CLAIREMONT TOWN SQUARE
BUILDING - 2 | CLUB STUDIO - LA | FITNESS

4665 CLAIREMONT DRIVE, SAN DIEGO, CALIFORNIA 92117

CONDITIONAL USE PERMIT SUBMITTAL

GENERAL PROJECT DATA

LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN DIEGO IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1 (APN: 360-180-18; 360-180-24; 360-180-26; 360-180-30; A PORTION OF 360-180-35; 360-180-36;
360-180-37; A PORTION OF 360-180-38; 360-180-39; 360-180-40; 360-180-41 ; 360-180-42; 360-180-43; A PORTION OF 360 180-44; A PORTION OF 360-180-45; 360-180-49):

PARCELS A AND C OF PARCEL MAP NO. 1228, 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, JANUARY 16, 1973 AS INSTRUMENT NO. 73-013497 OF OFFICIAL RECORDS.

PARCEL 4 (APN: 360-180-20; A PORTION OF 360-180-35; A POR TION OF 360-180-38; A POR TION OF 360-180-44; A PORTION OF 360-180-45; 360-180-46; 360-180-47; 360-180-48);

LOT 2 OF NORTH CLAIREMONT PLAZA, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 3484, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 03, 1956.

EXCEPTING THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 1 OF SAID NORTH CLAIREMONT PLAZA; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 2, SOUTH 89°44'05" EAST 3 FEET; THENCE NORTH 00° 15'55" EAST 165 FEET, THENCE NORTH 89°44,05" WEST 153 FEET TO THE WESTERLY LINE OF SAID LOT 2; THENCE SOUTH 00°15'55" WEST 15 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT L; THENCE SOUTH 89°44'05" EAST 150 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT L; THENCE SOUTH 00°15'55" WEST 150 FEET TO THE POINT OF BEGINNING.

APN #: 360-180-4400

GEOLOGIC HAZARD CATEGORY: 53

SITE ZONING: COMMERCIAL CC-1-3

EXISTING USED: THEATER / CINEMA

OCCUPANCY GROUP: A-1 OCCUPANCY, EXISTING,
CHANGE TO A3-OCCUPANCY USE

PROPOSED USE: HEALTH CLUB STUDIO

CONSTRUCTION TYPE: EXISTING TYPE III-A,
DOWNGRADED TO TYPE III-B
(E) GROUND FLOOR TO REMAIN: 40,388SF
(E) MEZZ. FLOOR DEMOLISHED: 15,697SF

PROPOSED TYPE III-B CONSTRUCTION

PROPOSED BLDG. STORY: ONE STORY

DATE OF ORIGINAL CONSTRUCTION FOR EXISTING BLDG.: JULY 1996

BUILDING - 2
(N) GROUND FLOOR AREA: 40,388 S.F.

ALLOWABLE AREA INCREASE JUSTIFICATION WITH SIDE YARDS:

SOLVING FOR IF: (SEE A010 FOR OPEN SPACE EXHIBIT)
OPEN SIDES / BUILDING PERIMETER
723.74'/ 853.89' = 0.84 % OPEN SIDES
PER TABLE 506.3.3
OPEN SPACE 30' OR GREATER,
ALLOWED FRONTAGE INCREASE OF 75 %.
IF = .75

SEE SHEET A101 FOR EGRESS JUSTIFICATION.

BUILDING & PARKING SUMMARY

SITE PARKING CALCULATION:

NOTE:
CALCULATIONS AND PARKING RATES SHOWN ARE BASED ON THE EXISTING ENTITLEMENT FOR THE COMMUNITY SHOPPING CENTER.

PARKING ANALYSIS BASED ON CHANGE OF OCCUPANCY USE :
EXISTING THEATER SPACE BEFORE HEALTH CLUB STUDIO CONVERSION

EXISTING GROUND FLOOR AREA TO REMAIN:..... 40,388 SF
EXISTING MEZZANINE PROJECTION LEVEL AREA TO BE DEMOLISHED:..... 15,697 SF

PER SDMC, TABLE 142-05E THEATER IS BASED IN COMMERCIAL ZONE CC-1-3. THE CENTER IS WITHIN TRANSIT AREA AND IS PARKED: 4+ SCREENS: 1/3.3 SEATS FOR NON TPA, 85% MIN. WITHIN TRANSIT AREA

PER THEATER RECORD DRAWINGS : JULY, 1996

EXISTING TOTAL # OF THEATER SCREENS:....14 SCREENS
EXISTING TOTAL # OF THEATER SEATS:.....2,189 SEATS

2,189 SEATS / 3.3 = 663.3 PARKING (0.85) = 563.83 PARKING REQUIRED WITHIN TRANSIT AREA

PER SDMC, TABLE 142-05E HEALTH CLUBS IS BASED IN COMMERCIAL ZONE CC-1-3. THE CENTER IS WITHIN TRANSIT AREA AND IS PARKED AT: 5.0/1000 SF FOR NON TPA, 85% MIN.WITHIN TRANSIT AREA

CLUB STUDIO FITNESS CENTER CONVERSION FROM THEATER = 40,388 SF

PARKING REQUIRED PER TABLE 142-05E

40,388 SF/1000 = 40.388 X 5 = 202 PARKING (0.85) = 172 PARKING STALLS

172 STALLS REQUIRED FOR HEALTH CLUB < 564 STALLS REQUIRED FOR EXISTING THEATER = OK.

TOTAL OVERALL PARKING STALLS EXISTING IN THE CENTER: 2,495 Parking Stalls
(PER SITE PLAN PARKING RECORD)

TOTAL EXISTING BUILDING AREA SF.IN THE SHOPPING CENTER: 521,543 SF

OVERALL EXISTING PARKING AREA CALCUALTION :
521,543 SF / 1000 SF = 521.5 X 4.3 (PER COMMERCIAL ZONE CC-1-3 AND WITHIN TRANSIT AREA)
= 2,243 PARKING STALL

TOTAL PARKING REQUIRED:..... 2,243 PARKING STALLS
TOTAL EXISTING PARKING PROVIDED:... 2,495 PARKING STALLS

2,243 STALLS < 2,495 STALL = OK.

PROJECT DESCRIPTION

THE PROJECT PROPOSES A CONDITIONAL USE PERMIT FOR A CHANGE OF OCCUPANCY FROM AN EXISTING THEATER TO A HEALTH CLUB STUDIO (40,388 SF) . NO EXPANSION IN SQUARE FOOTAGE WAS PROPOSED FOR THE EXISTING THEATER BUILDING . THE EXISTING MEZZANINE LEVEL IS TO BE DEMOLISHED TO REDUCE SQUARE FOOTAGE PER SCOPE ON SUBMITTED PLANS

THE 9.92 ACRE SITE IS LOCATED AT 4665 CLAIREMONT DRIVE (APN # 360-180-4400) AND IS IN THE COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE (CPIOZ-B), CC-1-3 BASE ZONE , PARKING STANDARDS TRANSIT AUTHORITY PRIORITY AREA (PSTPA) , TRANSIT PRIORITY AREA (TPA), SUSTAINABLE DEVELOPMENT AREA AND MOBILITY ZONE 2 WITHIN THE CLAIREMONT MESA COMMUNITY PLAN AREA.COUNCIL DISTRICT 2

BUILDING NOTES

1. BUILDING SHALL NOT BE OCCUPIED UNTIL A TENANT IMPROVEMENT PERMIT HAS BEEN OBTAINED AND APPROVED.

PLANNING NOTES:
TOTAL OCCUPANTS : 790 O.L.

HOURS OF OPERATION:

5:00 AM - 10:00 PM	MON - THU
5:00 AM - 9:00 PM	FRI
7:00 AM - 6:00 PM	SAT - SUN

ABBREVIATIONS

@	At	BM.	Beam	D.S.	Downspout	FLUOR.	Fluorescent	INSUL.	Insulation	O.F.D.	OverFlow Drain	SECT.	Section	T.O.W.	Top of Wall
CL	Centerline	BOT.	Bottom	DW'G	Drawing	F.D.	Floor Drain	INT.	Interior	O.C.	On Center	S.F.	Square Feet	TYP.	Typical
'L'	Angle	CAB.	Cabinet	EA.	Each	F.O.C.	Face of Concrete	I.D.	Inside Diameter	O.D.	Outside Diameter	SHT.	Sheet	U.N.O.	Unless Noted Otherwise
Ø	Diameter or Round	C.B.	Catch Basin	E.J.	Expansion Joint	F.O.F.	Face of Finish	JT.	Joint	OFF.	Office	SIM.	Similar		
%	Percent	CEM.	Cement	ELECT.	Electrical	F.O.FRAM'G	Face of Framing	JAN.	Janitor	OPN'G	Opening	SLD'G	Sliding	VERT.	Vertical
#	Pounds or Number	CER.	Ceramic	ELEV.	Elevation	F.O.M.	Face of Masonry	LAB.	Laboratory	OPP.	Opposite	SP.	Space	W/	With
(E)	Existing	C.I.P.	Cast Iron Pipe	EMER.	Emergency	F.O.P.	Face of Plywood	LAM.	Laminate	P-LAM.	Plastic Laminate	SPEC.	Specification (Project Manual)	WD.	Wood
(N)	New	C.J.	Control Joint	ENCL.	Enclosure	F.O.W.	Face of Wall	LAV.	Lavatory	P.I.V.	Post Indicator Valve	SQ.	Square		
A.B.	Anchor Bolt	CL'G	Ceiling	EQ.	Equivalent	F.O.S.	Face of Stud	LG., LGT.	Long, Length	PL	Property Line	S.S.	Stainless Steel or Sanitary Sewer		
A/C	Air Condition	CLR.	Clear	EQPT.	Equipment	F.S.	Floor Sink or Fin. Surface	MAX.	Maximum	PLAS.	Plaster	STA.	Station		
A.C.	Asphaltic Concrete	COL.	Column	E.W.C.	Electric Water Cooler	FT.	Foot or Feet	M.B.	Machine Bolt	PLUMB.	Plumbing	STD.	Standard		
ACOUST.	Acoustic(al)	CONC.	Concrete	EXST.	Existing	FT'G	Footing	M.D.F.	Medium Density Fiberboard	PLYWD.	Plywood	STL.	Steel		
ADJ.	Adjacent	CONT.	Continuous	EXP.	Expansion	FURR'G	Furring	MECH.	Mechanical	P.M.	Pressed Metal	STOR.	Storage		
A.F.F.	Above Finish Floor	CONN.	Connect or Connection	EXT.	Exterior	GA.	Gauge	MEMB.	Membrane	PR.	Pair	STRUCT.	Structural		
ALUM.	Aluminum	CTR.	Center	F.D.	Floor Drain	GALV.	Galvanized	MET.	Metal	R.	Riser	SUSP.	Suspended		
APPROX.	Approximate(ly)	CTRSK.	Countersink	F.D.C.	Fire Department Connection	G.S.	Galvanized Steel	MFR.	Manufacturer	RAD.	Radius	SYM.	Symmetrical		
ARCH.	Architect(ural)	DBL.	Double	F.E.	Fire Extinguisher	GYP.	Gypsum	MIN.	Minimum	R.D.	Roof Drain	S.D.	Storm Drain		
A.S.R.	Automatic Sprinkler Riser	D.F.	Douglas Fir or Drinking Fountain	F.E.C.	Fire Extinguisher Cabinet	H.B.	Hose Bibb	MISC.	Miscellaneous	RDWD.	Redwood	T.	Tread		
AUTO.	Automatic	DET.	Detail	F.H.	Fire Hydrant or Flat Head	H.C.	Hollow Core	M.O.	Masonry Opening	REF.	Reference	TEL.	Telephone		
BD.	Board	DIA.	Diameter	F.H.C.	Fire Hose Cabinet	HD.,HDR.	Head, Header	M/R	Moisture Resistant	REFRIG.	Refrigerator	T&G.	Tongue & Groove		
BITUM.	Bituminous	DIM.	Dimension	FIN.	Finish	HRDWD.	Hardwood	MT'D	Mounted	REINF.	Reinforced	THK.,THKN.	Thick, Thickness		
BLDG.	Building	DN.	Down	F.F.	Finish Floor	HDWR.	Hardware	MTL.	Metal	REQ'D	Required	T.O.C.	Top of Curb		
BLK.	Block	DR.	Door	FLASH'G	Flashing	H.M.	Hollow Metal	N.I.C.	Not in Contract	R.H.	Round Head	T.O.M.	Top of Masonry		
BLK'G	Blocking	D.S.	Downspout			HORIZ.	Horizontal	NO. or #	Number	RM.	Room	T.O.P.	Top of Parapet		
						HR.	Hour	NOM.	Nominal	R.O.	Rough Opening	T.O.S.	Top of Sheathing		
						HG.,HGT.	High, Height	N.T.S.	Not to Scale	S.C.	Solid Core				
										SCHED.	Schedule				

PROJECT TEAM

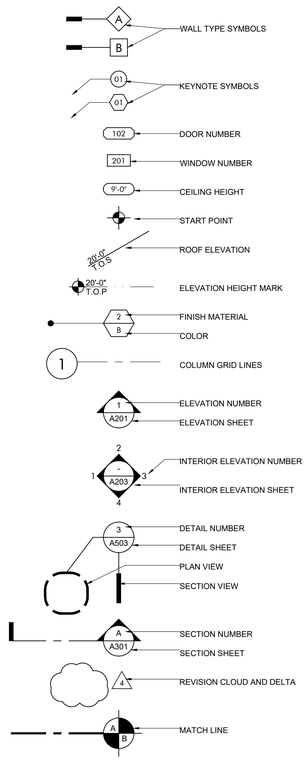
OWNER/ CLIENT:	MERLONE GEIER PARTNERS 4365 EXECUTIVE DRIVE , SUITE 1400 SAN DIEGO , CALIFORNIA 92121 310.820.1200 TEL CONTACT: DAVID GEISER E-mail Address: dgeiser@merlonegeier.com
TENANT:	FITNESS INTERNATIONAL, LLC 3161 MICHELSON DRIVE, SUITE 600 IRVINE, CALIFORNIA, 92612 - 4406 949.255.7299 TEL 626.583.8387 FAX CONTACT: DAVID HIRSCH E-mail Address: davidh@fitnessintl.com
APPLICANT & ARCHITECT:	MMA ARCHITECTURE 120 WEST LIME AVENUE MONROVIA, CALIFORNIA, 91016 626.583.8348 TEL 626.583.8387 FAX CONTACT: GREG JAMES / BONG ADAO E-mail Address: badao@mmaarchitecture.com

SHEET INDEX

ARCHITECTURAL:

T100	TITLE SHEET
C-01	CIVIL ENGINEERING SITE PLAN
A010	OVERALL SITE PLAN
A011	ENLARGED PARTIAL SITE PLAN
D101	DEMOLITION FLOOR PLAN
D102	DEMOLITION MEZZANINE FLOOR PLAN
A101	FLOOR / EGRESS PLAN & CODE ANALYSIS
A102	FLOOR PLAN PHOTO KEYPLAN
A131	ROOF PLAN
A201	DEMO & PROPOSED EXTERIOR EAST ELEVATION
A202	EXTERIOR ELEVATIONS
A203	COLORED EXTERIOR ELEVATIONS

SYMBOL LEGEND

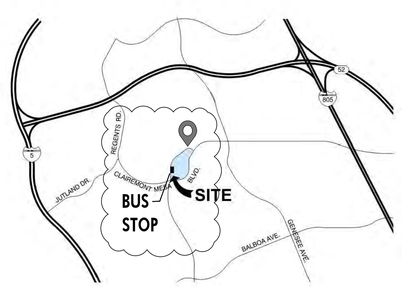


APPLICABLE CODES

BUILDING CODE:	2022 CALIFORNIA BUILDING CODE
ENERGY CODE:	2022 CALIFORNIA ENERGY CODE
MECHANICAL CODE:	2022 CALIFORNIA MECHANICAL CODE
ELECTRICAL CODE:	2022 CALIFORNIA ELECTRICAL CODE
PLUMBING CODE:	2022 CALIFORNIA PLUMBING CODE
FIRE CODE:	2022 CALIFORNIA FIRE CODE
GREEN CODE:	2022 CALGREEN T24 PART 11 CALGREEN
CITY OF SAN DIEGO:	CITY MUNICIPAL CODE

THESE PLANS AND RELATED DOCUMENTS MUST BE AVAILABLE AT THE JOB SITE DURING ANY INSPECTION ACTIVITY.

VICINITY MAP



SITE
CLAIREMONT TOWN SQUARE
4665 CLAIREMONT DRIVE,
SAN DIEGO, CALIFORNIA 92117

N.T.S.

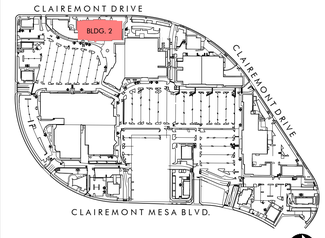
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A PROJECT FOR:

MerloneGeier Partners

STAMP APPROVAL

KEY PLAN



NOT TO SCALE

CONDITION USE PERMIT

CLAIREMONT TOWN SQUARE
4665 CLAIREMONT DRIVE
SAN DIEGO, CA 92117

ISSUES / REVISIONS

No.	DATE	DESCRIPTION
	07-22-2025	CONDITIONAL USE PERMIT
	11-20-2025	CUP 2ND PC SUBMITTAL
	03-13-2026	CUP 3RD PC SUBMITTAL
	06-16-2026	CUP 4TH PC SUBMITTAL

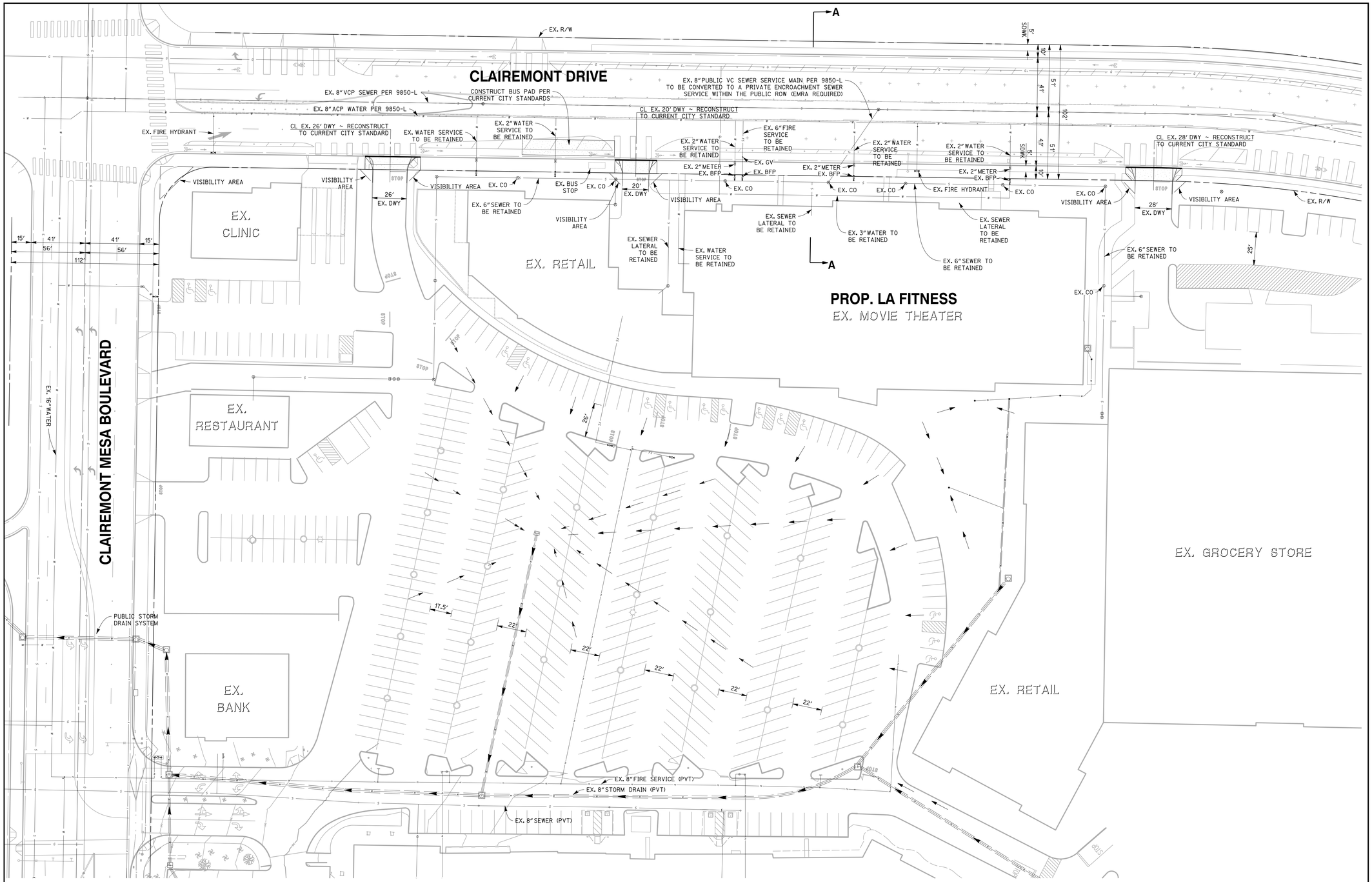
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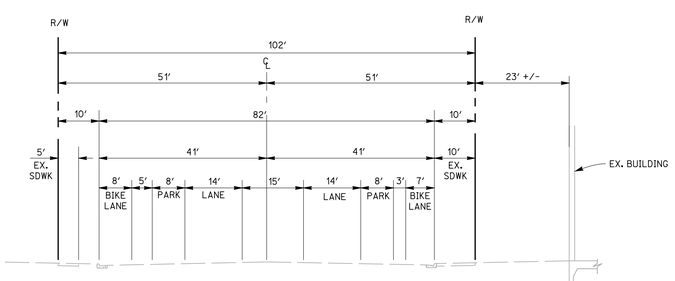
JOB NUMBER: 24116FMA
DRAWN BY: AM CHECKED BY: BA
DATE: 07/18/2025
SHEET DESCRIPTION:

TITLE SHEET

SHEET NUMBER:

T100





EXISTING SECTION A-A: CLAIREMONT DRIVE

NO SCALE

LEGEND:

DRAINAGE PATTERN (DIRECTION OF FLOW) .....→

NOTES:

1. PROJECT PROPOSED ONLY INTERNAL WORK/ INSIDE THE BUILDING WITHOUT INCREASE THE BUILDING FOOTPRINT
2. NO GRADING IS PROPOSED
3. NO OBJECTS, UNCLUDING LANDSCAPING OR SOLID WALLS WITHIN THE VISIBILITY AREA, SHALL EXCEED 36 INCHES IN HEIGHT

30 15 0 30 60 90

GRAPHIC SCALE 1" = 30'

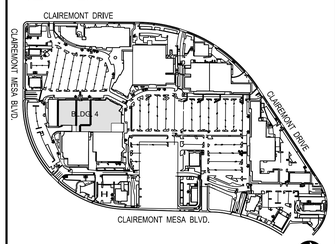
mma Architecture
120 W Lime Avenue Monrovia, CA 91016
TEL:626.583.8348 | mmaarchitecture.com

A PROJECT FOR:

STAMP APPROVAL

REGISTERED PROFESSIONAL ENGINEER
JOSEPH G. HAMMOND
No. 51540
CIVIL
STATE OF CALIFORNIA

KEY PLAN



NOT TO SCALE

CONDITIONAL USE PERMIT

CLAIREMONT TOWN SQUARE

4665 CLAIREMONT DRIVE
SAN DIEGO, CA 92117

ISSUES / REVISIONS

No.	DATE	DESCRIPTION
	07-22-2025	CONDITIONAL USE PERMIT
	11-20-2025	CUP 2ND RESUBMITTAL
	3-18-2026	CUP 3RD RESUBMITTAL
	06-16-2026	CUP 4TH PC SUBMITTAL

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JOB NUMBER: 24148FMA (RICK JOB #20123)
DRAWN BY: DEK CHECKED BY: JGH
DATE: 2025.11.20
SHEET DESCRIPTION:

CIVIL ENGINEERING SITE PLAN

SHEET NUMBER:

C-01

PROJECT WITHIN MOBILITY ZONE 2 SHALL INCLUDE VMT REDUCTION MEASURES TOTALING TO AT LEAST 5 POINTS.

SHORT TERM BICYCLE PARKING :
172 x 5% = 9 BICYCLE PARKING REQUIRED

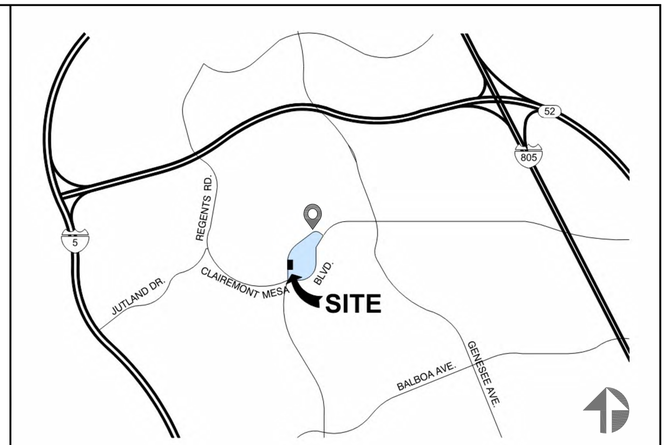
SHORT TERM BICYCLE PARKING TABULATIONS - VMT MEASURES

Minimum Required	10% Beyond Min. Required	Provided per VMT Reduction Measure	Points gained per VMT Reduction Measure
9 Bicycles	9 X 10% = 0.9 or 1 Bicycle	6 Bicycles Provided in addition to Min. 9 required, See A011	1 Bike = 1.5 Points 6 X 1.5 = 9 > 5 Points

TOTAL PROVIDED ON SITE:
(3) - 5 CAPACITY BIKE RACK = 15 BICYCLES
MINIMUM REQUIRED: 9 BICYCLES
VMT REDUCTION MEASURES: 6 BICYCLES

KEYNOTES:

1. EXISTING FIRE HYDRANT
2. EXISTING BUS STOP
3. NEW BIKE RACK - SEE 2 / A010
   5 BIKES CAPACITY PER RACK
4. NEW BIKE LOCKER
   SEE DETAIL 3 / A010
5. NEW BUS PAD, SEE CIVIL DRAWINGS
6. EXISTING DRIVEWAY TO BE CONSTRUCTED, SEE C-01



VICINITY MAP — NOT TO SCALE — 2

ENGINEERING NOTES:

1. NO NEED TO PROVIDE THE EARTHWORK QUANTITIES INFORMATION
2. NO GRADING IS PROPOSED

SITE PARKING CALCULATION:

PER SDMC, TABLE 142-05E HEALTH CLUBS IS BASED IN COMMERCIAL ZONE CC-1-3. THE CENTER IS WITHIN TRANSIT AREA AND IS PARKED AT: 5.0/1000 SF FOR NON TPA, 85% MIN. WITHIN TRANSIT AREA

40,388 SF/1000 = 40,388 X 5 = 202 PARKING (0.85) = 172 PARKING STALLS

SHORT TERM BICYCLE PARKING :
172 x 5% = 9 BICYCLE PARKING REQUIRED

LONG TERM BICYCLE PARKING :
172 x 5% = 9 BICYCLE LOCKERS

MOTORCYCLE PARKING
172 x 2% = 4 MOTORCYCLE PARKING

PER CBC TABLE 11B-208.2
TOTAL PARKING REQUIRED = 172 PARKING
ACCESSIBLE STALLS REQUIRED = 6 ACCESSIBLE STALLS
ACCESSIBLE STALLS PROVIDED = 7 ACCESSIBLE STALLS (EXISTING)
2 VAN ACCESSIBLE -
5 STANDARD ACCESSIBLE

MINIMUM REQUIRED NUMBER OF DESIGNATED PARKING SPACES FOR CARPOOL VEHICLES AND ZERO EMISSION VEHICLES.

PARKING REQUIRED = 172 PARKING

PER SDMC 142.0530 (d)(1)(B)(3)(vii)
150-200 PARKING = 16CARPOOL / ZERO EMISSION VEHICLES REQUIRED.

NOTE:
CALCULATIONS AND PARKING RATES SHOWN ARE BASED ON THE EXISTING ENTITLEMENT FOR THE COMMUNITY SHOPPING CENTER.

BIKE LOCKERS — 1/4" = 1'-0" — 3

SHORT TERM BIKE PARKING — 1/2" = 1'-0" — 2

OVERALL SITE PLAN — 80'-0" = 1'-0" — 1

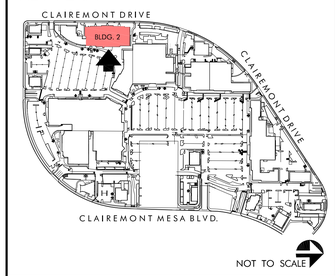
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A PROJECT FOR:

MerloneGeier Partners

STAMP APPROVAL

KEY PLAN



CONDITION USE PERMIT

CLAIREMONT TOWN SQUARE

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ISSUES / REVISIONS

No.	DATE	DESCRIPTION
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	11-20-2025	CUP 2ND PC SUBMITTAL
	03-13-2026	CUP 3RD PC SUBMITTAL
	06-16-2026	CUP 4TH PC SUBMITTAL

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JOB NUMBER: 24116FMA
DRAWN BY: AM CHECKED BY: BA
DATE: 07/18/2025
SHEET DESCRIPTION:

BUILDING - 2 OVERALL SITE PLAN

SHEET NUMBER:

A010

ATTACHMENT 9

SITE PLAN KEYNOTES

1. EXISTING 4-HR AREA SEPARATION WALL
2. EXISTING RAISED CURB TO REMAIN
3. NEW FACADE ENTRY WORK
4. EXISTING SIDEWALK TO REMAIN. REPAIR SIDEWALK AS REQUIRED. DAMAGED BY NEW SCOPE OF WORK
5. EXISTING RAMP TO BE RE-BUILT FOR COMPLIANCE. V.I.F.
6. EXISTING PLANTER SIDEWALK CUT-OUT TO REMAIN
7. OUTLINE OF ADJACENT EXISTING BUILDING
8. EXISTING STAIR TO REMAIN. EXISTING RAILING TO PREPARED TO RECEIVED NEW PAINT FINISH, TYP
9. EXISTING SOLID GROUTED CMU WALL
10. EXISTING WATER METER ON SIDEWALK, V.I.F. , SEE PLUMBING PLAN
11. NEW BACKFLOW PREVENTER ABOVE GRADE IN PLANTER
12. NEW LANDSCAPE PLANTING AND IRRIGATION TO MATCH EXISTING
13. EXISTING SIDEWALK, STAIR, HANDRAIL & LANDING TO BE REMOVED AND PATCH WITH NEW LANDSCAPE TO MATCH EXISTING
14. EXISTING FIRE HYDRANT

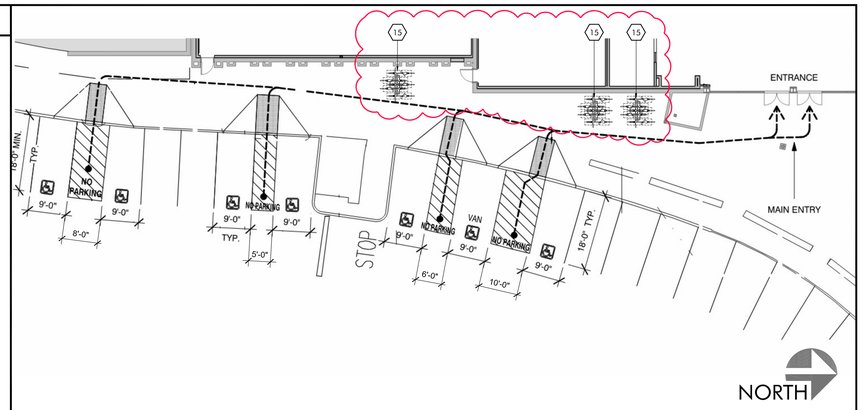
SITE PLAN KEYNOTES

15. SHORT TERM BIKE PARKING - SEE DETAIL 2 / A010.
    MANUF'R: DURA BIKE LOCKER
    MODEL: 5 BIKE WAVE RIDER - *(5 BIKE CAPACITY)*
    PROVIDED: 3 BIKE RACKS = 15 BICYCLES
    MIN. REQUIRED: 9 BICYCLES
    VMT REDUCTION MEASURES
    6 BICYCLES X 1.5 POINTS = 9 POINTS > 5 POINTS
    (SEE SHEET A010 FOR VMT MEASURE TABULATION)
16A. DL1 - SINGLE BIKE LOCKER, SEE DETAIL 3A / A010
    PROVIDED: 1 BIKE LOCKER = 1 BICYCLE
16B. DL2 - DOUBLE BIKE LOCKER, SEE DETAIL 3B / A010
    PROVIDED: 4 BIKE LOCKERS = 8 BICYCLES
17. NEW MOTORCYCLE PARKING.
    REQUIRED: 4 MOTORCYCLE PARKING
18. NEW CLEAN AIR VANPOOL, TYP. OF 16
    CARPOOL / ZERO EMISSION PARKING PER SDMC 142.0530 (d)(1)(B)(3)
19. NOT USED
20. EXISTING DRIVEWAY TO BE RECONSTRUCTED, SEE SHEET C-01

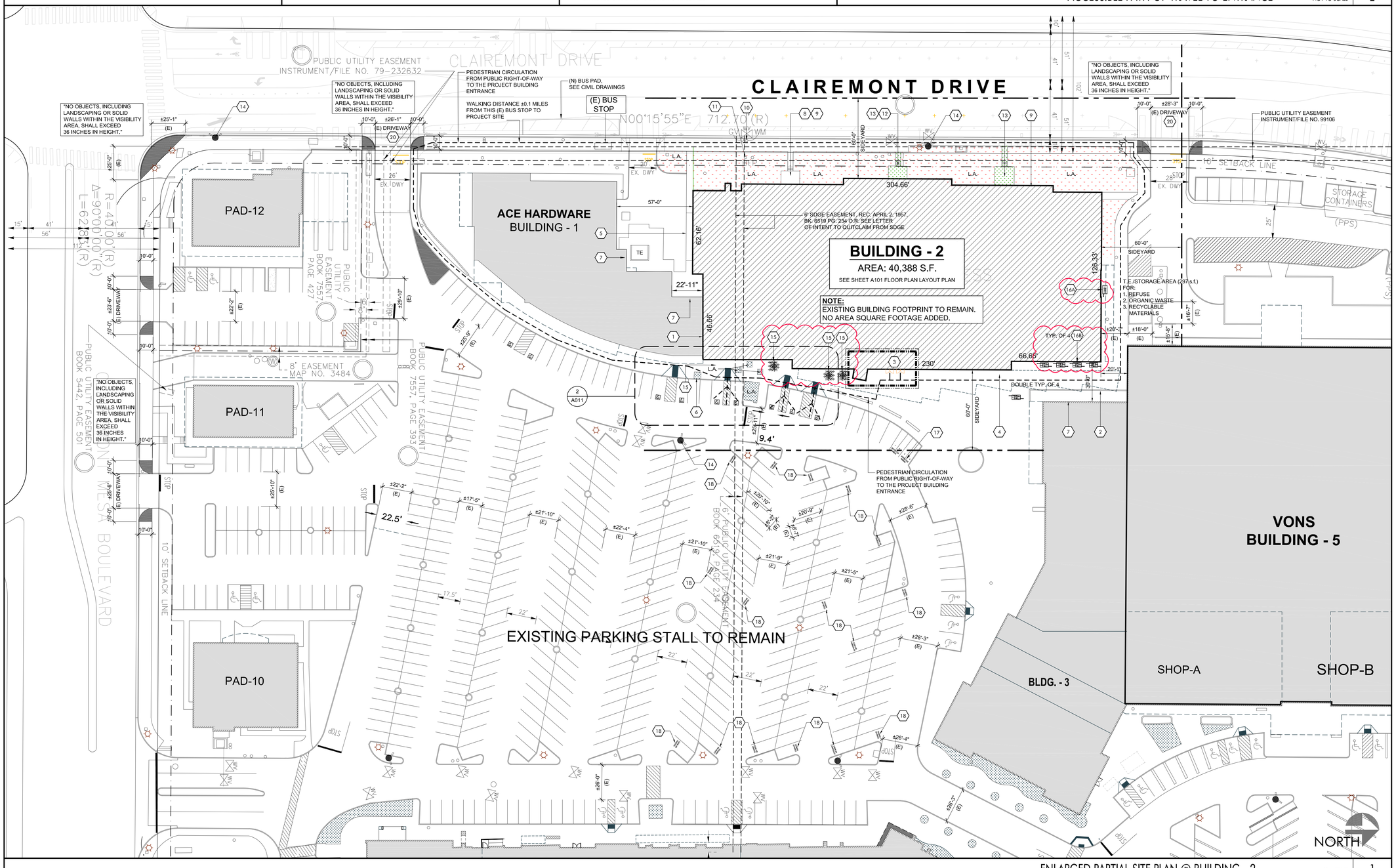
LEGEND

- AREA OF WORK
- EXISTING BUILDING
- PROPOSED FACADE REMODEL
- LINE INDICATES ACCESSIBLE PATH OF TRAVEL FROM THE PUBLIC SIDEWALK TO THE MAIN ENTRANCE WITH SLOPE UNDER 5%. 4'-0" MIN. WIDE PATH OF TRAVEL. WALKING DISTANCE FROM NEARBY TRANSIT STOP TO PROJECT SITE
- TE — EXISTING TRASH ENCLOSURE
- L.A. — EXISTING LANDSCAPE AREA
- B.R. — EXISTING BIKE RACK
- E.U. — EXISTING UTILITY
- VISIBILITY AREA

NOTE:
EXISTING SITE CONDITION TO REMAIN UNLESS INDICATED OR NOTED ON PLANS TO BE NEW OR MODIFIED.



ACCESSIBLE PATH OF TRAVEL TO ENTRANCE — NOT TO SCALE — 2



ENLARGED PARTIAL SITE PLAN @ BUILDING - 2 — 1" = 30'-0" — 1

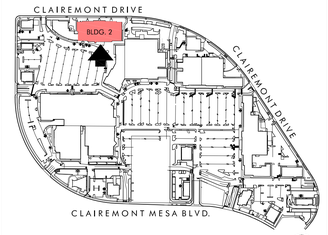
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STAMP APPROVAL

KEY PLAN



NOT TO SCALE

CONDITION USE PERMIT

CLAIREMONT TOWN SQUARE

4665 CLAIREMONT DRIVE
SAN DIEGO, CA 92117

ISSUES / REVISIONS

No.	DATE	DESCRIPTION
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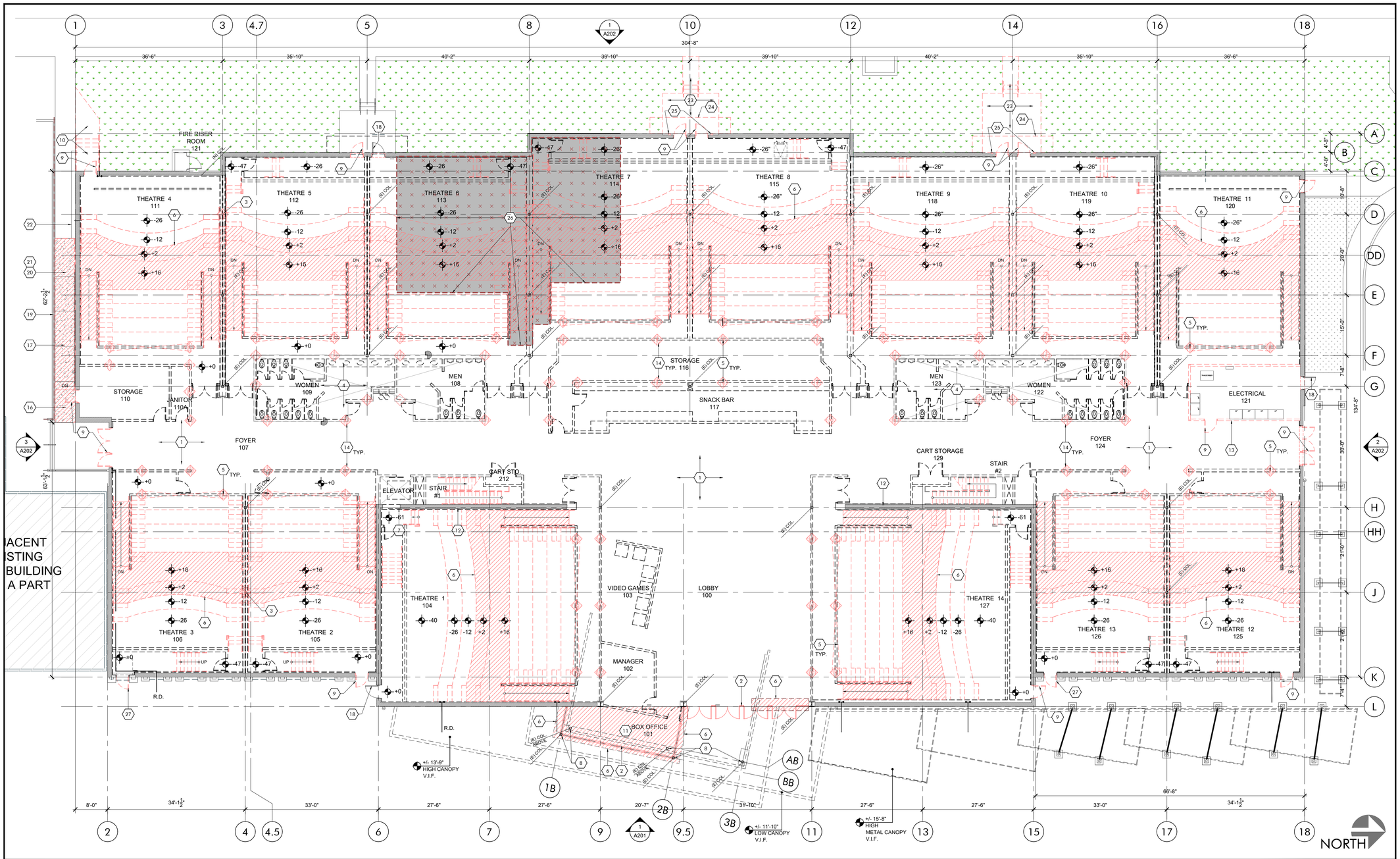
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JOB NUMBER: 24116FMA
DRAWN BY: AM CHECKED BY: BA
DATE: 07/18/2025
SHEET DESCRIPTION:

BUILDING - 2
OVERALL SITE PLAN

SHEET NUMBER:

A011



DEMOLITION FLOOR PLAN 1" = 10'-0" 1

DEMOLITION LINE

EXISTING TO CMU

EXISTING TO REMAIN

CONCRETE SLAB TO BE REMOVE

CONCRETE SLAB TO BE REMOVE ON REQUESTED TENANT REMOVAL

PLAN LEGEND

1. SEE DEMOLITION NOTES ON SHEET D100 FOR REFERENCE.
2. REFER TO MEZZANINE DEMO, CEILING DEMO, ROOF DEMO AND EXTERIOR ELEVATION DEMO FOR THE REMAINING OF DEMO SCOPE OF WORK NOT SHOWN ON THIS SHEET
3. SEE STRUCTURAL DRAWINGS FOR PORTION OF STRUCTURAL MEMBERS AND FRAMING TO BE DEMO.
4. REPAIR DAMAGE CONCRETE SLAB AND HEADER OPENING AS A RESULT OF DEMOLITION.
5. G.C. TO PROVIDE REQUIRED SHORING FOR PORTION OF BUILDINGS LEFT EXPOSED AFTER DEMOLITION.
6. G.C. TO VERIFY IN FIELD ALL (E) CONDITIONS AND NOTIFY ARCHITECT AND OWNER'S CM OF ALL DISCREPANCIES BEFORE PROCEEDING WITH WORK.
7. PROTECT ALL (E) UTILITIES POINT OF CONNECTIONS TO REMAIN.

GENERAL NOTES

1. • REMOVE ALL (E) INTERIOR STRUCTURAL AND NONSTRUCTURAL WALLS, FURRED WALLS, DROP CEILINGS, INTERIOR LIGHTING, STOCK ROOM WALLS, FLOOR COVERINGS, STAIRS, HYDRAULIC LIFTS, CONFLICTING SLAB.
   • REMOVE ALL HVAC DUCT, ALL ACCESSORIES, COMPONENT ABOVE CEILING, REGISTER GRILLE.
2. REMOVE (E) STOREFRONT SYSTEM, REPAIR ALL DAMAGE FLOORS AND HEADER AT STOREFRONT AREA.
3. AFTER NEW COLUMNS AND BEAMS INSTALLED, REMOVE (E) COLUMN CUT BELOW SLAB, ABANDON FOOTING. SEE STRUCTURAL DRAWING
4. REMOVE ALL PLUMBING FIXTURES AND ASSOCIATED PLUMBING LINES. CAPPED AT MAIN LINES.
5. REMOVE (E) COLUMNS SUPPORTING MEZZANINE PROJECTION ROOM TO BE CUT BELOW SLAB AND REMOVED. TYP. WHERE OCCURS.
6. EXTENT OF CONCRETE SLAB TO BE REMOVE, SAW CUT STRAIGHT. V.I.F., SEE STRUCTURAL DRAWINGS
7. REMOVE PORTION OF WALL FOR (N) DOOR OPENING, SAW CUT STRAIGHT. V.I.F.
8. (E) COLUMN TO REMAIN. PROTECT IN PLACE.
9. REMOVE (E) DOOR AND OPENING TO BE INFILL. SEE STRUCTURAL INFILL DETAIL.
10. DEMO/ REMOVE/ (E) CONCRETE LANDING, FOOTING AND HANDRAIL. PREPARE AND CONDITION SOIL TO PROVIDE (N) LANDSCAPE AND IRRIGATION TO MATCH EXISTING.
11. (E) CONCRETE SLAB TO BE DEMOLISHED AND RE POURED TO PROVIDE 2% SLOPE MAX AWAY FROM THE BUILDING. VERIFY IN FIELD.
12. (E) CMU SHEAR WALL TO REMAIN. PROTECT IN PLACE
13. (E) WALLS AT ELECTRICAL ROOM TO BE REMOVE AND RE-BUILT ON SAME WALL LOCATION. EXISTING SWITCHGEAR AND ASSOCIATED PANEL NOTED ON ELECTRICAL PLANS TO REMAIN TO BE PROTECTED IN PLACE.
14. SAWCUT (E) SLAB TO REMOVE (E) COLUMN SUPPORTING MEZZANINE, TYP. WHERE OCCURS
15. (E) CONCRETE SLAB TO REMAIN AS IS, PROTECT IN PLACE
16. (E) PORTION OF LEVEL LANDING TO BE DEMOED AND RECONSTRUCTED TO RECEIVED (N) RAMP IN COMPLIANCE.
17. (E) RAMP TO BE DEMOED TO RECEIVED (N) CONCRETE RAMP AND HANDRAILS.
18. (E) DOOR TO REMAIN, PROTECT IN PLACE. TYP.
19. (E) RAISED CURB WITH GUARD RAILS TO BE PROTECTED IN PLACE.
20. (E) PORTION OF RAMP TO BE DEMOED TO PROVIDE 6' OF LEVEL LANDING 2% SLOPE MAX.
21. (E) PORTION OF SIDEWALK TO BE REMOVED TO PROVIDE SIDEWALK SLOPE OF LESS THAN 5% TO CATCH EXISTING SIDEWALK. V.I.F.
22. (E) RAISED CURB TO BE PROTECTED IN PLACE. V.I.F.
23. (E) CONCRETE SIDEWALK, STAIR, RAILINGS TO BE REMOVED AND REPLACES WITH LANDSCAPE PLANTING AND IRRIGATION TO MATCH (E) FOR CONTINUITY.
24. (E) CANOPY TO BE REMOVED. IN-FILL, PATCH AND REPAIR HOLES ON WALLS TO RECEIVE (N) FINISH AND PAINT TO MATCH EXISTING
25. (E) CANOPY LIGHTING TO BE REMOVED. CONDUIT AND WIRING TO BE CAPPED AT INTERIOR OF SPACE.
26. AREA OF (E) SLAB TO BE DEMOLISHED ON REQUESTED TENANTS SLAB REMOVAL, SOIL COMPACTED TO RECEIVED (N) CONCRETE SLAB.
27. REMOVE (E) DOOR AND RE-INSTALL IN A REVERSE SWING

DEMO KEYNOTES

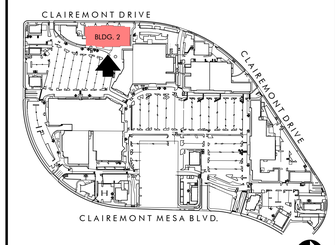
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STAMP APPROVAL

KEY PLAN



NOT TO SCALE

CONDITION USE PERMIT

CLAIREMONT TOWN SQUARE

4665 CLAIREMONT DRIVE
SAN DIEGO, CA 92117

ISSUES / REVISIONS

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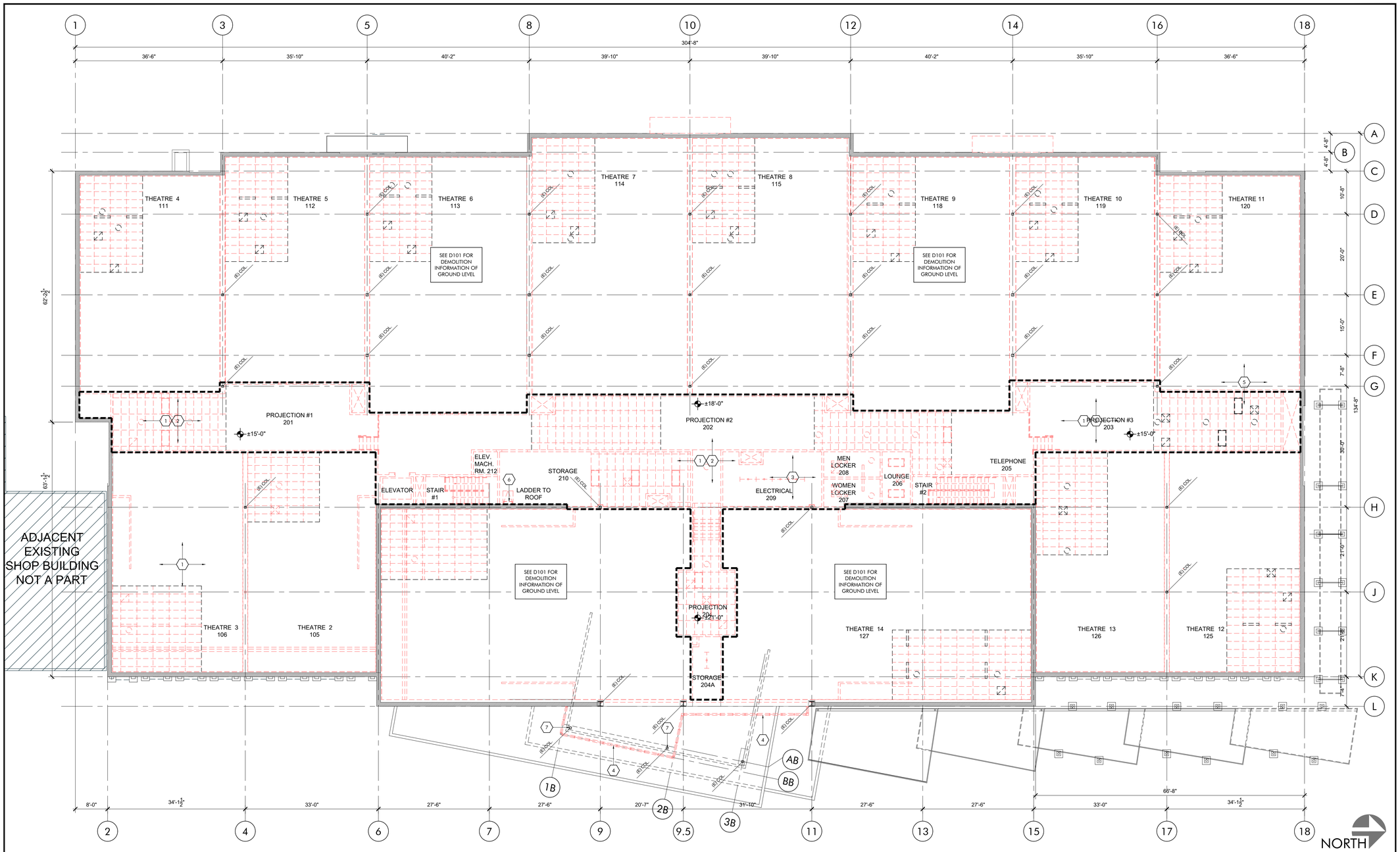
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JOB NUMBER: 24116FMA
DRAWN BY: AM CHECKED BY: BA
DATE: 07/18/2025
SHEET DESCRIPTION:

BUILDING - 2
DEMOLITION FLOOR PLAN

SHEET NUMBER:

D101



DEMOLITION (E) PROJECTOR ROOM/ LOCKER ROOMS 1" = 10'-0" | 1

DEMOLITION LINE

STEEL DECK TO BE REMOVE

PLAN LEGEND

1. REFER TO FLOOR PLAN DEMO, CEILING DEMO, ROOF DEMO AND EXTERIOR ELEVATION DEMO FOR THE REMAINING OF DEMO SCOPE OF WORK NOT SHOWN ON THIS SHEET
2. SEE STRUCTURAL DRAWINGS FOR PORTION OF STRUCTURAL MEMBERS AND FRAMING TO REMAIN AND ADDITIONAL INFORMATION.
3. REPAIR DAMAGE CONCRETE SLAB AND HEADER OPENING AS A RESULT OF DEMOLITION.
4. G.C. TO PROVIDE REQUIRED SHORING FOR PORTION OF BUILDINGS LEFT EXPOSED AFTER DEMOLITION.

