

A PROPOSED MULTIFAMILY RESIDENTIAL PROJECT FOR AN INFILL- COMPLETE COMMUNITIES LOCATED AT: 4193 4TH AVENUE. SAN DIEGO, CA 92103



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CLIENT
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PROJECT
A PROPOSED MULTIFAMILY RESIDENTIAL DEVELOPMENT AT:
**4193 4TH AVE
SAN DIEGO, CA 92103**

REVISIONS

NO.	DESCRIPTION	DATE

SHEET TITLE

TITLE SHEET / COVER SHEET / VICINITY MAP

DATE: 02-03-25	SCALE: AS NOTED
DRAWN BY: CB	DATABASE: 24125.DWG
CHECKED BY: JR	SHEET NUMBER: 24125
PROJECT NO: 24125	T.10

PLAN CHECK NOTES

- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.
- ALL PUBLIC DOMESTIC WATER SERVICE LINE DIAMETERS ARE PROVIDED FOR CLARITY ON INTENT ONLY. ACTUAL SERVICE LINE DIAMETERS WILL BE BASED UPON THE PROJECT'S APPROVED WATER METER DATA CARD.
- ALL EXISTING AND PROPOSED WATER LINES SERVING THIS DEVELOPMENT (INCLUDING DOMESTIC, IRRIGATION, AND FIRE) MUST PASS THROUGH A PERMITTED, PRIVATE, ABOVE GROUND, BACKFLOW PREVENTER DEVICE (BFPD).
- PROJECT SHALL INCLUDE ROOFING MATERIALS WITH A MINIMUM 3-YEAR AGED SOLAR REFLECTION AND THERMAL EMITTANCE OR SOLAR REFLECTION INDEX EQUAL TO OR GREATER THAN THE VALUES SPECIFIED IN THE VOLUNTARY MEASURES UNDER CALIFORNIA GREEN BUILDING STANDARDS CODE.
 - 4.1 MIN. 3-YEAR AGED SOLAR REFLECTANCE: 0.55
 - 4.2 THERMAL EMITTANCE: 0.75
 - 4.3 SOLAR REFLECTIVE INDEX: 64
- ENSURE ALL OVERHEAD LIGHTING IS ALWAYS DIRECTED DOWNWARD TO AVOID GLARE
- SECURE ALL TRASH/STORAGE CONTAINERS TO DETOUR BIRDS FROM FLOCKING IN THE MYF TRAFFIC PATTERN ZONE (TPZ).

LEGAL DESCRIPTION & APN

LOT: 1 BLK: 5 DIST: 0020 CITY: SAN DIEGO SUBD: FIFTH STREET ADDITION TR#: 577 BLK 5 LOTS 1 & 2 "W 60FT"
MAP REF: 000577
CITY / MUNI / TWP: SAN DIEGO

APN:
444-710-13-00

PROJECT DIRECTORY

OWNER CELIMA, JEDIDIAH M, CELIMA, TAMARA L. 4193 4TH AVENUE, SAN DIEGO, CA 92103 CONTACT: JEDIDIAH CELIMA P: (619) 820-4749 e-mail: jed@tjpropertypartners.com	SURVEYOR MAY ENGINEERING & SURVEYING 12222 WOODSIDE AVENUE LAKESIDE, CA 92040 CONTACT: ELLIOT M. MAY P: (619) 251-5094 e-mail: elliotmay901@gmail.com
ARCHITECT MPA ARCHITECTS, INC. 3578 30TH ST. SAN DIEGO, CA 92104 CONTACT: CESAR BOHORQUEZ P: (619) 236-0595 x1337 e-mail: cesar@mpa-architects.com	GENERAL CONTRACTOR TBD
STRUCTURAL ENGINEER F2GZ ENGINEERING 11856 BALBOA BLVD #230 GRANADA HILLS, CA 91344 CONTACT: FERNANDO GONZALEZ P: (818) 453-0147 e-mail: f2gzengineering@gmail.com	

SYMBOLS / LEGEND

	ELEVATION NUMBER		DOOR NUMBER & EQUIPMENT ID
	SHEET NUMBER		WINDOW NUMBER
	DETAIL SECTION OR PLAN NUMBER		NOTE NUMBER
	WALL SECTION NUMBER, BUILDING SECTION LETTER		REVISION NUMBER
	SHEET NUMBER		INTERIOR FINISH NUMBER
	ROOM NAME/NUMBER		ROOM AREA
	ROOM NUMBER		ROOM NUMBER
	DETAIL NUMBER		ELEV. DATUM POINT
	SHEET NUMBER		

