



# 813-815 DIAMOND ST

SAN DIEGO, CA 92109-2520

DUPLEX

APN : 415-591-12-00

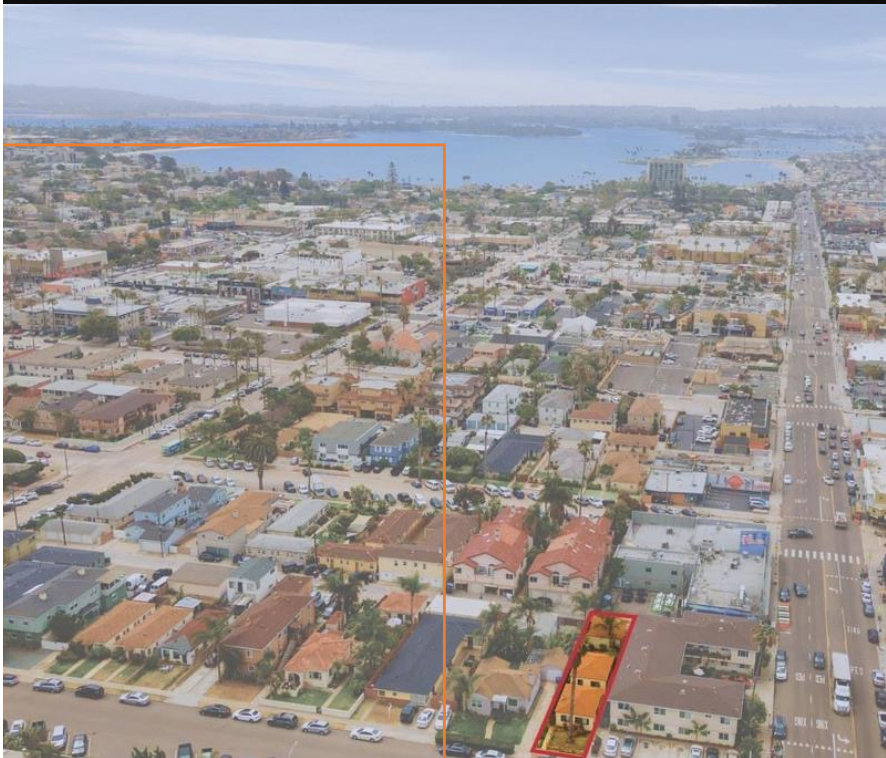
DANIEL A. COTA, Broker

Ph: 619.316.1207

Email: [dan@missionbeachrealty.com](mailto:dan@missionbeachrealty.com)

DRE: 01033784

PRICE: \$2,249,000





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## LOCATION

LOT: 125' X 25'

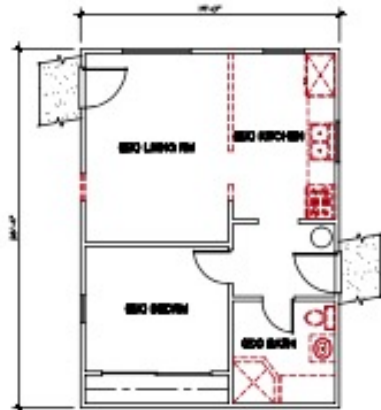
Duplex in the heart of Pacific Beach. Walking distance to Pacific Beach Pier and Law Street Beach as well as all of Pacific Beach's food and entertainment.



This duplex presents many opportunities whether it's a buyer looking for a primary residence, an investment rental or a development opportunity to convert the existing structures. Price includes permitted plans for a second floor on each cottage as well as plans for A 3-story ADU with roof deck to replace current garage.



