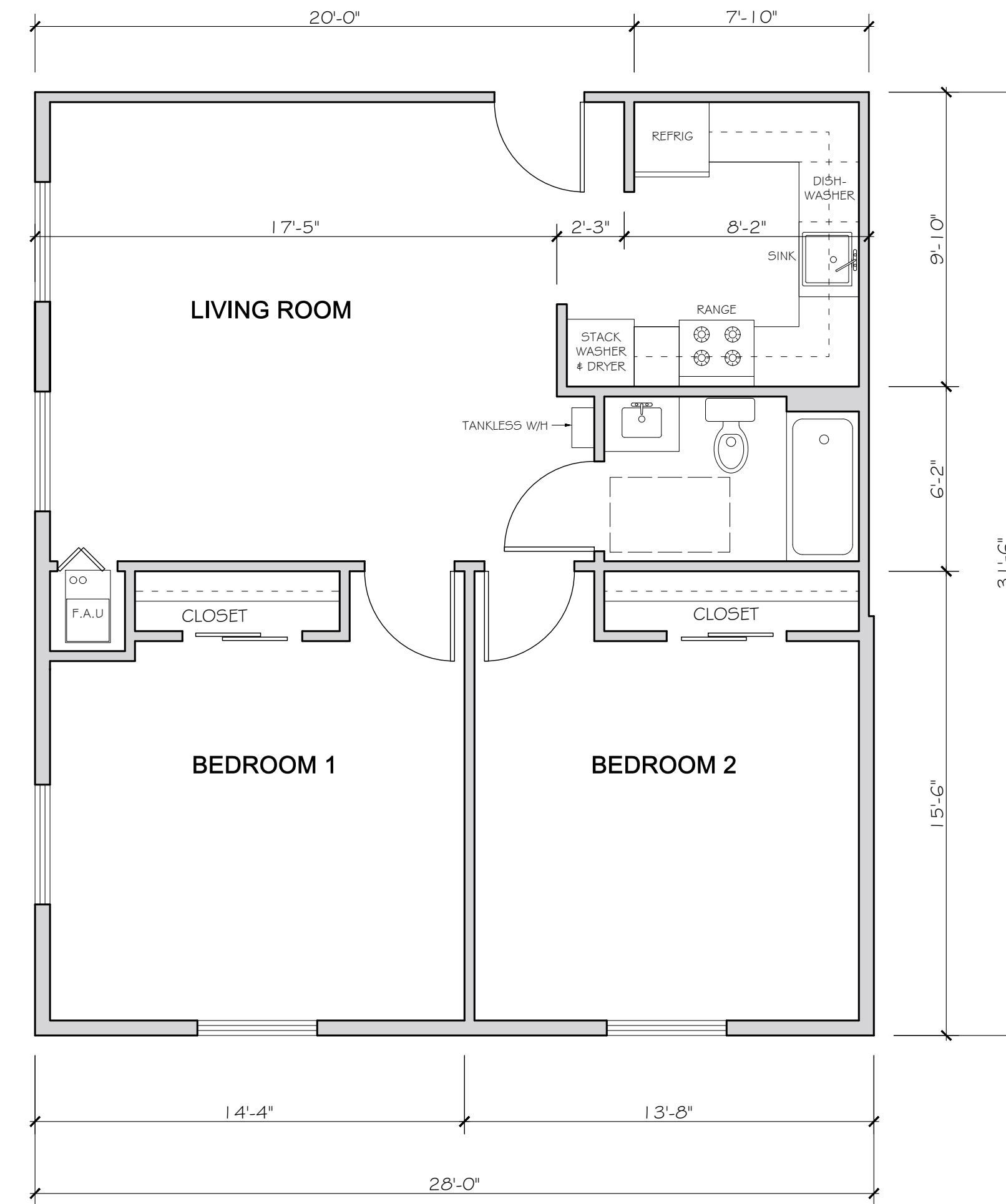
**TWO BEDROOM "A" 802 SF**  
Scale: 1/4"=1'-0"



**ONE BEDROOM "B" 594 SF**  
Scale: 1/4"=1'-0"



**ONE BEDROOM "C" 625 SF**  
Scale: 1/4"=1'-0"



**ONE BEDROOM "D" 879 SF**  
Scale: 1/4"=1'-0"

**NOTE:**  
All units in the proposed building to comply with 2019 CBC Housing Accessibility Regulations Sec. 1102A.3.2(including Division IV).  
We are using Option 2 of Sec. 1134A.2 for bathrooms' compliance



