

NEIGHBORHOOD DEVELOPMENT PERMIT/SITE DEVELOPMENT PERMIT
SAN DIEGO, CA
OCTOBER 3, 2022



DEVELOPMENT SUMMARY

SCOPE OF WORK

- A 5 story Type III-A residential building consisting of 224 units over 2 story Type I parking structure with 342 parking stalls and 43 shared stalls outside
- Amenities include club, 2 lounges, fitness center, and bike storage
- 2 Landscape courtyard at the podium level features a pool and spa, and various outdoor activity areas
- Demolition of 3770 s.f. of existing retail spaces for fire lane / access around proposed residential bldg
- Existing 120,313 s.f. of retail to remain
- Rescission of 2 existing Commercial Development Permits (Items 9 and 17)

PROJECT TEAM

APPLICANT/OWNER CLAIREMONT VILLAGE QUAD C/O KLEEGER ENTERPRISES 12625 HIGH BLUFF DR. SUITE 310 SAN DIEGO, CA 92130 858.449.1131	ARCHITECT AO 144 N. ORANGE ST ORANGE, CA 92866 714.639.9860	DRY UTILITY UTILITY SPECIALISTS SOUTHWEST 4429 MORENA BLVD SAN DIEGO, CA 92177 858.581.2250
CIVIL ENGINEER NOVA ENGINEERING 4373 VIEWRIDGE AVENUE SAN DIEGO, CA 92123 619.296.1010	LANDSCAPE ARCHITECT SITESCAPES 3190 B-2 AIRPORT LOOP DR COSTA MESA, CA 92626 949.644.9370	TRAFFIC URBAN SYSTEMS ASSOCIATES 8451 MIRALANI DR. SUITE A SAN DIEGO, CA 92126 858.560.4911 x 105

LEGAL DESCRIPTION

PARCEL 1 OF PARCEL MAP NO. 13891, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 31, 1985 AS INSTRUMENT NO. 85-274379 OF OFFICIAL RECORDS

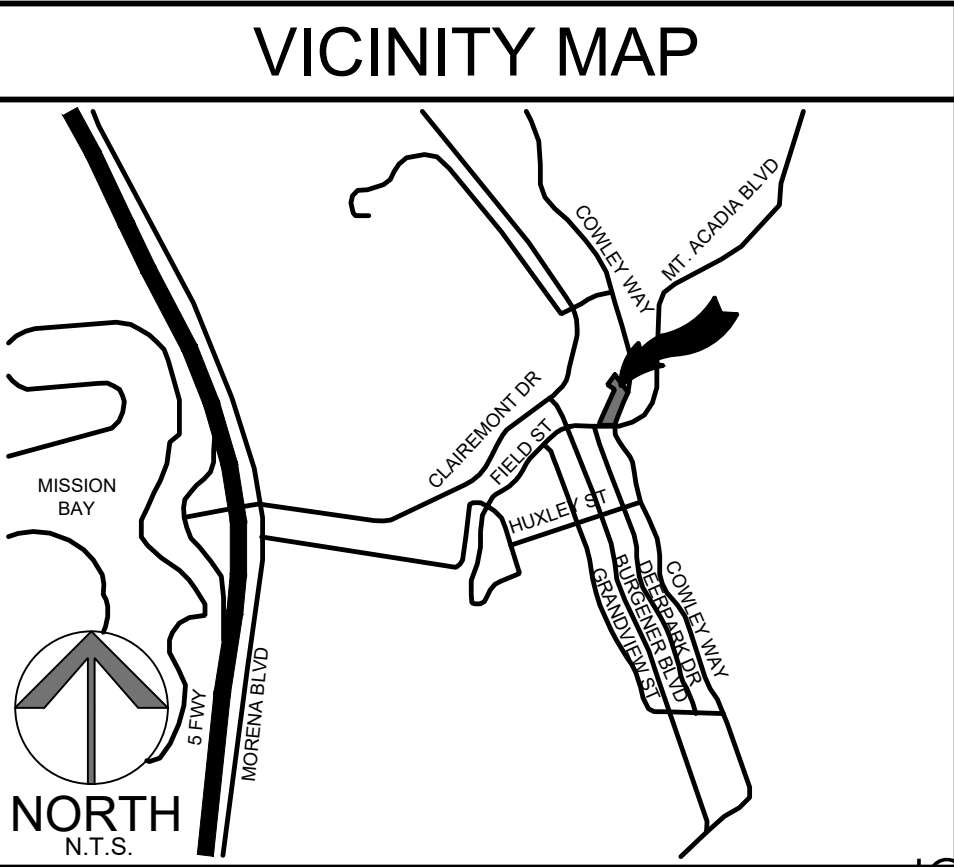
SHEET INDEX

G1.0	COVER SHEET	A2.91	TRANSPARENCY EXHIBIT
G1.1	PROJECT INFORMATION	A2.92	ARTICULATION EXHIBIT
G1.2	ZONING ANALYSIS	A3.11	UNIT PLANS
A1.0	PHOTO SURVEY	A3.12	UNIT PLANS
A1.11	CONCEPTUAL PERSPECTIVES	C1	OVERALL SITE PLAN
A1.12	CONCEPTUAL PERSPECTIVES	C2	SITE PLAN
A1.2	AERIAL CONTEXT PLAN	C3	GRADING AND DRAINAGE PLAN
A1.3	OVERALL SITE PLAN	C4	SITE DEVELOPMENT PERMIT
A1.41	ENLARGED SITE PLAN	C5	OVERALL SITE PLAN
A1.42	ENLARGED SITE PLAN	C6	SITE PLAN
A1.5	WASTE MANAGEMENT PLAN	C7	GRADING AND DRAINAGE PLAN
A1.51	WASTE MANAGEMENT PLAN	C8	SITE CROSS SECTION (PENDING)
A1.6	OPEN SPACE PLAN	C9	SLOPE ANALYSIS (PENDING)
A2.0	BUILDING COMPOSITE PLAN - 1ST FLOOR	F1	FIRE ACCESS PLAN
A2.1	BUILDING COMPOSITE PLANS - 2ND FLOOR	L1	PRELIMINARY LANDSCAPE PLAN
A2.2	BUILDING COMPOSITE PLANS - 3RD FLOOR	L2	POOL AND SPA COURTYARD ENLARGEMENT
A2.3	BUILDING COMPOSITE PLANS - 4TH FLOOR	L3	TRANQUIL COURTYARD ENLARGEMENT
A2.4	BUILDING COMPOSITE PLANS - 5TH - 7TH FLOOR	L4	PRELIMINARY LANDSCAPE PLAN
A2.5	BUILDING COMPOSITE PLANS - ROOF	L5	PRELIMINARY LANDSCAPE PLAN
A2.6	BUILDING SECTION	L6	LANDSCAPE CALCULATION PLAN
A2.7	CONCEPTUAL BLDG ELEVATIONS	L7	FENCE+WALL PLAN
A2.8	CONCEPTUAL BLDG ELEVATIONS		

TYPE OF CONSTRUCTION	5 STORY TYPE III-A OVER 2 STORY TYPE I-A
OCCUPANCY CLASSIFICATION PER CBC	Group R-2, Group S-2, Group A-3, Group B
ZONING DESIGNATION	CC-1-3/RM-2-5
GROSS SITE AREA	12.96 AC 564,537 S.F.
F.A.R.	0.68
YEAR CONSTRUCTED FOR ALL EXISTING STRUCTURES ON THE LOT, INCLUDING EXISTING STRUCTURES TO BE DEMOLISHED	1991
NUMBER OF EXISTING DWELLING UNITS PROPOSED FOR DEMOLITION OR ALTERATION FOR LOW INCOME	NONE
GEOGRAPHIC HAZARD CATEGORY	51,53
LANDSCAPE AREA SQUARE FOOTAGE FOR WATER CONSERVATION PURPOSES	
Ground level has 8,832 sf of landscape and an additional 1,200sf of landscape acting as water quality filtration.	
Podium deck level has 450 sf of landscape and 1,710 sf of landscape acting as water quality filtration.	

EXISTING/PROPOSED USES

EXISTING USES:	COMMERCIAL SPACE AND PARKING LOT
PROPOSED USES:	MULTI-FAMILY RESIDENTIAL



APN: 425-680-09 & 425-680-10

REVISION LOG		
NO.	DESCRIPTION	Date
1	ORIGINAL	09.17.21
2	2ND SUBMITTAL	05.01.22
3	3RD SUBMITTAL	08.23.22
4	4TH SUBMITTAL	10.03.22
5		
6		

DATE: 10-03-22
JOB NO.: 2020-020

AO ARCHITECTS

144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

G1.0

SHEET 1 OF 43



CLAIREMONT VILLAGE

SAN DIEGO, CA

CLAIREMONT VILLAGE QUAD, LLC
12625 HIGH BLUFF DR #310, SAN DIEGO CA. 92130
858.481.3081

PROJECT DESCRIPTION		
A 5 STORY TYPE III-A RESIDENTIAL BUILDING CONSISTING OF 224 UNITS OVER 2 STORY TYPE I PARKING STRUCTURE WITH 342 STALLS AND 43 SHARED STALLS OUTSIDE		
GROSS SITE AREA:	564,537 S.F.	12.96 ACRES
TOTAL UNITS:	224 UNITS	
GROSS DENSITY:	17.28 DU/AC	
EXISTING RETAIL AREA:	124,083 S.F.	
EXISTING RETAIL PARKING PROVIDED:	666 STALLS	
EXISTING RETAIL PARKING RATIO:	5.37	
REMAINING RETAIL AREA:	120,313 S.F.	
REMAINING RETAIL PARKING PROVIDED:	516 STALLS	
REMAINING RETAIL PARKING RATIO:	4.29	
PROPOSED RESIDENTIAL STRUCTURED PARKING:	342 STALLS	
PROPOSED RETAIL PARKING TO BE SHARED WITH RESIDENTIAL:	43 STALLS	
PROPOSED TOTAL PARKING:	858 STALLS	
AREA OF IMPACT	2.67 ACRES	

EXISTING/PROPOSED USES	
EXISTING USES:	COMMERCIAL PARKING LOT
PROPOSED USES:	MULTI-FAMILY RESIDENTIAL

PARKING SUMMARY					
UNIT TYPE	UNITS	REQUIRED PER CITY CODE	STALLS REQUIRED		
STUDIO	28	1.50	42		
1 BR	103	1.50	155		
2 BR	85	2.00	170		
3 BR	8	2.25	18		
TOTAL UNITS	224				
STALLS REQUIRED - RESIDENTIAL		385			
TOTAL RESIDENTIAL STALLS REQUIRED		RATIO		1.72	

PARKING PROVIDED				
PARKING LEVEL	STALLS PER LEVEL	EV STALLS PER LEVEL (40% OF PARKING PROVIDED)	ACCESSIBLE STALLS	RESULTANT RATIO
LOWER LEVEL	109	69	3	
UPPER LEVEL	89	68	4	
SHARED RESIDENTIAL STALLS*	43			
TOTAL RESIDENTIAL STALLS PROVIDED	385			1.72

*RETAIL STALLS WILL BE SHARED WITH RESIDENTIAL BETWEEN 6 PM AND 9 AM DAILY, SIGNS WILL BE POSTED TO CONVEY INTENT

MOTORCYCLE / BIKE PARKING		
	REQUIRED	PROVIDED
MOTORCYCLE	22	23
BIKE	100	110

CODE SUMMARY	
CODE	ADOPTED EDITION
BUILDING CODE	2022 CALIFORNIA BUILDING CODE
FIRE CODE	2022 CALIFORNIA FIRE CODE
ENERGY CODE	2022 BUILDING EFFICIENCY STANDARDS FOR RESIDENTIAL AND NON RESIDENTIAL BUILDINGS
MECHANICAL CODE	2022 CALIFORNIA MECHANICAL CODE
PLUMBING CODE	2022 CALIFORNIA PLUMBING CODE
ELECTRICAL CODE	2022 CALIFORNIA CODE
POOL CODE	2022 UNIFORM SWIMMING POOL CODE
	2022 CALIFORNIA GREEN BUILDING STANDARDS

RESIDENTIAL BUILDING SUMMARY							
UNITS	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	%	TOTAL
S1	5	5	6	6	6	13%	28
STUDIOS	5	5	6	6	6	13%	28
A0	3	3	3	3	3	7%	15
JR 1BR	3	3	3	3	3	7%	15
A1	6	6	6	6	6	13%	30
A2	5	5	6	6	6	13%	28
A3	1	1	1	1	1	2%	5
A4	0	1	1	1	1	2%	4
A5	1	1	1	1	1	2%	5
A8	1	0	0	0	0	0%	1
A10	1	1	1	1	1	1%	5
1 BR	15	15	16	16	16	34%	78
A7	1	1	1	1	1	2%	5
A9	1	1	1	1	1	2%	5
1 BR + DEN	2	2	2	2	2	4%	10
B1	10	11	11	11	11	24%	54
B2	2	2	2	2	2	4%	10
B3	1	1	1	1	1	2%	5
B4	0	0	2	2	2	3%	6
B5	1	1	1	1	1	2%	5
B9	1	1	1	1	1	2%	5
2 BR	15	16	18	18	18	38%	85
C1	1	1	1	1	1	2%	5
C2	1	1	1	0	0	1%	3
3 BR	2	2	2	1	1	4%	8
TOTAL	42	43	47	46	46	100%	224

UNIT SUMMARY						
UNIT TYPE	REMARK	UNIT SQ. FT.	NUMBER OF UNITS	TOTAL UNIT SQ. FT.	BALCONY SQ. FT.	BALCONY TOTAL SQ. FT.
S1	STUDIO / 1BA	530	28	14,840	0	0
A0	1BR / 1BA	622	15	9,330	62	930
A1	1BR / 1BA	710	30	21,300	60	1,800
A2	1BR / 1BA	749	28	20,972	60	1,680
A3	1BR / 1BA	605	5	3,025	81	405
A4	1BR / 1BA	745	4	2,980	76	304
A5	1BR / 1BA	716	5	3,580	66	330
A7	1BR + DEN / 1BA	904	5	4,520	94	470
A8	1BR / 1BA	717	1	717	52	52
A9	1BR + DEN / 1BA	749	5	3,745	74	370
A10	1BR / 1BA	913	5	4,565	109	545
B1	2BR / 2BA	1,103	54	59,562	64	3,456
B2	2BR / 2BA	998	10	9,980	66	660
B3	2BR / 2BA	971	5	4,855	93	465
B4	2BR / 2BA	1,278	6	7,668	60	360
B5	2BR / 2BA	1,230	5	6,150	65	325
B9	2BR+DEN / 2BA	1,196	5	5,980	65	325
C1	3BR / 2BA	1,685	5	8,425	79	395
C2	3BR / 2BA	1,315	3	3,945	71	213
TOTAL			224	196,139		13,085
AVERAGE NRSF		876				

AFFORDABLE UNIT INFO

MOBILITY CHOICES - #12 - FURTHER INFORMATION*		
	# of Units	Rent for Units (to be adjusted annually with CPI)
Studios	3	\$1,274.00
1's	10	\$1,455.00
2's	9	\$1,637.00
3's	1	\$1,818.00
	23	
* Information given by Hannah Diaz with S.D. HOUSING		
AMI San Diego - 95,100		
We are using 60%		

GENERAL DISCLAIMER

THESE CONCEPTUAL ARCHITECTURAL PLANS ARE FOR PLANNING & DEVELOPMENT PURPOSES ONLY. REVISIONS MAY BE REQUIRED DUE TO FURTHER REQUIREMENTS, INVESTIGATION FROM GOVERNING AGENCIES AND BUILDING CODE ANALYSIS. DIMENSIONS SHOWN ARE APPROXIMATE AND ARE BASED UPON THE INFORMATION AND SURVEYS AVAILABLE. PLEASE REFER TO CIVIL SURVEYS, DRAWINGS AND EXHIBITS FOR TECHNICAL INFORMATION AND MEASUREMENTS. PLEASE REFER TO THE LANDSCAPE ARCHITECT'S DRAWINGS AND EXHIBITS FOR ALL LANDSCAPE PLANTING, IRRIGATION, DESIGN AND SPECIFICATIONS.

GROSS BLDG AREA		
LEVEL	AREA TYPE	
	PARKING (S.F.)	APARTMENTS (S.F.)
1	62,263	3,313
2	62,186	3,516
3		52,210
4		46,754
5		52,277
6		52,277
7		52,277
TOTAL	124,449 *	262,624
PROPOSED RES. BLDG AREA	262,624	
REMAINING RETAIL AREA	120,313	
TOTAL BLDG AREA	382,937	

COMMON AREAS
COMMON AREAS

F.A.R.	
Max. F.A.R.	0.75
RESULTANT OVERALL F.A.R.	0.68

* PARKING STRUCTURE NOT INCLUDED IN THE FLOOR AREA CALCULATION PER SDMC 11.3.2

(i) The parking structure includes at least one subterranean floor where the vertical distance between adjacent grade and the finished floor elevation above is 5 feet or less.

(iii) The parking structure is screened from the adjacent public right-of-way on at least two elevations

OPEN SPACE SUMMARY		
COMMON REQUIRED	300 S.F. OR 25 S.F. PER UNIT MIN. AREA 12'X15'	5,600 S.F.
PRIVATE REQUIRED	75% UNITS TO HAVE 60 S.F. 6' MIN. DIMENSION	PROPOSED 83%

COMMON OUTDOOR OPEN SPACE PROVIDED	
COURTYARD 1	7,772 S.F.
COURTYARD 2	5,098 S.F.
TOTAL PROVIDED	12,870 S.F.

COMMON INDOOR AMENITY SPACE PROVIDED	
LOWER LOUNGE	611 S.F.
UPPER LOUNGE	1,283 S.F.
CLUB	1,314 S.F.
FITNESS	1,714 S.F.
TOTAL PROVIDED	3,608 S.F.

CAP STRATEGIES CONSISTENCY NOTES:

- THE PROJECT WOULD INCLUDE ROOFING MATERIALS WITH A MINIMUM 3-YEAR AGED SOLAR REFLECTION AND THERMAL EMITTANCE PER CGBSC. THE PROJECT WOULD INCORPORATE WHITE TPO/PVC ROOFING WITH SRI OF .30 OR BETTER IN COMPLIANCE WITH THE CGBSC.
- THE PROJECT WOULD INCLUDE THE FOLLOWING PLUMBING FIXTURES AND THEY WOULD NOT EXCEED THE FOLLOWING MAXIMUM FLOW RATES, OR BETTER:
KITCHEN FAUCETS = 1.5 GPM @ 60 PSI
STANDARD DISHWASHERS = 4.25 GALLONS PER CYCLE
COMPACT DISHWASHERS = 3.5 GALLONS PER CYCLE
CLOTHES WASHERS = WATER FACTOR OF 6 GALLONS PER CUBIC FEET OF DRUM CAPACITY
- THE PROPOSED 224 UNIT, MULTI-FAMILY PROJECT WOULD PROVIDE A TOTAL OF 342 PARKING STALLS IN A 2 LEVEL PARKING STRUCTURE. IN ADDITION, THERE ARE 43 RETAIL PARKING SPACES TO BE SHARED WITH RESIDENTS AND THEIR GUESTS BETWEEN THE HOURS OF 6 PM AND 9 AM. THEREFORE, 385 PARKING SPACES WILL BE PROVIDED FOR RESIDENTIAL USE. OF THOSE, 155 STALLS WILL BE EV-SUPPORTIVE (137 INSIDE THE PARKING STRUCTURE AND 18 OUTSIDE). IN ACCORDANCE WITH 2022 GREEN BUILDING CODE STANDARDS, APPROXIMATELY 37 STALLS WILL BE EV CAPABLE. 97 STALLS WILL BE EV READY WITH LOW POWER LEVEL 2 RECEPTACLES (JBOX), AND 21 WILL BE INSTALLED WITH LEVEL 2 EV SUPPLY EQUIPMENT.
- THE PROPOSED PROJECT INVOLVES THE DEVELOPMENT OF A RESIDENTIAL BUILDING ON A 2.67 AC PORTION OF A LARGER COMMERCIAL CENTER. IT WAS DETERMINED THAT 100 BICYCLES SPACES WOULD BE A REQUIREMENT OF THE DEVELOPMENT. THEREFORE, THE PROPOSED PROJECT INCLUDES PROVISIONS FOR 102 BICYCLE PARKING SPACES, INCLUDING 32 SPACES ON LEVEL 1 AND 70 SPACES ON LEVEL 2 OF THE PARKING STRUCTURES.

VMT REDUCTION MEASURES

VMT MEASURES REQUIRED: 5 POINTS
VMT MEASURES PROVIDED: 5 POINTS

- MEASURE 12 (1.5 POINTS PER UNIT) : 2 BIKE REPAIR STATIONS HAVE BEEN PROVIDED TO ACHIEVE 3 POINTS
- MEASURE 17 (2 POINTS): 110 LONG TERM BIKE STORAGE SPACES HAVE BEEN PROVIDED TO ACHIEVE 10% BEYOND MINIMUM REQUIREMENTS AND 2 POINTS

CLAIREMONT VILLAGE

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SAN DIEGO, CA

PROJECT INFORMATION - UNIT SUMMARY, PARKING ANALYSIS

DATE: 08-12-24
JOB NO.: 2020-020

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SHEET 2 OF 43



Thursday, August 15, 2024 2:17:19 PM
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Subject	Code	Current Zoning		Proposed	
General Plan/Zoning	SD General Plan/ SDMC Section 131.0507	CC-1-3/ RM-2-5		Neighborhood Development Permit	
Lot Area	SDMC Section 131.0507	5,000 sqft min		564,537 sq ft (12.96 ac)	
Block Size	SDMC Section 131.0531	100ft width		250 ft width min	
Density/ Total Unit Count	SDMC Section 131.0531	1 unit/ 1,500 sqft of lot area (377 units permitted)(29.2 du/acre)		224 units	17.28 du/ac
FAR	SDMC Section 131.0531	0.75. (min for residential 0.56.)		224 units	0.68
Setbacks	SDMC Section 131.0531	Front	BLDG: 0'	Burgener	~59'
		Side	BLDG: 0' for street side and 10' min and optional 0' for side Drive Parking allowed in side yard area up to PL	Clairemont	~25'
				Field	6'
				Cowley	0'
		Rear	BLDG: 10' min and optional 0'	Rear	~66'
		Ground Floor	No residential use or parking allowed in the front half of the lot	Ground	compliant
Max BLDG Height	SDMC Section 131.0531	45' (in CC-1-3)		Per NDP and SDP Max. ht, ~85' (top of stair tower) 78' to top of parapet	
		30' (Clairemont Height Overlay)			
		Site Development permit allows exception to height limit			
Allowable Encroachment into Setback	SDMC Section 131.0461	Front/ rear yards: 1 encroachment/ 50' of building facade length. Side yards: 2 encroachments/50' of building façade length, min 10' between encroachments		Compliant	
Private Open Space	SDMC Section 131.0455	75% dwelling units = 60sqft w/ min of 6ft, can be in front/rear yard.		83%	
Common Open Space	SDMC Section 131.0456	300 sq ft or 25 sqft/ unit, one area must be min 12'x15', may be in setback		224 units: 5,600 sqft required	
				16,478 sqft Compliant	
Habitable Area	SDMC Section 131.0464	50% of building façade length on the ground floor must be habitable		Compliant	
Windows	SDMC Section 131.0464	Floors above the 1st, transparent glass windows with > 20 siff/ dwelling unit facing street		Compliant	
Parking Entries	SDMC Section 131.0464	Garages, carports, and other parking entries in the building facade shall be set back at least an additional 5 feet from the facade wall enclosing habitable space		Compliant: overhead gates proposed min' 5' back from façade	
Visibility Area	SDMC Section 113.0273	25'x25' triangle at street corner; 10'x10' triangle at garage entry		Compliant on all drive entry corners and lower garage entry; the upper garage entry will have limited pedestrian access, reducing visibility concern	

Subject	Code	Current Zoning		Proposed	
Pedestrian Paths	SDMC Section 131.0550	At least one pedestrian path shall be provided for each property frontage on an improved public street when at some point along the frontage the difference in elevation between the sidewalk in the public right-of-way and the building or vehicle use area closest to the abutting street frontage is less than 4 feet,		Compliant	
Building Articulation	SDMC Section 131.0554	Per Table 131-05F, an elevation longer than 100', 6 planes need to be provided, 2 with 3" minimum separation, 2 with 6", and 2 with 3', plus 1 additional plane with 50' of façade length over 100'		compliant	
Transparency	SDMC Section 131.0552	50% of street wall area between 3 and 10' above sidewalk shall be transparent with clear glass visible into commercial or residential use		Compliant	
Refuse and Recyclable material storage	SDMC Section 142.0810	Residential Required: 1296 sf (1,152 sf plus 144 sf for every 25 DU above 201) Commercial Required (50,001-75,000): 432 sf		Residential Provided: 2,208 sf Commercial Provided: 351 sf (plus additional 81 sf to be shared with residential outdoor storage area)	
Loading Area	SDMC Section 142.1010	2 loading spaces are required if Gross Floor Area of structure is between 200,001-500,000 sf		Compliant	
Parking	SDMC Section 142.0525	Studio	Per city code	Compliant	
			1.5	Studio	1.5
		1 Bedroom	1.5	1 Bedroom	1.5
		2 Bedrooms	2.0	2 Bedrooms	2.0
		3 Bedrooms	2.25.	3 Bedrooms	2.25.
		EV stalls	40%	EV stalls	40%
		Bicycle	studio & 1 br: .4; 2 br: .5; 3 br: .6	Bicycle	Compliant
		Motorcycle	.1 per unit (stall 3'x8")	Motorcycle	Compliant
		Dimensions	8'x18' (abutting obstacle 9'x18');	Dimensions	8'x18' (abutting obstacle 9'x18');
		Tandem	8"x36"	Tandem	8'x36"
		Drive Aisles	24'	Drive Aisles	24'
		Reductions		Reductions	
		Fire Lane		Fire Lane	
		Overhang	Max overhang into landscape 3'	Overhang	N/A
		Parking Structure	Each structure floor above ground shall be screened 3.5' above finished floor elevation Max 6% slope allowed	Parking Structure	Compliant
Parking stall to BLDG Separation	SDMC Section 142.0560	One side abutting: 9'x18'/ two sides 9.5'x18' (next to solid wall)		One side abutting: 9'x18'/ two sides 9.5'x18' (next to solid wall)	
Landscaping	SDMC Section 142.0401-0413, as applicable	All landscape and irrigation shall conform to the standards of the City-Wide Landscape Regulations and the City of San Diego Land Development Manual Landscape Standards and all other landscape related City and Regional Standards		Per NDP 2.67 acres to comply with the Landscape Regulations when 12.96 acres would be required (refer to sheets L1 through L7)	

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ZONING ANALYSIS

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G1.2
SHEET 3 OF 43





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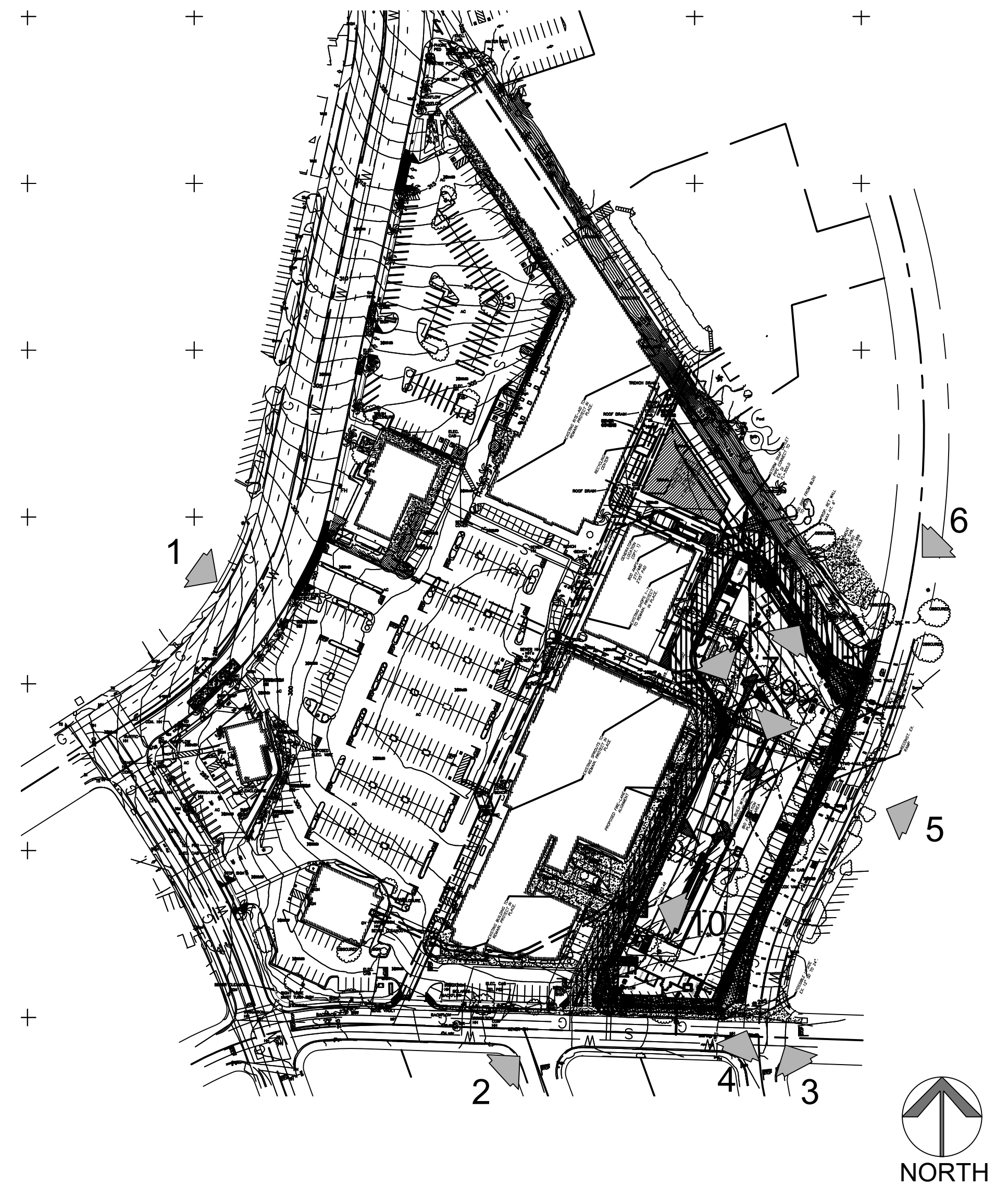
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CLAIREMONT VILLAGE
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SAN DIEGO, CA

PHOTO SURVEY

DATE: 10-03-22
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A1.0
SHEET 4 OF 43





FROM COWLEY AND FIELD LOOKING NORTH 4



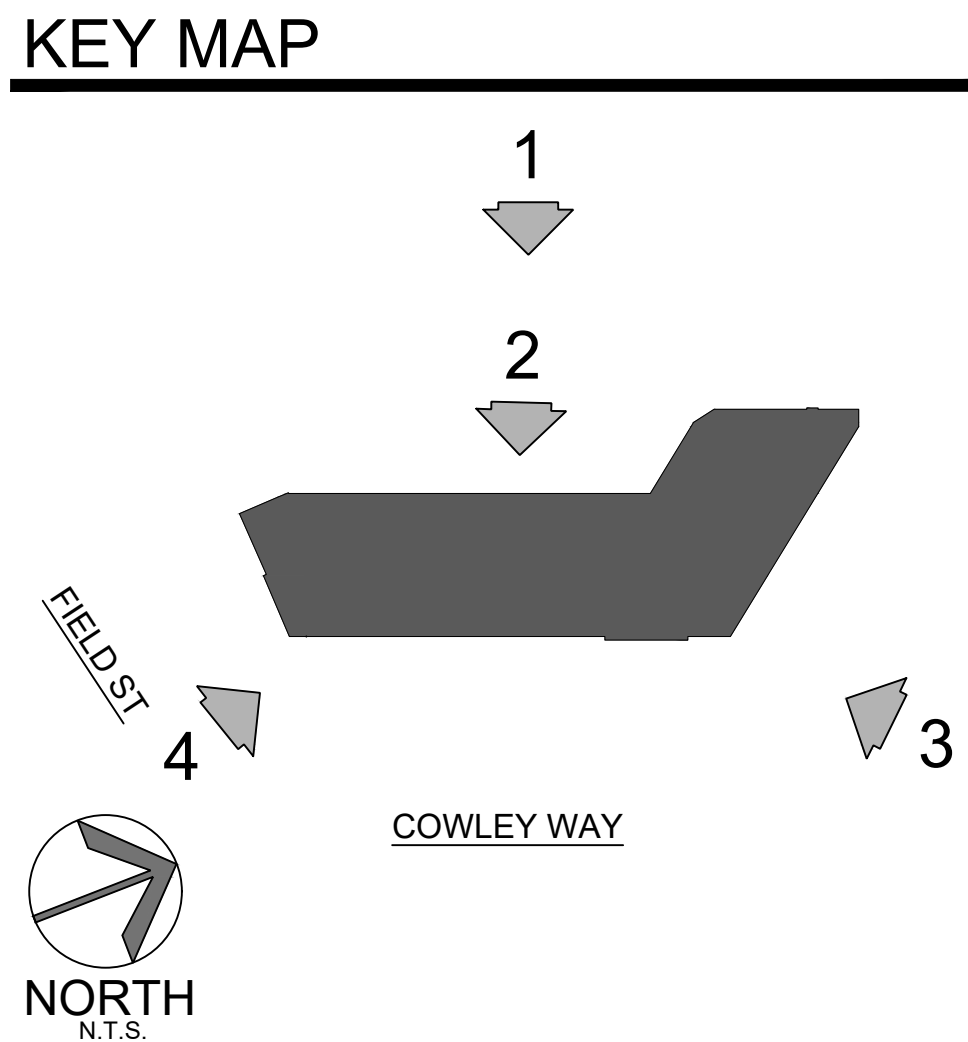
ABOVE SPROUTS LOOKING EAST 2



FROM COWLEY WAY LOOKING SOUTHWEST 3



FROM THE SPROUTS PARKING LOT OFF CLAIREMONT DR. 1



CONCEPTUAL PERSPECTIVES

A1.11

SHEET 5 OF 43

DATE: 10-03-22
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FROM WEST AREA OF SITE LOOKING WEST AT RETAIL PAESO 8



FROM COWLEY WAY AT ENTRY DRIVE LOOKING WEST 6

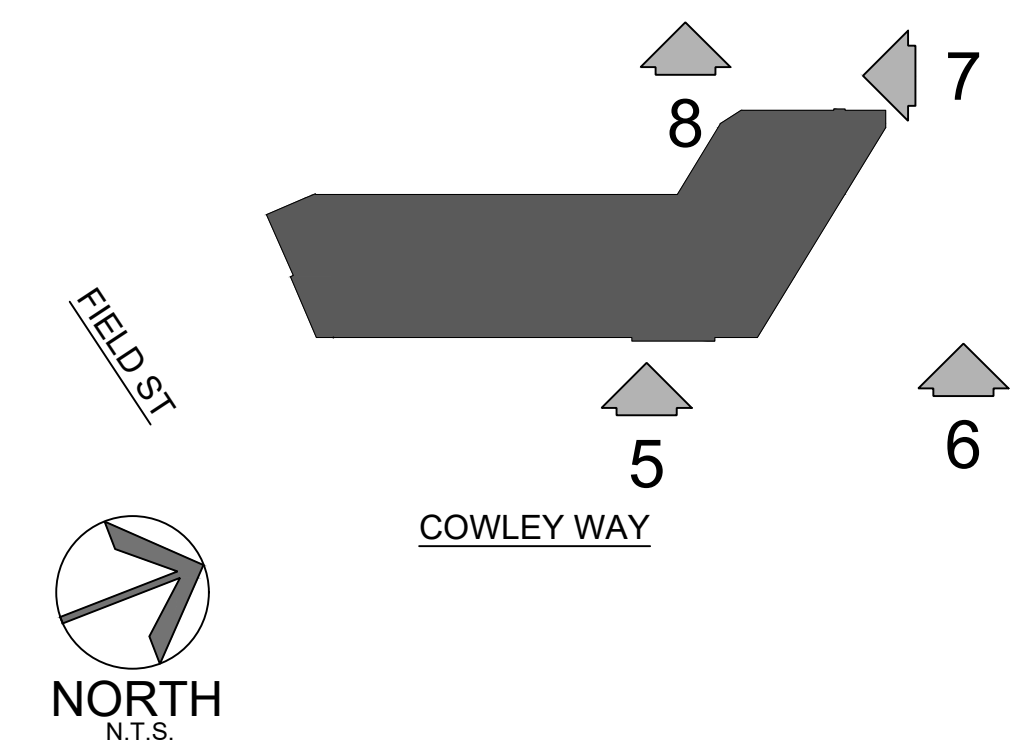


FROM NORTH AREA OF SITE LOOKING SOUTH ALONG FIRE LANE 7



FROM COWLEY WAY AT CROSSING LOOKING WEST 5

KEY MAP



CONCEPTUAL PERSPECTIVES

A1.12

SHEET 6 OF 43

DATE: 10-03-22
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SITE PLAN NOTES

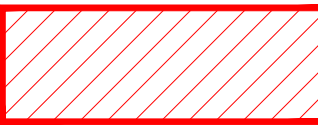
- 1. THIS ARCHITECTURAL SITE PLAN IS PROVIDED FOR OVERALL SITE REFERENCE. THE LOCATION OF ITEMS INCLUDED IN THIS SET OF PLANS IS FOR AGENCY DEPARTMENT USE ONLY.
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- 14. SURFACE WATER MUST DRAIN AWAY FROM BUILDING SEE CIVIL AND LANDSCAPE PLANS FOR DRAINAGE DESIGN.

GENERAL NOTES

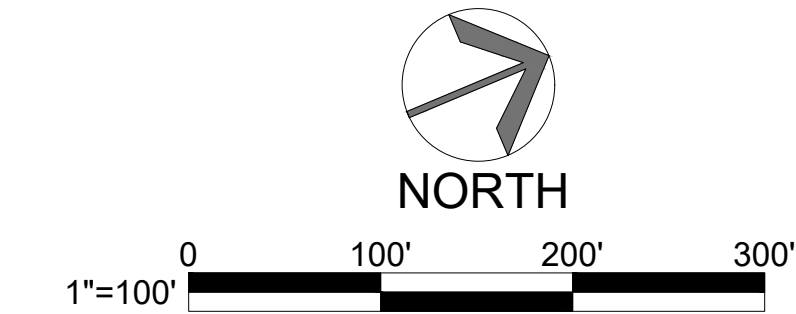
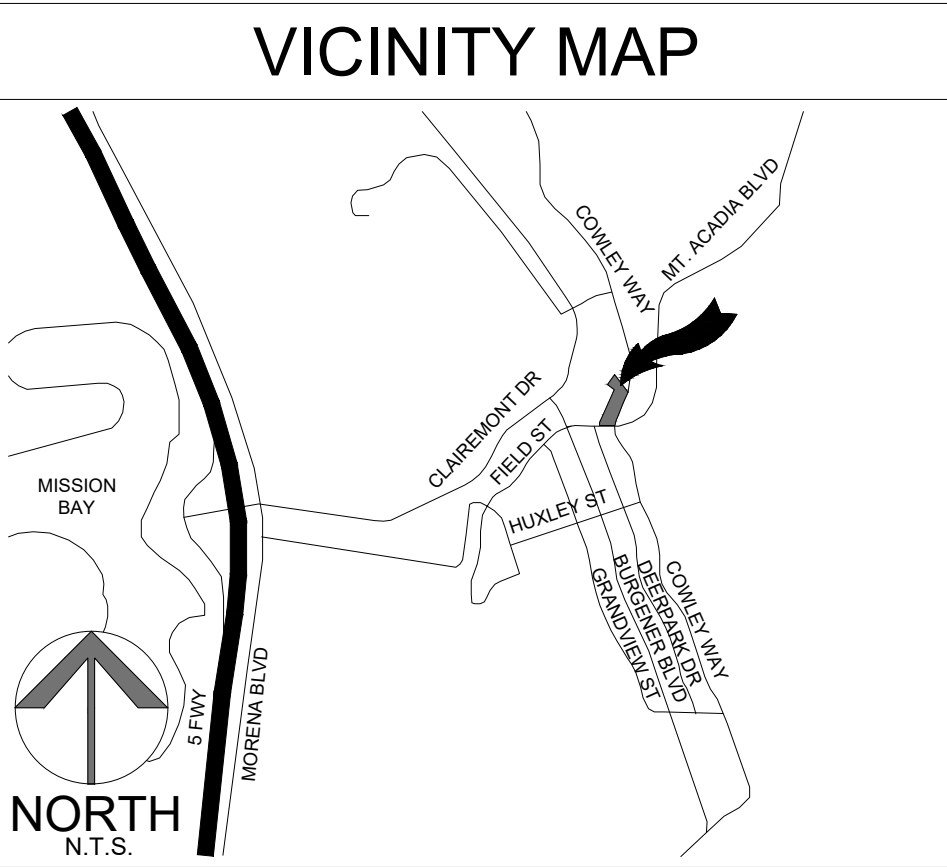
- 1. SEE SHEETS L-1 - L-11 FOR LANDSCAPE.
- 2. SEE SHEETS C-1.00 - C-2.00 FOR CIVIL.



CLAIREMONT VILLAGE SHOPPING CENTER



AREA OF IMPACT: 2.67 AC



AERIAL CONTEXT PLAN

A1.2
SHEET 7 OF 43

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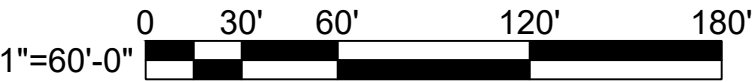
SAN DIEGO, CA

DATE: 10-03-22
JOB NO.: 2020-020
AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860





PROJECT DESCRIPTION		
A 5 STORY TYPE III-A RESIDENTIAL BUILDING CONSISTING OF 224 UNITS OVER 2 STORY TYPE I PARKING STRUCTURE WITH 342 STALLS AND 43 SHARED STALLS OUTSIDE		
GROSS SITE AREA:	564,537 S.F.	12.96 ACRES
TOTAL UNITS:		224 UNITS
GROSS DENSITY:		17.28 DU/AC
EXISTING RETAIL AREA:		124,083 S.F.
EXISTING RETAIL PARKING PROVIDED:		666 STALLS
EXISTING RETAIL PARKING RATIO:		5.37
REMAINING RETAIL AREA:		120,313 S.F.
REMAINING RETAIL PARKING PROVIDED:		516 STALLS
REMAINING RETAIL PARKING RATIO:		4.29
PROPOSED RESIDENTIAL STRUCTURED PARKING:		342 STALLS
PROPOSED RETAIL PARKING TO BE SHARED WITH RESIDENTIAL:		43 STALLS
PROPOSED TOTAL PARKING:		858 STALLS
AREA OF IMPACT		2.67 ACRES



OVERALL SITE PLAN

A1.3

SHEET 8 OF 43

DATE: 10-03-22
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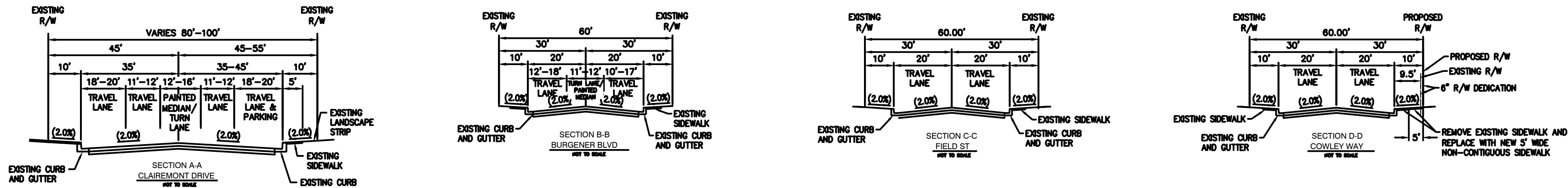
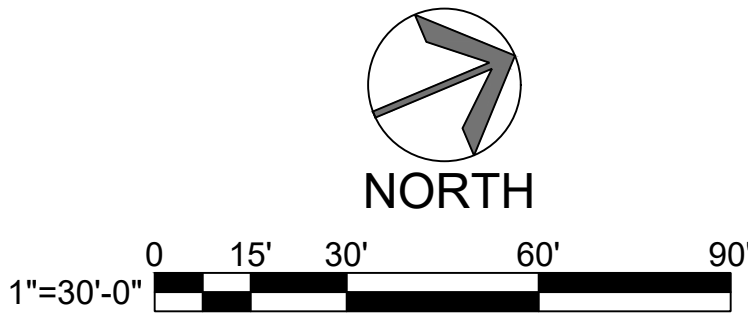
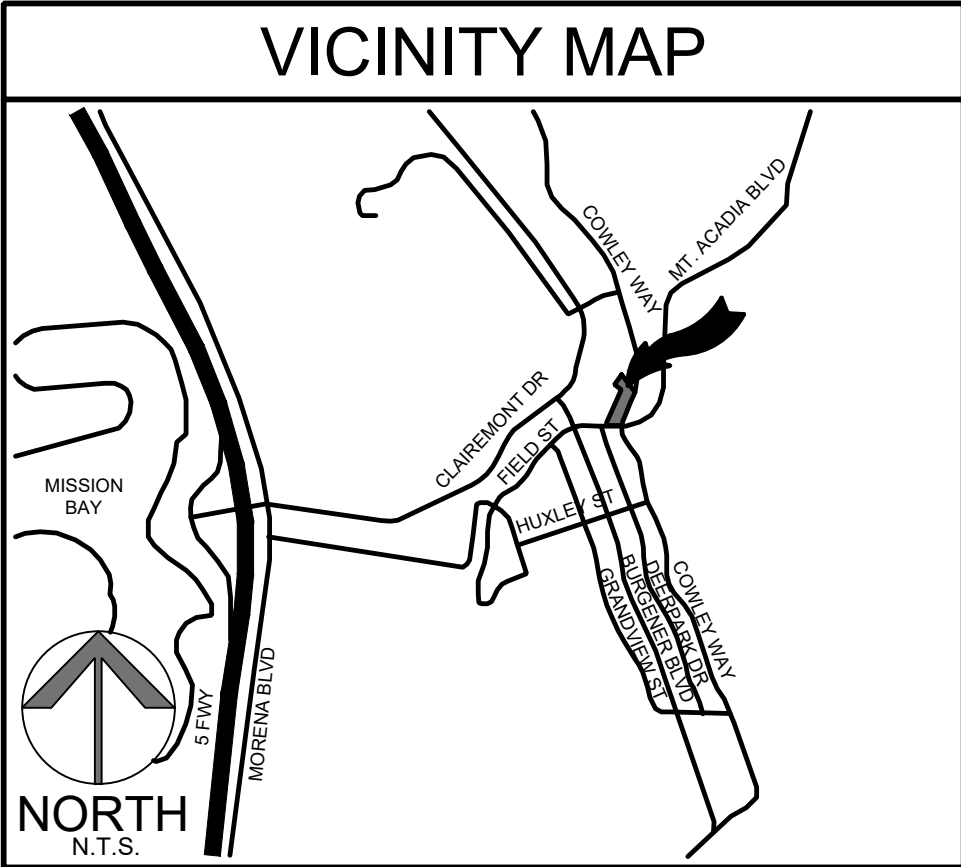
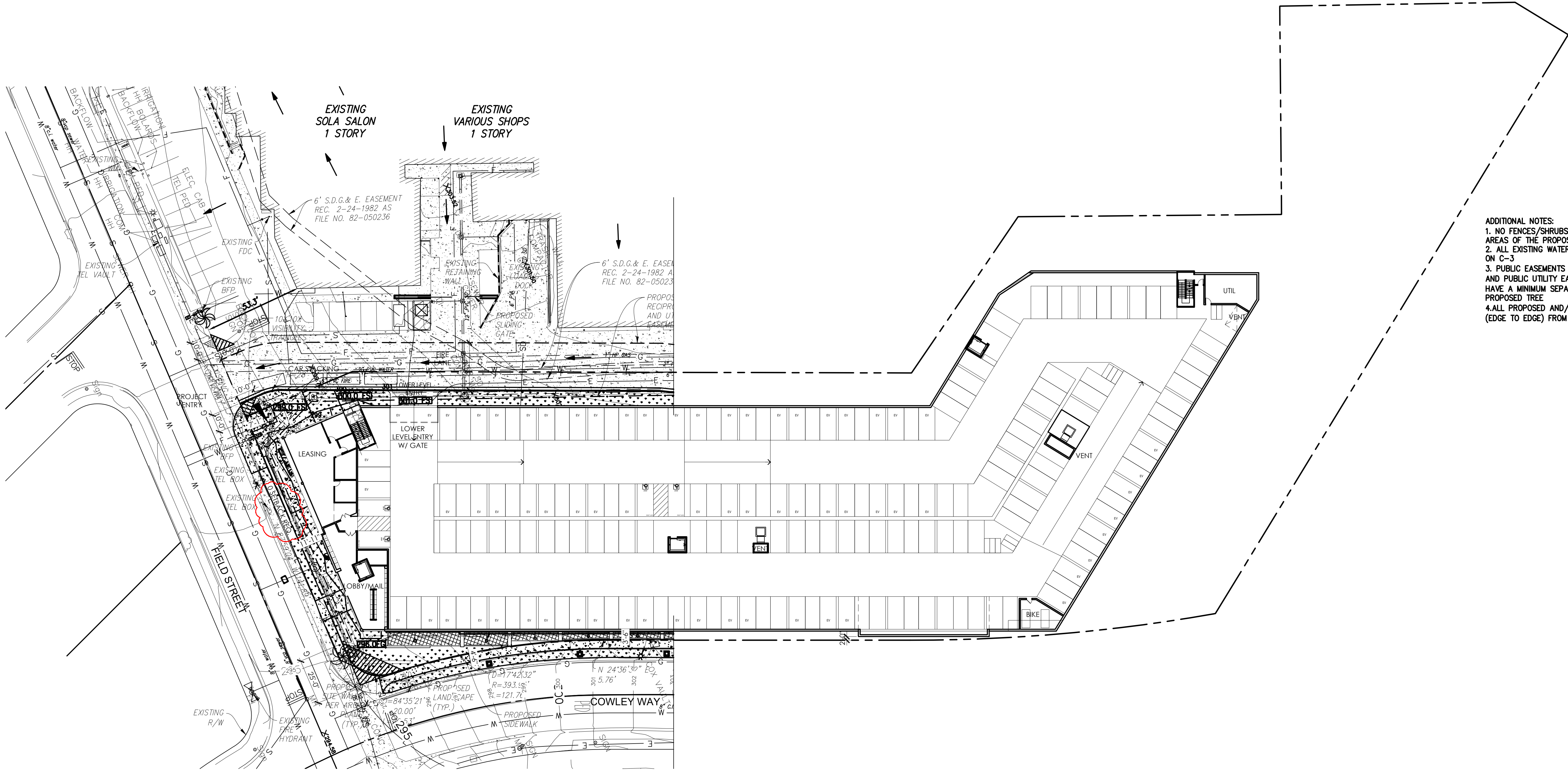
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SITE PLAN NOTES

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- 14. SURFACE WATER MUST DRAIN AWAY FROM BUILDING SEE CIVIL AND LANDSCAPE PLANS FOR DRAINAGE DESIGN.

- ADDITIONAL NOTES:
- 1. NO FENCES/SHRUBS HIGHER THAN 24" IN HEIGHT ARE PERMITTED IN THE VISIBILITY TRIANGLE AREAS OF THE PROPOSED DRIVEWAYS AND STREET INTERSECTIONS.
 - 2. ALL EXISTING WATER SERVICES AND SEWER LATERALS TO REMAIN UNLESS OTHERWISE NOTED ON C-3
 - 3. PUBLIC EASEMENTS ASSOCIATED WITH THE DEVELOPMENT (I.E. ALL ABUTTING ROW, ALLEY, AND PUBLIC UTILITY EASEMENTS) ALL PROPOSED AND/OR RETAINED SEWER LATERALS MUST HAVE A MINIMUM SEPARATION OF 10" (EDGE TO EDGE) FROM THE TRUNK OF ANY EXISTING OR PROPOSED TREE
 - 4. ALL PROPOSED AND/OR RETAINED WATER SERVICES MUST HAVE A MINIMUM OF 5' SEPARATION (EDGE TO EDGE) FROM THE TRUNK OF ANY EXISTING AND/OR PROPOSED TREE.



ENLARGED SITE PLAN (LOWER)

A1.41
SHEET 9 OF 43

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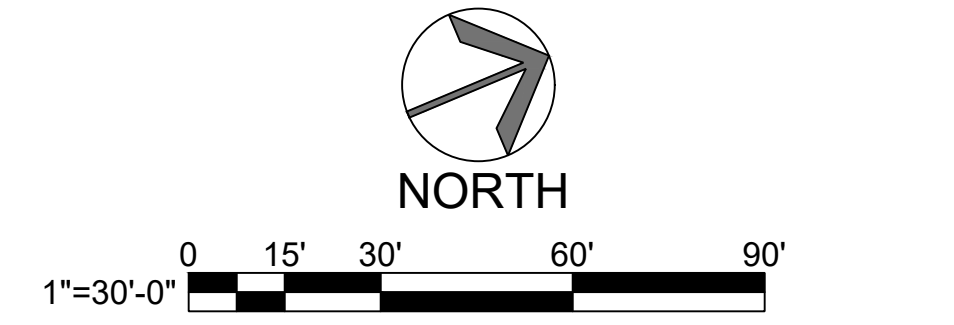
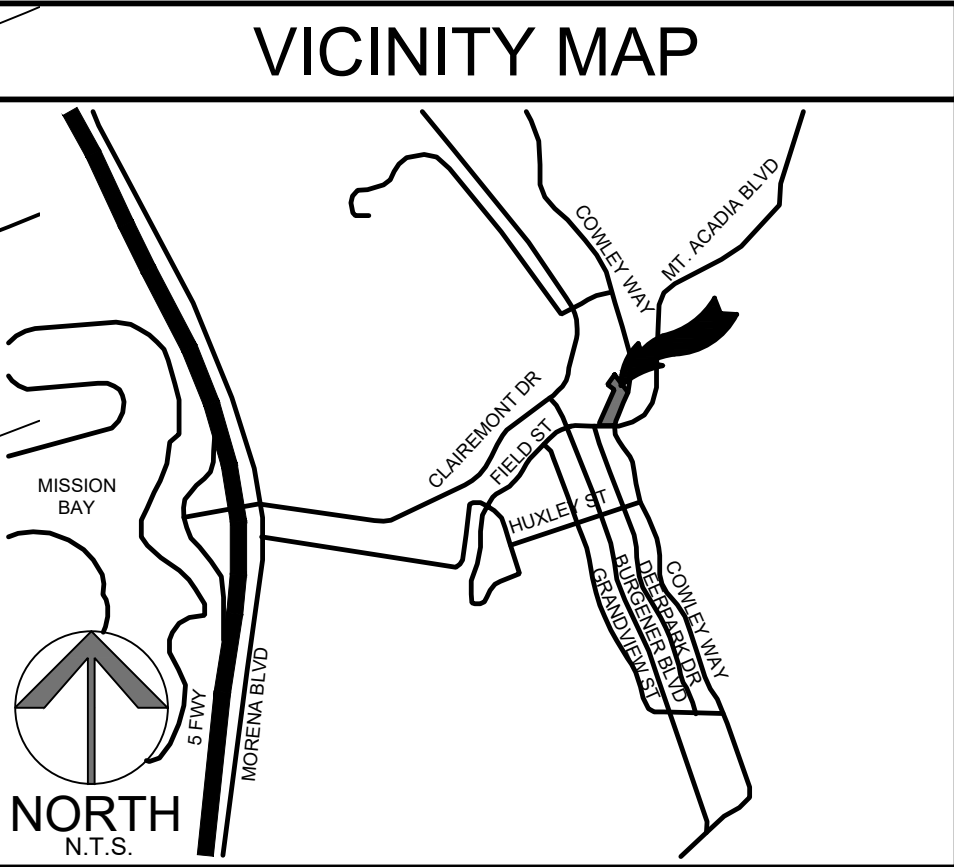
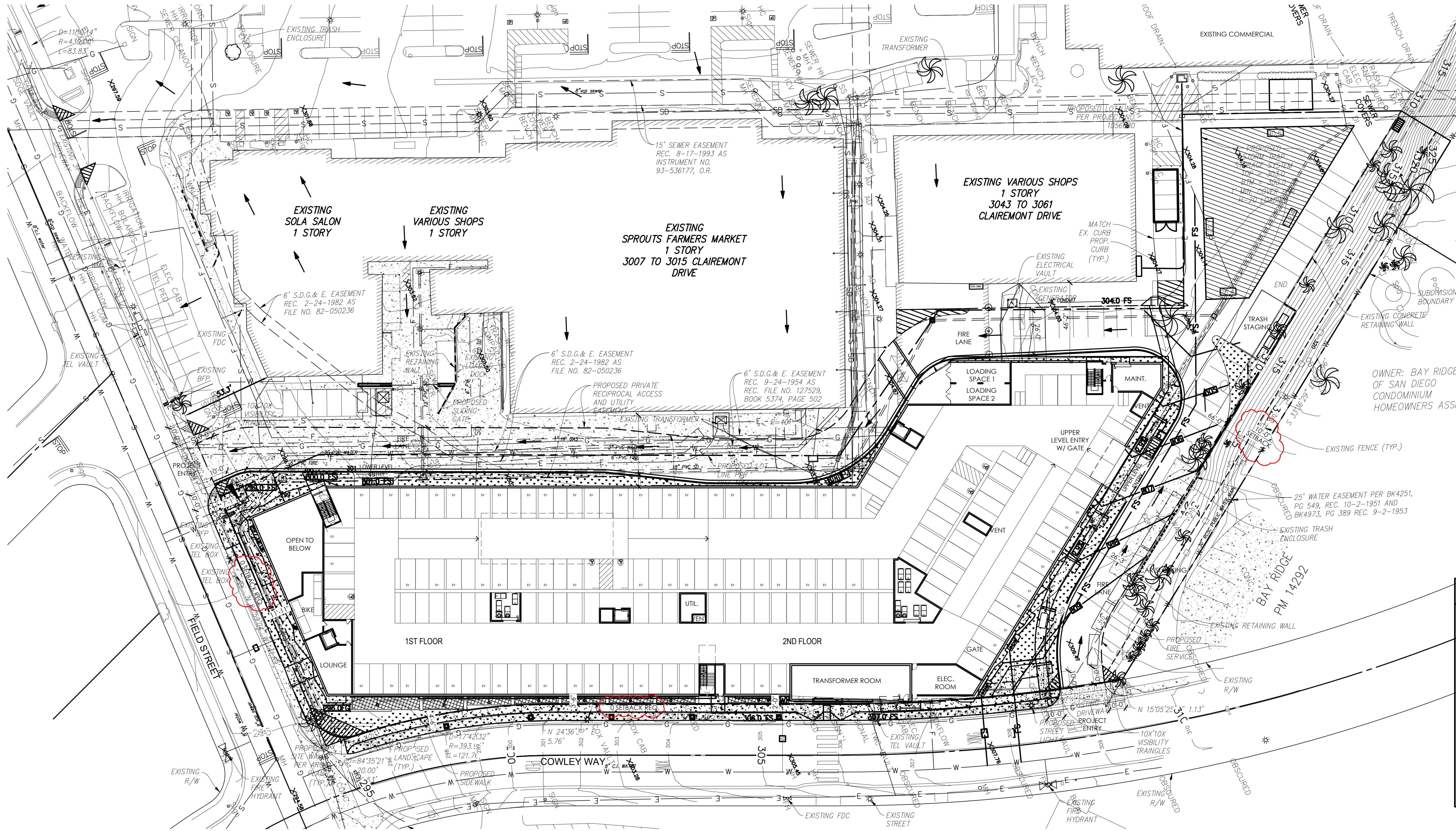
SAN DIEGO, CA

DATE: 10-03-22
JOB NO.: 2020-020
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ENLARGED SITE PLAN (UPPER)

A1.42
SHEET 10 OF 40

DATE: 10-03-22
JOB NO.: 2020-020

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COMMERCIAL REQUIRED: 432 S.F. OF STORAGE AREA

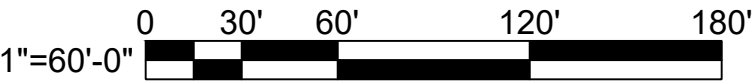
COMMERCIAL PROVIDED:
TRASH ENCLOSURE #1: 135 S.F.
TRASH ENCLOSURE #2: 216 S.F.
TOTAL COMMERCIAL PROVIDED: 351 S.F.

RESIDENTIAL REQUIRED: 1,296 S.F. OF STORAGE AREA

RESIDENTIAL PROVIDED:
10 CHUTE ROOMS: 500 S.F.
TRASH TERMINATION ROOM #1: 275 S.F.
TRASH TERMINATION ROOM #2: 633 S.F.
OUTDOOR ON-SITE STAGING AREA: 800 S.F.
TOTAL RESIDENTIAL PROVIDED: 2,208 S.F.

TOTAL PROJECT SITE REQUIRED: 432 S.F. + 1,296 S.F.=1,728 S.F.

TOTAL PROJECT SITE PROVIDED: 351 S.F. + 2,208 S.F.=2,559 S.F.



WASTE MANAGEMENT PLAN

A1.51

SHEET 12 OF 43



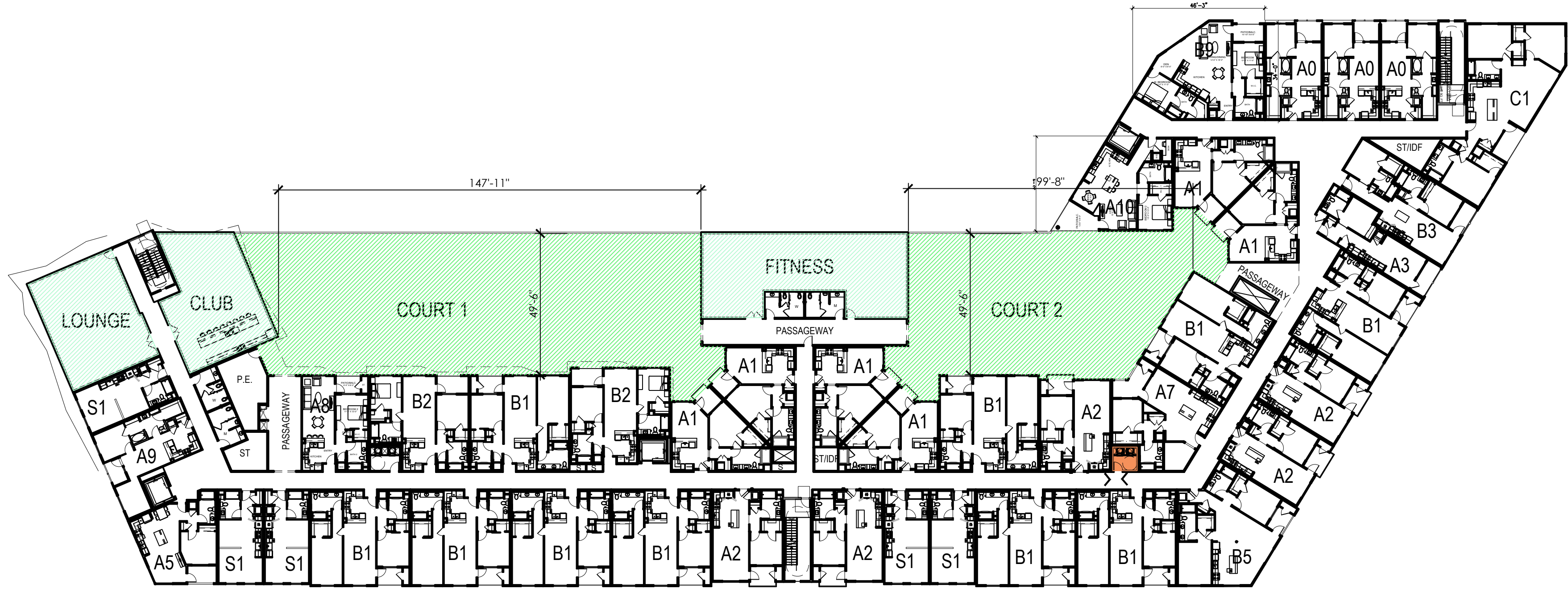
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DATE: 10-03-22
JOB NO.: 2020-020

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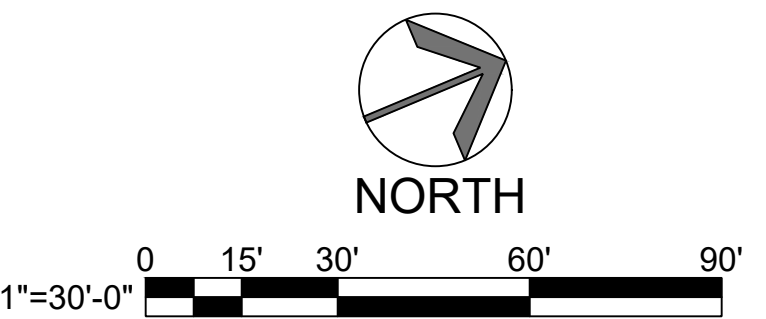
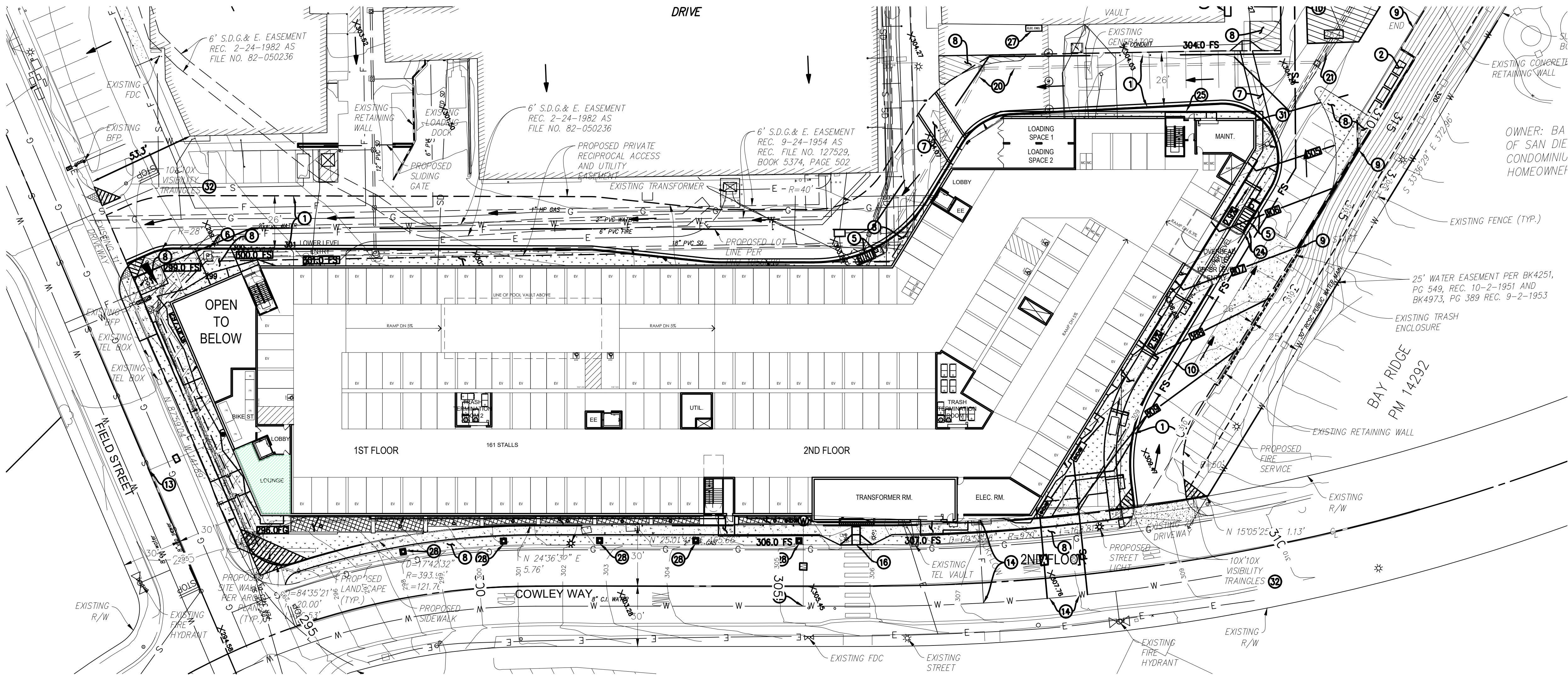
OPEN SPACE SUMMARY		
COMMON REQUIRED	300 S.F. OR 25 S.F. PER UNIT MIN. AREA 12'X15'	5,600 S.F.
PRIVATE REQUIRED	75% UNITS TO HAVE 60 S.F. 6' MIN. DIMENSION	PROPOSED 83%

COMMON OUTDOOR OPEN SPACE PROVIDED	
COURTYARD 1	7,772 S.F.
COURTYARD 2	5,098 S.F.
TOTAL PROVIDED	12,870 S.F.