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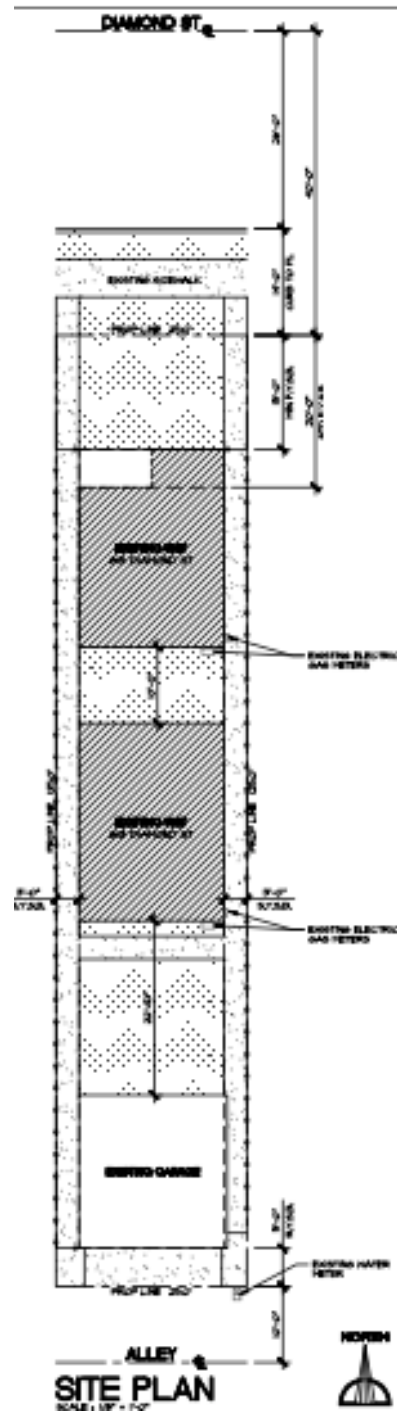