GENERAL NOTES

1. REMOVE ALL (E) INTERIOR STRUCTURAL AND NONSTRUCTURAL WALLS, FURRED WALLS, DROP CEILINGS, STOCK ROOM WALLS, FLOOR COVERINGS, FLOOR DECK, HYDRAULIC LIFTS, CONCRETE RAMP. LOCATED AT MEZZANINE LEVEL.
2. DEMOLISHED (E) PROJECTOR ROOM, LOCKER ROOMS, ELEVATOR SHAFT, ELEVATOR MACHINE ROOM, STORAGE AREA, STAIRS AND HANDRAILS, WALLS, DOORS, CEILING FINISHES AND SUPPORT. MEZZANINE FLOOR FRAMING SYSTEM. COORDINATE WITH DIFFERENT TRADES PRIOR TO DEMOLITION.
3. REMOVE ALL (E) ELECTRICAL EQUIPMENT, PANELS, SEE ELECTRICAL PLAN FOR ADDITIONAL INFORMATION.
4. REMOVE ALL (E) STOREFRONT SYSTEM.
5. REMOVE (E) STEEL DECK OVER (E) ELECTRICAL ROOM. G.C. TO COORDINATE WITH ARCHITECT & STRUCTURAL ENGINEER PRIOR TO REMOVAL.
6. REMOVE (E) LADDER TO ROOF
7. (E) COLUMN TO REMAIN. PROTECT IN PLACE.

DEMO KEYNOTES

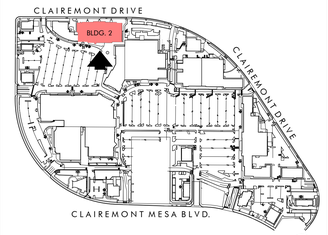
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DRAWN BY: AM CHECKED BY: BA
DATE: 07/18/2025
SHEET DESCRIPTION:

BUILDING - 2
DEMOLITION MEZZANINE FLOOR PLAN

SHEET NUMBER:

D102

OCCUPANCY LOAD CALCUATION

SPACE	Area	Floor Area per Occupant: Egress Occupant Load Factor	Occupancy By Type	Design Occupant Load	Actual Occupant Load	Plumbing Occupant Load Factor	Plumbing Occupant Load	Comments	Occupant Classification[1]
HALLWAY/CORRIDOR	620 SF	100 SF	GROSS	7	7	0 SF	0		Assembly •
J.B CIRCULATION	206 SF	100 SF	GROSS	3	3	0 SF	0		Assembly •
MEN'S CIRCULATION	980 SF	100 SF	GROSS	10	10	0 SF	0		Assembly •
OPEN FITNESS 1	12155 SF	50 SF	GROSS	244	244	50 SF	244		Assembly
RECEPTION	1455 SF	15 SF	GROSS	97	97	0 SF	0		Assembly •
STUDIO DESK	406 SF	50 SF	GROSS	9	9	150 SF	3		Assembly
WOMEN'S CIRCULATION	969 SF	100 SF	GROSS	10	10	0 SF	0		Assembly •
A-3	**16791 SF**				**380**		**247**		
AV	197 SF	150 SF	GROSS	2	2	150 SF	2		Business
BOX	1220 SF	50 SF	GROSS	25	21	50 SF	25		Business
CS4	2865 SF	50 SF	GROSS	58	45	50 SF	58		Business
CS LOUNGE	168 SF	7 SF	GROSS	25	25	50 SF	4		Business
CS SERVICE	467 SF	50 SF	GROSS	10	10	150 SF	4		Business
JUICE BAR	266 SF	200 SF	GROSS	2	2	100 SF	3		Business
JUICE BAR LOUNGE	208 SF	15 SF	GROSS	14	14	30 SF	7		Business
JUICE BAR STORAGE	501 SF	200 SF	GROSS	3	3	0 SF	0		Business •
LAUNDRY	569 SF	150 SF	GROSS	4	4	500 SF	2		Business
MED SPA	903 SF	50 SF	GROSS	19	19	150 SF	7		Business
MEN'S LOCKER	970 SF	50 SF	GROSS	20	20	150 SF	7		Business
MEN'S R.R.	239 SF	50 SF	GROSS	5	5	0 SF	0		Business •
MEN'S SAUNA	221 SF	50 SF	GROSS	5	5	0 SF	0		Business •
MEN'S SHOWER	615 SF	50 SF	GROSS	13	13	0 SF	0		Business •
PT OFFICE	112 SF	150 SF	GROSS	1	1	150 SF	1		Business
RECOVERY	1501 SF	50 SF	GROSS	31	31	150 SF	11		Business
REFORM	2570 SF	50 SF	GROSS	52	52	50 SF	52		Business
RIDE	1637 SF	50 SF	GROSS	33	33	50 SF	33		Business
SALES	297 SF	150 SF	GROSS	2	2	150 SF	2		Business
STRETCH	791 SF	50 SF	GROSS	16	16	50 SF	16		Business
STUDIO CORRIDOR	1900 SF	50 SF	GROSS	38	38	0 SF	0		Business •
SWEAT	1561 SF	50 SF	GROSS	32	32	50 SF	32		Business
UNISEX	88 SF	50 SF	GROSS	2	2	0 SF	0		•
WOMEN'S LOCKER	1139 SF	50 SF	GROSS	23	23	150 SF	8		Business
WOMEN'S RR	383 SF	50 SF	GROSS	8	8	0 SF	0		Business •
WOMEN'S SAUNA	239 SF	50 SF	GROSS	5	5	0 SF	0		Business •
WOMEN'S SHOWER	645 SF	50 SF	GROSS	13	13	0 SF	0		Business •
B	**22270 SF**				**444**		**274**		
ELECTRICAL ROOM	384 SF	300 SF	GROSS	2	2	0 SF	0		Storage •
JANITOR/STORAGE	273 SF	300 SF	GROSS	1	1	0 SF	0		Storage •
STOR.	52 SF	300 SF	GROSS	1	1	0 SF	0		Storage •
STORAGE	93 SF	300 SF	GROSS	1	1	0 SF	0		Storage •
STORAGE	124 SF	300 SF	GROSS	1	1	0 SF	0		Storage •
W.H.	182 SF	300 SF	GROSS	1	1	0 SF	0		Storage •
S-2	**1108 SF**				**7**		**0**		
Grand total: 40	**40169 SF**				**831**		**521**		

1. Bullet symbol (•) indicates a space classified as accessory in Table 4-1 of the CPC

CHAPTER 3: USE & OCCUPANCY CLASSIFICATION

USE GROUP CLASSIFICATION (302): **A-3** ASSEMBLY (303.4 ASSEMBLY GROUP A)
B BUSINESS (304.1 BUSINESS GROUP B)
S-2 STORAGE (311.3 STORAGE GROUP S)

- DESIGNING SPACE PER SECTION 508.3 NON-SEPARATED OCCUPANCIES
- A-3 OCCUPANCY HAS MOST RESTRICTIVE OF CHAPTER 9 PROVISIONS (SPRINKLERS REQUIRED)
- A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD OF LESS THAN 50 PERSONS AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY OR AS PART OF THAT OCCUPANCY (2022 CBC SECTION 303.1.2)

CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS

TYPE OF CONSTRUCTION: **TYPE III-B** NON-COMBUSTIBLE EXTERIOR WALLS SPRINKLERED *(PER TABLE 503)*
BUILDING HEIGHT: **38'-2"** *(55' ALLOWED PER TABLE 504.3))*
BUILDING STORIES: **1 STORY** *(2 STORY ALLOWED)*
(PER TABLE 504.4 - A-3 TYPE III-B SPRINKLERED w/ AREA INCREASE)
BUILDING AREA: **40,169 SF** *(UNLIMITED)*
(PER TABLE 507.7 - A-3 TYPE III-B SPRINKLERED)

CHAPTER 6: TYPES OF CONSTRUCTION

RATING OF CONSTRUCTION ELEMENTS, TYPE III-B SPRINKLERED; CONSTRUCTION: SECTION 602.5 TYPE III-B

TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS

RATING OF CONSTRUCTION ELEMENTS TYPE III-B SPRINKLERED

THE FOLLOWING LIST OF STRUCTURAL ELEMENTS AND THEIR RESPECTIVE FIRE RATINGS TAKES PRECEDENCE OVER ALL DETAILS IN THE DRAWINGS AND ALL REQUIREMENTS OF THE SPECIFICATIONS.

IF A CONFLICT EXISTS BETWEEN THIS LIST, THE DRAWINGS AND/OR THE SPECIFICATIONS, THE CONTRACTOR HAS ANY QUESTIONS REGARDING ANY RATINGS, THEY SHALL REQUEST A CLARIFICATION BEFORE BEGINNING THE WORK.

CHAPTER 6: TYPES OF CONSTRUCTION (cont)

BUILDING ELEMENT	FIRE RATING
STRUCTURAL FRAME (INCLUDING COLUMNS, GIRDERS, TRUSSES)	0 HOURS
EXTERIOR BEARING WALLS	2 HOURS
INTERIOR BEARING WALLS	0 HOURS
EXTERIOR NON-BEARING WALLS	0 HOURS
INTERIOR NON-BEARING WALLS & PARTITIONS	0 HOURS
FLOOR CONSTRUCTION (INCLUDING SUPPORT BEAMS & JOISTS)	0 HOURS
ROOF CONSTRUCTION	0 HOURS

CHAPTER 7: FIRE AND SMOKE PROTECTION FEATURES

AN AUTOMATIC SPRINKLER PROTECTION SYSTEM WILL BE INSTALLED PER SECTION 903.
A FIRE ALARM SYSTEM & AUTOMATIC FIRE DETECTION SYSTEM WILL BE INSTALLED PER SECTION 907.

CHAPTER 10: MEANS OF EGRESS

EGRESS WIDTH PER OCCUPANT SERVED.
EGRESS COMPONENTS OTHER THAN STAIRS (1005.3.2)

CHAPTER 10: MEANS OF EGRESS (cont)

LOCATION	DESIGN OCCUPANT LOAD	MULTIPLIER	TOTAL EXIT WIDTH
ASSEMz/BLIES	790	0.2"	158" REQUIRED

TOTAL EXIT WIDTH PROVIDED:
EXITS A,B,C,D,E AND F — 288" TOTAL - 6 EXITS (2@ 72", 4 @ 36")

EXIT WIDTH PROVIDED FROM MAIN OPEN AREA (EXITS A, B & C)
180" FROM 3 EXITS

SUMMARY OF REQUIREMENTS

MINIMUM CORRIDOR:	**60"** PROVIDED *(44" PER TABLE 1020.2)*
MINIMUM DOOR WIDTH:	**36"** PROVIDED *(32" PER 1010.1.1)*

MEANS OF EGRESS: MISCELLANEOUS

EXIT ACCESS *(CBC SECTION 1016)*	**SEE DRAWINGS**
EXIT ACCESS DOORWAY ARRANGEMENTS *(CBC SECTION 1010)*	**SEE DRAWINGS**
SEPARATED BY 1/3 THE DIAGONAL OF AREA SERVED	
EXIT ACCESS TRAVEL DISTANCE *(TABLE 1017.2)*	**250 FT. MAX.** *(GROUP A, SPRINKLERED)*
	300 FT. MAX. *(GROUP B, SPRINKLERED)*
SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY *(1006.2.1)*	**100 FT. MAX.** *(GROUP B, SPRINKLERED)*
COMMON PATH OF TRAVEL *(TABLE 1006.2.1)*	**75 FT. MAX**
DEAD ENDS *(CBC SECTION 1020.5)*	**20 FT. MAX.**

MINIMUM NUMBER OF EXITS: *(TABLE 1006.3.3)*

0 - 500 OCCUPANTS:	2 EXITS REQUIRED
501-1,000 OCCUPANTS:	3 EXITS REQUIRED
MORE THAN 1,000 OCCUPANTS:	4 EXITS REQUIRED

ASSEMBLY SECTION (SECTION 1030)
ASSEMBLY MAIN EXIT (1030.2)
GROUP A OCCUPANCIES THAT HAVE AN OCCUPANT LOAD GREATER THAN 300 SHALL BE PROVIDED WITH MAIN EXIT. MAIN EXIT SHALL BE OF SUFFICIENT WIDTH TO ACCOMMODATE NOT LESS THAN 1/2 THE OCCUPANT LOAD.

THE COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 30' (FEET) FROM ANY SEAT TO A POINT WHERE AN OCCUPANT HAS A CHOICE OF TWO PATHS OF EGRESS TRAVEL TO TWO EXITS. FOR AREAS

FIRE DEPARTMENT NOTES (CON'T):

SERVING LESS THAN 50 OCCUPANTS, THE COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 75 FEET. (CBC 1030.8)

FIRE DEPARTMENT NOTES:

1. **POSTING OF OCCUPANT LOAD:** EVERY ROOM OR SPACE WHICH IS USED FOR ASSEMBLY, CLASSROOM, DINING, DRINKING OR SIMILAR PURPOSES HAVING AN OCCUPANT LOAD OF 50 OR MORE SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE.
2. **KEY BOX:** PROVIDE KEY BOXES AT THE MAIN ENTRANCE AND ANY RESTRICTED ACCESS TO THE BUILDING.
3. **FIRE EXTINGUISHERS:** 6 REQUIRED, 6 ARE PROVIDED. ***ALL PORTIONS OF THE BUILDING SHALL BE WITHIN 75 FEET OF A FIRE EXTINGUISHER.*** **THE MINIMUM SIZE OF THE EXTINGUISHER SHALL BE 2-A: 10-BC.**
4. PROVIDE AN EMERGENCY RADIO COVEREAGE ANALYSIS IN ACCORDANCE WITH THE CFC, CHAPTER 5, SECTION 510. EMERGENCY RADIO SIGNAL AMPLIFIER SHALL BE INSTALLED IN ROOM 118 AND FINAL SYSTEM DESIGN SHALL BE INSTALLED IN ROOM 118 AND FINAL SYSTEM DESIGN SHALL BE DETERMINED UPON ADDITIONAL ANALYSIS AFTER BUILDING ENCLOSURES (ROOF EXTERIOR WALLS AND WINDOWS) ARE COMPLETED

ENVIRONMENTAL HEALTH DEPARTMENT NOTES:

1. AS REQUIRED BY CODE, THE UNISEX RESTROOM HAS BEEN IDENTIFIED AS THE DEDICATED RESTROOM FOR THE JUICE BAR. THE TRAVEL DISTANCE IS 134'-0" < 200' AS REQUIRED.

BUILDING CODE SUMMARY 2

PLUMBING FIXTURES BASED ON 2022 CPC

	TOTAL OCC	MALE	FEMALE	WATER CLOSETS				URINALS	LAVS				DRINK FOUNTAIN		SERVICE SINK
				MALE		FEMALE			MALE		FEMALE		ADD 1 FIXTURE >500		
				3 PER	201-400	6 PER	201-300	3 PER	201-400	2 PER	201-400	4 PER	201-300	2 PER	251-500	1
SUB TOTAL	521	260	261	3		6		3	3		4		2		1
TOTALS REQ				9					6						

PLUMBING FIXTURES PROVIDED

RESTROOMS	WATER CLOSETS		URINALS	LAVS		DRINK FOUNTAIN	SERVICE SINK
TRADITIONAL	3	8	3	4	6	2	1
UNISEX	1			1			
TOTALS	12			11			

OCCUPANT LOAD 5

REQUIRED WIDTH
EGRESS WIDTH CAPACITY — 0.2" — 100 — .20"
EGRESS LOAD — .36"
PROVIDED WIDTH

1 HOUR RATED SEPARATION WALL

EXISTING 2-HOUR FIRE RATED WALL PER UL #U419

EXIT — ILLUMINATED EXIT SIGN WITH BATTERY BACKUP

FEC — FIRE EXTINGUISHER

EXIT STAIR DOWN — PROVIDE BRAILLE "EXIT STAIR DOWN" SIGN PER DETAIL ON SHEET A0-2.3 & A0-2.4

EXIT STAIR DOWN — PROVIDE BRAILLE "EXIT ROUTE" SIGN PER DETAIL ON SHEET A0-2.3 & A0-2.4

36"X60" 24"X36" 30"X48" — CLEAR FLOOR SPACE BETWEEN EQUIPMENTS

ACCESSIBILITY SIGNAGE (SEE DETAIL ON SHT. A0-2.3 & A0-2.4)

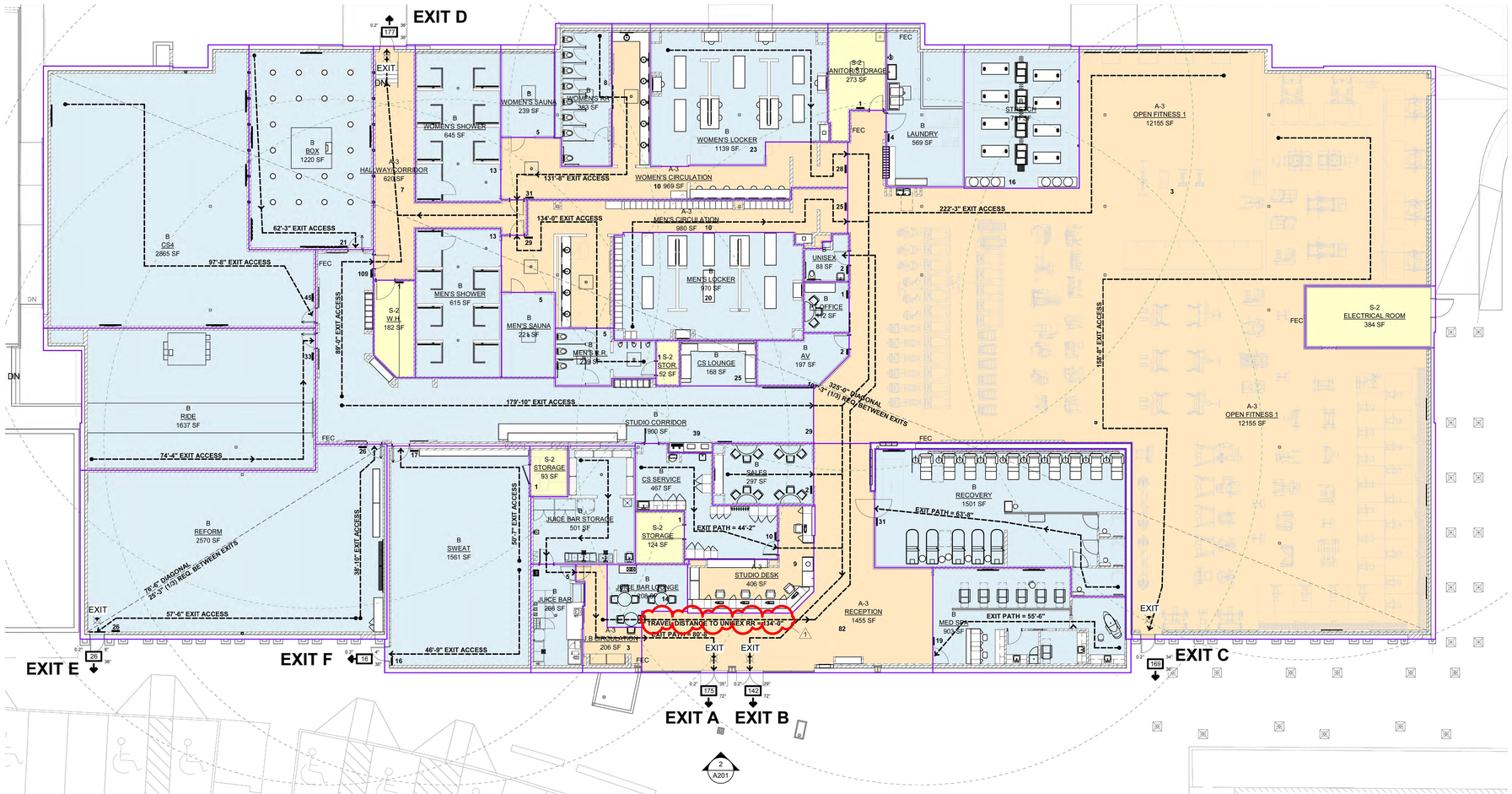
A. MEN
B. WOMEN
C. EXIT
D. EXIT ROUTE
E. EXIT STAIR DOWN
F. SYMBOL OF ACCESSIBILITY

NOTES:
1 - EXIT SIGN SHALL BE LOCATED MIN. 48" AND MAX. 60" ABOVE FLOOR.
2 - SIGN SHALL BE LOCATED WITH MIN. 18" x 18" FLOOR SPACE ON LATH SIDE OF DOOR (CBC 11B-703.4.2)

OCCUPANT LOAD SIGNAGE
120 — MAX. OCCUPANTS ON SIGNAGE FOR ROOM
POSTED OCCUPANT LOAD SIGN LOCATION

EXIT ROUTE PATH OF TRAVEL

EGRESS PLAN LEGEND 3



GROUND FLOOR AREA PLAN 3/32" = 1'-0" 1

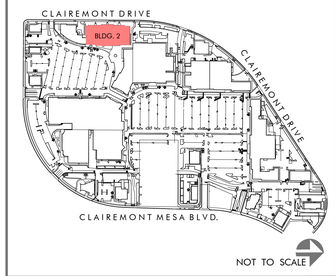
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120 W Lime Avenue Monrovia, CA 91016
TEL:626.583.8348 | mmaarchitecture.com

A PROJECT FOR:

MerloneGeier Partners

STAMP APPROVAL

KEY PLAN



CONDITION USE PERMIT

CLAIREMONT TOWN SQUARE

4665 CLAIREMONT DRIVE
SAN DIEGO, CA 92117

ISSUES / REVISIONS

No.	DATE	DESCRIPTION
	07-22-2025	CONDITIONAL USE PERMIT
	11.20.2025	CUP 2nd PC SUBMITTAL
	03-13-2026	CUP 3RD PC SUBMITTAL
	06-16-2026	CUP 4TH PC SUBMITTAL

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JOB NUMBER: 24116FMA
DRAWN BY: AM CHECKED BY: BA
DATE: 07/18/2025
SHEET DESCRIPTION:

BUILDING - 2
FLOOR / EGRESS PLAN & CODE ANALYSIS

SHEET NUMBER:

A101

































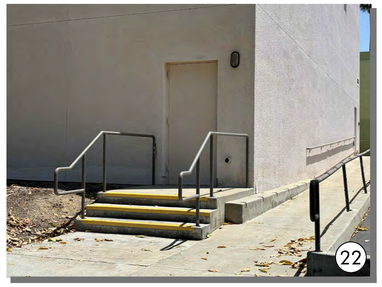


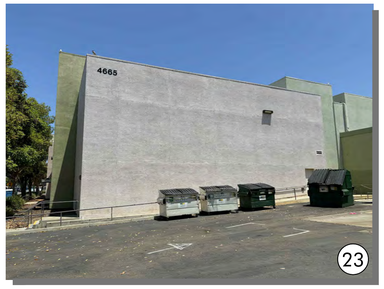


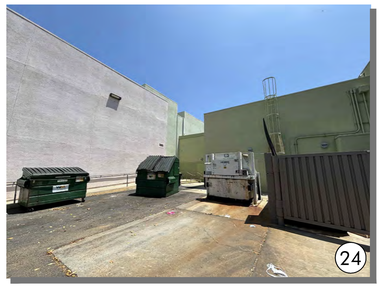




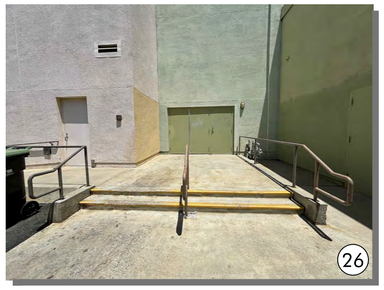


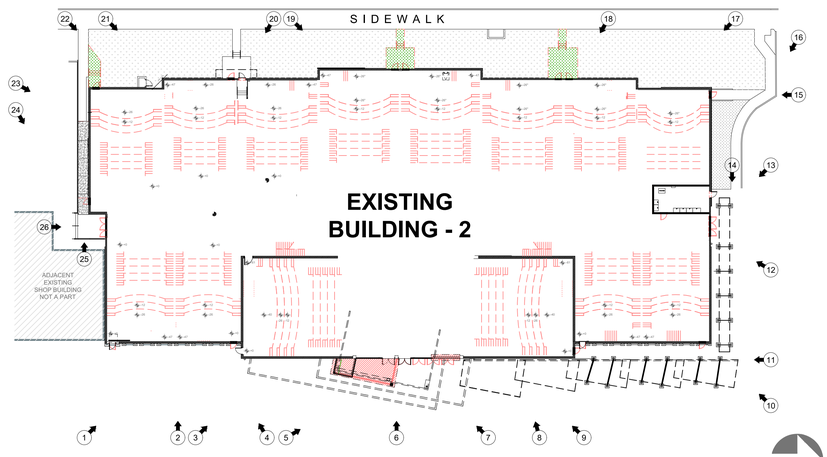












EXTERIOR PHOTO KEYPLAN 1" = 30'-0" 1

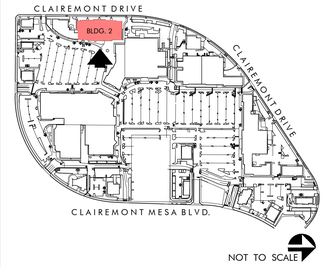
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A PROJECT FOR:

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STAMP APPROVAL

KEY PLAN



CONDITION USE PERMIT

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4665 CLAIREMONT DRIVE
SAN DIEGO, CA 92117

ISSUES / REVISIONS

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DRAWN BY: AM CHECKED BY: BA
DATE: 07/18/2025
SHEET DESCRIPTION:

BUILDING - 2 EXTERIOR PHOTO KEYPLAN

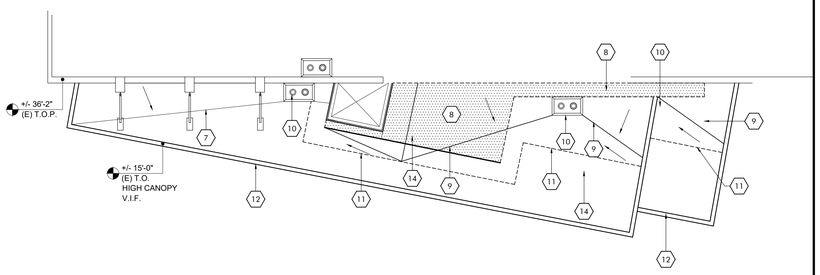
SHEET NUMBER:

A102

ATTACHMENT 9



ROOF PLAN 1" = 10'-0" | 1



ENLARGED PARTIAL CANOPY ROOF 1" = 10'-0" | 2

ROOF / WALL PROFILE

NEW BUILT-UP ROOFING / LINE OF NEW ROOF INFILL

PLAN LEGEND

1. ALL ROOF ELEVATIONS ARE REFERENCED FROM TOP OF FLOOR SLAB (FIN. FLR. ELEV. OF 0'-0") OR FROM DATUM LINE (0'-0") WHERE OCCURS, SEE BUILDING ELEVATIONS & SECTIONS TO LOCATE DATUM LINE.
2. ALL ROOF WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE ROOFING MANUFACTURER'S RECOMMENDATIONS AND APPROVED DETAILS- SEE SPEC'S.
3. THE CONTRACTOR SHALL VERIFY THAT ALL AREAS TO RECEIVE SINGLE PLY ROOFING MEMBRANE, ARE PROVIDED W/ POSITIVE DRAINAGE AT 1/4" PER FOOT MINIMUM PRIOR TO ROOFING.
4. VERIFY SIZES AND LOCATIONS OF ALL OPENINGS, PLATFORMS, ETC., WITH RESPECTIVE CONTRACTORS.
5. ALL CRICKETS/FLASHING SHALL SLOPE A MINIMUM OF 1/4" PER FOOT.
6. PROVIDE CRICKETS/FLASHING AROUND ALL CURBED ROOF OPENINGS.
7. ALL ROOF DIMENSIONS ARE MEASURED TO THE FACE OF SHEATHING, U.N.O.
8. ALL MECHANICAL, PLUMBING AND ELECTRICAL CONDUITS TO RECEIVE PILLOW BLOCKS AS REQUIRED, MAX. 4'-0" APART. GAS LINE ON ROOF, PAINT YELLOW.
9. GENERAL CONTRACTOR TO PROVIDE ROOF JACKS AT ALL EXPOSED ROOF PENETRATIONS.
10. PRIMED, PAINT ALL EXPOSED IRON AND GALVANIZED IRON PIPES, CONDUIT, ETC. VERIFY COLOR WITH ARCHITECT PRIOR TO PROCEEDING.
11. ALL NEW TPO MEMBRANE SHALL ATTACHED EITHER MECHANICAL OR FULLY ADHERED WHICH EVER IS COMPATIBLE TO EXISTING CONDITIONS.

GENERAL NOTES

1. REMOVE (E) ROOF ACCESS
2. NEW ROOF TOP UNITS WITH NEW ROOF OPENING AND STRUCTURAL SUPPORT
3. NEW BUILT-UP ROOF TO OVERLAP WITH (E), TYP. WHERE OCCURS.
4. (E) ROOFING TO REMAIN, PROTECT IN PLACE
5. (E) HVAC & CONDENSING UNIT TO BE REMOVED. OPENING TO BE INFILLED WITH NEW ROOFING TO MATCH EXISTING.
6. LINE OF (N) PILASTER BELOW
7. (E) CRICKET TO REMAIN
8. (N) BUILT-UP ROOFING. PROVIDE ROOF FLASHINGS AT ALL PENETRATIONS AND WALL CURB TERMINATION FOR WATER TIGHTNESS
9. (N) TAPERED CRICKET RIGID INSULATION
10. (E) ROOF DRAIN TO REMAIN
11. PATCH AND REPAIR PORTION OF EXISTING ROOF DISTURBED / DAMAGED DURING CONSTRUCTION. +/-2'-0" ALL AROUND PERIMETER OF NEW CONSTRUCTION AREA. (V.I.F.).
12. (E) CANOPY TO REMAIN. CLEAN, PRIME AND PAINT
13. REMOVE (E) COPING AND PROVIDE (N) ALUCOBOND COPING, SLOPE 1/4"/FT. MIN.
14. LINE OF (E) CANOPY ABOVE
15. (E) ROOF SHINGLE TO REMAIN, PROTECT IN PLACE
16. (N) ROOF ROOF HATCH WITH (N) OPENING, COORDINATE LOCATION WITH TENANT DRAWINGS

KEYNOTES

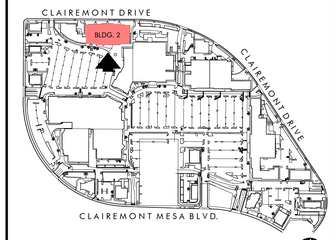
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A PROJECT FOR:

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STAMP APPROVAL

KEY PLAN



CONDITION USE PERMIT

CLAIREMONT TOWN SQUARE

4665 CLAIREMONT DRIVE
SAN DIEGO, CA 92117

ISSUES / REVISIONS

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JOB NUMBER: 24116FMA
DRAWN BY: AM CHECKED BY: BA
DATE: 07/18/2025
SHEET DESCRIPTION:

BUILDING - 2
ROOF PLAN

SHEET NUMBER:

A131

PAINT COLOR LEGEND

- P1 — DUNN EDWARDS PAINT DEA 103 STRIKING RED
- P2 — DUNN EDWARDS PAINT DEW 380 WHITE (-1)
- P3 — DUNN EDWARDS PAINT DE 6367 COVERED IN PLATINUM
- P4 — DUNN EDWARDS PAINT DE 6057 RAINDROPS
- P5 — DUNN EDWARDS PAINT DE 6383 BANK VAULT
- P6 — DUNN EDWARDS PAINT DEC 757 RINCON COVE
- P7 — DUNN EDWARDS PAINT DE 5260 SANDY BEACH
- P8 — DUNN EDWARDS PAINT DE 6105 WEATHERED LEATHER
- M1 — COLOR TO MATCH 'RAL 7039' TIGER DRYLAC POWDER COATINGS
- L1 — COMBINATION OF 6" SPLITE LIMESTONE 'CREAM' & 12" X 4" SMOOTH LIMESTONE
- S1 — FIBER CEMENT SIDING 18" X 10" NICHIA 'VINTAGE WOOD CEDAR'
- S2 — FIBER CEMENT SIDING 18" X 10" NICHIA 'VINTAGE WOOD BARK'
- S3 — FIBER CEMENT SIDING 18" X 6" NICHIA 'ARCHITECTURAL BLOCK-GRAY"
- S4 — ALUCOBOND ACM PANEL- COLOR - CADET GRAY PVDF-2 GLOSS LEVEL - 30
- S5 — ALUCOBOND ACM PANEL- COLOR - DUSTY CHARCOAL PVDF-3 / GLOSS LEVEL-30
- SF1 — CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM (DEFERRED SUBMITTAL)
- SF2 — BLACK ANODIZED ALUMINUM STOREFRONT SYSTEM

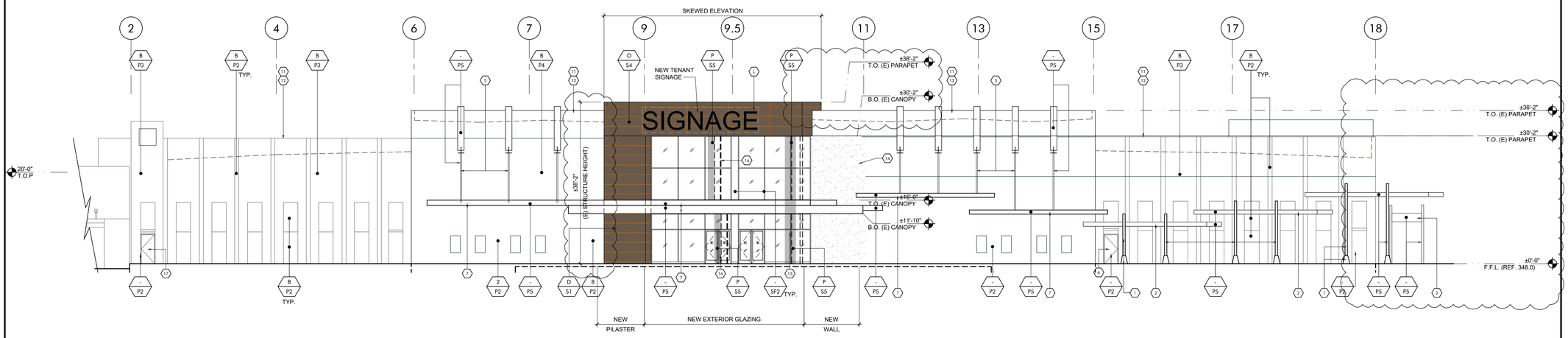
MATERIALS

- A — STUCCO FINISH
- B — EXISTING WALL TO BE RE-PAINTED
- C — STONE VENEER
- D — FIBER CEMENT SIDING
- E — NEW ANODIZED ALUMINUM STOREFRONT SYSTEM (DEFERRED SUBMITTAL)
- F — BREAK METAL SHAPE THROUGH FRAME
- G — METAL CANOPY
- H — INTERNALLY LITTRANSLUCENT GLASS
- J — METAL TRELLIS / PATIO COVER
- K — NEW SIMPLIFIED CORNICE PROFILE, STUCCO FINISH
- L — BREAK METAL CLADDING
- M — WINDOW SURROUND TRIM
- N — NEW STUCCO SURROUND FRAME
- O — ALUCOBOND ACM PANEL
- P — ALUCOBOND ACM PANEL

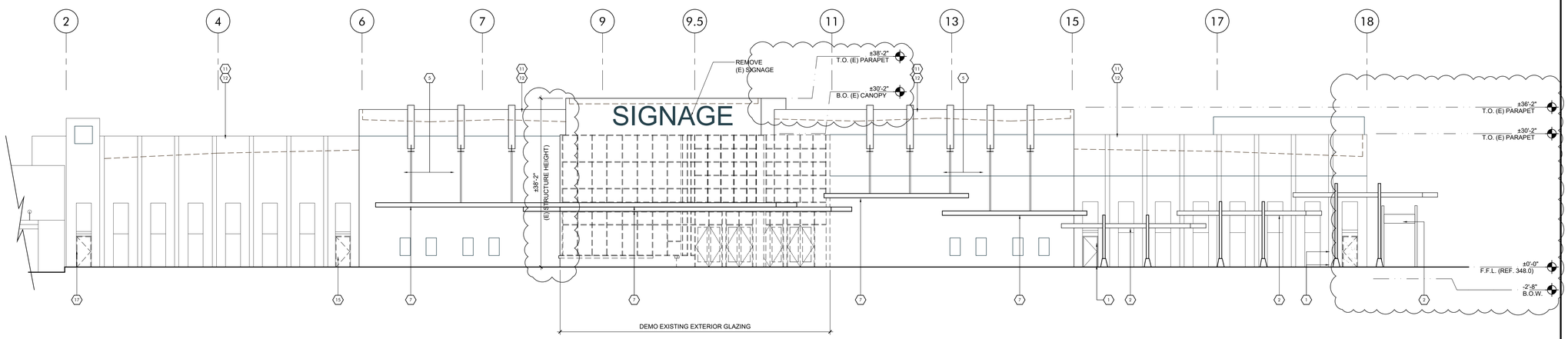
NOTE:
ALL EXISTING PLASTER FINISH TO RECEIVE (N) PAINT TO BE POWER WASH. PRIOR TO PAINTING. REPAIR ALL CRACKING, PEELING, HOLES DAMAGE TO EXISTING PLASTER.

