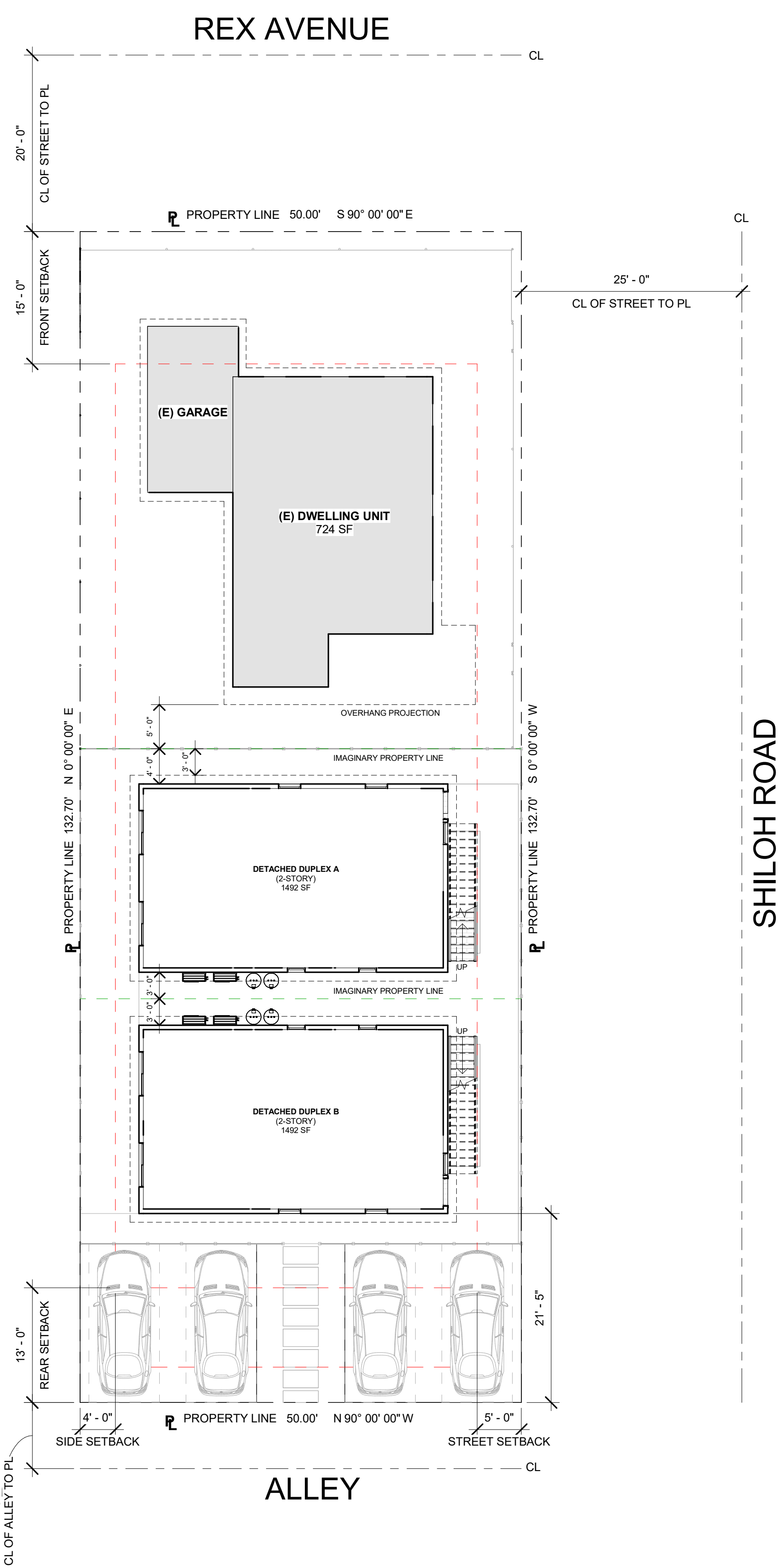


3 Site Feasibility

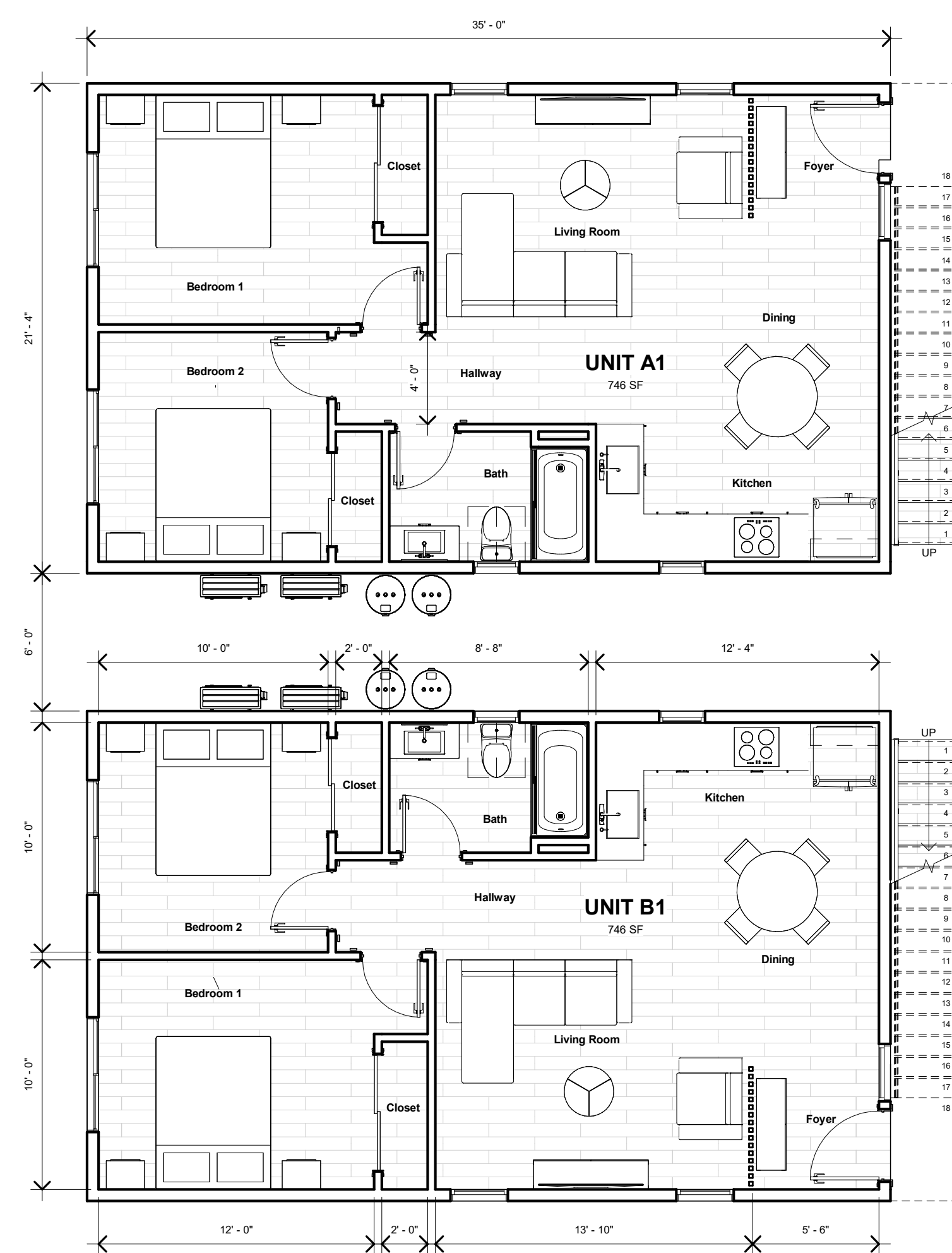
SITE FEASIBILITY

ZONING:	RS-1-7	SETBACKS:	
LOT SIZE:	6,566 SF	- D.U.	FRONT: 15 FT SIDE: 4 FT STREET: 5 FT REAR: 13 FT
FAR:	0.58	- A.D.U.	FRONT: 15 FT SIDE: 4 FT STREET: 5 FT REAR: 4 FT
FAR CALCULATIONS:			
ALLOWED $6,566 \times 0.58 =$	3,808 SQ. FT.		
(E) D.U.	= 724 SF		
(N) DUPLEX 1	= 1,492 SF		
UNIT 1	= 746 SF		
UNIT 2	= 746 SF		
(N) DUPLEX 2	= 1,492 SF		
UNIT 3	= 746 SF		
UNIT 4	= 746 SF		