ABBREVIATIONS

ABV ABOVE	FL FLOOR (ING)	RE REFERENCE
AFF ABOVE FINISH FLOOR	FD FLOOR DRAIN	REF REFRIGERATOR
AC AIR CONDITIONING	FLUR FLUORESCENT	REM REMOVE (D) (ABLE)
ALUM ALUMINUM	FG FUEL GAS	REQD REQUIRED
ARCH ARCHITECT (URAL)	FUR FURRED (ING)	RELS RESILIENT
		REV REVISION (S) / REVISED
BM BEAM	GYP BD GYPSUM BOARD	RM ROOM
BLK BLOCK (ING)		RO ROUGH OPENING
BOT BOTTOM	HB HOSE BIBB	RO ROUND
BLDG BUILDING	HC HOLLOW CORE	
CLG CELING	HDW HARDWARE	SCH SCHEDULE
CXT CIRCUIT	HDWD HARDWOOD	SECT SECTION
CL CLEAR	HORIZ HORIZONTAL	SHT SHEET
COL COLUMN	HVAC HEATING/VENTILATION/AIR CONDITIONING	SIM SIMILAR
CONC CONCRETE		SIM SINGLE
CONST CONSTRUCTION	IN (") INCH	SLDG SLOIDING
CONT CONTINUOUS	ID INSIDE DIAMETER	SC SOLID CORE
CTR COUNTER	INT INTERIOR	SLD SUR SOLID SURFACE
		SPEC SPECIFICATION
DTL DETAIL	LAV LAVATORY	SS STAINLESS STEEL
DA DIAMETER	MFG MANUFACTURE (R)	STO STORAGE
DM DIMENSION	MAX MAXIMUM	STR STRUCTURAL
DBL DOUBLE	MECH MECHANICAL	SUSP SUSPENDED
DF DOUGLAS FIR	MIN MINIMUM	SWR SEWER / SEWER LINE
DN DOWN	MISC MISCELLANEOUS	
DR DOOR	MULL MULLION	TEL TELEPHONE
DWR DRAWER		TYP TYPICAL
DWG DRAWING	NIC NOT IN CONTRACT	THRU THROUGH
	NTS NOT TO SCALE	
EA EACH	NG NATURAL GRADE	VF VERIFY IN FIELD
EGB EDGE BAND		VCT VINYL COMPOSITION TILE
ELEV ELEVATION		VERT VERTICAL
EQ EQUAL	OFF OFFICE	VTR VENT THRU ROOF
EQPT EQUIPMENT	OIC ON CENTER	VTC VENT THRU CEILING
(E) EXISTING	OPNG OPENING	
EXP EXPOSED	OPH OPPOSITE HAND	W/ WITH
EXT EXTERIOR	OD OUTSIDE DIAMETER	W/O WITHOUT
EG EXTERIOR GRADE	PNT PAINT (ED)	WC WATER CLOSET
	PLM PLASTIC LAMINATE	WB WOOD
FOS FACE OF STUD	PWD PLYWOOD	WOB WOOD BASE
FT FEET FOOT	POL POLISHED	WI WROUGHT IRON
FN FINISH (ED)	PROJ PROJECT	WTR WATER / WATER LINE
FF FINISH FLOOR		
FP FIREPLACE		

SHEET INDEX

ARCHITECTURAL SECTION	SURVEY SECTION	SITE SURVEY
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A2.1 EXTERIOR ELEVATIONS		
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SCOPE OF WORK

PROJECT DESCRIPTION:
DEMOLITION OF AN EXISTING SINGLE RESIDENTIAL HOME AND DETACHED GARAGE UNDER DEMOLITION PERMIT # PRJ-1116197D TO PROPOSED OF 3-STORY MULTIFAMILY RESIDENTIAL BUILDING WITH A TOTAL OF 8 UNITS - INFILL COMPLETE COMMUNITIES.

REFER TO PROPOSED WAIVER LISTED ON THIS SHEET.

SITE ANALYSIS

SITE AREA:	3,001 S.F. (0.06A)
CURRENT USE:	ONE STORY - RESIDENTIAL
PROPOSED BUILDING:	5,891 S.F.
1ST FLOOR AREA:	1,885 S.F.
UNIT 101	555 S.F.
UNIT 102	725 S.F.
UNIT 103	605 S.F.
2ND FLOOR AREA:	1,873 S.F.
UNIT 201	543 S.F.
UNIT 202	512 S.F.
UNIT 203	610 S.F.
BALCONIES AREA:	208 S.F.
UNIT 201	60 S.F.
UNIT 202	88 S.F.
UNIT 203	60 S.F.
COMMON AREA (CORRIDOR / STAIRS):	173 S.F.
3RD FLOOR AREA:	2,133 S.F.
UNIT 301	989 S.F.
UNIT 302	790 S.F.
BALCONIES AREA:	208 S.F.
UNIT 301	148 S.F.
UNIT 302	60 S.F.
COMMON AREA (CORRIDOR / STAIRS):	146 S.F.

PROPOSED NUMBER OF STORIES:

PROPOSED TOTAL HEIGHT:

COVERAGE:

BASE ZONE:

COMMUNITY PLAN AREA (CPA):

SUSTAINABLE DEVELOPMENT AREAS (SDA):

OVERLAY ZONES:

AIRPORT LAND USE COMPATIBILITY OVERLAY ZONE ALIUC00Z - YES

COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE CPIOZ-A - YES

FAR:

MAX FLOOR AREA ALLOWED:

PROPOSED CONSTRUCTION TYPE:

PROPOSED BUILDING USE:

PROPOSED OCCUPANCY GROUP:

PROPOSED LANDSCAPE AREA:

AREA SEPARATION WALLS:

FIRE SPRINKLERS:

FAA CASE NUMBER:

BUILDING SETBACKS PER SAN DIEGO MUNICIPAL CODE, FOR RM-4-10 ZONE (PER TABLE 131-04G)

FRONT: MIN. 0'

STREET SIDE: MIN. 15' (NORTHERLY PROPERTY LINE)

INTERIOR SIDE: MIN. 0'

REAR: MIN. 15' (EASTERLY PROPERTY LINE)

* WAIVER REQ'D. REFER TO PROPOSED WAIVER NOTES ON THIS SHEET.

PARKING ANALYSIS

USE	# UNITS	AREA	REQD	TOTAL
RESIDENTIAL	08	5,648 SQ.FT.	0	0 STALLS

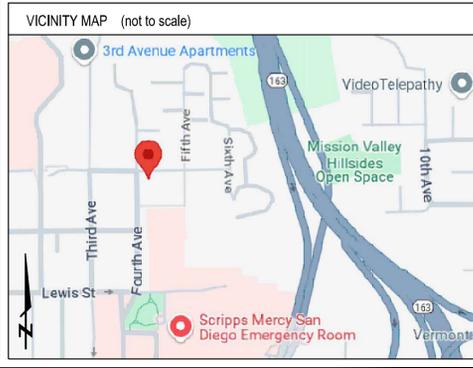
PARKING SPACES NOT REQUIRED UNDER TRANSIT PRIORITY- SDMC TABLE 142-09C

MOTORCYCLE PARKING STALLS PER SDMC TABLE 142-09C

RESIDENTIAL REQ'D & PROVIDED:

BICYCLE PARKING PER SDMC TABLE 142-09C

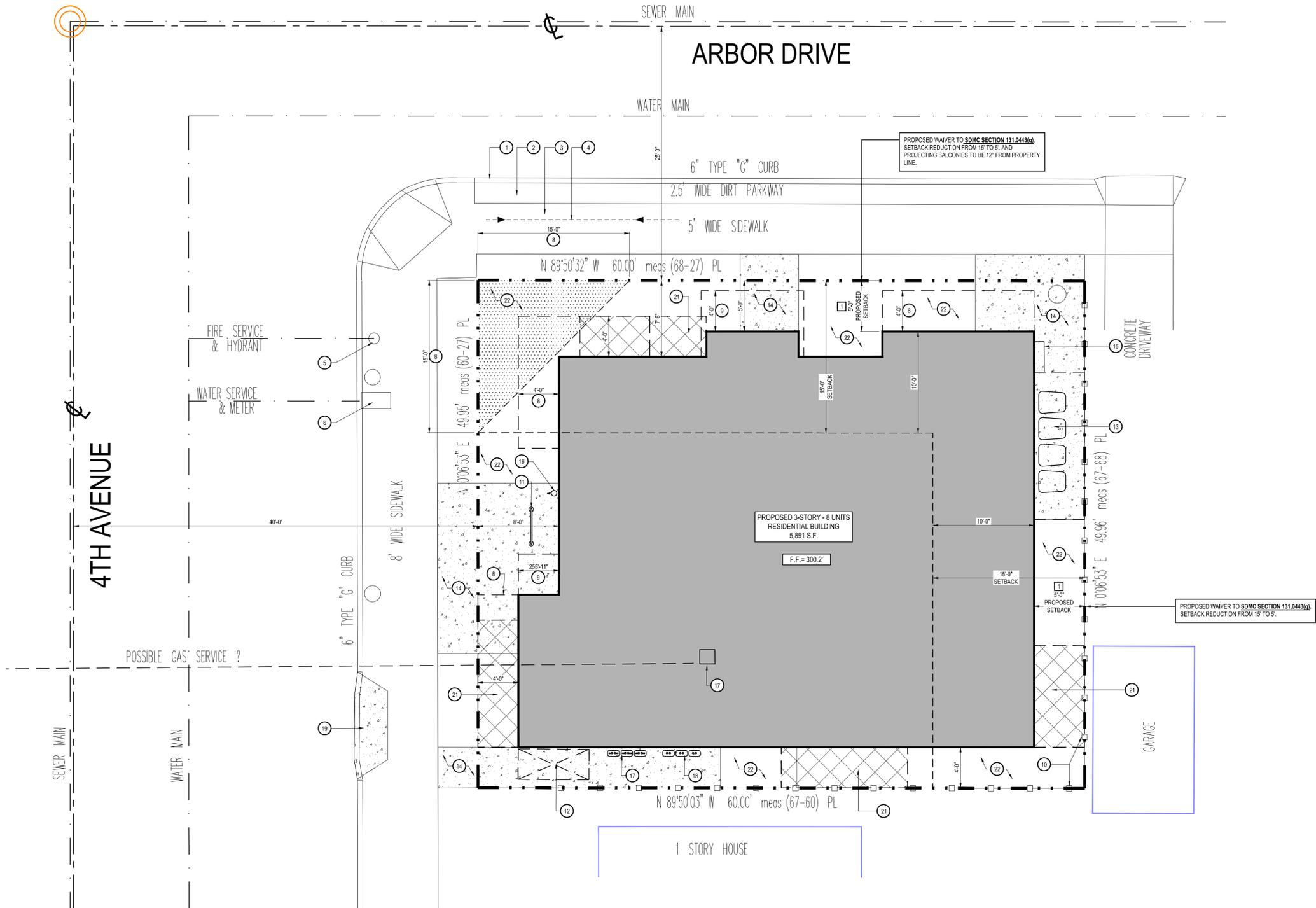
RESIDENTIAL REQ'D & PROVIDED:



PROPOSED WAIVER TABLE

SYMBOL / #	SDMC SECTION	CODE REQUIREMENT	PROPOSED WAIVER
1	131.0443(g)(1)	TWO CONTIGUOUS YARDS MUST OBSERVE SETBACKS OF AT LEAST 15 FEET ON THE NORTHERLY AND EASTERLY ELEVATIONS, AS SHOWN ON DIAGRAM 131-044	<ul style="list-style-type: none"> TO REDUCE NORTHERLY BUILDING SETBACK FROM 15 FEET TO 5 FEET AND BALCONY PROJECTION SETBACK TO 1 FEET FROM PROPERTY LINE. TO REDUCE EASTERLY BUILDING SETBACK FROM 15 FEET TO 5 FEET FROM PROPERTY LINE. <p>THE PROPOSED BUILDING WILL BE PLACED AS FOLLOWS:</p> <ul style="list-style-type: none"> 4 FEET MINIMUM INTERIOR SIDE-YARD SETBACK - WHERE ZERO SETBACK IS ALLOWED. 4 FEET MINIMUM INTERIOR FRONT SETBACK - WHERE ZERO SETBACK IS ALLOWED.

SEWER MANHOLE
RIM ELEV= 297.95'



SITE PLAN

A

- 4 SITE PLAN KEYNOTES**
- EXISTING CONC. CURB & GUTTER, NO CHANGE PROPOSED.
 - EXISTING LANDSCAPE AREA.
 - EXISTING CONC. SIDEWALK.
 - EXISTING PUBLIC PATH OF TRAVEL.
 - EXISTING FIRE HYDRANT, NO CHANGE.
 - EXISTING WATER METER.
 - EXISTING GAS METER TO BE RELOCATED.
 - PERIMETER OF 2ND (AND/OR 3RD) FLOOR BALCONIES (DASHED LINE), REFER TO FLOOR PLANS & EXTERIOR ELEVATIONS.
 - PERIMETER OF AWNING (DASH LINE), REFER TO FLOOR PLANS & EXTERIOR ELEVATIONS.
 - PROPOSED 6' HIGH PRIVACY WOOD FENCE.
 - PROPOSED 3-BIKE RACK, PER **SDMSC TABLE 142-05C**.
 - PROPOSED (1) 3X6' MOTORCYCLE SPACE PER **SDMC TABLE 142-05C**.
 - PROPOSED TRASH BINS LOCATION, APPROX. 72 S.F., (36 S.F. REQ'D FOR RESIDENTIAL DEVELOPMENT PER **SDMC TABLE 142-08B**, AND 36 S.F. REQ'D FOR NON-RESIDENTIAL DEVELOPMENT PER **SDMC TABLE 142-08C**).
 - PROPOSED CONCRETE WALKWAY WITH 5% MAX. SLOPE & 2% MAX. SURFACE WATER MUST DRAIN AWAY FROM BUILDING. THE GRADE SHALL FALL A MINIMUM OF 5% WITHIN THE FIRST 10 FEET (2% FOR IMPERVIOUS SURFACES).
 - PROPOSED WALL MOUNTED ELECTRICAL METER BANK.
 - PROPOSED FIRE RISER LOCATION, VERIFY ACCESS & CLEARANCE REQUIREMENTS W/ FIRE MARSHALL & UTILITY CO.
 - PROPOSED WATER METER BANK LOCATION.
 - PROPOSED GAS METER BANK LOCATION.
 - FILL-IN EXISTING DRIVEWAY AND REPAIR SIDEWALK AS REQUIRED PER CITY STANDARDS.
 - VISIBILITY AREA MEASUREMENT PER **SDMC SECTION 113.0275(b)(4)** (DOTTED AREA).
 - PROPOSED 50 S.F. OF PRIVATE EXTERIOR OPEN SPACE AT FIRST FLOOR UNITS PER **SDMC SECTION 131.0455(g)**, (CROSS HATCHED AREA).
 - PROPOSED LANDSCAPE AREAS.

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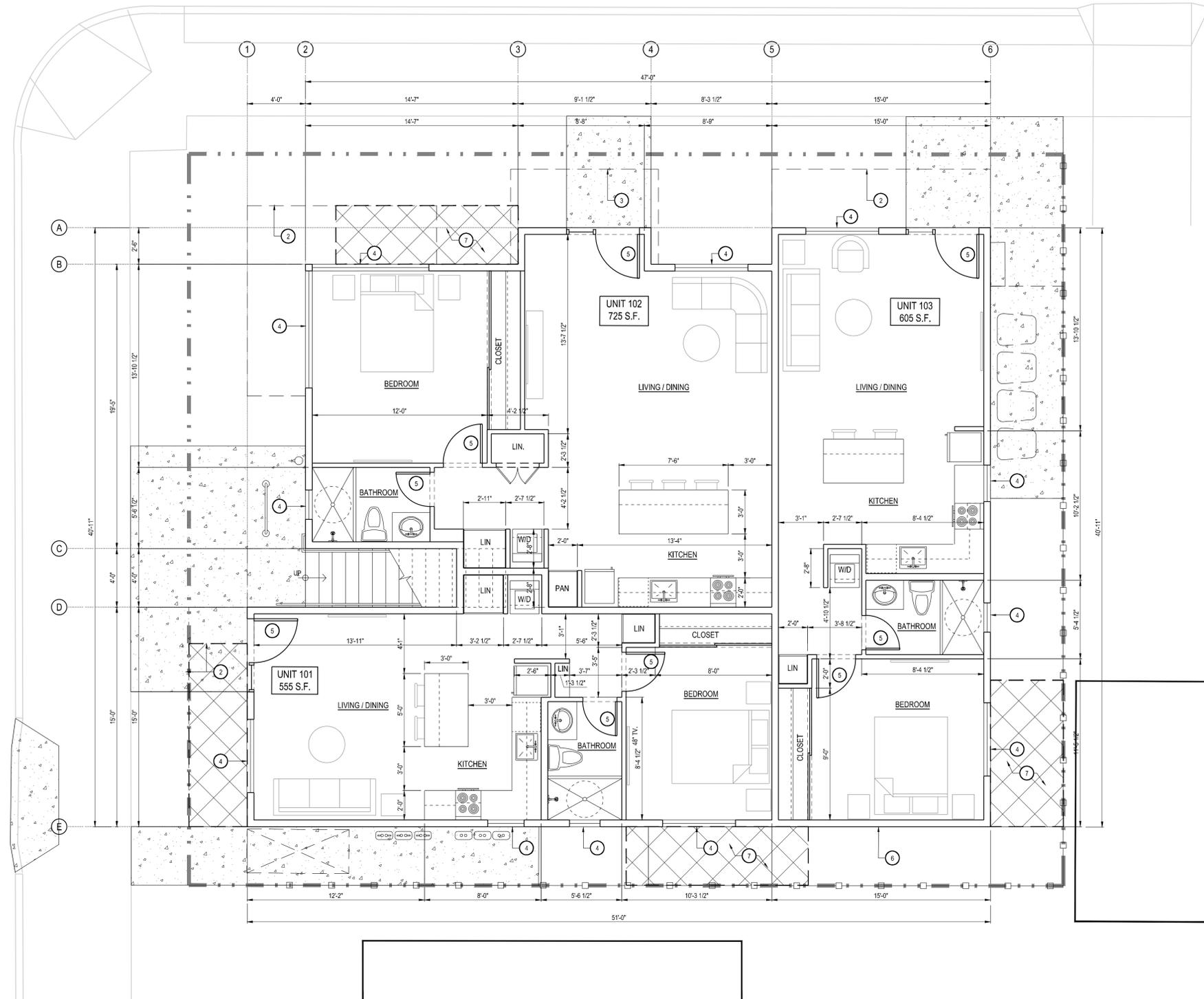
NO.	DESCRIPTION	DATE

SHEET TITLE

**ARCHITECTURAL
SITE PLAN**

DATE:	02-03-25	SCALE:	AS NOTED
DRAWN BY:	CB	CHECKED BY:	JR
CHECKED BY:	JR	SHEET NUMBER:	24125
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AS1.0



FIRST FLOOR PLAN

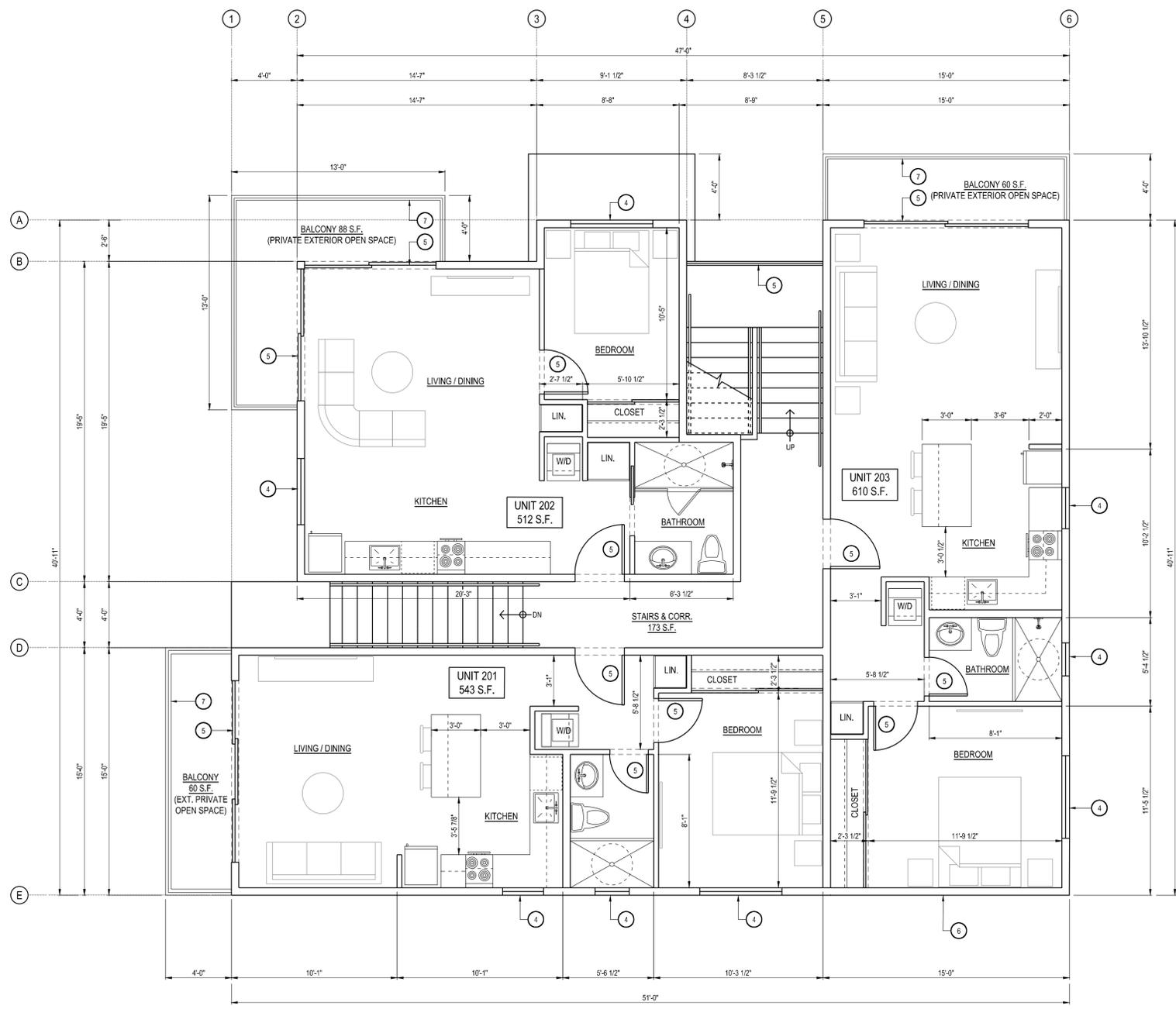
A

FLOOR PLAN KEYNOTES	
1.	FURNISHING SHOWN FOR REFERENCE ONLY.
2.	PROJECTION OF BALCONY ABOVE (DASH LINE).
3.	PROJECTION OF AWNING ABOVE (DASH LINE).
4.	WINDOW, TYP.
5.	DOOR, TYP.
6.	WALL, TYP.
7.	PROPOSED 50 S.F. OF PRIVATE EXTERIOR OPEN SPACE AT FIRST FLOOR UNITS PER SDMC SECTION 131.0455(D), (CROSS HATCHED AREA).