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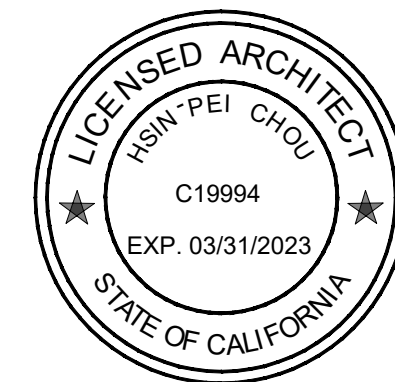
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SHEET TITLE:

ENLARGED UNIT TYPES  
"A", "B", "C" AND "D"

SHEET No.:

A 6.0



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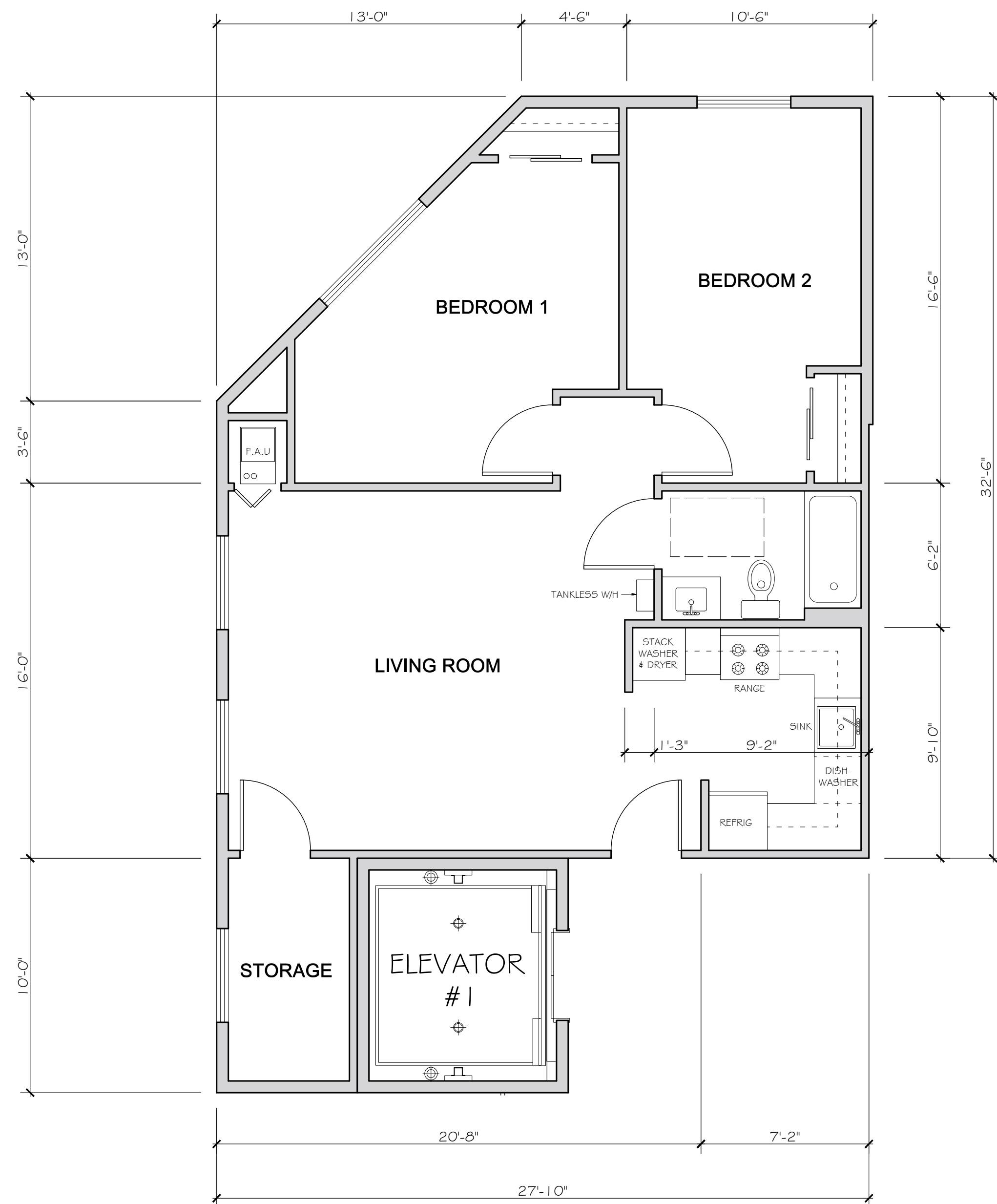
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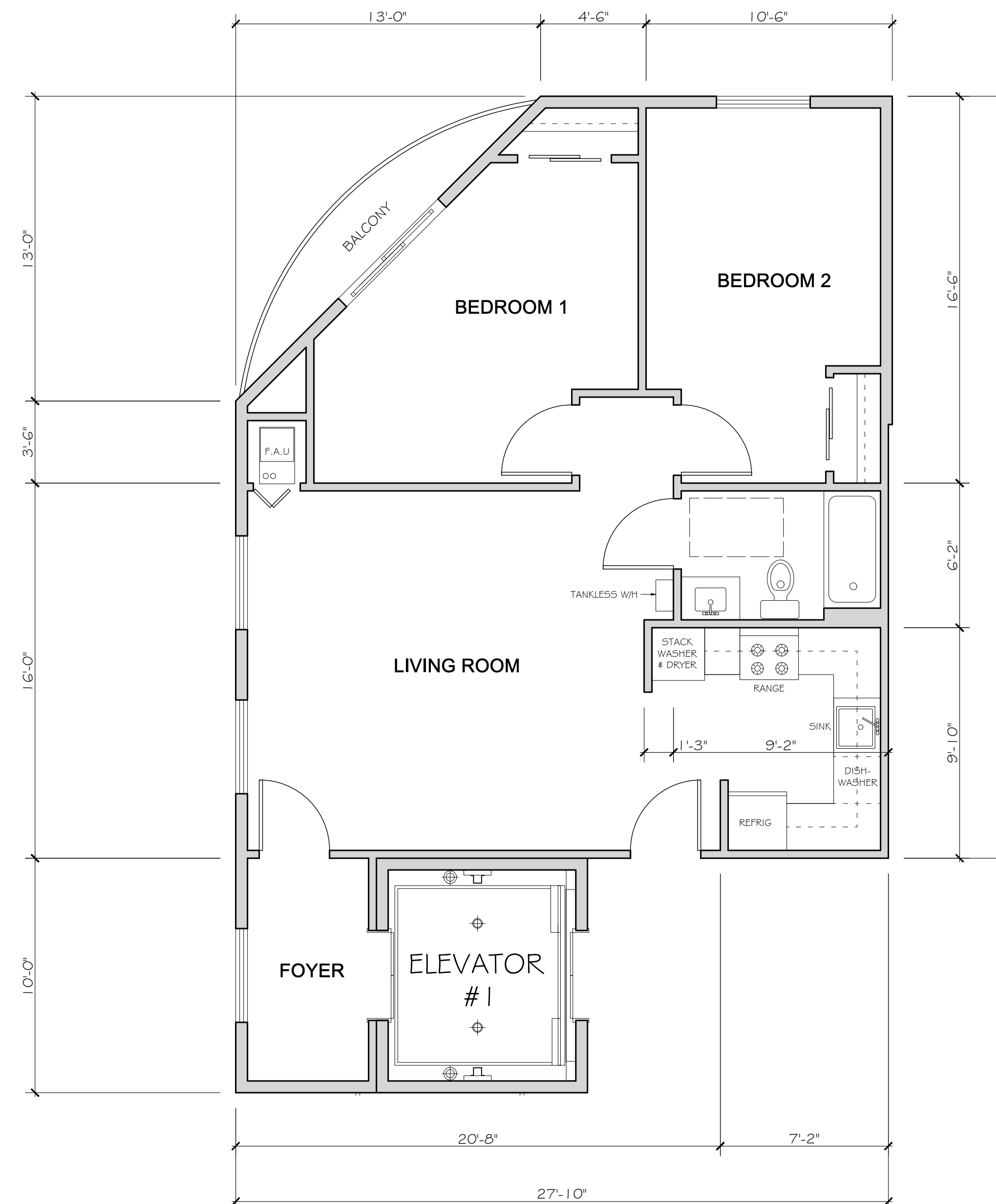
ENLARGED UNIT TYPES  
"E" AND "E-1"

SHEET No.:

A 6.1



**TWO BEDROOM "E" 882 SF**  
Scale: 1/4"=1'-0"



**TWO BEDROOM "E-1" 882 SF**  
Scale: 1/4"=1'-0"

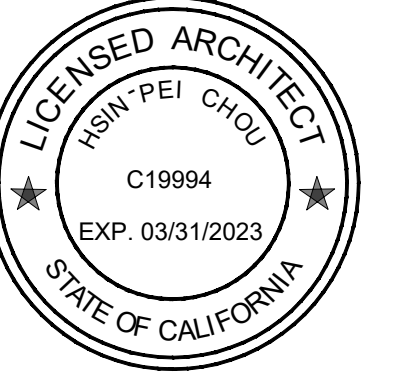
NOTE:

All units in the proposed building to comply with 2019  
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We are using Option 2 of Sec. 1134A.2 for bathrooms'  
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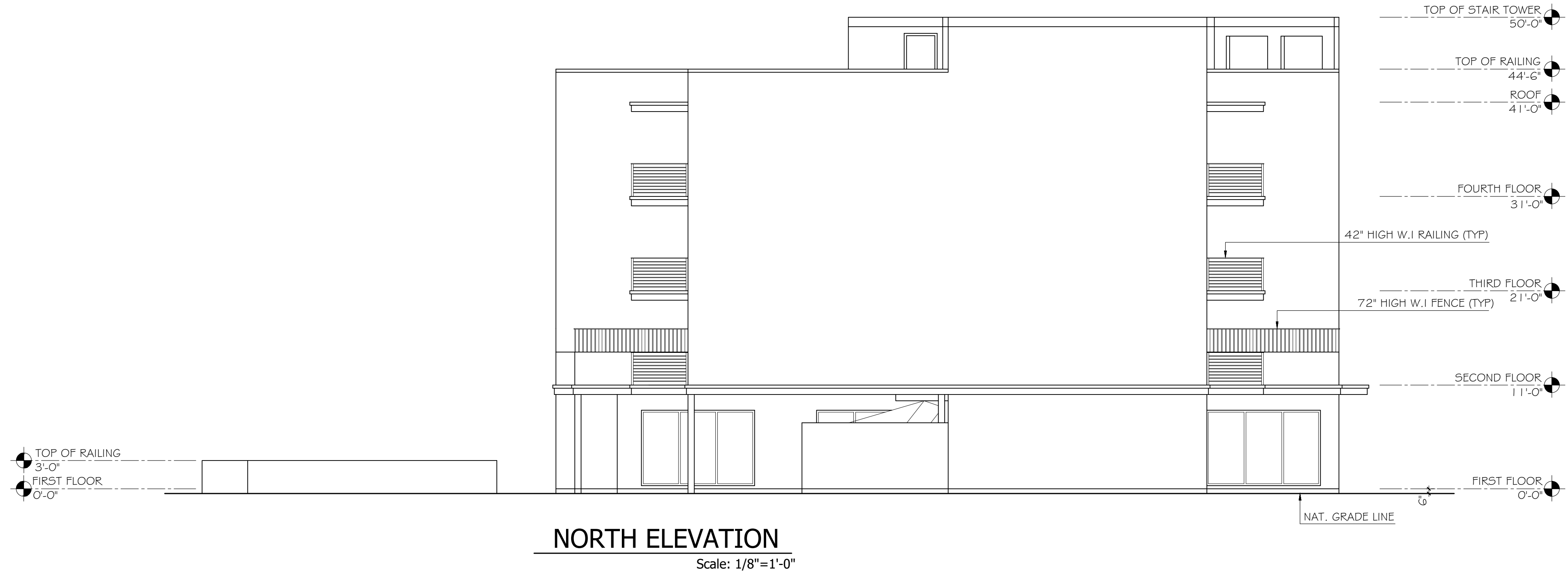
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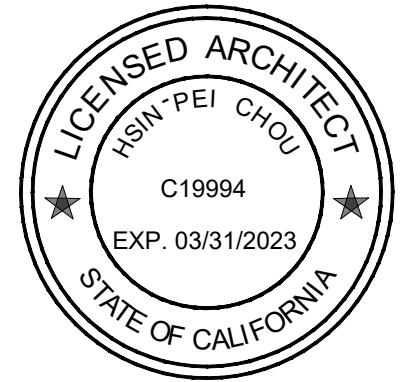
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SHEET TITLE:	

**NORTH AND SOUTH  
ELEVATION**

SHEET No.:

# A 7.0





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**EAST ELEVATION**

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



**WEST ELEVATION**

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



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SHEET TITLE:	

SECTION "A" AND "D"

SHEET No.:

A 8.0







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SECTION "B" AND "C"

SHEET No.:

