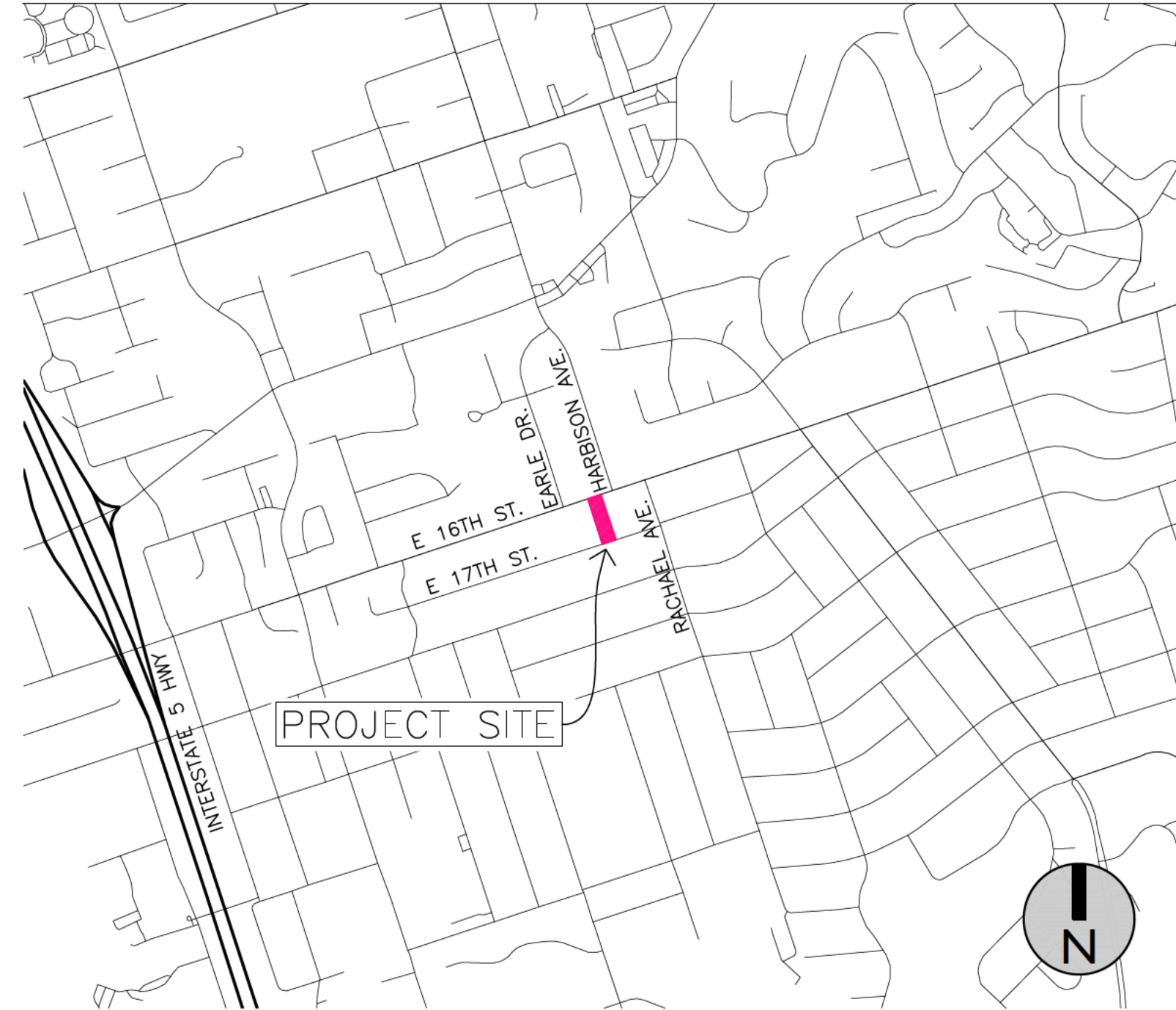