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SECOND FLOOR PLAN

A

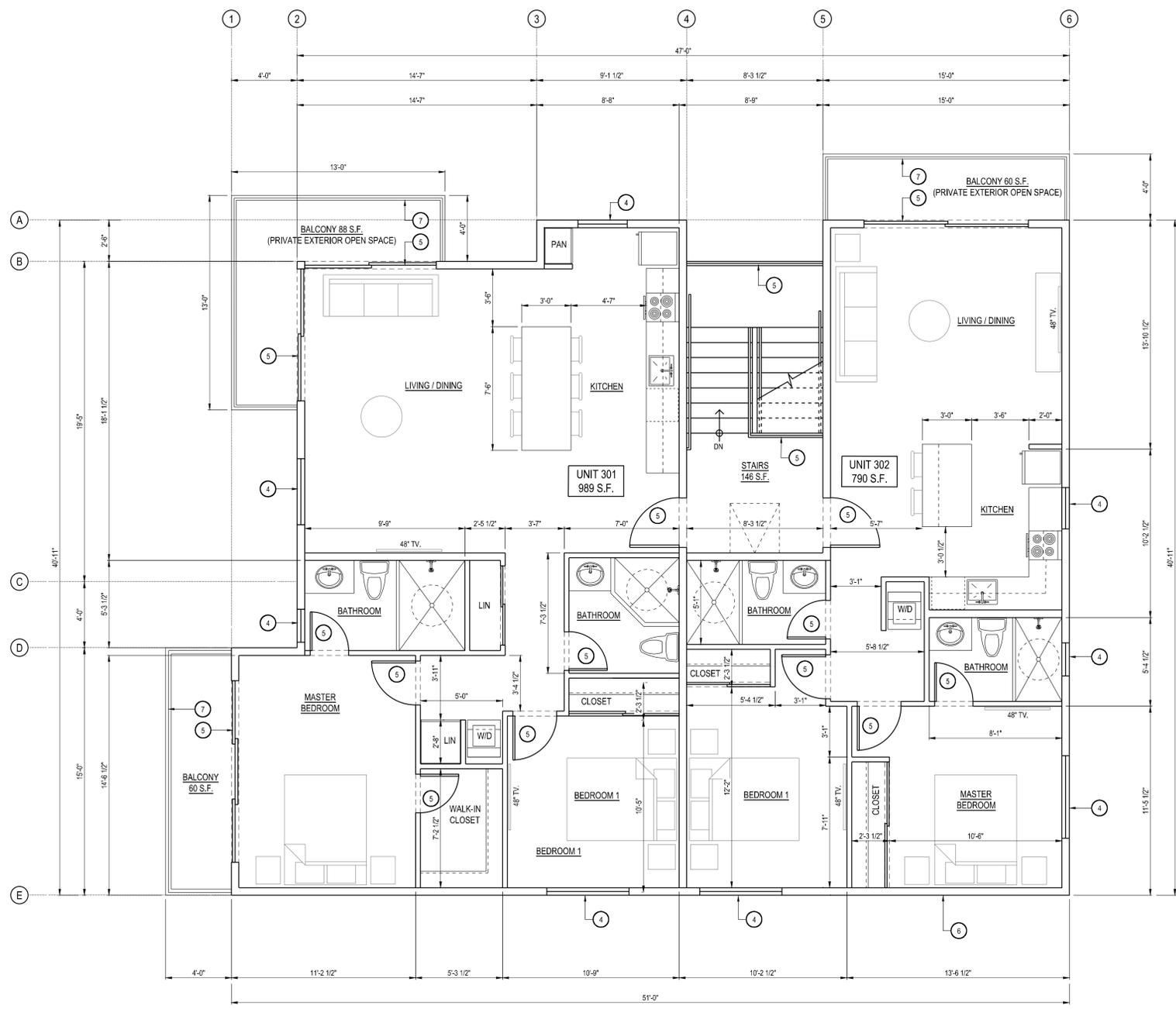
FLOOR PLAN KEYNOTES	
1.	FURNISHING SHOWN FOR REFERENCE ONLY.
2.	PROJECTION OF BALCONY ABOVE (DASH LINE).
3.	PROJECTION OF AWNING ABOVE (DASH LINE).
4.	WINDOW, TYP.
5.	DOOR, TYP.
6.	WALL, TYP.
7.	42" HEIGHT GUARDRAIL.

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SECOND FLOOR PLAN	
DATE: 02-03-25	SCALE: AS NOTED
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PROJECT NO: 24125	A1.1



THIRD FLOOR PLAN

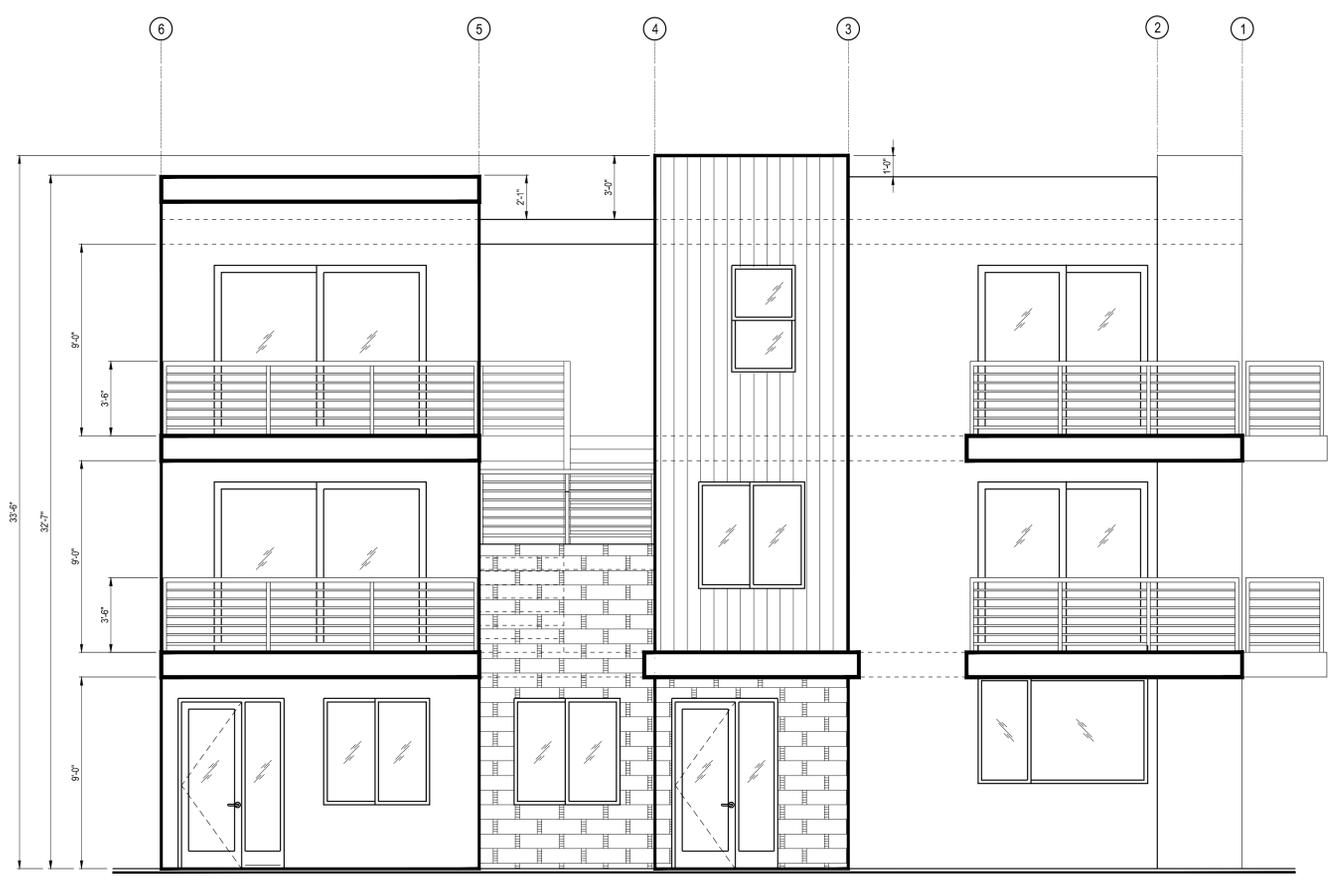
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FLOOR PLAN KEYNOTES	
1.	FURNISHING SHOWN FOR REFERENCE ONLY.
2.	PROJECTION OF BALCONY ABOVE (DASH LINE).
3.	PROJECTION OF AWNING ABOVE (DASH LINE).
4.	WINDOW, TYP.
5.	DOOR, TYP.
6.	WALL, TYP.
7.	42" HEIGHT GUARDRAIL.