815 DIAMOND ST

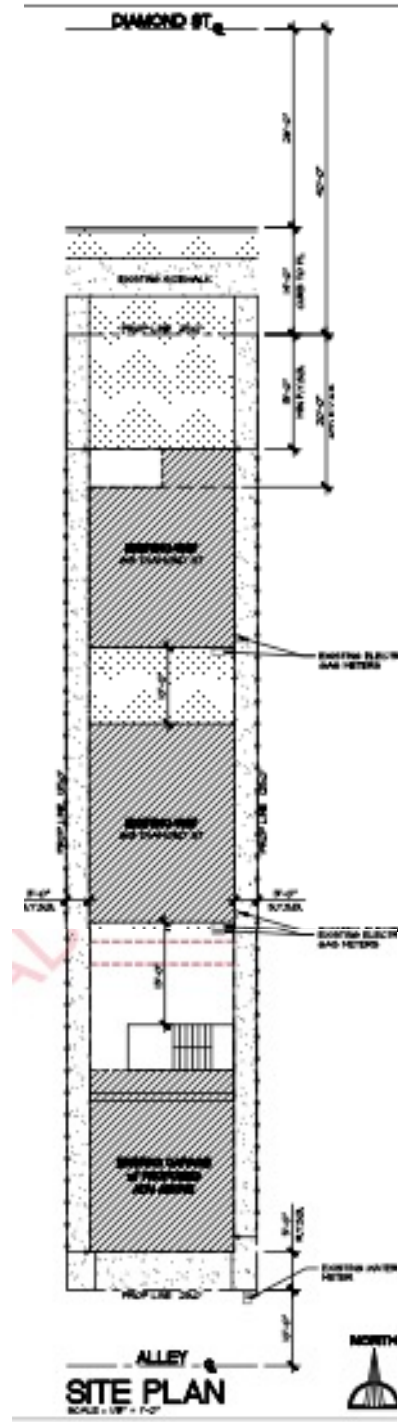


813 DIAMOND ST

**DEMOLITION PLANS**  
 SCALE: 1/8" = 1'-0"  
 --- EXISTING TO REMAIN  
 - - - - EXISTING TO BE REMOVED



815 DIAMOND ST  
 SITE PLAN  
 SCALE: 1/8" = 1'-0"



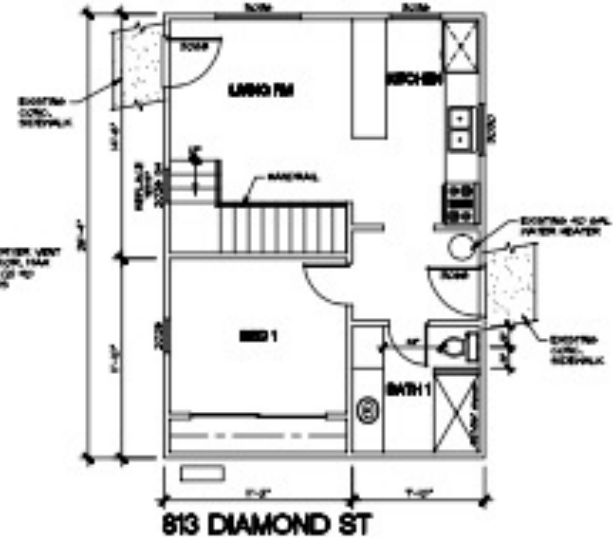
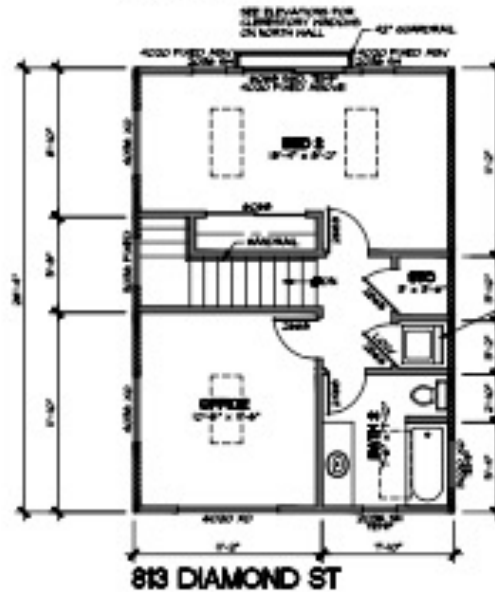
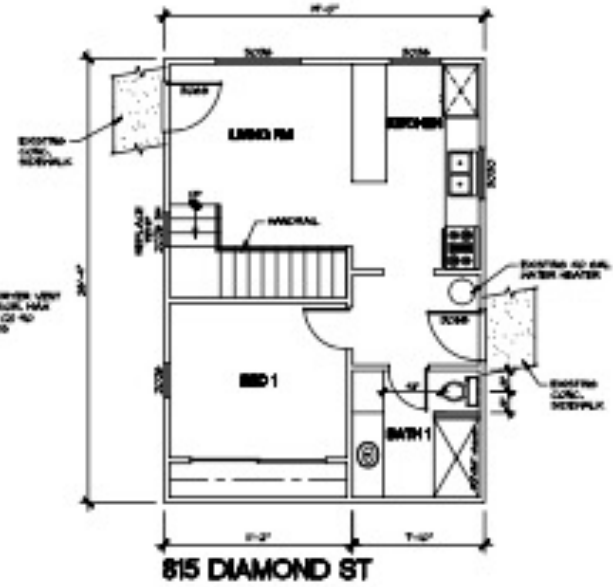
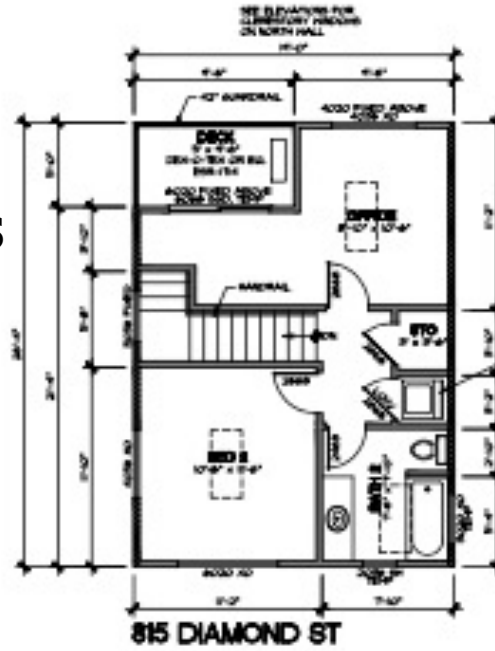
813 DIAMOND ST  
 SITE PLAN  
 SCALE: 1/8" = 1'-0"