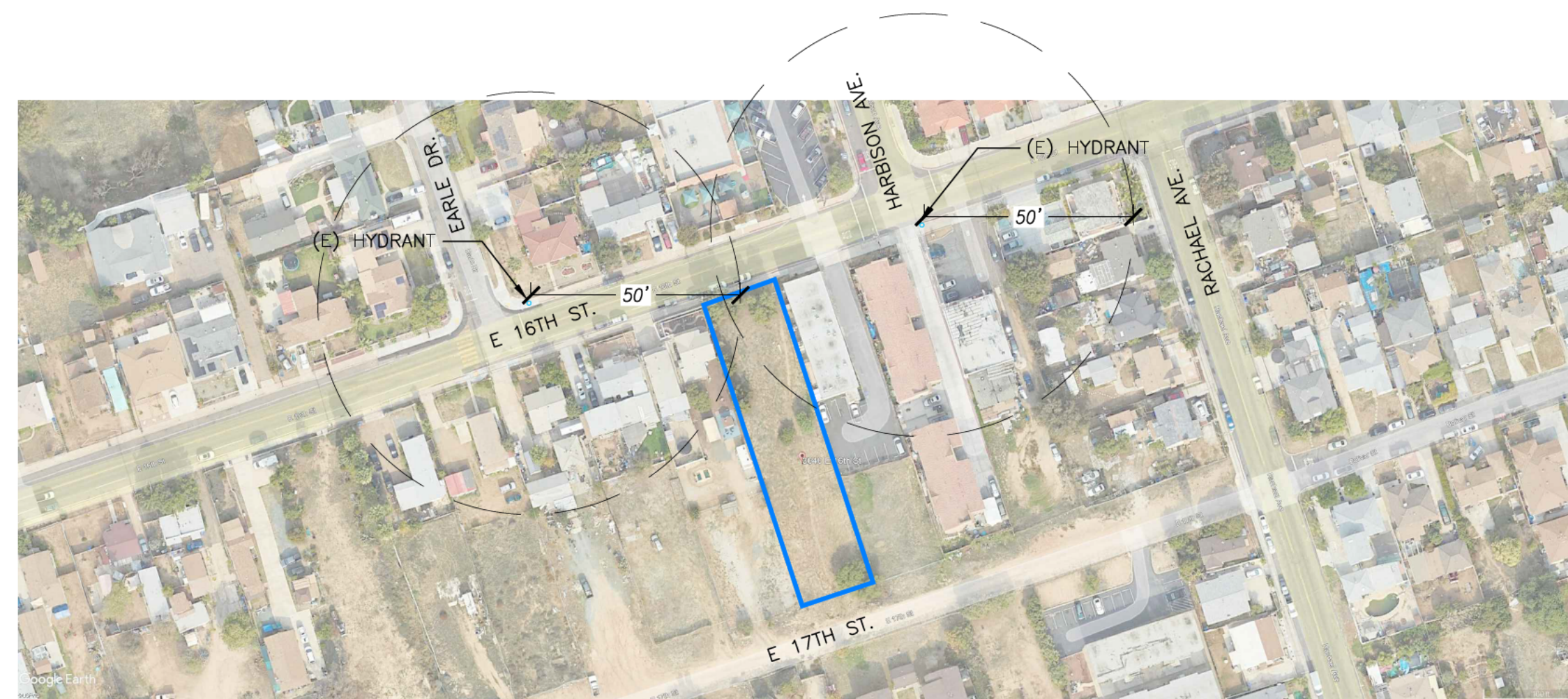