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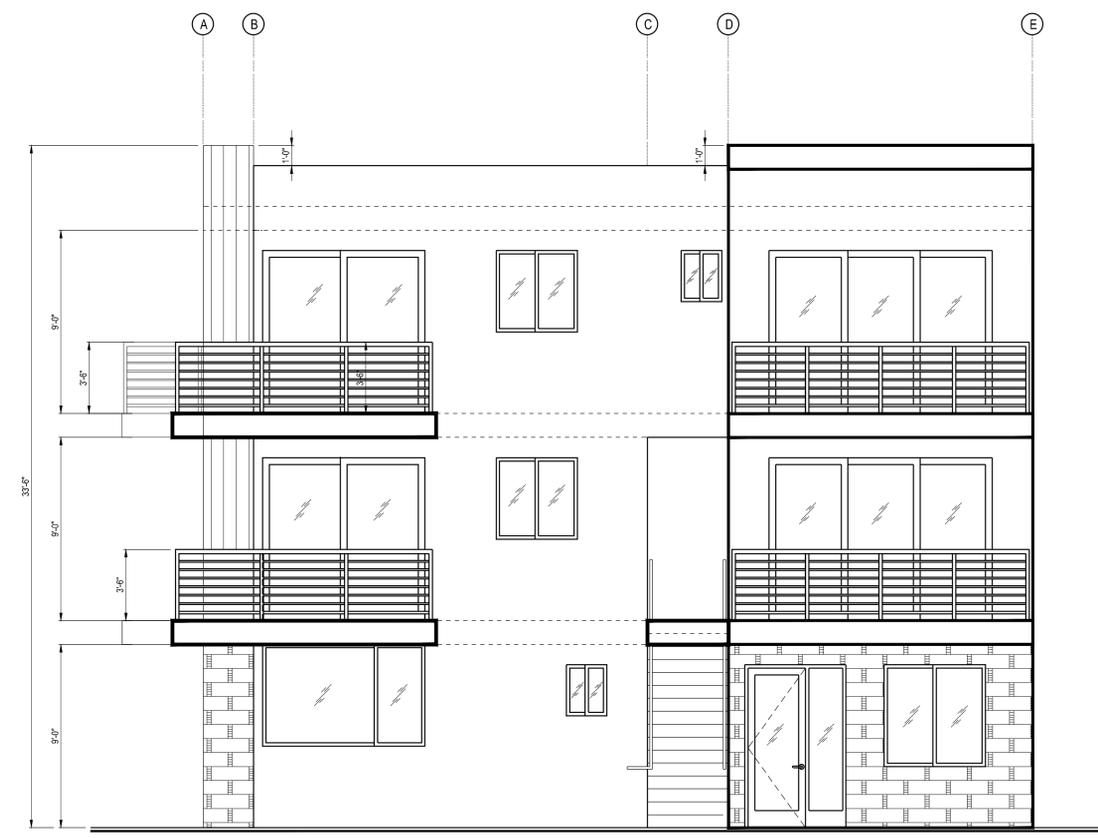
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NORTH ELEVATION

(A)



WEST ELEVATION

(B)