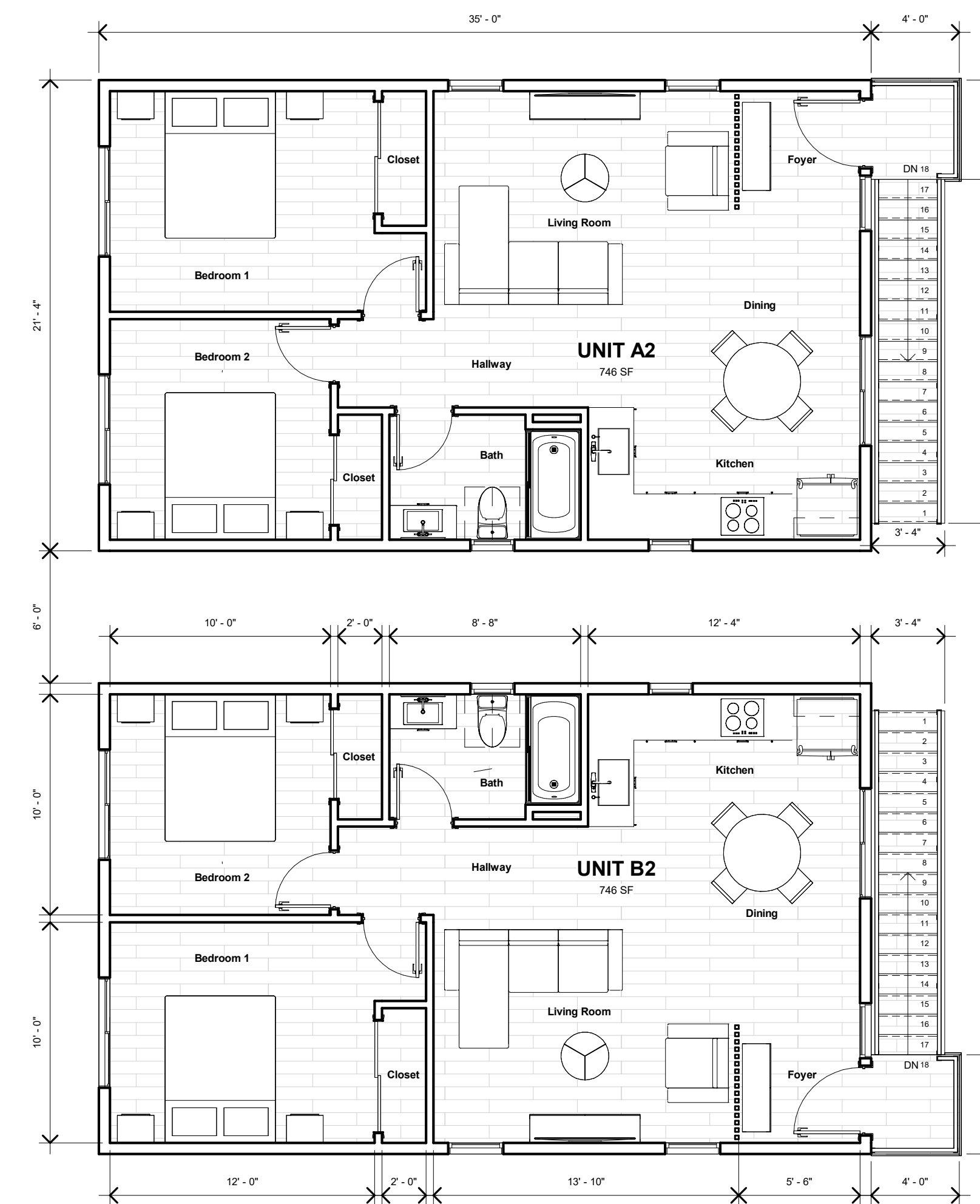
1 Typical Plan (Site Plan)



2 Typical Plan (1st Floor)



4 Typical Plan (2nd Floor)



5293 Rex Ave
San Diego, CA 92105

PROJECT

CLIENT



Studio 1904
2599 Carfield Drive
San Diego, CA 92124

DESIGN COMPANY

CITY NO.	NO.	DESCRIPTION	DATE

Design Development

NO.	001
DATE	02/27/25
DRAWN BY:	OB
CHECKED BY:	SC

A101

5293 Rex Ave
San Diego, CA 92105

PROJECT

CLIENT



Studio 1904
2599 Caulfield Drive
San Diego, CA 92124

DESIGN COMPANY

CITY NO.		
NO.	DESCRIPTION	DATE

Renderings

NO.	001
DATE	02/11/25
DRAWN BY:	OB
CHECKED BY:	SC



5293 Rex Ave
San Diego, CA 92105

PROJECT

CLIENT



Studio 1904
2599 Caulfield Drive
San Diego, CA 92134

DESIGN COMPANY

CITY NO.		
NO.	DESCRIPTION	DATE

Renderings

NO.	001
DATE	02/11/25
DRAWN BY:	OB
CHECKED BY:	SC