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**COTTAGE FLOOR PLANS**  
 (permits issued)



**SECOND FLOOR PLANS**

SCALE : 1/4" = 1'-0"  
 --- EXISTING TO REMAIN  
 --- NEW 2 1/4" HOOD FRAMED HALL  
 --- NEW 2 1/4" HOOD FRAMED 144\"/>

**FIRST FLOOR PL**

SCALE : 1/4" = 1'-0"  
 --- EXISTING TO REMAIN  
 --- NEW 2 1/4" HOOD FRAMED HALL

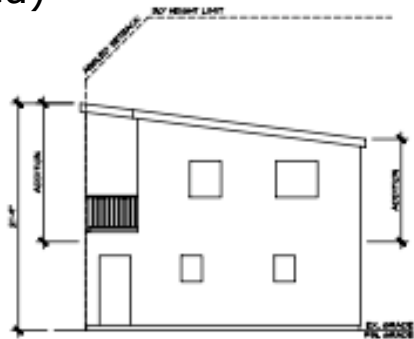


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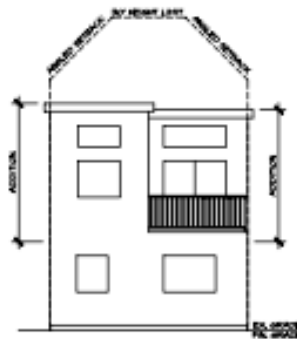
**COTTAGE ELEVATIONS**  
 (permits issued)



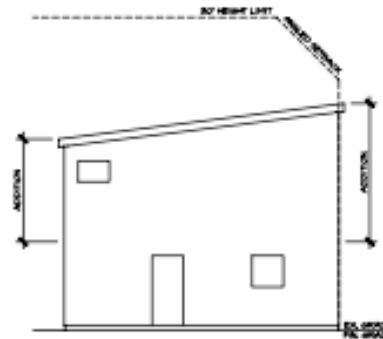
JOSEFINE SILVA  
 ARCHITECT



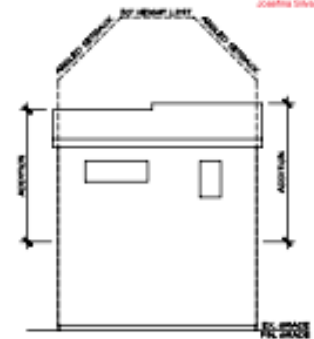
**WEST ELEV**  
 SCALE: 1/8" = 1'-0"



**NORTH ELEV**  
 SCALE: 1/8" = 1'-0"



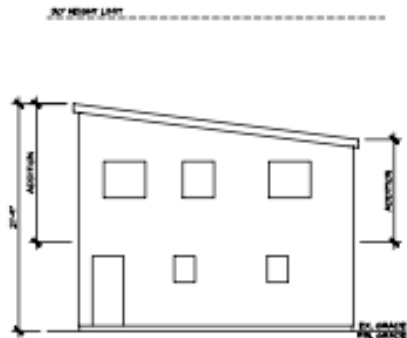
**EAST ELEV**  
 SCALE: 1/8" = 1'-0"



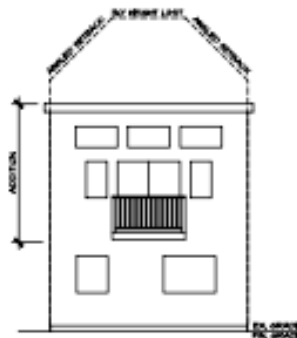
**SOUTH ELEV**  
 SCALE: 1/8" = 1'-0"

**815 DIAMOND ST**  
**(north unit)**

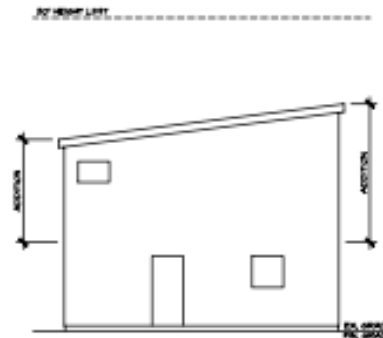
THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE BASE OF MEASUREMENT REFERENCE DATUM.