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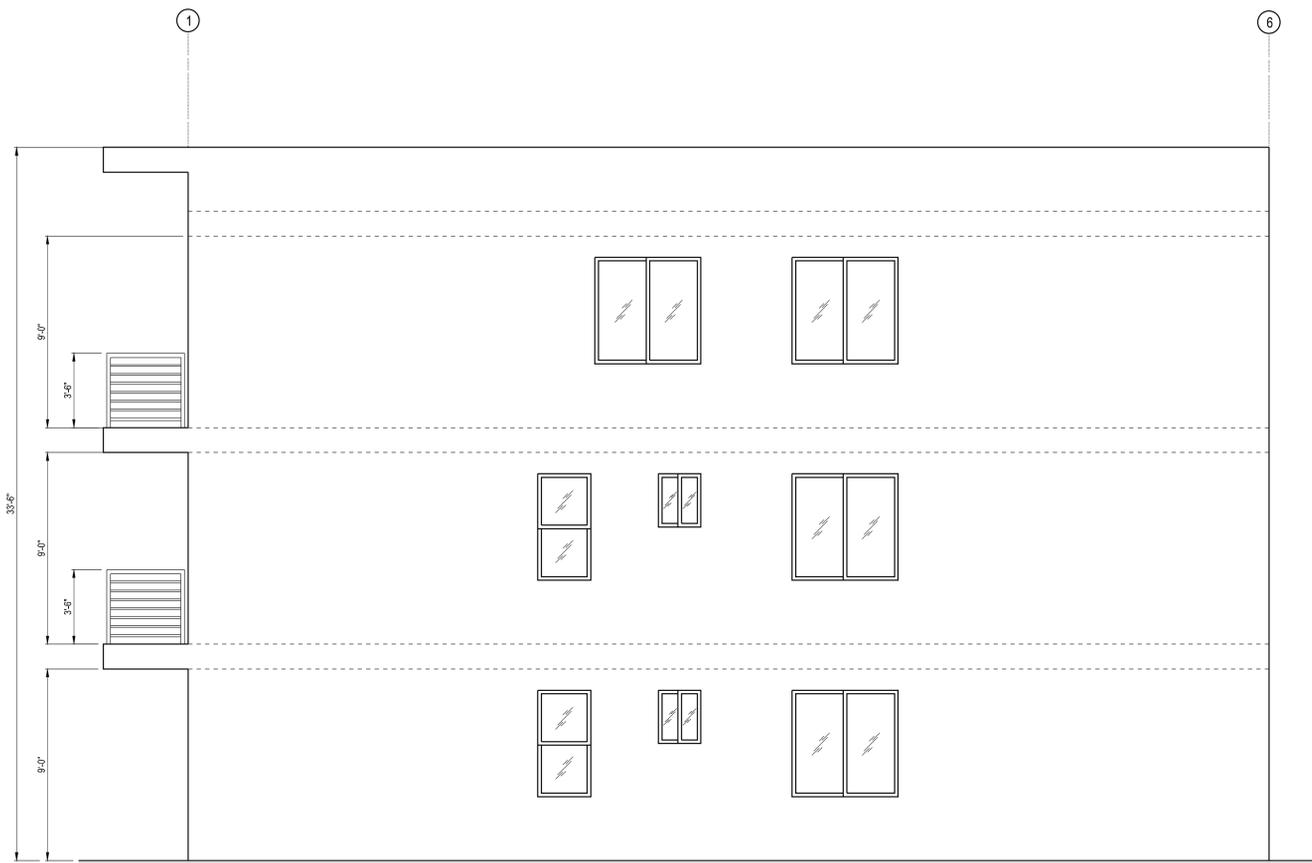
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SHEET TITLE

**EXTERIOR
ELEVATIONS**

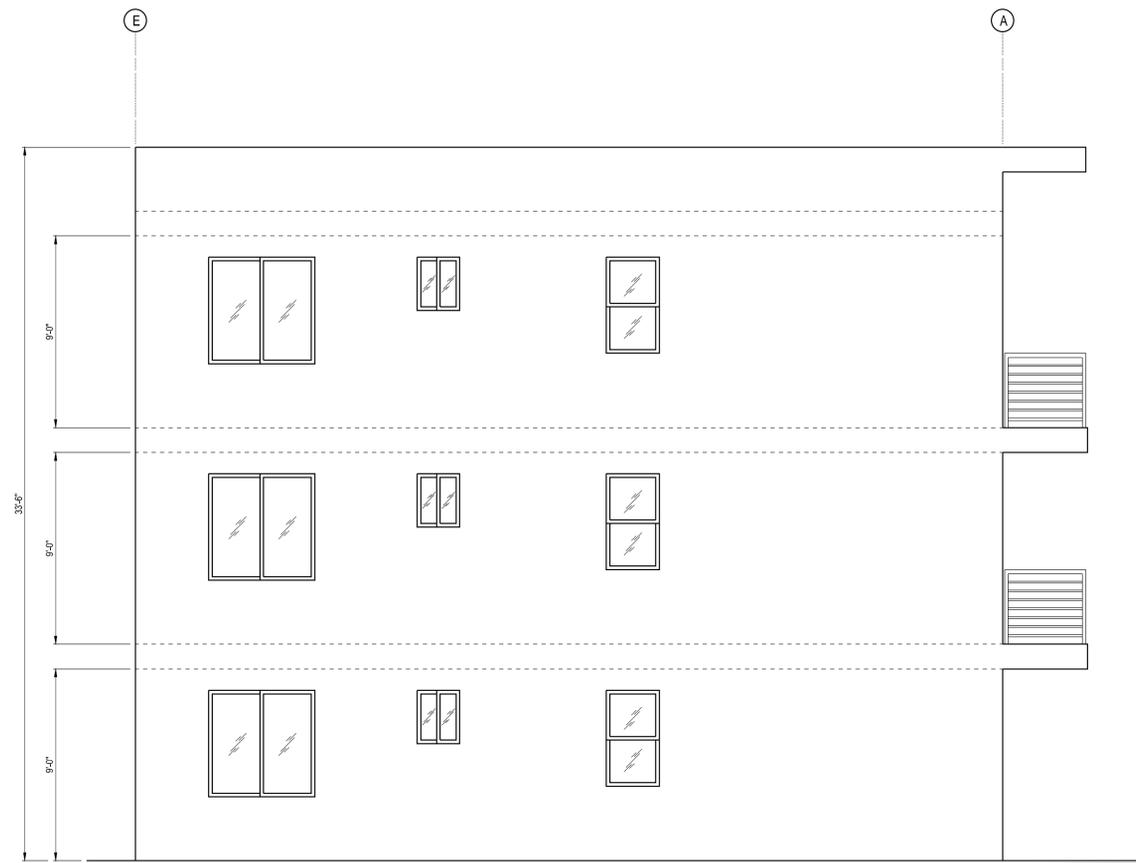
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SOUTH ELEVATION

1/4"=1'-0"

A



EAST ELEVATION

1/4"=1'-0"

B