KEYNOTES

1. EXISTING CONCRETE PIER AND ROUND COLUMN.
2. EXISTING COVERED WALK / TRELLIS. PREPARE COVERED CANOPY TRELLIS TO RECEIVED NEW PAINT
3. EXISTING ALUMINUM STOREFRONT.
4. EXISTING ALUMINUM GLASS SWING DOOR.
5. EXISTING WALL LIGHTING TO BE REMOVED. CONDUIT AND WIRING TO BE CAPPED AT INTERIOR OF SPACE.
6. EXISTING METAL DOOR.
7. EXISTING CANOPY AND SUSPENSION ROD TO BE REMOVED. IN-FILL, PATCH AND REPAIR HOLES ON WALLS TO RECEIVE (N) FINISH AND PAINT TO MATCH EXISTING
8. NEW FIBER CEMENT SIDING.
9. EXISTING SIGNAGE.
10. EXISTING RAMP.
11. EXISTING PARAPET.
12. EXISTING METAL COPING, PAINT TO MATCH EXISTING ADJACENT WALL.
13. EXISTING PILASTER. DASHED FOR CLARITY. SEE FLOOR PLAN
14. EXTERIOR WALL OPENING INFILL TO ALIGN TO (E) ADJACENT EXTERIOR WALL (SEE STRUCTURAL DWGS. FOR FRAMING) (N) 7/8" EXTERIOR CEMENT PLASTER O/ 3.4 # EXPANDED DIAMOND METAL LATH O/ TYVEK COMMERCIAL DRAIN WRAP O/ # 15 BLDG. PAPER O/ F.R.T. 1/2" PLYWOOD SHEATHING O /STEEL STUD FRAMING WITH R-19 THERMAL BATT INSULATION WITH 5/8" TYPE X GYPSUM BOARD FINISH, TAPED AND SANDED ,READY FOR TENANT FINISH ON INTERIOR SIDE.
15. REMOVE (E) DOOR AND OPENING TO BE INFILL. WALL INFILL TO ALIGN TO (E) ADJACENT EXTERIOR WALL (SEE STRUCTURAL DWGS. DETAILS) (N) 1/2" EXTERIOR CEMENT PLASTER O/ BONDING AGENT, TYP.
16. COLUMN WRAP. DASHED FOR CLARITY, SEE FLOOR PLAN
17. REMOVE (E) DOOR AND RE-INSTALL IN THE REVERSE SWING AS SHOWN ON PROPOSED EAST ELEVATION.



PROPOSED EAST ELEVATION 3/32"=1'-0" 2



DEMO EAST ELEVATION 3/32"=1'-0" 1

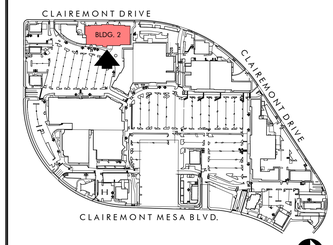
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A PROJECT FOR:

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STAMP APPROVAL

KEY PLAN



CONDITION USE PERMIT

CLAIREMONT TOWN SQUARE

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ISSUES / REVISIONS

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JOB NUMBER: 24116FMA
DRAWN BY: AM CHECKED BY: BA
DATE: 07/18/2025

SHEET DESCRIPTION:

BUILDING - 2
DEMO AND PROPOSED
EXTERIOR EAST ELEVATIONS

SHEET NUMBER:

A201

PRINTED BY: JGARCIA
DRAWING NAME: 24116FMA A201_B2-EXTERIOR ELEVATION.DWG PRINT DATE: Nov 17, 2025 - 8:50am

ATTACHMENT 9

PAINT COLOR LEGEND

P1	DUNN EDWARDS PAINT DEA 103 STRIKING RED
P2	DUNN EDWARDS PAINT DEW 380 WHITE (-1)
P3	DUNN EDWARDS PAINT DE 6367 COVERED IN PLATINUM
P4	DUNN EDWARDS PAINT DE 6057 RAINDROPS
P5	DUNN EDWARDS PAINT DE 6383 BANK VAULT
P6	DUNN EDWARDS PAINT DEC 757 RINCON COVE
P7	DUNN EDWARDS PAINT DE 5260 SANDY BEACH
P8	DUNN EDWARDS PAINT DE 6105 WEATHERED LEATHER
M1	COLOR TO MATCH 'RAL 7039' TIGER DRYLAC POWDER COATINGS
L1	COMBINATION OF 6" SPLITE LIMESTONE 'CREAM' & 12" X 4" SMOOTH LIMESTONE
S1	FIBER CEMENT SIDING 18" X 10" NICHIA 'VINTAGE WOOD CEDAR'
S2	FIBER CEMENT SIDING 18" X 10" NICHIA 'VINTAGE WOOD BARK'
S3	FIBER CEMENT SIDING 18" X 6" NICHIA 'ARCHITECTURAL BLOCK-GRAY'
S4	ALUCOBOND ACM PANEL- COLOR - CADET GRAY PVDF-2 GLOSS LEVEL - 30
S5	ALUCOBOND ACM PANEL- COLOR - DUSTY CHARCOAL PVDF-3 / GLOSS LEVEL-30
SF1	CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM (DEFERRED SUBMITTAL)
SF2	BLACK ANODIZED ALUMINUM STOREFRONT SYSTEM

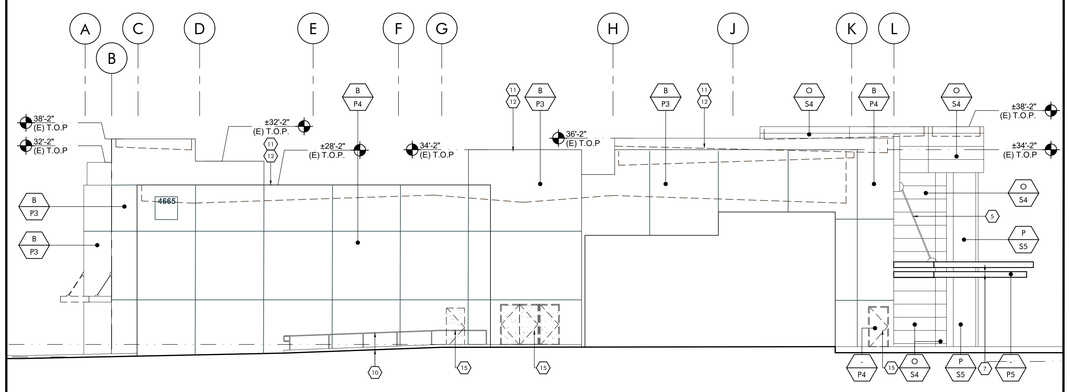
MATERIALS

A	STUCCO FINISH
B	EXISTING WALL TO BE RE-PAINTED
C	STONE VENEER
D	FIBER CEMENT SIDING
E	NEW ANODIZED ALUMINUM STOREFRONT SYSTEM (DEFERRED SUBMITTAL)
F	BREAK METAL SHAPE THROUGH FRAME
G	METAL CANOPY
H	INTERNALLY LITTRANSLUCENT GLASS
J	METAL TRELLIS / PATIO COVER
K	NEW SIMPLIFIED CORNICE PROFILE, STUCCO FINISH
L	BREAK METAL CLADDING
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O	ALUCOBOND ACM PANEL
X	ALUCOBOND ACM PANEL

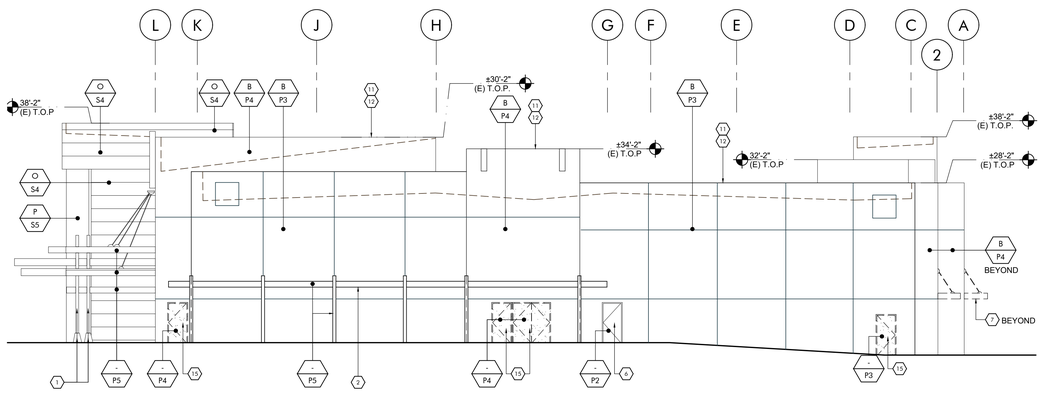
NOTE:
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KEYNOTES

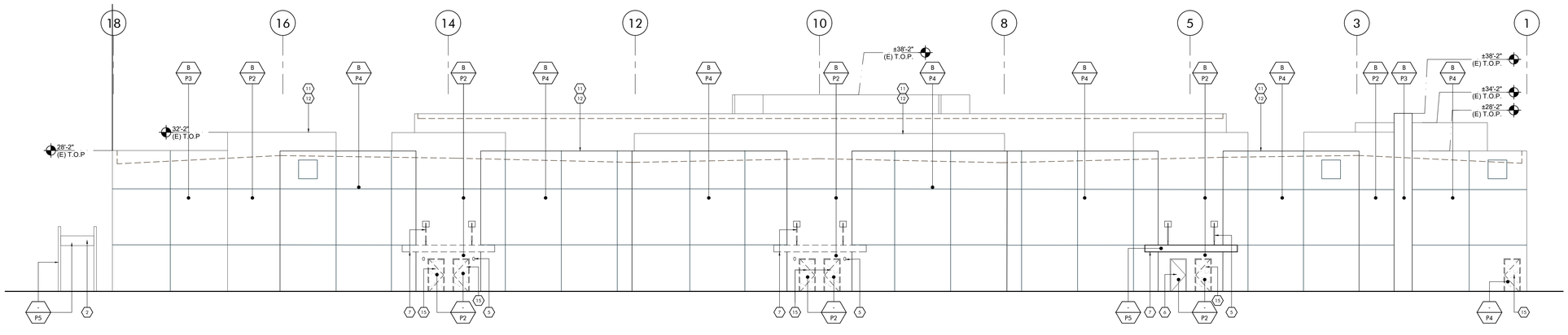
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3. EXISTING ALUMINUM STOREFRONT.
4. EXISTING ALUMINUM GLASS SWING DOOR.
5. EXISTING WALL LIGHTING TO BE REMOVED. CONDUIT AND WIRING TO BE CAPPED AT INTERIOR OF SPACE.
6. EXISTING METAL DOOR.
7. EXISTING CANOPY AND SUSPENSION ROD TO BE REMOVED. IN-FILL, PATCH AND REPAIR HOLES ON WALLS TO RECEIVE (N) FINISH AND PAINT TO MATCH EXISTING
8. NEW FIBER CEMENT SIDING.
9. EXISTING SIGNAGE.
10. EXISTING RAMP.
11. EXISTING PARAPET.
12. EXISTING METAL COPING, PAINT TO MATCH EXISTING ADJACENT WALL.
13. EXISTING PILASTER. DASHED FOR CLARITY. SEE FLOOR PLAN
14. EXTERIOR WALL OPENING INFILL TO ALIGN TO (E) ADJACENT EXTERIOR WALL (SEE STRUCTURAL DWGS. FOR FRAMING) (N) 7/8" EXTERIOR CEMENT PLASTER O/ 3.4 # EXPANDED DIAMOND METAL LATH O/ TYVEK COMMERCIAL DRAIN WRAP O/ # 15 BLDG. PAPER O/ F.R.T. 1/2" PLYWOOD SHEATHING O /STEEL STUD FRAMING WITH R-19 THERMAL BATT INSULATION WITH 5/8" TYPE X GYPSUM BOARD FINISH, TAPED AND SANDED ,READY FOR TENANT FINISH ON INTERIOR SIDE.
15. REMOVE (E) DOOR AND OPENING TO BE INFILL. WALL INFILL TO ALIGN TO (E) ADJACENT EXTERIOR WALL (SEE STRUCTURAL DWGS. DETAILS) (N) 1/2" EXTERIOR CEMENT PLASTER O/ BONDING AGENT, TYP.
16. COLUMN WRAP. DASHED FOR CLARITY, SEE FLOOR PLAN
17. REMOVE (E) DOOR AND RE-INSTALL IN THE REVERSE SWING AS SHOWN ON PROPOSED EAST ELEVATION.



SOUTH ELEVATION 3/32"=1'-0" 3



NORTH ELEVATION 3/32"=1'-0" 2



WEST ELEVATION 3/32"=1'-0" 1

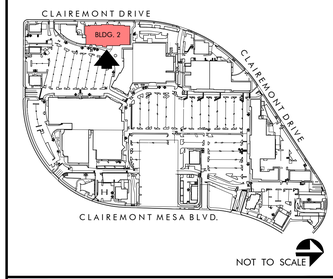
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A PROJECT FOR:

MerloneGeier Partners

STAMP APPROVAL

KEY PLAN



CONDITION USE PERMIT

CLAIREMONT TOWN SQUARE

4665 CLAIREMONT DRIVE
SAN DIEGO, CA 92117

ISSUES / REVISIONS

No.	DATE	DESCRIPTION
	07-22-2025	CONDITIONAL USE PERMIT
	11-20-2025	CUP 2ND PC SUBMITTAL
	03-13-2026	CUP 3RD PC SUBMITTAL
	06-16-2026	CUP 4TH PC SUBMITTAL

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JOB NUMBER: 24116FMA
DRAWN BY: AM CHECKED BY: BA
DATE: 07/18/2025
SHEET DESCRIPTION:

BUILDING - 2 EXTERIOR ELEVATIONS

SHEET NUMBER:

A202