COMMON INDOOR AMENITY SPACE PROVIDED	
LOWER LOUNGE	611 S.F.
UPPER LOUNGE	1,283 S.F.
CLUB	1,314 S.F.
FITNESS	1,714 S.F.
TOTAL PROVIDED	3,608 S.F.

LEGEND

- OUTDOOR COMMON OPEN SPACE
- INDOOR COMMON OPEN SPACE



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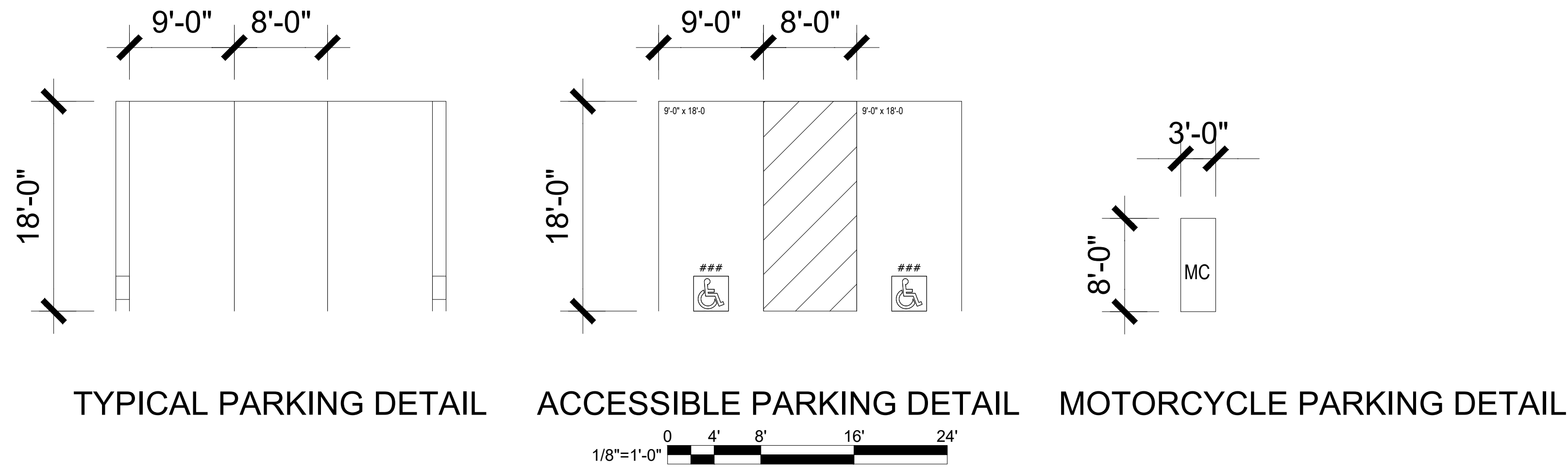
OPEN SPACE PLAN

DATE: 10-03-22
JOB NO.: 2020-020

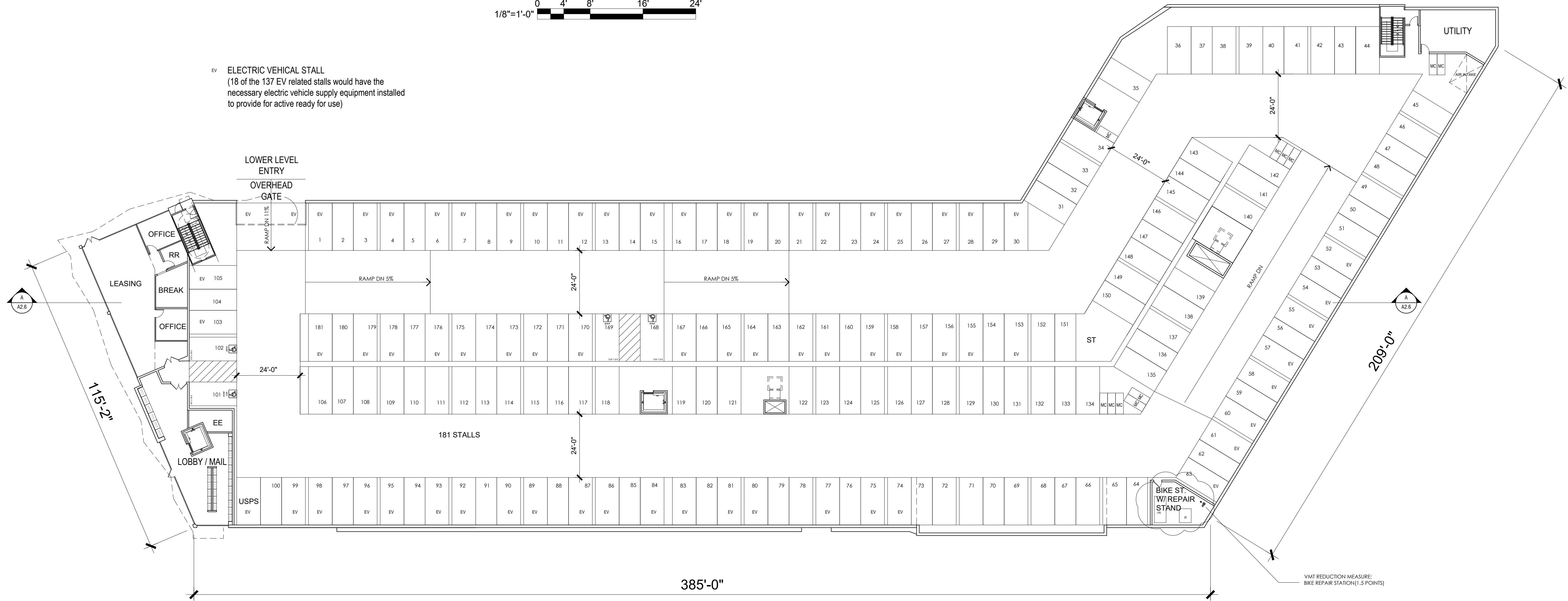
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A1.6
SHEET 13 OF 43





TYPICAL PARKING DETAIL ACCESSIBLE PARKING DETAIL MOTORCYCLE PARKING DETAIL



Monday, August 12, 2024 9:31:01 AM
R:\2020\2020-020 KLEECE CLAIREMONT VILLAGE APTS SAN DIEGO\03 DESIGN\SCHEM\AUTOCAD\20-020_A2.0 - A2.8 BUILDING COMPOSITE PLANS.DWG

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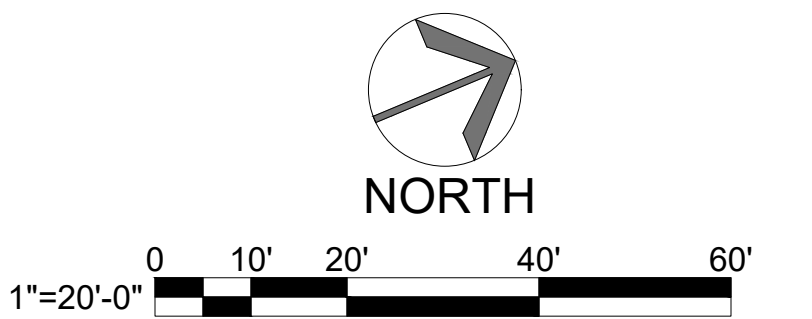
BUILDING COMPOSITE PLAN - 1ST FLOOR

DATE: 08-12-24
JOB NO.: 2020-020

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A2.0
SHEET 14 OF 43





A2.1

SHEET 15 OF 43

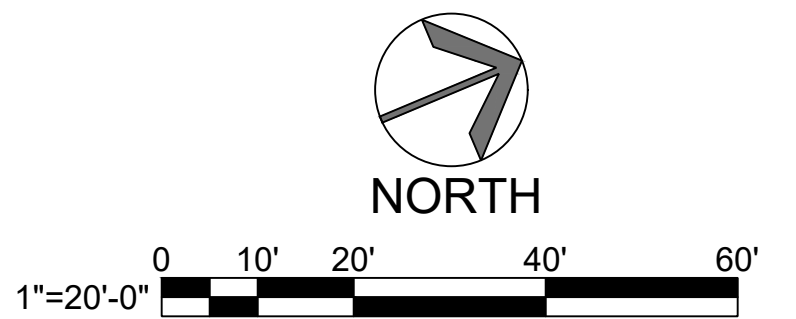
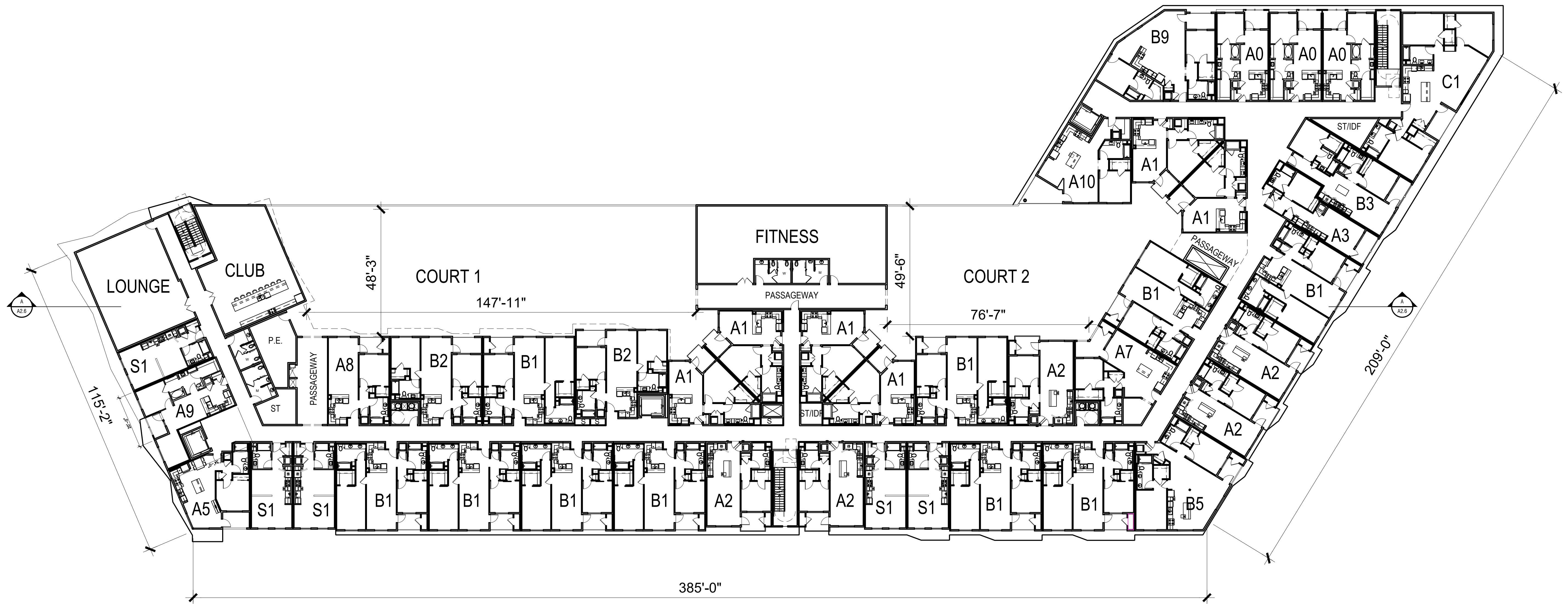


Architecture.
Design.
Relationships.