VICINITY MAP



CONCEPTUAL SITE PLAN



HYDRANT LOCATIONS
SCALE AT USER136: N.T.S.

SHEET NOTES

PROPERTY INFORMATION

LOT INFORMATION
PARCEL ADDRESS: 3040 E 16TH ST.
CITY: NATIONAL CITY (A-U)
ZIP: 91950
COUNTY: SAN DIEGO
APN: 558-220-35-00
LOT SIZE: 19,319 S.F. = 0.45 ACRES
ZONING TYPE: RS-2 (SFM RESIDENTIAL)⁽¹⁾

LOT COVERAGE
BUILDING FOOTPRINT: 3,348 S.F.
TOTAL DRIVEWAY/PARKING AREA: 5,724 S.F.
TOTAL HARDSCAPE AREA: 1,426 S.F.
TOTAL LOT COVERAGE AREA: 10,498 S.F.
(54.3% of lot)

BUILDING INFORMATION
GROSS BUILDING AREA: 6,696 SQ FT
NET RENTABLE AREA: 5,356 SQ FT
OCCUPANCY GROUP: R2

FOOTNOTES:
1. SCOPE INCLUDES CHANGE IN ZONING FROM RS-2 TO MXC-1

DEVELOPMENT STANDARDS (MXC-1):

PER NATIONAL CITY MUNICIPAL CODE
TABLE 18.21.040A MXC-1 BUILDING FORM AND PLACEMENT
ASSUMES MINIMUM 75% STREET WALL COVERAGE⁽¹⁾
FRONT: 0'
SIDE: SAME AS ADJACENT RS ZONE (5')
OTHER: 0'
MAX. BLDG. HGT.: SAME AS ADJACENT RS ZONE (35')
MAX. BLDG. STORIES: 3 (2 STORIES PROPOSED)
3RD STORY STEPBACK: 15' (FROM ADJACENT RS ZONE)
BUILDING SEPARATION: 6'
MAXIMUM DENSITY: NONE

18.41.040 - COMMON USABLE OPEN SPACE REQUIREMENTS

MIN. OPEN SPACE: 300 S.F./DU
7 DU X 300 SF = 2,100 SF
PRIVATE OPEN SPACE: -700 SF
TOTAL OPEN SPACE REQ: 1,600 SF
TOTAL OPEN SPACE PROVIDED: 5,500 SF

18.44.090 - MIN. PERCENTAGE OF NET LOT AREA TO BE LANDSCAPED

THE MINIMUM AREA OF EACH SITE TO BE LANDSCAPED WITH TREES, SHRUBS, GROUNDCOVER, OR TURF LAWN SHALL BE TWENTY PERCENT OF THE NET SITE AREA:

$19,319 \text{ SF} * 0.20 = 3,864 \text{ SF}$

FOOTNOTES:
1. SCOPE INCLUDES REQUEST FOR WAIVER OF MIN. STREET WALL COVERAGE DUE TO NEED FOR FIRE APPARATUS ACCESS ROAD/DRIVEWAY.

BUILDING OVERVIEW:

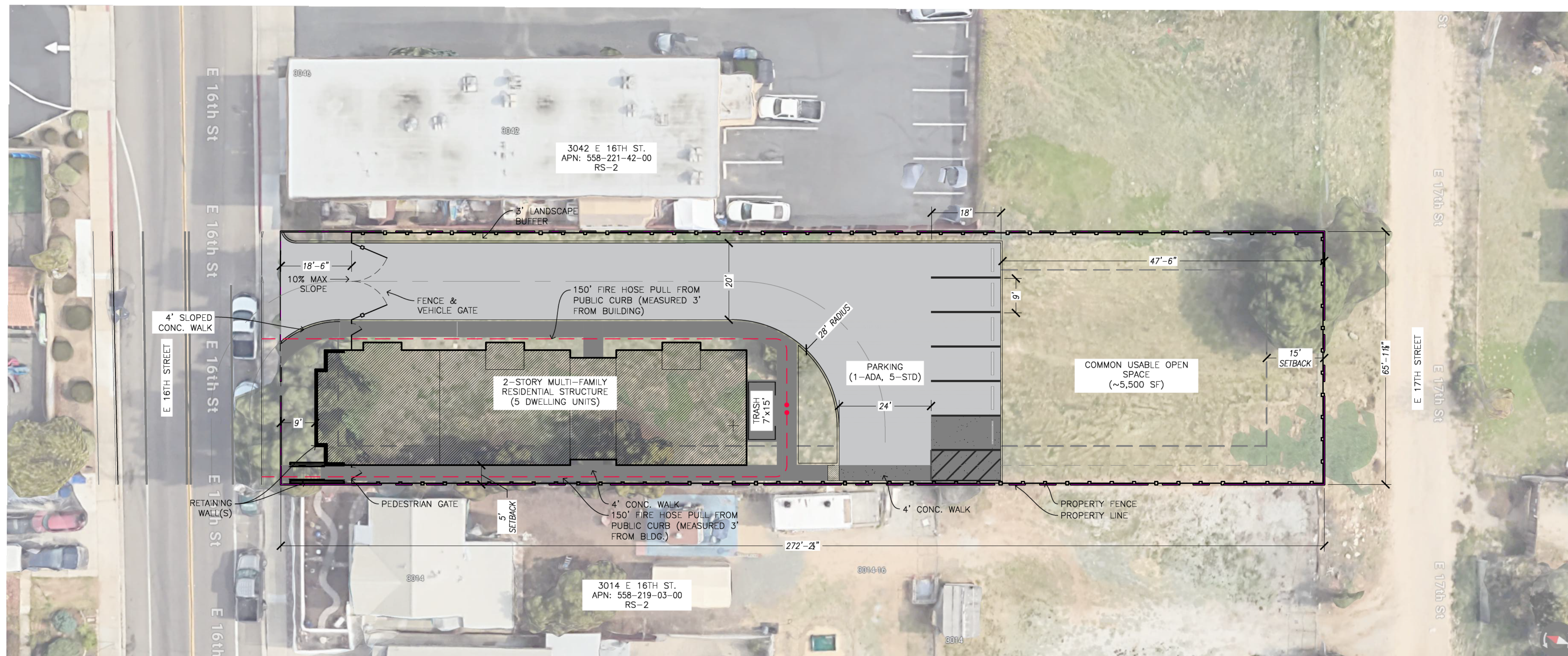
1. APARTMENT UNIT COUNT: FIVE (5) UNITS TOTAL;
2. 2 STORIES; TYPE V-B CONSTRUCTION

BUILDING #1:

- 1st LEVEL:
(1) ONE 3-BED/3-BATH ADAPTABLE UNIT (2-STORY)
(2) ONE 2-BED/1-BATH ADAPTABLE UNIT

- 2nd LEVEL:
(2) ONE 2-BED/1-BATH UNIT

3. BUILDINGS SHALL BE EQUIPPED WITH A ROOF-MOUNTED PV SYSTEM IN COMPLIANCE WITH CALGREEN CODE FOR RESIDENTIAL BUILDINGS.
4. BUILDINGS SHALL BE EQUIPPED WITH A NFPA 13R AUTOMATIC SPRINKLER SYSTEM.
5. HVAC: SINGLE DUCTLESS ELECTRIC HVAC HEAT PUMP SYSTEM PER UNIT.
6. WATER HEATER: ELECTRIC TANK WATER HEATER PER UNIT.
7. LAUNDRY: IN-UNIT WASHER DRYER FOR ALL UNITS.



3041 E 16TH ST. SITE PLAN
SCALE AT ARCH EXPAND D (36.00 X 24.00 INCHES):
1/16" = 1'-0"



OAR WORKSHOP
ARCHITECTURE + PLANNING

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DESIGNER SIGNATURE:

Signed By: SRIKANTH RAO

DISCLAIMER

This drawing is provided for informational purposes only, unless signed and dated with proper approvals from the authority having jurisdiction (AHJ). OAR Workshop assumes no responsibility or liability for this drawing if used in construction without approval from the designer and AHJ. All dimensions, materials, products, and specifications should be verified prior to the start of construction. The contractor assumes all responsibility for understanding and applying the applicable codes and regulations that govern this work.

OWNER INFORMATION

KIRAN KUDARI
736 BLUESTONE CIRCLE
FOLSOM, CA 95630

DRAWING INFO

S.RAO
OCTOBER 17, 2024

REVISIONS

SITE PLAN

MULTI-FAMILY RESIDENCES
3040 E 16. ST. NATIONAL CITY, CA 91950

24.003

A-001

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