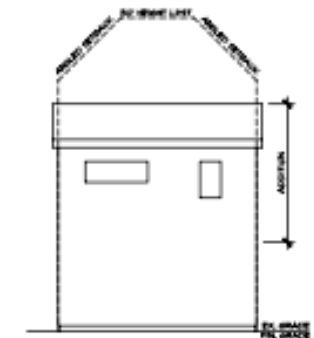
**WEST ELEV**  
 SCALE: 1/8" = 1'-0"



**NORTH ELEV**  
 SCALE: 1/8" = 1'-0"



**EAST ELEV**  
 SCALE: 1/8" = 1'-0"

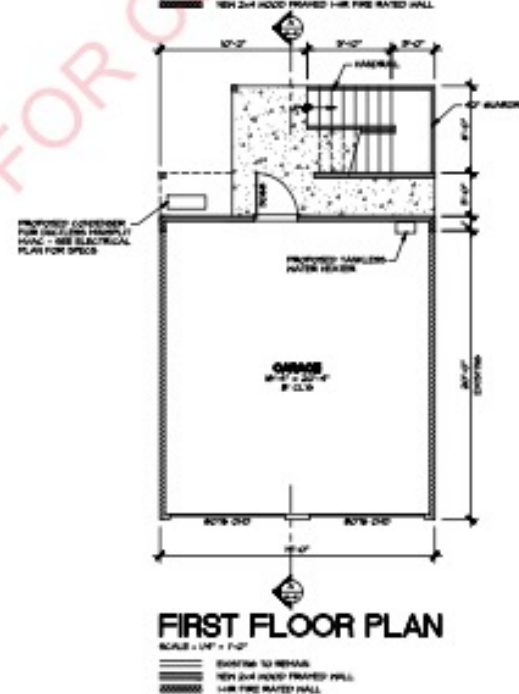
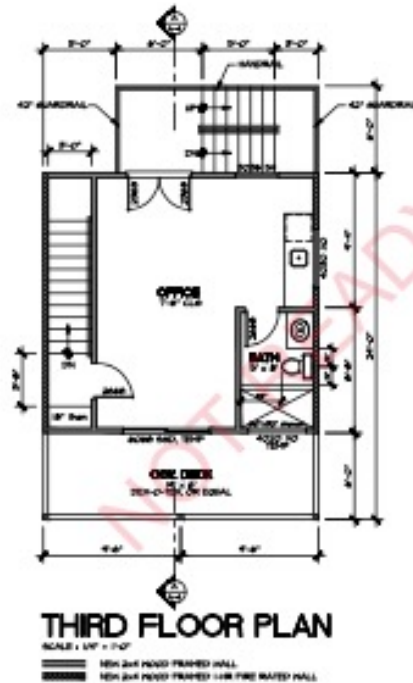
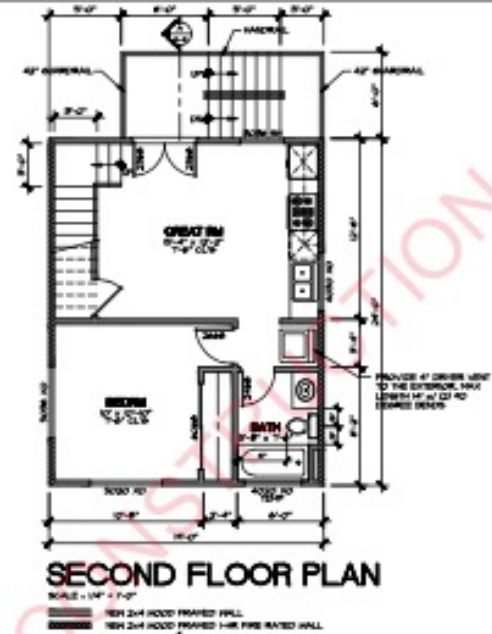
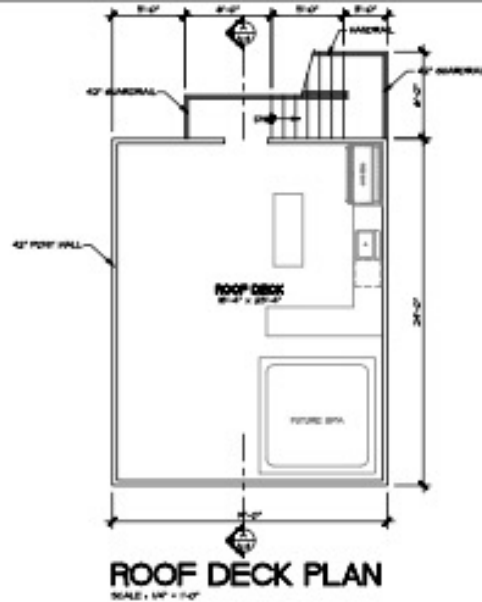