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BUILDING COMPOSITE PLAN - 3RD FLOOR

A2.2

SHEET 16 OF 43

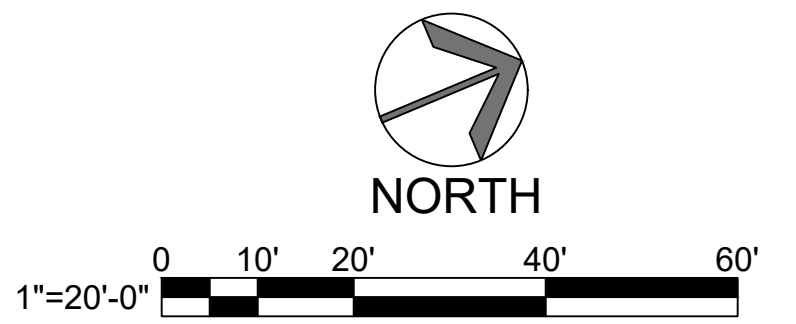
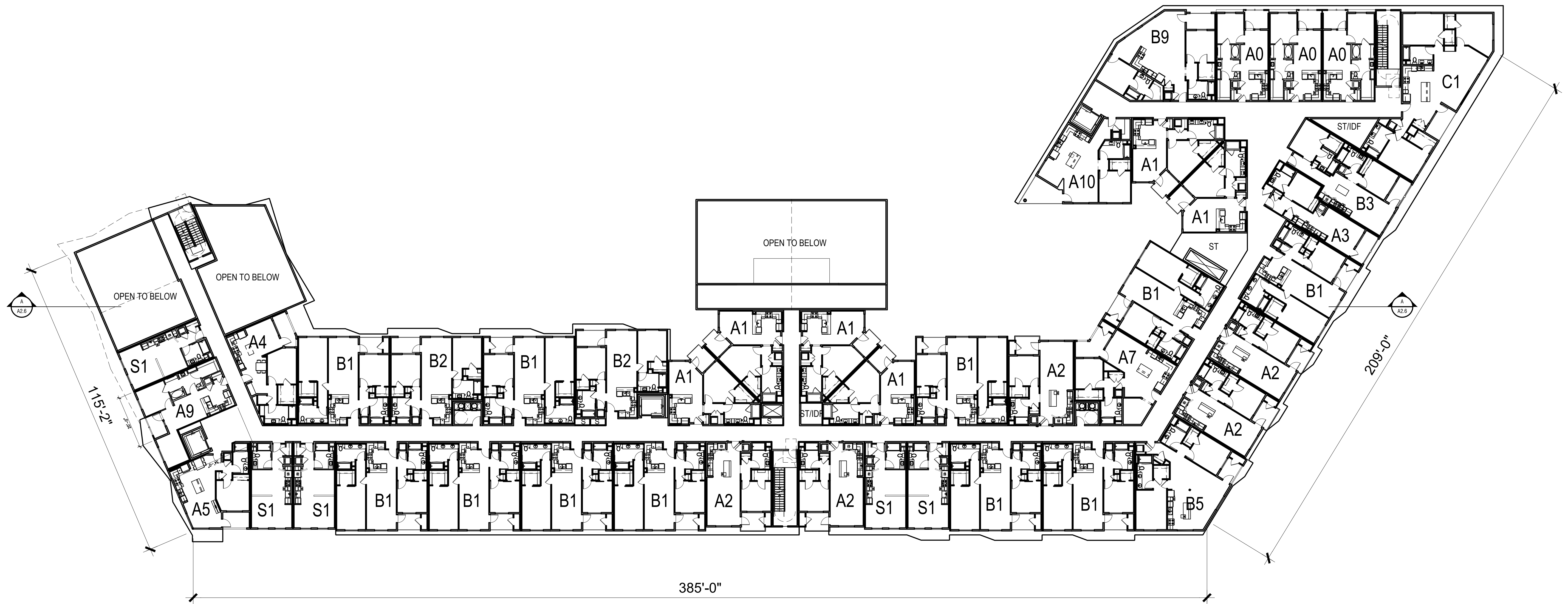
CLAIREMONT VILLAGE
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BUILDING COMPOSITE PLAN - 4TH FLOOR

A2.3

SHEET 17 OF 43



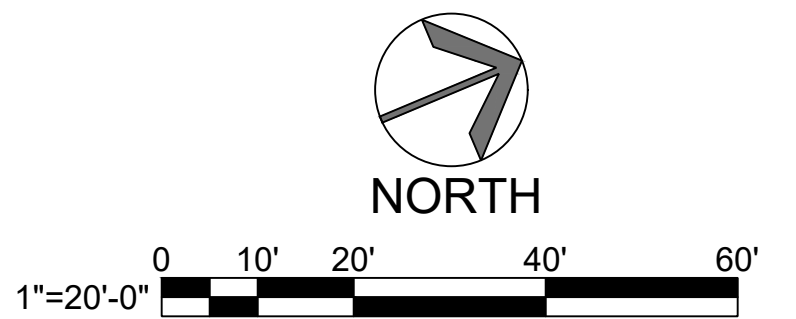
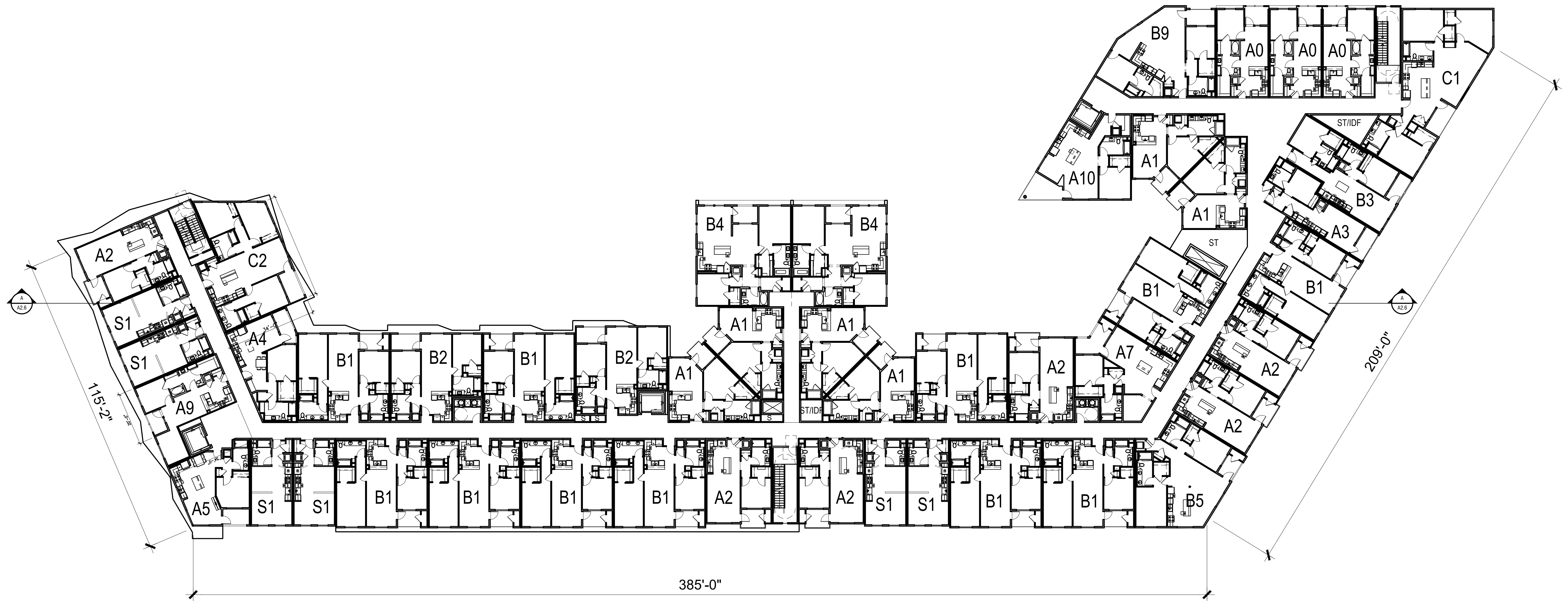
DATE: 10-03-22
JOB NO.: 2020-020

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BUILDING COMPOSITE PLAN - 5TH FLOOR TO 7TH FLOOR

A2.4

SHEET 18 OF 43

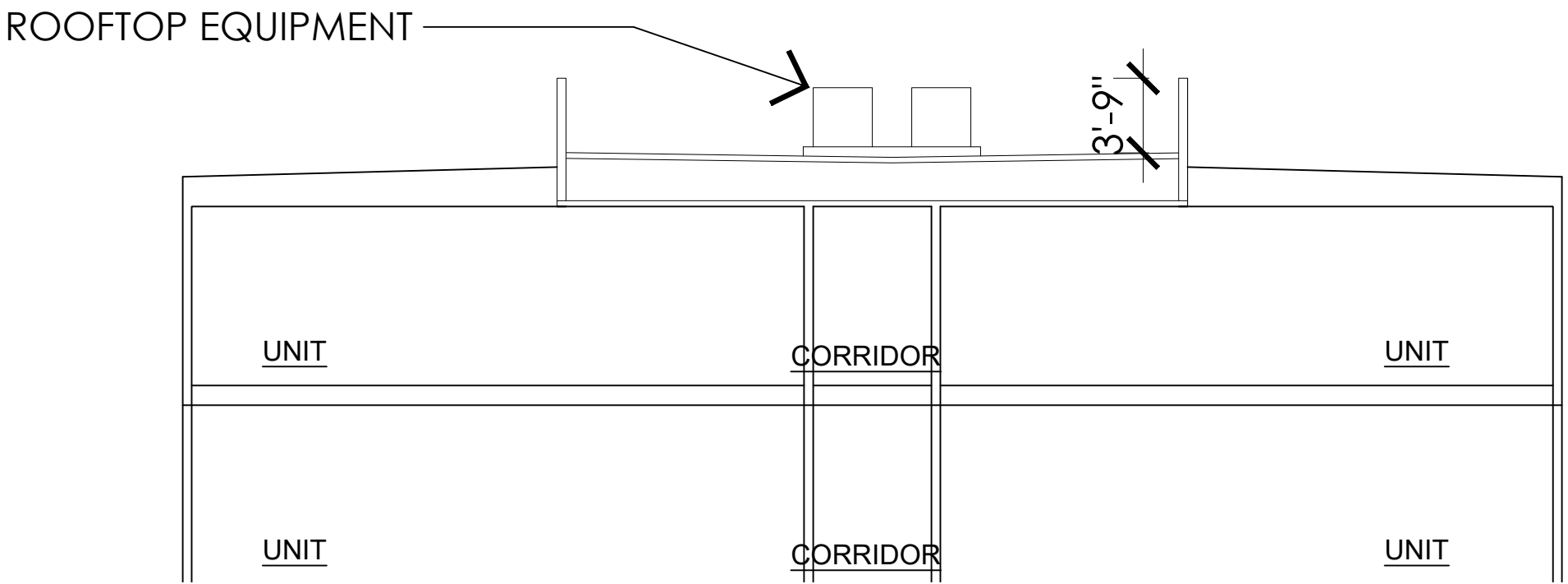
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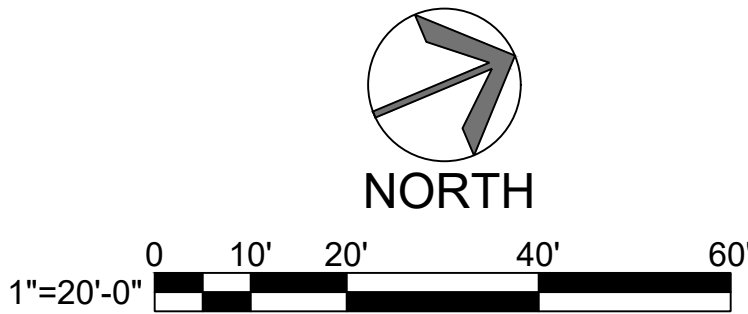
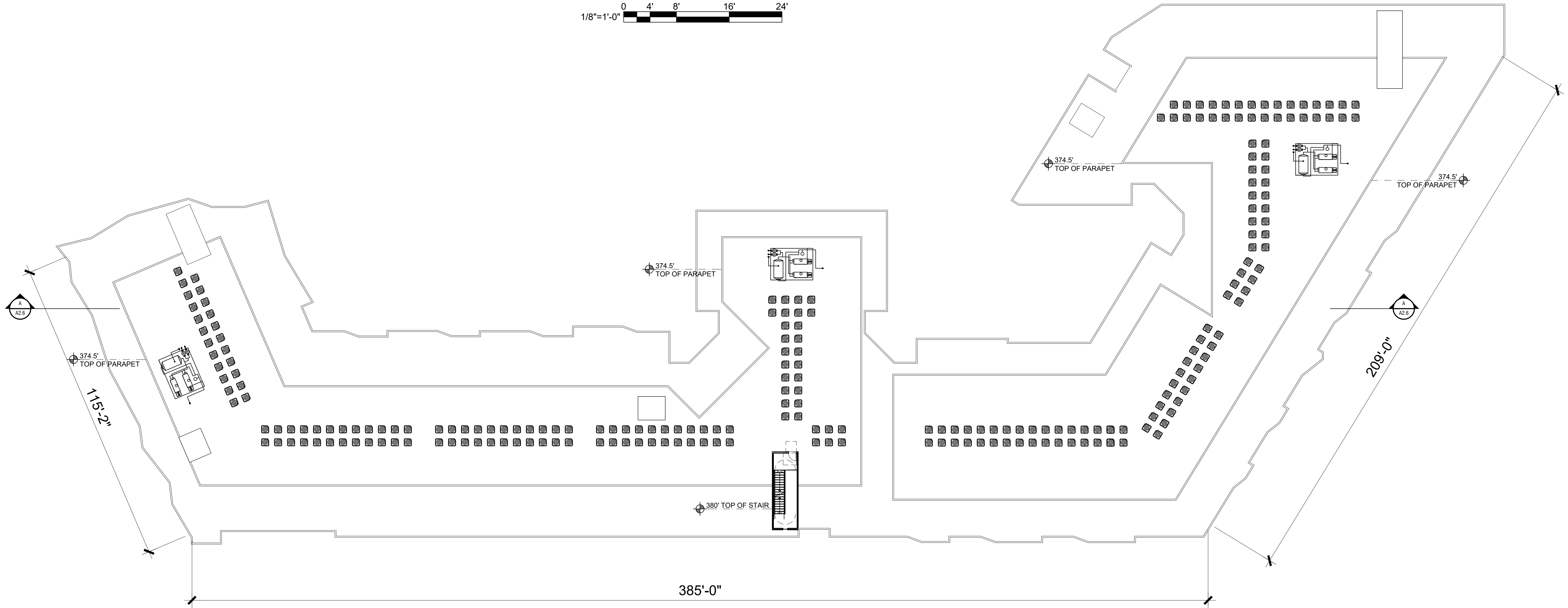
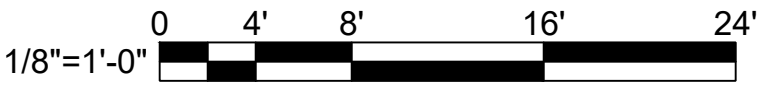
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PARAPET SCREENING ENLARGEMENT



ROOF PLAN

A2.5

SHEET 19 OF 43

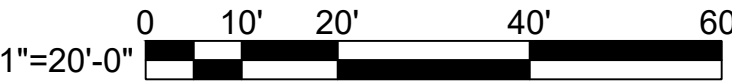
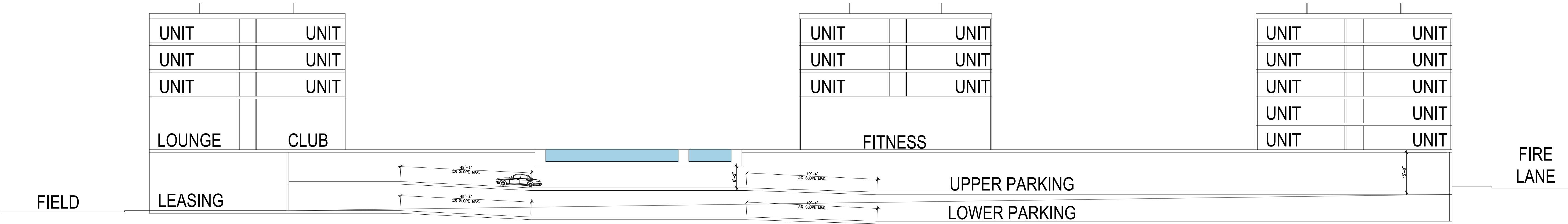
DATE: 10-03-22
JOB NO.: 2020-020

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Monday, October 03, 2022 11:49:10 AM
R:\2020\2020-020 KLEEGE CLAIREMONT VILLAGE APTS SAN DIEGO\03 DESIGN\SCHEM\AUTOCAD\20-020_A2.0 - A2.8 BUILDING COMPOSITE PLANS.DWG



BUILDING SECTION AA

A2.6

SHEET 20 OF 43

DATE: 10-03-22
JOB NO.: 2020-020

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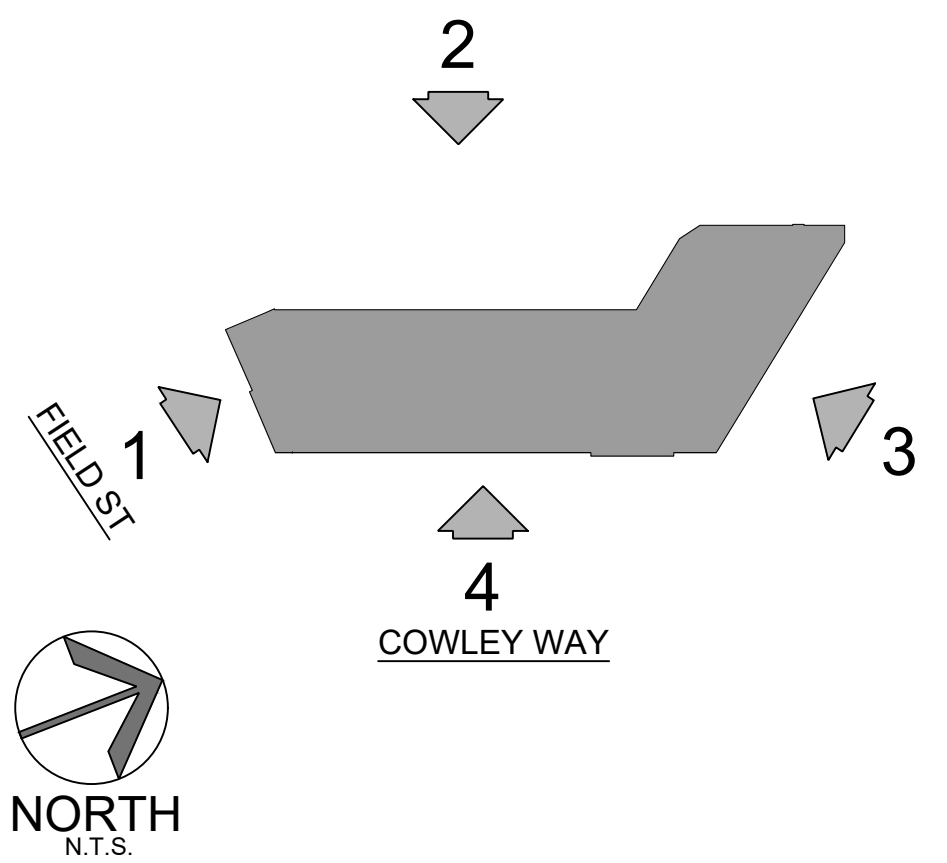
AO ARCHITECTS
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MATERIAL / COLOR LEGEND

- 1 EXTERIOR PLASTER
- 2 PLASTER REVEAL
- 3 PORCELAIN WOOD TILE
- 4 METAL RAILING
- 5 GLASS RAILING
- 6 VINYL WINDOWS
- 7 STOREFRONT GLAZING SYSTEM
- 8 METAL SLATS
- 9 PERFORATED BACKLIT DECORATIVE METAL PANEL

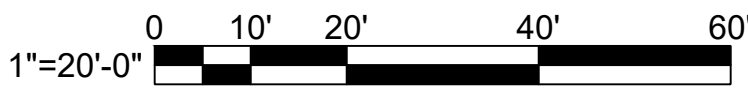
KEY MAP



FIELD ST ELEVATION 1



WEST ELEVATION 2



CONCEPTUAL BUILDING ELEVATIONS

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A2.7

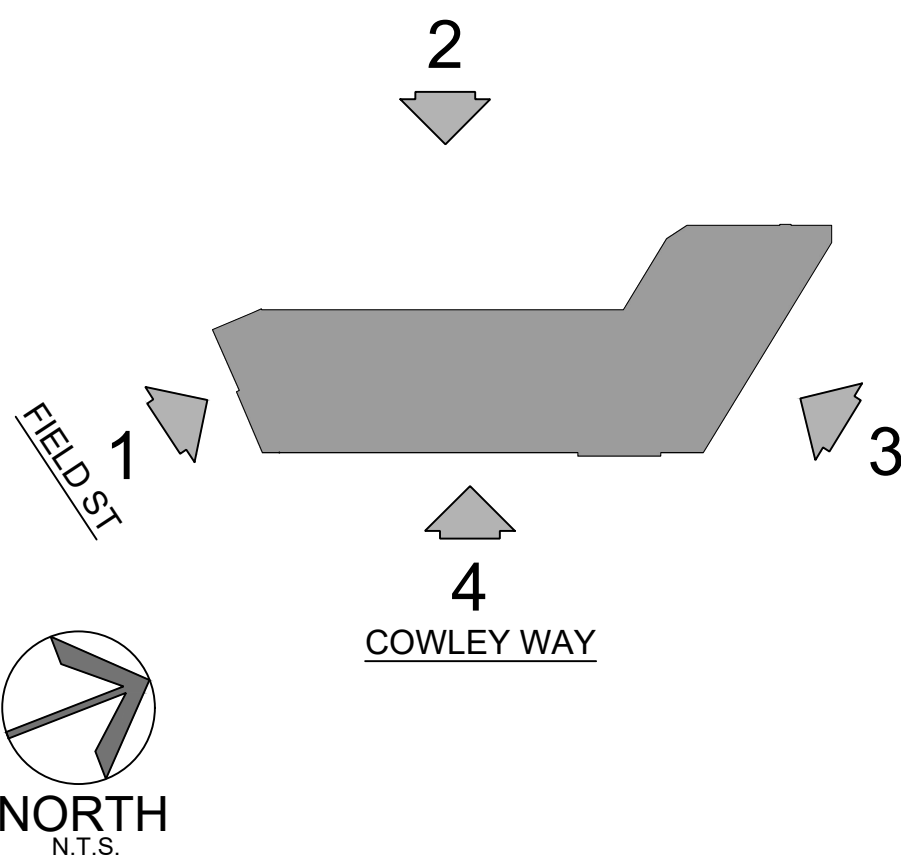
SHEET 21 OF 43



MATERIAL / COLOR LEGEND

- 1 EXTERIOR PLASTER
- 2 PLASTER REVEAL
- 3 PORCELAIN WOOD TILE
- 4 METAL RAILING
- 5 GLASS RAILING
- 6 VINYL WINDOWS
- 7 STOREFRONT GLAZING SYSTEM
- 8 METAL SLATS
- 9 PERFORATED BACKLIT DECORATIVE METAL PANEL

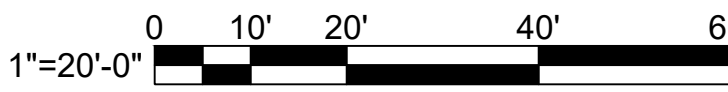
KEY MAP



NORTH ELEVATION 3



COWLEY WAY ELEVATION 4



CONCEPTUAL BUILDING ELEVATIONS

A2.8

SHEET 22 OF 43



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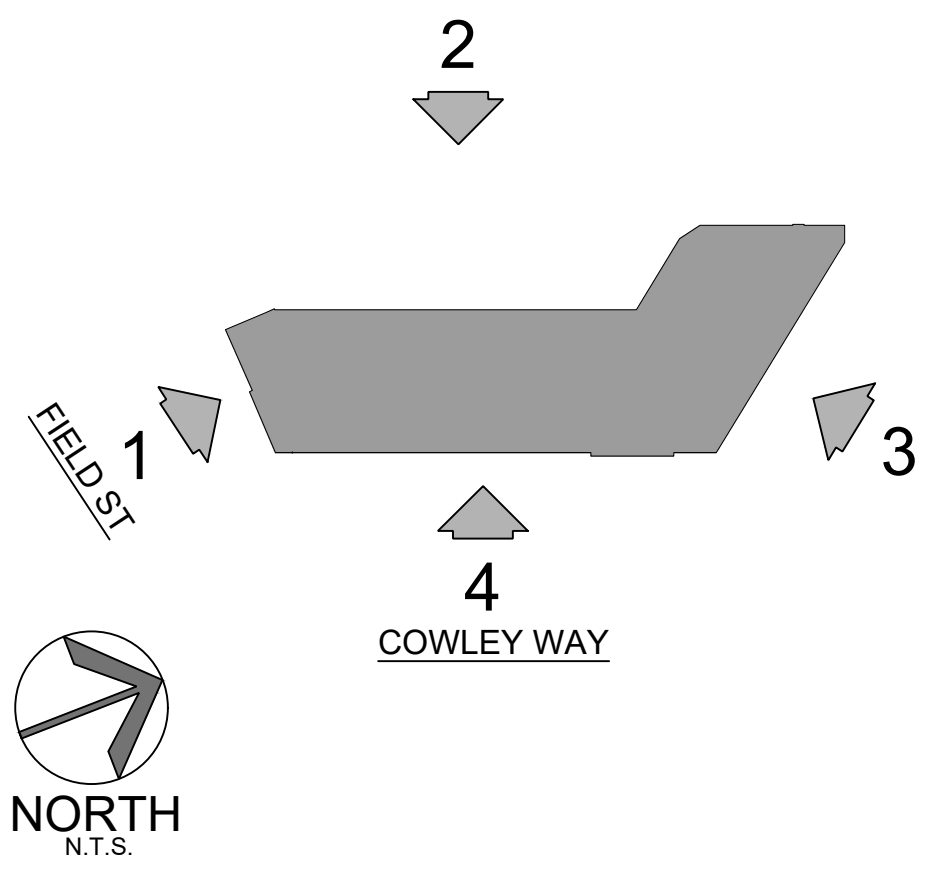
SAN DIEGO, CA

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MATERIAL / COLOR LEGEND

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- 4 METAL RAILING
- 5 GLASS RAILING
- 6 VINYL WINDOWS
- 7 STOREFRONT GLAZING SYSTEM
- 8 METAL SLATS
- 9 PERFORATED BACKLIT DECORATIVE METAL PANEL

KEY MAP



FIELD ST ELEVATION 1



WEST ELEVATION 2

TRANSPARENCY EXHIBIT

A2.91

SHEET 23 OF 43



DATE: 10-03-22
JOB NO.: 2020-020

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Along Field, there are plenty of plane breaks in the form of angular planes, these breaks range from 0 to 2'6 across 126', and there are 10 such breaks. Code would require 7.

FIELD ST ELEVATION 1



Along Cowley there are 20 breaks ranging from 0 to 6' along 384' of facade, code would require 16 breaks.

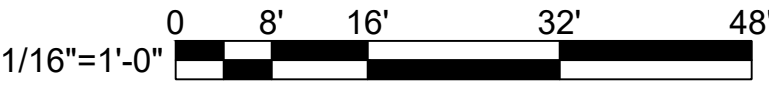
COWLEY WAY ELEVATION 2



PROPOSED ARTICULATION



REQUIRED ARTICULATION



Tuesday, October 04, 2022 6:03:55 PM
R:\2020\2020-020 KLEEGE CLAIREMONT VILLAGE APTS SAN DIEGO\03 DESIGNSCHEMA\AUTOCAD\20-020_A2.7 - A2.9 BUILDING ELEVATIONS.DWG