**SOUTH ELEV**  
 SCALE: 1/8" = 1'-0"

**813 DIAMOND ST**  
**(south unit)**

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## ADU FLOOR PLANS

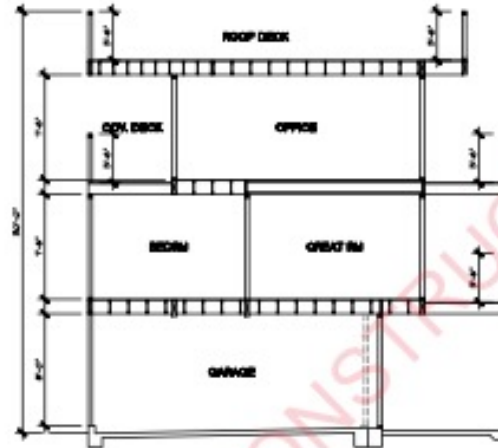


### DISCLAIMER

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# ADU ELEVATIONS



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

**INSULATION NOTES:**

PROVIDE THE FOLLOWING INSULATION VALUES:  
 JOIST SPACES - R-19  
 FLOOR OVER GARAGE - R-10  
 ROOF - R-30  
 \*ATTIC/ROOF OVER INSULATION MUST COMPLY WITH SECTIONS 404, 408 AND 409 OF THE CALIFORNIA TECHNICAL CODE.

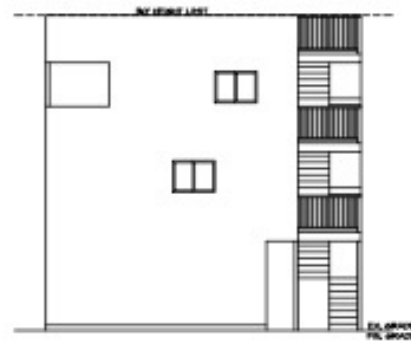
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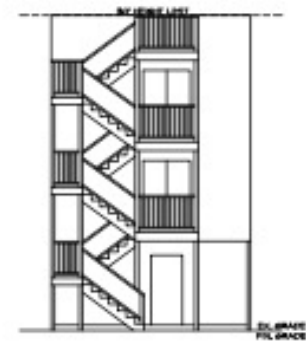
**WEST ELEV**  
 SCALE = 3/8" = 1'-0"



**NORTH ELEV**  
 SCALE = 3/8" = 1'-0"



**EAST ELEV**  
 SCALE = 3/8" = 1'-0"



**SOUTH ELEV**  
 SCALE = 3/8" = 1'-0"